



# **Disposition of Surplus Real Estate for Residential Use**

August 26, 2025



**Parcels**

**609-625 Norwood St**



**2225**

**2410**

**2421**

**2425**

**Reservoir St**



**HARRISONBURG | VA**  
**FRIENDLY BY NATURE**







# Surplus Parcel Listings

- Opened February 24, 2025
- 2410, 2421, 2425, and 2225 Reservoir St - closed April 25, 2025
- 609-625 Norwood St - closed May 27, 2025

**Property Address:** 2421 Reservoir Street  
**Tax Map ID:** 081 A 5  
**Parcel Size:** 25,276 square feet (+/- 0.58 acres)  
**Neighborhood:** Ridgville Heights  
**Current Assessed Value:** \$154,000  
**Current Zoning:** R-3 Medium Density Residential  
**Future Land Use Guide:** Mixed Use

**Application Period: 60 Days**  
Applications Open: February 24, 2025  
Applications Close: April 25, 2025



**Comments:** Development plan may be combined with 2425 Reservoir Street. City staff recommends shared access/entrance for these two parcels, preferably with the entrance located on 2425 Reservoir Street to avoid the turn lane. The parcel is divided by a ditch running north and sewer running northwest; there is a drainage draw at the back of the lot. Limiting development to the front half of the lot could reduce costs related to modifying the drainageway and sanitary sewer. Keeping the limits of disturbance under 1 acre would avoid the need to provide for stormwater quality, although water quantity compliance would be required.



**Property Address:** 2425 Reservoir Street  
**Tax Map ID:** 081 A 4  
**Parcel Size:** 24,981 square feet (+/- 0.57 acres)  
**Neighborhood:** Ridgville Heights  
**Current Assessed Value:** \$154,000  
**Current Zoning:** R-3 Medium Density Residential  
**Future Land Use Guide:** Mixed Use

**Application Period: 60 Days**  
Applications Open: February 24, 2025  
Applications Close: April 25, 2025

**Comments:** Development plan may be combined with 2421 Reservoir Street. City staff recommends shared access/entrance for these two parcels, preferably with the entrance located on 2425 Reservoir Street to avoid the turn lane. The parcel is divided by a ditch running north and sewer running northwest; there is a drainage draw at the back of the lot. Limiting development to the front half of the lot could reduce costs related to modifying the drainageway and sanitary sewer. Keeping the limits of disturbance under 1 acre would avoid the need to provide for stormwater quality, although water quantity compliance would be required.





**Property Address:** 2410 Reservoir Street  
**Tax Map ID:** 081 B 18  
**Parcel Size:** 20,479 square feet (+/- 0.47 acres)  
**Neighborhood:** Ridgville Heights  
**Current Assessed Value:** \$108,700  
**Current Zoning:** R-3 Medium Density Residential  
**Future Land Use Guide:** Mixed Use

**Application Period: 60 Days**  
Applications Open: February 24, 2025  
Applications Close: April 25, 2025

**Comments:** The parcel is divided by a ditch and by sewer running north. The existing entrance is within the functional area of the intersection. Limiting development to the front half of the lot could reduce costs related to modifying the drainageway and sanitary sewer. If the disturbance area is less than 10,000 square feet, a formal erosion control and stormwater management plan is not required.



**Restrictions:** Unless the entrance is relocated to align with the median as a right in / right out, the maximum size of a development plan is five units.



**Property Address:** 2225 Reservoir Street  
**Tax Map ID:** 080 A 6  
**Parcel Size:** 20,079 square feet (+/- 0.4 acres)  
**Neighborhood:** Ridgville Heights  
**Current Assessed Value:** \$110,600  
**Current Zoning:** R-3 Medium Density Residential  
**Future Land Use Guide:** Medium Density Residential

**Application Period: 60 Days**  
Applications Open: February 24, 2025  
Applications Close: April 25, 2025

**Comments:** The parcel is divided by a drainageway running west-northwest. There would be costs for undergrounding this drainage. There is a sanitary sewer along the northern property boundary. Entrance already exists providing right-in, right-out access. Spacing to the next entrance to the south is substandard. A formal erosion control and stormwater management plan would likely be required.





**Property Address:** 609-625 Norwood Street  
**Tax Map ID:** 027 S 66-70  
**Parcel Size:** 41,615 square feet (+/- 0.96 acres)  
**Neighborhood:** Red Hill  
**Current Assessed Value:** \$305,700  
**Current Zoning:** B-2 General Business District  
**Future Land Use Guide:** Conservation

**Application Period: 90 Days**  
Applications Open: February 24, 2025  
Applications Close: May 27, 2025

**Comments:** The parcel is currently used as drainage collection, with a swale extending from the site to East Market Street. Practical management of stormwater may be challenging. Norwood Street is substandard and improvements such as curb, gutter, and sidewalks may be warranted. Keeping the limits of disturbance under one acre would avoid the need to provide for stormwater quality, although water quantity compliance would be required.

**Restrictions:** Applicant must demonstrate completed feasibility analysis of stormwater management, street frontage improvements, and shared use path connection between Norwood Street and East Market Street across this site.





## 2410 Reservoir Street

- Size: Roughly 0.47 acres
- Neighborhood: Ridgeville Heights
- Zoning: R-3 Medium Density Residential
- Future Land Use Guide: Mixed Use
- Restrictions: 5 unit maximum (or relocate entrance)
- Assessed Value: \$108,700





## **Selected Application**

- Applicant: Frank Gordon, Trustee, Valley Housing Trust
- Offer: \$74,600
- Project: Five multifamily rental units
- Affordability: 80% AMI for 30 years
- Conditions: funding, land use approvals

**Staff recommend approval of the property sale**