

ORDINANCE NO. 3682

AN ORDINANCE authorizing the owner of the property currently in use as a surface parking lot and bounded by the 100 block of North Alfred Street, the 800 block of Cameron Street and the 100 block of North Columbus Street, and the owner's successors in title, to establish and maintain an encroachment into the public right-of-way of the 100 block of North Alfred Street, the 800 block of Cameron Street, and the 100 block of North Columbus Street, in the City of Alexandria, Virginia.

WHEREAS, Lawrence N. Brandt, Inc. is the contract purchaser of the property, currently owned by the City of Alexandria and used as a surface parking lot, and bounded by the 100 block of North Alfred Street, the 800 block of Cameron Street and the 100 block of North Columbus Street in the City of Alexandria, Virginia (the "Property"); and

WHEREAS, Lawrence N. Brandt, Inc. desires to establish and maintain, and has applied for, an encroachment into the public right-of-way of the 100 block of North Alfred Street, the 800 block of Cameron Street and the 100 block of North Columbus Street, which encroachment shall contain a handicap ramp, steps and landscaping along a portion of the 100 block of North Alfred Street, landscaped areas projecting six feet into a portion of the public right-of-way along the 800 block of Cameron Street, and landscaped areas projecting four feet into a portion of the public right-of-way along the 100 block of North Columbus Street; and

WHEREAS, the public right-of-way at these points on the 100 block of North Alfred Street, the 800 block of Cameron Street and the 100 block of North Columbus Street will not be significantly impaired by the requested encroachment; and

WHEREAS, this encroachment has been approved by the Planning Commission of the City of Alexandria at one of its regular meetings subject to certain conditions; and

WHEREAS, it has been determined by the City Council of Alexandria that this encroachment is not detrimental to the public interest; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Lawrence N. Brandt, Inc., and its successors in title, including successors in title to a portion of the Property (hereinafter collectively the "Owner") be, and the same hereby is, authorized to establish and maintain an encroachment into the public right-of-way of the 100 block of North Alfred Street, the 800 block of Cameron Street and the 100 block of North Columbus Street in the City of Alexandria, said encroachment consisting of a strip of land approximately six feet wide and 135.62 feet long abutting the portion of the Property

fronting on the 100 block of North Alfred Street, a strip of land approximately 6.7 feet wide and 250.05 feet long adjacent to the portion of the Property fronting on the 800 block of Cameron Street, and a strip of land approximately 4.5 feet wide and 138.23 feet long abutting the portion of the Property fronting on the 100 block of North Columbus Street, all as shown on the plat, entitled "Plat Showing Encroachment Easement Located in Portions of North Alfred Street, North Columbus Street and Cameron Street," prepared by Holland Engineering and dated September 21, 1993 (attached hereto), 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 its 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 the encroachment described in Section 1 shall at all times be subject to the condition that the area within the encroachment shall be used only as shown on the final site plan for special use permit Nos. 2722, 2723 and 2724.

Section 3. 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:

Bodily Injury:	\$1,000,000 each occurrence
	\$2,000,000 aggregate
Property Damage:	\$1,000,000 each occurrence
	\$2,000,000 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 and liability 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 4. That by accepting the authorization hereby granted to establish and maintain the encroachment and by so establishing and maintaining the encroachment, Owner shall be deemed to have promised and agreed to indemnify and hold harmless the City of Alexandria from any and all loss and 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's 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 caused by the removal.

Section 8. That this ordinance shall be effective upon the date and at the time of its final passage.

PATRICIA S. TICER
Mayor

Final Passage: November 13, 1993

