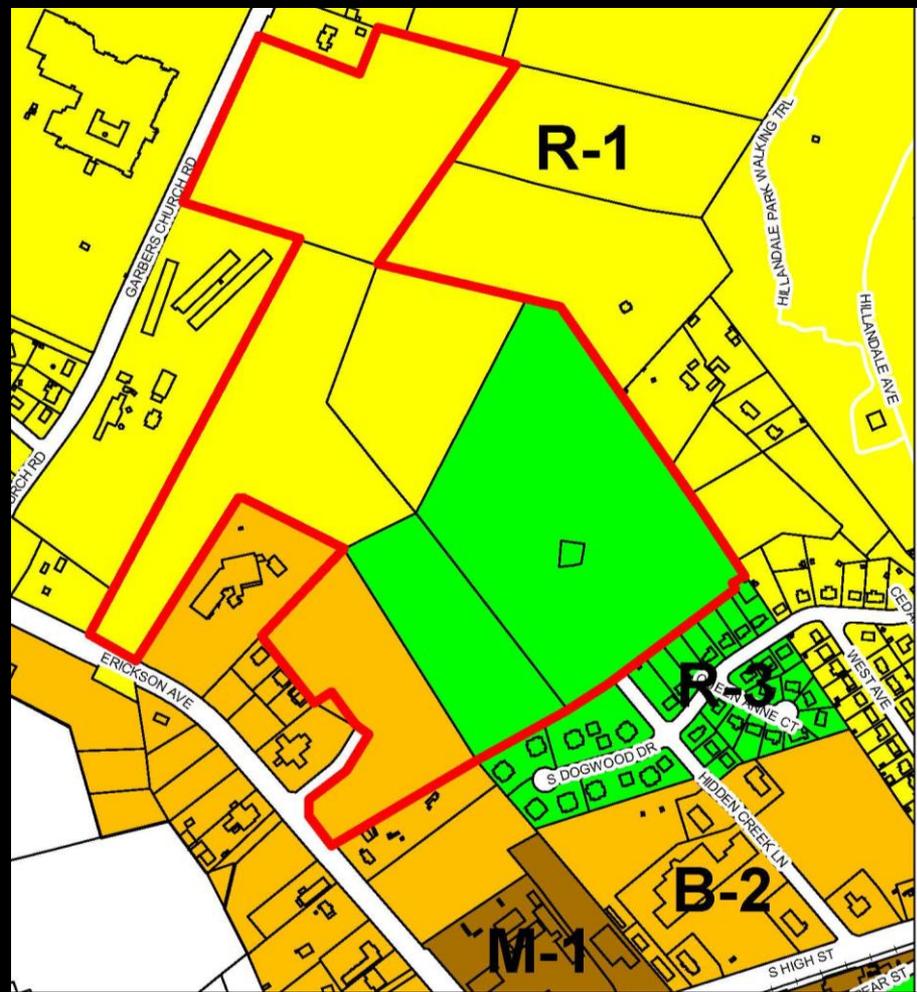
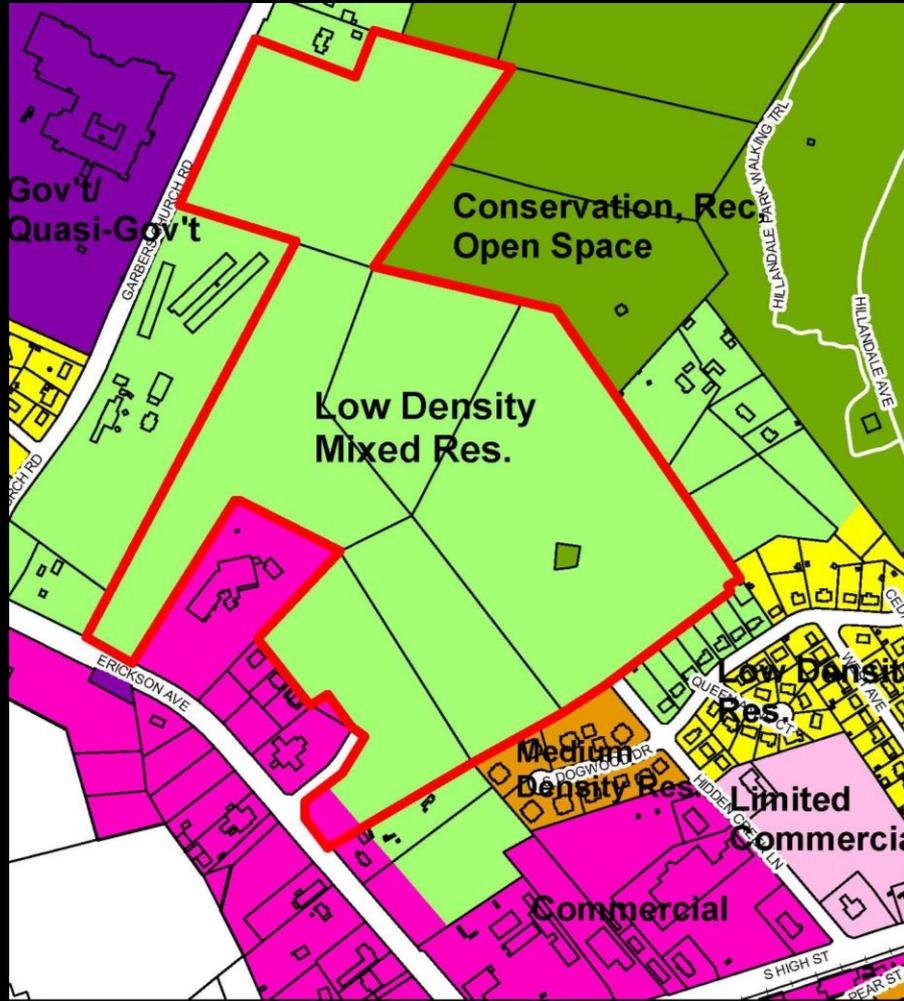




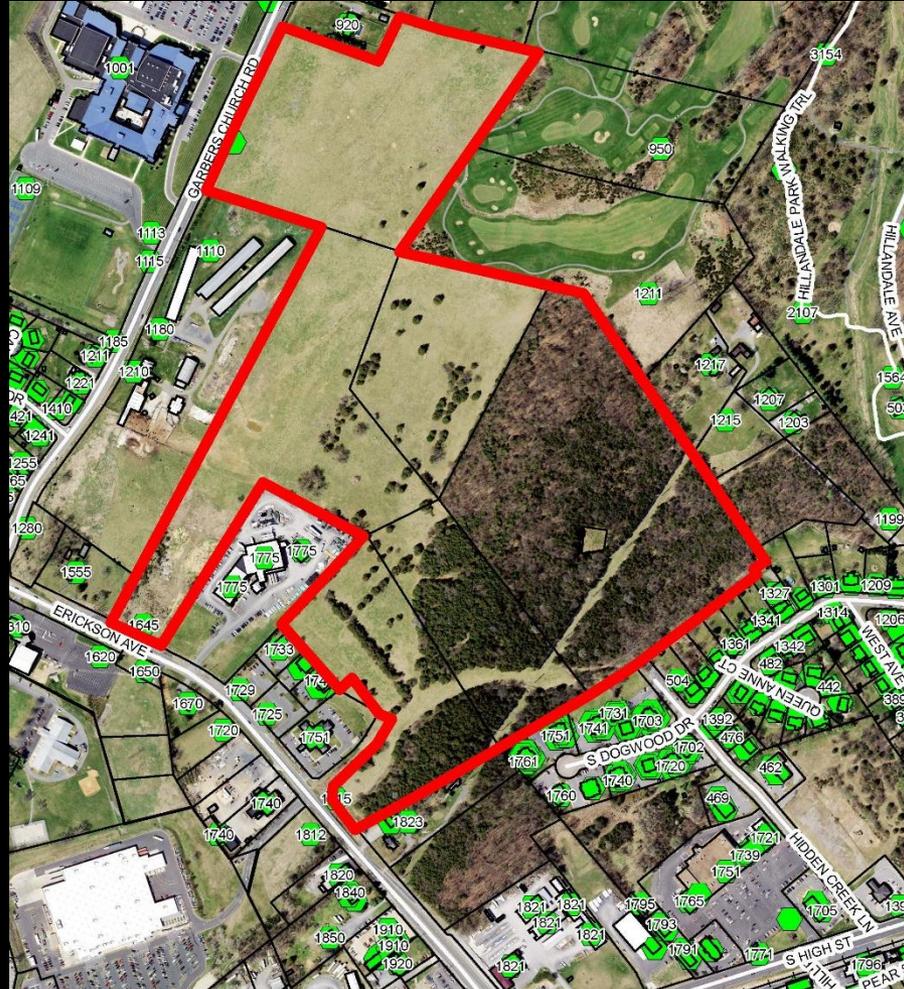
# Rezoning – Bluestone Town Center (R-1, R-3, and B-2 to R-7)



# Rezoning – Bluestone Town Center (R-1, R-3, and B-2 to R-7)



# Rezoning – Bluestone Town Center (R-1, R-3, and B-2 to R-7)



108 acres  
661 units  
6.1 units/acre



121 acres

800 units

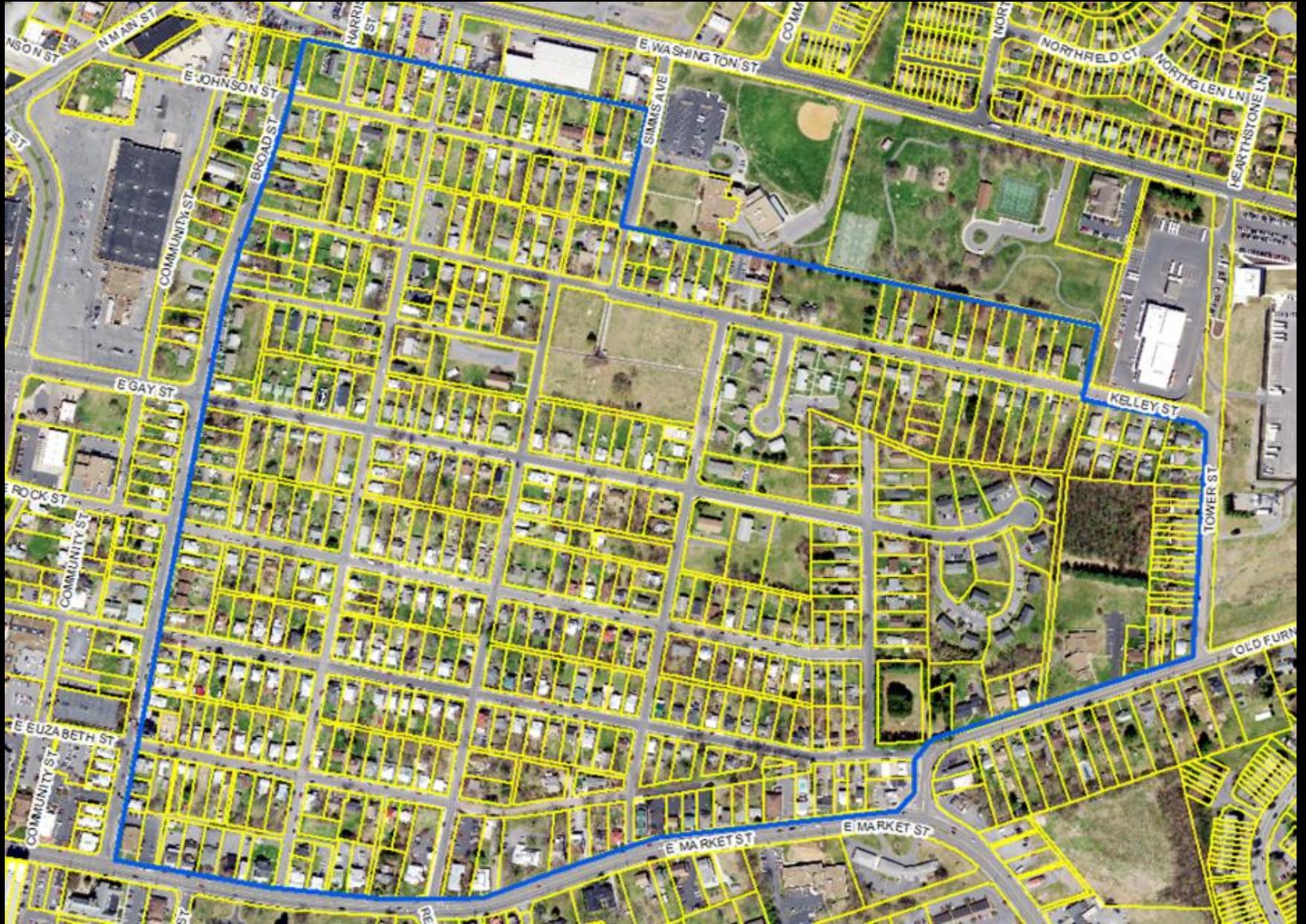
6.6 units/acre



144 acres

671 units

4.7 units/acre



98 acres

1,008 units

10.3 units/acre



112 acres

1,177 units

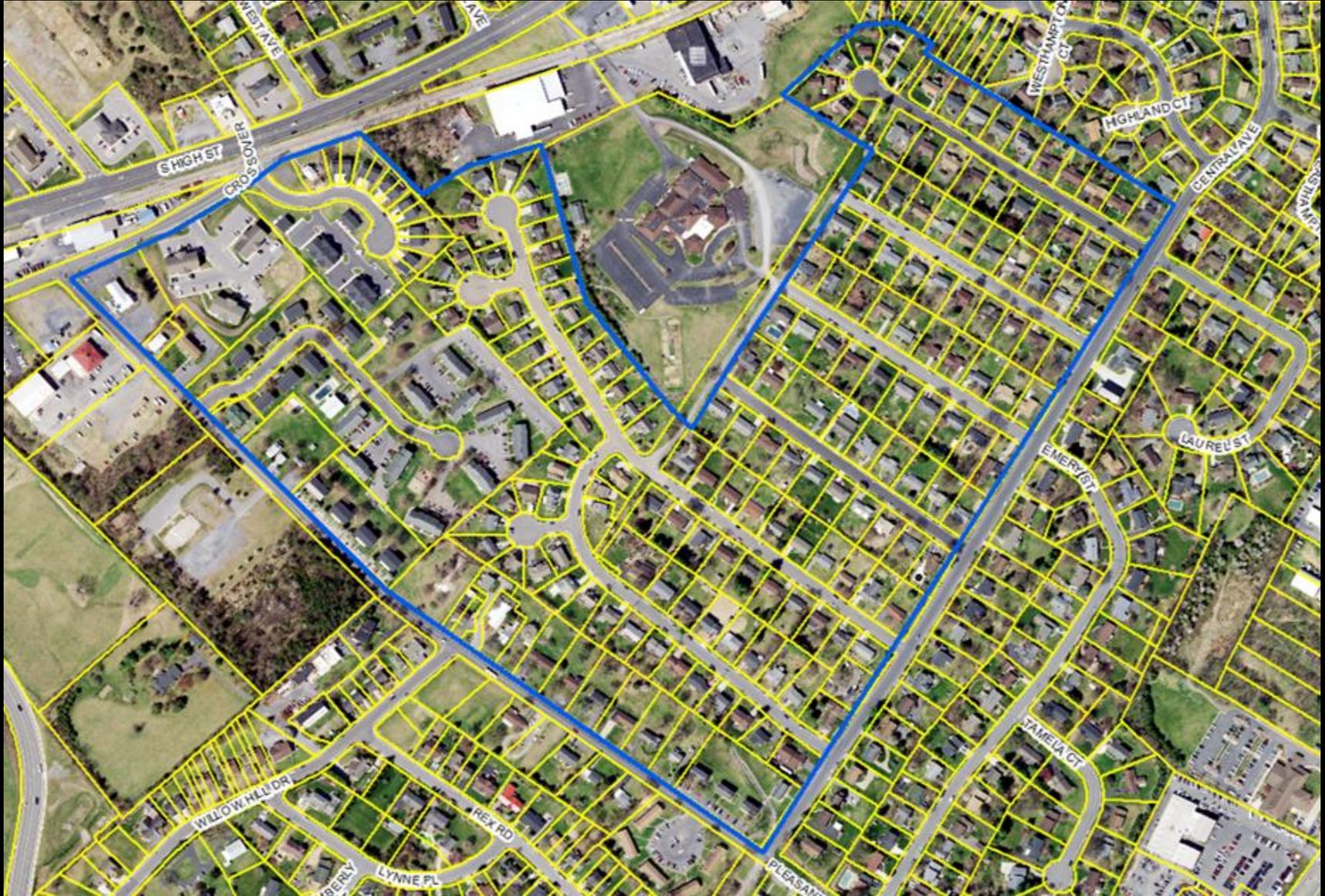
10.5 units/acre



87 acres

487 Units

5.6 units/acre



94 acres

477 units

5.1 units/acre

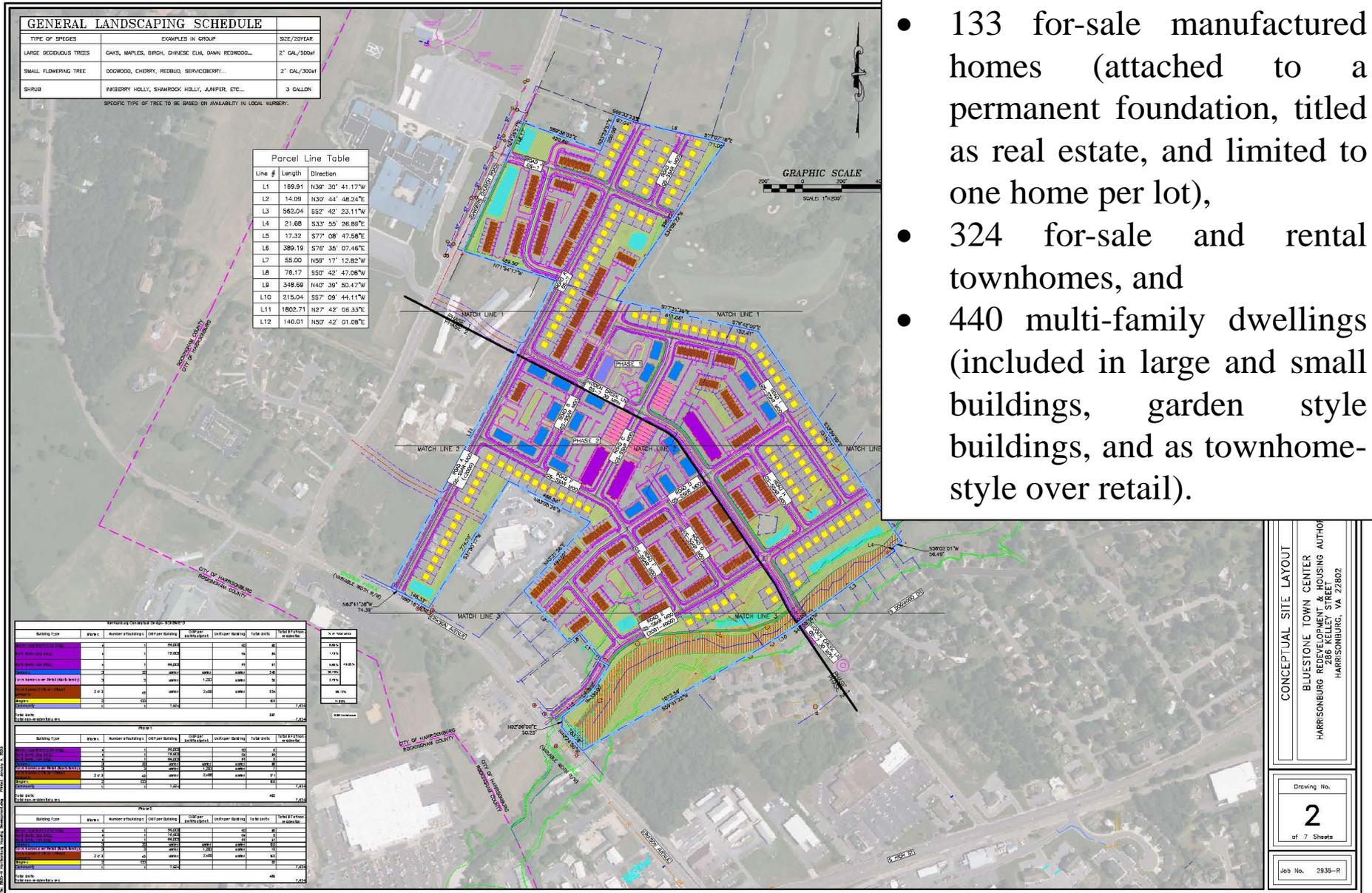


# Conceptual Layout

GENERAL LANDSCAPING SCHEDULE		
TYPE OF SPECIES	EXAMPLES IN GROUP	SIZE/20YEAR
LARGE DECIDUOUS TREES	OAKS, MAPLES, BIRCH, CHINESE ELM, DAWN REDWOOD...	2" CAL./500H'
SMALL FLOWERING TREE	DODGEWOOD, CHERRY, REDBUD, SERVICEBERRY...	2" CAL./300H'
SHRUB	FRAXINUS HOLLY, SHAWBROOK HOLLY, JUNIPER, ETC...	3 GALLON

SPECIFIC TYPE OF TREE TO BE BASED ON AVAILABILITY IN LOCAL NURSERY.

Parcel Line Table		
Line #	Length	Direction
L1	189.91	N36° 30' 41.17"W
L2	14.08	N30° 44' 48.24"E
L3	582.04	S52° 42' 23.11"W
L4	21.68	S33° 55' 26.89"E
L5	17.32	S77° 08' 47.58"E
L6	389.19	S78° 38' 07.46"E
L7	55.00	N59° 17' 12.82"W
L8	78.17	S50° 42' 47.08"W
L9	348.68	N40° 39' 50.47"W
L10	215.04	S57° 09' 44.11"W
L11	1802.71	N27° 43' 06.33"E
L12	140.01	N50° 42' 01.08"E



- 133 for-sale manufactured homes (attached to a permanent foundation, titled as real estate, and limited to one home per lot),
- 324 for-sale and rental townhomes, and
- 440 multi-family dwellings (included in large and small buildings, garden style buildings, and as townhome-style over retail).

Building Type	Units	Number of Buildings	Off-Center Building	SRP (per 1000 sq ft)	Off-Center Building	Total Units	Total SRP (per 1000 sq ft)
133 For-Sale Manufactured Homes	4	1	0	15.000	60	4	60
324 For-Sale and Rental Townhomes	4	1	0	15.000	60	4	60
440 Multi-Family Dwellings	4	1	0	15.000	60	4	60
240 Garden Style Buildings	240	40	0	15.000	60	240	60
200 Townhome-Style Over Retail	200	40	0	15.000	60	200	60
<b>Total</b>	<b>448</b>	<b>86</b>	<b>0</b>	<b>15.000</b>	<b>60</b>	<b>448</b>	<b>60</b>

CONCEPTUAL SITE LAYOUT  
 BLUESTONE TOWN CENTER  
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY  
 286 KELLEY STREET  
 HARRISONBURG, VA 22802

Drawing No.

2

of 7 Sheets

Job No. 2935-R

# Master Plan Text and Layout

- Master plan includes
  - Text
  - Layout
  - Proffers

## Bluestone Town Center's Master Plan Text:

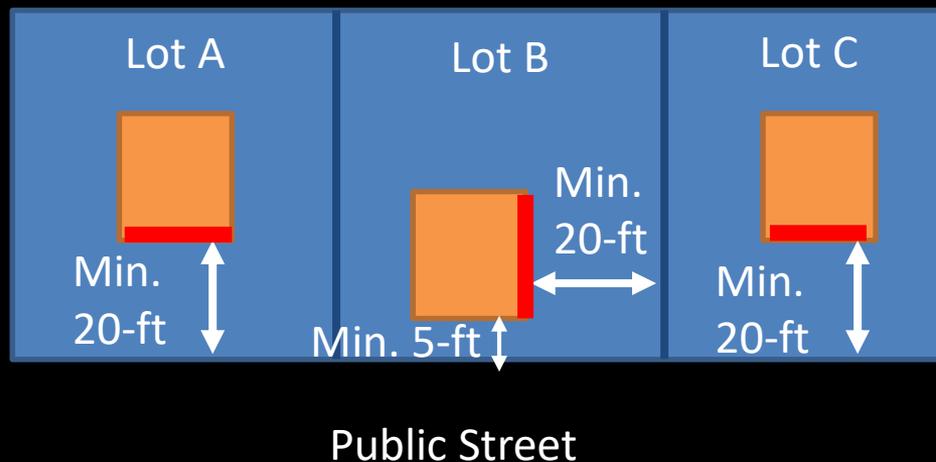
- A. Uses permitted by right,
- B. Uses permitted by special use permit,
- C. Area, density, and dimensional regulations,
- D. Off-street vehicle and bicycle parking regulations,
- E. Modifications and adjustments, and
- F. Other regulations

# Staff's Concerns

1. How the Master Plan text establishes front, side, and rear yards
2. Master Plan does not show/describe (1) proposed recreation areas and facilities, and (2) general landscape plan as required by R-7 district regulations
3. Master Plan does not address all 8 design principles as required by R-7 district regulations
4. Proffer #2.b. Applicant preference system.
5. Proffer #4. Impact fee.
6. Proposed development does not conform with the Comprehensive Plan's Land Use Guide

# Master Plan Text and Layout

- Concern with Section E, Modifications and Adjustments, General Modifications, subsection (4): *Front, side, and rear yards are established based upon the proposed orientation of the principal building.*



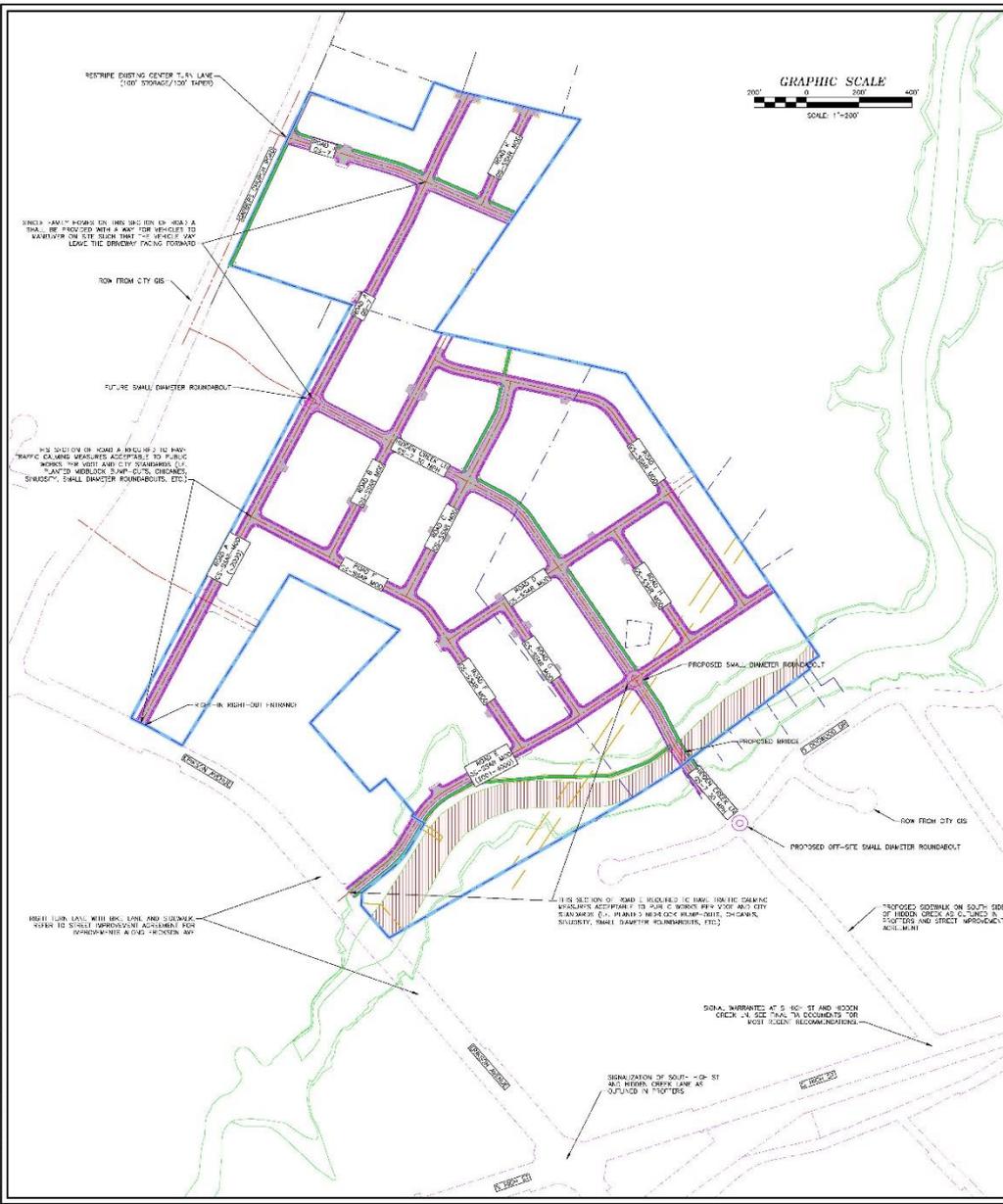
# R-7 Requires a Master Plan that describes in map and text form:

- (1) General layout of roads, housing areas, open space, parks, pedestrian and bicycle trails.
- (2) General location and number of community building, school, day care, church and public use sites proposed.
- (3) Description of housing types/lot configurations to be used with lot areas, minimum widths and depths, minimum yards defined.
- (4) Indication on the master development plan of the general location of housing types/lot configurations proposed.
- (5) Environmentally sensitive areas: slopes exceeding fifteen (15) percent, streams and 100-year floodplains.
- (6) Proposed active recreation areas and recreation facilities.
- (7) Proposed general landscape plan (landscape areas, plant materials and general specifications).
- (8) Description of how design principles of the district are to be met and proffers, if any, to implement the principles.

# Eight Design Principles

- (1) A mix of housing types and residential lot sizes and configurations is provided so as to offer a variety of housing opportunities, yet create a cohesive neighborhood that enhances social interaction.
- (2) Housing is clustered to preserve valuable environmental resources and provide usable recreational open space.
- (3) The open space system is as carefully designed as the housing area so as to offer usable parks, connected green spaces, and village greens and civic spaces visible from roadways and spatially defined by abutting building facades and/or landscape elements.
- (4) Vehicular, pedestrian and bicycle transportation is facilitated through a connected system of roads, sidewalks and/or trails so as to provide many choices with regard to mode and route.
- (5) Traffic claiming techniques may be used to reduce vehicle speed and increase pedestrian and bicycle safety.
- (6) Principal buildings address the street, presenting front facades on the publicly visible side of the building.
- (7) The visual impact of vehicular off-street parking and garages on public streetscape views is minimized through innovative site planning and building design including parking areas located to the rear of buildings, using architectural design elements such as massing, form, materials and fenestration to make garages visually compatible with inhabited buildings, and parking areas screened with landscape elements.
- (8) Neighborhood support uses, such as neighborhood commercial areas, daycare facilities, community centers, churches and schools, are designed so as to be visually compatible with the residential character of the neighborhood and accessible by all transportation modes.





**LAND PLANNING**  
 ZAVOS ARCHITECTURAL + DESIGN, LLC  
 21 STEEL COURT  
 FREDERICK, MD 21702  
 301-698-0020

**CIVIL DESIGN**  
 BLACKWELL ENGINEERING  
 ATTN: LU BLACKWELL D66  
 EAST MARKET STREET  
 HARRISONBURG, VA 22801  
 540-432-9555

**DEVELOPER**  
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY  
 ATTN: MICHAEL BROWN  
 286 KELLEY STREET  
 HARRISONBURG, VA 22802  
 540-434-7340

**PROPERTY INFO**  
 TR8115 B L 4  
 BANKS MARSH CLARK OTHERS  
 1045 BERRY LANE  
 DAYTON VA, 22821  
 AREA=46.42 ACRES  
 ZONED: B-2, R-1, R-3

TR4021 R 4  
 B & W INVESTORS  
 PO BOX 1234  
 HARRISONBURG VA, 22803  
 AREA=10.94 ACRES  
 ZONED: R-3

TR4021 R 5  
 COOK CREEK CHURCH OF BREWSTER CALVERTY  
 UNASSIGNED  
 HARRISONBURG VA, 22801  
 AREA=0.29 ACRES  
 ZONED: R-3

TR4017 R 3  
 WILLOW LAKE PARTNERS C/O SARAH BROWN  
 1005 TULIP TERRACE DR  
 HARRISONBURG VA, 22801  
 AREA= 17.215 ACRES  
 ZONED: R-1

TOTAL SITE AREA= 89.84 ACRES

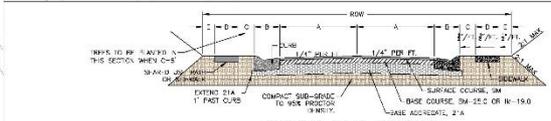
BOUNDARY LOTS IS FROM BENNER & ASSOCIATES LAND SURVEYORS



**LEGEND**

- PROPOSED PUBLIC STREET
- PROPOSED SIDEWALK
- PROPOSED CURB AND GUTTER
- PROPOSED SURVEY USE FOOT
- SITL PROPERTY LINE
- PROPOSED ROW
- CITY GIS ROW
- ROADWAY
- FLOODPLAIN

- SITL NOTES:
- FOR MAXIMUM WIDTH AND TO BE USED ON HIGHWAY CROSS LANE.
  - TURNING ON AN OFF-RAMP PAVING DOWN THE CURB PATTERNS & HYDROLOGIC & GEOTECHNICAL/ANALYTICAL ENTRANCES.
  - TURN OFF ENTRANCE SURFACE ANALES TO BE REMOVED BEFORE PRELIMINARY PLATING AND ROW TO BE ADJUSTED AS NEEDED.
  - 1.5% MIN. SLOPE ACROSS AND UP STOP SIGNS TO BE COORDINATED WITH THE DEPARTMENT OF PUBLIC TRANSPORTATION.
  - ALL STOP SIGNS ON PUBLIC STREETS SHALL HAVE STOP PADS.
  - ALL STREET SIGNS TO USE CITY APPROVED SIGNS AND APPROPRIATE WARNINGS.
  - PAVING ON A STREET SECTION TO BE DETERMINED AT THE DISCRETION OF THE ENGINEER'S ROAD DESIGN MANUAL, APPROVED BY STANDARDS DIVISION TO DEVIATE FROM THE ROAD DESIGN STANDARDS MAY BE GRANTED AT THE DISCRETION OF THE DEPARTMENT OF PUBLIC WORKS.



**TYPICAL ROAD SECTION SCHEDULE**

ITEM NO.	SECTION	WIDTH	DEPTH	CONSTRUCTION	UNIT	QUANTITY	PRICE	TOTAL	UNIT PRICE	REMARKS
1	1.5' SIDEWALK	1.5'	4"	CONCRETE	SQ YD	100	100	10000	100	100
2	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
3	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
4	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
5	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
6	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
7	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
8	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
9	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
10	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
11	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
12	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
13	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
14	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
15	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
16	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
17	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
18	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
19	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
20	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
21	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
22	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
23	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
24	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
25	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
26	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
27	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
28	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
29	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
30	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
31	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
32	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
33	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
34	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
35	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
36	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
37	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
38	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
39	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
40	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
41	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
42	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
43	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
44	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
45	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
46	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
47	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
48	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
49	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
50	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
51	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
52	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
53	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
54	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
55	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
56	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
57	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
58	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
59	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
60	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
61	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
62	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
63	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
64	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
65	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
66	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
67	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
68	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
69	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
70	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
71	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
72	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
73	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
74	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
75	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
76	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
77	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
78	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
79	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
80	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
81	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
82	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
83	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
84	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
85	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
86	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
87	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
88	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
89	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
90	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
91	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
92	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
93	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
94	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
95	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
96	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
97	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
98	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100
99	4" GRANULAR	4"	4"	GRANULAR	SQ YD	100	100	10000	100	100
100	4" ASPHALT	4"	4"	ASPHALT	SQ YD	100	100	10000	100	100

Date: 1/11/2007  
 Scale: 1"=200'  
 Designed by: —  
 Drawn by: NK  
 Checked by: E-B

Revision Dates  
 1/4/23 PER CITY  
 1/7/07 PER CITY

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

Drawing No.  
**2**  
 of 2 Sheets

File No. 2835-R

**Blackwell**  
 ENGINEERING  
 A MEMBER OF THE CONSULTING ENGINEERS GROUP  
 1000 EAST MARKET STREET, SUITE 200  
 HARRISONBURG, VA 22801  
 Phone: (540) 432-9555  
 Fax: (540) 432-9556  
 Email: info@blackwelleng.com

# Proffers

1. Provision of Affordable Dwelling Units.  
Provision of Affordable Housing
2. Residential Units
3. Environmental Sustainability
4. Impact Fee
5. Traffic and Transportation

# Proffer 2.b.

*The Bluestone Town Center will implement an applicant preference system prioritizing residents who live or work in the City of Harrisonburg and Rockingham County. The property wait list uses a two-tiered admission preference system. This system gives applicant households that qualify for a preference an opportunity to be screened for eligibility ahead of applicants that do not have a preference. The admission preferences are a way of organizing the wait lists to address local housing issues and agency policy. Without admission preferences, applicant households on the wait list are organized only by the date and time stamp of their pre-application. Priorities and preferences for admission to Bluestone Town Center will be applied as follows: eligible applicants who live or work in the City of Harrisonburg or Rockingham County shall be given priority for occupancy over all other tenants. Developer reserves the option to provide additional preferences as determined to be necessary.*

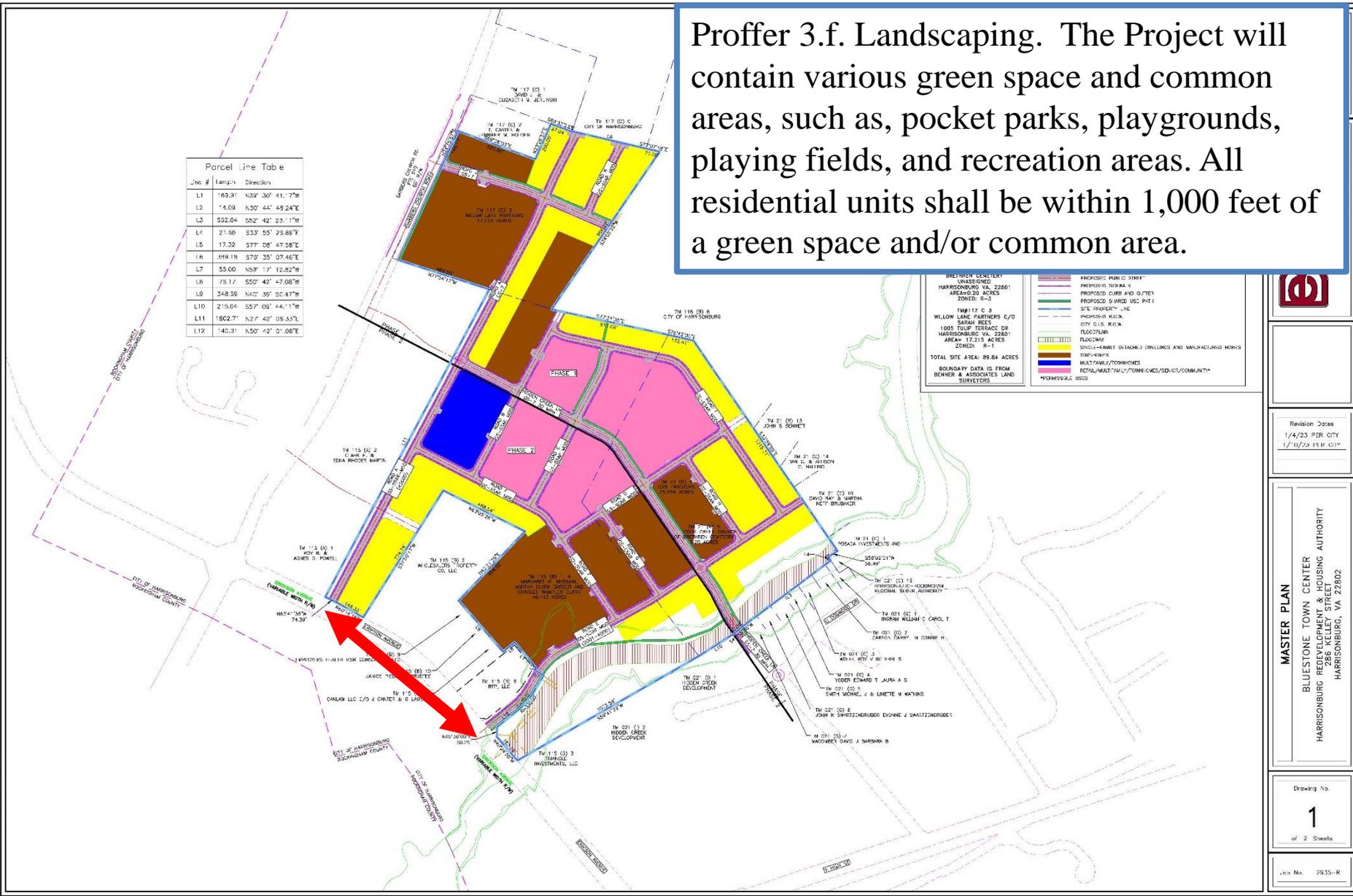
**Staff recommends this proffer not be accepted**

# Proffer 3.c. and 3.f.

- Proffer 3.c. regarding solar panel systems.
  - Staff recommends not accepting Proffer 3.c.
  - Planning Commission recommends accepting it.
- Proffer 3.f. does not adequately address design objective (3) for open space system and does not meet requirement of Sec. 10-3-57.6 (6) which requires master plan to describe proposed active areas and recreation facilities

Proffer 3.f. Landscaping. The Project will contain various green space and common areas, such as, pocket parks, playgrounds, playing fields, and recreation areas. All residential units shall be within 1,000 feet of a green space and/or common area.

Parcel Line Table			
Line #	Length	Direction	
L1	168.91'	N39° 30' 41.7"W	
L2	14.09'	N30° 44' 49.24"E	
L3	552.04'	S52° 42' 23.1"W	
L4	21.58'	S33° 55' 29.89"E	
L5	17.32'	S77° 08' 47.58"E	
L6	399.18'	S72° 35' 07.46"E	
L7	55.00'	N59° 17' 12.82"W	
L8	73.17'	S50° 42' 47.08"W	
L9	348.56'	N42° 30' 55.47"W	
L10	215.04'	S57° 00' 44.1"W	
L11	1802.71'	N27° 42' 05.53"E	
L12	140.31'	N50° 42' 01.08"E	



**SHEPHERD CONSULTANTS**  
**UNASSIGNED**  
 HARRISONBURG, VA 22801  
 AREA=0.29 ACRES  
 ZONING: R-1

**WILLOW LANE PARTNERS C/O**  
**SARAH REES**  
 1005 TULIP TERRACE DR  
 HARRISONBURG, VA 22801  
 AREA= 17.215 ACRES  
 ZONING: R-1

**TOTAL SITE AREA= 89.84 ACRES**  
 BOUNDARY DATA IS FROM  
 BENNER & ASSOCIATES LAND  
 SURVEYORS

**PROPOSED PUBLIC STREET**  
 PROPOSED BIKEWAY  
 PROPOSED CURB AND GUTTER  
 PROPOSED 5' WOOD USE PATI  
 SITE PROPERTY LINE  
 PROPOSED BIKEWAY  
 CITY S.I.S. ROW  
 FLOODPLAIN  
 FLOODWAY  
 TOPOGRAPHY  
 SINGLE-FAMILY DETACHED DWELLINGS AND MANUFACTURED HOMES  
 TOWNHOMES  
 MULTIFAMILY/TOWNHOMES  
 RETAIL/MULTIFAMILY/TOWNHOMES/COMMUNITY

**PROPOSED 5' WOOD USE PATI**



Revision Date  
 1/4/23 PER CITY  
 1/7/23 PER CITY

**MASTER PLAN**  
 BLUESTONE TOWN CENTER  
 HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY  
 286 KELLEY STREET  
 HARRISONBURG, VA 22802

Drawing No.  
**1**  
 of 2 Sheets

Job No. 2835-R

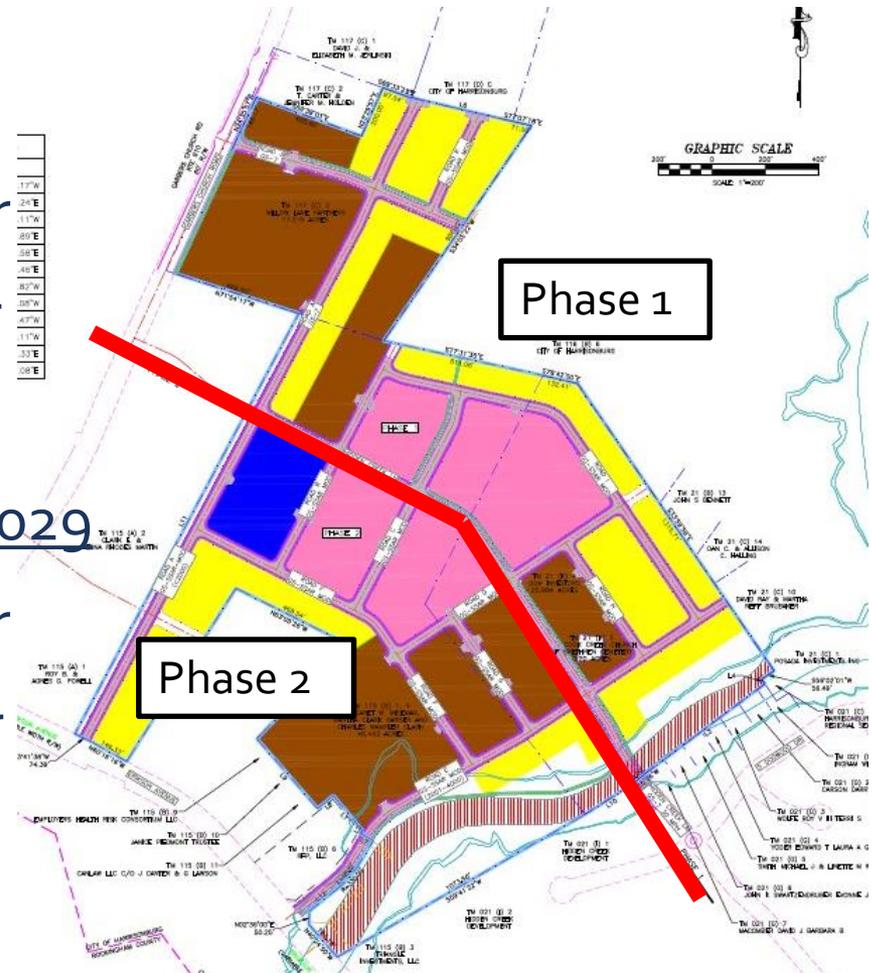
# Proffer #4 Impact Fee



# Bluestone Town Center Transportation Summary

## Proposed Development

- Phase 1 – 2026
  - AM Peak = 224 veh/hour
  - PM Peak = 310 veh/hour
  - AADT = 3260 veh/day
- Phase 2 (Total Buildout) – 2029
  - AM Peak = 450 veh/hour
  - PM Peak = 538 veh/hour
  - AADT = 6130 veh/day





# Bluestone Town Center Transportation Summary

## Trip Distribution

- Looks at Peak Hour Trips
- Destination Based Analysis
  - Work, School, Other
- Traffic Counts Performed

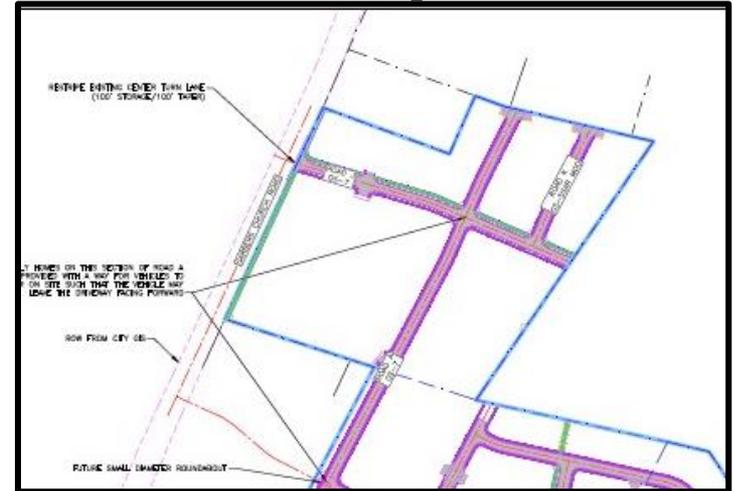




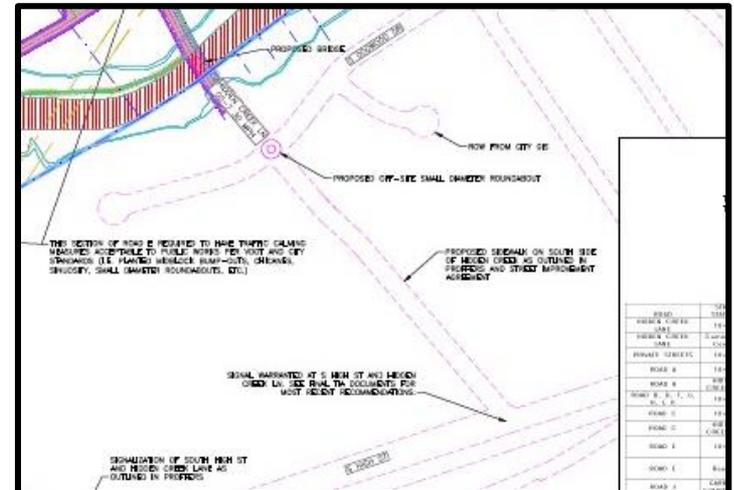
# Bluestone Town Center Transportation Summary

## Proposed Improvements

- Phase 1 – Proffered
  - Garbers Church Road Left Turn Lane
  - Hidden Creek Connection
  - Sidewalk from Connection to Food Lion
  - Small Diameter Roundabout at Dogwood
  - Signal at South High Street and Hidden Creek Lane



Garbers Church Road Improvements



Hidden Creek Lane Improvements

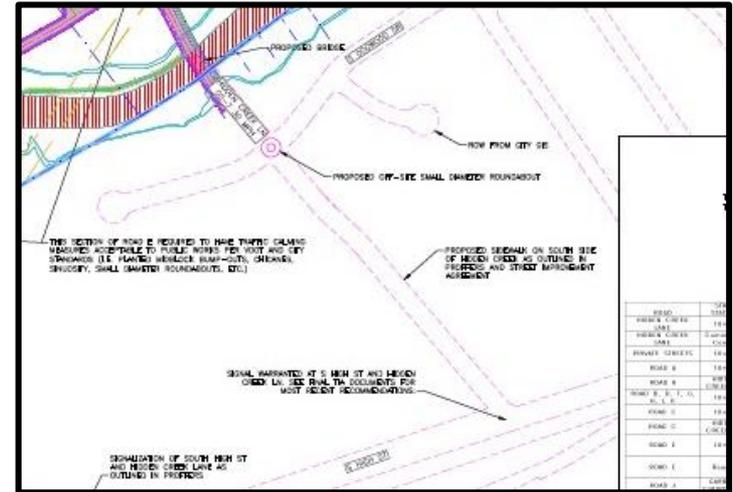


# Bluestone Town Center Transportation Summary

## Proposed Improvements

- Phase 1 – Street Improvement Agreement
  - Sidewalk from Food Line to existing Hidden Creek Lane sidewalk
  - City would contribute 50% and ensure the right of way is available.
- City's Cost Contribution
  - ~2025 (FY26) = +/--\$50,000

*Based on 100 units per year being developed*



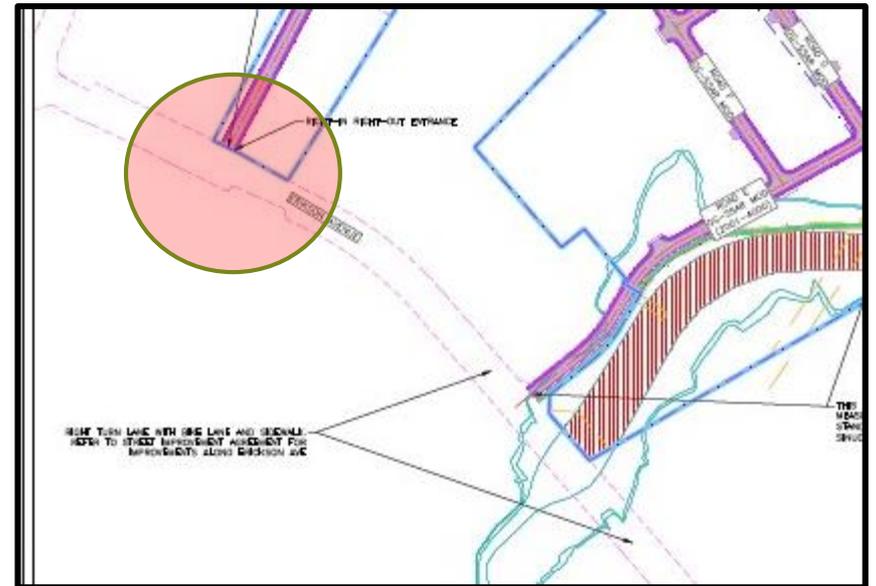
Hidden Creek Lane Improvements



# Bluestone Town Center Transportation Summary

## Proposed Improvements

- Phase 2 – Proffered
  - Right in / Right Out only at westernmost intersection



Erickson Avenue Improvements



# Bluestone Town Center Transportation Summary

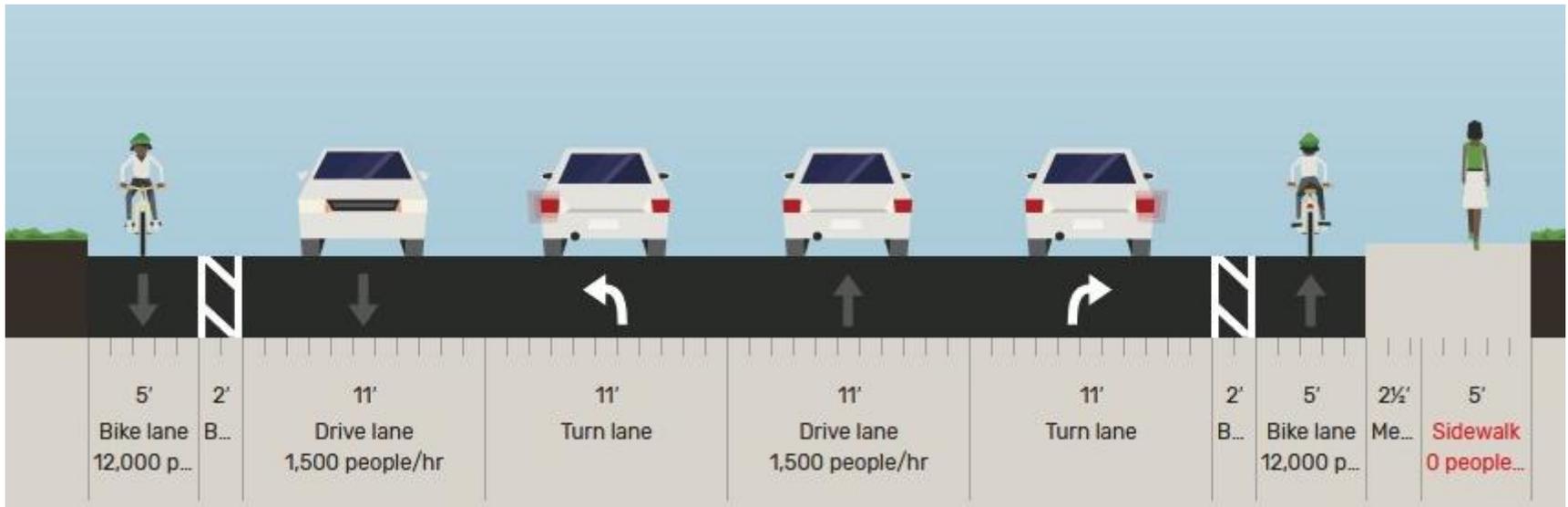
## Proposed Improvements

- Phase 2 – Street Improvement Agreement
  - Erickson Avenue / Walmart / Road E Intersection Signalization
  - Erickson Avenue Widening
    - Left Turn Lanes, Right Turn Lane, Sidewalk
  - New entrance along Road E to Doctor's Office
  - City would contribute 80% of Signal, 10% of Widening, and 100% of Doctor's Office entrance
- City's Cost Contribution
  - ~2027 (FY28) = +/- \$1,250,000

*Based on 100 units per year being developed*



# Bluestone Town Center Transportation Summary



Erickson Avenue (Looking West) Widening Improvements



# Bluestone Town Center Transportation Summary

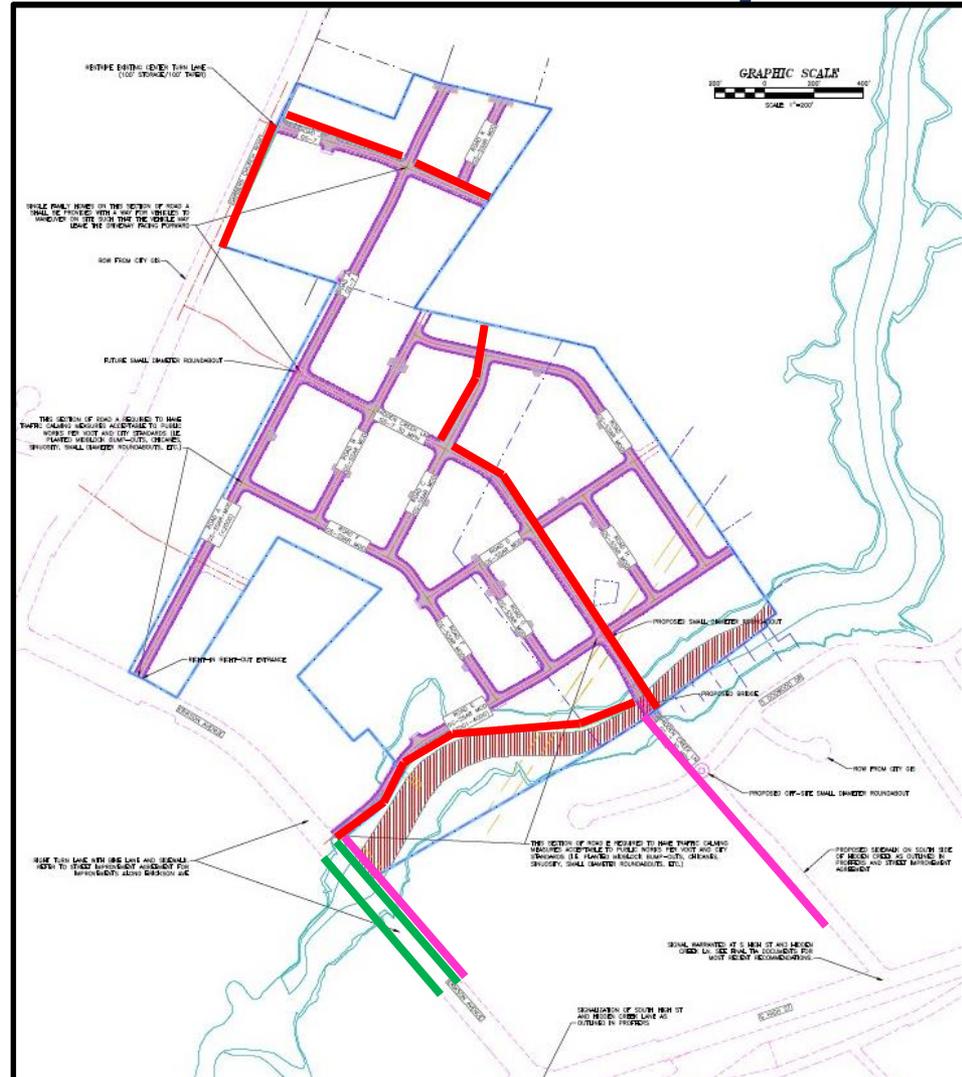
## Proposed Bike / Ped Improvements

 Shared Use Path

 Bike Lanes

 Sidewalks

Public Transit (up to three bus stops to include pull off, concrete pads, and shelters)





# Housing Analysis

Bluestone Town Center

February 14, 2023



## Housing Coordinator Analysis of Proposed Project

- Provide data and analysis
- Support informed decision-making
- Bluestone Town Center recommendation



## Proffered / not proffered

- Proffered = Committed
- Not Proffered may be estimated or subject to change

Proffered	Not Proffered
<ul style="list-style-type: none"><li>• Maximum units overall</li><li>• Maximum units by build type</li><li>• Income restrictions (rent &amp; sale)</li><li>• Price restrictions (rent)</li><li>• Local preference*</li></ul>	<ul style="list-style-type: none"><li>• Units by rent / sale</li><li>• Bedroom sizes</li><li>• Accessible units</li><li>• Target populations (e.g., elderly, supportive)</li><li>• Subsidy (project-based vouchers)</li></ul>



## Residential Units by Type

	Max Units (Proffer)	Conceptual Design (Not Proffer)	Presentation (Not Proffer)
Single Family/ Manufactured	145	133	15% for sale single family
Townhome	350	349 <ul style="list-style-type: none"><li>• 324 townhomes</li><li>• 25 townhome style over retail</li></ul>	15% for sale townhomes 27% rental townhomes
Multifamily	450	415 <ul style="list-style-type: none"><li>• 1 60-unit senior building</li><li>• 1 64 unit multifamily</li><li>• 1 51-unit multifamily</li><li>• 20 12-unit garden apartments</li></ul>	46% rental multi-family
Total	900	897	



## For Sale: Income Restriction

- Buyers must have incomes between 80 – 120% AMI (proffered)

	1	2	3	4	5	6	7	8
120%	\$64,320	\$73,440	\$82,680	\$91,800	\$99,240	\$106,560	\$113,880	\$121,200
80%	\$42,850	\$49,000	\$55,100	\$61,200	\$66,100	\$71,000	\$75,900	\$80,800



## For Sale: Price restriction

- Not Proffered
  - Manufactured Single Family mid-200s to mid-300s
  - Townhomes in the \$200,000 - \$300,000 range

	2019	2022
Single Family Home Sales	233	249
Average Square Footage	1630	1683
Average Price / Square Foot	\$151	\$197
Average Price	\$246,139	\$331,181
Duplex / Condo / Townhome	250	266
Average Square Footage	1367	1324
Average Price / Square Foot	\$119	\$155
Average Price	\$162,712	\$205,722
Total Home Sales	483	515
Average Square Footage	1494	1498
Average Price / Square Foot	\$136	\$178
Average Price	\$202,957	\$266,381



## For Sale Price Affordability Review

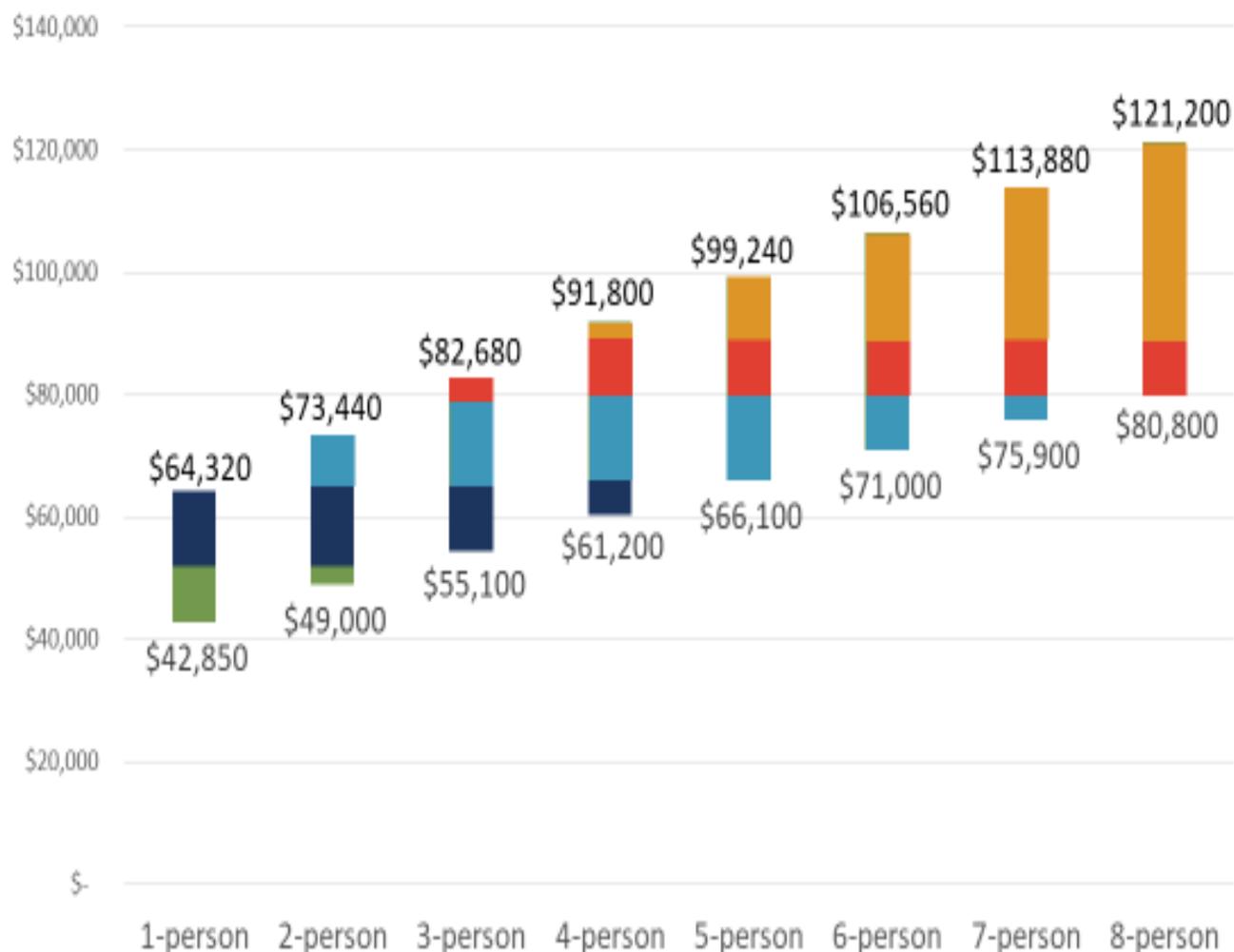
- 5% interest; \$10,000 family contribution; closing cost and down payment assistance (HRHA and Virginia Housing)
- Monthly cost estimate: principal, interest, taxes, insurance, and a modest allowance for utilities and HOA fee



Sale Price	Monthly Cost Estimate	Affordable at Annual Income of
350,000	2,244	89,774
300,000	1,929	77,172
250,000	1,614	64,571
200,000	1,299	51,970



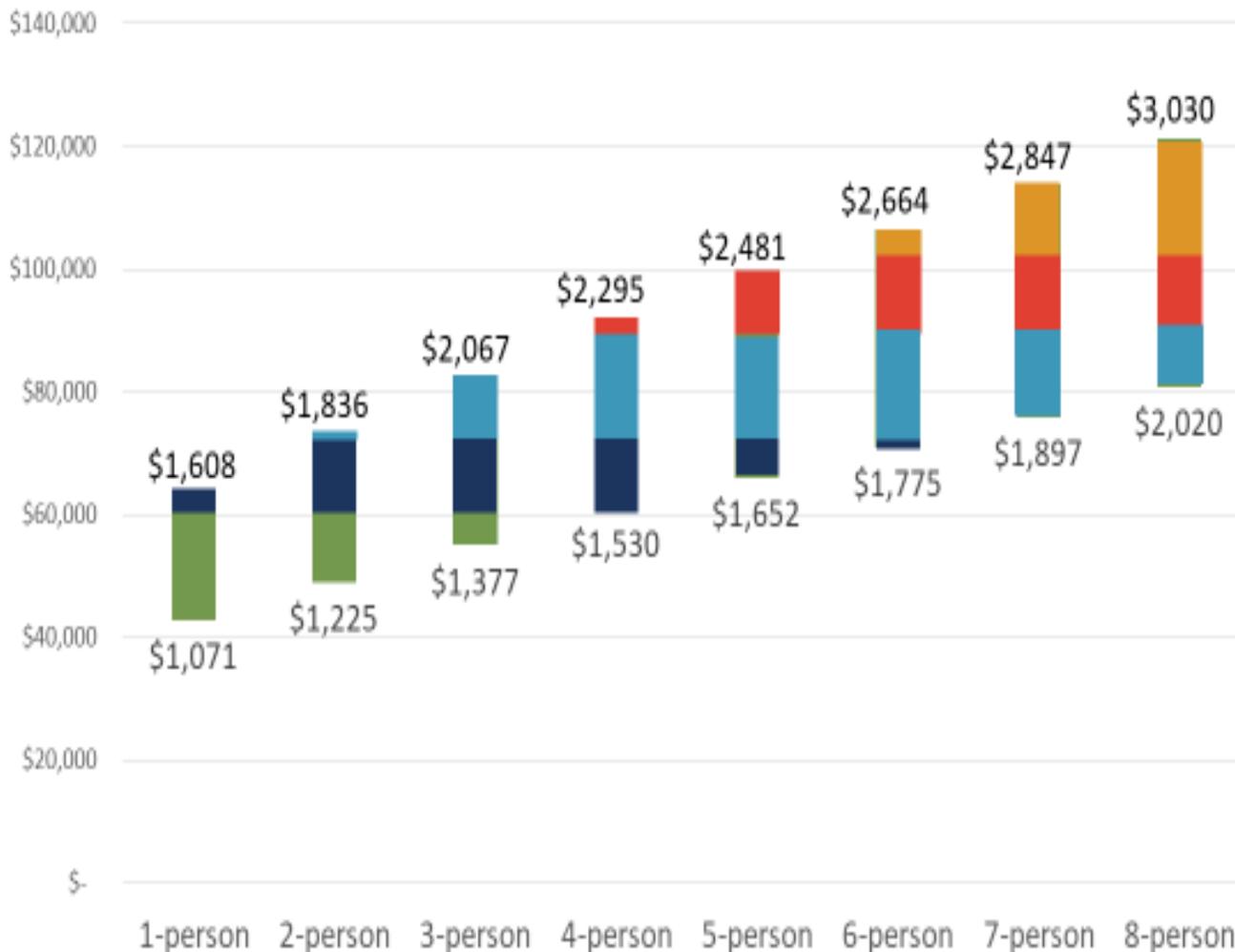
# AFFORDABILITY REVIEW



Income Eligibility Range 80% - 120% AMI by Household Size



# 6% INTEREST AND NO DOWN PAYMENT ASSISTANCE



 **\$101,480**  
\$2,537

 **\$87,360**  
\$2,184

 **\$73,240**  
\$1,831

 **\$59,080**  
\$1,477

Income Eligibility Range 80% - 120% AMI by Household Size



## **For Sale: Other**

- Income restricted only at initial sale; subsequent transactions unrestricted
- Down payment assistance & homebuyer support services
- Ideal mix of income-restricted and market rate
- Manufactured homes



## Rentals: Income Limits & Affordability

	1	2	3	4	5	6	7	8
80%	\$42,880	\$48,980	\$55,120	\$61,200	\$66,100	\$71,040	\$75,920	\$80,800
60%	\$32,160	\$36,720	\$41,340	\$45,900	\$49,620	\$53,280	\$56,940	\$60,600
50%	\$26,800	\$30,600	\$34,450	\$38,250	\$41,350	\$44,400	\$47,450	\$50,500
30%	\$16,100	\$18,400	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630

	1	2	3	4	5	6	7	8
80%	\$1,071	\$1,225	\$1,377	\$1,530	\$1,652	\$1,775	\$1,897	\$2,020
60%	\$804	\$918	\$1,033	\$1,147	\$1,240	\$1,332	\$1,423	\$1,515
50%	\$670	\$765	\$861	\$956	\$1,033	\$1,110	\$1,186	\$1,262
30%	\$402	\$460	\$575	\$693	\$811	\$929	\$1,047	\$1,165



## Affordability – Max Rents

	60%	50%	80%	Payment Standard	Utility Allowance
<b>1 BR</b>	<b>\$861</b>	<b>\$717</b>	<b>\$1,148</b>	<b>\$936</b>	<b>\$101</b>
<b>2 BR</b>	<b>\$1,033</b>	<b>\$861</b>	<b>\$1,378</b>	<b>\$1232</b>	<b>\$145</b>
<b>3 BR</b>	<b>\$1,193</b>	<b>\$994</b>	<b>\$1,592</b>	<b>\$1369</b>	<b>\$176</b>
<b>4 BR</b>	<b>\$1,332</b>	<b>\$1,110</b>	<b>\$1,776</b>	<b>\$2,098</b>	<b>\$222</b>

- Presentation:
  - Townhomes (1-4 bedroom): \$900 - \$1,450
  - Garden, Multifamily, Senior (1-4 bedroom): \$775 - \$1,350



## Project-Based Vouchers

- Units tied to subsidy
  - Owner charges full rent
  - Family pays affordable, income-based amount
- Valuable resource for LIHTC project
  - Application competitiveness
  - Financial feasibility
- PBV availability may impact affordable development
- Best practice: regular RFP schedule for developers to apply



## Property Management

- Staffing levels
- Experience
- Compliance
  
- Common spaces, grounds, green space, commercial

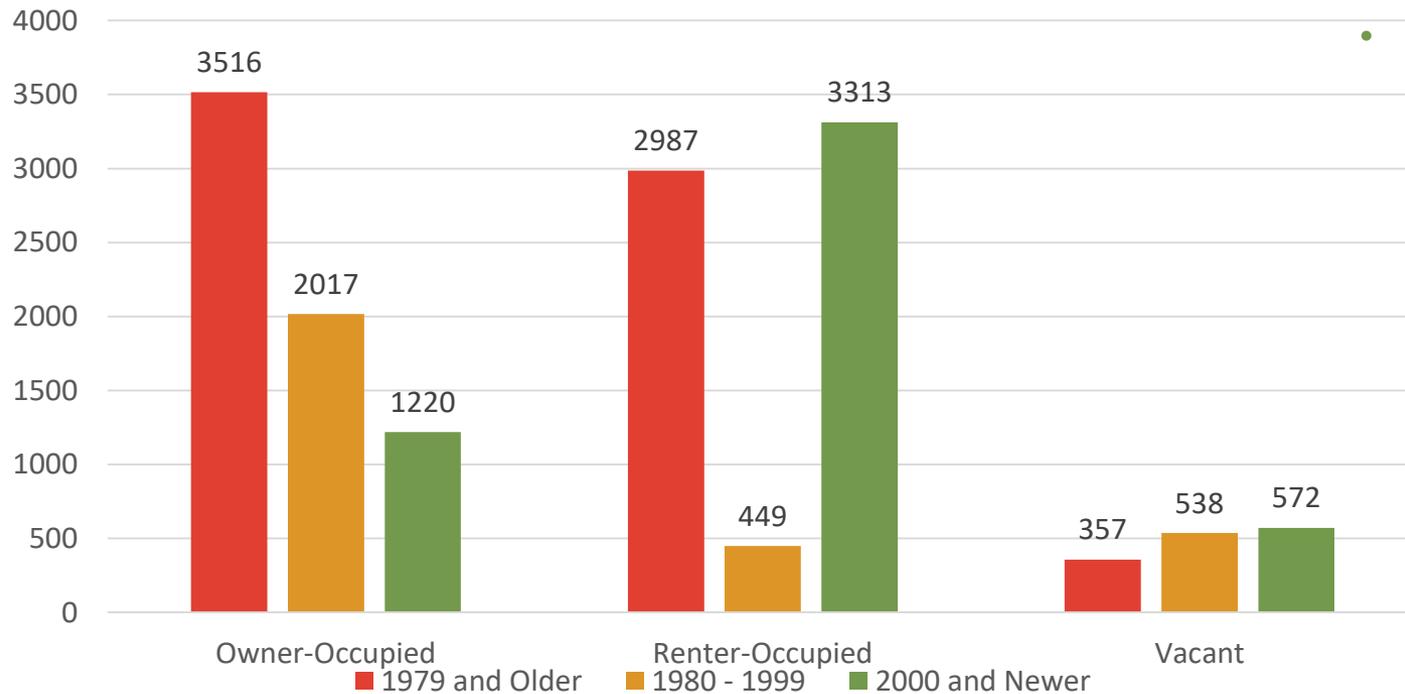


# Residential “Pipeline”

Project Name	Street Location	Single Family Detached	Duplex Units	Town House Units	Multi-Family	Total Units	Council Approval	Development Review Phase
907 North Main	North Main Street	-	-	-	9	9	05-2021	-
Chicago Avenue Apartments	Chicago Avenue	-	-	-	48	48	04-2022	-
<i>Simms Point</i>	<i>Lucy Drive</i>	-	-	-	<i>80</i>	<i>80</i>	<i>03-2022</i>	-
Regal Apartments (Armada Hoffler)	Evelyn Byrd Avenue	-	-	-	274	274	02-2022	Fire Review (03-22)
Two41 Central	Country Club Road	-	-	-	142	142	04-2021	ECSP Review (06-22)
The Edge	East Market St	-	-	-	156	156	03-2022	Fire Review (12-22)
Pleasant Hill Townhomes	Pleasant Hill Road	-	-	16	-	16	06-2021	ECSP Review (09-22)
Cobbler's Valley	Pear Street	-	-	35	-	35	09-2021	ECSP Review (01-23)
Vine Street Townhomes	Vine Street	-	-	29	-	29	05-2021	Accepted for Construction (04-22)
<i>Suter Street</i>	<i>Suter Street</i>	-	<i>18</i>	<i>3</i>	-	<i>21</i>	<i>09-2021</i>	<i>Accepted for Construction (10-22)</i>
<i>Foley Road</i>	<i>Foley Road</i>	-	-	-	<i>11</i>	<i>11</i>	<i>12-2021</i>	<i>NSPA (12-22)</i>
Wilson Avenue	Wilson Avenue	-	-	60	34	94	12-2022	-
Stoney Ridge	Public street to align with Reedy Circle off of South Main Street	-	-	-	72	72	02-2021	-
<b>Total</b>		-	<b>18</b>	<b>143</b>	<b>826</b>	<b>987</b>		



## Housing by Age



- 5,018 Added Units
- 798 Single Family
  - 374 Duplex
  - 2074 Townhouse
  - 1772 Multifamily



## Affordable Rentals

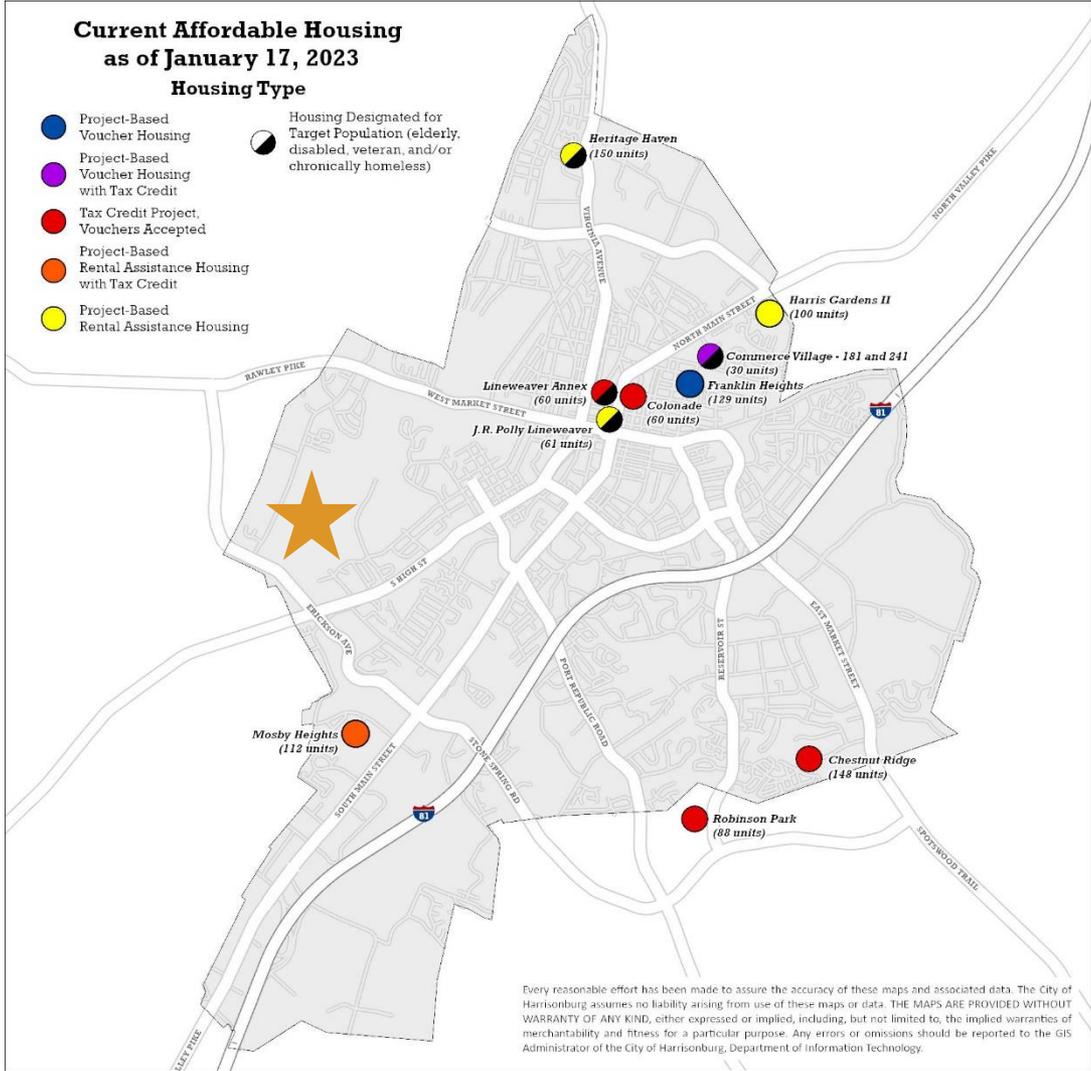
	LIHTC	PBRA	PBV	Accepts HCV**	Affordable Units	Approx. Start / Refi Year	Notes	Ownership
Harris Gardens II		✓			100	1976 / 2017	Family	For Profit
Heritage Haven		✓			150	2007	Elderly	Non Profit
J.R. Polly Lineweaver		✓			61	1980	Elderly/Disabled	HRHA
Mosby Heights	✓	✓			112	1976 / 2005	Family	For Profit
Chestnut Ridge	✓			✓	148	1998	Family	For Profit
Colonnade	✓			✓	60	2015	Family	For Profit
Lineweaver Annex	✓			✓	60	1992	Elderly/Disabled	HRHA
Commerce Village	✓		✓		30	2015	Other	HRHA
Franklin Heights			✓		129	2009	Family	HRHA
<b>TOTALS</b>	<b>410</b>	<b>423</b>	<b>159</b>	<b>268</b>	<b>850</b>			
<i>Robinson Park (County)</i>	✓			✓	88	2017	<i>Family</i>	<i>For Profit</i>
					<b>938</b>			

\*\* 797 housing choice vouchers serve the City and County



## Current Affordable Housing as of January 17, 2023 Housing Type

- Project-Based Voucher Housing
- Project-Based Voucher Housing with Tax Credit
- Tax Credit Project, Vouchers Accepted
- Project-Based Rental Assistance Housing with Tax Credit
- Project-Based Rental Assistance Housing
- Housing Designated for Target Population (elderly, disabled, veteran, and/or chronically homeless)



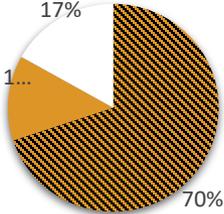
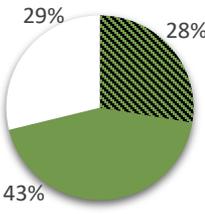
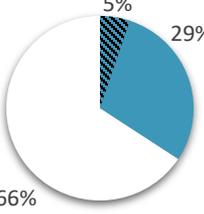
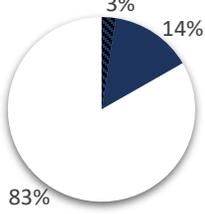
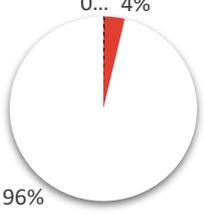
Every reasonable effort has been made to assure the accuracy of these maps and associated data. The City of Harrisonburg assumes no liability arising from use of these maps or data. THE MAPS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any errors or omissions should be reported to the GIS Administrator of the City of Harrisonburg, Department of Information Technology.



**HRHA**

- Quasi-governmental agency, distinct from city government
- Bluestone: Co-developer (51%) with Equity Plus (private firm)
- Authority & ability to serve unique role in community
  - Own & operate JR Polly & Lineweaver Apartments; Franklin Heights; Commerce Village
  - ~800 housing choice vouchers in City & County
  - Lead agency in regional Continuum of Care (address homelessness)
  - Owner: Fig & Vine, Court Square Theater, Comcast/Blue Ridge Building
  - Redevelopment: Explore More, HCPS Building, Regional Jail
  - Issuance of revenue bonds to finance housing elsewhere in Virginia

## Levels of Need in Harrisonburg

<b>Income</b> Area Median Income (AMI) for a <u>4-person household</u>	 <p>Less than 30% AMI</p>	 <p>30-50% AMI</p>	 <p>50-80% AMI</p>	 <p>80-100% AMI</p>	 <p>Above 100% AMI</p>
	<p><b>Extremely Low Income</b> \$27,750</p>	<p><b>Very Low Income</b> \$27,751 - \$38,250</p>	<p><b>Low Income</b> \$38,251 - \$61,200</p>	<p><b>Moderate* Income</b> \$61,201 - \$80,500*</p>	<p><b>Above Median Income</b> \$80,501+</p>
<b>Representative Job Type &amp; Pay</b> (for a single wage earner)	<p><b>Minimum wage, full-time</b> (\$24,960)</p>	<p><b>Administrative Assistant</b> (\$35,000)</p>	<p><b>Poultry Production</b> (\$40,000)</p>	<p><b>Restaurant Manager</b> (\$68,000)</p>	<p><b>Registered Nurse</b> (\$85,000)</p>
<b>Housing Ownership %</b>	<p>10%</p>	<p>20%</p>	<p>34%</p>	<p>36%</p>	<p>64%</p>
<b>Housing Cost Burden</b> <ul style="list-style-type: none"> <li>White: Not burdened</li> <li>Color: Cost burden (&gt;30% income)</li> <li>Shaded: Severe cost burden (&gt; 50% income)</li> </ul>					
<b>Total Households</b>	<p><b>3,205</b></p>	<p><b>2,010</b></p>	<p><b>3,180</b></p>	<p><b>1,830</b></p>	<p><b>6,495</b></p>

2BR LIHTC Rent (gross):  
 50% / 60% / 80%  
 \$861, \$1,033, \$1,378

\$693

\$956

\$1530

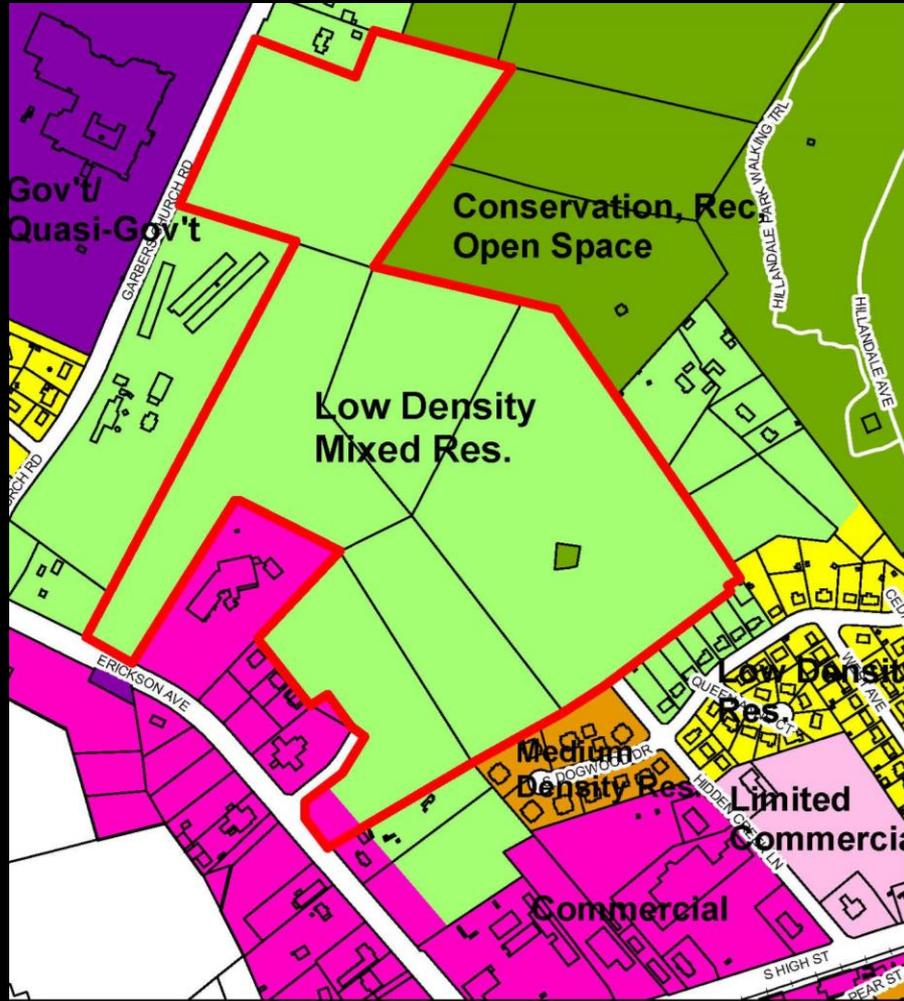
# Comprehensive Plan

Goal 6. To meet the current and future needs of residents for affordable housing.

Objective 6.1 To promote affordable housing options, including affordable rental properties and affordable homes for ownership.

Objective 6.2 To promote home ownership to increase the proportion of owner-occupied units in the City.

# Land Use



- Fire & Rescue
- Public Utilities
- Schools – projected 289 students (K-12)

Table 1: Student Generation Numbers Based on Specific School Boundary Factor

Student Generated				
Schools	Multifamily	Single-family attached	Single-family detached	Total
Bluestone Elementary	67.8	56.2	26.8	151
Thomas Harrison Middle	25.0	27.9	12.7	66
Harrisonburg High	24.8	40.3	17.4	83
<b>Grand Total</b>	<b>118</b>	<b>124</b>	<b>57</b>	<b>299</b>

Table 2: Student Generation Numbers Based on City-Wide Factor

Student Generated				
Schools	Multifamily	Single-family attached	Single-family detached	Total
Elementary	75.4	74	28	178
Middle	21.3	31	12	65
High	24.8	40	17	83
<b>Grand Total</b>	<b>121</b>	<b>146</b>	<b>58</b>	<b>325</b>

# Recommendation

Staff recommends denial in part and approval in part.

## Alternatives:

- (a) Recommend approval of the rezoning request; or
- (b) Recommend approval of the rezoning request, but to not accept Proffer 2.b., 3.c. and/or Proffer 4.  
(Note: Planning Commission recommended not accepting Proffer 2.b and 4 and accepting 3.c.)

