

ORDINANCE NO. _____

AN ORDINANCE authorizing the owner of the property located at 2410 and 2460 Mill Road to construct and maintain encroachments for residential balcony overhangs into the public right-of-way on Stovall Street and Mandeville Lane and architectural features projecting into the public right-of-way on Mandeville Lane and at the corner of Mandeville Lane and Mill Road.

WHEREAS, HTC 4/5 PROJECT OWNER, LLC, a Delaware limited liability company, is the Owner ("Owner") of the property located at 2410 and 2460 Mill Road, in the City of Alexandria, Virginia; and

WHEREAS, Owner desire to establish and maintain residential balcony overhangs into the public right-of-way on Stovall Street and Mandeville Lane and architectural features projecting into the public right-of-way on Mandeville Lane and at the corner of Mandeville Lane and Mill Road at 2410 and 2460 Mill Road; and

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

WHEREAS, in Encroachment No. 2018-0002 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 6, 2018, which recommendation was approved by the City Council at its public hearing on March 17, 2018; 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 are, authorized to establish and maintain encroachments into the public sidewalk right-of-way at 2410 and 2460 Mill Road as shown in the attached Encroachment Plat, in the City of Alexandria, said encroachment consisting of residential balcony overhangs into the public right-of-way on Stovall Street and Mandeville Lane and architectural features projecting into the public right-of-way on Mandeville Lane and at the corner of Mandeville Lane and Mill Road, 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:

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2 Bodily Injury: \$1,000,000 each occurrence
3 \$1,000,000 aggregate
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5 Property Damage: \$1,000,000 each occurrence
6 \$1,000,000 aggregate
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8 This liability insurance policy shall identify the City of Alexandria and Owner as named insureds
9 and shall provide for the indemnification of the City of Alexandria and Owner against any and
10 all loss occasioned by the establishment, construction, placement, existence, use or maintenance
11 of the encroachment. Evidence of the policy and any renewal thereof shall be filed with the city
12 attorney's office. Any other provision herein to the contrary notwithstanding, in the event this
13 policy of insurance lapses, is canceled, is not renewed or otherwise ceases to be in force and
14 effect, the authorization herein granted to establish and maintain the encroachment shall, at the
15 option of the city, forthwith and without notice or demand by the city, terminate. In that event,
16 Owner shall, upon notice from the city, remove the encroachment from the public right-of-way,
17 or the city, at its option, may remove the encroachment at the expense and risk of Owner.
18 Nothing in this section shall relieve Owner of their obligations and undertakings required under
19 this ordinance.
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21 Section 3. That the authorization hereby granted to establish and maintain said
22 encroachment shall in addition be subject to and conditioned upon the following terms:
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- 24 (a) Neither the City of Alexandria nor any public or private utility company shall be
25 responsible for damage to Owner's property encroaching into the public right-of-way
26 during repair, maintenance or replacement of the public right-of-way or any public
27 facilities or utilities in the area of encroachment.
28
29 (b) The Owner shall be responsible for replacement and repairs to the adjacent City
30 right-of-way, including any areas damaged during construction activity.
31
32 (c) In the event the City shall, in the future, have need for the area of the proposed
33 encroachment, the Owner shall remove any structure that encroached into the public
34 right-of-way, within 60 days, upon notification by the City.
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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, Owner
38 shall be deemed to have promised and agreed to save harmless the City of Alexandria from any
39 and all liability (including attorneys' fees and litigation expenses) arising by reason of the
40 establishment, construction, placement, existence, use or maintenance of the encroachment.
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42 Section 5. That the authorization herein granted to establish and maintain the
43 encroachment shall be subject to Owner maintaining the area of the encroachment at all times
44 unobstructed and free from accumulation of litter, snow, ice and other potentially dangerous
45 matter.
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1 Section 6. That nothing in this ordinance is intended to constitute, or shall be
2 deemed to be, a waiver of sovereign immunity by or on behalf of the City of Alexandria or any
3 of its officers or employees.
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5 Section 7. That the authorization herein granted to establish and maintain the
6 encroachment shall be terminated whenever the City of Alexandria desires to use the affected
7 public right-of-way for any purpose whatsoever and, by written notification, demands from
8 Owner the removal of the encroachment. Said removal shall be completed by the date specified
9 in the notice and shall be accomplished by Owner without cost to the city. If Owner cannot be
10 found, or shall fail or neglect to remove the encroachment within the time specified, the city shall
11 have the right to remove the encroachment, at the expense of Owner, and shall not be liable to
12 Owner for any loss or damage to the structure of the encroachment or personal property within
13 the encroachment area, caused by the removal.
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15 Section 8. The terms “Owner” shall be deemed to include HTC 4/5 PROJECT
16 OWNER, LLC, a Delaware limited liability company, and their respective successors in interest.
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18 Section 9. That this ordinance shall be effective upon the date and at the time of its
19 final passage.
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21
22 JUSTIN WILSON
23 Mayor
24

25 Attachment: Encroachment plat
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27 Introduction: 3/12/19

28 First Reading: 3/12/19

29 Publication:

30 Public Hearing: 3/16/19

31 Second Reading: 3/16/19

32 Final Passage: 3/16/19
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