

Good Evening, members of Town Council, Mayor Tederick, and staff.

The subject is Crooked Run West.

In a public hearing held by the Board of Supervisors on April 10, 2019, citizen comments were recorded about the desirability or not, of changing the proposed Crooked Run West from commercial to residential. There are no citizen comments from that hearing that favor this change.

The minutes from the public hearing describe a letter that the Board of Supervisors received from the developer's attorney which was sent to the Town. The letter noted the voluntary agreement between the County and the Town to provide water and sewer services to commercial development in the corridor. The letter asked if the governing bodies would agree to amend the agreement to include water and sewer service to residential. The letter also asked if the Town had sufficient public water to provide if the property were rezoned to residential.

If the water agreement between the County and the Town were amended to include residential, it would be a change that no longer restricts the Town's obligation to provide water to the corridor for commercial development only. The change would set a precedent. It may not matter how restrictively the agreement is written, once the change is made, it is a basis for argument in court to expand water and sewer throughout the county.

While the comment is made by the developer team that we currently have the water, a report on water done by the Northern Shenandoah Valley Regional Commission, perhaps five or more years ago, led the expert reporting to recommend that the Town start to look for additional sources of water supply. Little if anything has been done on this point beyond a few words about the McKay spring which does not deliver sufficient water to cover the possible growth over time that changing the water agreement could need.

Water is but one issue of many tied up in this proposal without one scrap of adequate explanation and data for citizens to consider. For example, what do you suppose the effect on the town would be if the quite ambitious growth plan of the county diligently pursued would be? We need to think of the effects or consequences of different decision paths.

Another issue is the traffic plan. There is no available plan on their current proposal. The citizens who spoke of the road there and projected traffic volume and access to our major highway are quite clear that it is a difficult, even dangerous set of conditions. There is also the matter of proffers, where are they? Then, there is the matter of priorities about VDOT funds, our taxpayer monies, being spent on this development. There is the bone thrown to us citizens that workforce housing will be included in the development. Let us look together at the formula for increasing the rent over time and see if we can conclude that this is actually workforce housing. Note also that A.S. Rhodes Elementary School is at capacity which would indicate that we would have to consider building another elementary school-- up goes the debt service in the county budget.

Compare this to the fact that the town has an Urban Development zone and ample land for development. We have not had that development occur because we have not had the growth which would require our having a much larger housing inventory. This is the general area of the new hospital which would become a focal point that could generate demand for housing on town land. The

elementary school in the area could accommodate more students. The cost of infrastructure with respect to water and sewer is less.

For those who believe that we would make money on Crooked Run West as residential, it remains true that residential areas over time cost us more while clean, light industry adds to the revenue. It is still a truism we need to deal with. The cost of construction, then the subsequent maintenance of the infrastructure would be less in town.

This just scratches the surface of and some of the questions about the Crooked Run West proposal. What are you thinking and what is the county thinking when it is easy to know by the Interim Mayor, the developer, and the attorney leaving the town administration building together that something is being worked on about Crooked Run West. What we got from the developer is a sales pitch, a sloppy one at that. Please consider the hints herein of deeper issues that citizens need to know.

What will you do to ensure that appropriate discussion does occur?

Thank you for your attention to this matter.