

Docket Item #2
Encroachment #2009-0001
3500 Goddard Way – Quaker Ridge

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Project Name: Quaker Ridge	PC Hearing:	May 7, 2009
	CC Hearing (SUP and ENC):	May 16, 2009
Location: 3500 Goddard Way	Zone:	RB/ Townhouse Zone
Applicant/Address: Duke Crossing Inc	Small Area Plan:	Seminary Hill

Purpose of Application

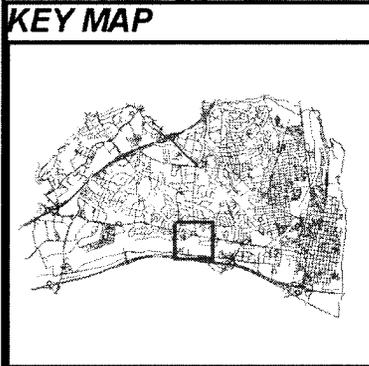
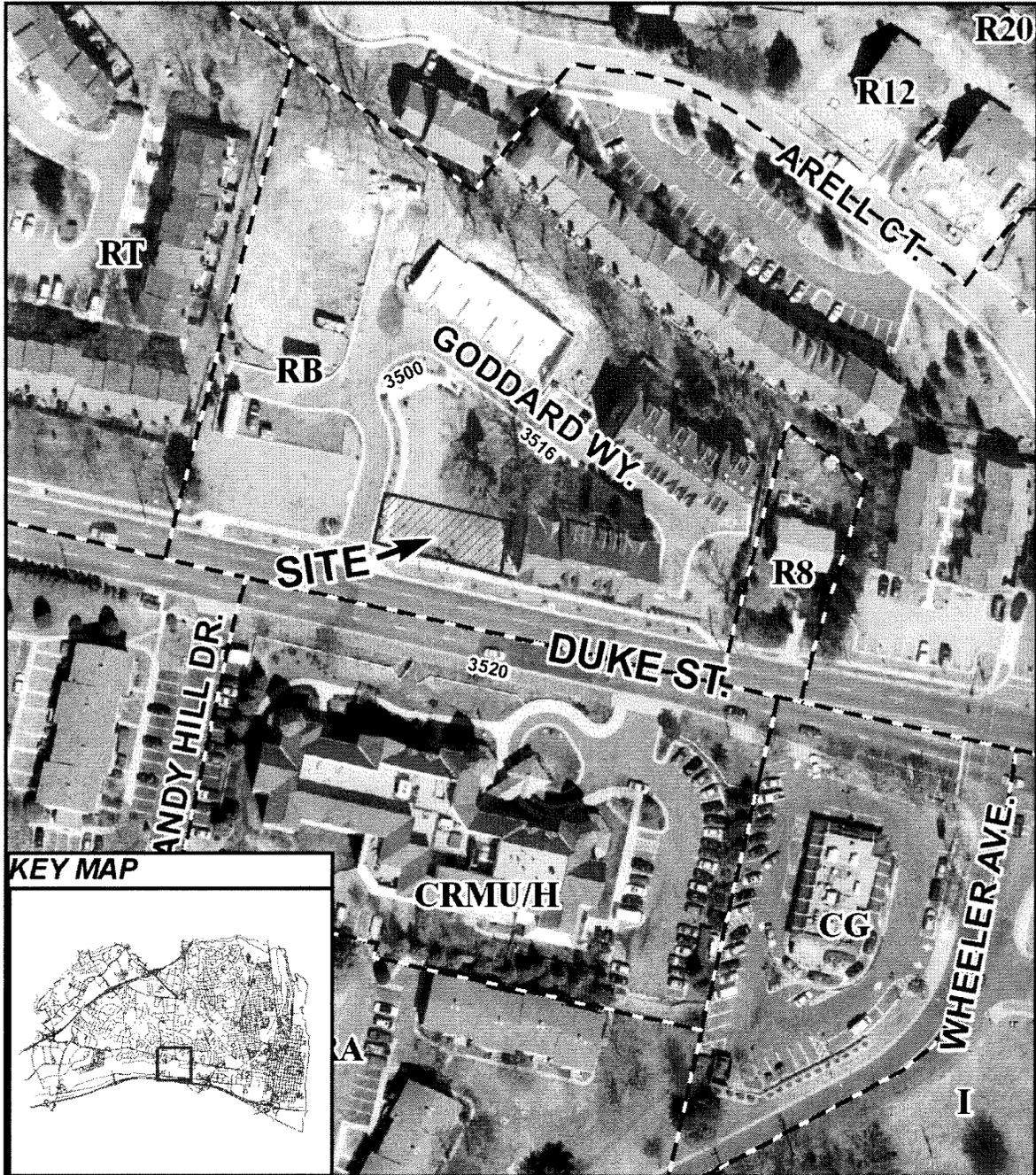
Request for approval of an encroachment from a retaining wall onto public right-of-way along Duke Street.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers: Katy Parker, Urban Planner, AICP katye.parker@alexandriava.gov

Planning Commission Action:

City Council Action:



ENC #2009-0001

05/07/09



I. REQUEST

Duke Crossing Inc. requests approval of an encroachment into the public right-of-way for a portion of a stone retaining wall along of the Duke Street frontage of the Quaker Ridge development. The wall encroaches approximately 4 inches into public right-of-way for a 65 foot segment of the 190 foot long retaining wall. The total area of encroachment is approximately 24 sf.

II. SITE DESCRIPTION

The subject property is part of the common area for the Quaker Ridge development that was approved by DSUP 2002-0048 in November 2003. This development includes 23 townhouses, all of which have now been constructed. The 190 foot-long stone retaining wall runs along the eastern portion of the front property line of the development and is approximately 5 feet in height. The retaining wall was necessary given the significant changes in grade on this property. A 6-foot-wide sidewalk is adjacent to the wall along most of the front property line except for the easternmost 25 feet where the sidewalk jogs away from the wall to connect with the existing sidewalk. A 10-foot-wide planting strip is located between the sidewalk and the curb of Duke Street.

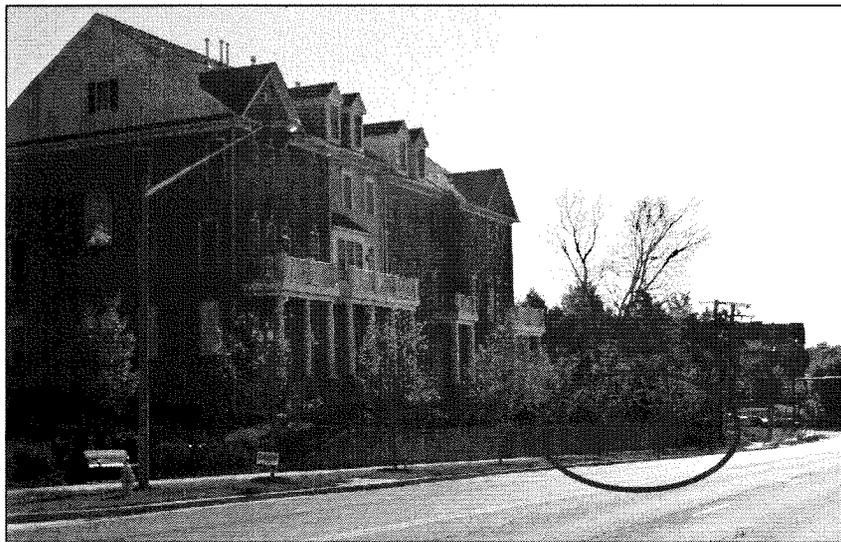


Figure 1: Location of Encroachment

III. STAFF ANALYSIS

Staff supports the proposed encroachment. At approximately 4 inches, the encroachment into the public right-of-way does not create a significant impact and will not be noticeable to pedestrians using the sidewalk. The sidewalk and planting strip between the wall and Duke Street provide an adequate buffer for pedestrians along this portion of Duke Street. Approval of the encroachment would accommodate a small error made during construction and prevents the applicant from

having to remove and replace the wall in this location, which is a considerable expense, given that construction of the units on the site is complete.

IV. STAFF RECOMMENDATION

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

1. 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. (T&ES)
2. 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 or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
3. 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. (T&ES)
4. Add appropriate approval block to the plat. (T&ES)
5. The applicant will provide details for the encroachment area prior to the mylar submission of the plat; the details will show the dimensions of the encroachment as listed below. (T&ES)
 - a. Dimensions should clearly show the length of the encroachment area along the right-of -way and the depth of the encroachment into the right-of-way.
 - b. The detail should include a tie distance from a lot corner to the beginning of the encroachment.

STAFF: Faroll Hamer, Director, Department of Planning and Zoning;
Gwen Wright, Development Division Chief
Katie Parker, Urban Planner.

CITY DEPARTMENT COMMENTS

Code Enforcement:

No comments. There are no obstructions/encroachments regarding code regulations.

Health Department:

No comments.

Police Department:

The Police Department has no objections to the encroachment.



DUKE STREET
STATE ROUTE 236
VARIABLE WIDTH

LOT 521

LOT 520

QUAKER RIDGE

N77°01'56"W - 71.51'

S77°18'09"E - 96.33'

WALL
ENCROACHMENT
AREA
(24 SQ. FT.)

N77°26'44"W
24.18'

N13°16'09"E
6.56'

OUTLOT
"A"

N77°18'14"W
0.71'

S12°41'51"W
6.83'

PARCEL "A"

BEDAR J. SAMEE

PLAT

SHOWING A WALL ENCROACHMENT AREA
INTO THE RIGHT-OF-WAY OF

DUKE STREET

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

DATE: FEBRUARY 12, 2009

DWG: P:\2070 - Duke Street Commons\2070-01-002 (SUR)\Survey\Plats\2070-01-006-EP-ENCR.dwg

Bowman

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