

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE authorizing the owners of the property located at 3451 Exchange Avenue, Alexandria, VA 22301, to construct and maintain an encroachment for the extension of a curtain wall overhang into the future East Reed Avenue right-of-way at that location.

WHEREAS, 3451 Exchange Avenue, L.L.C. is the Owner (“Owner”) of the property located at 3451 Exchange Avenue, Alexandria, VA 22301, in the City of Alexandria, Virginia; and

WHEREAS, Owner desires to establish and maintain a curtain wall overhang which will encroach into the public sidewalk right-of-way at that location; and

WHEREAS, the public sidewalk right-of-way at that location will not be significantly impaired by this encroachment; and

WHEREAS, in Encroachment No. 2020-00004, the Planning Commission of the City of Alexandria recommended approval to the City Council subject to certain conditions at one of its regular meetings held on October 6, 2020, which recommendation was approved by the City Council at its public hearing on October 17, 2020; and

WHEREAS, it has been determined by the Council of the City of Alexandria that this encroachment is not detrimental to the public interest; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Owner is authorized to establish and maintain an encroachment into the public sidewalk right-of-way at 3451 Exchange Avenue, Alexandria, VA 22301 as shown in the attached Encroachment Plat, in the City of Alexandria, said encroachment consisting of the extension of a curtain wall into the future East Reed Avenue right-of-way, until the encroachment is removed or destroyed or the authorization to maintain it is terminated by the city; provided, that this authorization to establish and maintain the encroachment shall not be construed to relieve Owner of liability for any negligence on their part on account of or in connection with the encroachment and shall be subject to the provisions set forth below.

Section 2. That the authorization hereby granted to establish and maintain said encroachment shall be subject to and conditioned upon Owner maintaining, at all times and at their own expense, liability insurance, covering both bodily injury and property damage, with a company authorized to transact business in the Commonwealth of Virginia and with minimum limits as follows:

Bodily Injury:	\$1,000,000 each occurrence
	\$1,000,000 aggregate
Property Damage:	\$1,000,000 each occurrence

\$1,000,000 aggregate

This liability insurance policy shall identify the City of Alexandria and Owner as named insureds and shall provide for the indemnification of the City of Alexandria and Owner against any and all loss occasioned by the establishment, construction, placement, existence, use or maintenance of the encroachment. Evidence of the policy and any renewal thereof shall be filed with the city attorney's office. Any other provision herein to the contrary notwithstanding, in the event this policy of insurance lapses, is canceled, is not renewed or otherwise ceases to be in force and effect, the authorization herein granted to establish and maintain the encroachment shall, at the option of the city, forthwith and without notice or demand by the city, terminate. In that event, Owner shall, upon notice from the city, remove the encroachment from the public right-of-way, or the city, at its option, may remove the encroachment at the expense and risk of Owner. Nothing in this section shall relieve Owner of their obligations and undertakings required under this ordinance.

Section 3. That the authorization hereby granted to establish and maintain said encroachment shall in addition be subject to and conditioned upon the following terms:

- (a) Neither the City of Alexandria nor any public or private utility company shall be responsible for damage to Owner's property encroaching into the public right-of-way during repair, maintenance or replacement of the public right-of-way or any public facilities or utilities in the area of encroachment.
- (b) The Owner shall be responsible for replacement and repairs to the adjacent City right-of-way, including any areas damaged during construction activity.
- (c) In the event the City shall, in the future, have need for the area of the proposed encroachment, the Owner shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. The Owner shall bear all the cost associated with any future removal of the encroachments.
- (d) The encroachment ordinance shall be approved prior to the release of the Final Site Plan.

Section 4. That by accepting the authorization hereby granted to establish and maintain the encroachment and by so establishing and/or maintaining the encroachment, Owner shall be deemed to have promised and agreed to save harmless the City of Alexandria from any and all liability (including attorneys' fees and litigation expenses) arising by reason of the establishment, construction, placement, existence, use or maintenance of the encroachment.

Section 5. That the authorization herein granted to establish and maintain the encroachment shall be subject to Owner maintaining the area of the encroachment at all times unobstructed and free from accumulation of litter, snow, ice and other potentially dangerous matter.

1 Section 6. That nothing in this ordinance is intended to constitute, or shall be  
2 deemed to be, a waiver of sovereign immunity by or on behalf of the City of Alexandria or any  
3 of its officers or employees.  
4

5 Section 7. That the authorization herein granted to establish and maintain the  
6 encroachment shall be terminated whenever the City of Alexandria desires to use the affected  
7 public right-of-way for any purpose whatsoever and, by written notification, demands from  
8 Owner the removal of the encroachment. Said removal shall be completed by the date specified  
9 in the notice and shall be accomplished by Owner without cost to the city. If Owner cannot be  
10 found, or shall fail or neglect to remove the encroachment within the time specified, the city shall  
11 have the right to remove the encroachment, at the expense of Owner, and shall not be liable to  
12 Owner for any loss or damage to the structure of the encroachment or personal property within  
13 the encroachment area, caused by the removal.  
14

15 Section 8. The term “Owner” shall be deemed to include 3451 Exchange Avenue,  
16 L.L.C., and its successors in interest.  
17

18 Section 9. That this ordinance shall be effective upon the date and at the time of its  
19 final passage.  
20

21  
22 JUSTIN WILSON  
23 Mayor  
24

25 Attachment: Encroachment plat  
26

27 Introduction: January 10, 2023  
28 First Reading: January 10, 2023  
29 Publication:  
30 Public Hearing: January 21, 2023  
31 Second Reading: January 21, 2023  
32 Final Passage: January 21, 2023  
33  
34

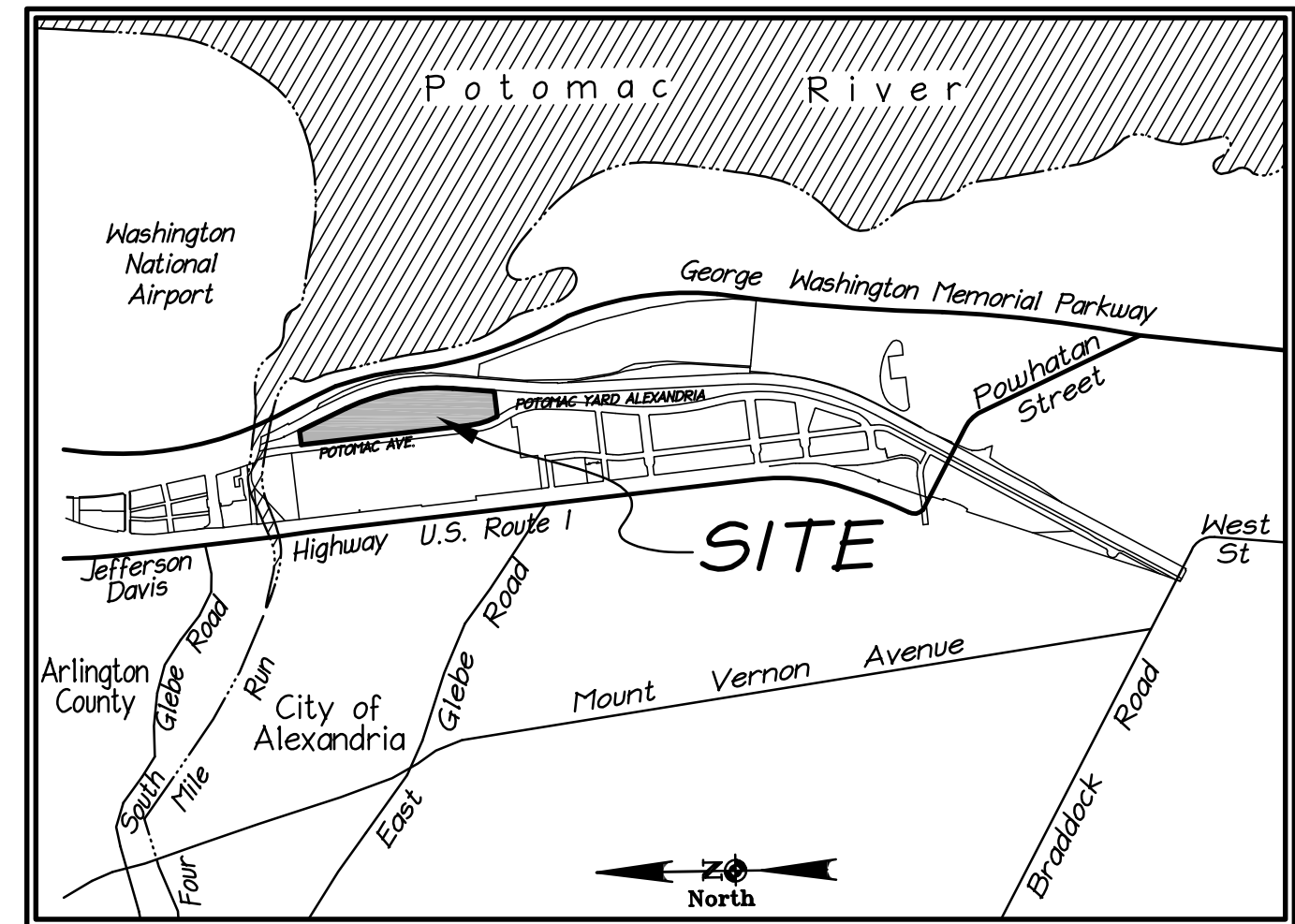
1. THE PROPERTY SHOWN IS A PORTION OF THE PROPERTY IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS TAX MAP #016.02-01-03 AND IS ZONED CDD#19.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF CPYR THEATER, LLC, ACQUIRED BY THEM AT INSTRUMENT #140004968 AND LAST MODIFIED AT INSTRUMENT #200009769.
3. PROPOSED PARCEL 828 IS AS SHOWN ON A SUBDIVISION PLAT PREPARED BY THIS FIRM RECORDED IN INSTRUMENT # \_\_\_\_\_.
4. NO TITLE REPORT HAS BEEN FURNISHED. ALL UNDERLYING EASEMENTS ARE NOT SHOWN.
5. THE EXHIBIT IS SHOWING PROPOSED ENCROACHMENTS AS PROVIDED BY HICKOCK COLE ARCHITECTS. NO STRUCTURES HAVE BEEN CONSTRUCTED AS OF THE DATE OF THIS DRAWING.

**CURVE TABLE**

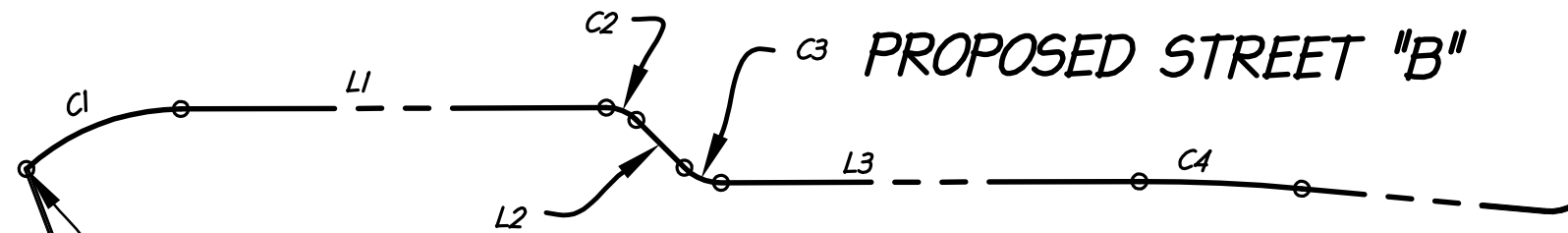
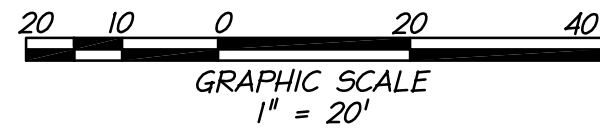
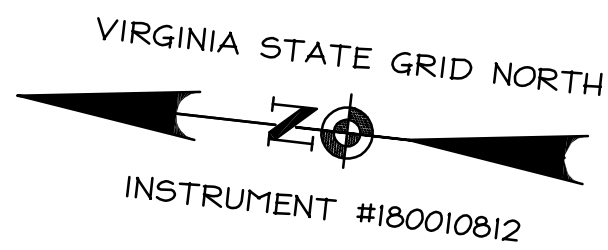
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	24.50'	17.97'	42°01'21"	17.57'	N27°41'28"W	9.41'
C2	4.50'	3.53'	45°00'00"	3.44'	N15°49'13"E	1.86'
C3	5.50'	4.32'	45°00'00"	4.21'	N15°49'13"E	2.28'
C4	180.50'	17.25'	05°28'28"	17.24'	N03°56'33"W	8.63'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 06°40'47" E	45.13'
L2	S 38°19'13" W	7.17'
L3	S 06°40'47" E	44.36'
L4	N 87°23'39" W	5.83'
L5	S 62°50'59" W	86.09'
L6	S 06°40'51" E	3.09'



**VICINITY MAP**  
SCALE: 1" = 2000'



**PROPOSED PARCEL 828**

BLOCK 10

67,508 SQ. FT. OR 1.54977 ACRES

**PROPOSED EAST REED AVENUE**  
98,426 SQ. FT. OR 2.256655 ACRES

258 SQ. FT. ENCROACHMENT AREA FOR PROPOSED BUILDING PROJECTION



**EXHIBIT SHOWING**  
**ENCROACHMENTS FOR PROPOSED BUILDING PROJECTIONS**  
 ONTO PROPOSED PUBLIC RIGHT OF WAY NEAR  
**PROPOSED PARCEL 828 - POTOMAC YARD**  
 CITY OF ALEXANDRIA, VIRGINIA

PROJ:	88024.172.04
SCALE:	1" = 20'
DATE:	07/27/2020
REV:	
DRAWN:	LDS
CHECKED:	
CHECKED:	
SHEET NO.	

Rev#	DATE	REVISION

**christopher consultants**  
 9301 innovation drive (suite 150) • manassas, va 20110  
 phone 703.393.9887 • fax 703.273.6820