



May 21, 2014

Mr. Kurt Hodgen
City of Harrisonburg
City Manager
345 South Main Street
Harrisonburg, VA 22801

RE: Closure of South Mason Street, East Grace Street and Alley between South Main Street and South Mason Street and Chesapeake Avenue near the former Rockingham Cooperative site

Dear Mr. Hodgen:

James Madison University (JMU) has recently completed the acquisitions of all real property adjacent to the portion of South Mason Street which enters the JMU campus from Martin Luther King Jr Way, as well as all parcels which are adjacent to the section of East Grace Street and alley both which are located between South Main Street and South Mason Street. The university also owns all real property bordering a section of Chesapeake Avenue near the former Rockingham Cooperative site.

The university respectfully requests that the City close, vacate and transfer to the University the above-referenced streets in order to make those areas more pedestrian and bicycle-friendly as a part of the Grace Street Corridor and the opening of the Student Success Center. JMU also wishes to close the alley to accommodate a planned parking deck to be located at the corner of Martin Luther King Jr Way and South Mason Street which is already in design and is intended to support the newly renovated Student Success Center and the pending construction of the College of Health and Behavioral Studies located on the site of the former East Tower of Rockingham Memorial Hospital. The University would like to close a section of Chesapeake Avenue in order to support the construction of a 20,000 square foot annex for our Facilities Management staff.

The university has procured the services of Hurt & Proffit to complete the surveys necessary for the closures as a part of the City of Harrisonburg's Street/Alley Closing Application.

Office of
Real Property &
Space Management
MSC 5806
1015 Harrison Street
Harrisonburg, VA 22807
540.568.7204 Phone
540.568.7111 Fax

The University looks forward to working with the City on these projects just as we have fully cooperated with the City on several projects which addressed its needs including granting the City several rights-of-way, at no charge, in conjunction with the widening of the Reservoir Street project on Neff Avenue, University Boulevard and Reservoir Street. In addition to JMU's support of the Reservoir Street project, the University has granted the City a right-of-way in support of the Bluestone Trail and paid \$350,000 towards completion of the project. The University has also donated approximately 112,500 cubic yards of dirt valued at \$375,000 to the City at no charge.

In the spirit of continuing our mutual and complementary efforts to improve facilities of all purposes and better serve students and citizens, I look forward to working with you on these closures. Please let me know the next steps that are required by the City to complete this process. You may contact me at 540.568.1551 or kingcw@jmu.edu or Jini Cook at 540.568.7204 or cookvg@jmu.edu .

Sincerely,

Charles W. King
Senior Vice President, Administration and Finance
James Madison University

cc: Jini Cook
Jack Knight

Date application received: _____

**Application for Street or Alley Closing
City of Harrisonburg, Virginia**

Review fee: \$50.00 Board of Viewers appointment \$ _____ Total Paid: \$ _____

Applicant's Name: James Madison University

Street Address: 1015 Harrison Street, MSC 5806 E-mail: cookvg@jmu.edu

City: Harrisonburg State: VA Zip: 22807

Telephone: Work 540.568.7204 Fax 540.568.7111 Mobile 540.421.9924

Representative (if any): Jini Cook, Director of Real Property & Space Management

Street Address: 1015 Harrison Street, MSC 5806 E-mail: cookvg@jmu.edu

City: Harrisonburg State: VA Zip: 22807

Telephone: Work 540.568.7204 Fax 540.568.7111 Mobile 540.421.9924

Description of Request

Location Closure of East Grace Street from South Main Street to South Mason Street

Square footage of area to be closed: TBD

Cost per square foot: \$ _____ Total cost: \$ _____

Please provide a detailed description of the proposed closure (additional pages attached):
Proposed closure to support more pedestrian and bicycle friendly in coordination with opening of Student Success Center, reopening of Duke Hall, and proposed construction of building at the corner of South Main and E Grace in conjunction with Name and addresses of adjacent property owners (Additional names listed on separate sheet)

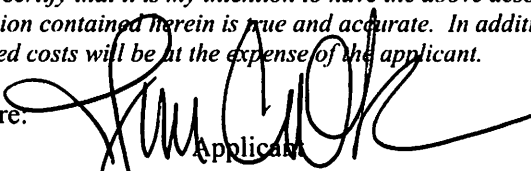
North: James Madison University

South: James Madison University

East: James Madison University

West: City of Harrisonburg (S Main)

I hereby certify that it is my intention to have the above described Street(s) or Alley(s) closed and that the information contained herein is true and accurate. In addition, I understand that all required advertising and associated costs will be at the expense of the applicant.

Signature:  Applicant

Date: 6/27/14

ITEMS REQUIRED FOR SUBMISSION

- Completed application
- Letter described proposed use
- Adjacent property owners
- Survey & metes and bounds description (prepared by a surveyor, engineer, or other person duly authorized by the State)
- Value per square foot of cost to purchase
- Fees paid
- Other _____

Please be advised, adjoining property owners shall be expected to buy that portion of the street/alley which abuts their property before second reading and final closing! The cost shall be a fair market value determined by the Commissioner of Revenue.

Date application received: _____

Application for Street or Alley Closing City of Harrisonburg, Virginia

Review fee: \$50.00 Board of Viewers appointment \$ _____ Total Paid: \$ _____

Applicant's Name: James Madison University
Street Address: 1015 Harrison Street, MSC 5806 E-mail: cookvg@jmu.edu

City: Harrisonburg State: VA Zip: 22807

Telephone: Work 540.568.7204 Fax 540.568.7011 Mobile 540.421.9924

Representative (if any): Jini Cook, Director of Real Property & Space Management

Street Address: 1015 Harrison Street, MSC 5806 E-mail: cookvg@jmu.edu

City: Harrisonburg State: VA Zip: 22807

Telephone: Work 540.568.7204 Fax 540.568.7011 Mobile 540.421.9924

Description of Request

Location Closure of South Mason Street from MLK Way to East Grace Street

Square footage of area to be closed: .328 acres

Cost per square foot: \$ _____ Total cost: \$ _____

Please provide a detailed description of the proposed closure (additional pages attached):
Proposed closure to support a more pedestrian and bicycle friendly area immediately in front of the newly opened Student Success Center.

Name and addresses of adjacent property owners (Additional names listed on separate sheet)


North: City of Harrisonburg (MLK Way)

South: James Madison University

East: James Madison University

West: James Madison University

I hereby certify that it is my intention to have the above described Street(s) or Alley(s) closed and that the information contained herein is true and accurate. In addition, I understand that all required advertising and associated costs will be at the expense of the applicant.

Signature  Applicant

Date: 6/27/14

ITEMS REQUIRED FOR SUBMISSION

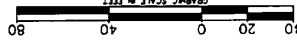
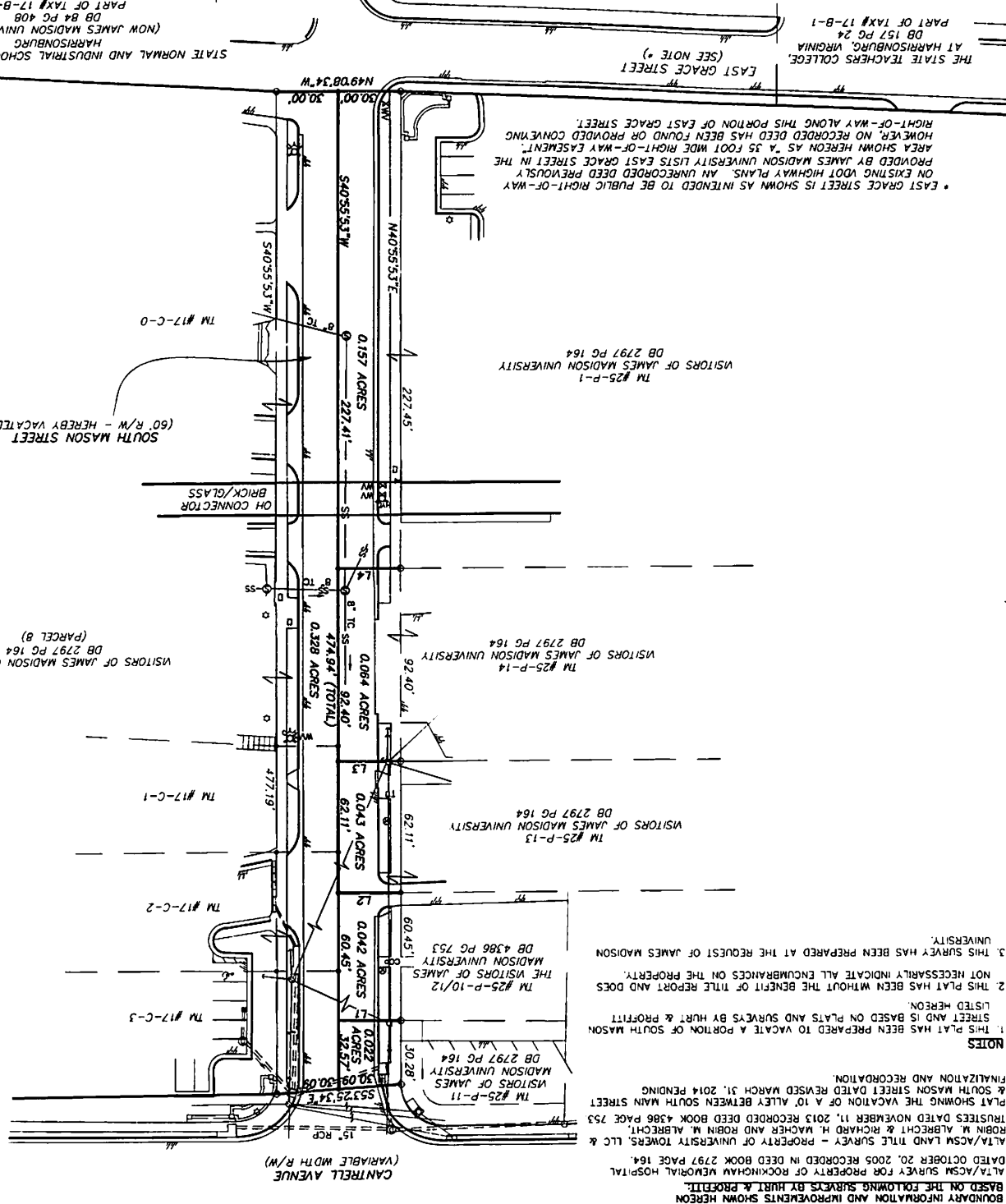
- Completed application
- Letter described proposed use
- Adjacent property owners
- Survey & metes and bounds description (prepared by a surveyor, engineer, or other person duly authorized by the State)
- Value per square foot of cost to purchase
- Fees paid
- Other _____

Please be advised, adjoining property owners shall be expected to buy that portion of the street/alley which abuts their property before second reading and final closing! The cost shall be a fair market value determined by the Commissioner of Revenue.

NOTES

1. THIS PLAT HAS BEEN PREPARED TO VACATE A PORTION OF SOUTH MASON STREET AND IS BASED ON PLATS AND SURVEYS BY HURT & PROFFIT LISTED HEREON.
2. THIS PLAT HAS BEEN WITHOUT THE BENEFIT OF TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THIS SURVEY HAS BEEN PREPARED AT THE REQUEST OF JAMES MADISON UNIVERSITY.

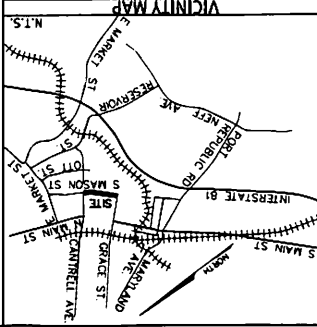
ALTA/ACSM SURVEY FOR PROPERTY OF ROCKINGHAM MEMORIAL HOSPITAL DATED OCTOBER 20, 2005 RECORDED IN DEED BOOK 2797 PAGE 164.
 ALTA/ACSM LAND AND TITLE SURVEY - PROPERTY OF UNIVERSITY TOWERS, LLC & ROBIN M. ALBRECHT & RICHARD H. MACHER AND ROBIN M. ALBRECHT, TRUSTEES DATED NOVEMBER 11, 2013 RECORDED DEED BOOK 4386 PAGE 753
 PLAT SHOWING THE VACATION OF A 10' ALLEY BETWEEN SOUTH MAIN STREET & SOUTH MASON STREET DATED REVISED MARCH 31, 2014 PENDING
 FINALIZATION AND RECODATION.



- LEGEND**
- IRON PIN FOUND
 - COMPUTED POINT
 - UTILITY POLE
 - CLEANOUT
 - WATER WALKER
 - WATER VALVE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - LIGHT POLE
 - EDGE OF PAVEMENT
 - OVERHEAD UTILITY
 - UG SAN SEWER LINE
 - UG STORM SEWER LINE
 - CONCRETE

LINE TABLE

LINE	BEARING	LENGTH
L1	N 49°04'07" W	30.00
L2	N 49°04'07" W	30.00
L3	N 49°04'07" W	30.00
L4	N 49°04'07" W	30.00



HURT & PROFFIT

PROJECT NO. 20140561
 C.L. NO. 5M-1A261
 DATE: 5/21/14
 DRAWN BY: JAB
 CHECKED BY: JAB

SHEET NO. 1 OF 1

**PLAT SHOWING
 VACATION OF A PORTION OF
 SOUTH MASON STREET
 CITY OF HARRISONBURG, VIRGINIA**

HURT & PROFFIT
 ENGINEERS & SURVEYORS & PLANNERS
 INCORPORATED
 2524 LANGHORNE ROAD
 HARRISONBURG, VA 22801
 PHONE: 540.447.2796 FAX: 540.447.0047
 434.847.0047 FAX

Date application received: _____

**Application for Street or Alley Closing
City of Harrisonburg, Virginia**

Review fee: \$50.00 Board of Viewers appointment \$ _____ Total Paid: \$ _____

Applicant's Name: James Madison University
Street Address: 1015 Harrison Street, MSC 5806 E-mail: cookvg@jmu.edu

City: Harrisonburg State: VA Zip: 22807

Telephone: Work 540.568.7204 Fax 540.568.7011 Mobile 540.421.9924

Representative (if any): Jini Cook, Director of Real Property & Space Management

Street Address: 1015 Harrison Street, MSC 5806 E-mail: cookvg@jmu.edu

City: Harrisonburg State: VA Zip: 22807

Telephone: Work 540.568.7204 Fax 540.568.7011 Mobile 540.421.9924

Description of Request

Location Closure of 10' Alley between South Main Street and South Mason Street

Square footage of area to be closed: 1,371 sq ft

Cost per square foot: \$ _____ Total cost: \$ _____

Please provide a detailed description of the proposed closure (additional pages attached):
Proposed closure to support future construction of a parking deck and proposed building per the Campus Master Plan.

Name and addresses of adjacent property owners (Additional names listed on separate sheet)

North: James Madison University

South: James Madison University

East: City of Harrisonburg (S Mason)

West: City of Harrisonburg (S Main)

I hereby certify that it is my intention to have the above described Street(s) or Alley(s) closed and that the information contained herein is true and accurate. In addition, I understand that all required advertising and associated costs will be at the expense of the applicant.

Signature:  Applicant

Date: 6/27/14

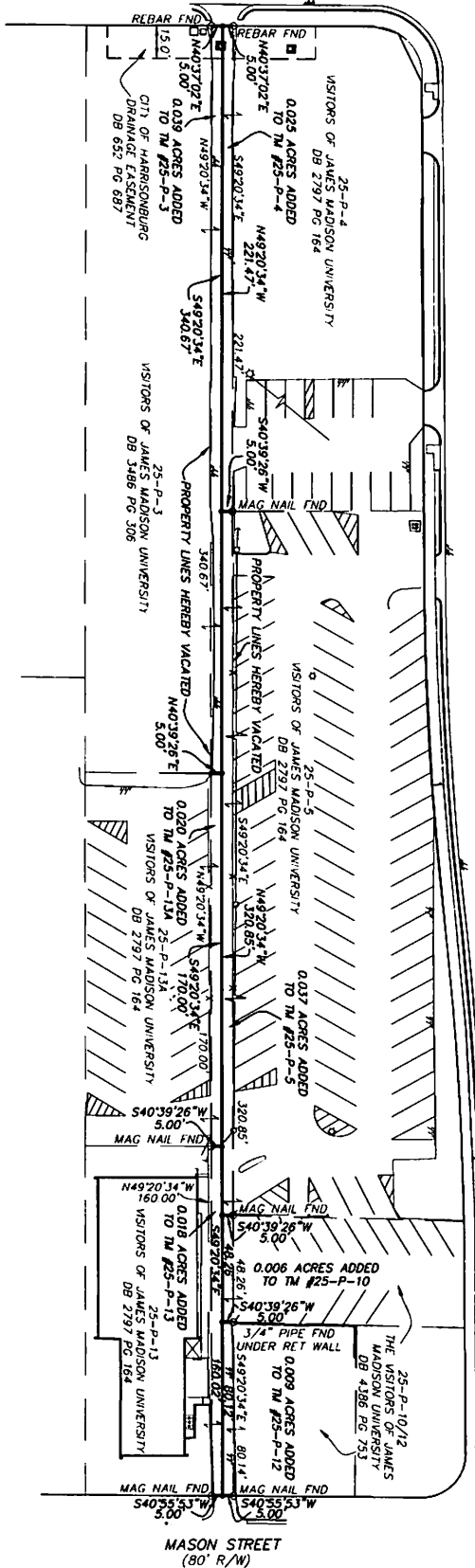
ITEMS REQUIRED FOR SUBMISSION

- | | |
|---|--|
| <input type="checkbox"/> Completed application | <input type="checkbox"/> Value per square foot of cost to purchase |
| <input type="checkbox"/> Letter described proposed use | <input type="checkbox"/> Fees paid |
| <input type="checkbox"/> Adjacent property owners | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Survey & metes and bounds description (prepared by a surveyor, engineer, or other person duly authorized by the State) | |

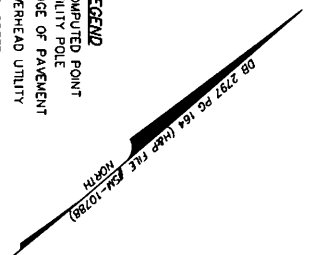
Please be advised, adjoining property owners shall be expected to buy that portion of the street/alley which abuts their property before second reading and final closing! The cost shall be a fair market value determined by the Commissioner of Revenue.

SOUTH MAIN STREET
(80' R/W)

CANTRELL AVENUE



- LEGEND**
- COMPUTED POINT
 - UTILITY POLE
 - EDGE OF PAVEMENT
 - OVERHEAD UTILITY
 - CONCRETE
 - CHAIN FENCE
 - LIGHT POLE



- NOTES**
1. THIS PLAT HAS BEEN PREPARED TO VACATE A PORTION OF A TEN FOOT ALLEY BETWEEN SOUTH MAIN STREET AND SOUTH MASON STREET AND IS BASED ON RECORD AND SURVEY DATA FROM DEED BOOK 2797 PAGE 164, DEED BOOK 3486 PAGE 306 AND DEED BOOK 4386 PAGE 153.
 2. THIS PLAT HAS BEEN WITHOUT THE BENEFIT OF TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 3. THIS SURVEY HAS BEEN PREPARED AT THE REQUEST OF JAMES MADISON UNIVERSITY.



PLAT SHOWING
THE VACATION OF A 10' ALLEY BETWEEN
SOUTH MAIN STREET & SOUTH MASON STREET
CITY OF HARRISONBURG, VIRGINIA

HURT & PROFFITT
 INCORPORATED
 2524 LANGHORNE ROAD
 LYNCHBURG VA 24501
 800.242.4906 TOLL FREE
 434.847.7796 MAIN
 434.847.0047 FAX

REVISED 3/21/14
 PROJECT NO. 2013041
 G.L. NO. 137-08-43B
 FILE NO. SM-14046
 DATE: 8/28/13
 DRAWN BY: JAB
 CHECKED BY: JAB

SHEET NO.
1 OF 1

Date application received: _____

**Application for Street or Alley Closing
City of Harrisonburg, Virginia**

Review fee: \$50.00 Board of Viewers appointment \$ _____ Total Paid: \$ _____

Applicant's Name: James Madison University
Street Address: 1015 Harrison Street, MSC 5806 E-mail: cookvg@jmu.edu

City: Harrisonburg State: VA Zip: 22807

Telephone: Work 540.568.7204 Fax 540.568.7011 Mobile 540.421.9924

Representative (if any): Jini Cook, Director of Real Property & Space Management

Street Address: 1015 Harrison Street, MSC 5806 E-mail: cookvg@jmu.edu

City: Harrisonburg State: VA Zip: 22807

Telephone: Work 540.568.7204 Fax 540.568.7011 Mobile 540.421.9924

Description of Request

Location Closure of portion of Chesapeake Avenue

Square footage of area to be closed: .555 acre

Cost per square foot: \$ _____ Total cost: \$ _____

Please provide a detailed description of the proposed closure (additional pages attached):
Proposed closure to support future construction of 20,000 square foot annex for Facilities Management Building.

Name and addresses of adjacent property owners (Additional names listed on separate sheet)

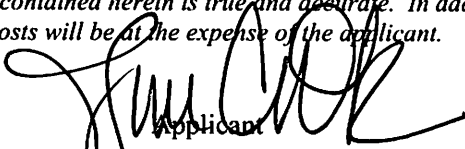
North: City of Harrisonburg (remaining piece of Chesapeake Ave)

South: James Madison University

East: James Madison University

West: James Madison University

I hereby certify that it is my intention to have the above described Street(s) or Alley(s) closed and that the information contained herein is true and accurate. In addition, I understand that all required advertising and associated costs will be at the expense of the applicant.

Signature: 
Applicant

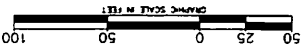
Date: 6/27/14

ITEMS REQUIRED FOR SUBMISSION

- Completed application
- Letter described proposed use
- Adjacent property owners
- Survey & metes and bounds description (prepared by a surveyor, engineer, or other person duly authorized by the State)
- Value per square foot of cost to purchase
- Fees paid
- Other _____

Please be advised, adjoining property owners shall be expected to buy that portion of the street/alley which abuts their property before second reading and final closing! The cost shall be a fair market value determined by the Commissioner of Revenue.

- NOTES**
1. THIS PLAT HAS BEEN PREPARED TO VACATE A PORTION OF CHESAPEAKE AVENUE AND IS BASED ON PLATS AND SURVEYS BY THE UNDERSIGNED DATED APRIL 20, 2010 AND RECORDED IN DEED BOOK 3784 PAGE 683 AND DATED SEPTEMBER 13, 2011 AND RECORDED IN DEED BOOK 3945 PAGE 611.
 2. THIS PLAT HAS BEEN WITHOUT THE BENEFIT OF TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 3. THIS SURVEY HAS BEEN PREPARED AT THE REQUEST OF JAMES MADISON UNIVERSITY.

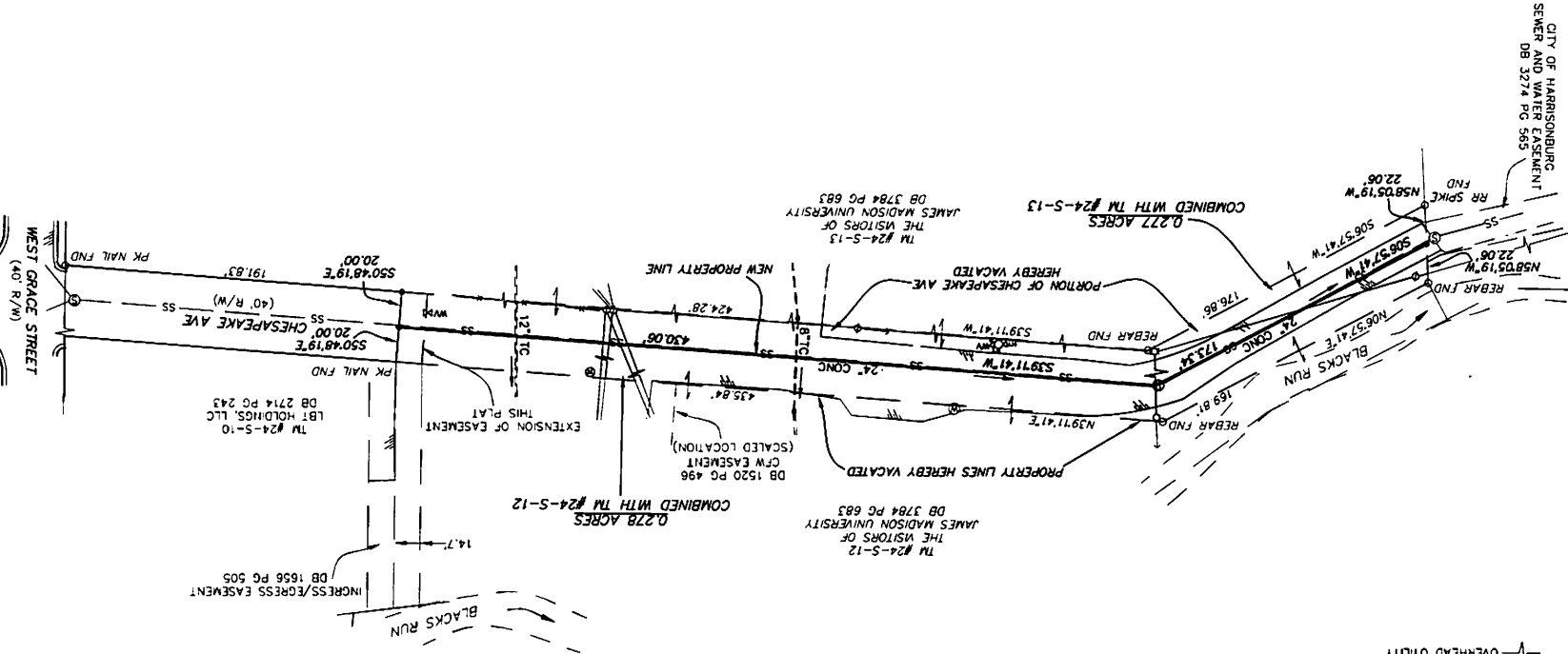


PROJECT NO. 20130439
 G.L. NO. 132-08-A3.7
 FILE NO. SM-14033
 DATE: 8/9/13
 DRAWN BY: JAB
 CHECKED BY: JAB

HURT & PROFIT

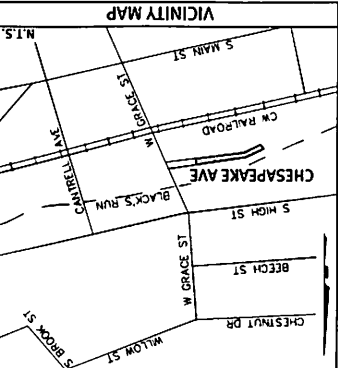
SHEET NO. 1 OF 1

**PLAT SHOWING
 VACATION OF
 A PORTION OF CHESAPEAKE AVENUE
 CITY OF HARRISONBURG, VIRGINIA**



- LEGEND**
- COMPUTED POINT
 - UTILITY POLE
 - WATER VALVE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - /// EDGE OF PAVEMENT
 - OVERHEAD UTILITY

NORTH
 VIRGINIA STATE PLANE GRID NORTH ZONE (NAD83)



HURT & PROFIT
 INCORPORATED
 ENGINEERING & SURVEYING & PLANNING

2334 LANGHORNE ROAD
 LYNCHBURG, VA 24501
 800.242.4906 TOLL FREE
 434.847.7799 MAIN
 434.847.7004 FAX

Aug 30, 2013 - 2:17pm \\ltd0011\cadd\ltd\msh\20130439\132-08-A3.7.dwg