



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of July 19, 2008**

**DATE:** July 10, 2008

**SUBJECT:** SP #364 SITE PLAN AMENDMENT REQUEST to amend condition #67 re use of community center; 2230 N. Fairfax Dr. (RPC #18-084-013)

**Applicant:**

AHC, Inc.  
Walter Webdale, President  
2230 N. Fairfax Dr.  
Arlington, Va. 22201

**C. M. RECOMMENDATION:**

Approve the proposed site plan amendment request, subject to all previous conditions, revised Condition #67, and with a County Board review in one (1) year (July 2009).

**ISSUES:** The proposed site plan amendment would allow a Montessori preschool at the new Woodbury Park community center to offer instruction to students from outside the boundaries of Site Plan #364.

**SUMMARY:** The applicant is requesting a modification to Condition #67 of the original site plan approval, which limited use and access to the new Woodbury Park community center solely to residents of the Woodbury Park complex. The site plan amendment is to accommodate a Montessori preschool that would have non-resident students paying full tuition mixed in with low-and-moderate income students with subsidized tuition. The proposed preschool program would not interfere with other programs in the community center that solely serve low-to-moderate income tenants. The applicant has agreed to conditions that would ensure that a minimum number of low-to-moderate income residents of Woodbury Park are included in the program and have affordable tuition. Therefore, staff recommends approval of the proposed site plan amendment, subject to all previous conditions, a revised Condition #67, and with a County Board review in one (1) year (July 2009).

**BACKGROUND:** Site Plan #364, also known as Woodbury Park, consists of post-war garden apartments and two (2) new high-rise buildings, which also house a community center and offices for Arlington Housing Corporation (AHC). At the time of site plan approval in 2003, a

County Manager: \_\_\_\_\_

Staff: Peter Schulz, CPHD, Planning Division

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condition was approved that limited access to and use of the new community center solely to residents of the entire Woodbury Park complex. AHC currently has after-school and summer programs for 25 children and teen programs for 36 children. AHC had attempted to contract Child and Family Network Centers (CFNC) to operate a pre-kindergarten program but CFNC was unable due to lack of funding. As a result, AHC wishes to partner with Full Circle Montessori School (FCMS) to offer a pre-K program this coming academic year. Full Circle Montessori School is a for-profit Montessori school that currently runs a school at the First Baptist Church in Ballston (U-3131-05-3). FCMS intends to keep the Ballston school while opening a second location in the Woodbury Park community center. The Ballston location currently offers subsidies to two (2) students of low-to-moderate income. AHC will not charge FCMS rent for the use of the community center.

Site: Part of the Woodbury Park site plan, the community center is located in the new high-rise rental building now known as “The Frederick”, located at 2230 North Fairfax Drive. To the south are three (3) and four (4) story garden apartment buildings built around 1950 that are also a part of the Woodbury Park site plan. To the east is the market-rate condominium high-rise, also part of the Woodbury Park site plan, and Arlington Boulevard. To the north and across Fairfax Drive is the Abingdon Heights site plan development, consisting of a residential high-rise and townhouses currently under construction. To the west is Rocky Run Park, a county-owned public park.

Zoning: The site is zoned “RA6-15” Apartment Dwelling Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as “Medium” Residential (32-72 units per acre).

Neighborhood: The site is located in the Clarendon-Courthouse Civic Association. To date the Civic Association has not commented on the proposal.

**DISCUSSION:** Full Circle Montessori School proposes to operate a preschool (half-day and optional full-day programs) in the Woodbury Park community center with an enrollment in the 2008-2009 school year of about 10 to 15 students. A minimum of four (4) students, or no less than one-third out of those enrolled would be residents of Woodbury Park who are low-to-moderate income (as defined by the County Housing Guidelines) and paying a subsidized tuition of \$50 per month. FCMS’s goal is to gradually increase to a maximum enrollment of 25 students by the fall of the 2011 school year, with a minimum of eight (8) students, or one-third out of those enrolled, being low-to-moderate income residents of Woodbury Park paying subsidized tuition. Since the majority of the Woodbury Park complex is for residents making less than 60% of the area’s median household income, staff’s main concern was to ensure that the applicant enroll students who are residents of the complex, are of low-to-moderate income, and can pay a tuition fee their families can afford. The applicant has agreed to the revised condition #67, which will address these issues.

While Full Circle Montessori School is AHC’s partner in this project, AHC had expressed a concern that if for any reason FCMS could not continue the program another preschool program could step in, as long as this new partner would also agree to the conditions of approval in this site plan amendment. That is also reflected in revised Condition #67. Apart from AHC’s current

partnership with FCMS, or a successor organization to FCMS (should FCMS withdraw from the partnership), this site plan amendment will continue to restrict access to the community center solely to residents.

The school will operate Mondays through Thursdays 8:30 a.m. to 2:45 p.m., and Fridays 8:30 a.m. to 12:30 p.m. Parents will walk their children directly to and from the community center. Parents arriving by vehicle will either park in the two short-term parking spaces at the front entrance or in the office visitor spaces in the surface lot behind The Frederick. FCMS will employ three (3) full time staff persons, which requires three (3) off-street parking spaces. The approved parking management plan for the Woodbury Park complex allows daytime parking in any space of the surface parking lot by guests and visitors of The Frederick. There are 247 surface spaces, 245 required by the site plan. Many spaces are available during daytime when residents are at work.

**CONCLUSION:** Staff supports the applicant's request for the modification of site plan Condition #67. The proposed amendment will provide a service to the neighborhood at large, and the conditions will ensure low-to-moderate income residents will also benefit. Therefore, staff recommends approval of the proposed site plan amendment, subject to all previous conditions, a revised Condition #67, and with a County Board review in one (1) year (July 2009).

Revised condition #67:

The new community center shall contain approximately 3,700 square feet of gross floor area. The space in the center will be designed to house some or all of the following activities: community center administration, child care, computer center, fitness room, teen center, a multi-purpose room and related uses. Community center space shall not be used for Woodbury Park management and leasing purposes. Any use of the community center space other than those listed above shall be reviewed and approved by the Zoning Administrator as meeting the intent of this condition. ~~Access to and use of the community center shall be restricted to residents of the existing and new residential buildings. The use of the community center shall be limited to solely activities for Woodbury Park residents.~~ The applicant shall employ at least one full-time employee dedicated specifically to providing Woodbury Park community center activities. The applicant shall make best faith efforts to expand the hours of operation of the community center to maximize the community center amenities and services. Except for the students and employees of one preschool tenant, access to and use of the community center shall be limited solely to residents of Woodbury Park and to activities for Woodbury Park residents (existing and new residential buildings). The preschool shall occupy no more than 835 square feet of the community center as shown on the drawings submitted May 22, 2008. This area shall be used only for instruction of students and school events. The applicant agrees that the preschool serving students who do not reside at Woodbury Park may be permitted to use the community center only under the following conditions:

- a. Parents of students attending the program or employees of the preschool shall escort students to and from the community center at all times. Pick up and drop-off times by vehicle shall be staggered. Parents arriving for pick up and drop off

by vehicle shall use the short term parking spaces off of North Fairfax Drive or any parking space where the Parking Management Plan allows public parking.

- b. 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.
- c. The applicant agrees that the hours of operation for the preschool are from 8:30 a.m. to 2:45 p.m. on Mondays through Thursdays and 8:30 am to 12:30 p.m. Fridays, September through the first Friday in June.
- d. The applicant agrees to limit total enrollment to 25 students. A minimum of four (4) students, but no less than one-third of the total, enrolled in the program must be residents of the Woodbury Park complex (both old and new buildings) who are low-to-moderate income as defined by the Arlington County housing guidelines and are receiving subsidized tuition paying no more than fifty (50) dollars per month. By the 2011-2012 school year, there must be a minimum of eight (8) students, but no less than one-third of the total, who are low-to moderate income as defined by the Arlington County housing guidelines and are receiving subsidized tuition and paying no more than fifty (50) dollars per month.
- e. The applicant will submit an annual report to the Zoning Administrator which includes, but is not limited to: the number of students attending the School, the number of Woodbury Park (old and new buildings) residents attending, the number of students attending on subsidized tuition, as described above, the amount of the subsidy, the progress toward securing additional long-term subsidies for tuition, and demonstrate progress toward increasing the number of subsidized low-to-moderate income residents of Woodbury Park to eight (8) by the beginning of the 2011-2012 school year. Such report shall provide the information described above for each upcoming school year and shall be provided annually on or before July 19.

PREVIOUS COUNTY BOARD ACTIONS:

SP #364 Amendment  
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1961	Designated “High-Medium Residential” on the General Land Use Plan (GLUP)
Between 1961 and 1977	Designated “Low-Medium Residential” on the GLUP
October 5, 1976	Deferred rezoning Z-2080-76-1 (from RA8-18 to RA-H-3.2) and associated site plan to February 1, 1977
January 11, 1977	Amended the General Land Use Plan from “Low-Medium” to “Medium Density Residential”
February 1, 1977	Deferred rezoning Z-2080-76-1 (from RA8-18 to RA-H-3.2) and associated site plan, and authorized advertising on Board’s own motion rezoning from RA8-18 to RA6-15 to June 7, 1977
June 7, 1977	Deferred rezoning Z-2080-76-1 (from RA8-18 to RA-H-3.2) and associated site plan, and authorized advertising on Board’s own motion rezoning from RA8-18 to RA6-15 to October 4, 1977
October 4, 1977	Deferred rezoning Z-2080-76-1 (from RA8-18 to RA-H-3.2) and associated site plan, and authorized advertising on Board’s own motion rezoning from RA8-18 to RA6-15 to February 11, 1978
February 11, 1978	Deferred rezoning Z-2080-76-1 (from RA8-18 to RA-H-3.2) and associated site plan, and authorized advertising on Board’s own motion rezoning from RA8-18 to RA6-15 to March 18, 1978
March 18, 1978	Granted rezoning Z-2080-76-1 (from RA8-18 to RA6-15), and accepted withdrawal of associated site plan application.
December 7, 2002	Deferred SP #364 Site Plan Approval Request for approximately 631 dwelling units, approximately 15,000 square feet of office and retail gross floor area, new community center, and modification of use regulations for density, parking, and building height to February 8, 2003.

February 8, 2003	Deferred SP #364 Site Plan Approval Request for approximately 631 dwelling units, approximately 15,000 square feet of office and retail gross floor area, new community center, and modification of use regulations for density, parking, and building height to April 26, 2003.
April 26, 2003	Deferred SP #364 Site Plan Approval Request for approximately 631 dwelling units, approximately 15,000 square feet of office and retail gross floor area, new community center, and modification of use regulations for density, parking, and building height to July 19, 2003.
July 19, 2003	Deferred SP #364 Site Plan Approval Request for approximately 631 dwelling units, approximately 15,000 square feet of office and retail gross floor area, new community center, and modification of use regulations for density, parking, and building height to September 13, 2003.
September 16, 2003	Deferred SP #364 Site Plan Approval Request for approximately 578 dwelling units, approximately 8,500 square feet of office gross floor area, 1,000 square feet of retail gross floor area, a 3,700 square foot community center, and modifications of use regulations for office use in the "RA6-15" Zoning District, and density and building height to October 4, 2003
October 4, 2003	Approved SP #364 Site Plan Approval Request for a site plan for approximately 571 dwelling units, approximately 8,500 square feet of office gross floor area, 1,000 square feet of retail gross floor area, a 3,700 square foot community center, and modifications of use regulations for office use in the "RA6-15" Zoning District, and density and building height.
December 15, 2004	Approved a minor amendment to SP #364 to include patios and balconies, change facades, delete water feature, extend wall, eliminate stairs, path and plaza.

Approved Condition pertaining to the use of the community center:

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67. The new community center shall contain approximately 3,700 square feet of gross floor area. The space in the center will be designed to house some or all of the following activities: community center administration, child care, computer center, fitness room, teen center, a multi-purpose room and related uses. Community center space shall not be used for Woodbury Park management and leasing purposes. Any use of the community center space other than those listed above shall be reviewed and approved by the Zoning Administrator as meeting the intent of this condition. Access to and use of the community center shall be restricted to residents of the existing and new residential buildings. The use of the community center shall be limited to solely activities for Woodbury Park residents. The applicant shall employ at least one full-time employee dedicated specifically to providing Woodbury Park community center activities. The applicant shall make best faith efforts to expand the hours of operation of the community center to maximize the community center amenities and services.

