



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of February 12, 2011**

DATE: February 3, 2011

SUBJECT: SP #135 SITE PLAN AMENDMENT of CESC Gateway One, LLC for a day care use, addition of exterior door into day care space, and modification of parking ratio at 1235 S. Clark St. (RPC: 34-024-033)

Applicant:

CESSC Gateway One, LLC
On behalf of Sparkles Child Care Center

By:

Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Blvd, 13th Floor
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Adopt the attached ordinance to approve the site plan amendment request for a day care center, addition of an exterior door into the day care space, and modification of parking ratio, subject to the conditions in the staff report.

ISSUES: This is a site plan amendment request for a day care center on the ground floor of an office building in Crystal City, and no issues have been identified.

SUMMARY: The applicant, Sparkles Child Care Center, is proposing a new day care center for 110 children in Crystal City, on the ground floor of the Gateway One office building. The center would be located in a 7,100 square-foot space, with an adjacent outdoor play area. Parking spaces adjacent to the center would be utilized for pick-up and drop-off of children. A modification of the approved parking ratio for the site plan is requested in order to meet the requirements of the Zoning Ordinance, which call for one (1) parking space per employee. In addition, an exterior door would be provided into the infant room of the center, per County Building and Fire Code requirements. The adopted Crystal City Sector Plan supports the provision of day care facilities in Crystal City, as increased residential and employee population in Crystal City will likely increase the demand for day care facilities. The applicant has met with the Child Care Office, which supports the proposal. In addition, the proposal would help address the need for additional child care in the County in general, and in the metro corridors more

County Manager:

BMD/GA

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5824

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specifically. Therefore, staff recommends adopting the attached ordinance approving the site plan amendment request for a day care center, addition of an exterior door into day care space, and modification of parking the ratio, subject to the conditions in the staff report.

BACKGROUND: The following provides additional information about the site:

Site: The proposed child care center would be located in approximately 7,100 sq. ft. of the approximately 372,000 sq. ft. building. The subject space was previously occupied by an office tenant.

North: A parking loop, parking spaces and the Gateway II office building.
South: An office building (Jefferson Plaza, SP#51).
East: Crystal Gateway Condos.
West: South Clark Street and Jefferson Davis Highway.

Zoning: The site is zoned “C-O” Commercial Office Building, Hotel, and Multiple-Family Dwelling Districts.

General Land Use Plan Designation: The site is designated on the General Land Use Plan (GLUP) as “High” Office-Apartment-Hotel (3.8 FAR. office; 4.8 FAR apartment; and 3.8 FAR hotel) and “High” Residential (4.8 FAR residential and 3.8 FAR hotel).

Neighborhood: The site is located in Crystal City. While there is no designated civic association for this area, citizens involved in the Crystal City planning process have been notified and, to date, have not provided comments on the proposed child care.

DISCUSSION: The applicant, Sparkles Child Care Center, is proposing to open a new center in Crystal City, on the ground floor of the Gateway I office building. The center is proposed to have a maximum of 110 students, ages infants to 4 years old. A representative of the Child Care Office has met with the applicant and supports the proposal. The fenced-in playground, which would be located adjacent the center and all within private property, would have sufficient space for about 25 children at a time. As the proposed playground would be constructed completely within private property, it would not encroach into the public sidewalk easement. Thus, the 13.5 public sidewalk along South Clark Street at this location would be maintained. In the future there will be a streetcar track constructed in the southbound lane of South Clark Street. However, the tracks would be placed on the far side of South Clark Street, away from the center and the fenced play area. Thus, it is anticipated there would be no conflicts between the transitway, pedestrians, and the play area.

Per County Building and Fire Code requirements, the applicant is also installing a new door into the infant area of the center. Pick-up and drop-off would take place in seven (7) of the eleven (11) parking spaces right outside the center. In addition, the parking loop around Gateway I and Gateway II provides for a smooth flow of traffic in and out of the center.

The proposal is generally in compliance with the adopted Crystal City Sector Plan, which supports the provision of day care facilities in Crystal City. The Crystal City Sector Plan states

that residential and employee population in Crystal City will likely increase the demand for day care facilities.

Modification of Approved Site Plan Parking Ratio

A modification of the approved parking ratio for the site plan is required, as 23 parking spaces required by the Zoning Ordinance (1 per employee) would be provided in the underground garage. It is anticipated that twenty-three (23) employees will be needed at the center, based on the proposed number and ages of the children. The underground garage serves four (4) office buildings under the site plan, and has over 2,000 parking spaces. Therefore, no adverse impact is anticipated from employees of the center parking in the garage. It is also quite possible that all 23 spaces will not be used, as some employees might carpool or take public transportation to work. The modification of the parking ratio would be for this site plan only, and would not amend the required parking ratio per the Zoning Ordinance.

The following provides a summary of the modification of the parking ratio to accommodate the day care center parking spaces:

Parking ratio for SP #135 as approved by the County Board:	1 space/555 sq. ft.
Approximate current number of parking spaces for the site plan, based on the total office GFA of 1.38 million:	2,486 parking spaces provided in underground garage.
Proposed amount of parking spaces for the day care center:	23
Proposed number of parking spaces remaining for office uses in the site plan:	2,463
Proposed new parking ratio, after subtracting the proposed day care use from the total office GFA (1.38 million minus 7,100 sq. ft. of day care space):	1 space/ 557 sq. ft.

The proposed parking ratio of 1 space/557 sq. ft. would be within the standard parking ratio used in site plans, and as required by the Zoning Ordinance, which is 1 space/580 sq. ft.

CONCLUSION: The proposal is in compliance with the adopted Crystal City Sector Plan, which supports the addition of day care centers in the corridor. In addition, the Child Care Office supports the proposal, and the use would help provide much-needed child care in the County and commercial corridors. Therefore, staff recommends adopting the attached ordinance approving the site plan amendment request for a day care center, addition of an exterior door into day care space, and modification of parking the ratio, subject the conditions in the staff report.

Site Plan Amendment Resolution

WHEREAS, an application for a Site Plan Amendment dated December 20, 2010 for Site Plan #135 was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in Staff Report[s] provided to the County Board for its February 12, 2011 meeting, and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment subject to all previous conditions and new or revised conditions; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on February 12, 2011 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance.
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as requested by an application dated December 20, 2010 for Site Plan #135, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements on file in the office of Zoning Administration (which drawings are hereafter collectively referred to as "Revised Site Plan Application"), for a Site Plan Amendment for a day care, addition of exterior door into day care space, and modification of parking ratio, for the parcel of real property known as RPC#: 34-024-033, at 1235 S. Clark Street, approval is granted and the parcel so described shall be used according to the Revised Site Plan Application, subject to the new proposed conditions (Conditions #1- 4) as follows:

Proposed conditions to be applied to the child care center use only:

1. The applicant agrees to meet the 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.
2. The applicant agrees to a maximum capacity of 110 children. However, the Department of Human Services Child Care Office may determine the final number of children (lower than 110) that can be served in the program following any proposed or required

renovations and improvements to the site. This number may be modified based on appropriate space ratios.

3. The applicant agrees that pick-up and drop-off will occur in seven (7) of the eleven (11) parking spaces adjacent to the child care center, as shown on the attached plans.
4. 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 Crystal City HOA, prior to issuance of any building permit.

PREVIOUS COUNTY BOARD ACTIONS:

November 21, 1966	Rezoned from "M-1" to "C-O" (Z-1865-66-1) and approved a site plan for a mixed use development consisting of 1,505,000 sq. ft. of office, 64,000 sq. ft. of retail, 275 dwelling units and 30 hotel units.
June 17, 1967	Approved a site plan amendment to increase commercial space and residential units and reduce office space.
December 17, 1967	Approved a site plan amendment in increase office gross floor area in building one.
December 21, 1968	Approved a site plan amendment for signs for Holiday Inn.
October 11, 1969	Approved a site plan amendment for a temporary sign.
March 25, 1970	Approved a site plan amendment for signs.
July 8, 1970	Approved a site plan amendment for signs.
September 23, 1970	Approved a site plan amendment to increase retail space.
October 26, 1974	Approved a site plan amendment to amend Phase III (Crystal Gateway) to all residential resulting in three (3) 15,434 sq. ft. of office, 17,324 sq. ft. of retail, 1,246 dwelling units, and 308 hotel units (expired).
November 19, 1977	Approved a site plan amendment, amending the vested 1967 plan to reduce office and commercial and increase residential resulting in 792,634 sq. ft. of office, 60,534 sq. ft. of retail, 566 dwelling units and 308 hotel units (expired).
April 7, 1979	Approved a site plan amendment, amending the vested 1967 plan to add height and slightly increase residential density resulting in 1,489,511 sq. ft. of office, 86,893 sq. ft. of retail, 360 dwelling units and 308 hotel units.

	Approved a site plan amendment to enclose existing open space under the building overhang to increase commercial and office space by approximately 1,981 square feet, 1411 and 1421 Jefferson Davis Highway (Jefferson Plaza).
February 9, 1980	Accepted withdrawal of site plan amendment to amend parcel lines.
July 10, 1982	Approved a site plan amendment to allow change in phasing requirements.
February 5, 1983	Approved a site plan amendment for a coordinated sign system for Crystal City.
February 5, 1983	Approved site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) to permit 4 "Crystal City" identifier pylon signs, 23 pylon directional signs, 4 entrance canopies with signs, and 1 "Crystal Plaza Shopping Arcade" wall-mounted sign.
May 21, 1983	Accepted withdrawal of a site plan amendment to delete 118 residential units and add 200,000 square feet of office.
January 7, 1984	Approved a site plan amendment to delete 118 residential units and add 200,000 square feet of office.
August 12, 1989	Approved site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) for a coordinated sign plan consisting of 60 new signs and retention of 13 existing signs including Metro Station and Buchanan House signage.
February 9, 1991	Approved a site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) to amend the comprehensive sign plan to permit modification of an existing theater marquee to an electronic message board subject to two (2) conditions.
	Approved a site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and

	Z-2180-80-1) to amend the comprehensive sign plan to permit two temporary office leasing banners at heights below 35 feet on two office buildings and accepted withdrawal of the request for temporary residential leasing banners.
December 7, 1991	Approved a site plan amendment request (Z-1694-63-1, Z-1865-66-1, Z-1882-67-1, Z-2003-72-1 and Z-2180-80-1) to amend the comprehensive sign plan for a replacement project identification sign at South Clark Street and 23rd Street South, subject to conditions.
August 14, 1993	Approved a site plan amendment request to enclose residential balconies with sliding glass windows, subject to a condition.
August 8, 1995	Approved a site plan amendment request to permit the temporary conversion of 1,346 square feet of retail g.f.a. for use as a flight simulation area.
July 20, 1996	Approved a site plan amendment to extend the approval to use 1,346 square feet of retail g.f.a. for use as a flight simulation area.
May 16, 1998	Approved a site plan amendment to extend the approval to use 1,346 square feet of retail g.f.a. for use as a flight simulation area to December 31, 2000.
July 20, 2002	Approved a site plan amendment for a 206 square foot rooftop sign located at 1215 Jefferson Davis Highway.
February 8, 2003	Approved a site plan amendment for a 111 square foot rooftop sign located at 1213 Jefferson Davis Highway.
February 20, 2010	Approved a site plan amendment to construct a 6,100 square foot conference center in a new building.
July 10, 2010	Approved site plan amendment request to install a backup generator and increase GFA.

SURFACE ESM'T FOR PUBLIC STREET PURPOSES & ESM'T FOR UTILITIES PURPOSES (REC'D DB 1724 PG 252) (AMENDED DB 2045 PG 454)

4" SURFACE ESM'T FOR PUBLIC SIDEWALK PURPOSES (DB 2005 PG 438)

FACE OF UNDERGROUND GARAGE WALL

Play Area

#1235 S. CLARK ST

RPC# 34024033
CESC GATEWAY ONE LLC
D.B. 3317 PG. 618
ZONE C-0

SUB-SURFACE PUBLIC STORM SEWER ESM'T (DB 2049 PG 452)

EX. DBL. 12'X6' BOX CULVER

CONC APRON

ASPHALT PAVING

- 1
- 2
- 3
- 4
- 5
- 6
- 7

11 PARKING SPACES

APPROX LOC VEPCO VAULT ESM'T DB 2068 PG 1420

VENT SHAFT

CONC. RAMP TO 1ST PARKING LEVEL

VENT SHAFT

VENT SHAFTS

PLANTER

11 PARKING SPACES

290.60'

BRICK PAVER WALK

16 PARKING SPACES

BRICK WALK

FACE OF BUILDING AT STREET LEVEL

BRICK WALK

PLANTER

PLANTER

PLANTE

RPC# 34024266
SECOND GATEWAY ASSOCIATES
D.B. 2139 PG. 329
ZONE C-0

EXISTING BUILDING OVERHANG EASE (DB 2011 PG 101)

Wall 5



