



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of May 16, 2015

DATE: May 7, 2015

SUBJECT: SP-24-U-13-1 USE PERMIT REVIEW ASSOCIATED WITH A SITE PLAN for a child care center for up to 163 children (Bright Horizons); located at 1300 Wilson Blvd. (RPC# 17-003-030).

Applicant:

Bright Horizons Children's Centers LLC

By:

Nan Walsh

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

2200 Clarendon Blvd, Suite 1300

Arlington, Virginia 22201

C.M. RECOMMENDATION:

Renew a use permit for a child care center for up to 163 children subject to the conditions of the staff report and with a County Board review in three (3) years (May 2018).

ISSUES: This is a one (1) year review of a child care center in the Commonwealth Tower (1300 Wilson Blvd.) in Rosslyn, and no issues have been identified.

SUMMARY: Bright Horizons, a child care provider with locations in the United States, Canada, and Europe, was approved in May 2013 for a child care center that occupies approximately 12,845 square feet and accommodates up to 163 children ages infant to 6 years in 13 classrooms. The child care center operates Monday-Friday from 6:30 a.m. to 7 p.m. in the Commonwealth Tower office building. Parking for the use is accommodated on-site, and the applicant has designated six (6) pick-up/drop-off spaces on the B-3 level of the garage (which has direct access from Fort Myer Drive). In addition, because the site is located across the street from the Rosslyn Metro station, up to 50 percent of the clients arrive at the child care center via

County Manager:

BMD/GA

County Attorney:

[Signature] *CR Sanders*

Staff: Sophia S. Fisher, DCPHD, Planning Division

PLA-6984

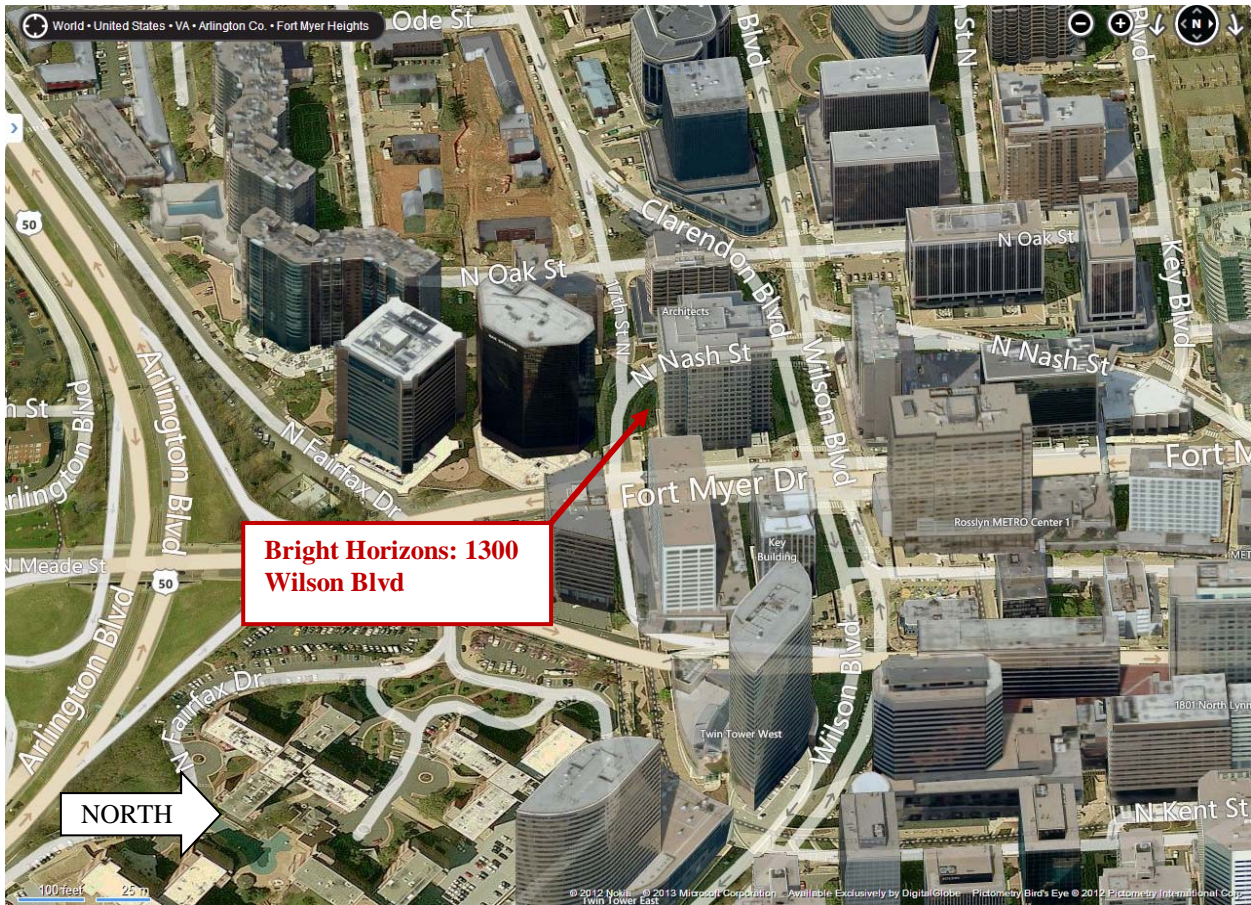
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transit. The use is located in an office building, which is surrounded by office and hotel uses. Approximately 4,060 square feet of patio area adjacent to the child care center has been converted to an outdoor play area for the children. The outdoor play area is on the south (rear) side of the building, and is accessible both from the street (the corner of North 17th and North Nash Streets) and from the space occupied by the child care center. The use has been operating since December 2013 with no identified undue adverse impacts. Therefore, staff recommends that the County Board renew the subject use permit for a child care center for up to 163 children subject to the previously approved conditions and with a County Board review in three (3) years (May 2018).

BACKGROUND: The County Board approved the site plan for the Commonwealth Tower Building in June 1963. Since 1963, the County Board has approved several amendments to the original site plan to increase the height of the penthouse, convert existing garage space to office use, and to add signs to the exterior of the building. In April 1993, the County Board approved a site plan amendment for a major building renovation to permit additional density and height as well as extensive site and streetscape modifications. The child care center was approved in May 2013 to occupy second floor office space (accessible from N. Nash Street due to site topography).

The Commonwealth Tower building has a garage with approximately 462 parking spaces. The applicant has marked six (6) spaces on the B-3 level of the parking garage for pick-up and drop-off. The B-3 level has direct access to Fort Myer Drive, and also has access to an at-grade elevator (the elevators in the other levels of the garage are accessed via a flight of stairs), which provides the most direct and barrier-free route through the garage as well as direct access to the proposed child care center. The applicant has also provided signs to direct patrons to the elevator.

Parking for child care centers is generally provided at the ratio required for nursery schools, which is one (1) space per employee, or 38 spaces for the proposed use. According to the parking ratio approved with the site plan, the subject space would be allocated 17 parking spaces (1 space per 763 square feet). Overall, approximately 50 percent of the tenants in the building use metro, including approximately 50 percent of the center employees. The building manager also reports that there are approximately 100 parking spaces that are available for short term or visitor parking daily, meaning that they have not been leased by building tenants. The combination of the high transit use by employees, the 17 spaces allotted to the child care center under the parking ratio, and the high number of available parking spaces in the parking garage results in adequate parking in the garage to support the proposed use. The primary patrons of the child care center are people who work in or near Rosslyn. Approximately 50 percent of the center's clients use the Metro as their primary mode of transportation.



Source: Bing Maps

DISCUSSION: Bright Horizons operates a child care center on the second floor of the Commonwealth Tower building, which opened in December 2013. Due to site topography, there is an entrance at street level to the approximately 12,845 square foot space used by Bright Horizons. The child care center is approved for up to 163 children. An outdoor patio adjacent to the space occupied by the child care center has been converted to an outdoor play area to serve the child care center. The child care center has been operating in compliance with the conditions of approval and with no identified undue adverse impacts.

Since the last County Board review (May 10, 2014):

Use Permit Conditions: Zoning Enforcement reports no issues with the subject use.

Community Code Enforcement: Code Enforcement reports no issues with the subject use.

Child Care Office: The Child Care Office reports no issues with the subject use.

Civic Association: The site is located in the Radnor/Fort Myer Heights (RAFOM) Civic Association and adjacent to the North Rosslyn Civic Association. Staff has contacted

both civic associations; RAFOM responded that they have no comments and, the North Rosslyn Civic Association has not provided any comments as of the date of this report.

CONCLUSION: The proposed child care center is supported by the community and by County policies. The child care center helps to meet a demonstrated need in Arlington County. The use has been operating since December 2013 and no undue adverse impacts have been identified to date. Therefore, staff recommends that the County Board renew the subject use permit for a child care center for up to 163 children subject to the previously approved conditions and with a County Board review in three (3) years (May 2018).

PREVIOUS COUNTY BOARD ACTIONS:

June 6, 1963	Approved "C-O" zoning and site plan (Z-1684-63-1).
May 2, 1964	Granted extension of site plan to April 6, 1965.
June 5, 1965	Granted extension of site plan to December 4, 1965.
December 4, 1965	Granted extension of site plan for three months.
February 26, 1966	Extended site plan for thirty days.
March 26, 1966	Extended site plan until April 30, 1966.
April 30, 1966	Extended site plan until November 19, 1966.
November 19, 1966	Extended site plan until December 17, 1966.
December 17, 1966	Extended site plan until March 18, 1967.
March 18, 1967	Extended site plan until May 20, 1967.
May 20, 1967	Extended site plan until July 15, 1967.
July 15, 1967	Approved site plan amendment increasing GFA to 261,545 square feet and FAR of 3.21 and parking to 173,013 square feet, 20,590 square feet of commercial and 7,626 square feet of restaurant.
November 4, 1967	Approved amendment to increase penthouse height.
August 10, 1968	Approved amendment to increase GFA to 268,975 square feet, and

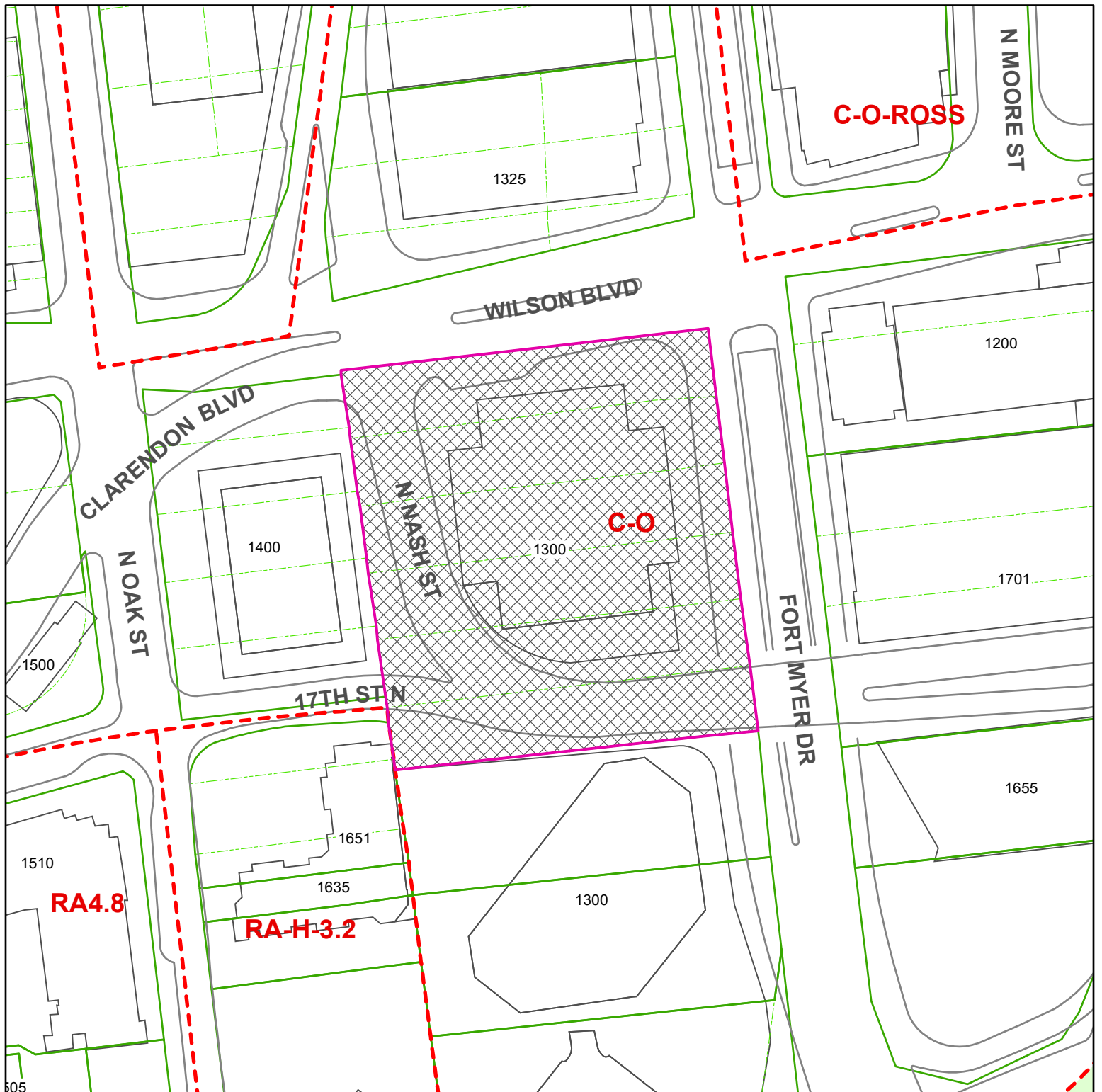
	FAR of 3.3, eliminate the restaurant (7,626 square feet), reduce the commercial to 16,521 square feet and reduce parking to 172,853 square feet. Also approved amendment to permit a 75-student computer school.
May 28, 1968	Denied site plan amendment for conversion of parking spaces to office GFA.
September 13, 1969	Approved an amendment to displace three parking spaces for carry-out food service.
February 18, 1970	Denied site plan amendment for freestanding sign.
July 8, 1970	Denied site plan amendment for signs.
December 2, 1978	Denied site plan amendment to permit parking for other than tenants of building.
November 27, 1979	Accepted withdrawal of site plan amendment request for counseling and therapy services.
February 9, 1980	Approved site plan amendment to convert 17,820 square feet of parking space of B-1 garage level to office use, increasing GFA to 286,795 square feet.
February 9, 1980	Approved site plan amendment to permit signs.
December 2, 1986	Approved site plan amendment to permit a satellite antenna on the roof.
September 12, 1989	Deferred site plan amendment to November 18, 1989 County Board meeting.

October 30, 1989	Advertised a public hearing to hear the site plan amendment request on December 2, 1989.
November 18, 1989	Took no action on a proposed site plan amendment for bonus density and height.
December 2, 1989	Deferred site plan amendment to December 13, 1989 County Board meeting.
December 13, 1989	Denied a site plan amendment request for additional height and density.
April 24, 1993	Approved site plan amendment to permit additional density, height and modifications to parking, streetscape, lobby and plaza areas subject to conditions.
November 21, 1995	Approved site plan amendments to delete Condition # 33.d (Transit Management Association facility location) and amend the comprehensive sign plan to permit a freestanding tenant directory sign.
December 3, 1999	Granted an administrative approval for Ruby Tuesday Restaurant to occupy approximately 3,138 square feet within the existing Commonwealth Towers building.
November 17, 2001	Approved site plan amendments for conversion of a portion of the first floor retail space (approximately 2,200 square feet) to secondary retail or office use.
November 15, 2003	Deferred Site Plan Amendment Request to enclose the existing outdoor restaurant seating area (approximately 755 square feet) to

	December 6, 2003 County Board meeting.
January 10, 2004	Approved a Site Plan Amendment to enclose the existing outdoor restaurant seating area (approximately 755 square feet)
November 15, 2006	Approved a site plan amendment to extend the retail conversion for five (5) years through November 30, 2011, with an amendment to condition #50.
May 18, 2013	Approved a use permit for a child care center for up to 163 children subject to the conditions of the staff report and with a County Board review in one (1) year (May 2014).
May 10, 2014	Renewed a use permit for a child care center up to 163 children subject to the conditions of the staff report, and with a County Board review in one (1) year (May 2015).

Approved Conditions

1. The applicant agrees to meet all requirements of applicable laws and regulations, including by way of illustration and not limitation, the Child Care Ordinance, Community Code Enforcement Office, Environmental Health Bureau and the Fire Marshal's Office, including securing the appropriate assembly permit prior to the issuance of a Certificate of Occupancy.
2. The applicant agrees that the hours of operation will be 6:30 a.m. to 7 p.m., Monday-Friday and that the maximum permitted enrollment is 163 children. The applicant further agrees that they may offer evening programs to staff and parents no more than 12 times per year.
3. The applicant agrees to install wayfinding signs on the B-3 level of the parking garage to guide patrons from the six (6) pick-up/drop-off spaces to the at-grade elevator, and to install a painted crosswalk to the elevator to facilitate safe access to the child care center.
4. The applicant agrees to designate a neighborhood liaison to communicate with nearby residents and neighbors to address concerns that may be related to this child care center. The name and telephone number of the liaison shall be submitted by the applicant to the Zoning Administrator, as well as to the Radnor/Fort Myer Heights and North Rosslyn Civic Associations and the Rosslyn BID, prior to the issuance of the Certificate of Occupancy for a child care center on the site.
5. The applicant agrees to submit and obtain approval of a landscape plan for the proposed outdoor play area by the County Manager, as meeting the standards of this condition, before issuance of a certificate of occupancy for the child care use. The applicant further agrees to implement the landscape plan prior to issuance of the certificate of occupancy for the child care center and to maintain the landscaping at all times when the child care center is in operation. The applicant agrees that the landscape plan will include play equipment that is consistent with the plan titled "Outdoor Play Area Plan" prepared by aRKitects, PC dated 8 March 2013. The applicant further agrees to restore the outdoor patio area used for the outdoor play area according to the existing condition within sixty (60) days after the child care center ceases operation.



SP # 24-U-13-1

1300 Wilson Blvd.

RPC # 17-003-030



 Case Location(s)
Scale: 1:1,200

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development

County Use Only
Date Placard Posted _____
By _____
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