

Thanh Dang

From: Jeff Forbes <jforbes@forbesdevelopmentllc.com>
Sent: Monday, January 10, 2022 12:36 PM
To: Thanh Dang; Adam Fletcher
Cc: Bruce Forbes
Subject: PARKING - Special Use Permit 381 University Boulevard Allow Multiple-Family

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

I do have two concerns with the project since it is adjoining our retail complex.

First, the two proposed buildings have approximately 286,501 sqft of under roof space or 1,045 sqft per unit. Obviously, there will be a mix of one to possibly four bedroom units in this project since one bedroom units economically will not work. In R3, R4 and R5, you mandate between 1.5 to 3.5 parking spaces per unit depending on the number of bedrooms, but in this new amended business zoning you only require one parking space per unit or as required during the SUP process. It looks like you are only requiring A/H under this SUP to have one space per unit no matter the number of bedrooms per unit. In the amendment, they are allowed up to 4 unrelated people just like R3, R4 and R5, so what would stop them from having all 4 bedroom units? This could cause a serious parking situation! As an example, our Peach Grove Project has 127 units and you require us to have 420 parking spaces. They are allowed 274 units and only have to provide 274 parking spaces?

Second, when the TIA for this project was done, how many beds were used in this study? If it was only 274, that is substantially less than the potential for this project. The intersection of Evelyn Byrd and Reservoir is already pretty bad and adding 1000's of new trips is going to cause a serious problem.

Any feedback to ease my concerns would be appreciated.

Jeff Forbes

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Jeff Forbes

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Thanh Dang

From: Kristy McComb <kristy.mccomb@gmail.com>
Sent: Wednesday, January 12, 2022 8:30 PM
To: Thanh Dang
Subject: Vote NO: A/H Harrisonburg Regal LLC, Armada Hoffer 381 University Blvd

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

This is not good for Harrisonburg nor the surrounding businesses and neighborhoods. University Boulevard can't even handle the current traffic and this has not been taken into consideration.

Sincerely,

Kristina McComb