

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 1, 2018

TO: CHAIRWOMAN MARY LYMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 – ENCROACHMENT #2018-0007 – 1620 Prince Street

The Office of Real Estate Assessments has provided the valuation for the proposed encroachment at 1620 Prince Street on the attached memorandum. The staff report will be amended with this language:

VALUE OF ENCROACHMENT

The Department of Real Estate Assessments has valued the two-square foot proposed area of encroachment at an annual fee of \$9. Staff has attached the memorandum from Real Estate Assessments (Attachment A) that discusses the process used to determine this value.

Staff recommends approval of ENC #2018-0007 with the amendment to the staff report and the attachment of the Office of Real Estate Assessments memorandum.

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 28, 2018

TO: KARL MORITZ, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING

FROM: WILLIAM BRYAN PAGE, SRA, REAL ESTATE ASSESSOR
OFFICE OF REAL ESTATE ASSESSMENTS 

ADDRESS: 1620 PRINCE STREET, ALEXANDRIA, VIRGINIA

SUBJECT: TWO BOLLARDS ENCUMBERING TWO (2) SQUARE FEET
ENCROACHING INTO THE SIDEWALK RIGHT-OF-WAY ALONG
DAINGERFIELD ROAD

ACCOUNT: 60028370

PROJECT: ENCROACHMENT #2018-0008 (RELATED DSUP: 2010-0034)

Per your request, we have reviewed the proposed encroachment into the public right-of-way along the southeast side of Daingerfield Road, between that artery's intersection with Prince Street and Duke Street in the King Street Metro area of the City of Alexandria, Virginia. The Applicant (Carr 1620 Prince Street, LLC) is requesting approval to install two six-inch diameter bollards on either side of a loading bay facing Daingerfield Road at the Hilton Garden Inn, a 109 room hotel that opened for business in 2015.

The collective property has a street address of 1620 Prince Street, and was developed on a 13,571 square-foot parcel zoned OCH (Office Commercial High). The current use (hotel) is permitted with Special Use Permit approval. It is also located in the King Street Metro/Eisenhower Avenue East Small Area Plan which supports commercial uses on this site.

The encroachment encumbers two (2) square feet (one square-foot each) into the sidewalk right-of-way for the purpose of protecting the building from damage caused by trucks. Although the proposed placement of the bollards would limit the sidewalk width to 3.5 feet, the Department of Planning and Zoning has determined that they would not significantly affect pedestrian flow as the overall sidewalk width is 4.75 feet at this location.

The value of the encroachment can be determined by the application of **Section 3-2-85** of the City Code which defines the annual charge for commercial encroachments to be the equivalent of what would be the real estate tax upon the land being encroached if it were owned by the owner or owners of the encroaching property.

Based on a land value of \$400.00 per square-foot, a land encroachment area of two (2) square feet and the 2018 tax rate of 1.13 per \$100 of assessed value, the indicated **annual fee** of the encroachment is \$9.00 (rounded).

Nine Dollars

This analysis does not constitute a fully documented real property appraisal report and should not be purported as such. The analysis is based on the current 2018 per square-foot assessed land values of the subject and similarly zoned parcels in the immediate area of the subject property, and complies with City policies and guidelines.

Attachments

Encroachment Plat (Dated September 11, 2018)
Metes and Bounds Description

cc: Ann Horowitz, Principal Planner



Description of
Proposed 6" Bollard Location
on the land of
Carr 1620 Prince Street, LLC
City of Alexandria, Virginia

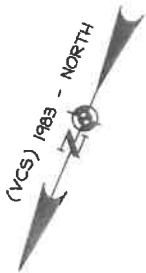
Beginning at a point on the easterly right-of-way line of Dangerfield Road, 66-foot right-of-way, said point being at the phase line between Prince Street Land Condominium Office Unit and Hotel Unit;

Thence, departing the Office Unit and with the Hotel Unit N 30°53'24" W a distance of 7.06 feet to a point;

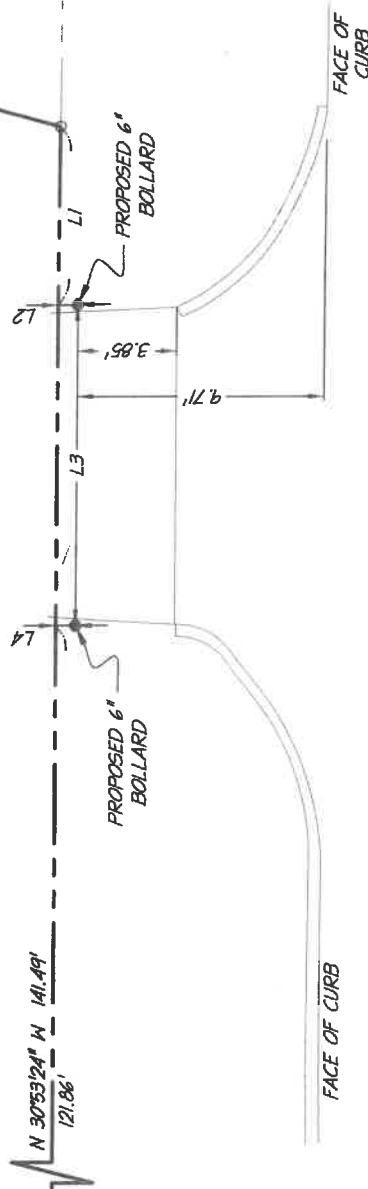
Thence, departing the Hotel Unit and through Dangerfield Road, 66-foot right-of-way the following three (3) courses and distances:

1. S 59°06'36" W a distance of 0.75 feet to a point (proposed center of bollard);
2. N 30°53'24" W a distance of 12.57 feet to a point (proposed center of bollard);
3. N 59°06'36" E a distance of 0.75 feet to a point on the aforementioned easterly right-of-way line of Dangerfield Road;

Thence, with the easterly right-of-way line of Dangerfield Road N 30°53'24" W a distance of 121.86 feet to a point of curvature.



MAP #073.02-06-00
#1620 PRINCE STREET
PRINCE STREET LAND CONDOMINIUM
HOTEL UNIT
(INST. #130020926)
CARR 1620 PRINCE STREET, LLC
(INST. #130020926)
ZONED: OCH



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°53'24" W	7.06'
L2	S 59°06'36" W	0.75'
L3	N 30°53'24" W	12.57'
L4	N 59°06'36" E	0.75'

DAINGERFIELD ROAD
(66' R/W)

SCALE: 1" = 5'
DATE: 9/11/18
DRAWN: PGS
CHECKED: WEB

PROPOSED 6" BOLLARD EXHIBIT
PRINCE STREET LAND CONDOMINIUM
(INST. #130020926)
CARR 1620 PRINCE STREET, LLC
(INST. #130020926)
CITY OF ALEXANDRIA, VIRGINIA



christopher
consultants

9301 innovation drive (suite 150) • manassas, va 20110
phone 703.393.9887 • fax 703.273.6920

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