

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** OCTOBER 15, 2019

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

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

**SUBJECT:** ENCROACHMENT OF 86 SQUARE FEET ON DUKE STREET,  
ALEXANDRIA, VIRGINIA 22314

**PROJECT:** ENCROACHMENT #2019-00006

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Per your request, we have reviewed the proposed 86 square-foot encroachment to permit entry steps, immediately below an open balcony and signage into the Duke Street right-of-way. The existing building, which carries an address of 10 Duke Street, represents the commercial component of Robinson Landing, a luxury mixed-use development located along the Potomac River in the Old Town area of the City of Alexandria. Robinson Landing is being developed with 70 condominium flats and 26 conventional townhouse units; both of which are being marketed at base prices that range from \$1.2 to \$5.0 million. The property at 10 Duke Street is essentially a masonry shell with open wood frame rafters and is proposed to be repurposed into a 187 seat (indoor) restaurant with seasonal expansion up to 239 seats. Duke Street is a publicly dedicated right-of-way that is asphalt-paved with curb, gutter and sidewalk.

The encroachment area is essentially rectangular in shape on the building's north elevation, and measures approximately 4.02 feet by 21.32 feet. The building is a two-story masonry building constructed in the 1800s and containing a gross floor area of 6,018 square feet (6,574 including balconies) and is situated on a 3,280 square-foot site zoned W-1 (Waterfront Mixed-Use). The entire property is located entirely within (Zone AE) with base flood elevations determined.

Because this is not a vacation on the part of the City, the value of the encroachment is determined by the application of **Section 3-2-85** of the City Municipal 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 2019 land value of \$288.75 per square-foot, a total encroachment area of 86 square feet, and the 2019 tax rate of 1.13/\$100 of assessed value, the indicated annual fee for the encroachment is **\$280.00 (rounded)**.

**Two Hundred and Eighty 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 2019 per square-foot assessed values of similarly zoned parcels in the immediate area of the subject property that are impacted by 100-year flood plain, and complies with City policies and guidelines.

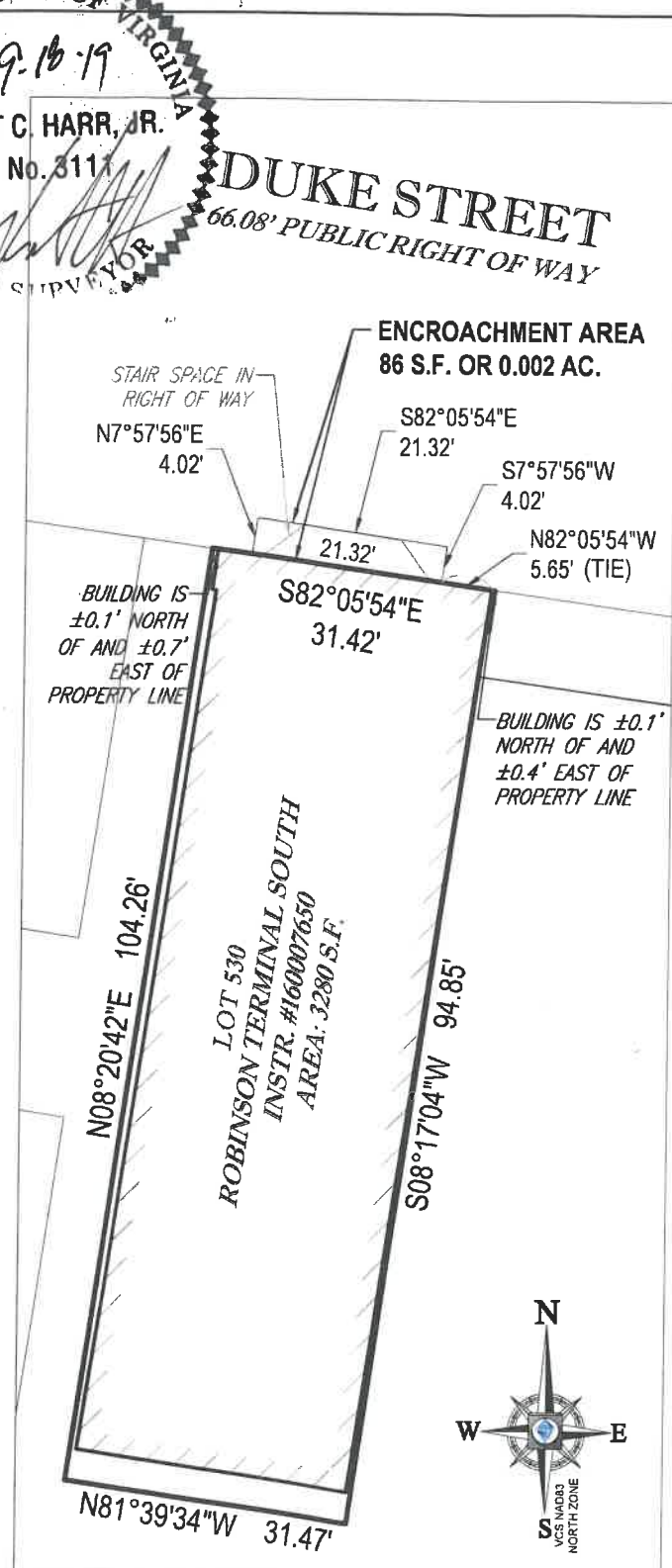
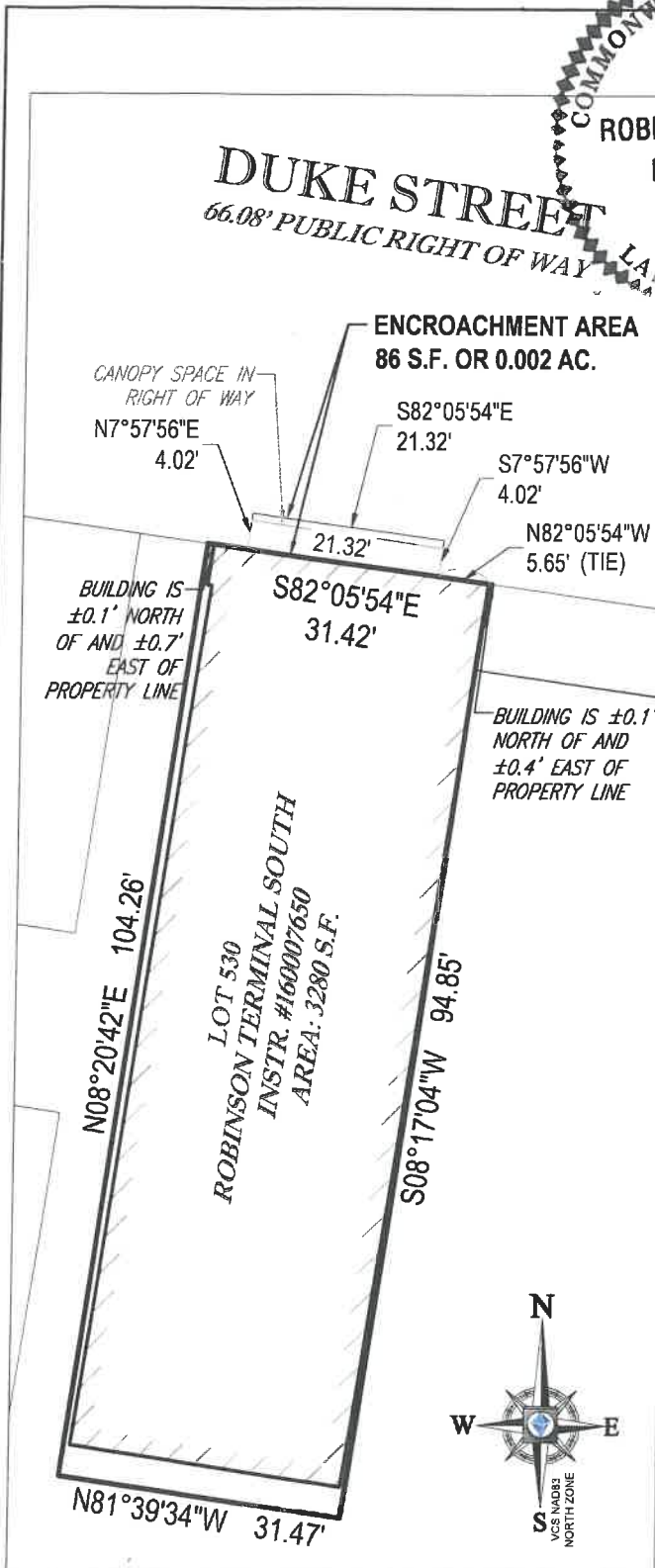
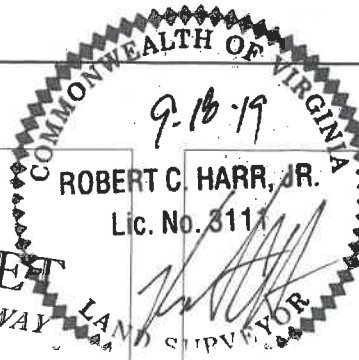
**Attachments:**

Encroachment Plat (dated September 18, 2019)

City of Alexandria Map Showing Extent of 100-Year Flood Plain

Metes and Bounds Description (Encroachment Area)

cc: Catherine Miliaras, Principal Planner  
Femi Adelokun, Urban Planner II



PLAT SHOWING  
ENCROACHMENT AREA  
WITHIN RIGHT OF WAY  
**ROBINSON LANDING**  
10 DUKE STREET  
CITY OF ARLINGTON  
ARLINGTON, VIRGINIA

SCALE: 1" = 20' DATE: SEPTEMBER 18, 2019  
DRAWN: S.U. SHEET 1 OF 1



**BOHLER**  
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703.709.9500  
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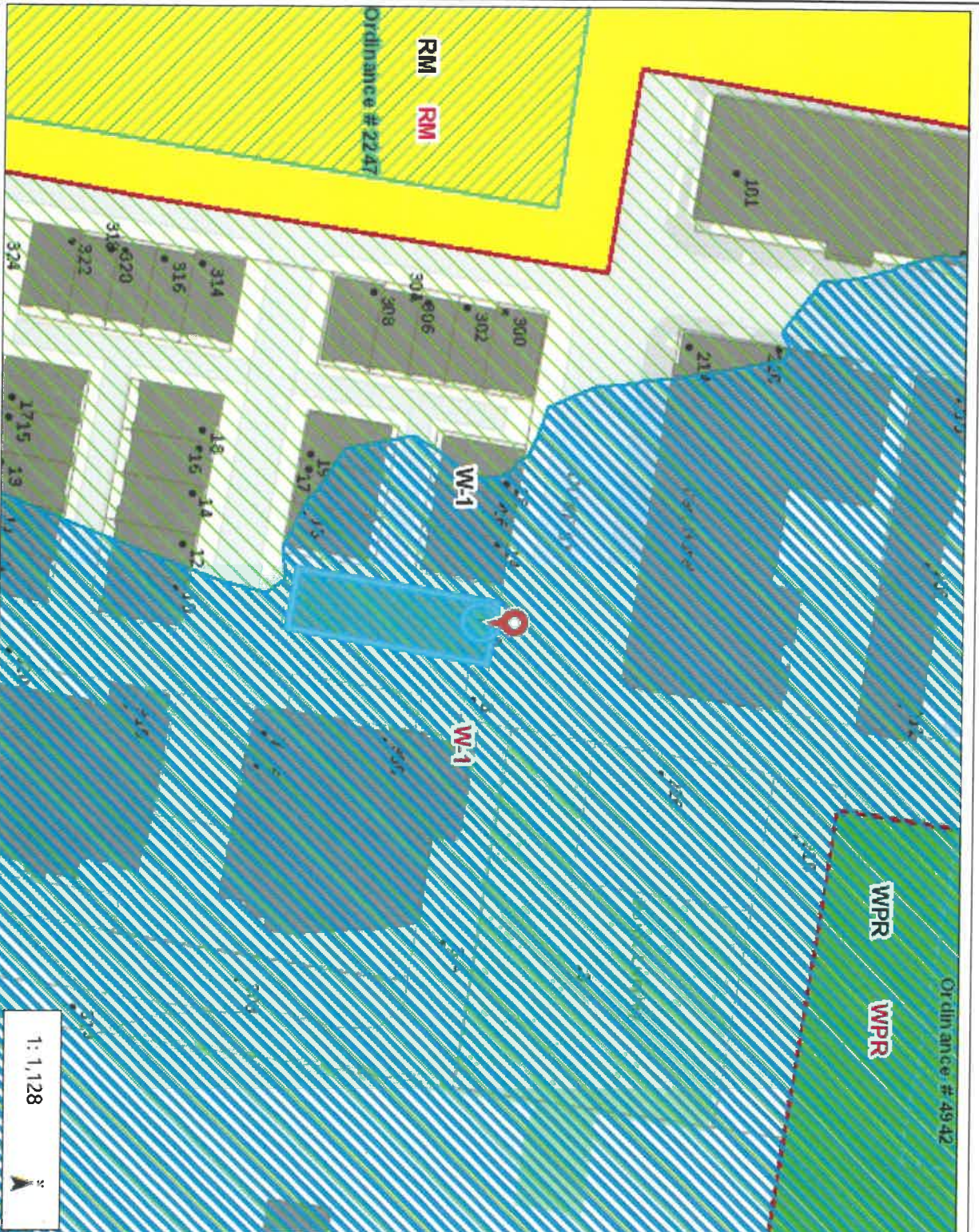
■ UPSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA  
■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC





# City of Alexandria, Virginia

## 100 Year Floodplain Map



### Legend

- 100 Year Floodplain
- Historic Buildings
- Regulated 100 Yr Old
- Surveyed
- 100 Year Buildings
- Proffers
- Zoning Outline
- Zoning
  - Commercial
  - CDD
  - Commercial Residential Mixed Use
  - Industrial
  - Office
  - Public Open Space
  - Residential Low
  - Residential High
  - Residential Medium
  - Utility and Transport
  - Waterfront Mixed Use
  - Waterfront Park and Rec
- Addresses
- Road Labels
- One Way Streets
- Metro Stations
- Metro Lines
- Blue

### Notes

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





**METES AND BOUNDS DESCRIPTION  
ENCROACHMENT AREA**

ALL THAT CERTAIN LOT OR PARCEL OF REAL PROPERTY, TOGETHER WITH IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, LYING, AND BEING SITUATED IN THE CITY OF ALEXANDRIA, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 530, ROBINSON TERMINAL SOUTH (INSTRUMENT NO. 160007650), ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LIMITS OF DUKE STREET (66.08' WIDE RIGHT-OF-WAY), THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY LINE;

- A. NORTH 82° 05' 54" WEST, 5.65 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED ENCROACHMENT AREA, THENCE CONTINUING WITH THE SAID SOUTHERLY RIGHT-OF-WAY LIMITS;
1. NORTH 82° 05' 54" WEST, 21.32 FEET, THENCE DEPARTING SAID SOUTHERLY LIMITS AND WITH A LINE THROUGH SAID DUKE STREET, THE FOLLOWING THREE (3) COURSES AND DISTANCES;
  2. NORTH 07° 57' 56" EAST, 4.02 FEET, THENCE;
  3. CONTINUING, SOUTH 82° 05' 54" EAST, 21.32 FEET, THENCE;
  4. CONTINUING, SOUTH 07° 57' 56" WEST, 4.02 FEET, TO PLACE OF BEGINNING.

CONTAINING 86 SQUARE FEET OR 0.002 ACRES

