



## ARLINGTON COUNTY, VIRGINIA

### CountyBoard Agenda Item Meeting of September 15, 2012

**DATE:** August 30, 2012

**SUBJECT:** SP-401-U-12-2 USE PERMIT associated with a site plan for a child care center of up to 28 children located at The Jordan Apartments, 801 N. Wakefield St. (RPC# 140-530-61).

**Applicant:**

AHC Inc.  
2230 Fairfax Drive Suite 100  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Approve the subject use permit, subject to the conditions of the staff report, with a County Board review in one (1) year (September 2013).

**ISSUES:** This is a request for a use permit for an after-school child care center and a summer camp program for 28 children located at The Jordan apartments, and no issues have been identified.

**SUMMARY:** The applicant, AHC Inc., requests a use permit for an after-school child care center and summer camp program in the community room located on the ground floor of The Jordan apartments in the Bluemont neighborhood. AHC Inc. is partnering with YMCA Arlington to provide this service. The YMCA intends to provide service for 28 children from kindergarten through grade five (ages 5 through 11). Hours of operation would be from September through June from 3 p.m. to 6:30 p.m. on Monday, Tuesday, Thursday and Friday, and 12 noon to 6:30 p.m. on Wednesdays. During the months of July and August, the YMCA proposes to operate a back-up summer campsite in this location with hours of operation from 7 a.m. to 6:30 p.m. Monday through Friday. Two YMCA teachers/operators will be staffing the proposed use. One parking space for YMCA staff would be accommodated within The Jordan parking garage, and the other staff person would carpool, take the Metro, or bike to the child care site each day. Pick-up and drop-off activities would occur on North Wakefield Street adjacent to

County Manager:

*BMD/GA*

County Attorney:

*[Signature]*

*[Signature]*

Staff: Natalie Sun, DCPHD

PLA-6259

the main entrance of The Jordan, and existing curbside parking on this portion of the street will be signed to accommodate 30-minute parking. This curbside parking area will be expanded to the north, and a total of approximately six (6) short-term spaces will be provided. The applicant has agreed to conditions regarding parking, pick-up/drop-off, and scheduling of use of the outdoor play areas, which is located at The Jordan courtyard adjacent to the proposed child care facility and at Fields Park. No undue adverse impacts will result from the proposed use. Therefore, staff recommends approval of the use permit, subject to the conditions of the staff report, with a County Board review in one (1) year (September 2013).

**BACKGROUND:** The applicant requests a use permit for a child care center located within the community room on the ground floor of The Jordan apartments in Bluemont. The Jordan is a four-story building with 90 affordable apartments and is managed by AHC. Child care centers regulated under Chapter 52 of the Arlington County Code are permitted as conditional uses in the “C-O-2.5” District.

**The following provides additional information about the site and location:**

Site: The site is located on the block bounded on the south by Wilson Boulevard, on the east by the 800 N. Glebe Road office building, on the north by 9<sup>th</sup> Street N., and on the west by N. Wakefield Street.

Zoning: The site is zoned [“C-O-2.5” Commercial Office Building, Hotel and Apartment Districts](#).

Land Use: The site is designated on the [General Land Use Plan \(GLUP\)](#) as “Medium” Office-Apartment-Hotel, up to 115 units/acre.

Neighborhood: This site is located within the Bluemont Civic Association. The civic association does not have concerns with the subject application.



Source: Arlington County Public Map Gallery

**DISCUSSION:** This is a request for a use permit for a child care center provided by a partnership between AHC, Inc. and YMCA Arlington (part of the YMCA of Metropolitan Washington), proposed to be located on the ground floor of The Jordan Apartments, with frontage on The Jordan courtyard. Specifically, the child care use would serve children in grades kindergarten through fifth grade (ages five through eleven), and consist of an after-school care program, and during July and August, a day-long summer camp. Residents of The Jordan have already expressed interest in participating in the proposed child care programs. The YMCA of Metropolitan Washington is a non-profit organization whose mission is “to foster the spiritual, mental and physical development of individuals, families and communities according to the ideals of inclusiveness, equality and mutual respect for all.” The Jordan is located at 801 North Wakefield Street in the Bluemont neighborhood. AHC and the YMCA intend to use the existing 1,150 square foot community room located within The Jordan for their operations. Currently, the community room is available to residents of The Jordan by reservation only, and the room would still be available to building residents by reservation when the child care center is not in use. The child care center would have a maximum enrollment of 28 children, and the center would employ two (2) teachers.

#### **After-school and summer camp programs**

Hours of operation from September through June are proposed to be from 3 p.m. to 6:30 p.m. Monday, Tuesday, Thursday and Friday and 12 noon to 6:30 p.m. on Wednesdays. These proposed times have been coordinated with the release times of local elementary schools. During the months of July and August, the YMCA proposes to use the community room in The

Jordan as a back-up summer campsite with hours of operation from 7 a.m. to 6:30 p.m. Monday through Friday. Priority for the child care programs will be given to Jordan residents by allowing them to register for the on-site YMCA programs in advance of other Arlington residents. The YMCA has agreed to have at least one-third of the enrollment be Jordan residents, and AHC will assist with recruitment to make this possible. Other Arlington residents will be invited to participate once priority has been given to Jordan residents. Scholarships will also be made available for income-eligible participants.

Outdoor play for children would be provided at The Jordan courtyard and at Fields Park. The applicant proposes that the courtyard area will be shared between residents of The Jordan and children in the YMCA program. The applicant has agreed to a condition allowing shared use of the courtyard area by YMCA program participants and The Jordan residents.

### **Parking and pick-up/drop-off**

In working with staff, the applicant has developed a plan for pick-up and drop-off of children. During the school year, an approximately 15-passenger YMCA bus departing from YMCA Arlington's main center will complete two trips to pick-up children from nearby elementary schools and drop them off along North Wakefield Street at The Jordan. The YMCA bus would return to the main YMCA Arlington location and will not be parked at The Jordan. Drop-off of children will be accommodated curbside, in a zone along the east side of North Wakefield Street near the main building entrance that will be signed for 30 minute parking. Children will be escorted from the bus to The Jordan main entrance by two YMCA staff. There are currently four on-street parking spaces along this portion of North Wakefield Street that are unrestricted, and a few additional curbside parking spaces immediately to the north of these spaces can be accommodated and will be created. A total of approximately six (6) on-street short-term parking spaces will serve the pick-up and drop-off operations for the child care use. In commercial areas such as this location, providing limitations to on-street parking spaces is desirable to capture the demand for short-term parking. During the months of July and August, parents will drop off their children between the hours of 7 and 9:30 am, using these six (6) 30-minute parking spaces on North Wakefield Street.

Year-round, parents will pick up their children between the hours of 5 and 6:30 p.m. using these six (6) short-term parking spaces along the east side of North Wakefield Street. In the event that additional space is needed for parents during pick-up times, the YMCA also has worked out an agreement with the parking garage operator for the adjacent commercial building at 800 North Glebe Road to accommodate parking for parents picking up their children during these hours. Vehicular access to this parking garage is on 9<sup>th</sup> Street North, and pedestrian access is available on Wilson Boulevard, half a block from The Jordan entrance and adjacent to The Jordan courtyard.

The applicant has agreed to conditions requiring submission of plans for parking and pick-up/drop-off of children.

**CONCLUSION:** Staff supports the applicant's request for approval of a child care center to be located within the community room of The Jordan apartments. The applicant has agreed to conditions to regulate activities at the site; it is anticipated that no undue adverse impacts will result from this use permit. Therefore, staff recommends approval of the use permit subject to the conditions of the staff report, with a County Board review in one (1) year (September 2013).

Conditions:

1. The applicant agrees that the hours of operation will be Monday, Tuesday, Thursday and Friday from 3:00 p.m. to 6:30 p.m. and Wednesdays from 12:00 noon through 6:30 p.m. from September through June, and Monday through Friday from 7:00 a.m. at the earliest through 6:30 p.m. at the latest during July and August. The applicant agrees not to enroll more than 28 children, ages five (5) through eleven (11), or such lesser number as the Virginia Department of Social Services, Licensing Division, or certificate of occupancy has determined can be accommodated. No more than two-thirds of students enrolled at any time may be non-Jordan residents, unless otherwise approved by the Zoning Administrator through an administrative change request if the Zoning Administrator finds that the number of Jordan residents who have chosen to participate in the on-site child care program is less than one-third of the total enrollment. The YMCA will offer residents of The Jordan minimum subsidies of \$210/month, as adjusted based on the current cost of the after school child care program. Residents of The Jordan would be eligible for greater subsidies if they qualify for Arlington County's free or reduced lunch program. An equivalent level of subsidy would be offered to The Jordan residents who participate in the summer day camp program.
2. The applicant agrees to meet all requirements of the 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 that the outdoor play area used by children of the subject child care shall be located at Fields Park or otherwise on the grounds of The Jordan. Use of The Jordan courtyard area by the child care use shall be shared with residents of The Jordan.
4. The applicant agrees to prepare a pick-up and drop-off plan and to obtain County Manager or her designee's approval of such plan, as not having an undue adverse impact on traffic flow in the area, on traffic safety, or on the children's safety, prior to the issuance of any Certificate of Occupancy for a child care center on the site. The plan shall require employees to escort children from the pick-up/drop-off location to the building. During the months of September through June, hours of drop-off and pick-up will be between 3:00 and 4:30 p.m. (12:00 noon and 1:30 p.m. on Wednesdays), and between 5:00 and 6:30 pm, respectively. During the months of July and August, hours of drop-off and pick-up will be between 7:00 and 9:30 a.m. at the earliest and 5:00 and 6:30 p.m., at the latest respectively. The applicant agrees to implement the approved plan and, prior to the first day of operation of the day care, submit written documentation to the Zoning Administrator that a letter has been distributed to the parents of the children in

care explaining the procedures for dropping off and picking up children in accordance with the plan.

5. The applicant agrees to prepare a plan delineating the location of the on-site parking that would accommodate staff associated with the proposed child care center, and to obtain the County Manager or her designee's approval for such plan prior to the issuance of a Certificate of Occupancy for the child care center. The County Manager or designee will approve such plan if she determines it to be consistent with this approval, and including, at a minimum, one (1) parking space. The applicant further agrees to provide, prior to the issuance of the Certificate of Occupancy for the child care center, documentation that The Jordan apartments complies with parking requirements per ACZO Section 33.
6. 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 Bluemont Civic Association, prior to the issuance of the Certificate of Occupancy for a child care center on the site.

PREVIOUS COUNTY BOARD ACTIONS:

- February 23, 2008
- Approved a) an amendment to the GLUP to change the designation of the property from “Service Commercial” to “Medium” Office-Apartment-Hotel and to add Note 23 to the GLUP; b) a rezoning of the property from the “C-2”, “RA8-18” and “R-5” Districts to the “C-O-2.5” and “RA8-18” Districts; c) a site plan (SP #401) for approximately 415,816 s.f. of office, 36,241 s.f. of retail, 28 townhouses, 90 high-rise dwelling units, and modifications of use for density and below grade exclusions from GFA calculations; d) an encroachment for an underground electric vault within an easement for public street and utility purposes; and e) a vacation of a 5 foot sanitary sewer and water easement.
- July 19, 2008
- Approved a site plan amendment to modify conditions #22 (structure free zone) and #43 (size of fitness center and applicable exclusion from density calculation) and to add a new condition #90 (temporary construction fence signs).
- Approved, by the County Board’s Own Motion, a site plan amendment for the “AHC Building” portion of SP #401.
- April 28, 2009
- Approved a site plan amendment to modify conditions #6 (temporary circulation through construction), #19 (pavement, curb and gutter along all frontages), #21 (sidewalk design and improvements), #36 (plat of excavated area) and #45 (wall check survey).
- January 22, 2011
- Approved a site plan amendment for a comprehensive sign plan for the Virginia Tech Research Institute, LLC located at 900 N. Glebe Road with amended Condition #50.
- March 12, 2011
- Approved a site plan amendment to amend the comprehensive sign plan for the Virginia Tech Research Institute, LLC for a rooftop sign located at 900 N. Glebe Road with amended Condition #50.
- December 10, 2011
- Approved a site plan amendment for a comprehensive sign plan for the North Glebe

Office, LLC at 800 N. Glebe with amended Condition #50.

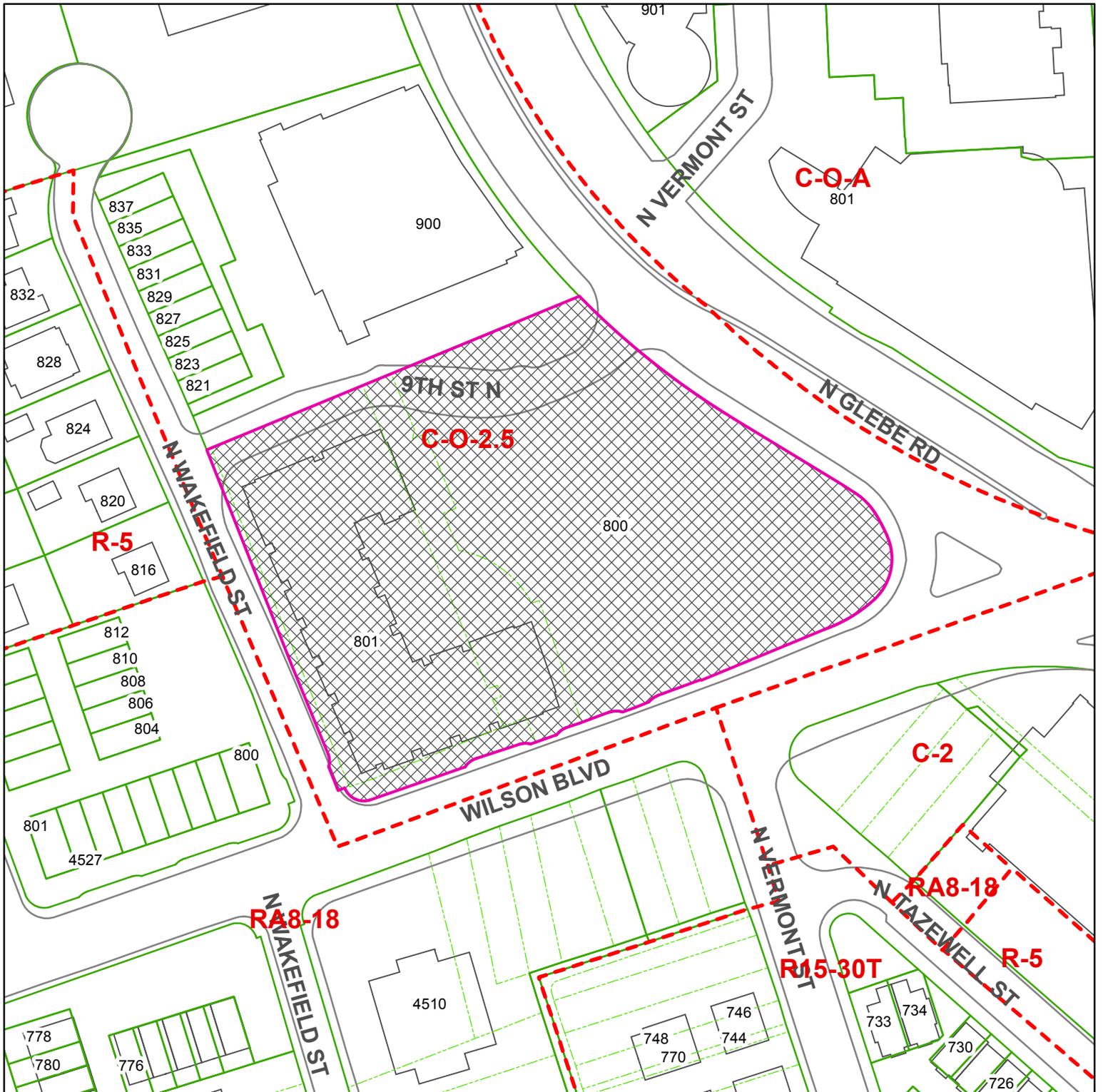
March 10, 2012

Approved a site plan amendment for the building at 800 N. Glebe Road to permit 1,500 square feet of ground floor retail space to be used as a leasing office.

June 16, 2012

Approved a site plan amendment to amend Condition #34 to permit blinds in retail windows at certain times of the day and Condition #50 to modify the approved comprehensive sign plan.

Approved, on the County Board's own motion, a site plan amendment to amend the conditions ,which stipulate minimum tree caliper size requirements from 4 to 4 1/2 inches to 3 1/2 inches.



**SP-401-U-12-2**

**801 N. Wakefield St.**

**RPC 14-053-061**

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

**Department of Community Planning, Housing and Development**



 Case  
Location(s)  
Scale: 1:1,200

**Planning Division**