



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 21, 2012**

DATE: January 3, 2012

SUBJECT: U-3190-07-2 USE PERMIT REVIEW for the Head Start program at the George Mason Center, located at 1801 N. George Mason Drive (RPC# 09-016-052).

Applicant:

Northern Virginia Family Service, Inc.

By:

D. Leah Burnett, SVP Finance and Admin.
Northern Virginia Family Service, Inc.
10455 White Granite Drive
Oakton, Virginia 22124

C.M. RECOMMENDATION:

Renew the subject use permit, subject all previous conditions, with a review by the County Board in five (5) years (January 2017).

ISSUES: This is a review of a Head Start program for up to 228 children and no issues have been identified.

SUMMARY: This is a use permit review of a Head Start program in a space at the County-owned George Mason Center. The use is in compliance with use permit conditions and is in good standing with the Child Care Office. In addition, the continuation of this use, which has been operating for some time, will not pose substantial land use impacts. Therefore, it is recommended that the use permit be renewed subject to the existing conditions and with a review by the County Board in five (5) years (January 2017).

BACKGROUND: The use permit was approved in January 2008, with a maximum enrollment of 228 children. The Child Care Office states that current enrollment is 208 students.

County Manager: *BMD/GA*

County Attorney: *[Signature]* *[Signature]*

Staff: Peter Schulz, DCPHD, Planning Division

PLA-6105

12.

DISCUSSION: The applicant has been operating since 2007 at the George Mason Center, a county-owned facility designated for “Government and Community Facilities” in the General Land Use Plan (GLUP). The use is approved to have up to 228 children, and enrollment has been around that number (although changing from year to year). The use has been operating with the conditions of approval. They have mitigated potential negative impacts on the neighborhood from the use. The use serves a valuable need in the community, and is located in a facility designated on the GLUP for community uses. Since original approval, the use has been consistent with the conditions of approval.

Since the last review (January 2009):

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

Community Code Enforcement: The Code Enforcement office reports that they have not received any complaints or concerns regarding this use.

Child Care Office: The Child Care office has no concerns with the use.

Fire Marshal’s Office: The Fire Marshal’s office has not expressed concerns regarding this use.

Police Department: The Police Department reports that there are no issues with this use.

Civic Associations: The site is located in the John M. Langston Citizens’ Association. The Association was informed of the renewal but has not submitted comments.

CONCLUSION: The use has operated since 2007 in the George Mason Center, and past reviews have shown that the conditions have been able to mitigate any potential negative impacts on the neighborhood. Furthermore, the Head Start program is located in a site designated on the General Land Use Plan for such uses. The applicant is in compliance with all conditions and is in good standing with the Child Care Office. Therefore, it is recommended that the use permit be renewed, subject to all previous conditions and with a review by the County Board in five (5) years (January 2017).

PREVIOUS COUNTY BOARD ACTIONS:

- March 14, 1959 Approved a use permit (U-1333-59-1) for instructional, occupational training, and clinical services for the retarded.
- September 18, 2004 Approved use permit (U-3094-04-1) for a Head Start program of approximately 208 students and 30 staff persons associated with the Head Start programs subject to conditions, with an administrative review in one (1) year (September 2005) and a review by the County Board in five (5) years (September 2009).
- January 26, 2008 Approved use permit (U-3190-07-2) for a Head Start program of 228 students with a County Board review in one (1) year (January 2009).
- January 24, 2009 Renewed use permit (U-3190-07-2) for a Head Start program of 228 students with a County Board review in three (3) years (January 2012).

Approved Conditions:

1. The applicant agrees to meet the requirements of the Child Care Ordinance, the Community Code Enforcement Office, the Environmental Health Bureau and the Fire Marshal's Office, including acquiring the required assembly permit prior to the issuance of a certificate of occupancy.
2. Child Care staff shall make the final determination on the appropriate number of children to be included in the programs, not to exceed 228 total, and the final determination ensuring the public/teacher ratios for the group.
3. The applicant shall work with Child Care staff to provide appropriate sized groups of children who could occupy the on-site outdoor play space at any given time.
4. For children arriving by car or bus, the applicant agrees that the children receiving care shall be escorted by an adult (such as a parent or bus monitor) to the building.
5. The applicant agrees to work closely with the Child Care staff in the development of any changes to the outdoor play space.
6. The applicant agrees that center staff will escort the children to the playground utilizing the sidewalk between the center and the playground area.
7. The applicant shall designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to the NVFS center use. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator, as well as the Langston Brown Civic Association.
8. The applicant agrees to meet the minimum number of required parking spaces of one space per employee on-site and to secure additional parking if the number of employees increases from the currently 46 on-site.



U-3190-07-2 USE PERMIT
1801 N. George Mason Dr.
(RPC #09-016-052)

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

