



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



Office of Comprehensive Planning
Zoning Evaluation Division
Special Permit and Variance Evaluation Branch
4050 Legato Road, Suite 700
Fairfax, Virginia 22033
246-1280

July 27, 1989

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 89-C-028

CENTREVILLE DISTRICT

Applicant:	Reston Area Child Care Center
Property Owner:	Inova Services, Incorporated
Subdivision:	Northern County Governmental Center/Reston Town Center
Street Address:	1800 Cameron Glen Drive
Tax Map Reference:	17-1((1))14A
Lot Size:	21.51 acres
Zoning District:	PRC
Proposed Use:	Child Care Center
Applicable Zoning Ordinance Provision:	Sect. 6-303
Application Accepted:	June 8, 1989
Board of Zoning Appeals Hearing Date:	August 1, 1989 (Out-of-Turn Hearing Granted)
Scheduled Time:	9:45 a.m.

Staff Recommendation: Staff recommends approval of SP 89-C-028 subject to the development conditions contained in Appendix 1 of this report.

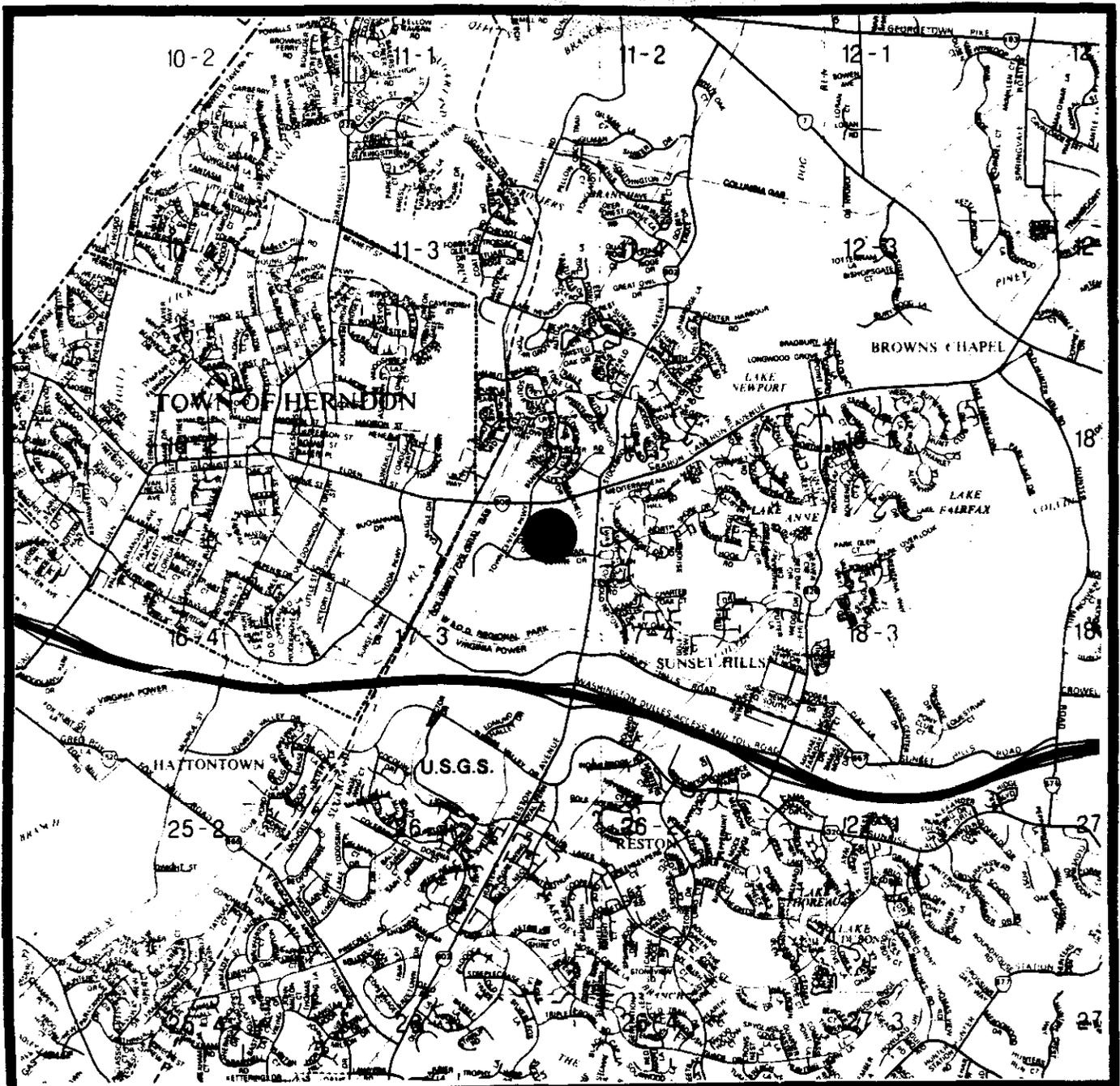
The Board of Zoning Appeals' decision does not become final for eight (8) days after the hearing unless the BZA waives this requirement. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the final Resolution is approved.

For additional information, please call Zoning Evaluation Division, Office of Comprehensive Planning at 246-1280.

SPECIAL PERMIT APPLICATION

SP 89-C-028

RESTON AREA CHILD CARE CENTER, INC./INOVA SERVICES, INC.,
SP 89-C-028, application under Sect. 6-303 to allow a child
care center, located at 1800 Cameron Glen Drive, on
approximately 21.51 acres of land, zoned PRC, Centreville
District, Tax Map 17-1((1))14A. (OUT OF TURN HEARING REQUESTED)
6/8/89



DESCRIPTION OF THE APPLICATION

The applicant, Reston Area Child Care Center, is requesting approval of a special permit in order to establish and operate a child care center for 99 children in an existing nursing/housing for the elderly facility located in the Reston Town Center. The existing facility is located on 21.51 acres and is zoned PRC (Planned Residential Community). The proposed hours of operation are from 6:30 a.m. to 6:30 p.m., ~~Monday through Friday~~. The center will care for children aged 2 months to 12 years. There will be one director, one assistant director, eight teachers, nine assistant teachers and one bookkeeper/secretary associated with the use. The center is anticipated to serve the Reston/Herndon area.

99 2
99
19
89 1
99
1881 = 19
Space
Req.

The plat on the preceding page shows the proposed location of the child care center within the elderly housing facility. There are no external changes proposed for the building. A detailed description of the plat appears on page 4 of this report. Copies of the applicant's affidavit and statement of justification are included as Appendix 2. Also included in Appendix 2 is a letter from Inova Services, the owner of the property, indicating acknowledgement and support of the application.

A child care center is a Group 3 special permit use in the PRC District. Such a use must comply with the provisions of Sect. 8-006, General Standards, Sect. 8-303, Standards for All Group 3 Uses and Sect. 8-305 Additional Standards for Family Day Care Homes, Child Care Centers and Nursery Schools. A copy of these provisions is included as Appendix 3.

LOCATION AND CHARACTER OF THE AREA

The existing nursing/housing for the elderly facility, which also includes an adult care center, is located east of Town Center Parkway and south of Baron Cameron Avenue in Reston. The proposed child care center, to be known as the Cameron Glen Child Care Center, will be located in the southwest corner of the facility. The area of Reston Town Center immediately adjacent to the proposed location for the child care center is shown as a "Town Green" on the most recently approved Final Development Plan. Existing development in the area includes the Northern County Governmental Center, the Access Hospital, the Reston Police Station and the Reston Regional Library.

BACKGROUND

On May 10, 1976, the Board of Supervisors rezoned an area of the Reston Town Center, which includes the subject property, from the RE-1 District to the RPC District (later converted to

PRC). The existing medical facility was shown on the development plan associated with that approval. On December 16, 1985, the Board of Supervisors approved a development plan amendment which showed the nursing home and housing for the elderly as one building rather than several as it had appeared on previous plans.

PROVISIONS OF THE COMPREHENSIVE PLAN

The property is located in Community Planning Sector UP5 (Reston) of the Upper Potomac Planning District in Area III. An assessment of the proposal for conformance with the Comprehensive Plan should be guided by the following citations from the Plan:

Within Plan Amendment No. 86-31, adopted on February 27, 1989, and on page III 29, under the section entitled, "Recommendations, Land Use", the Plan states:

"A. Incorporate the Reston Master Plans (Land Use Plan, Community Facilities Plan and Transportation Plan)* adopted on July 18, 1962, and amended through January 1989 by reference in the Area III Plan and on the composite map. . . .

*The Reston Master Plan has its own program of time-phased development, which shall be the guide for development in Reston."

Within Plan Amendment Nos. 88-PY-133 and 88-PY-138, adopted on November 24, 1988 and entitled, "Locational Guidelines for Child Care Facilities", the Plan states:

"In Fairfax County, as in other areas of the country, an increasing proportion of households need high-quality child care facilities. Such facilities should be encouraged in employment-generating and residential developments, particularly those developed as P-districts, to the extent that they can be provided consistently with the following criteria:

1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.

2. Child care facilities should be located and designed in such a way as to ensure the safety of children.
3. Child care facilities should be located and designed in such a way as to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to their health or welfare.
4. Child care facilities should be located and designed so as to ensure safe and convenient access. Appropriate attention should be paid to parking and safe and effective on-site circulation of automobiles and pedestrians.
5. Child care facilities in residential communities should be located and designed in such a way as to avoid undesirable traffic, noise, and other impacts upon the surrounding community. This objective might, in appropriate cases, be achieved by siting child care centers on the periphery of residential developments or in the vicinity of planned community recreation facilities.
6. Child care facilities are to be encouraged to be located convenient to the workplace.

Child care facilities are also appropriate in retail areas, like shopping centers, if they are situated and designed in such a way as to provide a safe and healthful environment for children. In determining the appropriateness of child care facilities in specific areas, consideration should be given to the criteria listed above."

The Reston Master Plan (Land Use Plan) map shows that the property is planned for "Town Center" uses.

The Comprehensive Plan map shows that the property is planned for "Public Facilities, Governmental and Institutional" uses.

⑤ STAFF RETIRED MEETS

APPROVAL

D.C

SP 89-C-028

4.

STAFF ANALYSIS

Description of the Special Permit Plat

The submitted special permit plat shows the existing nursing home/housing for the elderly complex and associated parking as well as the Emergency Access Center which is north of the housing facility. The proposed area for the special permit use is shaded and outlined with a heavy line on the plat. Included within this area is the portion of the housing facility to be converted to the child care center. According to the applicant, the area of the existing facility being displaced consists of beds, offices, common area, and patient treatment area. Nineteen parking spaces are also shown within the shaded area. Access to the child care center will be from either Bowman Towne Drive or Town Center Parkway through an internal road to the parking area. A play area, 4,636 square feet in size and surrounded by a 3'-6" high wood fence, is shown to the northwest side of the proposed child care center.

Land Use Analysis

The subject property and adjacent properties are planned for public facilities, governmental and institutional uses. This core area of public uses and other surrounding properties are part of an 85-acre site, which has been designated as the Town Center in the Reston Master Plan. The Town Center is planned to be developed as a consolidated and coordinated mixed-use project including office, retail, hotel and residential uses. The proposal to operate a child care center within the Cameron Glen Care Center would conform with the Plan goals and objectives for the area. The application raises no significant land use issues.

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IN STAFF'S
OPINION,

The complete Land Use Analysis is included as Appendix 4.

Environmental Analysis

④

There are no significant environmental issues associated with this application.

Transportation Analysis

NO

It is noted that the trip generation anticipated from this use is slightly higher than that which would be experienced if the building were retained as a nursing home/housing for the elderly use. However, this increase can be accommodated on the surrounding street system without creating any adverse impacts. Handicapped parking should be provided as required by the Zoning Ordinance and should be located such that handicapped persons will not need to cross a travel aisle. It is noted that the existing handicapped spaces are the first three spaces within the parking lot. Staff believes that these spaces should be shifted closer to the building. There are two

The complete transportation analysis is included as Appendix 5.

Zoning Ordinance Provisions

Article 11 of the Zoning Ordinance requires 0.19 parking spaces per child for a child care center with a maximum daily enrollment of 99 or less. Thus, nineteen parking spaces are required for this use. Nineteen spaces are shown on the special permit plat for the child care center use and 140 are shown for all uses within the facility. This total number of spaces equates exactly to the number required for the uses in the facility in accordance with Article 11. It is noted that the number of units in the housing facility has been reduced from the originally approved 120 to 80 units for marketing reasons. It is noted that it is only with this reduction that adequate parking is obtained for all the uses on the site.

In accordance with Article 13, there are no specific transitional screening or barrier requirements required between this special permit use and the existing and planned abutting institutional, commercial and retail uses.

Contained in Sect. 8-305 of Article 8 of the Zoning Ordinance are the Additional Standards for Child Care Centers. Par. 1 of this section states that an adequate amount of outdoor play area should be provided to accommodate all children outside at any one time. The special permit plat shows 4,636 square feet of outdoor play area. This amount is adequate to accommodate 46 children which is an acceptable percentage of the total enrollment.

Par. 2 of Sect. 8-305 stipulates that indoor recreation area shall be provided in accordance with Chapter 30 of The Code. The Fairfax County Health Department has reviewed the application and stated that the facility is adequate to accommodate 99 children.

Par. 3 of Sect. 8-305 specifies a general guideline for coordinating the size of a child care center with the street type on which it is located. This standard is not directly applicable to this application as the child care center is proposed within an existing health care facility. The existing facility, however, is located within a street system adequate to accommodate the anticipated trip generation.

Par. 4 of Sect. 8-305 requires that all uses be located so as to permit the pick-up and delivery of all persons on site. The existing circular drive provides a convenient and safe pick-up and drop-off point for the children.

Par. 5 of Sect. 8-305 requires that no use be permitted unless it is determined by the County Health Department that

the location does not pose any hazard to the health, safety and welfare of the children. The Fairfax County Health Department has inspected the property and deemed it appropriate for 99 children.

In addition to the additional standards above for child care centers, Group 3 special permit uses must also satisfy the Standards for All Group 3 Uses specified in Sect. 8-303 of Article 8 of the Zoning Ordinance. Par. 1 of Sect. 8-303 specifies that all Group 3 Uses shall comply with the lot size and bulk regulations of the zoning district in which it is located. There is no minimum lot area, width or maximum building height specified for the PRC District. The regulation with regard to minimum yard requirements states that "the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings or to the existing or prospective development of the neighborhood." There are no residential dwellings existing or planned near the special permit use. Further, in staff's opinion, the existing building will not be detrimental to the development of the adjacent area as a Town Green.

Par. 2 of Sect. 8-303 states that the use must comply with the performance standards specified for the zoning district in which it is located. The applicable performance standards relative to this application are those concerning noise and glare. In staff's opinion, the application meets this standard.

Par. 3 of Sect. 8-303 states the use shall be subject to Article 17, Site Plans. This requirement has been included as a development condition. Specifically, unless a site plan waiver is approved by the Department of Environmental Management, the applicant will have to amend the site plan for the housing facility to show the child care center use and a revised parking tabulation will have to be provided to the Department of Environmental Management which shows that adequate parking exists for all of the uses on the site.

CONCLUSION

In addition to the specific standards discussed above, each special permit use must satisfy the "General Standards" contained in Sect. 8-006 of the Ordinance. Par. 1 of Sect. 8-006 requires that the use be in harmony with the Comprehensive Plan recommendations for the area. As stated in the Land Use section of this report, staff believes that the proposed child care center is an appropriate ancillary use to the town center designation shown on the Reston Master Plan and the public facility, institutional, governmental use shown on the Comprehensive Plan. Further, the use meets all of the location criteria recently adopted into the Comprehensive Plan for child care facilities.

Par. 2 of Sect. 8-006 requires that the use be in harmony with the general purpose and intent of the applicable zoning district regulations. In staff's opinion, the proposed use furthers the intent of the Planned Residential Community District by adding a complementary and appropriate dimension to the existing adult care and elderly housing use on site.

Par. 3 of Sect. 8-006 requires that the use will not adversely impact the use and development of neighboring properties and that the location, size and height of buildings, structures, walls and fences and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land or nearby land and/or buildings and impair the value thereof. A berm currently exists along the eastern side of the proposed play area. In staff's opinion, this berm, together with the proposed wood fence around the play area, will mitigate any potential adverse impact of this use.

Par. 4 of Sect. 8-006 requires that pedestrian and vehicular traffic not conflict with existing or anticipated traffic in the neighborhood. The trip generation for the use may exceed that which would be generated if the space were retained in its current use. However, the surrounding street system is adequate to handle the incremental change.

Par. 5 of Sect. 8-006 refers to the Board of Zoning Appeals' ability to impose landscaping conditions. As noted previously, no transitional screening or barriers are required by the Zoning Ordinance. Foundation plantings currently surround the building and several varieties of trees are planted around the periphery of the site. In staff's opinion, no additional landscaping is necessary.

Par. 6 of Sect. 8-006 regarding the calculation of open space is not applicable to this application, since open space is not a Zoning Ordinance requirement for this use.

Par. 7 of Sect. 8-006 requires that adequate utility, drainage and parking be provided. An adequate number of parking spaces are shown on the special permit plat. Drainage and utility considerations were addressed at the time the building was constructed and no new construction is proposed with this application.

Par. 8 of Sect. 8-006 requires conformance with Article 12, Signs with the stipulation that the BZA may impose more strict requirements. Any sign erected on the property must conform to Article 12 of the Zoning Ordinance.

CONCLUSION AND RECOMMENDATION

Based on the preceding analysis, it is staff's opinion that with the implementation that this use meet the standards

required for approval. Thus, staff recommends approval of SP 89-C-028 subject to the proposed development conditions in Appendix 1.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit and Statement of Justification
3. Applicable Zoning Ordinance Provisions
4. Land Use Analysis

PROPOSED DEVELOPMENT CONDITIONS

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This special permit shall be subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions. A revised parking tabulation for the complex which includes this special permit use shall be provided to and approved by the Department of Environmental Management prior to the approval of a site plan or site plan waiver and the issuance of a Non-Residential Use Permit.
5. The hours of operation shall be limited to 6:30 a.m to 6:30 p.m., Monday through Friday.
6. There shall be a minimum of nineteen (19) parking spaces provided on site for this special permit use. Three out of the four spaces located on the circular driveway shall be marked as handicapped.
7. The play area shall be a minimum of 4,636 square feet in size and shall be fenced with a solid wood, board-on-board fence, a minimum of 3 feet 6 inches in height.
10. The number of children using the play area at any one time shall be in conformance with the provisions of Sect. 8-305 of the Zoning Ordinance.
11. The number of employees at the child care center at any one time shall meet the state standards for child care centers.
13. The maximum daily enrollment shall not exceed 99 children.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

Under Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Permit unless the activity authorized has been established, or unless construction has started and is diligently pursued, or unless additional time is approved by the Board of Zoning Appeals because of occurrence of conditions unforeseen at the time of the approval of this Special Permit. A request of additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

13889

Thomas J. Grubisich, Vice President, ^{AFFIDAVIT} ~~Neston~~ Area

I, Child Care Center, Inc., do hereby make oath or affirmation that to the best of my knowledge and belief the foregoing information contained in this application is true; and:

- 1. (a) That the following constitutes a listing of names and last known addresses of all applicants, title owners, contract purchasers, and lessees of the land described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Name	Address	Relationship
See Attachment 1A		

- (b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Name	Address	Relationship
See Attachment 1B		

- (c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Name	Address	Relationship
See Attachment 1C		

- 2. That no member of the Fairfax County Board of Supervisors, Planning Commission or Board of Zoning Appeals owns or has any interest in the subject land or has any interest in the outcome of the decision.

EXCEPT AS FOLLOWS: (If none, so state)

None

- 3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or Board of Zoning Appeals or any member of his immediate household and family, either directly or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility or bank, including any gift or donation having a value of fifty dollars (\$50) or more with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (If none, so state)

Audrey C. Moore, Member of Fairfax County Board of Supervisors, serves on the Board of Trustees of Inova Health Systems. Audrey C. Moore, Katherine K. Hanley, Gerald W. Hyland, Member of Fairfax County Board of Supervisors, serve on Board of Trustees of Fairfax Hospital System.

WITNESS the following signature this 6 day of June, 1987

Tom Grubisich
Applicant

The above affidavit was subscribed and confirmed by oath or affirmation before me this 6 day of June 1987, in the State of Virginia.

Virginia P. ...
Notary Public

[Handwritten mark]

My commission expires: 2/24/92

ATTACHMENT 1A

<u>NAME</u>	<u>ADDRESS</u>	<u>RELATIONSHIP</u>
Industrial Development Authority of Fairfax County, Virginia *	4100 Chain Bridge Road Fairfax, VA 22030	Title Owner of Property/Property Lessor

*Actual title is held by Industrial Development Authority of Fairfax County, VA, and is leased back to Inova Services, Inc. pursuant to an Agreement of Lease dated January 20, 1989, which was entered into in connection with the issuance of the Industrial Development Authority's Variable Rate Demand Obligation Revenue Bonds (Inova Services, Inc.), Series 1989A.

Inova Services, Inc.	8001 Braddock Road Springfield, VA 22151	Title Owner of Property/Property Lessee/SubLessor for Applicant
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Agents: John Sielert, President
Jim Scott, Director, Community Affairs

Reston Area Child Care Center, Inc.	12040 S. Lakes Dr. Reston, VA 22091	Applicant/SubLessee
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Agent: Thomas J. Grubisich
Vice President/Secretary
Registered Agent

Cameron Glen Care Center	1800 Cameron Glen Dr. Reston, VA 22090	Agent for Owner/ Agent for Applicant
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Agent: Van C. Hendry, Assistant Administrator

Miles & Stockbridge	11350 Random Hills Rd. Fairfax, VA 22030	Attorneys
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Agents: See Attachment 1C

Dewberry & Davis	8401 Arlington Blvd. Fairfax, VA 22031	Site Planner/ Engineer
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Agents: See Attachment 1C

ATTACHMENT 1B

Inova Services, Inc. is a non-stock, non-profit corporation, the Board of Trustees of which is appointed by Inova Health Systems, Inc., formerly Fairfax Hospital Association Foundation, also a Virginia non-stock, non-profit corporation.

Reston Area Child Care Center, Inc. is a Virginia non-stock, non-profit corporation, with a self-perpetuating Board of Directors. The corporation is in the process of changing its name to the Robert E. Simon, Jr. Children's Center, Inc.

Cameron Glen Care Center is not an incorporated entity. It is a wholly owned holding of Inova Services, Inc.

Davis & Carter, P.C., of 8260 Greensboro Drive, McLean, VA 22101, is privately held. The following constitutes a listing of all of the shareholders of Davis & Carter, P.C.:

- | | |
|-------------------|-------------|
| 1. Robert Davis | Shareholder |
| 2. Douglas Carter | Shareholder |
| 3. Lena Scott | Shareholder |

Crafts Engineering, P.C. is a privately held corporation, with all shares being held by:

Harry Crafts	Shareholder
7321 Pine Castle Road	
Falls Church, VA 22043	

Meyer Associates is a privately held corporation, with all shares being held by:

Robert L. Meyer	Shareholder
121 Congressional Lane	
Rockville, MD 20852	

Attachment 1B (Continued)

McDevitt & Street is a privately held corporation, with all shares being held by:

Robert Street	Shareholder
18310 Montgomery Village Ave.	
Gaithersburg, MD 20879	

Fried & Sher, of 465 Carlisle Drive, Herndon, VA 22070, is a privately held corporation, with all shares being held by:

- | | |
|------------------------|-------------|
| 1. Margery Leveen Sher | Shareholder |
| 2. Madeline Fried | Shareholder |

ATTACHMENT 1C

Miles & Stockbridge partners are listed on Schedule A.

Dewberry & Davis partners are listed on Schedule B.

Attachment 1C
Schedule A

MILES & STOCKBRIDGE

FIRM PARTNERS

05/15/89

The following constitutes a listing of all partners of Miles & Stockbridge as of the date above indicated:

FAIR OAKS PLAZA, 11350 RANDOM HILLS ROAD, SUITE 500,
FAIRFAX, VIRGINIA 22030

Peter A. Arntson
Marc E. Bettius
Jacquelyn K. Boyden
Margaret A. Brown
William L. Carey
John B. Connor
Barent L. Fake
Robert H. J. Loftus
R. Peyton Mahaffey
Robert J. McCandlish, Jr.
Douglas J. Sanderson
Randolph A. Sutliff
Jesse B. Wilson III

1701 PENNSYLVANIA AVE., N.W. SUITE 500, WASHINGTON, D.C.
20006

Richard W. Bowe
W. Peyton George
F. Joseph Nealon
Richard G. Vernon

22 W. JEFFERSON STREET, ROCKVILLE, MARYLAND 20850

G. Vann Canada, Jr.
James J. Demma
Patrick F. Greaney
Olav B. Kollevoll
Patrick C. McKeever

Attachment 1C

Schedule A

10 LIGHT STREET, BALTIMORE, MARYLAND 21202

Edward J. Adkins
Harold Altscher
Patrick K. Arey
Katherine L. Bishop
Lowell R. Bowen
Charles T. Bowyer
Timothy R. Casgar
William T. Define
Kathleen M. Donahue
Robert L. Doory, Jr.
James C. Doub
William J. Evans
James R. Eyler
Mark D. Gately
John S. Hebb III
Timothy K. Hogan
Elizabeth E. Hogue
Nathaniel E. Jones, Jr.
Duncan W. Keir
Richard E. Levine
Gerard P. Martin
Charles C.D. McGill
Donald R. Mering
Timothy L. Mullin, Jr.
William B. Rafferty
Charles B. Schelberg
H. Donald Schwaab
Stephen J. Sfekas
Andrew G. Shank
Ronald U. Shaw
Alexander C. Short
Jeffrey H. Seibert
John B. Sinclair
John A. Stalfort
J. W. Thompson Webb
Susan Z. Whitman
Jefferson V. Wright

THE EQUITABLE BUILDING, SUITE 1200, 401 WASHINGTON AVENUE,
TOWSON, MARYLAND 21204

David L. Bowers
Gary C. Duvall
Charles E. Fenton
Richard P. Kidwell
K. Donald Proctor
Frederick W. Runge, Jr.

Attachment 1C
Schedule A

117 WEST PATRICK STREET, P.O. BOX 688 FREDERICK, MARYLAND
21701

Richard R. Burgee
Thomas E. Lynch III
David A. Severn
Conrad W. Varner
Joseph S. Welty

101 BAY STREET, EASTON, MARYLAND 21613

Bruce C. Armistead
William C. Bauknight
Robert M. Cattaneo
Michael J. Jacobs
John H. Murray

Attachment 1C
Schedule B

PARTNERS
IN THE FIRM OF
DEWBERRY & DAVIS
ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS
8401 ARLINGTON BOULEVARD
FAIRFAX, VIRGINIA 22031

Sidney O. Dewberry	Managing General Partner
Barry K. Dewberry	General Partner
KMT Limited Partnership	General Partner
William H. Edwards	Special General Partner
John P. Fowler, II	Special General Partner
David P. Habib	Special General Partner

All of the Partners of Dewberry & Davis

Karen S. Grand Pre	General Partner
Michael S. Dewberry Trust	Limited Partner
Reva A. Dewberry	Trustee
Michael S. Dewberry	Sole Beneficiary
Thomas L. Dewberry Trust	Limited Partner
Reva A. Dewberry	Trustee
Thomas L. Dewberry	Sole Beneficiary

All the partners of KMT Limited Partnership, a Virginia Limited Partnership, a General Partner of Dewberry & Davis.

The address for all of the Partners is:

8401 Arlington Boulevard
Fairfax, Virginia 22031

Attachment 1C

Schedule B (Continued)

"Architects, engineers, planners and surveyors with Dewberry & Davis who may now, in the past, or in the future, represent or act on behalf of the applicant with respect to the subject application are as follows":

Robert C. Bainbridge	Dennis M. Grim	Mario Pinto
Edward G. Beadenkopf	David P. Habib	Anthony R. Folk
Anil Bhatia	O.S. Hendrickson	Thomas B. Ridgeway
Gregory J. Budnik	Gayle A. Hooper	Fred A. Rose
Jeffrey B. Chapin	Stephen L. Huntzinger	Lewis E. Rowles
Dennis M. Couture	Robert P. Irwin	Rick L. Schoenthaler
Geoffrey L. Cowan	Hughes W. Ishmael, Jr.	Robert S. Schwenger
Martin E. Crahan	Ernest M. Jennelle	Elizabeth D. Scullin
Timothy C. Culleiton	H. Johnson	Winston L. Sides
Wendy J. Davenport	Patrick M. Kessler	Andrew C. Smith
Barry K. Dewberry	Michael W. Kilby	Mark D. Smith
Sidney O. Dewberry	S. Wade Kirby	James P. Strauss
Bruce Drummond	Gary W. Kirkbride	Jean F. Sullivan
Philip R. Ebaugh	T. Ben Kishimoto	C.T. Theerathada
William H. Edwards	Jiri F. Kovats	Kurt R. Thompson
Ronald E. Escherich	Joseph S. LaValle	Paul W. Tiffin
Douglas R. Fahl	R. Lin Lemon, Jr.	Bernard C. Voyten, Jr.
Michele C. Forman	Heather C.A. Mackey	Thomas M. Wallington
William E. Fissel	Eugene D. Millar, Jr.	John C. Welch
Robert L. Fox	Roy H. Minshew	Kenneth Wilkinson, Jr.
John P. Fowler, II	Steven E. Mitchell	Dan H. Williams
David K. Franklin	John T. Monaghan	Reed H. Winslow
Steven E. Gleason	Steven A. Montgomery	Wynn E. Wood
Robert L. Green, Jr.	Robert L. Nelson	Susan K. Yantis
Frederick H. Greentree, Jr.	John O. Penny	Philip G. Yates



INOVA SERVICES
A DIVISION OF INOVA HEALTH SYSTEMS

8001 Braddock Road
Springfield, Virginia 22151
703 321-5484

June 2, 1989

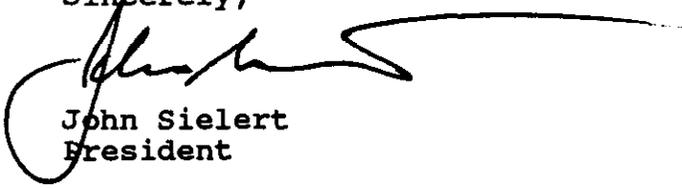
Board of Zoning Appeals

Attn: Members of the Board

This letter is to certify that Inova Services, Incorporated (Owner-Cameron Glen Care Center) acknowledges the submission of The Special Permit application to the Board of Zoning Appeals by the Reston Area Child Care Center, Incorporated (Applicant) for the placement of said child care center at Cameron Glen Care Center.

We support this proposed use of child day care services provided by the Reston Area Child Care Center, Incorporated, and are currently negotiating with the Applicant for a lease for the premises that they will occupy within Cameron Glen Care Center. This lease is expected to be finalized and executed within the next few weeks.

Sincerely,



John Sielert
President

JRS:clg

RESTON AREA CHILD CARE CENTER

RESPONSE TO ZONING REQUIREMENTS

6.
 - A. Operations will be child care services only.
 - B. The center will operate Monday through Friday from 6:30 a.m. to 6:30 p.m.
 - C. When the center is at full capacity there will be 99 children aged 2 months to 12 years.
 - D. When the center is at full capacity there will be one Director, one Assistant Director, eight Teachers, Nine Assistant Teachers and one Bookkeeper/Secretary.
 - E. The Certification of Incorporation from the Virginia State Corporation Commission is attached. A Certificate of Good Standing has been requested. Articles of Incorporation and Bylaws are also attached.
 - F. It is estimated that there will be 85 trips per day Monday through Friday which will be spread out between the hours of 6:30 a.m. and 9:30 a.m. and between 3:30 p.m. and 6:30 p.m.
 - G. The center will serve Reston/Herndon area employees and residents.
 - H. Description of Architecture - The center will be located within the eastern corner of the building. The renovations will require minor structural and interior modifications. The outside play area will be fenced, equipped with play equipment and landscaped. All interior and exterior modifications will be architecturally compatible with the existing structure.
 - I. The Reston Area Child Care Center, Inc. hereby states that the use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or if any waiver, exception or variance is sought by the center from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

8-006

General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-007

Conditions and Restrictions

In addition to those standards set forth in this Article, the BZA, in approving a special permit, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the permit in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

FAIRFAX COUNTY ZONING ORDINANCE

Standards For All Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before application can be made for a Building Permit, all uses shall be subject to the approval of a site plan prepared in accordance with the provisions of Article 17.

Additional Standards for Family Day Care Homes, Child Care Centers and Nursery Schools as Set Forth in Par. 5 of Sect. 301 Above

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the required front yard.
- C. Only that area which is developable for active outdoor recreation purposes.
- D. An area which occupies no more than eight (80) per cent of the combined total areas of the required rear and side yards.

2. For each person enrolled, indoor recreation space shall be provided in accordance with the provisions of Chapter 30 of The Code.

3. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use

in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the BZA deems to be necessary or advisable:

Number of Persons	Street Type
4-75	Local
76-660	Collector
660 or more	Arterial

4. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.
5. No such use shall be permitted unless it is determined by the County Department of Health Services that the location does not pose any hazard to the health, safety and welfare of the children.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, OCP

DATE: JUL 3 1989

FROM: Lynda L. Stanley, Chief *LS*
Plan Development Branch, OCP

FILE NO: 36 (SPVC)

SUBJECT: Planning Analysis for: SP 89-C-028, Reston Area Child
Care Center, Inc.

This memorandum provides guidance from the Comprehensive Plan and a planning analysis of application SP 89-C-028 which requests a child care center. The issues identified in this analysis should be satisfactorily addressed before this application is considered favorably.

COMPREHENSIVE PLAN CITATIONS:

The 21.51-acre property is located in Community Planning Sector UP5 (Reston) of the Upper Potomac Planning District in Area III. An assessment of the proposal for conformance with the Comprehensive Plan should be guided by the following citations from the Plan:

Within Plan Amendment No. 86-31, adopted on February 27, 1989, and on page III 29, under the section entitled, "Recommendations, Land Use", the Plan states:

"A. Incorporate the Reston Master Plans (Land Use Plan, Community Facilities Plan and Transportation Plan)* adopted on July 18, 1962, and amended through January 1989 by reference in the Area III Plan and on the composite map. . . .

*The Reston Master Plan has its own program of time-phased development, which shall be the guide for development in Reston."

Within Plan Amendment Nos. 88-PY-133 and 88-PY-138, adopted on November 24, 1988 and entitled, "Locational Guidelines for Child Care Facilities", the Plan states:

"In Fairfax County, as in other areas of the country, an increasing proportion of households need high-quality child care facilities. Such facilities should be

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encouraged in employment-generating and residential developments, particularly those developed as P-districts, to the extent that they can be provided consistently with the following criteria:

1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.
2. Child care facilities should be located and designed in such a way as to ensure the safety of children.
3. Child care facilities should be located and designed in such a way as to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to their health or welfare.
4. Child care facilities should be located and designed so as to ensure safe and convenient access. Appropriate attention should be paid to parking and safe and effective on-site circulation of automobiles and pedestrians.
5. Child care facilities in residential communities should be located and designed in such a way as to avoid undesirable traffic, noise, and other impacts upon the surrounding community. This objective might, in appropriate cases, be achieved by siting child care centers on the periphery of residential developments or in the vicinity of planned community recreation facilities.
6. Child care facilities are to be encouraged to be located convenient to the workplace.

Child care facilities are also appropriate in retail areas, like shopping centers, if they are situated and designed in such a way as to provide a safe and healthful environment for children. In determining the appropriateness of child care facilities in specific areas, consideration should be given to the criteria listed above."

The Reston Master Plan (Land Use Plan) map shows that the property is planned for "Town Center" uses.

The Comprehensive Plan map shows that the property is planned for "Public Facilities, Governmental and Institutional" uses.

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SPA 89-C-028, Reston Area Child Care Center, Inc.
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PLANNING ANALYSIS:

The following analysis identifies and discusses pertinent planning issues that relate to the proposed use on the application property.

Character of the Surrounding Area:

The site is located east of the Town Center Parkway and north of Bowman Towne Drive. The subject property and adjacent properties are planned for public facilities, governmental and institutional uses. Existing development includes the Northern County Governmental Center, the Access Hospital, the Reston Police Station and the Reston Regional Library. This core area of public uses and other surrounding properties are part of an 85-acre site, which has been designated as the Town Center in the Reston Master Plan. The Town Center is planned to be developed as a consolidated and coordinated mixed-use project including office, retail, hotel and residential uses.

Planning Issues:

The proposal to operate a child care center within the Cameron Glen Care Center would conform with the Plan goals and objectives for the area. The application raises no significant land use issues.

Suggested Measures to Address Planning Issues:

None.

LLS:PGN:pjn