

Introduction and first reading:	9/12/2006
Public hearing:	9/16/2006
Second reading and enactment:	9/16/2006

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE authorizing the Trustees of St. Paul’s Episcopal Church, Alexandria, Virginia, to establish and maintain an encroachment for an ADA compliant ramp, stairs and landing.

Summary

The proposed ordinance permits St. Paul’s Episcopal Church to establish and maintain an encroachment into the public sidewalk in the 400 block of Duke Street, for an ADA compliant ramp, stairs and landing alongside the church 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

ORDINANCE NO. \_\_\_\_\_

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AN ORDINANCE authorizing the Trustees of St. Paul’s Episcopal Church, Alexandria, Virginia, to establish and maintain an encroachment for an ADA compliant ramp, stairs and landing.

WHEREAS, the Trustees of St. Paul’s Episcopal Church, Alexandria, Virginia, (“Owners”) are the Owners of the property located at 228 South Pitt Street, in the City of Alexandria, Virginia; and

WHEREAS, Owners desire to establish and maintain an ADA compliant ramp, stairs and landing which will encroach into the public sidewalk right-of-way along the church building in the 400 block of Duke Street; and

WHEREAS, the public sidewalk 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 Owners be, and the same hereby are, authorized to establish and maintain an encroachment into the public sidewalk right-of-way along the 400 block of Duke Street, in the City of Alexandria, said encroachment consisting of an ADA compliant ramp, stairs and landing, as generally shown on the plans 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 Owners 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 Owners 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 Owners as named insureds and shall provide for the indemnification of the City of Alexandria and Owners 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, Owners 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 Owners. Nothing in this section shall relieve Owners of their 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 Owners' 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 Owners shall maintain a minimum four-foot wide sidewalk.
- (c) The Owners shall provide a final plan showing the number of treads, rise height and landing dimensions of the steps.
- (d) The Owners shall be responsible for replacement and repairs to the adjacent City right-of-way, including any areas damaged during construction activity.
- (e) All improvements to the City right-of-way such as curbing, sidewalk, driveway aprons, etc., must be City standard design.
- (f) The sidewalk shall remain open during construction.
- (g) The Owners shall provide a final plan showing the ramp slope. The ramp and steps shall comply with ADA requirements.
- (h) The existing tree well opposite the proposed ramp shall be relocated to be centered between the two existing tree wells.
- (i) The dimensions of the relocated tree well shall be a minimum of four feet in width (from the curb) and a minimum of six feet in length.

1 (j) The relocation of the tree well shall be performed by the Owners. The work shall be  
2 completed prior to the installation of the ADA ramp.  
3

4 Section 4. That by accepting the authorization hereby granted to establish and  
5 maintain the encroachment and by so establishing and/or maintaining the encroachment, Owners  
6 shall be deemed to have promised and agreed to save harmless the City of Alexandria from any  
7 and all liability (including attorneys' fees and litigation expenses) arising by reason of the  
8 establishment, construction, placement, existence, use or maintenance of the encroachment.  
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10 Section 5. That the authorization herein granted to establish and maintain the  
11 encroachment shall be subject to Owners maintaining the area of the encroachment at all times  
12 unobstructed and free from accumulation of litter, snow, ice and other potentially dangerous  
13 matter.  
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15 Section 6. That nothing in this ordinance is intended to constitute, or shall be  
16 deemed to be, a waiver of sovereign immunity by or on behalf of the City of Alexandria or any  
17 of its officers or employees.  
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19 Section 7. That the authorization herein granted to establish and maintain the  
20 encroachment shall be terminated whenever the City of Alexandria desires to use the affected  
21 public right-of-way for any purpose whatsoever and, by written notification, demands from  
22 Owners the removal of the encroachment. Said removal shall be completed by the date specified  
23 in the notice and shall be accomplished by Owners without cost to the city. If Owners cannot be  
24 found, or shall fail or neglect to remove the encroachment within the time specified, the city  
25 shall have the right to remove the encroachment, at the expense of Owners, and shall not be  
26 liable to Owners for any loss or damage to the structure of the encroachment or personal  
27 property within the encroachment area, caused by the removal.  
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29 Section 8. That this ordinance shall be effective upon the date and at the time of its  
30 final passage.  
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33 WILLIAM D. EUILLE  
34 Mayor  
35

36 Attachment: Encroachment plans  
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38 Introduction: 9/12/2006  
39 First Reading: 9/12/2006  
40 Publication:  
41 Public Hearing:  
42 Second Reading:  
43 Final Passage:  
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KERNS GROUP ARCHITECTS, P.C.  
MARCH 6, 2006

**KEENS GROUP ARCHITECTS**

1000 PINE BLVD, SUITE 100  
 ALABAMA, TROSPER, MISSISSIPPI  
 THE UNIVERSITY OF MISSISSIPPI  
 UNIVERSITY OF MISSISSIPPI  
 CIVIL ENGINEER  
 1000 PINE BLVD, SUITE 100  
 ALABAMA, TROSPER, MISSISSIPPI  
 THE UNIVERSITY OF MISSISSIPPI  
 UNIVERSITY OF MISSISSIPPI  
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 THE UNIVERSITY OF MISSISSIPPI  
 UNIVERSITY OF MISSISSIPPI  
 CIVIL ENGINEER



**ST. PAUL'S Episcopal Church**

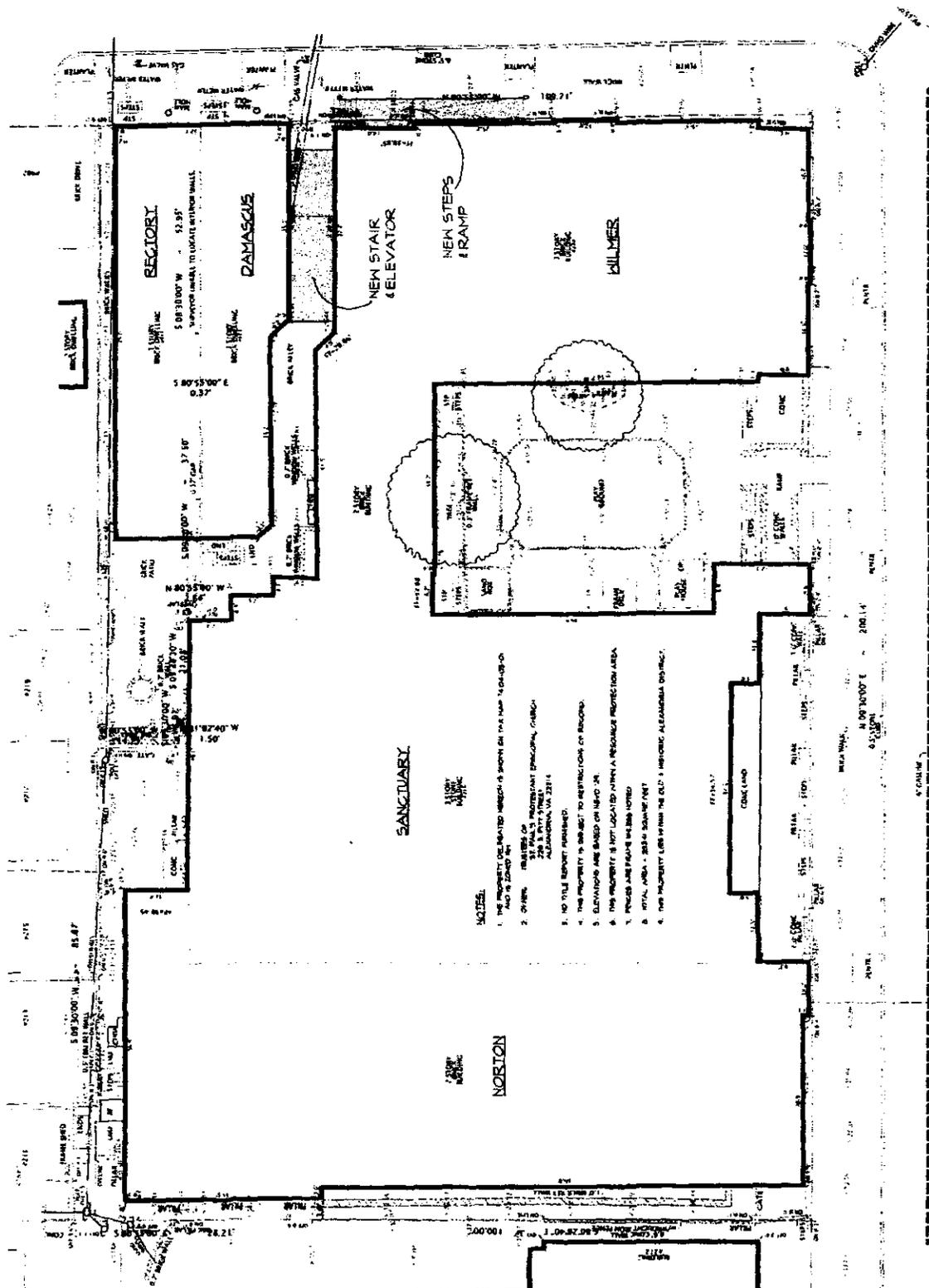
1000 PINE BLVD  
 TROSPER, MISSISSIPPI

CONSTRUCTION DOCUMENTS  
 SHEET C-1  
 DATE: 10/15/10  
 PROJECT: ST. PAUL'S EPISCOPAL CHURCH  
 ARCHITECT: KEENS GROUP ARCHITECTS  
 ENGINEER: KEENS GROUP ARCHITECTS  
 CONTRACTOR: [REDACTED]

CONSTRUCTION DOCUMENTS  
 SHEET C-1  
 DATE: 10/15/10  
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 ARCHITECT: KEENS GROUP ARCHITECTS  
 ENGINEER: KEENS GROUP ARCHITECTS  
 CONTRACTOR: [REDACTED]

**SITE PLAN**

C-1



- NOTES:**
1. THE PROPERTY IS SHOWN SUBJECT TO THE EXISTING RECORD PLAT AND SURVEY.
  2. OWNER: ST. PAUL'S EPISCOPAL CHURCH, TROSPER, MISSISSIPPI.
  3. NO TITLE REPORT REQUIRED.
  4. THE PROPERTY IS SUBJECT TO RESTRICTIONS ON RECORD.
  5. ELEVATIONS ARE BASED ON MEAD OR.
  6. THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD PROTECTION AREA.
  7. RECORDS ARE PROVIDED AS SHOWN.
  8. TOTAL AREA: 28,570 SQUARE FEET.
  9. THE PROPERTY LIES WITHIN THE 2010 FLOOD HAZARD PROTECTION AREA.

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21  
9-12-06

Please note that the wording on the docket for item #21 is being corrected to read "St. Paul's Episcopal Church" instead of "Old Presbyterian Meeting House."