

***Encroachment #2018-0007***  
***1620 Prince Street***  
***Hilton Garden Inn***

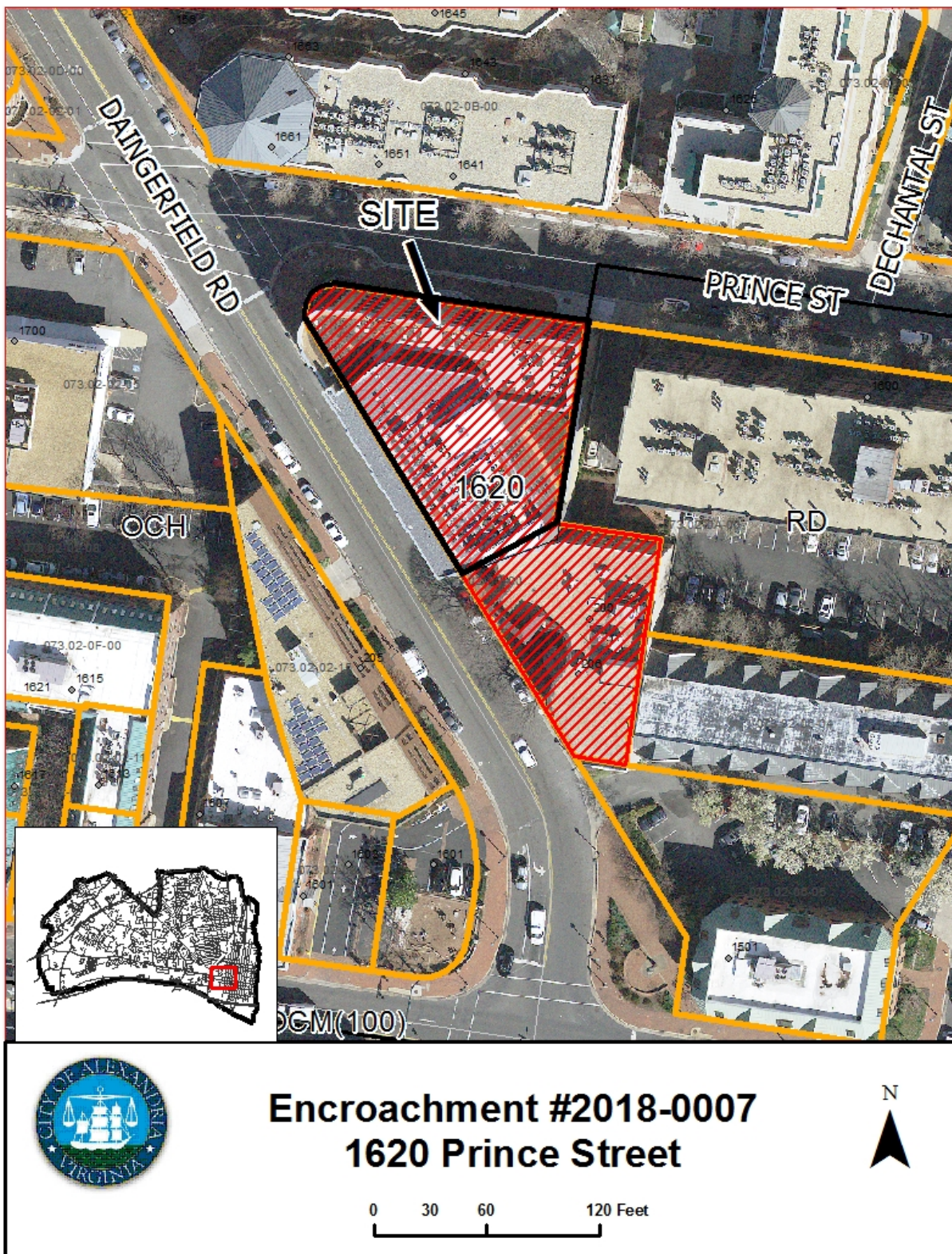
---

<b>Application</b>		<b>General Data</b>	
<b>Request:</b> Public hearing and consideration of a request for an encroachment into the public right-of-way along Daingerfield Road for the installation of bollards.		<b>Planning Commission Hearing:</b>	October 2, 2018
		<b>City Council Hearing:</b>	October 13, 2018
<b>Address:</b> 1620 Prince Street		<b>Zone:</b>	OCH/Office Commercial High
<b>Applicant:</b> Carr 1620 Prince Street, LLC, represented by M. Catherine Gibbs, attorney		<b>Small Area Plan:</b>	King Street Metro/Eisenhower Avenue

**Staff Recommendation:** APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

**Staff Reviewers:** Ann Horowitz, [ann.horowitz@alexandriava.gov](mailto:ann.horowitz@alexandriava.gov)

**PLANNING COMMISSION ACTION, OCTOBER 2, 2018:** By unanimous consent, the Planning Commission voted to recommend approval of ENC #2018-0007 as submitted.



## PROJECT LOCATION MAP



## I. DISCUSSION

The applicant, Carr 1620 Prince Street, LLC, represented by M. Catherine Gibbs, attorney requests encroachment approval to install two six-inch diameter bollards in the public right-of-way on either side of a loading bay facing Daingerfield Road at the Hilton Garden Inn, located at 1620 Prince Street.

### SITE DESCRIPTION

The 13,571 square foot lot is developed with the Hilton Garden Inn and site is bordered to the north by Prince Street; to the west by Daingerfield Road; to the east by a residential and office building and the Prince Street Condominiums; and to the south by an existing office building. The hotel has 144 feet of frontage on Prince Street and 156 feet on Daingerfield Road (Figure 1).



*Figure 1: Hilton Garden Inn from Daingerfield Road*

### BACKGROUND

City Council approved DSUP #2010-0034 in February 2013 for the construction of the Hilton Garden Inn. The hotel opened in 2015.

### PROPOSAL

The applicant requests a total encroachment of two square feet into the sidewalk public right-of-way for the installation of two bollards at the corners of the loading bay entrance (Figure 2). Each bollard measures one square foot. The purpose of the bollards is to protect the corners of the loading dock bay from damage caused by trucks (Figure 3-4).

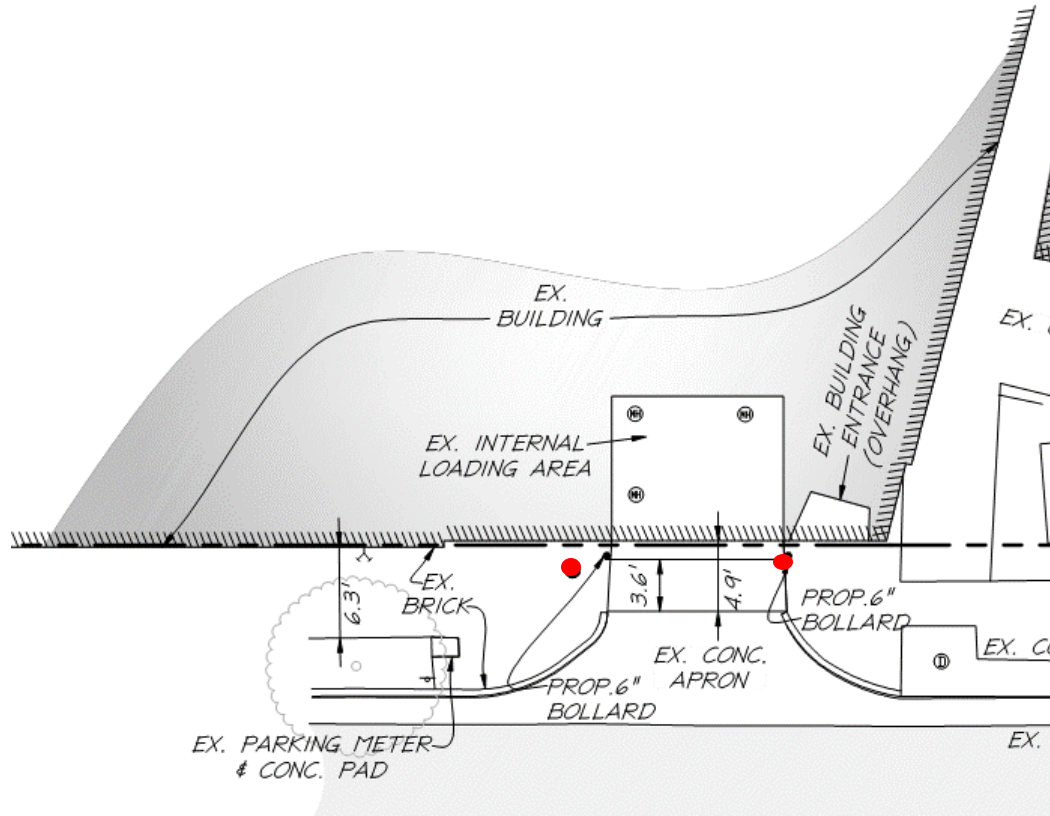


Figure 2: Indicates proposed bollards







*Figures 3-4: Damage caused by trucks at loading bay entrance.*

#### ZONING/MASTER PLAN COMPLIANCE

The lot is located within Office Commercial High zone. Section 4-1103(O) of the Zoning Ordinance permits hotels with Special Use Permit approval. It is also located in the King Street Metro/Eisenhower Avenue Small Area Plan which supports commercial uses at this site.

## II. STAFF ANALYSIS

Staff supports the encroachment of two square feet to install bollards at the corners of the loading bay entrance at the Hilton Garden Inn, 1620 Prince Street. Not only would the bollards reduce damage to the applicant's building, but also serve as a signal for truck drivers to reduce speeds as they enter the loading bay, improving pedestrian safety at this location.

Although the placement of bollards at this location would limit the sidewalk width to 3.5 feet, this would only be for a total pedestrian travel distance of one foot and wouldn't significantly affect pedestrian flow as the overall sidewalk width at this location is 4.75 feet.

Staff has included the standard encroachment Conditions 1-4 and has added Condition 5 requiring the applicant to paint the bollards the color of the building around the loading bay rim.

## III. STAFF RECOMMENDATION

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his/her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting off this encroachment. (T&ES)
2. 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. (T&ES)
3. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
4. The applicant shall bear all the costs associated with the removal of the encroachments. (P&Z)
5. The bollards shall be painted the color of the loading bay rim. (P&Z)

STAFF: Anthony LaColla, Division Chief, Land Use Regulatory Services,  
Department of Planning and Zoning;  
Ann Horowitz, Principal Planner

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- R-1 The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his/her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting off this encroachment. (T&ES)
- R-2 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. (T&ES)
- R-3 In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)

##### Code Enforcement:

No comments

##### Fire Department:

No comments or concerns

##### Police Department:

No comments received

##### Health Department:

No comments received

##### Parks and Recreation:

No comments received







## APPLICATION

### ENCROACHMENT

ENC# \_\_\_\_\_

**PROPERTY LOCATION:** 1620 Prince Street

**TAX MAP REFERENCE:** 073.02-0G-1.101 **ZONE:** OCH

#### APPLICANT

**Name:** Carr 1620 Prince St., LLC

**Address:** 1455 PENNSYLVANIA AVE NW STE 100, WASHINGTON DC 20006

#### PROPERTY OWNER

**Name:** Carr 1620 Prince St., LLC

**Address:** 1455 PENNSYLVANIA AVE NW STE 100, WASHINGTON DC 20006

**PROPOSED USE:** Encroachment for bollards at the two corners of the loading bay entrance on Daingerfield Rd., See attached exhibits.

**INSURANCE CARRIER** (copy attached) \_\_\_\_\_ **POLICY #** \_\_\_\_\_

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

☐ **THE UNDERSIGNED** hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

☐ **THE UNDERSIGNED** hereby applies for an Administrative Use Permit in accordance with the provisions of Article VI, Section 6-600 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☐ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☐ **THE UNDERSIGNED** Iso attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Mary Catherine Gibbs, Hart & Gibbs, PC

Print Name of Applicant or Agent

700 N. Fairfax St., Suite 600

Mailing/Street Address

Alexandria, VA 22314

City and State Zip Code

Mary Catherine Gibbs  
Signature

703-836-5757

Telephone #

703-548-5443

Fax #

mcgibbs@hartlanduselaw.com

Email address

5/23/18  
Date

Application Received: \_\_\_\_\_ Date and Fee Paid: \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_ ACTION - CITY COUNCIL: \_\_\_\_\_

## OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

**1. Applicant.** State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Carr 1620 Prince St., LLC	1455 PENNSYLVANIA AVE NW STE 100 WASHINGTON DC 20006	100%
2. See Attached.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1620 Prince St., Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Carr 1620 Prince St., LLC	1455 PENNSYLVANIA AVE NW STE 100 WASHINGTON DC 20006	100%
2. See Attached.		
3.		

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Carr 1620 Prince St., LLC	None.	
2. See Attached.	None for any owner.	
3.		

**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5/23/18  
Date

Mary Catherine Gibbs  
Printed Name

  
Signature



**Carr 1620 Prince Street, LLC**  
**Partnership Listing**

Partner Name	Street Name	Address	City, State, Zip Code	Ownership %
Carr 1620 Prince Street Investors, LLC	1455 Pennsylvania Avenue, NW, Suite 200		Washington, DC 20004	20.000000%
Carr Investors, LLC	1455 Pennsylvania Avenue, NW, Suite 200		Washington, DC 20004	21.060370%
Clark (CEI) Carr Properties Unitholder, LLC	7500 Old Georgetown Road, 15th Floor		Bethesda, MD 20814	9.784082%
The Alice Bratton Clark Revocable Trust	7500 Old Georgetown Road, 15th Floor		Bethesda, MD 20814	6.155548%
Clark Development Investors III, LLC	7500 Old Georgetown Road, 15th Floor		Bethesda, MD 20814	43.000000%
			Total	100.000000%

GENERAL NOTES

1. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS MAP #073.02-0G-00 AND ARE CURRENTLY ZONED OCH.
2. THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF CARR 1620 PRINCE STREET, LLC, INST. #130020926 ALL AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
3. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THESE PROPERTIES HAVE BEEN MADE FOR POSSIBLE CEMETERIES.
4. NO TITLE REPORT FURNISHED. ALL UNDERLYING TITLE LINES, EASEMENTS, SERVITUDES AND OTHER MATTERS OF TITLE MAY NOT BE SHOWN HEREON. THIS DOCUMENT DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY.
5. THE PHYSICAL IMPROVEMENTS, BOUNDARY AND TOPOGRAPHY SHOWN HEREON ARE BASED UPON A FIELD SURVEY DONE BY THIS FIRM ON AUGUST 3rd, 2018.
6. A.) HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH AS ESTABLISHED FROM A CURRENT GPS SURVEY.
- B.) THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS ESTABLISHED FROM A CURRENT GPS SURVEY.
7. NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
8. NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.

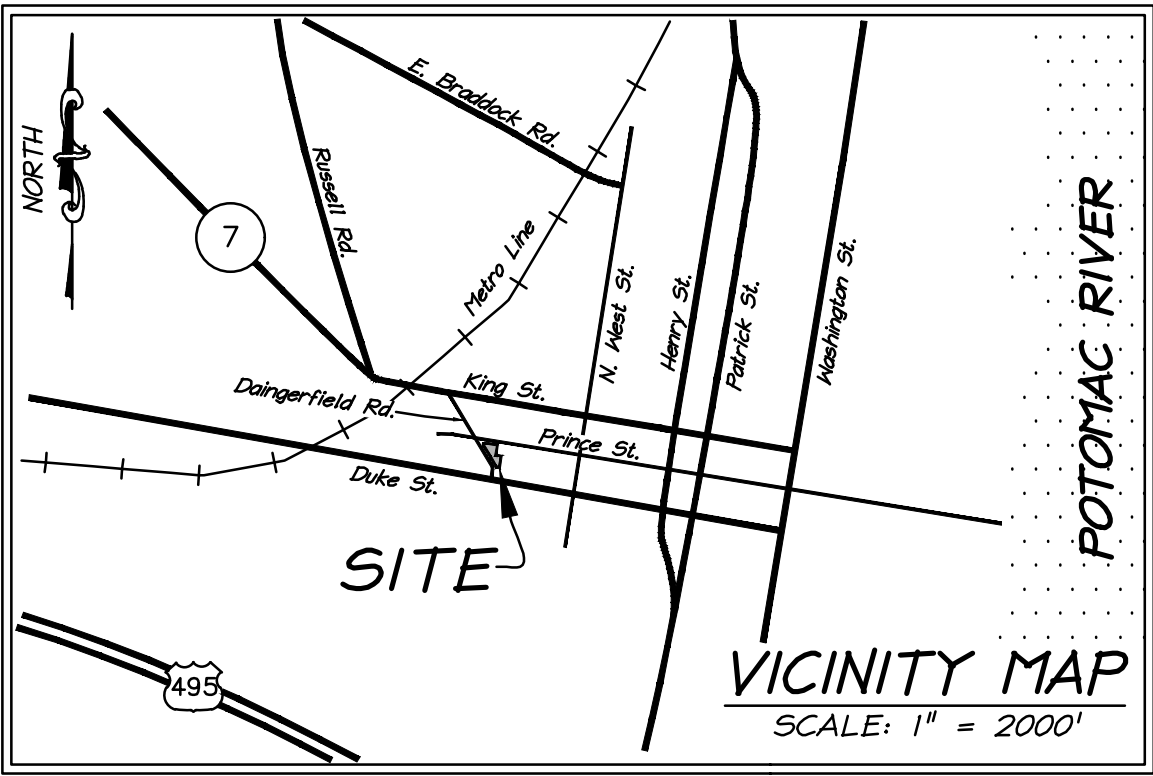
FLOOD ZONE NOTE

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), COMMUNITY PANEL NO. 5155190041 E, WITH AN EFFECTIVE DATE OF JUNE 16th, 2011.

BY GRAPHICAL DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

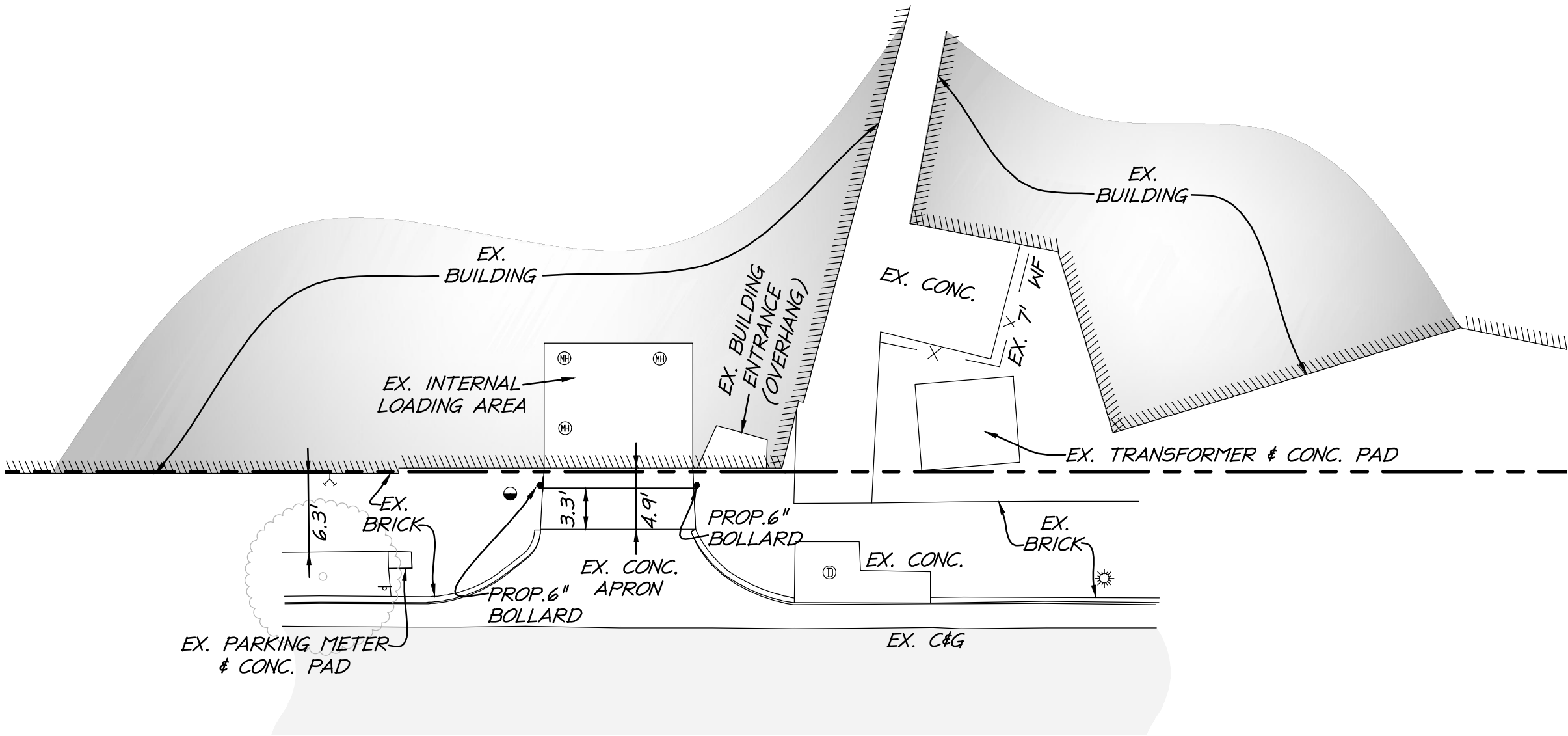
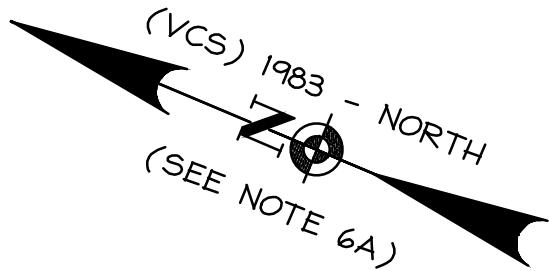
- FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS - SHADED), AREAS WITH BASE FLOOD ELEVATIONS DETERMINED.

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



REVISED 8/27/18

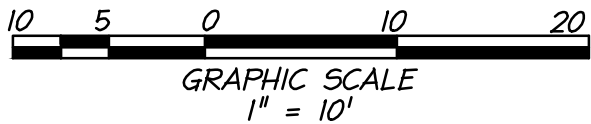
MAP #073.02-0G-00  
#1620 PRINCE STREET  
PRINCE STREET LAND CONDOMINIUM  
(INST. #130020926)  
CARR 1620 PRINCE STREET, LLC  
(INST. #130020926)  
ZONED: OCH



DAINGERFIELD ROAD  
66' PUBLIC RIGHT-OF-WAY

LEGEND

- Utilities - Storm  
⊕ STORM MANHOLE
- Utilities - Sanitary  
● SANITARY CLEAN-OUT
- Utilities - Water  
◁ SIAMESE CONNECTION
- Utilities - Electric  
⊙ LIGHT POLE
- Misc. Structures  
+150.0 SPOT SHOT  
⊙ DECIDUOUS TREE  
+ SIGN  
⊕ UNKNOWN MANHOLE
- Abbreviations  
EX. EXISTING  
CONC. CONCRETE  
C&G CURB AND GUTTER  
WF WOODEN FENCE
- Surfaces  
ASPHALT AREA  
CONCRETE AREA  
BRICK AREA
- Linetypes  
INDEX CONTOUR (5')  
INT. CONTOUR (1')  
FENCE  
PROPERTY LINE  
ADJOINER LINE



Rev#	DATE	REVISION

BOLLARD EXHIBIT  
PRINCE STREE LAND CONDOMINIUM  
(INST. #130020926)  
CARR 1620 PRINCE STREET, LLC  
(INST. #130020926)  
CITY OF ALEXANDRIA, VIRGINIA

PROJ: 12081.002.00  
SCALE: 1" = 10'  
DATE: 08/25/18  
DRAWN: KMW  
CHECKED: WEB  
CHECKED:  
SHEET NO.

1 OF 1

christopher consultants

9301 innovation drive (suite 150) · manassas, va 20110  
phone 703.393.9887 · fax 703.273.6820





ALL CONSTRUCTION SHALL CONFORM TO THE  
CURRENT CITY OF ALEXANDRIA STANDARDS AND  
SPECIFICATIONS

REVISÉD 6/28/18

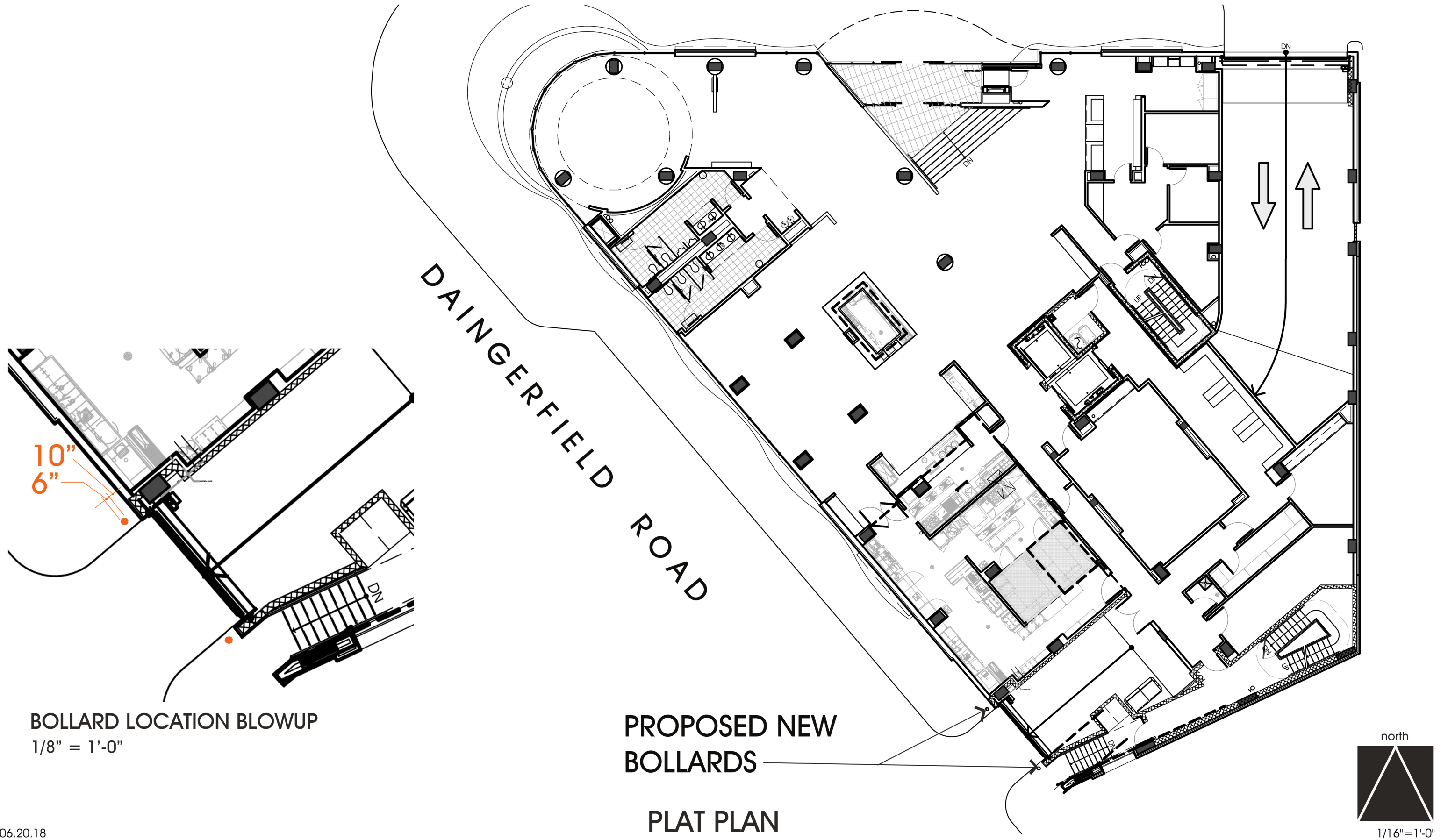
1. THE ON-STREET PARALLEL PARKING SPACES PROVIDED ON PRINCE STREET AND DAINGERFIELD ROAD ARE PROPOSED AS STANDARD PARKING SPACES [8' X 22'].
2. EXISTING 100 YEAR FLOODPLAIN BOUNDARY SHOWN IS BASED UPON FEDERAL EMERGENCY MAPPING AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL 515519004I.E REVISED ON JUNE 16, 2011.
3. FOR LEGEND AND ABBREVIATIONS SEE SHEET C2.0.
4. FOR SIGN CALL-OUTS AND EMERGENCY VEHICLE ACCESS SEE SHEET C10.0
5. FOR GRADING AND UTILITY LAYOUT SEE SHEET C8.0
6. FOR ALL SITE DIMENSIONS SEE SHEET C9.0
7. BRICK SIDEWALK TO BE A RUNNING BOND PATTERN PER THE CITY'S MEMO TO INDUSTRY 05-08.
8. PUMPS LOCATED IN THE PUMP BASIN TO BE CONNECTED TO THE STORM SEWER.

1. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4394) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
2. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.
3. CALL ALEXANDRIA ARCHAEOLOGY (703) 746-4399 TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGIST CAN BE ARRANGED.

<b>APPROVED</b>	
SPECIAL USE PERMIT NO. DSUP #2011-00034	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

C7.0





06.20.18



# CERTIFICATE OF LIABILITY INSURANCE

CARR1-1

OP ID: KW

DATE (MM/DD/YYYY)

10/17/13

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Insurance Associates Agency, Inc. 10201 Fairfax Blvd, Suite 500 Fairfax, VA 22030 Mike Cash	<b>Phone:</b> 703-352-7333 <b>Fax:</b> 703-352-7340	<b>CONTACT NAME:</b> Karen L. Wilson <b>PHONE (A/C, No, Ext):</b> 703-352-7333 <b>FAX (A/C, No):</b> 703-352-7340 <b>E-MAIL ADDRESS:</b> kwilson@insassoc.com
	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Travelers Prop Cas of America <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
<b>INSURED</b> Carr 1620 Prince Street, LLC c/o Carr Hospitality, LLC 1455 Pennsylvania Ave, NW #800 Washington, DC 20004		<b>NAIC #</b> 25674

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			P6608B734736	05/15/13	05/15/14	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <b>EXCESS LIAB</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATUTORY LIMITS \$
							OTH-ER \$
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

REF: Site Plan Prince Street Hotel, PLAN NO. DSP# 2011-00034. The City of Alexandria is an additional insured under the above policy per attached general liability endorsement form CGD269(11-03) and in accordance with policy terms and conditions.

**CERTIFICATE HOLDER**

CITAL01

City of Alexandria, Virginia  
Transportation & Environmental  
Services  
301 King Street, Room 4130  
Alexandria, VA 22314

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

POLICY NUMBER: P6608B734736

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED –  
STATE OR POLITICAL SUBDIVISIONS – PERMITS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

**SCHEDULE**

**State Or Political Subdivision:**

City of Alexandria, Virginia  
Transportation & Environmental Services  
301 King Street, Room 4130  
Alexandria, VA 22314

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

**Section II – Who Is An Insured** is amended to include as an insured any state or political subdivision shown in the Schedule, subject to the following provisions:

1. This insurance applies only with respect to operations performed by you or on your behalf for which the state or political subdivision has issued a permit.

2. This insurance does not apply to:

- a. "Bodily injury," "property damage", "personal injury" or "advertising injury" arising out of operations performed for the state or municipality; or
- b. "Bodily injury" or "property damage" included within the "products-completed operations hazard".

**City of Alexandria, Virginia**

---

**MEMORANDUM**

DATE: OCTOBER 1, 2018

TO: CHAIRWOMAN MARY LYMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #3 – ENCROACHMENT #2018-0007 – 1620 Prince Street

---

The Office of Real Estate Assessments has provided the valuation for the proposed encroachment at 1620 Prince Street on the attached memorandum. The staff report will be amended with this language:

VALUE OF ENCROACHMENT

The Department of Real Estate Assessments has valued the two-square foot proposed area of encroachment at an annual fee of \$9. Staff has attached the memorandum from Real Estate Assessments (Attachment A) that discusses the process used to determine this value.

Staff recommends approval of ENC #2018-0007 with the amendment to the staff report and the attachment of the Office of Real Estate Assessments memorandum.




# City of Alexandria, Virginia

---

## MEMORANDUM

**DATE:** SEPTEMBER 28, 2018

**TO:** KARL MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING AND ZONING

**FROM:** WILLIAM BRYAN PAGE, SRA, REAL ESTATE ASSESSOR  
OFFICE OF REAL ESTATE ASSESSMENTS 

**ADDRESS:** 1620 PRINCE STREET, ALEXANDRIA, VIRGINIA

**SUBJECT:** TWO BOLLARDS ENCUMBERING TWO (2) SQUARE FEET  
ENCROACHING INTO THE SIDEWALK RIGHT-OF-WAY ALONG  
DAINGERFIELD ROAD

**ACCOUNT:** 60028370

**PROJECT:** ENCROACHMENT #2018-0008 (RELATED DSUP: 2010-0034)

---

Per your request, we have reviewed the proposed encroachment into the public right-of-way along the southeast side of Daingerfield Road, between that artery's intersection with Prince Street and Duke Street in the King Street Metro area of the City of Alexandria, Virginia. The Applicant (Carr 1620 Prince Street, LLC) is requesting approval to install two six-inch diameter bollards on either side of a loading bay facing Daingerfield Road at the Hilton Garden Inn, a 109 room hotel that opened for business in 2015.

The collective property has a street address of 1620 Prince Street, and was developed on a 13,571 square-foot parcel zoned OCH (Office Commercial High). The current use (hotel) is permitted with Special Use Permit approval. It is also located in the King Street Metro/Eisenhower Avenue East Small Area Plan which supports commercial uses on this site.

The encroachment encumbers two (2) square feet (one square-foot each) into the sidewalk right-of-way for the purpose of protecting the building from damage caused by trucks. Although the proposed placement of the bollards would limit the sidewalk width to 3.5 feet, the Department of Planning and Zoning has determined that they would not significantly affect pedestrian flow as the overall sidewalk width is 4.75 feet at this location.

The value of the encroachment can be determined by the application of **Section 3-2-85** of the City Code which defines the annual charge for commercial encroachments to be the equivalent of what would be the real estate tax upon the land being encroached if it were owned by the owner or owners of the encroaching property.

Based on a land value of \$400.00 per square-foot, a land encroachment area of two (2) square feet and the 2018 tax rate of 1.13 per \$100 of assessed value, the indicated **annual fee** of the encroachment is \$9.00 (rounded).

**Nine Dollars**

This analysis does not constitute a fully documented real property appraisal report and should not be purported as such. The analysis is based on the current 2018 per square-foot assessed land values of the subject and similarly zoned parcels in the immediate area of the subject property, and complies with City policies and guidelines.

**Attachments**

Encroachment Plat (Dated September 11, 2018)  
Metes and Bounds Description

cc: Ann Horowitz, Principal Planner



Description of  
Proposed 6" Bollard Location  
on the land of  
Carr 1620 Prince Street, LLC  
City of Alexandria, Virginia

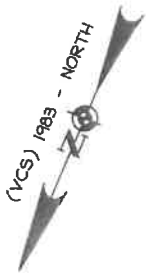
Beginning at a point on the easterly right-of-way line of Dangerfield Road, 66-foot right-of-way, said point being at the phase line between Prince Street Land Condominium Office Unit and Hotel Unit;

Thence, departing the Office Unit and with the Hotel Unit N 30°53'24" W a distance of 7.06 feet to a point;

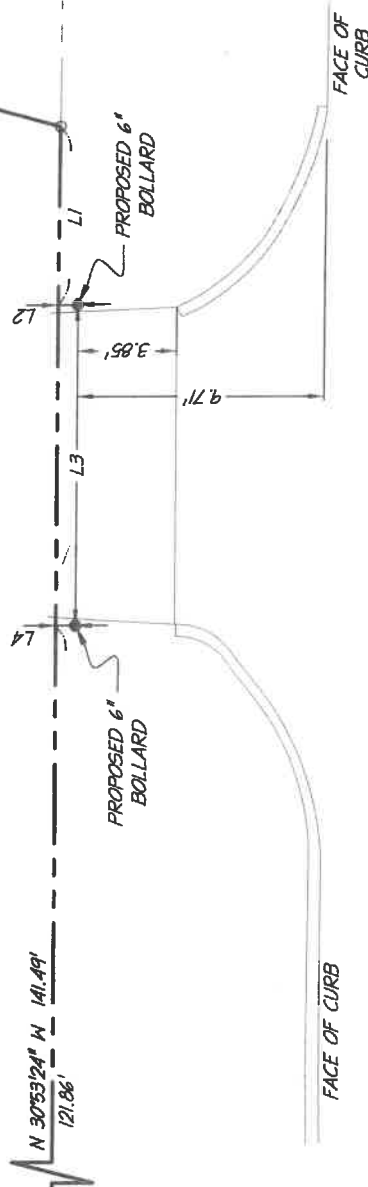
Thence, departing the Hotel Unit and through Dangerfield Road, 66-foot right-of-way the following three (3) courses and distances:

1. S 59°06'36" W a distance of 0.75 feet to a point (proposed center of bollard);
2. N 30°53'24" W a distance of 12.57 feet to a point (proposed center of bollard);
3. N 59°06'36" E a distance of 0.75 feet to a point on the aforementioned easterly right-of-way line of Dangerfield Road;

Thence, with the easterly right-of-way line of Dangerfield Road N 30°53'24" W a distance of 121.86 feet to a point of curvature.



MAP #073.02-06-00  
#1620 PRINCE STREET  
**PRINCE STREET LAND CONDOMINIUM**  
**HOTEL UNIT**  
(INST. #130020926)  
**CARR 1620 PRINCE STREET, LLC**  
(INST. #130020926)  
ZONED: OCH



# LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°53'24" W	7.06'
L2	S 59°06'36" W	0.75'
L3	N 30°53'24" W	12.57'
L4	N 59°06'36" E	0.75'

**DAINGERFIELD ROAD**  
(66' R/W)

SCALE: 1" = 5'  
DATE: 9/11/18  
DRAWN: PGS  
CHECKED: WEB

PROPOSED 6" BOLLARD EXHIBIT  
**PRINCE STREET LAND CONDOMINIUM**  
(INST. #130020926)  
**CARR 1620 PRINCE STREET, LLC**  
(INST. #130020926)  
CITY OF ALEXANDRIA, VIRGINIA



**christopher**  
consultants

9301 innovation drive (suite 150) • manassas, va 20110  
phone 703.393.9887 • fax 703.273.6920

10863