

DOCKET ITEM #6
Development Site Plan #2022-0005
951 N. Fairfax Street (Perfect Pita Addition)

Application	General Data	
Project Name: Perfect Pita Addition	PC Hearing:	June 7, 2022
	If approved, DSP Expiration:	June 7, 2025
	Plan Acreage:	.03 acres (1,319 square feet)
	Zone:	OCM(50)/Office Commercial Medium
Location: 951 N. Fairfax Street	Existing/Proposed Use:	Restaurant
	Dwelling Units:	n/a
	Gross Floor Area:	1,834 square feet (existing and new)
Applicant: Atilla Kan and Carol Kan	Small Area Plan:	Old Town North Small Area Plan
	Historic District:	n/a
	Green Building:	LEED Certified

Purpose of Application:

The applicant requests approval of a Development Site Plan with modification for an addition.

Site Plan and Modifications Requested:

1. Development Site Plan for an addition that exceeds more than one-third of the existing building square footage; and,
2. Modification to the street tree placement requirement.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewers:

Karl Moritz, Director, Planning & Zoning karl.moritz@alexandriava.gov
Robert M. Kerns, AICP, Chief of Development robert.kerns@alexandriava.gov
Catherine Miliaras, AICP, Principal Planner catherine.miliaras@alexandriava.gov
Stephanie Sample, Urban Planner stephanie.sample@alexandriava.gov

DSP#2022-00005
951 N. Fairfax Street
Perfect Pita Addition



I. SUMMARY

A. Recommendation

Staff recommends approval of the Development Site Plan with a modification to construct a rear addition at 951 N. Fairfax Street, adding more than one-third of the existing building's gross square footage. Staff finds the proposal consistent with the City's goals and objectives and will provide the following benefits:

- High-quality, compatible design and architecture;
- A \$5,000 contribution to the Urban Forestry Fund; and,
- Streetscape improvements on the block with the removal of a large concrete pad and the addition of landscaping along Canal Center Plaza.

The following issues were evaluated as part of the staff analysis and are addressed within the report:

- Conformance with the Master Plan and Other City Policies
- Site and Building Design
- Development Site Plan and Modification
- Restaurant and Outdoor Dining
- Open Space and Tree Canopy
- Parking and Loading
- Pedestrian and Streetscape Improvements
- Community Outreach

B. General Project Description

The project consists of a two-story rear addition to the Perfect Pita restaurant at 951 N. Fairfax Street. The existing restaurant operates as a take-out business with no seating for customers. The modest addition will allow for an enlarged kitchen on the first floor and partially covered outdoor seating on the second floor.

II. BACKGROUND

A. Site Context & Building History

The .03-acre project site is located in Old Town North across from Montgomery Park on the corner of N. Fairfax St. and Canal Center Plaza. The existing one-and-a-half-story masonry building was constructed in 1986 as a bank but the applicant converted it to restaurant in 1993. The building sits on the westernmost portion of the triangular site, with the remainder of the site devoted to utilities, a large concrete pad and landscaping. The building is surrounded on the

south and east by a townhouse and condominium project (The Venue), which is currently under construction. Higher density office uses are located to the north and east, as well as low density commercial uses diagonal from the site to the northwest. Montgomery Park is located to the west. Given the proximity of the site to the adjacent redevelopment, the developer of that project was required to make streetscape improvements in and around the Perfect Pita site, such as a new bump out at the corner, wider sidewalks, street trees and a pad for the installation of a Capital Bikeshare station.

B. Project Description

The applicant proposes to construct a two-story addition with 952 GSF at the rear of the existing one-story building. The addition will allow for the expansion of the kitchen and a handicapped accessible restroom, as well as two seats for patrons, on the first floor, and a half-bathroom and outdoor seating for up to 23 patrons on the second floor under fixed and retractable skylights. The applicant intends to use a portion of the right-of-way adjacent to the side of the building for additional outdoor seating.

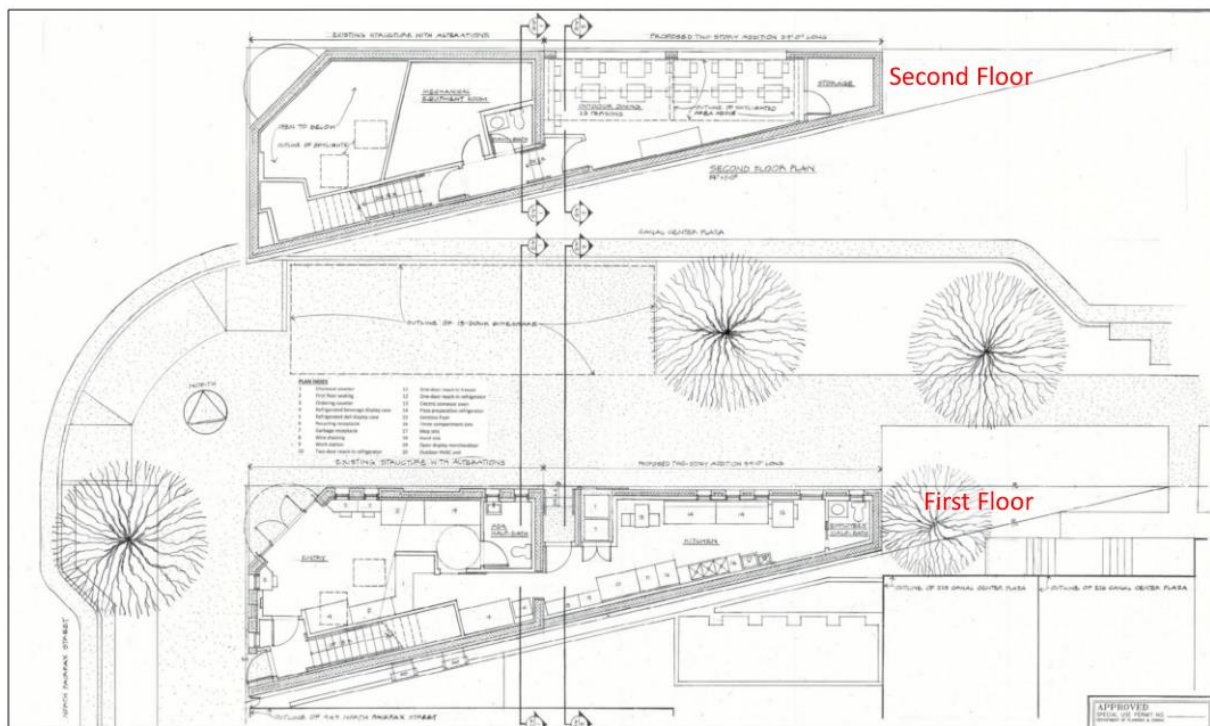


Figure 1: Proposed floor plans

The masonry building, which was designed by the current architect, will utilize the same materials used in the original building: brick, metal clad casement windows and copper for both the gutters and downspouts and the roof. The north elevation of the building (first floor) will have a recessed metal door providing access to the kitchen and a sliding metal barn-like door to screen the trash receptacles. Two large openings on the second floor will open to the outdoor seating area. On the N. Fairfax elevation, one of the four small windows on the first floor will

be infilled with brick while another opening will be enlarged to accommodate a flush metal door. A new seven-foot solid gate will be installed between the restaurant and the adjacent new townhouse.

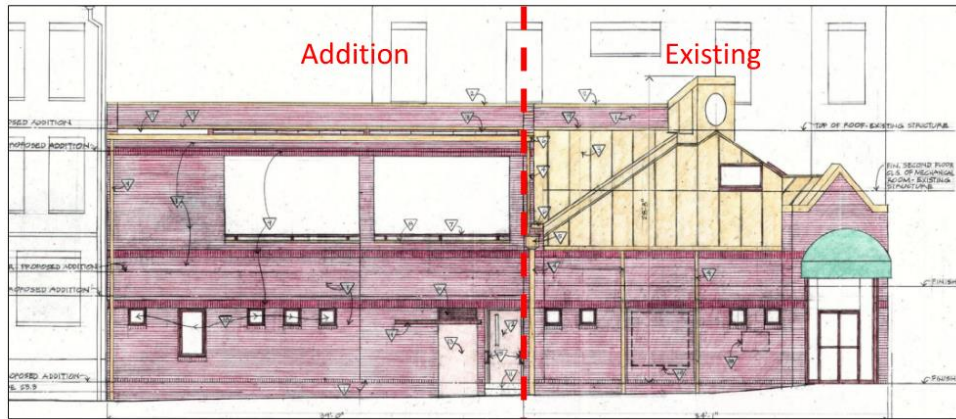


Figure 2: Proposed Canal Center Plaza elevation

The applicant and the adjacent developer have been working closely over the last few years as the surrounding property has been redeveloped and with this project the parties will enter into two separate easement agreements. One will allow for the encroachment of two HVAC condensers hung from the side of the restaurant wall, supported by brackets, over the adjacent property. The units will not be visible from the right-of-way given the height of the proposed gate. The adjacent developer has also proposed a revision to allow for a direct sidewalk access from the two westernmost townhouses facing Canal Center Plaza to the sidewalk, rather than using a more indirect sidewalk connection originally proposed. Staff has no objection to this proposed private sidewalk, which will only impact roughly ten square feet on the applicant's property, as it will allow for a greater pervious area adjacent to the project site. As part of the final site plan review process the landscaping of this area will be finalized. Staff has conditioned the release of the building permit on receipt of both recorded easements.

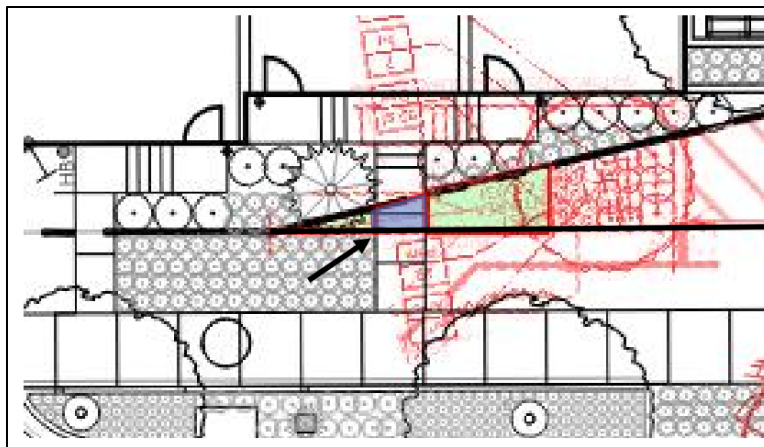


Figure 3: Area of potential townhouse sidewalk shown in blue

III. ZONING

Table 1 – Zoning Tabulations

Property Address:	951 N. Fairfax Street	
Total Site Area:	.03 acres (1,319 square feet)	
Existing Zone:	OCM (50)/Office Commercial Medium	
Current Use:	Restaurant	
Proposed Use:	Restaurant	
	Permitted/Required	Provided
Height	50'	25'
Floor Area Ratio	1.5	1.1 Existing: 881 GSF/634 NSF New: 952 GSF/825 NSF
Yards	Not required	N/A
Open Space	Not required	117 SF (open lawn and landscape area behind building)
Parking/ Loading	Not required	One on-street loading space

IV. STAFF ANALYSIS

Staff supports the DSP request to construct a small rear addition on the existing restaurant which is required due to the addition of more than one-third of the existing building square footage. Had the project come in as entirely new construction it would have required only a building permit and administrative SUP approval for the restaurant and outdoor dining. In the opinion of staff, the project is well designed and compatible with the existing building and the future

restaurant seating will add vitality in the quickly evolving Old Town North neighborhood, which will see a significant increase in residents and visitors over the next decade.

A. Conformance with Master Plan (Old Town North Small Area Plan)

The project is located within the boundaries of the Old Town North Small Area Plan (OTNSAP), which was adopted by City Council in September 2017 and envisions a “pedestrian-focused neighborhood.” The OTNSAP identified the Perfect Pita site as part of the larger Crown Plaza redevelopment block, however the parcel was not integrated into that project. The project will create a more inviting streetscape and contribute to the “diverse public realm network” as recommended by the Plan.

Urban Design Standards and Guidelines (OTNUDSG)

The Urban Design Standards & Guidelines for Old Town North were approved with the OTNSAP. They aim to promote “high-quality architectural and urban design within an established urban context and to encourage a cohesive and attractive environment” but are more closely aligned with significant new development projects rather than small additions. As a result, many of the standards – site design; building design; public realm/streetscape; open space; and sustainability – cannot be applied in this case.

To the best of their ability the applicant has tried to design a project compatible with the intent of the guidelines and standards but is limited due to the small-scale of the building. The applicant is unable to provide the recommended 15’ minimum floor to ceiling height on the first floor due to the existing first floor and the desire for a seamless transition to the new addition on the interior and exterior of the building. The architect has taken steps to integrate the new addition to the existing building, including adding parapet height to the existing roof to create a taller, more consistent street view.

Historical Interpretation

The OTNSAP includes a recommendation that all DSP or DSUP projects “incorporate a historic interpretation component as part of the review and approval process.” After consulting with staff, the applicant has identified two potential locations for a plaque noting that the site was the location of Virginia Knapper’s childhood home. The exact location and plaque details will be reviewed and approved during the Final Site Plan process.

Urban Design Advisory Committee (UDAC)

The applicant presented the proposal to the UDAC on March 9, 2022. UDAC has an advisory role in reviewing development applications per Section 6-505 of the Zoning Ordinance and with the review criteria provided by the OTNUDSG. The committee endorsed the applicant’s proposal by a vote of 5-0 and recognized that the small size of the project means that many of the standards did not apply but commended the applicant for proposing a thoughtful design solution on this unusually shaped parcel.

B. Other City Policies

Green Building Policy

Because of the small project size, the applicant proposes to achieve the equivalent of LEED Certified for New Construction (Retail), although they state that during design and construction they may be able to achieve the equivalent of LEED Silver. The applicant also commits to meeting the Policy's performance points, with flexibility granted in some areas due to the limitations of the site and small square footage.

Landscape Guidelines

The proposed project follows the 2019 Landscape Guidelines, which prioritize the use of native vegetation and plantings and aligns with the City's standards of adopting industry best practices. The area of on-site vegetation is limited to the area behind the building where the greenspace includes a small lawn area as well as a native tree and shrubs.

Affordable Housing and Public Art Policies

As a DSP, the project does not require compliance with the Affordable Housing or Public Art policies.

C. Site and Building Design

The project site is a small, triangular shaped corner lot with limited opportunities for expansion, yet the applicant has designed a compatible addition that maximizes the siting of the building. The materials are of the same high quality as the original building materials and the design of the addition seamlessly blends with the original.

D. Development Site Plan and Modification

The project requires approval of a Development Site Plan under Section 11-403 (B) *Enlargement of building*. Planning Commission must evaluate the following standards for approval:

1. The applicable factors of section 11-410 have been appropriately considered in the site plan;
2. The development will not adversely affect the public health safety and welfare; and,
3. The application complies with all provisions of this ordinance and all applicable laws.

The massing, location and design of the proposed addition are compatible with the existing building and the larger restaurant will enhance the character of the neighborhood. Staff finds that there is no adverse effect on the public health safety and welfare and that this project provides community benefits typically not associated with an addition of comparable size. In the opinion of staff, all three conditions are met.

Modification of the Required Street Tree Placement

The applicant is requesting, pursuant to Section 11-416, a modification to the required street tree placement (Section 11-410(CC)). The Planning Commission may approve modifications if they determine that such modifications:

1. Are necessary or desirable to good site development;
2. That specific and identified features of the site design compensate for the impacts otherwise protected by the regulations for which the modification is sought; and,
3. That such modification will not be detrimental to neighboring property or to the public health, safety and welfare.

Three street trees are required but with the streetscape improvements by the adjacent developer there is space for only one additional street tree. In order to meet their obligation, the applicant will contribute \$5,000 to the Urban Forestry Fund. Staff has no objection to the request for a modification and notes that the funds will be used to plant street trees in the vicinity.

E. Restaurant and Outdoor Dining

Following approval of the DSP, the applicant will apply for administrative approval of a SUP for a restaurant and a separate SUP for outdoor dining.

F. Open Space and Landscaping

There is no requirement for open space in the OCM(50) zone, however the applicant must meet the crown coverage requirement of 25-percent minimum. The space at the rear of the site, while modest, meets this requirement.

G. Parking and Loading

Street parking and loading are not required for this project. On-street metered parking is available around the site and there are also a number of nearby parking garages. Although not required, the applicant is proposing an on-street loading space on Canal Center Plaza.

H. Pedestrian and Streetscape Improvements

Many of the improvements in front of the property are being completed as part of the DSUP approval for the adjacent project, the Venue, including six-foot sidewalks on Canal Center Plaza

and 10-foot sidewalks on N. Fairfax Street, planting strips with street trees and a new location for Capital Bikeshare. A curb cut to access the Perfect Pita property was also removed as part of the streetscape improvements for The Venue. There is room for the applicant to provide one additional tree along Canal Center Plaza to complete the streetscape. In addition, the applicant is considering an area for outdoor dining along the Canal Center Plaza side of the building.

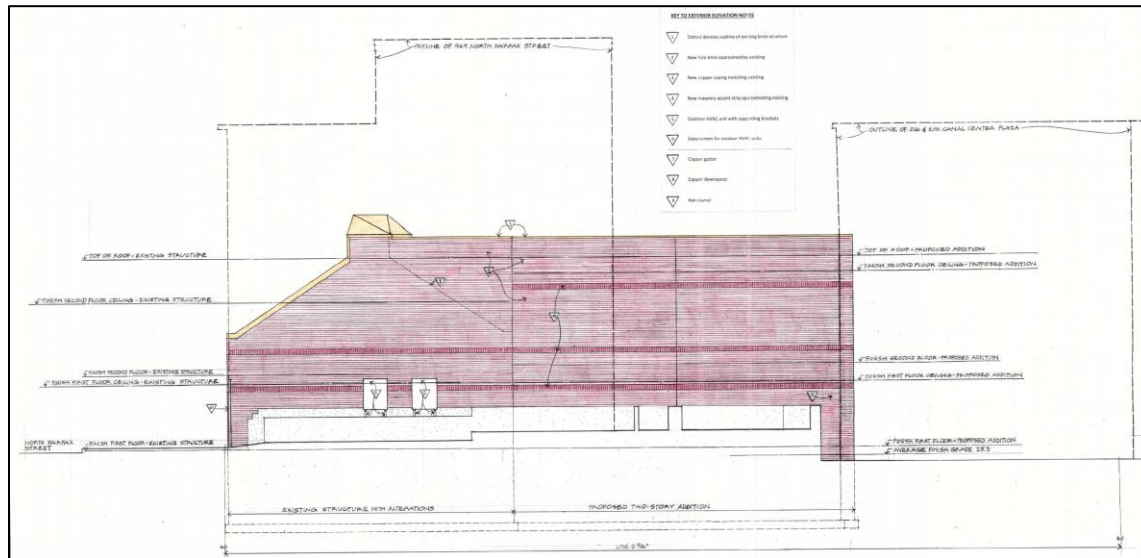
I. Community Outreach

In addition to presenting to UDAC meeting, the applicant also presented the project at the NOTICe (North Old Town Independent Citizens' Association) meeting on December 13, 2021.

V. CONCLUSION

Staff recommends approval of the development site plan subject to compliance with all applicable codes and the following staff recommendations.

Staff: Karl Moritz, Director, Planning and Zoning
Robert M. Kerns, AICP, Chief, Development Division
Catherine Miliaras, AICP, Principal Planner
Stephanie Sample, Urban Planner



South elevation



West elevation and east elevations

VII. STAFF RECOMMENDATIONS:

Asterisks denote the following:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to release of the certificate of occupancy
- **** Condition must be fulfilled prior to release of the bond

STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated April 8, 2022 and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the DSP2022-00005 shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval (plus any extension per § 7 of Ordinance Number 5313 related to the COVID-19 emergency) and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Provide a copy of the recorded easement between the applicant and the adjacent property owner permitting the encroachment of the two outdoor HVAC units shown on Sheet C-005 prior to the release of the Final Site Plan.
4. If constructed, provide a copy of the recorded easement between the applicant and the adjacent property owner allowing for a sidewalk across the easternmost portion of the Perfect Pita property.
5. Show site utilities compatibly with other site conditions on the site plan to the satisfaction of the Directors of P&Z and T&ES prior to Final Site Plan release, specifically: (P&Z) (T&ES) *
 - a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
6. Provide a lighting plan with the Final Site Plan, unless otherwise identified below, to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code) *
 - a. The location of all existing and proposed streetlights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.

- c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
 - g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - h. Basic, approved Dominion LED light fixtures for all proposed light fixtures in the City right-of-way.
 - i. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - j. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - k. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
 - l. Light-colored concrete (painted or dyed) for walls and ceilings in all garages to increase reflectivity and improve night lighting levels. **
 - m. A minimum of 5.0-foot candle-maintained lighting for underground/structured parking garages. When unoccupied the lighting levels may be no less than 1.5-foot candles. **
 - n. Light fixtures for the open canopies and underground/structured parking garages shall be recessed into the ceiling for any areas visible from the public right-of-way. **
7. Provide a georeferenced CAD file in AutoCAD 2018.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *
8. Sheeting and shoring, support of excavation shall not extend beyond the property line, except when the applicant has obtained a written release or encroachment from adjacent property owners which has been reviewed prior to Final Site Plan release and recorded in the Land Records. (P&Z) (Code) *

A. BUILDING

9. Provide a building code analysis with these building code data prior to Final Site Plan release: (1) use group, (2) number of stories, (3) type of construction, (4) total floor area per floor, (5) height of structure, (6) non-separated or separated mixed use, and (7) fire protection system requirements. (P&Z) (Code) *
10. The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated April 8, 2022 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) *
 - a. Window details consisting of sizes and type; window mullion dimensions and projection in front of face of glass; window frame, sash and mullion materials.

B. TREE PROTECTION AND PRESERVATION

11. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. (P&Z) (RP&CA) *

C. ARCHAEOLOGY

12. Call Alexandria Archaeology immediately at (703) 746-4399 if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the discovery area until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *
13. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failing to comply shall result in project delays. The language noted above shall be included on all Final Site Plan sheets involving any ground disturbing activities. (Archaeology) *

D. PEDESTRIAN/STREETSCAPE

14. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Majority of the improvements are underway as part of the adjacent development. Complete all pedestrian improvements prior to the issuance of the final Certificate of Occupancy. (P&Z) (T&ES) ***
 - a. ADA accessible pedestrian improvements serving the site.
 - b. Sidewalks flush across all driveway crossings.

- c. Bikeshare station on Canal Center Plaza.
- d. All below grade utilities placed within a City sidewalk shall be integrated with the adjacent paving materials and to minimize any visible impacts.

E. SUSTAINABILITY

- 15. The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)
- 16. The project shall comply with the equivalent of LEED New Construction (Retail), Certified, and the Green Building Policy performance points for Energy Use Reduction, Water Efficiency, and Indoor Environmental Quality, with flexibility granted for advanced energy metering and indoor water use reduction.

II. TRANSPORTATION

A. STREETS/TRAFFIC

- 17. Repair any of the City's existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) *****
- 18. A pre-construction walk/survey of the site shall occur with Transportation and Environmental Services Construction & Inspection staff and Code Administration staff to document existing conditions prior to any land disturbing activities. (T&ES) (Code)
- 19. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) *****

B. BUS STOPS AND BUS SHELTERS

- 20. Show all existing bus stops, bus shelters, and bus stop benches in the vicinity of the site on the Final Site Plan. (T&ES) *

III. PUBLIC WORKS

A. WASTEWATER/SANITARY SEWERS

- 21. Pay the sewer connection fee prior to Final Site Plan release. (T&ES) *

22. The project lies within the Combined Sewer System (CSS) area district. Therefore, the project shall be in compliance with the CSS Management Policy set forth in the Memo to Industry 07-14, City of Alexandria's Water Quality Volume Default, and state stormwater quality and quantity requirements. The applicant proposes to discharge both the sanitary flow and the stormwater from the project site to fully separated sewer system and hence staff has determined that the CSS requirement is met. (T&ES)

B. UTILITIES

23. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
24. Do not locate transformer and switch gears in the public right-of-way. (T&ES)
25. All new fire hydrants on public streets shall be City owned and maintained. All hydrants on private streets shall be owned, inspected, tested, and maintained by the property owner or their representative. Hydrants must be installed and functional prior to issuance of the Certificate of Occupancy. (T&ES) ***

C. SOLID WASTE

26. Obtain approval from the Director of T&ES to opt-out of the City approved trash and recycling collection to allow for privately contracted collection. The point of collection shall be as agreed upon between the owner and the private collector duly licensed, provided that such point shall not be in a public right-of-way and shall not hinder or interfere with parking, traffic, or pedestrians. All trash collectors for the project site are required to take their collected trash to the Alexandria/Arlington waste-to-energy facility (T&ES)

A. STORMWATER MANAGEMENT

27. If the project exceeds 2500 square feet of disturbance, the City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *

B. WATERSHED, WETLANDS, & RPAs

28. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):

- a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
- b. Highly erodible and highly permeable soils,
- c. Steep slopes greater than 15 percent in grade,
- d. Known areas of contamination; springs, seeps, or related features, and
- e. A listing of all wetlands permits required by law. (T&ES)

C. SOILS

- 29. Provide a geotechnical report, including recommendations from a geotechnical professional for proposed cut slopes and embankments prior to Final Site plan release. (T&ES) *

D. NOISE

- 30. If necessary, to comply with the City noise ordinance, equip all HVAC and other mechanical equipment with noise reducing devices (e.g., silencers, acoustic plenums, louvers, or enclosures). Show the noise reducing specifications and locations prior to Final Site Plan release and install them prior to the issuance of the Certificate of Occupancy. (T&ES) (Code) *, ***
- 31. The restaurant shall comply with the City noise ordinance.
- 32. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 PM and 7 AM. (T&ES)
- 33. No vehicles, including construction vehicles, associated with this project shall be permitted to idle for more than 10 minutes when parked, including vehicles in the loading dock. Post at least two no idling for greater than 10 minutes signs in the loading dock area in plain view prior to the issuance of the Certificate of Occupancy. (T&ES) ***

E. AIR POLLUTION

- 34. Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into any street, alley, or storm sewer. (T&ES)
- 35. Control odors and any other air pollution sources resulting from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of T&ES. (T&ES)

IV. CONSTRUCTION

39. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
- a. No streetlights shall be removed without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights, *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *
 - g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. ***
40. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:
- a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit, *
 - b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be

issued, with construction halted until the violation has been corrected.
(P&Z) (T&ES) *

41. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
42. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)
43. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **
44. Obtain additional City approvals for any structural elements that extend into the public right-of-way, including but not limited to footings, foundations, and tiebacks, from the Director of T&ES as a part of the Sheeting and Shoring permit. (T&ES) **
45. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *
46. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **
47. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)

48. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***
49. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
50. Submit a stamped electronic copy of a wall check survey completed by a licensed, certified public land surveyor or professional engineer when below-grade construction reaches proposed finished grade. Ensure the wall check shows: (P&Z) **
 - a. Key dimensions of the building as shown on the approved Final Site Plan,
 - b. Key dimensions from future face of finished wall above to the property line and any adjacent structures on the property,
 - c. Extent of any below-grade structures,
 - d. Foundation wall in place, and
 - e. Future face of finished wall above.
51. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
52. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) *****

V. CONTRIBUTIONS

53. Contribute \$5,000 towards the Urban Forestry fund prior to the Certificate of Occupancy . Make all checks payable to the City of Alexandria and submit them

to the Department of P&Z with a cover letter citing the project name, contribution amount, and the relevant condition. (P&Z)***

VI. USES AND SIGNS

A. RETAIL/COMMERCIAL

54. Provide these conditions for the retail/commercial areas, to the satisfaction of the Director of P&Z:
 - a. Maintain operable entrances along Fairfax Street. Include this requirement in each tenant's lease.
 - b. All ground floor windows shall remain transparent, except as otherwise allowed by the City of Alexandria Zoning Ordinance. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage.
 - c. Placing or constructing items that block visibility through windows of the interior commercial space from the street and the sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited.
55. The Director of P&Z shall review administrative Special Use Permits after one year of operation, and shall docket the matter for the Planning Commission and City Council if (1) violations of the permit conditions occurred and were not corrected immediately, constitute repeat violations, or create a direct and immediate adverse zoning effect on the surrounding community; (2) the Director has received a request from any person to docket the permit for review due to a complaint that may be a violation of the permit conditions; or (3) the Director has determined that problems with the operation of the use exist and that new or revised conditions are needed. (P&Z)
56. Encourage employees who drive to use off-street parking. (T&ES)
57. Encourage employees to use public transportation. Contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
58. Provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material and posting on the business website. Contact Go Alex at goalex@alexandriava.gov for more information. (T&ES)
59. Provide information about nearby garages on the business's website to encourage patrons to park off-street. (T&ES)

B. SIGNAGE

60. The City will provide language for a small plaque or sign on the building noting that this corner was the actual location of Virginia Knapper's childhood home. Ms. Knapper is featured on a historic sign located to the east at the corner of Canal Center Plaza and Mount Vernon trail. The plaque or sign can be quite simple, just noting that Virginia Knapper's house once stood on this corner. The applicant has offered two possible locations for the plaque. Prior to release of the final site plan, the City shall provide the sign text and the size and location of the sign shall be approved by the Office of Historic Alexandria/Alexandria Archaeology and the Directors of P&Z and/or RP&CA. The applicant shall pay for the cost of the sign and its installation prior to approval of the Certificate of Occupancy. *, ** (Arch)(P&Z)(RP&CA)

CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F - Finding

A. Planning and Zoning (P&Z)

- C - 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) ****
- C - 2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *
- C - 3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) ****

B. Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.
- C - 1 New construction or alterations to existing structures must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).

- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).
- C - 3 Submit a soils report with the building permit application for all new and existing building structures. **
- C - 4 Submit an abatement plan from a licensed Pest Control Company to prevent rodents from spreading from the construction site to the surrounding community and sewers to the Department of Code Administration prior to receiving a demolition or land disturbance permit. Code Administration Staff will conduct a pre-demolition site survey to verify that the abatement plan is consistent with the field installation. **
- C - 5 Submit a wall location plat prepared by a land surveyor to the Department of Code Administration prior to any building framing inspection. **

C. Federal Environmental Reviews:

- F - 1. Any project that is defined as a federal undertaking, in accordance with the National Historic Preservation Act of 1966 requires a § 106 review or other National Environmental Policy Act (NEPA) review. Projects that require federal review, approval or permitting, or projects that include federal funding are generally considered a federal undertaking. Coordinate with the Virginia Department of Historic Resources or the appropriate federal or state agency to determine the requirements and process and consult with City Staff.
 - a. Information on the § 106 process is at www.achp.gov or www.dhr.virginia.gov/environmental-review/
 - b. Information on the NEPA process is at www.epa.gov

D. Archaeology

- C - 1 All archaeological preservation measures shall comply with § 11-411 of the Zoning Ordinance.

E. Transportation & Environmental Services (T&ES)

- F - 1. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES) *
- F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) *

- F - 3. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) *
- F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches. Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) *, ****
- F - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) *, ****
- F - 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) *, ****
- F - 7. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete

encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) *, *****

- F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, *****
- F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) *, *****
- F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, *****
- F - 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) *, *****
- F - 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *
- F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *
- F - 14. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *
- F - 15. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *
- F - 16. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
 - a. Include the statement: "FOR INFORMATION ONLY" on all MOT Sheets. *
 - b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 17. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *

- F - 18. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. (P&Z) (T&ES) *
- F - 19. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *
- F - 20. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *
- C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *
- C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *
- C - 4 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *
- C - 5 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)
 - a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****

- b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****
- C - 6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, ****
- C - 7 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *
- C - 8 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *
- C - 9 Include a note on the Final Site Plan that mandates delivering all solid waste, as defined by the City Charter and Code of the City of Alexandria, to the Covanta Energy Waste Facility located at 5301 Eisenhower Avenue. Stipulate in any future lease or property sales agreement that all tenants and/or property owners shall also comply with this requirement. (T&ES) *
- C - 10 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/ResourceRecovery> or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *
- C - 11 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *
- C - 12 Post the bond for the public improvements before Final Site Plan release. (T&ES) *
- C - 13 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *

- C - 14 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- C - 15 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) *****
- C - 16 Design the thickness of sub-base, base, and wearing course using “California Method” as set forth on page 3-76 of the second edition of a book entitled, “Data Book for Civil Engineers, Volume One, Design” written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, *****
- C - 17 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *
- C - 18 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *
- C - 19 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
- C - 20 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 21 Comply with the City of Alexandria’s Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 22 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)
- i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
- a. § 11-5-4(b)(19) further restricts pile driving to these hours:
- i. Monday through Friday from 9 AM to 6 PM
 - ii. Saturdays from 10 AM to 4 PM
 - iii. No pile driving is allowed Sundays and holidays

b. § 11-5-109 restricts excavating work in the right-of-way to:

- i. Monday through Saturday 7 AM to 5 PM
- ii. No excavation in the right-of-way allowed on Sundays, New Year's Day, Independence Day, Thanksgiving, and Christmas.

C - 23 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *

C - 24 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *

C - 25 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *

C - 26 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *

F. Fire Department

C - 27 Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *

R - 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

Asterisks denote:

* Condition must be fulfilled prior to release of the Final Site Plan

DSP#2022-00005
Perfect Pita Addition
951 N. Fairfax Street

- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to issuance of the Certificate of Occupancy
- **** Condition must be fulfilled prior to release of the bond

**APPLICATION****DEVELOPMENT SITE PLAN**

DSP # _____

Project Name: ADDITION & ALTERATIONS TO THE PERFECT PITAPROPERTY LOCATION: 951 NORTH FAIRFAX STREET ALEXANDRIA, VA. 22314TAX MAP REFERENCE: 055.01-04-04 ZONE: OCM(50)**APPLICANT**Name: ATILLA KAN AND CAROL KANAddress: 6483 OVERLOOK DRIVE, ALEXANDRIA, VA. 22312**PROPERTY OWNER**Name: ATILLA KAN AND CAROL KANAddress: 6483 OVERLOOK DRIVE, ALEXANDRIA, VA. 22312PROPOSED USE: RESTAURANT

☒ **THE UNDERSIGNED** hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

JOHN B. SAVAGE
Print Name of Applicant or Agent218 N. LEE STREET SUITE 204-A
Mailing/Street AddressALEXANDRIA, VA. 22314-2665
City and State Zip CodeJohn B. Savage
Signature(703) 462-3994 N.A.
Telephone # Fax #SAVAGE.ARCH2@NETZERO.NET
Email address3/16/2022
Date**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**Application Received: _____
Fee Paid and Date: _____Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ATILLA KAN	6483 OVERLOOK DR. ALEXANDRIA, VA. 22312	50%
2. CAROL KAN	6483 OVERLOOK DR. ALEXANDRIA, VA. 22312	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 951 NORTH FAIRFAX ST. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. ATILLA KAN	6483 OVERLOOK DR. ALEXANDRIA, VA. 22312	50%
2. CAROL KAN	6483 OVERLOOK DR. ALEXANDRIA, VA. 22312	50%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. ATILLA KAN	NONE	NOT APPLICABLE
2. CAROL KAN	NONE	NOT APPLICABLE
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/16/2022 JOHN B. SAVAGE John B. Savage
 Date Printed Name Signature

Development Site Plan (DSP) # _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

The applicant is: (check one)

☒ The Owner ☐ Contract Purchaser ☐ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

ATILLA KAN 6483 OVERLOOK DRIVE, ALEXANDRIA, VA. 22312 50% OWNERSHIP
CAROL KAN 6483 OVERLOOK DRIVE, ALEXANDRIA, VA. 22312 50% OWNERSHIP

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license.

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

John B. Savage & Associates, Architects, P.C.
218 N LEE ST UNIT:204-A
Alexandria, VA 22314

License Number: 109446-2022
Account Number: 109446
Tax Period: 2022
Business Name: John B. Savage & Associates, Architects, P.C.
Trade Name: JOHN B SAVAGE & ASSOCS ARCHITECTS
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