



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of January 23, 2010

DATE: January 5, 2010

SUBJECT: SP #58 SITE PLAN AMENDMENT to permit a child care center for Mantle of Elijah Christian Preparatory Academy at River Place, located at 1121 Arlington Boulevard (RPC #17-039-001 through -432)

Applicant:

Jacquelyn Peace Bradshaw
117 Maview Road
Crewe, Va. 23930

C.M. RECOMMENDATION:

Approve the site plan amendment for a child care center, subject to all previous conditions and four (4) new conditions, with a County Board review in one (1) year (January 2011).

ISSUES: The applicant requests approval of a site plan amendment for a child care center in the ground floor of the River Place North cooperative. There are no issues identified.

SUMMARY: The applicant requests approval of a site plan amendment for a full-day child care center for approximately 65 children. The space had been occupied by a printing company since approximately 1973. The applicant has adequate parking as required by the Zoning Ordinance, and the proposed use is appropriate for the site. Furthermore, a child care center in the heart of Rosslyn helps achieve the County's goal to encourage child care facilities in the Metro corridors, which are underserved by child care providers, as stated in the Arlington Economic Development report "Child Care in the Commercial Corridors" (June 2009). The Child Care office also supports the proposed location and program. Therefore, staff recommends that the site plan amendment for a child care center be approved, subject to all previous conditions of the site plan and four (4) new conditions, with a County Board review in one (1) year (January 2011).

BACKGROUND:

Site: The subject property is one of four (4) cooperative apartment buildings constructed by-right in 1954. An "as-built" site plan for the complex was approved in 1969. The proposed space for the child care center had been a printing company since 1973. Before 1973, the

County Manager: BMD/GA

Staff: Peter Schulz, Planning Division, DCPHD

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space was approved for tenant use. Although considered in the “basement”, due to the topography of the site the space the child care center proposes to occupy opens directly to the outside ground level.

- To the north: The “Twin Towers” (SP #125), zoned “C-O”, and designated on the GLUP as “High” Office-Apartment-Hotel and a part of the “Rosslyn Coordinated Redevelopment District” (note 15).
- To the west: North Lynn Street and two office buildings zoned “C-O” (SPs #59 and #163), and designated on the GLUP as “High” Office-Apartment-Hotel and a part of the “Rosslyn Coordinated Redevelopment District” (note 15).
- To the east: The building known as “River Place East”, also part of Site Plan #58, zoned “RA4.8” and designated on the GLUP as “High-Medium Residential” (Up to 3.24 residential F.A.R.).
- To the south: “River Place South” and “River Place West”, also parts of Site Plan #58, zoned “RA4.8” and designated on the GLUP as “High-Medium Residential” (Up to 3.24 residential F.A.R.).

Zoning: The River Place complex is zoned “RA4.8” Multiple-Family Dwelling Districts. Child Care is a permitted use by site plan approval by reference to Section 5 of the Zoning Ordinance.

Land Use: The General Land Use Plan designates the site as “High-Medium Residential” (Up to 3.24 residential F.A.R.).

Neighborhood: The site is located in the Radnor/Ft. Myer Heights Civic Association. The Civic Association has not submitted comments to staff. Comments were also solicited from Rosslyn Renaissance, who to date has not responded with comments. The River Place North Cooperative supports the use of the space.

DISCUSSION: The area under consideration is approximately 3,500 square feet of space on the ground floor of River Place North. A printing company had previously occupied the site. There is direct access to the outside of the building to a parking lot on the north side of the complex. There is no internal connection to the rest of the building. However, the applicant will also have direct access to the parking garage. The applicant proposes to convert the space into a child care center. The applicant has been allotted by the River Place North Cooperative Association four (4) surface parking spaces directly outside the main entrance, and has an option for four (4) more parking spaces on site. The Center has permission from the River Place Owners’ Association to use the playground at River Place.

The applicant will reserve their parking spaces in front of the entrance for pickup and drop off. Since this is a daytime use, and River Place is largely residential, there is ample daytime short-term parking for visitors in the River Place parking lots. It is also important to note that the site is located in the heart of one of Arlington’s major employment centers and is less than 1,000 feet from the Metro, and located off of major bus lines along Wilson Boulevard and North Lynn Street, so it is possible that many potential users of the day care will arrive by public transit or walking.

The proposed child care center will also fill a need in Arlington's Metro corridors for child care facilities. Arlington Economic Development published a report in June 2009, "Child Care in the Commercial Corridors", which detailed the shortage of child care facilities in Arlington's Metro corridors. The report stated that when a corporation searches for office space to lease, the proximity and availability of child care facilities was a major factor in their decisions. The high rents and relatively low vacancies in the Metro corridors tend to discourage child care providers, and the few child care providers that are in the corridors have long waiting lists. The applicant's proposed child care center is in an ideal location in the middle of Rosslyn, and will contribute to meeting the goals laid out in the report.

The Child Care Office has preliminarily determined that up to 65 children could be served by the Child Care Center (based on the gross square footage of the space, the number of water closets and staff persons, etc.). Staff recommends the space have no more than 65 children.

CONCLUSION: The proposal is consistent with the zoning designation for the site, there is more than the minimum required parking, and it serves an important county goal of encouraging child care in the Rosslyn-Ballston corridor. Therefore, staff recommends approval of the subject site plan amendment, subject to all previous conditions and four (4) new conditions, with a County Board review in one (1) year (January 2011).

Conditions:

1. The applicant agrees to meet the requirements of the Childcare 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.
2. The applicant agrees that parents of students attending the program shall escort their students to and from the building at all times.
3. The applicant agrees that maximum number of children shall not exceed 65.
4. The applicant agrees to have the use of at least four (4) parking spaces.

PREVIOUS COUNTY BOARD ACTIONS:

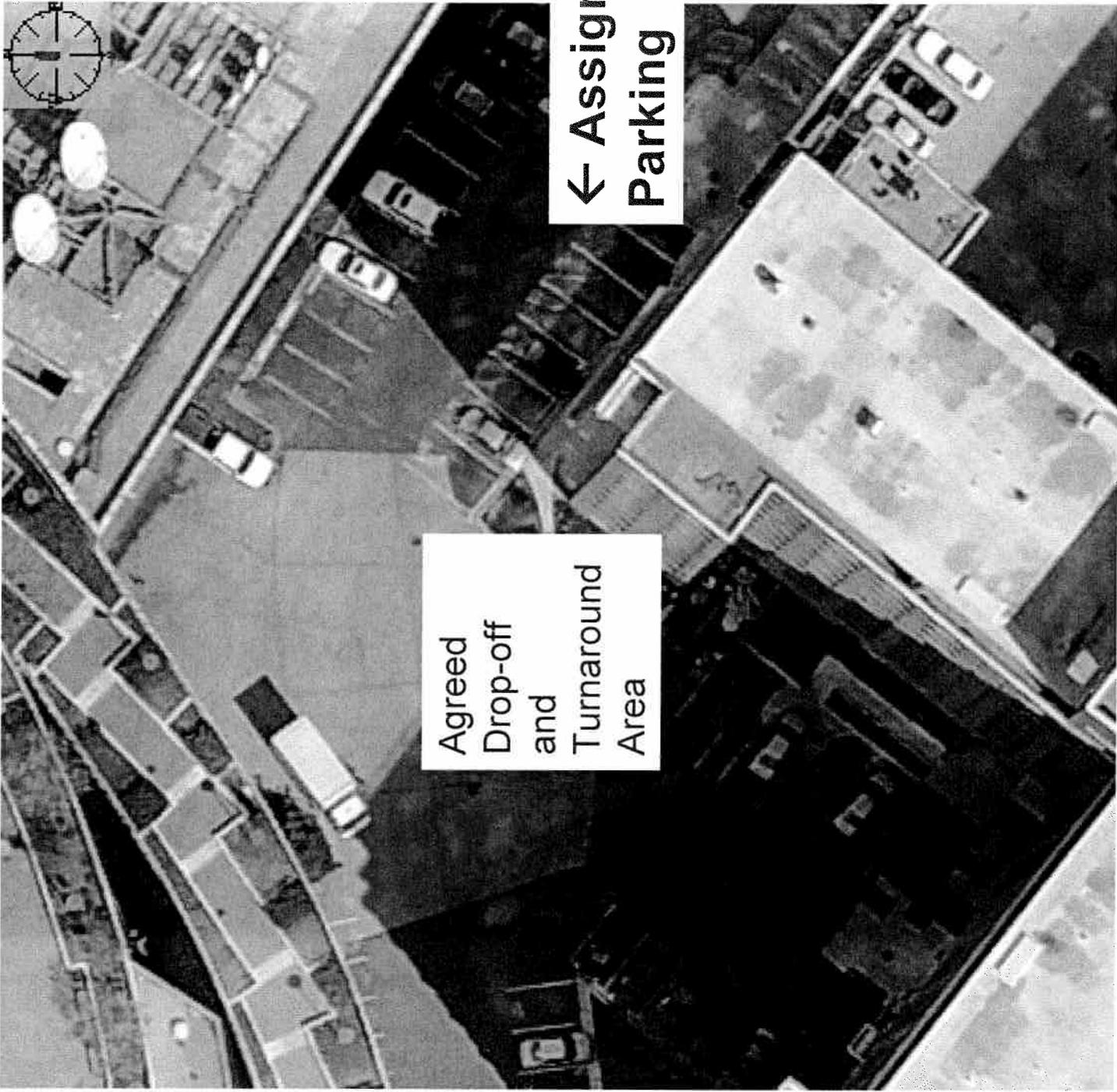
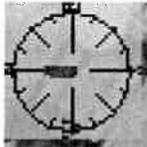
- May 8, 1951 Rezoned the premises from “CM” to “RA6-15” (Z-1014-51-1)
- November 21, 1956 Accepted withdrawal of a rezoning request of the 10th floor of the Tyler Building from “RA6-15” to “C-1-O” (Z-1269-56-2).
- April 27, 1957 Withdrew a rezoning request on the County Board’s Own Motion to rezone portions of the Jefferson and Tyler Buildings from “RA6-15” to “CM” (Z-1276-57-3).
- April 12, 1958 Accepted withdrawal of a use permit application (U-1267-57-1) for the principal office of a physician, surgeon, or dentist.
- August 30, 1958 Denied a request for rezoning from “RA6-15” to “C-1” (Z-1299-57-4 and Z-1300-57-5).
- October 11, 1958 Approved a use permit (U-1317-58-1) for the headquarters of an institution of an educational or philanthropic nature for one (1) year.
- June 3, 1967 Approved a site plan (no case number) for a doctor’s office on a transitional site.
- June 3, 1969 Approved a rezoning of the entire site (Z-1893-67-6) from “RA6-15” to “RA4.8”.
- June 4, 1969 Approved a site plan (Z-1893-67-6), for 1,609 apartments, 16,538 square feet of commercial space, 5,300 s.f. of restaurant space, 779 parking spaces on site and 215 off-site, subject to conditions.
- February 17, 1972 Approved a site plan amendment (Z-1893-67-6) for conversion of an area of 3,730 square feet for an adult recreation center.
- April 3, 1972 Approved a site plan amendment to enlarge the existing restaurant by converting one (1) apartment.
- Approved a site plan amendment to convert 6,900 square feet of office floor area at 1022 Wilson

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| | Boulevard to a language instruction school. |
| May 20, 1972 | Approved a site plan amendment to install canvas fringe underneath an existing canopy at 1011 Arlington Boulevard. |
| July 8, 1972 | Approved a site plan amendment to use 6,780 square feet of office space at 1022 Wilson Boulevard as a school for employees of HUD. |
| September 6, 1972 | Approved a site plan amendment at 1121 Arlington Boulevard to convert 680 square feet of the basement to office space. |
| December 2, 1972 | Approved a site plan amendment to permit a printing company in 4,332 square feet of office space in the Jefferson Building basement (1018 Wilson Boulevard). |
| February 10, 1973 | Approved a site plan amendment to convert 1,200 square feet of office space in the Washington Building to a social club, subject to conditions. |
| July 9, 1973 | Approved a site plan amendment to allow a duplicating shop with two printing presses at 1121 Arlington Boulevard. |
| August 4, 1973 | Approved a site plan amendment for a sign for a bank at 1121 Arlington Boulevard. |
| June 5, 1974 | Denied a site plan amendment to convert one (1) apartment to an office. |
| August 3, 1974 | Approved a site plan amendment for commercial tenant window signs at 1011 Arlington Boulevard. |
| November 5, 1977 | Approved a site plan amendment to convert 1,155 square feet of office space to commercial at 1121 Arlington Boulevard. |
| January 7, 1978 | Accepted withdrawal of a use permit application for a massage parlor (U-2144-78-1). |
| | Approved a site plan amendment to permit live entertainment and dancing in the restaurant, subject to conditions and review in one (1) year. |

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| January 6, 1979 | Renewed a site plan amendment to permit live entertainment and dancing in the restaurant, subject to previous conditions and review in two (2) years. |
| May 31, 1980 | Denied a site plan amendment to convert 336 units of the Washington Building from apartment use to hotel use. |
| June 30, 1980 | Denied a request to advertise on the County Board's Own Motion a reconsideration of the denial at the May 31, 1980 Board hearing. |
| January 5, 1981 | Renewed a site plan amendment to permit live entertainment and dancing in the restaurant, subject to previous conditions, and no further review. |
| June 22, 1982 | Approved a site plan amendment to redesignate floor area in the Tyler and Washington Buildings, construct an addition to the parking garage, construct a shopping village, party pavilion and swimming pool, modify parking layout and construct a guardhouse, and convert commercial space to parking area, subject to conditions. |
| April 7, 1984 | Approved a site plan amendment to add 21 surface parking spaces, subject to conditions. |
| September 21, 1985 | Approved a site plan amendment to extend the permitted term for two (2) temporary rooftop signs to June 22, 1986. |
| May 18, 1993 | Approved a site plan amendment to convert vacant commercial space to 12 residential units at 1011 Arlington Boulevard. |

**River
Place
North
SP #58**





Agreed
Drop-off
and
Turnaround
Area

← Assigned
Parking



SP # 58
1121 Arlington Blvd
RPC #17-039-001 through -432

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale

