

**Pamela S. Ulmer**

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**From:** HarrisonburgVA.gov via HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Monday, April 11, 2022 8:46 PM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

**WARNING: This email was sent from outside of your organization.**

**Submitted on:** Monday, April 11, 2022 - 8:45pm

**Name:** Renee Moyer  
**Type of Meeting:** Harrisonburg City Council  
**Date of Meeting:** Tue, 04/12/2022  
**Agenda Item Number:** ID 22-080, Re-zoning 797 Chicago Ave  
**Comment:**

As a resident adjacent to the site of the proposed apartments, I believe that the property owner and developer do have the neighborhood's benefit in mind. I am also thankful for more housing to be available in Harrisonburg City. My request is that the members of the Council remember that more housing means more need for renewal/replacement of the plumbing infrastructure in the city. This area along Chicago Ave has already had trouble with sewage backups. With the attention given to these city infrastructure needs, I hope that this re-zoning request will be approved.

**Contact:** No  
**Contact Info:**

**Pamela S. Ulmer**

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**From:** HarrisonburgVA.gov via HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Monday, April 11, 2022 5:25 PM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

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**Submitted on:** Monday, April 11, 2022 - 5:25pm

**Name:** Sharon A Delawder  
**Type of Meeting:** Harrisonburg City Council  
**Date of Meeting:** Tue, 04/12/2022  
**Agenda Item Number:** 6.d.

**Comment:**

I have owned a home on College Ave. in Park View since 1987 so I believe my voice should be heard on this matter. I am opposed to the rezoning of the property on Chicago Avenue for the construction of 2 3-story apartment buildings. The buildings would be taller than any others in that area and look out of place. And I don't believe there could be adequate parking for 48 units on a lot of that size. Also, I'm concerned about the destruction of green space and the loss of trees especially along the bike trail. I use that trail quite frequently and it sickens me to think what it will look like after the trees are gone. Planting Leyland Cypress is not a replacement! More runoff will probably make its way to Waterman Drive which I'm sure you know already floods regularly. And saying increased traffic will not be a problem seems short sighted since it's still not clear to me what will become of the former Red Front property. Right now I consider it a blight in the neighborhood. Please resolve the issues with that property and the homeless people camping in Frazier woods before causing more harm to the neighborhood. On the positive side I think La Morena has been an asset to the community and I could accept smaller apartment units with preservation of the trees along the bike path. I appreciate your consideration of my comments.

A concerned citizen,  
Sharon Delawder

**Contact:** No  
**Contact Info:**

## Pamela S. Ulmer

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**From:** Thanh Dang  
**Sent:** Friday, April 8, 2022 2:28 PM  
**To:** Pamela S. Ulmer  
**Cc:** Adam Fletcher  
**Subject:** FW: Public comment regarding re-zoning a plot of land behind La Morena

Good afternoon, Pam,  
Can you please forward this public comment to City Council members and staff who should receive it? Thank you.

**Thanh Dang, AICP** | Assistant Director of Community Development

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**From:** Isaac Witmer <[isaaclw@gmail.com](mailto:isaaclw@gmail.com)>  
**Sent:** Friday, April 8, 2022 2:16 PM  
**To:** Christopher Perez-Leon <[Christopher.Perez-Leon@harrisonburgva.gov](mailto:Christopher.Perez-Leon@harrisonburgva.gov)>  
**Subject:** Public comment regarding re-zoning a plot of land behind La Morena

**WARNING: This email was sent from outside of your organization.**

I'm unsure if this is the correct address to email regarding public comment for 797 Chicago Avenue (B-2 and B-2C to R-5C)"

I understand that City Council will vote on re-zoning the land behind La Morena on Tuesday.

I had some initial concerns, but after hearing the builders talk on Thursday, and after looking at the plot of land, I'm confident that constructing housing (which is very needed in this area) is the best use of that land. I consider the rezoning from B2 to R5 to be a good change, and as someone who lives directly across the street (1004 Rockingham Dr) I hope the builders, when they have a chance to make such decisions, lean towards higher density housing since that is what cities across the United States need to be focused towards.

Put me down as "voting" for this zone change.

Thanks

- Isaac

## **Pamela S. Ulmer**

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**From:** HarrisonburgVA.gov via HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Monday, April 11, 2022 11:24 AM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

**WARNING: This email was sent from outside of your organization.**

**Submitted on:** Monday, April 11, 2022 - 11:23am

**Name:** Taven Wilson

**Type of Meeting:** Harrisonburg City Council

**Date of Meeting:** Tue, 04/12/2022

**Agenda Item Number:** 6.d & 6.e

**Comment:**

At a q&a with the owner of the property on Chicago Ave we were informed that they intend to build 48 housing units on the property but will only be required to provide two parking spaces per unit. This does not seem like an adequate amount of parking for residents and any possible visitors to the apartment complex. I strongly urge the council to require the property owners and developers to provide a more appropriate and reasonable amount of parking, possibly by bringing down the amount of units they they will be allowed to build so that the parking spot to unit ratio can be better balanced or requiring the owner to find a way to provide some kind of overflow lot. There is no reasonable way to expect two parking spaces per unit, which will house families or groups of three unrelated people, will be enough. The lack of spaces will force people living in and visiting the complex to park in the surrounding neighborhoods, creating inconvenient and possibly dangerous situations. It is good to see this lot being turned into housing which seems to be so needed in our city but it should not come at the burden of neighboring citizens simply to allow the owners and devopers to maximize profit. I also encourage the council to investigate ways to mitigate the influx in traffic on and surrounding Chicago Ave. that will be a byproduct of the apartment complex. I fully understand that the increased traffic is an inevitability in our rapidly growing area but I hope that the actions needed to keep citizens safe are being considered and taken. Thank you.

**Contact:** Yes

**Contact Info:**

I don't need to be contacted but would be more than willing to speak on this more. I can be reached at 540-820-4596 or at TavenZWilson@yahoo.com

## **Pamela S. Ulmer**

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**From:** Pamela S. Ulmer  
**Sent:** Friday, April 8, 2022 2:53 PM  
**To:** Christopher B. Jones; Deanna R. Reed; George J. Hirschmann; Laura A. Dent; Sal T. Romero Jr  
**Subject:** FW: Public comment regarding re-zoning a plot of land behind La Morena

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**From:** Isaac Witmer <[isaaclw@gmail.com](mailto:isaaclw@gmail.com)>  
**Sent:** Friday, April 8, 2022 2:16 PM  
**To:** Christopher Perez-Leon <[Christopher.Perez-Leon@harrisonburgva.gov](mailto:Christopher.Perez-Leon@harrisonburgva.gov)>  
**Subject:** Public comment regarding re-zoning a plot of land behind La Morena

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Put me down as "voting" for this zone change.

Thanks

- Isaac

## **Pamela S. Ulmer**

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**From:** HarrisonburgVA.gov via HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Tuesday, April 12, 2022 4:38 PM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

**WARNING: This email was sent from outside of your organization.**

**Submitted on:** Tuesday, April 12, 2022 - 4:37pm

**Name:** Chris Pipkins  
**Type of Meeting:** Harrisonburg City Council  
**Date of Meeting:** Tue, 04/12/2022  
**Agenda Item Number:** Rezoning 797 Chicago Avenue  
**Comment:**  
April 12, 2022

Dear City Council,

I attended the rezoning Q&A session at 797 Chicago Ave., Thursday, April 7, 2022. I live close but not in the adjacent neighborhood, was interested in learning more, and came away grateful to the developers for their time and candor. It was enlightening and raised two specific areas of concern.

First, it is important to acknowledge the care with which Misters Rodriguez, Bosserman, and Coleman have done to share the best option for the property under discussion. After attending the on-site Q&A with the property owner, architect, and engineer, it was illuminating to learn that of the options, zoning the property for residential seems to hold the most reasonable value for him and for our city's housing needs.

Secondly, Mr. Rodriguez has demonstrated investment, upgrades to the buildings, and the care of a lifetime resident of the county/city of his two nearby properties, La Morena and the laundromat across the street. I, as a member of the neighborhood and of Harrisonburg's Economic Development Authority, value that pride of ownership and community awareness highly.

In the practical implications of the rezoning, the areas of interest from the neighborhood and public hearing attendees are the number and density of the apartments, the parking, lighting, traffic, and environmental impact.

My concern is the math, the density, and the tree line. We have two sets of numbers that do not seem to add up and thus foster ambiguity. The number of proposed apartments and the number of on-site parking spots do not align with the number of tenants allowed in the tenancy provision.

The proposal is for 48 apartments and 72-96 parking spots. The tenancy provision allows up to three (3) non-family residents per apartment. 48 apartments x (up to) 3 adults equals 144 parking spaces that should be more accurately factored in. I am trying to reconcile the tenancy agreement and the parking regulations without inserting overly optimistic assumptions. Optimal scenarios fall as fast as a Bradford Pear tree once the building is faced with the realities of living in the vagaries of any economy.

Likewise, at the public hearing, we heard/learned two other things

(1) Why 48? The reason for 48 apartments was that it was the number made is feasible to pay off the loan and recuperate invested dollars.

(2) That they would plant Bradford Pear trees, the fast-growing kind. These trees are efficient and have pretty flowers in the spring. But, most master gardeners, botanists, and gardeners find them dangerous - They are not durable because of their steep "V" crotch and they are invasive generate impenetrable thorny thickets. One plant expert said they are so bad that no "reputable nurseries are aware of the evils of this tree and refuse to sell them." Not sure if we have nurseries who do sell them but still.

I would ask that City Council consider two things

a) That the Council approve zoning for a low-to mid-density complex, 24 apartments, instead of high-density construction. It would help resolve the on-site parking, traffic, and line of sight towards the north and northwestern vistas.

b) That the developers plant sizable trees more native to Virginia and/or better suited to environmental impact and water management. Oak, Maple, Ash, Cypress, and Crepe Myrtle are all better options.

Sincerely,  
Chris Pipkins  
470 W. Wolfe Street  
Harrisonburg, VA 22802

**Contact:** Yes

**Contact Info:** I'll be at the meeting today