



Online Survey Results

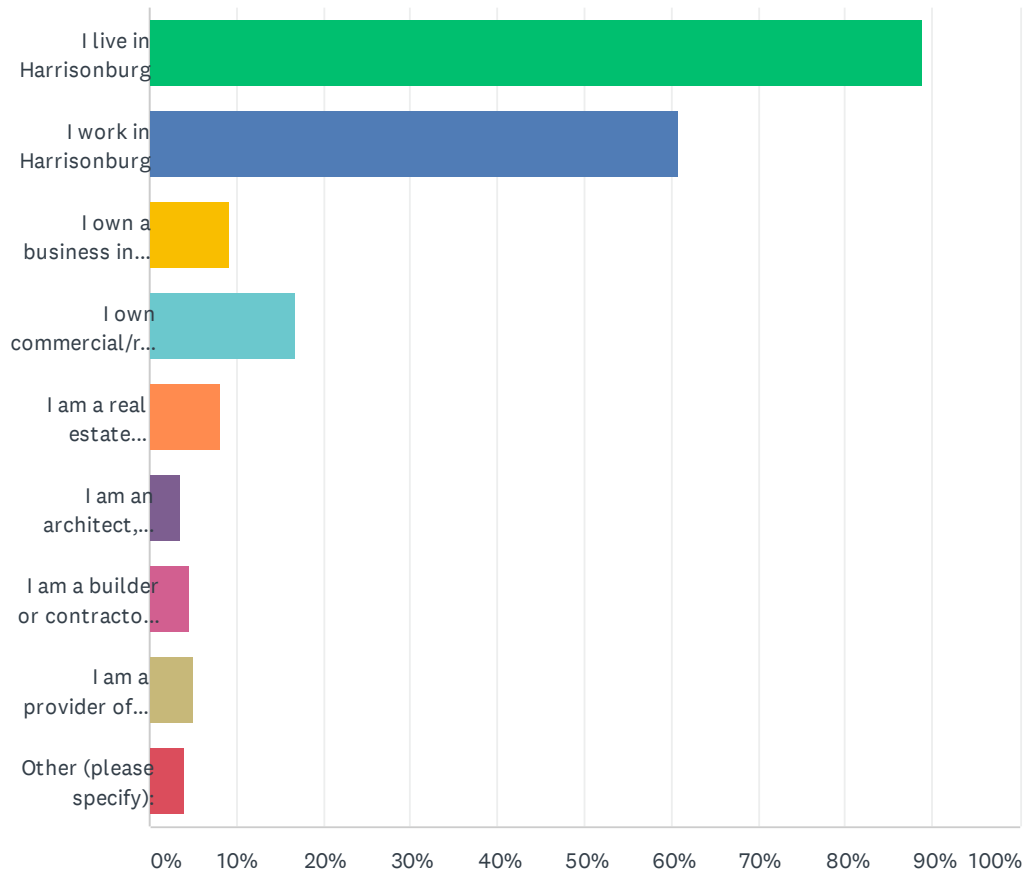
The community survey opened on October 17, 2020 and was advertised to be closed on November 2, 2020. The last survey responses were received on November 4, 2020. The survey was available for a total of 18 days.

- 1) Survey Results – Raw Data (attached)
- 2) Multiple Choice Results Dashboard: <https://www.surveymonkey.com/stories/SM-68KLN9GY/>
- 3) Open Ended Results Dashboard: <https://www.surveymonkey.com/stories/SM-9ZLFQ9GY/>



Q1 Which of the following describes you? (Check all that apply.)

Answered: 197 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live in Harrisonburg	88.83%	175
I work in Harrisonburg	60.91%	120
I own a business in Harrisonburg	9.14%	18
I own commercial/residential rental property in Harrisonburg	16.75%	33
I am a real estate professional or property developer that has worked in Harrisonburg	8.12%	16
I am an architect, designer, engineer, or planner that has worked in Harrisonburg	3.55%	7
I am a builder or contractor that has worked in Harrisonburg	4.57%	9
I am a provider of social services in Harrisonburg	5.08%	10
Other (please specify):	4.06%	8
Total Respondents: 197		

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

#	OTHER (PLEASE SPECIFY):	DATE
1	retiree	10/27/2020 12:05 PM
2	My organization owns properties in Harrisonburg	10/27/2020 9:15 AM
3	I graduated from Harrisonburg High School.	10/22/2020 12:14 PM
4	Living in Massanutten looking to buy in Harrisonburg	10/21/2020 9:27 AM
5	Formerly lived in Harrisonburg	10/21/2020 7:35 AM
6	retired	10/20/2020 4:07 PM
7	I live in Rockingham County	10/20/2020 10:08 AM
8	I recently lived in & plan to return to Harrisonburg.	10/18/2020 7:26 AM

Q2 If you live in Harrisonburg, what is the name of your neighborhood, street address, or what street intersection do you live closest to? Providing your location information will help city staff and consultants understand the context of your responses to follow.

Answered: 197 Skipped: 0

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

#	RESPONSES	DATE
1	Crescent drive	11/4/2020 9:10 PM
2	New York and 42	11/3/2020 6:47 AM
3	1371 Mt Clinton Pike	11/2/2020 10:56 PM
4	Near Chicago and Mt Clinton	11/2/2020 10:03 PM
5	Sunset heights	11/2/2020 9:04 PM
6	949A College Ave - Rental property	11/2/2020 8:51 PM
7	Ohio and south	11/2/2020 8:23 PM
8	Lynden Place	11/2/2020 7:28 PM
9	Collicello Corridor	11/2/2020 7:21 PM
10	Sunset Heights	11/2/2020 7:19 PM
11	Sunsets heights	11/2/2020 6:58 PM
12	Monument Avenue	11/2/2020 6:53 PM
13	Kings Crossing	11/2/2020 5:57 PM
14	Old Windmill Circle	11/2/2020 4:16 PM
15	Pleasant Hill	11/2/2020 3:17 PM
16	Northfield Court	11/2/2020 2:06 PM
17	Lake Terrace	11/2/2020 1:43 PM
18	Stonewall Heights One	11/2/2020 1:42 PM
19	Old Town	11/2/2020 1:42 PM
20	Pointe Drive	11/2/2020 1:15 PM
21	Ashby Estates	11/2/2020 12:07 PM
22	old town	11/2/2020 11:49 AM
23	190 Blue Ridge Drive	11/2/2020 8:11 AM
24	Harrisonburg	11/2/2020 7:59 AM
25	38 Laurel St	11/2/2020 7:03 AM
26	Townes at Wellington Park	11/2/2020 6:42 AM
27	Blue Stone Hills	11/2/2020 2:37 AM
28	620 Fir Street	11/2/2020 12:26 AM
29	The Townes at Bluestone	11/1/2020 11:40 PM
30	Hillcrest Drive and Port Republic Road	11/1/2020 10:31 PM
31	Myrtle and Market	11/1/2020 9:39 PM
32	Old Windmill Circle/Lake Terrace Drive	11/1/2020 8:57 PM
33	Reherd Acres, Blue Ridge Drive and Goldfinch Drive	11/1/2020 8:57 PM
34	NE neighborhood-E Elizabeth and Broad	11/1/2020 8:42 PM
35	Hillandale Ave	11/1/2020 7:19 PM
36	Park Avenue	11/1/2020 6:37 PM
37	Laurel Street and Central Avenue	11/1/2020 5:47 PM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

38	Country club Road	11/1/2020 5:40 PM
39	190 Blue Ridge drive	11/1/2020 3:16 PM
40	Circle Drive	11/1/2020 12:43 PM
41	Parkview	11/1/2020 11:55 AM
42	Reherd Acres, Wren Way	11/1/2020 11:12 AM
43	No	11/1/2020 10:54 AM
44	Wrenway and Starcrest	11/1/2020 10:25 AM
45	Beacon Hill	11/1/2020 10:02 AM
46	Avalon Woods - 2378 King Arthurs Court	11/1/2020 9:53 AM
47	Reherd Acres	11/1/2020 9:48 AM
48	62 east market st	11/1/2020 9:40 AM
49	Purcell Park	11/1/2020 9:25 AM
50	857 Broadview Dr.	10/31/2020 3:02 PM
51	Reherd Acres/Broadview Drive & Sparrow Ct.	10/31/2020 3:02 PM
52	Summit Heights apartments	10/31/2020 1:20 PM
53	665 Elmwood Dr.	10/31/2020 9:43 AM
54	Beacon Hill	10/28/2020 5:51 PM
55	441 E Gay St	10/28/2020 5:41 PM
56	Emerald Drive	10/28/2020 3:03 PM
57	1501 Virginia Ave	10/28/2020 8:05 AM
58	370 Sunrise Ave	10/27/2020 12:05 PM
59	158 East Johnson Street	10/27/2020 9:15 AM
60	Sunset Heights	10/26/2020 10:40 AM
61	na	10/26/2020 9:30 AM
62	Meadowlark dr	10/24/2020 9:18 AM
63	314 Emerald Dr	10/23/2020 9:04 PM
64	2315 Blue Stone Hills Drive	10/23/2020 11:14 AM
65	Intersection of Maryland & High Street	10/23/2020 8:47 AM
66	Myers Ave.	10/22/2020 10:29 PM
67	Mason	10/22/2020 10:15 PM
68	Constitution Court	10/22/2020 10:08 PM
69	Sunset Heights	10/22/2020 5:35 PM
70	I work in Harrisonburg but do not live within city limits.	10/22/2020 4:44 PM
71	Parkview	10/22/2020 1:29 PM
72	Eastover	10/22/2020 1:17 PM
73	Eastover Neighborhood	10/22/2020 1:00 PM
74	West View St, Old Town	10/22/2020 12:31 PM
75	97c Dutch Mill Ct.	10/22/2020 12:14 PM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

76	Preston drive	10/22/2020 9:09 AM
77	Overbrook	10/22/2020 8:41 AM
78	Howard Lane	10/22/2020 7:16 AM
79	Old Town	10/22/2020 1:13 AM
80	I live in the county, work downtown, own a rental in Village Square (Park View)	10/21/2020 10:36 PM
81	Sunset heights S Dogwood Dr	10/21/2020 9:47 PM
82	Sunset Heights	10/21/2020 7:09 PM
83	259 Blue Stone Hills Drive, Harrisonburg, Va	10/21/2020 4:47 PM
84	West Bruce	10/21/2020 3:53 PM
85	37 Emery Street	10/21/2020 3:51 PM
86	Only own property in Harrisonburg	10/21/2020 3:13 PM
87	N/a	10/21/2020 2:55 PM
88	Shenandoah AVE and Wolfe ST	10/21/2020 2:15 PM
89	n/a	10/21/2020 2:13 PM
90	Sunset Heights and Brookland Subdivision (near Chestnut and Toppin)	10/21/2020 1:46 PM
91	Sunset Heights, Dogwood and Water	10/21/2020 1:32 PM
92	101 Craigmere dr	10/21/2020 12:14 PM
93	Forest Hills	10/21/2020 12:08 PM
94	Don't live in the city	10/21/2020 11:46 AM
95	I do not live in the city. I live in Belmont.	10/21/2020 11:17 AM
96	Collicello and Rock	10/21/2020 11:10 AM
97	Park View	10/21/2020 11:05 AM
98	Old Furnace Rd	10/21/2020 10:45 AM
99	monticello ave	10/21/2020 10:38 AM
100	Ashby Heights	10/21/2020 9:57 AM
101	Franklin Street and Mason Street	10/21/2020 9:54 AM
102	523 Paul Street	10/21/2020 9:29 AM
103	Massanutten	10/21/2020 9:27 AM
104	Ott street	10/21/2020 9:09 AM
105	New York ave	10/21/2020 8:45 AM
106	Constitution ct	10/21/2020 7:51 AM
107	Lived in Beacon Hill, then on Virginia Ave before moving to Broadway	10/21/2020 7:35 AM
108	Sunset heights	10/21/2020 7:29 AM
109	377 Blue Stone Hills Drive Harrisonburg, Va 22801	10/21/2020 7:29 AM
110	Pleasant Hill Acres	10/21/2020 7:24 AM
111	Sunset Heights / Chestnut & South	10/21/2020 6:41 AM
112	Fairway Hills	10/21/2020 6:18 AM
113	King edwards way	10/21/2020 5:28 AM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

114	Collicello St	10/21/2020 2:25 AM
115	Old furnace & vine	10/20/2020 11:43 PM
116	Shenandoah Ave.	10/20/2020 11:41 PM
117	Central ave	10/20/2020 10:27 PM
118	Maplehurst Avenue	10/20/2020 10:27 PM
119	Northfield Ct.	10/20/2020 10:19 PM
120	2160 Ramblewood Rd	10/20/2020 9:53 PM
121	229 Blue Stone Hills Dr.	10/20/2020 8:22 PM
122	morrison park	10/20/2020 8:14 PM
123	Ashby Heights	10/20/2020 8:09 PM
124	220 Ohio Ave	10/20/2020 6:53 PM
125	Maryland/42	10/20/2020 6:03 PM
126	Virginia Ave and 1st Street	10/20/2020 5:54 PM
127	Preston Heights	10/20/2020 5:53 PM
128	Purcell Park area	10/20/2020 5:41 PM
129	Blue Stone Hills Drive	10/20/2020 5:38 PM
130	The Village Of Pointe Drive	10/20/2020 4:51 PM
131	West Ave & 42 (High Street)	10/20/2020 4:40 PM
132	Hope Street	10/20/2020 4:31 PM
133	Pear Street	10/20/2020 4:30 PM
134	High St & Maryland Ave	10/20/2020 4:20 PM
135	N/A	10/20/2020 4:19 PM
136	Emerald drive	10/20/2020 4:08 PM
137	Purcell Park	10/20/2020 4:07 PM
138	Maplehurst Ave	10/20/2020 4:07 PM
139	Na	10/20/2020 3:54 PM
140	Millwood Loop by Mosby rd	10/20/2020 3:45 PM
141	Collicello Street	10/20/2020 3:29 PM
142	Sunset Heights, 370 Sunrise Ave	10/20/2020 3:20 PM
143	East side of city	10/20/2020 3:10 PM
144	Summit Ave	10/20/2020 2:59 PM
145	560 Ohio Ave.	10/20/2020 2:57 PM
146	Waterman neighborhood, Lee Ave	10/20/2020 2:49 PM
147	Northeast neighborhood, 60 Broad Street	10/20/2020 2:43 PM
148	Stonefield Village, Vine Street	10/20/2020 2:41 PM
149	28 West Rock St	10/20/2020 2:35 PM
150	S Dogwood Drive near Westover Park	10/20/2020 2:35 PM
151	Campbell Street	10/20/2020 2:27 PM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

152	Northwest Neighborhood, along 42	10/20/2020 2:12 PM
153	Foley/Ridgeville/Reservoir	10/20/2020 2:08 PM
154	Lee Avenue	10/20/2020 1:57 PM
155	Sunset Heights	10/20/2020 1:09 PM
156	n/a	10/20/2020 1:02 PM
157	Forest Hills	10/20/2020 12:49 PM
158	476 Pointe Dr	10/20/2020 12:24 PM
159	Fairway Hills	10/20/2020 11:59 AM
160	Old Town	10/20/2020 11:54 AM
161	Northeast Neighborhood	10/20/2020 11:31 AM
162	East Johnson Street, North East Neighborhood	10/20/2020 10:11 AM
163	Previously lived in the city	10/20/2020 10:08 AM
164	Don't	10/20/2020 8:30 AM
165	Park View	10/20/2020 6:05 AM
166	Pleasant hill acres	10/20/2020 4:32 AM
167	Old Town	10/19/2020 10:00 PM
168	Don't live in Harrisonburg	10/19/2020 7:21 PM
169	Sunset Heights	10/19/2020 3:19 PM
170	1018 Waterman Drive	10/19/2020 1:09 PM
171	777 Circle Dr.	10/19/2020 1:01 PM
172	mockingbird	10/19/2020 11:15 AM
173	Virginia Ave	10/19/2020 10:55 AM
174	Franklin and Ott	10/19/2020 10:53 AM
175	S Dogwood Drive	10/19/2020 10:42 AM
176	Sunset Heights / Dogwood & Hillandale	10/19/2020 10:40 AM
177	I live outside of Harrisonburg, but did live in Harrisonburg for 10+ years	10/19/2020 10:17 AM
178	487 Ott St	10/19/2020 9:52 AM
179	Central Avenure/Laurel St	10/19/2020 9:38 AM
180	Sunset Heights	10/19/2020 9:34 AM
181	Franklin and Mason Streets	10/19/2020 9:31 AM
182	Sunset Heights	10/19/2020 9:23 AM
183	Forest Hills - Oak Hill Drive	10/19/2020 7:38 AM
184	Northeast neighborhood	10/18/2020 9:33 PM
185	Pointe Dr	10/18/2020 8:53 PM
186	600 block of Virginia Ave	10/18/2020 4:12 PM
187	Lee & 3rd	10/18/2020 7:26 AM
188	s dogwood dr	10/18/2020 6:31 AM
189	261 Emerald Dr. Lower Bluestone Hills	10/17/2020 9:36 PM

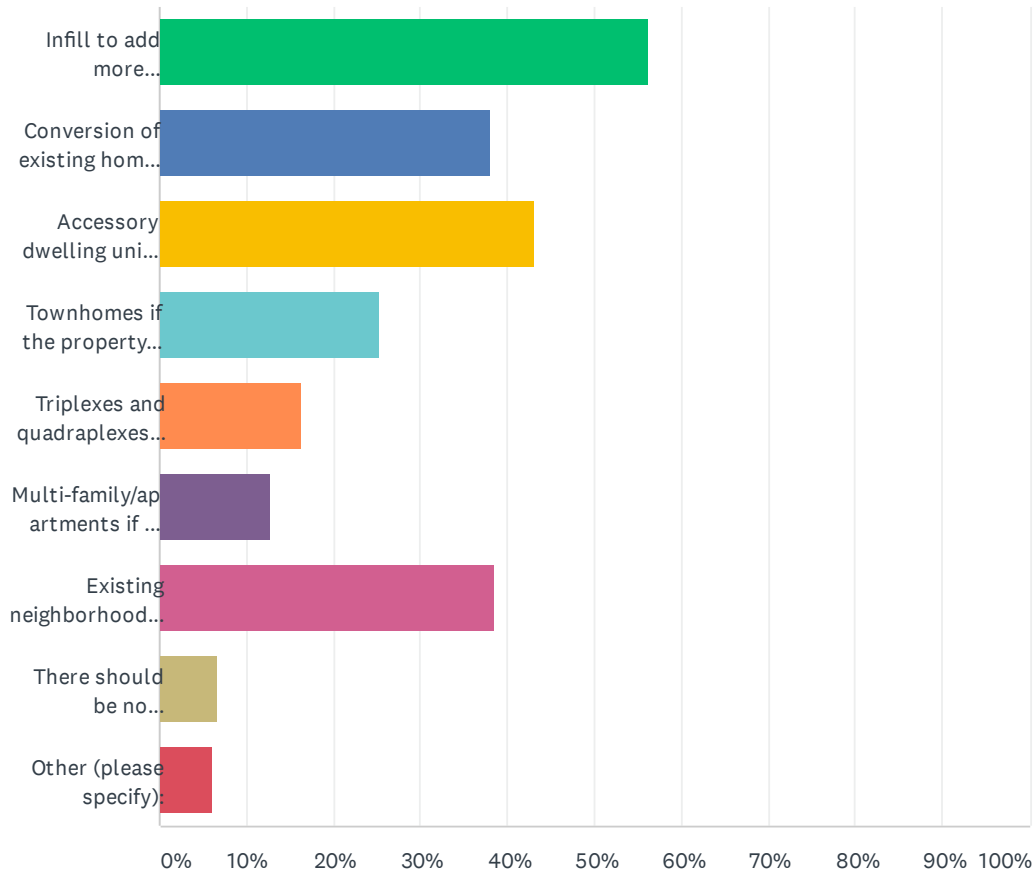
Harrisonburg, VA Zoning and Subdivision Rewrite Survey

190	Parkway drive and College Ave	10/17/2020 9:16 PM
191	Old Town	10/17/2020 8:57 PM
192	Northwest Neighborhood, 355 Hartman Drive-22802	10/17/2020 8:42 PM
193	College Ave. & Harmony Dr.	10/17/2020 7:18 PM
194	Pleasant Hill Acres	10/17/2020 6:04 PM
195	Hillandale Park/Kings Crossing	10/17/2020 5:24 PM
196	Old Town	10/17/2020 5:06 PM
197	Hartman and Gay	10/17/2020 4:47 PM

Q3 Definitions to consider for the next question – Single-family detached home – a standalone house that is used as a single-dwelling unit and does not share walls with other dwelling units like duplexes, townhomes, and apartments. Duplex – a structure that has two dwelling units that share one wall. The units can be side-by-side or stacked on top of each other. Note that some structures can have the exterior appearance of a single-family detached dwelling, but they are duplexes because they include a second dwelling with separate kitchens and living areas, such as a “basement apartment.” Properties with side-by-side duplexes can be divided so that each property is owned by separate individuals. Triplex and quadruplex – a small-to-medium (3 to 3.5 story) sized detached structure that consists of three or four dwelling units within it. Townhouse – a single-family home that shares one or more walls with other independently owned dwelling units. They are often rows of uniform homes that can be one or two stories or taller. Townhomes usually contain four or more homes connecting at the walls. Multi-family/apartment – a structure that contains multiple dwelling units. The units can be next to each other (side-by-side) or stacked on top of each other (top and bottom units). Apartments can also be in a mixed-use building containing commercial uses typically on the ground floor and apartments above. Accessory Dwelling Unit - small houses or apartments that exist on the same property as a single-family residence and are sometimes called in-law units, carriage houses, basement apartments, or granny flats. Which of the following should be allowed in existing neighborhoods that have mostly or all single-family detached housing? (Note: associated regulations may include, but are not limited to, requiring minimum lot sizes, types of ownership, zoning district, and location.) (Check all that apply.)

Answered: 197 Skipped: 0

Harrisonburg, VA Zoning and Subdivision Rewrite Survey



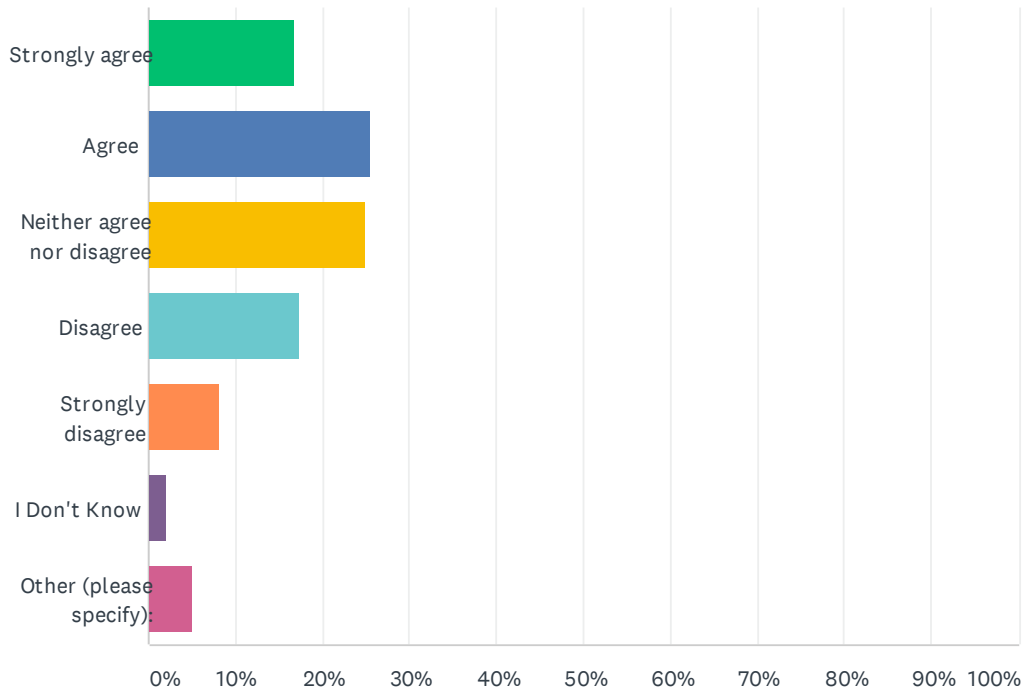
ANSWER CHOICES	RESPONSES	
Infill to add more single-family detached homes. For example, a new, small lot being created out of the side portions of two existing lots with a smaller home built on it or an undeveloped or underutilized parcel being divided and redeveloped into smaller lots for new homes.	56.35%	111
Conversion of existing homes into duplexes if the property meets certain requirements.	38.07%	75
Accessory dwelling units (ADU) if the property meets certain requirements.	43.15%	85
Townhomes if the property meets certain requirements.	25.38%	50
Triplexes and quadraplexes if the property meets certain requirements.	16.24%	32
Multi-family/apartments if the property meets certain requirements.	12.69%	25
Existing neighborhoods should be preserved at their existing density (number of dwelling units per acre).	38.58%	76
There should be no regulations controlling the type of residential dwellings in single-family detached home neighborhoods. In other words, any type of housing and density should begin to be permitted.	6.60%	13
Other (please specify):	6.09%	12
Total Respondents: 197		

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

#	OTHER (PLEASE SPECIFY):	DATE
1	Microhouses should be allowed for homeless, if the owner permits.	10/22/2020 12:14 PM
2	Impossible to answer questions without defining "certain requirements"	10/21/2020 7:09 PM
3	We should allow existing residential neighborhoods to be filled-in with a variety of structures, but this development should be executed by community residents, cooperatives, and the city. Not large developers.	10/21/2020 11:10 AM
4	Single family homes neighborhoods should stay that way	10/21/2020 7:51 AM
5	I'm not against any of these ideas specifically, just worry more globally about more housing contributing to our already overcrowded schools	10/21/2020 7:24 AM
6	I support enter land use to increase city housing options. But only with careful thought around balance of housing with green space, pedestrian safety, bike lanes etc. also things like height. If apartments were to be built it should be reasonable like not too tall if every other building is a historic home-for aesthetics, light blockage, etc. and would want to maintain historic areas and homes downtown. So my "yes" for adding building options is with caveats.	10/21/2020 2:25 AM
7	I'm not all in on maintaining existing density for existing neighborhoods, but I think it should be given strong consideration.	10/20/2020 4:31 PM
8	Need to expand the availability of land to build	10/20/2020 3:45 PM
9	The city needs to annex land in the county to develop new high density housing for the elderly	10/20/2020 2:57 PM
10	Conversion of existing homes into duplexes should focus mostly on neighborhoods in distress. Some parts of town have rundown or abandoned homes where it only makes sense financially to redevelop if it can be higher density. Absolutely encourage those opportunities and minimize the amount of nitpicking from staff. I'm more skeptical of incremental conversion of homes into duplexes in healthy neighborhoods.	10/20/2020 10:08 AM
11	It really depends on the neighborhood in question.	10/19/2020 10:00 PM
12	Density at the edges of neighborhoods particularly adjacent to busy roads and commercial/industrial areas. That could include several of the above options. As you move further away from those areas (one block) the current density should remain in tact for existing neighborhoods.	10/19/2020 9:52 AM

Q4 Single-family detached housing should take up the majority of residential land area in Harrisonburg (as opposed to duplexes, townhomes, apartments, etc.)

Answered: 196 Skipped: 1



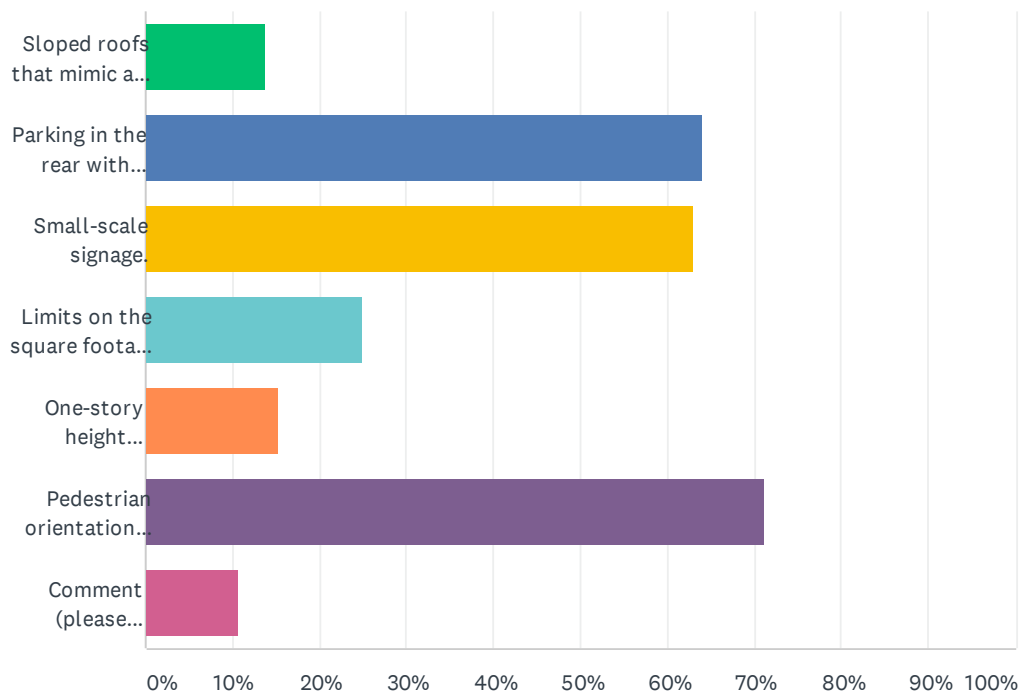
ANSWER CHOICES	RESPONSES	
Strongly agree	16.84%	33
Agree	25.51%	50
Neither agree nor disagree	25.00%	49
Disagree	17.35%	34
Strongly disagree	8.16%	16
I Don't Know	2.04%	4
Other (please specify):	5.10%	10
TOTAL		196

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

#	OTHER (PLEASE SPECIFY):	DATE
1	Too broad a question; depends on each area, district, or neighborhood	11/2/2020 1:42 PM
2	I wish, but way too late for that! Detached, duplexes fine. Maybe townhomes where they already are. But no more apartments.	11/1/2020 8:57 PM
3	Permitting more duplexes, townhomes, apartments, etc. are OK as long as they are kept in separate neighborhoods	10/31/2020 3:02 PM
4	depends on how city demographics develop over time	10/23/2020 11:14 AM
5	Although I live in a Townhome it is an area surrounded with beautiful single family homes. I do have a feeling of "space" around me and have specified covenants to live by. It is a wonderful area to live in and is not overpopulated	10/21/2020 7:29 AM
6	Higher density is preferable if it is nonprofit or community owned. I don't favor growth that benefits for profit developers.	10/21/2020 6:41 AM
7	Strategic mix. We need to grow but also be smart about how. Yards and big houses are a great option but we have a housing crisis as well in the city.	10/21/2020 2:25 AM
8	Depends on owners wish and neighborhood.	10/20/2020 1:02 PM
9	Agree with new neighborhoods being build at higher density.	10/19/2020 9:52 AM
10	Perhaps, but with infill and higher-density zoning making up a shift in zoning policy to allow for continued housing development in city limits.	10/18/2020 4:12 PM

Q5 Images to Consider to Help with Next Question: Sloped roof on commercial Rear and front parking Small-scale signage Pedestrian Oriented Streetscape What are the three most important characteristics for small-scale retail businesses to have if they are allowed within or along the edge of new residential neighborhoods? (Pick a maximum of 3)

Answered: 197 Skipped: 0



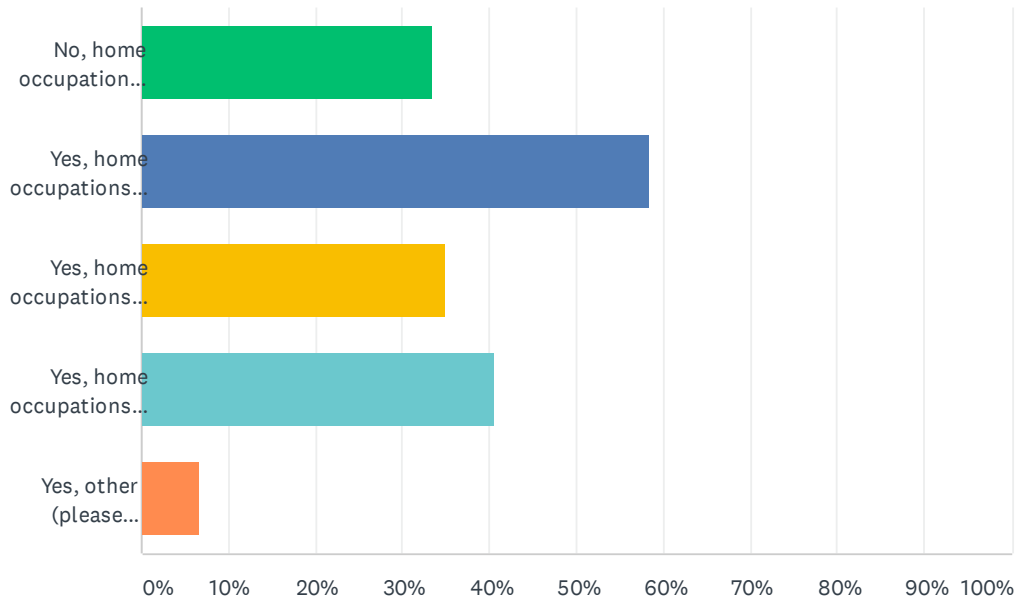
ANSWER CHOICES	RESPONSES	
Sloped roofs that mimic a residential building.	13.71%	27
Parking in the rear with buffering to neighboring properties.	63.96%	126
Small-scale signage.	62.94%	124
Limits on the square footage of the retail use.	24.87%	49
One-story height limitation.	15.23%	30
Pedestrian orientation with features such as building close to the street with plenty of windows and street trees)	71.07%	140
Comment (please specify):	10.66%	21
Total Respondents: 197		

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

#	COMMENT (PLEASE SPECIFY):	DATE
1	Small-scale retail businesses should NOT be allowed along the "edge" of new residential neighborhoods.	11/2/2020 1:42 PM
2	built directly up to the sidewalk	10/28/2020 5:41 PM
3	I don't want any retail businesses within or along the edge of new residential neighborhoods.	10/28/2020 3:03 PM
4	Let's enable businesses to succeed so Harrisonburg can succeed	10/22/2020 10:29 PM
5	all of the above are important characteristics	10/22/2020 5:35 PM
6	Traditionally, store and restaurant owners would live above their commercial premises.	10/22/2020 12:14 PM
7	None in neighborhood	10/21/2020 3:53 PM
8	So many of these guidelines can be subverted though careful manipulation of the rules. The city should have some architectural guidelines to ensure the different business match the desired neighborhood	10/21/2020 3:51 PM
9	We need to maximize pedestrian access to retail and minimize imposition of parking lot. Parking garages or peripheral lots should be prioritized and lots that are central to downtown should be developed into retail and residential buildings.	10/21/2020 11:10 AM
10	landscaping requirements - more trees, buffer, etc	10/21/2020 10:38 AM
11	Allow city to grow and stop small town mentality	10/21/2020 7:51 AM
12	Type of business makes a difference.	10/21/2020 6:41 AM
13	type of business, neighborhood friendly, be concerned with the types of people the business will draw	10/20/2020 5:53 PM
14	retail business should be in business zones not residential neighborhoods	10/20/2020 4:20 PM
15	Noise depending on the distance to houses.	10/20/2020 3:10 PM
16	Walkable/bike-able orientation	10/20/2020 2:43 PM
17	Prioritize and incentivize walking and biking, pedestrian first orientation	10/20/2020 2:12 PM
18	Limit use such as a medical or administrative office vs. a vape shop	10/20/2020 12:24 PM
19	Retail should be reserved for "edges" of neighborhoods (including existing) along high volume roads. Services are fine at low customer volume anywhere. Before increasing retail on the edges of neighborhoods, though, make sure that you aren't hurting other nearby retail that might need redevelopment to be competitive.	10/20/2020 10:08 AM
20	Appropriate amounts of parking, based on needs vs things like square footage of business	10/19/2020 9:23 AM
21	Limits on volume of traffic flow both on the street & crossing the sidewalk to enter the parking lot	10/18/2020 7:26 AM

Q6 In order to encourage economic development and help people start businesses, should the regulations related to home occupations be relaxed? (Check all that apply.)

Answered: 197 Skipped: 0



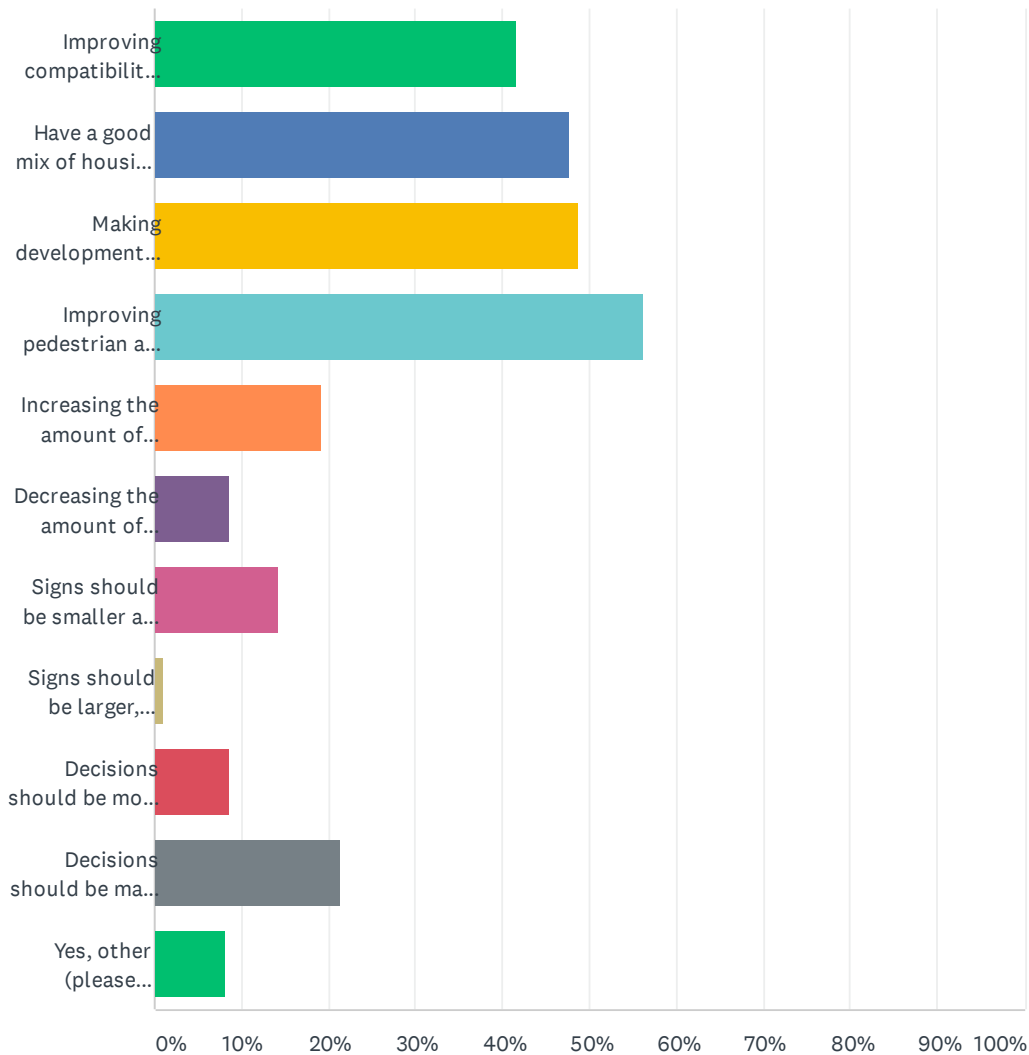
ANSWER CHOICES	RESPONSES	
No, home occupation regulations should not be relaxed.	33.50%	66
Yes, home occupations should allow a limited number of customers to visit the home rather than prohibit any customers from visiting.	58.38%	115
Yes, home occupations should allow one or more outside employees rather than none.	35.03%	69
Yes, home occupations should allow a small sign (for example, on square foot) rather than prohibiting such a sign.	40.61%	80
Yes, other (please specify):	6.60%	13
Total Respondents: 197		

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

#	YES, OTHER (PLEASE SPECIFY):	DATE
1	Very slippery slope. Use of CUPs on a case-by-case basis is an option to allow for some 'relaxation.'	11/2/2020 1:42 PM
2	parking is my concern, don't take up your neighbor's parking	10/27/2020 12:05 PM
3	SMALL signage that blends naturally with a residential neighborhood can be allowed.	10/23/2020 11:14 AM
4	Adjacent neighbors should have authority to set curfews on businesses between 8pm and 7am.	10/22/2020 12:14 PM
5	Maybe - depending on parking availability/limitation of hours/lot size - what are current regs?	10/21/2020 7:09 PM
6	a contractor is different then commercial sales or showrooms	10/21/2020 3:51 PM
7	But depends on the type of business being created. I don't know what the current regulations are, so I'm not sure what restrictions exist or don't, but making it easier to start a home occupation should be available.	10/21/2020 9:57 AM
8	The caveat would be that should remain extremely limited in size and scope do it doesn't become a way for bigger businesses to go around zoning rules and regulations. But could help small local artisans.	10/21/2020 2:25 AM
9	Not against relaxing regulations generally, but the closest of any of the choices to one I'm OK with generally is allowing a limited number of customers.	10/20/2020 4:31 PM
10	Home businesses should be allowed based on neighborhood impact - noise level, parking increases, instead of by specific job title.	10/19/2020 10:42 AM
11	Yes, extend the exemption (now for music instruction and counseling) to more impact-specific regulations (noise, number of vehicles, signage)	10/19/2020 9:34 AM
12	Depends on the business and its location	10/18/2020 9:33 PM
13	working from home is clearly the wave of the future, & we should accommodate it if we want to remain a relevant city among white-collar workers	10/18/2020 7:26 AM

Q7 What are the three most important land use and development topics that the revised Ordinances should address? (pick a maximum of 3)

Answered: 197 Skipped: 0



Harrisonburg, VA Zoning and Subdivision Rewrite Survey

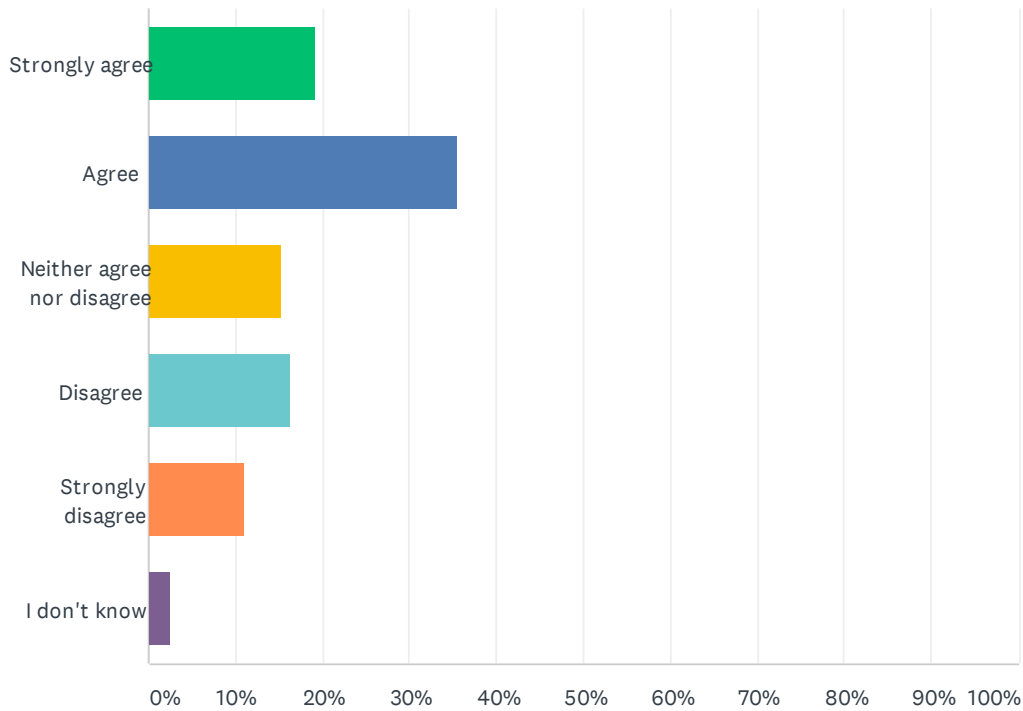
ANSWER CHOICES	RESPONSES	
Improving compatibility of new development and redevelopment with existing, surrounding land uses.	41.62%	82
Have a good mix of housing types and lot sizes throughout the community to address housing affordability and other needs.	47.72%	94
Making development more sustainable and environmentally-friendly.	48.73%	96
Improving pedestrian and vehicular circulation within and around neighborhoods, development sites, and throughout the City.	56.35%	111
Increasing the amount of off-street parking required.	19.29%	38
Decreasing the amount of off-street parking required.	8.63%	17
Signs should be smaller and less obtrusive.	14.21%	28
Signs should be larger, taller, and easier to see from farther away.	1.02%	2
Decisions should be more readily made by City staff according to written regulations, standards, and criteria rather than relying on public hearings.	8.63%	17
Decisions should be made at public hearings rather than relying on City staff or written regulations, standards, and criteria.	21.32%	42
Yes, other (please specify):	8.12%	16
Total Respondents: 197		

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

#	YES, OTHER (PLEASE SPECIFY):	DATE
1	Consider R-2 unrelated increase from 2 to 3 (see Richmond, VA) when property has at least 3 bedrooms, to automatically create more affordable housing in city with current stock	11/2/2020 11:49 AM
2	Improving pedestrian circulation within and around neighborhoods, development sites, and throughout the City.	11/1/2020 6:37 PM
3	Making sure that the existing infrastructure (mainly schools) can support more development.	11/1/2020 5:47 PM
4	Enforcement of existing zoning would be a good start	11/1/2020 10:54 AM
5	Allow for community gardens to exist within city limits.	10/31/2020 1:20 PM
6	Corral the endless growth of JMU/"friends of JMU" -and- student housing pushing out affordable housing for other residents	10/27/2020 12:05 PM
7	Dwellings intended for student occupancy should NOT encroach or border on existing or planned residential neighborhoods.	10/23/2020 11:14 AM
8	3 topics not enough. I would also choose improving circulation, compatibility and public hearings	10/22/2020 5:35 PM
9	Decisions should be streamlined with signed approval of adjacent property owners.	10/22/2020 12:14 PM
10	Parking should be more user defined in most cases rather than ordinance-defined based on a particular use. Landscaping in and around parking lots needs to be more generic in requirement that allows more design freedom (i.e. specify coverage, but allow developer to decide where it goes without specifying an island every x amount of spaces.	10/21/2020 11:46 AM
11	More affordable housing	10/21/2020 6:41 AM
12	Make more pedestrian and biker friendly	10/20/2020 10:27 PM
13	Avoid urban sprawl	10/20/2020 3:54 PM
14	Gain land from the county to expand city boundaries	10/20/2020 2:57 PM
15	Address student housing and plan better for the next few years. Too much bad development gets approved because the "plan" only looks decades into the future. Open fields on the outskirts (but in the city) shouldn't be developed yet at a high density. There's a weird desire to both micromanage individual developments while pretending there's nothing on the planning side that can be done to address issues proactively.	10/20/2020 10:08 AM
16	accommodating multi-modal transportation (more & wider sidewalks, bike lanes, scooters, etc)	10/18/2020 7:26 AM

Q8 I would be comfortable with higher density residential development, if in exchange, the developer included additional facilities or in-kind support, such as publicly accessible open space, gathering areas such as plazas or squares, or public art, for the community.

Answered: 197 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	19.29%	38
Agree	35.53%	70
Neither agree nor disagree	15.23%	30
Disagree	16.24%	32
Strongly disagree	11.17%	22
I don't know	2.54%	5
TOTAL		197

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

#	COMMENT:	DATE
1	Should be required to provide more infrastructure support, i.e schools, etc.	11/2/2020 9:04 PM
2	Higher density housing shouldn't happen in areas that do not have the infrastructure to support. For example, Parkview has been approved to increase housing density and yet no sidewalks no curbing along College ave which bears the brunt of all the additional density	11/2/2020 8:51 PM
3	This type of arrangement leaves all the control in the hands of a builder and the owner of the plaza who can sell it and ask city zoning staff to change it to something else a few years later. I do not want a plaza near my home which is suddenly going to explode and damage my home. I don't need a plaza that is suddenly going to catch on fire. Both events have occurred in 2020 in the City of Harrisonburg. I'm citing "Park Place Plaza" AND "Park View Plaza"."Public art" is of no benefit to me or my family members. Certain forms of art can be offensive to some individuals. Who gets to decide what is and is not acceptable? In a democracy, the rights of individuals are taken into consideration. It is not always, "majority rules".	11/2/2020 1:42 PM
4	Very broad question when not knowing the specific context of the density and the proffers.	11/2/2020 1:42 PM
5	It depends on the size, location, context and design of the development. The other things sound great but if you're dropping another urban exchange on my street corner, I don't care how many benches and public pianos you require them to set bc out..I'm not ok with that.	11/1/2020 9:39 PM
6	Not until schools are no longer overcrowded.	11/1/2020 5:47 PM
7	This type of arrangement leaves everything in the control of the developer of the high density housing and nothing to the nearby low/medium density homeowners. Who is to say what one individual wants (such as a plaza) is what another individual wants? Additionally, some individuals may find some forms of "public art" offensive. An art exhibit is of no benefit and is not a trade off in any way to have high density housing with increased traffic nearby.	10/28/2020 3:03 PM
8	Plus used native plants, reserved areas for pollinators more than people	10/27/2020 12:05 PM
9	Devil's in the details. Contingent ENTIRELY on the nature of specific proposals. Existing neighborhoods bordering any proposal should have a VERY LARGE SAY in decisions.	10/23/2020 11:14 AM
10	I am comfortable with higher density residential development without restriction.	10/22/2020 12:14 PM
11	Also, high-end retail and residential development should be dependent on a fund used to build residences for low-medium income households.	10/21/2020 11:10 AM
12	Please stop putting more housing into areas that should remain undeveloped and allow the green spaces to exist as they are. Harrisonburg is becoming more and more about JMU and catering to their needs than to the residents who live here on a year round basis. We do not need higher density residential development .	10/21/2020 7:29 AM
13	But also contribute to building more schools rather than fighting against it	10/21/2020 7:24 AM
14	Set aside units for low income. Preference to nonprofit developers.	10/21/2020 6:41 AM
15	depends on the character; NO MORE multistories (over 4)	10/20/2020 2:08 PM
16	Affordable units!	10/20/2020 10:11 AM
17	Driving up development costs in this manner means new housing is more expensive than it has to be, and existing property owners reap most of the benefit. Focus on reducing hurdles to development entirely, don't try to turn development into a negotiation with the city.	10/20/2020 10:08 AM
18	I think it would be a wise decision to incentivize mixed-use development with public spaces. This would be vastly preferable to townhouse neighborhoods with zero public amenities to either residents or the surrounding neighborhood (e.g., the Townes at Bluestone - these are nice units, but there are no public spaces even for kids to play, for walking dogs, congregating, etc. It would be great to incentivize developers to improve on this layout in order to make more livable neighborhoods)	10/19/2020 10:00 PM
19	I think our city has enough high-density residential development. More will just make it feel like a grid of housing complexes. I'd like to see more affordable/smaller single-family homes.	10/19/2020 1:09 PM
20	in new neighborhoods.	10/19/2020 9:52 AM
21	I would love to move out of my single-family home in order to live in a complex like this that's	10/18/2020 7:26 AM

in a convenient, walkable/bikeable location

Q9 What development or area in Harrisonburg or in another community do you like and why do you like it? In other words, what are the physical elements or the types of activities occurring there that make you like it?

Answered: 164 Skipped: 33

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

#	RESPONSES	DATE
1	The IX Park in Charlottesville, art, Places to sit, restaurants nearby and the walking mall	11/4/2020 9:10 PM
2	Not sure	11/3/2020 6:47 AM
3	Greenery, environmentally friendly, lots of public space (playgrounds, parks, art, etc)	11/2/2020 10:03 PM
4	Green space, trees, space to sit and gather in the neighborhood.	11/2/2020 8:51 PM
5	New restaurants and businesses in Downtown and Collicello Corridor are great because it adds lots of locally owned flavor and character while also improving on older buildings that sit vacant. There's lots of existing architecture that can offer new businesses a place to operate while not having to build from scratch. This allows for renewed vitality that coexists with historic buildings.	11/2/2020 7:21 PM
6	Unsure	11/2/2020 7:19 PM
7	Green space for public	11/2/2020 6:58 PM
8	Greenways	11/2/2020 5:57 PM
9	bicycle and pedestrian paths	11/2/2020 3:17 PM
10	In general, neighborhoods with sidewalks and off street parking or parking allowed on only one side of the street(if no sidewalk).	11/2/2020 2:06 PM
11	I appreciate having a neighborhood that allows for safe walking at all times. This includes sidewalks and appropriate lighting.	11/2/2020 1:43 PM
12	I like the Park View area. The mix of housing works well which includes single family homes, quadriplex apartments, duplexes, and town homes. There is also EMU, a retirement community, and a Mennonite church. Some of the quadriplexes look like ranch style homes with two apartments on the upper level and two apartments on the lower level. Specifically, some of the streets I am referring to are: College Ave., Park Road, Buttonwood Ct., Lake Terrace Dr., and Old Windmill Circle.	11/2/2020 1:42 PM
13	All the streets in residential neighborhoods that do NOT have a lot of cut-through vehicle traffic (and often at excessive speeds).	11/2/2020 1:42 PM
14	I like the downtown neighborhood, because it's close to small businesses, the library, etc. and seems like a pedestrian-friendly area. The houses are large and beautiful and I like that there are plenty of trees. I also like the area around Circle Drive, because most of the houses are larger (they accommodate larger families), have plenty of yard space, and it is also pedestrian/kid/bicycle friendly.	11/2/2020 1:15 PM
15	I like it when there's enough room in the high school for students to walk; we need a second high school here. I also appreciate a movie theater and rather than throwing in more housing for students where the movie theater used to be, we should get another movie chain to use the existing structure.	11/2/2020 12:07 PM
16	The Fan in Richmond, VA, has similar looking buildings and looks pretty uniform but there is still a mix of single family, duplex and multifamily (more multifamily closer to downtown). On street parking is relied on more heavily in Richmond than Harrisonburg. Sidewalks are consistent in Richmond's Fan District. The Fan also has a lot of 4-way stops at intersections, which slowed traffic speeds significantly and made driving through these intersections less risky. I lived in the Fan for years, before they put up the stop signs and after. I remember being upset that they were putting up so many stop signs and then relieved that getting through these intersections was no longer a death sentence (don't fear the 4-way-stop, Hburg).	11/2/2020 11:49 AM
17	Lake Point in Rockingham County. There is a mix of Single family, duplexes, and some multifamily units. Sidewalks are included. This is a planned community with no "cut through" that so many of our neighborhoods in Harrisonburg have.	11/2/2020 8:11 AM
18	I like downtown Harrisonburg, I like that I can park for free and then wander around to great restaurants. It reminds me of the small commercial district on Walnut St in Pittsburgh. Except downtown seems to have less stores.	11/2/2020 7:03 AM
19	I like the views and the structure of the town houses at the top of the hill over by Harmony heights	11/2/2020 6:42 AM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

20	Not sure	11/2/2020 2:37 AM
21	The City Parks.	11/2/2020 12:26 AM
22	Barrington is my favorite neighborhood because it has only single family homes and a lot of mature trees.	11/1/2020 11:40 PM
23	I like those areas in charlottesville where you see home owners and property owners allowing the city to grow and develop by not creating private covenants or encouraging city zoning that limits the possibilites of the city	11/1/2020 10:31 PM
24	I like Arlington Va neighborhoods- contiguous sidewalks, street trees, bump outs, small parks, walkable, small scale multi dwelling units mixed with SFH. If they had corner stores, it'd be perfect!	11/1/2020 9:39 PM
25	The residential area from Westover Park to Hillandale Park, from High Street west -- it is mostly single houses -- all different kinds of houses -- not cookie-cutter houses. There are trees and greenery. Majority of homes are well cared for. People are proud to live there. It is where people live, not shop or work.	11/1/2020 8:57 PM
26	It would be nice for the downtown area to have more of a pedestrian mall feel with larger outdoor spaces, like Burlington or even Charlottesville.	11/1/2020 8:42 PM
27	Area between westover and Hillandale parks. There are plenty of ways to get in, out, and through those parks. The houses and lots in the area are modestly sized. I also like the way that people in Park View have rentals (r2) zoning. Makes a nice mix of students and families	11/1/2020 7:19 PM
28	Charlottesville pedestrian mall.	11/1/2020 3:16 PM
29	Downtown; walkable, lots of different shops & restaurants.	11/1/2020 12:43 PM
30	Urban Exchange with access to walk-able business and amenities. Density with uniqueness like Urgies located nearby	11/1/2020 11:55 AM
31	My own development is fine. I don't spend much time outside.	11/1/2020 11:12 AM
32	Purcell park area	11/1/2020 10:54 AM
33	Hillandale	11/1/2020 10:25 AM
34	Sunset Heights/Dogwood street. The neighborhood is filled with a mix of single-family housing at all kinds of price points but is accessible to commercial properties within a walkable distance without the ongoing and excessive intrusion of obnoxious college students.	11/1/2020 9:53 AM
35	1) Sidewalks to make walking in neighborhoods safer.	11/1/2020 9:48 AM
36	0	11/1/2020 9:40 AM
37	Downtown mix of small retail and restaurants is really well done with integration of historic buildings that otherwise would be vacant relics	11/1/2020 9:25 AM
38	Single-family dwelling neighborhoods such Reherd Acres that have wide streets but slow vehicular traffic that permit pedestrian walking and neighborly interactions. More parks and green spaces are always better.	10/31/2020 3:02 PM
39	The Greenway in Luray, Va is a wonderful project that is used by so many residents as a way to get outside. It is not necessarily just a connecting corridor like the North/South connection for biking. The pedestrian mall in Charlottesville also offers residents and visitors to stroll among the retail/commercial spaces providing access to their stores and restaurants, while also allowing for some residential space above the buildings.	10/31/2020 3:02 PM
40	I like that there is a walking trail along the edge of the community on Emerson Ln. I appreciate the pedestrian and bicycle friendly approach for parts of Park View. I like when roads in a community connect with each other rather than a bunch of offshoot cul-de-sacs. I find that aesthetics and landscaping are helpful for making new development feel inviting to be a community rather than a closed door group of dwellings. A common green space such as a playground or dog park or walking trail or community garden helps to keep denser development from feeling so cold and constricted. I like the small apartment building on W. Wolfe a few buildings west of Restless Moons - downtown living option that doesn't take up a huge amount of space and has some personality.	10/31/2020 1:20 PM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

41	I like the downtown area because people can walk and gather there.	10/31/2020 9:43 AM
42	College St south of Mt. Clinton Pike - mixed use residential with high and low density, slow vehicle speed, friendly for walking and biking	10/28/2020 5:51 PM
43	Walkability. People scaled streets where buildings are built to address the street and not surrounded by parking. Increased density around urban core and various neighborhood hubs.	10/28/2020 5:41 PM
44	I don't have an opinion.	10/28/2020 3:03 PM
45	Aspen Heights, high density with a nice look.	10/28/2020 8:05 AM
46	Love my neighborhood (Sunset Heights) for ease of walking, and proximity to variety of walking destinations. Also love that the homes are not huge. Could use less trees being cut down but realize trees have life cycles too. Love a healthy, mature tree.	10/27/2020 12:05 PM
47	not sure	10/27/2020 9:15 AM
48	downtown Staunton - living arrangements mixed with retail	10/26/2020 10:40 AM
49	I love our downtown district, with a mix of businesses, restaurants and mixed use residential. I think its time to evaluate the maximum height restriction to allow for more development to be focused in this already vibrant area.	10/26/2020 9:30 AM
50	dedicated well kept residential neighborhoods that are not within shouting distance of commercial zones & retail & professional commercial zones that are well thought out, well maintained so as not to look like a downtown area	10/23/2020 11:14 AM
51	I like the redevelopment of older downtown buildings into apartments, office space, and businesses. Examples: 250 Metro Building (businesses & apartments) , Renovation of building between W Wolfe & W Elizabeth along train tracks. New Big L Tires into Magpies Diner. Ice House. These projects have redeveloped lots and buildings that bring economic activity to old parts of town and do not contribute to urban sprawl.	10/23/2020 8:47 AM
52	Discovery Museum, some taller buildings, we love the variety of parks and playgrounds (when opened). We love that surrounding areas have all their playgrounds opened.	10/22/2020 10:29 PM
53	Old town. Beautiful homes and preservation of old architecture	10/22/2020 10:15 PM
54	Pedestrian mall in Old Town Winchester. Business and pedestrian friendly area that facilitates community.	10/22/2020 10:08 PM
55	The re-purposing of older buildings into new housing units, particularly around downtown. The nearness of businesses and services allows for more pedestrian use and gives the entire area a more neighborly feel.	10/22/2020 5:35 PM
56	Liberty Square - it's residential but seems to vary a bit in residence type and it has common areas. There is open space for recreation and exercise. The layout is nice too because it is oriented in a way to make it seem as if you are in a smaller neighborhood.	10/22/2020 4:44 PM
57	Downtown	10/22/2020 1:29 PM
58	Sunset Heights, JMU areas, most of Downtown, all these areas have a good public open space, sidewalks for pedestrians, and bike lane or share the road indications. Although someone needs to do something about cleaning up after dogs at Courthouse Square, for instance.	10/22/2020 1:17 PM
59	Downtown area - allows me to walk or bike vs driving.	10/22/2020 1:00 PM
60	Urban Exchange. Old Town mixture of students and families.	10/22/2020 12:31 PM
61	I like all the children playing outside in the Dutch Mill Court/Holly Court neighborhood. I also like the parents who watch the street.	10/22/2020 12:14 PM
62	Preston lakes...sidewalks	10/22/2020 8:41 AM
63	Having more sidewalks to make the area more walkable. Where I am I can walk for a little bit and then it just ends or having more pedestrian crossings. I would walk more in my area if it was safer to walk.	10/22/2020 7:16 AM
64	Staunton's downtown shopping/restaurant area, Massachusetts Street in Lawrence, Kansas	10/22/2020 1:13 AM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

65	I was excited to see Collicello North play out and am sad to see that it's stalled and for sale. I do like the revitalization that seems to be taking place in that area... just worried about gentrification.	10/21/2020 10:36 PM
66	Love where I live in Sunset Heights. Close to parks, walkable to stores and downtown, lots of outdoor recreation happening, constant bikes and walkers.	10/21/2020 9:47 PM
67	Downtown proximity to residential areas encourages use (don't have to drive). Nice to have parks/green space/golf course available.	10/21/2020 7:09 PM
68	Covered Pavilions within communities for neighborhood meetings, get togethers, and other business or recreational activities.	10/21/2020 4:47 PM
69	Rosie's casino it brings in great revenue for cities like roanoke	10/21/2020 3:53 PM
70	uniform and consistent sidewalks, street and traffic signs. Intentionality and purposefulness is the best. Accidental, half hazard and hodgepodge needs to go	10/21/2020 3:51 PM
71	None	10/21/2020 3:13 PM
72	Downtown Residential streets near Hillandale	10/21/2020 2:55 PM
73	Downtown Mall in Charlottesville. Designated pedestrian only space with access to a variety of businesses.	10/21/2020 2:15 PM
74	Pedestrian malls and pedestrian-scale downtowns with eclectic mixes of inter-connected restaurants, retail, open space, and public art. See Annapolis, Winchester, C'ville, etc.	10/21/2020 2:13 PM
75	I like the Towne Center model that exists around Virginia. Mixed use residential and business with common spaces. It reduces the need for driving (and related gas use and parking) and increases opportunities for neighbors to interact casually.	10/21/2020 1:46 PM
76	Fort Collins, CO. Pedestrian only areas downtown. Protected bike trails all over city. No large business signs in town. Utilities under ground. Lots of public art.	10/21/2020 1:32 PM
77	Preston Lake	10/21/2020 12:14 PM
78	Downtown Harrisonburg's mixed retail and residential blocks, such as Main St. between Newman and Water, and retail-adjacent high density residential dwellings like Urban Exchange. Housing near retail and dining is very attractive to newcomers to the area. I like the idea of increasing foot traffic downtown, for reasons of safety and vibrancy.	10/21/2020 11:17 AM
79	I like walking malls that I've visited in other towns and would like to see Harrisonburg close a street to make one. I like rotaries and roundabouts to ease traffic flow. Obviously, bike and pedestrian infrastructure contribute to a humane cityscape.	10/21/2020 11:10 AM
80	speed bumps, digital speed check signs, reduction of speeding through residential neighborhoods. Old Furnace Rd has a major problem with speeding traffic. Some cars go excess of 50mph in a 25mph area. Extremely dangerous.	10/21/2020 10:45 AM
81	old town and downtown. it's why i live there! lots of large trees, lots of bike-able streets, lots of sidewalks.	10/21/2020 10:38 AM
82	I like highly safe and accessible pedestrian walkways, particularly in downtown and retail space. I love what NYC did several years ago with Times Square, where they closed streets to vehicles and set up additional plaza and walking space. I think downtown and Court Square specifically could greatly benefit from this.	10/21/2020 9:57 AM
83	Please do not destroy existing historic buildings - they are what makes Harrisonburg charming and the replacement buildings are usually featureless and ugly. Work WITH the existing architecture.	10/21/2020 9:54 AM
84	I enjoy Old Town Harrisonburg and SunSet Heights. They are beautiful neighborhoods with access to parks and recreational areas. I also wish that downtown had an out door amphitheater for community gatherings.	10/21/2020 9:29 AM
85	Lakewood due to larger home sizes Park view due to walkability	10/21/2020 9:27 AM
86	Charlottesville downtown mall, public services, arts and craft along with retail in a pedestrian area.	10/21/2020 9:09 AM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

87	I like Hillendale and Purcell park and the bike/run trails.	10/21/2020 8:45 AM
88	Walking and biking trails through city.	10/21/2020 7:51 AM
89	Greenways and parks	10/21/2020 7:29 AM
90	Frankly, Purcell Park is one of the best areas in Harrisonburg, The park is inviting because it is so open and has a nice trail to walk on. I consider it to be one of Harrisonburg's best assets. The best part is there is a very nice residential area next to it that is as fun to walk through as the park itself. This is an older established neighborhood with beautiful homes that are not of the same cookie cutter type.	10/21/2020 7:29 AM
91	I like green spaces and walkability.	10/21/2020 7:24 AM
92	I like the units on the corner of Chestnut and Sunrise. I like me a little cul de sac of townhomes in a more single family neighborhood.	10/21/2020 6:41 AM
93	Charlottesville's pedestrian downtown mall.	10/21/2020 6:18 AM
94	Like the new mixed use spaces like urban exchange, and like places like Chicago Ave that have homes, businesses, parks, bike lanes and open spaces all in Walking distance plus some small townhouses. But Chicago Ave could use Continued work to use the abandoned lots and closed buildings and improve pedestrian safety and aesthetics.	10/21/2020 2:25 AM
95	None. Many areas are congested	10/20/2020 11:43 PM
96	I love the redevelopment on Liberty street with Magpie, The Perch, Chestnut Ridge, and Sage Bird Cider Works. I also love Scott's Addition in Richmond.	10/20/2020 11:41 PM
97	Sidewalks in neighborhoods, tree-lined streets, speed limit signs that digitally show the actual mph	10/20/2020 10:27 PM
98	Parks and playgrounds downtown that are easy and SAFE for families with small children to walk and bike to.	10/20/2020 10:27 PM
99	I like coming to downtown Harrisonburg for the restaurants and small local shops. I really like the pedestrian mall in Charlottesville and would like to see something similar in Harrisonburg, especially with COVID so that there are more outdoor spaces. I like the 2 small "Pocket" parks downtown and am sad that one stays locked all the time. We need more spaces for people to socialize - safely distanced.	10/20/2020 10:19 PM
100	down town is a great mix of business, retail, restaurants and housing options in walking distance	10/20/2020 9:53 PM
101	Bridgewater: walkable, house spacing is good, home sizes, people are much more friendly than Harrisonburg, building department more people friendly	10/20/2020 8:22 PM
102	Downtown for the atmosphere	10/20/2020 8:14 PM
103	Clean park area	10/20/2020 8:09 PM
104	The residential areas near the parks are all nice.	10/20/2020 6:53 PM
105	I like the areas at the back of sunset heights like Elmwood and the end areas of New york. Where there is limited traffic and not cut through traffic, quite areas. Also Sunset Heights has very little impact from students as compared to Old Town/Preston Heights.	10/20/2020 5:53 PM
106	I live in a town home community close to shopping	10/20/2020 5:38 PM
107	Ring the City with open space that cannot be developed to prevent urban sprawl and don't build up. Maintain the City at 60k or less density for the duration of Great Reset And Depression that will last for a decade. Start no new projects; but, rebuild and upgrade existing; HEC should go 100% underground including large terminals for security reasons. See my "ring" above - a solar farm.	10/20/2020 4:51 PM
108	Honestly, there are none in Harrisonburg that immediately come to mind.	10/20/2020 4:40 PM
109	Carytown in Richmond. Small vibrant commercial area surrounded by residential within reasonable walking distance. Our downtown does a good job of this for the residential areas adjacent to it.	10/20/2020 4:31 PM
110	Dog park	10/20/2020 4:19 PM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

111	Battlefield estates Madison village etc the single family homes just outside the city, quieter less crazy	10/20/2020 4:08 PM
112	I enjoy the ice house, magpie and surrounding initiatives. Anything walkable and useable for non-residents is great. Would like more 'townhouse' style buildings with retail.	10/20/2020 4:07 PM
113	Historic downtown area . It's charming I like how nature is mixed in to the area .	10/20/2020 3:54 PM
114	Like to have stores with pedestrian walking instead of closed plaza	10/20/2020 3:45 PM
115	I like the mix of commercial and residential apartments available in downtown Harrisonburg. The outdoor pedestrian mall in Charlottesville is a great mix of outdoor space and local businesses. I wonder if an area of downtown Harrisonburg could be converted to a pedestrian only area.	10/20/2020 3:29 PM
116	The development around the new businesses on N Liberty (from Mashita up to Magpie) is really nice. The brick sidewalks downtown are a good addition. Staunton's closing of Beverly St is a model we should consider.	10/20/2020 3:20 PM
117	Older developments tend to have more trees which looks nicer than some of the newer developments with only grass.	10/20/2020 3:10 PM
118	I like the improved streetscape in the downtown corridor, as well as the pocket parks that have been created there. I also like the assortment of locally owned businesses in the downtown area.	10/20/2020 2:59 PM
119	Parks. But we desperately need a through way road from Hillandale to Bluestone/HHS. GET RID OF THE GOLF COURSE and make a west side dog park, some new housing, a west side community center, and keep the eastern tract as a connector park between THMS and Hillandale	10/20/2020 2:57 PM
120	I like that in my neighborhood (Waterman/Northwest Neighborhood) we have a mix of residential, parks, schools, restaurants (like La Morena), and businesses. It feels like a walkable neighborhood that has many amenities. I miss Red Front Grocery store, and would like to see that building/space used for a similar retail venture.	10/20/2020 2:49 PM
121	I love the neighborhood feel and walkability of the northeast neighborhood; I love the trails behind Hillandale park and the nearby neighborhood; I love the northend greenway. All of these allow and encourage connection to the natural and residential spaces while connecting different areas of town.	10/20/2020 2:43 PM
122	None	10/20/2020 2:41 PM
123	Properties that are well-maintained no matter their use.	10/20/2020 2:27 PM
124	Downtown (though wish we had walking mall like Charlottesville) that is pedestrian and family friendly, mixing retail with housing and food. Love small parks and creative use of space as opposed to lazy development that clear cuts and prioritizes parking. Spaces like Liberty park are an asset to all and offer creative spaces for families, events, meetings, etc. Reclaiming obesely large and under used impervious surfaces like the Roses parking lot for retail, housing, park, alternate transportation (like current bus hub) should be pursued. This can be a win for housing, tourism, family happiness, accessibility, sustainability, and economy/retail.	10/20/2020 2:12 PM
125	Parks neighborhoods — lots of trees, diverse home design, pedestrian and family friendly	10/20/2020 1:57 PM
126	Single family homes with a neighborhood feel. People know each other. There is a sense of safety.	10/20/2020 1:09 PM
127	I like any area that has general business go up instead of spreading out. There should be a minimum of stories required for certain sq ft of construction.	10/20/2020 1:02 PM
128	I like purely single family residential neighborhoods to live in. I absolutely love the feel of downtown and having my neighborhood be a "living" place and downtown (or other business areas) be my shopping and eating place.	10/20/2020 12:49 PM
129	Common areas with a mix of age related amenities; i.e.; not just a playground.	10/20/2020 12:24 PM
130	I like Preston Lake. It has some higher density residential areas, but it is not directly mixed in with the R-1, lower density areas.	10/20/2020 11:59 AM

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131	Sidewalks and street lamps. Close proximity to downtown restaurants and shopping areas. Bike lanes. Traffic mitigation through neighborhoods.	10/20/2020 11:54 AM
132	Downtown, because of it's mixed-use development and because it is relatively pedestrian-friendly.	10/20/2020 11:31 AM
133	Nothing in Harrisonburg really sticks out as something that I necessarily like. Downtown is nice, but it's expensive and needs more affordable housing/variety of unit types.	10/20/2020 10:11 AM
134	Downtown Roanoke has ample places for public performances, gatherings, etc. in an area that is very walkable. Driving isn't too difficult, and the signage is limited and very clear. Downtown Harrisonburg's building layout is fantastic and should be encouraged elsewhere, but the traffic patterns, inconsistent sidewalks, and bizarre non-standard signage needs to be addressed.	10/20/2020 10:08 AM
135	Sunset Heights	10/20/2020 8:30 AM
136	I like the area around purcell park simply because it is adjacent to the park and as relatively quiet streets where most people seem to abide by traffic regulations. I liked the neighborhood around the old Red Front store because it was quiet, walking distance to a grocery store, and close to a park/playground.	10/20/2020 4:32 AM
137	I like downtown and Old Town - these areas have a good mix of walkability, housing and business, restaurants/bars, churches, etc. It would be nice to see other parts of Harrisonburg with a similar mix of amenities such as those provided by mixed-use developments. I am especially a big fan of the redevelopment happening at and around Magpie diner, Sage Bird cider, etc.	10/19/2020 10:00 PM
138	I like neighborhoods in Richmond that include a few restaurants or small groceries that are in walkable distance.	10/19/2020 3:19 PM
139	I love the Old Town area because of its proximity to downtown and for the historic homes/walkability. I also like the Park View neighborhood because it's clean, well-kept, and has a nice mix of housing options. It's also very walkable, and has lots of nice trees and greenery.	10/19/2020 1:09 PM
140	I like my neighborhood (Circle Dr.) because it is single-family homes with low vehicle traffic and close to a City Park	10/19/2020 1:01 PM
141	I like communities that encourage interaction between occupants within that community. Knowing and sharing activities and concerns builds vibrant, strong cities with a common goal of maintaining a good place to live for our families.	10/19/2020 10:55 AM
142	I like the old town area for the charm, and the walkability to downtown. Kids can play on the sidewalks and walk to the elementary school.	10/19/2020 10:53 AM
143	Very happy with the new pollinator gardens in the public spaces downtown and in parks. Having more people work from home and have businesses at home is a good thing and should be encouraged by Harrisonburg. Less traffic! More people in neighborhoods to care for neighbors and community!	10/19/2020 10:42 AM
144	Sunset Heights area or Wyndham Woods. There is a stronger sense of a "neighborhood" in there with families and not a constant change similar to townhouse neighborhoods.	10/19/2020 10:17 AM
145	I like where I live because it's an established neighborhood that's centrally located for convenience with great walkability to downtown. Nice mix of generations (including the students).	10/19/2020 9:52 AM
146	I like Sunset Heights - a nice collection of home sizes. I also like the Glen at Cross Keys- those are nicely done and I like Magnolia Ridge and Lakewood -	10/19/2020 9:38 AM
147	City-connecting bike/waking thru-trails that also serve as places for public art	10/19/2020 9:34 AM
148	I lived in Clarendon (Arlington, VA) for some years before moving to Harrisonburg. The separation of businesses from residential space is very clear with parking regulations, traffic patterns with restrictions, street lighting, pedestrian foot traffic directions and clear signage. The infrastructure held up even with the big volume of people flow.	10/19/2020 9:31 AM
149	I wish Harrisonburg had more neighborhood orientation, and neighborhood grocery stores/drug stores/bars/bakeries/churches/gas stations/etc. were a thing. We miss out on a lot by treating Harrisonburg like one big blob.	10/19/2020 9:23 AM

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150	Love Old Town - Particularly Franklin Street with its sidewalks for residents and also all the downtown revitalization. Hate Market Street and South Main Street the most - urban sprawl at its worst, no safe pedestrian traffic, no intentional green space or trees even, signage and architectural eyesores and blight (Particularly South Main)	10/19/2020 7:38 AM
151	Various neighborhoods near downtown that are very walkable	10/18/2020 9:33 PM
152	safe walking and biking options for commuting	10/18/2020 8:53 PM
153	The plans for the higher-density North Collicello development along Virginia Ave seem promising, even though they've remained on the shelf for several years. I also like the redevelopment that continues in downtown structures, and the location and proximity to amenities of the Franklin Park subsidized housing. Urban Exchange and City Exchange also seem to have worked very well as a model of mixed use development that enhances Downtown.	10/18/2020 4:12 PM
154	(1) Harbor Court in Portsmouth, VA: 2 bed/2 bath apartments with a gym & dog park & community room. Very convenient location that's walkable to downtown. Public transportation to Norfolk (a much nicer downtown) stops right at the door every 30 minutes. There are good, safe sidewalks & an ample private parking garage. And it's bikeable to work. In Harrisonburg, my favorite area is Hillandale Park because I love getting outside to exercise and decompress. But I dislike the housing options next to the park because the homes are (for the most part) large with too much useless yard to have to maintain. We need some missing middle housing or condos close to Hillandale for professionals who want maintenance-free, no-hassle living in a desirable part of town. Virginia Beach has some really beautiful missing middle housing-- attractive 2-story duplexes built around a common courtyard that front on Atlantic Ave (between 73rd & 72nd street). I've always liked those homes.	10/18/2020 7:26 AM
155	no cmt	10/18/2020 6:31 AM
156	N/A	10/17/2020 9:36 PM
157	City blocks for residential only separate but close to businesses and multi family/apartment buildings. Easy access on foot to businesses	10/17/2020 9:16 PM
158	Downtown. Walkability and access to Old Town, New Town, and JMU. Integration of green spaces in urban areas. Walkability and bikability. Minimizing large, flat parking lots.	10/17/2020 8:57 PM
159	I like the Magpie Diner at N Liberty Street. Re-purposing an old tire store into a restaurant and Bakery, the Perch, replacing the Hub, and the Cider business across the street.	10/17/2020 8:42 PM
160	The development on Aliston Circle is attractive and has a small footprint. I realize the home prices there are high, but the concept can be used for multi-housing.	10/17/2020 7:18 PM
161	My current neighborhood because it enables community gatherings while providing the privacy of single family homes and is in walking distance to the elementary school. It is also not confined to single family dwellings because it contains some duplexes and townhouses.	10/17/2020 6:04 PM
162	We just visited Pleasant Grove park in Palmyra and it was wonderful - tons of acreage including athletic fields and optimization if the beautiful land. Please please please work to preserve the land here. Also, South Main Street looks so junky from Port and south. Put the telephone wires underground. Add trees along the roads to increase curb appeal (downtown too)	10/17/2020 5:24 PM
163	Old Town. Sidewalks.	10/17/2020 5:06 PM
164	Homes and small businesses and/or retail establishments intermixed.	10/17/2020 4:47 PM

Q10 What development or area in Harrisonburg or another community do you dislike? What don't you like? And what could have been done better?

Answered: 158 Skipped: 39

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#	RESPONSES	DATE
1	Connect the bike paths in downtown, make spaces easier to mingle with live music/ we need connections to north liberty area and downtown/	11/4/2020 9:10 PM
2	not sure	11/3/2020 6:47 AM
3	public space and building environmentally sustainably	11/2/2020 10:03 PM
4	Parkview - annexed in the 80s and south college just a year or so ago had a sidewalk repaired that was busted up in the 80s. Before creating new neighborhoods - take care of the existing neighborhoods.	11/2/2020 8:51 PM
5	Port Republic Road between Main Street and Neff is an unsafe disaster. Too many people populate the area and the roads are not set up to handle the amount and nature of its traffic. Building those types of multi-family housing without considering the existing traffic patterns is detrimental to its flow and function.	11/2/2020 7:21 PM
6	Unsure	11/2/2020 7:19 PM
7	Some of the downtown neighborhoods could feel safer if they were one way streets with on street parking allowed on only one side of street. Some of the roadways become way too narrow for allowing safe driving/biking. NE neighborhood could use speed bumps or grating in some areas to remind drivers to slow down on the very narrow streets with two way traffic and parking on street if one way traffic or one side parking is not implemented.	11/2/2020 2:06 PM
8	I am frustrated by cars parked on the road when there is adequate room for parking off street. It inhibits safe car and bike traffic when the streets are too tight.	11/2/2020 1:43 PM
9	I dislike the fact that student housing is scattered throughout the city. What would have worked better is to have had student housing as close to JMU as possible with family housing further away. This would have made the flow of vehicular traffic less congested during peak hours such as going to school or work in the morning, afternoon, or for special events at JMU. Most students do not live on Dutch Mill Court or Holly Court yet it is closer to JMU than apartment complexes that are primarily for students...such as the massive amount of apartments and townhouses that are on Chestnut Ridge. In hindsight, it would have made more sense for the Woodland subdivision and the Stonewall Heights (as well as Dutch Mill Court and Holly Court) subdivision to have been student housing. The student apartments located on Chestnut Ridge are further away from the university. They are closer to route 33, the mall, Bluestone Hills subdivision, Chestnut Ridge Apartments, and the Greens at Chestnut Ridge Apartments...ALL of these are primarily non-student housing. This would have been a more ideal location for family housing. We know the direction of traffic that students will be going to get to JMU and families are not necessarily going the same direction. This is one of the key reasons that student housing needs to be as close to JMU as possible. There are places on Main Street (close to JMU) that would have made excellent spots for student housing. Doing THIS may have caused students to choose to walk to campus instead of using cars, bikes, scooters, or the city transit. There are some older homes on Main Street that could have been purchased, plowed down with student apartments built on the land. There are student parking lots on main street. Those parking lots could have been used for student housing eliminating the need for so many student parking lots which are now scattered around the city. Thinking that students living miles away from campus are going to choose to walk, take a scooter, or bike to their early morning classes is unrealistic thinking. The newer townhouse development on Chestnut Ridge is a failure. There is a bus gazebo directly in front of one of the town homes. It is too close to the building and should be deemed a fire hazard. There is graffiti sprayed on one of the town homes. There is a large pit of water that has been left unattended for more than 2 years. A town house across the street from the new town houses burned a few years ago. The fire fighters had difficulty accessing it due to the crammed housing. There was a burglary during the Christmas holiday because the burglars knew that all the students would be away and they would be hidden by layers and layers of apartments instead of the crime in open view from the street. The school buses cannot access all the streets in the subdivision on Deyerle or Stonewall Heights Two. How then can a fire truck get through when a school bus cannot do so? No playgrounds or dog parks were required when Deyerle town homes were built. The end result is people allowing their dogs to defecate on another person's property. This is a property owner that has the advantage of a little piece of land. Children play in parking lots throughout Harrisonburg because their subdivision had no plan for a playground or small bike trail. Nor did the city make that requirement of the builder. All space was used to create town homes. No land or green space dedicated for children. It is one thing to have a single detached home	11/2/2020 1:42 PM

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where homeowners have a space for their children to play on grass or in a private driveway. Since a townhouse does not offer a homeowner such a benefit, it should be required that new townhouse developments have a dedicated play space which is a reasonable distance away from other town homes in the same subdivision. Additionally, there seems to be no thought of where snow would be plowed by homeowners in the event of a large snowstorm. I am required to shovel the sidewalk in front of my home. My subdivision was not designed for a sidewalk. The sidewalk was added by the city. The sidewalk space was intended for snow to be deposited from the parking lot to be plowed on. The city has reduced the space once available to put snow from my shared parking lot AND has required me to do something about the snow on the sidewalk. The space where the sidewalk now exists was also intended to be a buffer from the street, creating a distance between my home and the street. My green grass was transformed into a public walking space...put on private property. Perhaps one of the saddest things about Harrisonburg is that so many apartments that were once student housing have now become subsidized or very low income housing. Here are a few examples: 1. Meriwether Hills (used to be entirely all student housing 1980's) 2. apartments on South Avenue 3. Deer Run Apartments 4. College Station (across from Dutch Mill Ct.) 5. Country Club Ct. was primarily for families in the mid 1980's until the three level townhouse were added in which were designed for students with 4 bedrooms each. The late night partying made it unpleasant for established homeowners. Trash was frequently thrown on the street. This drastically brought down the value of the townhouses. Many of these town homes were luxurious enough to have fireplaces. Students typically don't live on Country Club Ct. anymore. They left when newer apartments were built. Now Country Club Ct. is low income housing both in the 2/3 bedroom town houses as well as the ones built with 4 bedrooms.

10	Harrisonburg Crossing and the connection (or lack thereof) between Reservoir and Market. That could be a case study of poor site and transportation planning!	11/2/2020 1:42 PM
11	I don't like the Copper Beach area. It is so full of what looks like student housing, and that whole area of Harrisonburg doesn't feel like an area for families. I think it would work better if it looked more like a neighborhood that accommodated all people, sort of like the newer development at the intersection of Deyerle and Blue Hills Rd.	11/2/2020 1:15 PM
12	The huge apt complexes are just too much. Student living has been given too much focus, and we need to look at affordable living options for all the people that make Harrisonburg their permanent home.	11/2/2020 12:07 PM
13	Harrisonburg Crossing shopping center is hell on earth. Directing all foot and car traffic to the same area going in opposing directions is a nightmare.	11/2/2020 11:49 AM
14	When apartments or multifamily units are just built without considering what they will do to the existing neighborhoods and what happens with all the added traffic. Streets with only one outlet prevents the cut-through that happens often in Harrisonburg.	11/2/2020 8:11 AM
15	I'm not sure. I grew up here and moved back about 5 years ago for a job so I can't think of anything that I dislike	11/2/2020 7:03 AM
16	I think my developers could have been more consistent with design and layout in our development	11/2/2020 6:42 AM
17	Not sure	11/2/2020 2:37 AM
18	The town houses in Port Republic Rd. and other areas....just too many of them.	11/2/2020 12:26 AM
19	I dislike how difficult it is to drive in New Old Town. Because there is parking allowed on both sides of the street, it is difficult to see around turns and you have to take turns to pass oncoming traffic.	11/1/2020 11:40 PM
20	There are many subdivisions with very obstructing private covenants that limit the city's growth and development	11/1/2020 10:31 PM
21	Most in Harrisonburg lack contiguous sidewalks. Most don't have attractive pedestrian scale street lights. Many lack street trees. Some really need street calming and measures to reduce students ability to lack into houses and fill the streets with their cars (all the way the the corner which makes walking and driving unsafe). I see front yards completely paved over, which is bad during intense rains. Many neighborhoods have large unsafe intersections making crossing streets treacherous.	11/1/2020 9:39 PM
22	The Walmart / Home Depot / etc. shopping area on Burgess Road. The huge parking lot is ugly	11/1/2020 8:57 PM

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and hard to get around. It should have trees/landscaping and alternate ways to get through.

23	Unsure	11/1/2020 8:57 PM
24	I dislike how student housing is turned into low income housing after the students trash it and then it's not maintained for the families who have limited options. Parking lots are in poor condition and dumpsters are over flowing. It's pretty shameful that the slum lords aren't held accountable.	11/1/2020 8:42 PM
25	The golf course takes up too much space that pedestrians are not allowed to traverse (except before 8 am- great change) . Also limits housing near Bluestone Elementary and HHS. University Place, which used to be student housing no holds families and there is very little green space or playground in the immediate vicinity.	11/1/2020 7:19 PM
26	Run down student housing that has been repurposed to non-student housing.	11/1/2020 6:37 PM
27	multi-resident rental homes in single-family home neighborhoods - JMU rentals in old town. New construction w apartments, duplexes, and single family planned together like East of town lake point(?)	11/1/2020 3:16 PM
28	None	11/1/2020 12:43 PM
29	The Colonnade is an example of what not to do. There is no street front connection with the property. That block has no interest as the building should have been built to the street with parking in rear.	11/1/2020 11:55 AM
30	Large apartment complexes (except student apartments)	11/1/2020 11:12 AM
31	Sun chase	11/1/2020 10:54 AM
32	Top of port republic road	11/1/2020 10:25 AM
33	The entirety of the piles of apartments and townhomes in the Chestnut Ridge/Retreat/Charleston Townes/Sunchase. Student housing has been all clumped together in one area of the city and causes far too much strain on the infrastructure of the city (Reservoir and Port Republic Road are awful all the time!) and the city continues to allow student housing farther and farther away from campus. Students need housing within walkability to campus. They are not utilizing the free transit provided by the bus system. Let's build to what our city needs!!!	11/1/2020 9:53 AM
34	Fixing cracks/holes in roads + adding sidewalks. I've been walking 10+ miles a week during COVID and have fallen twice resulting in BAD knee-scrapes due to holes in the road that I just didn't see. If I'd been older, this could have resulted in a worse injury. I passed a neighbor a few weeks ago who'd just fallen because of a hole that her foot hit, similar to what happened to me. This happened on Starcrest, moving towards Vine. The hole is on the right side of the road, near one of the parking lot entrances to the Vine St. townhomes.	11/1/2020 9:48 AM
35	downtown	11/1/2020 9:40 AM
36	Heavily trafficked commercial areas ie "behind the mall" is a bit too busy for me mostly because of vehicle traffic but not much can be done about that	11/1/2020 9:25 AM
37	Neighborhoods that have too much vehicular traffic travelling at too high speeds. For example, within the Old Town neighborhood, there has been a constant battle to keep vehicular traffic speeds down. The speed at which people drive on Mason and even sometimes Franklin Street really detracts from the enjoyment of the neighborhood.	10/31/2020 3:02 PM
38	The area behind the mall in Harrisonburg is poorly designed and just a mish-mash of commercial offerings. It's ugly and I avoid going there.	10/31/2020 3:02 PM
39	The Colonnade Apartments downtown feel like a missed opportunity. The concept of affordable housing over ground level businesses is great, but the building/property feel... cold? There's no sign of life inside the building, as if the structure went directly from the architect's sketch to reality with no personality breathed into it. I think it's a cultural loss to the community that so many of Harrisonburg's older two story homes have been converted to JMU student housing, which often doesn't get maintained as well due to the transience of the residents. It seems that the upkeep would be better and community relationships stronger if they were kept as single family homes or divided into two, three, four apartments for city residents who are interested in a lengthier occupancy. The development off of Country Club Rd. that's squished up next to 81 feels poorly planned for that property. Residences that are affordable to more modest or	10/31/2020 1:20 PM

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meager incomes should be made accessible for pedestrians and cyclists so they don't need to wear a path through an overgrown field to cross 33 at the MLK intersection. The (public?) housing on Kelley St. and at Reservoir and Carlton would feel less conspicuously this-is-for-the-poor-people if there was some variation in exterior design. It could be as simple as different shades of paint rather than them all being Low-Income Blue.

40	The strip mall areas with no walking or biking access.	10/31/2020 9:43 AM
41	Nearly every development to be honest, especially the lack of sidewalks, the use of wide open streets that encourage fast motor vehicle traffic. Most developments east of I81 are atrocious if one is not using a car.	10/28/2020 5:51 PM
42	Nearly all of the development East of interstate 81 in Harrisonburg. Segregated retail vs residential. Roads are too wide, it's not walkable or bikeable and it is oriented to prioritize cars.	10/28/2020 5:41 PM
43	Subdivision on Deyerle Ave. There are too many town homes in this area. It is a fire hazard. How can fire trucks access these homes in the event of a fire or an unexplained explosion? There appears to be no dedicated place for pets and no play area for children. The closest park is not within walking distance. Children need a place to exercise! Most of those town houses have no private yards for children to play. Single detached homes allow children to have a yard to play in with the exception of zero lot line homes. When a townhouse or apartment subdivision is built, marketed for families, a play area must be included.	10/28/2020 3:03 PM
44	1- the 'strip mine' effect of the hill near the Hospital where they stripped the trees and put up townhouses on half of the hill. Looks awful now, could/should be mandatory to replant appropriate native vegetation. 2-We will NOT benefit from having a larger jail/judicial complex in the heart of town. Please move some of these functions further out. The few who would benefit probably drive to work so they can drive 10 minutes elsewhere.	10/27/2020 12:05 PM
45	Roses Dept. Store and the OCP building	10/27/2020 9:15 AM
46	S. Main Street - haphazard retail development	10/26/2020 10:40 AM
47	Avalon woods. The roads in and out are too small.	10/24/2020 9:18 AM
48	Any development or area anywhere to which one would react "Wow. That doesn't belong here. It's poorly conceived & executed because nothing about it is a good fit with, is not compatible with its surroundings."	10/23/2020 11:14 AM
49	In Harrisonburg I dislike that Blacks Run has been channelized with buildings built above it. It would be nice to see the city dedicate more resources to stream protection, restoration, and daylighting Blacks Run. Harrisonburg City lacks affordable housing. In my experience planning staff has a habit of asking for site improvements/layouts that are not required by code and increase the price of the final product (street front townhouses with rear alleys, public connector roads that not critical to traffic flow). I would like to see projects that develop/redevelop provide a stream buffer on blacks run. The Roses shopping center on N Mason street is an example of poor development. It fractured a lower socioeconomic neighborhood. Mixed-use residential/commercial spaces have not been very successful. The city should allow developers the option to include mixed-use for a tax credit or incentive, not as a need proffer to develop a site. Urban exchange still has vacant commercial space.	10/23/2020 8:47 AM
50	We need more kids /family indoor spaces and indoor playgrounds.	10/22/2020 10:29 PM
51	Areas that have aged and blighted.	10/22/2020 10:08 PM
52	All the cookie cutter neighborhoods which follow the model found in suburbs throughout the country. Very ugly and insular. Lack of nearby recreational open spaces and commercial services is a disservice to citizens	10/22/2020 5:35 PM
53	The extremely high density apartment areas. I prefer a mix of residential types - single family home neighborhoods are fine, but I feel the higher density areas should have sections of varying densities. I also prefer if there is some sort of open space and/or walking trail.	10/22/2020 4:44 PM
54	more parking areas downtown	10/22/2020 1:29 PM
55	Everything on/off of Reservoir road from Market to Sentara, which seems arbitrary and congested, though I think it was planned to be the opposite; the very industrial/abandoned feel of the parts of downtown and, in contrast, the seeming crowding of unnecessary businesses/govt offices where people could be living, shopping, going to school, etc. There's a	10/22/2020 1:17 PM

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farmer's market with no playground, but huge funeral, bank, and club businesses on that end of downtown.

56	area along N Mason st corridor. Feels cold and impersonal. could use more green space, dangerous to bike there	10/22/2020 1:00 PM
57	High density residential-only developments generate a lot of automobile traffic and need for parking in contrast to mixed-use neighborhoods. They also make it dangerous for kids to play outside.	10/22/2020 12:14 PM
58	There are not street lights in the neighborhoods and not many sidewalks either.	10/22/2020 8:41 AM
59	Any of the ones with tons of identical townhouses	10/21/2020 9:47 PM
60	Big shopping areas with few stores/public use (north/south ends of Rt 11). Preserve character of downtown (less big/bland gov't buildings). The Retreat where the hilltop trees were decimated - it looks so ugly.	10/21/2020 7:09 PM
61	No response	10/21/2020 4:47 PM
62	Giving landlords the ok to rent residents homes to college they look awful and run down	10/21/2020 3:53 PM
63	the area surrounding the farmers market area is an eyesore, especially next to the intentionality around the old icehouse. The big commercial buildings that owners continue to hold on to without developing should be fined or taxed at the projected current market value to at least encourage action. The old depot, icehouse and court square demolition are examples of areas of blight that have finally been addressed and make a tremendous impact on the entire downtown area. But the empty buildings on the north side of court square and east of the parking deck are examples that deter the entire surrounding areas.	10/21/2020 3:51 PM
64	Harrisonburg Crossing traffic pattern	10/21/2020 3:13 PM
65	Some of the commercial developments just east of I-81 on Rt 33, poor traffic flow between establishments. Harrisonburg Crossing.	10/21/2020 2:55 PM
66	Port Road and surrounding areas with concentrated apartment buildings. I dislike that there is a high concentration of residents with limited access, which causes traffic congestion.	10/21/2020 2:15 PM
67	S Main St. Businesses too spread apart with little to no residential in between. Creates a ghost-town-like atmosphere in evenings after 9-5'ers go home.	10/21/2020 2:13 PM
68	This isn't specific to one neighborhood but I'd love to see intersections between neighborhoods be more pedestrian-friendly. For example, our neighborhood is across High St. from our school and downtown. Even though there's a pedestrian signal at our closest intersection, drivers often don't honor it. I'm sure there's a lot of design solutions that could make the right of way more obvious.	10/21/2020 1:46 PM
69	Harrisonburg Downtown Justice Center. Could have been a pedestrian only area. Would have been great for businesses.	10/21/2020 1:32 PM
70	42 south of old high school	10/21/2020 12:14 PM
71	Harrisonburg Crossing - it is a traffic nightmare and overall poor circulation design.	10/21/2020 11:46 AM
72	Many student apartment complexes that are older than say 15 years are no longer in favor among students because they lack amenities of newer complexes. These are now being inhabited by families but have no green spaces or other improvements, which I think is unfortunate.	10/21/2020 11:17 AM
73	I dislike how much of the center of our downtown is in the shadow of criminal justice facilities. We should not allow the carceral infrastructure to consume any more retail or residential space in our city. I dislike other cities that have allowed the development of "beltways" that enable low-density sprawl. One of the things I love about Harrisonburg is that we can still quickly access the beautiful pastoral landscape of the Shenandoah Valley, though that's not so much the case to the south and east side of town. I would love to see an urban boundary installed to increase density in the city and maintain low density in the countryside.	10/21/2020 11:10 AM
74	new townhomes. stop building townhomes!!!!	10/21/2020 10:45 AM
75	I do not like the poultry plant on N Liberty that makes the whole city stink when it rains. I do not like the 18 wheeler traffic that it sends down Liberty st. I don't like some of the industrial	10/21/2020 10:38 AM

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stuff that is in the middle of everything. The city is changing, and although these businesses have been there a long time, they no longer fit and hamper positive changes.

76	I don't like new developments that raze land, build structures, and do not plant trees, bushes, etc. If a new neighborhood gets built, it should be required to plant and/or leave a certain (high) percentage of trees per acreage or lot.	10/21/2020 9:57 AM
77	I hate the parking structures and more modern office buildings downtown. I hate the ugly strip malls - they seem endless and soulless.	10/21/2020 9:54 AM
78	As restaurants and businesses move North towards the Chicken Plant the city would create more pedestrian friendly ways to access these from Court Square.	10/21/2020 9:29 AM
79	11 south past pleasant view road, very commercialized	10/21/2020 9:09 AM
80	No answer	10/21/2020 7:51 AM
81	Not sure	10/21/2020 7:29 AM
82	I mostly answered this question in number 8. Harrisonburg is becoming more populated and the small town feeling of it is becoming less. Why not consider doing more to the downtown area such as having more clothing boutiques, art galleries, specialty stores. Recently, as I walked through downtown, I noticed how dead it seems. Even though we are in a time of a pandemic, downtown doesn't seem inviting unless you are of college age. I grew up in a time when this area was a vital part of our city and a fun place to work and visit.	10/21/2020 7:29 AM
83	Beacon Hill. Chestnut Ridge. Endless identical townhomes.	10/21/2020 6:41 AM
84	The community health center. There is not enough parking so people park all over the street and make it congested to drive through.	10/21/2020 5:28 AM
85	Don't really like the mega Tall apartments. They may be necessary for JMU But ideally would not take over other areas because of our views of the mountains and overall aesthetics. Also don't like when apartments are too close to big roads and industry without thought to safety of residents / pedestrians or health. Kids live there and should have safety and fresh air/green space where possible.	10/21/2020 2:25 AM
86	anything near the hospital., Costco and East Market/burgess ave	10/20/2020 11:43 PM
87	The east side sprawl is so ugly. All of the apartments on port republic are disappointing as well. We do not need more student housing.	10/20/2020 11:41 PM
88	Neighborhoods with a lot of on street parking,	10/20/2020 10:27 PM
89	I wish areas were closed to cars, like the Charlottesville mall. Our downtown could be so much more accessible especially during Covid if streets were closed and outside dinning was easier and safer.	10/20/2020 10:27 PM
90	Most of the shopping centers are frustrating with limited entrance and exits. Very little planning seems to go into the overall traffic effect anywhere in Harrisonburg, whether it's apartments, shopping centers, etc. The solutions, after the fact, are maddening. Examples: the intersections of Martin Luther King and Reservoir. Another is the intersection of University Blvd and Evelyn Byrd Ave.	10/20/2020 10:19 PM
91	mostly, we need smaller and more affordable housing options	10/20/2020 9:53 PM
92	Easter side-schools to far away.	10/20/2020 8:22 PM
93	The mall/kohls. Too many big chains	10/20/2020 8:14 PM
94	Hangouts.	10/20/2020 8:09 PM
95	All the hilltop development in the high density areas off of Reservoir, and hotel city off Evelyn Byrd. Loss of what Shenandoah Valley is known for..the view.	10/20/2020 6:53 PM
96	Student rentals in residential neighborhoods like mine	10/20/2020 5:54 PM
97	Old Town would be much better with less ways to cut through the neighborhood, more traffic calming measures. Also more needs to be done to cut down the noise from 81 - barriers on 81 would be wonderful. And less student parties.	10/20/2020 5:53 PM
98	Not enough sidewalks! Sidewalks should be mandatory on all Harrisonburg streets.	10/20/2020 5:38 PM

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99	All areas of high density to square footage.	10/20/2020 4:51 PM
100	I don't like that Harrisonburg, the city, is so small. I can walk the downtown in less than an hour. And there is nothing to do but eat. No diversity in business sectors.	10/20/2020 4:40 PM
101	Our seas of townhomes and old style 3 floor 12 unit max apartment buildings. It would have been nice to have been able to reserve space or otherwise provide for some sort of commercial activity nearby so everyone doesn't have to get into a car to get to everything.	10/20/2020 4:31 PM
102	Old town Harrisonburg (Broad Street, etc.) has limited to no off-street parking. Due to this, driving those streets can be hazardous since you can't easily see around other cars.	10/20/2020 4:30 PM
103	Traffic panhandlers	10/20/2020 4:19 PM
104	Downtown because it's smushed together and our street with townhouses where people park up the street constantly rather than utilizing their garage	10/20/2020 4:08 PM
105	I really dislike the multifamily cookie cutter builds like the Altitude building on port.	10/20/2020 4:07 PM
106	The majority of harrisonburg is the definition of sprawl. Vast majority of business have no curb appeal . create zoning laws that reward new business for incorporating more tree and vegetation into their designs. Harrisonburg is located in an area with abundant natural beauty as we grow let's embrace that and make it a focal point of what makes Harrisonburg special.	10/20/2020 3:54 PM
107	The old downtown's houses. What i don't like about it is that it seems like not well kept	10/20/2020 3:45 PM
108	Harrisonburg needs more sidewalks, bike lanes and bike paths that can safely and effectively take you around the city.	10/20/2020 3:29 PM
109	The new jail complex is a disaster for downtown. We need to work with the County to move it TO the county. Or, close that segment of Water street and buy the land at the west corner of Water/Liberty.	10/20/2020 3:20 PM
110	Too much light pollution. And excessively bright streetlights and parking lot lights that shine into nearby developments/houses.	10/20/2020 3:10 PM
111	The "hives". Shoddy construction, poor management, and it's even bad for the students	10/20/2020 2:57 PM
112	I dislike the Port Republic corridor. I think the preponderance of townhome developments that mostly cater to JMU students look messy and not intentional in their planning. The retail and restaurants in that area are hard to access and the area is very unfriendly for pedestrians.	10/20/2020 2:49 PM
113	I'm not personally a fan of the JMU-focused apartment complexes in town (example North 38) but they serve a really important purpose in our community. I wish there were more natural and ecological spaces/trails connecting them with each other as well as other parts of town. (I'm imagining something like a mix between the Hillandale park trails and a sort of sprawling version of the Arboretum...giving thought to wildlife movement, pollinators, beautification, sustainable ecological design, walking and biking accessibility to necessities, etc.)	10/20/2020 2:43 PM
114	I hate all the student housing everywhere in the city and county. Little consideration is given to increased demands on the road and transportation system and to the people who permanently live here.	10/20/2020 2:41 PM
115	Hi density townhouses and apartments without green space.	10/20/2020 2:35 PM
116	Better code enforcement of blighted properties.	10/20/2020 2:27 PM
117	I think we should be willing to consider beautification in our development, and prioritize mixed use, walkability/bikeability/public transportation. We do not need more rows of lifeless townhomes and big parking lots.	10/20/2020 2:12 PM
118	Much of what is happening in Harrisonburg is awful; multistory buildings (hotels, the monstrosity on Port Republic Road, the awful luxury apartments the Council approved AGAINST resident protest and the decision of the planning commission near Woodland) are ruining our mountain views and environment, and are actually hurting the cause of housing affordability and accessibility	10/20/2020 2:08 PM
119	JMU encroaching on residential areas with loud party apartments all over the city which makes many areas of Harrisonburg undesirable. Old residential houses turning into JMU apartments or JMU offices which leads to increased traffic, signage, trash, noise, etc.	10/20/2020 1:57 PM

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120	Harrisonburg is mostly townhouses and apt buildings. It speaks of transience. Developments should always be a mix of single family, and duplexes.	10/20/2020 1:09 PM
121	Around the Valley Mall, east of I81, waste of space.	10/20/2020 1:02 PM
122	I'm not a huge fan of the mixed use space, but I confess to being a bit behind the times on that. I gather not everyone prioritizes living on a very quiet street that gets dark at night!	10/20/2020 12:49 PM
123	HOA's should be favored.	10/20/2020 12:24 PM
124	I don't like areas that directly mix single family homes with duplexes and larger residential buildings.	10/20/2020 11:59 AM
125	Need more traffic mitigation through neighborhoods. More speed humps, stop signs, well marked pedestrian crossings, one way streets in OldTown. I do not like seeing new development without sidewalks.	10/20/2020 11:54 AM
126	Shopping areas like Walmart/Home Depot that are inaccessible to pedestrians and bikes, and road corridors are hazardous (E. Market Street & Reservoir).	10/20/2020 11:31 AM
127	Development of housing in and around Downtown is catered too much to college students and the affluent.	10/20/2020 10:11 AM
128	Port Republic Road is a disaster. The city needs to do whatever it can to make sure future student housing developments are easier to retrofit, and try to limit all future student housing to areas right next to campus or redevelopment of dilapidated apartments that used to be for students. Definitely don't give up valuable real estate for greenfield development further down Port Republic Road again like you did this last year. 865 East is also awful. The limited parking surrounding the building is so tight and crowded that it makes it unappealing.	10/20/2020 10:08 AM
129	Student housing	10/20/2020 8:30 AM
130	Anywhere where rampant growth has occurred packing people like sardines. Such development only encourages more such growth. Growth for the sake of growth is the ideology of the cancer cell (Edward Abbey). This seems to describe Harrisonburg nowadays. More growth for more tax money for more infrastructure to support more growth ad infinitum. I'm unhappily considering moving out of the city because of this.	10/20/2020 4:32 AM
131	I don't like the townhouse neighborhoods that don't have any public spaces. I understand that there is a cost/benefit calculus to the developers to fit as many units onto the land as possible, but this is done to the long-term detriment of the neighborhood's residents. Can the city provide some sort of incentives (tax credits, etc.) to developers who include public spaces (parks, playgrounds, plazas, etc.) in townhouse (or detached house) neighborhoods? It would also be nice to see these developments created with space for a small number of local businesses (e.g., a pizza restaurant on the corner).	10/19/2020 10:00 PM
132	Route 33 west. I limit trips to that side of town as much as possible. I would much rather we focus on locally owned business opportunities and walkable communities - all the things that 33 west is not!	10/19/2020 3:19 PM
133	I don't like the feeling of the developments out Old Furnace Road. It feels really pre-fabricated, and temporary in some ways, since it's really just a lot of housing complexes on top of one another. There doesn't feel to be a "neighborhood" feeling there because of the lack of a nearby grocery store or restaurants, etc. I think the "sprawl" aspect of it makes it unattractive.	10/19/2020 1:09 PM
134	Do not like the new high-density building at Preston Lakes	10/19/2020 1:01 PM
135	There are truly too many to list. They range from areas of high university-student populations (where residents have no lasting ties to the community) to areas of large public housing concentration and the unfortunate high incidence of crime and anti-social behavior within. Those areas are, of course, necessary but it would seem more equitable to spread them around the city.	10/19/2020 10:55 AM
136	Some developments don't have good walkability/bikeability to shops/restaurants. Unfortunately, families living next to JMU students can lead to disruptions.	10/19/2020 10:53 AM
137	Home business restrictions as they stand are outdated. Many more people do and should be encouraged to work from home and it should not be based on job title.	10/19/2020 10:42 AM
138	Too many "townhouse" neighborhoods, it's almost as if we are trying to pack people in like	10/19/2020 10:17 AM

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sardines without having a future outlook on infrastructure.

139	I don't really dislike any neighborhood but I've often wondered how Reherd Acres could be made more desirable. It's needs connectivity to the rest of the city. A shared use path would be helpful. Maybe connecting it to Smithland fields/park but also the city core.	10/19/2020 9:52 AM
140	I lived on Maplehurst for many years until JMU began buying homes to tear down and create parking lots out of. That ruined the neighborhood feel.	10/19/2020 9:38 AM
141	Harrisonburg Crossing. Terrible parking/traffic flow, unsightly. Basically that whole side of town just feels like the worst of NOVA, traffic is gummed up and everything seems piecemeal.	10/19/2020 9:34 AM
142	The entire rental student space off Port Republic Road near Devon Lane. Pedestrian flow is chaotic, students accessing the university from the other side of the interstate is clumsy, traffic patterns at the busiest times of the day back up and cause confusion. The new interstate access helps with the reduction of a traffic light but it's still an area to be avoided.	10/19/2020 9:31 AM
143	College development sprawl. I wish everything could have been contained to the port republic corridor and surrounding areas (within walking distance of campus). Now we've got students living in unimaginable places and apartment complexes near JMU filled with families. It makes no sense. Those far-out complexes could have been dense single family developments.	10/19/2020 9:23 AM
144	I like Charlottesville and Winchester's downtown pedestrian malls	10/19/2020 7:38 AM
145	Most areas east of I81 because they feel car centric.	10/18/2020 9:33 PM
146	The bike lanes in Harrisonburg seem unsafe and it's difficult to walk to local destinations	10/18/2020 8:53 PM
147	Many of the multi-family (student housing) developments outside Harrisonburg limits seem ugly and designed for car traffic more than neighborhood cohesion and connection to the rest of the city.	10/18/2020 4:12 PM
148	The Hillandale area needs more diverse housing options for professionals uninterested in the costs & headache of single family homes with yards. Ditto surrounding Purcell Park. That would be my 2nd most ideal place to live if there were better housing options (ie. not just single-family homes). Madison Manor is a great little condo complex, and I enjoyed living there, but it needs sidewalks on Old Furnace & Blue Ridge, & it should have a parking garage rather than acres of parking lots eating up the green space.	10/18/2020 7:26 AM
149	no cmt	10/18/2020 6:31 AM
150	N/A	10/17/2020 9:36 PM
151	Businesses and college student rentals encroaching on single family residential areas	10/17/2020 9:16 PM
152	The mall area (E. Market). South Main Street. Port Republic Road. I dislike chain restaurants, big boxes, spaces that are made for motor vehicles, and spaces that have no shade or vegetation.	10/17/2020 8:57 PM
153	The apartment building being built across the street from Magpie Diner. I think it is ugly and too close to the street and hides the Cider business. It doesn't match any of the architecture in the area and is just ugly.	10/17/2020 8:42 PM
154	JMU student housing that the owners have allowed to decline.	10/17/2020 7:18 PM
155	Clearly, some residential areas were permitted to be developed without sidewalks and sidewalks have only been added somewhat recently in a piecemeal (with federal funding) fashion.	10/17/2020 6:04 PM
156	South Main - so ugly. Same with Market Street.	10/17/2020 5:24 PM
157	Central Ave. No sidewalks, broad streets. Encourages speeding	10/17/2020 5:06 PM
158	South Main has some good mixed use, but it's a five-lane highway, which, when put it, removed all the trees and has no sidewalks. So drive a car everywhere. And if passing through, get out of here as fast as you can.	10/17/2020 4:47 PM

Q11 Do you believe that your neighborhood is currently livable and fosters a sense of community? Why or why not?

Answered: 178 Skipped: 19

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#	RESPONSES	DATE
1	Yes, Kind of! There is a good community sense, it's a quiet community vibe	11/4/2020 9:10 PM
2	Not really. The traffic on 42 is fast and incredibly loud. I'm afraid to walk on the sidewalks because so many vehicles have jumped the curb in my area. It should be more strictly regulated for traffic.	11/3/2020 6:47 AM
3	Yes livable, but I don't really feel a sense of community. I'm not sure it's an issue with zoning though... I don't think different types of housing would foster that community	11/2/2020 10:03 PM
4	It's livable - there's a nearby property that has approximately 10-12 people living the house and carriage house - slumlording is too common in this area.	11/2/2020 8:51 PM
5	Yes	11/2/2020 8:23 PM
6	Absolutely. The primary reason it fosters community is because of the number of detached single family homes, and that most of its occupants own. The rentals that are in the neighborhood seem to recognize this and there is a degree of respect towards the community as a result. Most, if not all, neighborhoods that share this sense of community share this distinct trait.	11/2/2020 7:21 PM
7	Yes to both. With wide street many walkers, bikers, runners. Waving to those around promotes this.	11/2/2020 7:19 PM
8	My neighborhood would be ideal if we had sidewalks. It is so dangerous without them.	11/2/2020 6:58 PM
9	Yea	11/2/2020 6:53 PM
10	Yes - pedestrian friendly and close to Hillandale park	11/2/2020 5:57 PM
11	Yes - we have a nice community and the people are generally friendly	11/2/2020 3:17 PM
12	It is livable, I wish parking was only on one side of street. Wish there were sidewalks to make it safer for walkers and kids.	11/2/2020 2:06 PM
13	Yes because we plan an annual evening together. This helps us to get to know each other and become aware of special needs of our neighbors.	11/2/2020 1:43 PM
14	No. There is no "sense of community". There is little or no consideration of others. In order for a neighborhood to be livable an individual should be able to have a "sense of serenity" within their own home. Many homeowners in Harrisonburg have had their quality of life destroyed by increased vehicular and pedestrian traffic and noise going into the late hours of the night on Fridays and Saturdays with trash thrown out of cars, car radios at top volume at 1:30 a.m on a Saturday night, screaming, urinating and vomiting in public and on private property. I did not "choose" this quality of life. Student apartment complexes were built up around my home. I bought my home believing that the existing zoning would be honored instead of changed due to what I believe was the influence of real estate tax money. The out of town investors have NO interest in Harrisonburg or in developing a "sense of community" for the property they own and profit from.	11/2/2020 1:42 PM
15	Yes, very. Not a lot of excess vehicular traffic (although has been growing over the past), not too much student housing (and they've been pretty good over the past 2 years), and very family-oriented neighbors.	11/2/2020 1:42 PM
16	Yes. My neighborhood is all duplexes and while we have plenty of residents, it doesn't feel overcrowded or tight. We have a shared open space in the center of the neighborhood with a small playground, and the sidewalks make it a nice area to walk in. It's also not a through street, so there isn't a lot of unnecessary traffic and it's limited to mostly residents.	11/2/2020 1:15 PM
17	Yes	11/2/2020 12:07 PM
18	Yes, when the sidewalks are consistent. Why are there breaks in the sidewalks at the top of Ott Street?? Mason Street has become a little bit of a freeway and is pretty crazy for a residential street.	11/2/2020 11:49 AM
19	It is livable, but we mostly keep to ourselves. However, it is easy to walk around the neighborhood as traffic is limited on three of the four streets around the block.	11/2/2020 8:11 AM
20	Yes my neighborhood is livable. A sense of community has developed from a neighborhood	11/2/2020 7:03 AM

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Facebook page, and I think also proximity to Keister where we frequently go to ride bikes on the track and play on the playground

21	I believe that my neighborhood is livable and fosters a sense of community because there aren't many fences and the sidewalks are internal	11/2/2020 6:42 AM
22	Yes. It is a quiet family neighborhood distanced from student rowdiness.	11/2/2020 2:37 AM
23	Yes...Sunset Heights is very unique.	11/2/2020 12:26 AM
24	I wish my high density neighborhood had green space where dogs and children could play.	11/1/2020 11:40 PM
25	Not sure. People can be hostile. Sadly, I believe Harrisonburg is losing its friendliness, but I do believe it can be regained	11/1/2020 10:31 PM
26	Yes. Sidewalks and front porches are what fosters the sense of community. The frat houses, however, do not. The lack of traffic calming and policing of parking (up to the intersections making it unsafe) also detract from these things.	11/1/2020 9:39 PM
27	Yes. There is a variety of housing types that people of various means or tastes can afford/choose from. Homes are generally spread far enough apart to offer privacy. There is generally enough parking such that cars are not a main visual component. People can safely walk on the roads. Businesses are present on the periphery only. It's a place where people live, not work or shop.	11/1/2020 8:57 PM
28	Yes, it is livable. The sense of community varies somewhat especially after the addition of Liberty Square and North 38.	11/1/2020 8:57 PM
29	I love my neighborhood. There are lots of sidewalks, so many people can be seen using them at all times of the day. There are many walkable places to visit (stores and restaurants).	11/1/2020 8:42 PM
30	Yes. Hillandale Park attracts many walkers and we see and greet them.	11/1/2020 7:19 PM
31	I do. Because I know my neighbors.	11/1/2020 6:37 PM
32	The neighborhood has a sense of community as many people walk the streets and walk children to the elementary school.	11/1/2020 5:47 PM
33	Yes. Single family homes that allows for comfort, privacy and easy access to many parts of the city	11/1/2020 5:40 PM
34	Yes. Single family homes some owners and some rental. Neighborhood is walkable and children feel safe playing. City bus cutting through is worst disturbance to a quiet-in-city neighborhood. Would love to see vacant lot beside trucking developed as meadow walking park for townhome and our neighborhood. Would like to see trucking depot turned into shared office hub space. DO NOT WANT high density residential put in. Traffic and density would destroy neighborhood feel.	11/1/2020 3:16 PM
35	Very livable. Some sense of community. But this is dependent on people choosing to interact with neighbors.	11/1/2020 12:43 PM
36	Yes, Parkview has many walkers. This brings the sense of community. It also has various price points with the Real Estate. The old part is more pleasing than the new housing with big front yards.	11/1/2020 11:55 AM
37	Generally yes, although we have a couple of problematic neighbors. I don't think it's a coincidence that they are all renters.	11/1/2020 11:12 AM
38	Nope	11/1/2020 10:54 AM
39	Yes....great neighbors and diversity	11/1/2020 10:25 AM
40	Yes	11/1/2020 10:02 AM
41	Yes. But only because we keep students out with our HOA policies. The moment I leave our individual streets, it is a hostile, non-community environment. Students have ruined it.	11/1/2020 9:53 AM
42	No. We don't even have signs up that advertise our neighborhood's name.	11/1/2020 9:48 AM
43	no	11/1/2020 9:40 AM
44	Yes although I wish had more younger families	11/1/2020 9:25 AM

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45	Yes. But the increasing volume and speed of traffic on Blue Ridge drive is causing the neighborhood to decline in desirability. Blue Ridge Drive nominally has a speed limit of 25, but the City refuses to enforce this speed limit, and as a result the liveability along Blue Ridge is in decline.	10/31/2020 3:02 PM
46	We enjoy our neighborhood immensely. It is a nice residential neighborhood bordered on all side by more densely populated residential neighborhoods. This makes our neighborhood highly used for walking - which is lovely. However, we also have cut-through streets like Blue Ridge Drive from Old Furnace to Country Club - and Star Crest is becoming a cut though from Blue Ridge to Vine Street. We have a lot of problem with speeding and littering along both of these streets. We know people who have sold their homes because of this issue. If Harrisonburg doesn't protect the single family home neighborhoods by employing the use of speed bumps in residential neighborhoods, then they are going to continue to lose the population that wants to live in single family homes to the county. We never see any police cars patrolling the area.	10/31/2020 3:02 PM
47	Livable? As in safe? Generally speaking, yes, though it's worth noting that I'm a cisgender White male which makes me a bit less aware and more culturally immune to some concerns others may have. The Northeast Neighborhood has a sense of community, but it definitely changes depending on which handful of streets you consider your community. My apartment complex doesn't foster much community since none of us have yards, there are hardly any kids, and there is no common space for interacting other than the parking lot.	10/31/2020 1:20 PM
48	Yes, we have wide, uncongested streets where children can at safely. We have a park nearby where we can walk.	10/31/2020 9:43 AM
49	Yes, because of the density of development and inclusion of medium to high density along with open green space. There has to be ways for people to interact in the neighborhood not in cars.	10/28/2020 5:51 PM
50	Yes. We enjoy the Northeast Neighborhood and love that we are less than a mile walk on sidewalks to a park, a grocery store, and downtown. Unfortunately access to schools without a car is less than ideal. We also like the mixture of students and other residents along with the multi family units and subsidized housing.	10/28/2020 5:41 PM
51	I can't answer this question because it does not define what a "sense of community" means.	10/28/2020 3:03 PM
52	Yes. We are a retirement community	10/28/2020 8:05 AM
53	Yes (Sunset Heights) - ease of walking, pleasant scale of houses, adjacent parks and churches, friendly signs of welcome in front yards, no run-down lots or houses, plus a good facebook group.	10/27/2020 12:05 PM
54	Yes, but we need help from the city to maintain that.	10/27/2020 9:15 AM
55	Yes, the neighborhood is nicely kept. Lack of public transportation is a problem	10/26/2020 10:40 AM
56	No. The crime has gotten increasingly high with the addition of North 38.	10/24/2020 9:18 AM
57	Yes, as much as any other neighborhood.	10/23/2020 9:04 PM
58	It's currently livable. Not so good at fostering sense of community. BUT, caveat, sense of community is critically contingent on the people occupying the space. They alone can create or inhibit sense of community.	10/23/2020 11:14 AM
59	Yes, my neighbors are pleasant. I would like to have sidewalks in the neighborhood however the front yards are already small and houses are close to the road.	10/23/2020 8:47 AM
60	Is livable. There a sense of community BUT VERY strict private covenants and zoning that hurt Harrisonburg's economic growth and friendliness	10/22/2020 10:29 PM
61	Yes; however, there need to be more sidewalks.	10/22/2020 10:08 PM
62	Yes, due to proximity to schools, rec center, downtown, parks	10/22/2020 5:35 PM
63	My neighborhood is - it's smaller apartment buildings so there are nice yard spaces and it is near parks.	10/22/2020 4:44 PM
64	yes	10/22/2020 1:29 PM

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65	My immediate neighborhood is livable, but a sense of community? No. We have a mix of rental homes occupied by people who cycle in and out and long-time residents (retired people) or "gentrifiers" from JMU (we are the latter). We know only the neighbors who are immediately around us, partly because of the transience of the other neighbors in houses, no doubt, owned by slumlord-types.	10/22/2020 1:17 PM
66	My neighborhood is a small bubble - only two streets. There is "some" community among my direct neighbors but also several rental properties with high turnover	10/22/2020 1:00 PM
67	Yes. I like the mixture of people.	10/22/2020 12:31 PM
68	Yes, the Dutch Mill Court/Holly Court neighborhood fosters a sense of community with all the kids playing outside, and their parents watching them.	10/22/2020 12:14 PM
69	Yes its livable but not with equal rights...more than half the neighborhood gets mailboxes in their yard and a portion who pays the same taxes dont get maiboxes or state maintenance. If we dont get same benefits we shouldnt have to pay same taxes.	10/22/2020 8:41 AM
70	No. It's a mix of apartments, townhomes and duplexes in a non walkable area.	10/22/2020 7:16 AM
71	Yes, walkable to library, children's museum and downtown	10/22/2020 1:13 AM
72	Yes. I own in Village Square and the design has proven timeless. That neighborhood was developed in the 70s and has not become obsolete in any way. It's a small townhome community... the minimal number of units fosters real neighborhood interaction while still providing more housing than single family detached homes would have.	10/21/2020 10:36 PM
73	Yes, people are out and about a lot and friendly to each other.	10/21/2020 9:47 PM
74	Yes. Well-kept houses. Lots of pedestrians/bikers using the area. Access to local park/community center.	10/21/2020 7:09 PM
75	Yes, my neighborhood is nice. Yes, we band together to support a cause.	10/21/2020 4:47 PM
76	My neighborhood looks run down and street needs paved badly and some homes look awful called but nothing was done about these homes with junk in yard	10/21/2020 3:53 PM
77	yes - but sidewalks would make a tremendous impacts.	10/21/2020 3:51 PM
78	N/A	10/21/2020 3:13 PM
79	I live in Broadway, but yes.	10/21/2020 2:55 PM
80	Yes. Proximity to other houses requires communication between residents, and the sidewalks on all nearby streets are used by most people in the neighborhood. Also sharing public spaces and having a school in the neighborhood that is attended by most kids in the area.	10/21/2020 2:15 PM
81	n/a (not City resident)	10/21/2020 2:13 PM
82	Absolutely. I think the fact that we're situated between 2 parks encourages neighbors to walk and bike the full area of the neighborhood. Plus we have a grocery store and other businesses that are reachable without venturing onto a main road.	10/21/2020 1:46 PM
83	Yes. I have good neighbors. We hang out together. We help each other out. I am lucky.	10/21/2020 1:32 PM
84	yes - great for walking, traffic and on-street parking controlled	10/21/2020 12:14 PM
85	Yes. I live in Belmont, which has a community association and a private park. The wider streets are amenable to walking, running, and biking. However, I do wish that the Erickson Ave bike lane had been extended to Rt. 33 West.	10/21/2020 11:17 AM
86	Yes, because our street is quiet with little through traffic and we are close to some stores. We are of mixed socio-economic groups, yet often interact in the street or between yards, or when walking to near-by retail.	10/21/2020 11:10 AM
87	Yes. My entire neighborhood is in agreement that the speeding traffic on Old Furnace Rd is a problem.	10/21/2020 10:45 AM
88	absolutely. Lots of sidewalks. Safe. walking distance to lots of things to do from parks to restaurants and shops. That being said, it is an established 50 plus year old neighborhood.	10/21/2020 10:38 AM
89	It's livable but I don't think it inherently fosters a sense of community -- that comes from	10/21/2020 9:57 AM

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individual effort. There's no common outdoor gathering space within walking distance for us.

90	Yes - because we can walk to downtown.	10/21/2020 9:54 AM
91	Yes, but it would be SUPER nice if there were sidewalks. My neighborhood is getting younger and parents are scared of how fast traffic flies up and down Paul Street and everyone has to walk on the street with cars. Someone is going to get killed or hurt with the amount of little ones being born and moving in.	10/21/2020 9:29 AM
92	No due to lack of walkability	10/21/2020 9:27 AM
93	Yes, close to downtown, mature neighborhood	10/21/2020 9:09 AM
94	Yes our neighborhood is comfortable and people are easy to talk to.	10/21/2020 8:45 AM
95	Yes, Preston Lake. Do not like apartments being allowed.	10/21/2020 7:51 AM
96	Yes- lots of parks and see people walking and biking outside.	10/21/2020 7:29 AM
97	Yes it is a very nice neighborhood. Recently, we came together to fight against a student housing proposal to be built on property that backs up to us. It is my hope that we will never have this type of housing or any other type of housing allowing a large building with an overwhelming number of residential occupants . Not only would our area be over populated, but, parking would be a serious issue. It would also affect the aesthetics of our neighborhood.	10/21/2020 7:29 AM
98	Yes. We have an online communication system that people use frequently	10/21/2020 7:24 AM
99	Yes. Mix of young families and some older ones. Walkable. Trees. In the before times, walkable schools. An active Facebook neighborhood group.	10/21/2020 6:41 AM
100	Yes. Diverse community with people of different backgrounds. It's safe and not too noisy. Although there is a lot of vehicle cut through traffic. The only thing I dislike is Aspen Heights as neighbors. College housing neighbors are not good neighbors to have.	10/21/2020 5:28 AM
101	Yes-home ownership is high So there are invested, stable community members. It's too expensive to purchase a home now in Harrisonburg and I think that should be addressed so we have stability in housing. More home owners, less rentals.	10/21/2020 2:25 AM
102	yes. Its mostly single houses with driveways	10/20/2020 11:43 PM
103	Yes. It has a good mix of people of different ages, backgrounds, and financial levels.	10/20/2020 11:41 PM
104	Yes, it is liveable, but too many cars exceed the 25 mph limit, making it dangerous for kids	10/20/2020 10:27 PM
105	Yes, but would be much better with sidewalks	10/20/2020 10:27 PM
106	Mostly, yes. However, too many of the townhouses and duplexes are rentals and there are too many people living in the units. Part of the problem is the lack of affordable housing, but the other problem are rental companies not abiding by the occupancy limits that are already in place, but not enforced b the city.	10/20/2020 10:19 PM
107	yes, although traffic still tends to travel way too fast on our road	10/20/2020 9:53 PM
108	Does not foster a sense of community. Harrisonburg doesn't care about our community/neighborhood doesn't care	10/20/2020 8:22 PM
109	Yes, good population density and pedestrian accomodating	10/20/2020 8:14 PM
110	Yes..neighbors know each other and kerp qatch.	10/20/2020 8:09 PM
111	yes	10/20/2020 6:53 PM
112	Somewhat. I don't like that some of the houses have become student rentals. I do like the walk ability.	10/20/2020 5:54 PM
113	It is livable but it is impacted negatively by the amount of traffic, student parties/trash in the Old Town area. There is a strong sense of community in the downtown area but that mostly stems from downtown activities not so much from our neighborhood.	10/20/2020 5:53 PM
114	No. The lack of off-off street parking & sidewalks causes our neighborhood to be more of a congested drive-through to get to Purcell Park.	10/20/2020 5:41 PM

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115	Yes and No. Some neighbors are social and some are not.	10/20/2020 5:38 PM
116	Yes; low density to sq. footage.	10/20/2020 4:51 PM
117	My neighborhood is livable, yes, it's why I live where I do. Does it foster a sense of community, nope, not so much. It's livable because we bought a home in a neighborhood that meets our needs. It's livable for many other varying factors. It does not foster a community because I only receive information about things, like this survey, haphazardly. I know of many in our community who would not have access to this survey unless directly guided to them.	10/20/2020 4:40 PM
118	Yes. Only drawback is, as was true of the time it was developed, pedestrian access to any sort of restaurants, groceries, pharmacies, etc., is limited to put it charitably.	10/20/2020 4:31 PM
119	Yes, I live close to the outskirts but still within close distance of amenities Harrisonburg offers.	10/20/2020 4:30 PM
120	Not really	10/20/2020 4:19 PM
121	No sense of community. No one knows each other. We're looking to move	10/20/2020 4:08 PM
122	Yes, we love the park and the tucked in nature of the community. I wish we could more easily walk to the new Walgreens and surrounding businesses, near our neighborhood.	10/20/2020 4:07 PM
123	yes	10/20/2020 4:07 PM
124	Na	10/20/2020 3:54 PM
125	Yes	10/20/2020 3:45 PM
126	Yes. Houses are small and relatively close together and sit close to the road. When neighborhood members are outside you can see one another and this promotes interaction.	10/20/2020 3:29 PM
127	Sunset heights is great (except for the speedy pass-through traffic). Very walkable, 2 parks, near downtown. Looking forward the the new bike/walk paths and SOON we hope, traffic calming changes.	10/20/2020 3:20 PM
128	Yes.	10/20/2020 3:10 PM
129	Yes, I think the Park View area is livable and fosters a sense of community. We have had street or neighborhood get-togethers, and we look out for each other. It's nice to have people walking through the neighborhood, walking dogs, etc.	10/20/2020 2:59 PM
130	Yes. People are long term owners, and know each other	10/20/2020 2:57 PM
131	Yes. See my answer to question 9.	10/20/2020 2:49 PM
132	Yes! Definitely space for improvement though. I wish there were universal sidewalks. The walkability seems to correspond with apparent income-levels of the neighborhood, which isn't equitable or particularly safe.	10/20/2020 2:43 PM
133	No, developer prevented HOA from developing and left the community with no way to enforce the covenants.	10/20/2020 2:41 PM
134	No. The north end of Harrisonburg is limited by government offices and a concentration of social housing.	10/20/2020 2:35 PM
135	No. Traffic plans for Sunset Heights need to be completed. High speed traffic creates a dangerous environment.	10/20/2020 2:35 PM
136	Yes because we have sidewalks with a parking buffer in a mixed use neighborhood so there are plenty of opportunities to meet and interact with human beings of all ages and walks of life.	10/20/2020 2:27 PM
137	We have room for growth! I am hopeful Red Front can be redeveloped in a way that prioritizes community, housing, beauty, and transportation. I hope Chicago Avenue gets the true walking and bike path it deserves. So many families and kids walk and ride along that road. The reason we chose to settle here is because of proximity to downtown, walkability to parks and shops, safe ways to bike/walk, and beauty. These all foster community, provide community spaces, etc.	10/20/2020 2:12 PM
138	no, terrible zoning decisions have been made in the Foley/Ridgeville area	10/20/2020 2:08 PM
139	Yes! Northwest Harrisonburg is a great place to walk and enjoy the town. We do not have many businesses or JMU students/offices here.	10/20/2020 1:57 PM

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140	Yes. I know my neighbors and it is a safe place.	10/20/2020 1:09 PM
141	Yes, the people that live there.	10/20/2020 1:02 PM
142	Yes! It's entirely single family, only one way in/out, and usually populated with residents, local exercisers, and people walking dogs!	10/20/2020 12:49 PM
143	After 15 years since turnover from developer, our community continues to improve to suit the needs of homeowners.	10/20/2020 12:24 PM
144	Very livable. The worst part is people speeding in cars through the neighborhood.	10/20/2020 11:59 AM
145	Yes. Sidewalks, neighbors take walks and socialize with each other.	10/20/2020 11:54 AM
146	Yes - it is easy to see and interact with neighbors, there are adequate sidewalks, and density is about right for the kind of housing. Neighborhood history is also an important factor.	10/20/2020 11:31 AM
147	It's a mix of unit types, so that's a positive. There's a sense of neighborliness. The downside is there aren't many businesses that reflect the diversity of our neighborhood or affordable to most who live in the neighborhood, particularly groceries with the closure of Red Front. The park is nice and close at Ralph Sampson, but could use the level of funding and facilities that exist in predominately white and affluent neighborhoods.	10/20/2020 10:11 AM
148	Yes. I live in the county, so the roads aren't overdeveloped like much of the city and I don't have to worry about staff insinuating I'm a bigot if I show up to a public hearing to oppose student housing on the edge of my neighborhood. I didn't bother looking at homes in the city because I heard so many complaints from people about their neighborhood being less livable after the city unexpectedly approved student housing on the edge. It's particularly bad when they start enclosing neighborhoods with student housing -- then it's only a matter of time before drunk students cutting through between the apartments start vomiting in the street, passing out in your front yard and having sex behind the bushes in your back yard.	10/20/2020 10:08 AM
149	Yes	10/20/2020 8:30 AM
150	Yes, to a degree. The people are out and about walking which helps us stay connected to each other. It would be even better if front yards were more geared towards interacting with the public- right now they are treated more like buffers from rather than connections to other people.	10/20/2020 6:05 AM
151	More so now with a lot of people walking around due to covid but otherwise people keep mostly to themselves. It is a typical bedroom community suburb.	10/20/2020 4:32 AM
152	Yes - Old Town definitely fosters a sense of community. I see neighbors outside walking on a regular basis.	10/19/2020 10:00 PM
153	Yes. I love living close to the park and I appreciate the city's work on traffic calming (though still more work to do there)	10/19/2020 3:19 PM
154	Yes. I like the neighborhood we live in. We have nearby restaurants and shops, though the loss of Red Front is painful. I really hope that a new grocery store can replace it. Older families are moving out and young families with children are moving in, so that helps the neighborhood feel like it's living.	10/19/2020 1:09 PM
155	Absolutely. I know and interact with my neighbors on a daily basis	10/19/2020 1:01 PM
156	It is at the moment because the majority of residents seem to care about the area. However, that can quickly change if the appropriate authorities do not enforce existing zoning regulations and if they also continue to create ordinances that damage cohesive communities.	10/19/2020 10:55 AM
157	Yes, I think it is quite livable, and the fact that it is pleasant to walk around helps to foster the sense of community.	10/19/2020 10:53 AM
158	Yes! I love the sunset heights neighborhood. Very walkable and friendly. Love living between two great parks - Hillandale and Westover. I do wish there were more walkable restaurants/bars, downtown is still a bit too long to walk for dinner.	10/19/2020 10:42 AM
159	yes, there's a long history to our neighborhood and as new generations move in they're taking care of the homes and spend time with their neighbors on porches, decks and walking dogs.	10/19/2020 9:52 AM
160	I do - I like that there is a nice mix of modest starter homes along with very nice larger homes.	10/19/2020 9:38 AM

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I like the wide streets that encourage pedestrian traffic.

161	Yes. I do wish there was more economic variety and options for housing in our neighborhood as it prices out lots of people. I'm glad there's not shopping strips or malls right in it but I'm totally fine with more home-based business as that's where things are trending and it would actually attract more tech-oriented folks to here from bigger places. It'd be great to have some more neighborhood restaurants/bars/venues once people are able to gather more. I love downtown but it's be nice to have a few corner spots here as well.	10/19/2020 9:34 AM
162	Yes, I feel my community is livable and fosters a sense of community because of the closeness of the people living here and the connections that happen almost daily. Many of my neighbors are involved in city planning and management. I feel like my voice is heard and if I have a question I know where to go. This is a difficult time for all of us and I hope the November election will bring positive community focused people to the council seats.	10/19/2020 9:31 AM
163	My neighborhood (Sunset Heights) is livable, but I do wish we could limit some high speed through traffic. I wish we had sidewalks everywhere and lots more landscaping in yards. But the primary question - the sense of community, I think there is, but it doesn't come completely from the neighborhood. It comes from two sources: 1) yes, the neighborhood itself when you take some time and walk around and 2) our neighborhood facebook group.	10/19/2020 9:23 AM
164	Yes - we chose this neighbor for its privacy and seclusion in the woods but also for the supportive neighbors. I do wish we had curb and guttering and sidewalks though.	10/19/2020 7:38 AM
165	Yes. I see people out and about - walking and on front porches - all the time, and most people are friendly.	10/18/2020 9:33 PM
166	Sort of.	10/18/2020 8:53 PM
167	Yes. My neighborhood is close to downtown, has increased sidewalks over the last five years (thanks, City of Harrisonburg!), and even includes a mix of single-family, duplex, and multifamily development, with a small "commercial district" along Chicago Ave.	10/18/2020 4:12 PM
168	Until very recently, I lived on Lee Ave. I absolutely had a great sense of community. We could walk to both RedFront & the local pharmacy. I made friends with my neighbors. I could bike to work. Many of us had big porches where neighbors met one another. The street was low-enough traffic that people felt comfortable walking around. The homes were somewhat small & on somewhat small acreage, so we weren't too spread out.	10/18/2020 7:26 AM
169	yes. we are lucky	10/18/2020 6:31 AM
170	Yes.	10/17/2020 9:36 PM
171	Yes, lots of open recreation and walking spaces.	10/17/2020 9:16 PM
172	Yes. Very livable. Walkable/bikable. Front porches, sidewalks, and single-family houses without garages encourage neighborliness.	10/17/2020 8:57 PM
173	Yes, We have had young neighbors move into houses when the older people die or move to Retirement Homes. We have 12 children under the age of 15 in our block from 395 to the 200 block of Hartman. Plus we have West Side Baptist Church, which has a food pantry.	10/17/2020 8:42 PM
174	Yes. Park View area is very diverse and welcoming.	10/17/2020 7:18 PM
175	Yes, as I commented above. The sense of community is dependent on the attitudes of residents as much as on the physical character of the homes in which they live.	10/17/2020 6:04 PM
176	Yes - limited traffic but we need more sidewalks! ESP along Dogwood.	10/17/2020 5:24 PM
177	yes. Front porches, sidewalks	10/17/2020 5:06 PM
178	Yes. I live in a fully residential area.	10/17/2020 4:47 PM

Q12 What is the single greatest concern you have with the current Zoning Ordinance or Subdivision Ordinance or what do you think is the greatest need that the Zoning Ordinance or Subdivision Ordinance rewrite should address?

Answered: 161 Skipped: 36

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#	RESPONSES	DATE
1	I think there should be more affordable housing.	11/3/2020 6:47 AM
2	Affordability	11/2/2020 10:03 PM
3	Single family areas don't want a transient population next door. Keep multi family dwellings together.	11/2/2020 8:51 PM
4	Living in an area that is somewhat urban and residential, I'd like there to be careful consideration given to the existing spirit and identity of each neighborhood. I think that allowing businesses to open and operate is fair and desirable to a degree, but that special consideration should be given to those who live in these neighborhoods in a way that gives them control over this identity and how this development would move forward. Things like parking and noise are already issues. Some of this is part and parcel of the neighborhood itself, but some of it is from the development of multi-family homes. With more people living in one concentrated area, parking and noise become an issue and this does change the identity and functionality of a neighborhood. I think that allowing each neighborhood some input into the decisions would be vital to such decisions.	11/2/2020 7:21 PM
5	Unsure	11/2/2020 7:19 PM
6	More mixed use downtown.	11/2/2020 6:58 PM
7	Traffic.	11/2/2020 5:57 PM
8	I don't want housing prices to keep rising, it's probably inevitable. I don't think it's wise to build too many high density dwellings if we don't get our school capacity problems fixed. So as of right now developing residential should stay small and single family.	11/2/2020 2:06 PM
9	I think we need to address the need for affordable housing.	11/2/2020 1:43 PM
10	1. Zoning should align with HOA covenants instead of contradict them. Currently, zoning is not aligned to subdivision covenants. This is a big problem. My HOA only allows for two unrelated persons to live in each town home. The City of Harrisonburg's zoning for my subdivision is in a category of allowing four unrelated persons. This puts the HOA in a difficult position should a homeowner or real estate investor attempt to challenge it legally. That is, the city allows the usage but the HOA does not. My subdivision should never have been zoned in a category of four unrelated. The limit on unrelated persons was created for a reason. Each town house only has a capacity two parking spaces. The only on street parking available is on Breckenridge Court. If my HOA's covenants regarding number of unrelated was not honored, there would be no space on Breckenridge. In my opinion, this is a huge fail on zoning staff. Staff has failed to recognize or validate the fact that four unrelated persons are going to have four vehicles. Zoning staff ought to request copies of covenants for any subdivision before making zoning changes. If there is a contradiction in what zoning staff is planning and what the current HOA covenants state, staff should reach out to a HOA representative and try to determine the reasons for the covenant. THIS might also build a "sense of community". 2. The zoning ordinances are changed with preferential treatment given to investors and builders. "Downtown style" apartments do not belong next to residential, low and medium density housing. Yet zoning waivers and special use permits are given to builders but not small in home businesses. This needs to stop. NO zoning waivers or special use permits should be given to anyone. Why bother having zoning is in place if it is not going to be honored. Here are some examples as to how it is perceived as unfair: A women wants to have a daycare in her home but staff does not want traffic in and out of the subdivision - denied. A man wants his large house on main street to allow 5 unrelated students instead of 4 students - denied. A builder wants to put a four level apartment complex directly behind Emerald Court requesting a zoning waiver and special use permits - approved by staff and voted down by city counsel. The same builder wants similar housing built near Woodland subdivision - approved by staff and city counsel in spite of objections by community members owning property in the subdivision. 3. If any preferential treatment is given, it should be granted to companies that are bringing high paying jobs to Harrisonburg. Dunham-Bush was closed and in its place a Walmart, a Bed & Bath shop, a bookstore, an office supply store, an electronics shop, and more were erected. ALL of these shops with low paying wages. Harrisonburg is putting all their eggs in one basket. The basket is labeled "JMU". It's never a good idea to put all your eggs in one basket. We need more diversification instead of the one and only big industry being JMU.	11/2/2020 1:42 PM
11	I think the City has be careful to avoid the changes causing increased uncertainty about things as compared to what has been in existence, and use, for a number of years. We all saw what	11/2/2020 1:42 PM

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happened in the temporary rental experience over the past few years. That was just ONE component. A comprehensive rewrite, in contrast, is a MUCH larger change with MUCH broader impacts.

12	Affordable single family detached houses, houses that can comfortably accommodate a family of 6 (two parents, four kids), and zoning properly so that schools can be built in a timely way instead of spending years searching for land that works	11/2/2020 1:15 PM
13	My biggest concern is that they won't build the high school. It has been approved, and they need to re-start the project.	11/2/2020 12:07 PM
14	R-2 should allow 3 unrelated when the unit has 3 bedrooms. Our density is great enough and the need for more affordable housing is high enough to allow it. The city overreacted to the lax zoning laws of the past by cracking down on housing density, but I think Harrisonburg is urban enough now to rethink it a bit.	11/2/2020 11:49 AM
15	When approving new housing units, the city needs to consider what those new units will do to the existing neighborhood and the changes to the traffic patterns. If you want to build multifamily structures, you may need to remove some of the single family homes to protect the remaining houses in the neighborhood. You may need to close some streets to protect the cut-throughs from happening. Also, please look at the design and is it really being designed for families (or is really for JMU). If it is for families, the playground size should fit the size of the buildings. If the planned playground is too small for that planned space, then you know the real renters will be JMU students. I am not opposed to JMU rental, but it does bring in a different type of dweller in a neighborhood.	11/2/2020 8:11 AM
16	Home owner freedoms.	11/2/2020 7:59 AM
17	I haven't reviewed the current regulations so can't speak to current issues. Personally, I would want any new construction, especially businesses, to consider the environment And address sustainability. I like that high tech salon over behind the mall that has solar panels on the roof	11/2/2020 7:03 AM
18	Allowing for too many multi-family dwellings because of students	11/2/2020 6:42 AM
19	I think they should make it clear that residential communities and land should be separate from properties being designed for student housing. Mixing those together will create a lot of disorder and unhappiness on both Harrisonburg residents and students.	11/2/2020 2:37 AM
20	Density of own houses in many areas.	11/2/2020 12:26 AM
21	There are very few new housing developments with average sized homes. There are tons of old townhomes and duplexes and very few new single family homes for sale. There are a lot of expensive large homes. So there is no middle ground. I either buy a new townhome or old single family or pay twice as much for an expensive larger home.	11/1/2020 11:40 PM
22	There's abusive power in behave of subdivisions that constrain the living style and confort. I understand, some subdiviosns might want to adhere certain looks to maintain certain style or value, but to intrude beyond that I think is abusive.	11/1/2020 10:31 PM
23	The blending of student and non student housing in low density residential neighborhoods puts a strain on quality of life. Grandfathering in frat and student houses in neighborhoods like mine is unfortunate. I'm fine with density but I worry about quality of life if that density is mostly students. I also chose my neighborhood for its traditional neighborhood feel and historic character. I'd be nervous about letting developers tear down the small houses here that are affordable and putting up townhouses.	11/1/2020 9:39 PM
24	One parking spot per "home" is not enough anymore. People have two, three and more cars. Parking on lawns is not attractive and lowers home values. Streets full of parked cars are dangerous for walking, biking, and driving.	11/1/2020 8:57 PM
25	Unsure	11/1/2020 8:57 PM
26	I really dislike that there are random group housing/student renters on my street that are actually violating the zoning ordinances. I don't mind the people or the noise, but I do mind people constantly parking in front of my house and blocking my driveway because they don't have adequate parking at their house. Single family homes are being rented to three and four people and only have one parking space.	11/1/2020 8:42 PM
27	I would like to see allowance for accessory dwellings with the contingency that parking (or	11/1/2020 7:19 PM

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	limited cars) were provided	
28	College apartment dwellings that turn into family apartments. There is a need for affordable housing, as well as new and renovated schools.	11/1/2020 5:47 PM
29	Major changes to existing communities should be avoided. Creating walking and biking paths and neighborhood green spaces should be enhanced.	11/1/2020 3:16 PM
30	There needs to be more affordable housing and ways for people to increase chances of home ownership.	11/1/2020 12:43 PM
31	The zoning ordinance will always need to the flexibility of the City Council to understand changing technology and needs of the community. As the last rewrite was in the 90's this may appear obvious but many times we get tied down in the written vs the obvious. A larger question is not the zoning ordinance but the codes and guidelines. We look at a community designed through many decades. Hence we now live in a car centered City with the desire for a people centered City. There needs to be an understanding that this is a multi decade transition. We most also be flexible with the use of public roads and right of ways that may not meet the "Standards" of today's codes. Our asset is the land, we need to pull the value out and this will be an imperfect process.	11/1/2020 11:55 AM
32	No answer	11/1/2020 11:12 AM
33	Enforcement	11/1/2020 10:54 AM
34	We need to be able to build up using less land and need housing for seniors on fixed income	11/1/2020 10:25 AM
35	CITY, not student, housing. More specifically, AFFORDABLE housing. The city is too interested in building/approving high-density housing complexes and commercial properties geared towards students. I understand there's a financial element... but if JMU were to collapse, what would Harrisonburg be if it is a university with a city around it instead of a city with a university? That's where we are headed if something doesn't change NOW.	11/1/2020 9:53 AM
36	I do NOT want apartment buildings to be added to our neighborhood. I'd like to discourage rental units if possible. We have several rentals around us and routinely have issues with these neighbors (police have had to be called). The neighbors behind us are renters and built an illegal fence (over our property-line) and are back-yard breeding litters of boxer puppies (4 litters to the same mom since they moved in). Not sure why they do this since they don't seem to particularly like dogs. I've seen one of the male residents kick the adult dogs multiple times. We haven't called police or animal control b/c we're afraid of retribution. They have confederate flags and marijuana stickers everywhere and aren't exactly friendly to us or other neighbors. They play ridiculously loud music when they smoke-up on their back porch.	11/1/2020 9:48 AM
37	0	11/1/2020 9:40 AM
38	Allow property owners to decide how to use their property in terms of short term rentals or any income potential really. If it's safe and not compromising parking or noise (ie well contained within the property) then it should be allowed with no additional regulation or taxation.	11/1/2020 9:25 AM
39	No major problems with the ordinance. I would strongly object to changing the Ordinance in ways that would permit packing more high-density housing in traditional single-family home neighborhoods.	10/31/2020 3:02 PM
40	I don't want to sound like a hateful townie, but there need to be more policies in place to ensure that JMU students aren't crashing the low-income housing market. Developers generally are out to turn a big profit and aren't interested in building legitimately affordable housing. JMU is a major player in our local economy, but that shouldn't shut down our ability to offer housing at an affordable, unsubsidized cost to non-students. I realize that this is America where everyone is supposed to believe they are the most important person ever and deserves only the nicest things. It's worth remembering that the people that make and influence housing-related decisions are rarely the folks who simply want to be able to pay less than 75% of their fixed disability income so they can have an ADA accessible apartment. Section 8 housing doesn't need to look cramped or bland or be a neighborhood eyesore. I'll probably make \$25-28K this year, which easily puts me well above the income of many others that help run our economy and sustain our communities. I consider myself lucky to have rent for \$625/month. I can't imagine the challenges I would face if I had to find new housing and I had kids or a disability or a language barrier. It would be amazing to someday own a home, but that's a luxury for income brackets a bit higher than mine. It would be great if my single friends in their	10/31/2020 1:20 PM

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20s and 30s who have kids could afford to buy a home in Harrisonburg on their full-time job salaries as teachers and social workers, but they generally are priced out, unless they have parents that can help them but it.

41	We have an affordable housing crisis in Harrisonburg. We need ways for people of various income levels to live in our current neighborhoods. Neighborhood diversity is important to me. I'd also like to remodel our basement to be rented out as an apartment once our children move out. Options like this make our housing more sustainable both financially and environmentally.	10/31/2020 9:43 AM
42	Lack of flexibility and adaptability is the greatest problem now. We're stuck with car-centric zoning from the 1990s that's nigh impossible to change to make our city enjoyable to get around in any way other than a car.	10/28/2020 5:51 PM
43	Need to figure out how to increase density. Around downtown and around distinct and prioritized neighborhood hubs. We should consider ending or at least radically altering R1 and single family zoning and schools immediately allow ADUs by right.	10/28/2020 5:41 PM
44	Greater consideration within the zoning should be given to attracting businesses like Dunham-Bush (now closed) which pay higher wages...instead of adding more ice cream shops or Walmart stores which don't provide a livable wage. Building more student housing (when there is plenty) takes land that could have been used to develop businesses with well paying jobs. There also needs to be more dental and medical facilities.	10/28/2020 3:03 PM
45	1501 Virginia Ave	10/28/2020 8:05 AM
46	My greatest 'fear' is the jail/judicial complex dominating downtown, instead we should foster diverse uses of that area.	10/27/2020 12:05 PM
47	158 East Johnson Street Northeast Neighborhood Parking at Historic Properties	10/27/2020 9:15 AM
48	more convenience stores and public transportation routes, and pedestrian friendly neighborhoods would make the city safer and more convenient.	10/26/2020 10:40 AM
49	I dont have one	10/24/2020 9:18 AM
50	314 Emerald Dr. Bluestone Hills More affordable housing Keeping potential student housing away from residential housing.	10/23/2020 9:04 PM
51	How the continuing saga of JMU campus expansion & growth in student population affects the permanent residential base of this community. These phenomena should NOT be a disruptive force. It's all too easy for this to happen. Being a "college town" is a good news, bad news story. Incresaingly bad news as the college/univ continues to grow & expand.	10/23/2020 11:14 AM
52	The ordinance should allow for more density. In new development where there is no continuous sidewalk the developer should be able to pay into a City Sidewalk/bikepath fund in lieu of constructing new sidewalk. Industrial areas that are not pedestrian friendly	10/23/2020 8:47 AM
53	More flexibility all around. Let property owners have more options and decision making abilities over the properties they own	10/22/2020 10:29 PM
54	Ensuring that the land is used appropriately per its intended uses.	10/22/2020 10:08 PM
55	More emphasis needed on preserving older structures, incorporating more green spaces, alternatives to automobile traffic, and aesthetics in developments	10/22/2020 5:35 PM
56	Some of the terminology/verbage is unclear. Clarifying details for any required elements within the zoning ordinances would be helpful. Example: parking lot space and landscaping requirements. Some definitions are unclear. Formatting into a table some of the more extensive requirements (such as parking) would be helpful.	10/22/2020 4:44 PM
57	I think the kinds of businesses and the community needs need to be taken into account. This is a childcare desert, for instance, why shouldn't neighborhoods be open to more in-neighborhood childcare that would fit in perfectly with a neighborhood vs. like a restaurant, office, strip mall.	10/22/2020 1:17 PM
58	Sustainable growth	10/22/2020 1:00 PM
59	A zoning ordinance makes the city council the de-facto owners of all property, impeding its own business with concerns that nominal owners could better handle. They also create	10/22/2020 12:14 PM

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development monopolies, producing homelessness. For example, it supposedly justified Harrisonburg's racist "Urban Renewal".

60	N/A	10/22/2020 8:41 AM
61	Maintain single family neighborhoods. Infill is good.	10/22/2020 1:13 AM
62	Apartment buildings should be extremely limited. I think there is a higher risk of vacant, deteriorating, unmarketable apartment buildings than probably any other housing type (see older student housing). Apartment buildings are more at risk of neglect than smaller-density housing... an investor is more likely to renovate a quadruplex ;for resale or otherwise) than an entire apartment complex.	10/21/2020 10:36 PM
63	I think there should be more flexibility to make rentable apartments within single family homes, such as basement apartments. This creates more housing within existing structures and can help offset mortgage costs for home owners. The greatest need to address is the lack of affordable housing in the city.	10/21/2020 9:47 PM
64	Have never read the complete zoning or subdivision ordinances so cannot answer this question.	10/21/2020 7:09 PM
65	I am concerned that out of town builders want to come in and turn a profit by developing more student housing. We have enough.	10/21/2020 4:47 PM
66	Students living in neighborhood of other residents	10/21/2020 3:53 PM
67	Harrisonburg continues to think we are a town of 30,000 rather than a town under 75,000. The lack of vision and planning is laughable. A school by the interstate when huge tracks of land were immediately next to Skyline/Smithland, not to mention north of town space or even a huge empty lot left undeveloped across from the current overcrowded high school. The technology corridor with 1 building? Obviously people have earned the right to purchase or own land within town, but penalties or increased taxes on blighted areas down town encourage people to simply hold out for an outrageous offer or the impending JMU purchase further limiting the taxable income in our town.	10/21/2020 3:51 PM
68	Flexibility. City needs to listen to ideas and staff should not dismiss something just because its different or a new approach.	10/21/2020 3:13 PM
69	Unsure if this is a problem, but lowering barriers to distributed renewable energy is important.	10/21/2020 2:55 PM
70	Parking ordinance needs a complete overhaul to allow for less parking based upon individual tenant needs; reduce impervious area.	10/21/2020 2:13 PM
71	I think we need more flexibility in terms of lot size, number of residents, and type of dwelling. Maybe it's allowing sublots within an existing lot (I'm thinking a tiny home in someone's back yard), or little apartment buildings within a great existing neighborhood like my own, or maybe a bunch of thing a I've never thought of. But there are many types of residents and families with wide ranging needs and resources. They all need housing.	10/21/2020 1:46 PM
72	We need to make is safe for cyclists and pedestrians. We need to make it easy for folks to walk around downtown. We need to limit cars and trucks downtown.	10/21/2020 1:32 PM
73	infrastructure (roads, sidewalks, bike lanes, etc) not able to handle growth	10/21/2020 12:14 PM
74	I am concerned about a few developers owning a large proportion of the property in Harrisonburg. Their political interests differ from the average person and their power is significant. Limiting the power of large developers and empowering more a diversity of local residents and groups to develop our community is a priority to me.	10/21/2020 11:10 AM
75	Stop building townhomes.	10/21/2020 10:45 AM
76	parking restrictions on downtown development. As a developer, you'd think I'd want no parking requirements for rezoning, but I feel the opposite. Too many things in the works that will have zero or limited parking -- all of the people that live/work in those places are going to pirate park on my lots. I deal with it daily.	10/21/2020 10:38 AM
77	affordability -- how to create / develop affordable housing that benefits the community first	10/21/2020 9:57 AM
78	We need a good mix of sustainable housing units and a quality of life for people in those units.	10/21/2020 9:54 AM
79	Keeping Dogs outside all year in cages should not be allowed in Single Family Zoning I am	10/21/2020 9:29 AM

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	fearful of houses turning over and being bought for college rentals as well as turning them into Duplexes.	
80	recognize the systemic impact and the unanticipated consequences of ordinances-historically rewrites have been use to eliminate access and create bias to certain neighborhoods so that low and moderate income and race opportunities are limited.	10/21/2020 9:09 AM
81	No answer	10/21/2020 7:51 AM
82	Few available affordable houses- that is the reason we moved out of Harrisonburg. Also too few available rental properties for young professionals (not college students)	10/21/2020 7:35 AM
83	Not sure	10/21/2020 7:29 AM
84	Please stop developing areas which allow for more apartments and student housing. I live in a beautiful area named The Townes at Blue Stone. When you allow student housing and large apartment complexes to be built around us, it causes additional problems such as excess Noise, trash, and parking issues etc. Please be mindful of this when considering various types of developments.	10/21/2020 7:29 AM
85	Schools schools schools schools schools. I love the inclusiveness and diversity of our city but get the impression the real estate developers only care about their own bottom line and not how decisions impact the community down the road.	10/21/2020 7:24 AM
86	Need more affordable housing and need it to benefit the community more than private investors	10/21/2020 6:41 AM
87	Creating opportunities for more dense development in areas that make sense. I think the areas surrounding downtown makes most sense with walkability.	10/21/2020 6:18 AM
88	I don't have any.	10/21/2020 5:28 AM
89	Would rather see creative use of existing spaces like multi-use buildings instead of seeing our beautiful green spaces eaten up by unnecessarily new and spaced out business building. Use the existing green spaces fir large parks and forests. Also do not like when a lot is mostly paved for business parking. Again, kids of green space and it's not aesthetic. I like thinking like the city we will be in 59 years. Build up, not out and keep historic beauty, etc and common spaces like Charlottesville.	10/21/2020 2:25 AM
90	no more mult unit dwellings. Each unit will have a minimum of two cars. Its crazy out there.	10/20/2020 11:43 PM
91	Parking needs to be required for large residential developments like Ice House so that residents don't take public parking. Student housing development needs to be limited. Investors need to be limited in their ability to buy up single family homes to turn around and rent. It's highway robbery.	10/20/2020 11:41 PM
92	Address the JMU parking lots taking over this neighborhood!	10/20/2020 10:27 PM
93	It's frustrating that so many high density apartments are being built that don't seem to take into account the effects on the landscape (little thought/plan for sustainability or environmental effects) traffic, etc. And there appear to be to many variances given to zoning....	10/20/2020 10:19 PM
94	affordable and smaller housing options - we don't need more large mansions. Developers should be required to include affordable and accessible housing in their developments.	10/20/2020 9:53 PM
95	229 Blue Stone Hills Dr. Does not require enough off street parking. Not enough green space in R3.	10/20/2020 8:22 PM
96	Way too many student high density housing. Destroyed our town	10/20/2020 8:09 PM
97	Developments need to be designed for thru traffic, not culs de sac butted up against each other like the area around the hospital is developing...	10/20/2020 6:53 PM
98	Students renting in family neighborhoods	10/20/2020 5:54 PM
99	Protection for single family homes, protection for green spaces. We don't have the infrastructure or finances to support the influx of children etc with high density housing. We have already seen what happens with JMU housing when the students tire of it. Where we will put yet another high school, elementary school, etc. This city can't handle more than we already have, we can't support parking in the city for more people, etc.	10/20/2020 5:53 PM

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100	Sidewalks and noise.	10/20/2020 5:38 PM
101	High density to sq. footage.	10/20/2020 4:51 PM
102	Really?! I'm not going to go out of my copious spare to time to analyze and research the economic development history and decision making process to even come close to suggesting a concern on this matter. This requires much more communication, community building, outreach and awareness in order for me to even form an opinion.	10/20/2020 4:40 PM
103	I actually think the greatest need is that if we move forward with expanding flexibility and liberalizing density with residential property, as if these things are positive in and of themselves, we do sufficient economic analysis to make sure it is fiscally sustainable. In order to provide services for residents living in greater densities, what is that likely to do to tax rates, will that undercut efforts to maintain affordable housing stock, etc?	10/20/2020 4:31 PM
104	Lack of affordable housing options within the city that target ALICE persons.	10/20/2020 4:30 PM
105	Too many "student" apartments and not enough affordable apartments and townhomes for families and individuals	10/20/2020 4:19 PM
106	Needs more single family homes in the \$250-350k range, given the median income here	10/20/2020 4:08 PM
107	We need to think of the walkability of areas in our city. The types of businesses that are walkable should meet the needs of residents in the area for all their needs. Mini communities. We do not need more suburbia.	10/20/2020 4:07 PM
108	That you will impose new regulations on existing neighborhoods that disrupt the quite enjoyment of what is experienced now in the neighborhood.	10/20/2020 4:07 PM
109	Protecting single family homes and neighborhoods	10/20/2020 3:54 PM
110	Need to develop more subdivisions and new street access to.	10/20/2020 3:45 PM
111	Affordable housing is a huge issue. Prices for new houses are incredibly high and rents are even higher.	10/20/2020 3:29 PM
112	One issue not addressed. When new houses are built, they are frequently MUCH larger than those in the community. There should be a limit on size, say 150% of the nearby home average. This preserves the character of the neighborhood.	10/20/2020 3:20 PM
113	I would like to see more off-street parking requirements in certain residential zones. For instance, on College Ave between Mt Clinton Pike and Greystone Street, often only one vehicle can maneuver the street since there are cars parked on both sides of College Ave, which isn't wide enough to accommodate parking on both sides and two-way traffic.	10/20/2020 2:59 PM
114	Find ways to annex land from the county in areas such as north of town to build new housing. STOP crowding the city.	10/20/2020 2:57 PM
115	They seem initially like separate issues, but they should be inextricably linked ... Affordable housing + Environmental sustainability	10/20/2020 2:43 PM
116	Lack of a city plan for designated residential, commercial, industrial areas. Too much leeway is given to developers, need more stringent enforcement of plan. City needs to support neighborhood covenants if they exist.	10/20/2020 2:41 PM
117	More affordable housing needs to be built.	10/20/2020 2:35 PM
118	Property maintenance no matter the use.	10/20/2020 2:27 PM
119	I've stated both already.	10/20/2020 2:12 PM
120	hard to identify a single one, but multistory buildings are one of the big ones; also, affordable housing is huge; and sustainability	10/20/2020 2:08 PM
121	Stop JMU from encroaching on permanent residents.	10/20/2020 1:57 PM
122	I don't know what the current zoning ordinance is.	10/20/2020 1:09 PM
123	Wasted space in sprawl for business development.	10/20/2020 1:02 PM
124	I'm concerned that AirBnB will become a free for all. I think it's detrimental to the feeling of some neighborhoods. On the other hand, many visitors will be coming just for large university	10/20/2020 12:49 PM

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events (football games, graduation). I don't know the answer for this. I just know I enjoy the peace and quiet of my neighborhood.

125	Abandoned private trailer/mobile home and single family abandoned home should be demolished.	10/20/2020 12:24 PM
126	I don't believe the city cares enough about R-1 areas. The city is too focused on larger density residential areas.	10/20/2020 11:59 AM
127	The mix of rentals in residential neighborhoods - especially in downtown neighborhoods with students. Many students are wonderful neighbors - but, when there are residential homes that became rentals at some point in the past that now have 8-10 students living next door to single families - this is a problem.	10/20/2020 11:54 AM
128	Affordable housing! There is not enough affordable housing, which exacerbates poverty. The city needs to be more creative and relaxed with zoning to allow for development of different types of housing that accommodate the needs of a variety of income levels. For example, we need supportive housing for chronically homeless residents, and other kinds of housing that are affordable to low-income residents who don't need extra supports.	10/20/2020 11:31 AM
129	Single Family Housing is not conducive to solving the Housing Crisis. We need "missing middle" housing across the city. ADU's should be permitted. Where will "boomers" age in place? Especially now that COVID has shown us the danger of elder care facilities en masse.	10/20/2020 10:11 AM
130	The new ordinance needs to have a clear vision of where high density development will go for the next few years, and make it easy, with no public hearings, to actually develop according to that plan. Clearly spell out what infrastructure will be required, instead of leaving it to the whims of staff. There is no vision right now, so developers keep getting approval to build short-sighted developments that technically match the "plan," but only because the plan looks out so far into the future that most of us will be dead before the city has the level of development it's calling for, and staff don't feel comfortable providing insight on density other than "Well, it fits the plan!" or "That's not what the plan calls for." In other words, give some consideration to a first "phase" of development over the next few years by right, with opportunities for rezoning or special use permit as time progresses. Then staff focus on managing that "higher level" plan, rather than trying to micromanage everything in the city through special use permits and rezonings.	10/20/2020 10:08 AM
131	Don't know	10/20/2020 8:30 AM
132	Harrisonburg has to accept its geographical and revenue raising limitations and live within its means. I'm also concerned about the legalization of commercial lodging businesses in residential areas (e.g. airbnb).	10/20/2020 4:32 AM
133	My biggest concern would be not thinking through any unintended consequences of changes to the zoning ordinances. I think it would be important to study how other cities have successfully managed zoning ordinances.	10/19/2020 10:00 PM
134	The Ordinance needs to be redesigned around the ideas of mixed-use neighborhoods, non-motorized connectivity, safe routes to schools, and creative design ideas which will allow for much more affordable housing options than currently exist.	10/19/2020 7:21 PM
135	I do want equitable opportunities for housing in our city, but I also want to ensure we keep a small-town and friendly neighborhood feel.	10/19/2020 3:19 PM
136	I'm not educated enough on the ordinances to make a comment on this, though I trust city staff to guide our town in a positive direction.	10/19/2020 1:09 PM
137	I am concerned that the City, in its desire to expand housing opportunity, will allow developers to cannibalize golf courses, parks, and other shared recreational spaces to accommodate high-density housing	10/19/2020 1:01 PM
138	What do we have ordinances for? They are not enforced. For example there is a home in a residential area that is being used as a garage business. 877 Vine Street.	10/19/2020 11:15 AM
139	Stop concentrating housing and land use of the type that does not foster a sense of community. You don't see the type of development and actual use in the wealthier portions of the community that you see in other corridors within the city. If you insist on continuing this practice, you will lose a tax base that will relocate to the county.	10/19/2020 10:55 AM

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140	I'm not very familiar with the current ordinance. My concerns with the rewrite are that (a) development can definitely erode or destroy the lovely communities we have built, but that (b) we do need to support having sufficient affordable housing. And (c) if we need businesses in the city, both for nearby jobs and to help pay for things like schools. (b) and (c) can definitely conflict with (a), but I hope we can find good solutions that promote all three. It definitely seems challenging to codify that into an ordinance, and I appreciate that you're working on it.	10/19/2020 10:53 AM
141	Please rewrite the home business ordinance so that it can be more inclusive of many home businesses. I would be thrilled with more people working from home as long as it didn't increase traffic or noise.	10/19/2020 10:42 AM
142	The rewrite should address new development. Chopping up existing neighborhoods will take away from the very character that makes some of them appealing. Yes, some of these neighborhoods have existing higher density properties sprinkled in and that's great. But adding density to the back yards of homes is different and will change the character of the neighborhood. I'm all for Density of all size homes in new construction where it can be established from the beginning with purpose. Also some areas like along MLK Jr way at the edge of Old Town or along Port Republic as you near S Main St would make sense to allow greater density in the form of townhomes or even apartments.	10/19/2020 9:52 AM
143	That JMU not be allowed to lower the property values of homes of properties on their perimeter.	10/19/2020 9:38 AM
144	I think there needs to be more flexibility for home-based businesses. It should be based on practical concerns (noise, parking, traffic, signage, and things that actually impact neighbors)	10/19/2020 9:34 AM
145	Keep our neighborhoods family focused and not allow more rental properties to be built up against single family home owners. Student group houses where over 10 people live in a single family home should not be allowed. For example, 11 female students live in one house on Newman Street and the same goes for the fraternity on the corner of Newman and Mason. Even though both have Bruce St. access to parking the noise, trash, parties, etc. is something all of us that are neighbors to these homes could do without.	10/19/2020 9:31 AM
146	I think there are plenty of opportunities for basement apartments and ADUs. Park View seems to be proof that having lots of basement apartments doesn't ruin a neighborhood. My secondary answer would have been more single-family homes, of the modest variety, but that might be impossible to make happen. My modest, I mean not "luxury" like every new construction seems to be, just simple 3br 2ba sub 2000ft sub \$250k units.	10/19/2020 9:23 AM
147	Lack of affordable housing for first time buyers	10/19/2020 7:38 AM
148	I don't know enough to answer this question.	10/18/2020 9:33 PM
149	Traffic	10/18/2020 8:53 PM
150	Does our ordinance allow for development within single-family residential that isn't just single-family housing? This could start as duplexes, or a small section of street within a neighborhood that blends into mixed-use or business.	10/18/2020 4:12 PM
151	We need to make housing denser & more affordable. Sprawling, suburban-style single family housing is outdated; it damages our sense of community & makes us dependent on our cars. I am moderately high income, & I want more housing options because I'm not a boomer looking to live in a big house with a yard that I have to mow as a status symbol.	10/18/2020 7:26 AM
152	i answered previous ques by essentially saying i'd be open to many alternatives based on hearings on a case by case basis ... ie not regulations and/or lock stepped laws	10/18/2020 6:31 AM
153	N/A	10/17/2020 9:36 PM
154	Keeping businesses out of residential neighborhoods	10/17/2020 9:16 PM
155	The areas by the mall are bad and getting worse. Do more to promote walkability, bikeability, vegetation, shade. Limit massive signs designed to attract traffic from I-81.	10/17/2020 8:57 PM
156	I am on the Board of Gemeinschaft Home. We are looking to buy or rent a home that would house 10 to 12 women in a residential therapeutic treatment facility. These ladies would reside in the home for a few months, have counseling for drug related problems, get training, work, and then reenter the work force as clean and sober individuals.	10/17/2020 8:42 PM
157	Nothing to offer.	10/17/2020 7:18 PM

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158	That residential subdivisions can be developed without sidewalks is absurd. If this is no longer true, then the concern disappears.	10/17/2020 6:04 PM
159	Protecting residential areas from student housing.	10/17/2020 5:24 PM
160	If you loosen zoning too much, you will accelerate the pace of flight to the county	10/17/2020 5:06 PM
161	Restricting your property to what someone else has decided is fine for you.	10/17/2020 4:47 PM

Q13 Are there provisions that are constantly difficult to understand or apply and that need to be reworked?

Answered: 127 Skipped: 70

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#	RESPONSES	DATE
1	not sure.	11/3/2020 6:47 AM
2	Unsure	11/2/2020 7:19 PM
3	I like the "R" for residential, the "U" for urban, and the "B" for business. Mnemonics are always helpful. Unfortunately there are so many zoning categories in Harrisonburg that it is not easy for someone outside the field to understand. I suggest making a few very simple zoning categories such as "R-1" residential one family. "R-2" residential 2 unrelated. "R-3" residential 3 unrelated. There is a lot that is added to this in terms of low, medium, and high density that is unclear. As it was explained to me, there is a formula that measures the square footage of the area. But in my neighborhood, the square footage was reduced when the extra wide sidewalk was installed. To my knowledge no one checked to see if this compromised the square footage required to fulfill the zoning requirement or if the zoning department decided that a public sidewalk could be considered part of the square footage.	11/2/2020 1:42 PM
4	Have not participated directly in anything that I'd put in this category.	11/2/2020 1:42 PM
5	Not sure	11/2/2020 1:15 PM
6	Lot size should be reviewed across all zones. They all seem big, particularly as they compare to existing lots in long-established neighborhoods. Smaller lot size requirements might make room for more affordable housing.	11/2/2020 11:49 AM
7	I don't know.	11/2/2020 8:11 AM
8	Not sure. I haven't done much with this other than just live in my house.	11/2/2020 7:03 AM
9	I don't know	11/2/2020 6:42 AM
10	Not sure	11/2/2020 2:37 AM
11	I am sure there are....I just don't know them offhand	11/2/2020 12:26 AM
12	I don't know	11/1/2020 11:40 PM
13	As explained in previous item.	11/1/2020 10:31 PM
14	The whole thing.	11/1/2020 8:57 PM
15	Unsure. I do think that communicating possible changes needs to be more wide spread and timely instead of finding out last minute.	11/1/2020 8:57 PM
16	Not sure	11/1/2020 8:42 PM
17	Not sure.	11/1/2020 12:43 PM
18	More thinking on set backs and road way design to access the land. Allowing smaller access roads will help create density.	11/1/2020 11:55 AM
19	No answer	11/1/2020 11:12 AM
20	Nope. Enforce what is already on booka	11/1/2020 10:54 AM
21	N/A	11/1/2020 10:25 AM
22	Public notices! Public notice signs are not enough. Residents need to know through more than just signs and notices in the paper. Post rezoning applications on the Harrisonburg government page and Facebook. Make them visible on WHSV. Harrisonburg is stuck in a 1990s method of behavior. It's time it shifts to 2020 and beyond.	11/1/2020 9:53 AM
23	Not sure	11/1/2020 9:48 AM
24	Anything related to rental use is too complicated and should be up to the property owner as long as up to safety code.	11/1/2020 9:25 AM
25	No	10/31/2020 3:02 PM
26	Not sure	10/31/2020 9:43 AM
27	Less difficult to understand, more difficult to apply	10/28/2020 5:51 PM

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28	The zoning needs to be as straightforward as possible. Landlords should be required to release the zoning requirements to any prospective tenants for any rental property. This may prevent tenants from unknowingly signing a lease that would be a violation of the number of unrelated people allowed within the unit. Additionally, the Harrisonburg zoning is not aligned with the covenants in some neighborhoods. The idea of allowing a in-home business to have a small sign is a mute point when the covenant restrict such allowance.	10/28/2020 3:03 PM
29	Setbacks, building distance requirements, easements	10/28/2020 8:05 AM
30	Not that i'm aware of; but I don't bump up against them very often. (We couldn't expand our front porch area as we originally wanted to, but I understand the rules and it's okay.)	10/27/2020 12:05 PM
31	parking, sidewalks, infrastructure	10/27/2020 9:15 AM
32	I don't know	10/26/2020 10:40 AM
33	No	10/24/2020 9:18 AM
34	Yes	10/23/2020 9:04 PM
35	Not well enough informed to comment.	10/23/2020 11:14 AM
36	Off street parking space requirements increase impervious area on sites and are excessive for certain businesses. Street trees are difficult to implement on certain sites due to utility easements. Sidewalks in areas with no other sidewalks near by. Fee in lieu of construction.	10/23/2020 8:47 AM
37	Yes. Simplicity and less Bureaucracy will empower and encourage the Harrisonburg economy and friendliness to grow	10/22/2020 10:29 PM
38	I don't know	10/22/2020 5:35 PM
39	Parking requirements, landscaping requirements	10/22/2020 4:44 PM
40	It would be good if there were more examples.	10/22/2020 1:17 PM
41	n/a	10/22/2020 1:00 PM
42	I have not reviewed provisions, nor should I have to waste time doing so: that is the job of an engineer.	10/22/2020 12:14 PM
43	N/A	10/22/2020 8:41 AM
44	The whole short term rental permit requirement was frustrating in how it was enforced and how the rules changed. I know everyone has their own bone to pick but I was frustrated by the way neighbors concerns were inconsistently factored in to decisions by Planning Commission and City Council.	10/22/2020 1:13 AM
45	I'm still confused about short-term rentals/Airbnb. I thought about Airbnb for my townhouse in Village Sq, but it sounds like I would need to present it to the city council for approval. That seems cumbersome and I would prefer if there were just straightforward rules. Is it permitted in this neighborhood? Yes or no?	10/21/2020 10:36 PM
46	Not that I can think of	10/21/2020 9:47 PM
47	See #12	10/21/2020 7:09 PM
48	Yes. 1) The use of ones home as a business. 2) the use of one's home as an airbnb.	10/21/2020 4:47 PM
49	No	10/21/2020 3:53 PM
50	No	10/21/2020 3:13 PM
51	Unsure	10/21/2020 2:55 PM
52	Again, parking regs allow for too much individual interpretation when uses are not clearly defined.	10/21/2020 2:13 PM
53	I'm sure there are but I don't know it well enough to identify them!	10/21/2020 1:46 PM
54	First level of Water Street parking deck should be open to everyone, for free.	10/21/2020 1:32 PM
55	expansion of JMU - taking over Harrisonburg	10/21/2020 12:14 PM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

56	Why are there so many Family Dollars, Dollar Generals, and 7-11s? We need more locally-owned business connected to our community. Fewer corporate chains.	10/21/2020 11:10 AM
57	?	10/21/2020 10:45 AM
58	The amount of red tape to deal with is cumbersome, and the speed at which some things in terms of rezonings, building permits or site plan approval take place is frustrating, but i also understand a lot of people are involved in those tasks. not sure those are even applicable in the case of zoning, but i'm venting anyway. also, harrisonburg is running out of space to build downtown. There should be more flexibility with respect to the rules with the remaing developable land.	10/21/2020 10:38 AM
59	n/a	10/21/2020 9:57 AM
60	N/A	10/21/2020 9:54 AM
61	no	10/21/2020 9:29 AM
62	unsure	10/21/2020 9:09 AM
63	One can submit plans to city and there are constant revisions that take excessive time and cost. Make your decisions and stick with it once.	10/21/2020 7:51 AM
64	Not sure	10/21/2020 7:29 AM
65	not familiar enough with this issue to give a good reply	10/21/2020 7:29 AM
66	I wouldn't know	10/21/2020 6:41 AM
67	I am not familiar with them.	10/21/2020 5:28 AM
68	The residential Zoning For unrelated persons is always a problem. Students may rent and break that ordinance. That seems outdated and archaic.	10/21/2020 2:25 AM
69	no	10/20/2020 11:43 PM
70	Unsure.	10/20/2020 11:41 PM
71	N/a	10/20/2020 10:27 PM
72	Variances.	10/20/2020 10:19 PM
73	I don't know.	10/20/2020 9:53 PM
74	Several contractors have said that the city is so difficult to work with that they either charge extra to work in Harrisonburg or will not do business in Harrisonburg.	10/20/2020 8:22 PM
75	building height regulations	10/20/2020 8:14 PM
76	No..just need decent people making decisions with the existing homeowners in mind and dont let pressure from university take over	10/20/2020 8:09 PM
77	no	10/20/2020 6:53 PM
78	Not at this time.	10/20/2020 5:38 PM
79	Not applicable to my input.	10/20/2020 4:51 PM
80	Provisions? Where do I find those?	10/20/2020 4:40 PM
81	We've ended up with zoning classifications that look good on paper, but don't seem to attract much use. Of course it may be that whatever we offer, the development community is just trying to find a way to get the next relatively dense development approved. In any case, while much easier said than done, it would be nice if it felt like we'd done a better job of matching what we'd like to see and what developers would like to do.	10/20/2020 4:31 PM
82	Idk	10/20/2020 4:19 PM
83	Lack of availability of single family homes in reasonable price range	10/20/2020 4:08 PM
84	I'm not sure.	10/20/2020 4:07 PM
85	don't but I am sure there are some that need to be better defined or reworked	10/20/2020 4:07 PM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

86	No	10/20/2020 3:54 PM
87	Not sure	10/20/2020 3:45 PM
88	Not sure.	10/20/2020 3:29 PM
89	Sometimes	10/20/2020 2:57 PM
90	Too many exceptions, waivers.	10/20/2020 2:41 PM
91	n/a	10/20/2020 2:12 PM
92	YES! our neighborhood and Woodland fought against a zoning request, and lost (even though the planning commission unanimously voted in our favor against the request) and it was clear how stacked the deck was--a rich developer can afford lawyers, engineers, and whoever else they need to fight for us; we had NO ONE fighting for us, and only Sal Romero and George Hirschman listened	10/20/2020 2:08 PM
93	Not sure	10/20/2020 1:57 PM
94	Short term rentals should not be in residential areas.	10/20/2020 1:09 PM
95	n/a	10/20/2020 1:02 PM
96	Not that I know of	10/20/2020 12:49 PM
97	The providing of a habitat and feeding of wildlife animals and fowl should be prohibited throughout the City.	10/20/2020 12:24 PM
98	n/a	10/20/2020 11:59 AM
99	I don't know zoning ordinances in detail, but commercial and residential zoning should decrease parking requirements (which needs improvements to public transit and bike/walk infrastructure). Zoning has also hampered the ability of nonprofits and social service agencies to provide critical services and respond to emergencies. These should be relaxed.	10/20/2020 11:31 AM
100	Unknown.	10/20/2020 10:11 AM
101	Not sure.	10/20/2020 10:08 AM
102	Yes	10/20/2020 8:30 AM
103	I have not yet read them.	10/20/2020 4:32 AM
104	N/A	10/19/2020 10:00 PM
105	The process and expense involved in building a new home should be shortened, simplified, and made less expensive.	10/19/2020 7:21 PM
106	N/A	10/19/2020 1:09 PM
107	I am not familiar enough to responc	10/19/2020 1:01 PM
108	Just as above and the home that have tens of people living in them. That ordinance is no enforced either. The same for junk cars and unkept lawns.	10/19/2020 11:15 AM
109	Zoning regulations are by their nature sometimes complex. It falls to officials to make the meaning and net effect of regulations as clear as possibles. Use worst-case scenarios among other examples in your explanations.	10/19/2020 10:55 AM
110	n/a	10/19/2020 10:53 AM
111	Not sure.	10/19/2020 10:42 AM
112	Building permits. If you want the everyday home owner /contractor to get them for every improvement make them more streamlined and easy to understand. It's not clear what the city is looking for and it often depends who you talk to as to what your told should be there. Further some contractors seem to be able to get away with little to nothing in these forms while homeowners with less experience are expected to do much more work. Simplify and there will be greater revenue from permits and tax assessments.	10/19/2020 9:52 AM
113	no clue	10/19/2020 9:38 AM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

114	The approval process for a zoning restriction change is very vague. We applied for a change and the board made it very clear that they felt the state rules overruled the city's even though they approved our request. It all felt unclear and unsatisfactory.	10/19/2020 9:31 AM
115	Not sure	10/19/2020 7:38 AM
116	I don't know	10/18/2020 9:33 PM
117	the vagaries of the building inspectors-- you never know who you're going to get & whether that inspector will approve of the same thing that the last inspector approved of.	10/18/2020 7:26 AM
118	don't know	10/18/2020 6:31 AM
119	I do not deal with zoning/subdivision ordinances often.	10/17/2020 9:36 PM
120	I don't know	10/17/2020 9:16 PM
121	I don't understand the difference between residences zoned as R-1 and R-2. I don't understand why some zoning designations are "grandfathered in." In Old Town in particular, I do not understand why neighboring lots with similarly sized structures are zoned differently (e.g., R1 vs. R2, single-family vs. multi-family).	10/17/2020 8:57 PM
122	Yes. The provision that says so many unrelated persons cannot live in a residence. If we are to develop this treatment facility for women, we will need to be able to obtain a waiver, since they will not be related.	10/17/2020 8:42 PM
123	I'm not familiar enough to comment.	10/17/2020 7:18 PM
124	NA	10/17/2020 6:04 PM
125	No	10/17/2020 5:24 PM
126	na	10/17/2020 5:06 PM
127	n/a	10/17/2020 4:47 PM

Q14 What part(s) of the Zoning Ordinance or Subdivision Ordinance are working well and should be kept as-is?

Answered: 118 Skipped: 79

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

#	RESPONSES	DATE
1	No current complaints	11/2/2020 7:19 PM
2	Sidewalks - pedestrian friendly communities	11/2/2020 5:57 PM
3	Easy and reasonable obtainment of home business licenses that in no way infringe on others' enjoyment of their home.	11/2/2020 1:42 PM
4	Have not participated directly in anything that I'd put in this category.	11/2/2020 1:42 PM
5	Not sure	11/2/2020 1:15 PM
6	R-1 is good.	11/2/2020 11:49 AM
7	Not sure. I didn't watch your video.	11/2/2020 8:11 AM
8	Same- not sure	11/2/2020 7:03 AM
9	I'm unsure	11/2/2020 6:42 AM
10	Not sure	11/2/2020 2:37 AM
11	I like what is happening in my area	11/2/2020 12:26 AM
12	I don't know	11/1/2020 11:40 PM
13	The city has an outstanding zoning team and leaders	11/1/2020 10:31 PM
14	???	11/1/2020 8:57 PM
15	Unsure.	11/1/2020 8:57 PM
16	I would like for landlords to be held accountable for following the ordinances that have been set.	11/1/2020 8:42 PM
17	Community development does a good job of explaining regulations and helping me through the building process	11/1/2020 7:19 PM
18	in general kept. Don't give up zoning ordinances and subdivision ordinances for a free for all. Be slow to change.	11/1/2020 3:16 PM
19	Not sure	11/1/2020 12:43 PM
20	The majority of the Ordinance is working well. It needs to be continually assessed which is difficult with a committee type approach. Vision's of change tend to die on the vine.	11/1/2020 11:55 AM
21	No answer	11/1/2020 11:12 AM
22	They are good but not enforced	11/1/2020 10:54 AM
23	N/A	11/1/2020 10:25 AM
24	None that I can think of at this time.	11/1/2020 9:53 AM
25	Not sure	11/1/2020 9:48 AM
26	Relative density of older established neighborhoods.	11/1/2020 9:25 AM
27	I think there should be continued emphasis on maintaining asthetic and safety standards when zoning changes to include businesses and additional housing. I think there is a way to make these changes in a thoughtful way that allows existing residents to feel safe and preserves the look of the neighborhood.	10/31/2020 9:43 AM
28	Pretty much none? R8 zoning is nice.	10/28/2020 5:51 PM
29	According to someone that I know small, in home business licenses are not difficult to obtain.	10/28/2020 3:03 PM
30	Building height	10/28/2020 8:05 AM
31	I don't bump up against them often so don't have anything to say here.	10/27/2020 12:05 PM
32	not sure	10/27/2020 9:15 AM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

33	Restaurants and bars not being mixed much with residential neighborhoods is a good thing.	10/26/2020 10:40 AM
34	None to my knowledge	10/24/2020 9:18 AM
35	Fewer regulations	10/23/2020 9:04 PM
36	Not well enough informed to comment.	10/23/2020 11:14 AM
37	The kind of people you have working at the zoning department are outstandingly good. Very decent people, well intended and great professionals. But the zoning laws and policies are too limiting and restrictive for growth and liberty	10/22/2020 10:29 PM
38	I don't know	10/22/2020 5:35 PM
39	The uses permitted by right tend to be very clear in each section.	10/22/2020 4:44 PM
40	Not familiar enough to answer this.	10/22/2020 1:17 PM
41	not sure	10/22/2020 1:00 PM
42	None.	10/22/2020 12:14 PM
43	N/A	10/22/2020 8:41 AM
44	Single family zoning being maintained where it is, mixed use in new construction	10/22/2020 1:13 AM
45	Required parking spaces. Though I'm confused about how the Ice House expansion resulted in a constantly maxed out municipal lot if they were in fact required to have sufficient parking for their tenants. Overnight parking may not be permitted but it's constant (see frosted windows every morning)	10/21/2020 10:36 PM
46	See #12	10/21/2020 7:09 PM
47	Not sure.	10/21/2020 4:47 PM
48	How many can live in a residents home keep it	10/21/2020 3:53 PM
49	The purposeful plan was a good one marking out areas was a positive example of planning that needs to continue	10/21/2020 3:51 PM
50	N/A	10/21/2020 3:13 PM
51	Unsure	10/21/2020 2:55 PM
52	Individual zoning district regs read pretty clearly.	10/21/2020 2:13 PM
53	Don't know!	10/21/2020 1:46 PM
54	introduction of bile lanes/trails	10/21/2020 12:14 PM
55	I'm not sure.	10/21/2020 11:10 AM
56	the people that the city has hired are awesome. I dislike dealing with this stuff, but I generally do not mind dealing with the people in charge.	10/21/2020 10:38 AM
57	n/a	10/21/2020 9:57 AM
58	Implementing sidewalks and biking zones are great.	10/21/2020 9:54 AM
59	Keeping the rules around Family members in a house in R-1 is most important.	10/21/2020 9:29 AM
60	R-7, allowance of smaller lot size	10/21/2020 9:09 AM
61	None that can be mentioned	10/21/2020 7:51 AM
62	Not sure	10/21/2020 7:29 AM
63	I feel I have already addressed this	10/21/2020 7:29 AM
64	Don't know	10/21/2020 6:41 AM
65	Rules to keep properties looking nice.	10/21/2020 5:28 AM
66	Love the downtown mixed use spaces and do really appreciate the older single home residential areas like Old Town and Collicello, Lee Ave, etc. would hate to see them totally	10/21/2020 2:25 AM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

changed. But can see where some improvements can be made.

67	nothing. Seems like all the city cares is building apartments for jmu kids. Somebody is on the take.	10/20/2020 11:43 PM
68	Unsure	10/20/2020 11:41 PM
69	—	10/20/2020 10:27 PM
70	I don't know.	10/20/2020 9:53 PM
71	don't know	10/20/2020 8:22 PM
72	None really...my beautiful neighborhood is now surrounded by student housing that dont give a hoot what happens	10/20/2020 8:09 PM
73	ok	10/20/2020 6:53 PM
74	Signs	10/20/2020 5:38 PM
75	Any and all that restrict high density to sq. ft.	10/20/2020 4:51 PM
76	Don't know	10/20/2020 4:40 PM
77	I'm not sure any of it is working especially poorly.	10/20/2020 4:31 PM
78	Idk	10/20/2020 4:19 PM
79	Plenty of apartments available	10/20/2020 4:08 PM
80	I don't know.	10/20/2020 4:07 PM
81	Na	10/20/2020 3:54 PM
82	The single family homes subdivision	10/20/2020 3:45 PM
83	Mixed use neighborhoods.	10/20/2020 3:29 PM
84	I think the STR ordinance is working fairly well. I'm fine with the new by-right home stay definition, but I wouldn't want more restrictions placed on the STR through SUP ordinance.	10/20/2020 2:59 PM
85	Noise. Enforce 10 pm- 7 am quiet hours. Junk cars. Enforce removal of junk autos from yards. Parking permits to residents.	10/20/2020 2:57 PM
86	n/a	10/20/2020 2:12 PM
87	not sure	10/20/2020 2:08 PM
88	Not sure	10/20/2020 1:57 PM
89	Don't know	10/20/2020 1:09 PM
90	n/a	10/20/2020 1:02 PM
91	I am not sure. Sorry!	10/20/2020 12:49 PM
92	Nearly all parts are clear and fair.	10/20/2020 12:24 PM
93	n/a	10/20/2020 11:59 AM
94	Unknown	10/20/2020 11:31 AM
95	Unknown.	10/20/2020 10:11 AM
96	None. Throw it away and start over. Pretend you never even read it.	10/20/2020 10:08 AM
97	Don't know	10/20/2020 8:30 AM
98	I have not yet read them.	10/20/2020 4:32 AM
99	The recent additions of more flexible zoning classification is a huge step in the right direction!	10/19/2020 7:21 PM
100	N/A	10/19/2020 1:09 PM
101	What ever keeps single-family homes on decent sized lots should be maintained	10/19/2020 1:01 PM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

102	In my experience (outside of the current concentration of certain use types noted earlier), almost all ordinances work well when enforced and not altered frequently with special exceptions, etc.	10/19/2020 10:55 AM
103	n/a	10/19/2020 10:53 AM
104	Not sure.	10/19/2020 10:42 AM
105	no clue	10/19/2020 9:38 AM
106	Unsure	10/19/2020 9:31 AM
107	Not sure - I don't feel like I'm well informed enough about what this board is doing to improve our city	10/19/2020 7:38 AM
108	I don't know	10/18/2020 9:33 PM
109	R-8 zoning	10/18/2020 7:26 AM
110	don't know	10/18/2020 6:31 AM
111	--	10/17/2020 9:36 PM
112	I don't know	10/17/2020 9:16 PM
113	I appreciate the city's sustained attention to bike and pedestrian matters.	10/17/2020 8:57 PM
114	I am only familiar with single residential areas.	10/17/2020 8:42 PM
115	I am not familiar enough to comment.	10/17/2020 7:18 PM
116	I am not sufficiently conversant with the code to comment.	10/17/2020 6:04 PM
117	keep r1	10/17/2020 5:06 PM
118	n/a	10/17/2020 4:47 PM

Q15 Do the current project review processes strike a good balance between the need to process applications in a timely fashion (administratively) and the need to allow for public participation (public hearings)?

Answered: 127 Skipped: 70

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

#	RESPONSES	DATE
1	?	11/2/2020 7:19 PM
2	No, the public needs more advanced notice. They need time to obtain information and organize within their neighborhood the proper appeals. Harrisonburg should give more than the minimum notice required by Virginia Code.	11/2/2020 1:42 PM
3	Have not participated directly in anything that I'd put in this category.	11/2/2020 1:42 PM
4	Not sure	11/2/2020 1:15 PM
5	No	11/2/2020 12:07 PM
6	yes	11/2/2020 11:49 AM
7	Not sure. I didn't watch your videos.	11/2/2020 8:11 AM
8	No opinion	11/2/2020 7:03 AM
9	Yea	11/2/2020 6:42 AM
10	I think so. Public hearings are very important when it comes to changes being made in one's community.	11/2/2020 2:37 AM
11	Public hearings...well advertised always the best idea	11/2/2020 12:26 AM
12	I don't know	11/1/2020 11:40 PM
13	I believe so, but it might needs certain adjustments.	11/1/2020 10:31 PM
14	What are the "current project review processes"? Public participation is good.	11/1/2020 8:57 PM
15	Unsure	11/1/2020 8:57 PM
16	Not sure	11/1/2020 8:42 PM
17	Yes, I believe that they do.	11/1/2020 6:37 PM
18	I do not know	11/1/2020 3:16 PM
19	I think so.	11/1/2020 12:43 PM
20	Yes	11/1/2020 11:55 AM
21	No answer	11/1/2020 11:12 AM
22	Yes	11/1/2020 10:54 AM
23	Yes	11/1/2020 10:25 AM
24	To a degree, yes. Unfortunately city council does not consider application recommendations from the experts - they really only listen to JMU and the pocketbooks of big names.	11/1/2020 9:53 AM
25	Yes	11/1/2020 9:48 AM
26	I think the staff already knows which applications are going to succeed if staff and planning agree then only get council to sign off, if they disagree then have a hearing.	11/1/2020 9:25 AM
27	I'm not sure	10/31/2020 9:43 AM
28	No! Not every little zoning revision needs to go before City Council and get shouted down by NIMBYism!	10/28/2020 5:51 PM
29	I have personally never been through a review process only watched one. Developers think it is too slow. I'm not opposed to taking time so long as it doesn't scare away smaller developers and property owners from making the changes we want to see in our community (at least those concepts that we have outlined in our Comprehensive Plan) when you need money or addition as legal aid too negotiate the process I fear we lose out on the ingenuity and creativity that we might experience from smaller property owners or "developers."	10/28/2020 5:41 PM
30	I don't know because I have not applied for a zoning change or a waiver.	10/28/2020 3:03 PM
31	Yes	10/28/2020 8:05 AM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

32	As far as I know, yes.	10/27/2020 12:05 PM
33	no	10/27/2020 9:15 AM
34	N/A	10/26/2020 10:40 AM
35	No	10/24/2020 9:18 AM
36	Yes, in most cases	10/23/2020 9:04 PM
37	Not well enough informed to comment.	10/23/2020 11:14 AM
38	I'm happy to hear there's a review of zoning and private covenants currencies	10/22/2020 10:29 PM
39	I cannot say	10/22/2020 5:35 PM
40	public participation would be good	10/22/2020 1:29 PM
41	Can't answer. Haven't attended public meetings of late.	10/22/2020 1:17 PM
42	yes	10/22/2020 1:00 PM
43	No.	10/22/2020 12:14 PM
44	N/A	10/22/2020 8:41 AM
45	Not sure	10/22/2020 1:13 AM
46	No comment	10/21/2020 10:36 PM
47	Appreciate that public hearings present information about potential projects and allow for public participation.	10/21/2020 7:09 PM
48	I think so.	10/21/2020 4:47 PM
49	Yea	10/21/2020 3:53 PM
50	No the process takes too long. Staff uses every minute they can to stall projects.	10/21/2020 3:13 PM
51	Review period seems long	10/21/2020 2:55 PM
52	Personally, I'm not a fan of the subdivision process needing to go before the PC and CC when the subdivision is of by-right nature. Seems like that could be handled administratively most times.	10/21/2020 2:13 PM
53	I'm not sure. The experience in my neighborhood of instituting new traffic calming measures seems to have over- accommodated the public input of those who opposed changes even after the professionals in the city staff had weighed in with designs.	10/21/2020 1:46 PM
54	N/A	10/21/2020 1:32 PM
55	unsure	10/21/2020 12:14 PM
56	No. There are too many things that are going to Planning Commission and/or Council that do not need to. Consequently, staff makes recommendations based on what they have seen council do in the past rather than present their own beliefs in some cases. At that point, we have too many layers (time consuming) that are doing the same thing. At that point, it comes across as just a process formality.	10/21/2020 11:46 AM
57	I don't know.	10/21/2020 11:10 AM
58	?	10/21/2020 10:45 AM
59	everything seems to crawl along. Not sure how to fix that tho.	10/21/2020 10:38 AM
60	I believe so	10/21/2020 9:57 AM
61	Yes	10/21/2020 9:54 AM
62	seems to.	10/21/2020 9:29 AM
63	Process seems very long and costly, fees seem higher than other localities. Need to develop a fast track for affordable housing projects	10/21/2020 9:09 AM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

64	No answer	10/21/2020 7:51 AM
65	Yes	10/21/2020 7:29 AM
66	no comment	10/21/2020 7:29 AM
67	I don't have much experience with this matter	10/21/2020 6:41 AM
68	Yes	10/21/2020 5:28 AM
69	Not sure. Haven't been involved.	10/21/2020 2:25 AM
70	yes	10/20/2020 11:43 PM
71	Speaking from experience, the process was pretty slow. However, I do think that public input is important and should not be sacrificed for efficiency.	10/20/2020 11:41 PM
72	—	10/20/2020 10:27 PM
73	Not sure.	10/20/2020 10:19 PM
74	I don't know.	10/20/2020 9:53 PM
75	My experience-yes	10/20/2020 8:22 PM
76	Yes	10/20/2020 8:09 PM
77	yes, but they need to be better advertised	10/20/2020 6:53 PM
78	No. With COVID, there are impacts and limitations.	10/20/2020 5:38 PM
79	Not applicable to my input.	10/20/2020 4:51 PM
80	Sure, why not	10/20/2020 4:40 PM
81	Yes, but I am also sure we'd be open to better ways to do things if there are.	10/20/2020 4:31 PM
82	More public participation	10/20/2020 4:19 PM
83	Idk	10/20/2020 4:08 PM
84	Cannot comment.	10/20/2020 4:07 PM
85	not sure but like all administrations there is probably room for a more effiecient delivery of services	10/20/2020 4:07 PM
86	Yes	10/20/2020 3:54 PM
87	Yes	10/20/2020 3:45 PM
88	Not sure.	10/20/2020 3:29 PM
89	I have never dealt with "the system", but public hearings for zoning changes are important (with good prior notice).	10/20/2020 3:20 PM
90	yes	10/20/2020 2:57 PM
91	Yes	10/20/2020 2:49 PM
92	Don't know enough to answer	10/20/2020 2:43 PM
93	unsure	10/20/2020 2:12 PM
94	NO! there was a HUGE public outcry against the Reservoir/Woodland rezoning, and no one on the city council listened and rich developers won; it was terrible	10/20/2020 2:08 PM
95	Yes	10/20/2020 1:57 PM
96	Yes	10/20/2020 1:09 PM
97	n/a	10/20/2020 1:02 PM
98	Yes, I think so. I like that there is an opportunity for my voice to be heard in a public setting. It makes Harrisonburg feel inclusive of all positions.	10/20/2020 12:49 PM

Harrisonburg, VA Zoning and Subdivision Rewrite Survey

99	Yes. Good balance.	10/20/2020 12:24 PM
100	n/a	10/20/2020 11:59 AM
101	Unknown, but I believe transparency and public input are very important.	10/20/2020 11:31 AM
102	No. Nobody can do anything worthwhile without at least two months of public hearings, and that's only after staff spend a few months tearing apart the proposal, often with inconsistent demands and little understanding of the financial impact of what they want. If the city wants development, they need to decide on some levels and locations for development that is acceptable without gambling on the arbitrary whims of inconsistent staff comments and City Council's gut instinct political votes.	10/20/2020 10:08 AM
103	Yes	10/20/2020 8:30 AM
104	I have not yet read them. I am a little upset that the instructions at the beginning of the survey said familiarity with them was unnecessary to fill out the survey yet this is at least the third question asking specifically about them expecting familiarity.	10/20/2020 4:32 AM
105	No experience to answer.	10/19/2020 10:00 PM
106	Yes.	10/19/2020 1:09 PM
107	Not enough information to answer	10/19/2020 1:01 PM
108	NO	10/19/2020 11:15 AM
109	Under no circumstances should public hearings or input be further limited. Many residents are very busy with day-to-day tasks and concerns as well as current constraints placed on public meetings. Transparency is an absolute necessity. Please make use of technology to allow busy residents to provide input. The balance at the moment does not provide what is needed.	10/19/2020 10:55 AM
110	I'm guessing so, though the public hearing process seems a bit hit-or-miss. It relies on the affected people finding out about it and digesting the implications, and being able to attend the meeting. I'm not trying to fault the city for keeping people in the dark, but of course everyone is busy with jobs and families. So my hope would be that the administration can effectively weigh the concerns of the public, even if we aren't at the meetings.	10/19/2020 10:53 AM
111	Not sure.	10/19/2020 10:42 AM
112	The review process is fine.	10/19/2020 9:52 AM
113	n/a	10/19/2020 9:38 AM
114	Unsure	10/19/2020 9:31 AM
115	I assume so	10/19/2020 7:38 AM
116	I don't know	10/18/2020 9:33 PM
117	We need better direction for administrative decisions; public participation to decide criteria first, then administration can decide.	10/18/2020 8:53 PM
118	nope. there is too much public input that promotes NIMBYism because too many people oppose affordable, non-single-family housing options. More affordable, denser housing should get a "pass" on some of the permitting obstacles that take so long.	10/18/2020 7:26 AM
119	they seem pretty balanced i support erring on the side of public partic rather than admin expediency	10/18/2020 6:31 AM
120	Yes	10/17/2020 9:36 PM
121	I don't know	10/17/2020 9:16 PM
122	Yes. I appreciate the public hearings.	10/17/2020 8:57 PM
123	I am unable to answer this question. From my dealings with the City, I have been unable to get answers to my emails or phone calls, so I could not say how the current project review process and whether it is done in a timely manner or not. Any public hearing usually is geared toward the City and usually is decided before the hearing happens, in my opinion.	10/17/2020 8:42 PM
124	Public participation is essential. Existing neighbors have a high stake in the decision. I	10/17/2020 7:18 PM

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understand the pressure from developers who want to move fast, but that needs to be secondary.

125	They seem to do so.	10/17/2020 6:04 PM
126	I guess	10/17/2020 5:06 PM
127	I think there is generally ample time to make your case to the public.	10/17/2020 4:47 PM

Q16 Any additional comments you want to share?

Answered: 105 Skipped: 92

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#	RESPONSES	DATE
1	I am concerned that the understandable push for more affordable housing could be used to change the zoning for current single-family neighborhoods in ways that will negatively impact liveability. We don't want to drive the current population of those neighborhoods into the county.	11/2/2020 8:23 PM
2	Thank you for the opportunity to participate in this fashion. I was not aware of the survey until I saw the deadline posted on facebook.	11/2/2020 1:43 PM
3	As much as is possible, the City of Harrisonburg zoning staff should be getting insights from Harrisonburg City homeowners. Since most city staff are living outside the city limits and living in single family homes, it can create an unfavorable disconnect while many Harrisonburg residents are living in town homes. Rental property management companies and out of town builders do not have a high interest in the sustainability of Harrisonburg. They're not in it for the long haul! Talk to the homeowners.	11/2/2020 1:42 PM
4	I think there are multiple opportunities for the City to increase the number of available parking spaces based on existing infrastructure as well as opportunities to increase parking-related revenues.	11/2/2020 1:42 PM
5	No	11/2/2020 1:15 PM
6	no	11/2/2020 11:49 AM
7	I think changes to current traffic patterns should be considered when approving new housing. I also think you need to consider when building new housing that will have lots of pavement, you need to look into what will happen to the movement of water during storms and afterwards.	11/2/2020 8:11 AM
8	Nope	11/2/2020 7:03 AM
9	No	11/2/2020 6:42 AM
10	No	11/2/2020 2:37 AM
11	Get rid of the golf course and sell the land for new single family homes and not large scale apartments or townhomes.	11/1/2020 11:40 PM
12	Keep up the amazing work you guys do!	11/1/2020 10:31 PM
13	Vacant land in the city should be reserved for housing (preferably detached, duplexes) development. Government use should not crowd out downtown business/residential -- that will kill downtown popularity. All uses should require truly adequate parking on-site. All development (new & re-done) should have strict requirements to include trees and green space.	11/1/2020 8:57 PM
14	No, thank you.	11/1/2020 8:57 PM
15	I think that our current Planning and Zoning staff does an admirable job especially given the diverse neighborhoods and wants and needs. It feels like they don't just roll over for the big money players who don't hear no.	11/1/2020 6:37 PM
16	N/A	11/1/2020 12:43 PM
17	Branch out, look at the effects the fire department has on land use. How City Engineers and public works training to create ideal design, limits the highest and best use of land.	11/1/2020 11:55 AM
18	Enforcement	11/1/2020 10:54 AM
19	N/A	11/1/2020 10:25 AM
20	I want to be an activist for change. I don't know how else to get this to happen beyond running for council (for which I do not yet have time), but if there's a way I can be, I need to be notified.	11/1/2020 9:53 AM
21	No	11/1/2020 9:48 AM
22	City staff are excellent but I think some of the regs become ridiculous like whether or not you have a range in an adjacent apartment means you can't rent to anyone outside family. If it's safe what difference does that make?	11/1/2020 9:25 AM
23	We have many nice, quiet, liveable communities in Harrisonburg. We need to protect them	10/31/2020 3:02 PM

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from increasing traffic and the incursion of higher-volume housing.

24	I didnt have a way to answer earlier that I live on 665 Elmwood Dr. In a single family home.	10/31/2020 9:43 AM
25	N/A	10/28/2020 5:51 PM
26	Walkable and bikeable communities come down to zoning. If you live more than several miles from your destination, your likelihood of walking or bumming decreases dramatically. We need to focus on how people can live closer to their destinations affordably.	10/28/2020 5:41 PM
27	Zoning staff should be required to live within the City of Harrisonburg limits. This way, they have a vested interest in what happens to their home or place of residence.	10/28/2020 3:03 PM
28	Provide for increased density	10/28/2020 8:05 AM
29	Overall we love Harrisonburg, don't see the need for any huge change.	10/27/2020 12:05 PM
30	The infrastructure in the northeast neighborhood is in terrible shape and makes this community look like a ghetto, sidewalks are broken up, no sidewalks at all where needed, flooding is a major concern, especially in our historic Newtown Cemetery, roads are patched up, public works is doing work all around the neighborhood but not within, very frustrating for our residents.	10/27/2020 9:15 AM
31	N/A	10/26/2020 10:40 AM
32	No	10/24/2020 9:18 AM
33	Keep student housing away from residential	10/23/2020 9:04 PM
34	The residential real estate tax rate has increased significantly over the past 3 yrs & is set to go ballistic post-pandemic because of the interrupted new high school. It has never been a good idea to fund public schools with real estate taxes. Alternatives that do put all the burden on residential & commercial property owners demand exploration. And K-12 public schools should not be adding perqs unrelated to educating & preparing youth for citizenship after the manner of out of control publicly supported colleges & universities. JMU case in point.	10/23/2020 11:14 AM
35	Liberty and growth of Harrisonburg should be priotized over the social pressure of a few that rather control property owners freedom and development potential of beautiful Harrisonburg	10/22/2020 10:29 PM
36	no	10/22/2020 1:00 PM
37	City government approval invites corruption. The only necessary approval should be signed approvals of detailed plans by adjacent neighbors. The City Council could specify the degree of adjacency required for various enterprises. For example a loud business might need approval of an entire block.	10/22/2020 12:14 PM
38	Thank you for the work that goes on behind the scenes in all of this.	10/22/2020 1:13 AM
39	No	10/21/2020 10:36 PM
40	No.	10/21/2020 7:09 PM
41	It's great to have competent city planners in Harrisonburg. Listen to your constituents.	10/21/2020 4:47 PM
42	Homeowners need to do upkeep on property and city to do the same Harrisonburg looks run down	10/21/2020 3:53 PM
43	As an area pastor I find the purposeful plan largely ignores the necessity for houses of worship within the city. There is tremendous research on the halo effect of churches/religious organizations, within a community, but the plan has zero consideration for the value and inclusion of these places of worship	10/21/2020 3:51 PM
44	None	10/21/2020 3:13 PM
45	No	10/21/2020 2:55 PM
46	Would like to see tighter control on the review process to avoid new comments after 2nd submittal. Not sure what can be done to control this, but the City has a much worse reputation on this aspect than surrounding localities.	10/21/2020 2:13 PM
47	na	10/21/2020 12:14 PM

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48	This is important work. Thanks for doing it!	10/21/2020 11:10 AM
49	More speed reduction in residential neighborhoods please. Especially Old Furnace Rd and the Northeast neighborhoods.	10/21/2020 10:45 AM
50	I think the city should consider subsidizing e-bikes for city residents and restrict lanes of traffic to be more bike-friendly. A lot of parking considerations could be dramatically lessened by shifting travel around town by residents to be done via bikes (e-bikes in particular), not to mention the health and environmental benefits. Zoning laws seem inherently tied to personal automobiles in many of the considerations, so in rethinking options, I believe this should be one. I appreciate that the cost is quite different, but if the city can provide new Toter bins for each household (or work with a company for those to be subsidized), we should be able to find a way to do something similar involving transportation and its impact on zoning.	10/21/2020 9:57 AM
51	I LOVE the sustainable planting throughout the city - it's beautiful, looks like it belongs in the Valley and saves money. Keep doing things like THAT and give local vendors chance to participate.	10/21/2020 9:54 AM
52	N/A	10/21/2020 9:29 AM
53	Just grow away from small town mentality	10/21/2020 7:51 AM
54	We need more affordable housing. We had a difficult time finding a home and we live have a two income house. There are relatively low number of homes under 250,000 and construction does not seem to be targeted at lower cost homes. We do not need anymore jmu apartment complexes, instead we need to focus of housing for residents which is seriously in need.	10/21/2020 7:29 AM
55	Please keep in mind those of us who live in established neighborhoods that happen to have vacant property and land within their area We, as citizens of Harrisonburg want to keep our neighborhoods within check to avoid overpopulation and the issues that may come with it. Thank you.	10/21/2020 7:29 AM
56	Nope	10/21/2020 6:41 AM
57	No	10/21/2020 2:25 AM
58	Please no more stuff from east market and burgess to the hospital. Thus city is a mess. If you want to develop, develop on south main st near the car dealers. Oh by the way, who thought it was a good idea to put the transportation building in a neighborhood. Please stop the insanity.	10/20/2020 11:43 PM
59	Require parking for downtown residential development. Restrict renting of single family homes to students in downtown neighborhoods.	10/20/2020 11:41 PM
60	—	10/20/2020 10:27 PM
61	Thanks for the opportunity to participate	10/20/2020 9:53 PM
62	no	10/20/2020 8:22 PM
63	No more high density student housing.	10/20/2020 8:09 PM
64	no	10/20/2020 6:53 PM
65	More information needs to be shared with the general public.	10/20/2020 5:38 PM
66	The next decade will be one of extreme adaptation; mitigation; and suffering. Inflation is real threat. Should the administration change; we are guaranteed higher taxes. It is incumbent upon the City to institute policy and supporting regulations that promote a "holding pattern" for those of us that "pay the freight". We come first: "That man does not live by bread alone means nothing to one with none." The short of it; You can't do for others if you can't do for yourself. Thank you for letting me have my say.	10/20/2020 4:51 PM
67	Nope	10/20/2020 4:40 PM
68	Nah.	10/20/2020 4:31 PM
69	No	10/20/2020 4:19 PM
70	No	10/20/2020 4:08 PM
71	Na	10/20/2020 3:54 PM

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72	For the new subdivisions that being developed. Needed to be separated from the manufacturing industry close to it.	10/20/2020 3:45 PM
73	No.	10/20/2020 3:29 PM
74	Taxes and fees are getting costly and discouraging development inside city limits.	10/20/2020 3:10 PM
75	Allowing developers- no matter how "green" they are to force, squeeze, and crowd housing into existing neighborhoods is a BAD idea. The city needs to start talking to the county about annexing adjacent tracts to build housing.	10/20/2020 2:57 PM
76	n/a	10/20/2020 2:12 PM
77	the city council, especially Chris Jones, is doing a terrible job handling zoning requests; rich developers win; the people and the environment lose out; Sal Romero listens when it comes to zoning issue, he cares about affordable housing, sustainability, equity and ending racist zoning practices; the rest are for sale!	10/20/2020 2:08 PM
78	No	10/20/2020 1:57 PM
79	No	10/20/2020 1:09 PM
80	no	10/20/2020 1:02 PM
81	Farm equipment hauling farm animal residue to support within City farmland should be prohibited from accessing residential streets, through City residential neighborhoods.	10/20/2020 12:24 PM
82	n/a	10/20/2020 11:59 AM
83	None	10/20/2020 11:31 AM
84	It's important that once this is done, staff be more open to making amendments on their own. Right now, even the smallest suggestion is met with concerns from the Director that "that's not how we've done things here before." Then, on the off chance it actually gets in front of City Council, it is portrayed as some radical departure from the status quo. Focus on explaining how it addresses concerns, not how pleased you are with yourself for bringing such a forward-thinking and progressive suggestion to them. Adjusting to better reflect best practices from other similar communities sometimes seems to be resisted solely because the Director didn't personally come up with the idea, and there's a weird lack of awareness of what other communities are doing. You don't have to reinvent the wheel. Lots of changes can be copied, word-for-word, from another city that's already addressed the problem.	10/20/2020 10:08 AM
85	No	10/20/2020 8:30 AM
86	No. Thank you for soliciting feedback from the community on this.	10/19/2020 10:00 PM
87	-	10/19/2020 1:09 PM
88	Don't let developers push the city and its citizens to give up open spaces, recreational spaces, and other elements of the city that make it livable and attractive	10/19/2020 1:01 PM
89	Enforce the ordinances we have now before making new ones.	10/19/2020 11:15 AM
90	I believe the city is at a critical moment in determining its future. If it were not for some the good influence of some major institutions (and efforts to attract others) and the efforts of dedicated individuals, the city might not find itself as the overall good place to live that it is.	10/19/2020 10:55 AM
91	Thanks for working on this!	10/19/2020 10:53 AM
92	The city is often times asking too much of developers in the form of proffers. Maybe not always but for now the script needs to be flipped. Widen the roads on the city dime and upgrade utilities to the site if the developer starts within 12 months. The tax revenue will offset these cost sooner than later. It's no different than a public/private partnership like the Hotel Madison. The streets belong to the city. Don't pass that cost on to the developer/home buyer. Incentivize new home construction. At least for now.	10/19/2020 9:52 AM
93	n/a	10/19/2020 9:38 AM
94	I love my city and want to find a balance between the university's need to house students and the community's need for safety and responsible management. Thank you	10/19/2020 9:31 AM
95	Thank you for trying to improve things in Harrisonburg!	10/19/2020 9:23 AM

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96	No	10/19/2020 7:38 AM
97	I think short term standalone property rentals should be allowed, but also limited due to the lack of affordable housing for area residents.	10/18/2020 9:33 PM
98	So glad that you are updating the plan. Like the rest of Virginia, HBurg needs to revise its marriage with single family homes in residential-only subdivisions in order to combat de-facto racist housing practices, sprawl, & escalating housing prices.	10/18/2020 7:26 AM
99	good survey .. thx. we're rookies at all these kind of issues, but appreciate your efforts re public participation	10/18/2020 6:31 AM
100	No	10/17/2020 9:36 PM
101	No	10/17/2020 9:16 PM
102	No.	10/17/2020 8:57 PM
103	I contacted Rachel Drescher and Adam Fletcher on July 6, 2020 with some questions about Rooming House or Boarding House Restrictions and asked if there was going to be rezoning done in Harisonburg. They told me that they knew of no plans for rezoning in Harrisonburg. They referred me to the land use guide. General Industrial are more likely to be approved for rezoning for M-1, however, that does not necessarily mean they are appropriate for the rooming and boarding house special use permit. Areas designated as Medium Density residential are more likely approved for rezoning for R-3 but it might depend on the area and what zoning districts border the property. This is what I was told in an email from Rachel.	10/17/2020 8:42 PM
104	none	10/17/2020 7:18 PM
105	no	10/17/2020 5:06 PM