



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of October 18, 2008**

DATE: September 29, 2008

SUBJECT: U-3206-08-1 USE PERMIT The Child and Family Network Centers, childcare center for 18 children; 4108 N. 4th St. (RPC #20-022-004)

Applicant:

Lee Jackson, Chief Operating Officer
Child and Family Network Centers
3701-A Mount Vernon Avenue
Alexandria, Virginia 22305

C. M. RECOMMENDATION:

Approve the use permit for a childcare center use, subject to the conditions of the staff report, and with a County Board review in one (1) year (October 2009).

ISSUE: This is a use permit for a childcare center use, and no issues have been raised.

SUMMARY: The applicant requests a use permit for a childcare center use for up to 18 children between the ages of three (3) to five (5) years old, with three (3) teachers, from 9 a.m. to 6 p.m. Monday through Friday. The childcare center would be operated by the Child and Family Network Centers in a purpose-built space at the brand new Gates of Ballston Community Center. The use has the support of the Buckingham Community Civic Association and would provide a valuable childcare resource for lower-income County residents. Therefore, staff recommends approval of the childcare center use, subject to the conditions of the staff report, and with a County Board review in one (1) year (October 2009).

BACKGROUND: The following provides additional information regarding the subject property:

Site: The subject property is the brand new community center at the Gates of Ballston subsidized apartment complex. The property is surrounded by pre-war garden apartments, and is located in a local historic district. There is a parking lot for the use of the community center with vehicular access from a driveway that leads from 4th Street North.

County Manager: _____

Staff: Peter Schulz, CPHD, Planning Division

PLA-5091

Zoning: The subject site is zoned “RA8-18” Apartment Dwelling Districts. Childcare Centers are a permitted use by special exception by reference to Section 5 of the Zoning Ordinance.

Land Use: The subject site is designated on the General Land Use Plan (GLUP) as “Low-Medium Residential, 16-36 units per acre”.

Neighborhood: The subject site is located in the Buckingham Community Civic Association. The civic association has submitted the attached letter of support regarding this request.

DISCUSSION: The proposed childcare center will serve up to 18 children between the ages of three (3) to five (5) years old and will operate Monday through Friday from 9 a.m. to 6 p.m., following the Arlington Public Schools calendar. Child and Family Network Centers will offer free preschool programs to children who also qualify for free or reduced lunch programs. They will occupy a purpose built space for childcare on the second floor of the new Gates of Ballston Community Center, owned and operated by Arlington Housing Corporation, Inc. (AHC). Children will also use a new playground that is in a grassy courtyard immediately behind the community center.

It is anticipated that most of the students will come from the surrounding community, which is an affordable apartment complex also owned by AHC. There is a parking lot associated with the community center and three (3) unassigned spaces are available for the three (3) teachers for the program. The placement of the community center is in the middle of a superblock of the apartment complex, and many parents would be able to walk their children to the center on the sidewalks and walkways that connect the complex without needing to cross public streets.

CONCLUSION: This program is a valuable part of creating a livable community for the low-income residents of the Gates of Ballston community, the civic association strongly supports this request, and parking and pedestrian access is sufficient. Therefore, staff recommends approval of the use permit for a childcare center use, subject to the following conditions, and with a County Board review in one (1) year (October 2009):

1. The applicant agrees to meet the requirements of the Childcare 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 parents of students attending the program shall escort their students to and from the building at all times.
3. The applicant agrees that the hours of operation would be Mondays through Fridays from 9 a.m. to 6 p.m. for a maximum of 18 children.

4. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator, as well as to the Buckingham Community Civic Association, prior to issuance of a certificate of occupancy.

PREVIOUS COUNTY BOARD ACTIONS:

November 19, 1994

Approved historic district designation of
Buckingham Village 5 (Z-2407-92-HD).