

ORDINANCE NO. 5363

AN ORDINANCE authorizing the owner of the property located at 2800 Hope Way to construct and maintain an encroachment for a portion of a staircase on North Beauregard Street.

WHEREAS, Trustees of the Episcopal Church of the Resurrection, for the benefit of the Diocese of Virginia, is the Owner ("Owner") of the property located at 2800 Hope Way, in the City of Alexandria, Virginia; and

WHEREAS, Owner desires to establish and maintain a portion of a staircase on North Beauregard Street 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. 2021-00001 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 May 4, 2021, which recommendation was approved by the City Council at its public hearing on May 15, 2021; 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 is, authorized to establish and maintain an encroachment into the public sidewalk right-of-way on North Beauregard Street as shown in the attached Encroachment Plat, in the City of Alexandria, said encroachment consisting of a portion of a staircase, 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 its 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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|----------------|------------------------------------------------------|
| 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 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. The applicant shall bear all cost associated with the removal of the encroachments.
- (d) Within the encroachment areas identified in Encroachment Plat, 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.
- (e) The applicant shall install a movable planter or other permanent landscaping feature to the satisfaction of the Directors of P&Z and T&ES to guide pedestrians and cyclists traveling downhill on the North Beauregard Street multi-use path around the southside of the staircase.

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 terms "Owner" shall be deemed to include Trustees of the Episcopal Church of the Resurrection, for the benefit of the Diocese of Virginia 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: September 18, 2021

NOTES:

1. THE AREA OF NORTH BEAUREGARD STREET SHOWN HEREON IS DELINEATED ON THE CITY OF ALEXANDRIA, VIRGINIA, TAX MAP NUMBER 011.03.
2. THIS PLAT DOES NOT PURPORT TO SHOW ALL DEDICATIONS AND/OR EASEMENTS AFFECTING THE PROPERTY THAT MAY EXIST.
3. THIS PLAT IS BASED ON THE BOUNDARY SURVEY OF THE ADJOINING PROPERTY PERFORMED BY THIS FIRM IN FEBRUARY, 2015.
4. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER 149141; GPS152 CORRS ARP. THE SCALE FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.9999502. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.
5. THERE ARE NO RESOURCE PROTECTION AREAS OR FLOODPLAINS LOCATED ON THIS PROPERTY.
6. THIS PLAT IS ASSOCIATED WITH ENCROACHMENT APPLICATION NUMBER ENC2021-00001

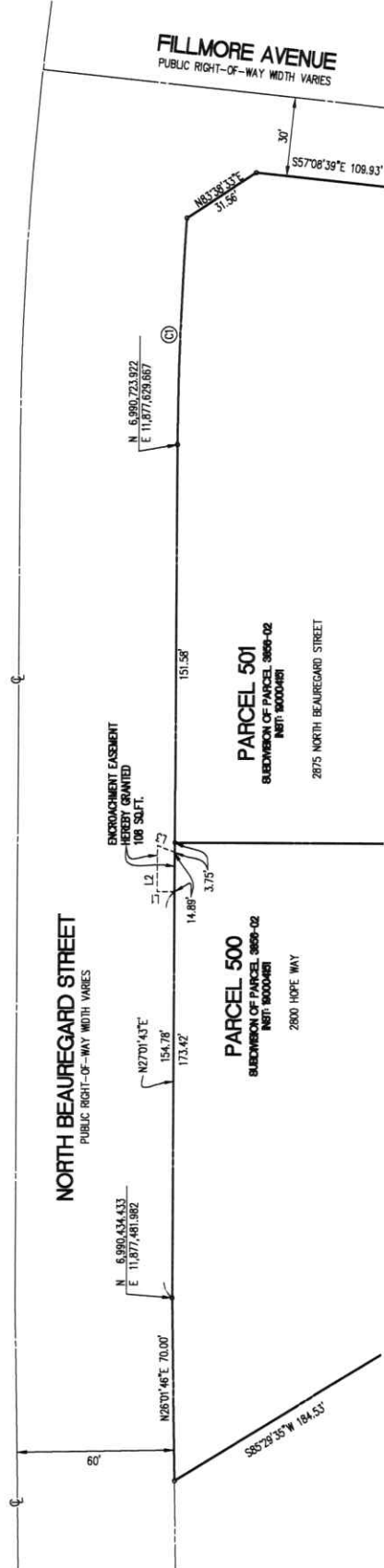
VICINITY MAP

SCALE: 1"=2000'



NORTH BEAUREGARD STREET

PUBLIC RIGHT-OF-WAY WIDTH VARIES



LINE TABLE

| NO. | BEARING | LENGTH |
|-----|--------------|--------|
| L1 | N67°58'17\"W | 6.68' |
| L2 | N27°01'43\"E | 17.50' |
| L3 | S41°39'21\"E | 7.17' |

ALEXANDRIA ZONING ORDINANCE:

SECTION 11-1714
 "... AN APPROVED COPY OF THE PLAT SHALL BE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY WITHIN 18 MONTHS AFTER THE DATE OF APPROVAL ... THIS PLAT SHALL BE NULL AND VOID IF NOT RECORDED PRIOR TO ..."

| | |
|-------------------------------------------------------|---------------|
| APPROVED SPECIAL USE PERMIT NO. | |
| DEPARTMENT OF PLANNING & ZONING | |
| DIRECTOR | DATE |
| DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES | |
| SITE PLAN No. _____ | |
| DIRECTOR | DATE |
| CHAIRMAN, PLANNING COMMISSION | |
| DATE RECORDED _____ | |
| INSTRUMENT NO. | DEED BOOK NO. |
| | PAGE NO. |

PLAT SHOWING ENCROACHMENT EASEMENT IN NORTH BEAUREGARD STREET CITY OF ALEXANDRIA, VIRGINIA

WALTER L. PHILLIPS & ASSOCIATES
 INCORPORATED ESTABLISHED 1946

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 Landscape Architects • Arborists
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DRAFT
 JAMES A. MURPHY, JR.
 L.S. 162724
 03.18.2021
 L&P SURVEYING

SCALE: 1"= 30'

DATE: MAY 18, 2021

SHEET: 1 OF 1