

**Pamela S. Ulmer**

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**From:** Betsy Mauzy <ecmauzy@gmail.com>  
**Sent:** Thursday, April 23, 2026 1:20 PM  
**To:** Pamela S. Ulmer  
**Subject:** Rezoning Opposition

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

I oppose the rezoning!

--  
Elizabeth Cassell-Mauzy  
[ecmauzy@gmail.com](mailto:ecmauzy@gmail.com)

## Pamela S. Ulmer

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**From:** Thanh Dang  
**Sent:** Thursday, April 23, 2026 11:25 AM  
**To:** Pamela S. Ulmer  
**Subject:** Fw: 4 Reasons against B-1C

Thanh Dang, AICP | Deputy Director of Community Development  
(540) 432-7700 | [Thanh.Dang@HarrisonburgVA.gov](mailto:Thanh.Dang@HarrisonburgVA.gov)

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**From:** David Rudmin <rudminda@hotmail.com>  
**Sent:** Thursday, April 23, 2026 8:33 AM  
**To:** Deanna R. Reed <Deanna.Reed@harrisonburgva.gov>; Dany R. Fleming <Dany.Fleming@harrisonburgva.gov>; Nasser A. Alsaadun <Nasser.Alsaadun@harrisonburgva.gov>; Laura A. Dent <Laura.Dent@harrisonburgva.gov>; Monica L. Robinson <Monica.Robinson@harrisonburgva.gov>; CD Planning <CDPlanning@harrisonburgva.gov>  
**Subject:** 4 Reasons against B-1C

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

From: David Rudmin,  
870 Chicago Ave.  
Harrisonburg VA 22802  
(540) 214-2633

To: City Council Members

The problem with the proposed B-1C development ("The Link" at 473 S. Main St.) is that it violates 4 rules of **Artistic Proportionality** in city planning:

- 1.) Stealing Center Stage - The central triangle of Harrisonburg (between Main, Liberty, & Bruce streets) has become its 'Public square,' its commons, its public green.' Like the focal point of an arena, it should remain low & indeterminate, useful for the varying public activities for which it has so far been used, from Farmers' Markets, to Concerts & Fairs, to Protests, to Municipal-Building-related activities . . . NOT . . . half-filled in by a monstrous bromide. Such a Northern-Virginia-style bromide will tower over the Farmer's Market & Concert Stage, **TOTALLY DESTROYING THE SMALL TOWN VIBE**, stealing the soul of the city.
- 2.) Line of Sight obstruction- The area that this building wants to 'fill in,' constitutes critical cultural airspace essential to the identity of Harrisonburg, as it constitutes the link between its 2 principal institutions and peoples of Harrisonburg, namely, JMU (and the students), and Downtown (and its townies). Each is to be sucked toward the other, by the awareness afforded by a line-of-sight; but the proposed development will break that, instead merely trampling a central, piece of downtown culture, in the name of JMU student-body expansion.
- 3.) Unflattering views - Such large buildings should be placed on the town's hills, where they can stand out and be admired as **landmarks**, not in its depressions where they'll hide, and be hidden. Conversely, the views from the building's own balconies will be more inspiring & satisfying if one can see further as a result of it being

situated some distance up (or even atop of) a hill, e.g, on the largely vacant or dilapidating hills of (Old) High St., around the feed mills, Community St., Chicago Ave., or even--though not a Hill—along Chesapeake St.).

4.) Traffic overload - The surrounding one-way streets, necessitating round-the-block maneuvering, and interspersed by long, obstructive stoplights, cannot reasonably accommodate the enormous traffic load from such a building, but will result in dysfunctional, smog-producing traffic jams, punctuated by the occasional mad college student, late for class, gunning his engine in frustration, at having to wait for so many lights and pedestrians.

As Proportionality, is (along with Brightness & Integrity) 1 of the 3 Classical components of Beauty, this building will de-beautify the city.

Thanks,  
-David Rudmin

## Pamela S. Ulmer

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**From:** Skylar Wampler <skylarwampler@gmail.com>  
**Sent:** Thursday, April 23, 2026 10:58 AM  
**To:** Pamela S. Ulmer  
**Subject:** Rezoning for "The Link" Housing

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Hi Pamela,

I'm writing to request that this message be included in the public record for rezoning at 473 S. Main St. ("The Link").

Historic Downtown Harrisonburg has an obvious beginning and end. Not only is it important to preserve this space for aesthetic purposes (apartment buildings are ugly, I don't care what you do to the outside of them), it's important to preserve this area for its historic value. Placement of The Link at the proposed location not only disrupts the flow of the Downtown scene, it would take away a third space through disrupting the use of the Farmer's Market, block sun from reaching the grassy area there, contribute to more pollution, disrupt the residential areas on either side of the building, disrupt the Harrisonburg Baptist Preschool, disrupt traffic, create pollution, and disrupt attendance at Harrisonburg Baptist Church. I understand the importance of student housing - make no mistake, that's what this is - but there is no reason to put this apartment complex right in the center of a public area. No matter what "developers" are pushing, the burden shouldn't be on those living and working in Downtown Harrisonburg. Harrisonburg needs to get its priorities straight in deciding when it wants to roll over for those touting progress, and when it needs to maintain its integrity through listening to what residents and the local population actually want (which, spoiler alert, is not *another* apartment complex). It's important that this *not* be rezoned, as it would set a precedent for other apartment complexes to come in and destroy the peace cultivated in Downtown Harrisonburg.

Skylar Wampler

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**Skylar Wampler**

She/Her

University of Virginia, Class of 2021

B.A. in Poetry Writing and Global Sustainability

With Distinction

## Pamela S. Ulmer

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**From:** David Rudmin <rudminda@hotmail.com>  
**Sent:** Thursday, April 23, 2026 8:28 AM  
**To:** Pamela S. Ulmer  
**Subject:** My comment for the Public Record

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

From: David Rudmin,  
870 Chicago Ave.  
Harrisonburg VA 22802  
(540) 214-2633

To: City Clerk

Dear Pamela Ulmer,

Please include the message below, in the **public record for rezoning at 473 S. Main St.** ("The Link," a.k.a. "B-1C"):

Thank you,  
David Rudmin,

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The problem with this development is that it violates 4 rules of **Artistic Proportionality** in city planning:

- 1.) **Stealing Center Stage** - The central triangle of Harrisonburg (between Main, Liberty, & Bruce streets) has become its 'Public square,' its commons, its public green.' Like the focal point of an arena, it should remain low & indeterminate, useful for the varying public activities for which it has so far been used, from Farmers' Markets, to Concerts & Fairs, to Protests, to Municipal-Building-related activities . . . NOT . . . half-filled in by a monstrous bromide. Such a Northern-Virginia-style bromide will tower over the Farmer's Market & Concert Stage, **TOTALLY DESTROYING THE SMALL TOWN VIBE**, stealing the soul of the city.
- 2.) **Line of Sight obstruction**- The area that this building wants to 'fill in,' constitutes critical cultural airspace essential to the identity of Harrisonburg, as it constitutes the link between its 2 principal institutions and peoples of Harrisonburg, namely, JMU (and the students), and Downtown (and its townies). Each is to be sucked toward the other, by the awareness afforded by a line-of-sight; but the proposed development will break that, instead merely trampling a central, piece of downtown culture, in the name of JMU student-body expansion.
- 3.) **Unflattering views** - Such large buildings should be placed on the town's hills, where they can stand out and be admired as **landmarks**, not in its depressions where they'll hide, and be hidden. Conversely, the views from the building's own balconies will be more inspiring & satisfying if one can see further as a result of it being situated some distance up (or even atop of) a hill, e.g. on the largely vacant or dilapidating hills of (Old) High St., around the feed mills, Community St., Chicago Ave., or even--though not a Hill—along Chesapeake St.).
- 4.) **Traffic overload** - The surrounding one-way streets, necessitating round-the-block maneuvering, and interspersed by long, obstructive stoplights, cannot reasonably accommodate the enormous traffic load from such a building, but will result in dysfunctional, smog-producing traffic jams, punctuated by the occasional

mad college student, late for class, gunning his engine in frustration, at having to wait for so many lights and pedestrians.

**Pamela S. Ulmer**

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**From:** Patricia Shelton <pshelton5353@gmail.com>  
**Sent:** Wednesday, April 22, 2026 7:13 PM  
**To:** Pamela S. Ulmer  
**Subject:** I oppose the rezoning.

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Please do not let this building be built. It will be a blight on our landscape just as Hotel Madison is. We're losing our precious downtown.

Patricia Shelton  
2173 Lake Terrace Dr.  
Harrisonburg, VA 22802

**Pamela S. Ulmer**

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**From:** Elena Zimmermann <emzimmermann58@gmail.com>  
**Sent:** Wednesday, April 22, 2026 4:29 PM  
**To:** Pamela S. Ulmer  
**Subject:** Rezoning

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Dear Ms. Ulmer,

I oppose the rezoning on the piece of land where Lindsey Funeral Home currently stands. Please include this in the public record.

Your assistance is appreciated,  
Elena Zimmermann  
Old Town Resident

Hey: City Hall: Can you  
build this somewhere  
because it someone  
died at Linders I  
not go here and  
see them before  
that get me are  
her to the grave  
yards it a lot  
somewhere else  
that you can build

# Planning commission supports Lindsay property rezoning

BY RICHARD H. HROMIK III  
Daily News-Record

The council chambers in Harrisonburg City Hall were packed last Tuesday as the city's Planning Commission revisited The Link, a controversial proposal to build a six-story apartment complex on the Lindsay Funeral Home property between South Main Street and South Liberty Street.

The commission eventually voted 5-1-1 to recommend that the city council approve rezoning the property from R-3, a residential zoning that allows only townhomes, to B-1C, which would allow construction of a high-density, mixed-use building. Shannon Porter, vice chair of the commission, was the sole vote against the recommendation. Commissioner Neja Alsinde was absent.

Although the final decision on whether to rezone the property won't be made until a city council meeting next month, dozens of community members still wanted to voice their support or concerns about the rezoning request.

Although the project initially received strong criticism from Harrisonburg residents, particularly homeowners in the Old Town neighborhood, more attendees seemed to support The Link than did before the city council in August 2025. That meeting ended with the council members directing Timberwolf to begin a public engagement process to rework the plans for the complex.

Since it was presented to council members, the project's designers, Timberwolf Capital Partners, based in Jackson, Wyo., have spoken with Harrisonburg residents who have a vested interest in the project to find a plan that would be more beneficial to the community.

As a result of the engagement process, which some commenters claimed was invitation-only, the building's architectural style was changed to better fit the historical buildings in downtown Harrisonburg. The maximum number of



A revised render of The Link apartments, proposed for the Lindsay Funeral Home property. This shows what the apartment complex could look like. Submitted

four-bedroom apartments in the complex was also reduced, while the minimum number of one-bedroom apartments was increased.

Similarly, more parking spots were added to the parking garage that would accompany the apartment complex, along with indoor bicycle parking capacity. Thanh Dang, Harrisonburg's deputy director of community development, said the project designers and community members worked to make the Link walkable and bikeable to reduce car traffic in the area.

However, these changes still did not assuage the concerns of some attendees. Many still said they believed the project was good for the city, but that it should not go on the Lindsay property. Many objectors claimed it would be an "eyesore" or detract from downtown's historical character.

Some commenters worried that people living at the Link might use nearby parking spaces instead of the garage. Reverend Matthew Winters, pastor at Harrisonburg Baptist Church, said they were worried that tenants from the Link would use parking on Main Street

**I remember being downtown in the late 90s. Any evening of the week, weekend or not, you would walk from one side of downtown to the other and not see another person. In those early days. When we revitalized buildings downtown and brought people downtown, that's what caused businesses to start up. We've hit a point of stagnation.**

HARRISONBURG RESIDENT DEREK DRISSEL

instead of in the garage, and push churchgoers out of spaces on Sunday mornings.

"I don't speak on behalf of the church," said Winters. "I just want to share some of my observations. I really want to speak to my concerns about parking and the chokehold we might be facing. We can use Main Street for parking and access to the church. IMU students will often use that when class is in session during the week. It might be easier to park on Main Street and walk across than drive into a parking deck."

Others, like Phillip Yutzky, a teacher at Harrisonburg High School, said that, despite assurances from Timberwolf and their representatives, the Link would be far from affordable. These concerns were also echoed by Commissioner Porter, who said before the vote that he would like to see more affordable housing options added to the project.

The project's supporters, however, argued that the housing density offered by the Link would help bring life back to downtown

Harrisonburg, at a crucial time when 10 businesses have closed in the last two years.

Some attendees, like Derek Drissel, a Harrisonburg resident who works in the housing industry, said the additional density would help solve the city's ongoing housing shortage.

"I think it is the right project in the right location," Drissel said. "We need density in the city. I remember being downtown in the late 90s. Any evening of the week, weekend or not, you would walk from one side of downtown to the other and not see another person, in those early days. When we revitalized buildings downtown and brought people downtown, that's what caused businesses to start up. We've hit a point of stagnation."

Sarah Baker-McEvilly, who owns and operates BMC Lakes in downtown Harrisonburg, said the rezoning could help revitalize downtown. She said this was a sign of a time

when so many small businesses are shutting their doors.

"The closure of 10 small businesses is not a sign of economic growth," said Baker-McEvilly. "It's a sign that something is not working the way that it should. Long before I was an entrepreneur, there was one topic that never stopped coming up behind the counter: foot traffic."

Several attendees also raised concerns about the impact the Link and its tenants would have on traffic in the area, especially along Paul Street. Although Timberwolf conducted a traffic impact analysis, or TIA, some commenters criticized the study, claiming that it failed to account for the driving habits of James Madison University students, who many predict will be the complex's first inhabitants.

Tom Harman, director of Harrisonburg Public Works, said the TIA only measured traffic at morning and afternoon peak commute times. Some attendees said the study should have been conducted throughout the day to follow the travel patterns of a JMU student.

Rich Harris, a Harrisonburg resident, said the number of beds estimated by the project, combined with the number of parking garage spaces, made the Link seem more tailored to cars than to bikes.

"One thing that strikes me is 450 parking deck spots. You've got 550 beds, plus

cohabitators," Harris said. "What happens when that doesn't match the number of people who desire to bring their car? And I do not know a single student that doesn't own a car. What do you do when you have 100 or 200 more cars than you have parking places? You park them illegally in the surrounding neighborhoods. I see that as a potential nightmare."

Several of the commissioners also had concerns of their own. Vice Chair Porter said he believed that, to help relieve the city's housing shortage truly, the Link needed additional measures to ensure some of the apartments would be affordable.

"I do believe that we need affordability in this community," Porter said. "This is going to be a significant investment, if this property is built, and I don't necessarily believe it is going to fully serve what it could serve in our community."

Similarly, Commissioner KC Kettler wanted more data about how the Link would affect local traffic patterns once it was built. However, he ultimately voted to recommend that the city council rezone the property.

"The common theme that I've heard from people who are opposed to this project and in favor of this project is some combination of, we don't like traffic, and we want it to be walkable and bikeable," Kettler said. "That is the same thing. Oftentimes, there is one way to reduce traffic. Viable alternatives to driving. That is it."

Commissioner Chair Richard Baugh, who previously served on the city council, referred to Virginia law regarding planning commission recommendations for zoning changes. He said that, regardless of how he and the other commissioners felt about the project, their job was to evaluate the request and how it compared to Harrisonburg's plans for the future.

"If a large, mixed-use structure is inappropriate here, it's presumably inappropriate in a lot of this area between here [city hall] and JMU," Baugh said. "We could have said, in our planning, that the downtown area stops here, and we envision this space between here and JMU as a buffer that would not be an extension of downtown. But we haven't said that. In my view, a 'no' vote on this is only consistent with good planning if we say we need to rethink the entire idea of downtown extension in this direction."

Now that both the Planning Commission and staff from Harrisonburg's department of community development have supported the rezoning, the city council will vote on whether to rezone the Lindsay property at a meeting next month. The hearing date has yet to be announced.

POLITICS

# 'No Kings' protest attracts large crowd

BY ANYA SZCZERZEWIE  
Daily News-Record

Hundreds of Shenandoah Valley residents protested against the Trump administration Saturday in downtown Harrisonburg as part of "No Kings" demonstrations nationwide.

"I felt like I couldn't be quiet anymore," said Courtney Miller of Broadway. "I'm just to the point of despair, so I wanted to feel like I'm with other people who feel the same way."

The third iteration of "No Kings" protests attracted those wanting to vent displeasure at President Donald Trump and his administra-

tion's policy decisions. The Harrisonburg protest, which organizers estimated drew at least 700 people, was held near the Turner Pavilion on South Liberty Street.

Miller, who attended with her 2-year-old son, said it was her first protest.

"I'm scared for our country, and I'm scared for my son, who's our future," Miller said. "Our country is no longer a democracy, and it's not a place where anyone who's different is welcome."

The event attracted participants from as far away as Staunton, including M.G. White, who attended the Harrisonburg rally instead of the one in Staunton because

she said the Harrisonburg demonstration would be more visible to the public.

White was one of about two dozen people who chose to stand along South Liberty Street, holding their signs to passing cars.

"As a Hispanic Black woman who lives alone, I'm scared about my safety, and the safety of my community," White said. "I'm scared to even go to the doctor's office, because if I get taken away [by ICE], nobody's gonna find me."

Attendees carried signs and chanted slogans opposing recent Immigration and Customs Enforcement actions, the war in Iran, and

Israeli bombings in Gaza. Some people also protested the Flock cameras in Harrisonburg and conservative politicians such as Rep. Ben Cline, R. Botetourt County.

Thomas Harrison Middle School teacher Elizabeth Burzumato said her students inspired her to attend the protest.

"I've been seeing my students constantly afraid," Burzumato said. "I work in a civics classroom, and [ICE is] all they can ask about. My students aren't just scared, they're angry. And they're 13."

Burzumato wore a knitted

See PROTEST, A9



Rachael Wilcox, from left to right, Claudia Obenschain, Elizabeth Burzumato and Stacey Burzumato pose with signs during a "No Kings" protest in downtown Harrisonburg on Saturday.

Anya Szczerwie / DN-R

MONDAY, MARCH 30, 2026

OBITUARIES / NEWS

## PROTEST

Cont. from A1

red "melt the ICE" hat, like the ones worn by protestors in Minnesota. The item originated in Norway as a WWII-era protest against the Nazis but has regained popularity at "No Kings" and anti-ICE rallies. The patterns are available online, and Burzumato said the hats her four-person group wore were knitted by her mother.

During the protest, a few speakers and musicians performed on a stage near the Turner Pavilion, while children played with hula hoops at the back of the rally.

"There are different ideologies and different strategies here," said Mitchell Smith, who volunteers with Mountain Valley Mutual Aid. "But everyone's coming together to oppose fascism. So, we need all the help we can get."

Some people who attended the demonstration hadn't even known about it when



A person dressed in an inflatable frog costume attends a "No Kings" protest in Harrisonburg on Saturday.

Anya Szczerwie / DN-R

they left the house that morning. Harrisonburg resident and local musician Jeff Gorman went with his wife and 7-week-old daughter to the Harrisonburg Farmers Market, but the family decided to join the protest when they saw it. Gorman said he did it to "get the pulse of the community."

"You can just feel the sense that people want change, and not the evil and darkness coming out of this administration," Gorman said.

Gorman said that despite his dislike of Trump, he felt fortunate to live in the United States.

"To be honest, we feel pretty fortunate. So much is amaz-

ing," Gorman said. "But it comes back to the darkness coming out of this administration, starting wars, having people deported. Our daughter is seven weeks old. We want her to grow up around love, peace and kindness."

Another attendee, Tom Brenneman, described himself as a "Rockingham County farmer." Brenneman said he attended the rally to stand with members of his community and "bear witness" to history.

"Democracy isn't just for the politicians, when they need us," Brenneman said. "We need each other. The politicians aren't listening, but our neighbors are."

As the protest wound down, White said the experience was positive.

"People have the beautiful energy," she said. "There have been a few who flipped us 'Go Trump,' but we're all up even. It's very peaceful."

When Pangle died in 1968, he wasn't even old enough to vote. A few years later, the voting age was lowered to 18.

"None of us were surprised when we learned of the military mission that took his life," Hill said. "Because of his smaller stature, he felt that he could easily conquer the tunnels, which were called rat holes, to help his unit. He was always ready and willing to try. We have remembered Billy fondly for 60 years. Now with his name included on this monument, we are assured that future generations will know our Billy and what a hero he was."

Mike Walsh told the story of Airman 1st Class Kenneth Wilson Shook, an only child born in Dayton who attended Turner Ashby High School.

Shook, Walsh said, "was a classmate of mine and a good friend."

After graduating in 1966, Shook enlisted in the Air Force and served in Vietnam as part of the 509th Bomb Wing, Walsh said.

On Sept. 24, 1968, Shook was aboard a USAF Boeing carrying 56 soldiers that was flying from Anderson Air Force Base in Guam when it encountered issues and crashed, Walsh said. Shook, one of 11 airmen killed, was engaged to be married at the time of his death, Walsh said.

Dave McGovern, who was a senior at Harrisonburg High School in the fall of 1970, said he was working at S.E. Nichols Department Store after school when his pastor came to tell him of his father, Staff Sgt. Charles Venton McGovern's, death.

"At the age of 16, I was the oldest child, and I was doing what I could to help mom with the bills," he said.

He said that his family was fortunate to receive insurance money from the army, which allowed his mom to build a house in Verona so she could be closer to her parents.

"Some of these men may have chosen to go off to war," McGovern said, "but you know a lot of them had no choice because their lottery number came up by the draft board. Now this was a time of tremendous upheaval in this country. There were anti-war demonstrations. There were riots, and there were all kinds of violence, but no matter where we stood on the war at that time, it is today that we are all united to pay honor to our brothers, our sons, and, yes, even our fathers, who came home in a casket covered by the flag of the United States. Their sacrifices are worthy of our gratitude and our remembrance with this memorial."

Tim Sutphin read a



Donal Lin/DH-4

Vietnam veterans Sherilyn MacDougall, left; and Paul Parish unveil a Vietnam veterans' monument Sunday on Court Square in Harrisonburg.

**"There were riots, and there were all kinds of violence, but no matter where we stood on the war at that time, it is today that we are all united to pay honor to our brothers, our sons, and, yes, even our fathers, who came home in a casket covered by the flag of the United States. Their sacrifices are worthy of our gratitude and our remembrance with this memorial."**

- DAVE MCGOVERN

statement on behalf of his mom, Kathryn Whitmore Sutphin. Tim Sutphin's uncle, 1st Lt. "Skip" Whitmore, was among the veterans who died.

"He left behind a younger brother, Paul, a younger sister, Kathryn, [and] a fiancé," Tim Sutphin said. As a child, Whitmore



Donal Lin/DH-4

Vietnam veterans and audience members salute during the singing of the National Anthem before the unveiling of a Vietnam veterans monument Sunday at the Rockingham County Circuit Courthouse in Harrisonburg.

enjoyed playing with model trains, exploring caves, rappelling, and repairing electrical gadgets. In high school, Whitmore played drums, ran track and was an Eagle Scout.

Whitmore graduated from Harrisonburg High School and attended Virginia Tech, where he enrolled in Army ROTC and played drums.

Whitmore left Virginia Tech to enlist in the army, Sutphin said. After completing basic training, Whitmore was sent to officer training.

"At OCS, he graduated second in his class," Sutphin said. "He was clearly born to be a leader."

Whitmore is mentioned in the book, "Search and Destroy: The Story of an Armored Cavalry Squadron in Vietnam: 1-1 Cav, 1967-1968" by Keith Nolan.

A chapter near the

beginning called "First Blood" is about Whitmore, Sutphin said.

Whitmore, who talked about making the army his career, died within a week of arriving in Vietnam, Sutphin said. Whitmore was 22 when he died. Posthumously, Whitmore was awarded the Bronze Star with valor.

Retired U.S. Navy Capt. James R. "Ros" Poplar read the names and told the stories of the rest of the veterans who did not have friends or friends present to do so.

Carroll Steven Plum, Ens. George William Simmers Jr., Airman 1st Class Kenneth Wilson Shook, Lance Cpl. George Dolbryn Thomas and 1st Lt. Garland D. Whitmore II.

Harrisonburg Councilwoman Monica Robinson, who attended alongside Congresswoman Laura Dent, said she was very impressed with the event.

"My father was a Vietnam veteran, and I can remember the scars he brought home," she said.

Rockingham County Sheriff Bryan Hutcheson also praised the event.

"It's a wonderful event," he said. "Great to see them take the time to do this, [to] honor those veterans, and it's a wonderful memorial, and I think it's a great place to have it here in Court Square."

Kathy Schwartz (schwarka @jmu.edu) Phone: 540-435-7944  
457 Ott Street  
Harrisonburg, VA 22801

April 20, 2026

Mayor Deanna Reed, Harrisonburg City Council  
409 S. Main Street  
Harrisonburg, VA 22801

Dear Mayor Reed,

Almost every day of the week, I walk by the Harrisonburg City Council Chambers at City Hall, either on my way to the library, the bank, the post office, the farmers market, or to meet with friends. I also walk by City Hall on my way over to West Over Park to swim, work out, or enjoy the Friendly City Trails. Thank you for your service as Mayor and for your work on the City Council for our beautiful community.

Although I have lived here for 26 years, in some ways I am still new to an area that has thrived and developed over many generations. I would like to do my part to help maintain our small-town environment, while at the same time, allowing for the growth that is needed to support families, business, and city infrastructure.

I am asking that you to vote against the proposed rezoning from R-3 to B-1C, currently under consideration for the current Lindsay Funeral Home property. I have spoken against rezoning at a previous City Council meeting, and during the Planning Commission meeting when it was approved; even after most of the public comments were against the proposed six-story dorm style housing for a range of reasons, including density, safety, traffic, and the historic preservation of Old Town.

I understand that a great deal of time has already been devoted to planning for the Link, but the final decision is up to our City Council. With hundreds of residents opposed to the rezoning request, please be one of the people to represent us by voting no.

Vote no to expensive dorm style housing that is not needed; and yes, to maintaining Harrisonburg as a family friendly walking community with lovely parks, community services, and a deep respect for our historic buildings and spaces.

Unfortunately, I will not be able to attend the upcoming City Council meeting on April 28<sup>th</sup>. Please accept this letter as my contribution to the public comments. I will remain optimistic, because we cannot give up on the things we value and cherish.

Sincerely,

Kathy Schwartz

A handwritten signature in black ink that reads "Kathy Schwartz". The signature is written in a cursive style with a large, looping flourish at the end of the name.

April 19,2026

To: Mayor Deanna Reed

From: Diane S. Gray, Harrisonburg Resident

Having been a resident of Harrisonburg most of my life, I feel compelled to write to you about the current vote to change the Lindsey property from R3 to B-1C. Please consider the negative impact this will have on our City:

IF the rezoning is allowed, the FACE of Harrisonburg will change forever. Once the zoning change takes place, opening Pandora's box, many properties on the East side of Main St. will also change within the foreseeable future - even more Big City Development, no more beautiful entry to downtown. We do NOT want to become another Northern Virginia - many of us are located here to avoid those crowded living conditions.

The 20/40 Plan designates this property to be a 3 story structure, therefore suitable for duplexes, townhouses, & essentially families. Why ignore all the work and forethought that went into developing the 20/40 Plan? Affordable housing IS needed for families and young professionals - this development is NOT the answer. It is not intended for families and is NOT affordable.

A 6 story Dorm by any other name is still a 6 story Dorm. The short-term gain of income will not outweigh the long-term consequences. Our infrastructure is not conducive to handling that large a demand.

JMU's new President has stated he wants more ON CAMPUS housing - not OFF CAMPUS.

These Big Money Developers are known for keeping properties approximately 3-5 years then selling. Once they have gotten their money, they move on leaving those of us who live here to pay more taxes to deal with the consequences. ( Ex: Same developer/Williamsburg, VA.) \* \* If the structure was to sell in approximately 5 years, it could become a part of JMU - thereby voiding all tax revenue to our City.

As now proposed, the City will rent parking spaces from the developer. Current spaces are now free and even somewhat income producing. Absurd. How does this make good economic sense? A park is proposed next to the structure. However, the building will overshadow the park - not at all conducive to daily use or concerts which attract city residents downtown.

Quality of life issues are very obvious - putting 700+ students in the middle of an established R-3 neighborhood will not be conducive to a positive outcome. Neighbors on both sides of Main & Liberty Streets do not want to contend with even more students impacting their lives in immeasurable ways.

The Baptist Church will lose much of its parking. The City decided years ago that Liberty Street needed 2 traffic lanes, and now that is going to change to one traffic lane for vehicles & one lane

for walking/biking..leaving no parking on the East side of Liberty St for the Baptist Church attendees. If Paul St. is extended, the Baptist Church will lose another chunk of its off street parking. If that isn't impactful enough, then with 700+ students next door, the church can look forward to yet another encroachment on parking since there will not be as many parking spaces as there are student residents; partying, solo cups, and noise- does one really need to say more about this ongoing/non-enforced issue at student complexes?

Harrisonburg will lose its downtown historic designation, thereby costing many downtown businesses to lose tax credits...they will be impacted with loss of grants and tax breaks. (Ex: Joshua Wilton House, IceHouse, Daily News-Record, Others) The Preservation Virginia Organization has contacted the City about this issue.

The residents of Harrisonburg do not want to be overshadowed by this monstrosity of a building - and all the problems that come with it.

Please vote NO to rezoning the Lindsey property from R3 to B-1C.

Respectfully,

  
Diane S. Gray



April 14, 2026

Mayor Deanna R. Reed  
409 S Main St.  
Harrisonburg, VA 22801

Dear Manager Banks, Mayor Reed, and Council members:

On behalf of concerned residents and advocates for historic preservation, I write to express strong support for the preservation of the Lindsey Funeral Home building and the broader protection of the Harrisonburg Downtown Historic District.

Designated on the National Register of Historic Places in 2005, the Downtown District represents a significant concentration of historic resources that collectively define the character, identity, and cultural legacy of Harrisonburg. While individual buildings may vary in age and designation status, each contributes to the district's overall integrity through scale, materials, design, and relationship to surrounding structures. The Lindsey Funeral Home, constructed in stages beginning in the mid-twentieth century, exemplifies this contribution. Its architectural presence, massing, and setback are in harmony with neighboring historic buildings and reinforce the cohesive streetscape that distinguishes this area.

We recognize the important role that James Madison University plays in the life and economy of Harrisonburg, as well as the need for student housing to support a growing population. The University and its students are vital to the city's vibrancy and continued success. At the same time, as demonstrated by many communities across Virginia, growth and preservation are not mutually exclusive. We have a shared responsibility to promote development that is context-sensitive and sustainable, particularly within historic districts.

We also recognize the many competing priorities the City must balance, particularly as it considers proposals for rezoning and redevelopment. However, this moment presents an important opportunity to reaffirm the City's stated commitment to historic preservation, as outlined in the Harrisonburg Comprehensive Plan. Protecting the physical character of downtown is not only a matter of cultural stewardship, but also an investment in economic vitality, community identity, and long-term stability.

We respectfully encourage the City to carefully consider the cumulative impact of continued demolition and incompatible new construction within the district. Development that disregards the established character of the area risks eroding the very qualities that make downtown Harrisonburg a destination for residents and visitors alike.

Thank you for your leadership and consideration.

Sincerely,

Will Glasco  
President & CEO

**Pamela S. Ulmer**

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**From:** Joanna Martin <bondjoannabond@gmail.com>  
**Sent:** Wednesday, April 22, 2026 3:09 PM  
**To:** Pamela S. Ulmer

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Please preserve our beautiful downtown by saying no to the b-1C!  
Thank you so much!

**Pamela S. Ulmer**

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**From:** Kerry Abbott <kerry.abbott@gmail.com>  
**Sent:** Wednesday, April 22, 2026 1:30 PM  
**To:** Pamela S. Ulmer  
**Subject:** Public record for rezoning 473 Main Street

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Please include in the public record my opposition to this rezoning.  
How can the City Council violate the City Development Plan, which was a consultative process to include residents interests instead of people with vested profit motives?  
By ignoring the impact this will have on the nature of our small downtown area, this assures that Harrisonburg will never be the most beautiful town in the Shenandoah Valley.  
It will be a disruptive eyesore, limited to catering to the marginal tastes of a college town.  
Imagine what it could be if it planned each development with the aim of generating a beautiful, varied, harmonious space, with something for everyone--the tourist capital of the Valley?  
If the Council cannot deliver reasoned governance that benefits the community, they should be removed. The Planning Commission is a disgrace.

Kerry Abbott  
469 Myers Ave  
Harrisonburg VA



Virus-free. [www.avq.com](http://www.avq.com)

**Pamela S. Ulmer**

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**From:** Donna Jo McCloskey <18socket18@gmail.com>  
**Sent:** Wednesday, April 22, 2026 1:26 PM  
**To:** Pamela S. Ulmer  
**Subject:** No to B1-C

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

To all Harrisonburg City Council members. I oppose the rezoning at 473 S. Main St. I lived in Northern Virginia and moved to this area because of the charm and historic richness and aesthetic it offers. An approval WILL allow for more development and choke the area with more traffic and ruin the charm of the city. I ask that my message be included in the public record for rezoning.

--  
Donna Jo McCloskey, PhD, RN, FAAN  
Massanutten Virginia

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**Pamela S. Ulmer**

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**From:** Joan Baughman <joan.baughman@emu.edu>  
**Sent:** Wednesday, April 22, 2026 1:24 PM  
**To:** Pamela S. Ulmer  
**Cc:** Joan Baughman  
**Subject:** Rezoning

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

"I oppose the rezoning"! "No to B1-C"

Joan Baughman

Dear Mayor and City Council Members,

My name is Stephen Horn and I live at 285 Campbell St. in Oldtown and have lived in Oldtown for 25 years.

I am writing to encourage you to postpone approval of the Link apartment complex until you get better proffers and more clarity on the proffers already offered. I also would encourage you to consider the bigger picture and adopt a longer-term view of this project. I have example proffers at the end of this document that I believe would increase the likelihood that the proposed development meets the city's own stated goals in the 2040 plan. I believe the city should be hesitant to approve this rezoning for several reasons.

- Without a management proffer the management of the property will deteriorate over time, and new owners will transfer private costs onto the public as a way of creating value for themselves. This pattern can be observed in other properties of the developer and is in general a pattern observed in real estate for reasons I explain below.
- The city's viewpoint that the Link is a better option than town homes is erroneous and based on static thinking without considering the economics involved or the longer run dynamic and strategic dimensions.
- Other planned communities and preexisting cities have been reluctant to build or allow building of 6 story buildings in their town centers, and Harrisonburg should consider why this might be the case.

Personally, I would not approve the rezoning unless there was a robust management proffer. While it may not be legally possible to make approval contingent upon a management proffer, if multiple community members strongly request one before approval, you could vote to delay the rezoning to address this concern and others. This would allow more time to consider the community's concerns, and it might encourage the developer to submit proffers that address these issues.

I expand on the reasons behind these concerns below but briefly outline them above since I know you have limited time to review all the correspondence you have received.

I do not oppose the Link for NIMBY reasons. I think the Link will have very little impact on me and that traffic from the Link will be more negligible than what the TIA found. I am not even completely opposed to the development. The reasons for my doubts about the Link are because I have been interested in the topic of new urbanism for a long time and have seen attempts to implement the ideas of new urbanism in different locations with varying degrees of success. It requires a delicate balance to get it right, and I'm not sure the city has really considered the implications of the Link development in that overall balance, nor has the city done the due diligence necessary to make sure the Link is developed correctly if approved.

Sincerely,

Stephen Horn

P.S. See below for additional information.

## **Management Proffer**

If the Planning Commission is going to rubberstamp any proposal approved by the Community Development department and the City Council is going to rubberstamp any proposal approved by the Planning Commission, then there is no reason to go through the process of bringing these decisions before these two groups.

Both the Planning Commission and City Council need to conduct due diligence on these proposals. In the Planning Commission meeting the developer was allowed to state that his properties were well run when he owned them and that the complaints about them only occurred after he sold them so how could he be responsible.

If the Commission had been doing due diligence they should have asked:

1. Did your property in Williamsburg have a management proffer?
2. Do any of your properties have management proffers?
3. Is there any connection between your company Timberwolf and the company that bought and now manages the property in Williamsburg?

I believe the developer is misleading the city as to his ability to better ensure his properties are better managed over the long term and if he is misleading you on this, then what else is he misleading you on? Also, if his properties have a history of poor management over the long run, what difference does it make if he is responsible or not. Most likely this property will be mismanaged over the long term

I think it is inevitable that this is the case. The way these transactions typically work is that the developer owns the building for several years and maximizes the net operating income (NOI) over those years. "Net" means that cost is subtracted from revenue. The historical NOI is then used to establish projected NOI into the future which is discounted to establish the value of the property, and the property is sold at this value.

The problem is that the buyer of the property hasn't gained any value in this transaction unless they can increase the future NOI over the projected NOI. The easiest way to do this is to decrease costs by transferring the private costs of ownership to the tenants and public by decreasing operation costs. The tenants pay the costs through degraded services such as pools that are not maintained, elevators that don't operate, and trash accumulation (see the Williamsburg property). The city pays the costs in terms of increased costs of enforcement of public ordinances such as noise complaints, and the citizens pay the cost in terms of increased taxes to pay for this enforcement (or for example less responsive police) and the negative externalities associated with the building becoming an eyesore and nuisance.

You also see this in purchases of other types of companies and the resulting degradation in quality and increase in prices that occur after these purchases.

Additional proffers I have included at the end of this document concern soundproofing and ebike accommodations. The developer claims he is committed to adequate sound proofing so he should not be averse to submitting such a proffer. The reason this proffer is important is because it will prevent noisy student residents from driving out non-student residents and non-noisy students, which will allow this complex to maintain the mix of residents the city wants. The current proffer on EV charging is unclear as to whether these are rented spaces or open for limited time for anyone who wants to charge their car. More importantly, it contains no provisions for ebikes which definitely should NOT be stored or charged in apartments in a wooden structure. Ebikes will reduce car traffic from the complex and reduce emissions.

## **The Link vs Town Homes**

I believe the city is negotiating under the false premise that this development is better than town homes. This is discouraging the city from scrutinizing this development carefully and performing the due diligence necessary to make sure the development is being done correctly or from determining if the development is consistent with the 2040 "plan."

I know the city thinks it has a choice between the Link and town homes (perhaps poorly built), and that the Link is the better option. I do not think this framing is a useful way to view this decision and puts the city at disadvantage in these negotiations.

The Link is perhaps the better option when viewed statically but not necessarily dynamically or strategically. The 2040 plan is not really a plan. A plan would include economic analysis to determine exactly what level of density can be supported. The 2040 plan is better referred to as a vision statement.

If the Link is developed, then it makes it less likely other development takes place. The Link's high prices and large volume of units will sop up a lot of the monetary demand in the rental market. This makes other developments less likely to occur, including the approved development in the Regal Cinema Parking lot, which in my opinion is more important than this development since less space exists to accommodate students wanting to live near East Campus.

I think in an ideal world the Link would be built in the Regal Cinema location, and buildings of similar height proposed for that location would fit better in the Link location. What you need to consider is that if the Link is developed then all other developments become less likely, and the resulting tax revenue from those developments also become less likely. When viewed from this perspective it is not clear that the Link will be net revenue positive for city tax revenue or that in terms of affordability it will be better than more modest developments that result in a more competitive rental market. In making decisions of this nature, it is important to consider opportunity cost. It is also important to diversify and consider the overall long-term market structure.

I also think it is a bad precedent to make decisions based on adverse alternative development narratives presented by owners of properties who hope for a windfall through rezoning - not that this is happening in this particular instance. I think a good compromise here would be to approve rezoning based on a four story building consistent with the previous standards for R3, restoring the value of the current lot to what existed pre-1996.

## **Five-over-One Buildings**

Five-over-One buildings of the type that the Link represents frequently are viewed with suspicion by planned communities especially if over 5 stories. You will seldom find buildings of this type in the center of these planned communities primarily because they are viewed as overbearing and inimical to the quality of life these communities hope to promote.

In the planned community of Tioga outside Gainesville, FL [the bandstand at the center of the "downtown"](#) is surrounded by 3 and 4 story buildings.



In the downtown area of Gainesville proper, a city much larger than Harrisonburg, a recent apartment building that was added and connected to a city garage was 5 stories with the first story completely retail establishments and the second story professional office space.



In the town center for Kings Farm (a recent and prominent new urbanist community built on a 450 acre farm in Montgomery County, MD) you will find mostly 3, 4 and 5 story buildings near the downtown location.



Jan Sramek, the found of the largest planned city in the country, California Forever, recently described five-over-one buildings as "[horrific.](#)"

I don't necessarily agree with these decisions or opinions about 5-over-1 buildings, but if I were the city of Harrisonburg I would want to understand them better before making a decision about this rezoning.

### **Alternatives**

Unfortunately, the ideal outcome for this property is probably no longer feasible. The ideal outcome would have been to convert the property into a park and preserve some of the last large trees in the city. Green space is the most essential element necessary for a city to attract residents. It's why individuals choose the sprawl of the suburbs over the convenience of the city. Central Park and other parks are why New York is such a successful urban environment.

Had this property been converted to a park to expand the present park proposed next to it and behind city hall, the city would have had a signature feature that would have attracted residents to the downtown area and supported the density the city hopes to encourage.

Italian cities have their piazza; South American cities have their "El Parque." Modern planned cities always have a clearly defined green space in the center of the city. The 2040 plan states "So many Downtowns have transformed on the heels of creating a new park that acts as the central hub for bringing people of all backgrounds together." The proposed park adjacent to the Link project does little to serve this purpose and even if extended to the parking lot behind the municipal lot will not be very noteworthy. Other aspects of the Link are equally incompatible with the stated goals of the 2040 plan.

As I stated earlier, if somehow the Link could be moved to the Regal Cinema location and a more modest student apartment complex place here, that would be a better outcome on many levels and in terms of the 2040 plans stated goals.

Here are few pictures from a student housing apartment complex, [2<sup>nd</sup> Avenue Center](#), recently built between downtown Gainesville and the University of Florida campus. The units are rented on a per-bedroom basis as is proposed for many of the units in the Link. ([Google Earth View](#))



### **Summary**

The new urbanism vision is very difficult to implement. You need to look no farther than Charlottesville's downtown pedestrian mall to see this. Even with much greater surrounding density than what Harrisonburg will ever have, the pedestrian mall frequently feels like a ghost town with empty buildings, closed restaurants,

and one building, the Dewberry building, that has remained partially built since 2009. In Gainesville, even with the addition of the 5-story apartment building I mentioned earlier and two large hotels in the same block, much of the downtown feels the same as it did 30 years ago when I attended graduate school there. The same buildings are empty or underutilized even when located within a block of the new development. In my own hometown two ten story buildings were built within blocks of the main street downtown and the surrounding neighborhoods have much greater density than Harrisonburg, but still the downtown feels like a bigger version of Harrisonburg's current downtown.

The Link doesn't necessarily ensure nor comply with the vision in Harrisonburg's 2040 plan. It could very well be that the Link thwarts the plan by creating a large "moat" that prevents development further away from JMU's campus in town. JMU wants to house more students on campus, and developers might be reluctant to take on the risk of building additional housing downtown in areas that are less ideally located than the Link. Harrisonburg already has a problem with a few rental firms controlling much of the rental market and putting more rental control into one large player doesn't necessarily address that problem and could lead to a less efficient and less affordable rental market long term.

Again, I am not necessarily against the Link. I am just trying to make the point that the city doesn't have to approve this rezoning. It's not clear that the Link is better than townhomes or a more modest development that could be obtained with a more proactive approach to planning. So, if it's not clear that the Link is the better choice, then the city should be more willing to insist on certain proffers and provisions even if it risks losing the Link. Depending on how much economic space the Link takes up in the rental market, it might be the only development the city gets in downtown between now and 2040, so it's worth trying to get it done right.

See Proffers below.

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## **Proffer: Operations, Management, and Neighborhood Liaison Standards**

The Applicant hereby proffers the following standards to ensure professional accountability, high-quality maintenance of the public realm, and the long-term operational success of the Link development as a well-integrated urban community.

### **1. Dedicated Professional Management (Non-Subcontracted)**

The Applicant proffers that the property shall be managed directly by the Owner or a dedicated, institutional-scale property management firm.

- **Prohibition of Local Subcontracting:** To ensure specialized oversight and prevent market consolidation of management practices, the leasing, marketing, and management functions **shall not be subcontracted** to any third-party residential leasing firm currently managing more than 500 units within the Harrisonburg-Rockingham market.
- **Staffing Requirement:** The development shall maintain at least one (1) **full-time, on-site Property Manager** and one (1) **full-time, on-site Maintenance Supervisor** dedicated exclusively to this property.
- **Office Hours:** The leasing and management office shall be staffed and open to residents and the public during standard business hours, at minimum five (5) days per week.

### **2. Comprehensive Landscape and Exterior Maintenance**

The Applicant and/or Property Management shall be responsible for the perpetual maintenance, irrigation, and replacement of all landscaping elements as depicted on the approved Site Plan.

- **Scope of Responsibility:** This responsibility extends to all **exterior perimeter landscaping**, street-level planters, and "pocket parks" adjacent to public rights-of-way, in addition to all interior courtyards.
- **Standard of Care:** All landscaping shall be maintained in a healthy, weed-free condition. Any dead or diseased plantings shall be replaced within one (1) growing season with specimens of similar size and species.

### **3. Operations and Maintenance Management Plan (OMMP)**

Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit an **Operations and Maintenance Management Plan** to the Planning Department for review. This plan shall include:

- **Trash and Litter Mitigation:** A schedule for daily "litter walks" around the building perimeter, public sidewalks, and interior courtyards. It shall also include a plan for enclosed, odor-controlled trash compaction and frequent pickup to prevent overflow.
- **Snow and Ice Removal:** A commitment to clear all adjacent public sidewalks of snow and ice within four (4) hours of a snow event.

#### **4. 24/7 Community Liaison and Emergency Contact**

To facilitate proactive communication with the City of Harrisonburg and the surrounding neighborhood, the Applicant shall:

- **Designated Liaison:** Provide the City Manager and the Harrisonburg Police Department with the direct contact information (name, phone, and email) of a designated **Community Liaison** authorized to address operational concerns.
- **Emergency Hotline:** Maintain a **24-hour emergency telephone "hotline"** for residents and neighbors to report noise complaints, maintenance emergencies, or security concerns. This number shall be prominently posted on the building exterior.

#### **5. Security and Access Control**

To ensure the safety of residents and the security of the mixed-use environment:

- **Electronic Access:** All residential entrances, elevators, and amenity spaces shall be secured via an electronic "fob" or mobile-key access system.
- **CCTV Surveillance:** High-definition security cameras shall be installed at all building points of entry, parking garage levels, and common areas. Footage shall be retained for a minimum of thirty (30) days.
- **Lighting:** A lighting plan shall be implemented that provides "dark-sky" compliant, high-visibility LED lighting for all walkways and parking areas.

#### **6. Lease Enforcement and "Good Neighbor" Policy**

The Applicant shall utilize a standardized lease agreement that includes a **"Good Neighbor" clause**, specifically addressing the following:

- **Over-Occupancy:** Strict adherence to City of Harrisonburg occupancy limits. Any violation of these limits shall constitute a default under the lease.
- **Noise Mitigation:** Strict enforcement of quiet hours in common areas and courtyards.
- **Anti-Nuisance Provisions:** Provisions for lease termination in the event of repeated documented noise violations or illegal activity.

## 7. Residential Management & Aesthetic Standards

To maintain the architectural integrity of the downtown corridor and minimize the social impact on the surrounding Oldtown neighborhood:

- **Gathering Limits:** The use of the rooftop terrace and common amenity spaces shall be subject to a **Maximum Occupancy Cap** for non-resident guests. No organized parties or "large-scale gatherings" (defined as more than 25 non-resident individuals) shall be permitted without a specific temporary use permit and on-site management supervision.
- **Window & Railing "Clean Face" Policy:** To preserve the building's aesthetic and prevent visual blight, the property management agreement shall strictly prohibit the display of any items—including but not limited to **signage, flags, banners, laundry, or storage items**—from balcony/terrace railings or within public view from windows.
- **Enforcement:** These provisions shall be written into all residential lease agreements. A third-party property management firm shall be responsible for active enforcement, and a local point of contact must be provided to the City for neighbor complaints.

## 8. Annual Compliance Reporting

For the first three (3) years of operation, the Applicant proffers to submit an **Annual Management Report** to the Planning Department. This report shall summarize:

- The current resident demographic mix (e.g., percentage of students vs. professionals).
- A log of all neighborhood noise or maintenance complaints received via the 24-hour hotline and the documented resolution of each.
- Evidence of ongoing maintenance for landscaping and security systems.

## **Proffer: Comprehensive Acoustic Mitigation and Quality Assurance Standards**

The Applicant hereby proffers the following performance-based standards to ensure a superior residential environment, mitigate sound transmission between units and building systems, and facilitate the successful cohabitation of a diverse mix of professional and student tenants:

### **1. Exterior Glazing and Building Envelope**

To mitigate environmental noise from interior courtyards, public plazas, and South Main Street, all residential glazing assemblies (windows and balcony doors) shall meet two distinct acoustic performance metrics:

- **Airborne Sound Standard:** A minimum Sound Transmission Class (**STC**) rating of **38**.
- **Outdoor Noise Standard:** A minimum Outdoor-Indoor Transmission Class (**OITC**) rating of **30**.
- **Specifications:** These ratings shall be achieved through the use of high-performance insulated glass units (IGU) featuring **dissimilar glass thicknesses** (e.g., 6mm and 3mm) or **laminated acoustic glass**, installed with non-hardening acoustic sealants to minimize air infiltration.

### **2. Inter-Unit and Corridor Partitions (Party Walls)**

All walls separating residential units from adjacent units, common corridors, mechanical rooms, or elevator shafts shall be engineered to achieve a minimum **STC rating of 55**.

- **Construction Standard:** Partitions shall utilize staggered-stud construction or resilient sound-isolation clips with at least one layer of 5/8-inch Type X gypsum board on each side. All perimeter junctions and penetrations (electrical outlets, etc.) shall be sealed with acoustical sealant.

### **3. Intra-Unit Residential Partitions (Bedroom Privacy)**

To ensure internal privacy within multi-bedroom units, all interior walls separating a bedroom from another bedroom, or a bedroom from a common living area within the same unit, shall achieve a minimum **STC rating of 50**.

- **Requirement:** These interior partitions shall include full-depth fiberglass or mineral wool batt insulation within the wall cavity to prevent resonance.

### **4. Floor and Ceiling Assemblies**

Floor and ceiling assemblies between residential units shall be engineered to mitigate both airborne and impact noise to the following standards:

- **Airborne Sound (STC):** A minimum rating of **55**.
- **Impact Insulation Class (IIC):** A minimum rating of **55**.
- **Construction Standard:** Assemblies shall include a minimum **1.5-inch poured gypsum underlayment** (e.g., Gyp-Crete) over a high-performance sound-reduction mat and a **resilient-channel suspended ceiling** for the unit below.

## 5. Mechanical and Plumbing Noise Mitigation

The Applicant shall implement the following "source-point" noise reduction measures:

- **Acoustic Piping Wrap:** All PVC sanitary waste lines and "stacks" located within or adjacent to residential living areas or bedroom walls shall be **acoustically wrapped** with high-density sound-dampening insulation to mitigate fluid-rush noise.
- **Vibration Isolation:** All individual and master HVAC units shall be mounted on **vibration-isolation pads** or spring hangers to decouple mechanical movement from the building's structural frame.

## 6. Residential Unit Entry Assemblies

All entry doors to residential units shall be **solid-core construction** and equipped with the following integrated sealing systems:

- **Automatic Door Bottoms:** Units shall be fitted with spring-loaded **automatic drop seals** that engage with the threshold upon closing to eliminate the air gap at the base of the door.
- **Peripheral Gasketing:** Continuous **silicone or neoprene gaskets** shall be installed on the head and jambs of the door frame.

## 7. Rooftop Acoustic & Activity Mitigation

To minimize the impact of the outdoor amenity deck on the adjacent Oldtown residential neighborhood and South Main Street:

- **Acoustic Barriers:** The developer shall install **acoustic glass railings** (minimum 1/2" laminated glass) or **sound-absorbing integrated planters** along the perimeter of the rooftop terrace. These structures must be designed to deflect ambient social noise upward rather than outward toward neighboring residences.

- **Amplified Sound Restriction:** There shall be **no amplified sound** (speakers, live performances, or outdoor televisions) permitted on the rooftop terrace after **9:00 PM** Sunday through Thursday, and **10:00 PM** on Friday and Saturday.
- **Directional Lighting:** All rooftop lighting must be **fully shielded and downward-facing** to prevent light trespass into the upper floors of adjacent buildings and to maintain "dark sky" compliance within the downtown district.

## **8. Independent Field Verification and Compliance**

Prior to the issuance of a Certificate of Occupancy for any residential building, the Applicant shall submit a certification report from a licensed third-party acoustical engineer.

- **Field Testing Scope:** The engineer shall conduct **Field STC (F-STC)** and **Field IIC (F-IIC)** testing on a representative sample of **10% of the completed residential units**.
- **Mandatory Interior Testing:** This field testing **must explicitly include measurements of intra-unit bedroom partitions** to verify the STC 50 requirement is met in the as-built environment.
- **Tolerance:** The results must prove that the actual, as-built performance is within **5 points** of the laboratory ratings specified in this proffer. Any units failing to meet this threshold shall be remediated and re-tested at the Applicant's expense.

## Proposed Amendment to Proffer Statement: R-2024-03 (The Link)

### 1. Enhanced EV Infrastructure & Accessibility

To clarify and strengthen the current commitment to 14 Electric Vehicle (EV) charging spaces:

- **Active Charging Requirement:** Of the 14 required spaces, a minimum of **seven (7) spaces** shall be designated as "**Non-Reserved Active Charging Zones.**" These spaces shall not be leased to specific residents as permanent parking but shall remain available to any building resident or authorized user on a "charge-and-move" basis to maximize charger turnover.
- **Hardware Connectivity:** Each of the 14 spaces must be within the physical reach of a functional Level 2 (or higher) charging pedestal with no less than 7 such charging pedestals.

### 2. Micro-Mobility & E-Bike Integration

In addition to the 136 indoor bicycle parking spaces currently proffered:

- **E-Bike Capacity:** A minimum of **fifty (50) of the indoor bicycle parking spots** shall be specifically designed to accommodate the increased weight and dimensions of e-bikes (e.g., wider spacing or heavy-duty floor racks).
- **Charging Stations:** The developer shall provide a minimum of **twenty (20) e-bike charging outlets** (standard 120V) within the secure bicycle storage area.

### 3. Shared Vehicle Infrastructure (The "Ride-Share" Proffer)

To further reduce the single-occupancy vehicle (SOV) trip generation rates used in the project's traffic study:

- **Shared-Use Spaces:** The developer shall designate **five (5) parking spaces** near a primary entrance for the exclusive use of a car-sharing program (e.g., Zipcar, a city-managed fleet, or an internal residential ride-share program).

### 4. Five-Year "Adaptive Use" Review

Recognizing that technology and demand change:

- **Performance Audit:** On the **fifth anniversary** of the issuance of the Final Certificate of Occupancy, the developer shall submit a usage report to the Zoning Administrator.

- **Flexibility Clause:** If the audit shows a consistent vacancy rate in the EV or Ride-Share spots (below 20% utilization), the developer may petition the City to convert underutilized spots to standard parking. Conversely, if utilization exceeds 90%, the developer shall evaluate the feasibility of expanding these services into the "rough-in" infrastructure already required.

## Pamela S. Ulmer

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**From:** Thanh Dang  
**Sent:** Monday, April 20, 2026 3:43 PM  
**To:** Pamela S. Ulmer  
**Subject:** Fw: In favor of the link

For City Council.

**Thanh Dang, AICP** | Deputy Director of Community Development  
(540) 432-7700 | [Thanh.Dang@HarrisonburgVA.gov](mailto:Thanh.Dang@HarrisonburgVA.gov)

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**From:** Derik Trissel <derik.trissel@gmail.com>  
**Sent:** Monday, April 20, 2026 3:30 PM  
**To:** CD Planning <CDPlanning@harrisonburgva.gov>; Todd Rhea <trrhea@clark-bradshaw.com>  
**Subject:** In favor of the link

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Derik Trissel  
487 Ott St, Harrisonburg, VA 22801 (the corner of Ott and Paul)

Much has been said about the Link. Many things have been presented as fact when it's just speculation and fear mongering. Many of my neighbors have been presented information as fact and have made emotional decisions based on that information without the full picture.

I know city staff and all the persons on the Planning Commission & City Council are dealing with facts. Like changing the zoning will bring this property more in line with the majority of downtown H'burg and NOT creating an exception. Like approving this project is in alignment with the 2040 plan and the cities Comprehensive plans. To the point that this project checks nearly every box of what RESIDENCE and planners have said we need.

Furthermore, the developer's proffers go above and beyond anything a developer has offered before. First they listened to the community and addressed nearly every single point. In his rant on The Citizen, one of the organizers of the opposition said this:

*" If the applicant insists on pursuing something larger than R-3 here, City Council should look for measurable, binding proffers that truly link private profits and public good. For example, the developer could commit to conducting a sun-and-shadow analysis and include setbacks and step-downs that ease the transition to nearby homes like the historic Octagon House; it could proffer on-site parking sized to demonstrated demand to reduce the risk of parking spillover on the curbs adjacent to nearby businesses, public spaces, and houses of worship; it could increase the proffered minimums of 8 exterior and 90 secure indoor bike parking spaces; and commit to a longer run of active, street-level commercial space to enliven the block. The developer could commit to installing green or solar roofs with third-party certification, and incorporate more specific, binding design proffers to help ensure quality is preserved from rezoning through construction. Let the promises live in the proffers, not only in the pictures. "*

- Step backs to ease transition and shading - Check!

- increased parking - Check!

- more bike space - Check!
- more commercial space - Check!
- solar improvements - Check!
- Design improvements - Check!
- fewer 4/4 student oriented units - Check!

There is no better place to put such a building. Look at any city in the world and tell me where density goes? Downtown. I grew up West of town and desperately want to protect the farmland and community that is a huge part of our community and livelihoods. Urban sprawl is for Charlottesville. Not here. Density in our core is the answer. Approving this project will help to protect our greater community, support our businesses, open up additional housing and reduce traffic on our streets. Hopefully this one significant investment in our community can jumpstart the next chapter of downtown renaissance.

Like it or not JMU is the life blood of our city. I'm embarrassed for some of my neighbors who oppose this project and yet they are employed by and supported by JMU which they are so quick to demonize in relation to this project. There are no Solo cups in the parking lot of Urban Exchange or the other apartment buildings downtown. No, those are in the yards of our neighbors. Some of which are student housing owned by persons opposing the project.

It is my belief that much like Urban exchange and other builds downtown, this build will be a mix of students and young professionals. It will most definitely add traffic past my house. I am not excited about that but it is what happens in the city. I will make one request. It's a big one and I know the city staff doesn't want it.

**Keep Paul Street Extended as a PRIVATE ROAD. Private roads do not show up on GPS and mapping apps. I can accept the occupants of The Link driving past my house. It's everyone taking a shortcut that I have a problem with. I know the data is saying this won't happen but I do not think the data can adequately account for how this will categorically change traffic. Persons traveling from say Pale Fire to hotels on the East end of town will take this shortcut. If the left turn light turns red their handheld gps will tell them to turn on Paul and go over the hill. You know how I know?? I see Uber drives all night long Thursday - Saturday making this drive. It will happen. Left as a private road it will not show up on maps much like JMU doesn't or Harrisonburg Crossing doesn't. This subtle change will make a significant impact on Paul St traffic. Saving the city and the developer thousands of dollars down the road. It cost NOTHING to leave it as a private road. Please consider this one last thing.**

Also, just know that many of my neighbors feel as I do. Most do not speak up. "The silent majority" is real. I have been chastised by my neighbors who oppose it and even lost business and a friend because of my views on this project. Others would rather not deal with the negative repercussions of speaking out in favor. 39 signs opposing the zoning change. Over 400 homes in the neighborhood.

Thank you for taking the time to read this. I've been attending and following the city meetings for 30 years. I know this is tough. Thank you for your service to the city.

Derik

**Pamela S. Ulmer**

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**From:** Bernd Kaussler <kausslerb@gmail.com>  
**Sent:** Monday, April 20, 2026 1:22 PM  
**To:** Pamela S. Ulmer  
**Subject:** 473 S Main Street

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Dear Ms Ulmer

Kindly include my message in the public record for this upcoming hearing:

I am a resident in told town and strongly oppose this proposed development because it threatens to undermine the historic character that makes our downtown unique and worth preserving. The scale and density of the project feel completely out of proportion with the existing landscape, risking the loss of architectural integrity and the small-town charm that residents and visitors value. Beyond aesthetics, the added strain on infrastructure—traffic, parking, utilities, and public services—would likely overwhelm a system that is already limited, diminishing quality of life for those who live and work here. Growth should be thoughtful and sustainable, not rushed in a way that erodes what makes this community special. For these reasons, I believe accountability is essential, and I would support voting out any council members who choose to approve this project despite its clear and lasting negative impacts. During the last two decades, Old town residents have consistently been sidelined as special interests by landlords and developers have swayed council decisions.

Many thanks for your assistance  
Kind regards

Bernie Kaussler  
540 S Mason Street

Bernie Kaussler, PhD  
Professor of Political Science  
James Madison University