

ORDINANCE NO. 5265

AN ORDINANCE authorizing the owner of the property located at 10 Duke Street to construct and maintain an encroachment for a balcony, steps, and signage on the 10 Duke Street frontage at that location.

WHEREAS, 2 Duke Street LLC, a Virginia limited liability company, is the Owner ("Owner") of the property located at 10 Duke Street, in the City of Alexandria, Virginia; and

WHEREAS, Owner desires to establish and maintain balcony, steps, and signage on the 10 Duke Street frontage 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. 2019-0006 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 7, 2019, which recommendation was approved by the City Council at its public hearing on November 16, 2019; 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 is authorized to establish and maintain an encroachment into the public sidewalk right-of-way at 10 Duke Street as shown in the attached Encroachment Plat, in the City of Alexandria, said encroachment consisting of a balcony, steps, and signage on the 10 Duke Street frontage, 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:

Bodily Injury:	\$1,000,000 each occurrence
	\$1,000,000 aggregate

Property Damage:	\$1,000,000 each occurrence
	\$1,000,000 aggregate

This liability insurance policy shall identify the City of Alexandria and Owner as named insureds and shall provide for the indemnification of the City of Alexandria and Owner Tenant against any and all loss occasioned by the establishment, construction, placement, existence, use or maintenance of the encroachment. Evidence of the policy and any renewal thereof shall be filed with the city attorney's office. Any other provision herein to the contrary notwithstanding, in the event this policy of insurance lapses, is canceled, is not renewed or otherwise ceases to be in force and effect, the authorization herein granted to establish and maintain the encroachment shall, at the option of the city, forthwith and without notice or demand by the city, terminate. In that event, Owner shall, upon notice from the city, remove the encroachment from the public right-of-way, or the city, at its option, may remove the encroachment at the expense and risk of Owner. Nothing in this section shall relieve Owner of its obligations and undertakings required under this ordinance.

Section 3. That the authorization hereby granted to establish and maintain said encroachment shall in addition be subject to and conditioned upon the following terms:

- (a) Neither the City of Alexandria nor any public or private utility company shall be responsible for damage to Owner's property encroaching into the public right-of-way during repair, maintenance or replacement of the public right-of-way or any public facilities or utilities in the area of encroachment.
- (b) The Owner shall be responsible for replacement and repairs to the adjacent City right-of-way, including any areas damaged during construction activity.
- (c) In the event the City shall, in the future, have need for the area of the proposed encroachment, the Owner shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City.
- (d) The encroachment of the stairs/landing shall maintain a minimum effective sidewalk width of 5 feet between the stairs/landing and the existing fire hydrant, streetlight as well as any other proposed improvements such as tree wells.
- (e) Ensure 8 feet minimum vertical clearance between landing and balcony as well as sidewalk and balcony.
- (f) Keep clear the distance on the sidewalk between the front of the proposed encroachment and curb.

Section 4. That by accepting the authorization hereby granted to establish and maintain the encroachment and by so establishing and/or maintaining the encroachment, Owner 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.

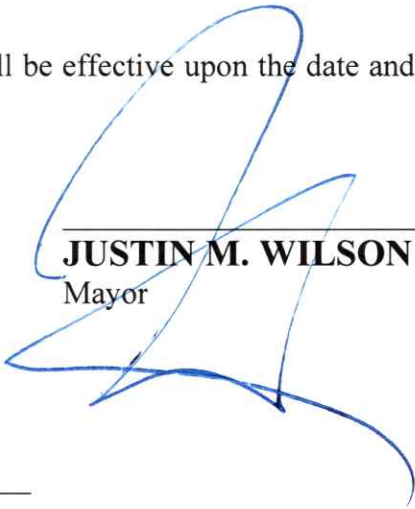
Section 5. That the authorization herein granted to establish and maintain the encroachment shall be subject to Owner maintaining the area of the encroachment at all times unobstructed and free from accumulation of litter, snow, ice and other potentially dangerous matter.

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 Owner the removal of the encroachment. Said removal shall be completed by the date specified in the notice and shall be accomplished by Owner without cost to the city. If Owner 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 Owner, and shall not be liable to Owner for any loss or damage to the structure of the encroachment or personal property within the encroachment area, caused by the removal.

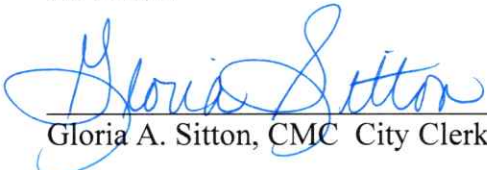
Section 8. The term "Owner" shall be deemed to include 2 Duke Street LLC, and its respective successors in interest.

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



JUSTIN M. WILSON
Mayor

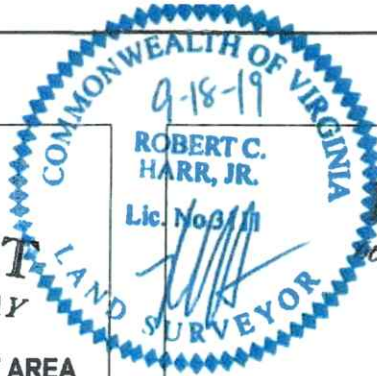
ATTEST:



Gloria A. Sitton, CMC City Clerk

Attachment: Encroachment plat

Final Passage: January 25, 2020

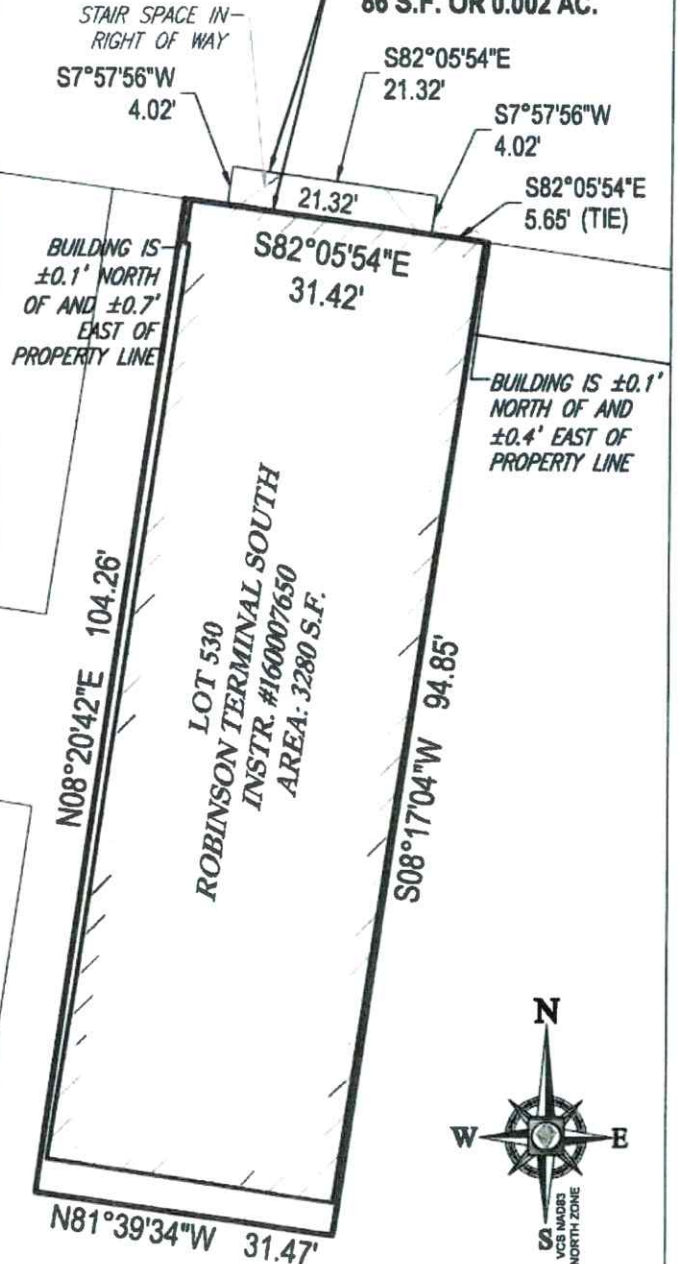
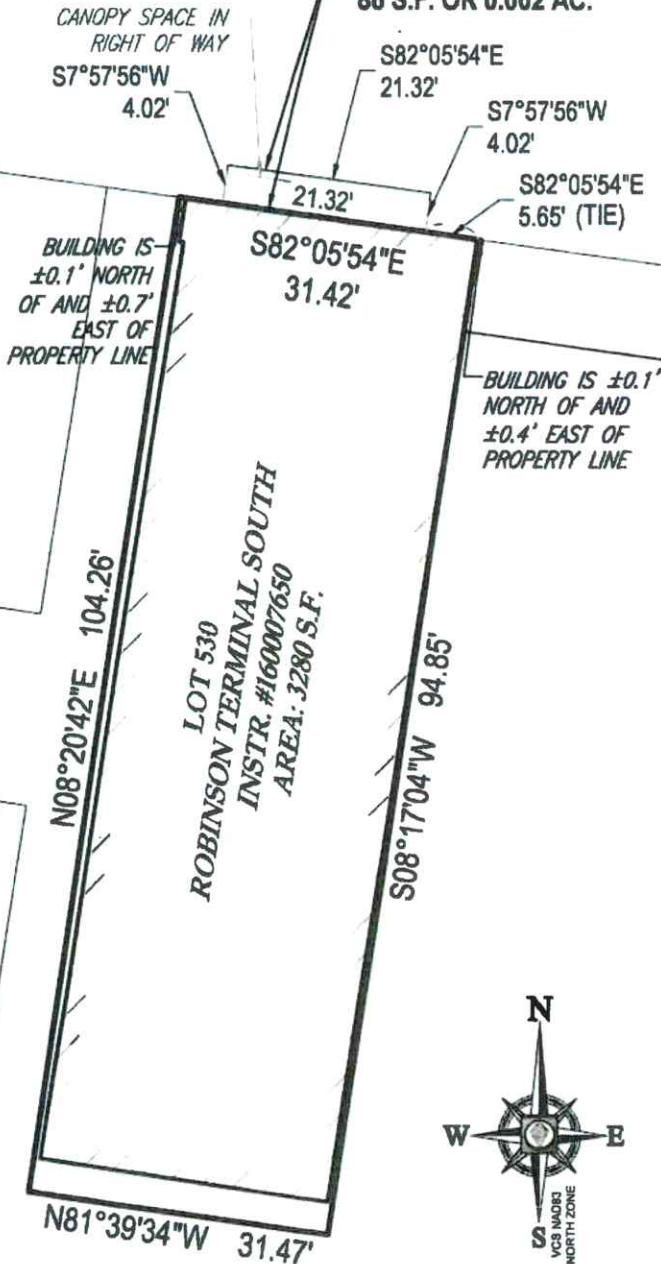


DUKE STREET
66.08' PUBLIC RIGHT OF WAY

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ENCROACHMENT AREA
86 S.F. OR 0.002 AC.

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

SCALE: 1" = 20' DATE: SEPTEMBER 17 30, 2019
DRAWN: S.U. SHEET 1 OF 1

SS132178ENCO



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**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

