

STREET IMPROVEMENT AGREEMENT

This Street Improvement Agreement (“Agreement”) is entered into on this ____ day of _____, 20__ by and between HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY (“Owner/Developer”) 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 necessitated by the Owner/Developer’s planned development of tax map parcels 115-B-1,4, 021-K-4, 021-K-5, 117-C-3 totaling 89.84 acres, more or less, owned by the Owner/Developer (collectively the “Bluestone Town Center”).

RECITALS

1. The Owner/Developer has filed a rezoning application with the City of Harrisonburg seeking to rezone the Bluestone Town Center parcels to R-7, Medium Density Mixed Residential Planned Community District. The site is addressed as 1010 Garbers Church Road, 1645 Erickson Avenue, 1781 South High Street, and South Dogwood Drive.
2. A traffic impact analysis (“TIA”) provided by the Owner/Developer and accepted by the City in November 2022 indicates future traffic conditions directly related to the Bluestone Town Center warrant improvement of certain streets, widening of certain rights of way, and the establishment of certain other transportation facilities, all within the City.
3. The street and related transportation improvements necessitated by the Bluestone Town Center fall into two categories: Proffered Improvements, which are outlined in the proffer statement included with the rezoning application, and Street Improvement Agreement Improvements, which are outlined in this document.
4. The Owner/Developer has submitted proffers as part of its rezoning application to the City which require the Owner/Developer to provide the Improvements as described below.

AGREEMENT

It is agreed between the parties as follows:

1. Owner/Developer agrees to provide engineering design, right of way acquisition (if required), utility relocation (if required), and all materials for and construction of all improvements described below.
2. The City agrees to provide funds to the Owner/Developer for portions of the required improvements as described below. Prior to the commencement of any work associated with this agreement the Owner/Developer shall submit to the City for review and approval a cost estimate and schedule that outlines the anticipated dates that construction of the required improvements will occur and when funds will be due from the City.

3. Improvements on Erickson Avenue at the intersections with Road E and the Wal-Mart Access Road as shown on Master Plan Public Road Layout sheet, which is attached hereto as Exhibit A:
 - a. Widen Erickson Avenue to provide two (2) 5' bike lanes with 2' buffer (one in each direction), two (2) through lanes (one in each direction), 100' of left turn lanes (one in each direction), 100' of westbound right turn lane storage, 100' of westbound right turn lane taper, and a 5' wide sidewalk on the north side of Erickson Avenue that will extend from the intersection to connect to the existing sidewalk located at tax map parcel 8-F-1. All travel lanes and turn lanes shall be 11' in width and left turn lane tapers shall be designed in accordance with VDOT Road Design Manual Appendix F guidelines. The City will pay 10% of the cost of these improvements.
 - b. Construct a new Traffic Signal that is designed to then applicable City standards. The City will pay 80% of the cost of this Traffic Signal construction.
 - c. Construct a new commercial entrance from Road E onto parcel 115-B-6 and any required parking areas on that parcel in accordance with Exhibits B and C. The City will pay 100% of the cost associated with this commercial entrance and parking area.
4. Improvements on Hidden Creek Lane as shown on the Master Plan Public Road Layout sheet, which is attached hereto as Exhibit A:
 - a. Construct a 5' wide concrete sidewalk along the south side of Hidden Creek Lane beginning at the western end of tax map parcel 021-F-1 and terminating at the existing sidewalk located along tax map parcel 021-F-3.
 - b. The City will pay 50% of the cost of this sidewalk construction and will be responsible for obtaining any needed right of way or easements related to the sidewalk construction.
5. This Agreement may be modified or amended, and the provisions of this Agreement may be waived, only by a writing executed by both parties.
6. This Agreement is contingent upon approval of the submitted rezoning by the Harrisonburg City Council. If the rezoning is not approved by the Harrisonburg City Council, this Agreement is void.
7. This Agreement shall be binding upon the Owner/Developer its successors and/or assigns and shall inure to the benefit of the City of Harrisonburg.

City of Harrisonburg, VA

Harrisonburg Redevelopment and Housing Authority

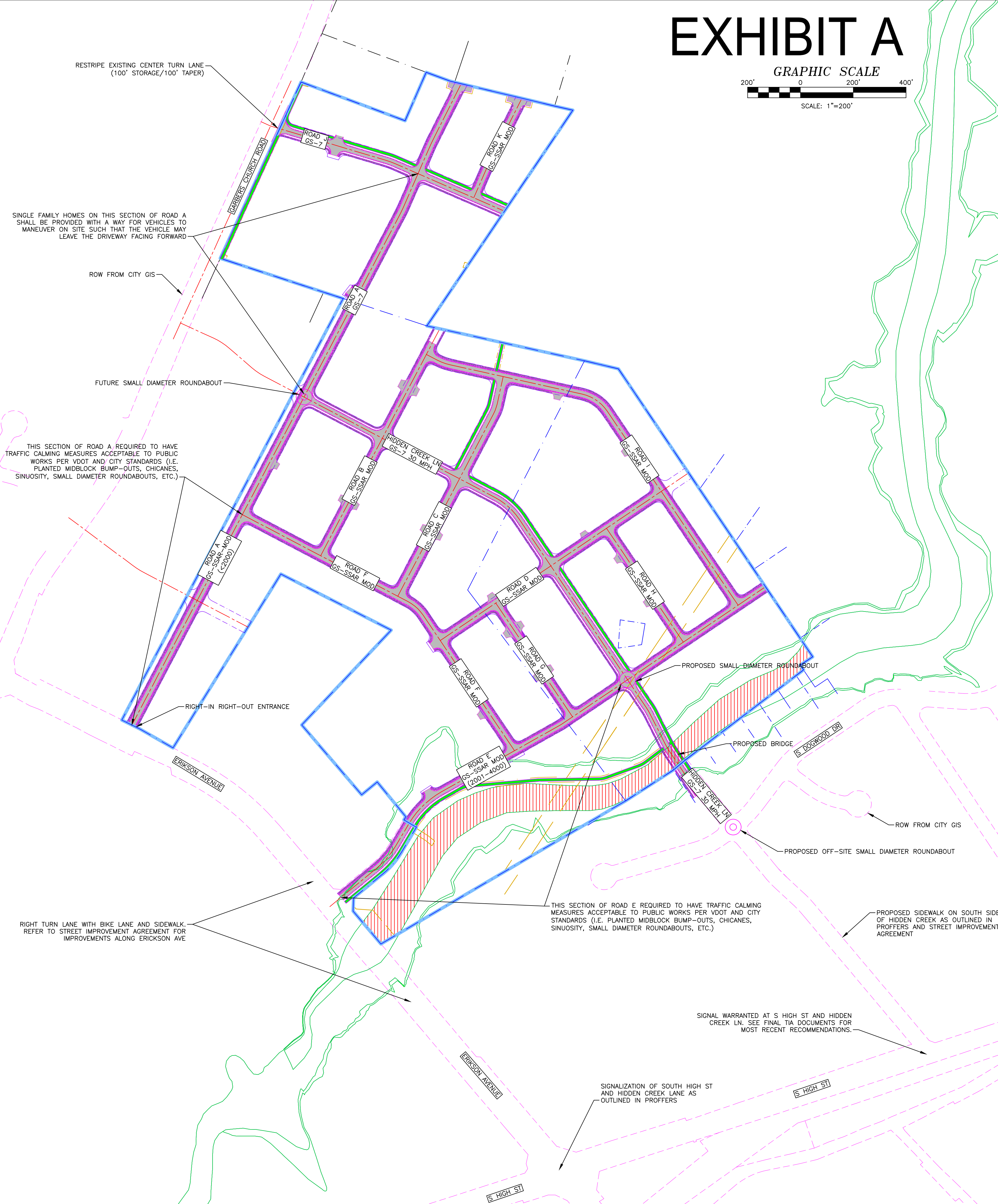
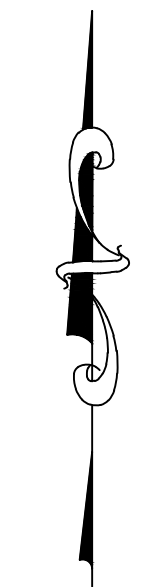
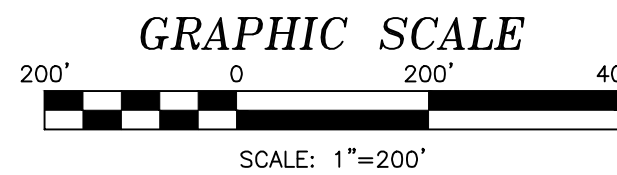
By: _____
Alexander Banks, VI
City Manager

By: _____
Michael G. Wong
Executive Director

Attest

Attest

EXHIBIT A



LAND PLANNING
ZAVOS ARCHITECTURAL + DESIGN, LLC
21 BYTE COURT SUITE 1
FREDERICK, MD 21702
301-698-0020

CIVIL DESIGN
BLACKWELL ENGINEERING
ATTN: ED BLACKWELL 566
EAST MARKET STREET
HARRISONBURG, VA 22801
540-432-9555

DEVELOPER
HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
ATTN: MICHAEL WONG
286 KELLEY STREET
HARRISONBURG, VA 22802
540-434-7386

PROPERTY INFO
TM#115 B 1, 4
BARBER MARTHA CLARK OTHERS
ATTN CHARLES CLARK
10543 DENVER LA
DAYTON VA, 22821
AREA=46.443 ACRES
ZONED: B-2, R-1, R-3

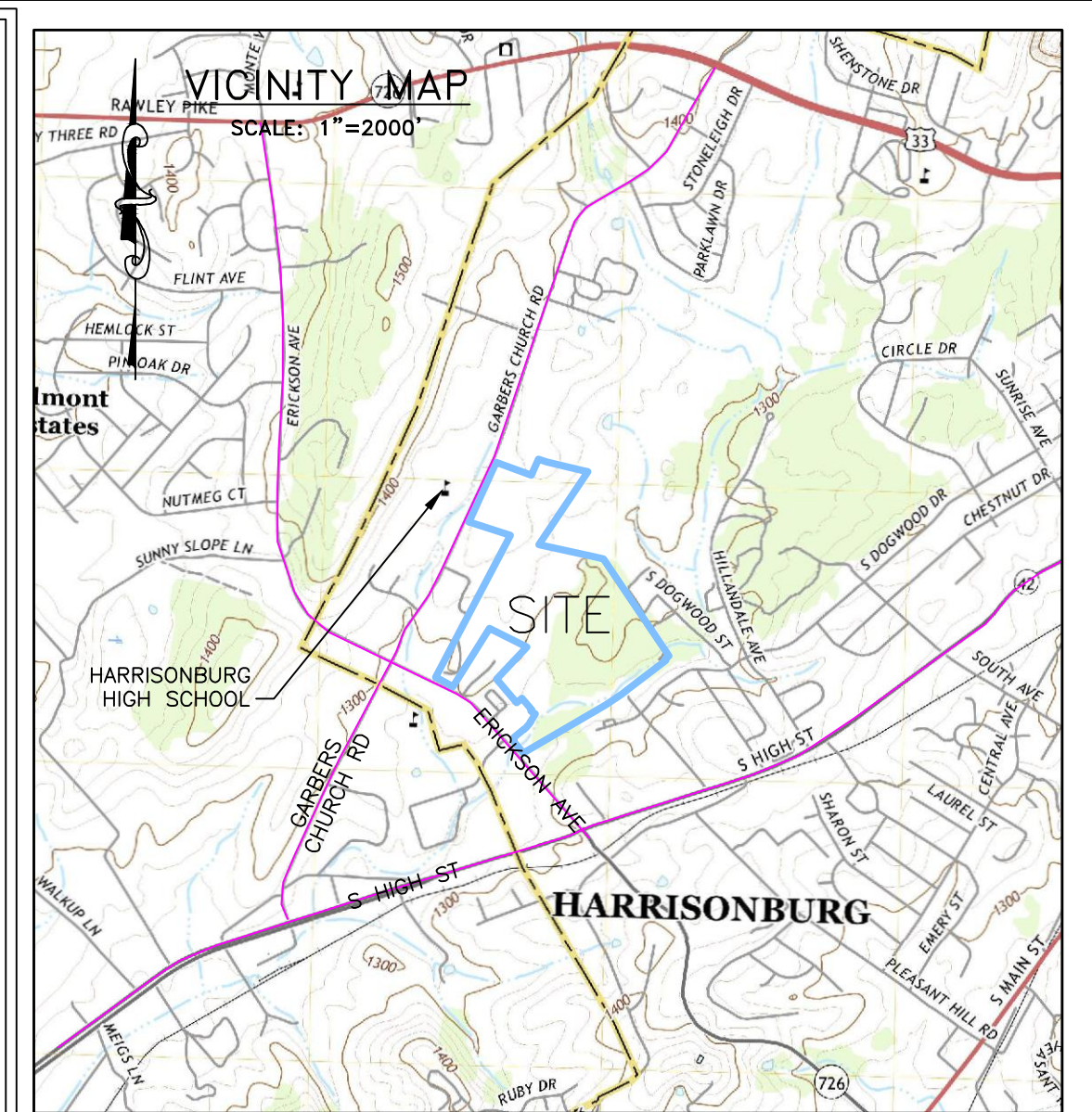
TM#021 K 4
G S W INVESTORS
PO BOX 1234
HARRISONBURG VA, 22803
AREA=0.20 ACRES
ZONED: R-3

TM#021 K 5
COOK CREEK CHURCH OF BRETHREN CEMETERY
UNASSIGNED
HARRISONBURG VA, 22801
AREA=0.20 ACRES
ZONED: R-3

TM#117 C 3
WILLOW LANE PARTNERS C/O SARAH REES
1005 TULIP TERRACE DR
HARRISONBURG VA, 22801
AREA= 17.215 ACRES
ZONED: R-1

TOTAL SITE AREA: 89.84 ACRES

BOUNDARY DATA IS FROM BENNER & ASSOCIATES LAND SURVEYORS



LEGEND

[Red Line]	PROPOSED PUBLIC STREET
[Purple Line]	PROPOSED SIDEWALK
[Green Line]	PROPOSED CURB AND GUTTER
[Blue Line]	PROPOSED SHARED USE PATH
[Dashed Blue Line]	SITE PROPERTY LINE
[Dashed Pink Line]	PROPOSED R.O.W.
[Dashed Yellow Line]	CITY G.I.S. R.O.W.
[Dashed Orange Line]	EASEMENT
[Green Area]	FLOODPLAIN
[Red Area]	FLOODWAY

- STREET NOTES:**
- NO MAILBOX BANKS ARE TO BE LOCATED ON HIDDEN CREEK LANE.
 - STREETS WITH ON-STREET PARKING SHALL HAVE CURB EXTENSIONS AT INTERSECTIONS AND COMMERCIAL/MULTIFAMILY ENTRANCES.
 - TURN LANE ENTRANCE WARRANT ANALYSIS TO BE PERFORMED BEFORE PRELIMINARY PLATTING AND ROW TO BE UPDATED AS NEEDED.
 - FINAL BUS PULL-OFF AREAS AND BUS STOP AREAS TO BE COORDINATED WITH THE DEPARTMENT OF PUBLIC TRANSPORTATION.
 - ALL STOP SIGNS ON PUBLIC STREETS SHALL HAVE STOP BARS.
 - ALL STREET STUDS TO HAVE CITY APPROVED BARRIERS AND APPROPRIATE MARKINGS.
 - FINAL TYPICAL STREET SECTIONS TO BE DETERMINED AT THE PRELIMINARY PLATTING PHASE FOR LANE WIDTHS AND LOCATIONS OF SIDEWALK AND SHARED-USE-PATH.
 - SINGLE FAMILY HOME DRIVEWAYS SHALL CROSS SIDEWALKS AS ONE 12' LANE BEFORE EXPANDING, IF NEEDED.
 - ACCESS MANAGEMENT WITHIN THE DEVELOPMENT SHALL MEET VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD DESIGN MANUAL, APPENDIX B2 STANDARDS. WAIVERS TO DEVIATE FROM THE ROAD DESIGN STANDARD MAY BE GRANTED AT THE DISCRETION OF THE DEPARTMENT OF PUBLIC WORKS.

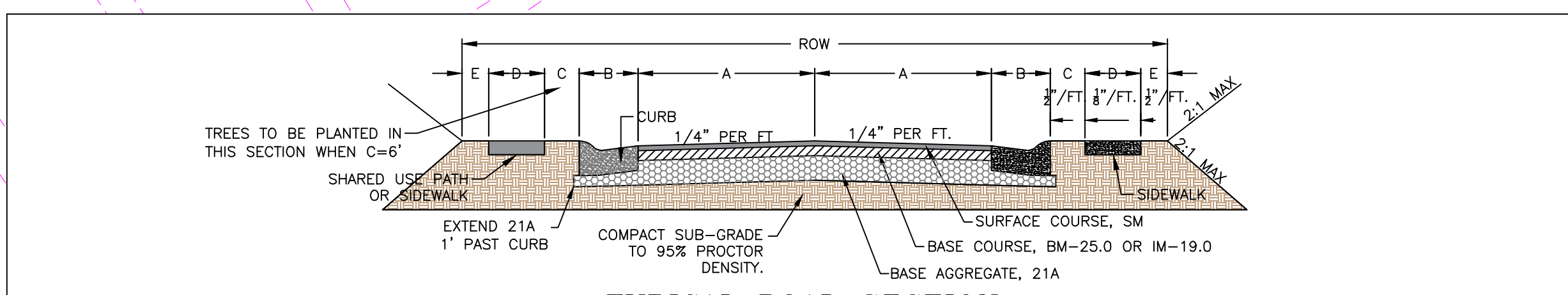
Date: 12/7/2022
Scale: 1"=200'
Designed by: ---
Drawn by: NHK
Checked by: EHB

Blackwell Engineering
A Trademark of AES Consulting Engineers
566 East Market Street
Harrisonburg, Virginia 22801
Phone: (540) 432-9555
Email: BE@blackwellengineering.com



Revision Dates
1/4/23 PER CITY
1/10/23 PER CITY

MASTER PLAN - PUBLIC ROAD LAYOUT
BLUESTONE TOWN CENTER
HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
286 KELLEY STREET
HARRISONBURG, VA 22802



TYPICAL ROAD SECTION

ROAD	START STATION	END STATION	ROW	A	B	C	D	E	CURB FACE TO FACE	CURB TYPE	ON-STREET PARKING	TRAFFIC CALMING MEASURES	BASE AGGREGATE	BASE COURSE	SURFACE COURSE	DESIGN STANDARD	FUNCTIONAL CLASSIFICATION	Design Speed	AADT
HIDDEN CREEK LANE	10+00	Community Center	55.5'	11'	2.5'	6' SUP 6' SW	10' SUP 5' SW	1.0' SUP 0.5' SW	26'	CG-6	NO	NO	TBD	TBD	TBD	CS-7 (Urban Collector)	Collector/Avenue	30 mph	TBD
HIDDEN CREEK LANE	Community Center	END	50'	11'	2.5'	6' SUP 6' SW	5' SUP 0.5' SW	1.0' SUP 0.5' SW	26'	CG-6	NO	NO	TBD	TBD	TBD	CS-7 (Urban Collector)	Collector/Avenue	30 mph	TBD
PRIVATE STREETS	10+00	HIDDEN CREEK LN	45' MIN	12.5'	2.5'	2'	5'	0.5'	29'	CG-6	ONE SIDE	NO	TBD	TBD	TBD	CS-SSAR MOD (2001-4000)	Local	25 mph	TBD
ROAD A	10+00	HIDDEN CREEK LN	45'	12.5'	2.5'	2'	5'	0.5'	29'	CG-6	ONE SIDE	YES	TBD	TBD	TBD	CS-SSAR MOD (2001-4000)	Local	25 mph	TBD
ROAD A	HIDDEN CREEK LN	END	45'	12.5'	2.5'	2'	5'	0.5'	29'	CG-6	ONE SIDE	NO	TBD	TBD	TBD	CS-7 (Urban Collector)	Local	25 mph	TBD
ROAD B, D, F, G, H, J, K	10+00	END	45'	12.5'	2.5'	2'	5'	0.5'	29'	CG-6	ONE SIDE	NO	TBD	TBD	TBD	CS-SSAR MOD (UP TO 2000)	Local	25 mph	TBD
ROAD C	10+00	HIDDEN CREEK LN	52'	16'	2.5'	2'	5'	0.5'	36'	CG-6	BOTH SIDES	NO	TBD	TBD	TBD	CS-SSAR MOD (UP TO 2000)	Local	25 mph	TBD
ROAD C	HIDDEN CREEK LN	END	61.5'	16'	2.5'	2'	5'	0.5'	36'	CG-6	BOTH SIDES	NO	TBD	TBD	TBD	CS-SSAR MOD (UP TO 2000)	Local	25 mph	TBD
ROAD E	10+00	Road F	51.5'	11'	2.5'	6' SUP 2' SW	10' SUP 5' SW	1.0' SUP 0.5' SW	26'	CG-6	NO	YES	TBD	TBD	TBD	CS-SSAR MOD (<2000)	Neighborhood Collector	30 mph	TBD
ROAD E	Road F	END	42'	11'	2.5'	2'	5'	0.5'	26'	CG-6	NO	YES	TBD	TBD	TBD	CS-SSAR MOD (<2000)	Neighborhood Collector	30 mph	TBD
ROAD J	10+00	GARRERS CHURCH RD	55.5'	11'	2.5'	6' SUP 6' SW	10' SUP 5' SW	1.0' SUP 0.5' SW	26'	CG-6	NO	NO	TBD	TBD	TBD	CS-7 (Urban Collector)	Local	30 mph	TBD
ROAD J	GARRERS CHURCH RD	ROAD A	58.5'	12.5'	2.5'	6' SUP 6' SW	10' SUP 5' SW	1.0' SUP 0.5' SW	26'	CG-6	NO	NO	TBD	TBD	TBD	CS-7 (Urban Collector)	Local	30 mph	TBD

- *SUP = SHARED USE PATH; SW = SIDEWALK
- CITY TO PROVIDE INFORMATION ON TREES TO BE PLANTED IN THE 6' BUFFER SPACE BETWEEN THE CURB AND SUP (SEE COLUMN C FOR SECTIONS WITH 6' SUP*).
 - FINAL TYPICAL SECTIONS TO BE DETERMINED AT THE PRELIMINARY PLATTING PHASE FOR LANE WIDTHS AND LOCATIONS OF SIDEWALK AND SHARED-USE-PATH.
 - COLUMNS WITH TBD ARE TO BE DETERMINED AT THE SITE PLAN PHASE.
 - MODIFICATIONS TO THESE CROSS-SECTIONS AND R.O.W. WIDTHS MAY BE PERMITTED AT THE DISCRETION OF PUBLIC WORKS.
 - A MAINTENANCE EASEMENT THAT EXTENDS 1' AND 0.5' PAST THE EDGE OF THE SHARED-USE-PATH AND SIDEWALK, RESPECTIVELY, WILL BE REQUIRED WHEN THE SHARED-USE-PATH AND SIDEWALK EXTEND PAST THE R.O.W.

TYPICAL ROAD SECTION SCHEDULE

Drawing No.
2
of 2 Sheets

Job No. 2935-R

THESE PLANS ARE UNFINISHED
 AND ARE NOT TO BE USED FOR
 ANY TYPE OF CONSTRUCTION.

DESIGN FEATURES RELATING TO CONSTRUCTION
 OR TO REGULATION AND CONTROL OF TRAFFIC
 MAY BE SUBJECT TO CHANGE AS DEEMED
 NECESSARY BY THE DEPARTMENT

REVISED	FHWA REGION	STATE	FEDERAL AID PROJECT	ROUTE	PROJECT	SHEET NO.
	3	VA.			U000-115-127, RW-201	7
						C-501

Match Line See Sheet 7B

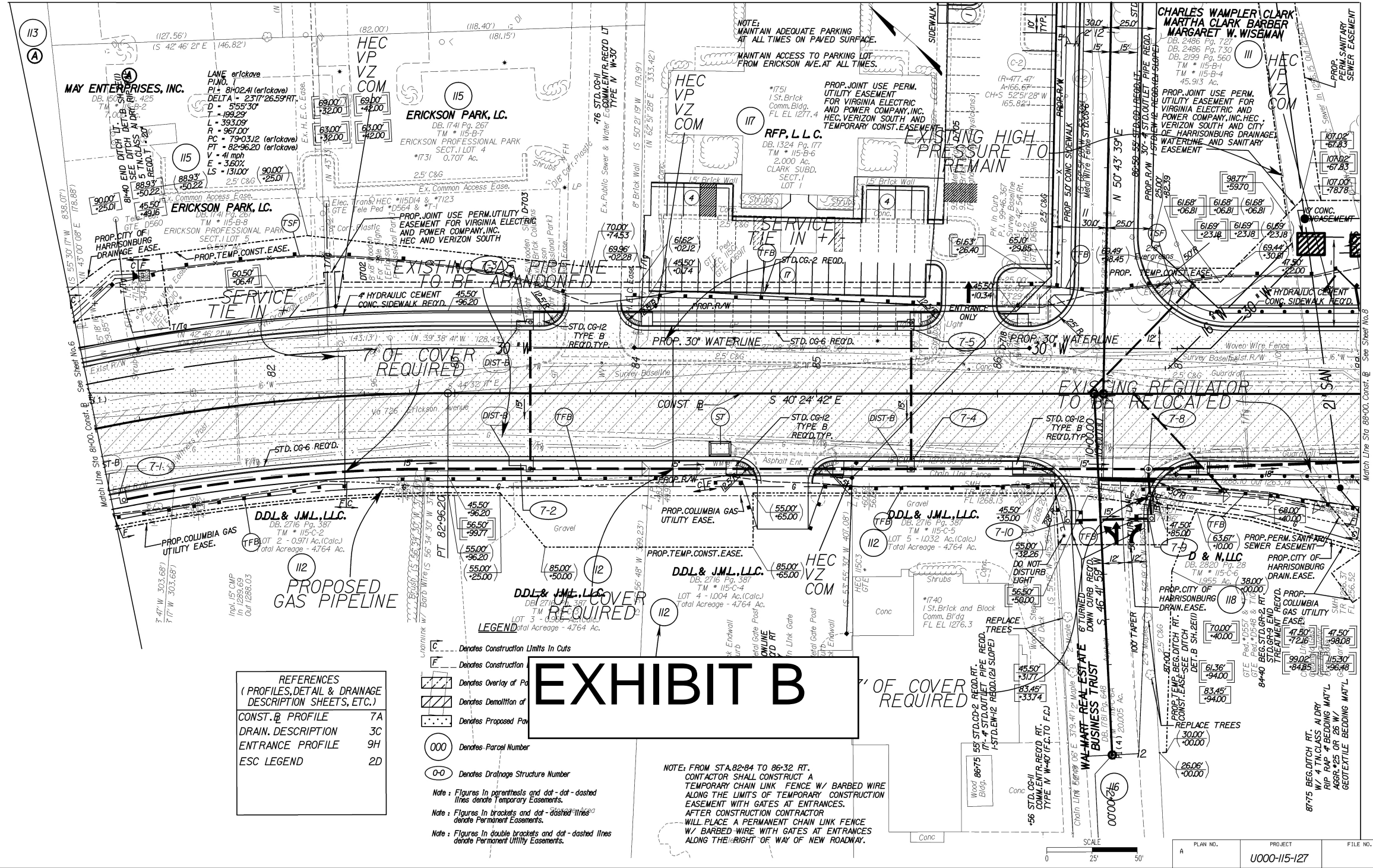


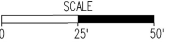
EXHIBIT B

REFERENCES (PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)	
CONST. @ PROFILE	7A
DRAIN DESCRIPTION	3C
ENTRANCE PROFILE	9H
ESC LEGEND	2D

- Denotes Construction Limits in Cuts
- Denotes Construction
- Denotes Overlay of Parcel
- Denotes Demarcation of Parcel
- Denotes Proposed Pavement
- Denotes Parcel Number
- Denotes Drainage Structure Number

Note: Figures in parenthesis and dot-dot-dashed lines denote Temporary Easements.
 Note: Figures in brackets and dot-dashed lines denote Permanent Easements.
 Note: Figures in double brackets and dot-dashed lines denote Permanent Utility Easements.

NOTE: FROM STA. 82+84 TO 86+32 RT. CONTRACTOR SHALL CONSTRUCT A TEMPORARY CHAIN LINK FENCE W/ BARBED WIRE ALONG THE LIMITS OF TEMPORARY CONSTRUCTION EASEMENT WITH GATES AT ENTRANCES. AFTER CONSTRUCTION CONTRACTOR WILL PLACE A PERMANENT CHAIN LINK FENCE W/ BARBED WIRE WITH GATES AT ENTRANCES ALONG THE RIGHT OF WAY OF NEW ROADWAY.



PLAN NO.	PROJECT	FILE NO.	SHEET NO.
	U000-115-127		7

\$TIMESAMP\$

*REF001 #LEV001 *REF002 #LEV002 *REF003 #LEV003 *REF004 #LEV004 *REF005 #LEV005 *REF006 #LEV006

SURVEYED BY _____
 SUPERVISED BY CITY OF HARRISONBURG (540) 434-5928
 DESIGNED BY M.S. AEGE, MATERN & CRAIG (540) 345-9342

THESE PLANS ARE UNFINISHED
 AND ARE NOT TO BE USED FOR
 ANY TYPE OF CONSTRUCTION.

DESIGN FEATURES RELATING TO CONSTRUCTION
 OR TO REGULATION AND CONTROL OF TRAFFIC
 MAY BE SUBJECT TO CHANGE AS DEEMED
 NECESSARY BY THE DEPARTMENT

REVISED	FHWA REGION	STATE	FEDERAL AID PROJECT	ROUTE	STATE PROJECT	SHEET NO.
	3	VA.			U000-115-127, RW-201 C-501	7B

LEGEND

- Denotes Construction Limits In Cuts
- Denotes Construction Limits In Fills
- Denotes Overlay of Pavement
- Denotes Resurfacing of Pavement
- Denotes Proposed Pavement
- Denotes Parcel Number
- Denotes Drainage Structure Number

Note: Figures in parenthesis and dot-dot-dashed lines denote Temporary Easements.
 Note: Figures in brackets and dot-dashed lines denote Permanent Easements.
 Note: Figures in double brackets and dot-dashed lines denote Permanent Utility Easements.

EXHIBIT C

CHARLES WAMPLER CLARK
 MARTHA CLARK BARBER
 MARGARET W. WISEMAN

III DB. 2486 Pg. 727
 DB. 2486 Pg. 730
 DB. 2199 Pg. 560
 TM * 115-B-1
 TM * 115-B-4
 45.913 Ac.

ERICKSON PARK, LC.
 DB. 1741 Pg. 267
 TM * 115-B-7
 ERICKSON PROFESSIONAL PARK
 SECT. 1 LOT 4
 0.707 Ac.

RFP, L.L.C.
 DB. 1324 Pg. 177
 TM * 115-B-6
 2.000 Ac.
 CLARK SUBD.
 SECT. 1
 TRIT

PARKING SPACES TAKEN: 83
 PARKING SPACES ADDED: 87

LANE 83561
 PLNO. 4
 PI = 12+76.14 (83561)
 DELTA = 19.581413 (T)
 D = 18.47' 8"
 T = 537.4'
 L = 106.40'
 R = 306.00'
 PC = 12+22.39 (83561)
 PT = 13+28.79 (83561)
 V = 30 mph
 E = 0.00%

CENTERLINE OF EXISTING
 COLUMBIA GAS LINE EASE.
 (No Recorded Width Given)
 See DB 914 Pg. 91

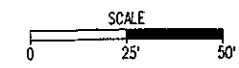
SMH
 TR 1266 57
 FL 1256 17
 291.77
 -534.01

PROP. PERM.
 SANITARY
 SEWER
 EASEMENT

Match Line See Sheet No. 7

REFERENCES
 (PROFILES, DETAIL & DRAINAGE
 DESCRIPTION SHEETS, ETC.)

CONST. @ PROFILE	7C
DRAIN. DESCRIPTION	3C
ENTRANCE PROFILE	9H
ESC LEGEND	2D



PLAN NO.	PROJECT	FILE NO.	SHEET NO.
A	U000-115-127		7B