



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of February 24, 2018

**DATE:** February 13, 2018

**SUBJECT:** U-3324-11-1 USE PERMIT REVIEW for a child care center (after school program) at Harvey Hall Apartments; located at 850 S. Greenbrier St. (RPC# 22-011-271).

**Applicant:** AHC Inc.

**By:**

Ms. Emily Ward, Agent  
AHC Inc.  
2230 N. Fairfax Drive, Suite 100  
Arlington, VA 22201

**C.M. RECOMMENDATION:**

Renew the subject use permit for a child care center with up to 30 children, subject to all previously approved conditions, revised Condition #1, and with a County Board review in five (5) years (February 2023).

**ISSUES:** This is a three (3) year review of a use permit for a child care center (after school program), and there are no issues as of the date of this report.

**SUMMARY:** AHC Inc. ("the applicant"), seeks to renew its use permit for a child care center (after school program) in the Harvey Hall Apartments community center. The maximum enrollment for the program is 30 children, and as of the date of this report, there are 20 children enrolled. The program is approved to operate Monday through Thursday, from 2:30 p.m. to 5:30 p.m. Over the past three (3) years, the applicant complied with the use permit conditions, and no documented issues or violations were reported by County agencies. Staff recommends that the County Board revise Condition #1 to be consistent with condition language typically approved for child care centers.

County Manager:

*mgs/smb*

County Attorney:

*AMC*

*MNC*

Staff: Adam Watson, DCPHD, Planning Division

PLA-7746

## BACKGROUND:

Address/RPC: 850 S. Greenbrier St. (RPC# 22-011-271)

Neighborhood: Arlington Mill Civic Association

Zoning: RA6-15, Multiple-family Dwelling District

GLUP: “Low-Medium” Residential; GLUP Note 24 "Special Revitalization District"

Existing Land Use: The after school program is located in the community center of Harvey Hall – a mid-rise multi-family building that was constructed in 1962. The use permit for the program was originally approved in 2012, with the program primarily serving residents’ children. There are 116 units in Harvey Hall – 16 market-rate apartments with no income qualifications, and 100 affordable committed apartments available to individuals earning up to 60 percent of the Area Median Income (AMI).

Figure 1: Aerial View



Source: Pictometry

Figure 2: Street View (from S. Greenbrier St.)



Source: CPHD

**DISCUSSION:** The following details the approved use and provides staff assessment of the use during the three (3) year review period.

REVIEWED USE:

<u>Child Care Center:</u>	The maximum enrollment is 30 children. The after school program serves children in Kindergarten through 5 <sup>th</sup> Grade. Three (3) staff are employed – two (2) full-time employees and one (1) part-time social worker.
<u>Hours of Operation:</u>	Monday through Thursday, 2:30 p.m. to 5:30 p.m.
<u>Parking/Circulation:</u>	There are three (3) staff parking spaces in the parking lot on the north side of the building. For parents not living in the building, parking is typically available in the off-street parking lot. There is also unrestricted on-street parking on South Greenbrier Street.

ASSESSMENT:

- Code Enforcement: No issues reported.
- Zoning Enforcement: No issues reported.
- Fire Marshal's Office: No issues reported.

Virginia Department of Social Services (VDSS): Arlington staff contacted the VDSS to verify the applicant's State child care license exemption. VDSS confirmed that the applicant meets State requirements for exemption, and no issues were reported.

CPHD Planning: During the review period, the applicant complied with the use permit conditions, and no documented issues or violations were reported by County agencies. The current enrollment (20 children) is below the maximum permitted enrollment (30 children), and there is adequate parking for the three (3) employees. Staff recommends that the County Board revise Condition #1 to be consistent with condition language typically approved for child care center uses. Staff supports renewal of the use, as it has not: a) adversely affected the health or safety of persons residing or working in the neighborhood of the proposed use; b) been detrimental to the public welfare or injurious to property or improvements in the neighborhood; and c) is not in conflict with the purposes of the master plans of the county.

### **PUBLIC ENGAGEMENT:**

Arlington Mill Civic Association (AMCA): The subject site is within the AMCA boundary. Staff contacted the AMCA president on January 11, 2018, for comments on the use, and followed up on January 29, 2018. On January 31, 2018, the AMCA president responded, stating that the AMCA has no objections with the renewal.

Other: On January 11, 2018, staff contacted the Columbia Forest Civic Association and the Columbia Pike Revitalization Organization for comments on the use. Neither organization has responded, as of the date of this report.

**CONCLUSION:** During the review period, the applicant complied with the use permit conditions, and no documented issues or violations were reported by County agencies. The use provides educational services to the community, and has not caused any adverse undue impacts to the surrounding neighborhood. Therefore, staff recommends that the County Board renew the use permit, subject to all previously approved conditions, revised Condition #1, and with a County Board review in five (5) years (February 2023).

### Revised Condition:

1. ~~The applicant agrees to meet the requirements of the Child Care Ordinance, 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.~~ The applicant agrees to comply with all applicable requirements set forth in all applicable County and State 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 Virginia Department of Social Services regulations; 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.

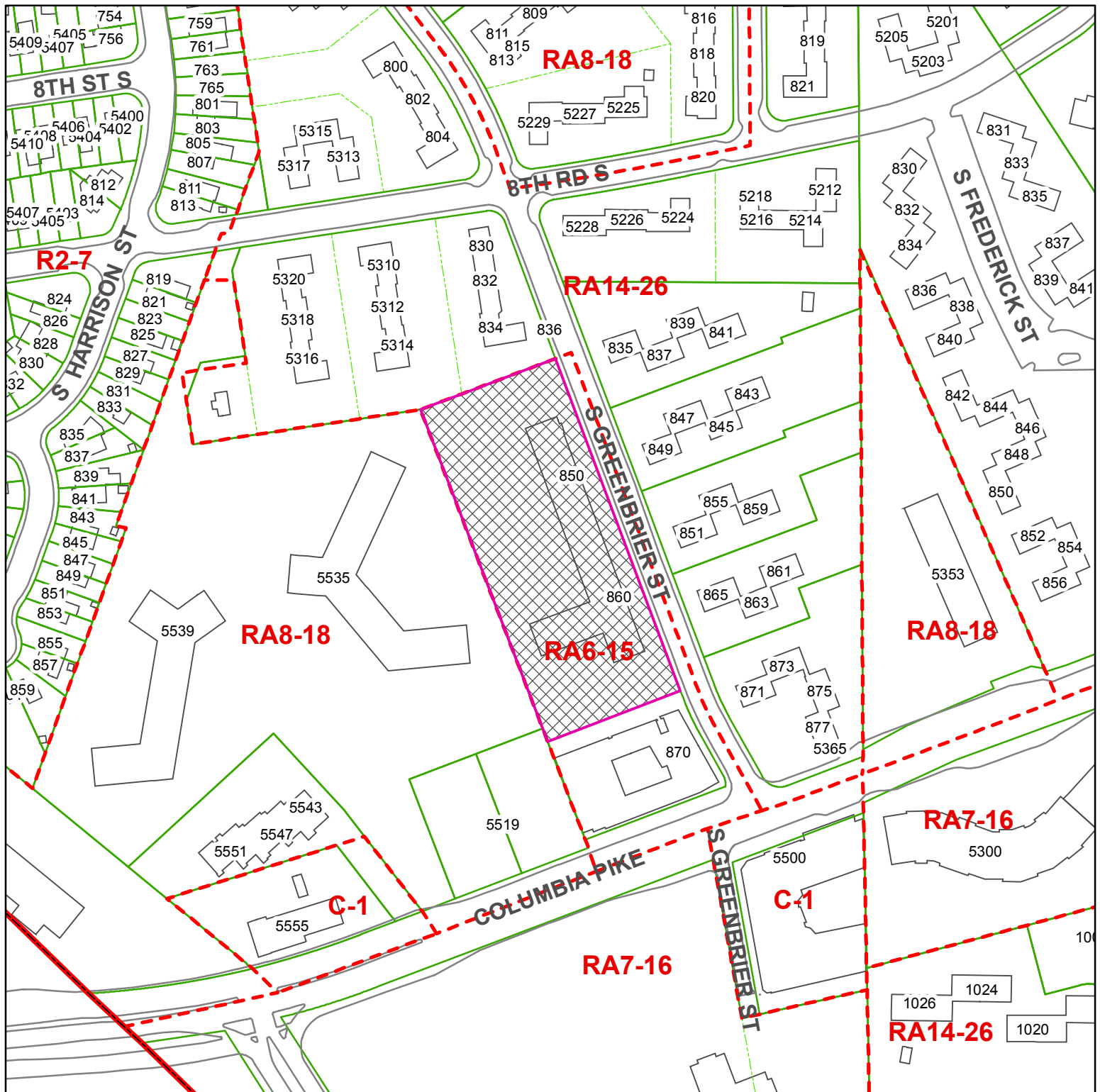
PREVIOUS COUNTY BOARD ACTIONS:

January 21, 2012	Approved a use permit (U-3324-11-1) for a child care center at 850 S. Greenbrier St.
January 26, 2013	Renewed a use permit (U-3324-11-1) for a child care center at 850 S. Greenbrier St. for one (1) year with a County Board review in January 2014.
January 25, 2014	Renewed a use permit (U-3324-11-1) for a child care center at 850 S. Greenbrier St. for one (1) month with a County Board review in February 2014.
February 22, 2014	Renewed a use permit (U-3324-11-1) for a child care center at 850 S. Greenbrier St. for one (1) year with a County Board review in February 2015.
February 21, 2015	Renewed a use permit (U-3324-11-1) for a child care center at 850 S. Greenbrier St. subject to all previous conditions, with a County Board review in three (3) years (February 2018).

### Approved Conditions

1. The applicant agrees to meet the requirements of the Child Care Ordinance, 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 shall be 2:30 p.m. to 5:30 p.m., Mondays through Thursdays, with a maximum number of 30 students. The applicant agrees to have no more than three (3) full-time staff persons on site, and that in no event shall the number of children exceed those permissible under state and local requirements, with three (3) staff persons.
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 and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator, as well as to the Columbia Heights West Civic Association, prior to issuance of a Certificate of Occupancy.
4. The applicant agrees to submit for review by, and to obtain approval of, the Zoning Administrator for, a parking plan showing three (3) new parking spaces in the existing parking lot reserved for staff persons for the child care center. The Zoning Administrator's approval shall be obtained prior to issuance of a certificate of occupancy for the child care use. The parking spaces reserved for teachers shall be in addition to a sufficient number of spaces to meet zoning requirements for the apartment complex. The new parking spaces for the teachers shall comply with Section 14.3 of the Zoning Ordinance.
5. The applicant agrees to submit to the Zoning Administrator a pick-up and drop-off plan for students arriving by vehicle, and to obtain the Zoning Administrator's approval of the plan before issuance of the certificate of occupancy. At a minimum, said plan must show vehicle pick-up and drop-off that will not unduly interfere with traffic in public rights-of-way.





U-3324-11-1

850 S Greenbrier St

RPC # 22-011-271



 Case  
Location(s)  
Scale: 1:2,400

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 \_\_\_\_\_