

EXHIBIT NO. 1

8
6-17-06

Docket Item #10
SPECIAL USE PERMIT #2006-0035

Planning Commission Meeting
June 6, 2006

ISSUE: Consideration of a request for a special use permit to allow lifestyle and wellness classes at an existing wellness facility and for a parking reduction.

APPLICANT: TechnoloChi, LLC d/b/a Back to Chi
by Daisy Birch

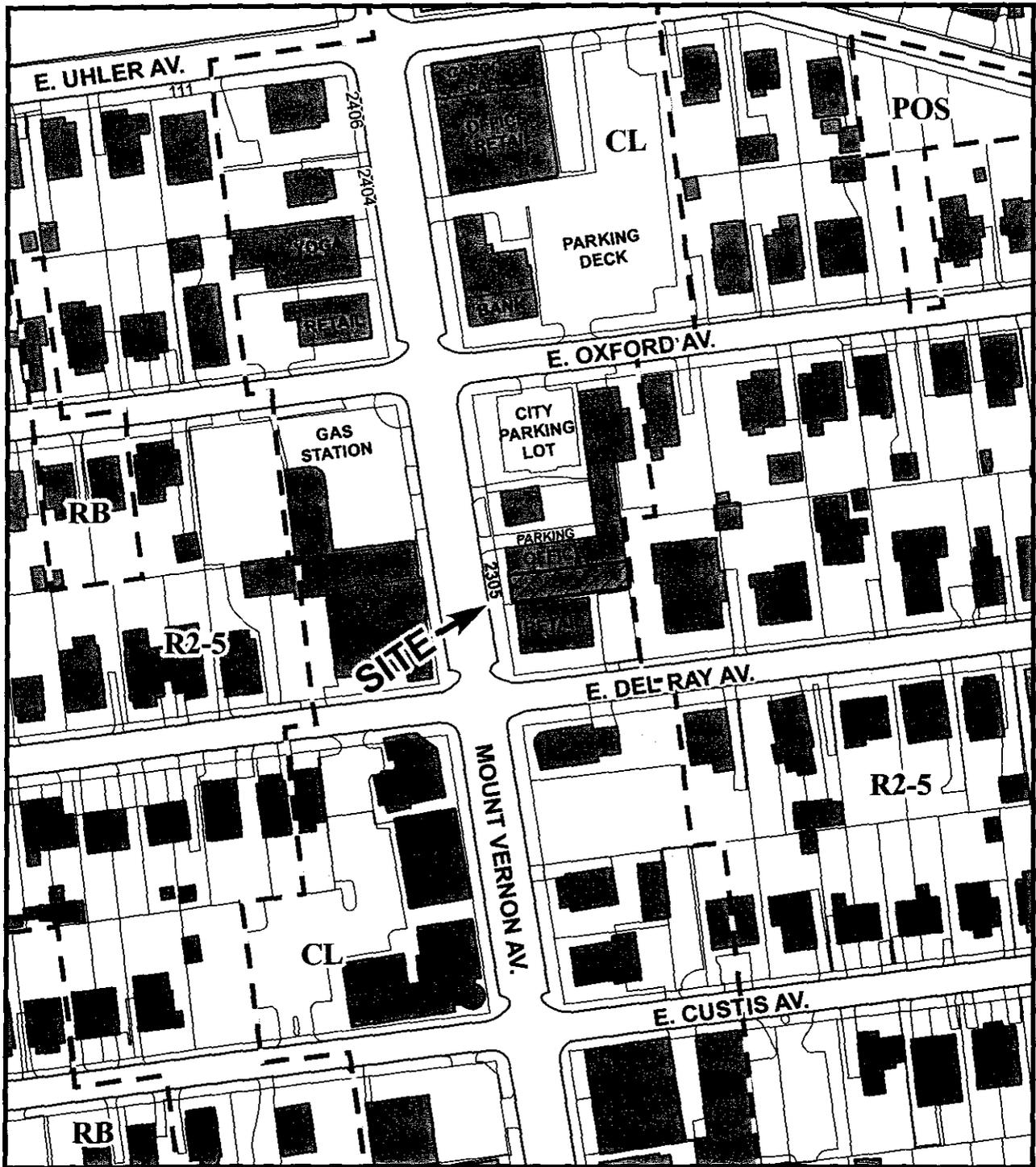
LOCATION: 2305 Mt. Vernon Avenue

ZONE: Mount Vernon Urban Overlay

PLANNING COMMISSION ACTION, JUNE 6, 2006: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



SUP #2006-0035

06/06/06



I. DISCUSSION

REQUEST

The applicant, TechnoloChi, LLC, by Daisy Birch, requests special use permit approval to conduct wellness classes (commercial school) located at 2305 Mt. Vernon Avenue and a parking reduction.

SITE DESCRIPTION

The subject property is one lot of record with 57.5 feet of frontage on Mount Vernon Avenue, approximately 107 feet of depth and a total lot area of approximately 3,937 square feet. The site is developed with a one story 4,172 square foot building, currently occupied by Back to Chi and a business and professional office use.



The surrounding area is occupied by a mix of retail, service station, medical office, and business and professional office uses.

PROPOSAL

The applicant requests special use permit approval to operate a commercial school for teaching Yoga, Chi-Kung, breathing, stretching, slow and gentle movement, and personal wellness related services including lifestyle and wellness related topics in conjunction with the existing services available at the facility. The applicant is currently doing business as Back To Chi, Inc. Back to Chi currently occupies approximately 1,400 square feet of space which is used as offices and personal service uses during regular business hours. During off peak hours, the applicant proposes to teach Yoga and Chi-Kung classes. The applicant also requests approval for a full parking reduction of six parking spaces. According to application materials submitted by the applicant, the commercial school will offer the following:

Class Hours:	Mon, Tues, Thurs, & Fri 6:30am-8:30am; 6pm-9pm Sat 7:30am-8:45am & 2:30am- 3:45pm
Maximum students:	One class at any given time containing no more than 12 students.
Trash/Litter:	Low amount of trash generated and collected weekly.

PARKING

Pursuant to Section 8-200(A)(11), the Zoning Ordinance requires a minimum of one space for each two seats for a commercial school. A commercial school with 12 students will be required to provide a minimum of six off-street parking spaces. The applicant has requested a full parking reduction of six spaces. In support of the parking reduction, the applicant has secured a parking arrangement with the property owner, granting Back to Chi four parking spaces at specific times (see attached letter). In addition, the applicant indicates that many of their customers come from the adjacent Del Ray neighborhoods as well as the classes being offered only during off-peak times. On-street parking is also available in front of the business. Since the existing operation is a personal service use, there currently is no parking requirement.

PARKING SURVEY

To assess the existing parking impacts, the applicant conducted a survey of available on-street parking along Mt. Vernon Avenue, between Custis Street and Uhler Street. Within the survey, the applicant indicated that the peak hours of operation for the commercial school will be between 7:30pm and 8:45pm Monday- Friday. The survey included available on-street parking spaces from May 15-17 at 7:30pm and determined that on average, there were a total of 21 on-street parking spaces available along Mt. Vernon Avenue, between Custis and Uhler Streets.

MT. VERNON AVENUE BUSINESS AREA PLAN-PARKING STRATEGY

During the Mt. Vernon Avenue Business Area planning process, a parking utilization study was conducted to understand the current and potential future parking conditions along the Avenue and to assist in formulating the appropriate parking strategies. Generally speaking, the parking study indicated that the existing parking supply along Mount Vernon Avenue is sufficient for the existing demand for parking spaces. The Plan encourages more efficient use of several underutilized off-street parking lots on the Avenue.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the Mount Vernon Urban Overlay zone. Section 4-103(K) of the Zoning Ordinance allows a commercial school in the Mount Vernon Urban Overlay zone only with a special use permit.

The proposed use is also consistent with the Potomac West Small Area Plan chapter of the Master Plan which designates the property for commercial low use.

II. STAFF ANALYSIS

Staff does not object to the proposed commercial school located at 2305 Mount Vernon Avenue. Staff believes that the small commercial school will be a benefit to residents in the surrounding community, and that it is compatible with other personal service uses in this block of Mount Vernon Avenue.

The applicant has made arrangements to have four off-street parking spaces immediately adjacent to the site. While staff does have some concern about the applicant's parking arrangement, staff notes that the proposed commercial school is small, only twelve students at any given time, and will hold classes during off-peak hours. In addition staff recommends a few conditions to reduce the potential for impacts on the surrounding area, including that employees be encouraged to use public transit, that the location of the parking lot be posted in the front window of the business, that promotional materials include information about parking and transit options, and that the applicant maintain an off-street parking arrangement of at least four parking spaces as it relates to the commercial school use.

In addition, the applicant expects that the majority of its students will be within walking distance of the proposed commercial school. Staff does not believe the use will create parking problems on Mount Vernon Avenue and has included conditions to restrict the number of students on-site to twelve and the class hours to off peak hours only. Staff has also included a condition requiring a review of the school after it has been operational for one year so that if there are problems with its operation, additional conditions may be imposed. With these conditions, staff recommends approval of the special use permit and the parking reduction of six spaces.

III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the commercial school shall be limited to between Monday- Friday 6:00am- 9:00am and 6:00pm-9:00pm; Saturday 6:00am- 9:00am and 2:00pm- 9:00pm; Sunday 7:00am- 7:00pm. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
5. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and on how to prevent underage sales of alcohol. (P&Z)

6. The maximum number of students on site at any time may not exceed 12. (P&Z)
7. The applicant shall erect signs on the wall of the building prohibiting parking in the designated fire lane to the approval of the Director of Planning and Zoning. (P&Z)
8. At such time that a shared parking program has been adopted by the City Council, the applicant shall participate in the program. In addition, the applicant shall require its employees who drive to work to use off-street parking. (P&Z)
9. The applicant shall post signs at the front of the building directing patrons to the location of off-street parking to the satisfaction of the Director of Planning and Zoning. (P&Z)
10. The parking reduction of six spaces shall be granted and the applicant shall provide at least 4 off-street parking spaces through an agreement with the property owner located at 2307 Mt. Vernon Avenue. If this agreement changes in any manner, the applicant will provide the City with evidence that he has secured at least four off-street parking spaces at another location to the approval of the Director of Planning and Zoning. (P&Z)
11. Advertising and promotional material for the restaurant shall include information about parking and public transit options. (P&Z)
12. The applicant is contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business and robbery awareness program for all employees. (Police)
13. The applicant shall install a bike rack to the satisfaction of the Director of Planning and Zoning. (P&Z)

14. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Richard Josephson, Deputy Director;
James Hunt, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

F-1 No comment

Code Enforcement:

- C-1 The current use is classified as M, Mercantile; the proposed use is B, Business. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-2 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.
- C-3 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are non-transferable.
- C-2 This facility must meet current Alexandria City Code requirements for massage establishments.
- C-3 Permits must be obtained prior to operation.
- C-4 Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 4.2, Massage Regulations.
- C-5 All massage therapists must possess a current massage therapist certification issued by the Commonwealth of Virginia in accordance with the Code of Virginia Chapter 599, § 54.1-3029 and must possess a current massage therapist permit issued in accordance with Alexandria City Code Title 11, Chapter 4.2 prior to engaging in any massage activity.

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.
- R-2 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery readiness program for all employee.

APPLICATION for SPECIAL USE PERMIT # 2006-0035

[must use black ink or type]

PROPERTY LOCATION: 2305 Mount Vernon Avenue, Alexandria, Virginia 22301

TAX MAP REFERENCE: 034. 02-07-22 ZONE: LC-CL

APPLICANT Name: Daisy Birch, representing TechnoloChi LLC

Address: 5305 Richardson Dr. Fairfax, Virginia 22032

PROPERTY OWNER Name: NAGTEX Enterprises

Address: 2307 Mount Vernon Ave. Alexandria, VA 22301

PROPOSED USE: Adding an additional service for offering wellness classes as addition to our services currently at the above location.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 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 hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Daisy Birch

Print Name of Applicant or Agent

[Signature]
Signature

2305 Mount Vernon Ave.

Mailing/Street Address

(703) 684-6884

Telephone #

(703)684-6883

Fax #

Alexandria, VA

City and State

22301

Zip Code

April 11, 2006

Date

=====**DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY**=====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

USE CHARACTERISTICS

4. The proposed special use permit request is for: (*check one*)

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

Class size averages about 7 people, ranging from 5 to 12 people.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

We expect only 1 staff member during the proposed hours

6. Please describe the proposed hours and days of operation of the proposed use:

Day: Hours:

<u>Mondays - Fridays</u>	<u>6:30 – 8:30 am; 6 – 9 pm</u>
<u>Wednesdays</u>	<u>12 – 1:15 pm</u>
<u>Saturdays</u>	<u>8 – 10 am</u>

See letter revising language

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Very little sound will be generated *inside* the building, therefore, no noise will be heard outside the building. The only noise is generated by use of quiet, gentle music for calming and meditative effects during class.

B. How will the noise from patrons be controlled?

Since this a very quiet and small group of people doing relaxing movements, there is no need for noise control.

8. Describe any potential odors emanating from the proposed use and plans to control them:

No odor is anticipated since the slow-movement classes are not strenuous. Nevertheless, an air - freshener is sprayed periodically in the space.

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

We do not expect any extra trash to be generated

B. How much trash and garbage will be generated by the use?

None.

C. How often will trash be collected?

We clear the general trash from our center regularly. Collected trash is picked up from the trash bin on the weekly basis by outside contractor.

D. How will you prevent littering on the property, streets and nearby properties?

Our clients are conscientious, health-conscious and environmentally sensitive, therefore, we're confident that no littering will occur. The classes will focus on creating healthy environments inside and outside. There are two street trash bins right outside the shop. In the 3 years we have been in operation, we have never had any littering or trash problems.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

Our part of Mt. Vernon Ave is well lit and safe, with constant family and neighborhood pedestrian traffic. The main public parking lot is only 20 yards away which is also well-lit. Our facility is equipped with an alarm system with panic and emergency buttons. The entrance can also be locked to only allow exit (and prevent entrance when the class is in process).

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

1 (for 400 square feet of floor space used for class)

B. How many parking spaces of each type are provided for the proposed use:

4 Standard spaces

 Compact spaces

 Handicapped accessible spaces. *All spaces are handicap accessible.*

10 Other. *Approximate estimate for Public Parking available 100 feet from building*

C. Where is required parking located? on-site off-site (*check one*)

If the required parking will be located off-site, where will it be located:

Public Parking is located approximately 100 feet at the corner of Mt. Vernon & Oxford Ave. There are three (3) off-street parking right in front of the building and on all side-streets.

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? None

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

D. During what hours of the day do you expect loading/unloading operations to occur?

N/A

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Yes

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be?

400 sq. ft. (existing) + 0 sq. ft. (addition if any) = 400 sq. ft. (total)

19. The proposed use is located in: (*check one*)

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: _____

----- Forwarded by Valerie Peterson/Alex on 05/10/2006 01:36 PM -----



<backtochi@gmail.com>
05/04/2006 01:41 PM

To "Valerie.Peterson@alexandriava.gov"
<Valerie.Peterson@alexandriava.gov>
cc

Subject Re: Amy Slack's Phone #

Hello Valerie,

Thank you for your thoughtful clarification about the need for Parking Reduction application

I faxed you the "parking reduction permit" application and the letter from the neighbour for parking space availability. Please let me know if you have not got them

I wanted to amend the Special Use permit application we submitted to you to fit the parking situation better.

Initially we requested Wednesday noon sessions which we'd like to eliminate

We also wanted to have Saturday morning sessions from 8 a.m. to 10 a.m. Given the parking availability, the classes will run from 7:30 a.m. to 8:45 a.m. and then 2:30 p.m. to 3:45 p.m.

I also spoke to Amy Slack and clarified our current use situation I am awaiting the response from the owners of 2309 Mt. Vernon Ave. regarding additional shared parking spaces they might let us use it.

Thank you,
Arash Sadati
Back to Chi
(703)684-6884

NAGTEX ENTERPRISE
2307 Mount Vernon Ave.
Alexandria, VA 22301

May 3, 2006

Back to Chi
2305 Mount Vernon Ave.
Alexandria, VA 22301

Dear Arash:

This is in response to your request for using the additional four (4) parking spaces at our location at 2307 Mount Vernon Ave. *We understand that you need these spaces for the purpose of Yoga classes during off-business hours.*

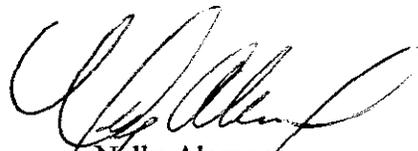
We like to inform you that ~~you will be able to use these parking spaces~~ for the above mentioned specific purpose, and during the following hours:

Mondays – Fridays: before 9:00am and after 6:00pm
Saturdays: before 9:00am and after 2:00pm
Sundays: All Day

Hoping this will help you on your plans for Yoga classes.

Regards,


Luz M. Texidor
Owner


Nelly Aleman
Owner

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

We would like to offer small-size classes during off-business hours (before 9 a.m. and after 6:30 p.m.) at our location at 2305 Mount Vernon Ave. in Del Ray neighborhood of Alexandria City. Currently, we have 4 parking spots available to us during those hours which is acceptable for our average class size of 8. However, because we might go to a maximum of 12 students, we are requesting reduction for the 2 parking spaces.

2. Provide a statement of justification for the proposed parking reduction

As stated, we currently have the required 4 parking spaces for our average class size of 8. For the additional 2 parking spaces, in case we have more than 8 students in a class, we will take the following initiatives to prevent any hardship to the neighborhood:

- Classes will be held off business hours, when there is very little demand for parking space in the area. Majority of customers to St. Elmo's café and Dairy Godmother (the key drivers of customers in our area of Del Ray in the evening) are locals who walk to the shop. Morning sessions are at times that majority of commuters have left, but the business traffic has not picked up (by which time the classes will finish).
- We are strongly promoting our classes to the Del Ray neighborhood. Majority of people who have expressed interest in our classes are from Del Ray area. The instructor is also a long-time resident of Del Ray.
- We have always and continue to encourage the use of alternative transportation besides cars. We have encouraged our clients to use public transportations by giving detailed information on Metro and Bus routes with detailed maps on our promotional materials. We continue to encourage the use of "healthier" transportations such as biking or walking (which is easily do-able since many live in the neighborhood). Currently, we have a good number of our client who take a bus or walk from Braddock metro. With the addition of Dash bus line to King Street metro, we have even more alternatives to offer our clients.

3. Why is it not feasible to provide the required parking? Due to urban nature of Del Ray, there is limited private parking available in this section of town. Additionally, the buildings have been built with little space to add any additional private parking.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

Many people from the neighborhood have commented that our business has added to the character and uniqueness of Del Ray. As more and more from Del Ray and surrounding areas become familiar with our wellness services, there will be more positive impact on the surrounding neighborhood. We can submit many testimonials from Del Ray citizens to that effect.

Furthermore, given the class times (early morning or late evening), when the demand for parking is the lowest, as well as the low-probability of needing the additional parking spaces (since we already have 4 spaces available during the class times), and general availability of public parking spaces during the class times, there is no negative impact on the neighborhood.

Supplemental Application 1 Parking Reduction

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Proposed Services: This is a request to hold primarily early-morning and late-evening small classes (5-12; averaging about 7 people) at 2305 Mount Vernon Ave. in Del Ray area of Alexandria. We also plan to add massage therapy by a licensed massage therapist (one session at a given time) as an accessory to our existing personal service license.

Nature of Service: The 60 to 70-minute classes will be focused on teaching Yoga, Breathing, stretching, slow, gentle movement, and occasionally discussions about nutrition, lifestyle and wellness-related topics. Class size will range from 5 to 12 people, averaging about 7 people per class

Staff: The class will require only 1 staff, who will act as facilitator. (This facilitator has been teaching small-size classes for the last 10 years in the Alexandria area.)

Type of patrons: mostly existing clients and primarily from the Del Ray neighborhood (walking distance)

Hours: most classes will be held off business hours, (early morning and late evening). There will also be early Saturday morning and a small Wednesday noon class.

Parking: parking needs will be minimal for the following reasons:

1. Most classes are primarily held off business hours (when most other business are closed) plenty of street parking and public parking is available.
2. Most patrons come from the Del Ray neighborhood, and, given our emphasis on fitness and the safety of the area, most patrons will be encouraged to walk to class as their warm-up.
3. Almost all classes (except Wednesday noon) are being held when we will not be offering any other services, therefore the number of parking slots will not be much more than what's currently needed (which averages less than 30 patrons per day)
4. In addition to free street and public parking spaces, the building has 4 exclusive parking slots, which will be available for staff and patrons.
5. During Saturday classes (when one of the public parking lot will be unavailable) the Commercial Public lot across the street will be available for free parking on weekends. (see attached Plot Plan)

Noise: All classes are quiet and calming. We don't expect any noise to be heard outside the building.

All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. 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 ten percent.

Daisy Birch and Arash Sadati

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.

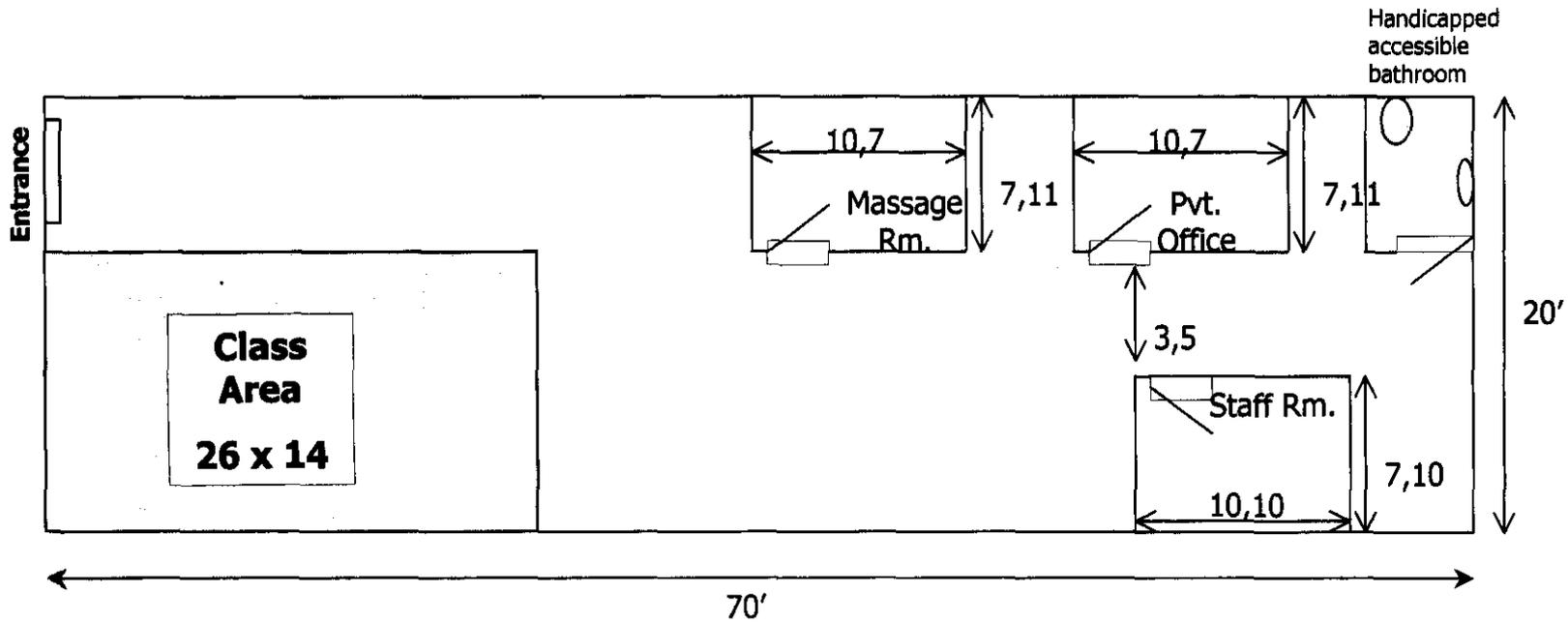
2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

SUP 2006-0035

2305 Mount Vernon Ave.

FLOOR PLAN

Mount Vernon Avenue



12

SUP 2006-0035

2305 Mt. Vernon Ave PLOT PLAN

Government Parking
available for free on Saturdays
more than 20 spaces

Oxford Ave.

Public
Parking
12 2-hour parking
spots available

2309

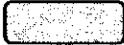
2307 (landlord)

2305

E. Del Ray Ave.

 Off-street parking
immediately in front
of the building

 2-hour Street Parking
available throughout
the day

 Parking slots
available at class
times at 2305

 Bus Stop
(from Braddock St. Metro)

 Parking slots
neighboring
businesses

22

Del Ray Citizens Association

8
6-17-06

PO Box 2233

Alexandria VA 22301

Established 1954

To: Honorable Members of City Council
Eileen Fogarty, Director, Office of Planning and Zoning

From: Larry Altenburg, President
Amy Slack, Land Use committee Co-chair
Sarah Haut, Land Use committee Co-chair

Date: June 16, 2006

Subject: SUP#2006-0035, docket item #8
TechnoloChi, LLC d/b/a Back to Chi at 2305 Mt. Vernon Avenue.
Consideration of a request to allow lifestyle and wellness classes at an existing wellness facility and for a parking reduction.
Zoned: CL/Commercial Low Applicant: Daisy Birch

At our regular meeting of June 12, 2006, the membership voted to support the application with the following conditions:

- The applicant shall contribute the cost of installation of a bicycle rack, in consultation and coordination with the City of Alexandria Pedestrian and Bicycle Coordinator.
- The applicant shall keep the rear door of the building closed at all times and use only as an emergency exit.

Membership discussion on the issue to require the applicant to install a bicycle rack, possibly on-site, took much the same track as that of the Land Use committee and Executive Board. Which is to say, that it is reasonable to link a parking reduction with amenities that encourage pedestrian and non-motorized modes of travel. But placement should be considered in context of an overall objective or plan since existing racks are underutilized, not being ideally located or readily identifiable for their intended use.

Agreement on where the amenity should be located was problematic. Members were shown three photos each of a bike rack at the Oxford Avenue parking lot, the Dairy Godmother, or St. Elmo's Coffee Pub. Two of the racks encroach into the public right-of-way and their location pose problems for cyclists, obstruct the pedestrian right-of-way, and/or interfere with parked vehicles.

Identifying the intended use of the Oxford Avenue parking lot rack produced an amusing response; members identified the rack as a "dog tie-up spot for the Farmer's Market".

A final photo was shown of a bike locked to the parking regulation sign in front of the subject site. Ultimately it was agreed to require the applicant pay for a rack and to defer the placement to the judgment of the designated coordinator.

We request your support for this position and welcome your questions and comments. Please feel free to contact President Larry Altenburg at 703-548-3534 and Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060.

Del Ray Citizens Association

8
6-17-06

PO Box 2233

Alexandria VA 22301

Established 1954

To: Mayor Euille and Honorable Members of City Council
cc Yon Lambert, Pedestrian and Bicycle Coordinator
From: Amy Slack, Land Use committee Co-chair
Date: June 16, 2006
Subject: SUP#2006-0035, docket item 8
TechnoloChi, LLC d/b/a Back to Chi at 2305 Mt. Vernon Avenue.
Consideration of a request to allow lifestyle and wellness classes at an existing
wellness facility and for a parking reduction.
Zoned: CL/Commercial Low Applicant: Daisy Birch

In the matter of requiring the subject applicant to install a bicycle rack, I visited Mr. Lambert in his office on June 9, 2006. I requested he visit the subject site and assess the 2300 block of Mt. Vernon Avenue, review the suitability and placement relative to the right-of-way of the existing racks, and determine whether additional bike racks would be in order. Before leaving Mr. Lambert provided me with a document citing thresholds of use or development and criteria for bicycle racks set by the City. This has helped broaden my understanding tremendously.

On June 15, I again spoke with Mr. Lambert. He reported he had examined the racks in front of the Dairy Godmother and in the Oxford Avenue parking lot and found the design within recommended dimensions. He affixed 'Bike Rack' labels to aid in identifying their intended use. Mr. Lambert relayed that the block face would benefit from installation of additional racks and that the private property immediately in front of the subject site was sufficient in size to accommodate a rack providing parking for two bicycles.

Mr. Lambert said he had conveyed this information in an email to Mr. James Hunt, urban planner for the case.

Sincerely,
Amy Slack

APPLICATION for SPECIAL USE PERMIT # 2006-0035

[must use black ink or type]

PROPERTY LOCATION: 2305 Mount Vernon Avenue, Alexandria, Virginia 22301

TAX MAP REFERENCE: 034.02-07-22 ZONE: LC-CL

APPLICANT Name: Daisy Birch, representing TechnoloChi LLC

Address: 5305 Richardson Dr. Fairfax, Virginia 22032

PROPERTY OWNER Name: NAGTEX Enterprises

Address: 2307 Mount Vernon Ave. Alexandria, VA 22301

PROPOSED USE: Adding an additional service for offering wellness classes as addition to our services currently at the above location.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 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 hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Daisy Birch

Print Name of Applicant or Agent

[Signature]

Signature

2305 Mount Vernon Ave.

Mailing/Street Address

(703) 684-6884

Telephone #

(703)684-6883

Fax #

Alexandria, VA

City and State

22301

Zip Code

April 11, 2006

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: By unanimous consent, recommended approval 6/6/06

ACTION - CITY COUNCIL: 6/17/06 - CC approved the PC recommendation 6-0