



# *This is* Evergreen

Evergreen Homes is a privately owned and operated builder of semi-custom homes serving many of Virginia's most desirable destinations & Coastal Delaware.

We have proudly built over

*2,000*

homes.



# ABOUT US

Founded and managed by homebuilding veterans with over 100 years of combined industry experience, the Evergreene Homes team prides themselves on designing and building new communities and homes with exceptional curb appeal and popular floorplans that meet the evolving needs and desires of today's families.





# WHERE WE BUILD



## **CAPITAL REGION**

For those seeking the excitement and diverse opportunities provided by vibrant suburban communities.



## **COASTAL**

For those ready for the sunshine and boardwalks of the Delaware & Maryland beaches.



## **LAKE**

For those who love lake life on the water around Lake Anna, often as second homes.



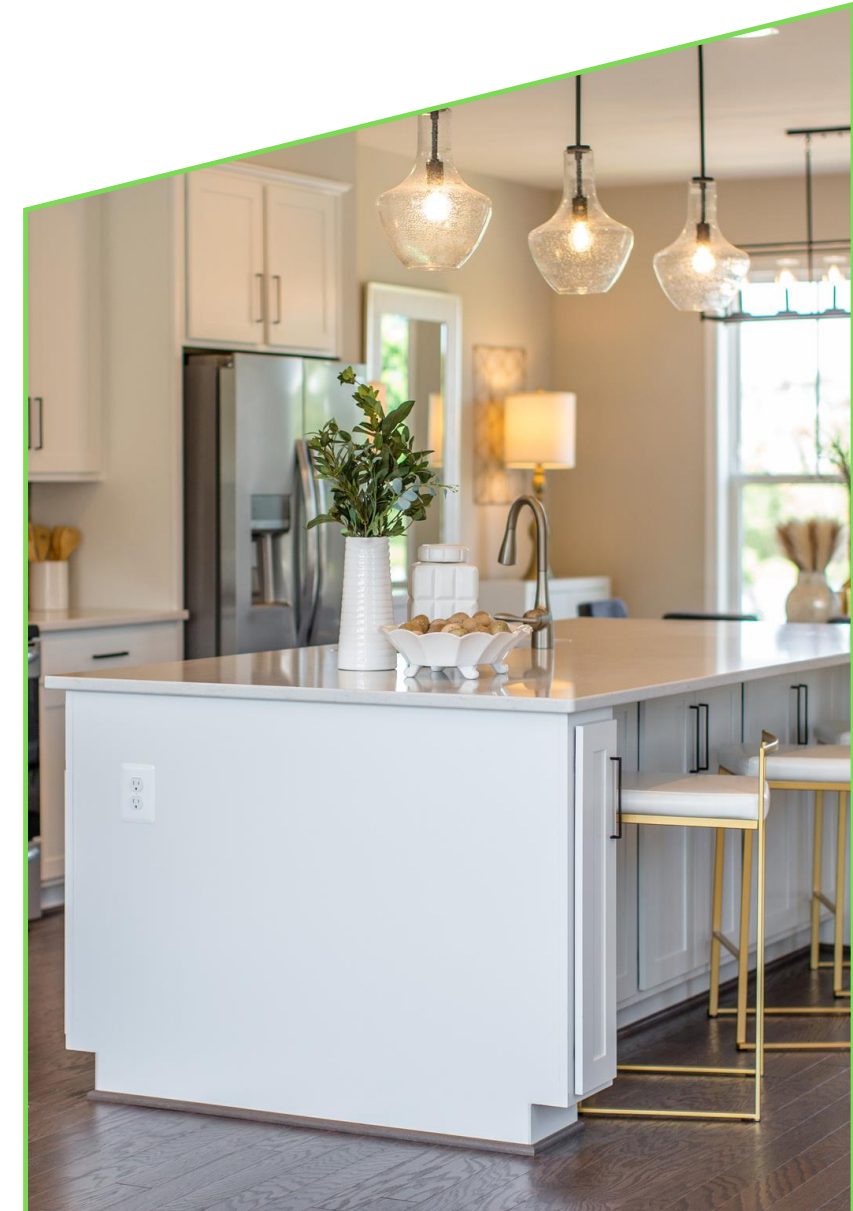
## **VALLEY**

For those who love the outdoors and rich landscape of the Shenandoah Valley.

# WHAT WE BUILD

Whether you're looking for a quality single family home, a house suited to one level living, an affordable townhome, or a paired home, we have an option for you!

Discover your forever home in Harrisonburg today!





# SINGLE FAMILY | DUPLEX PAIRED | TOWNHOME





**AREA CALCULATIONS**

AREA	ACREAGE	% OF SITE
AREA A/ SINGLE FAMILY	± 5.17 AC.	± 26.30 %
AREA B/ DUPLEX	± 2.74 AC.	± 13.94 %
AREA C/ TOWNHOMES	± 5.63 AC.	± 28.64 %
OPEN SPACE	± 3.24 AC.	± 16.48 %
PUBLIC ROAD ROW	± 2.71 AC.	± 13.78 %
FUTURE ROW DEDICATION	± 0.17 AC.	± 0.86 %
<b>TOTAL</b>	<b>19.66 AC.</b>	<b>100.00 %</b>

\* CALCULATIONS ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING DETAILED DESIGN PHASE

# WESTON PARK

HARRISONBURG, VA



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DATE: 11/3/2023

PROJECT No.: 12983-9

EXP./CLIENT No.: 3965-1





# WESTON PARK FEATURES

- Unit mix of single-family homes, duplexes and townhomes, with proposed single-family lots adjacent to existing adjacent single-family homes.

- Landscaping buffer between the existing community and Weston Park

- Public street network that extends Decca Drive and Skylark Lane to Port Republic Road, with traffic calming measures in place to reduce cut-through traffic and speeding.

- Dedicated right-of-way for the future extension of Westmoreland Dr.

- Contiguous common area/park located adjacent to Port Republic Road with a public use pedestrian path connecting the existing shared use trail through the center of the project and to adjacent communities.

- Street trees along public streets.

- Sidewalks to be constructed on all streets, including public access easements for sidewalks on private streets

- Right turn taper on Port Republic Road into Weston Park

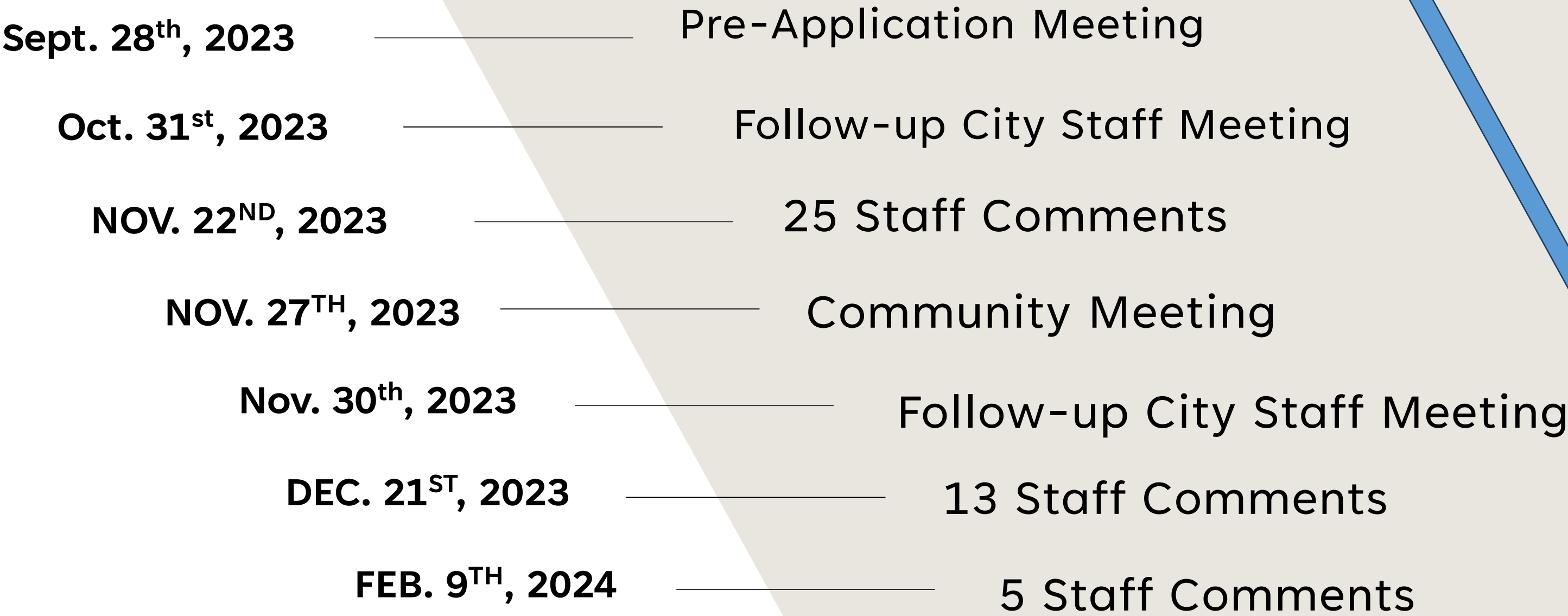


# **WESTON PARK REZONING REQUEST**

## **LAND USE DISCUSSION**

MARCH 26<sup>TH</sup>, 2024

# CITY OF HARRISONBURG APPLICATION TIMELINE



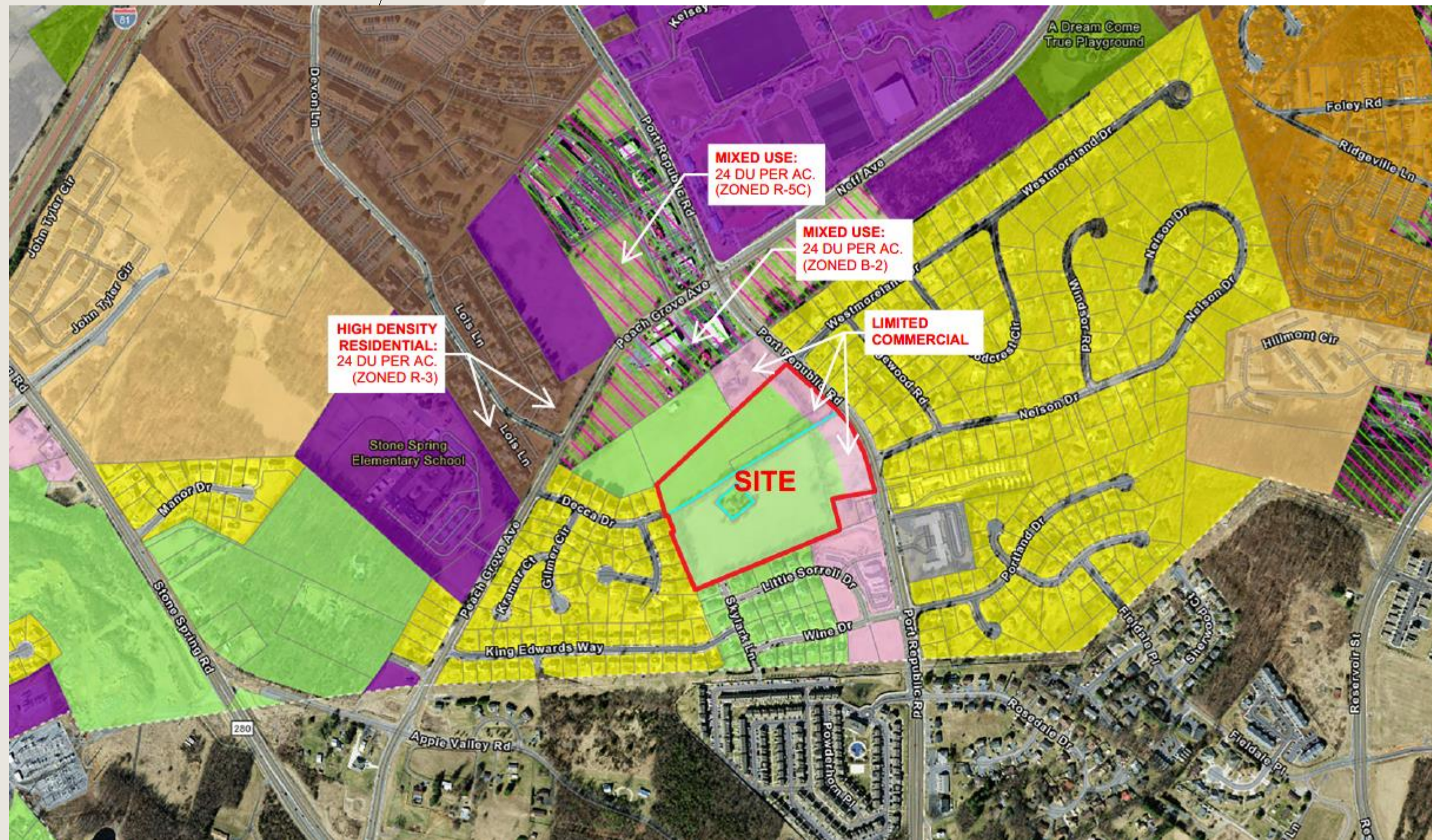


# DENSITY REDUCTION



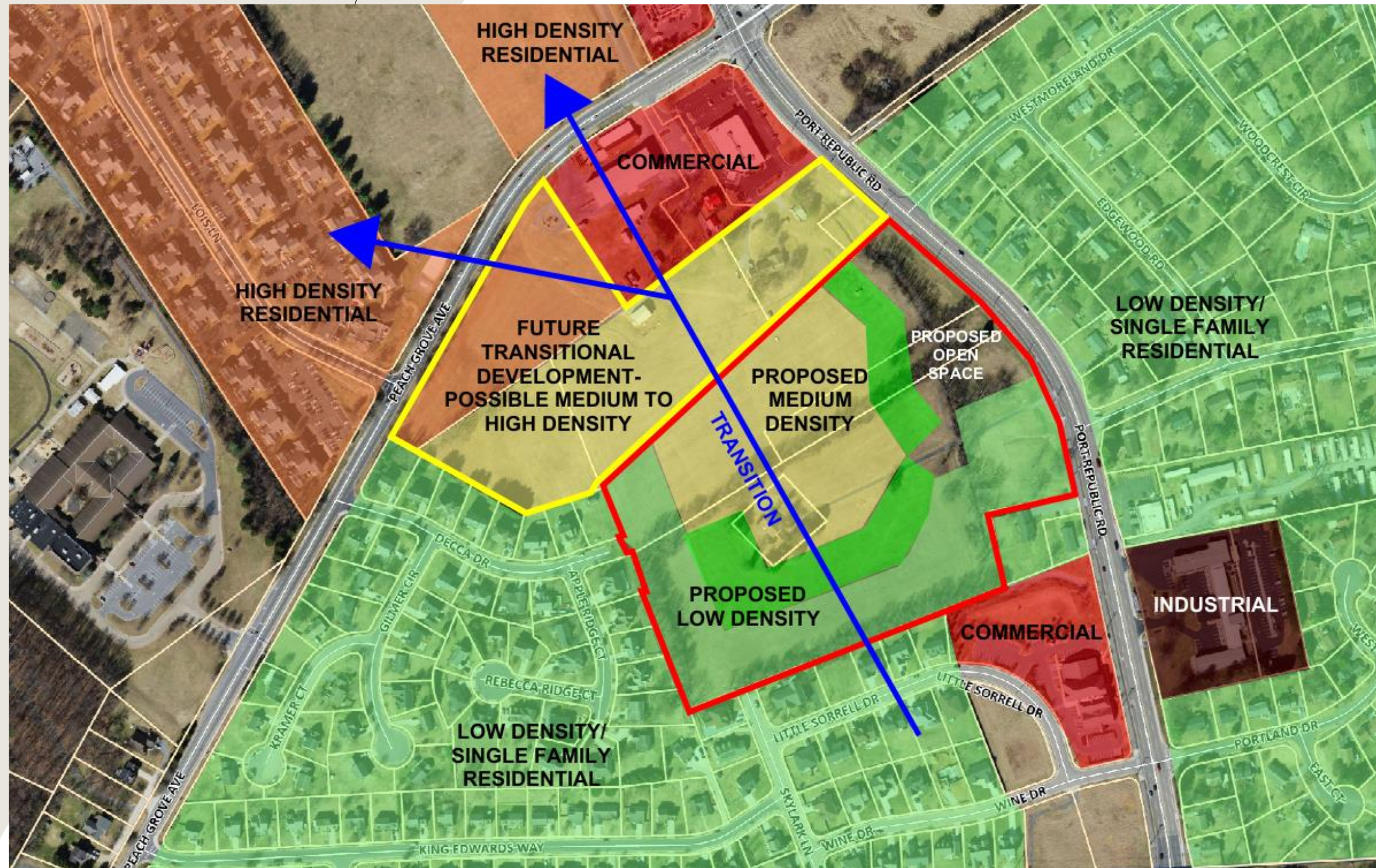


# COMPREHENSIVE PLAN DESIGNATIONS





# PROPOSED WESTON PARK DENSITY TRANSITION







# THE CITY OF HARRISONBURG VIRGINIA

## COMPREHENSIVE PLAN *LAND USE AND DEVELOPMENT QUALITY*

### Comprehensive Plan Land Use Designations

<u>Land Use Designations</u>	<u>Target Dwelling Units per Acre (DUA)</u>
Low Density Residential	4
Low Density Mixed Residential	7
Medium Density Residential	15
Medium Density Mixed Residential	20



# WESTON PARK CONCEPT PLAN



**Low Density Mixed Residential...**allows creative subdivision designs that promote neighborhood cohesiveness, walkability, connected street grids, community green spaces, and the protection of environmental resources or sensitive areas (i.e. trees and flood plains)... the gross density of development in these areas should be around 7 dwelling units per acre.



# AREA CALCULATIONS

AREA

ACREAGE

% OF SITE

EFFECTIVE  
DENSITY  
PER ACRE

AREA 'A'/ SINGLE FAMILY

± 5.17 AC.

± 26.30 %

3.5 DUA

AREA 'B'/ DUPLEX

± 2.74 AC.

± 13.94 %

7 DUA

AREA 'C'/ TOWNHOMES

± 5.63 AC.

± 28.64 %

10 DUA

OPEN SPACE

± 3.24 AC.

± 16.48 %

PUBLIC ROAD ROW

± 2.71 AC.

± 13.78 %

FUTURE ROW DEDICATION

± 0.17 AC.

± 0.86 %

OVERALL

TOTAL

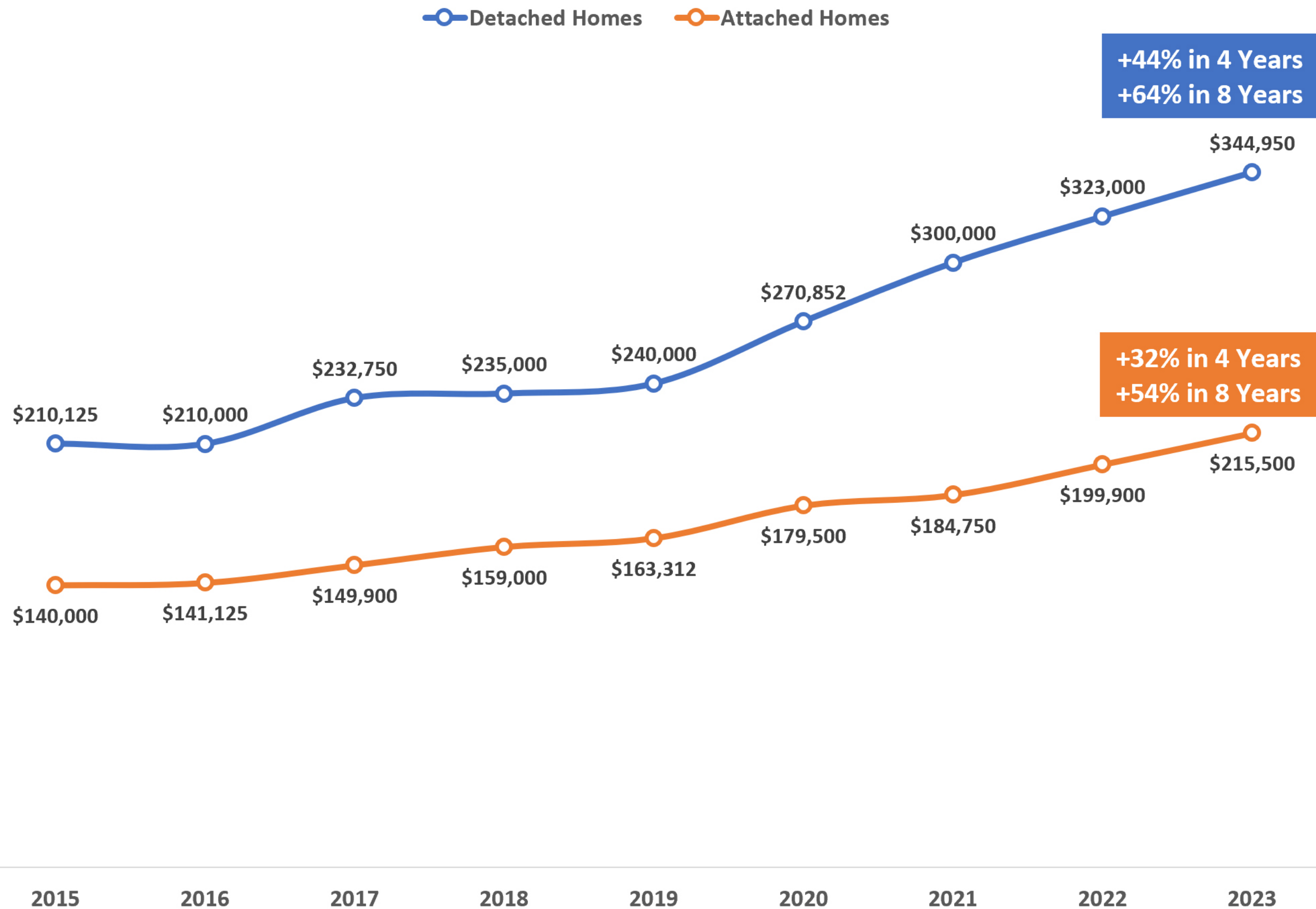
19.66 AC.

100.00 %

6.5 DUA



# Median Sales Price of Homes in the City of Harrisonburg





# USE-APPROVED TOWNHOME DEVELOPMENT REVIEWED BY CITY COUNCIL SINCE 2021 (EXCLUDES STUDENT HOUSING PROJECTS)

Project Name	Parcel Address	TM Number	Townhouse Units	Council Approval
Pleasant Hill Townhomes	116 Pleasant Hill Road	9-E-5	16	06-21
Cobbler's Valley	611 Pear Street	8-E-2	35	09-21
Vine Street Townhomes	109 & 137 Vine Street	42-U-21 & 22	29	05-21
Suter Street	End of Suter St	41-C-58 through 80	3	09-21
Wilson Avenue	44 and 81 Wilson Avenue	48-B-8B & 32	58	12-22
Bluestone Town Center	1010 Garbers Church Road, 1645 and 1815 Erickson Avenue, 1781 South High Street, and South Dogwood Drive	21-K-4 & 5; 115-B-1 & 4; and 117-C-3	324	02-23
Tuscan Village	1816 and 1820 Country Club Road, and 640, 650, 660, 670, 680, 690, 700, 710 and 730 Keezletown Road	72-B-4, 6, and 7	57	CC Review 01-09-23
Cobbler's Valley Section 2	585 Pear Street	8-E-2A	21	CC Review 01-23-24
Zephyr Hills	465 Pear Street & Pear St	8-E-3 & 5	41	CC Review 01-23-24
TOTAL			584	