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NOT AN ATTORNEY

June 26, 2026

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

Re: Change of Zoning District (Rezoning) Application
City Tax Map Parcels: 025 J 2, 3, 4, 5, 6, 7, 15, 16, 17, 18
Owners: Bernard, LC and Trenton, Inc.
Developer: TCP Link Harrisonburg, LLC
Project Address: 473 S. Main Street, Harrisonburg, VA 22801

Dear Mr. Fletcher,

On behalf of the property Owners and Developer (referred to jointly herein as "Applicant"), this updated Zoning Justification Letter will supplement the previously filed letter dated March 2, 2026, which was submitted along with a Change of Zoning District ("Rezoning") Application, Proffer Statement, survey, Concept Plan, and application fee. The Applicant seeks a 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 with structured parking on the approximately 2.75 acre site comprised of ten tax parcels located at 473 S. Main Street, Harrisonburg, VA 22801, bearing City Tax Map numbers 025 J 2, 3, 4, 5, 6, 7, 15, 16, 17, 18 ("Subject Property").

This supplement to the Zoning Justification Letter will highlight several important revisions to the Proffer Statement submitted in connection with the rezoning application in response to community and citizen feedback on the Project. In the interest of brevity, unless modified by this supplemental Zoning Justification Letter and related updated exhibits and filings, the detailed zoning justifications contained in the March 2, 2026 Letter remain valid as basis for the requested rezoning. City Staff, officials and the public are invited to review the March 2nd letter for that detailed discussion.

The Project, which was formerly know as “The Link” has been renamed by the Applicant and shall now be known as “The Lindsey”. While not a substantive change to the Project profile, given the significant changes to the Project outlined below, and given the family connection to the Subject Property over generations of Lindsey family ownership, the Applicant believes that connecting the Project with the Lindsey family name is valuable for community context and the Lindsey family.

The Revised Proffer Statement and Exhibits submitted along with this supplemental Zoning Justification Letter are summarized as follows:

1. The primary residential building structure has been reduced from six (6) floors to four (4) floors of residential units with a maximum building and parking garage height of 52’ for all buildings on the Subject Property with an additional 3’ for equipment and architectural features above the roof level with appropriate screening. The parking garage has reduced from seven (7) parking levels to five (5) parking levels. Updated Proffer exhibits have been filed showing the reduced height Project from several vantage points. These maximum height revisions bring the building scale into alignment with the height of the new City Hall building adjacent to the Subject Property.
2. Maximum unit count has been reduced to 180 residential units and maximum number of bedrooms has been reduced to 440.
3. The unit mix has been revised to accommodate for reducing building height by two stories, but without increasing the maximum number of 4-bedroom units.
4. Proffered commercial space at the corner of Paul and Main has been retained to activate that streetscape.
5. The previously proffered Parking MOU for up to 65 public/civic parking spaces has been withdrawn and removed from the Proffers. This allows the Project to maintain adequate parking ratios for resident parking in order to minimize parking impacts to surrounding properties and streets.
6. All impact cash proffers have been retained at a level generally proportionate to the number of units and bedrooms proffered for the Project reflecting a consistent commitment to addressing these impact areas reflective of the smaller Project size.
7. The Paul Street extension, sidewalk improvements, landscaping, garage façade screening and streetscaping proffers have all been maintained as consistent with prior Proffers submitted for the Project.

The Applicant reiterates the positive impact of the Project in the following key land use and downtown design elements detailed in the March 2, 2026 Zoning Justification Letter under the categories of Transportation Improvements, Fiscal Benefits, Community Cohesion, Open Space Synergy and Affordable Housing. The Parking Solutions section is modified for the withdrawal of the Parking MOU Proffer but retains Proffers relating to a parking impacts cash proffer, EV charging stations, ample covered bike storage and on-site management to address any parking conflicts or impacts on a real-time basis.

This Rezoning continues to represent a significant opportunity to transform an underutilized property into a valuable community asset that aligns with the City's long-term planning goals. The project will create jobs during construction and operation phases, significantly increase Downtown housing supply, tie the JMU and downtown communities together visually to enhance Downtown economic activity, and generate substantial tax revenue that will benefit the City for decades to come. The Rezoning request to B-1C aligns with any logical extension of the existing B-1 District filling the full width between Main and Liberty Streets in the downtown core. The Land Use justifications for approving the requested rezoning remain compelling and in alignment with existing City Plans and as evidenced by consistent City Planning Staff and Planning Commission recommendations for approval of the Project.

Finally, the Applicant has continued to make significant and meaningful responses to community priorities and concerns regarding Project raised during the extensive entitlement process as reflected in the revised Proffer Statement for the Project, and most significantly the materially reduced building and garage heights.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Todd C. Rhea', with a stylized, flowing script.

Todd C. Rhea