

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

AN ORDINANCE authorizing the Tenant of the property located at 535 East Braddock Road (Parcel address 501 East Braddock Road) to construct and maintain an encroachment for a raised deck and outdoor dining for the Dos Amigos Tex Mex Restaurant on the sidewalk right of way at that location.

WHEREAS, Cucotan, LLC d/b/a Dos Amigos Tex Mex is the Tenant ("Tenant") of the property located at 535 East Braddock Road (Parcel address 501 East Braddock Road) in the City of Alexandria, Virginia; and

WHEREAS, Tenant desire to establish and maintain a raised deck and outdoor dining 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. 2015-0007 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 March 1, 2016 which recommendation was approved by the City Council at its public hearing on March 12, 2016 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 at 535 East Braddock Road (Parcel address 501 East Braddock Road) in the City of Alexandria as shown as encroachment area A and Encroachment Area B on the Encroachment Plat attached hereto and made a part hereof by this reference, said encroachment consisting of a raised deck and outdoor dining, 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 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 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

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3                   Property Damage:               \$1,000,000 each occurrence  
4   \$1,000,000 aggregate  
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6   This liability insurance policy shall identify the City of Alexandria and Tenant as named insureds  
7   and shall provide for the indemnification of the City of Alexandria and Tenant against any and  
8   all loss occasioned by the establishment, construction, placement, existence, use or maintenance  
9   of the encroachment. Evidence of the policy and any renewal thereof shall be filed with the city  
10   attorney's office. Any other provision herein to the contrary notwithstanding, in the event this  
11   policy of insurance lapses, is canceled, is not renewed or otherwise ceases to be in force and  
12   effect, the authorization herein granted to establish and maintain the encroachment shall, at the  
13   option of the city, forthwith and without notice or demand by the city, terminate. In that event,  
14   Tenant shall, upon notice from the city, remove the encroachment from the public right-of-way,  
15   or the city, at its option, may remove the encroachment at the expense and risk of Tenant.  
16   Nothing in this section shall relieve Tenant of their obligations and undertakings required under  
17   this ordinance.  
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19               Section 3. That the authorization hereby granted to establish and maintain said  
20   encroachment shall in addition be subject to and conditioned upon the following terms:  
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- 23               a. Neither the City nor any Private utility company will be held responsible for  
24               damage to the private improvements in the public right-of- way during repair,  
25               maintenance or replacement of any utilities that may be located within the area  
26               of the proposed encroachment.  
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28               b. In the event the City shall, in the future, have need or the area of the proposed  
29               encroachment, the applicant shall remove any structure that encroached into  
30               the public right-of-way, within 60 days, upon notification by the City.  
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32               c. The Owner 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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36               Section 4. That by accepting the authorization hereby granted to establish and  
37   maintain the encroachment and by so establishing and/or maintaining the encroachment, Tenant  
38   shall be deemed to have promised and agreed to save harmless the City of  
39   Alexandria from any and all liability (including attorneys' fees and litigation expenses) arising by  
40   reason of the establishment, construction, placement, existence, use or maintenance of the  
41   encroachment.  
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43               Section 5. That the authorization herein granted to establish and maintain the  
44   encroachment shall be subject to Tenant maintaining the area of the encroachment at all times

1 unobstructed and free from accumulation of litter, snow, ice and other potentially dangerous  
2 matter.

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

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

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18 Section 8. The term "Tenant" shall be deemed to include Cucotan, LLC and its  
19 respective successors in interest.

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

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25 ALLISON SILBERBERG  
26 Mayor

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28 Attachment: Encroachment plat

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30 Introduction: May 10, 2016

31 First Reading: May 10, 2016

32 Publication:

33 Public Hearing: May 14, 2016

34 Second Reading: May 14, 2016

35 Final Passage: May 14, 2016