



CITY OF HARRISONBURG  
**COMMUNITY DEVELOPMENT**

**Public Street or Alley Closing Application**  
<https://www.harrisonburgva.gov/street-alley-closings>

**APPLICANT INFORMATION**

Shenandoah Valley Organic			540-246-6058
Applicant's Name 779 Massanutten Street			Telephone athena.cupp@farmerfocus.com
Street Address Harrisonburg VA 22802			E-Mail
City	State	Zip	

**APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)**

Athena Cupp			540-246-6058
Applicant's Representative 779 Massanutten Street			Telephone (work, fax, mobile) athena.cupp@farmerfocus.com
Street Address Harrisonburg VA 22802			E-Mail
City	State	Zip	

Property Location: Massanutten Street

Estimated Cost of Street/Alley Closing:

Estimated area to be closed (A): 26,365 sq. ft.

Estimated cost per sq. ft. (B): \$4.50 per sq. ft.

Estimated total cost (A x B): \$118,642.00

Estimated area to be closed can be obtained from the Department of Community Development, City Hall, 2<sup>nd</sup> Floor.

Estimated cost per sq. ft. must be obtained from the Real Estate Office, City Hall, 1<sup>st</sup> Floor and documented by e-mail or letter attached to this application, or by staff initials here. Staff Initials: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATION**

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

Athena D. Cupp  
APPLICANT

8/2/2023  
DATE

**REQUIRED ATTACHMENTS**

- Letter providing a description of the proposed closure and reason for the desired closure.
- Location sketch of the street/alley to be closed or a survey of the property.<sup>2</sup>
- Email or Letter from Real Estate Office providing estimated costs if staff initials are not provided above.

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

8/2/23  
Date Application and Fee Received

[Signature]  
Received By

Total Fees Due: \$ 50  
Application Fee: \$50.00<sup>3</sup>

<sup>1</sup> Adjacent property owners are entitled to purchase half of the street/alley and have 60-days to notify the City from the date of notification from the City following the first reading at City Council. If the adjoining property owners do not wish to purchase their half of the street/alley, the applicant will be required to purchase the remaining half. The final cost shall be a fair market value determined by the Real Estate Office and City Manager after the survey is provided by the applicant and after the first reading.

<sup>2</sup> The Department of Community Development can assist with the location sketch for this application. After the first reading, the applicant is responsible for providing a survey of property and metes and bound description (prepared by a surveyor, engineer, or other person duly authorized by the state). A survey is not required at the time of application for the first reading at City Council.

<sup>3</sup> The applicant is responsible for additional fees for newspaper advertisements prior to the first hearing at City Council.

## Athena Cupp

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**From:** Shannon L. DeWitt <Shannon.DeWitt@harrisonburgva.gov>  
**Sent:** Wednesday, April 19, 2023 12:06 PM  
**To:** Athena Cupp  
**Subject:** RE: Massanutten Street Map

Athena,  
Nice taking to you as well, hope to run into you and Gina again soon!  
After reviewing comps, we are quoting approx. \$4.50 per sq ft.  
I don't have correct sq footage but my very rough estimate in looking at the 2 areas you had highlighted were around 26,365 sq ft

Thank you,

Shannon L DeWitt  
Real Estate Program Support Specialist  
409 S. Main St  
Harrisonburg, Va. 22801  
Office: 540.432.7795  
Fax: 540.432.8938  
Email: [shannon.dewitt@harrisonburgva.gov](mailto:shannon.dewitt@harrisonburgva.gov)  
website: [https://link.edgepilot.com/s/390bb5df/ifRs71DJvUW\\_IVDhOuYHKg?u=http://www.harrisonburgva.gov/](https://link.edgepilot.com/s/390bb5df/ifRs71DJvUW_IVDhOuYHKg?u=http://www.harrisonburgva.gov/)



CITY OF HARRISONBURG  
**REAL ESTATE**

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**From:** Athena Cupp <Athena.Cupp@farmerfocus.com>  
**Sent:** Wednesday, April 19, 2023 11:22 AM  
**To:** Shannon L. DeWitt <Shannon.DeWitt@harrisonburgva.gov>  
**Subject:** Massanutten Street Map

**WARNING: This email was sent from outside of your organization.**

Shannon,

It was great to talk with you! Here is the map with the requested areas highlighted.

Thank you,



**Athena Cupp**  
Executive Assistant  
Office: 540-908-3987  
Mobile: 540-246-6058  
[farmerfocus.com](http://farmerfocus.com)



Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.



# ArcGIS Web Map

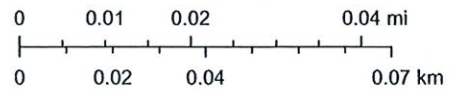


4/18/2023, 2:56:26 PM

1:1,713

**Zoning Designations**

- |                            |                           |
|----------------------------|---------------------------|
| B-1                        | M-1                       |
| B-1C                       | M-1 TECHNOLOGY            |
| B-2                        | M-1C                      |
| B-2 INSTITUTIONAL OVERLAY  | R-1                       |
| B-2C                       | R-2                       |
| B-2C INSTITUTIONAL OVERLAY | R-2 INSTITUTIONAL OVERLAY |
|                            | R-2C                      |





August 2, 2023

Department of Planning & Community Development  
Harrisonburg City Hall  
409 South Main Street  
Harrisonburg, VA 22801

To whom it may concern,

We are applying to close Massanutten Street to the public; this includes the two end portions of the street, one accessible from North Liberty Street and the other accessible from West Washington Street.

Farmer Focus (Shenandoah Valley Organic, LLC) now owns and operates all the buildings on both sides of Massanutten Street. We operate a busy processing plant with a steady stream of trailer trucks, forklifts, and pedestrian traffic. Our staff are trained in safety procedures, and know the flow of activity, but to the public who use this street as a shortcut it poses a safety risk. Closing the street benefits the wellbeing of our staff members and the public.

Thank you for your consideration in approving our application to close Massanutten Street.

Kind regards,

Athena Cupp  
Executive Assistant