

APPLICATION for SPECIAL USE PERMIT # 2009-0005

APP

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
Signature
1/15/09
Date
4920 Brenman Park Dr.
Mailing/Street Address
(703)370-8414
Telephone #
(703)967-1972 cell (703)997-0487
Fax #
Alexandria, VA 22304
City and State Zip Code
kchase@bright-start.org
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
~~VA, VA 22182~~
 Signature: [Handwritten 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.

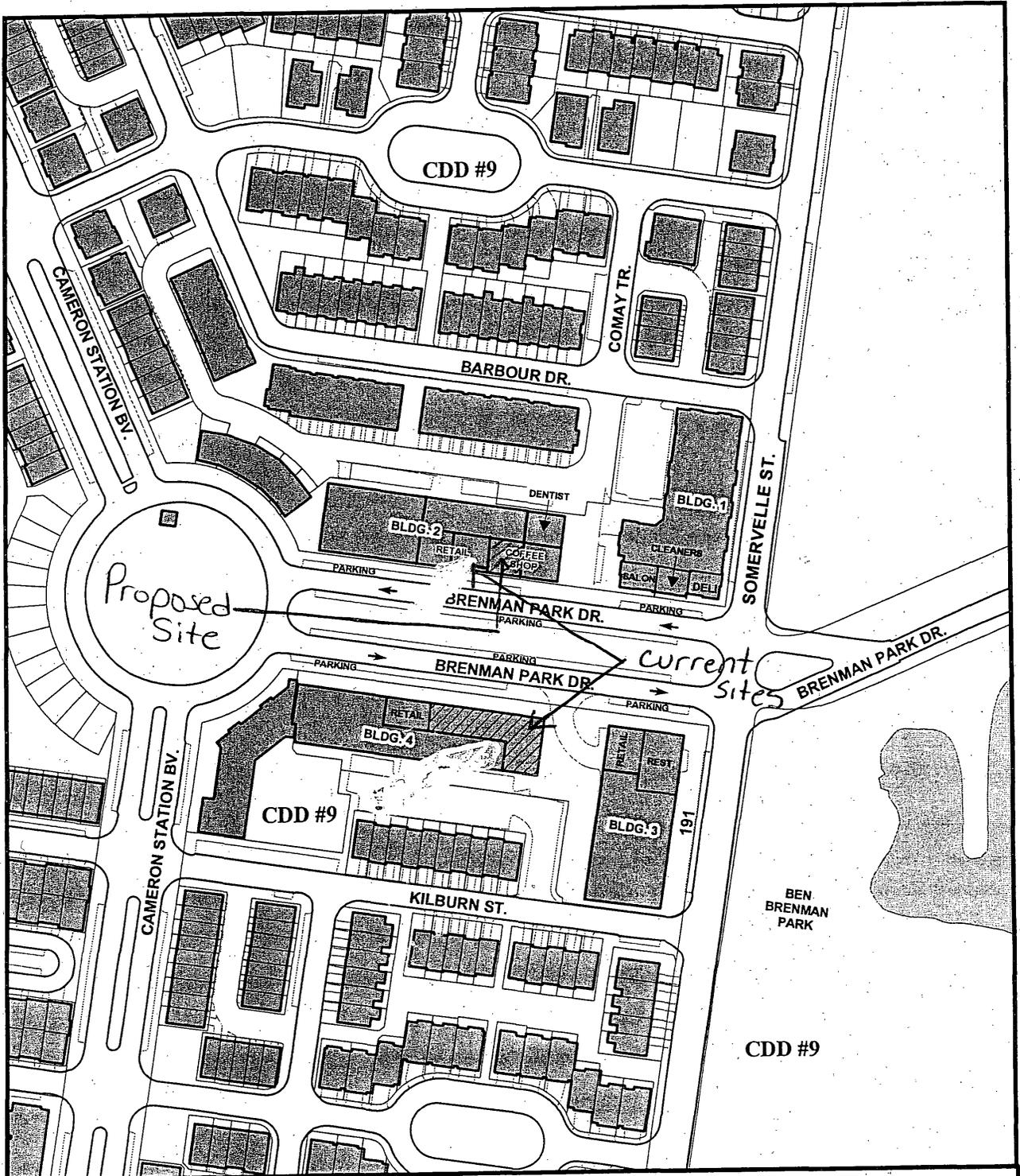
15. What age children do you anticipate caring for?

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.

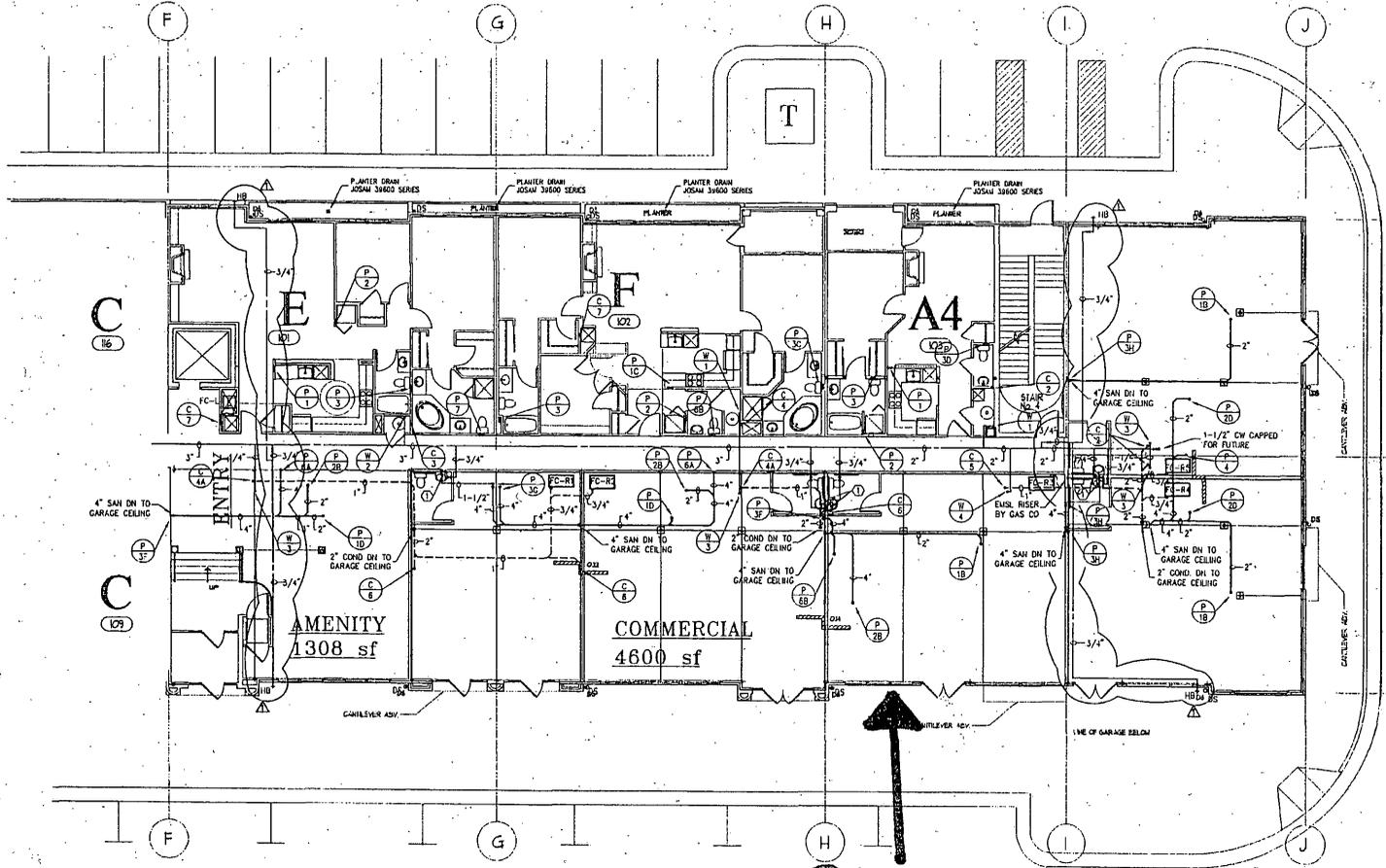
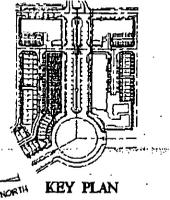
16. Does the operation have a license from the State of Virginia for a child care facility?

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.



SUP 2009-0005



GROUND FLOOR PLAN

Proposed Site
4913
Brenman Park Dr.

PROVIDE WATERPROOFING AS REQD FOR GARAGE BELOW. TYPICAL

- SYMBOLIC NOTES:
- ① 3/4" CW WITH SHUT-OFF ON, 1/2" CW TO LAV, 1/2" CW TO ELEC POINT-OF-USE WATER HEATER LOCATED UNDER LAV, EXTEND 1/2" CW TO WC

THE LESSARD ARCHITECTURAL GROUP INC.
8603 WESTWOOD CENTER DR. SUITE 400, VIENNA, VA 22182
703.780-9344 • FAX 703.780-9326 • email@lessardgroup.com
ARCHITECTURE • LAND PLANNING • ENVIRONMENTAL ARCHITECTURE



NO.	REVISION	DATE
1	FOR COMMENTS	10-20-09

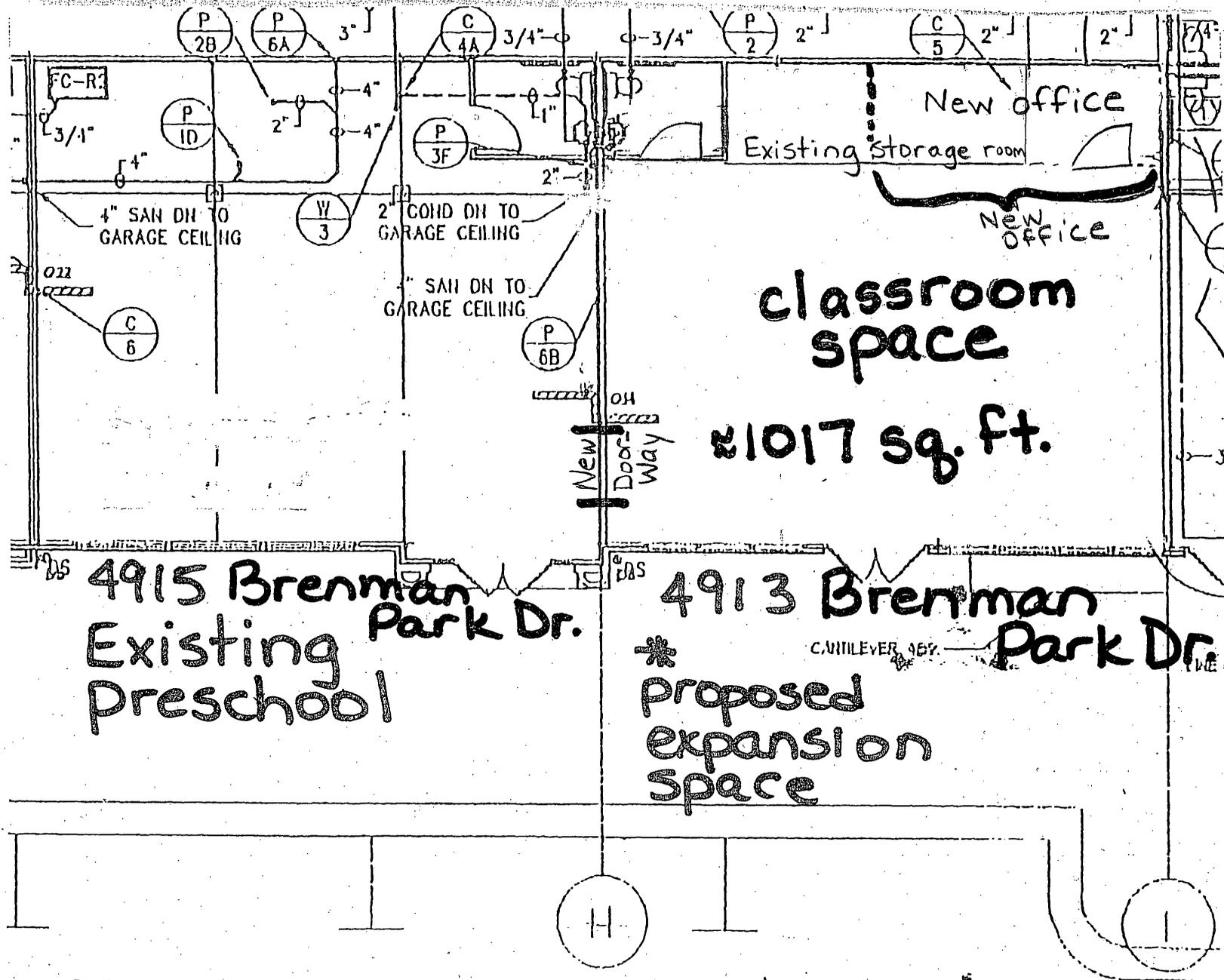
GROUND FLOOR LEVEL
MAIN STREET CONDOMINIUM
CAMERON STATION, ALEXANDRIA, VA 22304
MAIN STREET CONDOMINIUMS, L.C.

DRAWN BY: []
PROJECT NO.: []
DATE: 10/20/09
SCALE: 1/8" = 1'-0"

BUILDING TWO
JCS ENGINEERING INC
8603 WESTWOOD CENTER DR. SUITE 500
VIENNA, VIRGINIA 22182
TEL: 703.780-9344

P-12

SUP 2009-0005



Bright Start Learning Center

SUP 2009-0005

Commonwealth of Virginia

DEPARTMENT OF



SOCIAL SERVICES

CHILD DAY CENTER LICENSE

Issued to: Bright Start Learning Center, LLC

Address: 4920 Brenman 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:

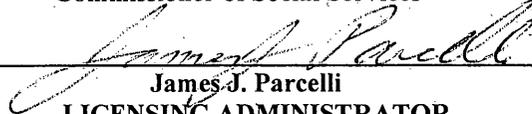
Capacity: 135 Children from birth through 12 years of age may be accepted for care.

- This license also applies to the annex located at 4915 Brenman 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 Random Hills Road, Suite 200
Fairfax, Virginia 22030
Telephone: (703) 934-1505

ANTHONY CONYERS, JR.
Commissioner of Social Services

By 
Title James J. Parcelli
LICENSING ADMINISTRATOR

LICENSE NUMBER: FX. 07-761-L112

Date September 4, 2007