

Encroachment #2019-00011
430 South Pickett Street

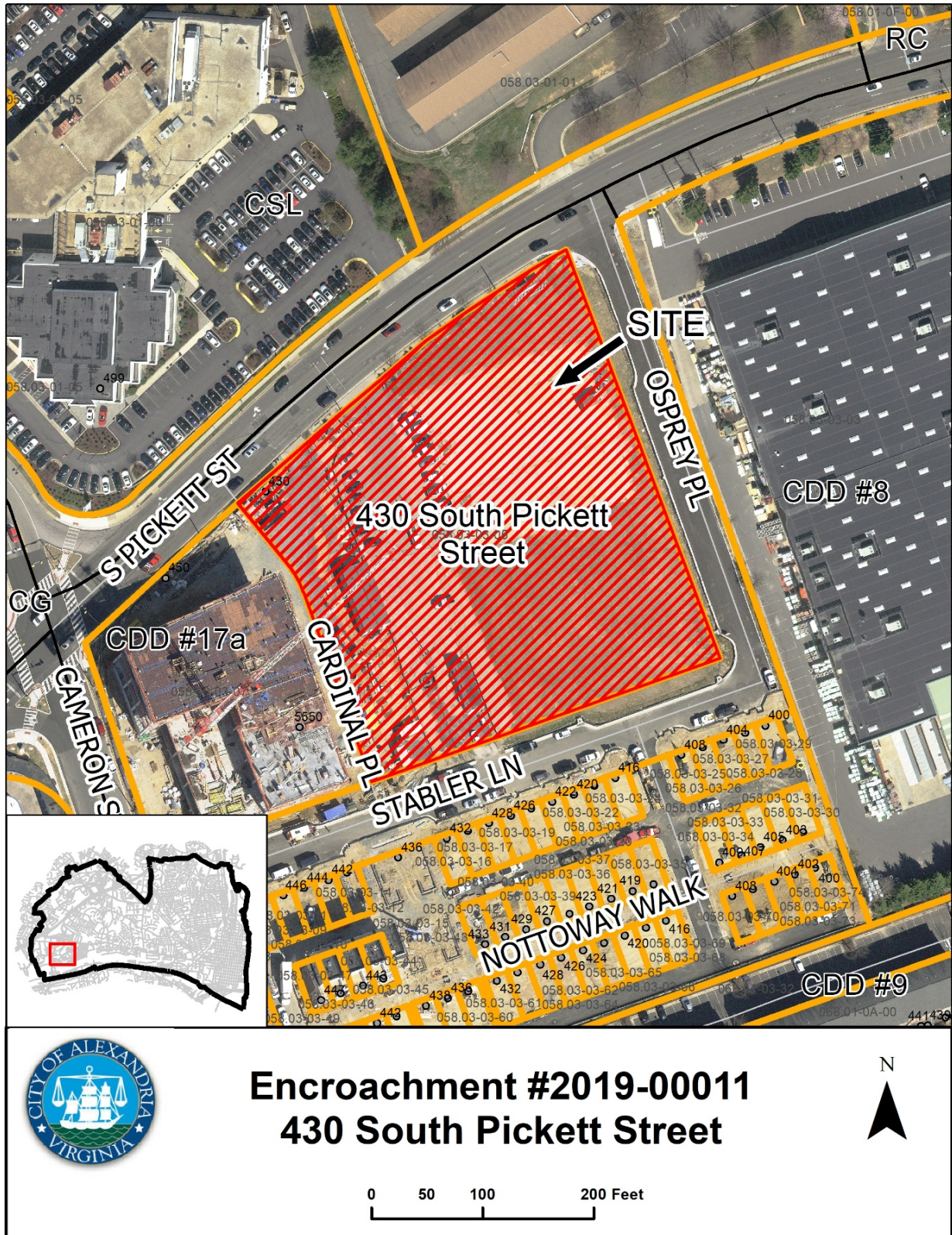
Application	General Data	
Request: Public hearing and consideration of a request for an Encroachment of a seat-wall and trench drain in the public right-of-way at 430 South Pickett Street.	Planning Commission Hearing:	March 3, 2020
	City Council Hearing:	March 14, 2020
Address: 430 South Pickett Street	Zone:	CDD #17A
Applicant: Nixon Jefferson, represented by Christopher Consultants	Small Area Plan:	Eisenhower West

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

Staff Reviewer:

Carson C. Lucarelli, Urban Planner II, carson.lucarelli@alexandriava.gov
Maya Contreras, Principal Planner, maya.contreras@alexandriava.gov
Robert Kerns, AICP, Division Chief, robert.kerns@alexandriava.gov

PLANNING COMMISSION ACTION, MARCH 3, 2020: On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Encroachment #2019-00011, as submitted. The motion carried on a vote of 7-0.



I. DISCUSSION

The applicant, Nixon Jefferson, represented by Christopher Consultants, requests approval for a 1,101 square-foot encroachment into public right-of-way for the purpose of constructing a seat wall and trench drain adjacent to 430 South Pickett Street.

SITE DESCRIPTION

The public right-of-way in question is located on South Pickett Street near the corner of Osprey Place in front of the Cameron Square building (Building A) within the Cameron Park redevelopment project. Cameron Park is a mixed-use project which includes townhomes, a senior living facility (Building B, now known as Brandywine Senior Living) and the multi-family building (Building A, now known as Cameron Square). The redevelopment site is an irregularly shaped parcel of record and is bounded by South Pickett to the north, Osprey Place to the east, Stabler Lane to the south and Cardinal Place to the west.



Figure 1: Approved site plan

Prior to the site's redevelopment, the parcel was zoned for light industrial uses and was occupied by warehouses for approximately 50 years. The parcel is surrounded by a mix of commercial, light industrial and residential uses, the latter of which includes the Cameron Station community immediately to the south.

BACKGROUND

The 7.8-acre site's redevelopment was approved by City Council in May of 2014 under DSUP #2013-0003. The site was also rezoned from CSL to CDD#17A at the same time as the DSUP approval. Subsequent to the approval of the DSUP was a text amendment in June of 2015 to permit "Homes for the Elderly" within the CDD.

The Brandywine Senior Living facility (Building B) opened in Spring 2018 and the townhouse community sold out in Spring 2019. Cameron Square (Building A) is expected to be completed in Summer 2020. It will contain 302 market-rate units along with approximately 26,000 GSF of ground floor retail along South Pickett Street.

PROPOSAL

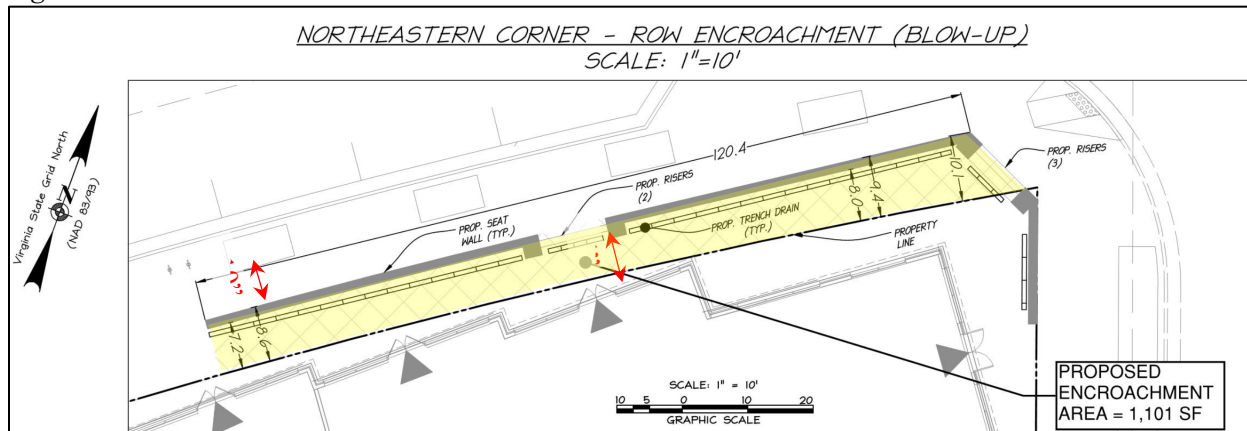
The applicant proposes to add a seat wall and trench drain within the South Pickett Street right-of-way in order to correct a grading issue. These features constitute a 1,101 square-foot encroachment into the South Pickett right-of-way in total. The wall will measure no more than two feet in height as measured from the sidewalk and spans approximately 120 feet along the property's frontage as depicted in Figure 3 below.



Figure 2: Subject site under construction in January 2020

While constructing the new sidewalk in front of the Cameron Square building, the applicant discovered a grading miscalculation of approximately 18 inches that is believed to be the result of a miscommunication between the project's architect and civil engineer. If uncorrected, the slope of the sidewalk would cause stormwater to drain toward, rather than away from, the entrances to the ground-level commercial spaces at Cameron Square (Building A), which would compromise the longevity of the tenants and the building itself.

Figure 3: Encroachment detail



ZONING/MASTER PLAN

The subject right-of-way is located in CDD#17A / Coordinated Development District #17A, which permits the existing uses on the adjacent site as outlined in the Zoning Ordinance. It is also located within Neighborhood #3 of the Eisenhower West Small Area Plan, which envisions mixed-use buildings at the adjacent site that include ground-level commercial uses. The Plan also recommends the creation of a “high-quality and inviting public realm to encourage pedestrian and bicycling activity” (Page 80).

VALUE OF ENCROACHMENT

Section 3-2-85 of the City Code states that an annual commercial encroachment fee shall be assessed. The fee is based on the real estate tax that would be assessed on the encroachment area. The Department of Real Estate Assessments estimates that the annual fee will be \$1,725.00. More information regarding the City's Real Estate Assessment is located in the attachment's section of this report.

II. STAFF ANALYSIS

Staff supports the encroachment request. It allows for a solution to the stormwater runoff problem caused by the grading miscalculation during construction while also ensuring pedestrian safety and the viability of the future ground-level commercial uses in the Cameron Square building, which in turn also supports the vision of the Eisenhower West Small Area Plan.

The proposed wall has been designed to accommodate sitting areas for pedestrians, which would complement the basic human desire for rest and encourage interpersonal interactions. This design therefore enhances the walkability of this portion of South Pickett Street and is an important consideration for the viability of ground-level commercial uses.

Furthermore, the proposed seat wall will not impact safe and accessible pedestrian travel along the sidewalk as the applicant proposes adequate, minimum unobstructed sidewalk widths of five feet, ten inches (5'10") in between the tree wells and the wall and seven feet, four inches (7'4") in between the wall and the face of the building. Therefore, the pedestrian experience along this portion of the sidewalk will not be compromised.

Subject to the conditions contained in Section III of this report, staff recommends approval of this request.

III. RECOMMENDED CONDITIONS

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

1. 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 replacement of any utilities that may be located within the area of the proposed encroachment. (TES)
2. 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. (TES)
3. Within the encroachment areas identified in the metes and bounds exhibit, no additional equipment or structures may be erected, and no existing equipment or structures shall be enlarged or intensified without prior approval of the Directors of Planning & Zoning and Transportation & Environmental Services. (P&Z)
4. The applicant shall bear all cost associated with the removal of the encroachments. (T&ES)
5. 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 of this encroachment. (TES) (Sec. 5-29(h)(1))

Please submit Insurance Certificate to:
City of Alexandria
T&ES
ATTN: William Skrabak
301 King Street, Room 4130
Alexandria, VA 22314

6. The applicant shall maintain the following minimum, unobstructed sidewalk widths:
 - a. Five feet, ten inches (5'10") in between the proposed wall and the existing tree wells; and
 - b. Seven feet, four inches (7'4") in between the proposed wall and the face of the building, as per the submitted plans. (P&Z)
7. The wall itself shall not exceed 2' in height when measured vertically from the sidewalk, as per the submitted plans. (P&Z)
8. The ceramic potted urns shall be removed from the wall and replaced with a stone cap or similar. (P&Z)

STAFF: Robert Kerns, AICP, Division Chief, Development Division
Maya Contreras, Principal Planner
Carson C. Lucarelli, Urban Planner II

IV. CITY DEPARTMENT COMMENTS

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

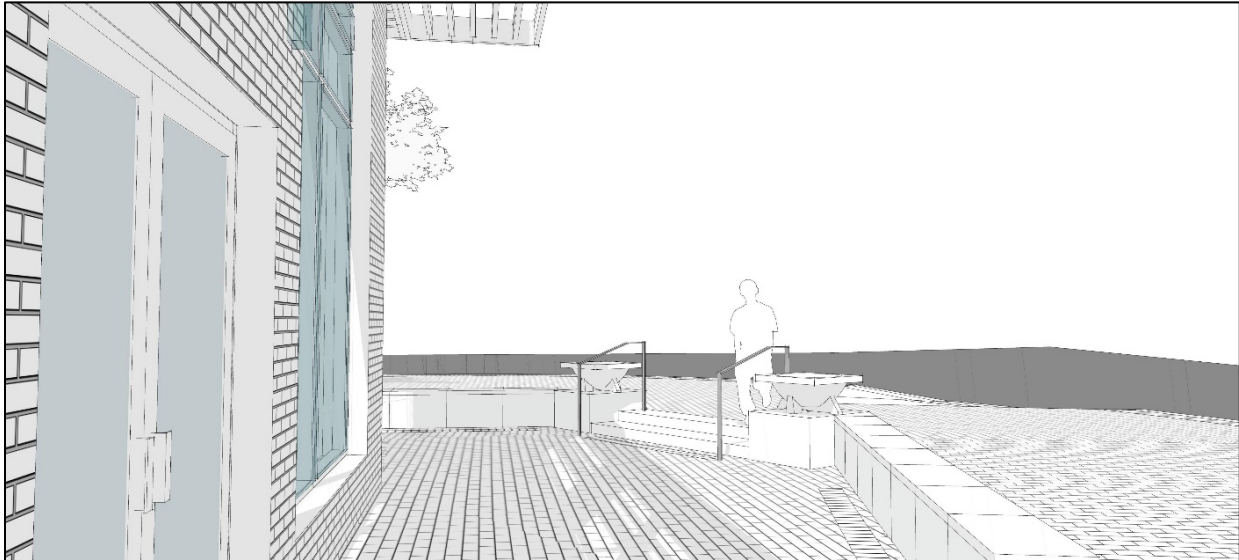
Code Enforcement:

C-1 A building code permit, Plan review and inspections are required prior to the start of construction.

Real Estate Assessments:

See attached Memorandum, dated January 29, 2020.

V. GRAPHICS



Graphic #1



Graphic #2

Attachment A- Valuation from City of Alexandria Real Estate Department

Attachment B – Application and Justification Letter

Attachment C – Site Plan

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 29, 2020

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 1,101 SQUARE FEET ON S PICKETT STREET,
ALEXANDRIA, VIRGINIA 22304

PROJECT: ENCROACHMENT #2019-00011

Per your request, we have reviewed the proposed 1,101 square-foot encroachment to permit a seat wall and trench drain along the retail frontage within the pedestrian right-of-way on the northern elevation of the newly developed Cameron Park Apartments located at the southwest quadrant of the intersection of South Pickett Street and Osprey Drive in the west end of the City of Alexandria. The project consists of a five-story stick-built multifamily rental project with ground floor retail and below-grade structured parking. A total of 302 units were developed with deliveries starting in March of 2020. Once completed and fit for occupancy, the property will carry a street address of 5555 Cardinal Place. The building is situated on a site containing 107,399 square feet, and is zoned CDD #17 (Coordinated Development District)

The encroachment area is essentially an elongated rectangle measuring approximately 120 feet in length by nine feet in width located at the northeast corner of the building with exposure on South Pickett Street. It should not pose as an obstacle that would impede pedestrian traffic

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 2020 land value of \$138.55 per square-foot, an encroachment area of 1,101 square feet, and the 2019 tax rate of 1.13/\$100 of assessed value, the indicated annual fee for the encroachment is **\$1,725.00 (rounded)**.

One Thousand Seven Hundred and Twenty-Five Dollars

January 29, 2020

Page 2

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 2020 per square-foot assessed values of similarly zoned parcels in the immediate area of the subject property and complies with City policies and guidelines.

Attachments:

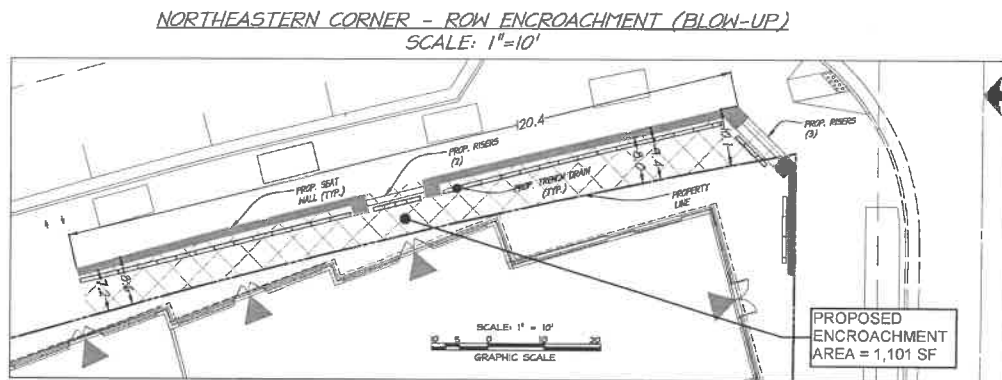
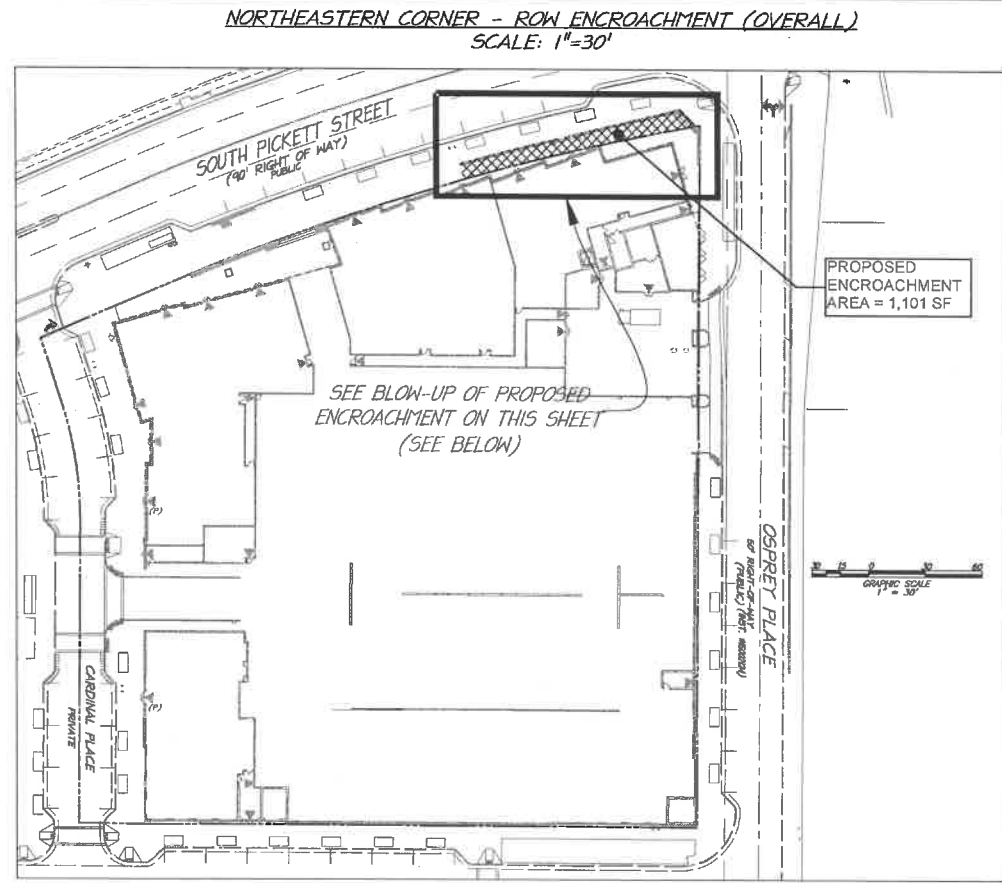
Encroachment Exhibit (dated December 23, 2019)

City of Alexandria Zoning Map

Metes and Bounds Description (dated December 24, 2019)

cc: Carson Lucarelli, Urban Planner II

NOTE: THE PROPOSED ENCROACHMENT INCLUDES A SEATWALL AND TRENCH DRAIN. THE TOTAL AREA OF ENCROACHMENT IS 1,101 SF.



NOTE: FOR ADDITIONAL INFORMATION, REFER TO L102



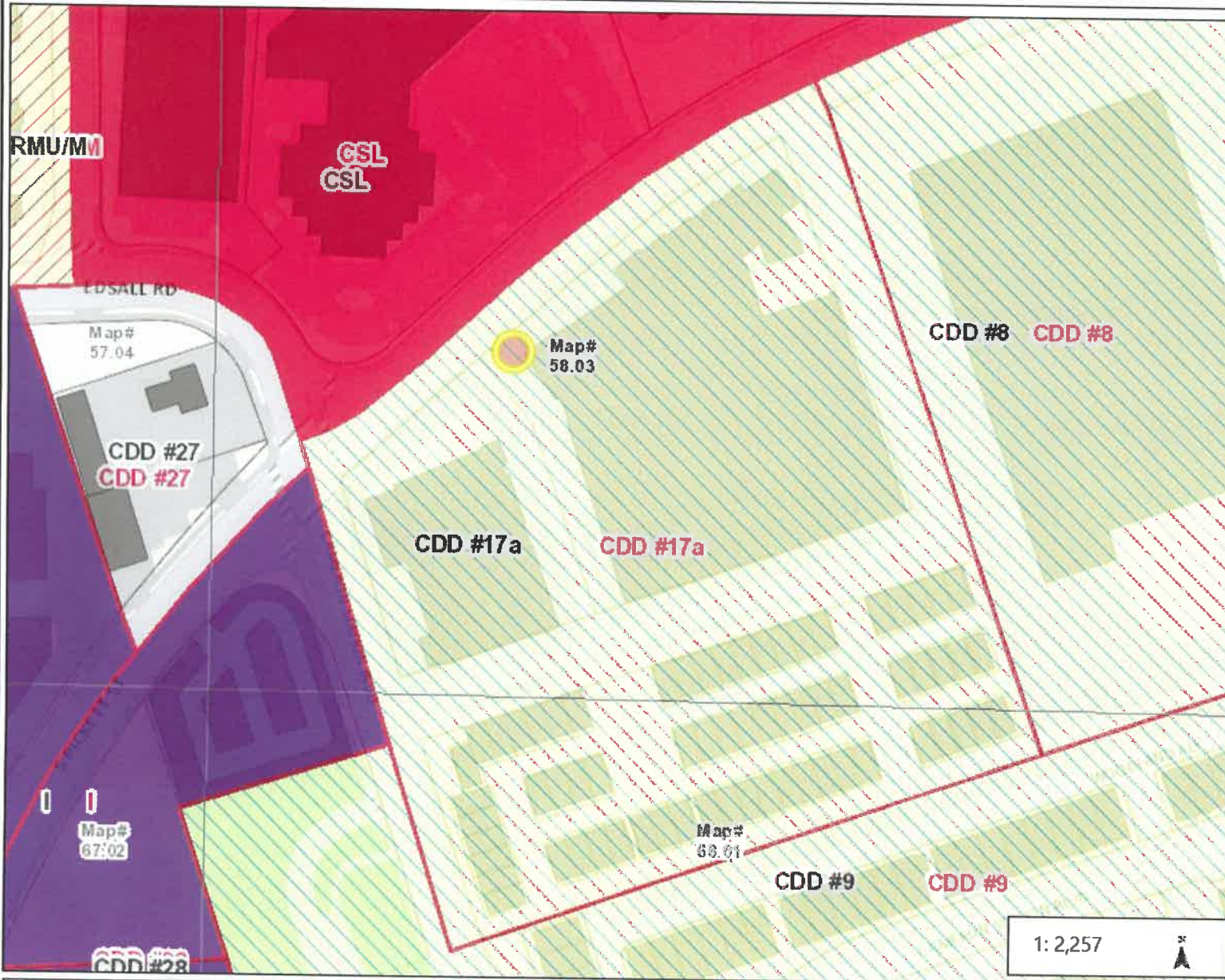
christopher
consultants
9800 main street (suite 400) · Fairfax, VA 22031
phone 703.273.6820 · fax 703.273.6820

ENCROACHMENT EXHIBIT

CAMERON
PARK-BUILDING "A"
CITY OF ALEXANDRIA, VIRGINIA

PROJECT: NHD0609.020.00
SCALE:
DATE: 07/25/2019
DESIGN BY: [blank]
DRAWN BY: [blank]
CHECKED BY: [blank]
SHEET NO:

1 OF 1
10-16-99



Legend

- ☐ Tax Map Index
- ☒ 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
- Road Labels**
 - ☒ One Way Streets
- Metro Stations**
 - ☒ Metro Stations
- Metro Lines**
 - ☒ Blue
 - ☒ Yellow
 - ☒ Yellow Blue
- ☒ City Boundary
- ☒ Rail Lines

Notes

376.2 0 188.08 376.2 Feet

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



**christopher
consultants**

engineering · surveying · land planning

**Encroachment Description
For seat walls and drains
SOUTH PICKETT STREET PUBLIC RIGHT OF WAY
In favor of
CAMERON PARK PARCEL A2
City of Alexandria, Virginia
December 24, 2019**

Beginning at a point at the intersection of the southerly right-of-way of South Pickett Street (variable width right of way) and the westerly right of way of Osprey Place (50' right of way),

Thence with the southerly right of way of South Pickett Street with a curve turning to the left an arc length of 128.07', a radius of 1294.63', a chord bearing of S 57°06'38" W, a chord length of 128.02 feet to a point;

Thence departing the right of way line of South Pickett Street and running through the public right of way the following courses and distances:

N 35°43'24" W a distance of 8.60' to a point;

Thence with a curve turning to the right with an arc length of 52.46', a radius of 1375.43', a chord bearing of N 55°33'56" E, with a chord length of 52.45' to a point;

N 56°18'00" E a distance of 10.60' to a point;

N 56°45'53" E a distance of 57.31' to a point;

S 70°33'47" E a distance of 13.27' to the point and place of beginning.

Containing an area of 1,101 square feet of land more or less

christopher consultants, ltd.
9301 innovation drive, suite 150
manassas, virginia 20110

voice 703.273.6820
fax 703.272.4382
web site www.christopherconsultants.com

**APPLICATION****ENCROACHMENT****PROPERTY LOCATION:** 430 South Pickett Street**TAX MAP REFERENCE:** 058.03-03-05**ZONE:** CDD #17**APPLICANT**

Name: NGI-MDG ALEXANDRIA, LLC

Address: 3284 NORTHSIDE PARKWAY NW SUITE 150, Atlanta, GA 30327

PROPERTY OWNER

Name: NGI-MDG ALEXANDRIA, LLC

Address: 3284 NORTHSIDE PARKWAY NW SUITE 150, Atlanta, GA 30327

PROPOSED USE: Mixed-use building with residential over retail (DSUP #2016-0036). The encroachment is for a seat wall and trench drain along the retail frontage.**INSURANCE CARRIER** (copy attached) Alliant Insurance Services, Inc. **POLICY #** 941406189

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, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ 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 also 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.

Print Name of Applicant or Agent

3284 Northside Parkway NW, suite 150
Mailing/Street AddressAtlanta, GA 30327
City and State Zip Code

Signature

404-961-9736 404-815-5678
Telephone # Fax #n.jefferson@mukberrydevelopment.com
Email address12/23/19
Date

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. NGI-Mulberry Alexandria Development, LLC	3284 NORTHSIDE PARKWAY NW SUITE 150, ATLANTA, GA 30327	10%
2. Mill Green Alexandria Capital Member, LLC	3284 NORTHSIDE PARKWAY NW SUITE 320, ATLANTA, GA 30327	90%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 5555 CARDINAL PLACE, ALEXANDRIA, VA 22304 (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. NGI-MDG Alexandria, LLC	3284 NORTHSIDE PARKWAY NW SUITE 150, ATLANTA, GA 30327	100%
2.		
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).**

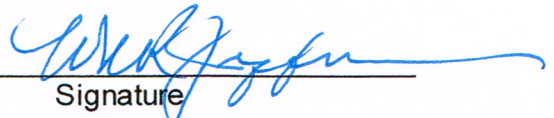
For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. NGI-Mulberry Alexandria Development, LLC	NONE	NONE
2. Mill Green Alexandria Capital Member, LLC	NONE	NONE
3. NGI-MDG Alexandria, LLC	NONE	NONE

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.

12.23.19 Nixon Jefferson
Date Printed Name


Signature



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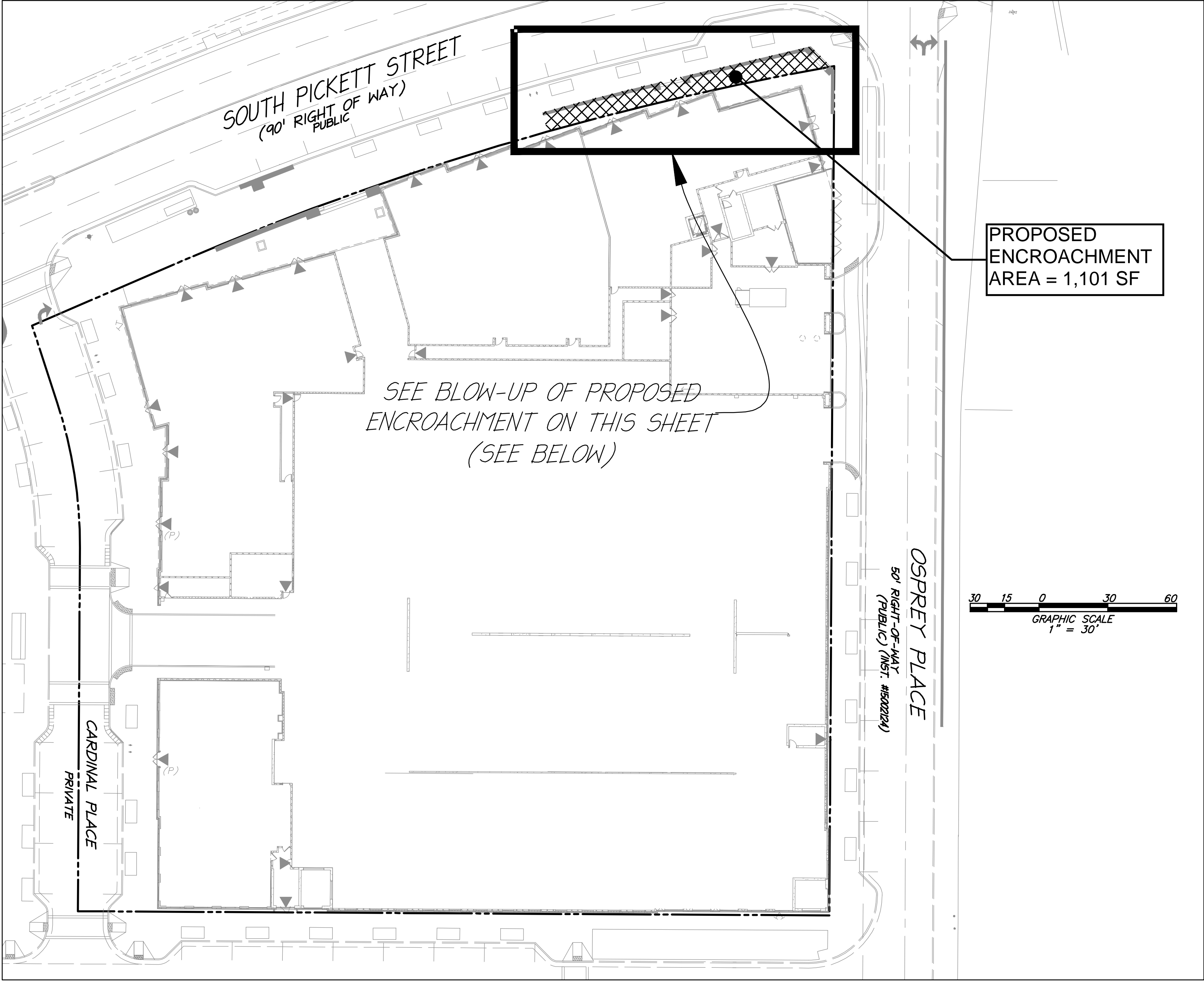
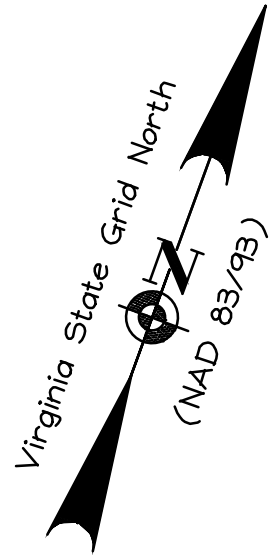
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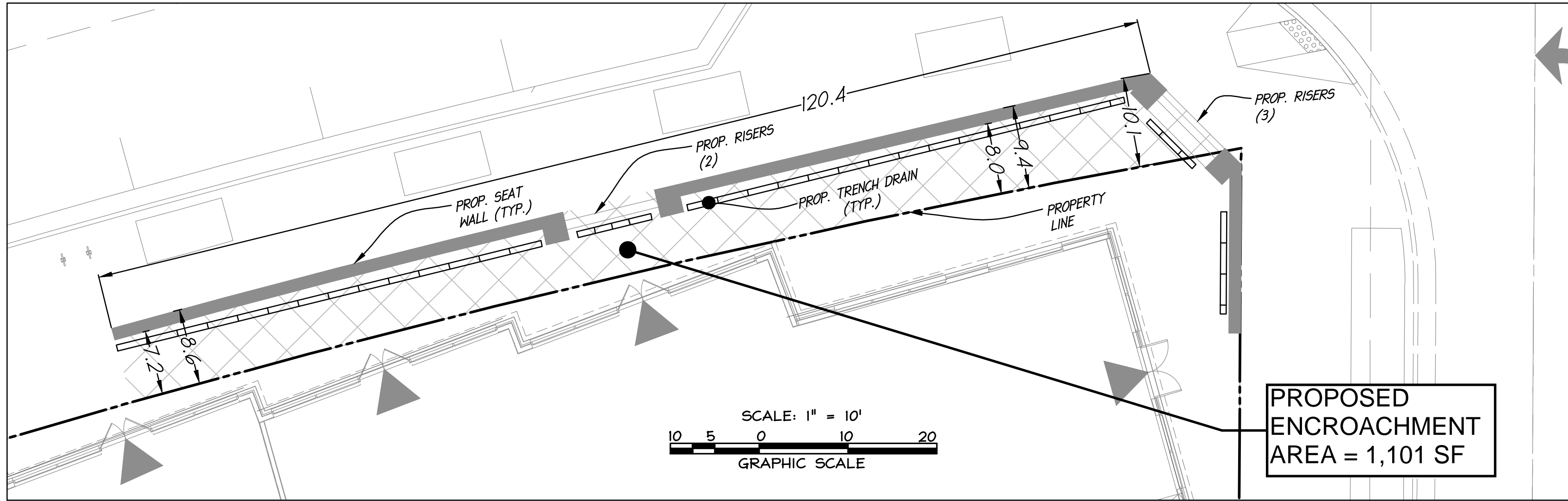
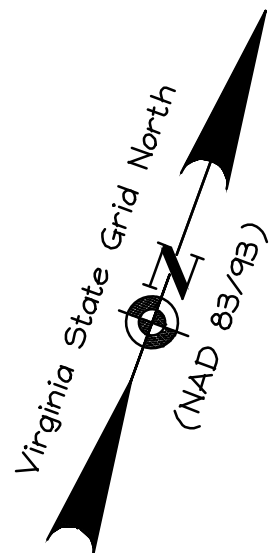
Containing an area of 1,101 square feet of land more or less

P:\FX\Projects\06013 South Pickett\01800\EXHIBITS\109699 NE corner Exhibit\206 FINE GRADING EXHIBIT.dwg, 12/23/2019 5:00:07 PM, DWG To PDF.pc3

NOTE: THE PROPOSED ENCROACHMENT INCLUDES A SEATWALL AND TRENCH DRAIN. THE TOTAL AREA OF ENCROACHMENT IS 1,101 SF.

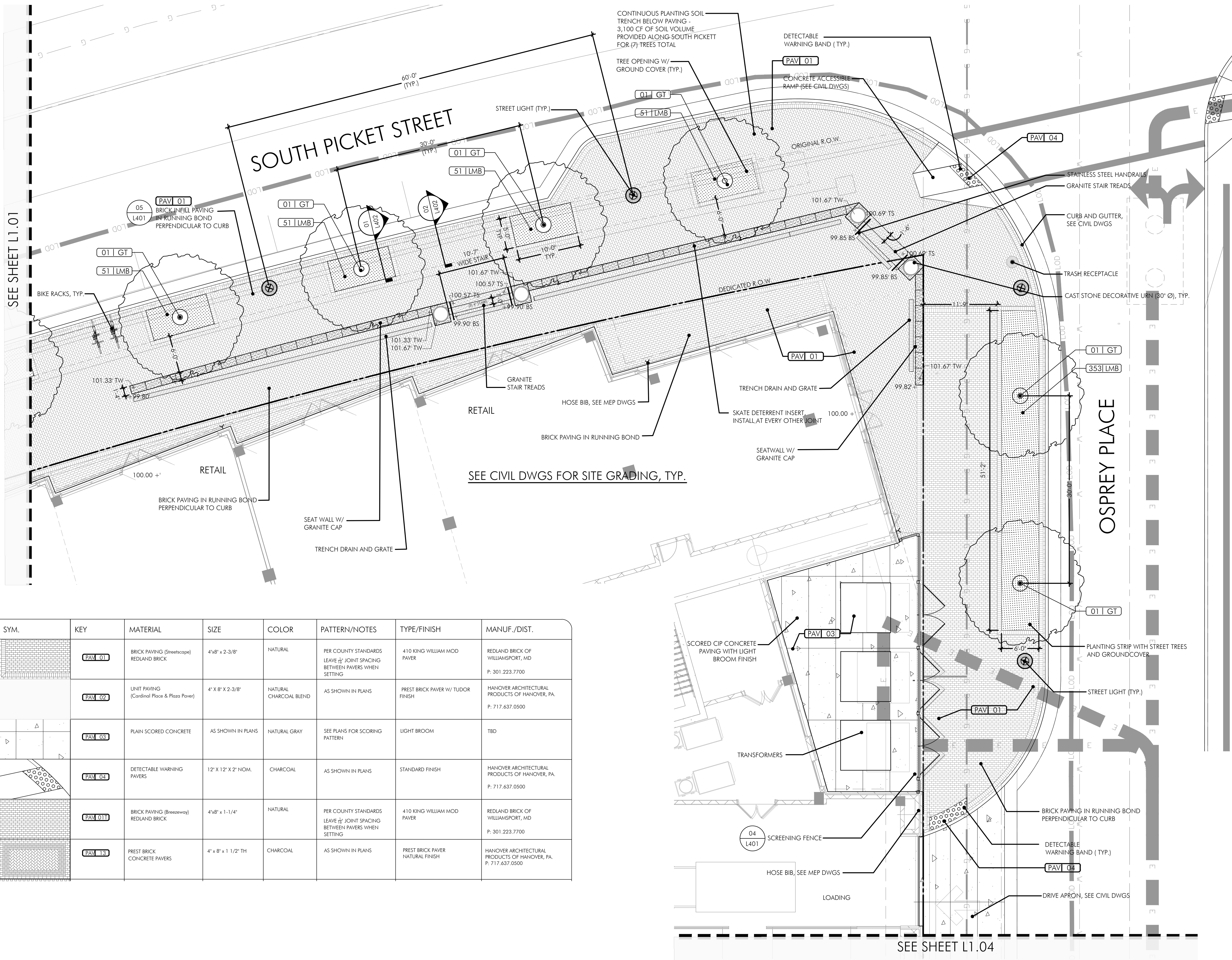


NORTHEASTERN CORNER - ROW ENCROACHMENT (BLOW-UP)
SCALE: 1"=10'



NOTE: FOR ADDITIONAL INFORMATION, REFER TO L102

PROPOSED
ENCROACHMENT
AREA = 1,101 SF



SYM.	KEY	MATERIAL	SIZE	COLOR	PATTERN/NOTES	TYPE/FINISH	MANUF./DIST.
	PAV 01	BRICK PAVING (Streetscape) REDLAND BRICK	4'x8' x 2-3/8"	NATURAL	PER COUNTY STANDARDS LEAVE 1/2" JOINT SPACING BETWEEN PAVERS WHEN SETTING	410 KING WILLIAM MOD PAVES	REDLAND BRICK OF WILLIAMSPORT, MD P: 301.223.7700
	PAV 02	UNIT PAVING (Cardinal Place & Plaza Paves)	4' X 8' X 2-3/8"	NATURAL CHARCOAL BLEND	AS SHOWN IN PLANS	PREST BRICK PAVES W/ TUDOR FINISH	HANOVER ARCHITECTURAL PRODUCTS OF HANOVER, PA P: 717.637.0500
	PAV 03	PLAIN SCORED CONCRETE	AS SHOWN IN PLANS	NATURAL GRAY	SEE PLANS FOR SCORING PATTERN	LIGHT BROOM	TBD
	PAV 04	DETECTABLE WARNING PAVERS	12" X 12" X 2" NOM.	CHARCOAL	AS SHOWN IN PLANS	STANDARD FINISH	HANOVER ARCHITECTURAL PRODUCTS OF HANOVER, PA P: 717.637.0500
	PAV 03B	BRICK PAVING (Breezeway) REDLAND BRICK	4'x8' x 1-1/4"	NATURAL	PER COUNTY STANDARDS LEAVE 1/2" JOINT SPACING BETWEEN PAVERS WHEN SETTING	410 KING WILLIAM MOD PAVES	REDLAND BRICK OF WILLIAMSPORT, MD P: 301.223.7700
	PAV 13	PREST BRICK CONCRETE PAVERS	4' x 8' x 1 1/2" TH	CHARCOAL	AS SHOWN IN PLANS	PREST BRICK PAVES NATURAL FINISH	HANOVER ARCHITECTURAL PRODUCTS OF HANOVER, PA P: 717.637.0500

LEGEND

PLANTING MATERIAL

CANOPY TREE - PROPOSED

ORNAMENTAL TREE (MULTI-STEM)

EVERGREEN TREE

EVERGREEN SHRUB

DECIDUOUS SHRUB

PERENNIAL SHRUB / BULB

ORNAMENTAL GRASS

GROUNDCOVER

PLANTING CALL-OUT

804 447 891 576

HARDSCAPE COMPONENTS

SEAT WALL

STREETLIGHT - PROPOSED

TRASH RECEPTACLE

BIKE RACK

FREE-STANDING PLANTER

APPROVED

SPECIAL USE PERMIT NO. *DSUP# 2013-0003*
DSP2016-00036

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. _____

CAMERON PARK

Alexandria, VA

Parker Rodriguez, Inc.

Planning
Urban Design
Landscape Architecture

101 North Union Street, Suite 320
Alexandria, Virginia 22314
703.548.5010

OWNER

JBG Cameron Park LLC
4445 Willard Avenue
Suite 400
Chevy Chase, MD 20815

ARCHITECT

KTGY
8609 Westwood Center Drive
Suite 600
Tysons, VA 22812
703.992.6116

CIVIL ENGINEER

CHRISTOPHER CONSULTANTS
9900 Main Street
Fourth Floor
Fairfax, Virginia 22031
703.273.6820

STRUCTURAL ENGINEER

ALLIANCE ENGINEERING
12355 Sunrise Valley Dr
Suite 220
Reston, VA 20191
703.639.1865

Professional Seal

Revision & Date:

FINAL SITE PLAN 08.11.17

FINAL SITE PLAN 09.29.17

FINAL SITE PLAN 12.13.17

95% GMP SET 12.20.17

FSP REVISION 07.13.18

ASI 011 11.26.18

SUBMITTAL #191 07.22.19

CCD 008 10.17.19

Drawing Title:

STREETSCAPE PLAN

Drawn by:
BB, SS, YJ

Designed by:
BB, TR

Checked by:
TR

Date:

Scale:

1/8"=1'-0"

Drawing Number:

L102

NOT FOR CONSTRUCTION

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

1/6/2020

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 have ADDITIONAL INSURED provisions or 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).

PRODUCER Commercial Lines - (949) 790-6100 USI Insurance Services LLC - CA Lic#: 0G11911 7535 Irvine Center Drive, Suite 250 Irvine, CA 92618	CONTACT NAME: Katerra Certificates PHONE (A/C, No. Ext): E-MAIL ADDRESS: KaterraCertificates@usi.com FAX (A/C, No):
INSURED Katerra Construction, LLC 3740 Da Vinci Court, Suite 220 Norcross GA, 30092	INSURER(S) AFFORDING COVERAGE INSURER A: Lloyd's of London INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 14752453**REVISION NUMBER:** See below

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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	X	LB1936385	03/01/2019	03/01/2020	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/> N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

RE: Cameron Park 5555 Cardinal Place, Alexandria, VA 23304

City of Alexandria is included as an additional insured, with respects to General Liability, where required by written contract in accordance with the terms and conditions of the policy.

CERTIFICATE HOLDER**CANCELLATION**

City of Alexandria
 301 King Street
 Suite 4130
 Alexandria VA 22314

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

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ACORD 25 (2016/03)

(This certificate replaces certificate# 14752450 issued on 1/6/2020)

POLICY NUMBER: LB1936385

COMMERCIAL GENERAL LIABILITY
CG 20 12 07 98

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
301 King Street
Suite 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" or "personal and 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".



January 6, 2020

Mr. Anh Vu
Supervisory Program Analyst
City of Alexandria
Department of Planning & Zoning
301 King Street
Room 2100
Alexandria, VA 22314

RE: Cameron Park Building A
Encroachment #2019-00011
christopher Project #06013.018.00

Dear Mr. Vu:

We are in receipt of preliminary review comments for the encroachment application submission dated December 31, 2019 and offer the following in response.

- Address listed as 450 S. Pickett Street in the APEX submittal, however all other contextual information points to 430 S. Pickett Street as being the subject property. Please confirm which is correct.

Response: 430 South Pickett is the correct address.

- Section 3 (Business or Financial Relationships) is indeed applicable to this submission. Applicant must revise Ownership and Disclosure Statement to fill this section out. If no such relationships exist, please list "none" in both adjacent columns.

Response: The application has revised this section from N/A to NONE.

- Certificate of Insurance (COI) should include the City of Alexandria and an additionally insured entity.

Response: The revised COI will be submitted prior to January 8, 2020.

- Encroachment plat/exhibit should include articulated dimensions for the area, including sf/acreage, of encroachment which match those described within the metes and bounds description.

Response: The area of the encroachment from the metes and bounds description has been added to the plat/exhibit.

Mr. Anh Vu
January 6, 2020
Page 2

We trust that the above responses satisfactorily address the comments related to this project. Should you have any questions or need additional information, please do not hesitate to contact this office.

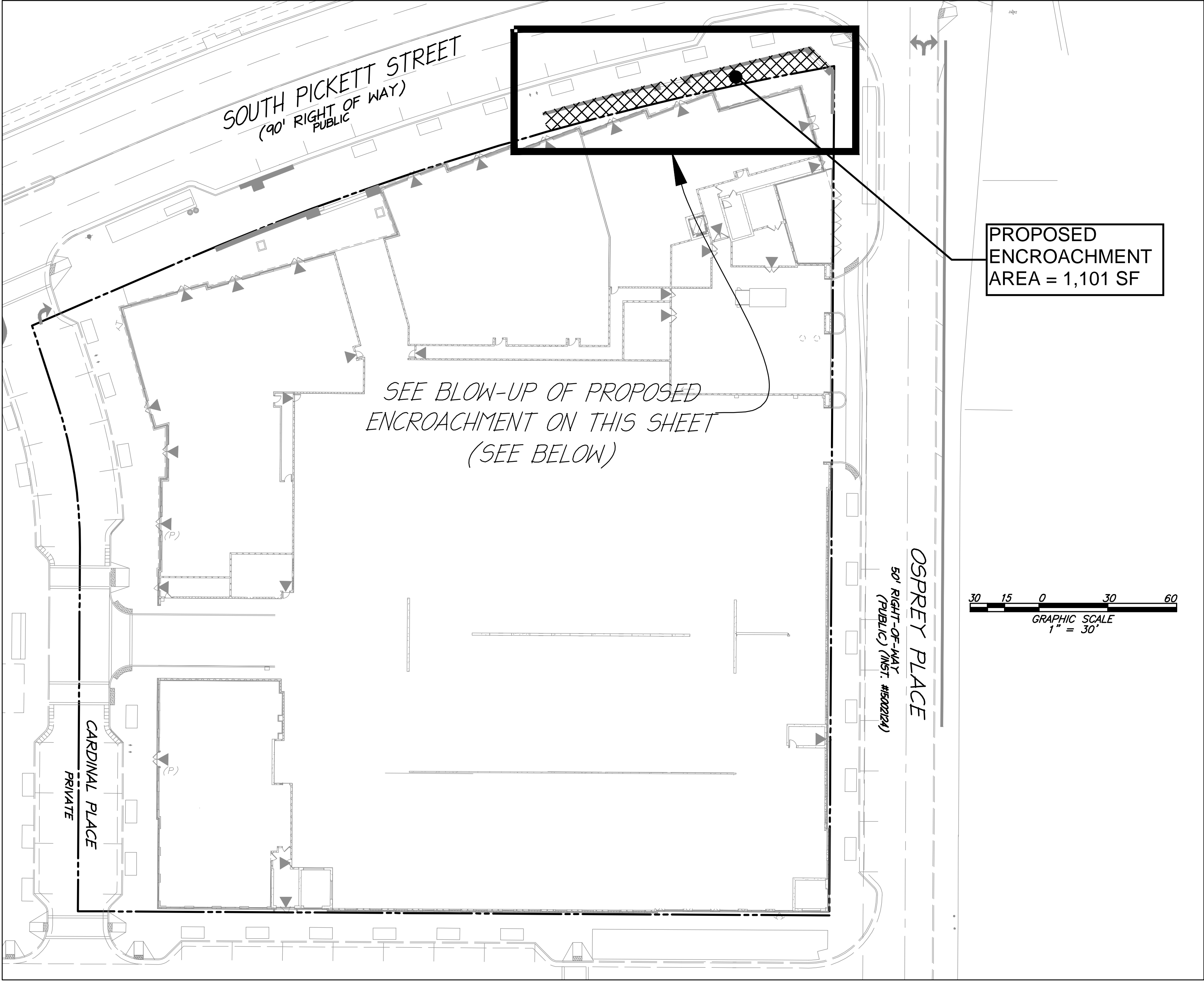
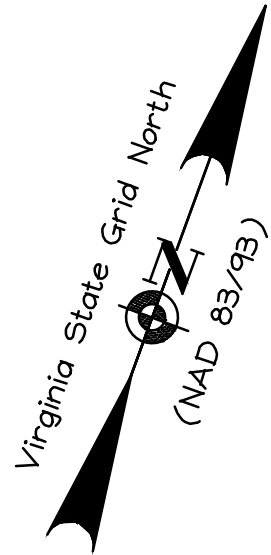
Very truly yours,



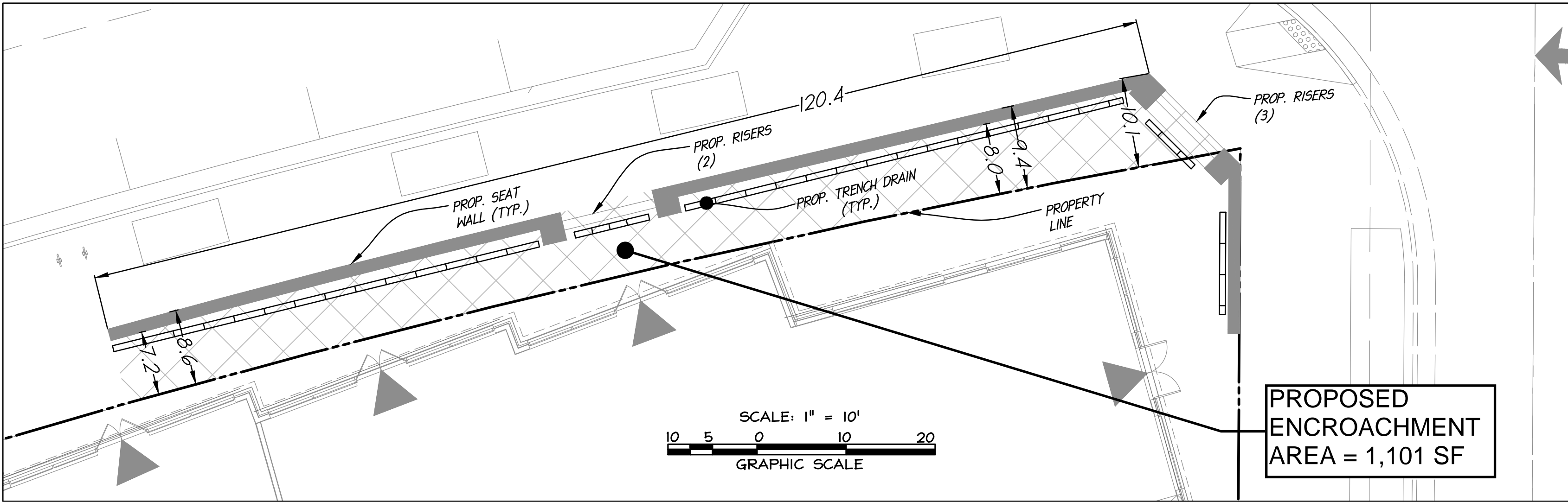
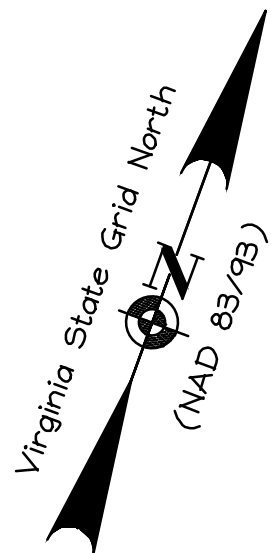
Eli Goldman, P.E.
Project Manager

EG/ms

NOTE: THE PROPOSED ENCROACHMENT INCLUDES A SEATWALL AND TRENCH DRAIN. THE TOTAL AREA OF ENCROACHMENT IS 1,101 SF.



NORTHEASTERN CORNER - ROW ENCROACHMENT (BLOW-UP)
SCALE: 1"=10'



NOTE: FOR ADDITIONAL INFORMATION, REFER TO L102

PROPOSED
ENCROACHMENT
AREA = 1,101 SF

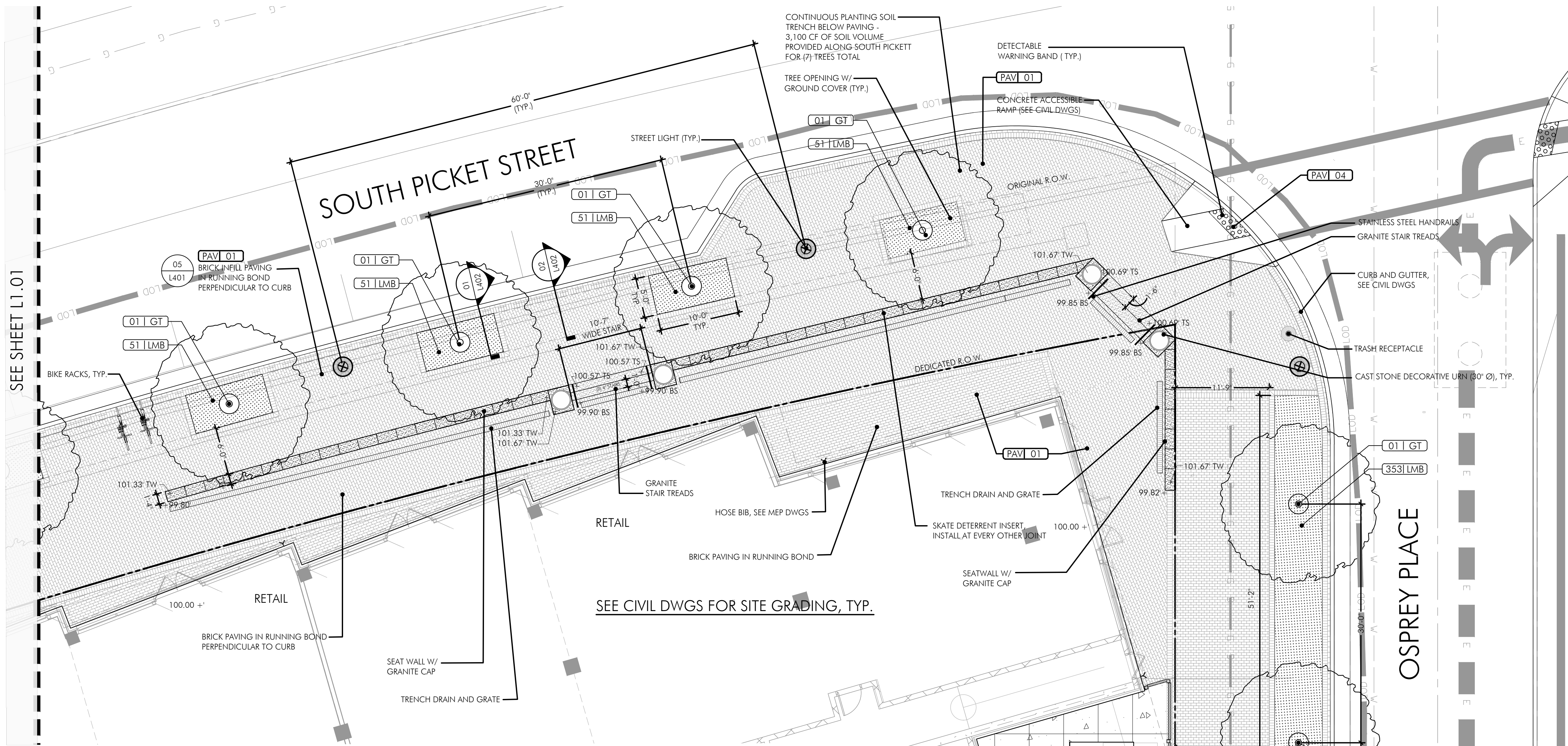
PROJECT NO: 06013.018.00
SCALE:
DATE: 12/23/2019
DESIGN: EG
DRAWN: MQ
CHECKED: KMM
SHEET No.

CAMERON
PARK-BUILDING "A"
CITY OF ALEXANDRIA, VIRGINIA

ENCROACHMENT EXHIBIT

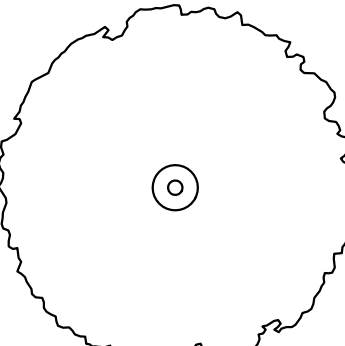
christopher
consultants
9900 main street (suite 400) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.6820

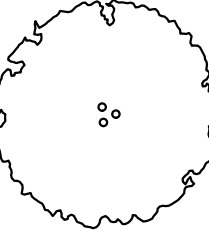






LEGEND


PLANTING MATERIAL


 CANOPY TREE - PROPOSED


 ORNAMENTAL TREE (MULTI-STEM)

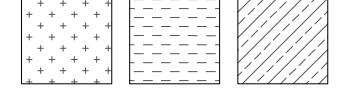
 EVERGREEN TREE

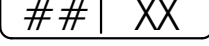
 EVERGREEN SHRUB

 DECIDUOUS SHRUB


 PERENNIAL SHRUB / BULB


 ORNAMENTAL GRASS


 GROUNDCOVER

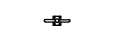
 PLANTING CALL-OUT


HARDSCAPE COMPONENTS

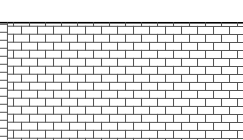

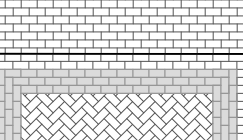
 SEAT WALL

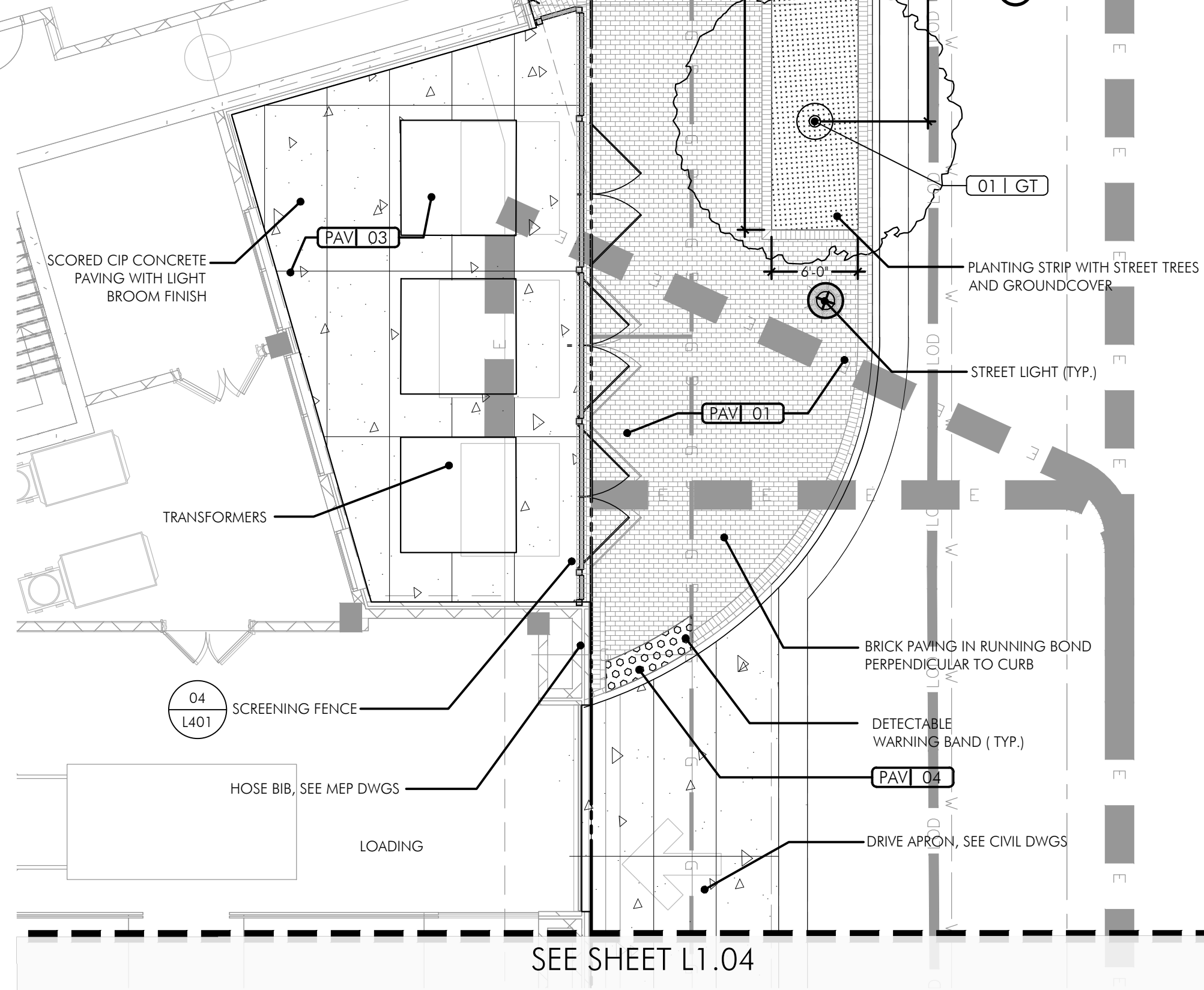
 STREETLIGHT - PROPOSED

 TRASH RECEPTACLE

 BIKE RACK

 FREE-STANDING PLANTER

SYM.	KEY	MATERIAL	SIZE	COLOR	PATTERN/NOTES	TYPE/FINISH	MANUF./DIST.
	PAV 01	BRICK PAVING (Streetscape) REDLAND BRICK	4'x8' x 2-3/8"	NATURAL	PER COUNTY STANDARDS LEAVE 1/2" JOINT SPACING BETWEEN PAVERS WHEN SETTING	410 KING WILLIAM MOD PAVES	REDLAND BRICK OF WILLIAMSPORT, MD P: 301.223.7700
	PAV 02	UNIT PAVING (Cardinal Place & Plaza Paver)	4' X 8' X 2-3/8"	NATURAL CHARCOAL BLEND	AS SHOWN IN PLANS	PREST BRICK PAVES W/ TUDOR FINISH	HANOVER ARCHITECTURAL PRODUCTS OF HANOVER, PA P: 717.637.0500
	PAV 03	PLAIN SCORED CONCRETE	AS SHOWN IN PLANS	NATURAL GRAY	SEE PLANS FOR SCORING PATTERN	LIGHT BROOM	TBD
	PAV 04	DETECTABLE WARNING PAVERS	12" X 12" X 2" NOM.	CHARCOAL	AS SHOWN IN PLANS	STANDARD FINISH	HANOVER ARCHITECTURAL PRODUCTS OF HANOVER, PA P: 717.637.0500
	PAV 031	BRICK PAVING (Breezeway) REDLAND BRICK	4'x8' x 1-1/4"	NATURAL	PER COUNTY STANDARDS LEAVE 1/2" JOINT SPACING BETWEEN PAVERS WHEN SETTING	410 KING WILLIAM MOD PAVES	REDLAND BRICK OF WILLIAMSPORT, MD P: 301.223.7700
	PAV 13	PREST BRICK CONCRETE PAVERS	4' x 8' x 1 1/2" TH	CHARCOAL	AS SHOWN IN PLANS	PREST BRICK PAVES NATURAL FINISH	HANOVER ARCHITECTURAL PRODUCTS OF HANOVER, PA P: 717.637.0500



APPROVED
SPECIAL USE PERMIT NO. *DSUP# 2013-0003*
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. _____

CAMERON PARK
Alexandria, VA

Parker Rodriguez, Inc.
Planning
Urban Design
Landscape Architecture
101 North Union Street, Suite 320
Alexandria, Virginia 22314
703.548.5010

OWNER
JBG Cameron Park LLC
4445 Willard Avenue
Suite 400
Chevy Chase, MD 20815

ARCHITECT
KTGY
8609 Westwood Center Drive
Suite 620
Tysons, VA 22812
703.992.6116

CIVIL ENGINEER
CHRISTOPHER CONSULTANTS
9900 Main Street
Fourth Floor
Fairfax, Virginia 22031
703.273.6820

STRUCTURAL ENGINEER
ALLIANCE ENGINEERING
12355 Sunrise Valley Dr
Suite 220
Reston, VA 20191
703.639.1865

Professional Seal

Revision & Date:
FINAL SITE PLAN 08.11.17
FINAL SITE PLAN 09.29.17
FINAL SITE PLAN 12.13.17
95% GMP SET 12.20.17
FSP REVISION 07.13.18
ASI 011 11.26.18
SUBMITTAL #191 07.22.19
CCD 008 10.17.19

Drawing Title:
STREETSCAPE PLAN

Drawn by:
BB, SS, YJ
Designed by:
BB, TR
Checked by:
TR
Date:

Scale: 1/8"=1'-0"

Drawing Number:
L102

NOT FOR CONSTRUCTION