



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

241 Blue Ridge Drive
Property Address

028-G-1
Tax Map Parcel/ID

+/- 4.59
Total Land Area

acres or sq. ft.
(circle)

Existing Zoning District: R-1 Proposed Zoning District: R-5

Existing Comprehensive Plan Designation: Medium Density Mixed Residential

PROPERTY OWNER INFORMATION

MG Harrisonburg LLC
Property Owner Name

804-357-5702
Telephone

PO Box 17721
jcrowley@hrdcompany.com
E-Mail

Street Address

Richmond VA 23226
City State Zip

John Crowley, Manager

OWNER'S REPRESENTATIVE INFORMATION

William N. Park, Manager of Bluestone Land, L.L.C.
Owner's Representative

434-979-2900
Telephone

1821 Avon St. Suite 200
wpark@pcdcva.com
E-Mail

Street Address

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.

[Signature]
PROPERTY OWNER

11/17/20
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

11/16/20
Date Application and Fee Received

[Signature]
Received By

Total Fees Due: \$ 760 *payment covers*
Application Fee: \$550.00 + \$30.00 per acre *161 Blue Ridge Drive also*



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

241 Blue Ridge Drive
Property Address

028-G-1
Tax Map

+/-4.59
Total Land Area

acres or sq.ft.
(circle)

Existing Zoning Classification: R-1

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

PROPERTY OWNER INFORMATION

MG Harrisonburg LLC
Property Owner Name

804-357-5702
Telephone

PO Box 17721
jcrowley@hrdcompany.com

Street Address

Richmond VA 23226
City State Zip

E-Mail
John Crowley, Manager

OWNER'S REPRESENTATIVE INFORMATION

William N. Park, Manager of Bluestone Land, L.L.C.
Owner's Representative

434-979-2900
Telephone

1821 Avon St. Suite 200
wpark@pcdcva.com

Street Address

Charlottesville VA 22902
City State Zip

E-Mail

CERTIFICATION

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PROPERTY OWNER

DATE

11/17/20

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

11/6/20
Date Application and Fee Received

Total Fees Due: \$ 635
Application Fee: \$425.00 + \$30.00 per acre

Payment covers
161 Blue Ridge
Drive also.

Received By

[Signature]



CITY OF HARRISONBURG
COMMUNITY DEVELOPMENT

Special Use Permit Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION			
161 Blue Ridge Drive Property Address	028-G-2 Tax Map	±12.4 Total Land Area	acres or sq. ft. (circle)
Existing Zoning Classification: <u>R-1</u>			
Special Use being requested: <u>In connection with Application for Rezoning to R-5, special use permit to allow</u>			
Multiple-family dwellings of more than twelve (12) units per building			
PROPERTY OWNER INFORMATION			
Charles Edwin Estes Irrevocable Grandchildren's Trust Property Owner Name	804-357-5702 Telephone		
PO Box 17721 Street Address	jcrowley@hrdcompany.com E-Mail		
Richmond City	VA State	23226 Zip	Martha Estes Grover, Trustee
OWNER'S REPRESENTATIVE INFORMATION			
William N. Park, Manager of Bluestone Land, L.L.C. Owner's Representative	434-979-2900 Telephone		
1821 Avon St. Suite 200 Street Address	wpark@pcdcva.com E-Mail		
Charlottesville City	VA State	22902 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.			
<u>Martha Grover, Trustee</u> PROPERTY OWNER			<u>11/12/20</u> DATE
REQUIRED ATTACHMENTS			
<input checked="" type="checkbox"/> Site or Property Map <input checked="" type="checkbox"/> Letter explaining proposed use & reasons for seeking a Special Use Permit. <input checked="" type="checkbox"/> 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 telecommunication facility application.			
TO BE COMPLETED BY PLANNING & ZONING DIVISION			
<u>11/6/20</u> Date Application and Fee Received	Total Fees Due: \$ <u>406</u> PAID as part of application for 241 Blue Ridge Dr.		
<u>AHD</u> Received By			

804-357-5702 (Cell)



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION			
161 Blue Ridge Drive Property Address	028-G-2 Tax Map Parcel ID	4.24 Total Land Area	acres or sq. ft. (circle)
Existing Zoning District: R-1	Proposed Zoning District: R-5		
Existing Comprehensive Plan Designation: Medium Density Mixed Residential			
PROPERTY OWNER INFORMATION			
Charles Edwin Estes Irrevocable Grandchildren's Trust Property Owner Name		804-357-5702 Telephone	
PO Box 17721 Street Address		jcrowley@hrdcompany.com E-Mail	
Richmond City	VA State	23226 Zip	Martha Estes Grover, Trustee
OWNER'S REPRESENTATIVE INFORMATION			
William N. Park, Manager of Bluestone Land, L.L.C. Owner's Representative		434-979-2900 Telephone	
1821 Avon SL Suite 200 Street Address		wpark@pbdva.com E-Mail	
Charlottesville City	VA State	22902 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.			
Martha Grover, Trustee PROPERTY OWNER		11/12/20 DATE	
REQUIRED ATTACHMENTS			
<input checked="" type="checkbox"/> Letter explaining proposed use & reasons for seeking change in zoning. <input checked="" type="checkbox"/> Statement on proffers, if applying for conditional rezoning. <input checked="" type="checkbox"/> Survey of property or site map. <input checked="" type="checkbox"/> 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			
11/6/20 Date Application and Fee Received		Total Fees Due: \$ PAID or part of application Application Fee: \$556.00 + \$30.00 per acre for 241	
AHO Received By		Blue Ridge Drive	

Lisa Anne Hawkins
Attorney at Law

Direct: (540) 437-3118
lah@fplegal.com

Phone: (540) 437-3100
Fax: (540) 437-3101
90 North Main Street, Suite 201
P.O. Box 1287
Harrisonburg, Virginia 22803

February 4, 2021

City Council
c/o Adam Fletcher, Director
Department of Community Development
City of Harrisonburg, Virginia
409 S Main St
Harrisonburg, VA 22801

RE: Application for Rezoning and Special Use Permit
161 and 241 Blue Ridge Drive

Dear Council members and Adam:

I enclose a revised proffer statement in advance of the February 9, 2021 public hearing pertaining to the above-referenced application, for the purpose of clarifying that the proffers will be effective only if both the rezoning and the special use permit are approved. Given the constraints of this site, the proffers are only feasible if the project can be developed with buildings containing more than 12 units by special use permit, as reflected in the application materials.

We respectfully request and appreciate the City's consideration of the rezoning and special use permit as a joint application for approval purposes, as permitted by Section 10-3-128(d) of the City's Zoning Ordinance. Thank you.

Very Truly Yours,



Lisa Anne Hawkins

cc: Applicant

Enc: Revised proffer statement

880617

February 4, 2021

Mr. William Park
Bluestone Land, LLC
1821 Avon St. Ext.
Suite 200
Charlottesville, VA 22902

Re: Two41 Central Stormwater Management

Mr. Park,

This letter is in regard to the stormwater management component of the subject development. I understand that the community may have concerns regarding stormwater management (both quantity and quality), especially in an area that has experienced previous flooding issues over the years. The current stormwater regulations, as required by the State of Virginia, are very stringent compared to years prior. This will provide for rigorous stormwater management Best Management Practices (BMP's), especially on a site that was developed long before there were any stormwater management requirements for detention at all.

With regard to quantity control, all offsite storm water (upstream of the development) will be passed through your site in a storm sewer piping system to the outfall under the railroad. Today, runoff from the aforementioned areas drain through open channels through your site. Putting them into a storm system will move surface discharge further away from existing neighborhoods. Additionally, I envision an underground detention system in your development to control the post-development stormwater energy back to a level that is less than the pre-development stormwater energy in order to meet the current regulations.

There are currently no water quality BMP's on the site today, as water quality requirements did not exist when the site was originally developed. In addition to the underground detention system mentioned, you will be required to install BMP's that reduce phosphorous from the stormwater runoff back to levels prescribed by current stormwater regulations.

All BMP's will be included as part of the site-wide Stormwater Management Plan. We will make every effort to not only ensure that the BMP's selected adequately meet the quantity and quality requirements, but are appropriately integrated in the site in a manner that is aesthetically pleasing.

Sincerely,
Valley Engineering



Carl Snyder, Jr., P.E.
Director of Civil Engineering

BLUESTONE LAND, L.L.C.

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

November 30, 2020

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

Re: Change of Zoning District (Rezoning) Application and Special Use Permit Application

Tax Map Parcels/Owners:

028-G-1/MG Harrisonburg LLC

028-G-2/Charles Edwin Estes Irrevocable Grandchildren's Trust

Address: 241 Blue Ridge Drive

Dear Mr. Fletcher,

Please accept the attached Special Use Permit Application and Concept Plan dated 11-25-20 (Exhibit 'A') for the proposed "Two41 Central" development located on Blue Ridge Drive. This application is being submitted concurrently with a rezoning application for the site for R-5 zoning. The intent of the application is to allow multi-family dwellings that include more than 12 units per building.

Parcel 028-G-1 is currently zoned as R-1 but has been developed and used as a commercial truck terminal since 1975. Parcel 028-G-2 is the adjacent vacant parcel. The Property is located at the intersection of Blue Ridge Drive and Country Club Road. East Market Street is to the west of the property, and railroad tracks are along the southern property boundary.

As planned "Two41 Central" will revitalize the approximate 7 acre tractor-trailer terminal to a 142-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 the street. Streetscaping including sidewalks and street trees are proposed. The concept elevations are attached as Exhibit B.

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.

When developing the plan for Two41 Central, 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 as Medium Density Mixed Residential that anticipates approximately 20 dwelling units per acre. This planned development would revitalize the current use as a truck terminal by providing more vibrant, high quality, higher density housing which will include on-site professional management.

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 as long as they meet the requirements set forth in section 10-3-55.6 (e) (1-4). Section 10-3-55.6 (e) 1 requires that the proposed site is located near an existing development that may be developed as multi-family per the Comprehensive Plan. The existing development directly adjacent to the site (to the south) is identified as "Medium Density Residential" in the Comprehensive plan, which allows for Multi-Family development. Further, the Comprehensive Plan designates parcels 028-G-1 and 028-G-2 as Medium Density Mixed Residential.

Section 10-3-55.6 (e) (2) requires that the applicant has demonstrated that adequate vehicular, transit, pedestrian, and bicycle facilities either currently serve the site, are planned by a City or State plan, are proposed by the applicant, or are not needed because of special circumstances of the proposal. As stated above, the concurrently submitted rezoning application and associated proffered conditions propose road improvements to the adjacent streets (Blue Ridge Drive and Country Club Road) along with sidewalk and shared use trails along the project frontage. The proffers also describe a 10' shared use path connection to the western boundary of the property which will allow for a connection to the proposed VDOT East Market Street Improvement project. The VDOT improvement project will include traffic light improvements and pedestrian and bicycle crossings that will allow for the safe crossing of East Market Street. This connection will be utilized by both the existing neighborhood and future residents of Two41 Central when walking to the businesses located on the west side of East Market Street.

Section 10-3-55.6 (e) (3) requires that the proposed development's design is compatible with adjacent uses. The proposed development on this transitional parcel is compatible with the surrounding mix of residential uses. Unlike its current non-conforming use as a truck terminal, the development provides residential one, two, and three-bedroom units. The proposed buildings at the corner of Blue Ridge Drive and Country Club Road (Building Types 1 and 2) are designed with pitched roofs with three story elevations at the street frontage. The four-story building adjacent to East Market Street (Building Type 3) and served by an elevator is approximately 14 feet below the road elevation of East Market Street. When taking into account that the 4 story building roof is flat and its lower elevation on the site, translates to a lower total height than three-story structures (Types 1 and 2). Please refer to the attached exhibit 'B' that depicts building height relationships along Blue Ridge Drive. Although proposed building heights are marginally higher than the maximum building height allowed in the adjacent R-1 district, the location of the site (at the bottom of the hill), coupled with proposed street trees along both road

frontages (Proffer #10) will minimize visual impact of the proposed buildings. In addition, all buildings are oriented to the street, thus relegating the on-site parking to the rear and mostly out of site to the neighborhood. The street-building-parking relationship has been proffered (Refer to Proffer # 7).

Section 10-3-55.6 (e) (4) requires the applicant to show that the site is environmentally suitable for multifamily development. With approximately seven acres, the property has sufficient area for the proposed buildings, travel ways and relegated parking areas. All stormwater quantity and quality requirements will be managed on site. There are no steep slopes to contend with while any impacts to the floodplain will be conducted in accordance with the City's requirements. In addition, 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.

Several existing conditions on the property present challenges for redevelopment of the site including overhead electric transmission lines and easements, proximity of the Chesapeake Western Railway, and the floodplain. These issues present substantial obstacles for development of small lot single-family detached homes and single-family attached homes but are addressed in the proposed multifamily concept plan.

As stated above, 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 (see Proffer #9). Although all parking is provided on-site, the project sponsor is proffering a pad for a City-provided bus shelter (Proffer #8) and pedestrian connection to the proposed VDOT improvements at MLK Jr. Way for not only the benefit of future tenants, but also the existing neighborhoods (Proffer #2). An additional proffer includes the donation of land to incorporate a future vehicular connection between MLK Jr. Way and Blue Ridge Drive centered on funding obtained by the City (Proffers #4 and #5).

City staff at the Department of Public Works has determined that a Traffic Impact Analysis is not required. With 39 AM peak hour trips, and 59 PM Peak Hour trips, 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 three local streets, and would not be concentrated on any one street. In addition, the personal vehicular traffic would be substantially less intrusive to the existing neighborhood than the commercial trucks and tractor-trailers that are allowed under the existing use.

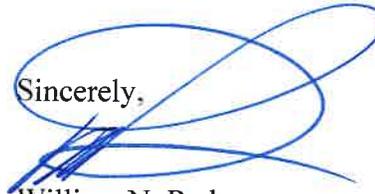
Prior to this submission, the Applicant, along with its consultants, held a virtual community meeting with the surrounding property owners on August 17, 2020. Invitations were mailed to 301 households. These invitations generated six participants who attended the presentation which consisted of an overview of the project complete with a preliminary site plan and numerous elevations of the proposed structures. The presentation seemed generally to be well received. The following questions were asked during or subsequent to the presentation with responses noted.

1. Can you consider opening the roadway on to E. Market and Market St and Martin Luther King Jr. way?
 - a. The future extension of Blue Ridge Drive to East Market Street is not part of this project, however it may be constructed by the City at a future date. The developer will consider a pedestrian connection to East Market Street as part of this project.
2. Is this area in a flood plain?
 - a. A portion of the property is in the floodplain, but development will be in accordance with City's requirements
3. What is the marketing plan? Student? Senior?
 - a. Target markets: younger professionals, empty nesters, and other renters by choice.
4. Concerned about runoff into the culvert
 - a. If developed, the project will be required to study the existing drainage condition and proposed improvements will be required to sufficiently carry water through the site. Per City of Harrisonburg Stormwater requirements, the developed site must at a minimum meet the pre-development condition, meaning that the project cannot make the flooding issue worse by backing water onto adjacent properties and/or road right of way.
5. Concerns regarding traffic, entrance/exits.
 - a. Design team will work with City regarding potential traffic impacts. Improvements to the intersection of Blue Ridge Drive and Country Club Road are proposed. A second driveway is proposed on Country Club Lane.

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

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

Sincerely,



William N. Park

PROFFERS

Two41 Central Apartments
241 Blue Ridge Drive, Harrisonburg, Virginia

Date of Proffer: November 4, 2020
Revision #1: November 30, 2020
Revision #2: February 2, 2021
Revision # 3: February 4, 2021

Project Name: Two41 Central Apartments

Owners: MG Harrisonburg LLC
Martha Estes Grover, Trustee of the Charles Edwin Estes Irrevocable Grandchildren’s Trust

Contract Purchaser: Bluestone Land, L.L.C., or assigns

Tax Map Parcel #s	Current Owner	Acreage	Existing Zoning	Existing Land Use	Land Use Guide
028 G 1	MG Harrisonburg LLC	4.59	R-1	Industrial	Medium Density Mixed Residential
028 G 2	Grover Martha E Trustee	2.40	R-1	Vacant	Medium Density Mixed Residential

Total Acreage of Parcel(s) 6.99 +/- acres

Rezoning/Land Use Requested: R-5 with simultaneous issue of special use permit to allow >12 units per building

Tax Map #(s) 028 G 1; 028 G 2

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 and will take effect upon approval of the requested rezoning including simultaneous approval of the requested special use permit to allow >12 units per building:

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 1.5 parking spaces per dwelling unit shall be provided.
2. Bicycle and Pedestrian Connection: The owner will design and construct a 10-ft wide shared use path connection from the western terminus of Blue Ridge Drive to the western boundary of 919 Oakland Street (Tax Map Parcel # 028 F 1) as general shown on Exhibit A. In the event the City obtains necessary easement or right-of-way prior to final paving of the development, then the owner will also construct the shared use path connection to East Market Street. The final alignment of the connection will be determined and eventually agreed to at the site plan review stage of the project.
3. Road and Sidewalk Improvements: The following improvements will be constructed as part of this development:

PROFFERS

Two41 Central Apartments
241 Blue Ridge Drive, Harrisonburg, Virginia

- a. Blue Ridge Drive shall be improved to include 2.5' curb and gutter, 6' planting strip, and 5' sidewalk along the project frontage. The face of the proposed curb shall be located 13' from the centerline of Blue Ridge Drive.
 - b. Country Club Road shall be improved to include 2.5' curb and gutter, 6' planting strip, 10' shared use path, and 2' path shoulder. The face of the proposed curb shall be located 6' from the existing edge of pavement.
 - c. A 5' wide sidewalk with a 2' planting strip shall be installed along the project frontage of Country Club Court.
4. Donation of Right-of-Way: For the purpose of road improvements to the intersection of Blue Ridge Drive and Country Club Road, the Owners shall provide a right-of-way to the City across 028 G 1 and 028 G 2 as generally shown on the Concept Plan dated 11-25-20, attached as Exhibit A, within 90 days of the issuance of building permits.
 5. Donation of Additional Parcels: For the purpose of future improvements to Blue Ridge Drive, MG Harrisonburg LLC has entered into a Development Agreement with the City of Harrisonburg regarding donation of Tax Map Parcels 028 F 1 and 028 F 2 to the City. Those parcels are not included in this Rezoning Application.
 6. Density and Unit Mix: The development shall contain a maximum of 142 units. Units shall be limited to 1, 2, and 3 bedroom units, of which a minimum of 75% shall be 2 bedroom units or less.
 7. Parking Lot Placement- Parking shall not be located between the proposed apartment buildings and Blue Ridge Drive or Country Club Road. This proffer does not apply to amenity structures, maintenance facilities, and/or other accessory structures.
 8. Bus Shelter- The Owner will coordinate with the City to identify and provide a location for a bus shelter if requested during the site plan review phase of the project. Owner shall provide a concrete pad for City-provided shelter at a mutually agreeable location.
 9. Playground-A playground will be provided within the development.
 10. Street Trees- Street Trees will be provided along Blue Ridge Drive and Country Club Road frontages. Tree spacing will average 60 ft on center for medium or large maturing trees and 30 ft on center for small maturing trees. Location of street trees to be in the proposed planting strip or behind the sidewalk, depending on the location of above or below grade utilities.
 11. 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 area median family income 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.

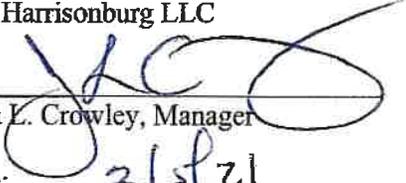
Signature page follows

PROFFERS

Two41 Central Apartments
241 Blue Ridge Drive, Harrisonburg, Virginia

Owner(s):

MG Harrisonburg LLC

By: 
John L. Crowley, Manager

Date: 2/5/21

Charles Edwin Estes Irrevocable Grandchildren's Trust

By: 
Martha Estes Grover, Trustee

Date: 2/5/21

Applicant/Contract Purchaser:

Bluestone Land, L.L.C.

By: 
William N. Park, Manager

Date: February 4, 2021

DEVELOPMENT AGREEMENT

This Development Agreement is entered into by and between MG Harrisonburg LLC, its successors and assigns (Owner) and the City of Harrisonburg (City).

In connection with the rezoning application for Tax Map Parcels 028 G 1 and 028 G 2, the parties agree that at the request of the City of Harrisonburg and evidence that funding is in place, through means such as budgeted by the City or through the Virginia Department of Transportation's Six Year Improvement Program, to advertise for construction of a road connection from Martin Luther King, Jr. Way to Blue Ridge Drive within fifteen (15) years of the rezoning approval of Tax Map Parcels 028 G 1 and 028 G 2, the Owner shall donate and transfer title to Tax Map Parcels 028 F 1 and 028 F 2 to the City for purposes of road improvements.

This Development Agreement will commence on the date of City Council's approval of the rezoning of Tax Map Parcels 028 G 1 and 028 G 2 to the R-5, High Density Residential District and will end on the date that is fifteen years after.

Owner(s):

MG Harrisonburg LLC

By: _____


John L. Crowley, Manager

Date: _____

12/7/20

Agreed and Accepted: The City of Harrisonburg, Virginia

Eric D. Campbell

City Manager of the City of Harrisonburg

Date: _____



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:	csynder@valleyesp.com			
Owner Name:	MG Harrisonburg LLC / Martha E Grover Trustee			
Telephone:				
E-mail:				
Project Information				
Project Name:	Blue Ridge Drive Site			
Project Address:				
TM #:	28 G 1 / 28 G 2			
Existing Land Use(s):	Truck Terminal			
Proposed Land Use(s): (if applicable)	Residential Apartments			
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-1 to R-5) for residential use of land.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	39			
PM Peak Hour Trips:	51			

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: John Sam Fields

Date: 10/24/20

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	140	50	62
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					50	62
8	Existing #1	Intermodal Truck Terminal	30	1000 SF GFA	5.7	11	11
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					11	11
15	Final Total (Total New – Total Existing)					39	51

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.