

# 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  
KEVIN M. WHEELER

92 North Liberty Street  
Harrisonburg, Virginia 22802  
Post Office Box 71  
Harrisonburg, Virginia 22803-0071  
Telephone: (540) 433-2601 Facsimile: (540) 433-5528  
Web Site: [www.clark-bradshaw.com](http://www.clark-bradshaw.com)

MARK B. CALLAHAN  
OF COUNSEL

AMY L. RUSH, C.P.A.  
NOT AN ATTORNEY

October 1, 2024

**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: Waterman Investments, LLC – Applications for Ordinance amendments to City Ordinance Sections 10-3-59.4 and 10-3-113, a Comprehensive Plan Amendment, R-5C and R-8C District Zoning Ordinance Amendments and Special Use Permits for a medium density mixed residential community not to exceed 950 units; located at 81 and 85 Waterman Drive, Harrisonburg, VA 22802, Tax Map References: 037 C 2, 037 G 9, 037 C 3, 036 T 5, and 036 T 1, containing 161.40 acres (+/-). (“Subject Property”)***

Dear Mr. Fletcher:

I write on behalf of the applicant, Waterman Investments, LLC, which requests a Comprehensive Plan amendment designating the land use for the Subject Property as a Medium Density Mixed Residential District, rezoning approvals within the Subject Property to R-5C and R-8C districts with three (3) Special Use Permit requests (“Entitlements”). The applicant is also seeking amendments to two City Ordinance sections to facilitate the orderly development of the property, and has listed anticipated future DCSM and subdivision variance requests on the Concept Plan. The Subject Property contains 161.40 (+/-) acres and is composed of City Tax Parcels 037 C 2, 037 G 9, 037 C 3, 036 T 5, and 036 T 1 (less a small existing cell tower site) and is most commonly known as the original location of the Frazier Quarry and the new project will be named Quarry Heights. The Subject Property is currently designated as Medium Density Mixed Residential, Low Density Mixed Residential and General Industrial on the Future Land Use Guide Map contained in the 2018 City Comprehensive Plan. The applicant desires to amend these existing land use classifications consistent with the planned residential uses shown generally on the Concept Plan submitted along with the Entitlement applications.

The Frazier Quarry Waterman site is a local, family-owned bluestone quarry that operated as the sole producer of Shenandoah Valley Bluestone in the United States for over a century from 1915. Although the Frazier Quarry no longer actively produces bluestone on the Subject Property, the family has actively sought out experienced development partners to repurpose the site to continue to serve the local community by providing significant economic and fiscal benefits, much needed Market Type A housing options, environmental conservation initiatives, and be home to a multi-generational community intentionally served by extensive non-vehicular transportation amenities.

The proposed Ordinance Amendments and Entitlements would allow for the orderly development of the Subject Property into a community woven into the fabric of the western side of the City, with the shared visions of being eco-friendly, walkable, bikeable, and socially connected among generations of individuals and families while directly serving the critical housing and economic needs of the City as a whole. The Entitlements would directly address the existing need for additional new construction Market Type A housing stock, units of varied types and additional density as identified in the City of Harrisonburg Comprehensive Housing Assessment and Market Study. The location, unit mix, and extensive proffers dictate that the proposed housing units are specifically designed to be an owner-occupied community that will provide new construction home-ownership opportunities that are not widely available in the City today.

The Applicant proposes to establish a community consisting of Class A apartments, townhome and villa style attached and detached single family homes, not to exceed 953 units, including an internal street network, clubhouses, open common spaces, and numerous other private and public amenities. The number of units is fully compatible with target densities in the Medium Density Mixed Residential district of up to 20 units per acre. Proffered amenities include a village green, multiple pocket parks and overlooks, dog parks and service areas and bike stations. The former Frazier Quarry will be transformed into a beautiful 30-acre lake to serve as a unique visual community amenity.

The Applicant development team has over 125 years of collective experience in planning and developing master planned communities throughout the Mid-Atlantic region. The Applicant has studied and participated in a number of quarry repurposing projects in the DMV region and was selected by the Frazier family after extensive conversations to ensure their expertise and commitment to the legacy of the Harrisonburg Quarry site.

The Subject Property is located generally along the west side of Waterman Drive between West Market Street and Chicago Avenue. The Subject Property is easily accessible to Downtown Harrisonburg and the Park View communities to the north. It will also be bike/ped accessible (with minor municipal improvements) to Westover Park, Morrison Park, Blue Stone and Waterman Elementary Schools, Thomas Harrison Middle School, and Harrisonburg High School. The Subject Property is also located on an existing City bus transit line and new transit stops are proffered to be installed. A central feature of the proposed community is the major investment by the Applicant in a public multi-use trail with similar characteristics to the existing Friendly City Trail that will make great strides toward connecting the existing bike/ped infrastructure from Hillandale/Westover Parks with the Park View/EMU neighborhoods. This major trail installation will be adjacent to the Quarry lake providing the public with views and vistas found nowhere else in the area. Engineers for the Project have also evaluated and prepared the attached drainage schematic which indicates that development of the Project as planned will direct a much greater drainage area of surface water into the quarry lake

and away from Waterman Drive.

The development of the Subject Property also provides significant direct and indirect economic and fiscal benefits to the City. An economic impact assessment completed by the Applicant indicates that the assessed values alone of the completed project will provide over three million dollars in direct tax revenue to the City. The development of the former Quarry site will also provide redevelopment impetus to the Waterman Drive light industrial and West Market Street commercial corridors. Finally, the site is located within a section of the City that contains under capacity roadway networks. This is a beneficial distribution of growth for the City by locating a substantial new project outside of areas where road networks and related public infrastructure may be at or above current capacities.

The developer has committed to sustainable features within the community and has proffered the installation of solar panels to power its amenity areas and EV charging stations for resident use. Convenient bike and e-bike parking and storage and bike service stations will also be provided to allow residents to conveniently access walking and biking trip options. Proffered overlooks will be installed to provide both residents and citizens with views of the water along trails and paths within the project.

The applicant requests approval of the Ordinance amendments and Entitlements as submitted. These applications have been the result of extensive collaborative work with City Staff and Departments, a full Traffic Impact Analysis, Economic Impact Analysis and detailed neighborhood and landscape design planning. We also enclose a Vision Statement for the community which outlines many of the features and benefits contained in this letter so that members of the community may access the larger vision for Quarry Heights when reviewing the filed Entitlement materials.

We appreciate your positive consideration of these applications. 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 stylized, flowing script.

Todd C. Rhea, Esq.

cc: Waterman Investments, LLC  
enclosures

# QUARRY HEIGHTS

## The Vision –

*Quarry Heights is envisioned to be a premier planned community providing a variety of home types to meet the growing needs of the Harrisonburg community. Reclamation of the existing quarry will become the centerpiece of a rich amenity program that will provide future residents with a variety of recreational opportunities. A common design theme that builds off the natural features of the site and the breathtaking views of the surrounding mountains will establish a new benchmark of excellence that residents will want to call home!*

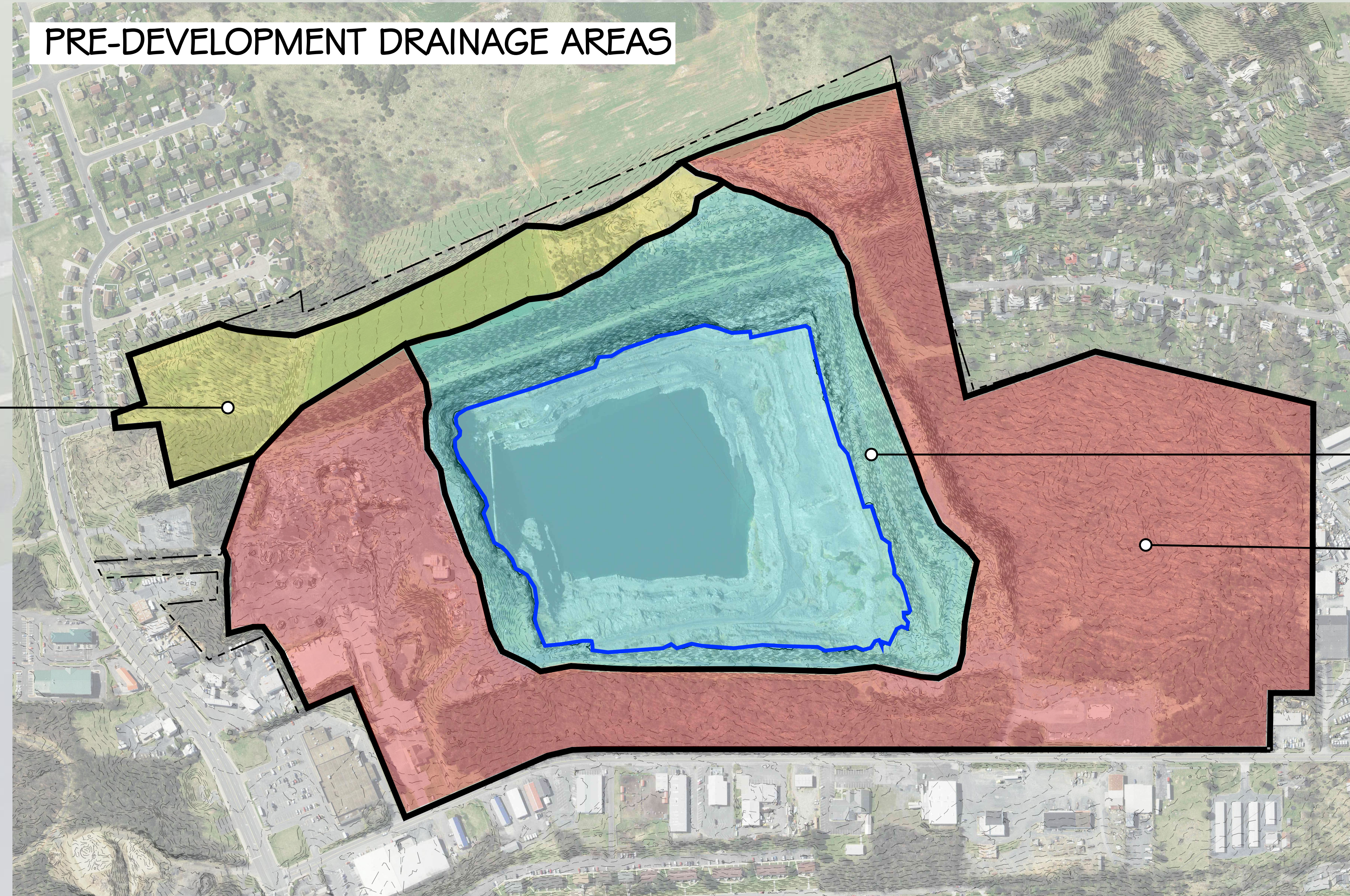
This vision is based on several important factors, including:

- Harrisonburg is a growing small city, and the repurposing of Frazier Quarry, which is at the end of its life cycle, represents a unique opportunity to create a special place for its citizens to live, raise a family, recreate and prosper within the city,
- Because of its size and location, Quarry Heights represents a rare opportunity for the city to take a large piece of property and create a unique community that will be transformative for the entire city,
- Quarry Heights will represent a better kind of urbanism – a community woven into the fabric of the existing city, which will be eco-friendly, walkable and bikeable, and will attract multigenerational residents,
- The repurposing of Frazier Quarry and converting it into a valuable asset of the city will not only provide much needed housing, but will provide a beautiful 35-acre lake, which will serve as a major amenity for the community, as well as potentially a safe and secure water storage source for the future of the city, thereby increasing the environmental resiliency of the City’s infrastructure.
- Quarry Heights will address the current “housing mismatch” the city is experiencing by providing housing that aligns with the income of those residents currently living in housing “beneath their means” (from City of Harrisonburg Comprehensive Housing Assessment & Market Study),
- The housing types at Quarry Heights will promote multigenerational living where young professionals, families, empty-nesters, and retirees can all live together and interact in one community.
- Quarry Heights will be an owner-occupied community with market-rate housing. It will serve the higher income “housing mismatch” that is prevalent in the city and address the “housing mismatch” problem by supplying housing choices not currently available in the city (from City of Harrisonburg Comprehensive Housing Assessment & Market Study),
- Quarry Heights will have strict architectural controls that will unify the community and ensure that it ages well over time.
- Quarry Heights is in Market Type A, which is characterized by high population growth, low concentration of university students, and higher concentration of workers who earn \$40,000.00 or more in their primary jobs. It is ideally located in the city for the envisioned community (from City of Harrisonburg Comprehensive Housing Assessment & Market Study),
- The repurposing of Quarry Heights will be the proverbial “rising tide that lifts all ships” and will lift surrounding commercial and industrial areas around it, including along Waterman Drive and will help revitalize the West Market Street commercial corridor.
- Quarry Heights is adjacent to public parks, trails, golf courses, and other recreational uses. There will be a connection from Quarry Heights to Friendly City Trail. Making Quarry Heights a walkable and bikeable community, both internally and externally, which is a high priority (from City of Harrisonburg Comprehensive Plan),
- Quarry Heights is across West Market Street from Thomas Harrison Middle School and is near Blue Stone Elementary School, and Harrisonburg High School. Children who live at Quarry Heights will be conveniently located near their schools,
- Quarry Heights is located off Waterman Drive, which is a Major Collector Road, and West market Street, which is a Principal Arterial Street, both of which are designated as “free flow” as it relates to traffic volume capacity. All major access points to Quarry Heights are designed to place traffic on Waterman Drive and West Market Street, streets designed to handle the anticipated traffic volume (from City of Harrisonburg Comprehensive Plan), and
- The repurposing of Quarry Heights will provide stormwater management, which will alleviate the existing flooding issues on and around Waterman Drive.



## PRE-DEVELOPMENT DRAINAGE AREAS

± 13 ACRES-  
DRAINS TO ROUTE 33

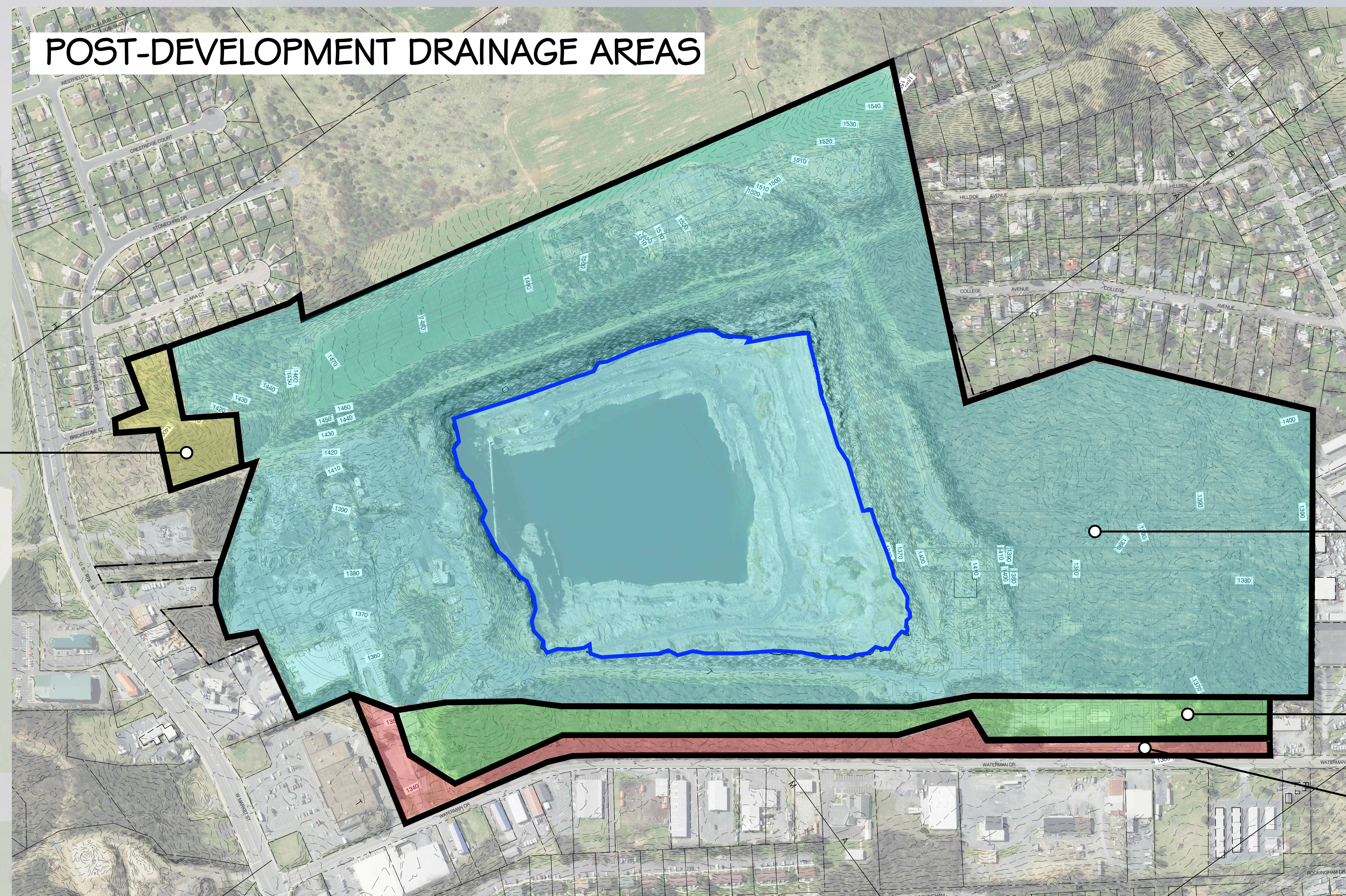


±55 ACRES- DRAINS  
TO EXISTING QUARRY

±85 ACRES- DRAINS  
TO WATERMAN DRIVE

## POST-DEVELOPMENT DRAINAGE AREAS

± 2 ACRES-  
DRAINS TO ROUTE 33



± 140 ACRES- DRAINS  
TO PROPOSED LAKE

±9 ACRES- DRAINS TO  
PROPOSED POND

±6 ACRES- DRAINS TO  
WATERMAN DRIVE





**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Comprehensive Plan  
Map Amendment**

[www.harrisonburgva.gov/comprehensive-plan](http://www.harrisonburgva.gov/comprehensive-plan)

**PROPERTY INFORMATION**

51 Waterman Drive, Harrisonburg, VA 22802

036-T-1; 036-T-5  
037-C-2; 037-C-3; 037-G-9

±154.15 ac.

Property Address

Tax Map Parcel/ID

Total Land Area

(acres or sq. ft.  
(circle))

Existing Comprehensive Plan Designation: Low Density Mixed & Medium Density Mixed Residential & Industrial

Proposed Comprehensive Plan Designation: Medium Density Mixed Residential

Existing Zoning Classification: M-1; R-1; R-2

**PROPERTY OWNER INFORMATION**

Liberty Hall, LC/ Ordovician, L.C./ Aichus, LLC

540-209-4397

Property Owner Name

Telephone

85 Waterman Drive

david.frazier@frazierquarry.com

Street Address

E-Mail

Harrisonburg

VA

22801

City

State

Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Waterman Investments, LLC

443-271-2664

Owner's Representative

Telephone

600 Washington Ave., Suite 200

dgildea@sgs-law.com david@birchcp.com

Street Address

E-Mail

Baltimore

MD

21204

City

State

Zip

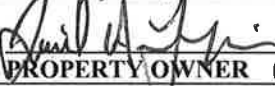
Additional Contacts:

Todd Rhea (Clark and Bradshaw), [torhea@clark-bradshaw.com](mailto:torhea@clark-bradshaw.com)

Craig George (Valley Engineering), [cgeorge@valleyesp.com](mailto:cgeorge@valleyesp.com)

**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.*



Date: 9.6.24



Date: 6-SEP-2024

PROPERTY OWNER (Liberty Hall, LC/Aichus, LLC)

PROPERTY OWNER (Ordovician, L.C.)

**REQUIRED ATTACHMENTS**

- ☒ Letter explaining proposed use & reasons for seeking comprehensive plan map amendment.  
☒ Survey of property or site map.

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

Date Application and Fee Received

Total Fees Due: \$

Application Fee: \$550.00 + \$30.00 per acre

Received By



4901 Crowe Drive  
Mount Crawford, VA 22841  
(540) 434-6365  
[www.valleyesp.com](http://www.valleyesp.com)

September 6, 2024

Thanh Dang, AICP  
Deputy Director of Community Development  
Community Development  
409 South Main Street  
Harrisonburg, VA 22801

**Project Name: Quarry Heights**

**Subject: Comprehensive Plan Map Amendment**

Dear Thanh,

Please accept the attached Comprehensive Plan Map Amendment Application and associated submittal fees for parcels 036-T-1, 036-T-5, 037-C-2, 037-C-3, and 037-G-9. This amendment is in conjunction with the proposed rezoning of the  $\pm$  162 ac. site known as the "Quarry Heights" development from M-1, R-1, and R-2 to R-5 and R-8. Please refer to the Concept plan, proposed proffers, and other documents submitted with the rezoning package for more details related to the rezoning request.

The 2018 Land Use Guide classifies most of the site as Industrial with portions as Low and Medium Density Mixed Residential. This amendment proposes that the site be combined into one category (Medium Density Mixed Residential) to allow redevelopment as a single planned community. Due to the adjacent commercial uses to the east and south, the existing residential uses to the north and the south, and the future planned residential community to the West (in Rockingham County), the residential classification is logical when compared to future industrial development.

If you have any questions, please do not hesitate to ask.

With kind regards,

A handwritten signature in black ink, appearing to read "Craig A. George".

**Craig A George, PLA**

Partner| Landscape Architecture and Planning  
Valley Engineering





**CITY OF HARRISONBURG**  
**COMMUNITY**  
**DEVELOPMENT**

**Change of Zoning District**  
**(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

51 Waterman Drive, Harrisonburg, VA 22802  
Property Address  
036-T-1; 036-T-5  
037-C-2; 037-C-3; 037-G-9  
Tax Map Parcel/ID  
+/- 161.4  
Total Land Area  
(acres) or sq. ft.  
(circle)  
Existing Zoning District: M-1; R-1; R-2  
Proposed Zoning District: R-5 (C) 24.66 ac. & R-8 (C) - 136.7 ac.  
Existing Comprehensive Plan Designation: Medium Density Mixed Residential

**PROPERTY OWNER INFORMATION**

Liberty Hall, LC/ Ordovician, L.C./ Aichus, LLC  
Property Owner Name  
85 Waterman Drive  
Street Address  
Harrisonburg VA 22801  
City State Zip  
540-209-4397  
Telephone  
david.frazier@frazierquarry.com  
E-Mail

**OWNER'S REPRESENTATIVE INFORMATION**

Waterman Investments, LLC (Contact: David Gildea)  
Owner's Representative  
600 Washington Ave., Suite 200  
Street Address  
Baltimore MD 21204  
City State Zip  
443-271-2664  
Telephone  
dgildea@sgs-law.com david@birchcp.com  
E-Mail  
Additional Contacts:  
Todd Rhea (Clark and Bradshaw), tcrhea@clark-bradshaw.com  
Craig George (Valley Engineering), cgeorge@valleyesp.com

**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.*

Date: 9-6-24  
Date: 6-27-2024  
PROPERTY OWNER (Liberty Hall, LC/Aichus, LLC) PROPERTY OWNER (Ordovician, L.C.)

**REQUIRED ATTACHMENTS**

- ☒ Letter explaining proposed use & reasons for seeking change in zoning.
- ☒ Statement on proffers, if applying for conditional rezoning.
- ☒ Survey of property or site map.
- ☒ 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).

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

Total Fees Due: \$  
Application Fee: \$550.00 + \$30.00 per acre  
Date Application and Fee Received  
Received By



**CITY OF HARRISONBURG**  
**COMMUNITY**  
**DEVELOPMENT**

**Special Use Permit Application**

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

**PROPERTY INFORMATION**

51 Waterman Drive, Harrisonburg, VA 22802

Property Address

036-T-1; 036-T-5  
037-C-2; 037-C-3; 037-G-9  
Tax Map

±24.8

Total Land Area

(acres) or sq.ft.  
(circle)

Existing Zoning Classification: M-1; R-1; R-2

Special Use being requested: In connection with Application for Rezoning to R-5 (C), special use permit to allow

Multiple-family dwellings of more than twelve (12) units per building

**PROPERTY OWNER INFORMATION**

Liberty Hall, LC/ Ordovician, L.C./ Aichus, LLC

Property Owner Name

85 Waterman Drive

Street Address

Harrisonburg

VA

22801

City

State

Zip

540-209-4397

Telephone

david.frazier@frazierquarry.com

E-Mail

**OWNER'S REPRESENTATIVE INFORMATION**

Waterman Investments, LLC (Contact: David Gildea)

Owner's Representative

600 Washington Ave., Suite 200

Street Address

Baltimore

MD

21204

City

State

Zip

443-271-2664

Telephone

dgildea@sgs-law.com david@birchcp.com

E-Mail

Additional Contacts:

Todd Rhea (Clark and Bradshaw), trhea@clark-bradshaw.com

Craig George (Valley Engineering), cgeorge@valleyesp.com

**CERTIFICATION**

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Date: 9-6-24

Date: 6-SEP-24

[Signature]  
PROPERTY OWNER (Liberty Hall, LC/Aichus, LLC)

[Signature]  
PROPERTY OWNER (Ordovician, L.C.)

**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**

Date Application and Fee Received

Total Fees Due: \$

Application Fee: \$425.00 + \$30.00 per acre

\*\*Fee calculated based on 25 acres in R-5

Received By



4901 Crowe Drive  
Mount Crawford, VA 22841  
(540) 434-6365  
[www.valleyesp.com](http://www.valleyesp.com)

September 6, 2024

Thanh Dang, AICP  
Deputy Director of Community Development  
Community Development  
409 South Main Street  
Harrisonburg, VA 22801

**Project Name: Quarry Heights**

**Subject: Special Use Permit for more than 12 units per building in R-5**

Thanh,

Please accept the attached Special Use Permit Application and required fees for a Special Use Permit to allow for Multiple Family dwellings of more than twelve (12) units per building per section 10-3-55.4 (1) of the zoning ordinance. This application is in conjunction with the proposed rezoning of the ± 162 ac. site known as the "Quarry Heights" development from M-1, R-1, and R-2 to R-5 and R-8. Please refer to the Concept plan, proposed proffers, and other documents submitted with the rezoning package for more details related to this request.

If you have any questions, please do not hesitate to ask.

With kind regards,

A handwritten signature in black ink, appearing to read "Craig A. George".

**Craig A George, PLA**

Partner | Landscape Architecture and Planning  
Valley Engineering







**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

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

**PROPERTY INFORMATION**

51 Waterman Drive, Harrisonburg, VA 22802

Property Address

036-T-1; 036-T-5  
037-C-2; 037-C-3; 037-G-9  
Tax Map

±136.7  
Total Land Area

(acres) or sq. ft.  
(circle)

Existing Zoning Classification: M-1; R-1; R-2

Special Use being requested: In connection with Application for Rezoning to R-8 (C), special use permit to allow  
attached townhouses of not more than (6) units in R-8 (Section 10-3-59.4(1)).

**PROPERTY OWNER INFORMATION**

Liberty Hall, LC/ Ordovician, L.C./ Aichus, LLC

Property Owner Name

85 Waterman Drive

Street Address

Harrisonburg

City

VA

State

22801

Zip

540-209-4397

Telephone

david.frazier@frazierquarry.com

E-Mail

**OWNER'S REPRESENTATIVE INFORMATION**

Waterman Investments, LLC (Contact: David Gildea)

Owner's Representative

600 Washington Ave., Suite 200

Street Address

Baltimore

City

MD

State

21204

Zip

443-271-2664

Telephone

dgildea@sgs-law.com david@birchcp.com

E-Mail

Additional Contacts:

Todd Rhea (Clark and Bradshaw), tcrhea@clark-bradshaw.com  
Craig George (Valley Engineering), cgeorge@valleyesp.com

**CERTIFICATION**

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*David Gildea*

Date: 9.6.24

*[Signature]*

Date: 6-SEP-2024

PROPERTY OWNER (Liberty Hall, LC/Aichus, LLC)

PROPERTY OWNER (Ordovician, L.C.)

**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**

Date Application and Fee Received

Total Fees Due: \$  
Application Fee: \$425.00 + \$30.00 per acre

\*\*Fee calculated based on 137 acres in R-8

Received By





4901 Crowe Drive  
Mount Crawford, VA 22841  
(540) 434-6365  
[www.valleyesp.com](http://www.valleyesp.com)

September 6, 2024  
(Revised 10-1-24)

Thanh Dang, AICP  
Deputy Director of Community Development  
Community Development  
409 South Main Street  
Harrisonburg, VA 22801

**Project Name: Quarry Heights**

**Subject: Special Use Permit for Attached townhouse units in R-8**

Thanh,

Please accept the attached Special Use Permit Application and required fees for a Special Use Permit to allow for attached townhouses of not more than eight (8) units per section 10-3-59.4 (1) of the zoning ordinance. This application is in conjunction with the proposed rezoning of the  $\pm$  162 ac. site known as the "Quarry Heights" development from M-1, R-1, and R-2 to R-5 and R-8. Please refer to the Concept plan, proposed proffers, and other documents submitted with the rezoning package for more details related to this request.

In addition to the zoning documents mentioned above, the applicant offers the additional stipulation that is specifically related to this SUP request and shall be enforced if approved:

1. The maximum attached townhome groups shall be limited to a maximum of six (6) units.

If you have any questions, please do not hesitate to ask.

With kind regards,

A handwritten signature in black ink, appearing to read "Craig A. George".

**Craig A George, PLA**

Partner | Landscape Architecture and Planning  
Valley Engineering







CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT

Special Use Permit Application

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

PROPERTY INFORMATION

51 Waterman Drive, Harrisonburg, VA 22802

Property Address

036-T-1; 036-T-5

037-C-2; 037-C-3; 037-G-9

Tax Map

±136.7

Total Land Area

acres or sq.ft.  
(circle)

Existing Zoning Classification: M-1; R-1; R-2

Special Use being requested: In connection with Application for Rezoning to R-8 (C), special use permit to allow groups of attached

townhouses to have reduced side setbacks in R-8 (Section 10-3-59.4(11)). \*\* THIS REQUESTS ASSUMES A CODE AMENDMENT\*\*

PROPERTY OWNER INFORMATION

Liberty Hall, LC/ Ordovician, L.C./ Aichus, LLC

Property Owner Name

85 Waterman Drive

Street Address

Harrisonburg

VA

22801

City

State

Zip

540-209-4397

Telephone

david.frazier@frazierquarry.com

E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Waterman Investments, LLC

Owner's Representative

600 Washington Ave., Suite 200

Street Address

Baltimore

MD

21204

City

State

Zip

443-271-2664

Telephone

dgildea@sgs-law.com david@birchcp.com

E-Mail

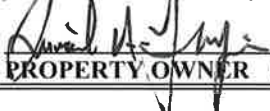
Additional Contacts:

Todd Rhea (Clark and Bradshaw), trhea@clark-bradshaw.com

Craig George (Valley Engineering), cgeorge@valleyesp.com

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.

  
PROPERTY OWNER (Liberty Hall, LC/Aichus, LLC)

Date: 9.6.24

  
PROPERTY OWNER (Ordovician, L.C.)

Date: 6-SEP-2024

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

Date Application and Fee Received

Total Fees Due: \$

Application Fee: \$425.00 + \$30.00 per acre

\*\*Fee calculated based on 137 acres in R-8

Received By





4901 Crowe Drive  
Mount Crawford, VA 22841  
(540) 434-6365  
[www.valleyesp.com](http://www.valleyesp.com)

September 6, 2024  
(Revised 10-1-24)

Thanh Dang, AICP  
Deputy Director of Community Development  
Community Development  
409 South Main Street  
Harrisonburg, VA 22801

**Project Name: Quarry Heights**

**Subject: Special Use Permit for Reduced Side Yards for Townhouses in R-8**

Dear Thanh,

This SUP request assumes the approval of an Ordinance Amendment that is being concurrently submitted with this application. Assuming the approval required for this request to move forward, please accept the attached Special Use Permit Application and required fees for a Special Use Permit to allow for the reduced side yards for townhouses per section 10-3-59.4 (11) of the zoning ordinance. This application is in conjunction with the proposed rezoning of the ± 162 ac. site known as the "Quarry Heights" development from M-1, R-1, and R-2 to R-5 and R-8. Please refer to the Concept plan, proposed proffers, and other documents submitted with the rezoning package for more details related to this request.

In addition to the zoning documents mentioned above, the applicant offers the additional stipulation that is specifically related to this SUP request and shall be enforced if approved:

1. The minimum side yard setback for townhouse groups shall be no less than ten (10) feet.

This stipulation is more restrictive than the ordinance allows as townhouse groups can have as little as a zero (0) foot setback with an approved SUP. The minimum separation proposed is consistent with what is allowed per code for townhouse units that are in groups of four (4) or less.

If you have any questions, please do not hesitate to ask.

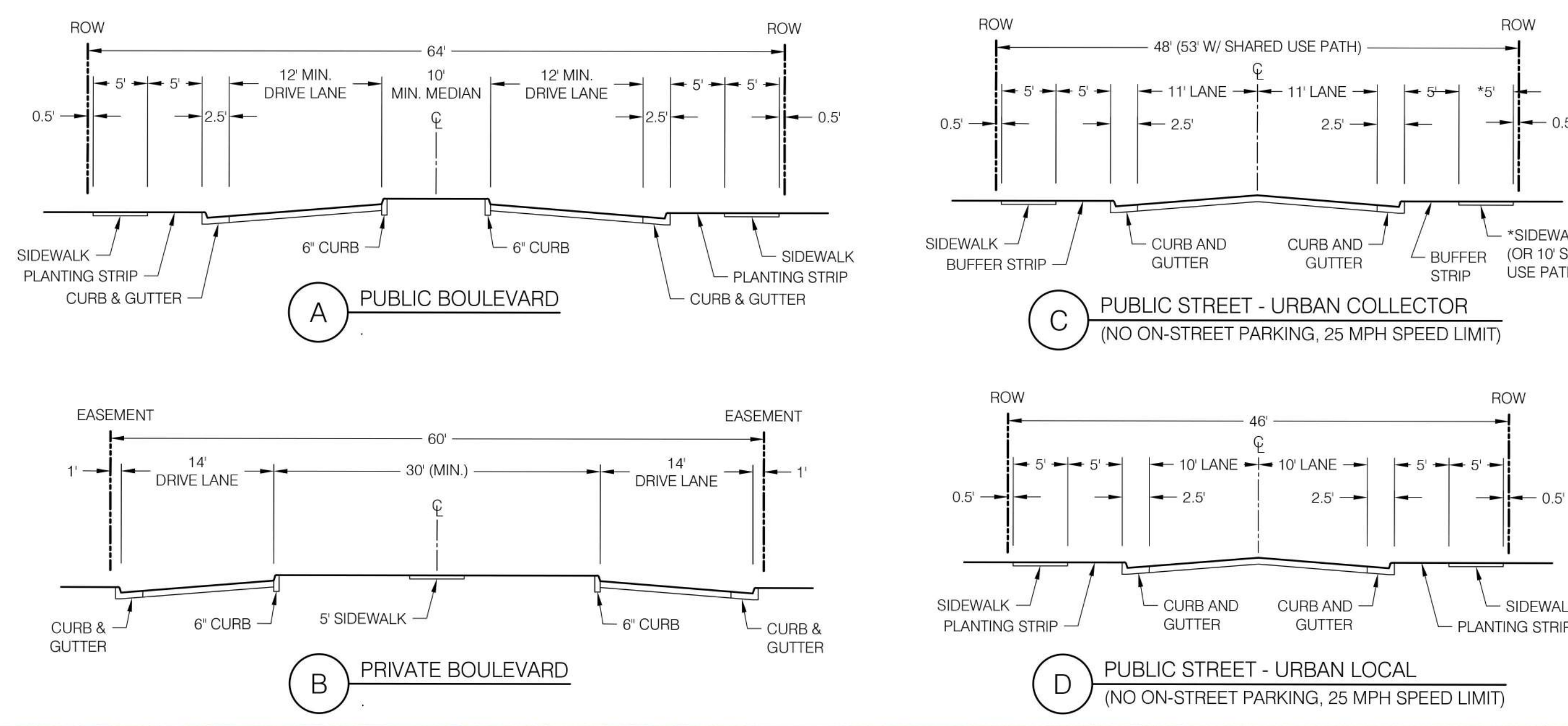
With kind regards,

A handwritten signature in black ink, appearing to read "Craig A. George".

**Craig A George, PLA**  
Partner| Landscape Architecture and Planning  
Valley Engineering





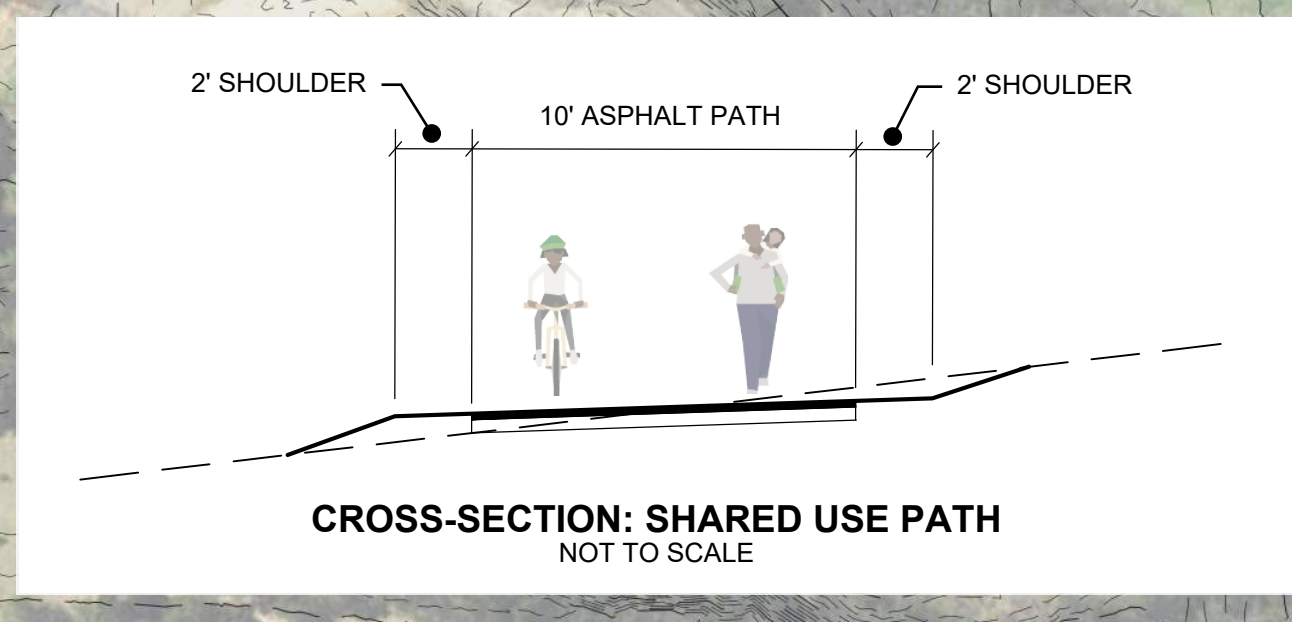
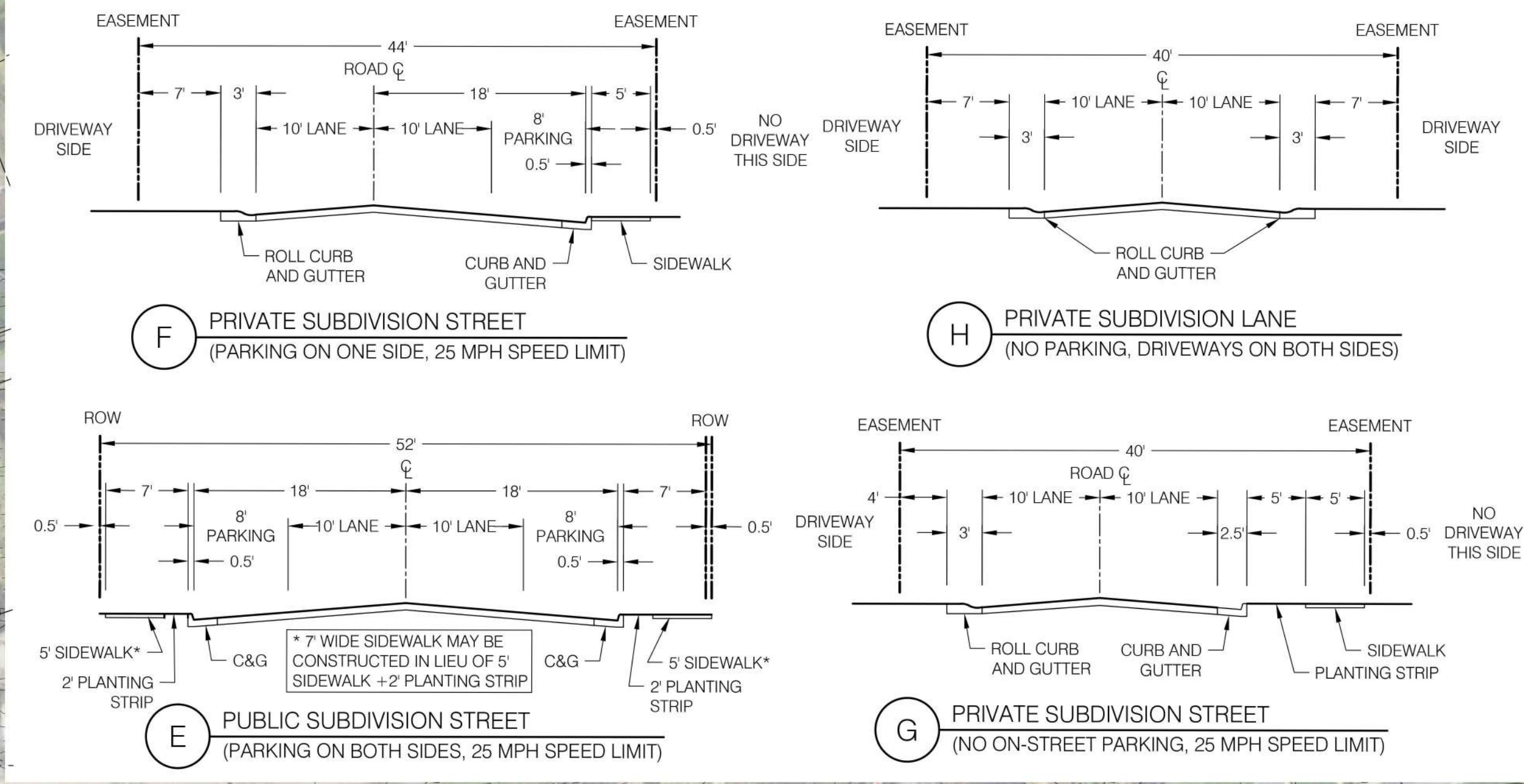


**CONCEPT PLAN NOTE**  
IT IS ANTICIPATED THAT THE FOLLOWING APPROVALS WILL BE OBTAINED IN ORDER TO CONSTRUCT THE PROJECT AS DEPICTED ON THIS CONCEPT PLAN:

**1) ZONING ORDINANCE AMENDMENT:**  
SECTION 10-3-59.4 (11): TO ALLOW REDUCED SIDE YARDS FOR TOWNHOMES WITH A SPECIAL USE PERMIT

**2) SPECIAL USE PERMITS:**  
SECTION 10-3-55.4 (1): TO ALLOW MULTI-FAMILY DWELLINGS OF MORE THAN 12 UNITS IN THE R-5 DISTRICT  
SECTION 10-3-59.4 (1): TO ALLOW ATTACHED TOWNHOMES OF NOT MORE THAN 8 UNITS IN THE R-8 DISTRICT  
SECTION 10-3-59.4 (11): TO ALLOW GROUPS OF ATTACHED TOWNHOMES TO HAVE REDUCED SIDE YARDS IN THE R-8 DISTRICT (CODE AMENDMENT REQUIRED, SEE #1 ABOVE)

**3) VARIANCES:**  
SECTION 10-2-41 (A): TO ALLOW ALTERNATIVE STREET DESIGNS  
SECTION 10-2-42 (C): TO ALLOW LOTS TO FRONT PRIVATE STREETS  
SECTION 10-2-61 (C): TO ALLOW NO SIDEWALK TO BE CONSTRUCTED FOR A SECTION OF WATERMAN DRIVE (ALTERNATIVE PEDESTRIAN ROUTE PROVIDED IN THE FORM OF A PARALLEL-SHARED USE PATH).



- LEGEND**
- |                                             |                                                  |                                                   |                                                           |
|---------------------------------------------|--------------------------------------------------|---------------------------------------------------|-----------------------------------------------------------|
| 1 SHARED USE PATH (PUBLIC CITY TRAIL)       | 9 OVERLOOK (WEST RIDGE SUMMIT/ QUARRY LAKE EAST) | 17 20' SETBACK                                    | 24 POTENTIAL PEDESTRIAN CONNECTION TO ADJACENT COMMERCIAL |
| 2 SHARED USE PATH (INTERNAL)                | 10 CENTRAL LAWN (QUARRY FLATS)                   | 17b EVERGREEN SCREEN                              | 25 20' DEDICATED RIGHT-OF-WAY (HILLSIDE AVE. CONNECTION)  |
| 3 PEDESTRIAN CONNECTIONS (SIDEWALK)         | 11 CENTRAL LAWN (WATERMAN VILLAGE)               | 18 POCKET PARK (WATERMAN VILLAGE)                 | 26 20' DEDICATED RIGHT-OF-WAY (WATERMAN FRONTAGE)         |
| 4 BICYCLE REPAIR STATIONS WITH BENCHES      | 12 LINEAR PARK (WEST RIDGE SUMMIT)               | 19 ENTRANCE PARK (QUARRY FLATS)                   | 27 30' DEDICATED RIGHT-OF-WAY (WATERMAN FRONTAGE)         |
| 5 CLUBHOUSE/POOL (QUARRY FLATS)             | 13 TOT LOT (QUARRY FLATS)                        | 20 POCKET PARK (BRICKSTONE)                       |                                                           |
| 6 CLUBHOUSE/POOL (WATERMAN VILLAGE)         | 14 TOT LOT (WATERMAN VILLAGE)                    | 21 FUTURE PUBLIC STREET CONNECTION (CITY)         |                                                           |
| 7 DOG PARK (QUARRY FLATS/ WATERMAN VILLAGE) | 15 TRAIL REST AREA                               | 22 FUTURE PUBLIC STREET CONNECTION (COUNTY)       |                                                           |
| 8 OVERLOOK (LAKESIDE)                       | 16 POTENTIAL LOCATION OF BUS STOP                | 23 POTENTIAL MAINTENANCE/EMERGENCY ACCESS TO LAKE |                                                           |



# Quarry Heights CONCEPT PLAN



**Frazier Quarry Rezoning**  
**RZ - \_\_\_\_\_**  
**REZONING REQUEST PROFFER**  
**(Conditions for this Rezoning Request)**

**Applicant/Developer:**

**Waterman Investments, LLC**

David K. Gildea, Managing Partner  
600 Washington Ave., Suite 200  
Baltimore, Md 21204

**Owners:**

**Liberty Hall, LC**

|                     |                     |
|---------------------|---------------------|
| 85 Waterman Drive   | Brickstone Court    |
| 26.55 Acres         | 5.85 Acres          |
| Tax Map No. 037 C 2 | Tax Map No. 037 G 9 |

**Ordovician, L.C.**

|                     |                     |
|---------------------|---------------------|
| 85 Waterman Drive   | W Market Street     |
| 43.89 Acres         | 36.66 Acres         |
| Tax Map No. 037 C 3 | Tax Map No. 036 T 5 |

**Aichus, LLC**

51 Waterman Drive  
48.59 Acres  
Tax Map No. 036 T 1

**Total Acreage:** 161.40

**Dated:** September 6, 2024; Revised October 1, 2024

**TO THE HONORABLE MAYOR AND MEMBERS OF  
THE COUNCIL OF THE CITY OF HARRISONBURG**

**Property Information**

The Applicant (also referred to herein as “Developer”) and the Owners of the above-described parcels, containing 161.40 acres +/- of land (the “Property”), have petitioned the City of Harrisonburg, Virginia (the “Council”) for a rezoning to allow for the development of a specific project, identified as Quarry Heights (the “Project”), as specifically detailed in the Quarry Heights Concept Plan (“Concept Plan” or “CP”) prepared by Valley Engineering containing a total of



161.40 +/- acres which depicts the Property delineated in the rezoning applications filed with the City.

### **Proffers**

In furtherance of the Proposed Rezoning, the Applicant/Owner hereby proffers that in the event the Council approves the rezoning of the Property, from their varying current zoning districts to R-5C High Density Residential District Conditional with a special use permit to allow multifamily dwellings of more than 12 units per building and to R-8C Small Lot Residential District Conditional with special use permit to allow townhomes and a second special use permit to allow for reduced setbacks, then the Project shall be done in conformity with the terms and conditions as set forth herein, except to the extent that such terms and conditions may be subsequently amended or revised by the Applicant/Owner and such be approved by the Council in accordance with Virginia law. In the event that such rezoning is not granted, then these Proffers shall be deemed withdrawn and have no effect whatsoever. These Proffers shall be binding upon Applicant/Owner, and their legal successors or assigns. Any and all terms and conditions, accepted or binding upon the Property and Project, as a condition of accepting these Proffers, shall become void and have no subsequent effect. The Applicant/Owner hereby agrees that the Proposed Rezoning itself gives rise to the need for these Proffers, that the Proffers have a reasonable relation to the Proposed Rezoning, and that all conditions are in conformity with the City's Comprehensive Plan.

The Applicant, who is acting on behalf of the Owners of the Property, hereby voluntarily proffers that, if the Council approves the rezoning, the Applicant and the Owners, or their successors and assigns, will provide the following during the Project:

#### **I. R-5C District Proffers (Multifamily Section):**

- a. The number of dwelling units on the R-5C, multifamily section of the Property and as generally depicted on the Concept Plan shall not exceed three hundred (300) units.
- b. The Property shall not contain dwelling units that have more than three (3) bedrooms. None of the dwelling units shall be rented on a "per bedroom" basis other than one-bedroom units designed for that purpose.
- c. Occupancy shall be limited to a family or no more than three (3) unrelated persons per dwelling unit.
- d. Solar panels shall be installed and maintained on the clubhouse building within the R-5C project area to a minimum of fifty per cent (50%) of rooftop surface area. However, if solar panels exceed the maximum energy generation allowed by the Harrisonburg Electric Commission (HEC), then solar panel sizing shall be reduced to generate the maximum energy generation allowed by HEC.
- e. A minimum of two (2) "Level 2" (equivalent or better technology at the time of construction) electric vehicle charging stations at the Property shall be installed prior



to the R-5C zoned area's project completion and thereafter maintained in operating condition.

- f. Amenities shall include at a minimum, the following: (the locations of such amenities as shown on the Concept Plan are only conceptual and may be relocated within the R-5C zoned area):
1. A community clubhouse containing a minimum of twenty-five hundred (2,500) square feet and outdoor pool (CP item 5).
  2. A fenced dog park (CP item 7) with a minimum of 5,000 square feet total fenced area.
  3. A central lawn that is located internally to the R-5C development that is intended to provide open play areas/green space for residents (CP item 10). The central lawn shall be a minimum of 15,000 square feet with a minimum width of 40 feet measured from center line of sidewalk to center line of sidewalk.
  4. A "tot lot" or small playground intended to provide recreational play opportunities for children living in the community (CP item 13). The "tot lot" or small playground shall be a minimum of 4,000 square feet and shall include, at a minimum, two playground structures. One structure shall be designed for age groups 2-5, and the second structure shall be designed for age groups 5-12.
  5. An "entrance park/open space" that might include customary community amenities such as benches, recreational improvements, to be determined as part of site plan approval (CP item 19). The entrance park shall be a minimum of 20,000 square feet.

Both the clubhouse and primary outdoor amenity areas (items I.f.1-5 above) shall be completed and opened prior to the issuance of the 150<sup>th</sup> certificate of occupancy for residential units on the R-5C portion of the Property.

## **II. R-8C District Proffers:**

- a. The number of attached and detached residential dwelling units in the R-8C zoned portion of the Property and generally depicted on the Concept Plan shall not exceed 653 total dwelling units, of which no fewer than 45 of the R-8C section dwelling units shall be detached single family dwelling units.
- b. Solar panels shall be installed and maintained on the clubhouse building within the R-8C project area to a minimum of fifty per cent (50%) of rooftop surface area. However, if solar panels exceed the maximum energy generation allowed by the Harrisonburg Electric Commission (HEC), then solar panel sizing shall be reduced to generate the maximum energy generation allowed by HEC.
- c. Community amenities to be installed by Applicant and maintained and administered by the HOA to include the following: (the locations of such amenities as shown on the Concept Plan are only conceptual and may be relocated within the R-8C zoned area):



1. A community clubhouse containing a minimum of twenty-five hundred (2,500) sq. feet and outdoor pool (CP item 6).
  2. A central lawn that is located internally to the R-8C development that is located in the Waterman Village section of the development and is intended to provide open play areas/ green space for residents (CP item 11). The central lawn shall be a minimum of 1 acre in size with a minimum width of fifty feet (50') measured from center line of sidewalk to center line of sidewalk.
  3. A minimum of two (2) "tot lots" or small playgrounds intended to provide recreational play opportunities for children living in the community (CP items 14). The "tot lots" or small playgrounds shall be a minimum of 2,000 square feet each (4,000 sf total) and shall include a minimum of two (2) play structures total (one structure in each playground for a total minimum of two structures in the R-8C zoned area). One structure shall be designed for age groups 2-5, and the second structure shall be designed for age groups 5-12.
  4. A minimum of three (3) "pocket" parks/open space that might include customary community amenities such as benches, recreational improvements, and other shared community assets to be determined as part of site plan approval. Pocket parks shall be located internal to the development. (CP items 18, 20). The two (2) "pocket" parks/open spaces located in the Waterman Village neighborhood shall each be a minimum of 5,000 square feet. The "pocket" park/open space located within the Brickstone neighborhood shall be a minimum of 10,000 square feet and shall contain a centrally located shelter/pavilion for resident use. The minimum size of the shelter (calculated by footprint) shall be 100 square feet.
  5. A minimum of three (3) "overlooks" shall be provided, a minimum of one (1) each within the West Ridge Summit, Lakeside, and Quarry Lake East sections of the development. The overlooks shall be oriented to the lake and each overlook shall include a minimum of one (1) bench for resident use and might include other location specific amenities such as (but not limited to) a fire pit and shade canopy.
  6. A linear park shall be installed and maintained in the West Ridge Summit portion of the Project with an integrated pedestrian path (CP Item 3, 12). The park shall have a minimum width of 30 feet (measured from back-of-curb to back-of-curb) with a 5' wide (min.) sidewalk provided throughout the length of the park. Large maturing trees shall be planted and maintained at a ratio of no less than one tree for every fifty feet (50') of the length of the linear park including the median breaks. The trees shall be a minimum of 1.5" diameter at breast height (DBH) at the time of planting.
- d. A twenty-foot (20') exterior vegetated buffer shall be provided and maintained in the perimeter area designated on the Concept Plan (CP Item 17). The exterior buffer shall



either maintain the existing vegetation within the 20-foot buffer OR provide a mix of planted vegetation with the intent to provide a visual screen. If planted, the buffer shall contain a minimum of four (4) trees per one hundred linear feet (100 LF) (small, medium, or large maturing, 1.5" DBH at planting) and a minimum of ten (10) understory shrubs per 100 LF (36" min. height at planting). The exterior buffer within the Brickstone section that is adjacent to Clara Court (CP item 17b) shall contain a minimum of five (5) evergreen trees (5 ft. min height at planting) per 100 LF of common property line. Existing trees may be counted if they are in healthy condition and not damaged by construction. Applicant or HOA will install and maintain all existing, planted or replaced trees required under this section.

### **III. Transportation Proffers:**

- a. The Owner/Applicant shall provide a public and private street network as generally depicted on the Concept Plan, to include roundabouts in the illustrated locations. The Department of Public Works may, in its sole discretion, waive, in whole or in part, the completion of this proffer.
- b. The Owner/Applicant will dedicate public right of way or provide easements to the City at the time of platting of any adjacent lots or common areas to include twenty feet (20') of public street right-of-way along the west side of Waterman Drive frontage for purposes including, but not limited to future public street right-of-way, street pavement widening, drainage or other utility improvements. Denoted as "Future Waterman Drive Right of Way" (CP Item 26) on Concept Plan. Along the northern portion of the site where the Public City Trail ("PCT") extension parallels Waterman Drive, the full combined public street and PCT right-of-way or easement grant shall total thirty feet (30') in width (CP item 27). Owner/Applicant and City also agree to negotiate in good faith in the event that additional right-of-way or easements along the Waterman Drive frontage are requested by the City during engineered site plan design and approval on mutually agreeable terms so long as such additional right of way or easements do not negatively impact Concept Plan layouts for density or setback in the Quarry Lake East and Waterman Village sections of the project.
- c. No less than one (1) large deciduous tree shall be planted and maintained for every fifty (50) linear feet of parcel public street frontage where trees are not required by parking lot landscaping regulations (Section 10-3-30.1(1) of the Zoning Ordinance). Trees shall be planted within ten feet (10') of public street rights-of-way. The trees shall be a minimum of 1.5" diameter at breast height (DBH) at the time of planting.
- d. Central Lawn at Waterman Village Connection. A 50-ft. wide easement for future public street dedication and temporary construction/grading easements shall be reserved from the northern terminus of the Central Lawn to the closest public street



shown in the Concept Plan for a future northerly public street connection. This area shall be dedicated as public street right-of-way to the City upon request.

- e. Street and Shared Use Path (Internal) Connections to County Parcel 124-A-11 (presently known as Granite Farm). Right-of-way for future public street dedication shall be reserved and dedicated to public use at time of platting fifty feet (50') in width with additional area for temporary construction/grading easements at the connection to Granite Farm (County Parcel 124-A-11) in Rockingham County to the west (CP item 21). A public access easement shall be dedicated for the shared use path (internal) connection at the end of Brickstone Court (CP 2). The location of the proffered public street stub (or connection) and shared use path (internal) stub (or connection) to County Parcel 124-A-11 shall be made at locations mutually agreed upon by the Owner/Developer, the owner of the referenced County Tax Parcel, and the City as part of the Engineered Comprehensive Site Plan review process in both jurisdictions. If the Quarry Heights Development designs/constructs the street and/or path connections (stubs) prior to Granite Farm constructing such stubs, then the Quarry Heights Development site plan shall include extension of the facility(ies) profile into County Tax Map Parcel 124-A-11 for a minimum distance of three hundred (300) feet, to show the feasibility of making the future connections compliant with street/path design standards, as determined by VDOT and the City. The Owner/Developer shall provide on-site temporary construction easements of sufficient width to accommodate the future completion of the street when County Tax Parcel 124-A-11 develops. However, if the street and/or path stub(s) from County Tax Parcel 124-A-11 are present, or scheduled to be completed, prior to the Quarry Heights Development beginning construction on these connections, then the site plan shall indicate completion of the connection(s) to the stubbed facilities on County Tax Map Parcel 124-A-11, instead of stubs terminating on the Owner/Developer's property. The Owner/Developer is solely responsible for obtaining temporary construction easements from adjacent property owners, if needed, to construct the street and shared use path connections.
- f. Within the R-5C section of the Project, an easement or public street right-of-way shall be granted for a bus shelter at a location acceptable to Harrisonburg Department of Public Transportation (HDPT), with the proposed location shown along the main entrance traffic circle from Waterman Drive (CP item 16). A concrete pad will be constructed within the agreed easement location to HDPT's bus shelter design specifications. HDPT may, in its sole discretion, waive, in whole or in part, the completion of this proffer.
- g. Within the R-8C section of the Project, an easement or public street right-of-way shall be granted for a minimum three (3) bus shelters at public street locations acceptable to Harrisonburg Department of Public Transportation (HDPT). A concrete pad will be constructed within the agreed easement location to HDPT's bus shelter design specifications. Locations shown for demonstration only and are subject to Engineered



Comprehensive Site Plan review and approval by HDPT. (CP item 16). HDPT may, in its sole discretion, waive, in whole or in part, the completion of this proffer.

- h. Raised crosswalks and/or speed humps or other traffic calming measures will be provided at key locations on public and private streets sections, as required by the Department of Public Works during the Engineered Comprehensive Site Plan review process.
- i. Speed limit signage, not to exceed 15 mph, will be posted within the private street sections of the Project. Location of speed limit signs are subject to Engineered Comprehensive Site Plan review and approval by the Department of Public Works.
- j. Waterman Drive and West Market Street Intersection Improvements. The following improvements to the intersection of Waterman Drive and West Market Street as shown on the Development Plan sheet prepared by Valley Engineering, which is attached hereto as Exhibit A (“Improvements”), shall be completed by the Developer/Owner upon the terms and conditions provided below:
  - i. Construction of the required extension to the southbound left turn lane from Waterman Drive onto West Market Street as shown on the Development Plan.
  - ii. Construction of intersection and frontage improvements as shown in the Development Plan attached as Exhibit A, to provide curb, gutter, sidewalk, and in some locations a retaining wall or similar improvement on the west side only of the improved intersection. This shall include any needed drainage and stormwater management facilities needed to direct stormwater solely from these additions to the public stormwater infrastructure along Waterman Drive and to address stormwater quality requirements. The curb, gutter, and sidewalk improvements to this intersection will extend north along Waterman Drive to the southernmost entrance into Quarry Heights from Waterman Drive as depicted generally on the Concept Plan.
  - iii. If easements or public right-of-way are needed from 910 and 916 West Market Street (tax map parcels 36-T-2 and 3), the Developer/Owner shall attempt to obtain at their cost easement or public right-of-way. However, if the Developer/Owner is unable to obtain easements or public right-of-way at fair market value, the Developer/Owner shall provide evidence and notice to the City, both in writing, and then allow the City 180 days from the date of notice to attempt to obtain easements or public right-of-way. Only after the 180 days has passed, may the Developer/Owner reduce the scope of improvements on the west side of the street. Easements outside of the existing public right-of-way or the acquisition of additional public right-of-way shall be considered Uncontrollable Events subject to the Developer/Owner requirements to attempt to obtain such easements or public right-of-way contained in this section.



- iv. If easements or public right-of-way are needed from 44 and 66 Waterman Drive (tax map parcels 36-M-3 and 5), the Developer/Owner shall attempt to obtain at their cost easement or public right-of-way. However, if the Developer/Owner is unable to obtain easements or public right-of-way at fair market value, the Developer/Owner shall provide evidence and notice to the City, both in writing, and then allow the City 180 days from the date of notice to attempt to obtain easements or public right-of-way. Only after the 180 days has passed, may the Developer/Owner reduce the scope of improvements on the west side of the street. Easements outside of the existing public right-of-way or the acquisition of additional public right-of-way shall be considered Uncontrollable Events subject to the Developer/Owner requirements to attempt to obtain such easements or public right-of-way contained in this section.
- v. Improvement Deadlines. Developer/Owner agrees to contract for and manage the design and engineering of the Improvements in accordance with the Development Plan prior to or at the same time with approval of an Engineered Comprehensive Site Plan for any portion of the Quarry Heights Project with an entrance along Waterman Drive. The final approved Improvements design shall become part of the bonded improvements for the Quarry Heights Project approved site plan or final platting of any phase of the Project that has an entrance onto Waterman Drive (“Design Deadline”). The construction and completion of the Improvements shall be completed by the Developer/Owner and accepted by the City no later than six (6) months after the issuance of the 520<sup>th</sup> residential building permit (apartment, single family detached and attached housing all counting as residential building permits) by the City for construction at the Quarry Heights Project (“Construction Deadline”). However, if after the issuance of the 300<sup>th</sup> building permit for the Project, but prior to the issuance of the 520<sup>th</sup> building permit, the left turn queue on Waterman Drive is observed and measured to exceed the available storage for a majority of cycles during the AM and PM peak hours then the City has the authority to require these improvements to be constructed within 12 months of notice provided by the City.
- vi. If the Design Deadline or the Construction Deadline is delayed by an Uncontrollable Event (which is defined as an event or condition for which the Developer/Owner does not have the control or authority to obtain, grant or condition, including, but not limited the acquisition of off-site easements or additional public right-of-way from a private landowner who is not the Developer/Owner) or for any reason not caused solely by the Developer/Owner or within the direct control of Developer/Owner, then



such delay shall not entitle the City to delay or defer issuance of any site plan approvals, land disturbance permits or building permits, certificates of occupancy or other Entitlements for the Quarry Heights Project which otherwise meets applicable requirements for approval. In the event an Uncontrollable Event impacts the Design Deadline or Construction Deadline, the developer and City agree to work in good faith to modify the Development Plan to accommodate any Uncontrollable Event and to complete the Improvements as modified as closely to the Development Plan as possible had the Uncontrollable Event(s) not occurred.

#### **IV. Bike/Ped Proffers:**

- a. Applicant/Owner will design and install a ten foot (10') wide asphalt shared use path, referred to herein as the Public City Trail or PCT, through the site in the general location denoted on the Concept Plan serving as a future connection to the Friendly City Trail ("PCT"). The southern terminus of the PCT will be adjusted if requested by the City to accommodate a future connection. A twenty foot (20') wide public shared use path easement shall be conveyed to the City upon completion of any phased PCT sections by the Applicant/Owner (CP item 1). The PCT extension may be installed in phases throughout the Project but the entirety of the PCT shall be bonded under the initial Comprehensive Engineered Site Plan approval or first phase subdivision plat approval by the City. The PCT route may be relocated by mutual consent of the Applicant/Owner and City at Engineered Comprehensive Site Plan and platting stages of the Project. A typical Shared Use Path Cross Section for the PCT connection is proffered as denoted in the bottom left corner of the Concept Plan. The PCT shall be designed and built to the City's design standards for shared use paths. Portions of the trail that follow the alignment of roads established by the prior use as a quarry will be considered alterations of an existing facility, and therefore be designed to meet City standards to the maximum extent feasible, including design accommodations to compensate for difficulty of navigating steep sections where standards cannot be met, such as increasing the width of the trail, rest stops and/or flat landing areas at regular intervals, and other best practices. The Department of Public Works may, at its sole discretion, reject any proffered PCT section dedications that do not meet its standards. Prior to rejection, objective written design documentation shall be provided by the Applicant/Owner and agreed upon by the Department of Public Works for any sections not meeting standards. Such rejected sections shall be converted to Shared Use Path (Internal).
- b. Hillside Avenue Connection. Applicant/Owner shall construct a shared use path connection from the terminus of Hillside Avenue as generally depicted on the Concept Plan (CP 25). A twenty foot (20') wide public right-of-way shall be dedicated to the City between the end of the existing Hillside Avenue public right-of-way and the new public right-of-way to be dedicated by Developer/Owner in the general location



depicted on the Concept Plan. The physical installed path shall extend within existing street right-of-way to the edge of existing street pavement.

- c. College Avenue Connection. The Applicant/Owner shall construct a shared use path connection from the terminus of the existing College Avenue public right-of-way as generally depicted on the Concept Plan (CP 22). A fifty foot (50') wide public right-of-way shall be dedicated to the City connecting the public street within the Project to College Avenue along with the reservation of additional adjacent area for temporary construction/grading easements for possible future street connection by the City. The physical installed path shall extend within existing street right-of-way to the edge of existing street pavement.
- d. Public access easements will be granted over all sidewalks fronting on private streets within the R-8C zoned area.
- e. Privately owned pedestrian connections (sidewalks) that are either hard or innately surfaced (mulch, stone, etc.) and measure five feet (5') in width (minimum), serving spur destinations and recreational areas, shall be installed and maintained by the Applicant/Owner as generally shown on the Concept Plan (CP item 3). A public access easement will be granted over the pedestrian connections (sidewalks). The connections will be installed in conjunction with the phased Project build-out within phases submitted for Engineered Comprehensive Site Plan and platting stages.
- f. A pedestrian connection within a public access easement to the property line will be provided to the adjoining retail center on West Market Street (TM 36-T-2) with final location to be determined in coordination with improvements installed by the adjoining property owner. If the adjoining property owner rejects the pedestrian connection after reasonable effort and written documentation of rejection, then the Applicant/Owner will not be required to provide the pedestrian connection (CP item 24).
- g. Privately owned Shared Use Path (internal) of no less than ten feet (10') in width around the balance of the quarry lake in the center of the Project as generally shown on the Concept Plan (CP item 2) shall be installed and maintained by the Applicant/Owner. A public access easement will be granted over this Shared Use Path (internal) but will be subject to reasonable Developer and HOA regulations as to time of use and access control. The Shared Use Path trails will generally be open to public use from dawn to dusk absent documented exigent circumstances. The paths will be installed in conjunction with the phased Project build-out within phases submitted for Engineered Comprehensive Site Plan and platting stages.
- h. A minimum of two (2) bike repair stations with concrete pad shall be provided along the PCT at locations approved by the City at the Engineered Comprehensive Site plan stage of the Project. The repair stations, at a minimum, shall include an air pump and bike mounting rack (CP item 4).

**V. Resident and Public Safety Proffers:**



- a. Prior to the issuance of the first Certificate of Occupancy for a residence in the Project, Developer/Owner will install and maintain uniform secure fencing around the central quarry lake area in order to restrict public and private access to the quarry lake.
- b. Developer/Owner will maintain open emergency access to the southeast rim of the quarry in a condition as currently exists on the Property or better during initial site preparation and grading, and to remain open and accessible in current condition until prior to the issuance of the first certificate of occupancy for the Project. Prior to the first Certificate of Occupancy, the Developer/Owner shall either:
  - i. Improve the existing emergency access as approved by the City, or
  - ii. Construct a new permanent emergency access at a different location. Final location, design and improvement of the permanent emergency access to the Quarry to be approved by the City during the first Engineered Comprehensive Site Plan review (CP item 23).
- c. Any mail stations accessed from public streets shall be at locations approved by the Department of Public Works during Engineered Comprehensive Site Plan approval, for reasons of pedestrian safety.

**VI. General:**

- a. Unless otherwise noted, for any proffered improvements or installations, the improvements and installations shall be installed and maintained by the Applicant, owner or successor in interest to any common areas within the Project such as a Homeowners' or Property Owners' Association.
- b. Unless otherwise noted, all proffered improvements in sections III-V above relative to the dedication of right-of-way or conveyance of easements above shall be provided at the time of platting. Unless otherwise noted, any physical improvements shall be constructed or installed concurrently with the development and improvement of adjacent platted lots or common areas (which may be installed in phases throughout the Project) pursuant to an approved Engineered Comprehensive Site Plan for the Project.



**IN WITNESS WHEREOF**, the parties have executed this Rezoning Request Proffer as follows:

**APPLICANT:**

WATERMAN INVESTMENTS, LLC

By: \_\_\_\_\_ (SEAL)

David K. Gildea, Managing Partner

STATE/Commonwealth of \_\_\_\_\_

CITY/COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by David K. Gildea, Managing Partner of Waterman Investments, LLC, Applicant.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Registration Number: \_\_\_\_\_

*(Owner signature pages to follow)*



**OWNER:**

LIBERTY HALL, LLC,  
A Virginia limited liability company.

\_\_\_\_\_ (SEAL)

By: \_\_\_\_\_

Its: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
CITY OF HARRISONBURG

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
2024, by \_\_\_\_\_, \_\_\_\_\_, Liberty Hall, LLC.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Registration Number: \_\_\_\_\_



**OWNER:**

ORDOVICIAN, L.C.,  
A Virginia limited liability company.

\_\_\_\_\_ (SEAL)

By: \_\_\_\_\_

Its: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
CITY OF HARRISONBURG

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
2024, by \_\_\_\_\_, \_\_\_\_\_, Ordovician, LC.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Registration Number: \_\_\_\_\_



**OWNER:**

AICHUS, LLC,  
A Virginia limited liability company.

\_\_\_\_\_ (SEAL)  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
CITY OF HARRISONBURG

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
2024, by \_\_\_\_\_, \_\_\_\_\_, Aichus, LLC.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_  
Registration Number: \_\_\_\_\_





QUARRY  
HEIGHTS

HARRISONBURG, VIRGINIA



**VALLEY**  
ENGINEERING

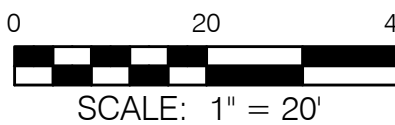
4901 CROWE DRIVE  
MOUNT CRAWFORD, VIRGINIA 22841  
(540) 434-6365  
www.valleyesp.com

REVISIONS:

DATE: 09/06/2024

PROJECT No.: 13070-6

EXP./CLIENT No.: 2231-7



DEVELOPMENT  
PLAN

SHEET NO.:

1 OF 1



L  
K  
J  
I  
H  
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F  
E  
D  
C  
B  
A



| CURVE TABLE |             |         |        |        |         |                 |
|-------------|-------------|---------|--------|--------|---------|-----------------|
| CURVE       | DELTA       | RADIUS  | ARC    | CHORD  | TANGENT | CHORD BEARING   |
| C1          | 19° 33' 36" | 17.00'  | 5.80'  | 5.78'  | 2.93'   | S 40° 22' 34" W |
| C2          | 4° 30' 54"  | 325.00' | 25.61' | 25.60' | 12.81'  | S 18° 54' 13" W |
| C3          | 14° 36' 19" | 325.00' | 82.85' | 82.62' | 41.65'  | S 9° 20' 37" W  |

SITE MAP NOTE:  
THIS MAP WAS CREATED BY REFERENCING  
MULTIPLE EXISTING PLATS AND DEEDS. IT IS  
INTENDED TO BE USED FOR REFERENCE ONLY.



QUARRY  
HEIGHTS

HARRISONBURG, VIRGINIA



4901 CROWE DRIVE  
MOUNT CRAWFORD, VIRGINIA 22841  
(540) 434-6365  
www.valleyesp.com

REVISIONS:  
10-01-2024: REMOVED TOWER  
SITE PER STAFF COMMENTS

DATE: 10/01/2024

PROJECT No.: 13070-6

EXP./CLIENT No.: 2231-7

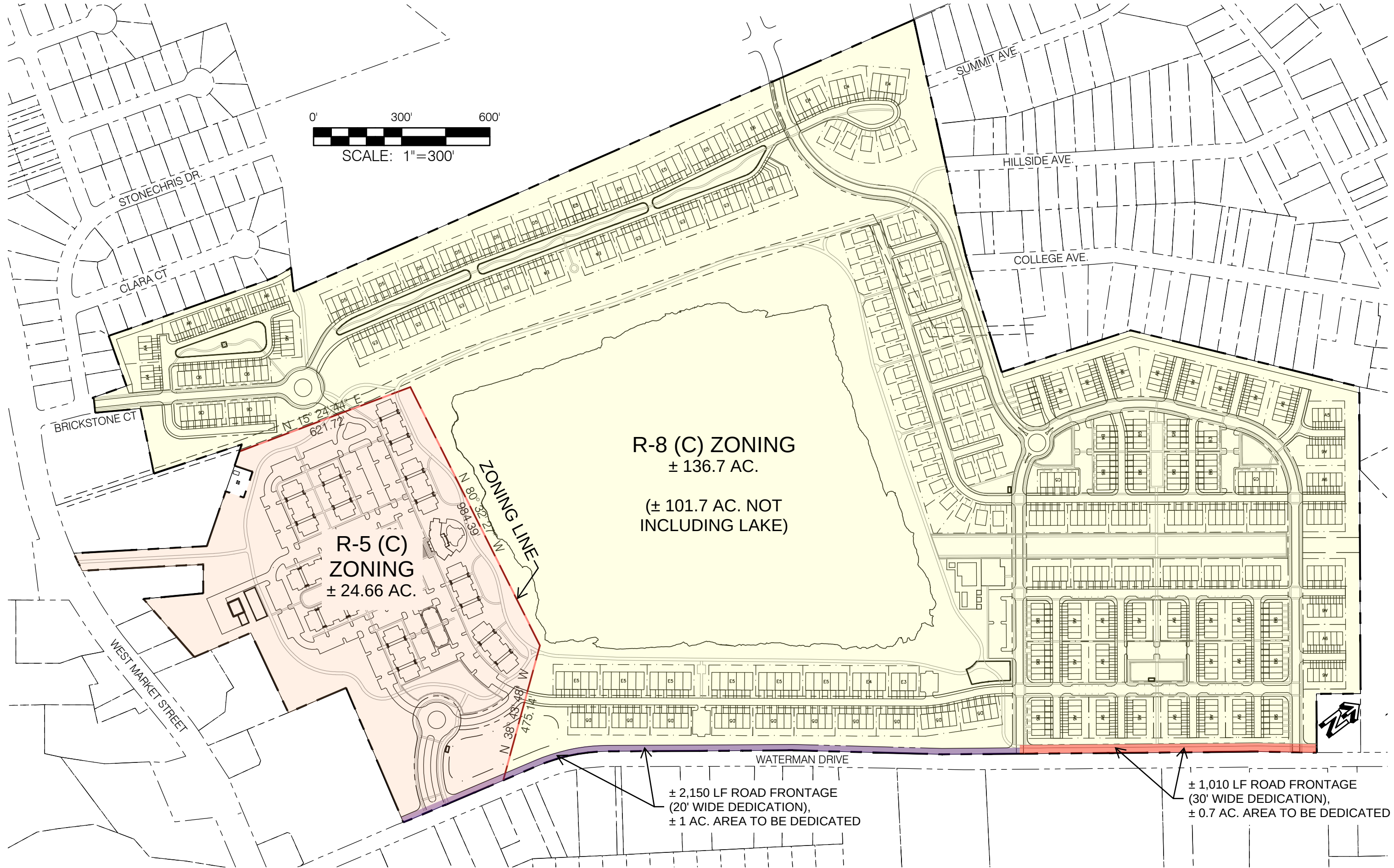


EXISTING  
SITE MAP

SHEET NO.:

1 OF 1







## STREET IMPROVEMENT AGREEMENT

This Street Improvement Agreement ("SI Agreement") is entered into on this \_\_\_\_ day of October, 2024, to be effective as of the Effective Date (as defined below), by and between WATERMAN INVESTMENTS, LLC ("Developer"), LIBERTY HALL, LC, ORDOVICIAN, L.C., AICHUS, LLC (collectively "Owner") and the CITY OF HARRISONBURG, VIRGINIA ("City") to memorialize the rights and obligations of the parties related to certain street and other transportation facilities improvements related to the Developer's planned development of City tax map parcels 037 C 2, 037 G 9, 037 C 3, 036 T 5, and 036 T 1, containing 161.40 acres (+/-). acres, more or less, under contract for entitlement and development by Developer/Owner (the "Property" or "Quarry Heights Project").

### RECITALS

1. The Developer/Owner has filed land use applications with the City of Harrisonburg requesting a Comprehensive Plan amendment designating the land use for the Property as a Medium Density Mixed Residential District, rezoning approvals within the Property to R-5C and R-8C districts with Special Use Permit requests and related approvals and permissions (collectively the "Entitlements").
2. A traffic impact analysis ("Quarry TIA") provided by the Developer/Owner and accepted by the City by letter dated September 23, 2024, found future traffic conditions directly attributable to the Quarry Heights Project warrant improvement of certain streets and intersections, and establishing certain other transportation facilities within the City.
3. The City has transportation and related infrastructure studies underway for the Waterman Drive corridor in the City and connecting streets and facilities and desires to incorporate the Quarry TIA into those studies, other planned projects and related infrastructure facilities in order to accept contributions from the Developer/Owner for certain transportation improvements detailed as mitigations in the findings of the Quarry TIA.

### AGREEMENT

It is agreed between the parties as follows:

1. Mitigation Fees. The Quarry TIA showed certain impacts at the West Market Street and High Street and other studied intersections from the full build-out of the Quarry Heights Project which warranted certain transportation improvements upon modeled conditions where the contribution from the Quarry Heights Project was a low proportionate traffic contribution event. After review and consideration of these impacts and voluntary mitigations, the City and Developer/Owner agree that the City will accept from Developer/Owner "Mitigation Fees" in the amount of \$75,000. Developer/Owner agrees to fund the Mitigation Fees in full within 60-days of written request by the City for such funding. The City agrees not to request funding of the Mitigation Fees until 200 residential building permits have been issued for the Quarry Heights Project.



2. Amendment. This SI Agreement may be modified or amended, and the provisions of this Agreement may be waived, only by a writing executed by both parties.

3. Effective Date. This Agreement is contingent to take effect upon final approval of the submitted Entitlements by the Harrisonburg City Council, including the expiration of any applicable appeal period without the filing of an appeal (the "Effective Date"). If the rezoning is not approved by the Harrisonburg City Council or is lawfully challenged and set aside on appeal, this SI Agreement is void. The parties acknowledge that if an appeal is timely filed, it may be necessary to renegotiate the terms of this Agreement given the pending timeline for the Quarry Heights Project and the parties agree to negotiate in good faith in that regard.

4. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the City of Harrisonburg and Developer/Owner.

CITY OF HARRISONBURG, VA

WATERMAN INVESTMENTS, LLC

By: \_\_\_\_\_  
Alexander Banks, VI  
City Manager

By: \_\_\_\_\_  
Manager

\_\_\_\_\_  
Attest

\_\_\_\_\_  
Attest

LIBERTY HALL, LC

ORDOVICIAN, L.C.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Attest

\_\_\_\_\_  
Attest

AICHUS, LLC

By: \_\_\_\_\_  
Its: \_\_\_\_\_

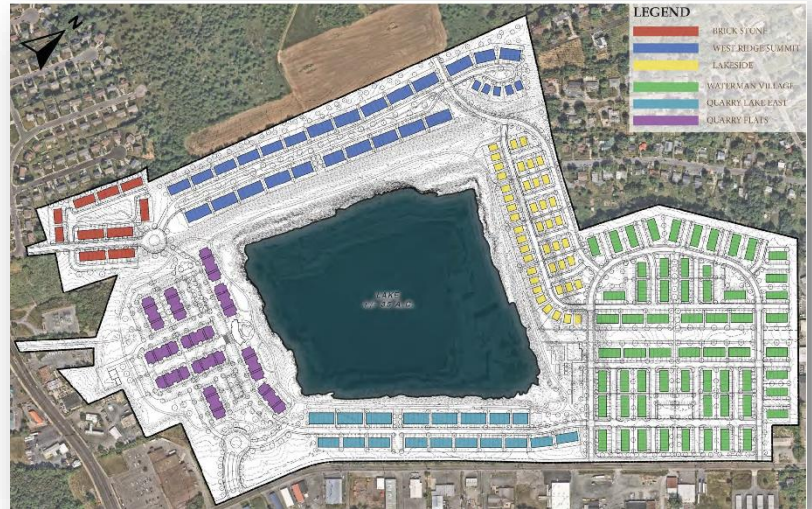
\_\_\_\_\_  
Attest



# Quarry Heights Residential Development

## Project Overview

Quarry Heights is a proposed new residential development in Harrisonburg, Virginia. The development plan for Quarry Heights includes 869 multi-family units and 48 single family units (917 total), internal street network, clubhouses, open space, and other amenities. The proposed \$216.07 million residential development will bring significant construction expenditures during the development phase(s) as well as new residents and spending patterns once complete.



**\$216.07** Million  
Construction Investment

**917**  
New Residential Units

## Construction Impacts in the City of Harrisonburg

This analysis estimates the potential economic impact using IMPLAN software for economic impact modeling. IMPLAN develops local level input-output models to estimate the economic impact of companies moving into an area, business closures, and other economic activities.

### One-Time Construction Impacts

**1,639**  
Direct Jobs

**1,974**  
Total Jobs\*

**\$114** Million  
Labor Income

**\$237** Million  
Output

## Additional Impacts in the City of Harrisonburg

The proposed development is estimated to have a tax value of \$328,150,000, equating to over \$3 million in new property tax revenue. Spending by new residents is estimated to boost existing spending by 5.2% resulting in increased sales and restaurant food tax revenue.

**\$3.3** Million  
Annual Property Tax  
Revenue

**\$57.7** Million  
Additional Annual  
Spending by Residents

**\$950,227**  
Increased Sales Tax  
Revenue

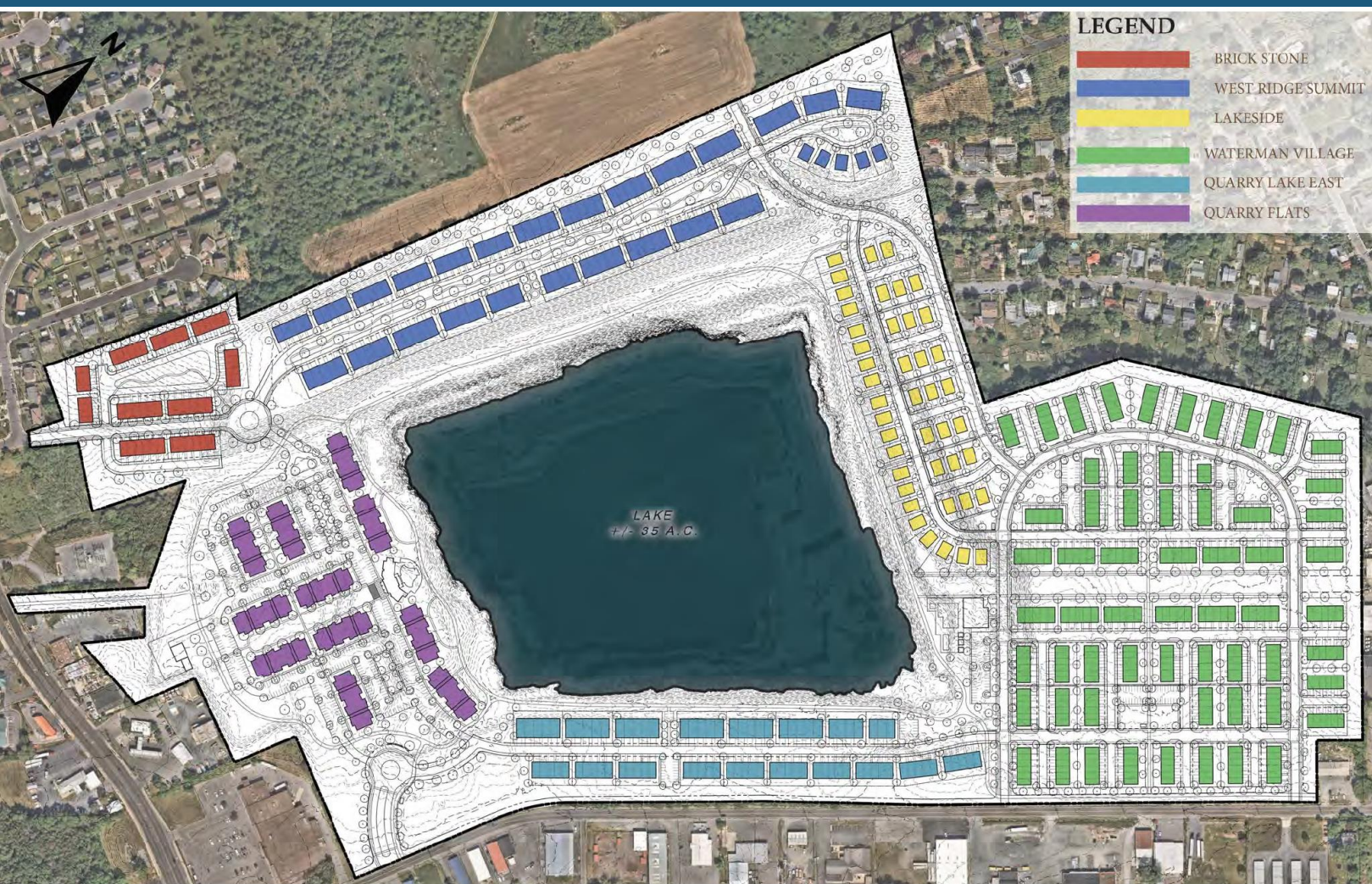
IMPLAN is an economic impact modeling tool that develops local level input-output models to estimate the impact of companies moving into an area, business closures, ongoing economic activities, and public policies. The analysis is based on information provided by the company. If that information were to change for any reason, it would change the results of the analysis. The completion of this analysis by Creative Economic Development Consulting is neither an endorsement for nor against this project.

\*Total Jobs are a combination of Total Direct, Indirect, and Induced Jobs.



# ECONOMIC IMPACT ANALYSIS

Waterman Investments | Quarry Heights Development  
HARRISONBURG, VIRGINIA

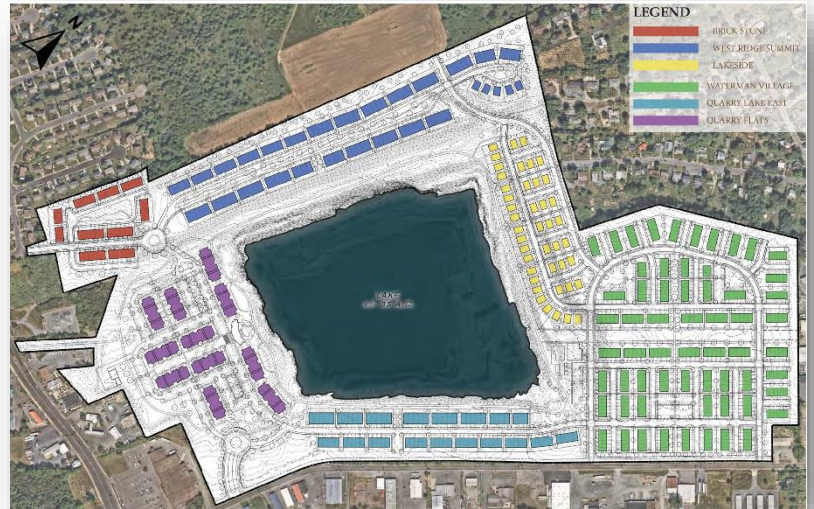




# Quarry Heights Residential Development

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Quarry Heights is a proposed new residential development in Harrisonburg, Virginia. The development plan for Quarry Heights includes 653 townhouse and villa style units, 264 apartment units, and 48 single family units (917 total), internal street network, clubhouses, open space, and other amenities. The proposed \$216.07 million residential development will bring significant construction expenditures during the development phase(s) as well as new residents and spending patterns once complete.



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\*Total Jobs are a combination of Total Direct, Indirect, and Induced Jobs.



# Summary of Potential Impacts of the Proposed Quarry Heights Development in Harrisonburg, Virginia

- ◎ This report analyzes the potential impacts of the construction of a proposed new residential development in the City of Harrisonburg and the surrounding Harrisonburg Region. The proposed development includes 653 townhouse and villa style units, 264 apartment units, and 48 single family units as well as internal street infrastructure, parks, open space, clubhouses, and amenities.
- ◎ The construction of this residential development will support 1,974 new jobs and increase economic output in the City of Harrisonburg by \$237 million. In the Harrisonburg Region, the residential development will support 2,518 jobs and increase output by \$337 million.
- ◎ Of the jobs supported by the new development in the City of Harrisonburg, 1,639 will be direct jobs related to the construction of the new facilities. An additional 123 jobs will be supported by the companies in the supply chains of the firms directly working on the construction. There will be another 212 jobs supported by the personal expenditures of the employees in the direct and indirect jobs.
- ◎ With an estimated tax value of \$328,150,000, the new residential properties will create an annual property tax revenue stream for the City of Harrisonburg of \$3,314,315 based on the tax rate of \$1.01/\$100 valuation.
- ◎ Based on estimates from ESRI, the 917 new residential units will generate \$57.7 million in additional annual spending by the residents. This equates to a 5.2% increase in annual household spending for the City of Harrisonburg.
- ◎ A 5.2% increase in spending would increase sales tax revenue by an estimated \$950,227 and restaurant food tax revenue by an estimated \$1,005,721 a year.



## Introduction

This report estimates the potential economic impact of Quarry Heights, a proposed new residential development in Harrisonburg, Virginia. The development plan for Quarry Heights includes new townhouse, villa, apartments, and single family residential units, internal street network, clubhouses, open space, and other amenities. The proposed residential development will bring significant construction expenditures during the development phase(s) as well as new residents and spending patterns once complete.

The analysis was performed using IMPLAN software for economic impact modeling. IMPLAN develops local level input-output models to estimate the economic impact of companies moving into an area, business closures, and other economic activities. This model is widely used by local, state, and federal government agencies as well as private industry and universities. The following table summarizes data and assumptions used in developing the economic impact model for this project.

Impacts were estimated for the City of Harrisonburg, Virginia as well as for a region around Harrisonburg including the City of Harrisonburg, Rockingham County, the City of Staunton, the City of Waynesboro, Augusta County, and Shenandoah County. In this analysis, the region is referred to as the 'Harrisonburg Region'.

## Project Overview

| Proposed Project Location      | City of Harrisonburg, Virginia                                                          |
|--------------------------------|-----------------------------------------------------------------------------------------|
| Residential Development        |                                                                                         |
|                                | Multi-Family Housing – 869 units (townhouses, villas, and apartments)                   |
|                                | Single-Family Housing – 48 units                                                        |
|                                | Street Network, Clubhouse, Amenities                                                    |
|                                | Infrastructure for Parks, Greenways, and Open Space                                     |
| IMPLAN Sectors                 | IMPLAN Sector 54 - Construction of new highways and streets                             |
|                                | IMPLAN Sector 55 - Construction of new commercial structures, including farm structures |
|                                | IMPLAN Sector 57 - Construction of new single-family residential structures             |
|                                | IMPLAN Sector 58 - Construction of new multifamily residential structures               |
| Investment in New Construction | \$216.07 million                                                                        |

The following analysis considers the economic impacts of the construction of a proposed new residential development in the City of Harrisonburg, Virginia. Total investment includes 653 townhouse and villa style units, 264 apartment units and 48 single family



units, and accompanying infrastructure, parks, greenways, clubhouses, and amenities. The total investment in construction is estimated at \$216.07 million. Once construction is complete, the economic impact of these activities will cease. For simplicity of this analysis, all of the construction was modeled in the same year.

## Estimated Construction Impacts

### Total Construction Employment Impact

Construction impacts were modeled for the planned 869-unit multi-family development (townhouses, villas, and apartments), 48 single family units, street infrastructure, clubhouses, parks, open space, and amenities. Construction impacts will support a total of **1,974 jobs** in the City of Harrisonburg, with **1,639 jobs** directly needed for facility construction. There will be approximately **123 jobs** in Harrisonburg in the supply chain of the firms directly engaged in construction and another **212 jobs** will be supported by the personal expenditures of the employees in the direct and indirect jobs. In the Harrisonburg region, the project will result in **2,518 total jobs** associated with construction. It is important to recognize the jobs associated with construction are not permanent and continuous jobs; rather, when the construction is completed the employment demands created by the construction activities will cease.

### Total Construction Financial Impact

Construction activities are estimated to increase total output by **\$237 million** in Harrisonburg and result in an additional **\$114 million** in labor income there. In the Harrisonburg Region, total output will increase by **\$337 million** and there will be an additional **\$144 million** in labor income circulating.

#### Economic Impacts from Construction – Harrisonburg, VA

| Impact Type         | Employment   | Labor Income (\$)    | Output (\$)          |
|---------------------|--------------|----------------------|----------------------|
| Direct Effect       | 1,639        | \$98,209,256         | \$180,975,000        |
| Indirect Effect     | 123          | \$6,576,909          | \$22,339,787         |
| Induced Effect      | 212          | \$9,286,542          | \$33,702,839         |
| <b>Total Effect</b> | <b>1,974</b> | <b>\$114,072,708</b> | <b>\$237,017,625</b> |

#### Economic Impacts from Construction – Harrisonburg, VA Region:

| Impact Type         | Employment   | Labor Income (\$)    | Output (\$)          |
|---------------------|--------------|----------------------|----------------------|
| Direct Effect       | 1,860        | \$111,641,315        | \$216,070,000        |
| Indirect Effect     | 233          | \$13,822,238         | \$51,911,654         |
| Induced Effect      | 425          | \$18,741,286         | \$68,962,412         |
| <b>Total Effect</b> | <b>2,518</b> | <b>\$144,204,839</b> | <b>\$336,944,066</b> |



# Local Tax Revenue Impact

The proposed residential development will add significant value to the local tax base. Using an estimate of \$328,150,000 as the total tax value of the new residential structures, and a local property tax rate of \$1.01/\$100 valuation yields an annual revenue stream to the City of Harrisonburg of \$3.31 million.

## Summary of Local Tax Revenues

|                      | Real Property Valuation Estimate | 2024 Tax Rate          | Annual Tax Revenue |
|----------------------|----------------------------------|------------------------|--------------------|
| City of Harrisonburg | \$328,150,000                    | \$1.01/\$100 valuation | \$3,314,315        |

# Additional Local Tax Revenue Impacts

Average annual household spending in Harrisonburg is \$62,974.28 (ESRI, 2023). Quarry Heights proposes a total of 917 new residential units. The total amount of new spending by the 917 households is estimated to be \$57.7 million annually. This represents a 5.2% increase in Harrisonburg’s annual household spending, currently estimated at \$1.1 billion (ESRI, 2023). A 5.2% increase in spending would increase sales tax revenue by an estimated \$950,227 and restaurant food tax revenue by an estimated \$1,005,721 a year, based on the city’s FY25 proposed budget estimates for sales and restaurant tax revenue.



## Appendix I – Detailed Construction Impacts by Type

### Multi-Family Construction Impact: **City of Harrisonburg, VA**

| Impact Type            | Employment   | Labor Income (\$)    | Output (\$)          |
|------------------------|--------------|----------------------|----------------------|
| <b>Direct Effect</b>   | 1,570        | \$94,138,231         | \$169,455,000        |
| <b>Indirect Effect</b> | 109          | \$5,849,638          | \$19,837,168         |
| <b>Induced Effect</b>  | 203          | \$8,865,536          | \$32,174,979         |
| <b>Total Effect</b>    | <b>1,883</b> | <b>\$108,853,405</b> | <b>\$221,467,147</b> |

### Multi-Family Construction Impact: **Harrisonburg Region, VA**

| Impact Type            | Employment   | Labor Income (\$)    | Output (\$)          |
|------------------------|--------------|----------------------|----------------------|
| <b>Direct Effect</b>   | 1,570        | \$94,138,231         | \$169,455,000        |
| <b>Indirect Effect</b> | 168          | \$9,667,515          | \$35,387,622         |
| <b>Induced Effect</b>  | 352          | \$15,533,614         | \$57,147,642         |
| <b>Total Effect</b>    | <b>2,090</b> | <b>\$119,339,360</b> | <b>\$261,990,264</b> |

### Single Family Construction Impact: **City of Harrisonburg, VA**

| Impact Type         | Employment | Labor Income (\$)  | Output (\$)         |
|---------------------|------------|--------------------|---------------------|
| Direct Effect       | 68         | \$4,071,025        | \$11,520,000        |
| Indirect Effect     | 13         | \$727,271          | \$2,502,619         |
| Induced Effect      | 10         | \$421,006          | \$1,527,860         |
| <b>Total Effect</b> | <b>91</b>  | <b>\$5,219,303</b> | <b>\$15,550,478</b> |

### Single Family Construction Impact: **Harrisonburg Region, VA**

| Impact Type            | Employment | Labor Income (\$)  | Output (\$)         |
|------------------------|------------|--------------------|---------------------|
| <b>Direct Effect</b>   | 68         | \$4,071,025        | \$11,520,000        |
| <b>Indirect Effect</b> | 21         | \$1,198,081        | \$4,356,985         |
| <b>Induced Effect</b>  | 18         | \$780,003          | \$2,872,390         |
| <b>Total Effect</b>    | <b>106</b> | <b>\$6,049,110</b> | <b>\$18,749,376</b> |



### Street/Infrastructure Construction Impact: **City of Harrisonburg, VA**

| Impact Type            | Employment | Labor Income (\$)   | Output (\$)         |
|------------------------|------------|---------------------|---------------------|
| <b>Direct Effect</b>   | 195        | \$11,862,519        | \$32,095,000        |
| <b>Indirect Effect</b> | 18         | \$1,077,303         | \$4,162,513         |
| <b>Induced Effect</b>  | 26         | \$1,140,405         | \$4,138,572         |
| <b>Total Effect</b>    | <b>238</b> | <b>\$14,080,227</b> | <b>\$40,396,085</b> |

### Street/Infrastructure Construction Impact: **Harrisonburg Region, VA**

| Impact Type            | Employment | Labor Income (\$)   | Output (\$)         |
|------------------------|------------|---------------------|---------------------|
| <b>Direct Effect</b>   | 195        | \$11,862,519        | \$32,095,000        |
| <b>Indirect Effect</b> | 41         | \$2,694,029         | \$11,139,015        |
| <b>Induced Effect</b>  | 49         | \$2,155,127         | \$7,938,996         |
| <b>Total Effect</b>    | <b>284</b> | <b>\$16,711,675</b> | <b>\$51,173,011</b> |

### Clubhouse/Amenity Construction Impact: **City of Harrisonburg, VA**

| Impact Type         | Employment | Labor Income (\$)  | Output (\$)        |
|---------------------|------------|--------------------|--------------------|
| Direct Effect       | 27         | \$1,569,540        | \$3,000,000        |
| Indirect Effect     | 2          | \$115,052          | \$448,557          |
| Induced Effect      | 3          | \$149,417          | \$542,255          |
| <b>Total Effect</b> | <b>32</b>  | <b>\$1,834,009</b> | <b>\$3,990,813</b> |

### Clubhouse/Amenity Construction Impact: **Harrisonburg Region, VA**

| Impact Type         | Employment | Labor Income (\$)  | Output (\$)        |
|---------------------|------------|--------------------|--------------------|
| Direct Effect       | 27         | \$1,569,540        | \$3,000,000        |
| Indirect Effect     | 4          | \$262,613          | \$1,028,031        |
| Induced Effect      | 6          | \$272,541          | \$1,003,384        |
| <b>Total Effect</b> | <b>37</b>  | <b>\$2,104,694</b> | <b>\$5,031,416</b> |



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## IMPLAN

This project consists of impacts associated with construction of a residential development including single family, multi-family and amenities and infrastructure. All impacts are presented in 2024 dollars.

### Key Economic Impact Definitions

Source: [www.implan.com](http://www.implan.com)

- ⊙ Direct Impacts: The known or predicted change in the economy that is being studied.
- ⊙ Indirect Impact: Secondary impact caused to industries in the supply chain of the direct impact.
- ⊙ Induced Impact: Direct and indirect employment (and increases in labor income) creates additional household spending on goods and services.
- ⊙ Employment: The number of full-time and part-time jobs; measured by place of employment. Employees, sole proprietors, and active partners are included, but unpaid family workers and volunteers are not.
- ⊙ Job-Years: IMPLAN measures employment impacts in job-years with each unit of employment equivalent to one job for one year. This is important when IMPLAN is used to measure construction or other non-permanent operations. For example, IMPLAN does not distinguish between ten units of employment (workers) employed over five years, and fifty workers employed in one year. Therefore, one construction worker may account for multiple units of employment if that person is employed over multiple years. Unlike construction impacts, operation employment and economic activity are illustrated as yearly impact estimates. That is, the impacts shown can be expected to occur in every year.
- ⊙ Output: The amount of production, including all intermediate goods purchased, as well as value added (compensation and profit). Output is equal to sales in service industries; to sales plus the change in inventory for manufacturing; and to gross margin for retail and wholesaler trade.
- ⊙ Labor Income: Labor Income is the sum of Employee Compensation (wages and benefits) and Proprietor Income.
- ⊙ This analysis was produced using IMPLAN and model year 2024.

## About IMPLAN

### HISTORY

IMPLAN was founded in the early 1970's when the US Government developed a new functional model of economic statistics for 'impact analysis planning' inside of the US Forestry Service. The intricate 'input/output' modeling at a variety of geographies became widely used and requested by other branches of government and local governments.

In 1985, the responsibility for developing the IMPLAN datasets was shifted to the University of Minnesota. As demand continued to grow, including from the private sector, the Minnesota IMPLAN Group (MIG) was established as an independent corporation to develop and sell all future iterations of the IMPLAN database and software.



As desktop software proliferated in the 1990s through the 2000s, the ability for other universities, agencies and consulting firms to use the IMPLAN models grew. In 2013, MIG formally changed its name to IMPLAN and relocated its headquarters to Huntersville, NC.

### **WHAT is IMPLAN?**

IMPLAN is a platform that combines a set of extensive databases, economic factors, multipliers, and demographic statistics with a highly refined, customizable modeling system. The foundation upon which economic impact analyses are built is the input-output (I-O) model. Understanding I-O analysis and the assumptions they employ are crucial to properly performing and reporting an IMPLAN analysis

### **WHAT Datasets does it include?**

In order to build regional economic models, IMPLAN knits together more than 90 sources of data from the US Bureau of Economic Analysis, the US Department of Agriculture, the US Bureau of Labor Statistics and the US Census Bureau. A comprehensive listing of data sources and functions can be found here: <https://implan.com/wp-content/uploads/IMPLAN-Data-Overview-and-Sources.pdf>

### **WHO uses IMPLAN?**

IMPLAN is one of the leading input/output modeling systems in the US and is widely used by higher education, the US Government, NC Department of Commerce, local and regional organizations to track economic performance and change in regional economies.

*Disclaimer:* Economic modeling provides general impact estimates for economic development projects. However, future results will be affected by political, social, and economic conditions. Economic modeling is most informative when used in conjunction with other forms of analysis, such as cost-benefit analysis and fiscal impact analysis, to estimate the overall impact of a project. The completion of this analysis is neither an endorsement for nor against this project. Additionally, the analysis is based on information provided by the client. If that information were to change for any reason, it would change the results of the analysis.

Prepared by



economic development consulting  
[www.CreativeEDC.com](http://www.CreativeEDC.com)





CITY OF HARRISONBURG  
**PUBLIC  
WORKS**

320 EAST MOSBY ROAD, HARRISONBURG, VA 22801

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

September 23, 2024

Jim Watson, AICP  
Wells + Associates  
650 Massachusetts Avenue, NW, Suite 600  
Washington, DC 20001

RE: Quarry Heights Traffic Impact Analysis

Mr. Watson,

The City of Harrisonburg staff along with VDOT staff have reviewed the Traffic Impact Analysis (TIA) for the Quarry Heights development proposal dated September 13th, 2024.

City and VDOT staff consider this analysis to accurately represent both existing and future conditions of the transportation network surrounding the proposed development site. Staff also accepts the measures identified to mitigate the impacts on the transportation network by the development.

Thank you for your work on this TIA.

Timothy Mason  
City of Harrisonburg – Transportation Systems Specialist