



**CITY OF HARRISONBURG**  
**OFFICE OF THE**  
**CITY MANAGER**

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To: Ande Banks, City Manager  
From: Liz Webb, Housing Coordinator, and Adam Fletcher, Director of Community Development  
Date: September 4, 2024  
Re: Residential Pipeline Update

**Summary:**

This memo details the development status of projects for which rezoning and/or special use permits were requested for proposed housing since the Comprehensive Housing Assessment and Market Study (Housing Study) was completed in January 2021.

**Background:**

The Housing Study estimated housing needs in the City based on rental vacancy and market inventory rates. The data suggested that to achieve a healthy rental vacancy rate of five percent<sup>1</sup> and a six-month sales supply inventory<sup>2</sup> by 2025, 455-616 rental and 558 for-sale units are needed.

Since the completion of the Housing Study, staff has received multiple proposals for housing units throughout the City. Three “pipeline” tables at the end of this memorandum are as follows:

- Table 1 lists the “use-approved” projects (excluding student housing) totaling 2,886 units.
- Table 2 lists the “use-approved” student housing projects totaling 586 units.
- Table 3 lists the proposed residential projects (excluding student housing) totaling 984 units.

**Key Issues:**

The development pipeline is a useful tool for considering housing numbers and needs, but it requires some context. While some use-approved projects are proceeding timely through the planning phase, others may have stalled. Use approval is not a guarantee of development.

Units that could be built by right as of the Housing Study’s 2021 release are not reflected in the tables. Between January 1, 2021 and August 31, 2024, the City issued certificates of occupancy for 54 detached units, 93 attached units, and 62 multifamily units. Out of these 209 units, 11 multifamily and 14 duplexes are reflected in the pipeline reports; the others were by right.

**Environmental Impact:** N/A

**Fiscal Impact:**

**Prior Actions:**

**Alternatives:**

**Community Engagement:** N/A

**Recommendation:**

**Attachments:** PowerPoint Presentation

**Review:** N/A

<sup>1</sup> City of Harrisonburg Comprehensive Housing Assessment and Market Study, page 60.

<sup>2</sup> Appendices City of Harrisonburg Comprehensive Housing Assessment and Market Study, pages 85-86.

**Table 1: Use-Approved Residential Development Reviewed by City Council Since 2021 (Excludes Student Housing Projects)**

Project Name	Street Location	Single Family Detached	Duplex Units	Townhouse Units	Multi-Family	Total Units	Council Approval <sup>1</sup>	Development Review Phase (Last Active Date) <sup>2</sup>
907 North Main	North Main Street	-	-	-	9	9	05-2021	-
Chicago Avenue Apartments	Chicago Avenue	-	-	-	48	48	04-2022	-
Lucy Drive Apartments (Previously <i>Simms Pointe</i> )	<i>Lucy Drive</i>	-	-	-	108 (Prev. 80)	108 (Prev. 80)	03-2022	ECSP (08-2024) and Under Construction <sup>^</sup>
Regal Apartments (Armada Hoffer)	Evelyn Byrd Avenue	-	-	-	274	274	02-2022	Fire Review (03-2022)
Two41 Central	Country Club Road	-	-	-	142	142	04-2021	ECSP (02-2024)
The Edge	East Market St	-	-	-	156	156	03-2022	Fire Review (03-2023)
Pleasant Hill Townhomes	Pleasant Hill Road	-	-	16	-	16	06-2021	NSPA (02-2024)
Cobbler's Valley	Pear Street	-	-	35	-	35	09-2021	Released for Construction (04-2023)
Vine Street Townhomes	Vine Street	-	-	29	-	29	05-2021	NSPA (08-2024)
<i>Suter Street</i>	<i>Suter Street</i>	-	18	3	-	21	09-2021	<i>Under Construction</i>
<i>Foley Road</i>	<i>Foley Road</i>	-	-	-	11	11	12-2021	<i>Completed (12-2023)</i>
Northside Village (Previously Wilson Avenue)	Wilson Avenue	-	-	58	34	92	12-2022	NSPA (06-2024)
Stoney Ridge	Public street to align with Reedy Circle	-	-	-	72	72	02-2021	-
<i>Bluestone Town Center</i>	<i>Garbers Church Road, Erickson Avenue, and Hidden Creek Lane</i>	133	-	324	440	897	02-2023	ECSP (08-2024) (Portion of Phase 1)
Peach Grove Terrace Apartments (Previously JMU Foundation Property) <sup>3</sup>	Peach Grove Avenue	-	-	-	374	374	02-2023	Fire Review (October 2023)
251 Garbers Church Road	Garbers Church Road	27	-	-	-	27	03-2023	-

<sup>1</sup> Projects listed in Table 1 that received a special use permit (SUP) approval could have expired or are nearing the expiration date.

<sup>2</sup> Fire Review is a pre-requisite that must be completed prior to a project being accepted into the Engineered Comprehensive Site Plan (ECSP) review. Notice of Site Plan Acceptance (NSPA) means the project meets the design criteria, but has not fulfilled all obligations for the plans to be "Released for Construction." While a project might receive "Released for Construction" status (in other words approved to be developed), the developer might not immediately begin construction or ever begin or complete the project.

<sup>3</sup> The developer for Peach Grove Terrace Apartments does not intend to cater the units to college students, yet it is likely, given the location of the site, that college students will reside within this development.

1180 Virginia Avenue Mixed Use	1180 Virginia Avenue	-	-	-	12	12	05-2023	NSPA (06-2024)
NERD Apartments	1846 Evelyn Byrd Avenue	-	-	-	15	15	03-2023 Revised (05-2024)	ECSP (04-2024)
Arez Subdivision (Formally known as 937 Vine Street)	937 Vine Street	-	10	-	-	10	10-2023	ECSP (08-2024)
Skyline Mills	1621 & 1641 Smithland Road	-	14	-	-	14	08-2023	Fire Review (04-2024)
<i>Commerce Village II</i>	<i>Commerce Drive and East Washington Street</i>	-	-	-	16	16	09-2023	NSPA (05-2024)
<i>West Mosby Road</i>	<i>West Mosby Road and Pear Street</i>	-	-	-	164	164	09-2023	-
Tuscan Village	Keezletown Road and Country Club Road	-	2	57	54	113	01-2024	ECSP (08-2024)
716, 720, & 722 Foley Road	716, 720, & 722 Foley Road	-	-	-	3	3	01-2024	-
Cobbler's Valley Section 2	Pear Street	-	-	21	-	21	02-2024	ECSP (07-2024)
Zephyr Hill	Pear Street	-	-	41	-	41	02-2024	ECSP (07-2024)
Weston Park	Multiple Addresses Along Port Republic Road	26	28	74	-	128	04-2024	Fire Review (08-2024)
Baxter Crossing	Tasha Circle	-	-	-	18	18	07-2024	Fire Review (08-2024)
162 West Elizabeth Street (Liberty Street Investments LLC)	162 West Elizabeth Street	-	-	-	20	20	06-2024	-
<b>Total</b>		<b>186</b>	<b>72</b>	<b>658</b>	<b>1,970</b>	<b>2,886</b>		

\*Italicized text indicates a project includes designated affordable housing.

^ There are now two different phases of the development previously known as Simms Pointe. Each phase was a different section of the site. The section that is under construction, now known as Lucy Drive Apartments, includes a total of 48 units.

**Table 2: Use-Approved Student Housing Developments Since 2021**

Project Name	Street Location	Single Family Detached	Duplex Units	Townhouse Units	Multi-Family	Total Units	City Council Approval	Development Review Phase (Last Active Date)
The Shoppes at Peach Grove	Peach Grove Avenue	-	-	-	122	122	10-2021	NSPA (03-2024) <sup>4</sup>
Epoch Harrisonburg	Leland Circle	-	-	-	265	265	07-2021	Fire Review (02-2022)
Sunchase Additions	Sunchase Drive and Chase Court	-	-	-	20	20	08-2023	-

<sup>4</sup> A developer is currently in the ECSP Review to build a student housing complex on this property with the approved proffers but has designed the project with a different site layout than was conceptually shown during the rezoning process. The property owner of this site had previously received NSPA for 100 units on 08-17-2020. The NSPA date of 03-2024 is for the second design of the site.

The Vista at Forest Hills	810 Port Republic Road	-	-	-	119	119	10-2024	ECSP (08-2024)
865 Port Republic Road Addition	865 Port Republic Road	-	-	-	60	60	01-2024	-
<b>Total</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>586</b>	<b>586</b>		

**Table 3: Proposed Residential Developments**

Project Name	Street Location	Single Family Detached	Duplex Units	Townhouse Units	Multi-Family	Total Units	Development Review Phase
290, 294, & 298 Lucy Drive (B&A Group LLC)	290, 294, & 298 Lucy Drive	-	-	16	-	16	CC Review 05-14-24 (Rezoning approved, SUP tabled)
715 North Dogwood (Rezoning R-1 to R-5)	715 North Dogwood	-	-	-	16	16	PC Review 09-11-24
439 & 445 Myrtle Street (Rezoning R-2 to R-8)	New Lots Along Effinger Street	2	-	-	-	2	PC Review 09-11-24
Quarry Heights	Waterman Drive and West Market Street	45	-	605	300	950	Anticipated PC Review 10-08-24
<b>Total</b>		<b>47</b>	<b>-</b>	<b>621</b>	<b>316</b>	<b>984</b>	