



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 10, 2010**

DATE: June 24, 2010

SUBJECT: U-3222-09-3 USE PERMIT RENEWAL for a child care center at the Wilson School property located at 1601 Wilson Boulevard (RPC# 16-032-001)

Applicant:

First Baptist Church of Clarendon – Child Development Center (CDC)
1601 Wilson Boulevard
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Renew the use permit for a child care center, subject to all previous conditions, and with a County Board review in one (1) year (July 2011).

ISSUES: This is a one (1) year review of a use permit for a child care center, operated by the First Baptist Church of Clarendon – Child Development Center, at the Wilson School property, and no issues have been identified with the child care center. Though not opposed to the child care center use of the property, the North Rosslyn and Radnor/Fort Myer Heights Civic Associations have expressed their desire that the trailers located on the property be removed and that the area be restored for recreational use.

SUMMARY: This is a review of a child care center at the Wilson School property in Rosslyn. No issues have been identified. The applicant is compliant with the conditions of approval. Therefore, staff recommends renewal of the use permit for a child care center at the Wilson School property located at 1601 Wilson Boulevard, subject to all previous conditions, and with a County Board review in one (1) year (July 2011).

BACKGROUND: The subject child care center was approved by the County Board on July 14, 2009 with a maximum enrollment of 185 children, between the ages of infancy and five (5) years old, with 61 employees, and operating weekdays between the hours of 6:45 a.m. and 6:00 p.m. This is a one-year review for the child care center use at the Wilson School property, which the applicant has proposed to be a temporary use until their permanent space at The Views at Clarendon development is completed. Construction of The Views at Clarendon development has commenced and is estimated to be ready for occupancy by the end of 2011. The applicant has extended its lease with Arlington Public Schools through June 30, 2011. A certificate of occupancy was issued to the applicant on November 30, 2009 for a child development center/day

County Manager: MB/GA

Staff: Aaron Shriber, DCPHD, Planning Division

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care for 185 children; the current enrollment is 173 students.

DISCUSSION: The Child Care Office has stated no issues with the continued operation of the child care center use at the Wilson School property. The applicant has extended its lease agreement with the property owner to operate the child care center on the premises through June 30, 2011. Should construction of the Views of Clarendon development not be completed by the termination of this lease agreement, the applicant may, at their discretion, negotiate an extension with the property owner to continue the child care center use until occupancy of their ultimate site is permitted.

Since County Board approval (July 14, 2009)

Use Permit Conditions: The applicant is in compliance with the approved use permit conditions.

Community Code Enforcement: The Community Code Enforcement Office has not reported any concerns with the child care center use.

Fire Marshal's Office: The Fire Marshal's Office has not reported any issues with the child care center use.

Police Department: The Police Department has not reported any issues with the child care center use.

Child Care Office: The Child Care Office reports no concerns with the child care center use.

Civic Association: The North Rosslyn and Radnor/Fort Myer Heights Civic Associations were notified of the County Board's one year review of the child care center. In association with the initial use permit for the operation of a child care center at the Wilson School, the North Rosslyn and Radnor/Fort Myer Heights Civic Associations prepared a joint resolution in support of the application dated April 28, 2009, subject to three conditions:

1. *Wilson School will remain available evenings and weekends for use by other community and educational groups including the Mongolian School, and that*
2. *One row of trailers will be removed at the time of your occupancy, and the affected play area restored, and that*
3. *If possible, the final remaining row of trailers will be removed and the full playfield restored during your tenancy.*

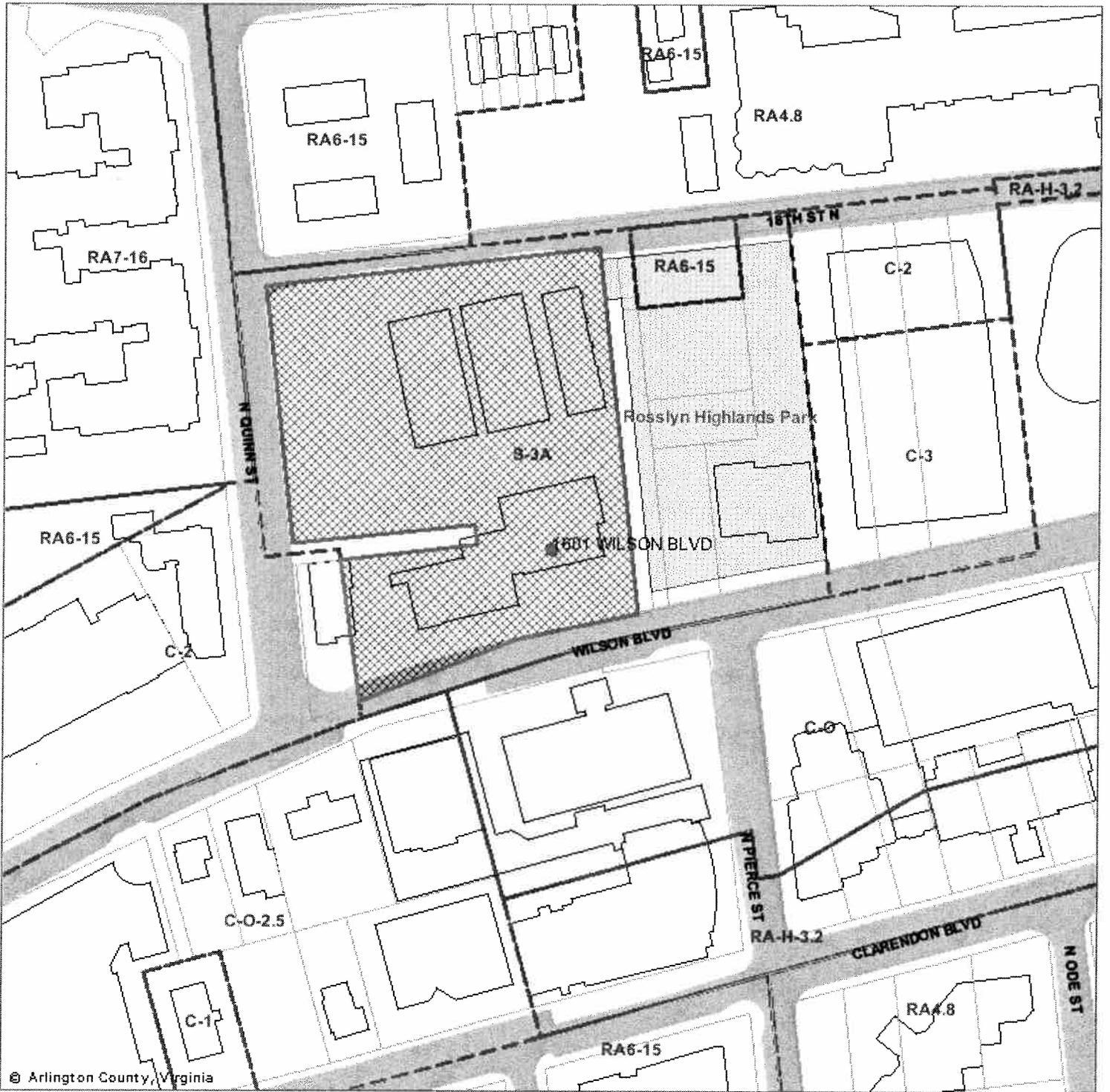
These recommended conditions were not included in the County Board's approval of the initial use permit for the child care center use, as the use was proposed to be a temporary use of the Wilson School property while The Views at Clarendon development is under construction. The westernmost row of trailers, referenced in condition 2 stated above, was removed prior to the applicant's November 2009 initiation of the child care center use at the property, and the area has recently been restored with grass as requested by the civic associations. The North Rosslyn and Radnor/Fort Myer Heights Civic Associations have notified staff of their desire that the restored area be properly maintained and used for

recreational purposes. The grass in this portion of the property has been recently cut by the property owner in accordance with their restoration maintenance schedule, which will continue on a routine basis.

CONCLUSION: The child care center operates in compliance with the approved conditions and the requirements of the Child Care Office, and without complaints from other County agencies. Therefore, staff recommends renewal of the use permit for a child care center at the Wilson School property located at 1601 Wilson Boulevard, subject to all previous conditions, and with further County Board review in one (1) year (July 2011).

Approved 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 children shall be escorted by adults to and from the building at all times including during pickup and drop-off.
3. The applicant agrees that the hours of operation of the child care center would be Mondays through Friday, from 6:45 a.m. to 6:00 p.m. for a maximum of 185 children.
4. The applicant agrees that staff will escort and supervise any children who use the playground area at the adjacent park.
5. The applicant agrees to designate a neighborhood liaison to conduct ongoing meetings with the civic associations and nearby residents to address concerns that may be related to the 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 North Rosslyn and Radnor/Ft. Myer Heights Civic Associations.



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U-3222-09-3
1601 Wilson Blvd.
RPC# 16-032-001

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



Not To Scale

