



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of February 23, 2008**

DATE: February 14, 2008

SUBJECT: U-2221-79-1 USE PERMIT AMENDMENT review for a preschool-kindergarten up to 5 years old for up to 11 children; 4444 Arlington Blvd. (RPC #23-003-004)

Applicant:

Arlington Unitarian Cooperative Preschool
4444 Arlington Boulevard
Arlington, Virginia 22204

C.M. RECOMMENDATION:

Renew the use permit amendment, subject to the conditions of the staff report, with a review by the County Board in three (3) years (February 2011).

ISSUES: This is a one (1) year review of an existing use permit amendment for a preschool-kindergarten class and no issues have been identified.

SUMMARY: The Arlington Unitarian Cooperative Preschool (AUCP) worked closely with the Department of Human Services and County agencies to ensure compliance with all County regulations regarding the child care use. The use has operated in compliance for the past year and there have been no issues raised regarding the use. Therefore, it is recommended that the County Board renew the use permit amendment for the preschool enrichment class, subject to the conditions of the staff report, with a review by the County Board in three (3) years (February 2011).

BACKGROUND: Arlington Unitarian Cooperative Pre-School (AUCP) is located in the Unitarian Universalist Church of Arlington at the intersection of George Mason Drive and Arlington Boulevard. AUCP is a non-sectarian, parent-owned and operated, cooperative preschool for children aged six weeks to pre-kindergarten. The school operates as a cooperative, requiring parents to work along with the teachers in their own child's classroom on a rotating basis. The parents also take responsibility for many administrative and maintenance functions of the school. The preschool is located in the basement level of the Church. The classes for children between the ages of infant to 5 years old meet throughout the week between the hours of 9:30 a.m. to 12:30 p.m.

County Manager: _____

Staff: Colleen J. Connor, DCPHD, Planning Division

PLA- 4886

A use permit for the school was originally approved for the site by the County Board on December 2, 1972, with a number of subsequent renewals and amendments. The school expanded its program most recently through a use permit amendment on February 24, 2007, to include a preschool enrichment class for kindergarten eligible children (aged 4-5 years old), numbering eleven students or fewer, held on Tuesdays and Thursdays from 12:30 p.m. until 3 p.m. As this was an amendment to an older use permit which did not have specific numbered conditions, staff formalized the conditions of the previous approvals. The original use permit site has been continuously maintained in compliance with the use permit conditions.

DISCUSSION: The use permit amendment in 2007 was for a preschool enrichment class. The class takes place in one of the classrooms which was approved by both County and State licensing for child care. This class, limited in size to 11 students, helps children heading to kindergarten acclimate to the longer school day.

There have been no planning-related issues raised for this use, including transportation or parking, since the use permit amendment was approved in 2007. There have been no concerns raised regarding the use in terms of impacts on adjacent uses. The children's program is currently in compliance with the use permit conditions, as well as state and local regulations.

Since the County Board Approval (February 2007):

Use Permit Conditions: The pre-school is in compliance with all use permit conditions.

Child Care Office: The Child Care Office reports that this operation is in compliance with the conditions of the use permit and supports its renewal.

Community Code Enforcement: The Code Enforcement Office states that the use is in compliance with the use permit.

Fire Marshal's Office: The Fire Marshal's Office has expressed no concerns regarding the continuation of this use.

Police Department: The Police Department has expressed no concerns regarding the continuation of this use.

Civic Associations: The use is located within the Barcroft School and Civic League and adjacent to the Alcova Heights Citizens Association. Both civic associations were contacted regarding the review. Staff received a letter from the Barcroft School and Civic League, who did not receive any negative feedback on the use at the monthly meeting on February 12, 2008 (see attached letter). Staff also received a letter from the Alcova Heights Citizen Association, who supports the preschool (see attached letter).

CONCLUSION: The children's program is currently in compliance with the use permit conditions, as well as state and local regulations. There have been no concerns raised regarding this use. The Child Care Office supports the renewal of this use permit amendment. Therefore, staff recommends that the use permit amendment for a preschool enrichment program be renewed, subject to the conditions of the staff report, with a review by the County Board in three

(3) years (February 2011).

PREVIOUS COUNTY BOARD ACTIONS:

- December 2, 1972 Approved use permit (U-1917-72-1) to permit a cooperative preschool for a maximum of 60 children ages 2 to 6 years from 9:30 a.m. – 12:30 p.m. Tuesday through Friday with conditions.
- June 5, 1974 Renewed the use permit (U-1917-72-7) to permit a cooperative preschool for a maximum of 60 children ages 2 to 6 years from 9:30 a.m. – 12:30 p.m. Monday through Friday.
- June 12, 1976 Renewed the use permit (U-1917-72-7) to permit a cooperative preschool for a maximum of 60 children ages 2 to 6 years from 9:30 a.m. – 12:30 p.m. Monday through Friday.
- June 4, 1977 Renewed the use permit (U-1917-72-7) to permit a cooperative preschool for a maximum of 60 children ages 2 to 6 years from 9:30 a.m. – 12:30 p.m. Monday through Friday.
- June 3, 1978 Renewed the use permit (U-1917-72-7) to permit a cooperative preschool for a maximum of 60 children ages 2 to 6 years from 9:30 a.m. – 12:30 p.m. Monday through Friday.
- August 21, 1979 Approved use permit (U-2221-79-8) to permit a babysitting program (Mother’s Day Out) for younger siblings of co-oping parents, to include up to six children under two (2) years of age cared for by one paid staff and one parent subject to conditions and a review in one (1) year.
- August 9, 1980 Renewed the use permit (U-2221-79-8) to permit a babysitting program (Mother’s Day Out) for younger siblings of co-oping parents, to include up to six children under two (2) years of age cared for by one paid staff and one parent subject to conditions and no further review.
- February 24, 2007 Approved the use permit amendment ((U-2221-79-1) to permit a preschool-kindergarten up to 5 years old for up to 11 children, subject to the conditions of the staff report, with a review by the County Board in one year (February 2008).

Approved Conditions:

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 that the hours of operation will be weekdays from 9:30 a.m. to 12:30 p.m. Monday, Wednesday and Friday and from 9:30 a.m. to 3 p.m. on Tuesdays and Thursdays. The applicant agrees that the maximum capacity of the preschool is 60 children.
3. The applicant agrees that parents of children receiving care shall escort their children both to and from the center at all times.

February 13, 2008

Barcroft School and Civic League
USE PERMIT: U-2221-79-1

Colleen,

We did not receive any negative feedback at the meeting.

Thanks,
Heidi

USE PERMIT: U-2221-79-1

Dear Ms Connor:

The Alcova Heights Citizens Association (AHCA) supports the Arlington Cooperative Preschool, located at 4444 Arlington Boulevard, Arlington, Virginia. Several of our Alcova families have children enrolled in the preschool and speak favorably of its program. AHCA recommends that the Use Permit be granted.

Thank you for the opportunity to respond to this request.

Respectfully,

Marie Van Ness
President, Alcova Heights Citizens Association