

Thanh Dang

From: Meyerhoeffer, Suzann L - meyerhsl <meyerhsl@jmu.edu>
Sent: Monday, July 30, 2018 4:56 PM
To: Richard.Bugh@harrisonburgva.gov; Kawhitten@comcast.net; hburg-
gov@brentfinnegan.com; djfinks@gmail.com; Gil@colmanengineering.com;
Deb.Stevens.Fitzgerald@gmail.com
Cc: hwharrisonburg@gmail.com; Thanh Dang
Subject: Proposed apartment building and retail development

Good Afternoon,

My name is Suzann Meyerhoeffer and I am a homeowner on Emerald Drive in Harrisonburg, VA. .

I opened a letter today informing our neighborhood that a massive apartment building and retail / commercial development complex is being proposed for property located in my neighborhood.

I have to wonder how such a proposal could possibly be approved for this location. I am fairly certain you (or any homeowner) would want a 4-story student apartment complex in your backyard/frontyard which would increase traffic considerably and devalue your home and property's worth.

Is there really no other location suitable for this type of construction in Harrisonburg? How many more student housing complexes are going to be allowed in one area or family neighborhoods? I am speaking of ALL THE STUDENT HOUSING currently located on, or very near, to Reservoir Street!

I had honestly envisioned this property being developed as a strip mall or some type of structure that would be a pleasing addition to our neighborhood.....never did I even imagine a 4-story student housing complex to house over 400 students in addition to possibly 400 cars!!!!

I am writing to ask that you vote NO to this proposal and make every effort to find a more suitable location for this this type of project.

Thank you,

Suzann Meyerhoeffer

Thanh Dang

From: CARL <kawhitten@comcast.net>
Sent: Tuesday, July 31, 2018 2:37 PM
To: Thanh Dang
Subject: [BULK] Fwd: Proposed Rezoning of Lucy Drive/ Deyerle Ave Property

Importance: Low

Hi Thanh,

Please include this email in the packet information for the Lucy Drive rezoning request. I have responded to the email to acknowledge receipt.

Thanks,
Kathy

Sent from XFINITY Connect Application

-----Original Message-----

From: cjseligson@gmail.com
To: kawhitten@comcast.net
Sent: 2018-07-30 6:07:25 PM
Subject: Proposed Rezoning of Lucy Drive/ Deyerle Ave Property

Dear Kathy Whitten,

I understand that there is a proposal to rezone the land on Lucy Drive/Deyerle Avenue, to mixed use to accommodate high-density housing and retail.

As a long-time resident/owner on Emerald Drive, I am writing to express my strong opposition to this request. I purchased the property originally in large part due to the existing zoning on this land which the rear of my townhome faces. This is where my outdoor deck is and is where I go to relax. Changing it to the proposed zoning will adversely affect the the quality of life of the residents of Emerald Drive, due to the increase in population/noise/traffic.

I am unable to attend the meeting on August 8th, due to prior out of town commitments that I can not change. If there was ANY way possible, I would certainly attend the meeting that night to add my voice to show that this is not a rezoning decision the city should make. I would like for you, on August the 8th to remember to add me to the count of citizens that are protesting this move.

Thus, I am urging you to reject any proposal to rezone this land.

Thank you.

Connie Seligson
301 Emerald Drive

Thanh Dang

From: CARL <kawhitten@comcast.net>
Sent: Tuesday, July 31, 2018 7:02 PM
To: Thanh Dang
Subject: [BULK] Fwd: Apartment Building and retail/commercial development Deyerle Ave/Lucy Dr

Importance: Low

Here's one more...

Sent from XFINITY Connect Application

-----Original Message-----

From: lavonnecrist@gmail.com
To: kawhitten@comcast.net
Sent: 2018-07-31 5:15:14 PM
Subject: Apartment Building and retail/commercial development Deyerle Ave/Lucy Dr

I am a resident of the Blue Stone Hills Dr Neighborhood. I have recently received notification that the owners of the land at the above mentioned location have submitted plans to the City to build a 4-story mix use Student Housing/Commercial complex. I am asking that the request be opposed. Please VOTE No! This type of development will not only lower our property values but will also increase the noise level in our area. Thank you!

Thanh Dang

From: John Gira <jdgira5@yahoo.com>
Sent: Thursday, August 2, 2018 9:28 AM
To: Richard Baugh; kawhitten@comcast.net; hburg-gov@brentfinnegan.com; djfinks@gmail.com; deb.stevens.fitzgerald@gmail.com; gil@colmanengineering.com; hwharrisonburg@gmail.com; Deanna R. Reed; Ted Byrd; Thanh Dang; Adam Fletcher; George J. Hirschmann; Christopher B. Jones
Subject: Protest of Re-Zoning Application

Planning Commission and Elected Representatives of Our Great City,

My name is John Gira. I am writing on behalf of our household at 2241 Pearl Lane, which includes my wife (Jennifer), daughter and son (Lilyanna and Noah), and my parents-in-law (Jim and Vickie Bierman), as well as my grandparents (John and Ruth Gira at 311 Blue Stone Hills Drive). All eight of us at both properties wish to vehemently protest the plans to re-zone the land at the corner of Lucy Drive and Deyerle Avenue to R-5. We are asking you to represent us and all of the Blue Stone Hills neighborhood by opposing this and voting NO. I apologize if anyone receiving this email is not part of this decision-making process - if that's the case, you can disregard the rest of this email.

As it stands, Blue Stone Hills is a lovely and peaceful neighborhood, and one of the last prestigious neighborhoods in the entire city limit that hasn't (yet) been taken over by JMU or JMU housing endeavors. We wish for it to remain that way. Many of us (myself included) have very young children with early bedtimes, and we sought out Blue Stone Hills as a venue to raise children within city limits without having to deal with speeding cars and constant loud late-night parties. I understand that a mixed-use property would be in the best financial interest of the city of Harrisonburg, but please don't allow our little bit of residential PEACE to be taken from us. This plan for mixed-use is a wonderful idea - just not for our little section of town.

You may or may not know this, but our little strip on Pearl Lane is constantly being used as a go-between for the (often inebriated) students at Copper Beach and Charleston Townes. They pass through at random hours of the night, through our personal property, hopping fences INTO OUR BACKYARDS, and shouting obscenities. There was one night last year around midnight where the police were dispatched to our house (thanks to a generous neighbor who noticed that strangers jumped INSIDE our fence and wanted to make sure we weren't being burglarized). After the police escorted them off our property, I went out in the pitch black to check the perimeter and make sure they didn't break our fence, as we have dogs. Having a license to carry and concerned from the experience, I took my firearm with me as protection, and found another drunk student sitting ON MY PROPERTY AGAINST MY FENCE, calling me very obscene names that I can't morally repeat. Considering I was already rattled from the whole experience, and with my wife and baby children inside, he's lucky I didn't accidentally shoot him out of fear, as I couldn't see him or know he was there until I was mere feet away. I was able to call the police back and keep him on my property until they arrived. This is the kind of experience that, while rare, does happen with too much student housing surrounding a mature and developed family neighborhood. We don't want any more of that nonsense, and none of our neighbors do either.

My father and I also have our office on the corner of Deyerle Avenue and Neff Avenue (Gira & Gira Investment Advisors at 316 Neff Avenue). We would also like to protest it on behalf of our company and office location. Deyerle Avenue already gets very congested at certain times throughout the day - having a monstrosity like that on the corner will make it impossible for us to get from our office to our homes.

Like I said, I'm a believer in the mixed-use idea that the property owners want to pursue, and I think it'd be great for the city, but I can't think of a worse place to put it than where they propose. I hope you'll do the right thing and decline approval to re-zone the property. I will do my best to be present at City Hall next Wednesday as the Planning Commission considers this approval, but if I am unable to make the event, please consider this as our voice. Thank you so very much for your time and consideration.

All my best,
John Gira
2241 Pearl Lane
Harrisonburg, VA 22801

CITIZENS AGAINST zoning change from R-3 medium density residential district to high density R-5C commercial/student housing and 2 special use permits being requested for 2 separate lots. R-5C zoning allows for 4 story buildings.

NAME	ADDRESS	DATE
① Lucie Falconi	249 Blue Stone Hills Dr. H' Burg 22801	8/1/18
② Lucie Falconi	177 Emerald Dr. H' Burg 22801	8/1/18
③ Marsha Felter	301 Bluestone Hills Dr. Harrisonburg, VA 22801	8/1/18
④ Marsha Felter	231 Emerald Dr. Harrisonburg, VA 22801	8/1/18
⑤ [REDACTED]	[REDACTED] Blue Stone Hills Dr Harrisonburg, Va 22801	[REDACTED]
⑥ [REDACTED]	[REDACTED] Blue Stone Hills Dr. Harrisonburg, Va. 22801	8/1/18
⑦ Paul Kim	2203 Pearl Ln. Harrisonburg VA 22801	8/1/18
⑧ Graham Mott	297 BLUE STONE HILLS VA 22801	8/1/18
⑨ Gary Stuffman	317 BLUE STONE HILLS DR VA 22801	8/1/18
⑩ Ken Stuffman	317 BLUE STONE HILLS DR VA 22801	
⑪ Nate Lee	2209 Pearl Lane 22801	8/1/18
⑫ Nick Lee	2209 Pearl Lane 22801 Harrisonburg VA 22801	8/1/18
⑬ Alex Borsdak	2225 Pearl Ln 22801	8/1/18
⑭ ASH Singh	2233 " " 22801	8/1/18

CITIZENS AGAINST zoning change from R-3 medium density residential district to high density R-5C commercial/student housing and 2 special use permits being requested for 2 separate lots. R-5C zoning allows for 4 story buildings.

	NAME	ADDRESS	DATE
(15)	Vickie Dumas	2241 Pearl Ln Shurg 22801	8/1/18
(16)	Svetlana Proordak	2225 Pearl Lane Har-rq VA 22801	8/1/18
(17)	James Lovelace	2281 Pearl Lane Harrisonburg VA 22801	8/1/18
(18)	R Sue Deason	259 Blue Stone Hills	8/1/18
(19)	John M. Kneuman	259 Blue Stone Hills Dr	8/1/18
	Barbara McCoy	331 EMERALD DR.	8/1/18
(20)	Asuncion Dominguez	327 Emerald Dr	8/1/18
(21)	Kyle Seifert	321 Emerald Dr	8/1/18
(22)	Clay W. Tangherty	319 Emerald Drive	8/1/18
(23)	Virginia Lemke	311 Emerald Dr.	8/1/18
(24)	Caren Rbertor	264 Emerald Dr	8/1/18
(25)	Arthur + Betty Shilians	305 Emerald Dr.	8/1/18
(26)	Pat K Brannen	291 EMERALD DR.	8/1/18
(27)	Brenda A. Brannen	291 Emerald Drive	8/1/18
(28)	Lucina M. Shuler	283 Emerald Dr.	8-1-18

CITIZENS AGAINST zoning change from R-3 medium density residential district to high density R-5C commercial/student housing and 2 special use permits being requested for 2 separate lots. R-5C zoning allows for 4 story buildings.

NAME	ADDRESS	DATE
(29) Emad Abdurassul	273 Emerald dr	8/1/18
(30) Paul Clancy	261 Emerald Dr	8/1/18
(31) Kathy Clancy	261 Emerald Dr	8/1/18
(32) Marilyn Gallardo	271 Emerald Dr.	8/1/18
(33) Tim Wines	255 Emerald Dr	8/1/18
(34) Bruce Cram	237 Emerald Dr	8/1/18
(35) Pam Spitzer	2241 Crystal Ln	8/1/18
(36) Rebecca Crist	377 Blue Stone Hills Dr	8-2-18
(37) Diana Catalone	307 Blue Stone Hills Drive	8-6-18
(38) David L. Myers	" " "	8-6-18
(39) Heath Pence	2289 Pearl Ln	8/6/18
(40) Sarah	312 Sapphire Dr	8/6/18
(41) Alpha Olsen	372 Tanzanite Dr.	8/6/18
(42) Christa Mayo	372 Tanzanite Dr.	8/6/18
(43) JAGIL PRESBURY	358 Blue Stone Hills Dr.	8/6/18
(44) Viktoria Hager	378 Blue Stone Hills	8-6-18
(45) Julia Lagoda	378 Blue Stone Hills Dr	8/6/18
(46) Zahra Yehabi	156 Diamond Ct	8/6/18

CITIZENS AGAINST zoning change from R-3 medium density residential district to high density R-5C commercial/student housing and 2 special use permits being requested for 2 separate lots. R-5C zoning allows for 4 story buildings.

NAME	ADDRESS	DATE
(47) Candice Ray	381 Blue Stone Hills Dr	8/6/18
(48) Mirgora Asin	2248 Lapis Lane	8/6/18
(49) Joe Bui	2248 LAPIS CN	8/6/18
(50) Clarissa R. Hayflick	127 Emerald Dr	8/6/18
(51) Devica Liskay	137 EMERALD DR	8/6/18
(52) Guy Fann	169 EMERALD DR.	8/6/18
(53) Roger aleman	173 Emerald Dr.	8/6-18
(54) Judy E. Williams	8-6-18	
(55) Robert Horn	175 Emerald Dr	8/6
(56) Cynthia Ann Kake	180 Emerald Dr	8/6/18
(57) Melanie O'Donnell	194 Emerald Dr	8/6/18
(58) [Signature]	194 Emerald Dr	8/6/18
(59) Hillary + Clint Richards	2211 Crystal Ln	8/6/18
(60) Kent Elliott	191 Emerald Dr.	8/6/18
(61) Lourdes Quintanilla		8/6/18
(62) nicole Maxtorga	185 emerald dr	8/6/18

CITIZENS AGAINST zoning change from R-3 medium density residential district to high density R-5C commercial/student housing and 2 special use permits being requested for 2 separate lots. R-5C zoning allows for 4 story buildings.

NAME	ADDRESS	DATE
(63) Ann Rice Heger	314 Emerald Dr Harrisonburg, Va 22801	Aug 3, 2018
(64) Ann Hoffinger Anderson	128 Emerald Dr. Harrisonburg, Va. 22801	Aug. 3, 2018
(65) Erwin L. Anderson	128 Emerald Dr. Harrisonburg Va 22801	Aug 3, 2018
(66) Audrey A. McMahon	257 Emerald Dr. Harrisonburg, Va. 22801	Aug 4, 2018
(67) [Signature]	351 Blue Stone Hills Dr. Harrisonburg, VA 22801	Aug 6, 2018
(68) [Signature]	355 Blue Stone Hills Dr. Harrisonburg Va 22801	Aug 6 2018
(69) [Signature]	361, Blue Stone Hills Dr Harrisonburg, VA 22801	8/6/2018
(70) Lauren Crist	377 Blue Stone Hills Dr Harrisonburg, VA 22801	8/6/2018
(71) Kathy Dickerson	132 EMERALD DR HARRISONBURG VA	8/6/2018
(72) DAN FISCHER	142 EMERALD DR H'BURG, VA	8/6/18

CITIZENS AGAINST zoning change from R-3 medium density residential district to high density R-5C commercial/student housing and 2 special use permits being requested for 2 separate lots. R-5C zoning allows for 4 story buildings.

NAME

ADDRESS

DATE

(73) Frank Appell (74) J. J. Child	186 EMERALD DR.	8/6/18
(75) Thomas A. MacDi	188 Emerald Drive	8/6/18
(76) Carolyn Bailey	188 Emerald Dr.	8/6/18
(77) Wayne Ween	301 BLUESTONE HILL DR. HARRISBURG	VA. 22801
(78) Alexandra Falconi	129 Emerald Dr.	8/6/18
(79) William Walker	180 EMERALD DR.	8/7/18
(80) Susan Adamson	177 Diamond Ct.	8/8/18

CITIZENS AGAINST zoning change from R-3 medium density residential district to high density R-5C commercial/student housing and 2 special use permits being requested for 2 separate lots. R-5C zoning allows for 4 story buildings.

NAME	ADDRESS	DATE
① John D. Gira	311 Blue Stone Hills	7/31/18
② Ruth E. Gira	311 Blue Stone Hills	7/31/18
③ Matt Meyers	307 Blue Stone Hill	8/1/18
④ Suzann Meyerhoeffer	320 Emerald Drive	8/1/18
⑤ Daniel Bukalov	312 Emerald Dr.	08.01.18
⑥ Carol Miller	308 Emerald Drive	8/1/18
⑦ RICHARD B MILLER	308 EMERALD DR	8-1-18
⑧ Beryl Le Cumbi	304 E Emerald Dr	8-1-18
⑨ Harriet Blum	22801 290 Emerald Dr, 22801	8-1-18
⑩ John Blum	290 Emerald Drive 22801	8/1/18
⑪ Charles Rudolph	280 Emerald Drive	8/1/18
⑫ MICHELLE LUCAFORO	250 EMERALD DRIVE	8/1/2018
⑬ S. FRANK SOTTACETTI	250 EMERALD DRIVE	8/1/2018
⑭ Marilyn Haskett	HARRISONBURG DR.	8/1/2018
⑮ Deb Huffman	232 EMERALD DR.	8/1/2018
⑯ Pat Wade	228 Emerald Dr	8/1/2018
⑰ Kristin Hill Kelt	228 EMERALD DR	8.1. 2018
⑱ Gary Mauer	224 emerald DR	8.1
⑲ Trevor Thompson	" "	8.1.
⑳ Deborah S Jordan	2221 Crystal Lane	8.1. 2018
	289 Blue Stone Hills Dr	8-1-2018

Thanh Dang

From: Lee Branner <Lee@Branner.us>
Sent: Tuesday, August 7, 2018 2:54 PM
To: Thanh Dang
Subject: Lucy Drive-Rezoning & Special Use Permits

Importance: High

Ms. Dang,

First, I want to thank you for showing and reviewing the Rezoning & Special Use Permits to us which will be presented to the Harrisonburg Planning Commission on August 8th.

We will be unable to attend the meeting due to another meeting that has been scheduled for two months, unrelated to rezoning and it is in another Virginia town.

We have been residents of the City for the past 49 years.

We have been residents of Emerald Drive since 1997; for the past 21 years.

We purchased our Townhome on Emerald Drive based the surrounding land on Lucy Drive as being developed R-3. Our property and Townhome is adjacent and directly touches/borders the Lucy Drive property; actually it is in the middle of the Lucy Drive land.

After 49 years, we have seen the City growth and high density housing construction all around the City and especially around the Port Road, Neff Avenue, a portion of Lucy Drive and Reservoir Street areas on all vacant land going to our Hospital campus.

We strongly oppose the Rezoning from R-3 to R-5C and oppose the Special Use Permits.

We oppose the 3 and 4 bedroom apartments which could be allowed and built once the Commission and Council could vote for a change in the zoning.

All of us know who will be living in those apartments.

There are many options for college age individuals to live in areas that are already built to accommodate them.

There are many complexes already touching/bordering the land and residential houses and townhomes around the Blue Stone residential areas.

Enough is enough; don't throw possible student housing next to Emerald Drive.

High Density Housing on the property will create additional noise, traffic, college parties, a burden on our police and fire departments, and of course will adversely impact decreases in our property values.

It makes sense to us for the property to be retained as R-3 zoning and sometime be developed as residential housing as specified under R-3 and include (Zone a portion to a "B" Class) professional offices and certain business establishments. Please stop approving changes to existing land zones in order for the current property owners to "profit" more and sell to others; the current residential property owners all over Blue Stone Hills will suffer with all of the negative issues that have been brought up by many existing residents of this established neighborhood.

The present owners of the Lucy Drive land purchased the property as R-3; therefore, it should remain R-3.

Why should the City residents who are paying real estate taxes and supporting the community businesses for a very long time, suffer again?

We request the Planning Commission to Vote "NO" on their request.

Thank you for your consideration and allowing us to voice our opinion to you, our representatives!

You have our permission to distribute our email to all members of the Planning Commission.

Lee K. Branner and Brenda A. Branner
291 Emerald Drive
Harrisonburg, VA 22801

September 3, 2018

Mr. Eric Campbell
Harrisonburg City Manager
409 South Main Street
Harrisonburg, VA 22801

Dear Mr. Campbell,

The purpose of this letter is to express our strong opposition to the proposed Lucy Drive R-5 re-zoning and special use permit.

Members of our neighborhood have held multiple get togethers in an attempt to better understand staff's favorable recommendation – yet we are still perplexed. To wit, most every aspect of the development contradicts the City's own stated goals and objectives.

I. Planning for High Density Multi-Family Residential.

Chapter 6 of the Comprehensive Plan discusses the city's vision for neighborhoods and housing. From the section titled "Neighborhoods & Housing Goals, Objectives and Strategies", the city actually outlines when and where high density multi-family housing should be located (see exhibit A).

Strategy 3.4.1 To approve new high density multi-family development for only select areas, as recommended in the Land Use Guide.

So, what does the Land Use Guide say for this land? From the most recent approved version (updated version from 2017) – it calls for Planned Business (exhibit B). This designation states that these areas are "suitable for commercial development but need careful controls to ensure compatibility with adjacent land uses." How is R-5 high density and mixed use both compatible with a neighborhood?

Even the current draft 2019 Comprehensive Plan Update / Land Use Guide (exhibit C), which is currently being developed at this very moment, still calls for this same land area to be "Limited Commercial" (sic).

We recognize that you are familiar with the different zoning classifications. We also recognize that high density residential / mixed use development really does make exceptionally good sense for our city, but where appropriate. Those planned areas are shown on the Land Use Guide in brown (high density residential) and hatched purple (mixed use).

We bought our homes in this neighborhood knowing this land was zoned R-3, Medium Density Residential. We knew the potential range of outcomes (both residential and non-residential), and were okay with it; but this was never one of them. Nor has it ever been anticipated or even planned for by the city, as evidenced in your planning documents. So, what has changed? How is this sound planning?

II. Consider the actual and realistic density figures being contemplated.

Staff suggests in their report that 124 townhouse units could be built by right. Although regulations deal with units per acre, when it comes to multi-family housing, the number of bedrooms per acre is arguably

Mr. Campbell:
can you please make
sure copies of this
are scanned to the
appropriate individuals
as well? City Council,
Planning Commission,
staff, etc.
Thank you!

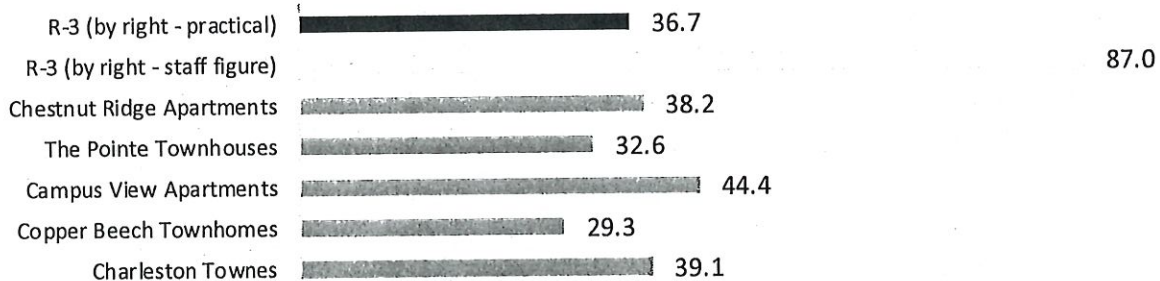
the more informative metric. For comparison, please consider actual densities of similar developments in the area, as well as the enclosed map illustrating each (exhibit D).

Development	# of Beds	Beds Per Acre
Charleston Townes	528	39.1
Copper Beech Townhomes	1,220	29.3
Campus View Apartments	720	44.4
The Pointe Townhouses	260	32.6
Chestnut Ridge Apartments	336	38.2
	3,064 TOTAL	36.7 AVERAGE

Just how misleading is the premise that 124 townhouse units could be built by right under R-3? And why does that matter? That would total 496 beds on this 5.7-acre parcel, or 87 beds per acre. That is, nearly 3x other similar actual developments (noted in the chart above).

What might be more realistic? Assuming 36.7 beds per acre (average from above) on 5.7 acres, that's about 52 townhouses (208 beds) that could practically be built under the R-3 classification, by right.

Below is a realistic perspective on these real-life density figures, represented by bedrooms per acre:



Again, perhaps 52 townhouse units could be built here in R-3, by right – nowhere near 124. That is why the developer is asking to re-zone this property. It's not profitable to do this type of housing otherwise. Please, consider the practical constraints of construction and land development, not just the technical ones referenced by staff and written in city regulations. Apples to apples comparisons are important.

III. What is actually being proposed?

Right now, that's hard to say without proffers. As of August 8th, the developer was proposing 362 beds among 107 units, with the majority being 4 bedrooms. That's 63.5 beds per acre, or nearly twice the averages noted above. For perspective, 865 East (on Port Republic Road), which is a very similar type of development, is less than 50 beds per acre.

Importantly, planning staff has recommended in favor of the re-zoning and special use permit without conditions on density. This should be concerning to you, as the developer would be permitted to build to a significantly greater density, by right, simply by receiving an R-5 re-zoning (subject to a TIA).

What could that look like? Under R-5, with just 1,800 SF required per unit, the developer technically could construct up to 138 units (4 bedrooms each) – that is, 552 total beds. That's a shocking 96 beds per acre, without any related proffers (which is the case here). A blank slate of unprecedented density.

Not only is the density of the proposed development unprecedently high (both proposed and potentially much higher without conditions), but it also conflicts with the Comprehensive Plan's vision for Mixed Use Development Areas (Chapter 5), where the city states "gross residential density in areas outside of downtown should not exceed an average of 15 units per acre" (exhibit E).

Note – we recognize that this is technically not a re-zoning for a literal "Mixed Use" classification. However, by permitting a combination of R-5 high density residential, coupled with the special use permit for nearly 10,000 square feet of commercial / retail, you're essentially creating just that.

At a minimum, it is incumbent upon the City to place some sort of upper limits on this development. It is truly hard to imagine giving such a blank slate on a piece of property being re-zoned to R-5.

IV. Pedestrian friendliness.

As noted in the City's Code of Ordinances (Sec. 10-3-55.2. – Purpose of district), the R-5 High Density Residential District is intended for areas where pedestrian traffic is:

"... facilitated through a connected system of roads, sidewalks, and shared use paths, so as to provide many choices with regard to mode and route, and to provide safe and comfortable environment that promotes walkability for residents and visitors."

The city's own Community Bike Map (exhibit F) illustrates just how un-bikeable and un-walkable this location really is. And as residents of this area, we would certainly love to be able to walk to the movie theatre, or hair dresser, or a nearby restaurant. Alas, that's not possible – with the exception of the recently completed Reservoir Street, there are no actual sidewalks (exhibit G). Facts matter on this.

There is nothing walkable about this location, despite the developer and staff report's rosy view of students walking or biking to campus, shopping, etc. And as a side note – per Google Maps, it would take a little over 1 hour to walk from Lucy Drive to Memorial Hall for class (exhibit H).

V. What about parking? New traffic patterns, and lights to accommodate it?

The proposed development hardly has enough parking for residents, not to mention the nearly 10,000 square feet of proposed commercial and retail on the 1st floor. With nowhere else for cars to park (residents, visitors, shoppers), our neighborhood side streets will inevitably become overflow parking. The city will need to create yet another paid parking zone, and we will be negatively impacted with inadequate parking, late night noise from guests, and more.

Lucy Drive has in recent years become a major thoroughfare, used as a cut through in order to avoid Neff Avenue and cut over to Evelyn Byrd Avenue (exhibit I). Allowing such an intensive use on this lone remaining piece of Lucy Drive property will undoubtedly exacerbate this, and lead to our neighborhood streets being used as a shortcut to avoid traffic.

Intersections are already a challenge (Lucy and Evelyn, Deyerle and Neff), and with this added intensive use on Lucy Drive (a two-lane road), new stoplights at these intersections will be needed. Is the city accounting for that additional cost (probably \$500,000 per intersection), being driven by this proposal?

Closing: We decided to limit this letter to what we felt were the five most salient points being overlooked by the city at this point (we also didn't want you to get bored and trash the letter due to lengthiness). Everyone has their own personal anecdotes and stories and opinions to share, but we realize that your more important job is to review the merits and facts of this proposal in the context of sound city planning.

As we have pondered and reflected on this proposal, it has actually become even more challenging to find any compelling support for this re-zoning / SUP. We have met multiple times to discuss. We have read more of the Comprehensive Plan and City Code than we care to mention.

Yet, in the end, we just continue to find more contradictions to the city's own stated goals, objectives, and planning practices. Please help us to understand what we might be missing.

Approving this R-5 re-zoning would achieve three things:

1. It would allow the current land owner to sell his land at a significantly higher price than the market would otherwise call for (as R-3). This is helpful to him.
2. Permit an out of town, profit maximizing developer to squeeze a maximum density on this unsuitable land, thereby providing a handsome return on his investment. Good for him too.
3. It would show that the city isn't actually serious about planning – and in fact does not plan, but rather haphazardly reacts. Harmful to long term, voting residents of Harrisonburg.

Thank you for taking the time to review our concerns, and thank you for your service to our community.

Sincerely,

A group of concerned residents (undersigned)

Cynthia N. Math	297 BLUE STONE HILLS
Nancy J. Clancey	261 Emerald Dr.
Paul Seligson	261 EMERALD DR.
Marsia F. Fitts	301 Birstone Hills
" " "	231 Emerald Rd.
Pat K. Branner	291 EMERALD DR.
Conne Seligson	301 Emerald Dr
Ken Seligson	147 Diamond Ct
Leslie Talcomi	249 Blue Stone Hills
Leslie Talcomi	177 Emerald DR.
Alexandra S. Hart	129 Emerald Dr.
Leslie Talcomi	136 Blue Stone Hills
Sue Newman	259 Blue Stone Hills
Bever Adamsen	177 Diamond Ct

Legend

- UDA Boundary
- LOW DENSITY RESIDENTIAL
- LOW DENSITY MIXED RESIDENTIAL
- NEIGHBORHOOD RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY MIXED RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE DEVELOPMENT AREAS
- PROFESSIONAL
- PLANNED BUSINESS
- COMMERCIAL
- GENERAL INDUSTRIAL
- INSTITUTIONAL
- PUBLIC/SEMI PUBLIC
- CONSERVATION RECREATION

Land Use Guide COMPREHENSIVE PLAN

City of Harrisonburg, VA
A Shared Vision for the Future
Map Data Provided by the City of Harrisonburg
Department of Community Development

September 2017



Exhibit B

Planned Business

Every reasonable effort has been made to assure the accuracy of these maps and associated data. The City of Harrisonburg assumes no liability arising from use of these maps or data. THE MAPS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any errors or omissions should be reported to the City of Harrisonburg Department of Community Development.

Exhibit C

- Land Use Designations**

 - Conservation, Recreation, and Open Space
 - Low Density Residential
 - Low Density Mixed Residential
 - Neighborhood Residential
 - Medium Density Residential
 - Medium Density Mixed Residential
 - High Density Residential
 - Mixed Use
 - Limited Commercial
 - Commercial
 - General Industrial
 - Governmental/Quasi-Governmental
 - Institutional

Exhibit C

Limited Commercial (sic)

Every reasonable effort has been made to assure the accuracy of these maps and associated data. The City of Harrisonburg assumes no liability arising from use of these maps or data. THE MAPS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any errors or omissions should be reported to the City of Harrisonburg, Department of Planning and Community Development.

Data Sources:
Department of Planning and Community Development

Limited Commercial (sic)

Data Sources:
Department of Planning and Community Development

0 $\frac{1}{4}$ $\frac{1}{2}$ 1 Miles

YOUR CITY. YOUR PLAN.



Exhibit A

promote safe, decent and sanitary housing. Sufficient funding will need to be secured to establish this new program.

- Objective 3.3 To promote well designed new neighborhoods in the furtherance of this goal.
- Strategy 3.3.1 To develop a zoning approach to require, permit and/or create incentives for the development of new residential neighborhoods that contain a mix of housing types, in areas shown on the plan framework map.
- Strategy 3.3.2 To include in the City's land use codes and manuals design provisions and performance standards to improve the design quality of all residential development. Such provisions and standards may address:
- Building setback and orientation standards that enhance social interaction.
 - Street system design that promotes connectivity and addresses traffic calming measures to reduce speeding.
 - Requirements for sidewalks and trails that facilitate and encourage walking and bicycle use.
 - Streetscape planting requirements.
 - Standards for the placement of parking areas and garages so as to avoid streetscapes dominated by parking lots and garage doors.
 - Size, quality, design, character, and facilities for preserved open spaces.
- Strategy 3.3.3 To require, permit and/or provide incentives for "open space" or "cluster" development so as to preserve green space within new subdivisions.
- Objective 3.4 To develop approaches to increase the percentage of single family detached housing units to a minimum of 45 percent of the total number of housing units in the City.
- Strategy 3.4.1 To approve new high density multi-family development for only select areas, as recommended in the Land Use Guide.
- Strategy 3.4.2 To review and amend the Zoning Ordinance so as to increase opportunities for single family residential development affordable to households in a range of incomes. Strategy 3.4.1 and Strategy 3.4.2 might be achieved by:
- Reviewing and revising the residential zones to permit small lot and innovative forms of single family residential development as appropriate.
- Objective 3.5 To consider and seek to mitigate the potential impacts of rezoning and public investment decisions on neighborhoods.

Exhibit D

Bedrooms per acre

proposed w/
R-5 rezoning

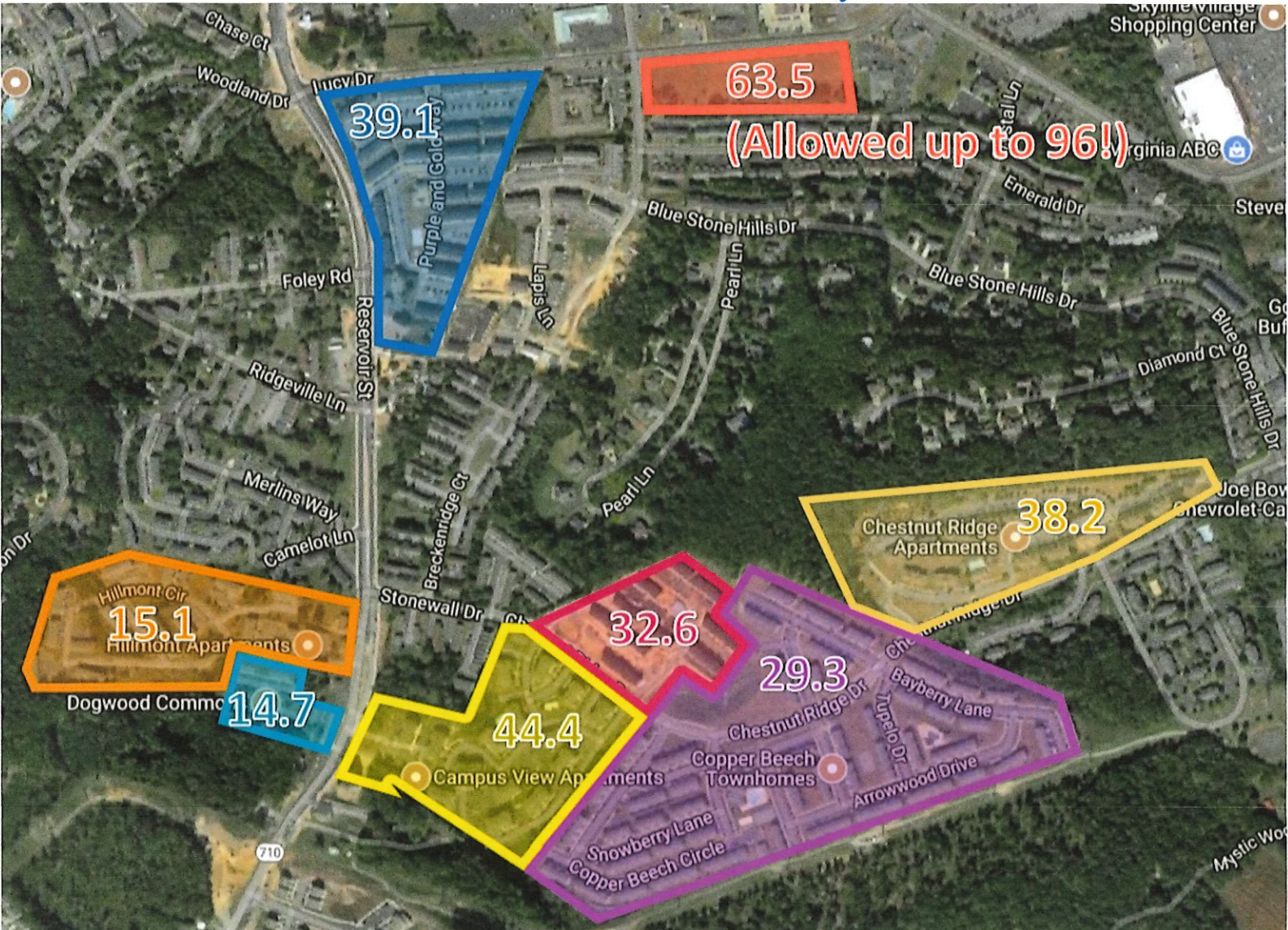


Exhibit E

existing clusters of multifamily development and adjacent areas approved or planned for such development are identified as high density residential on the Land Use Guide.

Mixed Use Development Areas

The Mixed Use Development category includes both existing and proposed new mixed use areas. Downtown is an existing area that exhibits and is planned to continue to contain a mix of land uses. The quality and character of the mix of uses in downtown should be governed by a downtown revitalization plan, as recommended in Chapter 14, Revitalization. New mixed use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in planned neighborhoods where the different uses are finely mixed instead of separated. Quality architectural design features and strategic placement of green spaces will ensure development compatibility. These areas are prime candidates for “live-work” and traditional neighborhood developments. Live-work developments combine residential and office/service uses allowing people to both live and work in the same area. Live-work spaces may be combined in the same building or on the same street. All buildings have a similar residential scale. Traditional neighborhood development permits integrated mixing of residential, retail, office and employment uses to create a neighborhood with the following characteristics:

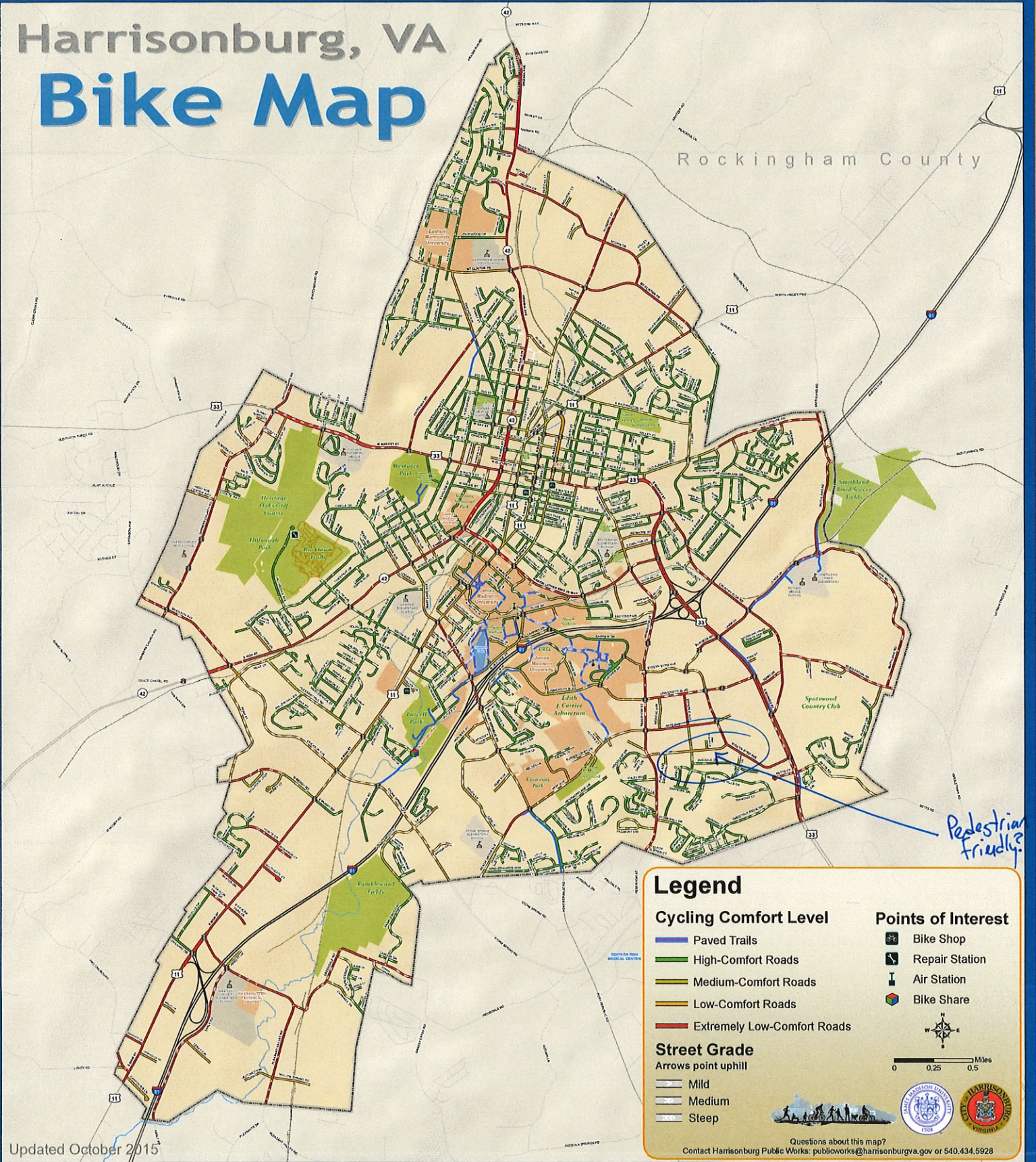
- The design of the neighborhood allows residents to work, shop, and carry out many of life’s other activities within the neighborhood.
- A mix of land uses is provided. The proximity of uses allows residents to walk, ride a bicycle, or take transit for many trips between home, work, shopping, and school.
- A variety of housing types is provided at a range of densities, types (multifamily, townhouse, and single family), and costs. Neighborhoods are heterogeneous mixes of residences in close proximity to commercial and employment uses.
- The neighborhood includes a retail, office, employment, and/or entertainment core to provide economic and social vitality, as well as a major focus and meeting place in the community.
- The circulation system serves many modes of transportation and provides choices for alternative transportation routes. Streets, alleys, and pedestrian and bike paths connect to the surrounding area. Streets and alleys generally follow a grid pattern to provide these route choices and connections. Traffic calming techniques may be used to reduce vehicle speed and increase pedestrian and bicycle safety.
- The overall intensity of development is designed to be high enough to support transit service.
- A system of parks; open spaces; and civic, public, and institutional uses is included to create a high quality of life and civic identity for the community.
- The cluster concept is embraced so as to concentrate development in environmentally suitable areas and to preserve and protect important environmental and cultural resources.

The gross residential density in areas outside downtown should not exceed an average of 15 units per acre, though all types of residential units are permitted: single family detached, single family attached and apartments. Apartments are permitted only if single family detached and/or attached units are also provided and together cover a greater percentage of the project site. Residential densities in downtown may be higher than an average of 15 units per acre, and commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way.

Exhibit F

Harrisonburg, VA Bike Map

Rockingham County



Pedestrian Friendly?

Legend

Cycling Comfort Level

- Paved Trails
- High-Comfort Roads
- Medium-Comfort Roads
- Low-Comfort Roads
- Extremely Low-Comfort Roads

Points of Interest

- Bike Shop
- Repair Station
- Air Station
- Bike Share

Street Grade

Arrows point uphill

- Mild
- Medium
- Steep

Questions about this map?
Contact Harrisonburg Public Works: publicworks@harrisonburgva.gov or 540.434.5928

Updated October 2015



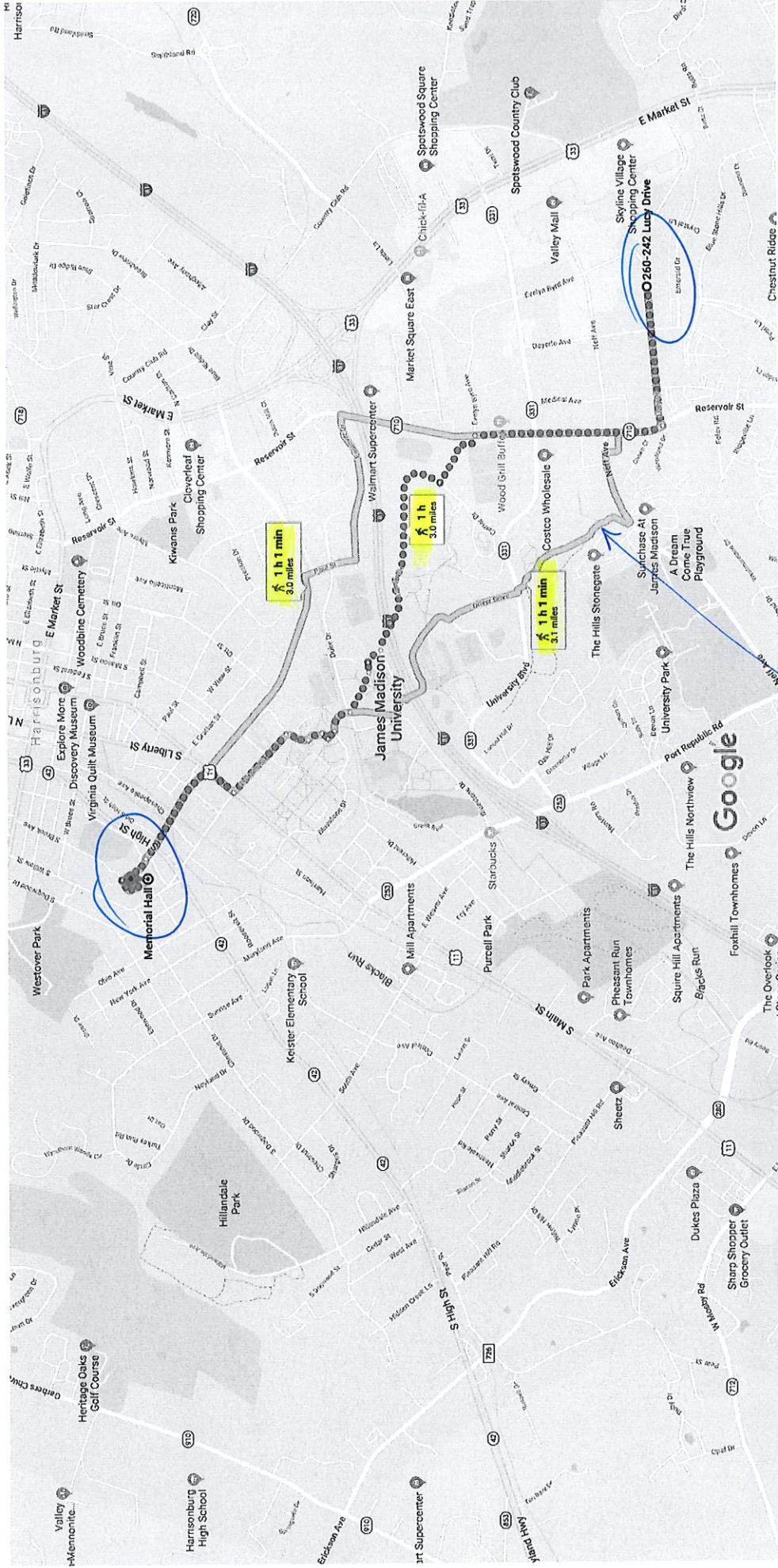
Proposed R-5 Re-zoning

Pink = sidewalk NOT present
Yellow = sidewalk

Google Maps 260-242 Lucy Dr, Harrisonburg, VA 22801 to Memorial Hall

Exhibit H

Walk 3.0 miles, 1 h



Map data ©2018 Google 1000 ft



via Carrier Dr

1 h
3.0 miles

arboetum
cut thru



via Reservoir St and Cantrell Ave/Historic Cantrell Ave/M.L.K. Jr. Way

1 h 1 min
3.0 miles

Google Maps

Exhibit 1



Map data ©2018 Google 200 ft

O = New stoplights will be needed

Arrive on time with notifications

Get reminders when it's time to leave for your next destination.

Learn more



X NO THANKS ✓ TURN ON

Thanh Dang

From: John Gira <jdgira5@yahoo.com>
Sent: Tuesday, September 11, 2018 6:02 PM
To: Richard Baugh; kawhitten@comcast.net; hburg-gov@brentfinnegan.com; djfinks@gmail.com; deb.stevens.fitzgerald@gmail.com; gil@colmanengineering.com; hwharrisonburg@gmail.com; Deanna R. Reed; Ted Byrd; Thanh Dang; Adam Fletcher; George J. Hirschmann; Christopher B. Jones
Subject: Re: Protest of Re-Zoning Application

Dear Planning Council and City Members,

My name is John Gira, and I live at 2241 Pearl Lane. After seeing more of the plans from the developer, and spending every day on my drive home trying to imagine what this plan would do to our little piece of PEACE, I wanted to take this opportunity to ask each of you to vote NO to the re-zoning request from the developer. Less than three short years ago, we chose Blue Stone Hills as the place to build our forever home, and this was based on the developmental zoning landscape of the neighborhood. While I know those things CAN be changed, for the sanctity of the peace in our neighborhood and our property values (in which we all invested heavily and paid a premium for what the neighborhood currently is), we are hoping you'll turn this down.

It's a great idea - just not for our neighborhood. A lot of us have young children (I have a two-year old and a six-month old). I know what student housing is because I was a student not too long ago. We don't want that at the base of our development, with loud parties and swearing all night during the weekends. The neighborhood serves as a nice walking venue for my wife and children, and they cross Lucy Drive to visit me at my office on nice days. I don't want to be sitting at my office wondering if this is going to pose a risk on their lives because of the inherent irresponsibility and recklessness that today's youth possesses in mass quantity (and yes, I can say that because I'm close enough to this generation's youth).

I know the city will value this project for the tax revenue it offers. But the developers are wealthy enough to buy another plot of land further away from what was originally designed to be a prestigious family neighborhood.

Thank you all so much for your time. No response necessary - I just wanted to voice our opinion. I'm grateful for your consideration for the lifestyle of our neighbors and us as it currently stands!

Best,
John Gira
2241 Pearl Lane

All my best,
John Gira
2241 Pearl Lane
Harrisonburg, VA 22801

Major Newman's letter

To deanna.reed@harrisonburgva.gov

Major John M. Newman, Jr US Army (Retired)

259 Blue Stone Hills Drive, Harrisonburg, VA 22801 540-746-3196 fromsuetoyou@comcast.net

September 10, 2018

Dear Planning Commission and City Council Members,

We are Sue and John Newman, U.S. Army veterans and 18 year residents of the Blue Stone Hills Community. We are writing to you to convey our strong opposition to the proposed rezoning of the property along Lucy Drive from R-3 to R-5.

As soldiers, we traveled the world and lived in some beautiful places. Our experiences helped to shape our thoughts and desires on where we wanted to retire. We wanted a blend of city and country living and we wanted expansive views of both city lights and country mountains. We had in mind an enchanting view of this combination that we saw in Lyon, France. Amazingly, in 1999 we visited Harrisonburg and found Blue Stone Hills Drive. A long 20 year search for the perfect place to build our dream home was over.

The first thing we did before we bought land on Bluestone Hills Drive was to check the zoning on Lucy Drive as well as Evelyn Byrd. The last thing we wanted was to sink our money into building an expensive home and then have a huge high-rise of some sort be built to obscure our view. The lots were zoned R-3 and that was fine with us. So we bought the land and built our dream home. It cost us our life savings. But we knew that in the long run our homes market value would only increase, so we were confident that we were making a good real estate investment.

Funkhouser did a market appraisal of our home in 2016 and placed the value of our home between \$650,000-\$700,000, telling us pointedly that the "spectacular view" of the city and mountains alone accounted for \$150,000 of that sum. They indicated that a fresco dining from our upper deck or our dining room with an evening view of city lights and mountains in the distance would be a big selling point should we ever want to sell our home, which we don't. They said that the "right buyer" would happily pay big bucks for our home because we would be selling an enhanced "way of life", not just an brick and mortar building. Truly, dining each night with our view of the city lights has become among our most cherished experiences. Our view is priceless to us and it enhances our life on a daily basis. We pause throughout the day to stand for a few minutes to take in the beauty of our city and to thank God for bringing us to this paradise.

And now, because of this proposed rezoning, our "paradise" is on the precipice of becoming a "nightmare." Calling this proposed rezoning a "nightmare" is not an exaggeration. It's a nightmare for us and for all our neighbors. The quiet neighborhood that we bought into lock, stock, and barrel, is now threatened. The gorgeous \$150,000 dollar view of the city lights and the mountains beyond could be replaced with an arresting vista: of bikes hanging off balconies; of peace sign tapestries hanging haphazardly in bedroom windows; of rooftops with whirring heat-pump units buzzing endlessly. And noise. Lots of noise coming from pool parties. And traffic. Struggling to make a left or a right or God forbid to try to go straight on Deyerle. The investment we made in our home is now threatened and the market value of our home will surely plummet. If this rezoning passes, the rug that we carefully and lovingly wove together many years ago will be jerked out from under us. The regulations we counted on won't be worth the paper they're written on.

As veterans of the US Army, we put 25 years of our lives on the line every single day so that each of you could have a chance to have your version of the American dream. It was an honor and you're welcome. Perhaps your dream is like ours: perhaps you live in a nice home in a quiet neighborhood and your home is increasing in value. That's what every American wants: a beautiful home in a quiet neighborhood and a good return on real estate investment. If you have your American dream then God Bless, we're happy for you. But for Heaven's Sake, please don't take our American dream away from us. We fought for it every day for more than 20 year. We paid for it in blood, sweat and tears.

Lastly, we beseech each and every one of you --don't go against the will of your constituents. You represent us, your neighbors, the Blue Stone Hills community, not the developer from Charlottesville who intends to make money at our expense. There are more than a few excellent and suitable locations for this project, but Lucy Drive is not one of them. Please vote NO on any proposal to rezone the land on Lucy Drive.

Per JMU between 2015 and 2027, enrollment will increase 3,260

Student Enrollment Summary - Campuswide	Fall 2015	Target Year	Increase (Decrease)	% Change
Total Student Headcount (On-Campus)				
Student Headcount	20,211	23,471	3,260	16%

Table 51.1: Campus Enrollment Projection

In 2015 there were no homeless students in Harrisonburg

So – post 2015, how is this new projected demand being met with NET new housing?

Bottom Line – it has ALREADY been met

On Campus (2500 net new beds):

- Grace Street – 500 new apartments opened in 2016
- East Campus – 500 new apartments currently being constructed
- East Campus phase 2 – 500 more apartments planned
- Villages: 9 units to be torn down, to be replaced by 6 new on-campus housing units – net increase in beds 1000.

Off Campus (+ 1560 new beds):

- The Retreat: 715 new beds opened Fall 2017
- The Point: 260 new beds opened Fall 2018
- Campus View: 160 new beds under construction today (approved by city council 2017)
- Altitude: 425 new beds under construction currently

A total of 4060 net beds are already added/planned to meet the 3260 increased demand until 2027

NO NEW STUDENT HOUSING IS WARRANTED PRIOR TO 2027



Joanne Knauf <admin@joanneknauf.com>

RE: Bluestone Hill Dr - Traffic Calming

1 message

Erin F. Yancey <Erin.Yancey@harrisonburgva.gov>

Wed, Sep 12, 2018 at 4:26 PM

To: "joanne@joanneknauf.com" <joanne@joanneknauf.com>

Cc: Dastan Khaleel <Dastan.Khaleel@harrisonburgva.gov>, Thanh Dang <Thanh.Dang@harrisonburgva.gov>

Hi Joanne,

The City does look at traffic impacts for any kind of development that would increase trip generation by 100 trips or more in peak hours of traffic. The developer for the Lucy Drive rezoning proposal did a traffic impact analysis that was reviewed and accepted by City staff. Perhaps we were terribly naïve at the time, but in the assumptions about trip distribution, neither the traffic consultant nor City staff thought to assign trips to or from the site in the direction of Bluestone Hills. It just didn't occur to us that it was being used as a cut through, or that it would be used that way in the future. But, now that we know, we can evaluate what needs to be done so that it is less of a problem, with or without the Lucy Drive development.

We did work with the developer to come up with a proffer that limits the types of uses that can go into the proposed commercial space, to limit the traffic to something reasonable, so it will not be all fast food places, or other uses with very high traffic generation probabilities.

The site is currently zoned residential, but is proposed as planned business or light commercial in the future land use guide, allowing for a little more intentional planning to be compatible with the residential surrounding. So, if you think traffic calming measures in the Bluestone Hills neighborhood is needed to make the proposal compatible with the surrounding area, that is something you should share with the Planning Commission at the public hearing.

Let me know if you have any other questions.

Thank you,

Erin

Erin Yancey, AICP

Public Works Planning Manager

City of Harrisonburg | Public Works Department

320 E. Mosby Road Harrisonburg, VA 22801

(540) 434-5928 | erin.yancey@harrisonburgva.gov

From: Dastan Khaleel
Sent: Wednesday, September 12, 2018 8:29 AM
To: Erin F. Yancey <Erin.Yancey@harrisonburgva.gov>
Subject: FW: Bluestone Hill Dr - Traffic Calming

Erin,

Should I forward it to Thanh or do you know about this development?

Dastan Khaleel

(540) 434-5928 x 2218

From: Joanne Knauf [<mailto:joanne@joanneknauf.com>]
Sent: Wednesday, September 12, 2018 7:49 AM
To: Dastan Khaleel <Dastan.Khaleel@harrisonburgva.gov>
Subject: Re: Bluestone Hill Dr - Traffic Calming

Good morning,

Just so I'm clear, am I right that the city does not include any kind of impact and or traffic study before approving a change of use in a residential area? It seems to me and most of the residents here in Blue Stone Hills that the hilly and winding nature of Blue Stone Hills was not taken into account when staff made their recommendation. I know staff can only follow the guidelines they are presented with but I do believe the safety of the existing residents and future apartment dwellers should be considered.

Thank you again for all your help.

Best,

Joanne

Joanne Knauf, Principal Broker

Valley Realty Associates

1951 Evelyn Byrd Ave. Suite E

Harrisonburg, VA 22801

Cell: 540-607-0682

540-236-5800

www.joanneknauf.com

On Tue, Sep 11, 2018 at 12:08 PM, Dastan Khaleel <Dastan.Khaleel@harrisonburgva.gov> wrote:

- I will check with our maintenance department to come and see what needs to be done to put the signs back.
- We require at least one month participation of **Team Up to Slow Down** stage and if that didn't address the problem then the neighborhood's point of contact should arrange a neighborhood meeting on a date work for public works staff and the neighborhood (city will reserve the space at city hall or a nearby elementary school) to discuss the needs, explain the program and next steps.

Attached sign-in sheet is from 10 years ago meeting I don't know if it will be helpful for you or not. They did send out the post card invitations, or any other way to communicate should be fine.

Please don't hesitate to contact me for any other questions.

Thank you

Dastan Khaleel

(540) 434-5928 x 2218

From: Joanne Knauf [mailto:joanne@joanneknauf.com]
Sent: Tuesday, September 11, 2018 11:19 AM
To: Dastan Khaleel <Dastan.Khaleel@harrisonburgva.gov>
Subject: Re: Bluestone Hill Dr - Traffic Calming

A couple more questions...The original study recommended 25 mile speed limit signs be added. They were added and then removed and some have been destroyed from snow plows, cars, etc. Can we get those replaced?

How will I know when to send the letter formally requesting a traffic study?

Thanks again

Joanne Knauf, Principal Broker

Valley Realty Associates

1951 Evelyn Byrd Ave. Suite E

Harrisonburg, VA 22801

Cell: 540-607-0682

540-236-5800

www.joanneknauf.com

On Tue, Sep 11, 2018 at 11:01 AM, Dastan Khaleel <Dastan.Khaleel@harrisonburgva.gov> wrote:

You are welcome. The City of Harrisonburg since 2012, adopted a guide line to enroll in neighborhood traffic calming program, please follow the link below is has all information you need to how to start enrolling in the program.

<https://www.harrisonburgva.gov/neighborhood-traffic-calming-program>

- Per the guide line, before we can ask City council to approve doing the traffic study, we need the pre-requisites to be completed. Which are the **Increased Police Enforcement, Portable Radar Units and Team Up to Slow Down**. We already contacted Cpl. Wayne Westfall at Harrisonburg Police Department's Operations Division, Wayne.Westfall@harrisonburgva.gov to implement the first two steps. Then the next step would be **Team Up to Slow Down**, here the link to information you need to starting this step <https://www.harrisonburgva.gov/team-up-to-slow-down> . After that we need an official letter from Neighborhood 's point-of-contact to do traffic study, then we can proceed with the study.
- Regarding contacting the Public Transportation Department for their concerns about the School Bus Services in this area, we think would be more beneficial to involve them during developing traffic calming plan.

Please don't hesitate to contact me for any other questions.

Thank you

Dastan Khaleel

(540) 434-5928 x 2218

From: Joanne Knauf [mailto:joanne@joanneknauf.com]
Sent: Tuesday, September 11, 2018 10:00 AM
To: Dastan Khaleel <Dastan.Khaleel@harrisonburgva.gov>
Subject: Re: Bluestone Hill Dr - Traffic Calming

Thank you for sending this information. Has a new traffic study been ordered? Are you able to reach out to the city and school transportation services to get their feedback on what impact the current traffic and future traffic problems are? What are the next steps?

Best,

Joanne

Joanne Knauf, Principal Broker

Valley Realty Associates

1951 Evelyn Byrd Ave. Suite E

Harrisonburg, VA 22801

Cell: 540-607-0682

540-236-5800

www.joanneknauf.com

On Tue, Sep 11, 2018 at 9:14 AM, Dastan Khaleel <Dastan.Khaleel@harrisonburgva.gov> wrote:

Good morning Joanne,

Following up our phone call yesterday, please see the attached documents which include the speed study and a presentation prepared in 2008 for your neighborhood Traffic Calming Program. Let me know if you have any questions.

Thank you,

Dastan Khaleel, P.E.

Traffic Engineer

City of Harrisonburg | Public Works Department

320 E. Mosby Road Harrisonburg, VA 22801

(540) 434-5928 x 2218 | dastan.khaleel@harrisonburgva.gov

Qualification Standards

In order to start your application, click the button below to download and review our current rental and occupancy guidelines.

RENTAL APPLICATIONS: A rental application must be truthfully completed for each prospective applicant and/or occupant who is of the legal age of eighteen (18) or older and who will occupy the apartment. Any false information may cause application to be rejected or lease to be nullified. A non-refundable application processing fee will be required for each applicant. This fee may vary from property to property. The applicant's information will be entered into a scoring system, which determines both rental eligibility and the Application deposit amount, which will be required. All adult occupants (non-lease holders) will be required to complete a rental application and meet guidelines as outlined below for qualification pertaining to credit and criminal background checks.

STATE AND LOCAL LAW: To the extent state or local law differs from these guidelines, then state or local law will govern.

APPLICATION EVALUATION:

Occupancy Guidelines: The following occupancy standards apply.

Bedrooms	Non-Familial	Familial*
One Bedroom	2 persons per bedroom	2 persons per bedroom
Two Bedroom	2 person per bedroom	2 persons per bedroom
Three Bedroom	2 person per bedroom	2 persons per bedroom

* Occupancy standards of an apartment cannot exceed two persons per bedroom *plus* a child who is less than 18 months old *and* who sleeps in the same bedroom with the child's parent, guardian, legal custodian, or person applying for that status. Residents who have a newborn less than 18 months old at the time of rental application or has reached 18 months during the lease term, will be required, upon the end of the current lease term, to either:

- Transfer into another available apartment which has more bedrooms; or
- Move out

Rent for the new apartment will be at the rental rate at the time the lease is entered into for the new