



ADDENDUM #2

DEVELOPMENT OPPORTUNITY: 301 S. Main St. Development Opportunity

DATE: October 7, 2025

TO: All Potential Offerors

City of Harrisonburg's Development Opportunity, is modified as follows:

1. Question: How many bathrooms does the property have?

Answer: The property has two bathrooms on the main floor and one in the basement. There are no bathrooms on the second floor.

2. Question: How is the building heated and are the radiators still in use?

Answer: The building has central air and heat. Two air handlers are in the attic, and one is in the basement. Ducts carry air from the basement to the main level. All radiators are decorative.

3. Question: Can businesses operate on the second floor of the property if there is no handicap accessibility.

Answer: While this would have to be evaluated on a case-by-case basis, generally, if a service is only offered on the second floor, it would need to be accessible. It is less likely to be an issue if services offered on the second floor are also available on the main level.

4. Question: What specific features of the building is the City expecting to be preserved by a new owner?

Answer: Given the size and age of the property, it is difficult to list every feature that should be preserved. The City will develop deed restrictions for the property as part of discussions with the selected applicant. While specifics may be negotiated based on project and building code requirements, in general, applicants must communicate their commitment toward preservation and their ability to maintain a historic building.

All other requirements, terms and conditions of the Development Opportunity remain unchanged.

Addendum page must be signed and returned with your submission to acknowledge receipt of this addendum.

Authorized Signature

By: Brian Vandenberg
Assistant to the City Manager