
Fwd: Webform submission from: Agenda Comment Form

From Michael E. Parks <Michael.Parks@harrisonburgva.gov>

Date Tue 8/25/2026 2:50 PM

To Amy E. Snider <Amy.Snider@harrisonburgva.gov>

Begin forwarded message:

From: "City of Harrisonburg, VA" <noreply@harrisonburgva.gov>

Date: August 25, 2026 at 2:49:05 PM EDT

To: "Michael E. Parks" <Michael.Parks@harrisonburgva.gov>, "Pamela S. Ulmer" <Pamela.Ulmer@harrisonburgva.gov>, Thanh Dang <Thanh.Dang@harrisonburgva.gov>

Subject: Webform submission from: Agenda Comment Form

Reply-To: "City of Harrisonburg, VA" <noreply@harrisonburgva.gov>

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Submitted on Tue, 08/25/2026 - 14:48

Submitted values are:

Name

William Conley Jr

Type of Meeting

Harrisonburg City Council

Date of Upcoming Meeting

2026-08-25

Agenda Item Number

6a Rezoning South Mian and South Liberty

Comment

I am writing to oppose the rezoning of the Lindsey property on South Main and South Liberty.

77% of the bedrooms in the proposed building will be in 4 bedroom apartments suited to college students.

This will not resolve the housing shortage for young professionals, other singles, and senior citizens.

The developer may need this mix to make a profit, but Harrisonburg can do better to serve its citizens.

Thank you for your consideration.

William H. Conley Jr
495 S Mason

Would you like to be contacted by city staff?

Yes

If you would like to be contacted, please provide preferred contact information

william.h.conley.jr@gmail.com

7579517495

FW: Webform submission from: Agenda Comment Form

From Michael E. Parks <Michael.Parks@harrisonburgva.gov>

Date Tue 8/25/2026 9:57 AM

To Amy E. Snider <Amy.Snider@harrisonburgva.gov>

Michael Parks, MPIO

Director of Communications & Public Engagement

Michael.Parks@HarrisonburgVA.gov

City Manager's Office
409 South Main Street
Harrisonburg, VA 22801

540-432-7701 ■ Office
540-432-7778 ■ Fax
540-476-3038 ■ Cell



www.HarrisonburgVA.gov

From: noreply@harrisonburgva.gov <noreply@harrisonburgva.gov>

Sent: Tuesday, August 25, 2026 9:56 AM

To: Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer
<Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

Subject: Webform submission from: Agenda Comment Form

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Submitted on Tue, 08/25/2026 - 09:56

Submitted values are:

Name

Bronson Griscom

Type of Meeting

Harrisonburg City Council

Date of Upcoming Meeting

2026-08-25

Agenda Item Number

Comment

Mayor and Members of City Council,

I write in support of the requested rezoning of the +/- 2.75-acre property at 435–495 South Main Street and 282–298 South Liberty Street from R-3 to B-1C, to be heard this evening.

I am an environmental scientist by training and profession. I am a resident of Harrisonburg (Franklin St homeowner) and I hold a PhD in environmental science.

The environmental case for downtown high density is not close. Housing that is not built downtown is built somewhere — and in the Shenandoah Valley that somewhere is farmland, woodlot, and karst recharge area at the city's edge. Every unit accommodated on 2.75 acres near Main Street is a unit not accommodated on acres of county greenfield. The benefits compound: less impervious surface per household and therefore less stormwater loading on our streams; shorter trips and a larger share of them walked, biked, or taken by transit; lower per-capita energy use in attached construction; and a regional landscape that stays intact rather than fragmenting into subdivisions and connector roads.

The civic case is equally strong. Downtown density puts people within walking distance of storefronts, the farmers market, and each other. Foot traffic sustains small local businesses. A downtown with residents at night is safer and more alive than one that empties at five. And housing supply near jobs and campus relieves pressure on the older neighborhoods where students and long-term residents now compete for the same limited stock.

Approving this higher density development is change, and change is often difficult. But this change is good. It's good for our environment, good for addressing our housing needs, good for local businesses, and good for our civic and community spirit. This is good for Harrisonburg. I urge you to approve the rezoning.

Respectfully,

Bronson Griscom, PhD
Harrisonburg, Virginia

Would you like to be contacted by city staff?

Yes

If you would like to be contacted, please provide preferred contact information

bronsongriscom@gmail.com

5409089040

FW: Webform submission from: Agenda Comment Form

From Michael E. Parks <Michael.Parks@harrisonburgva.gov>

Date Tue 8/25/2026 10:00 AM

To Amy E. Snider <Amy.Snider@harrisonburgva.gov>

Michael Parks, MPIO

Director of Communications & Public Engagement

Michael.Parks@HarrisonburgVA.gov

City Manager's Office
409 South Main Street
Harrisonburg, VA 22801

540-432-7701 Office
540-432-7778 Fax
540-476-3038 Cell



www.HarrisonburgVA.gov

From: noreply@harrisonburgva.gov <noreply@harrisonburgva.gov>

Sent: Tuesday, August 25, 2026 9:59 AM

To: Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer
<Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

Subject: Webform submission from: Agenda Comment Form

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Submitted on Tue, 08/25/2026 - 09:59

Submitted values are:

Name

Bronson Griscom

Type of Meeting

Harrisonburg City Council

Date of Upcoming Meeting

2026-08-25

Agenda Item Number

Comment

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Respectfully,

Bronson Griscom, PhD
Harrisonburg, Virginia

Would you like to be contacted by city staff?

Yes

If you would like to be contacted, please provide preferred contact information

bronsongriscom@gmail.com

5409089040

Fwd: Webform submission from: Agenda Comment Form

From Michael E. Parks <Michael.Parks@harrisonburgva.gov>
Date Sun 8/23/2026 9:12 AM
To Amy E. Snider <Amy.Snider@harrisonburgva.gov>; Brian Vandenberg
<Brian.Vandenberg@harrisonburgva.gov>

Pam asked that I forward these to you

Begin forwarded message:

From: "City of Harrisonburg, VA" <noreply@harrisonburgva.gov>
Date: August 22, 2026 at 11:55:43 PM EDT
To: "Michael E. Parks" <Michael.Parks@harrisonburgva.gov>, "Pamela S. Ulmer"
<Pamela.Ulmer@harrisonburgva.gov>, Thanh Dang <Thanh.Dang@harrisonburgva.gov>
Subject: Webform submission from: Agenda Comment Form
Reply-To: "City of Harrisonburg, VA" <noreply@harrisonburgva.gov>

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Submitted on Sat, 08/22/2026 - 23:55

Submitted values are:

Name

Christopher Tipton

Type of Meeting

Harrisonburg City Council

Date of Upcoming Meeting

2026-08-25

Agenda Item Number

6.a

Comment

Please approve this request for rezoning. Housing is desperately needed in Harrisonburg, and nothing would serve our downtown better than the shared-use building that is now

known as The Lindsey. Preventing these types of dense housing will only push people to live further in the suburbs and surrounding county, resulting in a smaller tax-base for the city with an increase in traffic and parking congestion. The only way to reduce traffic is to provide residents - be they college students, young families, or retirees - with alternatives to owning a private vehicle, and having homes within walking and biking distances of JMU, restaurants, and public K-12 schools is a necessary component to do so.

My family struggled to find a home within walking distance of our child's school and downtown for over 2 years due to a shortage of homes. Please don't allow current opposition to this project act as a veto against our future neighbors.

Would you like to be contacted by city staff?

No

FW: Webform submission from: Agenda Comment Form

From Michael E. Parks <Michael.Parks@harrisonburgva.gov>

Date Mon 8/24/2026 11:27 AM

To Amy E. Snider <Amy.Snider@harrisonburgva.gov>; Brian Vandenberg
<Brian.Vandenberg@harrisonburgva.gov>

Michael Parks, MPIO

Director of Communications & Public Engagement

Michael.Parks@HarrisonburgVA.gov

City Manager's Office
409 South Main Street
Harrisonburg, VA 22801

540-432-7701 Office
540-432-7778 Fax
540-476-3038 Cell



www.HarrisonburgVA.gov

From: noreply@harrisonburgva.gov <noreply@harrisonburgva.gov>

Sent: Monday, August 24, 2026 11:27 AM

To: Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer
<Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

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Submitted on Mon, 08/24/2026 - 11:26

Submitted values are:

Name

Mike Miriello

Type of Meeting

Harrisonburg City Council

Date of Upcoming Meeting

2026-08-25

Agenda Item Number

The Link/Lindsey

Comment

Why I Support The Lindsey

Mike Miriello — City Council Public Hearing, August 25, 2026

My name is Mike Miriello. I own a marketing firm on West Bruce Street, and I happen to live in Old Town. I walk and bike to work most days. I supported this project when it was called The Link, and I'm here supporting it now that it's called The Lindsey.

The part I keep coming back to...

Affordability is what most people here care about on both sides of the debate. Nobody is here asking for higher rents. The disagreement is about whether this building helps.

I believe it does.

Harrisonburg has one of the tightest rental markets in Virginia. When almost nothing is available, every opening becomes a bidding war, and the people who lose those are the ones with the least room to bid. The 24-year-old in a first job. The people working the service jobs that keep downtown running. Families trying to stay in the town they grew up in.

When 180 units come online, the people who fill them mostly aren't arriving from somewhere else. They already live here, competing for something else, and when they move they leave that behind for the next person to rent. That's the mechanism. It isn't fast and it isn't dramatic, but it's how a tight market gets a little bit of air in it.

What downtown gets in Return

The Lindsey puts roughly 400 residents within a five-minute walk of every storefront on Main Street. People who buy coffee on a Tuesday morning in February. People who pick up dinner on the way home in July, when nobody else is out. That's a steady customer base instead of a seasonal one, and it's the single most useful thing we could hand our small businesses right now.

The rest of what comes with it:

About \$75 million in private investment, none of it ours

\$470,000+ a year in new tax revenue from 2.75 acres that generate a fraction of that today

5,000 square feet of ground-floor retail on Main Street

\$70,000 into the Affordable Housing Fund, the maximum the city's guidelines allow

\$45,000 for traffic calming and \$22,500 for parking enforcement

320 parking spaces, 10 EV chargers, and 106 bike spaces

Construction work for local trades while it's going up, and permanent jobs in the retail space when it opens

Where I Stand

I understand the instinct to hold out for something better. I run a business and I want the perfect version of everything.

But while we wait, our own people are leaving. Not for Richmond. They're moving out into the county, to Staunton, 30 and 40 minutes down the road, because that's where they can afford to live. Then they drive back in every morning to work here. We are exporting our workforce and importing traffic, and

we do it a little more every year that nothing gets built.

I've always said don't let perfect be the enemy of good.

But I don't think this project is good. I think it's great. Great for downtown, great for the tax base, great for the people who want to live in this city and can't find a door to walk through.

So let's not let perfect be the enemy of great.

Mike Miriello
Harrisonburg, VA

Would you like to be contacted by city staff?

Yes

If you would like to be contacted, please provide preferred contact information

mike.miriello@tdcmarketing.com

540-414-6733