

ORDINANCE NO. 5635

AN ORDINANCE authorizing the owner of the property located at 601 Wythe Street to construct and maintain encroachments in the public right of way for upper floor balconies, street-level bollards, a permanent planter, and a retaining wall at that location.

WHEREAS, Water Pollution Control Federation is the Owner ("Owner") of the property located at 601 Wythe Street, in the City of Alexandria, Virginia; and

WHEREAS, Owner desires to establish and maintain upper floor balconies, street-level bollards, a permanent planter, and a retaining wall 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. 2025-00006 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 9, 2025, which recommendation was approved by the City Council at its public hearing on October 18, 2025; 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 be, and the same hereby is, authorized to establish and maintain an encroachment into the public sidewalk right-of-way at 601 Wythe Street as shown in the attached Encroachment Plat, in the City of Alexandria, said encroachment consisting of upper floor balconies, street-level bollards, a permanent planter, and a retaining wall, 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 nor any private utility company will be held responsible for damage to the approved encroachments arising from the repair, maintenance, or replacement of any utilities that may exist within the area of the approved encroachments.
- (b) If the City in the future needs the encroachment area, then the applicant shall remove any structure that encroached into the public right-of-way within 60 days upon written notification. If a longer period of time for removal is required, written permission of the City must be obtained.
- (c) The applicant is responsible for replacement and repairs to adjacent public right-of-way including damages due to construction or maintenance of the encroaching elements.
- (d) Within the encroachment areas identified in the metes and bounds exhibit, the applicant may not erect any additional equipment or structures or enlarge or intensify any existing equipment or structures shall without prior approval of the Directors of Planning and Zoning and Transportation & Environmental Services. No administrative changes may be made after approval of the encroachment ordinance.

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.

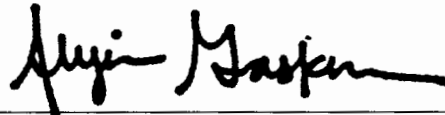
Section 5. That the authorization herein granted to establish and maintain the encroachment shall be subject to Owner maintaining the area of the encroachment at all times unobstructed and free from accumulation of litter, snow, ice and other potentially dangerous matter.

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

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

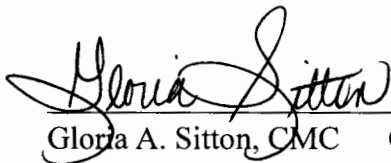
Section 8. The terms "Owner" shall be deemed to include Water Pollution Control Federation and its respective successors in interest.

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



ALYIA GASKINS
Mayor

ATTEST:

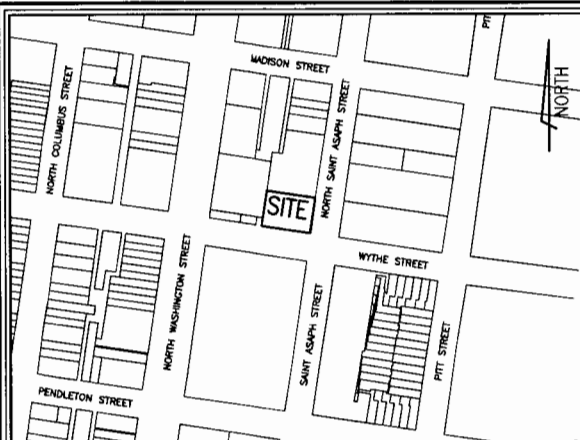

Gloria A. Sitton, CMC City Clerk

Approved as to Form:


Cheran Cordell Ivery City Attorney

Attachment: Encroachment plat

Final Passage: June 13, 2026



VICINITY MAP
SCALE 1" = 200'

SUBDIVISION OF THE
PROPERTY OF
STANDARD OIL CO. OF
N. JERSEY

500

MOUNT VERNON
PETROLEUM REALTY LLC
6820 B COMMERCIAL DR
SPRINGFIELD, VA 22151
TAX MAP: 054.04-09-11
ZONE: CDX
USE: COMMERCIAL
INSTR. #090016778

TM
#054.04-09-09

RETAINING WALL
AREA OF
ENCROACHMENT
= 2.8 SQ FT

BOLLARD AREA OF
ENCROACHMENT =
EST 2.0 SQ FT

501
720 ST ASAPH PARTNERS, LLC.
8 WOLFE ST ALEXANDRIA, VA 22314
TAX MAP: 054.04-09-07
ZONE: CDX
USE: COMMERCIAL
INSTR. #240000768
S 80°49' E ~ 115.00'

500
9,749 SQ. FT.

#601 WYTHE STREET
EXISTING 5-STORY
BRICK BUILDING

BALCONY AREA OF
ENCROACHMENT
20.17'x2.50' =
50.4 SQ FT

BALCONY AREA OF
ENCROACHMENT
20.17'x2.50' =
50.4 SQ FT

BALCONY AREA OF
ENCROACHMENT
20.17'x2.50' =
50.4 SQ FT

PLANTER BOX AREA
OF ENCROACHMENT
= 35.3 SQ FT

PLANTER BOX AREA
OF ENCROACHMENT
= 30.4 SQ FT

FDC AREA OF
ENCROACHMENT =
EST 2.0 SQ FT

WYTHE STREET
66.08' R/W

N/F WASHINGTON SQUARE CENTER, LLC

7501 WISCONSIN AVE SUITE 1500E
BETHESDA, MD 20814
TAX MAP: 054.04-15-01
ZONE: CRMU/X
USE: OFFICE BUILDING
INSTR. #170017257

VEPCO EASEMENT
(DB 1183, PG 93)

4' CONCRETE SIDEWALK
4' BRICK WALK

4' CONCRETE SIDEWALK
4' BRICK WALK

4' CONCRETE SIDEWALK

UTILITY POLE
CROSS ARM
LIGHT POLE

NORTH SAINT ASAPH STREET
66.08' R/W

RIVERPORT
CONDOMINIUM

N/F RIVERPORT CONDOMINIUM
515 WYTHE STREET
ALEXANDRIA, VA 22314
TAX MAP: 054.04-08-00
ZONE: CD
DB:1360, PG:1516

PORTNER'S LANDING CONDOMINIUM

N/F PORTNER'S LANDING PH 1
PORTNER HOUSE
621 N SAINT ASAPH STREET
ALEXANDRIA, VA 22314
TAX MAP: 054.04-0C-00
ZONE: CONDOMINIUM
INSTR. #200012157

0' 20' 40'
SCALE: 1" = 20'

GENERAL NOTES:

1. TAX MAP: #054.04-08-08

OWNER: WATER POLLUTION CONTROL FEDERATION
601 WYTHE STREET
ALEXANDRIA, VA 22314
DB: 1152, PG: 29

2. PLAT SUBJECT TO RESTRICTIONS OF RECORD.

3. A TITLE REPORT FURNISHED HAS BEEN BY OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY, FILE NO. 2025-27492-C, DATED 2/10/2025 AND
IS RELIED UPON AS ACCURATE BY THE SURVEYOR.

BALCONY HEIGHT NOTE:

ALL PROPOSED BALCONIES ENCROACHING INTO THE WYTHE STREET PUBLIC
RIGHT-OF-WAY SHALL HAVE A CLEARANCE OF 20' OR GREATER FROM THE
SIDEWALK.

EXISTING IMPROVEMENTS NOTE:

ALL EXISTING BUILDING ELEMENTS AND SITE FURNISHING WITHIN THE PUBLIC
RIGHT-OF-WAY AS DEPICTED IN THIS PLAT MAY REMAIN.

HATCH LEGEND

PROP ENCROACHMENT

EXISTING ENCROACHMENT

ENCROACHMENT PLAT
SHOWING AREAS OF ENCROACHMENT
FOR PROPOSED BALCONIES ON

LOT 500, DIVISION OF PROPERTY OF
ROUTH ROBBINS
INVESTMENT CORP
(DB: 1152, PG: 29)

CITY OF ALEXANDRIA, VIRGINIA
DATE: SEPTEMBER 23, 2025 SCALE: 1" = 20'

ENGINEERING • LAND SURVEYING • PLANNING
www.rcfields.com
625 N. Washington Street, Suite 250
Alexandria, VA 22314
(703) 549-6422

RCFIELDS & ASSOCIATES, inc.

FILE: 25-038
DRAWN: ASB
CHECKED: K-201
DATE: 9/23/2025
SHEET 1 OF 1