



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

1071 Port Republic Road 092 F 6 9.91 acres acres or sq.ft.  
 Property Address & Peach Grove Ave Tax Map Total Land Area (circle)  
 Existing Zoning Classification: B-2, General Business District  
 Special Use being requested: Sec. 10-3-91 (17). Multiple-family dwellings and/or mixed use buildings under conditions set forth in subsection 10-3-93(d) and such other conditions deemed necessary by City Council. Dwelling units may be occupied by a family of not more than four (4) persons.

**PROPERTY OWNER INFORMATION**

James Madison University Real Estate Foundation Inc., Attn: Warren Coleman, CEO 540-568-3185  
 Property Owner Name Telephone  
1031 Harrison St. MSC 8501 wcoleman@jmufoundation.org  
 Street Address E-Mail  
Harrisonburg VA 22807  
 City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Todd Rhea, Esq. 540-433-2601  
 Owner's Representative Telephone  
92 North Liberty St., Harrisonburg tcrhea@clark-bradshaw.com  
 Street Address E-Mail  
Harrisonburg VA 22802  
 City State Zip

**CERTIFICATION**

*I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.*

Warren K Coleman / JMU Foundation 10/31/22  
 PROPERTY OWNER CEO DATE

**REQUIRED ATTACHMENTS**

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis). This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

11/4/22 Total Fees Due: \$ 725 paid 11/3/22  
 Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre 1HD.  
[Signature]  
 Received By

# CLARK & BRADSHAW, P.C.

ATTORNEYS AND COUNSELORS AT LAW

TODD C. RHEA  
MATTHEW C. SUNDERLIN  
BRADLEY J. MOYERS  
QUINTON B. CALLAHAN  
KAREN L. ROWELL  
KATHERINE M. MANN

92 North Liberty Street  
Harrisonburg, Virginia 22802  
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Telephone: (540) 433-2601 Facsimile: (540) 433-5528  
Web Site: [www.clark-bradshaw.com](http://www.clark-bradshaw.com)  
Email: [tcrhea@clark-bradshaw.com](mailto:tcrhea@clark-bradshaw.com)

MARK B. CALLAHAN  
M. STEVEN WEAVER  
*OF COUNSEL*

ELLEN H. BRODERSEN, C.P.A.  
AMY L. RUSH, C.P.A.  
(NOT ATTORNEYS)

December 6, 2022

**Via Electronic Mail:**

Adam Fletcher, Director  
City of Harrisonburg Department of Community Development  
409 S. Main Street  
Harrisonburg, VA 22801  
[Adam.fletcher@harrisonburgva.gov](mailto:Adam.fletcher@harrisonburgva.gov)

**Re: Lingerfelt Development, LLC – Application for Zoning Ordinance Amendment and Special Use for a multifamily community not to exceed 376 units with surface parking; located at 1071 Port Republic Road (fronting on Peach Grove Avenue), Harrisonburg, VA 22801, Tax Map Reference: 092 F 6**

Dear Mr. Fletcher:

I write on behalf of Lingerfelt Development, LLC, which requests approval for a Special Use within a B-2 zoning district in response to the need for pedestrian-oriented, multifamily development within the City of Harrisonburg, and specifically located at 1071 Port Republic Road (fronting on Peach Grove Avenue), Harrisonburg, VA 22801, Tax Map Reference: 092 F 6. The proposed Special Use approval would allow for the development of this vacant infill parcel into a walkable dense residential community with fully developed neighboring commercial amenities, adding to the vitality, and enhancing economic activity within the existing B-2 district. The approval would also directly address the existing need for additional housing stock, units of varied types and additional density as identified in the City of Harrisonburg Comprehensive Housing Assessment and Market Study. It is further noted that the project is geared towards single bedroom and efficiency units and away from traditional 4-bedroom student housing design. The smaller unit mix is reflective of changing market demand and provides options further down the affordability scale for student and non-student rental.

The applicant, Lingerfelt Development, LLC, desires to establish an apartment community not to exceed 376 units on the subject 9.91-acre site with the option of surface and structured parking. The number of units adheres to the allowable density by Special Use permit in a B-2 district. Proposed amenities include a fitness center, business center or coworking area, pool, outdoor grilling areas, clubroom, and walking paths and sidewalks. The community would also benefit from full-time professional property management and maintenance personnel on site.

The property is located between Peach Grove Avenue and Port Republic Road. Peach Grove is a major collector and Port Republic is an arterial roadway. The surrounding properties include the neighborhood Port Crossing Shopping Center located at 1021 Port Republic Road, which includes a Food Lion grocery store, among other retail establishments; South View Apartments located at 1070 Lois Lane, Deer Run Apartments located at 899 Port Republic Road and an undeveloped parcel located at 1051 Peach Grove Avenue, which parcel was recently rezoned for intensive residential development. Across Peach Grove Avenue there is an undeveloped parcel that is zoned R-1 and owned by the Eagle family adjacent to their existing carpet business and warehouse. The Special Use permit would allow for high quality residential development of the subject parcel that would enhance pedestrian connectivity and accessibility for all surrounding parcels and is located on existing City and University bus transit lines with multiple transit stops in close proximity to the site.

Special Use Permit and Zoning Amendment

December 6, 2022

Page 2

The following excerpt from the City Community Development Staff Report from February 2022 when the B-2 ordinance was amended to allow for these residential uses within the B-2 district fits the location and policy rationale for the present request like a glove:

*Creating a SUP to allow for multi-family units within the B-2 district would, among other TND principles, allow residents to work, shop, and carry out many of life's other activities within the neighborhood and allow residents to walk, ride a bicycle, or take transit for many trips between home, work, shopping, and school. Furthermore, the City of Harrisonburg Comprehensive Housing Assessment and Market Study, within recommendation #9, encourages the incorporation of new and updated provisions in the ZO that will facilitate the implementation of the recommendations made in the study. Among other suggestions, recommendation #9 encourages to "[c]onduct zoning map and/or zoning text amendments to increase housing stock, housing type and housing density."*

The developer has also committed to sustainable features within the Development Plan and proposed supplemental conditions including solar panels to power its amenity areas and EV charging stations for resident use. Ample bike parking and storage will also be provided to allow residents to conveniently access bike trip options.

In addition to providing valuable housing capacity on transit lines and in a location surrounded by similar and compatible uses, the site would provide large fiscal benefits to the City. Based on reasonable projections for comparable existing properties under current City tax rates, the project would provide the City with direct real estate tax revenues in the neighborhood of \$500,000.00 per year. As the current owner of the subject property is the James Madison University Real Estate Foundation Inc., the sale and development of this property also directly benefits University resources and returns the parcel to active City tax rolls.

The applicant requests approval of Special Use for multifamily units within the B-2 district under the submitted application, Development Plan, and supplemental documents.

I appreciate your consideration of this proposal. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

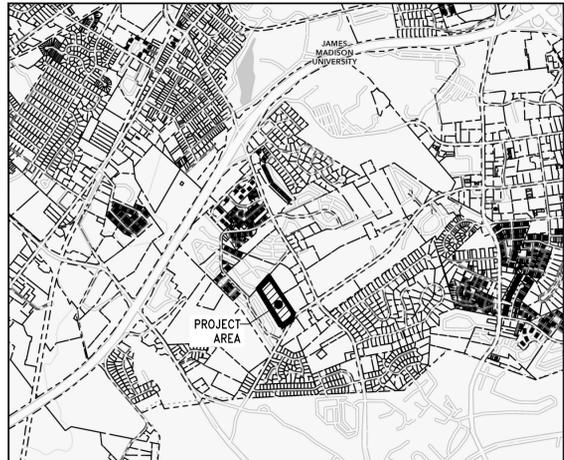
A handwritten signature in blue ink, appearing to read 'Todd C. Rhea', with a long horizontal flourish extending to the right.

Todd C. Rhea, Esq.

CC: John Mason, CPM  
Lingerfelt Development, LLC

Randy Cosby  
Echelon Resources, Inc.

\\od.rkk.com\is\Cloud\Projects\2022\22132\_UMUFFGROV\CADD\Construction Drawings\Concept Plans for Rezoning\C1.0 - EXISTING SITE CONDITIONS.dwg / 12/8/2022 2:08:47 PM by



VICINITY MAP SCALE: 1" = 2000'

**SUBJECT PROPERTY:**  
 JAMES MADISON UNIVERSITY REAL ESTATE FOUNDATION INC  
 DB 4065 PAGE 395  
 PARCEL ID# 092 F 6  
 1071 PORT REPUBLIC ROAD  
 ZONED: B2



DEVELOPER: LINGERFELT DEVELOPMENT, LLC  
 4198 COX RD, SUITE 201  
 GLEN ALLEN, VA 23060  
 ATTN: MR. JOHN MASON, CPM  
 PHONE: 804-270-0015  
 ZONED: B2  
 OWNER: JAMES MADISON UNIVERSITY REAL ESTATE FOUNDATION INC

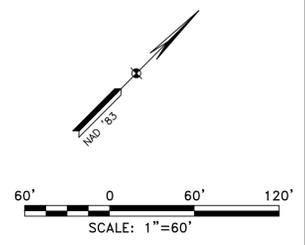
NOTE:  
 1. TOPOGRAPHIC, UTILITIES, AND PARCEL INFO SHOWN FROM TRIAD ENGINEERING SURVEY (DATED 5/26/2022) AND CITY OF HARRISONBURG GIS.

- LEGEND**
- ASPH ASPHALT SURFACE
  - BBQ BARBEQUE GRILL ON CONCRETE PAD
  - BM BENCHMARK
  - C&G CURB AND GUTTER
  - CF CONCRETE FLUME
  - CO CLEANOUT
  - CP CONCRETE PAD
  - DP DUMPSTER PAD
  - EP ELECTRIC PEDESTAL
  - ET ELECTRIC TRANSFORMER
  - FLC FIELD LOCATED CENTERLINE
  - L= ARC LENGTH
  - IRF IRON ROD FOUND
  - HW HEADWALL
  - INV INVERT
  - RW RETAINING WALL
  - SAN SANITARY
  - STM STORM
  - STR STRUCTURE
  - SRF SPLIT RAIL FENCE
  - SW CONCRETE SIDEWALK
  - TC TELECOMMUNICATION CABINET
  - TP TELECOMMUNICATION PEDESTAL
  - TX TRANSFORMER
  - UP UTILITY PEDESTAL
  - UV UTILITY VAULT
  - WM WATER METER
  - OE OVERHEAD ELECTRIC WIRES
  - UE UNDERGROUND ELECTRIC
  - GAS UNDERGROUND GAS
  - UT UNDERGROUND TELECOMMUNICATIONS
  - WTR WATERLINE
  - WV WATER VALVE
  - TREE TREE
  - ROOF DRAIN ROOF DRAIN
  - STORM STRUCTURE MANHOLE STORM STRUCTURE MANHOLE
  - SANITARY SEWER MANHOLE SANITARY SEWER MANHOLE
  - TREELINE TREELINE
  - ZONING DISTRICT LINE (PER AVAILABLE GIS DATA) ZONING DISTRICT LINE (PER AVAILABLE GIS DATA)
  - CONCRETE SURFACE CONCRETE SURFACE
  - BEARING / DISTANCE PER DEED BOOK 1572 AT PAGE 159 BEARING / DISTANCE PER DEED BOOK 1572 AT PAGE 159

- EASEMENT LEGEND**
- [ACT] EX. 50' MINIMUM INGRESS AND EGRESS EASEMENT DEED BOOK 1572, PAGE 159
  - [D1] EX. 20' PRIVATE DRAINAGE EASEMENT \*\* DEED BOOK 1572, PAGE 159
  - [D2] EX. PERMANENT DRAINAGE EASEMENT DEED BOOK 1143, PAGE 37 (AKA PARCEL #2)
  - [E1] EX. 30' ELECTRIC TRANSMISSION EASEMENT (CITY OF HARRISONBURG) DEED BOOK 316, PAGE 53
  - [E2] EX. 30' ELECTRIC TRANSMISSION EASEMENT (CITY OF HARRISONBURG) DEED BOOK 337, PAGE 573 (COURT ORDER)
  - [S1] EX. 20' EXCLUSIVE SANITARY SEWER EASEMENT DEED BOOK 1572, PAGE 159 DEED BOOK 1572, PAGE 163
  - [S2] EX. 20' SANITARY SEWER EASEMENT DEED BOOK 1433, PAGE 335
  - [S3] EX. 20' SANITARY SEWER EASEMENT DEED BOOK 1586, PAGE 408
  - [S4] EX. 20' SANITARY SEWER EASEMENT DEED BOOK 573, PAGE 343
  - [S5] EX. 20' SANITARY SEWER EASEMENT DEED BOOK 483, PAGE 764
  - [SL1] EX. 10' SLOPE EASEMENT \*\* DEED BOOK 3347, PAGE 515 DEED BOOK 4065, PAGE 395
  - [U1] EX. 10' UTILITY EASEMENT \*\* DEED BOOK 1572, PAGE 159
  - [U2] EX. 30' EXCLUSIVE WATER AND SANITARY SEWER EASEMENT \*\* DEED BOOK 1572, PAGE 159 DEED BOOK 1572, PAGE 163
  - [U3] EX. 10' GENERAL UTILITY EASEMENT \*\* DEED BOOK 3347, PAGE 515 DEED BOOK 4065, PAGE 395
  - [W1] EX. 20' EXCLUSIVE WATER EASEMENT DEED BOOK 1572, PAGE 159 DEED BOOK 1572, PAGE 163

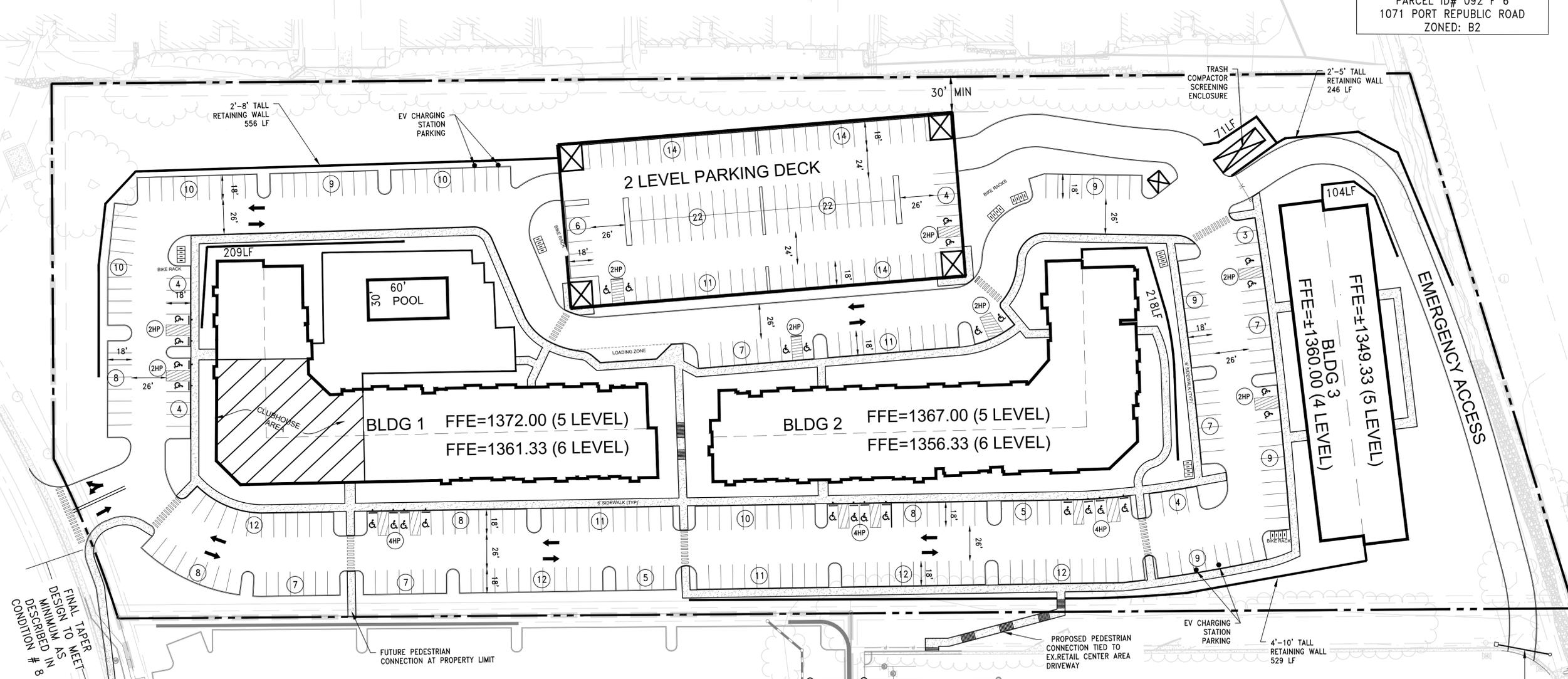
EASEMENT LEGEND NOTE:  
 EASEMENTS IDENTIFIED WITH A DOUBLE ASTERISK (\*\*) AFFECT THE SUBJECT PROPERTY.

<b>PLAN REVISIONS</b>	1/12/22 REVISED PER CITY REVIEW COMMENTS 11/29/22		
	2/12/22 REVISED PER CITY COMMENTS 12/29/22		
<b>SHEET</b>	C1.0	<b>SCALE</b>	1"=60'
<b>LINGERFELT DEVELOPMENT APARTMENTS</b>		<b>EXISTING SITE CONDITIONS</b>	
<b>CITY OF HARRISONBURG, VIRGINIA</b>			
<b>DATE:</b> 11/21/2022	<b>ENGINEER:</b> MMM	<b>CHECKED:</b> MMM	<b>CAD:</b> MCH, OJG
			<b>JOB#:</b> 22132



**RK&K**  
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**SUBJECT PROPERTY:**  
 JAMES MADISON UNIVERSITY REAL ESTATE FOUNDATION INC  
 DB 4065 PAGE 395  
 PARCEL ID# 092 F 6  
 1071 PORT REPUBLIC ROAD  
 ZONED: B2

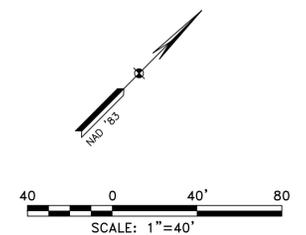


**SITE STATISTICS:**

PARKING/UNIT COUNTS:	
SURFACE PARKING	=282 SPACES (SHOWN)
STRUCTURED PARKING	=111 PER LEVEL=222 SPACES (SHOWN)
TOTAL PARKING	=504 SPACES (SHOWN)
	490 SPACES (MINIMUM PROPOSED)
RESIDENTIAL UNITS:	
PROPOSED UNITS	= 376 (MAXIMUM)
PARKING RATIO:	
490 SPACES/376 UNITS	= 1.3 SPACES/UNIT(MINIMUM)

- OWNER/DEVELOPER PROPOSED CONDITIONS:**
- THE NUMBER OF DWELLING UNITS ON THE PROPERTY SHALL NOT EXCEED 376 UNITS.
    - A MINIMUM OF 30% OF ALL DWELLING UNITS WILL CONSIST OF EITHER STUDIO OR ONE-BEDROOM APARTMENTS.
    - A MAXIMUM OF 20% OF ALL DWELLING UNITS WILL CONSIST OF THREE-BEDROOM APARTMENTS.
  - THE PROPERTY SHALL NOT CONTAIN DWELLING UNITS THAT HAVE MORE THAN THREE (3) BEDROOMS.
  - OWNER/DEVELOPER, AT TIME OF DEVELOPMENT, WILL OBTAIN THE NECESSARY EASEMENTS AND CONSTRUCT THE PROPOSED PEDESTRIAN CONNECTION TO THE EXISTING "PORT CROSSING SHOPPING CENTER" (TM 092 F 11).
  - A MINIMUM OF 1.3 PARKING SPACES PER DWELLING UNIT SHALL BE PROVIDED.
  - SOLAR PANELS SHALL BE INSTALLED AND MAINTAINED ON A MINIMUM OF 10,000 SF OF THE BUILDING ROOF AREA (APPROXIMATELY 15% OF TOTAL ROOF AREA).
  - OWNER/DEVELOPER SHALL INSTALL AND MAINTAIN A MINIMUM OF FOUR (4) "LEVEL 2" (OR CURRENT TECHNOLOGY AT TIME OF CONSTRUCTION) ELECTRIC VEHICLE CHARGING STATIONS ON THE PROPERTY.
  - OWNER/DEVELOPER PROPOSES TO CONSTRUCT ALONG PEACH GROVE AVE JUST WEST OF SUBJECT PROPERTY EITHER:
    - A BUS PULL OFF AND A CONCRETE PAD FOR A BUS SHELTER ON TM 091-H-1 AT A LOCATION ACCEPTABLE TO THE DEPARTMENT OF PUBLIC TRANSPORTATION AND PROVIDED OWNER OF TM 091-H-1 IS WILLING TO GRANT AN EASEMENT AT CONDITIONS DEEMED ACCEPTABLE BY THE APPLICANT.
    - OR A CONCRETE PAD FOR A BUS SHELTER, WITHIN THE EXISTING 80' WIDE CITY ROW, IN FRONT OF TM 091-H-1.
  - OWNER/DEVELOPER SHALL PROVIDE A RIGHT TURN LANE AT PROJECT ENTRANCE WITH A MINIMUM OF 20' STORAGE AND 75' TAPER.
  - THE SPECIAL USE SHALL BE ESTABLISHED, OR ANY CONSTRUCTION AUTHORIZED SHALL BE COMMENCED & DILIGENTLY PURSUED WITHIN 24 MONTHS FROM THE APPROVAL DATE OF THE SPECIAL USE PERMIT.

**NOTE:**  
 PLAN DIMENSIONS AND ELEVATIONS ARE CONCEPTUAL ONLY.

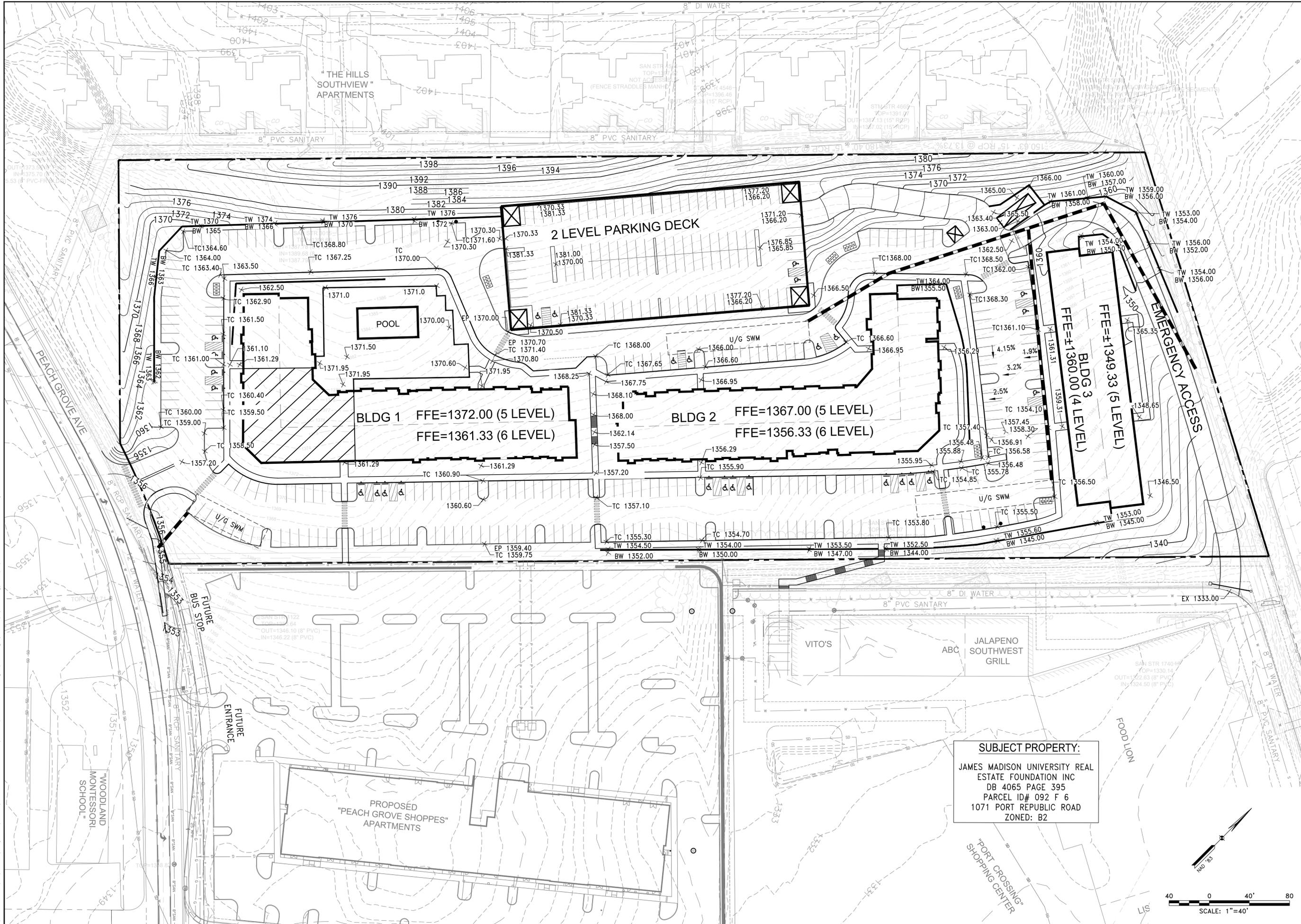


<b>PLAN REVISIONS</b>	1/12/22 REVISED PER CITY REVIEW COMMENTS 11/29/22 2/12/22 REVISED PER CITY COMMENTS 12/29/22
<b>SHEET</b>	C2.0
<b>SCALE</b>	1"=40'
<b>LINGERFELT DEVELOPMENT APARTMENTS</b>	<b>CITY OF HARRISONBURG, VIRGINIA</b>
<b>DATE: 11/21/2022</b>	<b>ENGINEER: MMM</b>
<b>CHECKED: MMM</b>	<b>CAD: MCH, OJG</b>
<b>JOB# 22132</b>	<b>SITE LAYOUT DEVELOPMENT PLAN</b>

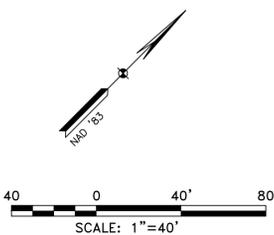
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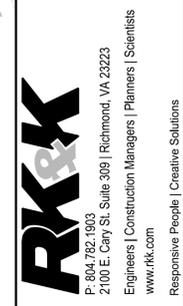
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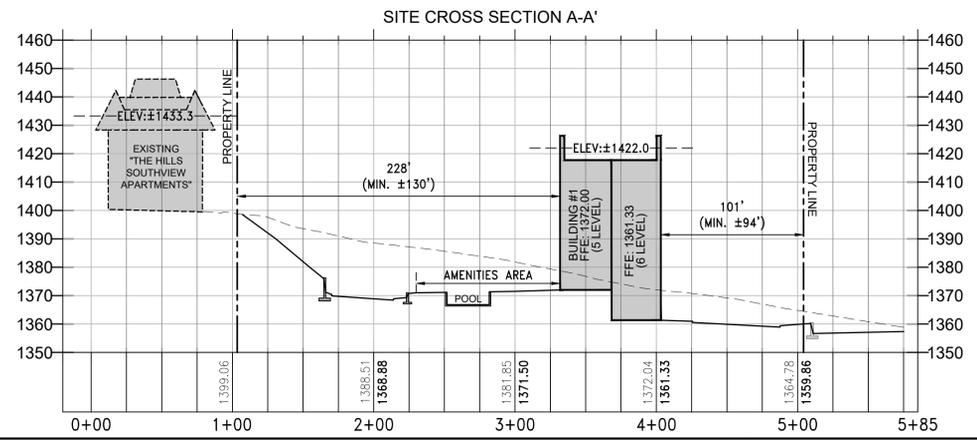
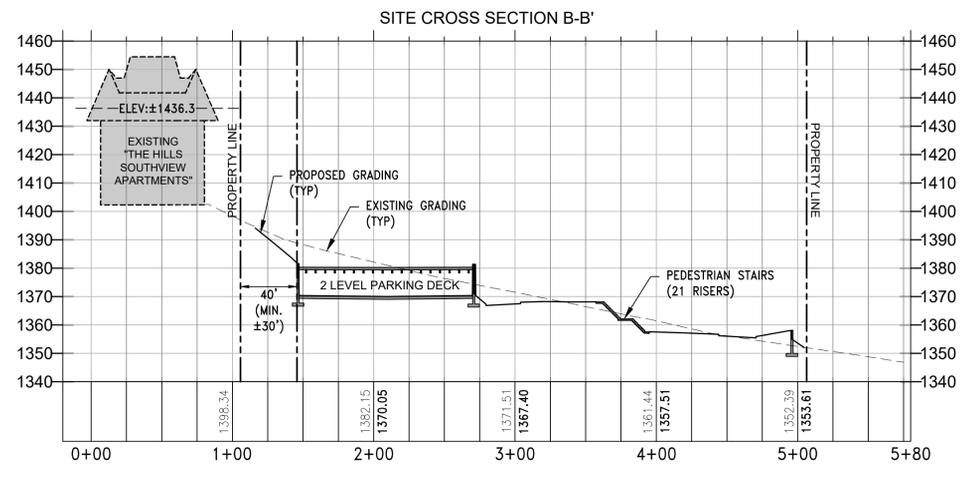
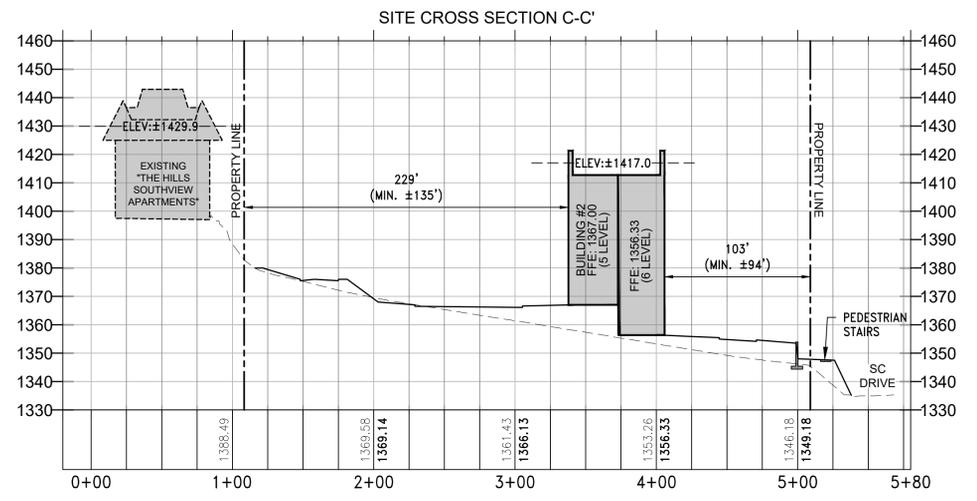
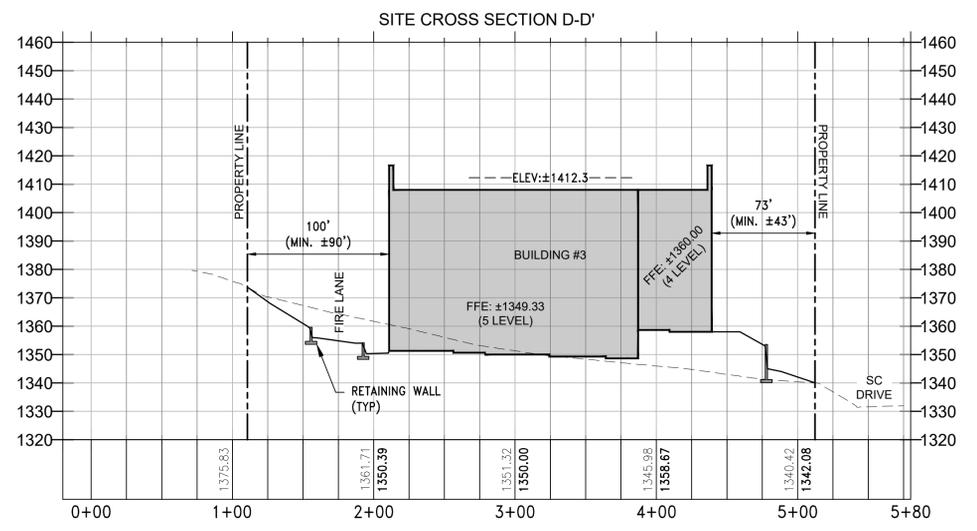
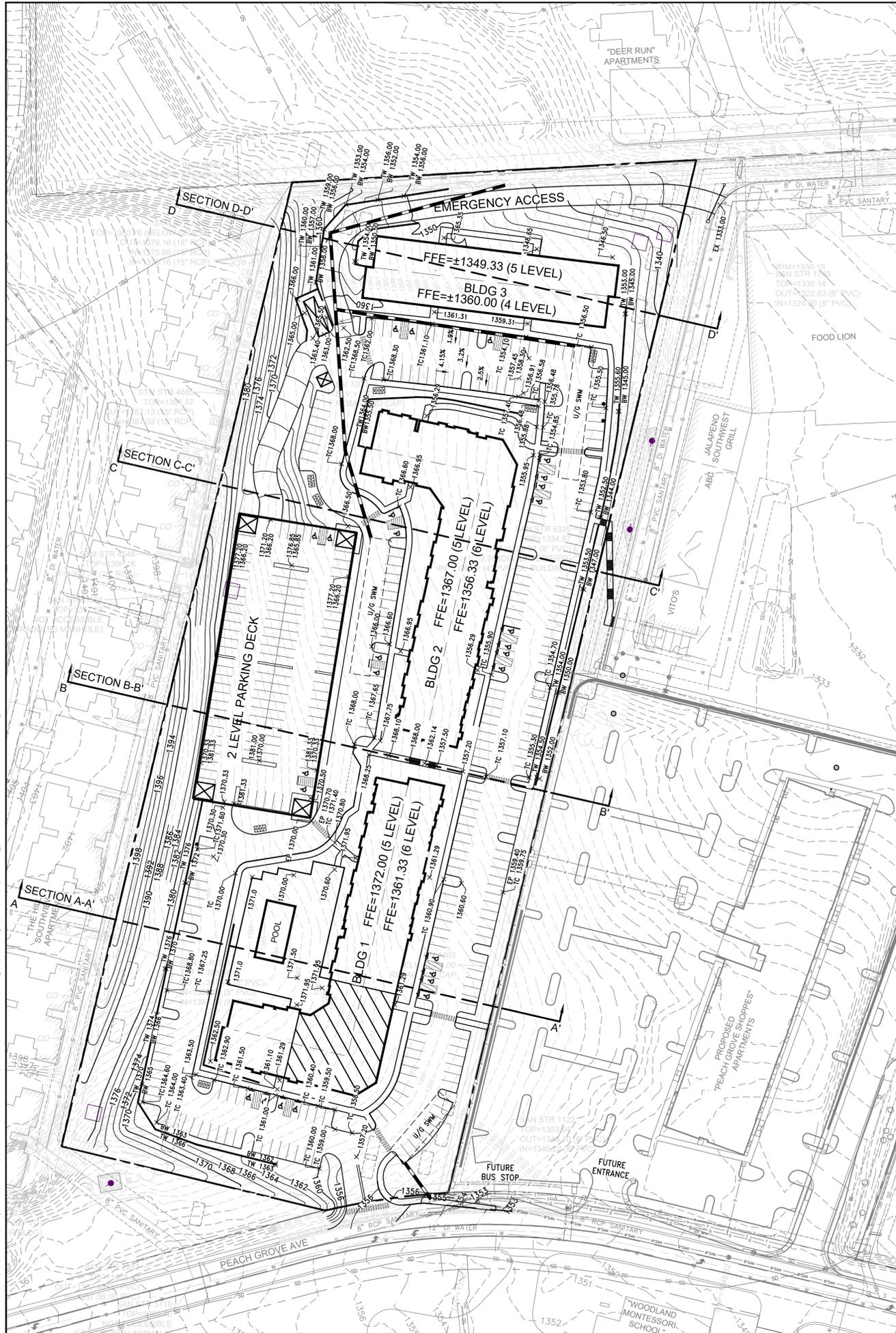
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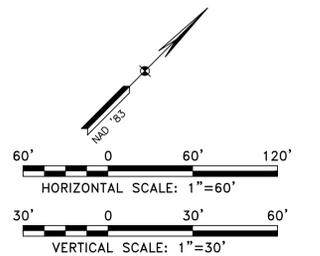
<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132	<b>PLAN REVISIONS -</b> 1) 12/25/22 REVISED PER CITY REVIEW COMMENTS 11/29/22 2) 12/28/22 REVISED PER CITY COMMENTS 12/28/22
	<b>SHEET:</b> C3.0 <b>SCALE:</b> 1"=40'
<b>LINGERFELT DEVELOPMENT APARTMENTS</b> CITY OF HARRISONBURG, VIRGINIA <b>SITE GRADING DEVELOPMENT PLAN</b>	



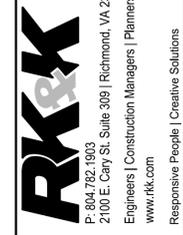
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<b>PLAN REVISIONS</b>	1) 1/25/22 REVISED PER CITY REVIEW COMMENTS 1/25/22
	2) 1/28/22 REVISED PER CITY COMMENTS 1/28/22
<b>SHEET</b>	C4.0
<b>SCALE</b>	1"=60'
<b>LINGERFELT DEVELOPMENT APARTMENTS</b>	<b>CITY OF HARRISONBURG, VIRGINIA</b>
<b>SITE GRADING PLAN</b>	<b>W/ CROSS SECTIONS</b>
<b>DATE: 11/21/2022</b>	<b>ENGINEER: MMM</b>
<b>CHECKED: MMM</b>	<b>CAD: MCH, OJG</b>
<b>JOB# 22132</b>	





1 Building Perspective  
Scale: N.T.S.



CITY OF HARRISONBURG  
**PUBLIC  
WORKS**

320 EAST MOSBY ROAD, HARRISONBURG, VA 22801

OFFICE (540) 434-5928 • FAX (540) 434-2695

November 4, 2022

Erich Strohacker  
Green Light Solutions, Inc.  
7611 Old Track Lane  
Mechanicsville, VA 23111

RE: Peach Grove Residential TIA

Mr. Strohacker,

The Public Works Department has reviewed the Traffic Impact Analysis (TIA) for the Peach Grove Residential Development submitted November 3, 2022. While the City accepts the technical analysis and information within the TIA, we disapprove of the proposed mitigations.

The TIA indicates that the entrance to the development meets the VDOT Road Design Manual's warrant for a 100' full width right turn lane with a 100' taper, however the proposed mitigation would only provide a 50' taper. Furthermore, the microsimulation analysis performed and reported within the appendices of the TIA indicate that the expected 95<sup>th</sup> percentile queue exceeds the capacity of the proposed taper.

The Public Works Department is aware of limitations of the site frontage, however that does not change the safety concerns that the turn lane and taper warrant is designed to identify and address. It is the opinion of the Public Works Department that the substandard entrance would be unsafe for users of the City's road network and any future resident of this development.

Regards,

Timothy Mason,  
Transportation Systems Specialist – City of Harrisonburg



December 7, 2022

Mr. Tim Mason  
City of Harrisonburg  
320 East Mosby Road  
Harrisonburg, Virginia 22801

Re: Peach Grove Residential TIA – Addendum to 11/2/22 TIA  
Harrisonburg, Virginia

Dear Mr. Mason,

The purpose of the this TIA Addendum is to address design changes of the proposed southbound right turn treatment at the intersection of Peach Grove Avenue and Site Drive for the proposed Peach Grove Residential Development. Based on discussions with City staff, revisions to analysis presented in the 11/2/22 TIA are needed to assess the change in design from a 50ft taper to a 20ft (full width) 75ft (taper) right turn lane.

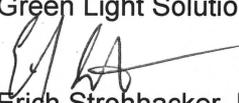
Analysis indicates that all intersection movements are expected to operate at acceptable levels of service under buildout peak hour traffic conditions. Refer to Table 1 in the technical appendix for the revised buildout analysis results at the intersection of Peach Grove Avenue and Site Drive. Refer to the technical appendix for analysis results detailing all needed measures of effectiveness.

Further evaluation of the proposed right turn lane mitigation indicates that southbound right turn vehicles will need to maneuver the proposed right turn treatment by reducing travels speeds from 25mph to 9mph to make the right turn maneuver into the proposed site drive. Typically right turn maneuvers are conducted at speeds between 10mph and 15mph; however, for this evaluation a 9mph right turn speed has been utilized to determine the distance needed to accommodate the right turn maneuver at the proposed site drive. A distance of 74ft will be traveled as vehicles decelerate from 25mph to 9mph. It is expected that the proposed right turn treatment (20ft full width / 75ft taper) will adequately accommodate right turn maneuvers at buildout of the proposed site with minimal impact on intersection operations.

Based on this evaluation it is anticipated that the proposed turn lane mitigation measures will be sufficient to accommodate buildout peak hour site trips. No additional measures are recommended for the proposed right turn lane mitigation.

Please feel free to email or call with any questions/concerns you may have in regards to this TIA Addendum.

Sincerely,  
Green Light Solutions, Inc.

  
Erich Strohhacker, PE  
President

December 7, 2022

Members of the Planning Commission  
City of Harrisonburg  
Via email to thanh.dang@harrisonburgva.gov

Re: Entrance Options for 9.91 Acres along Peach Grove Ave (TM 092-F-6)

Members of Planning Commission,

On December 14<sup>th</sup> you will be hearing and considering for approval a plan for a high-quality, professional grade housing project on an infill parcel that is surrounded by similar land uses and is adjacent to the Port Crossing Shopping Center. This investment is in excess of \$80M. The subject parcel was identified with guidance from staff, specifically for this use, and we believe you'll find the merits of the project worthy of your endorsement.

We're writing here to provide you with important supplemental information regarding the main item that most of the dialogue and problem solving between City Staff and the entire development team has been centered around— which is the site entrance and the nearby proposed bus stop. The applicant performed a Traffic Impact Analysis (“TIA”) which was accepted by the City, but the applicant’s proposed mitigation of a 50’ turn lane was insufficient. In response to staff’s feedback, the development team prepared numerous alternative solutions for the turn lane and bus stop. We’ve provided some of these iterations in the attached exhibits and below for your benefit.

- Original Option: 50’ Taper
- Alternate Option A: 20’ storage + 90’ taper
- Alternate Option B: 100’ storage + 100’ taper
- Alternate Option C: Build a continuous full width lane between the entrance to the adjoining property (Forbes) and the entrance to the subject property. The bus stop would not need to move.
- Alternate Option D: 20’ storage + 75’ taper. Retain bus stop location and provide a bump out to create distinct separation between bus stop and turn lane.
- **Alternate Option E:** 20’ storage + 75’ taper. Relocate bus stop up the hill toward The Hills Southview apartment community within the existing right of way.
  - This was just discovered based on a 12/5/22 call with staff (Public Works, Transit, and Planning).
  - \*Note: Conceptual drawing still in process.

Based on the dialogue with staff, coordination and feedback across multiple departments, and consideration of the detailed third-party traffic impact analysis that was performed, **Alternate Option E** listed above in **bold** seems to be the best and most logical traffic mitigation option, as it accomplishes the following:

- Relocates the bus stop away from the two entrances for the subject property and the adjoining (Forbes) property.
  - o The City's Transit department stated their ideal preference was to have the stop moved to this location.
- Provides a turn lane that meets the standard required length of payment for a car to decelerate to a right turn speed. 74.1 feet is required, and 95 feet is provided.
- Provides a turn lane that facilitates continued acceptable levels of service at the intersection.
- Locates the bus stop in a travel lane, or in a dedicated pull off, away from the site entrances. Applicant received consistent feedback from staff that their preference is to have bus stops located within travel lanes as they are elsewhere in the city, as opposed to turn lanes.
  - o If owner of The Hills Southview parcel will give an easement to applicant, the applicant will build a dedicated bus pull off, which would be the cherry on top of an already much improved solution.

We hope this additional context is a helpful supplement to understanding the complicated entrance discussion to the site. Our team is excited about the opportunity to be a contributor to your housing mission. Thanks for your consideration.

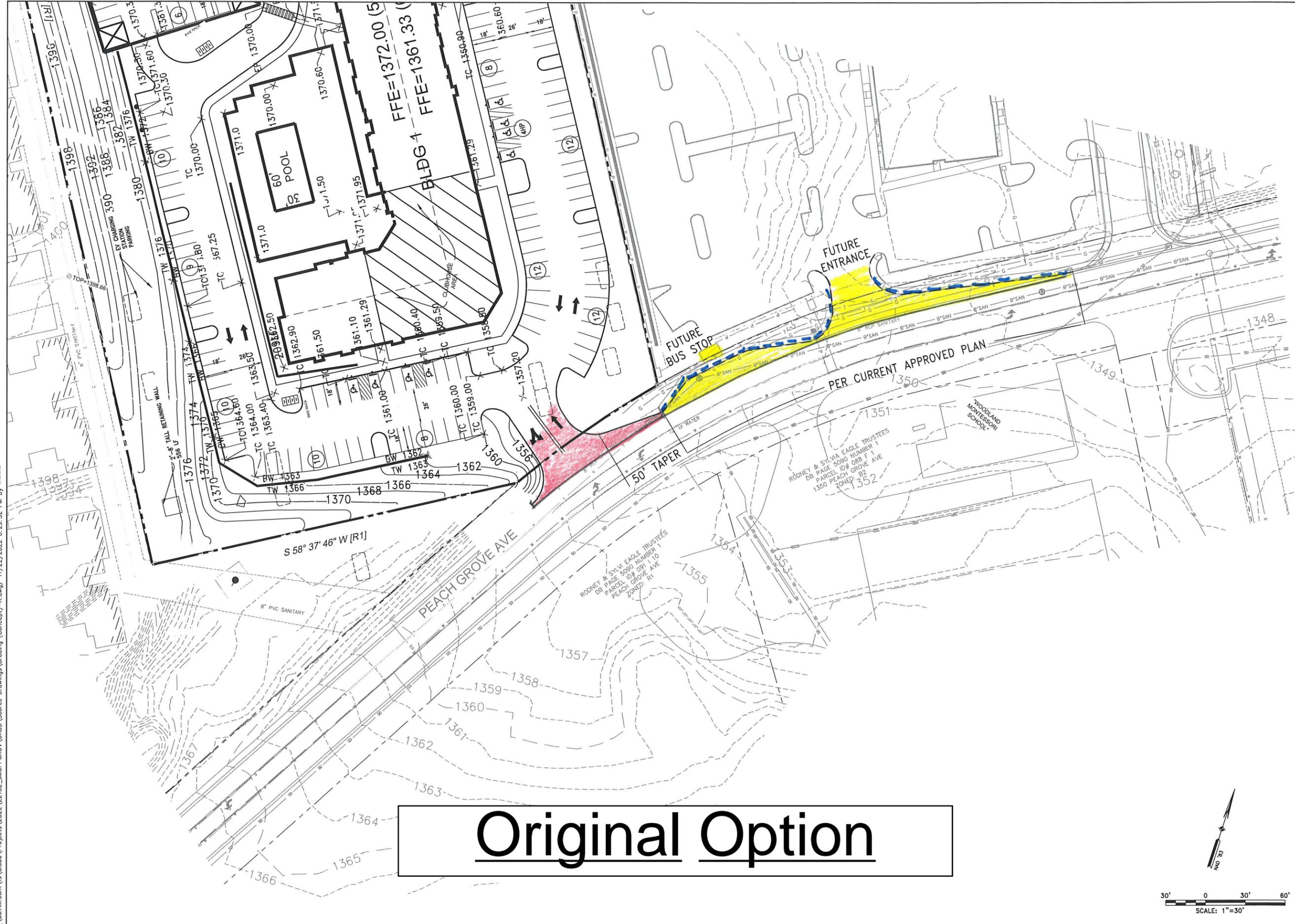
Sincerely,



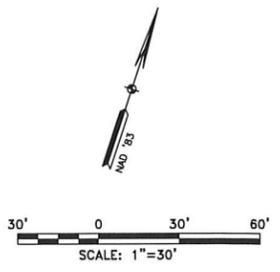
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W. Randy Cosby  
Echelon Resources, Inc.  
Authorized Representative

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# Original Option

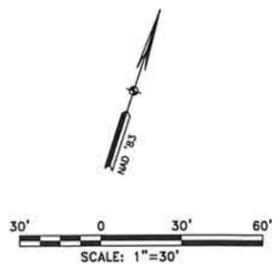


<b>LINGERFELT DEVELOPMENT APARTMENTS</b> CITY OF HARRISONBURG, VIRGINIA	DATE: 11/21/2022	ENGINEER: MMM	CHECKED: MMM	CAD: MCH, OJG	JOB#: 22132	PLAN REVISIONS -
	CURRENT PLAN ENTRANCE					SHEET C1.0
RKK P. 804 702.1935 Suite 309   Richmond, VA 23223 2100 E. Cary St.   Engineers   Construction Managers   Planners   Scientists www.rkk.com   Responsive People   Creative Solutions						

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# Alternate Option A

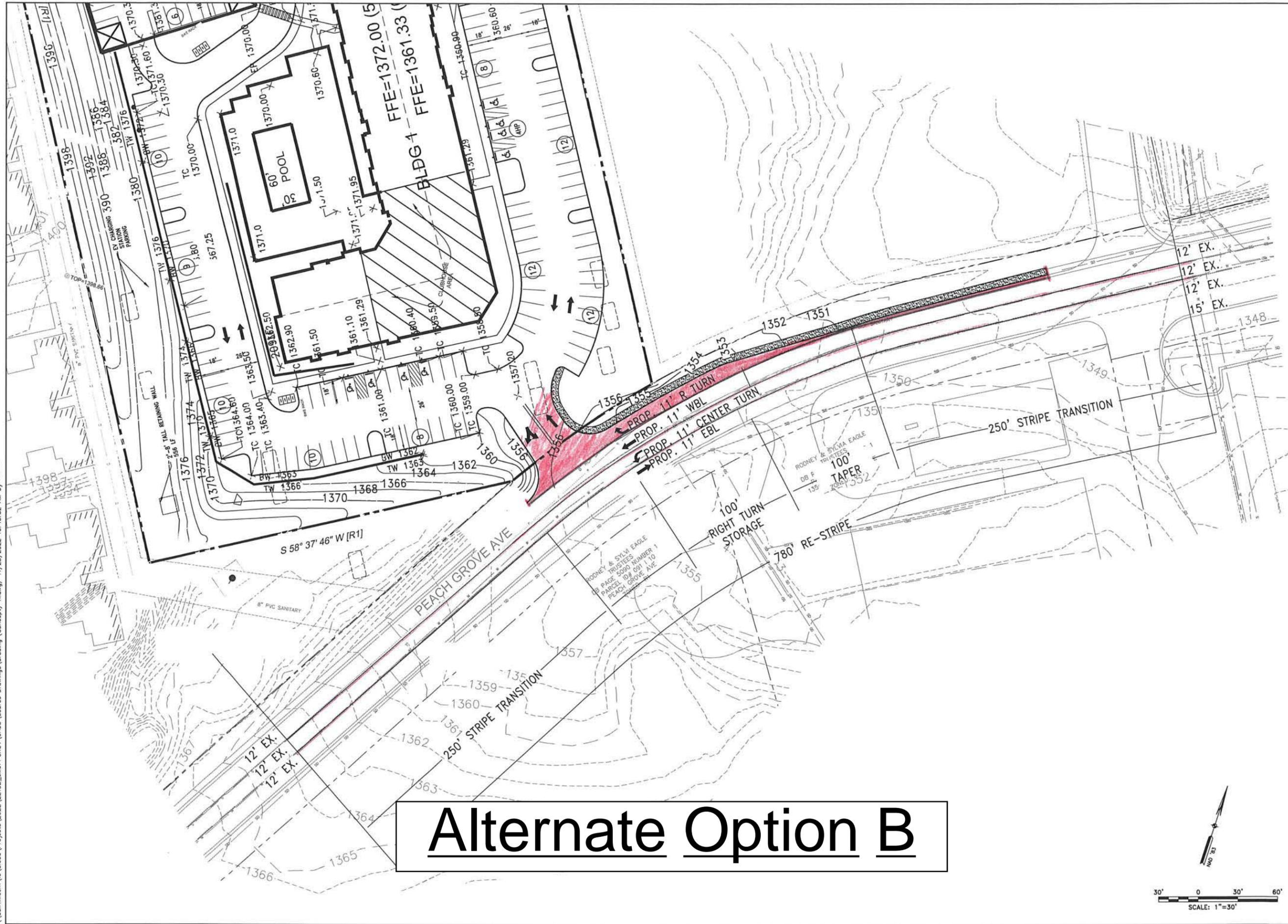


<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132	<b>LINGERFELT DEVELOPMENT</b> <b>APARTMENTS</b> CITY OF HARRISONBURG, VIRGINIA	<b>SHEET</b> C1.0	<b>PLAN REVISIONS</b> -
	<b>OPTION A ENTRANCE</b>	<b>SCALE</b> 1"=30'	

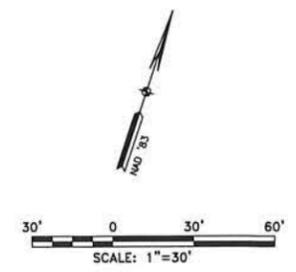
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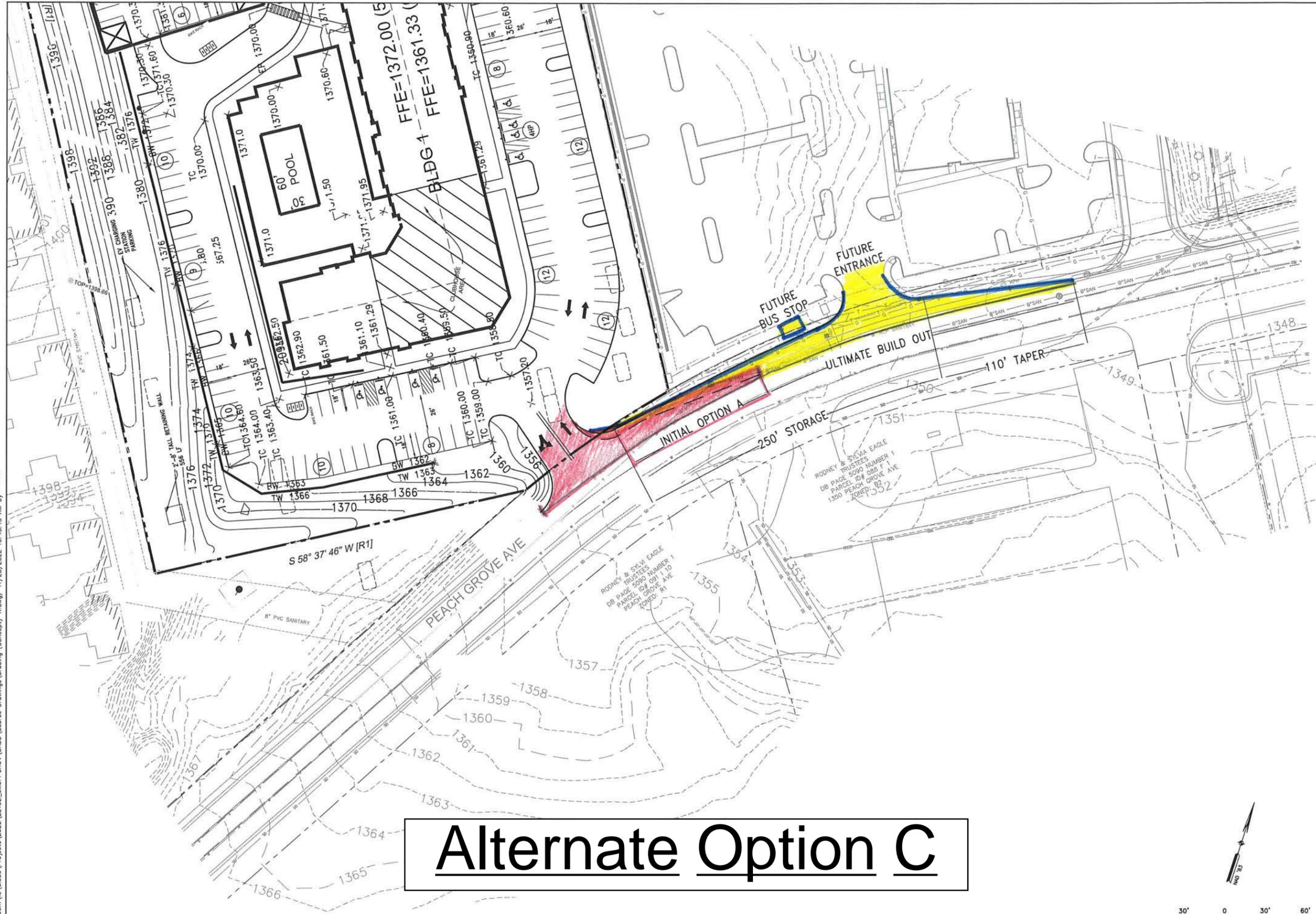


# Alternate Option B

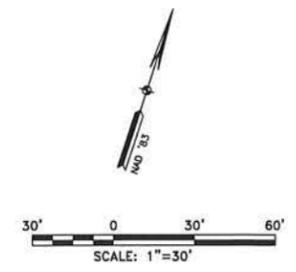


<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132	<b>LINGERFELT DEVELOPMENT</b> <b>APARTMENTS</b> <b>CITY OF HARRISONBURG, VIRGINIA</b>		<b>PLAN REVISIONS -</b>   
	<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132	<b>SHEET</b> C.1.0	<b>SCALE</b> 1"=30'

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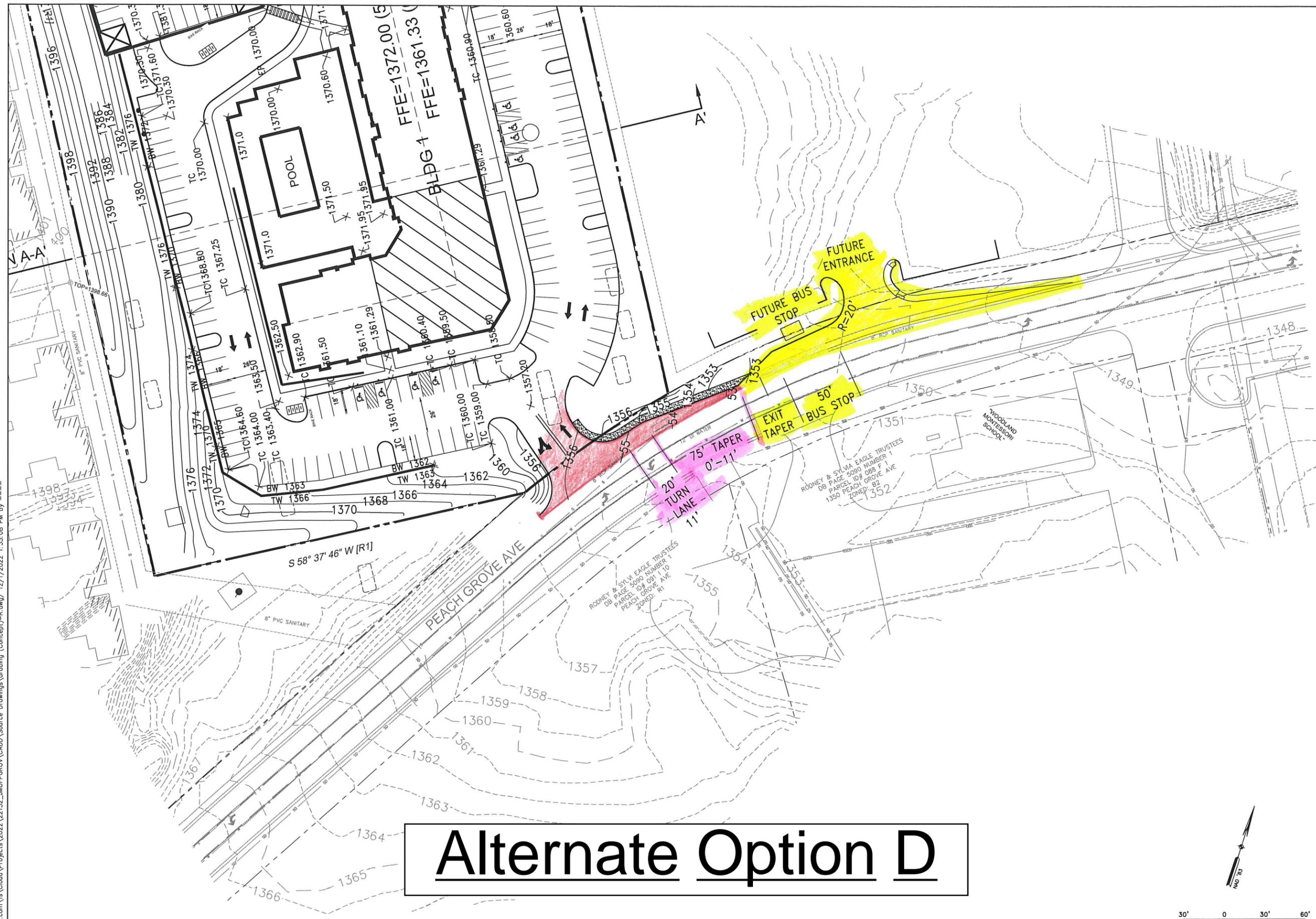


# Alternate Option C



<b>DATE:</b> 11/21/2022 <b>ENGINEER:</b> MMM <b>CHECKED:</b> MMM <b>CAD:</b> MCH, OJG <b>JOB#:</b> 22132	<b>LINGERFELT DEVELOPMENT APARTMENTS</b> CITY OF HARRISONBURG, VIRGINIA		<b>PLAN REVISIONS</b> -
	<b>ULTIMATE BUILD OUT OPTION</b>	<b>SHEET</b> C.1.0	<b>SCALE</b> 1"=30'
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# Alternate Option D

DATE: 11/21/2022		ENGINEER: MMM		CHECKED: MMM		CAD: MCH, OJG		JOB#: 22132	
LINGERFELT DEVELOPMENT		APARTMENTS		CITY OF HARRISONBURG, VIRGINIA		OPTION "A" WITH FUTURE ENTRY & BUS STOP		PLAN REVISIONS -	
SHEET C.1.0		SCALE 1"=30'							
		P. 864, 782, 783 2100 E. Cary St., Suite 300   Richmond, VA 23223 Engineers   Construction Managers   Planners   Scientists www.rkk.com Responsive People   Creative Solutions							