

Docket Item #15
SPECIAL USE PERMIT #2004-0069

Planning Commission Meeting
September 9, 2004

ISSUE: Consideration of a request for a special use permit to operate a day care center.

APPLICANT: Bright Start Learning Center
by Kerri Chase

LOCATION: 4920 Brenman Park Drive (Parcel Address: 191 Somerville St.)

ZONE: CDD-9/Coordinated Development District

PLANNING COMMISSION ACTION, SEPTEMBER 9, 2004: On a motion by Mr. Komoroske, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

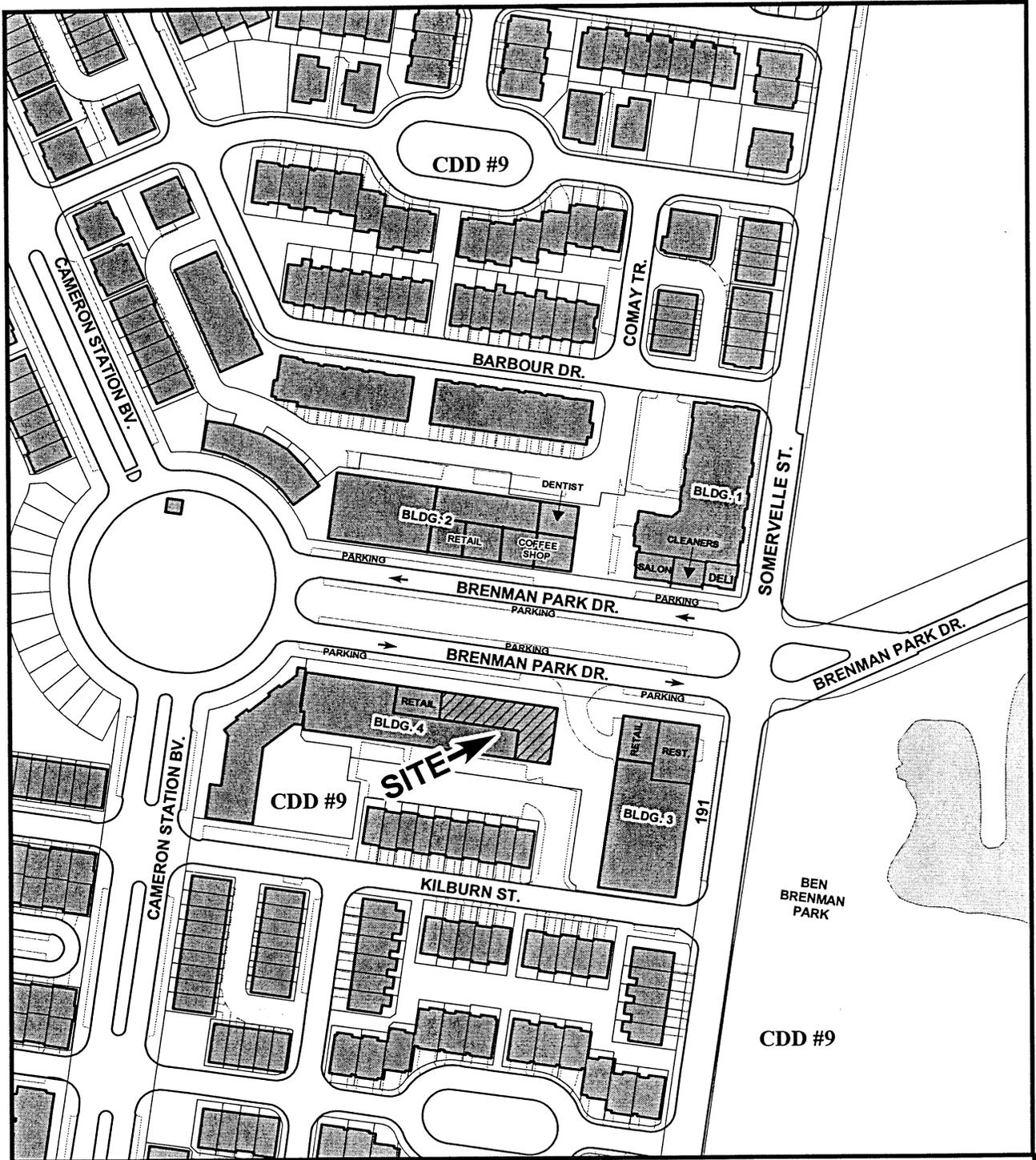
Speakers:

Kerri Chase, applicant, spoke in support of the request to allow day care centers in Cameron Station indicating that there is a deficit of child care centers in the area.

Joseph Bennett, representing the Cameron Station Homeowners Association, spoke in support of the application.

Victoria Herbert, President of the Cameron Station Homeowners Association, stated that the Association voted to support the application indicating that a day care center will be a valuable support to the community.

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the permit conditions found in Section III of this report.



SUP #2004-0069

09/09/04



I. DISCUSSION

REQUEST

The applicant, Bright Start Learning Center, requests special use permit approval for the operation of a day care center located at 4920 Brenman Park Drive.

SITE DESCRIPTION

The subject property is part of one L-shaped lot of record with approximately 210 feet of frontage on Somerville Street and approximately 454 feet of frontage on Brenman Park Drive. As part of Phase III of Cameron Station, the site is developed with two four story buildings (Buildings III and IV) with approximately 12,188 square feet of ground floor commercial space and three floors of residential space. The construction of both buildings is anticipated to be completed in Fall of 2004; today most of the residential units are sold and occupied. In May 2004, City Council granted a special use permit for a restaurant to occupy 5,000 square feet of the ground floor area of Building No. III at the corner of Somerville Street and Brenman Park Drive. The subject site, Building No. IV, has its entire frontage along Brenman Park Drive. The proposed business will occupy 5,348 square feet of the building's ground floor area.

Phase I of Cameron Station is located on the north side of Brenman Park Drive and is developed with commercial space on the first floor, including a coffee house, day spa, dry cleaner, dentist office, market and a pets retail store, and residential above.

PROJECT DESCRIPTION

The applicant proposes to operate a full-service child care center known as "Bright Start", offering age appropriate curriculum coupled with a custom designed facility and a low teacher to child ratio to ensure a top tier service for children and their parents. The applicant plans to provide a state-of-the-art facility designed to help children fully develop cognitively, socially, physically, and emotionally. The child care center will have six classrooms and one separate indoor play area (for gross motor activities).

The applicant's primary focus will be the provision of full-time care to children of working parents. However, the applicant intends to offer part-time programs and drop-in care on an "as available" basis. According to the applicant, these specialty services are highly desirable to parents, including families in which one parent stays home as the primary care giver.

Hours of Operation: The child care center is proposed to be open from 7:00 A.M. to 6:00 P.M., Monday through Friday, with occasionally extended hours until 7:30 P.M. if requested by parents. In addition, the applicant seeks permission to offer child care services one Saturday per month between 5:00 P.M. and 10:00 P.M. for a "parents night out".

- Number/Age of Children: The applicant anticipates an average attendance of 120 children, but proposes a maximum of 135 children, ages 6 weeks to five years, to be cared for, subject to approval of the Licensing Division of the Virginia Department of Social Services. Only 50 children will be accommodated at the monthly Saturday child care service.
- Number of Employees: The number of employees will depend on the number of children enrolled in the program. For a maximum capacity of 135 children, approximately 25 teachers and one director will be on the premises at any one time. The Center Director will run the day-to-day operations and will also be involved in the management of the facility and training of the staff. The applicant will run the business side of Bright Start.
- Trash: Approximately one small bag per classroom will be generated by the use daily. A greater amount of trash, in the form of diapers, will be generated by the infant and toddler rooms, which is disposed of twice during the course of the day. The applicant will use a dumpster located behind the building, which will be picked up twice a week by a private contractor.
- Outdoor Play Area: The applicant will utilize the 37 acre Ben Brenman Park located one block from the proposed child care center site. The children's outdoor activities will be supervised and in compliance with all safety regulations.
- Noise: Some but no unusual noise will be generated by children on their way to outdoor activities in Ben Brenman Park. However, children are under adult supervision at all times and noise will be controlled by a high ratio of staff to children.
- Pick-up/Drop-off: The majority of families that will use the Bright Start Learning Center live in Cameron Station within walking distance of the site and will therefore walk or bike to and from the center. Parents who drive can use the parking spaces in front of the center's main entrance along Ben Brenman Park Drive. The average drop-off times will be between 7:00 A.M. and 9:00 A.M., pick-up times will range from 4:30 P.M. to 7:30 P.M.

Loading: Delivery of meals will occur daily, Monday through Friday, and delivery of supplies will occur weekly between 11:00 A.M. and 12:00 P.M. The loading area is located at the rear of the building.

PARKING

Pursuant to Section 8-200 (A)(11) of the zoning ordinance, a child day care center is required to provide two parking spaces for each classroom. In this case, the applicant's proposed layout indicates a total of 6 classrooms for a requirement of 12 spaces.

The number of parking spaces for the commercial space within Phase I and III of Cameron Station was determined at the approval of each phase and calculated in accordance with the zoning ordinance through two ratios: (1) the parking ratio assumed for the retail space is 1.2 spaces for every 210 square feet of floor area, and (2) the parking ratio assumed for the personal service space is 1 spaces for every 400 square feet of floor area. Based on the floor area proposed to be dedicated to these uses, a total of 41 parking spaces has been provided for the commercial spaces within Phase I and a total of 47 parking spaces has been provided for the commercial spaces within Phase III, all consistent with those zoning ordinance ratios. Brenman Park Drive has been designed to accommodate short term public parking on both sides of the street and around the large median.

In an effort to distribute the dedicated parking spaces evenly among uses that were not included in the initial parking calculation for 'retail' or 'personal services', such as restaurants and child care centers, and in order to maintain sufficient parking for a variety of future uses, staff conducted a parking analysis and found that the size of the tenant space and the equal application of both retail and personal services ratio are reasonable approaches for the calculation and allocation of parking spaces. In this case, the applicant is occupying 5,348 square feet, which, if halved for purposes of allocating spaces from the amount provided, would require seven parking spaces for a personal services use ($2,674 \text{ sf.} / 400 = 7$) and 16 spaces for a retail use ($2,674 \text{ sf.} / 210 \times 1.2 = 16$). The number of spaces required for the child care center (12) is 10 spaces lower than the number of spaces required by the retail and personal services parking ratio (23). Therefore, staff finds that the technical parking requirement is met and exceeded in accordance with both the zoning ordinance and the Cameron Station development plan.

As a practical matter, the applicant points out that the parking demand might be reduced by (1) the potential for children who will likely be residents of Cameron Station to walk with their parents to the center and, (2) a Cameron Station Owners Association operated shuttle that provides transportation to and from the Van Dorn Metro Station. Considering these factors, staff finds that the provided spaces should adequately accommodate the staff people who drive to work, and still leave room for additional parking for other uses in the building.

ZONING / MASTER PLAN

The subject property is located in the Landmark/Van Dorn Small Area Plan chapter of the Master Plan which designates the property for CDD-9 uses. The CDD-9/Coordinated Development District zone permits residential, retail, open space and public school uses. However, the Development Special Use Permits (DSUP) regulating Cameron Station list a number of additional uses, such as professional offices, permitted to occupy commercial space under certain conditions, and these uses do not include day care centers. Concurrent with this application, the City is processing a DSUP amendment to include day care centers (and other uses determined to be appropriate for the Cameron Station Town Center) in the definition of commercial/permitted uses. Only if the DSUP amendment is approved, may the proposed child care center occupy the commercial space in Cameron Station.

II. STAFF ANALYSIS

Staff supports the proposed child care center located at 4920 Brenman Park Drive. The facility will provide a much needed service to the residents of the Cameron Station and surrounding areas. Staff finds that the proposed child day care center is an appropriate commercial and community serving use that would compliment the Cameron Station Town Center.

Staff has some concerns about parking but believes that many children will be residents of Cameron Station and walk to the center. In addition, staff is requiring that the applicant advise and promote mass transit opportunities for its staff. These efforts should be effective in this case, because of the shuttle service to the Van Dorn Metro. From a zoning perspective, when compared to the number of parking spaces required for retail and personal service uses, which were initially intended to occupy the space, the proposed center will theoretically create ten excess spaces that can be utilized by customers of the surrounding businesses.

Staff does not anticipate that the child care center will create a nuisance for existing residents as it operates solely within the building. The only increase in activity will be associated with the short walk to Ben Brenman Park where the children can enjoy supervised outdoor activities. Those walks will occur only during day time hours.

Staff has included a number of standard conditions and a condition requiring a review of the child care center one year after approval. With these conditions, staff recommends approval of the special use permit.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The hours of operation shall be limited to between 7:00 A.M. and 8:00 P.M., Monday through Friday, and to between 5:00 P.M. and 10:00 P.M. on Saturdays twice per month. (P&Z)
3. The maximum number of children permitted at the child care facility at any one time shall be 135, subject to approval of the Licensing Division of the Virginia Department of Social Services. (P&Z) (OECD)
4. This special use permit will not be valid until and unless the City Council approves DSUP # 2004-0026, which allows a day care center at Cameron Station. (P&Z)
5. The applicant shall comply with all other department's recommendations, and the licensing and registration requirements and other limitations of local and state regulations. (P&Z)
6. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
7. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all special use permit provisions and requirements. (P&Z)
8. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the preschool, a robbery awareness program for employees, and regarding safety programs available through the department for the children. This is to be completed prior to the child day care center's opening for business. (Police)
9. All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line. (T&ES)

10. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Eileen Fogarty, Director, Department of Planning and Zoning;
Bettina Irsps, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 All loudspeakers shall be prohibited from the exterior of the building and no amplified noise shall be audible at the property line.
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

Code Enforcement:

- C-1 This structure contains mixed use groups [M, Mercantile; B, Business; S-2, Low-Hazard Storage (public garage, group 2)], and is subject to the mixed use and occupancy requirements of USBC 302.3.
- C-2 The current use is classified as M, Mercantile; the proposed use is E, Educational. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 119.4) and compliance with USBC 119.2. including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.
- C-3 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.

- C-7 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable.
- C-2 A Certified Food Manager must be on duty during all hours of operation.
- C-3 Permits must be obtained prior to operation.
- C-4 Five sets of plans must be submitted to and approved by this department prior to construction.
- C-5 This facility must meet state and city Social Services requirements for air and floor space, toilet facilities, separate isolation room for sick children, lighting, temperature, storage for cots, clothing. Other items may be required by state or city codes.
- C-6 If food preparation or food handling is done on the premises, five sets of plans of the food handling areas are to be submitted to the Health department for approval.
- C-7 This facility must meet commercial standards (13 or more). Plans must comply with Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. A \$135.00 fee is required for review of plans for food facilities.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the child care center. This is to be completed prior to the child care center opening for business.
- R-2 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a robbery awareness programs for employees.
- R-3 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding a safety programs available through the department for the children.

Department of Human Services, Office of Early Childhood Development (OECD):

- R-1 On July 12, a representative of the Office for Early Childhood Development (OECD) accompanied Kerri Chase of Bright Start Learning Center, LLC to the proposed site at 191 Somerville Street. OECD reviewed the floor plans and surveyed the area in and around the building. This 5,348 square feet retail space is located on the ground floor of a four-level building that houses other retail stores and condominiums. After an inspection of the premises, OECD staff determined that this location has the potential to serve as an appropriate site for a childcare facility, once construction is complete. State licensing will determine the program capacity.
- S-1 Based on the site visit that was completed on July 11, 2012, it is suggested that:
- S-2 The designated infant/toddler space remain a flexible area with movable furniture and dividers that would allow the space to be rearranged easily to accommodate the changing needs of the children in care;
- S-3 The owner/operator contact Parks & Recreation about the possibility of designating space in Ben Brenman Park for an appropriate outdoor playground;
- S-4 Parking signs be posted designating three parking spaces directly in front of the center for the drop-off and pick-up of children only during the hours of 7am-9:30am and 5pm to 6pm, Monday through Friday;
- S-5 The owner of the center developed a plan to provide for the security of staff and children, especially during evening hours of operation; and
- S-6 Since there are no hallways, the classroom design for this program incorporate a perimeter pathway through each classroom to minimize disruption when parent, staff and/or children pass through classrooms to access the main entrance.

APPLICATION for SPECIAL USE PERMIT # 2004-0069

(must use black ink or type)

PROPERTY LOCATION: Main Street Retail, Bldg. # 4, Brenman Park Drive, Cameron Station, Alexandria, Virginia, 4920 Brenman Park Drive

TAX MAP REFERENCE: 58.04-06-00 ^{820E} ZONE: CDD #9

APPLICANT Name: Bright Start Learning Center, LLC, a Virginia limited liability company

Address: 408 Cloverway Drive, Alexandria, Virginia 22314

PROPERTY OWNER Name: Main Street Retail, L.C.

Address: 8614 Westwood Center Drive, Suite 900, Vienna, Virginia 22182

PROPOSED USE: Day Care Center

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Herri Chase
Print Name of Applicant or Agent

Herri Chase
Signature

408 Cloverway Dr.
Mailing/Street Address

Telephone # 703-370-8625 Fax # None

Alexandria, VA 22314
City and State Zip Code

Date June 29, 2004

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

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All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) the Owner Contract Purchaser
 Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

The applicant, Bright Start Learning Center, LLC, is a Virginia limited liability company. Kerri Chase, who resides at 408 Cloverway Drive, Alexandria, Virginia, 22314, owns a 100% interest in Bright Start Learning Center, LLC.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia? **N/A**

- Yes. Provide proof of current City business license
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½"x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

See attached draft floor plan and plot plan.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

Bright Start Learning Center ("Bright Start" or the "Applicant") is requesting a Special Use Permit to establish a Day Care Center for children in Main Street Retail Building # 4, Cameron Station, Alexandria, Virginia. The proposed Day Care Center will occupy 5,348 square feet on ground level of Building #4 of the Main Street Condominium in the Town Center of Cameron Station. The Day Care Center is being designed to have six classrooms and one separate indoor play area (for gross motor activities).

Bright Start will be a full-service child care center that will provide a nurturing environment for children from age 6 weeks to 5 years. The Applicant is requesting special use permit approval to provide child care for up to 135 children although maximum capacity will be determined by and not exceed the number allowed by the Virginia Licensing Division of the Virginia Department of Social Services during its permitting and regulatory review process.

Through specialized training of the staff and the use of a wide range of educational tools, Bright Start will provide a state-of-the-art facility that is designed to help children fully develop cognitively, socially, physically, and emotionally in a manner appropriate to their age and stage of development. Children will be encouraged to learn, play, and explore and will have the opportunity to participate in numerous group and individual activities. Bright Start's age appropriate curriculum coupled with a custom designed facility and a low teacher to child ratio will ensure a top tier service for the children and their parents. This program will appeal to those who want significantly more than traditional child care and certainly will be much more than a "babysitting" service.

Bright Start will offer care from 7:00 a.m. to 6:00 p.m., Monday through Friday, with extended hours until 7:30 (for an additional charge) as needed by parents. Bright Start will serve one meal and two snacks (morning and afternoon) during the course of each day. Children who are provided extended care (i.e., from 6:00 pm to 7:30 pm) will also be provided an evening meal. All meals will be prepared offsite by an independent catering company.

The center will also provide services on a monthly basis on a Saturday evening from 5:00 p.m. to 10:00 p.m. to provide an opportunity for a "parents night out." This service has been tremendously successful at other day care centers and has generated a lot of interest among residents of Cameron Station.

In addition, staff training will be conducted on site on several Saturdays throughout the year. Training times will vary, but will typically last no longer than 8 hours.

The Applicant's primary focus will be the provision of full-time care to children of working parents. In addition, Bright Care intends to offer part-time programs and drop-in care on an "as available" basis. These specialty services are highly desirable to parents, including families in which one parent stays home as the primary caregiver, but are not typically offered by other day care centers.

Bright Start will focus on the developmental needs of the children and will foster the

students' growth through a variety of structured and non-structured activities. Children's natural inclinations to learn through exploration and through play will be central to the program at Bright Start. Ben Brenman Park, a 37-acre park located one block from the proposed site, offers an excellent location for supervised outdoor recreation.

Bright Start will engage a music teacher for weekly classes in music enrichment. Older students will also be given the opportunity to take weekly gymnastics or dance lessons on site. A structured educational environment for the older children is intended to prepare the students for kindergarten. These children will be given an ample time to play and pursue individualized activities, but they will be involved in a classroom environment in which organized activities and group skills will be significant.

Ms. Chase will run the business side of Bright Start. Hired employees will fill all other positions. The number of employees will depend on the number of children that are enrolled. The expectation is for a capacity of 135 kids, and a total of 25 teachers and one director at any given time. The Center Director will run the day-to-day operations. He or she will be involved in the management of the facility as well as the training of the staff.

Ample non-metered public parking is available directly in front of the proposed site on Brenman Park Drive. It is anticipated that most of the students will come from Cameron Station and a number of them will walk with their parents to the center. Employees will be encouraged to use public transportation. A Cameron Station Owners Association run shuttle provides transportation from the Van Dorn Metro Station and Cameron Station.

USE CHARACTERISTICS

4. The proposed special use permit request is for: *(check one)*

a new use requiring a special use permit,

a development special use permit,

an expansion or change to an existing use without a special use permit,

expansion or change to an existing use with a special use permit,

other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

Bright Care plans to provide child care for up to 135 children in six separate classrooms. It is anticipated that Bright Care will provided child care for approximately 120 children for full or part-time care, with the remaining 15 students will be children provided limited care pursuant to our "drop-in" service. The full-time students will be provided care from 7:00 a.m. up to 7:30, normally, however, the child will be at the center for only a portion of this period. Part-time students will be provided care either on a half-day or 3 or 4 day per week basis.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

Based on an enrollment of 135 children, Bright Start will have 25 teachers on site during the hours of operation. The Center Director will work from 8:00 a.m. to 4:00 p.m., Monday through Friday.

The number of teachers that will work on the monthly Saturday basis will depend on the number of children that have reserved a spot for that day. We will accommodate no more than 50 children on such days. Accordingly, no more than 8 teachers would be necessary.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Monday – Friday

7:00 a.m. to 7:30 p.m.

Saturday (on a monthly basis)

5:00 p.m. to 10:00 p.m.

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

There will not be any unusual noise generated by the operation of the day care center. Adults and children will be talking, singing, and playing indoors and the children will participate in short, supervised activities outside, primarily at Ben Brenman Park. Noise will be controlled by a high ratio of staff to children.

8. Describe any potential odors emanating from the proposed use and plans to control them:

There will be no odors emanating from the operation of the Bright Start Learning Center.

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Diapers, paper and food items, typical to the operation of a day care center.

B. How much trash and garbage will be generated by the use?

A nominal amount of trash and garbage will be generated, approximately one small trash bag per day by each of the classrooms. A greater amount of trash, in the form of diapers, will be generated by the infant and toddler rooms. Diapers will be disposed of at least twice during the course of the day.

C. How often will trash be collected?

Dumpsters are located behind the building. Trash will be collected by a private contractor twice a week. Garbage and trash will be taken to the dumpster several times per day.

D. How will you prevent littering on the property, streets and nearby properties?

All children will be under adult supervision. Adults and families will be reminded of the importance of keeping the property and neighborhood clean and attractive.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No

If yes, provide the name, monthly quantity, and specific disposal method below:

A minimal amount of non-toxic art supplies normally used by a child care center. All of the paint and supplies will be water solvent. We also plan to use cleansing solvent as well as detergents for the dishwasher and washing machine.

12. What methods are proposed to ensure the safety of residents, employees and patrons?

Bright Start Learning Center will be licensed by the Commonwealth of Virginia and will thus be under strict safety guidelines for both staff and clients.

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

Pursuant to Section 8-200(A)(11) of the zoning ordinance, which applies to day nurseries, two parking spaces are required for each classroom. Bright Start Learning Center will have six classrooms, so twelve parking spaces are required.

B. How many parking spaces of each type are provided for the proposed use:

23 Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

Based on the parking analysis of the Planning and Zoning Department Staff, as set forth in the report for SUP # 2004-0016, the number of parking spaces available for a Day Care Center use within Phase III of Cameron Station (which was not included in the initial parking calculation for "retail" or "personal service" use) should be based on the size of the tenant space and the equal application of both retail and personal services ratios. In this case, the tenant space is 5,348 square feet, which, if halved for purposes of allocating spaces from the amount provided, would provide seven parking spaces for a personal services use (2674 sq. ft. / 400) and 16 spaces for a retail use (2,674 sq. ft /210 x 1.2 = 16), for a total of 23 spaces. Therefore, the number of parking spaces allocated to the proposed site exceeds the number of parking spaces required and no parking reduction is needed.

C. Where is required parking located? on-site off-site (check one)

If the required parking will be located off-site, where will it be located:

On both sides of Brenman Park Drive

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the

zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Not Applicable

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?

None

B. How many loading spaces are available for the use?

One

C. Where are off-street loading facilities located?

At the rear of the building there is an area for loading and delivery access.

D. During what hours of the day do you expect loading/unloading operations to occur?

Between 11:00 a.m. and 12:00 p.m., Monday through Friday

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

Once a day, Monday through Friday, for meal delivery and once per week for supplies.

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access to the property is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

Special Use Permit # 2004-0069

5,348 sq. ft. (existing) + 0 sq. ft. (addition if any) = 5,348 sq. ft. (total)

19. The proposed use is located in: (*check one*)

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other, please describe: **A ground floor retail space in an existing condominium building.**

U:\Betsy\adata\zoning forms\SUP-App-Form.wpd

CHILD CARE SUPPLEMENTAL APPLICATION

Supplemental information to be filed by applicants requesting special use permit approval of a child care home or child care center. All applicants must submit a plot plan of the property, showing play areas and parking and an interior floor plan.

Child Care Homes

Applicants requesting special use permit approval of a child care home for six to nine children within a home shall complete this section.

1. Is the proposed facility the principal residence of the operator? Yes No
2. Is the operator registered with the City of Alexandria Office of Early Childhood Development to provide child care in the home? Yes. No.
3. How many children, including resident children, will be cared for? _____
4. How many children reside in the home? _____
5. How old are the children? (List the ages of all children to be cared for)
Resident: _____
Non-resident: _____
6. A minimum of 75 square feet of outdoor play area must be provided for each child above age two, on the lot.
Play area required:
Number of children above age two: _____ x 75 square feet = _____ square feet.
Play area provided: _____ square feet.
7. If the lot does not have room for on-site play area, is the child care home within 500 feet of a park or playground available for the children to play in? Yes. No.
If yes please describe the play area:

N/A

If a play area that is not owned or leased by the operator is to be used by the children, written permission from the owner must be obtained and a copy submitted with this application.

Please note: child care homes are not permitted to display signs.

Child Care Homes and Child Care Centers

Applicants for both child care homes and child care centers (day care center, day nursery, and nursery schools) must complete the following section:

8. How many employees will staff the child care facility, including the operator?

Approximately 40 staff members employed on a full or part time basis will be needed to provide the staff to child ratio contemplated by Bright Start during the proposed hours of operation at the Center.

How many staff members will be on the job at any one time?

Up to 26, depending on capacity and number of children enrolled.

9. Where will staff and visiting parents park?

There is ample non-metered parking on both sides of Brenman Park Drive. Staff will be encouraged to use public transportation, including the shuttle from the Van Dorn Metro Station. Many visiting parents will come from the Cameron Station community and are anticipated to walk to the Center.

10. Please describe how and where parents will drop-off and pick-up children.

The majority of the families that will use Bright Start Learning Center live within walking distance of the site. Many of these families will walk to and from the center. Parents will drop-off and pick-up children using the main entrance of the Center on Brenman Park Drive. Drop-off and pick-up will generally take no longer than 5 minutes each.

11. At what time will children usually be dropped-off and picked-up.

Drop-off

Pick-up

Between 7:00 and 9:00

Between 4:30 and 7:30

12. What type of outdoor play equipment is proposed for the child care facility, if any? Where will it be located on the property?

The children will use the Ben Brenman Park for outdoor activities. There is a small tot lot adjacent to the park that may be used from time to time. Typically, however, the children will engage in supervised outdoor activities in the grassy area of the park, without play equipment.

13. Are play areas on the property fenced? **No**

If no, do you plan to fence any portion of the property? **No**
Please describe the existing or proposed fence.

Child Care Centers Only

Applicants for child care centers (day care center, day nursery, and nursery schools) must complete the following section:

14. How many children will be cared for during one day?

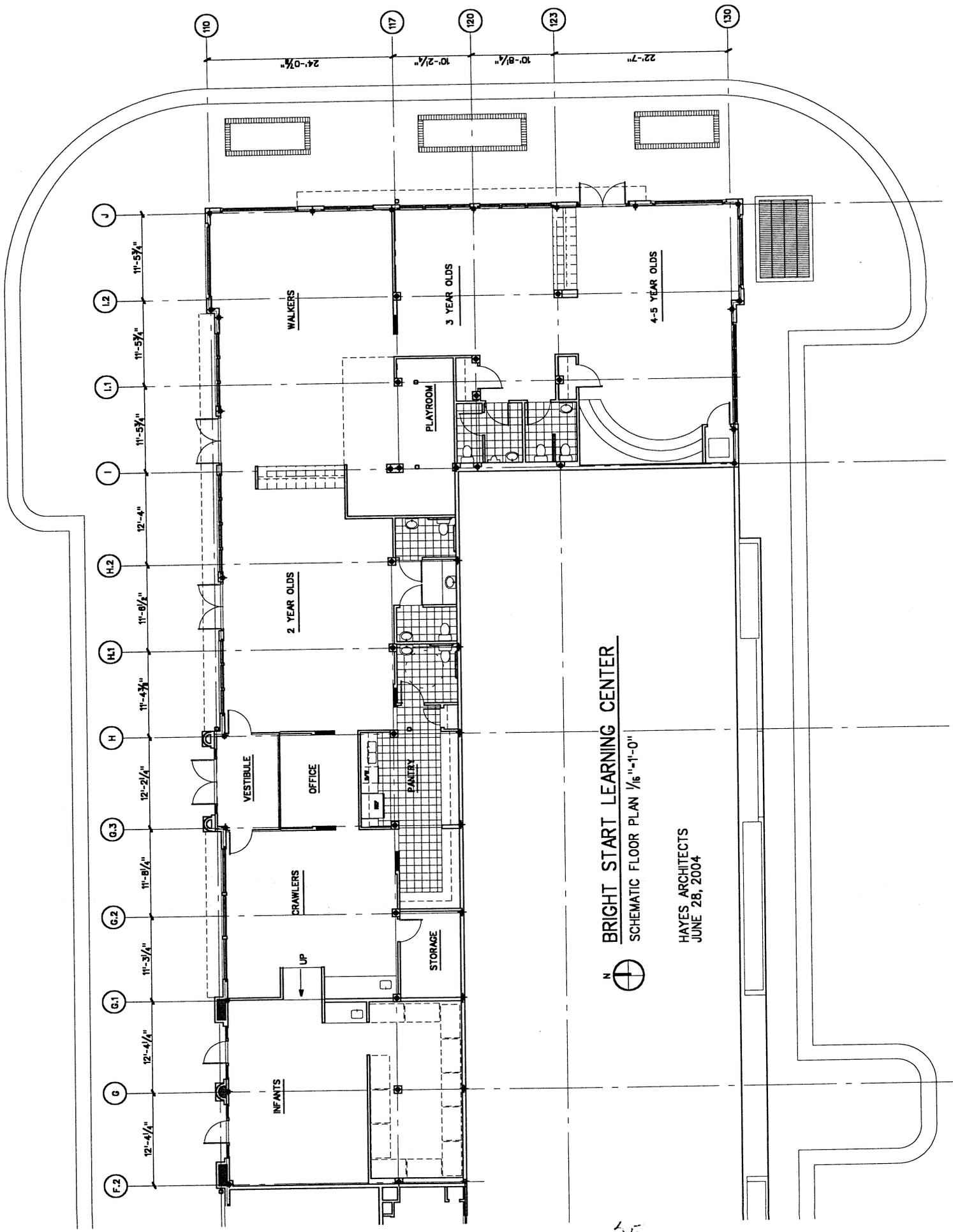
Up to approximately 135 children

15. What age children do you anticipate caring for?

From 6 weeks to 5 years (up to the age of eligibility for kindergarten)

16. Does the operation have a license from the State of Virginia for a child care facility?

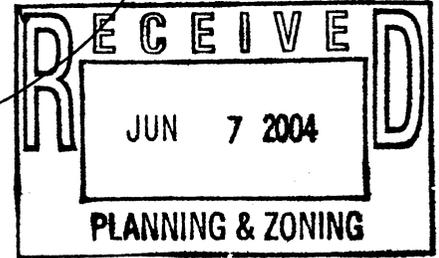
No, not yet.



BRIGHT START LEARNING CENTER
 SCHEMATIC FLOOR PLAN 1/8"=1'-0"

HAYES ARCHITECTS
 JUNE 28, 2004

Ann B. Ridenhour
4008 Sharp Pl.
Alexandria, VA 22304
voice: (703) 370-4124
fax: (703) 370-8840
email: abssride@aol.com



PC Docket Item #15
SUP# 2004-0069

June 2, 2004

Eileen Fogarty
Director, Alexandria Dept. of Planning and Zoning
301 King St., suite 2100
Alexandria, VA 22314

Dear Director Fogarty:

I was thrilled to learn recently that an acquaintance and fellow parishoner of mine, Kerri Chase, is proposing to put a day care center in the retail space at Cameron station. As you know, I served on the Ad Hoc Preschool Task Force in the past. During that time, I had even suggested the retail space at Cameron Station would have been a perfect location for such a venture, since the placement of daycare centers in residential neighborhoods was such a contentious issue, but the idea was dismissed as being rather idealistic and unlikely to happen.

So, you can imagine my surprise at dinner when Ms. Chase told me she was going to leave her law practice to spend more time with her own small children and open a day care center in the Cameron Station retail space! While our board did not have 100% agreement on every issue, we did believe that childcare was a critical issue for Alexandria citizens living in the West End, as you can verify with your staff member Barbara Ross who also served on the Ad Hoc Preschool Task Force with me.

I, personally, think Ms. Chase's proposal for Bright Start Learning Center is an excellent idea and hope that it will get your full consideration. Not only is her plan to accommodate up to 120 children, but she will also be including infant care, which would be such a bonus for families with both babies and preschoolers. And, of course, her choice of location in a designated retail space would probably have far fewer zoning problems than the past attempts to place daycare centers in residentially zoned buildings.

Sincerely,

Ann Ridenhour

FROM: Kerri Chase

Dear Bettina,

As I mentioned to you last week, enclosed are signatures of residents of Cameron Station that support the opening of my day care center. This does not reflect a concerted effort on my part to get signatures and I am certain that if you needed (or thought it would be helpful) to get more signatures, I could do that relatively quickly.

Best regards,
Kerri Chase

Bright Start Learning Center
July 24, 2004

I support the operation of a day care center at Cameron Station.

Name	Address	Signature
Allison Ferko	4912 John Ticer Drive	Allison Ferko
Mary F. Magel	5090 Danvers Dr	Mary F. Magel
Leslie Johnson	4951 Brenman Park Dr. #411	L. Johnson
Anita G. Gomez-Bennett	5022B Barbours Dr Alexandria, VA 22304	Anita G. Bennett
Bridget Spanic	321 Helmut Ln.	Bridget Spanic
Carlynn Fanning	4999 Murtha St	Carlynn Fanning
Anne Odgers	272 CAMERON STN BLD	Anne Odgers
Barbara Bester	125 Central St Blvd	Barbara Bester
Candy Kane	271 Medlock Lane	Candy Kane
Jack Lane	271 Medlock Lane	Jack Lane
Kim Henault	179 Cameron Station Blvd	Kim Henault
PAT McCOMBIE	5020 WAPLE LANE	Patricia McCombie
Adeline Albert	191 Somerville St - #405	Adeline Albert
Bev Smith	5072 Kilburn St	Bev Smith
Tony Babauta	4951 Brenman Park Dr. #205	Tony Babauta
Doris Solomon	4915 Barbara Dr	Doris Solomon
Lois Solomon	4913 Barbara Dr.	Lois Solomon
Lernie S. J.	5258 Bossley Place	Lernie S. J.
John Dunn	4951 Brenman Park Dr. #304 Alex. 22304	John Dunn
Keith Cooperman	387 Livemore Lane	Keith Cooperman
Konstantina Kuevova	4951 Brenman Park Dr.	Konstantina Kuevova
Mary Tang Sheehan	5127 Knapp Place Alexandria, VA 22304	Mary Tang Sheehan
MICHAEL POLEY	185 Martin Ln Alexandria VA 22304	Michael Poley
Kenny Salomon	263 South Pickett #301 Alexandria VA 22304	Kenny Salomon
Vicki Fishman	5274 Polosin Ln Alexandria, VA 22304	Vicki Fishman
Julianna Chapman	389 Livemore Ln, ALEXVA 22304	Julianna Chapman

Bright Start Learning Center
July 24, 2004

I support the operation of a day care center at Cameron Station.

Name	Address	Signature
Kristen Corallo	5018-B Barbours Dr.	Kristen Corallo
M. Williams	100 CSB Alex	M. Williams
Edra Gaymen	4951 Brenman Park Apt 404	Edra Gaymen
Karen Delidio	4918 Gardner Dr	Karen Delidio
John Ferko	4912 John Tier Dr	John Ferko
Sheryl Maddux	4951 Brenman Park Dr #204	Sheryl Maddux
J. MAX WEINTRAUB	425 CAMERON STATION BLVD	J. Max Weintroub
DANIELLE WEINTRAUB	425 CAMERON STATION BLVD	Danielle Weintroub
Kevin A. Fehn	4273 Cameron Station Blvd	Kevin A. Fehn
Stephanie Dubois	" " " "	Stephanie Dubois
STEPHENT SARTOSO	4951 Brenman park dr #501	Stephent Sartoso
Louisa Ward	5247 Tancredi Ln	Louisa Ward happy_mommy@gmc.com
Tracy Bryant	177 Cameron station Blvd	Tracy Bryant
Ingrid Sander	5238 Bessley Pl.	Ingrid Sander
Eileen Wayer	4927 Kilburn St.	Eileen Wayer
NANCY ROYSTER	305 CAMERON STATION BLVD.	Nancy Royster
Susannah Alberino	126 Cameron Station Blvd.	Susannah Alberino
ANGELIQUE CARMELLO	221 MEDLOCK LN ALEX VA	Angelique Carmello
Rebecca Mullen	238 Medlock Ln Alex, VA 22304	Rebecca Mullen
Kim Cantler	421 CAMERON STATION BLVD	Kim Cantler
Vilne Tugbang	4951 Brenman PK Dr #101	Vilne Tugbang
Hiroko Nakajima	4951 Brenman PK Dr #212	Hiroko Nakajima
Karen Aldora	4950 Brenman PK Dr #402	Karen Aldora

cameron station civic association, inc.

5022B Barbour Drive
Alexandria, VA 22304
Phone (703) 567-0153
jb900@yahoo.com

August 24,2004

Department of Planning and Zoning
301 King Street
Alexandria, VA 22314

Attention: Bettina Irps

Dear Ms. Irps:

We support the SUP application of the BRIGHT START LEARNING CENTER. Others and I have had several productive meetings with Kerri Chase, the applicant, to discuss her plans and community needs. She gave a presentation to our Civic Association on May 24. Following that presentation, we voted to support her application.

Ms. Chase has also met with other groups in Cameron Station and has participated in several events here where residents had the opportunity individually to discuss her plans and to express views of their own. In each instance Ms. Chase was open to ideas and her plans received strong support.

We in Cameron Station have long wanted a day care center and encouraged the developer to seek a tenant that would provide this service. We believe the BRIGHT START LEARNING CENTER will provide a much-needed service for our community and for the rest of Alexandria.

Sincerely,

/s/

Joseph S. Bennett
President

PC Docket Item #15
SUP #2004-0069



"Kirk A. Johnson"
<kljohnso@comcast.net
>

To: <kendra.jacobs@alexandriava.gov>
cc:
Subject: Daycare in Cameron Station

08/27/04 10:42 AM

I have recently found out that a day care is being proposed to be open in one of the store fronts here. There is no play area near the day care, so the owner said the city is waiving that and she will use Brenman Park as the play area. I am very opposed this situation, as you know the park has a open lake that any child could drown in. Also the park is used by hundreds of dogs as their toilet each day. Recently the grass was sprayed with insecticide and now there are hundreds of dead frogs, and also small dead birds all over the grass. During the Spring and early summer their are hundreds of geese in the lake the the area around the lake is covered in geese feces. Several small dogs got e-coli infections from the droppings. I find it hard to believe that the city would allow small toddlers to use this as their play area. There is no play equipment at this park, so the children would be playing in the dirty grass. Can you look into this for me and get back on why this is being allowed? Thanks.

Leslie



A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

September 9, 2004

*PC Docket Item #15
SUP 2004-0069*

Eileen Fogarty, Director
City of Alexandria
Department of Planning and Zoning
301 King Street
Alexandria, VA 22314

Dear Ms. Fogarty,

Please accept this as a letter of support for the request for a Special Use Permit #2004-0069, for the Bright Start Learning Center, to be located at 4920 Brenman Park Drive, in Cameron Station.

Ms. Chase has presented her plan to the Board of Directors and the Board has provided unanimous support of the project. We believe the day care center will provide an invaluable service not only to residents of Cameron Station but to parents of children in our surrounding area as well. We look forward to working with Ms. Chase in making this establishment a vital part of our community.

Sincerely,

Victoria Hebert, President
Cameron Station Homeowner's
Association

"Bo Schnurr"
<boschnurr@comcast.net>

09/07/04 02:27 PM
Please respond to bo

To:<bettina.irps@ci.alexandria.va.us>
cc:
Subject:strongly supporting the Cameron Station Day Care Center

*PC Docket Item #15
SUP 2004-0069*

Hello again Bettina,

Please let me bother you for 9 seconds to say that my wife Becky Quarles and I strongly support the Cameron Station Day Care Center.

Years ago I did a feasibility study for my college's day care center and the restrictions on them are so severe it is a wonder that any get built at all. So I'm hearted that Joe Bennett has reported that you folks have been very supportive.

Sincerely,

Robert W. "Bo" Schnurr,

Board Member, Cameron Station Civic Association

QSA Research & Strategy

703-567-7655/6156

<http://www.qsaresearch.com>

14
9-21-04



<mwasfy@worldbank.org>

09/21/2004 02:42 PM

Please respond to
<mwasfy@worldbank.org>

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<council@joycewoodson.net>, <councilmangaines@aol.com>,
<rob@krupicka.com>, <macdonaldcouncil@msn.com>

cc

bcc

Subject City of Alexandria Website Contact Us - EMail for Mayor,
Vice-Mayor and Council Members (alexvamayor@aol.com,
delpepper@aol.com, council@joycewoodson.net,
councilmangaines@aol.com, rob@krupicka.com,
macdonaldcouncil@msn.com, paulcsmedberg@aol.com,
rose.boyd@ci.alexandria.va.us,
jackie.henderson@ci.alexandria.va.us,
tom.raycroft@ci.alexandria.va.us)

**City of Alexandria Website Contact Us - EMail for Mayor,
Vice-Mayor and Council Members (alexvamayor@aol.com,
delpepper@aol.com, council@joycewoodson.net,
councilmangaines@aol.com, rob@krupicka.com,
macdonaldcouncil@msn.com, paulcsmedberg@aol.com,
rose.boyd@ci.alexandria.va.us,
jackie.henderson@ci.alexandria.va.us,
tom.raycroft@ci.alexandria.va.us)**

Time: [Tue Sep 21, 2004 14:42:35] IP Address: [138.220.11.116]

Response requested:

First Name: Mona
Last Name: Wasfy
Street Address: 4915 Kilburn Street
City: Alexandria
State: VA
Zip: 22304
Phone: (202) 458 4006
Email Address: mwasfy@worldbank.org

Dear Sirs/Madams:

Ref.: Special Use Permit
2004-0069/Consideration of a request for a
special use permit to operate a day care center at
4920 Brenman Park Drive, Cameron Station

I would like to point out an error in the staff
analysis of the above-mentioned request.
Paragraph two of Section II, Staff Analysis, reads:

"Staff has some concerns about parking but believes that many children will be residents of Cameron Station and walk to the center. In addition, staff is requiring that the applicant advise and promote mass transit opportunities for its staff. These efforts should be effective in this case, because of the shuttle service to the Van Dorn Metro."

Comments:

I asked Bettina Irps, an urban planner with the Department of Planning and Zoning, to amend that paragraph because the shuttle service is strictly for the use of residents. However, she refused because (i) she said I mis-read the paragraph and (ii) she said she talked to the Cameron Station HOA who said they may consider allowing the child care center employees to ride the shuttle.

Of course, this correction will have no bearing on your decision tonight but I wanted to alert you to this error as I will not be attending the meeting and would not be able to bring it up in person.

Best regards,

Mona Wasfy

APPLICATION for SPECIAL USE PERMIT # 2004-0069 #14

(must use black ink or type)

PROPERTY LOCATION: Main Street Retail, Bldg. # 4, Brenman Park Drive, Cameron Station, Alexandria, Virginia, 4920 Brenman Park Drive

TAX MAP REFERENCE: 58.04-06-00 ^{02 OF} ZONE: CDD #9

APPLICANT Name: Bright Start Learning Center, LLC, a Virginia limited liability company

Address: 408 Cloverway Drive, Alexandria, Virginia 22314

PROPERTY OWNER Name: Main Street Retail, L.C.

Address: 8614 Westwood Center Drive, Suite 900, Vienna, Virginia 22182

PROPOSED USE: Day Care Center

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Herri Chase
Print Name of Applicant or Agent

Herri Chase
Signature

408 Cloverway Dr.
Mailing/Street Address

Telephone # Fax # None

Alexandria, VA 22314
City and State Zip Code

703-370-8625

Date June 29, 2004

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 9/9/04 RECOMMEND APPROVAL 7-0

9/21/04 CC approved the Planning Commission

ACTION - CITY COUNCIL: recommendation 7-0

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All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.