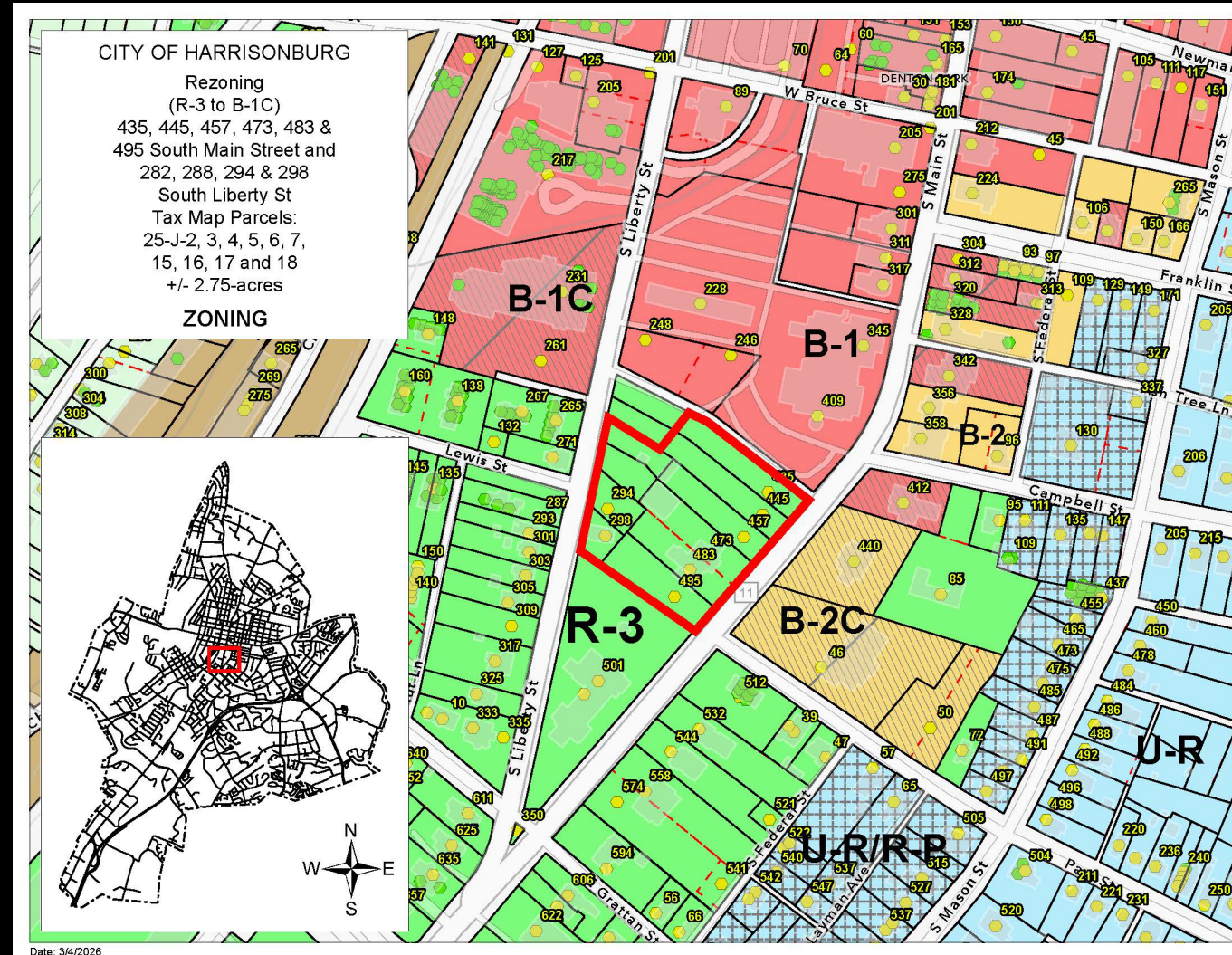
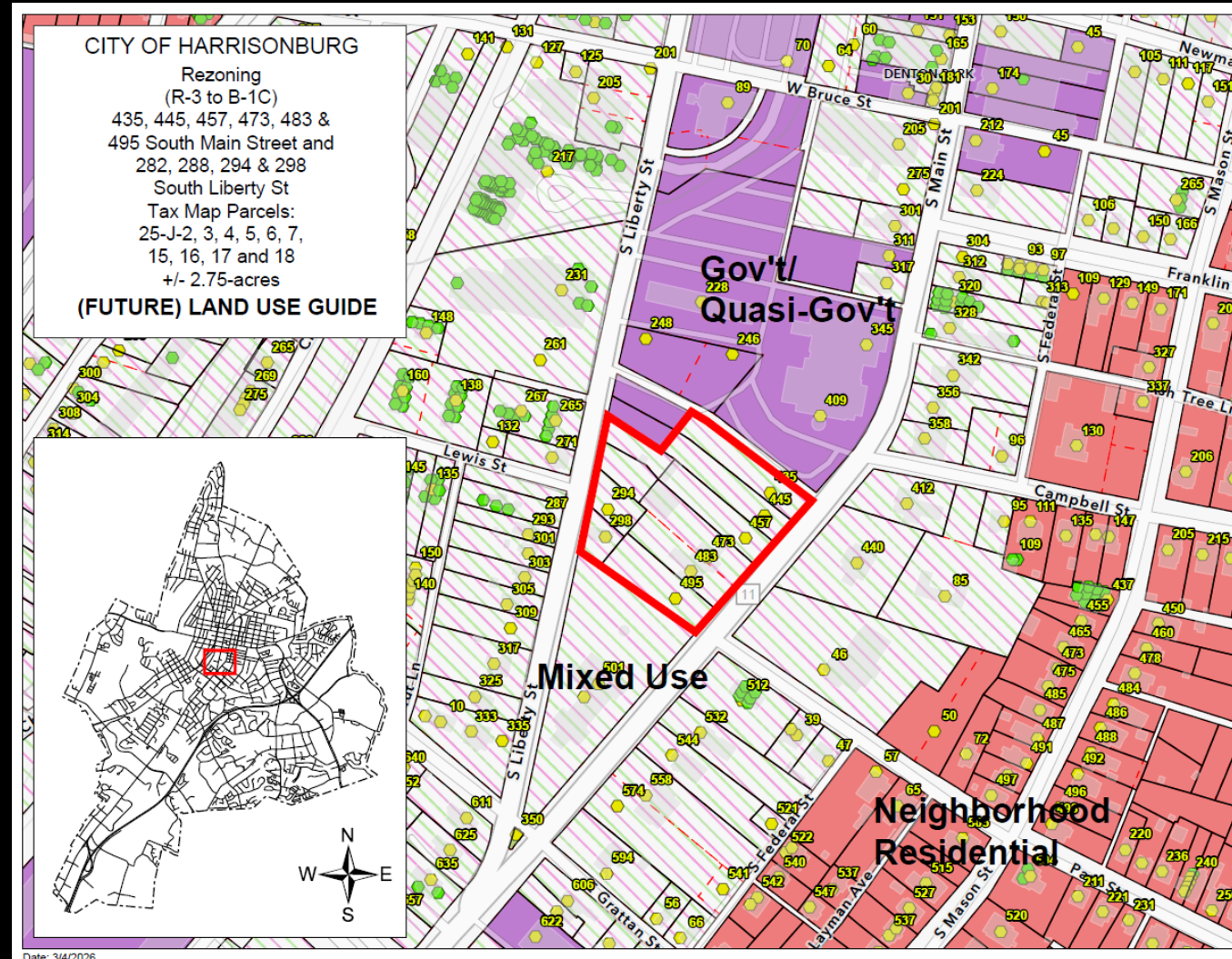


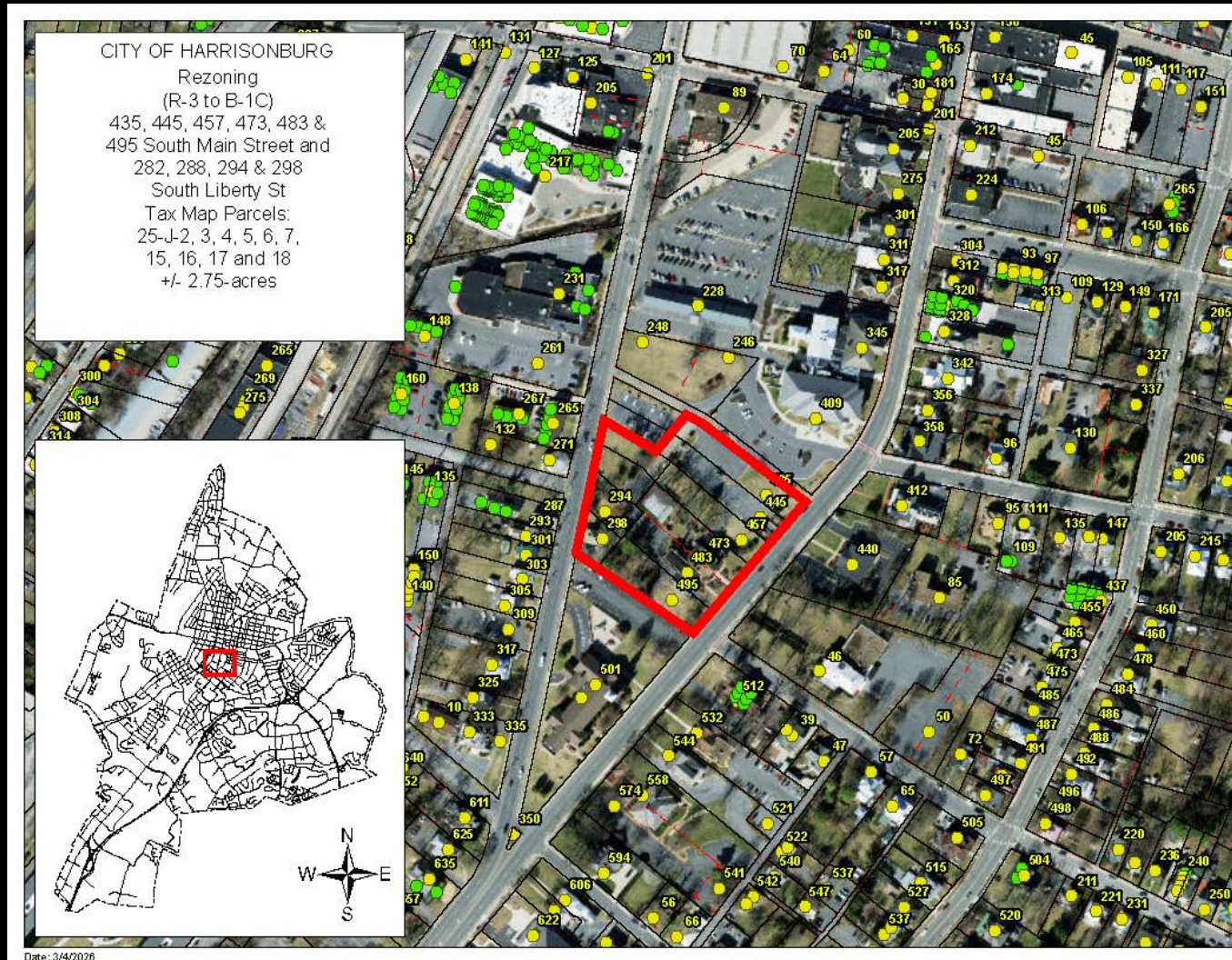
Rezoning – S Main St & S Liberty St The Link Apartments (R-3 to B-1C)



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Rezoning – S Main St & S Liberty St The Link Apartments (R-3 to B-1C)











PROPOSED HOUSING DEVELOPMENT PROJECT | 473 S. MAIN STREET | HARRISONBURG VA

VIEW 1

01 | 26 | 2026

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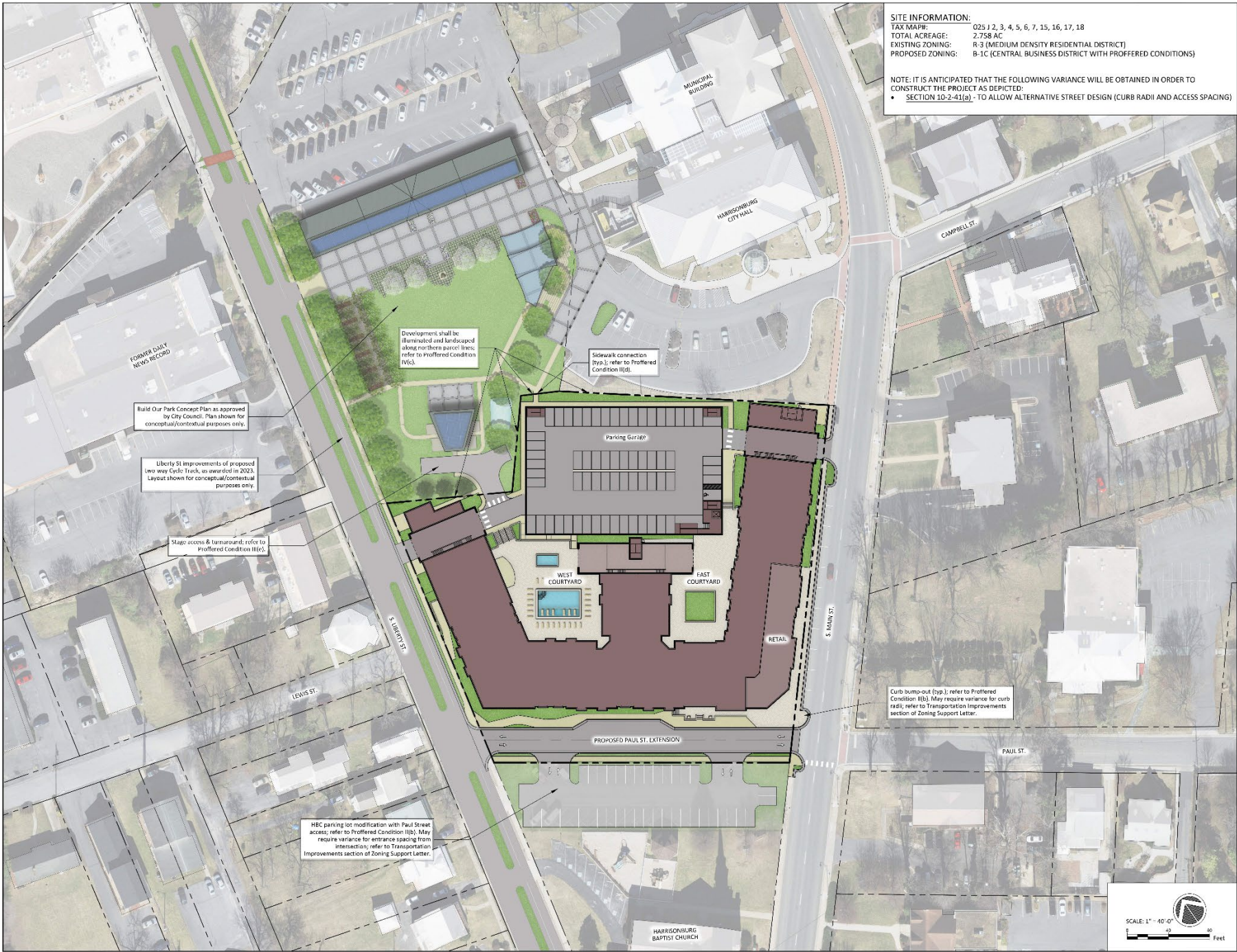
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VIEW 2

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SITE INFORMATION:
TAX MAP: 02512, 3, 4, 5, 6, 7, 15, 16, 17, 18
TOTAL ACREAGE: 2.758 AC
EXISTING ZONING: R-3 (MEDIUM DENSITY RESIDENTIAL DISTRICT)
PROPOSED ZONING: B-1C (CENTRAL BUSINESS DISTRICT WITH PROFFERED CONDITIONS)

NOTE: IT IS ANTICIPATED THAT THE FOLLOWING VARIANCE WILL BE OBTAINED IN ORDER TO CONSTRUCT THE PROJECT AS DEPICTED:
• SECTION 10-2-41(a) - TO ALLOW ALTERNATIVE STREET DESIGN (CURB RADI AND ACCESS SPACING)



PLAN OF DEVELOPMENT
LINDSEY PROPERTIES
473 S. MAIN STREET, HARRISONBURG, VA 22801

Revisions:

No.	Description	Date

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

CONCEPT PLAN

Project number: 24024C
Date: FEBRUARY 06, 2026
Drawn by: GP
Checked by: SOR



Proffers

- I. Development Standards
- II. Transportation Improvements
- III. Parking/Access Improvements
- IV. Amenities
- V. Implementation

Proffers - Development Standards

- Max. 250 units; Max. 555 bedrooms
- Min. 110 studio or one-bedroom units (44% of proffered max.)
- Max. 85 4-bedroom units (34% of proffered max.)
- Restrictions on occupancy
- 2,000-5,000 sf of commercial space
- Controls layout and design, architectural features, exterior screening/decor



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Scenario. If max. 250 units constructed, 110 units are studio/1-bedroom and 85 units are 4-bedroom, then:

	Units	Bedrooms	% of 555 bedrooms
Studio/1-bedroom	110	110	20%
4-bedroom units	85	340	61%
2- and 3-bedroom units	35 to 52	105	19%

Other combinations possible

Proffers - Development Standards

- Max. 250 units; Max. 555 bedrooms
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- Max. 85 4-bedroom units (34% of proffered max.)
- **Restrictions on occupancy**
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Proffers - Development Standards

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Comparison with Urban Exchange

	Urban Exchange	The Link Apartments (proposed)
Apartment units per acre	194 units on 2.63-acres = 74 units/acre	Max. 250 units on 2.75-acres = 91 units/acre
Commercial space	Total commercial space ~12,000*	2,000 sf – 5,000 sf
Stories/height	6-stories / ~75-ft	6-stories / ~ 75-ft

- Coffee hound ~ 1,600 sf
- Benny Sorrentino's ~1,400 sf

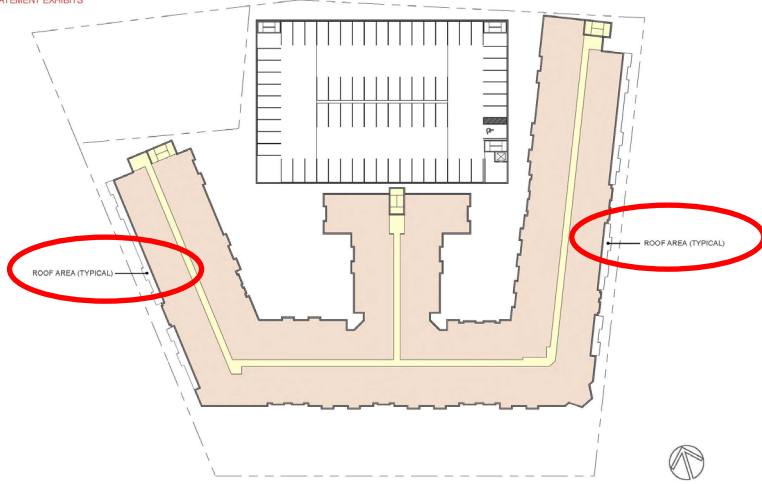
Note: B-1 by right maximum height is 75-ft



Proffers - Development Standards

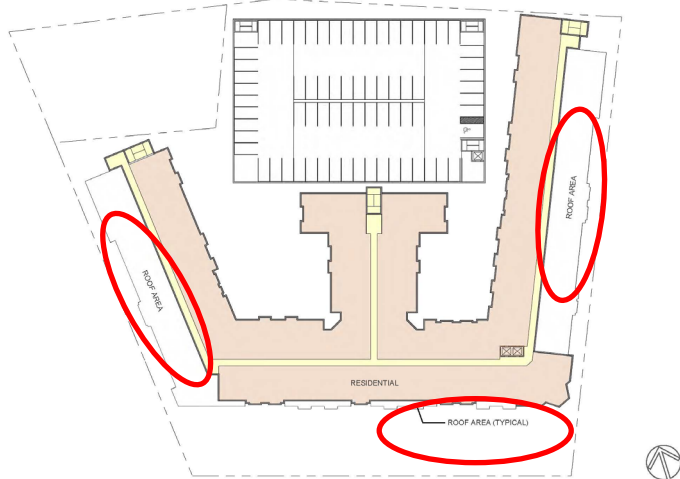
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LEVEL 5 PLAN

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LEVEL 6 PLAN

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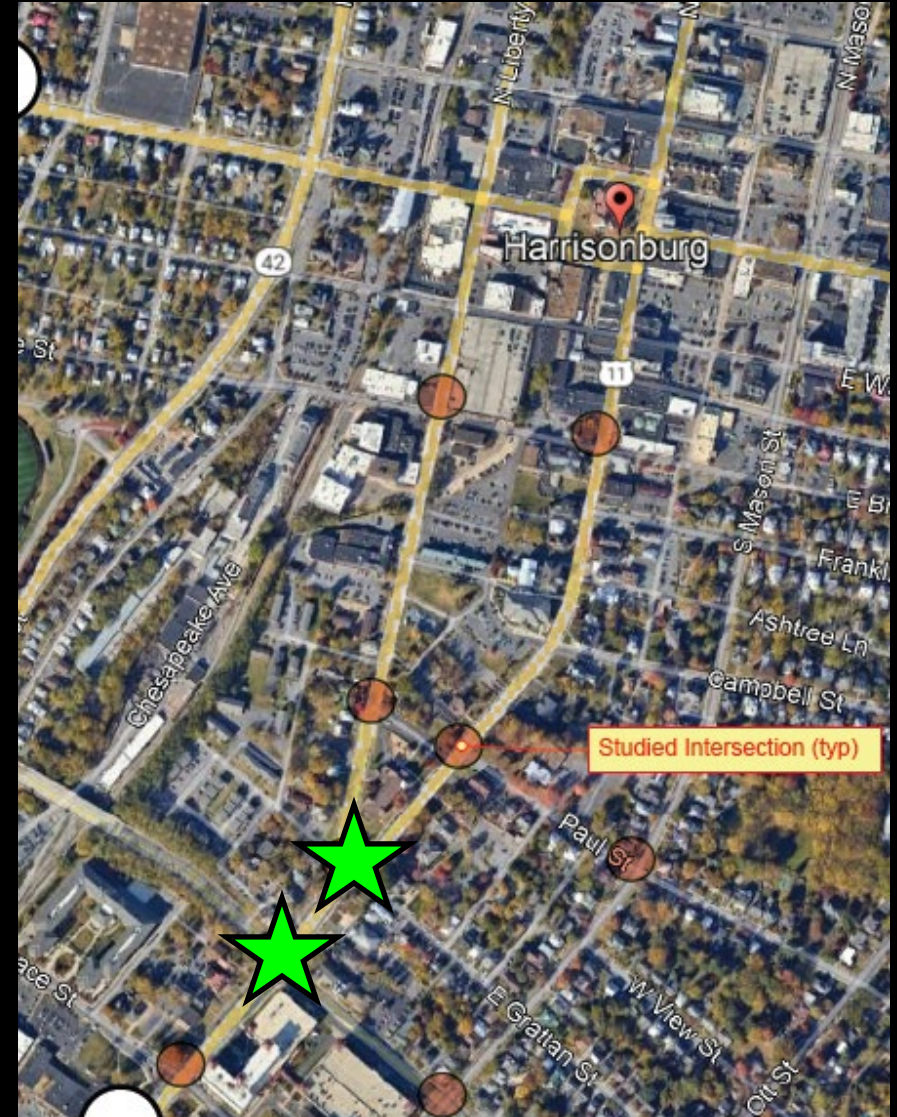


New Proffer I.k. (Summarized)

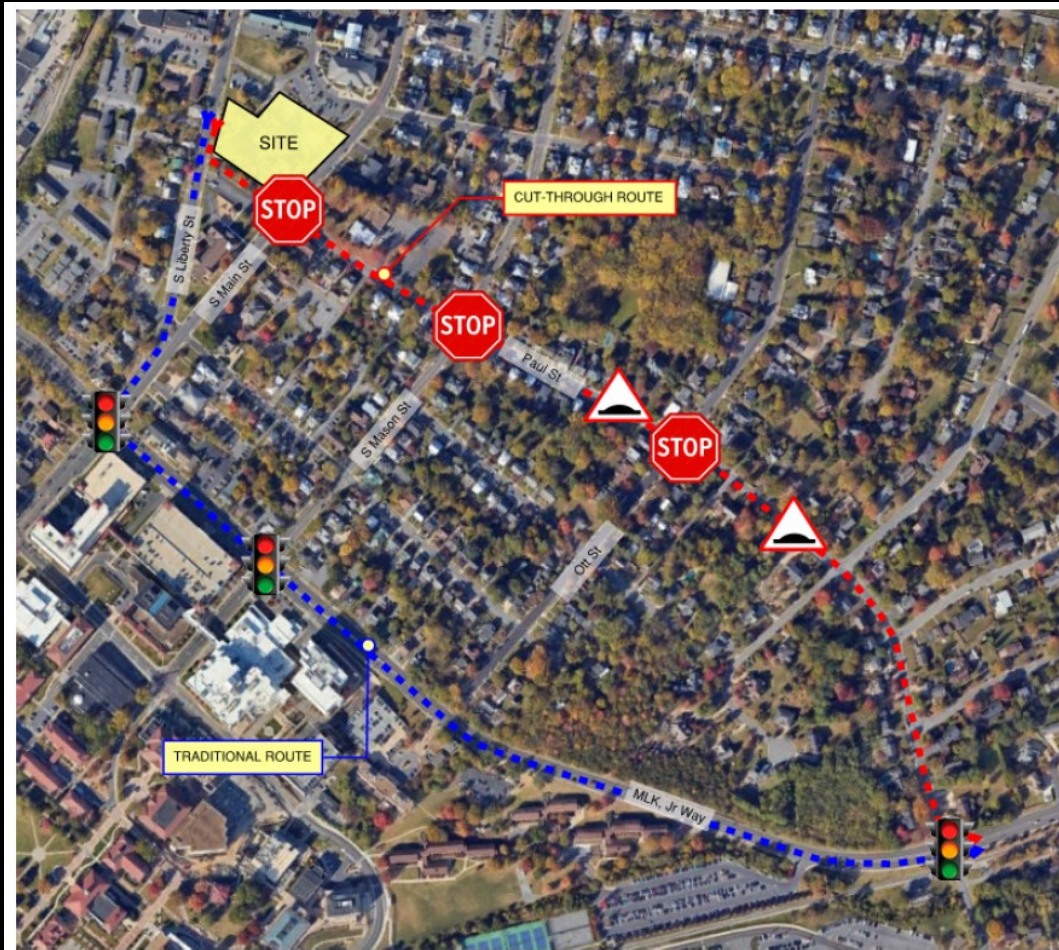
- Requires the property owner designate with the City a local management representative who shall be available to respond to operational issues or concerns.

Traffic Impact Analysis (TIA) Study

- 2 studied intersections already have movements that have a failing level of service (LOS) today.
- Delays increased minimally due to the development at the studied intersections.



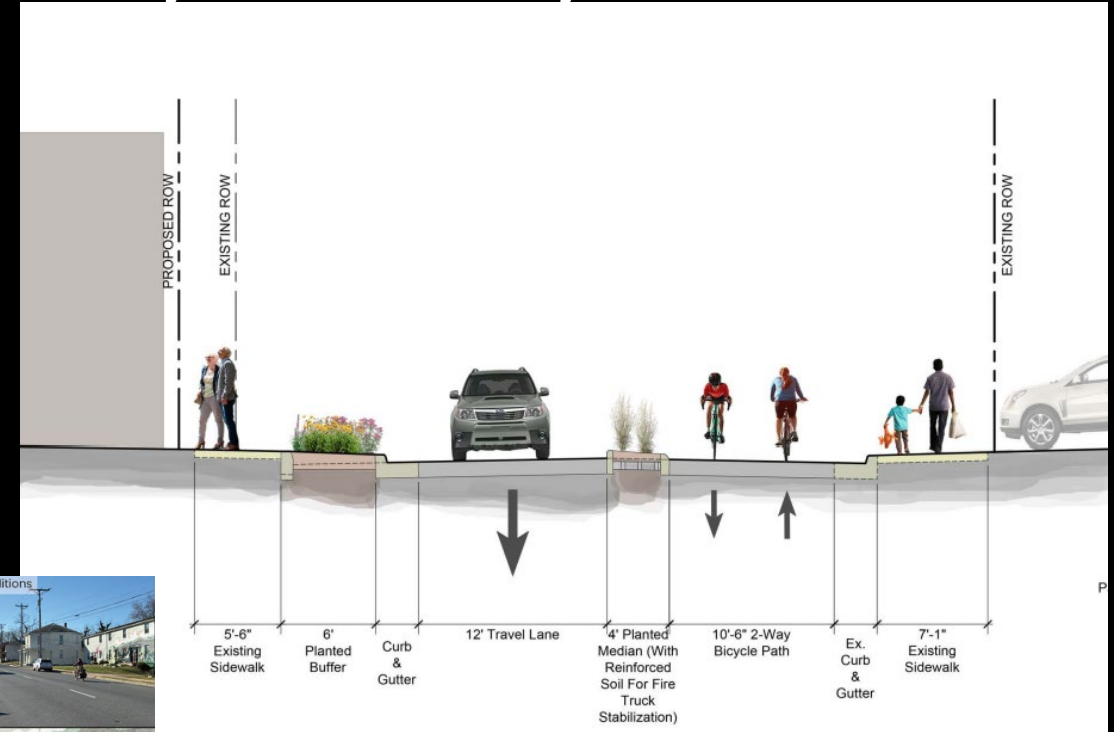
Cut-Through Analysis



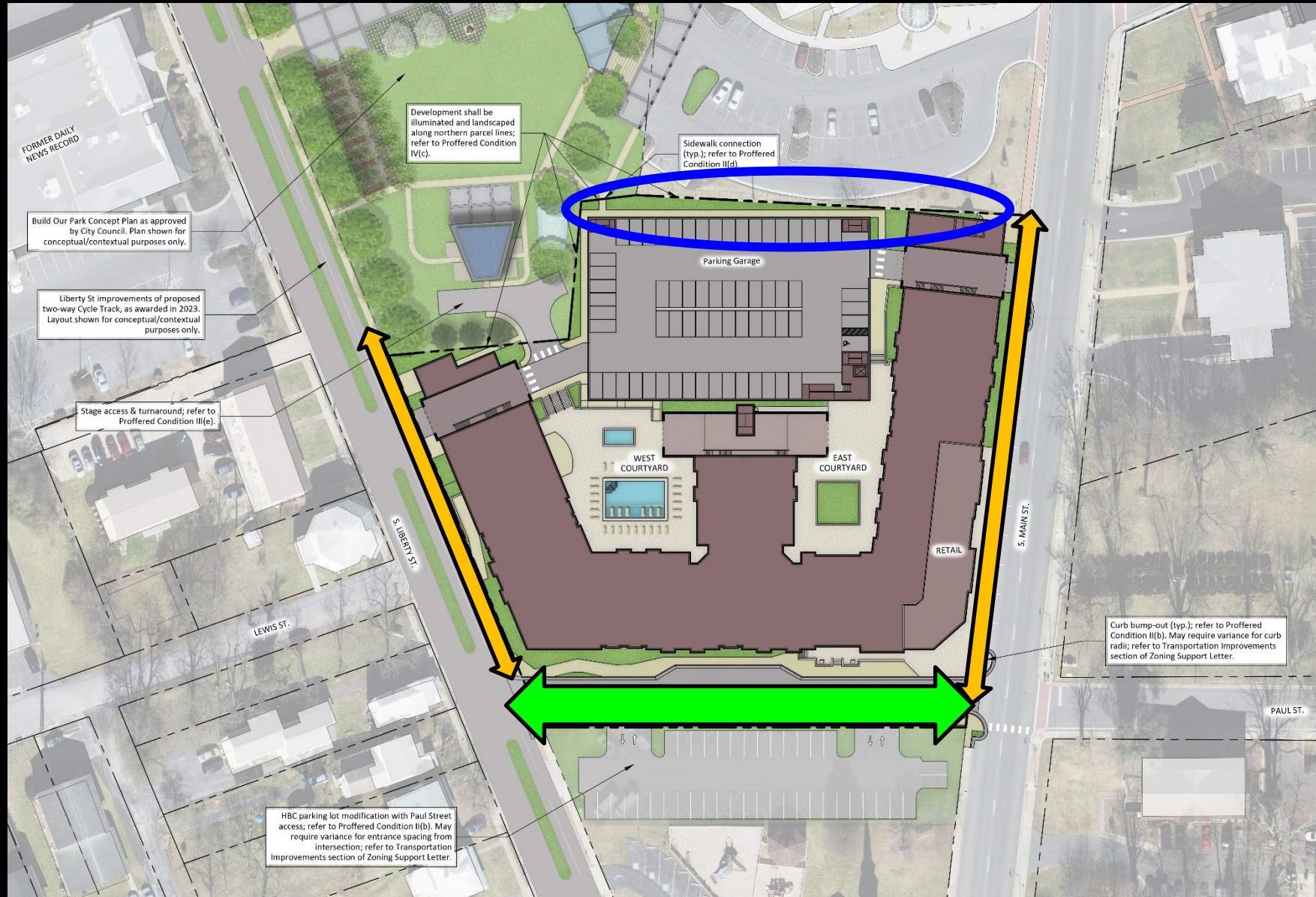
- “Existing traffic calming measures on Paul Street are expected to continue in their effectiveness to deter-cut through traffic.”
- Proffer - \$30,000 may be requested for future traffic calming needs

Liberty St Project by the City

- Changes to Liberty St between Noll Dr at Kratzer Ave to S Main St
- Construction anticipated 2028



Proffers - Paul Street Extension & Sidewalks



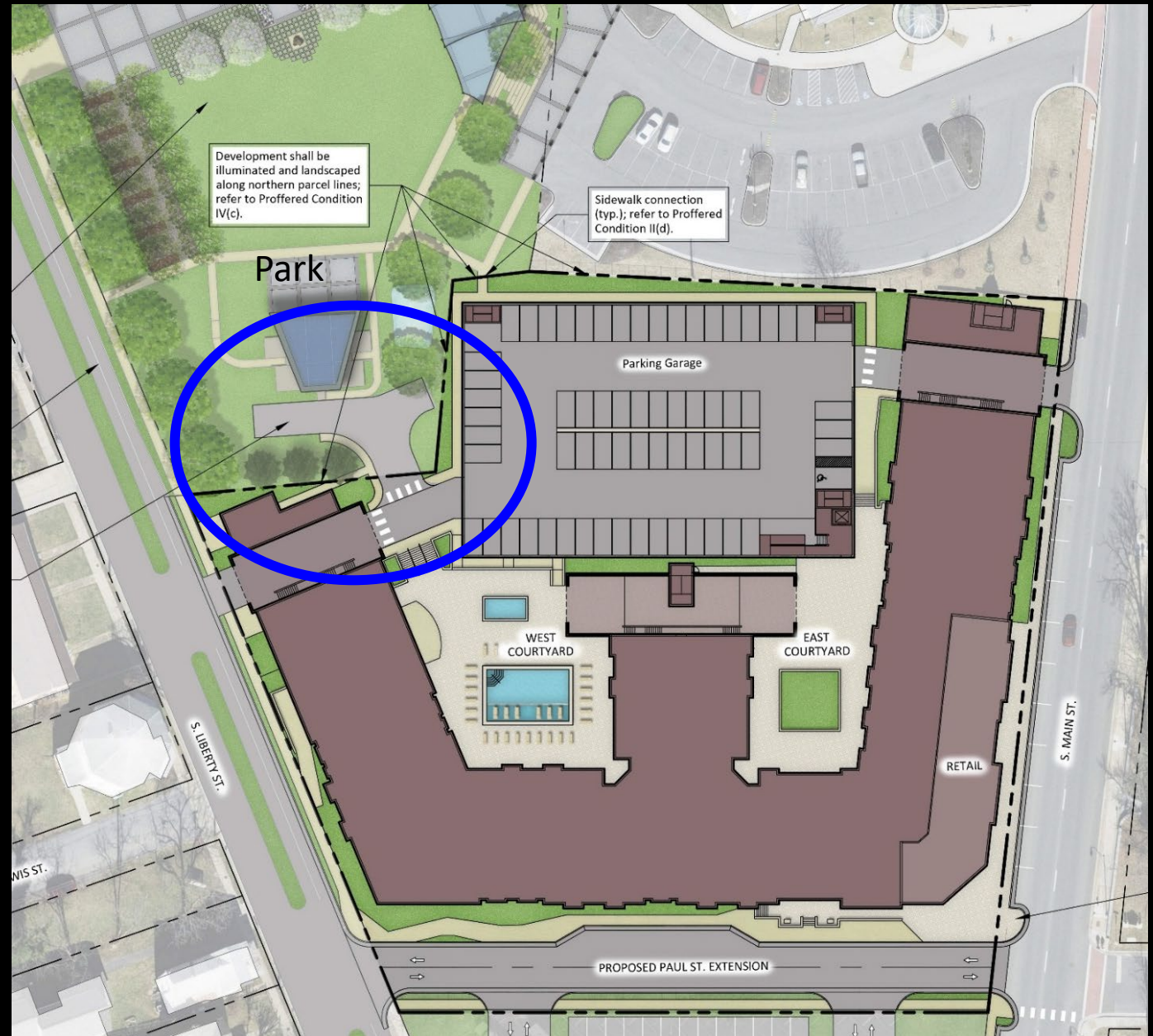
Proffers - Parking

- Minimum 480 structured parking spaces
- Parking Agreement to reserve up to 65 parking spaces for municipal/public uses



Proffers Related to Downtown Park

- Commitment by applicant to coordinate back-of-stage access and turnaround.



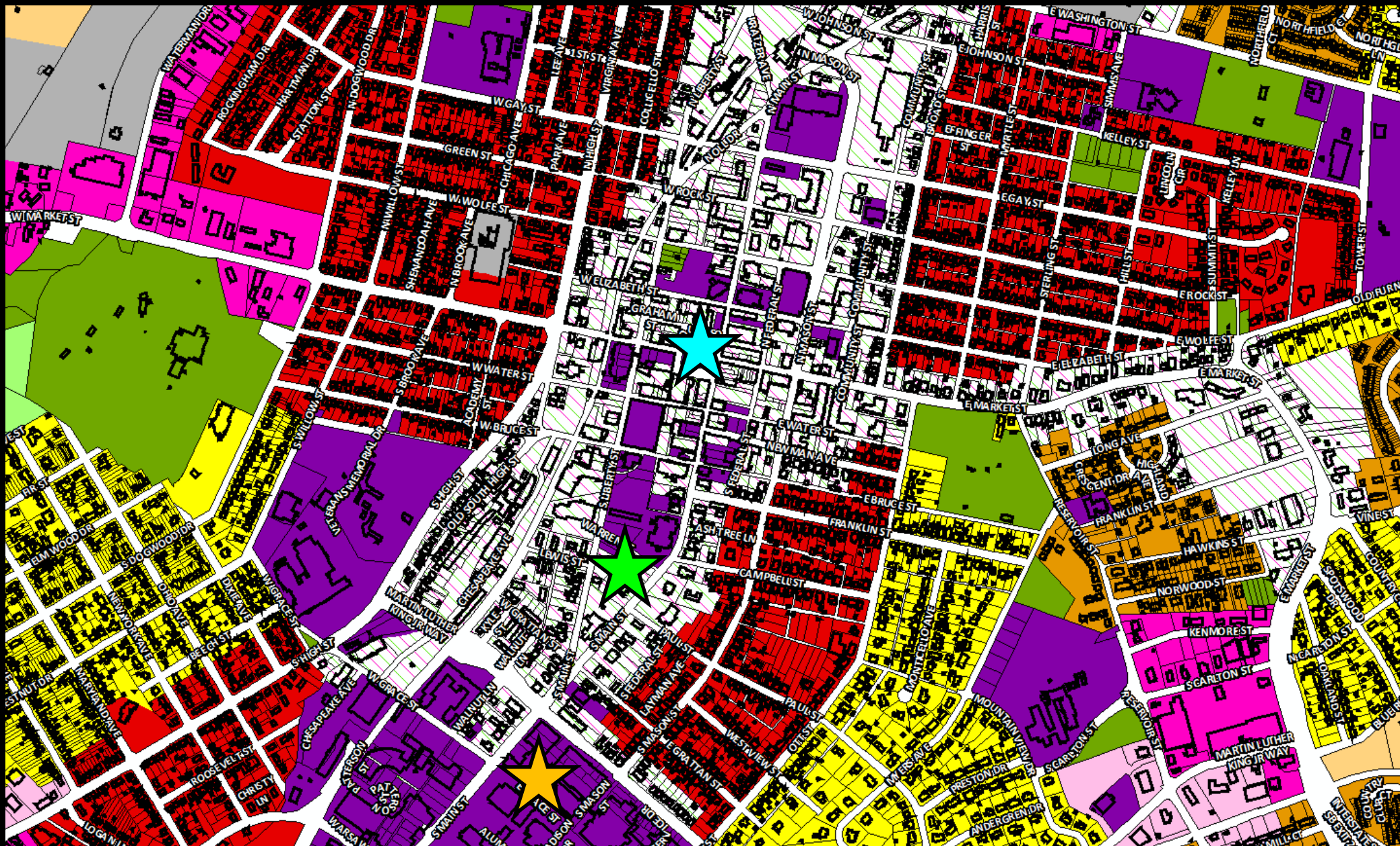
Proffers – Sustainability Features

- Rough-in measures for future installation of solar panels
- Min. 14 EV charging stations
- Min. 120 secure indoor bicycle parking
- Min. 16 exterior bicycle parking spaces

Cash Proffers

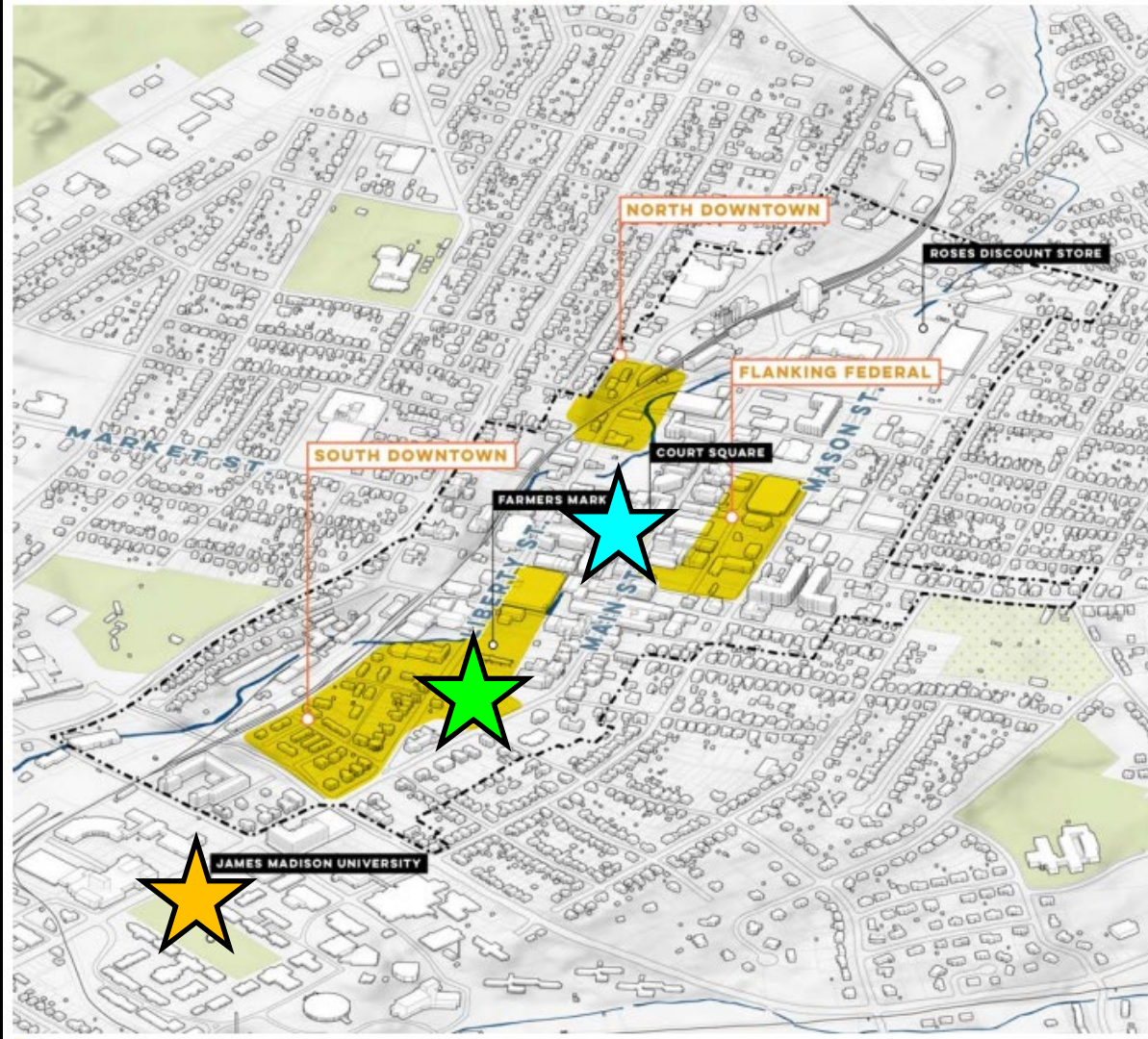
- The applicant has proffered cash contributions for
 - Traffic calming - \$60,000 (*increased from \$30,000*)
 - Parking enforcement - \$30,000
 - Affordable Housing - \$93,738

2018 Comprehensive Plan – Land Use Guide

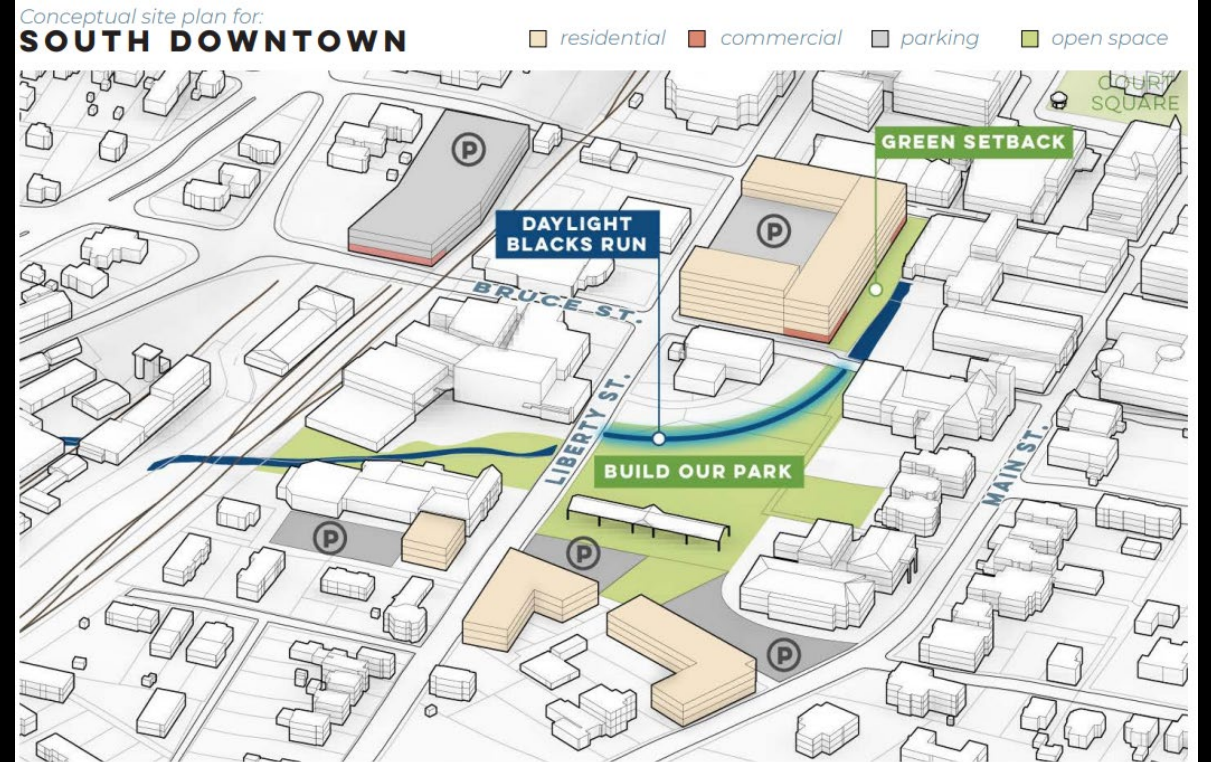


Harrisonburg Downtown 2040 Plan

POTENTIAL RESIDENTIAL DEVELOPMENT



GROW DOWNTOWN AS A NEIGHBORHOOD



16

Encourage mixed-use and residential development in key clusters of currently underutilized space

17

In the long-term, seek opportunities to add density and improve the urban design at key Downtown sites

Recommendation

Staff and Planning Commission (5-1) recommend approval of the rezoning request.