



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 24, 2009**

DATE: January 14, 2009

SUBJECT: SP #140 SITE PLAN REVIEW: Child care center at 601 S. Carlin Springs Road.
(Virginia Hospital Center) (RPC # 21-028-097)

Applicant:

Virginia Hospital Center
Arlington Health System
601 S. Carlin Springs Rd.
Arlington, Virginia 22204

C. M. RECOMMENDATION:

Renew, subject to all previously approved conditions, and with a County Board review in three (3) years (January 2012).

ISSUES: This is a site plan amendment review of a child care center at Virginia Hospital Center and no issues have been identified.

SUMMARY: This is a scheduled review of a site plan amendment for a child care center on the first floor of the Virginia Hospital Center. The child care center was approved on January 26, 2008. The center has operated in compliance with site plan amendment conditions, local child care ordinances, and without complaints since opening in August 2008. Therefore, staff recommends the site plan amendment be renewed, subject to all previously approved conditions, and with a County Board review in three (3) years (January 2012).

BACKGROUND: In March 1979, the County Board approved use permit U-2191-79-3, site plan SP # 140, and rezoned the site from "R-6" and "S-3A" to "S-D" to operate a hospital and physician's offices. Since the original approval, there have been a number of amendments to construct additions to the building. The Virginia Hospital Center, formerly known as Northern Virginia Doctor's Hospital and Northern Virginia Community Hospital, is located on a 3.17 acre site, and is currently comprised of approximately 503,990 square feet. The child care center is approximately 14,500 square feet.

DISCUSSION: The child care center at Virginia Hospital is open to both hospital employees and community families. The space for the center was configured into twelve (12) classrooms for children ranging in age from five (5) weeks to five (5) years. The center was approved for 123 children, but at this time there are currently 58 children enrolled with 20 staff. Parking

County Manager: _____

Staff: Melanie L. Wellman, DCPHD, Planning

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spaces are designated for the child care center's exclusive use. Hours of operation are Monday through Friday 6:30 a.m. – 8 p.m. (for hospital employees) and 7 a.m. – 6 p.m. (for community families).

Since Use Permit Approval (January 26, 2008):

Site Plan Amendment Conditions: The child care center operates in compliance with all site plan amendment conditions.

County Child Care Office: The County Child Care Office has been monitoring the child care center, and reports that the center is in compliance with County child care codes.

Community Code Enforcement: The Community Code Enforcement office reports no issues regarding the continuation of this site plan amendment.

Police Department: The Police Department has not expressed any issues or concerns with the continuation of this site plan amendment.

Fire Marshal's Office: The Fire Marshal's Office has not expressed any issues or concerns with the continuation of this site plan amendment.

Civic Association: The subject property is located in the Glencarlyn Civic Association. The Glencarlyn Civic Association has been contacted and has responded that they do not have any concerns at this time.

CONCLUSION: The child care center at the Virginia Hospital Center has operated in compliance with site plan amendment conditions, local child care ordinances, and without complaints since opening in August 2008. Therefore, staff recommends the site plan amendment be renewed, subject to all previously approved conditions, and with a County Board review in three (3) years (January 2012).

PREVIOUS COUNTY BOARD ACTIONS:

January 26, 2008

Approved site plan amendment for a child care center subject to the conditions in the staff report and with a County Board review in one (1) year (January 2009).

Approved Conditions:

1. The applicant agrees that the maximum child care center enrollment shall be limited to 123 children, provided, however, that the Child Care Office may determine the final number of children that can be served in the program following the required renovations and improvements to the site. This number may be modified based on appropriate space ratios. The applicant agrees not to provide care for more than 123 children at any one time, or such other number as the Child Care Office has determined can be accommodated and as evidenced by the certificate of occupancy.
2. The applicant agrees to meet all requirements of the Child Care Ordinance, Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshal's Office, including securing the appropriate assembly permit prior to the issuance of a Certificate of Occupancy.
3. The applicant agrees to require parents of children attending the program (or persons designated by the parents) to escort their children to and from the center at all times.
4. The applicant agrees that all child care center staff parking will be accommodated on site. The applicant further agrees to provide signs on each of its designated parking spaces which indicate that those parking spaces are designated for the child care center's exclusive use.
5. The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to this child care center. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator, as well as to the Glencarlyn Civic Association, prior to issuance of any building permit.
6. The applicant is aware and agrees that the required Virginia State and Arlington County Child Licenses will not be issued prior to the issuance of a certificate of occupancy for a child care center.
7. The applicant agrees to provide the hours of operation to the Zoning Administrator prior to issuance of the Certificate of Occupancy.