



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of February 24, 2018

DATE: February 14, 2018

SUBJECT: U-2565-87-1 USE PERMIT REVIEW of a child care center for up to 64 children (Arlington Children's Center); located at 1915 N. Uhle St. / 2120 Lee Highway (RPC# 16-026-509, -262).

Applicant:
AA Daycare, Inc.

By:
Tamara Galliani
Assistant Director, Human Resources
2100 Clarendon Boulevard
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Renew the subject use permit for a child care center with up to 64 children, subject to all previously approved conditions, and with a County Board review in three (3) years (February 2021).

ISSUES: This is a one (1) year review of a use permit for a child care center for up to 64 children, and no issues have been identified as of the date of this report.

SUMMARY: The Arlington Children's Center (ACC) has been operating at this location since 1987 and no undue adverse impacts have been identified during the review period. The subject child care center is approved to operate Monday through Friday from 6:30 a.m. to 6:30 p.m. with up to 64 children. There is adequate outdoor play space located on-site. The Arlington County Zoning Ordinance (ACZO) requirements for staff parking are fulfilled through a combination of

County Manager:

County Attorney:

MNC

Staff: Nicole R. Boling, DCPHD, Planning Division
Joanne Gabor, DES, Transportation Division

PLA-7743

3.

on-site and off-site parking spaces. There are five (5) parking spaces on-site to accommodate pick-up and drop-off procedures.

BACKGROUND:

Address / RPC: 1915 N. Uhle St. / 2120 Lee Highway (RPC# 16-026-509, -262)

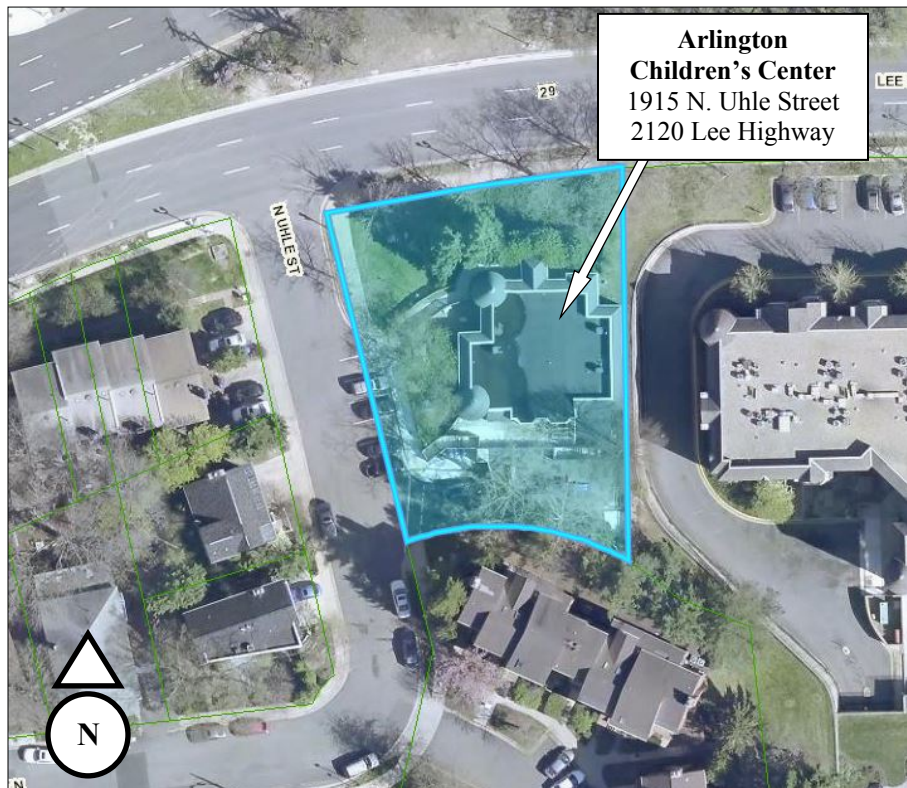
Neighborhood: Colonial Village

Zoning: RA7-16 – Multiple-family Dwelling District

GLUP: “Low-Medium” Residential

Existing Land Use: The use permit for a child care center at this site was approved by the County Board in October 1987. The subject site is owned by the County Board and is operated by a contractor to provide child care to County employees at a reduced rate. The Contractor is also permitted to provide child care services to members of the general public at a non-reduced rate, but County employees are given priority placement. A use permit amendment was approved on February 28, 2017 to modify the location of the required staff parking spaces at ACC.

Figure 1: Location of Arlington Children’s Center



Source: Arlington County GIS Mapping Center

DISCUSSION: The following details the approved use and provides staff assessment of the use during the review period.

REVIEWED USE:

Child Care Center: Approved for up to 64 children

Hours of Operation: Monday through Friday from 6:30 a.m. to 6:30 p.m.

Staff Parking: The ACZO requirements for staff parking are fulfilled through a combination of on-site and off-site parking spaces. There are two (2) spaces on-site that are designated on the approved Parking Management Plan (PMP) for staff. In addition, license agreements were approved in February 2017 for ACC staff to utilize 15 parking spaces in two (2) locations: 10 spaces at the John Lyon VFW Post and five (5) spaces at the Colonial Place garage. Both locations are within a reasonable walking distance from the child care center with continuous sidewalk connections. Both sites have adequate parking to support the child care center's use of their parking lot:

- **VFW Post:** total of 16 spaces; activities at the post primarily take place on nights and weekends; therefore, there is no conflict between the child care center's use of 10 parking spaces during the hours of operation for the child care center.
- **Colonial Place Garage:** total of 1,380 parking spaces. The use of five (5) parking spaces at the garage for the child care center use has not posed an undue burden on the garage's operation.

Pick-Up and Drop-Off Procedures: Parents drop-off children at the facility between the hours of 7 a.m. and 10 a.m., and pick them up between 3 p.m. and 6 p.m. The parents utilize the five spaces located in front of the Center that are signed for 30-minute parking between the hours of 6 a.m. to 7 p.m. If those spaces are occupied, parents may park in an unrestricted street parking space on 19th Street North or North Uhle Street, or can wait on the street behind the two (2) on-site staff parking spaces until a space is available.

North Uhle Street and 19th Street North provide adequate width for two-way operations, therefore parents may approach ACC from either direction. This allows access and egress directly from Lee Highway, which lessens any temporary burden on the neighborhood usage of the streets at pick-up and drop-off times. The parking spaces fronting ACC are angled at 90 degrees to allow for the maximum amount of parking and also to allow parents to safely egress in either direction on North Uhle Street. This allows parents to make use of all approaches, thereby lessening demand on any single traffic pattern. The two-way traffic operations also allow for greater usage of the nearby unrestricted on-street spaces to increase parking opportunities for parents during pick-up and drop-off times.

ASSESSMENT:

Code Enforcement: Code Enforcement has reported no concerns as of the date of this report.

Zoning Enforcement: Zoning Enforcement has reported no concerns as of the date of this report.

Fire Marshal's Office: The Fire Marshal's Office reports no concerns regarding the use.

Child Care Office: The Child Care Office reports no concerns with the continuation of this use.

Police Department: The Police Department reports no concerns regarding the use.

CPHD Planning: There have been no issues identified with the existing child care center during the use permit review. Staff completed an administrative review in August 2017 and no issues were identified. Additional information to supplement the approved Parking Management Plan (PMP) was submitted to the Zoning Division on January 25, 2018. The supplemental information further describes the pick-up and drop-off procedures at the child care center.

Figure 2: Arlington Children's Center – Street View



Figure 2: Outdoor Play Area



Figure 3: Arlington Children's Center



PUBLIC ENGAGEMENT: Staff has contacted representatives from Colonial Village I, II, and III, Astoria Condominiums, Chelsea Landing, and the neighbors that reside directly across from the Arlington Children's Center. As of the date of this report, no comments have been received by, or concerns raised to staff.

CONCLUSION: The use has operated in compliance with the approved use permit conditions and the requirements of the Child Care Office. In addition, the use has not had an undue, adverse impact on the community. Therefore, staff recommends renewal of the use permit for a child care center for up to 64 children, subject to the previously approved conditions, and with a County Board review in three (3) years (February 2021).

Approved Conditions

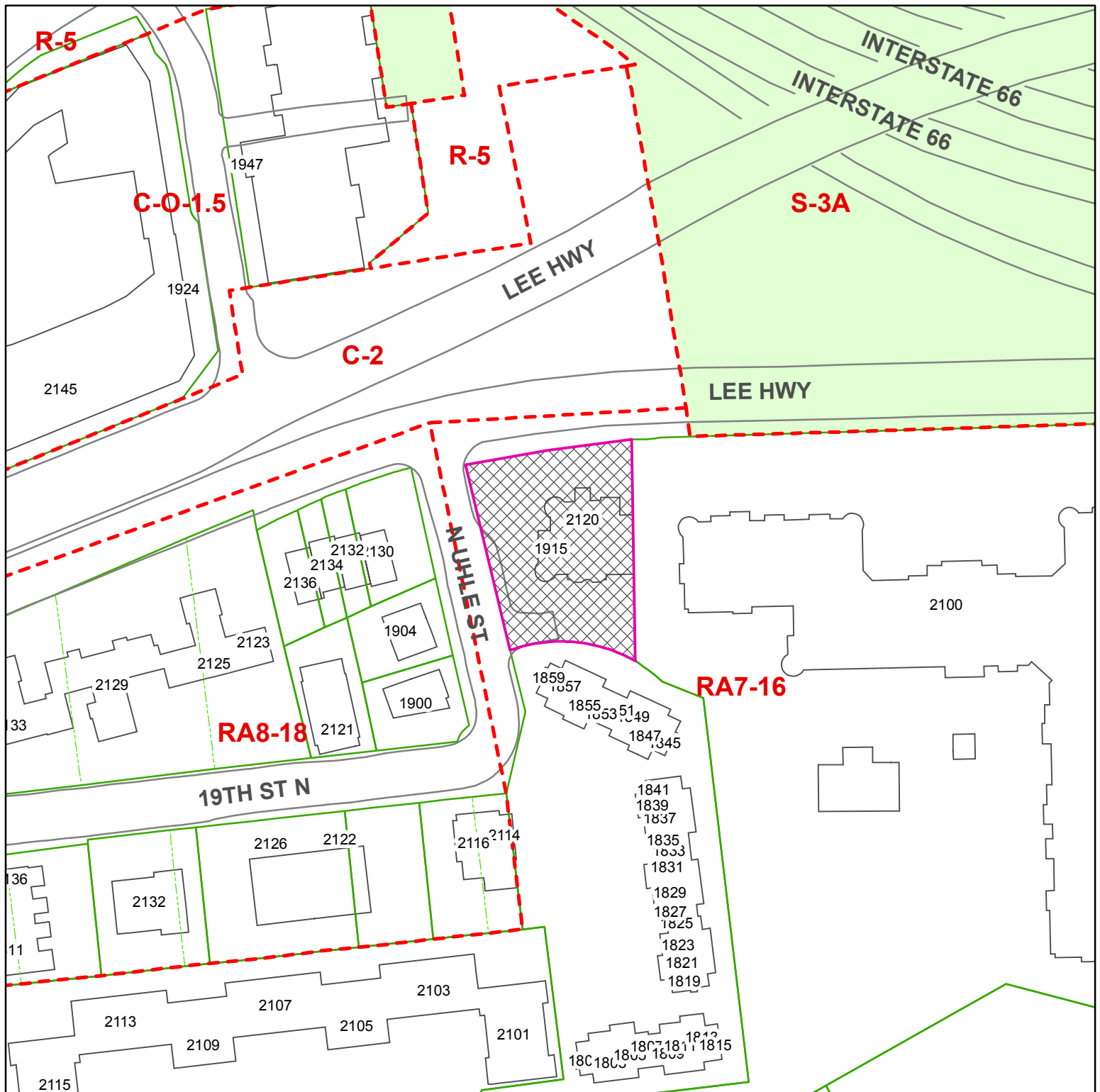
1. The applicant agrees to comply with all applicable requirements set forth in all applicable ordinances, codes, and regulations, including but not limited to the currently adopted editions of the Virginia Uniform Statewide Building Code, Parts I, II, and III, and its related regulations; the Virginia Fire Prevention Code; the Arlington County Zoning Ordinance; the Arlington County Health Regulations; and the Arlington County Child Care Center Regulations. Furthermore, the applicant agrees to actively and promptly pursue obtainment of all required associated building and operational permits and occupancy certificates from the various administrative and regulating agencies.
2. The applicant agrees that the hours of operation would be Monday through Friday from 6:30 a.m. until 6:30 p.m. The applicant further agrees that the maximum permitted enrollment is 64, or such number as determined by the Department of Human Services Child Care Office, which may be fewer than the maximum noted above.
3. 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, telephone number, and electronic mail address (if available) of the liaison shall be submitted by the applicant to the Zoning Administrator and the Colonial Village I, II, and III Condominium Associations within 90 days of the County Board's approval of the use permit amendment.
4. The applicant agrees to submit a parking plan and obtain the review and approval of such plan by the Zoning Administrator. The plan shall include provisions that will address pick-up and drop-off, parking issues, the location of the on-site and off-site parking spaces and facilitate circulation of vehicles through the neighborhood. The applicant further agrees that the off-site parking spaces will be reserved for staff persons of the child care center between the hours of operation specified for the facility. The off-site parking spaces shall comply with all requirements set forth in all applicable ordinances and regulations, including, by way of illustration and not limitation, those administered by Section 14 of the Arlington County Zoning Ordinance. The Zoning Administrator's approval of the parking plan shall be obtained within 90 days of the County Board's approval of the use permit amendment and thereafter implemented for the life of the use permit. The applicant further agrees that any change in the number or location of the off-site parking spaces, pick-up and drop-off and circulation of vehicles through the neighborhood will be submitted to the Zoning Administrator for review and approval.

PREVIOUS COUNTY BOARD ACTIONS:

December 5, 1978	Rezoned portion of Colonial Village to "H-D" (Historic District) the Queens Lane area of Colonial Village-parcel 7A (1720-1817 Queens Lane, 1724-1924 North Rhodes Street, and 1829-1831 Wilson Boulevard).
December 5, 1978	Denied rezoning to "H-D" for the remainder of Colonial Village.
December 11, 1979	Rezoned from "RA8-18", to "RA6-15", "C-2", and "C-3" to "C-02.5" parcel 1 of Colonial Village (21078-2116 - 16th Street North; 2101 and 2115 Wilson Boulevard; 1523 to 1525 North Veitch Street; and 2108 to 2130 Key Boulevard) and to "RA7-16" for the remainder of Colonial Village.
November 25, 1980	Approved Final Site Plan (SP-1) for condominium conversion of 212 units (1801-2021) Key Boulevard, 1900-1924 North Rhodes Street, 1802 and 1804 Lee Highway).
July 14, 1981	Approved Final Site Plan (SP-2) for a 140-unit town house project on Parcel 4-D (2028 through 2120 Lee Highway and 2100 through 2112 19th Street North).
September 15, 1981	Amended PDSP to modify moderate income housing conditions.
September 15, 1981	Approved Final Site Plan (SP_#) for three office buildings (2111, 2121 and 2131 Wilson Boulevard).
March 20, 1982	Approved Final Site Plan (SP-4) for conversion to a cooperative of 70 units and the construction of two parking lots in parcel 2-A. (1700, 1702, 1704, 1706 and 1708 North Uhle Street; 2111, 2113 and 2115 North Key Boulevard and 1721-1723 North Veitch Street).
March 20, 1982	Approved Final Site Plan (SP-5) for conversion to a cooperative of 72 units in parcel 8-C. (1750, 1752, 1754, 1756, 1758, 1760 and 1762 North Troy Street and 2018, 2022 and 2026 North Key Boulevard).

November 21, 1983	Approved Final Site Plan (SP-6) for conversion of 474 apartments to condominiums on parcels 4, 7 and 8 (1720-1817 Queens Lane, both sides; 1724-1821 North Rhodes Street, both sides; 1701-1761 North Troy Street, east side; 1774-1782 North Troy Street, west side; 1829, 1831, 1847, 1853, and 1859 Wilson Boulevard; 1800 - 1904 Key Boulevard, south side; and 2101 2115-18th Street North, north sides.
January 7, 1984	Deferred Phased Development Site Plan Amendment to parcel 4 and Site Plan Amendment to parcel 4d to March 3, 1984.
March 3, 1984	Approved Phased Development Site Plan Amendment to increase the number of units for parcel 4 from 288 units to 402 units and to permit up to 6 stories in height instead of 4 stories. Approved Site Plan Amendment to add a 4-6 story residential building of 240 units to the 28 stacked/town house units already constructed in parcel 4d.
March 2, 1985	Approved Final Site Plan (SP-7) for four six-story residential buildings on Parcel 6, 1800 block of North Quinn Street, west side.
November 16, 1985	Approved a site plan amendment (SP 7) to subdivide Parcel 6.
May 2, 1987	Approved a site plan amendment (SP-2) to retain a condominium sales office for use as a community facility (child care); eliminate an access road to North Uhle Street; and add 3 parking spaces to the parking lot.
October 17, 1987	Approved a use permit (U-2565-87-1) to operate a day care center for a maximum of 64 children, subject to the conditions of the staff report and with a review in one (1) year.
October 1, 1988	Continued a use permit (U 2565 87 1) to operate a day care center for a maximum of 64 children, subject to the conditions of the staff report and with a review in three (3) years.

October 12, 1991	Continued use permit (U-2565-87-1) for a day care center with a review in five (5) years.
October 26, 1996	Continued use permit (U-2565-87-1) for a day care center with no further scheduled County Board review.
January 28, 2017	Deferred consideration of a use permit amendment (U-2565-87-1) to modify the location of the required parking to the February 25, 2017 County Board meeting.
February 25, 2017	Approved a use permit amendment (U-2565-87-1) to modify the location of the required parking, subject to revised set of conditions and with an administrative review in six (6) months (August 2017) and a County Board review in one (1) year (February 2018).




U-2565-87-1

1915 N Uhle Street, 2120 Lee Highway

RPC # 16-026-509,-262



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

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

County Use Only
Date Placard Posted _____
By _____
Removed _____