EXHIBIT NO. 1

25
6-14-05

| | |
|---|---|
| Introduction and first reading: | 6/14/05 |
| Public hearing: | 6/21/05 |
| Second reading and enactment: | 6/21/05 |

## INFORMATION ON PROPOSED ORDINANCE

### Title

AN ORDINANCE authorizing the owner or lessee of 400 Courthouse Square to establish and maintain an encroachment for a hotel entrance canopy (ENC No. 2004-0005).

### Summary

The proposed ordinance permits the owner or lessee of the hotel at 400 Courthouse Square to construct an entrance canopy at that location, which will encroach 11 feet over the public sidewalk and street area at the main entrance to the building.

### Sponsor

### Staff

Eileen P. Fogarty, Director, Planning & Zoning
Ignacio B. Pessoa, City Attorney

### Authority

§ 2.04(e), Alexandria City Charter

### Estimated Costs of Implementation

None

### Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None

EXHIBIT NO. 2

ORDINANCE NO. _____

AN ORDINANCE authorizing the owner or lessee of 400 Courthouse Square to establish and maintain an encroachment for a hotel entrance canopy (ENC No. 2004-0005).

WHEREAS, Regent Partners, LLC, ("Owner") is the Owner or lessee of the property located at 400 Courthouse Square, in the City of Alexandria, Virginia; and

WHEREAS, Owner desires to establish and maintain a hotel entrance canopy which will encroach over the public sidewalk and street right-of-way at that location; and

WHEREAS, the public sidewalk and street right-of-way at that location will not be significantly impaired by this 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 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 over the public sidewalk and street right-of-way at 400 Courthouse Square, in the City of Alexandria, said encroachment consisting of a hotel entrance canopy extending no more than 11 feet into the public right-of-way of Courthouse Square in front of the property, as generally shown on the plat and elevation drawings 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 his 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 his 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<br>$1,000,000 aggregate |
| Property Damage: | $1,000,000 each occurrence<br>$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 his 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 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) Payment to the City of the annual sum for use of the area of encroachment as required pursuant to Sections 3-2-81 through 3-2-85 of the City Code.

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.

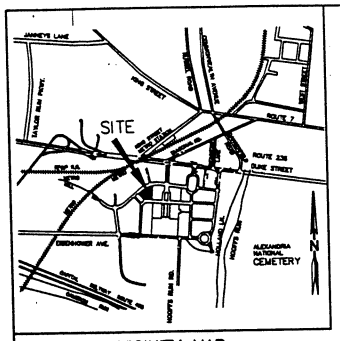
Section 8. That this ordinance shall be effective upon the date and at the time of its final passage.

WILLIAM D. EUILLE
Mayor

Attachment: Encroachment plat and elevation drawings

Introduction: 6/14/05
First Reading: 6/14/05
Publication:
Public Hearing:
Second Reading:
Final Passage:

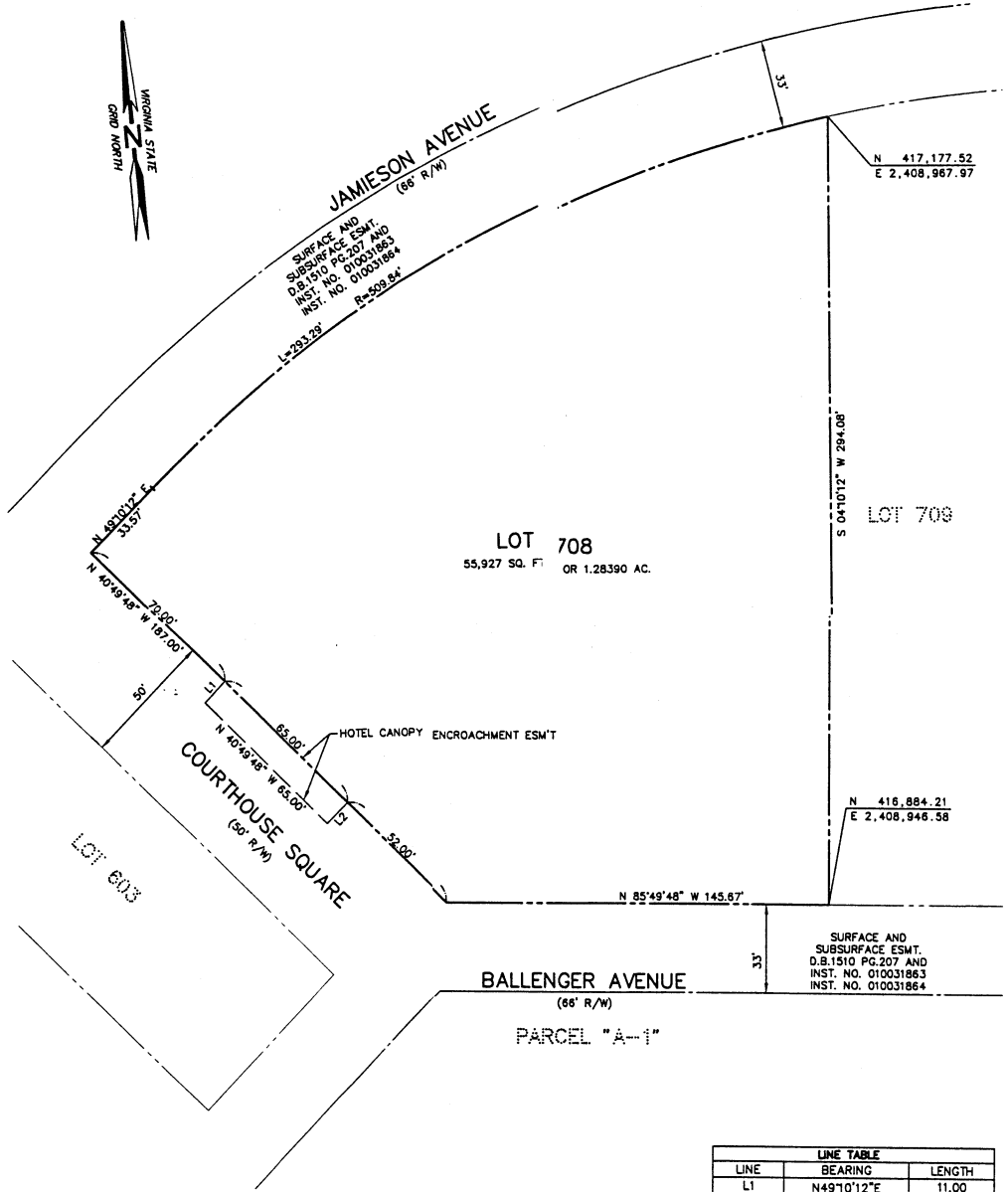
400 Courthouse Square Enc Ord.wpd




VICINITY MAP
SCALE: 1" = 2000'

## NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX ASSESSMENT MAP NO. 073.03-02, PARCEL 13 AND IS NOW IN THE NAME OF ALEXANDRIA TOWERS LLC AS RECORDED IN INSTRUMENT NO. 050001896 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
2. A TITLE REPORT WAS FURNISHED BY FIRST CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 237801380, EFFECTIVE DATE DECEMBER 6, 2004, REVISED DECEMBER 20, 2004.
3. LOT 708, CARLYLE IS RECORED IN INSTRUMENT NO. 010031865 AT PAGE 978 AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.
4. LOT 708, CARLYLE IS ZONED CDD#1, (UNDERLYING DISTRICT OC)




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N49°10'12"E | 11.00 |
| L2 | S49°10'12"W | 11.00 |

PLAT APPROVED

DATE PROJECT #

DIRECTOR TRANSPORTATION & ENVIRONMENTAL SERVICE


Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
PHR+A
14532 Lee Road
Chantilly, VA 20151-1679
T 703.449.6700
F 703.449.6713


PLAT SHOWING
GRANTING OF
HOTEL CANOPY ENCROACHMENT EASEMENT
ON
LOT 708,
CARLYLE
CITY OF ALEXANDRIA, VIRGINIA

COMMONWEALTH OF VIRGINIA
4-29-05
KEVIN D. VAUGHN
No. 001508
LAND SURVEYOR

DRAWN: BLN
CHECKED: KDV
DATE: APRIL 29, 2005
SCALE: 1"=30'
SHEET 1 OF 1
FILE NO: 07240-CC-2-1

FILE NAME: P:\PROJECT\07240\CC-2\SURVEY\FINAL\001ESMT.DWG

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