

ORDINANCE NO. _____

AN ORDINANCE authorizing the Tenant of the property located at 728 North Patrick Street to construct and maintain an encroachment for two (2) enclosed stairways along Madison Street to access the rooftop dining at that location.

WHEREAS, Marie L. and Nazar Shabbar are the Owners ("Owners") of the property located at 728 North Patrick Street in the City of Alexandria, Virginia; and

WHEREAS, Mason Social, LLC is the Tenant ("Tenant") of the property located at 728 North Patrick Street, in the City of Alexandria, Virginia; and

WHEREAS, Tenant desire to establish and maintain two stairways which will encroach into the public right-of-way between the building and the sidewalk 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. 2015-0004 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 November 5, 2015 which recommendation was approved by the City Council at its public hearing on November 14, 2015 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 Tenant be, and the same hereby are, authorized to establish and maintain an encroachment into the public sidewalk right-of-way along Madison Street at 728 North Patrick Street as shown in the attached Encroachment Plat, in the City of Alexandria, said encroachment consisting of two (2) enclosed stairways each 4.67 feet wide and 32 feet long and spaced approximately 14 feet apart as shown as "Encroachment Area for Proposed Stairs to Top Deck, (4.67' x 32.0') on the encroachment plat dated November 15, 2015 attached hereto and incorporated herein by this reference, until the encroachment is removed or destroyed, the Tenant is no longer a tenant of the building, 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 Owners or Tenant 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 Tenant maintaining, at all times and at their own expense, liability insurance, covering both bodily injury and property damage, with a

1 company authorized to transact business in the Commonwealth of Virginia and with minimum
2 limits as follows:

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4 Bodily Injury: \$1,000,000 each occurrence
5 \$1,000,000 aggregate
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8 Property Damage: \$1,000,000 each occurrence
9 \$1,000,000 aggregate
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11 This liability insurance policy shall identify the City of Alexandria and Tenant as named insureds
12 and shall provide for the indemnification of the City of Alexandria and Tenant against any and
13 all loss occasioned by the establishment, construction, placement, existence, use or maintenance
14 of the encroachment. Evidence of the policy and any renewal thereof shall be filed with the city
15 attorney's office. Any other provision herein to the contrary notwithstanding, in the event this
16 policy of insurance lapses, is canceled, is not renewed or otherwise ceases to be in force and
17 effect, the authorization herein granted to establish and maintain the encroachment shall, at the
18 option of the city, forthwith and without notice or demand by the city, terminate. In that event,
19 Tenant shall, upon notice from the city, remove the encroachment from the public right-of-way,
20 or the city, at its option, may remove the encroachment at the expense and risk of Tenant.
21 Nothing in this section shall relieve Tenant of their obligations and undertakings required under
22 this ordinance.
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24 Section 3. That the authorization hereby granted to establish and maintain said
25 encroachment shall in addition be subject to and conditioned upon the following terms:
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- 27 (a) Neither the City of Alexandria nor any public or private utility company shall be
28 responsible for damage to Tenant's property encroaching into the public right-of-
29 way during repair, maintenance or replacement of the public right-of-way or any
30 public facilities or utilities in the area of encroachment.
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32 (b) The Tenant shall be responsible for replacement and repairs to the adjacent City
33 right-of-way, including any areas damaged during construction activity.
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35 (c) In the event the City shall, in the future, have need for the area of the proposed
36 encroachment, the Tenant shall remove any structure that encroached into the public
37 right-of-way, within 60 days, upon notification by the City.
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40 Section 4. That by accepting the authorization hereby granted to establish and
41 maintain the encroachment and by so establishing and/or maintaining the encroachment, Tenant
42 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 Tenant 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 Tenant the removal of the encroachment. Said removal shall be completed by the date specified in the notice and shall be accomplished by Tenant without cost to the city. If Tenant 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 Tenant, and shall not be liable to Tenant 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 term "Tenant" shall be deemed to include Mason Social, LLC 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.

ALISON SILBERBERG
Mayor

Attachment: Encroachment plat

Introduction: March 8, 2016

First Reading: March 8, 2016

Publication:

Public Hearing: March 12, 2016

Second Reading: March 12, 2016

Final Passage: March 12, 2016