



# City of Harrisonburg, Virginia

## Office of the City Manager

409 South Main Street  
Post Office Box 20031  
Harrisonburg, VA 22802  
(540) 432-7701 / FAX (540) 432-7778

G. Chris Brown  
City Attorney

TO: Kurt Hodgen, City Manager  
FROM: Wesley Russ, Assistant City Attorney  
DATE: June 19, 2017  
RE: Land Exchange at Virginia Avenue and Mount Clinton Pike

**Summary:** Consider approving the disposition of real estate, namely the conveyance of a parcel containing 536 square feet, located at the northeast corner of the intersection of Virginia Avenue and Mount Clinton Pile (Extended) to Harrisonburg Virginia Avenue Station, L.L.C. in exchange for a parcel containing 536 square feet, located along the northern side of Mount Clinton Pike, in the City of Harrisonburg, to be dedicated to the City of Harrisonburg.

**Background:** Harrisonburg Virginia Avenue Station L.L.C. will be redeveloping the property located at 1168 Virginia Avenue which will continue to operate as a gas station and convenience store. Through discussions with staff, a mutually beneficial land exchange was identified. Specifically, the City would convey 536 square feet of property to Harrisonburg Virginia Avenue Station L.L.C to incorporate a sign onto the Harrisonburg Virginia Avenue L.L.C. property, and Harrisonburg Virginia Avenue L.L.C. would dedicate 536 square feet of property along Mount Clinton Pike to the City for public street purposes. The dedication of property along Mount Clinton Pike to the City would be used for a new sidewalk and buffer strip in front of the property. As part of the redevelopment project, Harrisonburg Virginia Avenue Station L.L.C. is also constructing 10-ft wide ADA accessible ramps to accommodate the future Northend Greenway shared use path which will cross from one side of Mt. Clinton Pike to the other at this location.

**Key Issues:** None.

**Environmental Impact:** None.

**Fiscal Impact:** None.

**Prior Actions:** N/A.

**Alternatives:**

- (a) Approve resolution directing the City Manager to enter into the proposed land exchange; or
- (b) Deny resolution directing the City Manager to enter into the proposed land exchange.

**Community Engagement:** N/A

**Recommendation:** Staff recommends approval of the resolution.

**Attachments:** 1. Proposed resolution.



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2. Proposed deed of exchange.
3. Aerial map.
4. Plat.

### **Review:**

*The initiating Department Director will place in Legistar, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda. The completion of review only addresses the readiness of the issue for Council consideration. This does not address the recommendation for approval or denial of the issue.*

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