

Docket Item #2
SPECIAL USE PERMIT #2006-0096

Planning Commission Meeting
December 5, 2006

ISSUE: Consideration of a request for a special use permit to operate a child care center within a church.

APPLICANT: Maria P. Bustinza

LOCATION: 917 Princess Street

ZONE: RB/Townhouse

PLANNING COMMISSION ACTION, DECEMBER 5, 2006: On a motion by Mr. Jennings, seconded by Mr. Leibach, 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 5 to 0. Mr. Dunn and Mr. Robinson were absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Mr. Anderson, resident, spoke in opposition of the request because of the potential traffic impacts caused by parents using the alley to access the church parking lot.

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

SUP #2006-0096
917 Princess Street



I. DISCUSSION

REQUEST

The applicant, Maria P. Bustinza, requests special use permit approval for the operation of a child care center, located at 917 Princess Street.

SITE DESCRIPTION

The subject property is one lot of record with 120 feet of frontage on Princess Street, 152 feet of frontage on N. Patrick Street, and a total lot area of 18,110 square feet. The site is developed with the Third Baptist Church. Access to the property is from Princess Street.



The surrounding area is occupied by a mix of residential and religious uses. Immediately surrounding the property are all townhouse residential dwellings.

PROPOSAL

The applicant requests Special Use Permit approval to operate a child care center located within the Third Baptist Church. The proposed child care center will occupy approximately 1,028 square feet of the building's ground floor and 1,997 square feet of the building's second floor, with a total occupied space of 3,025 square feet. The applicant proposes to use the space on the ground floor for infants and young toddlers and the second floor will consist of three classrooms for older toddlers to five years old. The child care center proposes to utilize an existing open space area of the property for outdoor play. The curriculum will focus on the quality of educational and developmental services for all children from birth through age 8. The child care center proposes to operate as follows:

Hours: 7am- 6pm Monday- Friday

Number of children: 20- infants and toddlers
20- 18 months to 2 years old
20- 3 years old
25- 4 and 5 years old
85 total children

- Pick-Up/Drop-Off: The subject property has an on-site parking lot with 16 spaces available for parents and staff. Parents will be instructed to use the on-site parking lot for pick-up and drop-off in order not to disturb local traffic on Princess Street. The parking lot is accessible off of an alley along Princess Street.
- Noise: Some noise from children playing at the play ground area, however staff will monitor the children. The applicant anticipates no children on the playground before 9:45am, at lunch time, nor after 5pm.
- Trash/Litter: Trash is currently collected once per week, however the applicant proposes to increase trash collection to twice or three times per week if needed. The applicant does not expect any littering impacts, but indicates a trash can will be located near the entrance to the building and in the parking lot.
- Playground Area: The applicant proposes to use an on-site playground area of 1,388 square feet located at the north end of the building. Only small groups of children will be allowed on the playground area at any one period of time in order to have enough room for each child to play.

PARKING

Section 8-200(A)(11) of the Zoning Ordinance requires a child care center to provide two parking spaces for each classroom. The applicant's layout indicates a total of four classrooms, for a requirement of eight parking spaces. The subject property has an on-site fenced parking lot with 16 parking spaces currently being used by the Third Baptist Church. Since the applicant will be operating during the hours that the church will not be utilizing the spaces, the church has allowed the proposed child care center to use the parking lot, fulfilling the parking requirement. In addition, the child care center will encourage employees to use mass transit.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RB/Townhouse zone. Section 3-703(B) of the Zoning Ordinance allows a child care center in a church building in the RB/ Townhouse zone only with a special use permit.

The proposed use is consistent with the Braddock Road Metro Small Area Plan chapter of the Master Plan which designates the property for Residential Medium use.

BOARD OF ARCHITECTURAL REVIEW

The property in question is located in the Parker Gray Historic District and is subject to review by the Board of Architectural Review (BAR). The Special Use Permit for a child care facility does not include any exterior changes that are visible from a public right-of-way. However, any future changes, including signage, lighting, window replacement, or other alterations visible from a public right-of-way would need to be submitted for review and approval by the Board of Architectural Review.

II. STAFF ANALYSIS

Staff supports the proposed child care center located at 409- 413 N. Patrick Street. Staff finds that the proposed child care center is a community serving use that is appropriate for this site and that would complement the ongoing activities of the existing church. The Office for Early Childhood Development is supportive of the proposed child care center. For this and all future applications related to child care, staff has arranged a coordinated, multi-departmental site visit to identify potential issues with the child care center proposal.

Sufficient parking is provided on-site for employees and for pick-up and drop-off of the children. Staff does not anticipate that the child care center will create any negative impacts for existing residents as it mostly operates within the building. Staff initially was concerned about the limited size of the playground area provided for the children on-site. The applicant has proposed to provide 1,388 square feet of the playground area for 85 children. To ensure an adequate amount of outdoor play area per child, the applicant proposes a staggered playground schedule for the children. Staff finds that since the applicant proposes a staggered playground time, there will be a sufficient amount of playground space for the children.

Staff has included a number of standard conditions and a condition requiring a review of the child care center one year after approval. Staff also included a condition requiring that the on-site parking lot shall be utilized for pick-up and drop-off of children. 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 corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the child care center shall be limited to between Monday-Friday 6am- 6pm. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. The maximum number of children permitted at the child care facility at any one time shall be 85, subject to approval of the Licensing Division of the Virginia Department of Social Services. (P&Z)
5. The applicant shall require that the on-site parking lot be utilized for pick-up and drop-off of children. (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 SUP provisions and requirements. (P&Z)
8. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

9. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
10. The applicant shall cover all electrical outlets with socket protectors. (Police)
11. The applicant shall ensure all restrooms visits by the children are supervised due to a stairwell located adjacent to the restrooms. (Police)
12. The applicant shall devise safety measures (devices) on all exit doors that operate with a push-bar mechanism due to the fact that an unattended child could exit without detection by the staff. (Police)
13. The child care center program must complete the state child care licensing process before they begin serving preschool age children at this site.(P&Z)
14. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, 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 the result of a complaint that rises to the level of a violation of the permit conditions, (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: Richard Josephson, Acting Director, Department of Planning and Zoning;
James Hunt, 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 Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.

- R-2 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132.

- 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.

- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials.(Sec. 5-1-99)

Code Enforcement:

- C-1 The current use is classified as A-3; the proposed use is I-4 and E. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 103.3) and compliance with USBC 103.2 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-2 Prior to the application for new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.
- C-3 A certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 103.3.
- C-4 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.
- C-5 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of the USBC.
- C-6 Required exits, parking and accessibility for persons with disabilities must be provided to the building.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. Permits are not transferable
- C-2 Certified Food Managers 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 The 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.
- C-8 If enrollment is kept to a maximum of 12 children at any one time, the facility may use home-style(semi-public restaurant) standards for food service.
- C-5 Permits must be obtained prior to operation.

Human Services:

- S-1 If two year olds will be served on the second floor, a space should be designated for a changing table with running water.
- S-2 Prepare and post a schedule for all bathrooms
- S-3 Develop a plan for the outdoor play area to include:
 - Placement of play apparatus
 - Leveling of ground area
 - Ground covering
 - Fencing of basement stairwell and paved play area

- S-4 Identify a qualified center director to oversee the initial setup of classrooms and materials as well as the subsequent implementation of appropriate child care practices.
- C-1 Designate a staff member as a licensed food handler to prepare on-site catered foods and ensure proper handling of perishable items.
- F-1 If the program plans to serve two year olds in a classrooms on the second floor of the building, the two(2) bathrooms identified upstairs in the space plan will only accommodate 40 children.

Police Department:

- R-1 The applicant shall cover all electrical outlets with socket protectors.
- R-2 The applicant shall ensure all restrooms visits by the children are supervised due to a stairwell located adjacent to the restrooms.
- R-3 The applicant shall devise safety measures (devices) on all exit doors that operate with a push-bar mechanism due to the fact that an unattended child could exit without detection by the staff.
- F-1 The applicant contacted the Police Department regarding a security survey for the business. The survey was completed on September 26, 2006.
- F-2 The Police Department has no objections to the child care facility opening.

SUP # 2006-0096



APPLICATION

SPECIAL USE PERMIT

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

1. The applicant is the (check one):
- 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.

Maria B. Bustinza - 422 Pandleton St., Alexandria VA 22314 - 50%.

Maria T. Bustinza - 513 N. Pitt St., Alexandria VA 22314 - 50%.

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?

- 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 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" 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.

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. The description should include 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.)

The applicant, Maria P. Bustinza, requests special use permit approval to operate a child care center located at 917 Princess Street and 409-413 N. Patrick Streets, Alexandria VA 22314. The proposed child care center will be located in the 2-story building located at 409-413 N. Patrick Street, which belongs to and it is adjacent to the Third Baptist Church located at 917 Princess Street.

The proposed center will occupy approximately 1028 s.f. of the building's ground floor area, and 1997 s.f. of the building's second floor.

The applicant proposes to use the space on the ground floor as a classroom for infants and young toddlers, and the second floor will have 3 classrooms that will be used by older toddlers to 5 year old children. The center will also utilize an existing outdoor play area and the on-site, fenced parking lot. The curriculum offered will be based on the National Association of Education for Young Children.

Number and Type of Patrons: The proposed center will offer care to children ages 2 months to 5 years old. The proposed layout will allow having 4 classrooms: an infant & young

Cont. page 3

toddler's room, that will be located on the ground level, and a toddler's II and 2 year-old room, a preschool room, and a Kindergarten room located on the second level. At full capacity, the center would provide care for 85 children.

Number of Employees The number of employees will depend on the number of children enrolled in the program. For a capacity of 85 children, a minimum of 15 employees will be on the premises at any one time.

Hours The center will open from 7:00am. to 6:00p.m. Monday through Friday. In the future, the applicant would like to provide a "Parents Night Out", where the center would be open until 9:00 p.m., but this would only be once a month.

Parking Section 8-200 (A)(11) of the zoning ordinance requires a child care center to provide 2 parking spaces for each classroom. The applicant's layout indicates a total of 4 classrooms, for a requirement of 8 spaces. The proposed location has an on-site, fenced parking lot with 16 parking spaces, which exceeds the requirement. In addition, the center will encourage employees to use mass transit, as several alternatives are offered due to the strategic location of the property.

Cont. II page 3

NOISE The applicant expects that some noise will be generated from children playing at the on-site playground area, which is located on the north side of the property. North Patrick Street is on the West, and the child care center building and parking lot are on the South side, which will serve as buffers for noise for the two properties located to the North and East. In order to keep the noise level down, the children will be taken to the playground area in small groups at a time. In addition, the children will be taken out in the mid-morning and mid-afternoon hours. Therefore, no noise is expected before 9:45 am, at lunch time, or after 5:00 p.m.

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).
The applicant anticipates an attendance of 20 children at the beginning, and up to 85 children as demand increases. The center will be open to the children Monday through Friday, from 7:00 am to 6:00 pm.

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
The number of employees will depend on the number of children enrolled in the program. The applicant intends to exceed the State required child-teacher ratio to ensure the safety of the children. For a capacity of 85 children, a minimum of 15 employees will be on the premises!

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

Day:	Hours:
<u>Monday</u>	<u>7:00 am - 6:00 pm</u>
<u>Tuesday</u>	<u>7:00 am - 6:00 pm</u>
<u>Wednesday</u>	<u>7:00 am - 6:00 pm</u>
<u>Thursday</u>	<u>7:00 am - 6:00 pm</u>
<u>Friday</u>	<u>7:00 am - 6:00 pm</u>

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

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
The applicant expects that some noise will be generated from children playing at the on-site playground area.

B. How will the noise from patrons be controlled?
The playground area is located on the north side of the property. N. Patrick St is on the west, and the child care center building and parking lot are on the south side, which will serve as buffers for noise for the two properties located to the north and east.
The children will be taken to the playground area in small groups at a time in order to keep the noise level down. In addition, 174 the children will be taken out in the mid-morning and mid-afternoon hours. Therefore, no noise is expected before 9:45 am, at lunch time, or after 5 pm.

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

No potential odors should emanate from the child care 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?

The applicant expects trash will consist mostly of arts and crafts material, some empty boxes, some food and diapers from the younger children.

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

Depending upon the capacity of the center, the applicant expects that between 7 and 12 trash bags will be generated weekly.

C. How often will trash be collected?

Trash is currently collected once a week. However, the applicant is willing to increase the trash collection to twice or three times a week if needed.

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

The applicant does not expect littering will be a problem, but a trash can will be near the entrance to the building, and another one in the parking lot.

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:

N/A

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. [X] No.

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

N/A

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

Officers Charlette Young and Cheryl T. Smith from the Alexandria Police Department visited the proposed location on September 26, 2006 and indicated that most of the location is in set's factory safety conditions. They indicated only minor things would be needed to ensure the safety of the children, such as cover all electrical sockets, install safety devices on all exit doors, as well as implement

ALCOHOL SALES Supervised visits to the restrooms when used by the children. All of these will be implemented by the applicant.

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

[] Yes. [X] No.

In addition, the building has an alarm system, and the outside area and parking lot have several lights. The entire property is fenced.

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.

N/A

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?

Section 8-200 (A) (ii) of the zoning ordinance requires two parking spaces for each classroom. The applicant's layout indicates a total of 4 classrooms, for a requirement of 8 parking spaces.

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

- 16 Standard spaces
- 0 Compact spaces
- 0 Handicapped accessible spaces.
- 0 Other.

C. Where is required parking located? (check one)

- on-site
- off-site

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

N/A

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.

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?

N/A

B. How many loading spaces are available for the use? 16 parking spaces that may be used by parents to drop-off their children.

C. Where are off-street loading facilities located?

N/A

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

The average drop-off time will be between 7:00am and 9:00am, and most pick-up times will be from 4:00pm to 6:00pm. A few children might be picked up at noon as well.

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

The applicant expects drop-off and pick-times to occur 2 or 3 times a day, Monday through Friday.

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?

The entrance to the child care center's parking lot is located on Princess Street, a street with low traffic flow. The applicant does not believe any type of street improvement is necessary.

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? N/A square feet.

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

3025 sq. ft. (existing) + 0 sq. ft. (addition if any) = 3025 sq. ft. (total)
(not including parking lot or playground.)

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: _____



APPLICATION - SUPPLEMENTAL

CHILD CARE

This Supplemental information is 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. 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.

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.

- Is the proposed facility the principal residence of the operator? Yes No
- Is the operator registered with the City of Alexandria Office of Early Childhood Development to provide child care in the home? N/A Yes No
- How many children, including resident children, will be cared for? 85 children
- How many children reside in the home? N/A
- How old are the children? (List the ages of all children to be cared for)
 Resident: N/A
 Non-resident: Infants - 5 years old
- A minimum of 75 square feet of outdoor play area on the lot must be provided for each child above age two.
 Play area required:
 Number of children above age two: 65 x 75 square feet = 4875 square feet
 Play area provided: 1388 square feet
- 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? N/A Yes No
 If yes, please describe the park's play area: N/A

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) shall complete this section.

1. How many employees will staff the child care facility, including the operator?
For a capacity of 85 children, the center will have a minimum of 15 employees at any one time.
 How many staff members will be on the job at any one time? 15 employees.

 2. Where will staff and visiting parents park? The proposed location for the child care center has an on-site fenced parking lot, with 16 parking spaces available for the use of parents and the staff. However, the applicant will encourage employees to use mass transit
 3. Please describe how and where parents will drop off and pick up children.
Parents will be instructed to use the on-site parking lot in order not to disturb local traffic on Princess St. Parents may use any of the 16 parking spaces available and come inside the building to drop off or pick-up their children.
 4. At what time will children usually be dropped-off and picked-up?

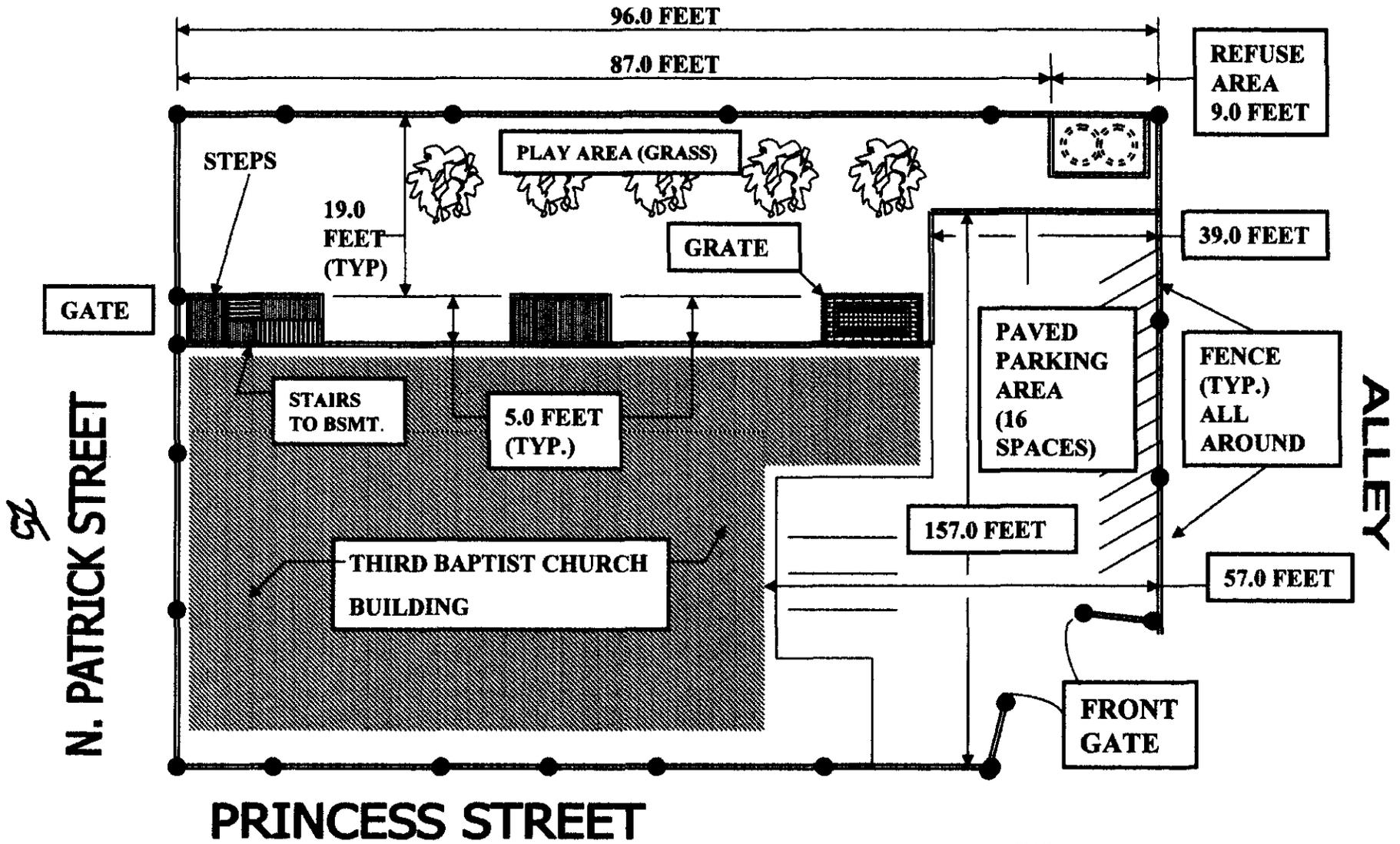
Drop-off <u>7:00 am - 9:00 am</u>	Pick-up <u>4:00 pm - 6:00 pm</u> <u>Few at 12:00 pm (possibly)</u>
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 5. What type of outdoor play equipment is proposed for the child care facility, if any? Where will it be located on the property?
The applicant proposes to have small playground systems, with small slides, but no swings. The playground equipment will be located in the playground area in the back of the building. This area is surrounded almost completely by a 7ft. fence, and it is shaded.
 6. Are play areas on the property fenced? Yes No (except for an area facing the parking lot)
 If no, do you plan to fence any portion of the property? Yes No
- Please describe the existing or proposed fence.
The playground is surrounded by a 7ft. tall fence, metallic. There is a small area that faces the parking lot which is not fenced, but the applicant will install a 7ft. tall metallic fence there as well.

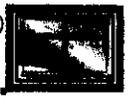
CHILD CARE CENTERS ONLY

Applicants for child care centers (day care center, day nursery and nursery schools) shall complete this section.

1. How many children will be cared for during one day? At full capacity, the center will care for children.
2. What age children do you anticipate caring for? 2 months to 5 years old.
3. Does the operation have a license from the State of Virginia for a child care facility?
 Yes No Not yet.
If yes, provide a copy of the license.

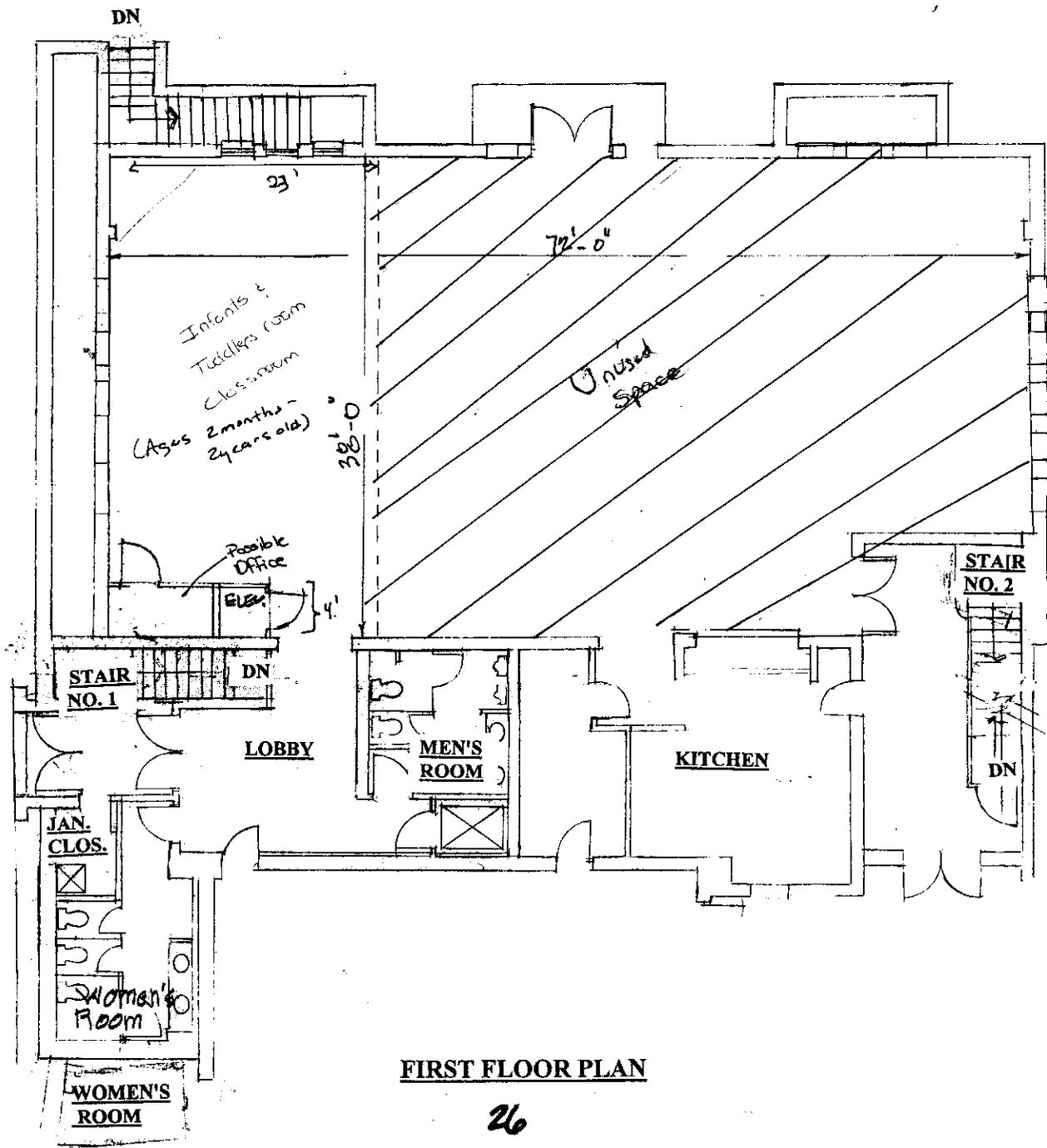


TOP VIEW OF 3RD BAPTIST CHURCH

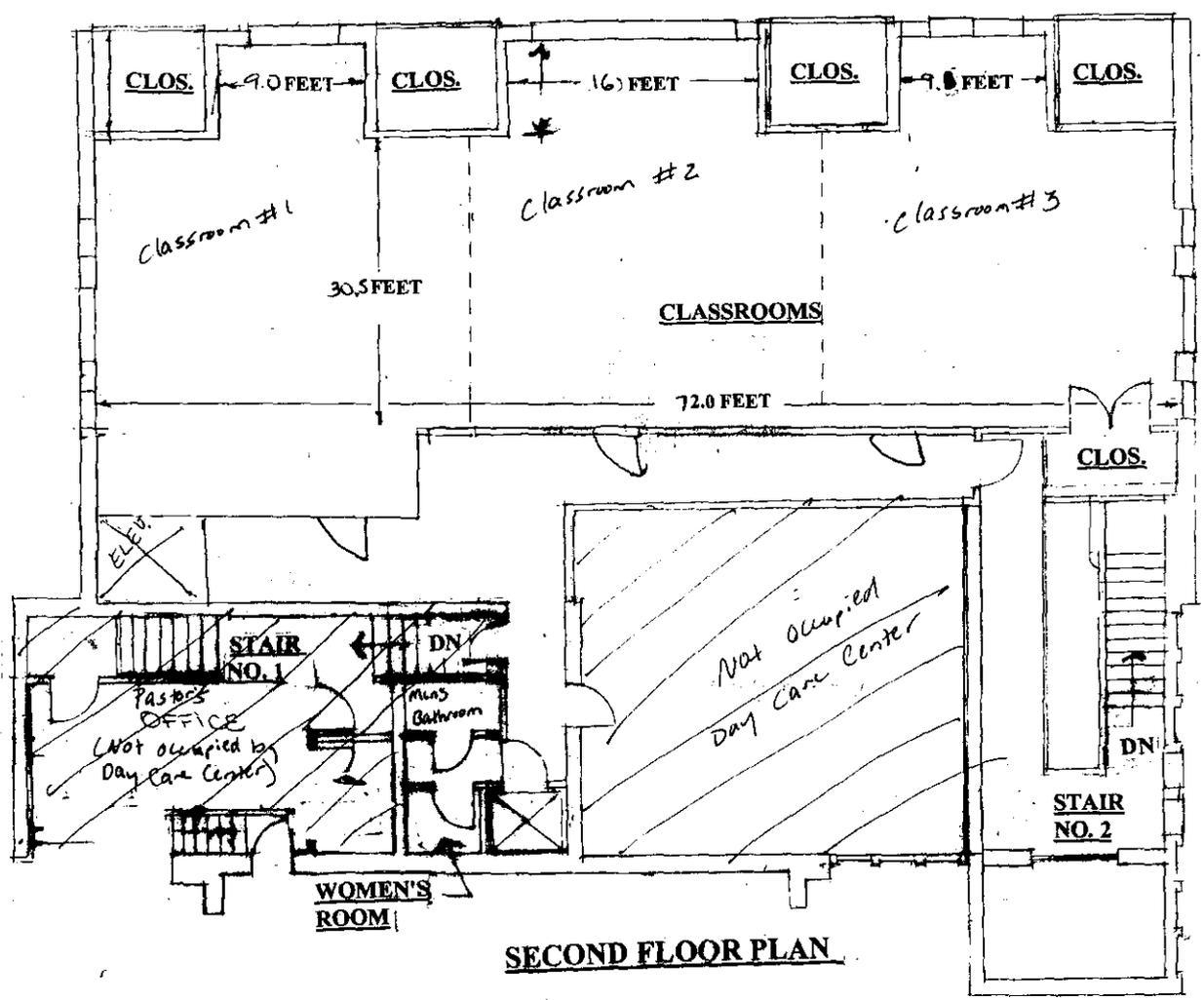
NEW START ART® 
WILBERT E. GREEN, JR.

SAP 2006-00916

The only change proposed is the addition of a partition to separate the infants & toddlers room (in blue). The rest of the space will be mostly empty.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

No changes are proposed for the second floor. The classrooms space currently has 2 partitions that divides the spaces in 3 classrooms. These classrooms will be used for children ages 2 to 5.

Concerns

Tim Anderson

3
12-16-06

1.) 85 projected maximum children
Docket states "parents will be instructed to use on-site parking lot for pick-up and drop-off so local traffic is not disturbed."

3.) Assume half of the projected 85 maximum walks to the facility, how can this lot handle 42 cars during the Am and Pm drop-offs and pick-ups?

4.) According to the docket, there will be parking spaces for a minimum of 15 employees (see application)



Notes

1.) We like having the church as a neighbor.

2.) We bought the house knowing this. If we knew there would be a daycare center, we would have bought twice

3.) We have a baby of our own, and are sending her to daycare.

5.) IF 15 employees are using 16 spaces where will the parents go in order to turn their vehicles around?
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6.) Entrance to church parking lot measures 11 ft. in width. A wide-side compact sedan measures 7 ft in width. An S.U.V. measures around 10-11 ft in width.

December 16, 2006

We the undersigned citizens hereby object to the request of the Third Baptist Church to operate a child care center located at 917 Princess Street Alexandria, VA. As residents of the street neighboring the Third Baptist Church, we are concerned about a potential overflow of church parking lot traffic on a daily basis.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Tim & Rebecca Anderson	911 Princess Street	Tim & Rebecca Anderson
Orney F. HARRIS	Alexandria, VA 22314	Orney F. Harris
Mark Zarach	907 Princess St	Mark Zarach
	916 Princess Street	
- what is plan for parking		
- what is plan for employee parking -		
- concern about residents parking in approx 15 curbside spots on 900 block of Princess St.		
Elizabeth Neiner	908 Princess Street	Elizabeth Neiner
Karl Graham		
Carol Edwards	909 Princess St	Carol Edwards