

ORDINANCE NO. 4935

AN ORDINANCE authorizing the owners of the property located at 511, 513 and 515 Oronoco Street to construct and maintain an encroachment for window wells, stoops, bay windows and roofline architectural elements along Oronoco Street and Pitt Street at that location as part of the project known as the redevelopment of the City of Alexandria Health Department approved by the City Council as DSUP 2013-0006 on February 22, 2014.

WHEREAS, OHD Partners, LLC is the Owner ("Owner") of the property located at 511, 513 and 515 Oronoco Street in the City of Alexandria, Virginia; and

WHEREAS, Owner desire to establish and maintain window wells, stoops, bay windows and roofline architectural features which will encroach into the public right-of-way at that location; and

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

WHEREAS, in Encroachment No. 2014-0001, 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 February 4, 2014 which recommendation was approved by the City Council at its public hearing on February 22, 2014 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 right-of-way at 511, 513 and 515 Oronoco Street in the City of Alexandria, as shown in Exhibit A titled Encroachment Exhibit Redevelopment of 509 Saint Asaph St and 511, 513 and 515 Oronoco St prepared by Walter Phillips, Inc dated January 14, 2014 attached hereto and made a part hereof by this reference, said encroachment consisting of window wells, stoops, bay windows and roofline architectural elements, 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 private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed 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 Owners or Tenant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City.

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.

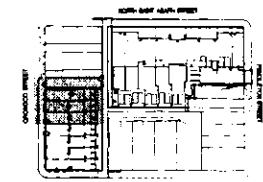
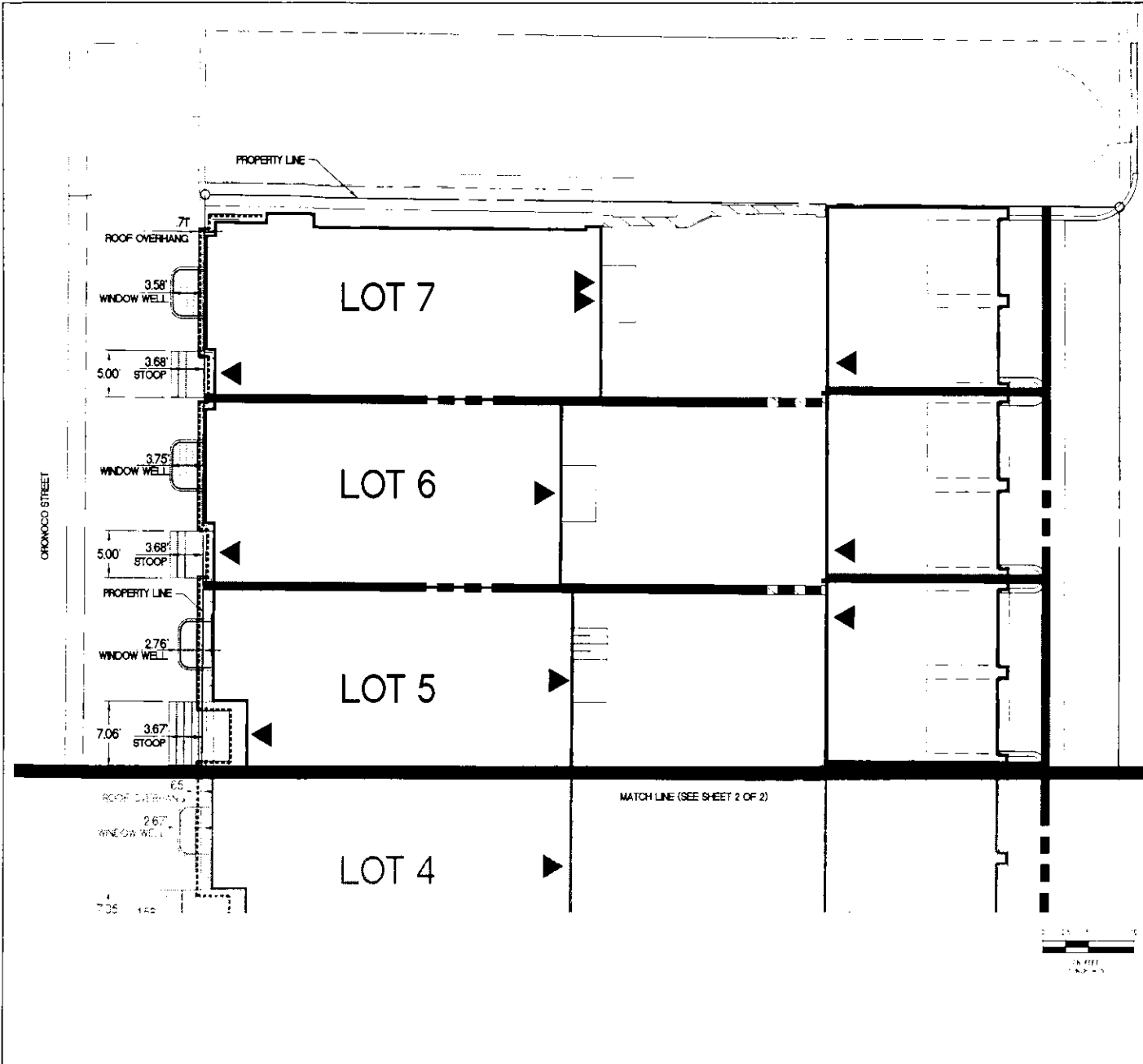
Section 8. The terms "Owner shall be deemed to include Owner and its respective successors in interest.

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

WILLIAM D. EUILLE  
Mayor

Attachment: Encroachment plat

Final Passage: April 18, 2015



- LEGEND**
- PROPOSED BUILDING WITH AT-GROUND ELEVATION (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
  - PROPOSED LOT LINE (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
  - AREA OF ENCROACHMENT
  - PROPOSED LOT LINE
  - EXISTING PROPERTY LINE
- TOTAL AREA OF ENCROACHMENT = 480 SQFT

- NOTES**
1. ALL ENCROACHMENTS ALONG ORONOCO AND N. 11TH STREET
  2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
  3. INFORMATION PROVIDED IN THIS EXHIBIT IS SUBJECT TO CHANGES WORKING AT TIME OF FINAL SITE PLAN



**ENCROACHMENT EXHIBIT**

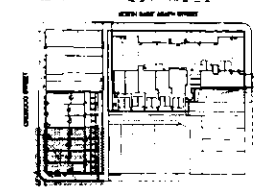
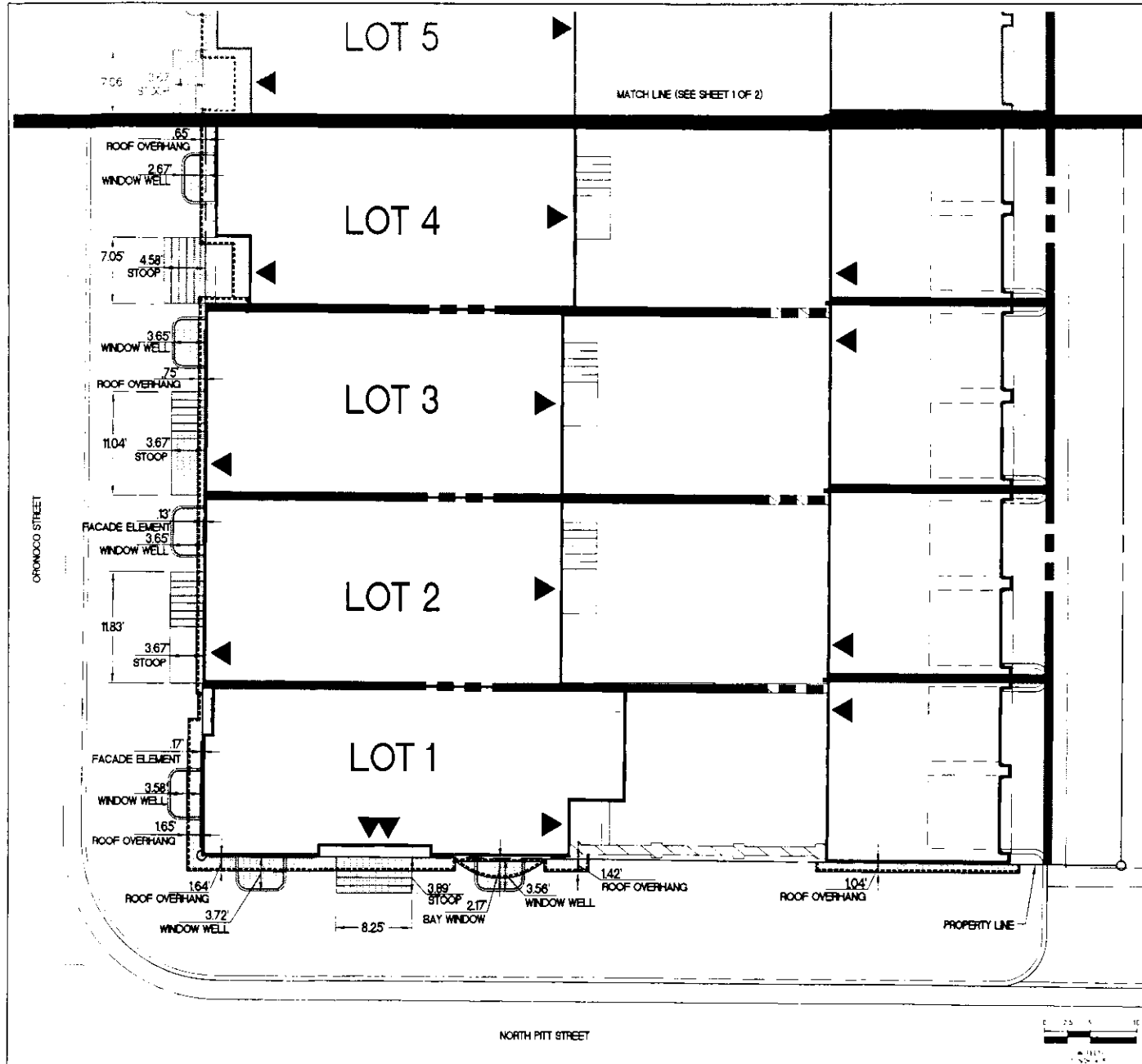
**REDEVELOPMENT OF  
509 N SAINT ASAPH ST AND  
511, 513 AND 515 ORONOCO ST**  
CITY OF ALEXANDRIA, VIRGINIA

NO.	DESCRIPTION	DATE	APPROVED BY	DATE

**WALTER L. PHILLIPS**

Engineer • Surveyor • Planner  
Landscape Architects • Architects  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 633-8103 Fax (703) 633-1301  
www.wlphillips.com

DATE: 11/11/10  
DRAWN: JLD  
CHECKED: JLD



KEY MAP

LEGEND

- PROPOSED BUILDING LIMIT, AT GRADE LEVEL  
SEE ARCHITECT'S PLAN FOR DETAILED INFORMATION
  - PROPOSED LIMIT OF ADJACENT BUILDING FOOTPRINT  
SEE ARCHITECT'S PLAN FOR DETAILED INFORMATION
  - AREA OF ENCROACHMENT
  - PROPOSED LOT LINE
  - EXISTING PROPERTY LINE
- TOTAL AREA OF ENCROACHMENT - 88 SQFT

NOTES

1. ALL ENCROACHMENTS ALONG ORONOCO AND N. PITT STREET.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
3. INFORMATION PROVIDED IN THIS LIMIT IS SUBJECT TO MAP REVISIONS AT TIME OF FINAL SITE PLAN.

ENCROACHMENT EXHIBIT

REDEVELOPMENT OF  
509 N SAINT ASAPH ST AND  
511, 513 AND 515 ORONOCO ST  
CITY OF ALEXANDRIA, VIRGINIA

Engineers - Surveyors - Planners  
Landscape Architects - Architects  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 332-4100 Fax (703) 333-1301  
www.WLP-PAE.com  
WALTER L. PHILLIPS & ASSOCIATES, P.C.  
DATE: 07/14/2014  
SCALE: 1"=4'

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE