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November 1, 2022

Adam Fletcher
Director of Community Development
City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801

RE: Wilson Avenue Development Proposed Proffers associated with Rezoning Request

Mr. Fletcher,

As part of our rezoning request for the Wilson Avenue Properties TM#'s 042-B-32-33, 042-B-34, 042-B-35, 042-B-35-A, 042-B-36, 042-B-8B, 042-B-8C, and portions of the properties TM#'s 042-B-8A, 042-B-9-A, 042-B-10, and 042-B-11, we offer the following proffers:

1. As illustrated in the attached exhibit, if City Council approves the Wilson Avenue public street right-of-way closing request to close and convey at no cost the approximate 5,529 square feet of property to the applicant, then the applicant shall convey at no cost approximately 5,413 square feet of property to the City for additional Mt. Clinton Pike public street right-of-way. The applicant shall be responsible for completing all surveys and plats for both conveyances.
2. If the application to close a portion of Wilson Avenue is approved and the ROW exchange is completed, then applicant agrees to install a 10-foot-wide shared use path with 5-ft-wide grass strip along the road and a 2.5-ft grass strip on the opposite side of the path with an associated access easement set 6-inches behind the path's 2.5-ft grass strip.
3. Construct street improvements along Wilson Avenue to meet the minimum standards in the City's Design and Construction Standards Manual, Appendix F, for local street, or as approved by City Council through a preliminary plat with variance(s) request. The street improvements shall be required along the frontage of all parcels as shown on the exhibit.
4. Applicant will construct designated walkways to allow connectivity from the proposed shared-use path to Wilson Ave.
5. There shall be no vehicular entrances connecting the subject site to Mt. Clinton Pike.
6. Applicant will construct an open recreational area of at least 2,000 square feet which may include a playground, dog park, basketball court, benches and tables, or the like.
7. Multi-family units within the R-5 district may be occupied by a single family or no more than three (3) unrelated persons.
8. Multi-family unites within the R-5 district shall provide 1 parking space per dwelling unit with one bedroom or 1.5 parking spaces per dwelling unit with two or more bedrooms.



Regards,

James E Moore

Northside LLC

9527 Centerville Road

Bridgewater, VA, 22812

Joseph H. Moore
Linda H. Moore

Joseph & Linda Moore

75 Wilson Avenue

Harrisonburg, VA 22802

