

DOCKET ITEM #4
Special Use Permit #2009-0005
4915 and 4920 Brenman Park Drive
Bright Start Learning Center

CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

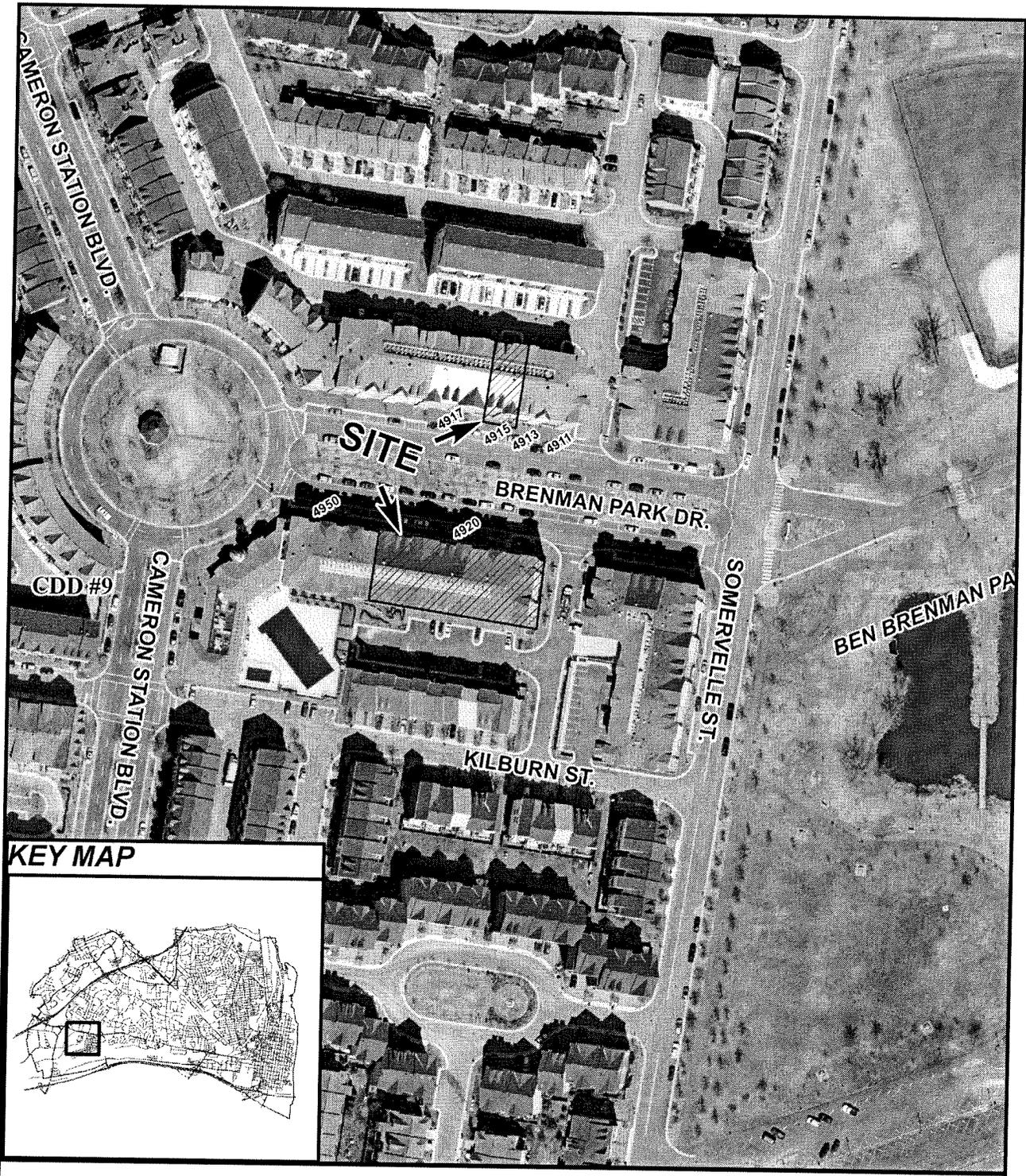
Application	General Data	
Request: Consideration of a request for a special use permit to expand an existing child care center.	Planning Commission Hearing:	April 7, 2009
	City Council Hearing:	April 18, 2009
Address: 4915 and 4920 Brenman Park Drive (Parcel Address: 4951 Brenman Park Drive)	Zone:	CDD-9/ Coordinated Development District
Applicant: Bright Start Learning Center, LLC by Kerri Chase	Small Area Plan:	Landmark/Van Dorn

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Eileen Oviatt eileen.oviatt@alexandriava.gov

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:



SUP #2009-0005

04/07/09



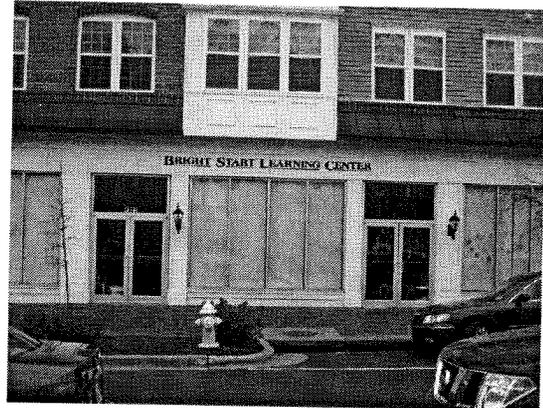
I. DISCUSSION

REQUEST

The applicant, Bright Start Learning Center, LLC, requests approval of an amendment to a special use permit to add a classroom to an existing day care center located at 4915 and 4920 Brenman Park Drive.

SITE DESCRIPTION

The subject properties are part of two lots of record, each with approximately 200 feet of frontage on Somerville Street near Brenman Park Drive. Each of the two sites is developed with two four-story buildings consisting of ground floor retail and personal service space and three floors of residential space above. The existing child care center is located at both 4920 and 4915 Brenman Park Drive, in tenant spaces that face each other across Brenman Park Drive. 4920 Brenman Park Drive is located on the south side of the street, contains 5,348 square feet, and includes six classrooms for children under the age of 3 ½. 4915 Brenman Park Drive is directly across the street to the north, contains 1,100 square feet, and serves as the child care center's preschool for children over the age of 3 ½.



The applicant proposes to expand the space at 4915 Brenman Park Drive to occupy an additional 1,000 square foot space, currently occupied by the Cameron Perks coffee shop. Cameron Perks will reduce its current space with this proposed expansion of the Bright Start Learning Center. The total floor area of the two spaces to be used for child care will be 7,448 square feet.

BACKGROUND

On September 21, 2004, City Council approved Special Use Permit #2004-0069 for the operation of a child care center at 4920 Brenman Park Drive. On November 12, 2005, City Council granted SUP#2005-0106 for the existing daycare center to expand to a space located across the street at 4915 Brenman Park Drive.

On February 26, 2009, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit.

PROPOSAL

The applicant is proposing to expand an existing child care center by adding one additional classroom that will be associated with its preschool program. The projected new space will provide an improved learning environment for Bright Star preschool

children, ages 3 ½- 5 ½ years. Up to 40 children ages 3 ½ to 5 years are located in the one classroom at 4915 Brenman Park Drive. Bright Start would like the additional 1,000 square feet at 4915 Brenman Park Drive to have a second classroom to divide the group by age. This will allow teachers to focus on kindergarten readiness with children approaching school age and work with the younger children in appropriate ways. This should better meet the needs of the children, their families, and the community.

The additional classroom will increase the existing floor area by greater than ten percent, and therefore does not qualify for administrative approval. The applicant is not proposing any increase in the number of students to be cared for at the child care center.

- Hours: PROPOSED:
Monday through Friday, 7:00 a.m. to 6:30 p.m.
- Condition #2 of the existing special use permit (SUP2005-0106) permits the child care center to be open between 7:00 a.m. and 8:00 p.m., Monday through Friday, and between 5:00 p.m. and 10:00 p.m. on Saturdays twice per month.
- Number of students: 135 students, ages 6 months to 12 years is the maximum number permitted by the SUP. Currently, there are 95 students enrolled.
- Pick-up/Drop-off: Most of families that 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 are between 7:00 A.M. and 9:00 A.M. Pick-up times range from 4:30 P.M. to 7:30 P.M.
- Number of Employees: Approximately 40 staff members are employed on a full or part time basis to support Bright Start's staff to child ratio during its hours of operation. Of these 40, approximately 5 staff members will be assigned to the preschool program in 4915 Brenman Park Drive at any given time. Up to 28 staff members will be on site at any one time, depending on capacity and number of children present.
- Noise: Some 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.
- Trash/Litter: Approximately one to two small trash bags per classroom will be generated by the use daily. Garbage and trash will be taken

to the dumpster at the end of each day, and more often as necessary. The applicant will use a dumpster located behind the building, which will be collected twice per week by a private contractor.

PARKING

Parking for the commercial uses on Brenman Park Drive is provided in 127 parking spaces along Brenman Park Drive Sommerville Street, as well as in the 23 space visitor parking lot behind the buildings on the south side of Brenman Park Drive. While the zoning ordinance parking requirements do not apply to this CDD approved parking arrangement, it is helpful to note that the ordinance requirement for a child care center is 2 spaces for each classroom; in this case there are eight classrooms for a zoning ordinance requirement of 16 spaces. Relative to the amount of space being used, there is ample parking in the available parking areas for the expanded day care.

As a practical matter, according to the applicant, the majority of families that use Bright Start Learning Center are Cameron Station residents, who live within walking distance of the site. In addition, the applicant is not proposing to increase the number of children already approved in the prior SUP, therefore, not increasing the expected parking impact.

ZONING/MASTER PLAN DESIGNATION

The subject property is referenced 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. 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. The most recent amendment, DSUP#2004-0027, added day care centers (and other uses determined to be appropriate for the Cameron Station Town Center) in the definition of commercial/permitted uses.

II. STAFF ANALYSIS

Staff does not object to the proposed expansion of the child care center. The existing operation provides a service to area residents, and staff is not aware of any issues with the current center. Staff finds that the child care center is an appropriate commercial and community serving use that complements the Cameron Station Town Center. The Office of Early Childhood Development is supportive of the expansion.

Staff's one concern is about the amount of retail space being dedicated to a single use. The commercial spaces of Cameron Station were envisioned to provide a variety of small, neighborhood-serving retail and personal service uses. Approximately 24,000 square feet along Brenman Park Drive of tenant space is available for these uses, of

which Bright Start is proposing to occupy 7,448 square feet. However, with the majority of the children at the center being from the Cameron Station neighborhood, there is an evident need for this use in the community.

The current application proposes hours of operation from 7:00 a.m. to 6:30 p.m., Monday through Friday, however, the existing special use permit (SUP2005-0106) permits the child care center to be open between 7:00 a.m. and 8:00 p.m., Monday through Friday, and between 5:00 p.m. and 10:00 p.m. on Saturdays twice per month. Staff is comfortable with allowing the child care center to maintain the previously approved hours.

Staff does not anticipate that the expanded child care center will create a problem for nearby residents as the expansion is a small one, and the existing center has not created problems to date.

With the following 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) (SUP#2005-0106)
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) (SUP#2005-0106)
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) (SUP#2005-0106)
4. Condition deleted. (P&Z) (SUP#2005-0106)
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) (SUP#2005-0106)
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) (SUP#2005-0106)

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) (SUP#2005-0106)
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 (including any new employees at 4915), and regarding safety programs available through the department for the children. This is to be completed prior to the 4915 location is open for business. (Police) (SUP#2005-0106)
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) (SUP#2005-0106)
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) (SUP#2005-0106)
11. The applicant shall implement the following interior improvements at the 4915 Brenman Park Drive space, prior to opening (OECD) (SUP#2005-0106):
 - Install a second toilet for children to accommodate the proposed number of children for the site.
 - Designate a staff/kitchen area for teacher workspace and lunch/snack preparation.
 - Install an appropriate size refrigerator to accommodate the program.
 - Ensure phone lines are installed to facilitate communication between the two sites.
 - Install a security device on the main entrance door to ensure safety of children.
 - Designate a person to "oversee" the preschool program to ensure consistent supervision for the off site center.
 - Install blinds similar to the main site program for privacy and nap time.
12. **CONDITION ADDED BY STAFF:** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
13. **CONDITION ADDED BY STAFF:** 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)

14. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
15. **CONDITION ADDED BY STAFF:** The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)

STAFF: Gwen Wright, Division Chief, Development;
Eileen Oviatt, 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 sounds shall be audible at the property line.
- R-2 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am.
- R-3 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.
- R-4 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public.
- R-5 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees.
- C-1 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).
- C-2 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 The current use is classified as B- Business; the proposed use is E- Educational. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 116.2) and compliance with USBC 116.1 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 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 Alterations to the existing structure must comply with the 2006 edition of the Uniform Statewide Building Code (USBC).
- C-5 An additional fire prevention code permit is required for the proposed operation at the separate address. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-6 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3
- C-7 A Certificate of Use of Occupancy is required prior to opening (USBC 119.1).
- C-8 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.

Health Department:

- F-1 No Comment

Human Services:

- F-1 The office of Early Childhood Development conducted a site visit on February 11, 2009 at the Bright Start Learning Center to provide an early childhood assessment of the appropriateness of the following changes to their current Special Use Permit: 1. add one additional classroom in the Main Street retail building #2, 4915 Brenman Park Drive; 2. increase by 1,000, the square footage at building #2, 4915 Brenman Park Drive. Bright Start would thereby occupy a total of 7,400 square feet at 4915 and 4920 Brenman Park Drive.

Observations and Suggestions:

1. Presently the two sites are licensed to serve a maximum of 135 children ages 6 weeks to 5 years. There are 6 classrooms at 4920 Brenman Park Drive and 1 classroom at 4915 Brenman Park Drive.
2. Presently Bright Start provides care for up to 95 children ages 6 weeks to 3 ½ years at 4920 Brenman park Drive. Up to 40 children ages 3 ½ to 5 years are located in the one classroom at 4515 Brenman Park Drive. Bright Start would like the additional 1,000 square feet at 4915 Brenman Park Drive to have a second classroom to divide the group by age.
3. Presently there is one bathroom for the one class at 4915 Brenman Park Drive. An additional bathroom would be included in the 1,000 square feet.
4. One entrance is use at each site. A security pad is located at each entrance and every family has their own code to enter the building where their child is located. This is the same system used and previously approved. Other outside doors are kept locked and opened only by staff.
5. Presently there is telephone service in both buildings. Internet access is now available at 4920 Brenman Park Drive and will be available at 4915 Brenman Park Drive when the addition is completed. A small office will be built in the 1,000 square foot space and it is anticipated that a supervisor will be there from 9:00- 2:00 and 4:30-6:30.
6. The number of children and hours of operation will not change.
7. Employees are encouraged to use mass transit when traveling to or from work. Transportation information is posted and information provided at new teacher trainings
8. Presently there is a staff kitchen are with refrigerators at both locations. The new classroom would access the already present area at 4915 Brenman Park Drive.
9. Blinds would be installed on the window similar to those present at both sites.
10. There appears to be ample street parking for staff and drop off and pick up of children. Apparently about ½ of the children live in the community and can walk.

The projected new space will provide an improved learning environment for Bight Star preschool children, ages 3 ½- 5 ½ years. It will allow teachers to focus on kindergarten readiness with children approaching school age and work with the younger children in appropriate ways. This should better meet the needs of the children, their families, and the community.

Parks and Recreation:

F-1 No Comment

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment of the child care center (both the exiting and the added spaces).
- F-1 The Police Department has no objections to the applicant adding an additional classroom.

APPLICATION for SPECIAL USE PERMIT # 2009-0005

APR

PROPERTY LOCATION: Main Street Retail, Bldg. # 2, Brenman Park Drive,
Cameron Station, Alexandria, Virginia 22304

TAX MAP REFERENCE: 58.04-OC-00 ZONE: CDD #9

APPLICANT:

Name: Bright Start Learning Center, LLC a Virginia limited liability company
Address: 4920 Brenman Park Drive, Alexandria, Virginia 22304

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 4-11-500 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 staff and Commission Members to visit, inspect, and photograph the building premises, land, etc., connected with the application.

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 IV, Section 4-1404(D)(7) 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.

Kerri Chase for
Bright Start Learning Center
Print Name of Applicant or Agent Kerri Chase 1/15/09
Signature *Date*
4920 Brenman Park Dr. (703)370-8414 (703)997-0487
Mailing/Street Address *Telephone #* *Fax #*
Alexandria, VA 22304 kchase@bright-start.org
City and State *Zip Code* *Email Address*

=====DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY=====

Application Received: 1/15/2009 Date & Fee Paid: 1/15/09 \$ 250

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 4913 Brenman Park Drive, Alexandria, Virginia, I hereby grant the applicant authorization to apply for the child care center use as described in this application.

Name: Ahmad H. Abdul-Baki Phone: 703-442-8992

Address: 2614 Westwood Center Dr. Ste. 900 Email: csanders@greenvest.com
~~WY 22182~~

Signature: [Signature] Date: 13 January 2009

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (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 or owner, 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 7834 Vervain Court, Springfield, Virginia, 22152, 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? **Not applicable**

- 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.

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 fully discuss the nature of the activity. (Attach additional sheets if necessary)

Bright Start Learning Center (“Bright Start” or the “Applicant”) is requesting a Special Use permit to add one additional classroom in Main Street Retail Building #2 to expand the physical space of its established preschool, which is adjacent to the space in which the proposed use would be located. The additional classroom will occupy approximately [1,000] square feet on ground level of Building #2 of the Main Street Condominium in the Town Center of Cameron.

Bright Start is a full-service child care center for children from age 6 weeks to 5 years. Currently, Bright Start occupies approximately 6,400 square feet in two retail spaces in Cameron Station. About 5,300 square feet in the main center houses six classrooms for children under the age of 3 1/2 and about 1,100 square feet is used for Bright Start’s preschool for children over the age of 3 1/2.

Today, Bright Start has a special use permit and is licensed by the Commonwealth of Virginia for a maximum capacity of 135 children. Bright Start does not intend to increase this capacity with the added classroom in Building #2. Rather, the additional space is needed to provide an optimal environment to expand the preschool and allow for two separate classrooms. Bright Start intends to move the older children (from ages 4 to 5 years) from the classroom in the current preschool to the new classroom in Building #2. To date, Bright Start’s preschool program has been a mixed age classroom, with children attending from ages 3 1/2 to age 5 1/2. While we believe there are significant benefits in the interaction of children at different ages, Bright Start feels that separate classrooms will be best environment for the children, their families, and the staff. Indeed, some parents have expressed concerns about their children being in the same classroom environment, with the same teachers, and similar activities for two years. We believe that the addition of a second classroom will allow Bright Start staff to focus on kindergarten readiness with those children that are approaching school age and thereby better meet the needs of these children and their families.

The Virginia Licensing Division of the Virginia Department of Social Services during its permitting and regulatory review process has indicated that the addition of the classroom can be accomplished through an amendment to Bright Start’s existing license.

Bright Start intends to maintain the same hours in its preschool program as it does in the main child care center – from 7:00 a.m. to 6:30 p.m., Monday through Friday. Bright Start will serve two meals and two snacks (morning and afternoon) during the course of each day. All meals will be prepared offsite by an independent catering company.

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. The children and staff currently use Ben Brenman Park and the playground located in the park for its outdoor activities.

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 continue to 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 total capacity of the Center of 135 kids, and a total of 28 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. The Cameron Station Owners Association run shuttle provides transportation from the Van Dorn Metro Station and Cameron Station. The applicant notes that the addition of the second classroom does not impact the number of parking spaces that were required when its last special use permit was approved (SUP #2005-0106). At that time, Bright Start envisioned dividing the space at 4915 Brenman Park Drive into two classrooms, for a total of 8 classrooms, and a requirement of 16 parking spaces. If this application is approved, Bright Start will have a total of eight classrooms and 16 spaces will be required.

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, **Bright Start notes, however, that while the request is for an expansion or change to the amount of physical space that the Center will occupy, Bright Start is not requesting an expansion or change to the use itself or the number of children that the Center will accommodate.**

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 Start plans to provide child care for up to 135 children in eight separate classrooms – six classrooms in Main Street Retail Building #4 (the current location) and two classrooms in Main Street Retail Building #2 (one in the current preschool and one in the proposed location). Bright Start currently is licensed and has a Special Use Permit to provide child care for 135 children. It is anticipated that Bright Start will provide such care to 95 children at its current location and up to 40 children in the preschool program in Main Street Retail Building #2. The full-time students will be provided care from 7:00 a.m. up to 6:30 Monday through Friday; normally, however, each child will be at the center for only a portion of this period.

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 28 teachers on site during the hours of operation. The Center Director generally works from 6:45 a.m. to 3:30 p.m., Monday through Friday and the Center Administrator generally works from 10:00 a.m. to 6:45 p.m. Bright Start anticipates that with an enrollment of 40 children in the preschool program in Main Street Retail Building #2, 4 teachers will be on site during the hours of operation.

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

Day:

Hours:

Monday – Friday

7:00 a.m. to 6:30 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 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?

Paper and food items, typical to the operation of a day care center for children ages three to five years.

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

A nominal amount of trash and garbage will be generated, approximately one to two trash bags per day by each of the classrooms.

C. How often will trash be collected?

Dumpsters are located behind the building. A private contractor will collect trash twice a week. Garbage and trash will be taken to the dumpster at the end of each day and more often as necessary.

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 a total of eight classrooms, so sixteen parking spaces are required.

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

30 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 # 2005-0106, 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 total tenant space is approximately 7,448 square feet (5,348 square feet in Building #4 and 2,100 square feet in Building #2), which, if halved for purposes of allocating spaces from the amount provided, would provide 9 parking spaces for a personal services use (3,724 sq. ft. / 400) and 21 spaces for a retail use (3,724 sq. ft / 210 x 1.2 = 21), for a total of 30 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?

None

C. Where are off-street loading facilities located?

At the rear of the building there is an area for loading and delivery access. However, the deliveries at the Center are normally done in less than 5 minutes and parking in front of the Center has been adequate.

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

Between 7:00 and 8:00 and between 11:00 and 12:00, Monday through Friday

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

Twice 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?
5348 sq. ft in Building IV + 1100 sq. ft in Building II + 1000 sq. ft in proposed space
7,448 sq. ft. (existing) + 0 sq. ft. (addition if any) = 7,448 sq. ft. (total) K/C

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.**

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:

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 are employed on a full or part time basis to support Bright Start's staff to child ratio during its hours of operation. Of these 40, approximately 5 staff members will be assigned to the preschool program in Main Street Retail Building #2 at any given time.

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

Up to 28, depending on capacity and number of children present at the main center at any given time. Up to 5 staff members will be present at the preschool program in Main Street Retail Building #2 at any given time.

9. Where will staff and visiting parents park?

Staff will be encouraged to use public transportation, including the Cameron Station 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 use Bright Start Learning Center live within walking distance of the site. Many of these families 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 to 10 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 6:30

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 Ben Brenman Park for outdoor activities.

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

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

Yes. No

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?

Bright Start will care for up to 135 children daily. We anticipate having two preschool classrooms in Main Street Retail Building #2, with up to 20 children in each class. We note that the Center is already licensed to provide services for up to 135 children. We will not seek to increase the capacity with the physical expansion.

15. What age children do you anticipate caring for?

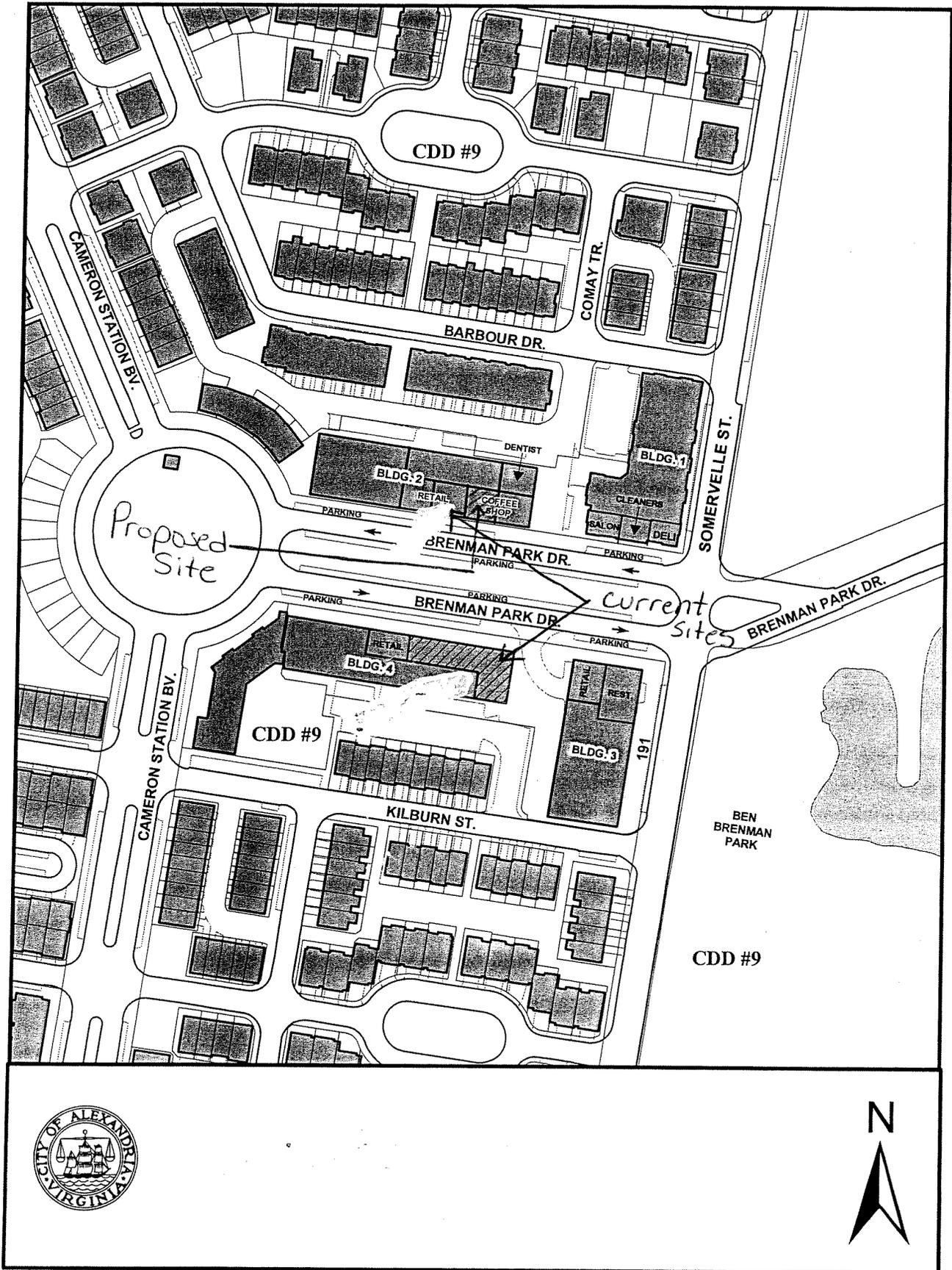
Bright Start cares for children from 6 weeks to 5 years (up to the age of eligibility for kindergarten). It is anticipated that the children in the preschool program will be from ages 3 to 5 years.

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

Yes. No. If yes, provide a copy of the license.

Attached is a copy of the current license from the Virginia Department of Social Services.

Sep 2009-0005



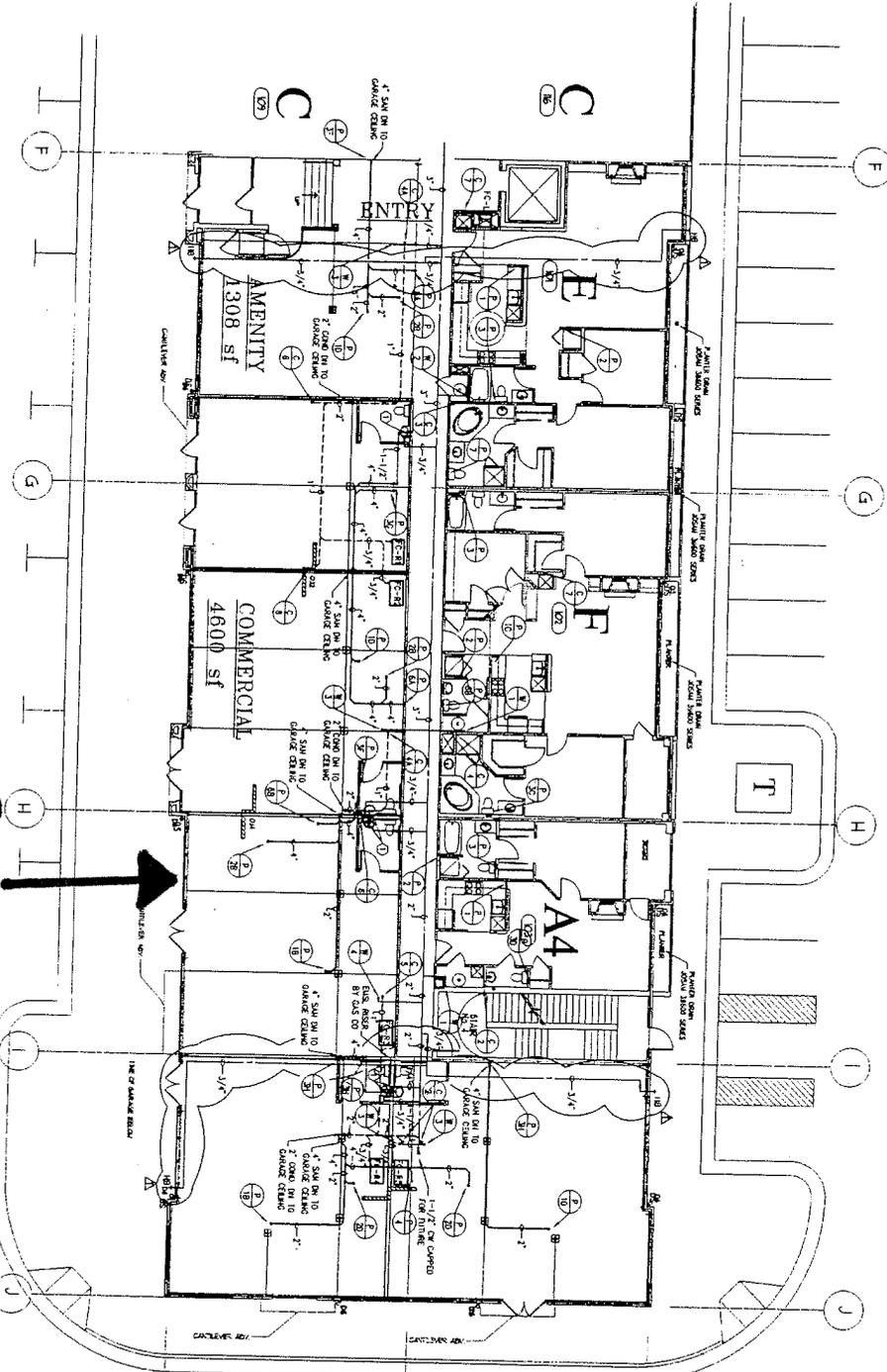
220

GROUND FLOOR PLAN

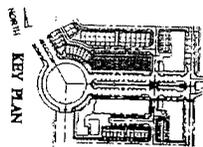
Proposed Site

4913

Brennan Park Dr.



PROVIDE WATERPROOFING AS REQ'D FOR GARAGE BELOW. TYPICAL



27

BUILDING TWO
JCS ENGINEERING, INC.
1000 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182
TEL: 703/760-9344 FAX: 703/760-9328
WWW.JCS-VA.COM

P-12

GROUND FLOOR LEVEL
MAIN STREET CONDOMINIUM
CAMERON STATION, ALEXANDRIA, VA 22304
MAIN STREET CONDOMINIUMS L.C.

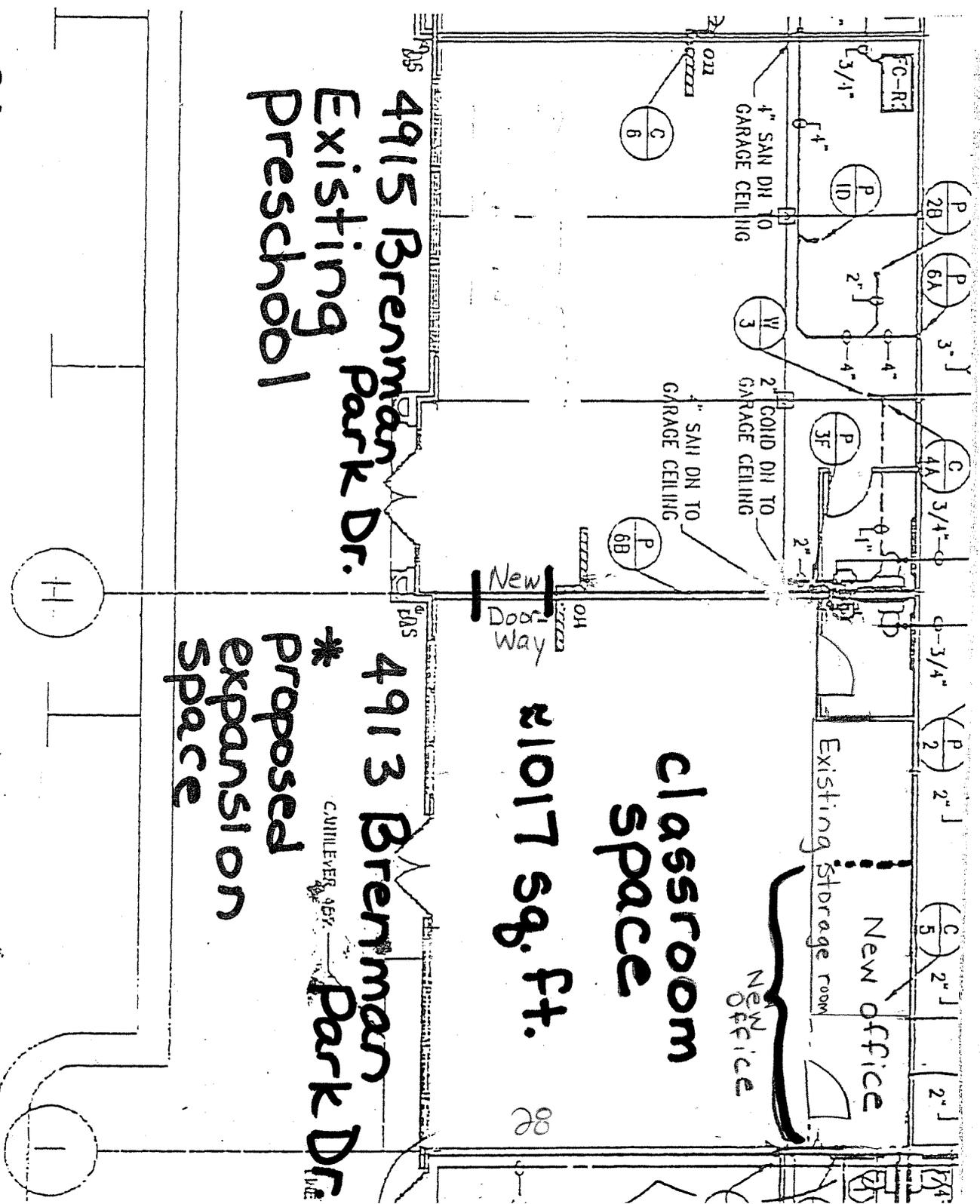
NO.	REVISION	DATE



THE LESSARD ARCHITECTURAL GROUP INC.
8603 WESTWOOD CENTER DRIVE, SUITE 400, VIENNA, VA 22182
703/760-9344 • FAX 703/760-9328 • email@lessardgroup.com
ARCHITECTURE • LAND PLANNING • URBAN DESIGN • ARCHITECTURAL ILLUSTRATIONS



Bright Start Learning Center



Existing
Preschool
4915 Brenman
Park Dr.

Proposed
expansion
space
4913 Brenman
Park Dr.

classroom
space
21017 sq. ft.

Existing storage room
New office

New Office

New
Door
Way

82

Commonwealth of Virginia



DEPARTMENT OF SOCIAL SERVICES

CHILD DAY CENTER LICENSE

Issued to: Bright Start Learning Center, LLC

Address: 4920 Brennan Park Drive, Alexandria, Virginia 22304

This license is issued in accordance with provisions of Chapters 1, 17 and 18, Title 63.2, Code of Virginia as amended, the established rules and regulations of the Child Day Care Council and the specific limitations prescribed by the Commissioner of Social Services as follows:

Capacity: 135 Children from birth through 12 years of age may be accepted for care.
This license also applies to the annex located at 4915 Brennan Park Drive, Alexandria, VA 22304.

This license is not transferable and will be in effect from August 14, 2007 through August 13, 2009 unless revoked for violations of the provisions of law, or failure to comply with the limitations stated above.

ISSUING OFFICE:
Division of Licensing Programs
Fairfax Area Office
11320 Randon Hills Road, Suite 200
Fairfax, Virginia 22030
Telephone: (703) 934-1505

LICENSE NUMBER: FX. 07-761-L112

By Anthony Conyers, Jr.
Commissioner of Social Services
Title James J. Parcell
LICENSING ADMINISTRATOR
Date September 4, 2007

Cameron Station Civic Association
Ingrid Sanden, President
Alexandria, VA 22304

March 27, 2009

Dear Mr. Mayor, Members of Council, Members of Planning Commission, and Planning Staff,

I'm Ingrid Sanden, president of the Cameron Station Civic Association. As you know, Cameron Station is a community of about 2,000 condominiums, townhouses, single-family homes, parks, and retail shops in the West End of Alexandria.

I'm writing on behalf of the Cameron Station Civic Association membership and board to indicate our strong support of two development projects impacting Cameron Station.

The first project, an expansion of seating at Food Matters, will benefit all residents of the neighborhood and of the West End. The additional tables and seating at the restaurant will not only help the business serve more customers, and, thus, improve the bottom line, it will also benefit residents who have to wait for up to 30 minutes for a table on Saturday or Sunday morning for brunch! We also hope the expansion will help bring visibility to the restaurant, which has recently been recognized for its commitment to local agriculture in regional publications, and allow Food Matters to do diverse dining events in the space.

There has been some discussion and concern about parking. First, let me report that I have never had a problem parking when dining at Food Matters. This is due to the fact that 1) there is always a parking spot within less than a block of the place, and 2) most of the time I walk. Nearly 75% of Food Matters' customers are Cameron Station residents and those residents often walk to Food Matters. However, for those customers that don't or can't walk, there is ample parking on two public streets next to the business, in the Brenman Park parking lot a few blocks away, and in visitor parking spots nearby. From our point of view, parking is not a significant issue at this time in this location.

The planning commission and city council should approve this request for expansion, and do it as soon as possible. This business sort of like the "Cheers" of Cameron Station, especially now. It provides neighbors, children, and friends a place to get together, dine, and talk – things that residents in other neighborhoods in this city may take for granted. Anything the city can do to help Food Matters survive and, hopefully, thrive during this economic downturn is the right thing to do.

The second project, an expansion of Bright Start daycare and preschool, should be approved as well. I haven't heard any real opposition to this project in any way, shape, or form. A few residents have voiced concern that the daycare is "using up" all the retail space in Cameron Station, but that is obviously not accurate. There are currently three vacant spaces available for rent on Brenman Park Drive. Cameron Station residents, as well as parents from around the city, appreciate Bright Start's commitment to having a beautiful, well-run, educational, and loving facility for children. Owner Kerry Chase's commitment to our neighborhood and to this city has been demonstrated by her involvement in civic issues, specifically a large contribution to the playground in Brenman Park.

We encourage the planning commission and city council to approve Bright Start's request for expansion.

Both of these applications indicate a bright spot in Cameron Station's economy, indeed, in the city, during a very difficult time. The city should approve both of these applications quickly for the benefit of not only Cameron Station neighbors, but all residents of the West End and the city as a whole.

Sincerely,
Ingrid Sanden
President, Cameron Station Civic Association