

To the members of the Harrisonburg City Council:

As owners of homes in the Woodland Subdivision we hope that you will consider our strong opposition to the proposed development at Woodland and Reservoir. Our reasons for opposition include the following:

1 - Drivers using Woodland Drive to exit onto Reservoir in the mornings would add a great burden to an already over-taxed stretch of Reservoir.

2 - Drivers using Woodland Drive to exit would impede our neighbors, as Woodland Road is our neighborhood's only entrance and exit.

3 - Our neighborhood has experienced several episodes of flooding, not only due to the inability of the spillway on Reservoir to effectively move the water away from Woodland, but also from inefficient drainage pipes in our neighborhood. Until and unless the city can fix these current problems, any additional development has the potential for great harm to our homes.

4 - Our quiet neighborhood is already bordered by high density student housing on Neff and Reservoir. Adding another high density development would surround us with student housing, and the noise from these developments would greatly impact our neighbors in a negative way.

5 - The proposed development is inconsistent with the character of our safe and affordable single family neighborhood, nor does it fit into the guiding document of the city which is: "To strengthen existing neighborhoods and promote the development of new neighborhoods that are quiet, safe, beautiful, walkable, enhance social interaction, and offer a balanced range of housing choices." (Comprehensive Plan, Goal 5)

Warren Coburn      658 White Oak Circle

Judith S Coleman      650 White Oak Circle

Harley Al Rahai      652 White Oak Cir Oct 4, 2019

Jana Tuxton      724 Woodland Dr 10/4/19

<u>Larry Felt</u>	<u>660 White Oak Circle Harrisonburg 22801 10/4/19</u>
<u>[Signature]</u>	<u>658 White Oak Cir H'burg 22801</u>
<u>Elizabeth Foster</u>	<u>658 White Oak Cir Hrbg VA 22801</u>
<u>Victoria G. Harris</u>	<u>720 2 Woodland Dr. 10/4/19</u>
<u>Julie Francis</u>	<u>722 Woodland Dr. 10/14/19</u>
<u>Thaman Khatri</u>	<u>2110 scarlet oacret 10/04/19</u>
<u>Tery Britzel</u>	<u>662 White Oak Cir. 10/8/19</u>
<u>Cheryl A. Jolley</u>	<u>735 Woodland Dr. 10/04/19</u>
<u>Alan T. Davis</u>	<u>743 WOODLAND DR 10/4/19</u>
<u>Tim D. Shifflet</u>	<u>745 WOODLAND DR 10/4/19</u>
<u>Tery Britzel</u>	<u>657 <del>WOODLAND</del> <sup>White Oak</sup> 10/8/19</u>
<u>Jamela C. Iselud</u>	<u>744 Woodland Drive 10/4/19</u>
<u>Ludmila Shulger</u>	<u>757 Woodland dr. 10/4/19</u>
<u>Ben Shulger</u>	<u>757 Woodland Dr. 10/4/19</u>
<u>Joni Rye</u>	<u>748 Woodland Dr. 10/4/19</u>
<u>Kurt Johnson</u>	<u>748 Woodland Dr. 10/8/19</u>
<u>Elizabeth Armstrong</u>	<u>728 Woodland Dr 10/4/19</u>

wife

Paul  
wife

Ruth  
Sandra

Steve Probert	2111 SCARLET OAK CT.
Andria Jackson	2121 Scarlet Oak Ct.
John Hazell	2121 Scarlet Oak Ct.
Ray MK rare	773 Woodland Dr
Grace W. Hillman	756 Woodland Dr. 10/5/19
MT Phillips	772 Woodland Dr 05 OCT 2019
W Phillips	772 Woodland Dr. 10/5/19
ADear	768 Woodland D 10/5/19
Dee	769 Woodland Dr 10/5/19
Sweare R	659 White Oak Cir 10/5/19
John R	2130 SCARLET OAK CT.
Clendell Anderson	2130 Scarlet Oak Ct.
Janette L Kelly	732 Woodland Drive
Carol Phillips	727 Woodland drive
Michael Moyal	727 woodland Dr.



10/05/19  
22801

Sylvia Whitney Beitzel 657 White Oak Circle.

Jennifer Coffe It 729 Woodland Dr. 10/05/2019 22801

~~Cathryn Han~~ 736 Woodland Drive 10/5/19 22801

~~[Signature]~~ 736 Woodland Drive

Mary Faller 737 Woodland Dr.

~~Donald B. Smith~~ 737 Woodland DR

Raul Ledesma 744 Woodland Dr.

~~[Signature]~~ 749 Woodland Dr.

Theresa Mae 753 Woodland Dr

Courtney Ann 753 Woodland Dr.

Geod Devine 739 Woodland Dr.

Alexandra Kempf 739 Woodland Dr

Rebecca E. Long 2101 Scarlet Oak Ct.

Long L Long 2101 Scarlet Oak Ct

~~[Signature]~~ 2101 Scarlet Oak Ct.

Kathy Chen	761 Woodland
Sam Clark	761 Woodland
Kuniko Tanaka	2100 Scarlet Oak Ct
Jammi Armit	2100 Scarlet Oak Ct
Shirley M. Otter	2131 Scarlet Oak Ct.
Bill A. Lee Esq	2131 Scarlet Oak Ct.
Theresa Meyers	655 White Oak Cir.
Jana Archant Campbell	7336 Woodland Dr <sup>10-7-19</sup>
Cannie & Grogg	734 Foley Rd
Carl & Grogg	734 Foley Rd.
Serjey Sustaeu	728 Foley Rd.
Tom Sock	729 Foley Rd
Martin C. Hillman Jr.	756 Woodland Drive
Drue Davis	743 Woodland Drive

~~Da~~ J M (Daisy Brewster)

770 Ridgville Ln

J S (Jan Shifflett)

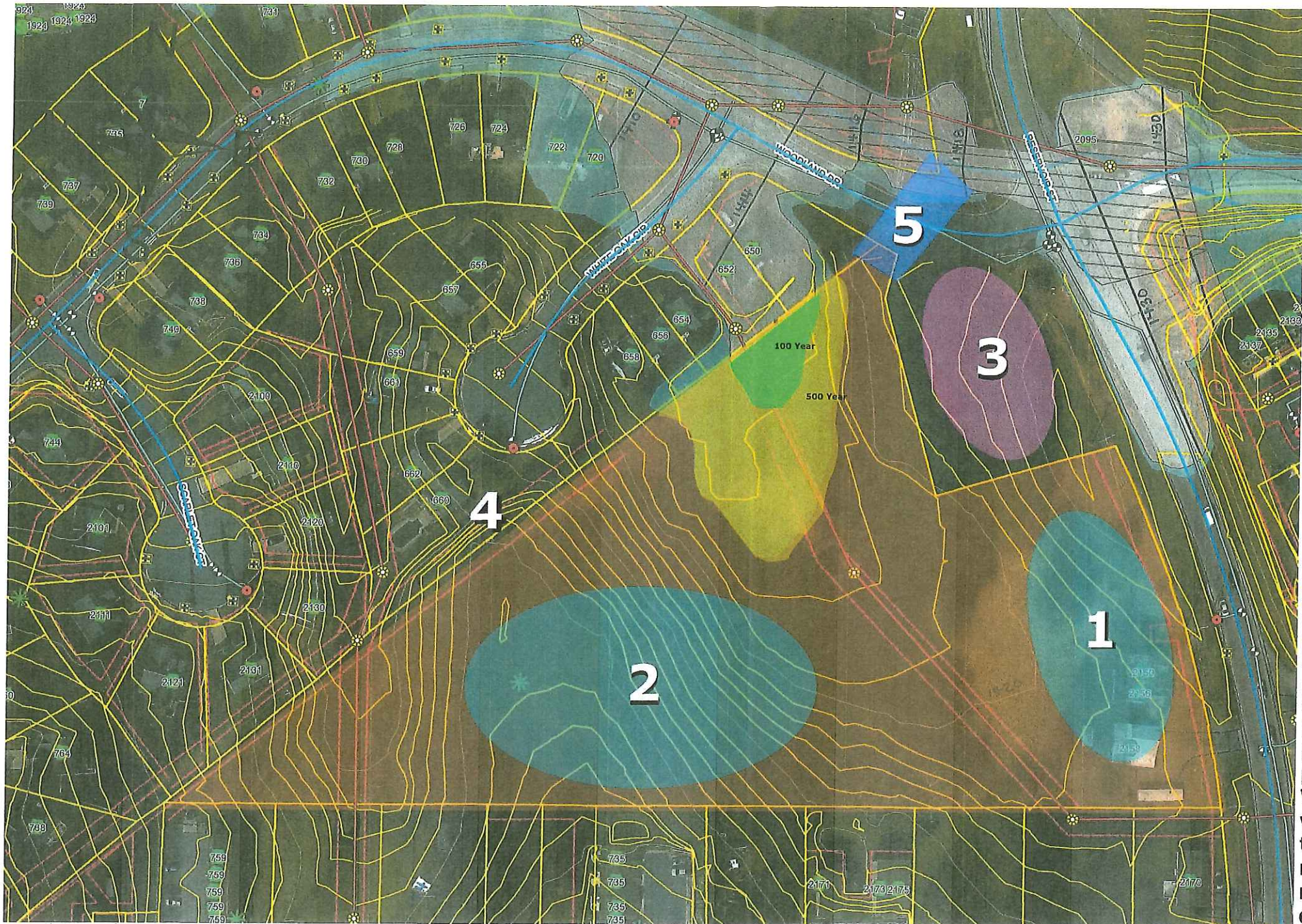
770 Ridgville Ln

Charles Fuly

717 Foley Rd.

(68)





1. The buildable area on this parcel is extremely limited to two small areas.

2. While this could be a buildable area, the topography shows the area is very steep and has a significant drop off just outside of it.

3. The city currently has a retention pond in this area, but it has not been able to contain the run off from the flood plain Building on this site would add to the issues.

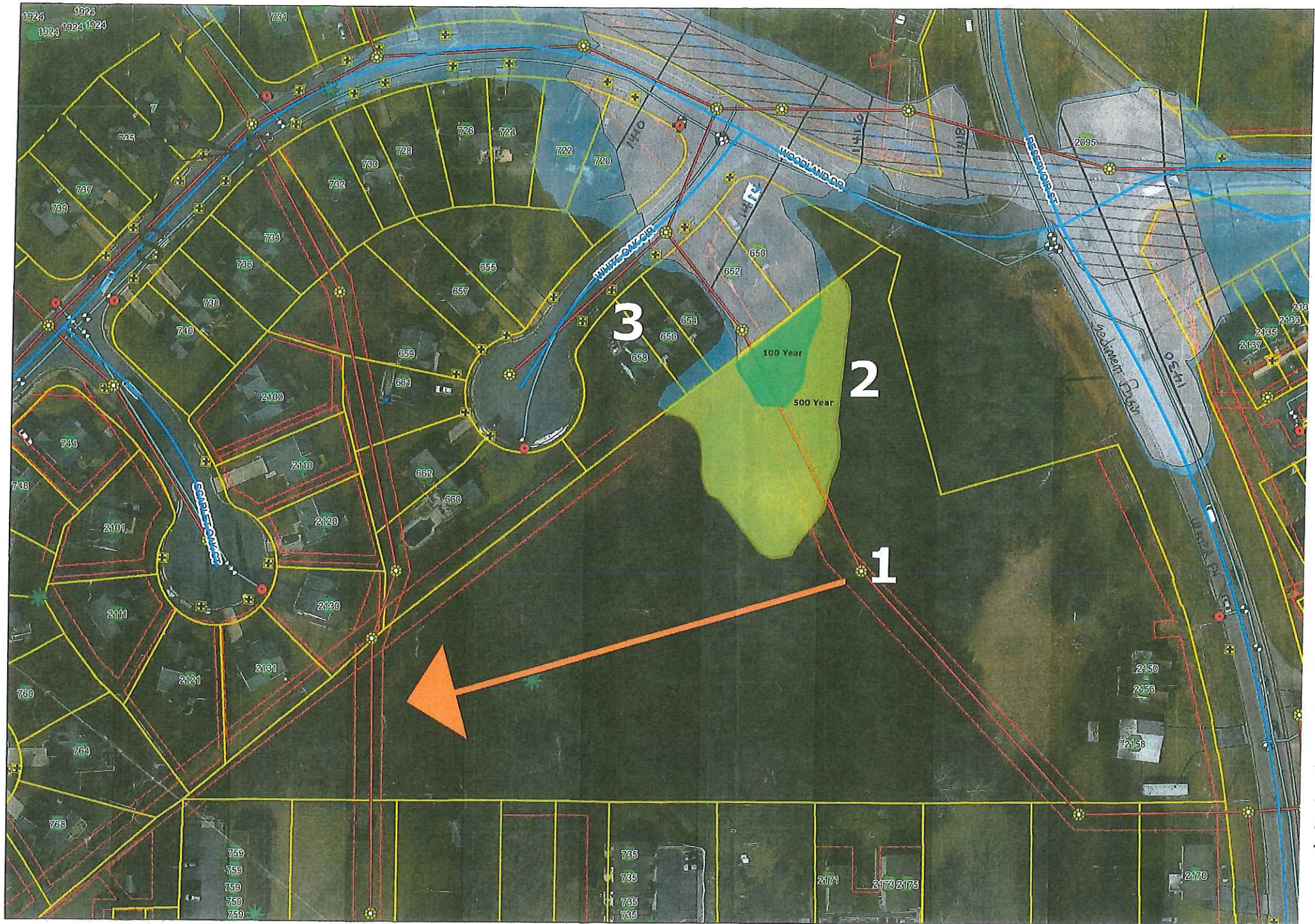
4. There are electric lines that run along the property that will likely prove problematic.

5. The plan that was proposed for this property has an exit planned to filter on to Woodland Drive which will cause a traffic issues for residents in neighboring developments.









**1. Two major sewer lines cut through the property**

**2. One of the sewer lines cuts through both the 100 year and 500 year flood plain.**

**The fill dirt these flood plains require cannot be placed over a main sewer line.**

**3. Several of the properties in the neighboring development are negatively affected by the flood plains.**