

February 12, 2024

**RE: CIP P710500- Clarksburg Library**

Dear Councilmembers:

I am a resident of Clarksburg Town Center and am upset to hear about the potential to move the location of the Clarksburg Library away from its planned location as part of the Clarksburg Town Center development. The library, along with the retail core of the development was a primary reason we decided to move here years ago. As a licensed Realtor as well, I have had many conversations with the community and new/potential Town Center residents and the future library, and its central location, is a key reason this community is highly desirable. The Town Center development plans have gone through several changes/downgrades over the years, including the significant reduction in retail square footage as well as the recent conversion of commercial/office space to 189 apartment units. The removal of the library from this planned development will only exacerbate the frustration of the residents, who have been waiting for these amenities for decades and I fear will drive current and future residents away.

Although there are several reasons why I hope the library location stays where it is supposed to be, I have listed a few reasons below why I feel moving the library to the “alternate location” is a bad idea for Clarksburg:

1. In recent years, County leadership has identified pedestrian safety as a primary concern and moving the library to the “alternative location” goes against that goal. The intersection of Rt 355 and Stringtown Rd is a very busy intersection and there are no safe ways for the community to access this site. Inviting pedestrians to access this site for a public service is a bad idea.
2. The impact of building the library at the alternative location is cost and time. The community has been waiting for decades for this library to be built and the change of location will likely delay the construction. Conversely, the lot at the current location has already been prepared (utilities, parking, etc) and should allow for efficient and cost effective construction to happen
3. I worry about the environmental impact the library construction will have on the local creek, especially if the library is a one level and thus would create more impervious surfaces that will drain into the watershed
4. If affordable housing has been identified as a need, put THAT in the alternative location.
5. As a current resident of the immediate neighborhood of the Town Center, we have already been informed by the developer that they have modified the development plans to add 189 new multifamily units in the retail core. Parking is a huge issue already, so adding 250-300 more cars to the neighborhood will be devastating. On top of that, if affordable housing is added to the current library site, another 100-150

MORE cars will be added AND the existing parking lot will likely be removed to add more housing.

6. Moving the library from its current location will deteriorate from the "Town Center" feel and likely make it less appealing for retail operators to sign a lease for the retail core, thus creating a lot of vacant retail spaces. The Library would draw more people into the retail core area and contribute to a more vibrant community.

Given all of these reasons, just to name a few, I hope the Council will move forward with approving the CIP funds for the long awaited Clarksburg Library AT ITS CURRENT LOCATION.

Greg Stevens

Clarksburg Town Center resident

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