

BLUESTONE LAND, L.L.C.

1821 AVON STREET, SUITE 200
CHARLOTTESVILLE, VIRGINIA 22902
PHONE: 434-979-2900 FAX: 434-979-0001

February 4, 2022

City of Harrisonburg
Community Development
Attn: Adam Fletcher, Director
409 South Main St.
Harrisonburg, VA 22801

Re: Change of Zoning District (Rezoning) Application, Special Use Permit Application {Revised}
Tax Map Parcels: 028J20; 028J21; 028J22; 028J23; 028J24; 028J25; 028J26; 028J27; 028J28;
028K12; 028K13; 028K14; 028K15; 028K16; 028K17; 028K18; 028K1-2; 028K3-4; 028K09;
028K10; 028K11
Address: 765 E. Market Street, Harrisonburg, VA 22801
Owner: Joyce A. Schultz, M.D., Trustee of the Joyce A. Schultz, M.D. Living Trust
Contract Purchaser: Bluestone Land, L.L.C.

Dear Mr. Fletcher,

Please accept the attached:

- Change of Zoning District (Rezoning) Application *from R-2/B-2 to R-5 High Density Residential District* dated November 4, 2021 (Exhibit 'A')
- Special Use Permit Application dated November 9, 2021 (Exhibit 'B')
- Concept Plan *revised* February 1, 2022 (Exhibit 'C')

for the proposed "*The Edge*" development located on Franklin Street. These applications are being submitted concurrently and this letter shall replace the prior narrative and conceptual plan dated November 4, 2021. The intent of the applications is to allow a mixed-income residential development featuring several multi-family dwellings that include more than 12 units per building. After discussions with staff, we are withdrawing the application for a mixed-use building containing commercial and residential uses. In addition, based on staff's strong recommendation, we are withdrawing the previously submitted application for road closure for the currently unused portion of Franklin Street.

The planned area of development includes sixteen (16) undeveloped vacant small parcels (approximately 0.3 acres each) on the undeveloped/unpaved portion of Franklin Street currently designated as R-2 Residential and seven (7) commercial parcels currently designated as B-2 Commercial. Four of the commercial parcels front on East Market Street (State Route 33) and are the only developed commercial parcels with an existing use of recreational vehicle sales (Myers Auto Exchange). See Existing Zoning Map, Exhibit D.

As planned *The Edge* will revitalize the approximate 6.48 acre vacant/underused site to a total

156-unit multi-family residential development featuring an on-site community center with swimming pool and other recreational amenities. Surface parking is proposed to be relegated away from adjacent uses, and no parking will front East Market Street. Parking has been designed to yield a minimum overall ratio of 1.4 spaces off-street parking spaces per unit. In addition, The Edge is located on an existing bus route (Stop #6 on Route 2), which reduces the demand for parking for the apartment community. Franklin Street will be a public street connection from the existing terminus at the western boundary of tax map parcel 28 J 28 to East Market Street with left and right turns in and out onto East Market Street. Traffic calming will be provided at crosswalks within the development. The revised concept plan is attached as Exhibit C.

Proposed Proffer: *Occupancy Restrictions and Parking*: *Dwelling units may be occupied by a single family or no more than three (3) unrelated persons. A minimum of 1 off-street parking space per dwelling unit shall be provided. There shall be a minimum overall ratio of 1.4 off-street parking spaces per unit for all parcels herein requested to be rezoned.*

The residential development will consist of one, two, and three-bedroom units; some with lofts. The majority of units will be two-bedroom, two-bath units designed to attract younger professionals, empty nesters, and other renters by choice.

Proposed Proffer: *Density and Unit Mix*: *The development shall contain a maximum of 156 units. Units shall be limited to 1, 2, and 3 bedroom units, of which a minimum of 70% shall be 2 bedroom units or less.*

In addition, the developer intends to proffer that 5% of the units are proposed to be affordable to residents earning up to 80% of the HUD median family income for the Harrisonburg VA MSA, which will help to address the City's vision of *Affordable Housing for All* as detailed in the Comprehensive Housing Assessment & Market Study by Mullin & Lonergan Associates. For illustration: with the 2021 Area Median Income of \$66,700, residents earning \$53,360 or less would qualify for these units. The City of Harrisonburg Job Descriptions webpage currently lists over eighty positions with starting salaries that would meet these criteria including: Police Sergeant, Firefighter, Payroll Manager, School Bus Superintendent, and Accounting Manager. [Source: <https://www.harrisonburgva.gov/job-descriptions>] City of Harrisonburg Public Schools' published salary scales indicate that teachers (up through "Step 12") would qualify for these affordable units. [Source: <https://www.harrisonburg.k12.va.us/District/Department/100-Careers/4633-Untitled.html>]

Proposed proffer: *Affordable Housing*. *The Owner shall provide affordable housing equal to five percent (5%) of the total residential dwelling units within the Project in the form of for-lease affordable dwelling units. The Owner shall convey responsibility of constructing the affordable units to any subsequent purchaser of the Property. The Owner shall create units affordable to households with incomes at or less than 80% of the Department of Housing and Urban Development (HUD) median family income for the Harrisonburg VA MSA at the time of initial move-in (the "Affordable Unit Qualifying Income"). This requirement shall apply for a period of fifteen (15) years following the date the final Certificate of Occupancy for the Project is issued by the City of Harrisonburg (the "Affordable Term"). During the Affordable Term, each January, the Owner shall provide to the City of Harrisonburg a Compliance Report for the prior year to demonstrate that 5% of the units were rented in accordance*

with this proffer.

When developing the plan for *The Edge*, the intent was to respond to the 2018 Comprehensive Plan's vision for urban density and market demands, while respecting the existing terrain. The Comprehensive Plan designates this property Mixed-Use that anticipates approximately 24 dwelling units per acre (DUA). This planned development with a density of 23.24 DUA would provide more vibrant, high quality, higher density housing which will include on-site professional management. With nearby existing commercial and retail uses, this quality residential development contributes to the Comprehensive Plan's Mixed Use designation area.

The 2018 Comprehensive Plan describes the the mixed-use concept for land use planning including the following applicable to *The Edge*:

- Mixed Use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in neighborhoods
- Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area.
- These areas are prime candidates for “live-work” and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area.
- Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre

Chapter 6, Land Use and Development Quality

Per the R-5 zoning section 10-3-55.4 (1), multi-family dwellings of more than 12 units are allowed with a special use permit.

The applicant plans to have all buildings certified under the National Green Building Standard (NGBS) for energy efficiency, water efficiency, resource efficiency, lot development, operation and maintenance, and indoor air quality. The plan for more than twelve units in five of the nine residential buildings assists in the “green” certification for efficient lot development and allows development consistent with architectural trends for more efficient use of space in multifamily buildings.

The applicant proposes the improvement of Franklin Street from the existing terminus at the western boundary of tax map parcel 28 J 28 to East Market Street. Pedestrian connectivity will be provided by a 5 ft sidewalk that will be located on the public street, creating a pedestrian connection through the site.

The area currently is rated “Most Walkable” on the National Walkability Index [<https://www.epa.gov/smartgrowth/smart-location-mapping#walkability>]. To further improve the existing walkability of the neighborhood, the applicant plans to include sidewalks throughout the development, including connectivity from the existing terminus of Franklin Street near the western boundary of tax map parcel 28 J 28 to East Market Street.

Proposed Proffer: *Road and Sidewalk Improvements: The following improvements will be constructed as part of this development:*

- At the time of development, the Owner shall, as approved by the City, and as generally shown on the concept plan, build Franklin Street as a public street with curb, gutter, and sidewalk from the existing terminus near the western boundary of tax map parcel 28-J-28*

to East Market Street. In addition, the mid-block crosswalk nearest East Market Street shall be raised. The crosswalks shown at the intersection of Franklin Street and the private entrances to the development shall, at minimum, be painted. The street width will be narrowed with "bump outs" for on-street parking.

Proposed Proffer: Exclusive of the parking lot in front of building # 7, no parking lot (including travel lanes and drive aisles) shall be located between any other building and East Market Street or Franklin Street.

A traffic impact determination form has been submitted to City staff for review. The multifamily apartments are expected to generate 56 AM peak hour trips, and 68 PM Peak Hour trips. Therefore, the anticipated traffic impacts are minimal, and well below the threshold of 100 Peak Hour Trips which would require further analysis. As typical with a city street grid pattern, residential traffic would be dispersed among local streets and would not be concentrated on any one street.

With regard to utilities, water mains are currently adjacent to the site along East Market St. and Franklin St. In working with the City Water and Sewer Department, it is understood that the Needed Fire Flow (NFF) will have to be brought down to 750 gpm. Through the design process, looping of the system will be evaluated to determine if this NFF can be increased. Otherwise, alternative building designs such as fire separation walls will be implemented to meet the available NFF. The City Water and Sewer Department is currently monitoring downstream sewer pipes to determine existing flows. Once data acquisition is complete and provided to the engineering team, the existing sanitary sewer will be evaluated from railroad tracks at Blue Ridge Drive to the site to verify capacity to serve this development. The site has a sewer manhole available to tie into along the perimeter of the site.

In summary, the development provides needed, high-quality housing with well-planned street and pedestrian improvements to benefit the area and is consistent with the Comprehensive Plan.

Finally, we request an extension to establish the special use permit from the 12 months described in Section 10-3-130 of the Zoning Ordinance to 36 months due to the typical time frame required for completion of site planning and financing.

Bluestone Land and its affiliates (Pinnacle Construction & Development Corp. and Park Properties Management Co LLC) have extensive experience in development, construction, and property management of multi-family residential and commercial properties throughout the Commonwealth of Virginia, including the Colonnade in Harrisonburg (mixed-use commercial/residential) and Preston Lake Apartments currently under construction off Stone Spring Road in Rockingham County.

Thank you for your assistance and cooperation. If you have any questions, please do not hesitate to contact me.

Sincerely,



William N. Park

EXHIBIT A
Rezoning Application



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

Change of Zoning District
(Rezoning) Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

765 E. Market Street, Harrisonburg, VA 22801 Parcels: 28-K-1 thru 28-K-4, 28-K-9 thru 28-K-18, and 28-J-20 thru 28-J-28 6.48 +/- acres or sq.ft.
 Property Address Tax Map Parcel/ID Total Land Area (circle)
 Existing Zoning District: R-2/B-2 Proposed Zoning District: R-5
 Existing Comprehensive Plan Designation: Mixed Use

PROPERTY OWNER INFORMATION

Joyce A. Schultz, M.D., Trustee of the Joyce A. Schultz, M.D. Living Trust Please contact Listing Agent: Jason Song 540-383-6692
 Property Owner Name Telephone
 425 Sherwood Forest Drive jason.song@cottonwood.com
 Street Address E-Mail
 Hayesville NC 28904
 City State Zip

OWNER'S REPRESENTATIVE INFORMATION

William N. Park, Manager of Bluestone Land, L.L.C. (contract purchaser) 434-979-2900
 Owner's Representative Telephone
 1821 Avon St. Suite 200 wpark@pcdcva.com
 Street Address E-Mail
 Charlottesville VA 22902
 City State Zip

CERTIFICATION

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

Joyce A. Schultz

11/3/2021

PROPERTY OWNER

DATE

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.

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 _____

PROFFERS

The Edge Apartments
765 East Main Street, Harrisonburg, Virginia

Date of Proffer: November 4, 2021, revised February 4, 2022
Project Name: The Edge Apartments
Owner: Joyce A. Schultz, M.D., Trustee of the Joyce A. Schultz, M.D. Living Trust
Contract Purchaser: Bluestone Land, L.L.C., or assigns

Tax Map Parcel #s	Acreage	Existing Zoning	Existing Land Use	Land Use Guide	Current Owner
028J20 028J21 028J22 028J23 028J24 028J25 028J26 028J27 028J28 028K12 028K13 028K14 028K15 028K16 028K17 028K18	4.90 +/-	R-2	Vacant	Mixed Use	Joyce A. Schultz, M.D., Trustee of the Joyce A. Schultz, M.D. Living Trust
028K1-2 028K3-4	0.68 +/-	B-2	Commercial: Recreational vehicle sales		
028K09 028K10 028K11	0.90 +/-	B-2	Vacant		

Total Acreage of Parcel(s) 6.48 +/- acres

Rezoning/Land Use Requested: R-5 High Density Residential

Tax Map #(s) 028J20; 028J21; 028J22; 028J23; 028J24; 028J25; 028J26; 028J27;
028J28; 028K12; 028K13; 028K14; 028K15; 028K16; 028K17;
028K18; 028K1-2; 028K3-4; 028K09; 028K10; 028K11

The Term "Owner" as referenced within this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

In connection with the rezoning request for the above parcels, the following is proffered:

PROFFERS

The Edge Apartments
765 East Main Street, Harrisonburg, Virginia

1. Occupancy Restrictions and Parking: Dwelling units may be occupied by a single family or no more than three (3) unrelated persons. A minimum of 1 off-street parking space per dwelling unit shall be provided. There shall be a minimum overall ratio of 1.4 off-street parking spaces per unit for all parcels herein requested to be rezoned.
2. Road and Sidewalk Improvements: The following improvements will be constructed as part of this development:
 - a. At the time of development, the Owner shall, as approved by the City, and as generally shown on the concept plan, build Franklin Street as a public street with curb, gutter, and sidewalk from the existing terminus near the western boundary of tax map parcel 28-J-28 to East Market Street. In addition, the mid-block crosswalk nearest East Market Street shall be raised. The crosswalks shown at the intersection of Franklin Street and the private entrances to the development shall, at minimum, be painted. The street width will be narrowed with “bump outs” for on-street parking.
3. Exclusive of the parking lot in front of building # 7, no parking lot (including travel lanes and drive aisles) shall be located between any other building and East Market Street or Franklin Street.
4. Density and Unit Mix: The development shall contain a maximum of 156 units. Units shall be limited to 1, 2, and 3 bedroom units, of which a minimum of 70% shall be 2 bedroom units or less.
5. Affordable Housing- The Owner shall provide affordable housing equal to five percent (5%) of the total residential dwelling units within the Project in the form of for-lease affordable dwelling units. The Owner shall convey responsibility of constructing the affordable units to any subsequent purchaser of the Property. The Owner shall create units affordable to households with incomes at or less than 80% of the Department of Housing and Urban Development (HUD) median family income for the Harrisonburg VA MSA at the time of initial move-in (the “Affordable Unit Qualifying Income”). This requirement shall apply for a period of fifteen (15) years following the date the final Certificate of Occupancy for the Project is issued by the City of Harrisonburg (the “Affordable Term”). During the Affordable Term, each January, the Owner shall provide to the City of Harrisonburg a Compliance Report for the prior year to demonstrate that 5% of the units were rented in accordance with this proffer.

Signature page follows

PROFFERS

The Edge Apartments
765 East Main Street, Harrisonburg, Virginia

Owner:

Joyce A. Schultz, M.D. Living Trust

By: _____
Joyce A. Schultz, M.D., Trustee

Date: _____

Applicant/Contract Purchaser:

Bluestone Land, L.L.C.

By:  _____
William N. Park, Manager

Date: 2/4/22



For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name:	Valley Engineering, PLC			
Telephone:	540-434-6365			
E-mail:	csnyder@valleyesp.com			
Owner Name:	Joyce A Schultz / Joyce A Schultz MD Living Trust			
Telephone:				
E-mail:				
Project Information				
Project Name:	Franklin Street Site			
Project Address:	765 E. Market Street, Harrisonburg, VA 22801			
TM #:	28-K-1 thru 28-K-4, 28-K-9 thru 28-K-18, 28-J-20 thru 28-J-28			
Existing Land Use(s):	Vacant / RV Sales			
Proposed Land Use(s): (if applicable)	Residential Apratments/Commercial			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" type="radio"/>	Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Proposed rezoning (R-2/B-2 to R-5) for residential use of land, with special use for number of units in a building.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	56			
PM Peak Hour Trips:	68			

(reserved for City staff)

TIA required? Yes _____ No _____

Comments:

Accepted by: _____

Date: _____

Peak Hour Trip Generation by Land Use

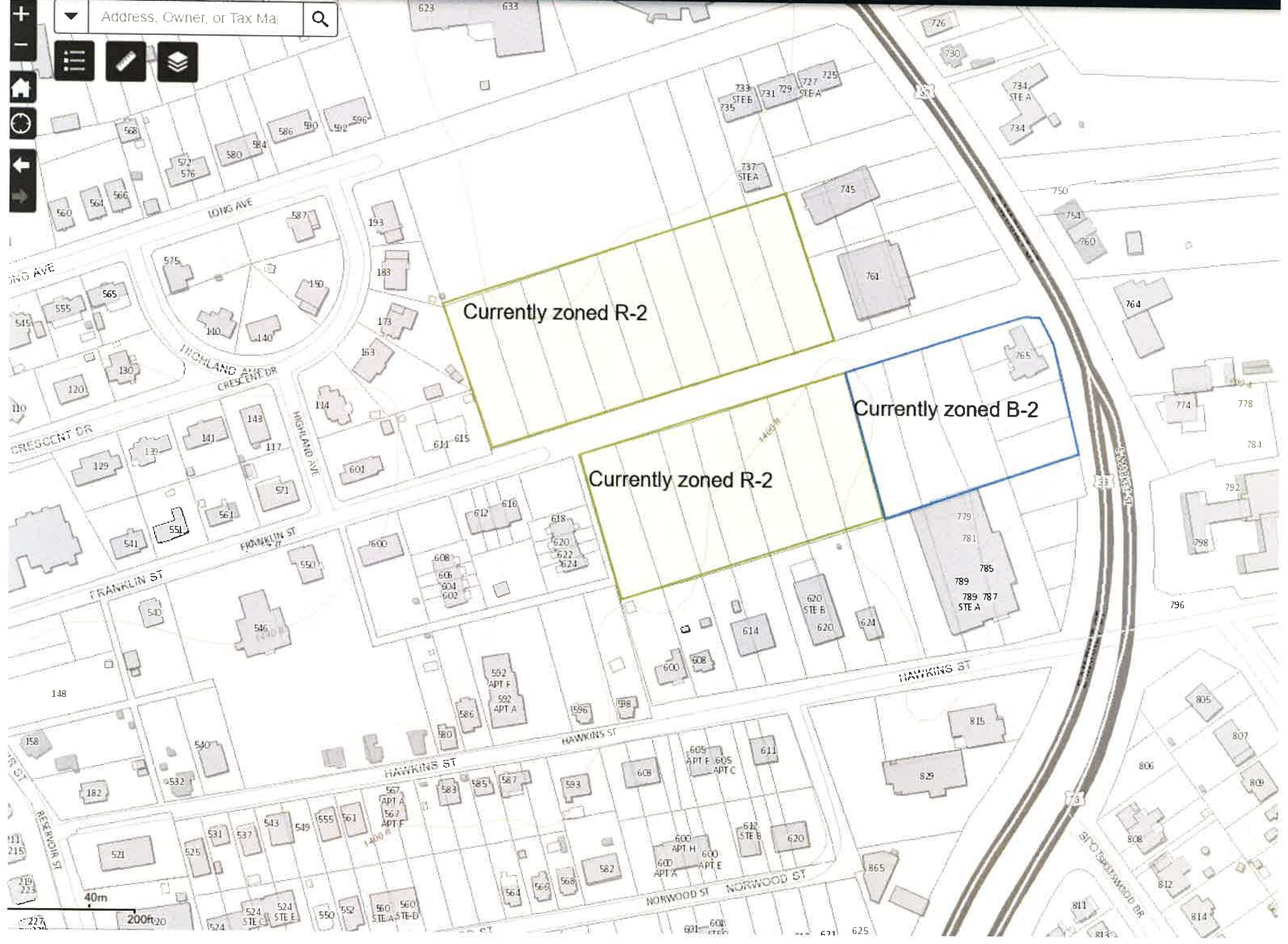
Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Multifamily Housing (Mid-Rise)	221	Dwelling Units	158	57	70
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					57	70
8	Existing #1	Recreational Vehicle Sales	842	1000 SF	2.4	1	2
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	2
15	Final Total (Total New – Total Existing)					56	68

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.

Address, Owner, or Tax Ma



Currently zoned R-2

Currently zoned B-2

Currently zoned R-2

40m
200ft

This plan is conceptual in nature, intended to depict general building/parking locations and vehicular/pedestrian circulation routes. Improvements depicted on this plan are subject to modification.

CONCEPT PLAN
for
THE EDGE
HARRISONBURG, VA

VALLEY
ENGINEERING
IDEAS MADE REAL

4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841

TELEPHONE (540) 434-6365
OR (800) 343-6365
FAX (540) 432-0685
www.valleyesp.com

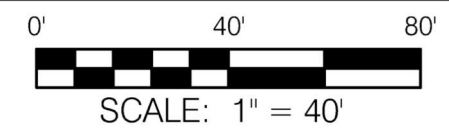
COPYRIGHT HELD BY VALLEY ENGINEERING, P.L.C. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM VALLEY ENGINEERING, P.L.C.

REVISIONS:
1/5/22- Revised Site Plan
2/1/22- Revised Site Plan

DATE: 11/05/2021

PROJECT No.: 125285

EXP./CLIENT No.: 125285



CONCEPT PLAN

SHEET NO.:
1 OF 1



DEVELOPMENT DATA	
NORTH PARCEL SITE AREA:	±122,588 SF (±2.81 AC.)
NORTH AREA UNITS ALLOWED (1,800 SF PER UNIT):	68.1
NORTH AREA PROPOSED UNITS:	68
SOUTH PARCEL SITE AREA:	±159,680 SF (±3.67 AC.)
SOUTH AREA UNITS ALLOWED (1,800 SF PER UNIT):	88.7
SOUTH AREA PROPOSED UNITS:	88
TOTAL SITE AREA:	±6.48 AC
TOTAL PROPOSED UNITS:	156

EXHIBIT B
Special Use Permit Application



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

765 E. Market Street, Harrisonburg, VA 22801 Parcels: 28-K-1 thru 28-K-4, 28-K-9 thru 28-K-18, and 28-J-20 thru 28-J-28 6.48 +/-
 Property Address Tax Map Total Land Area acres or sq.ft.
 (circle)
 Existing Zoning Classification: R-2/B-2
 Special Use being requested: In connection with Application for Rezoning to R-5, special use permit to allow:
Multiple-family dwellings of more than twelve (12) units per building i. [10-3-55.4 (1)]

PROPERTY OWNER INFORMATION

Joyce A. Schultz, M.D., Trustee of the Joyce A. Schultz, M.D. Living Trust Please contact Listing Agent: Jason Song 540-383-6692
 Property Owner Name Telephone
 425 Sherwood Forest Drive jason.song@cottonwood.com
 Street Address E-Mail
 Hayesville NC 28904
 City State Zip

OWNER'S REPRESENTATIVE INFORMATION

William N. Park, Manager of Bluestone Land, L.L.C. (contract purchaser) 434-979-2900
 Owner's Representative Telephone
 1821 Avon St. Suite 200 wpark@pcdcva.com
 Street Address E-Mail
 Charlottesville VA 22902
 City State Zip

CERTIFICATION

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

Joyce A. Schultz

11/9/2021

PROPERTY OWNER

DATE

REQUIRED ATTACHMENTS

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis. 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.

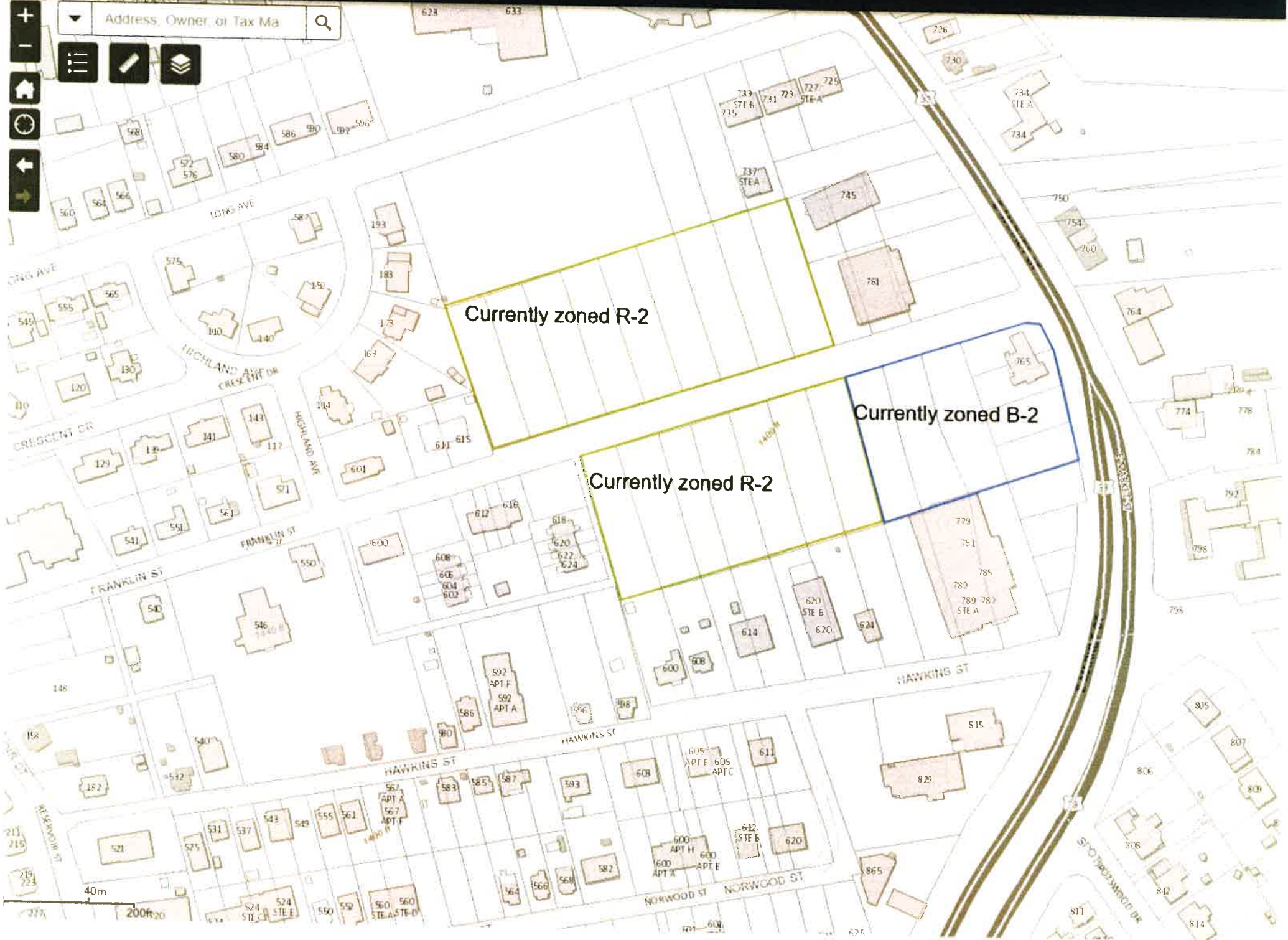
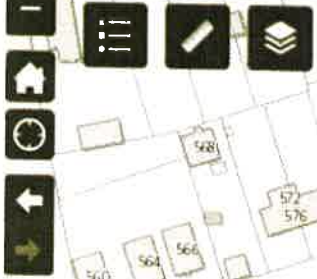
Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

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

Received By

Address, Owner, or Tax Ma



Currently zoned R-2

Currently zoned B-2

Currently zoned R-2

40m 200ft

This plan is conceptual in nature, intended to depict general building/parking locations and vehicular/pedestrian circulation routes. Improvements depicted on this plan are subject to modification.

CONCEPT PLAN
for
THE EDGE
HARRISONBURG, VA

VALLEY
ENGINEERING
IDEAS MADE REAL

4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841

TELEPHONE (540) 434-6365
OR (800) 343-6365
FAX (540) 432-0685
www.valleyesp.com

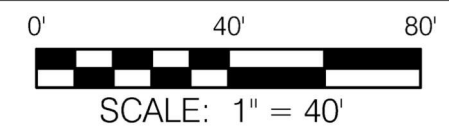
COPYRIGHT HELD BY VALLEY ENGINEERING, P.L.C. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM VALLEY ENGINEERING, P.L.C.

REVISIONS:
1/5/22- Revised Site Plan
2/1/22- Revised Site Plan

DATE: 11/05/2021

PROJECT No.: 125285

EXP./CLIENT No.: 125285



CONCEPT PLAN

SHEET NO.:
1 OF 1



DEVELOPMENT DATA	
NORTH PARCEL SITE AREA:	±122,588 SF (±2.81 AC.)
NORTH AREA UNITS ALLOWED (1,800 SF PER UNIT)	68.1
NORTH AREA PROPOSED UNITS:	68
SOUTH PARCEL SITE AREA:	±159,680 SF (±3.67 AC.)
SOUTH AREA UNITS ALLOWED (1,800 SF PER UNIT)	88.7
SOUTH AREA PROPOSED UNITS:	88
TOTAL SITE AREA:	±6.48 AC
TOTAL PROPOSED UNITS	156



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name:	Valley Engineering, PLC			
Telephone:	540-434-6365			
E-mail:	csnyder@valleyesp.com			
Owner Name:	Joyce A Schultz / Joyce A Schultz MD Living Trust			
Telephone:				
E-mail:				
Project Information				
Project Name:	Franklin Street Site			
Project Address:	765 E. Market Street, Harrisonburg, VA 22801			
TM #:	28-K-1 thru 28-K-4, 28-K-9 thru 28-K-18, 28-J-20 thru 28-J-28			
Existing Land Use(s):	Vacant / RV Sales			
Proposed Land Use(s): (if applicable)	Residential Apratments/Commercial			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" type="radio"/>	Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Proposed rezoning (R-2/B-2 to R-5) for residential use of land, with special use for number of units in a building.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	56			
PM Peak Hour Trips:	68			

(reserved for City staff)

TIA required? Yes _____ No _____

Comments:

Accepted by: _____

Date: _____

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Multifamily Housing (Mid-Rise)	221	Dwelling Units	158	57	70
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					57	70
8	Existing #1	Recreational Vehicle Sales	842	1000 SF	2.4	1	2
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	2
15	Final Total (Total New – Total Existing)					56	68

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.

EXHIBIT C
Conceptual Plan

This plan is conceptual in nature, intended to depict general building/parking locations and vehicular/pedestrian circulation routes. Improvements depicted on this plan are subject to modification.

CONCEPT PLAN
for
THE EDGE
HARRISONBURG, VA

VALLEY
ENGINEERING
IDEAS MADE REAL

4901 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
TELEPHONE (540) 434-6365
OR (800) 343-6365
FAX (540) 432-0685
www.valleyesp.com

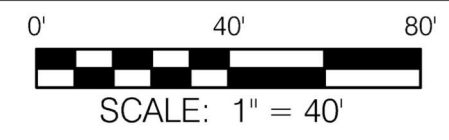
COPYRIGHT HELD BY VALLEY ENGINEERING, P.L.C. ALL RIGHTS RESERVED. THESE DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM VALLEY ENGINEERING, P.L.C.

REVISIONS:
1/5/22- Revised Site Plan
2/1/22- Revised Site Plan

DATE: 11/05/2021

PROJECT No.: 125285

EXP./CLIENT No.: 125285



CONCEPT PLAN

SHEET NO.:
1 OF 1



DEVELOPMENT DATA	
NORTH PARCEL SITE AREA:	±122,588 SF (±2.81 AC.)
NORTH AREA UNITS ALLOWED (1,800 SF PER UNIT)	68.1
NORTH AREA PROPOSED UNITS:	68
SOUTH PARCEL SITE AREA:	±159,680 SF (±3.67 AC.)
SOUTH AREA UNITS ALLOWED (1,800 SF PER UNIT)	88.7
SOUTH AREA PROPOSED UNITS:	88
TOTAL SITE AREA:	±6.48 AC
TOTAL PROPOSED UNITS	156

EXHIBIT D
Existing Zoning Map/GIS

