

REZONING REQUEST PROFFER STATEMENT, AS  
(Conditions for this Rezoning Request)

Applicant/Developer:  
TCP Link Harrisonburg LLC  
2400 Liberty Street, Suite 300  
Harrisonburg, VA 22801

Owners:  
Bernard, LC  
Tax Map Parcel: 025 J 3 & 4  
0.69 acres  
473 S. Main Street  
Harrisonburg, VA 22801

Trenton, Inc.  
Tax Map Parcels: 025 J 2, 5, 6, 7, 15, 16, 17, 18  
2.01 acres  
473 S. Main Street  
Harrisonburg, VA 22801

Total Acreage: 2.75 +/-

Dated: June 4, 2025; Revised July 1, 2025; Revised February 10, 2026

TO THE MEMBERS OF THE COUNCIL OF THE CITY OF HARRISONBURG

**Property Information**

The Applicant (also referred to herein as “Developer”) and the Owners of the above-described parcels, containing approximately 2.75 acres +/- of land (the “Property”), have petitioned the City of Harrisonburg, Virginia (the “Council”) for a Change of Zoning District (“Rezoning”) from R-3 (Medium Density Residential District) to B-1C (Central Business District with proffered conditions) to allow for the development of a primarily residential mixed-use project (“Project”) as shown on the Concept Plan prepared by Monteverde Engineering dated February 6, 2026 (“Concept Plan” or “CP”) which depicts the Property delineated in the Rezoning application filed with the City.

**Proffers**

In furtherance of the requested Rezoning, the Applicant and Owners hereby proffer that in the event the Council approves the Rezoning of the Property from R-3 (Medium Density Residential District) to B-1C (Central Business District with proffered conditions), then the development on the Property shall be done in conformity with the terms and conditions as set forth herein, except to the extent that such terms and conditions may be subsequently amended or revised by the Applicant and Owners and such be approved by the Council in accordance with Virginia

law. These Proffers shall be binding upon Applicant, Owners, and their legal successors or assigns and shall run with the Property. The Applicant and Owners hereby agree that the proposed Rezoning itself gives rise to the need for these Proffers, that the Proffers have a reasonable relation to the proposed Rezoning, and that all conditions are in substantial conformity with the City's Comprehensive Plan. This Proffer Statement shall supersede and replace in full any previously filed Proffer Statement(s) for the Property in connection with the Application.

The Applicant and Owner hereby voluntarily proffer that, if the Council acts to rezone the Property as requested, the Applicant and Owners shall develop the Property in general accord with the following proffers pursuant to Sections 15.2-2303 and 15.2-2303.4, et al., of the Code of Virginia, 1950 as amended, and pursuant to Section 10-3-123, et al., of the City Of Harrisonburg Code of Ordinances, the Applicant and the Owners, or their successors and assigns, will provide the following:

**I. Development Standards:**

a. The development of the Property in terms of primary building structure location, parking garage location, and public street access points shall be in substantial conformance with the Concept Plan. The Concept Plan may be modified during site plan review as needed to meet applicable local, state, and federal requirements and otherwise deemed necessary/beneficial during the Comprehensive Engineered Site Plan ("Site Plan") approval process with approval by the Department of Community Development.

b. The maximum number of residential dwelling units on the Property shall not exceed 250 units. The maximum number of bedrooms on the Property shall not exceed 555.

c. A minimum of 44% of the maximum proffered residential dwelling units (as provided in proffer I.b. above) will consist of studio or one-bedroom apartments (for clarity, a minimum of 110 studio or one-bedroom apartments).

d. A maximum of 34% of the maximum proffered residential dwelling units (as provided in proffer I.b. above) will consist of four (4) bedroom apartments (for clarity, a maximum of 85 four (4) bedroom apartments). No dwelling units will consist of more than four (4) bedrooms.

e. A minimum of 2,000 square feet and a maximum of 5,000 square feet of commercial space shall be completed on the southeast corner of the first floor of the primary structure and along the Paul Street and South Main Street frontages. Tobacco, smoke or vape shops as described in City Code Section 10-3-87(c) shall be prohibited on the Property.

f. Studio and one-bedroom residential dwelling units may be leased to a family or no more than two unrelated individuals. All other residential dwelling units may be leased to a family or no more than one unrelated individual per bedroom.

g. The Project shall be designed to include many architectural features intended to scale down the massing of the building by incorporating materials of various styles and elevations and by articulating the façade both vertically and horizontally with elements such as fluctuating parapet heights and depths, and containing multiple building projections including unit balconies, cornices, trim, sun shades in general conformance with the building elevations titled “Proposed Housing Development Project – 473 South Main Street, Harrisonburg, VA – View 1, View 2, View 3” (3 pages), dated January 26, 2026 and filed with these Proffers. Final colors, finishes, materials and exact exterior specifications shall be subject to final construction documents, Site Plan approval, and material availability.

h. The fifth (5<sup>th</sup>) and sixth (6<sup>th</sup>) floors of the structure will contain stepped back elevations along the South Liberty Street and South Main Street frontages generally as shown on the “Proposed Housing Development Project – 473 South Main Street, Harrisonburg, VA – Level 5 Plan, Level 6 Plan” (2 pages) dated January 26, 2026 and filed with these Proffers. No public or resident access will be provided to the sixth (6<sup>th</sup>) floor rooftop area.

i. The parking garage’s north facing wall and west facing wall will contain at least one of the following exterior screening/décor features: a green wall (living plants), screening trees, mural art, sculptural screens, installed landscaping, lighting and other screening and exterior décor features. The gross coverage area of the north and west facing garage walls will be at a minimum of 60% surface coverage. For any tree plantings or living wall installations being counted as part of the minimum screening coverage ratio, detailed planting types and screening dimensions at levels of maturity will be submitted for review and approval by the Zoning Administrator as a supplement to the Site Plan.

j. The primary structure will include design elements and rough-in measures to allow for future installation of solar panels on a portion of the roof of the main building structure. Such measures include structural support considerations, electrical conduits, and placement of rooftop HVAC units.

## **II. Transportation Improvements:**

a. A public street extension of Paul Street shall be designed and constructed as generally shown on the Concept Plan with sidewalks on both sides of the street and designed to accommodate 2-way traffic. Final width and configuration of this new public street extension will be reviewed and approved by Public Works during Site Plan approval.

b. The new Paul Street public street extension will be dedicated to the neighboring property line of Harrisonburg Baptist Church (“HBC”). The street will be designed and installed to accommodate entrances from the existing HBC parking lot onto the public street extension with locations shown on the Concept Plan and to be reviewed and approved by City Public Works during Site Plan approval, and with the approval of HBC. Street bump-outs along South Main Street will be designed and installed as approved by Public Works during Site Plan approval in the locations as generally depicted on the Concept Plan.

Public Works may, in its sole discretion, waive, in whole or in part, the completion of bump-outs.

c. At a minimum, sidewalks shall be constructed to conform with City standards along all public street frontages of the Property. The South Main Street and Liberty Street sidewalks along the length of the subject property shall be designed and constructed to match the width, material, and appearance of the sidewalk fronting the adjacent City Hall and Build Our Park properties, respectively, to be reviewed and approved by Public Works during the Site Plan approval process. Where new sidewalk width exceeds existing rights-of-way, public pedestrian access easements shall be granted to the City.

d. A minimum of two sidewalk connections will be made from the north property line of the Property connecting to adjacent City-owned parcels with a minimum of one sidewalk connection to the planned park parcel and a minimum of one sidewalk connection to the City Hall parcel. The specific locations of these connections shall be determined in consultation with and approved by the City during the Site Plan approval process. These two proffered north boundary pedestrian connections are in addition to, and do not include, the existing sidewalk connections fronting South Main and South Liberty Streets.

e. A cash contribution shall be provided to the City upon request in the amount of Thirty Thousand Dollars (\$30,000.00) for traffic calming improvements to Paul Street and/or connecting streets. The City may request this funding for any traffic calming improvements that are selected through the City's Neighborhood Traffic Calming Program on Paul Street (or connecting streets) between South Main Street and Martin Luther King, Jr. Way. The cash contribution may be requested by the City after the issuance of any Certificate of Occupancy for the Property and shall be provided within 180 days of the City request. The City shall make any request for a cash contribution under this proffer within five (5) years of the issuance of any Certificate of Occupancy for the Property (and may make multiple requests up to the aggregate cash contribution amount).

f. All proffered Transportation Improvements in this section II, unless specifically provided otherwise, shall be substantially complete prior to the issuance of any Certificate of Occupancy.

### **III. Parking/Access Improvements:**

a. A minimum of 480 structured parking spaces shall be provided on the Property. The structured parking spaces shall be substantially completed and open for use prior to the first issuance of any Certificate of Occupancy (or Temporary Certificate of Occupancy) for the Property.

b. A Parking Agreement with the City shall be entered into consistent with the Memorandum of Understanding ("Parking MOU") filed herewith reserving up to 65 parking spaces for municipal/public uses to be located on the entrance level(s) of the structured parking garage on the Property on terms consistent with the Parking MOU. The Parking Agreement will provide for a review of actual usage and demand for parking after

two years of the issuance of a Certificate of Occupancy for the Property for leased space adjustments based on demand and a history of parking space uses.

c. A minimum of fourteen (14) Level 2 or better (or equivalent to current Level 2 technology or better) electric vehicle charging stations shall be installed and maintained within the structured parking deck. A minimum of four (4) EV charging stations will be installed and maintained on the level leased for municipal/public parking.

d. Secure indoor bicycle storage for a minimum capacity of one hundred twenty (120) bikes shall be installed and maintained on the Property. A minimum of sixteen (16) exterior bike parking spaces shall be installed and maintained on the Property.

e. Coordinated back of stage access and turnaround as generally shown on the Concept Plan will be designed and installed in coordination with the timing of installation of adjacent Park improvements as constructed by the City or a third party. An ingress and egress easement shall be granted to the City or appropriate Park authority for this Park access within ninety (90) days of Site Plan approval or City request associated with Park construction needs, whichever first occurs, with the simultaneous release of the existing City access easement (found recorded at Deed Book 5542 at Page 793) located over a portion of the Property.

f. A cash contribution will be made to the City for parking enforcement or enhancements to the City's public permit parking programs in the amount of Thirty Thousand Dollars (\$30,000.00) in order to offset parking related impacts from the Project. Such cash contribution shall be delivered to the City within thirty (30) days of the issuance of any Certificate of Occupancy for the Project.

#### **IV. Amenities:**

a. A minimum of 10,000 square feet of indoor amenity space on the Property, and a minimum of 15,000 square feet of outdoor amenity space (including an outdoor pool / hot tub containing a combined minimum of 1,400 square feet) will be installed and maintained on the Property in the locations generally depicted on the Concept Plan.

b. The development shall incorporate pedestrian-scale lighting, street furniture (minimum of six (6) separate outdoor seating locations), and landscaping along public street frontages of the Property. Street furniture shall include, at a minimum, trash receptacles and varied seating options. Landscaping shall include, at a minimum, one (1) large deciduous tree or two (2) small deciduous trees, or combination thereof at same ratios, planted for each 50 linear feet of street frontage; Paul Street shall be planted on both sides at the same ratio on each side. Up to 50% of required large deciduous trees may be substituted (per tree) with two (2) small deciduous or evergreen trees, ten (10) shrubs or ornamental grasses, or any combination thereof at the same specified ratios. Trees and shrubs may be clustered. All improvements and installations contained in this section (including pedestrian area refuse management) shall be installed within 180 days of the issuance of any Certificate of Occupancy for the Property (or bonded for completion). All

improvements and installations under this section shall be maintained by the Owner, Applicant or their successors.

c. The development shall incorporate pedestrian-scale lighting and landscaping along the northern property lines. Lighting may be limited where necessary to avoid light trespass in excess of City standards, unless otherwise permitted via City Council waiver. Landscaping shall include, at a minimum, one (1) large deciduous planted tree for each 50 linear feet of property line north of the development. Up to 50% of required large deciduous trees may be substituted (per tree) with two (2) small deciduous or evergreen trees, ten (10) shrubs or ornamental grasses, or any combination thereof at the same specified ratios. Trees and shrubs may be clustered. Any trees or other landscaping placed to satisfy this proffer may also count towards screening requirements provided in Proffer I.i. above. All improvements and installations contained in this section shall be substantially installed within 180 days of the issuance of any Certificate of Occupancy for the Property and fully completed (or bonded for completion) prior to the issuance of a final Certificate of Occupancy for the Property. All improvements and installations in this section shall be maintained by the Owner, Applicant or their successors.

d. The Zoning Administrator may allow reduction or modification of tree and landscaping commitments contained in this article to meet public safety requirements from applicable City departments including Harrisonburg Fire Department, Harrisonburg Police Department and Public Works. The applicant shall demonstrate to the Zoning Administrator that alternatives to meet requirements have been explored and exhausted before the Zoning Administrator approves reduction or modification.

**V. Affordable Housing:**

a. A cash contribution to the City to fund affordable housing or housing programs or initiatives in the amount of Ninety-Three Thousand Seven Hundred and Thirty-Eight Dollars (\$93,738.00) to offset impacts to City housing affordability from the Project. Such cash contribution shall be delivered to the City at the time of the issuance of any Certificate of Occupancy for the Project. This voluntary proffer is supported by the Proffer Analysis dated January 27, 2026, prepared by Virginia Proffer Solutions on behalf of the Applicant and filed along with this revised Proffer Statement.

**VI. Implementation:**

These proffers shall take effect upon approval of the rezoning by the City Council. We hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set forth in this submission.

In witness whereof, the Applicant/Owner has caused these Proffers to be executed as follows:

APPLICANT:  
TIMBERWOLF CAPITAL PARTNERS LLC

By: DocuSigned by:  
*John T. Hoover III* (SEAL)  
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John T. Hoover, III, Managing Partner

Date: 2/10/2026

OWNER:  
BERNARD, LC

By: DocuSigned by:  
*Dr. William Lindsey* (SEAL)  
8638B65167D5426...  
Dr. William Lindsey, Manager

Date: 2/10/2026

OWNER:  
TRENTON, INC

By: DocuSigned by:  
*Dr. William Lindsey* (SEAL)  
8638B65167D5426...  
Dr. William Lindsey, President

Date: 2/10/2026