

DAY CARE IN A CHURCH OR SCHOOL BUILDING

Zoning Ordinance Section 11-513(D)

Qualify for Administrative Review?

Will the day care be located in any one of the residential zones? Yes No

Will the day care be located in a church or school building? Yes No

If yes to all questions, the business qualifies for administrative review. If no to any question, speak to P&Z staff about the full SUP process.

Note: City staff will need to determine if the proposed location provides adequate drop off and pick up, and if there is an adequate buffer between the day care and near-by residents.

WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.

DROP OFF AREA

There must be an area that is large enough to pick up and drop off the children without interfering with other cars and pedestrians.

Where will the pick-up/drop-off area be located?

The applicant proposes two drop off areas: 1) the applicant requests that one or two on-street parking spaces on John Carlyle Street be converted to dedicated drop off spaces and 2) the applicant has right to lease 22 parking spaces within the existing parking garage from the building owner and there are additional guest parking spaces that the applicant will validate for clients. The current underground parking garage is located off the rear of the building. There is an access drive off of Jamieson Avenue between 333 John Carlyle and 350 Dulany Street.

How many cars will fit in the area at one time?

The pick up/drop off area must be shown on the site plan which is part of the application.

PROTECTION FOR NEARBY HOMES

The location must be far enough away from nearby homes and apartments so they will not be affected by the operations of the day care facility.

Where in the church or school building will the day care be located? (i.e. basement, upper floors, west side of the building)

First floor of 333 John Carlyle Street.

How large an area is proposed for day care's operations? 10,000 sq. feet

What steps will be taken to buffer the ~~day care~~ school from nearby residences (ex. shrubbery, fencing, etc.)?

All activities are in-doors.

The location of the child care in relation to nearby homes and apartments must be shown on the site plan which is part of the application.

Complete the Administrative Special Use Permit Application on the following pages.



SUP #

Administrative Special Use Permit Application

PROPERTY LOCATION: 333 John Carlyle Street

ZONE: CDD #1 TAX MAP REFERENCE: 073.01-02-14

APPLICANT'S INFORMATION:

Applicant: Fusion Learning Inc. Business/Trade Name: Fusion Academy

Address: 77 Monroe Center Street, NW, Suite 1200, Grand Rapids, MI 49503

Phone: 810-516-8446

Email: lleblanc@fusionacademy.com

PROPOSED USE:

- Day Care Center
- Light Auto Repair
- Overnight Pet Boarding
- Outdoor Garden Center
- Catering Business
- Valet Parking

- Restaurant
- Outdoor Dining (exclude King Street Retail)
- Live Theater
- Outdoor Food and Crafts Market Center
- Outdoor Display
- Massage Establishment

Other: Private academic school

Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

Signature: [Handwritten Signature]

Please submit the following with this application form:

Site Plan - At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan - At a minimum, show and label all interior features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

SUP #

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 333 John Carlyle Street
(property address), for the purposes of operating a School (use)
business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my
property: 1900 Duke Street, LP.

Name: c/o Grosvenor Americas Suite 450 Phone: (202) 293-1235
1701 Pennsylvania Ave, NW
Address: Washington, DC 20006 Email: perry.reith@grosvenor.com
Signature: [Signature] Date: 4/19/16
Perry C. Reith
VICE PRESIDENT / Assistant Secretary

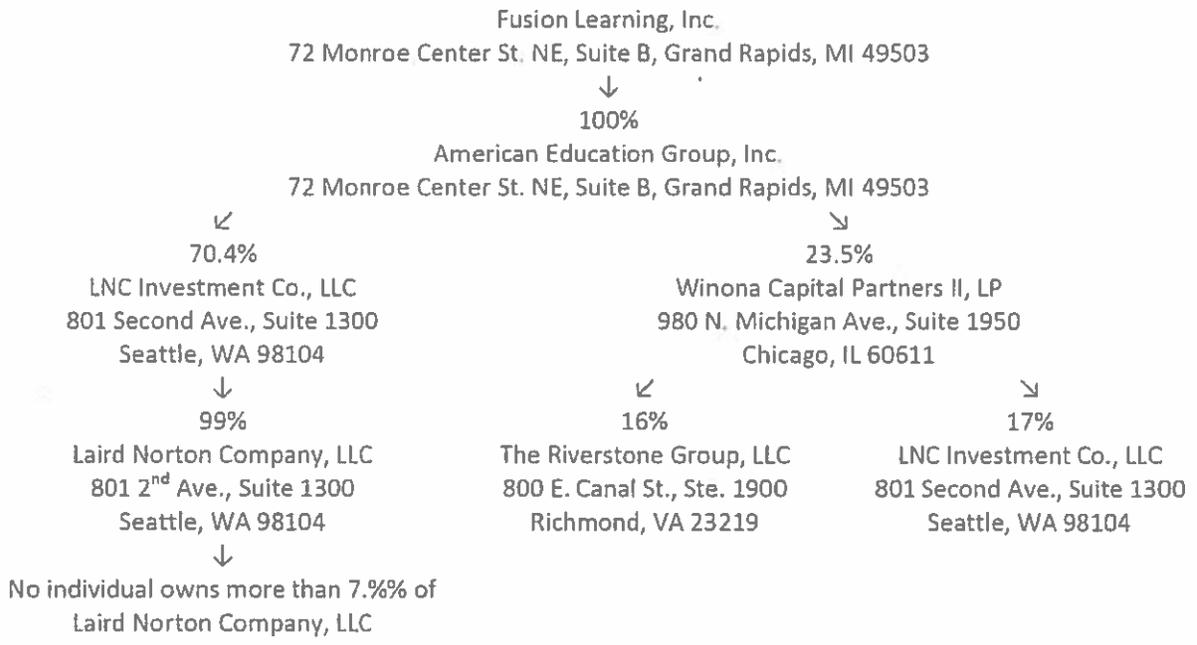
1. The applicant is the (check one):
- Owner
 - Contract Purchaser
 - Lessee or
 - Other: _____
- of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

See attached.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes. Provide proof of current City business license
- No. The agent shall obtain a business license prior to filing application, if required by the City Code.



USE CHARACTERISTICS

2. Please give a brief statement describing the use:

See attached.

3. Please describe the proposed hours of operation:

Days	Hours
Daily	7 am - 9 pm

Or give hours for each day of the week

Monday	7 am - 9 pm
Tuesday	7 am - 9 pm
Wednesday	7 am - 9 pm
Thursday	7 am - 9 pm
Friday	7 am - 9 pm
Saturday	appointment only
Sunday	appointment only

4. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

The applicant expects a maximum of 74 students on site during normal school hours.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

Total of 36 = 29 teachers and 7 administrators.

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

22 Standard and compact spaces
 _____ Handicapped accessible spaces
 _____ Other

Fusion Academy Application Addendum

Description of Applicant's Proposed Use

The Fusion Academy is a fully accredited private school offering all subjects required for graduation in the state of Virginia as well as SAT test prep, tutoring and academic support for middle school and high school students. Across Fusion's 32 existing schools, the average breakdown of students is approximately 75% high school students and 25% middle school students.

Nearly all classes are taught in one on one tutoring sessions with a one student to one teacher ratio. While the maximum capacity per the building code for the space is 110 occupants, the typical daily break down will be 36 teachers and staff with 60 students attending at various times during the day. Fusion requests the flexibility to have up to 74 students on -site.

Fusion proposes twenty (20) one-on-one classrooms, four (4) group learning rooms designed to hold 6-8 students, and five (5) specialized one-to-one classrooms, including two (2) fully furnished, high end music rooms, art and science.

Fusion offers classes on an hourly basis from 7:30 am through 9:00 pm. Since every student's schedule is customized, there is no set arrival or departure time. It is Fusion's experience that attendance is a bell curve of arrivals with the highest utilization in the middle of the day. Most students will be on campus for an average of 4-6 hours per day.

Students are primarily driven and dropped off at campus. Fusion has a significant number of students who take public transit. Fusion also has a very small percentage of students who drive themselves. Fusion is leasing 22 spaces within the existing garage at 333 Jon Carlyle Street for use by teachers, staff and students. Fusion also requests that 2 of the 3 on-street parking spaces in front of 333 John Carlyle Street be converted to drop off areas for students.

B. Please give the number of:

Parking spaces on-site 279

Parking spaces off-site _____

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

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use?

The applicant will have use of the existing loading spaces at 333 John Carlyle.

B. Where are off-street loading spaces located?

Applicant proposes to utilize the on the street parking spaces in front of the building entrance at 333 John Carlyle.

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

For students, between 7:30 am and 9:00 pm.

D. How frequently are loading/unloading operations expected to occur per day or per week?

Weekly trash and office supplies as needed.

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

None

APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial: KW THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Initial: KW 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 Director of Planning and Zoning 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.

Kenneth W. Wire

Print Name of Applicant or Representative



Signature

5/17/16
Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address: McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, Tysons, VA 22102

Phone: 703-712-5362

Email: kwire@mcguirewoods.com

Fax: 703-712-5222

Capacity Count - 1900 Duke Street							
	Self Park	Tandem	*Blocked Spaces	Stack Park	HC	Reserved Single	Total
P1	36	0	2		1	8	47
P2	55	0	3		5	0	63
P3	63	0	3	0		0	66
Total	154	0	8	0	6	8	176

** Blocked Spaces - Spaces greyed-out because one can not park in them without being blocked*

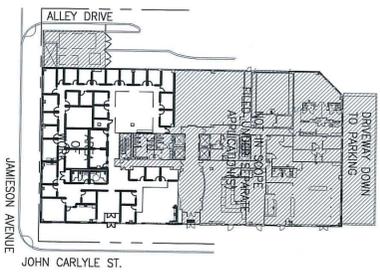
Capacity Count - 333 John Carlyle Street							
	Self Park	Tandem	*30 Min Spaces	*Staff Spaces	HC	Reserved Single	Total
P1	69	0	2	2	3	16	92
P2	98	0	0	0	2	0	100
P3	85	0	0	0	2	0	87
Total	252	0	2	2	7	16	279

** 30 Min Spaces - Spaces reserved for 30 minute parking.*

** Staff Spaces - Spaces outside the gates reserved for Colonial staff parking*

Total number of parking spaces:

455



E4 OVERALL BUILDING PLAN

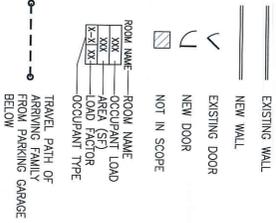
A100 1/64" = 1'-0"

NET (CARETAKABLE) SF: APPROX. 10,375

RECEPTION: 1	(TOTAL 343 SF)
TUTOR: 22	(TOTAL 2,560 SF)
ADMIN: 4	(TOTAL 621 SF)
MUSIC: 2	(TOTAL 359 SF)
ACTIVITY: 1	(TOTAL 141 SF)
TEACHER WR: 1	(TOTAL 270 SF)
GROUP STUDY: 2	(TOTAL 1,768 SF)
TOILETS: 2	(TOTAL 1156 SF)
WC: ADA ACCESSIBLE (2 MEN, 2 WOMEN)	

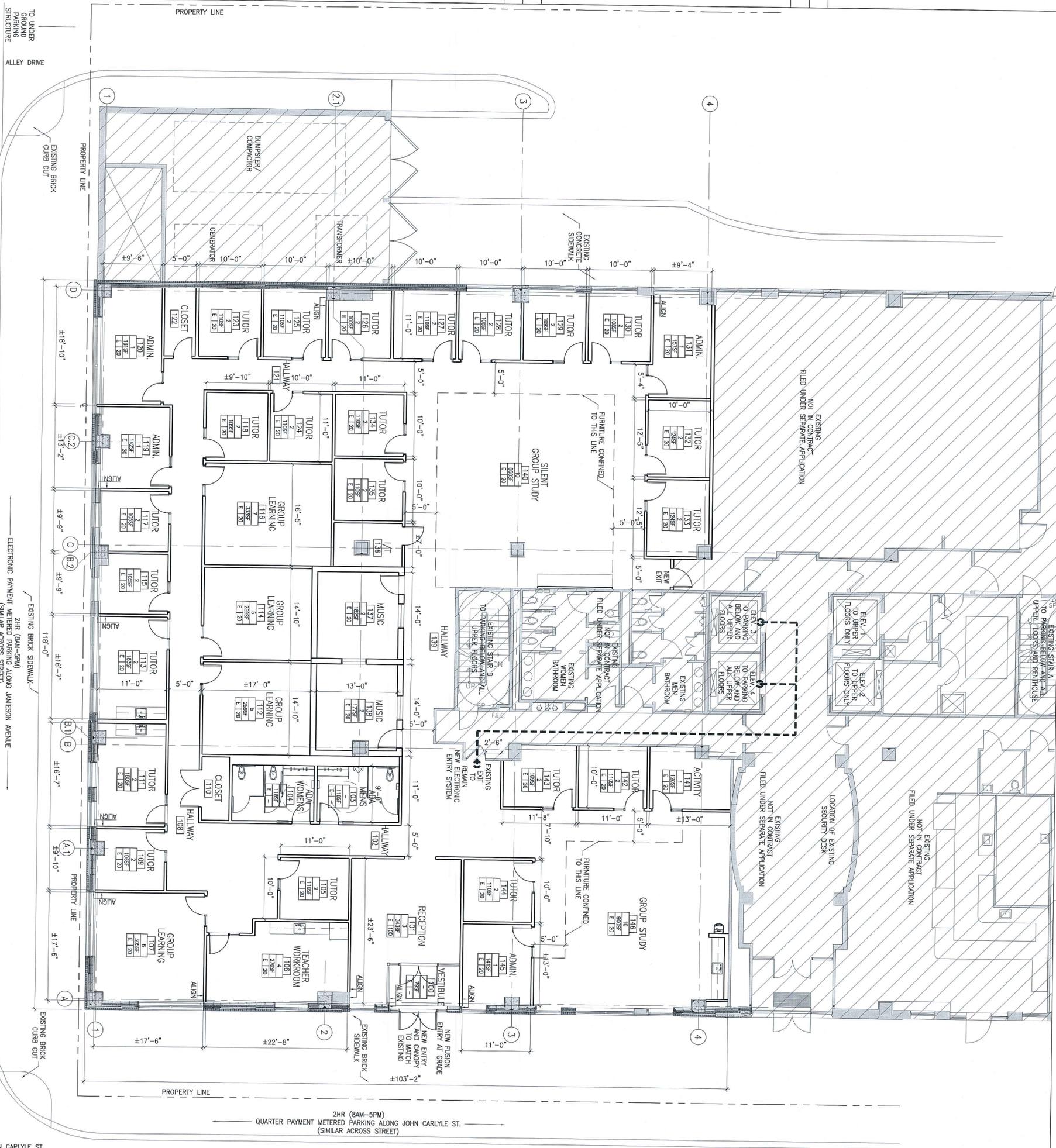
E3 ROOM COUNT AND SQUARE FOOTAGE

A100 NTS



E2 KEY

A100 NTS



D1 PROPOSED PARTIAL GROUND FLOOR FIT OUT PLAN

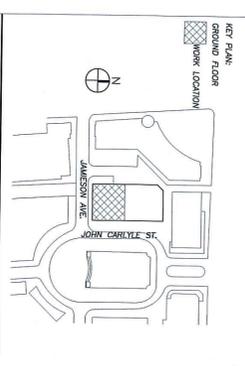
A100 1/8" = 1'-0"

DRAWING SET

NO.	ISSUE/DESCRIPTION	DATE
1.	ALEXANDRIA PERMIT CENTER AND JOHN CARLYLE COMMUNITY REVIEW	03.28.2016

PROJECT:
PARTIAL INTERIOR RENOVATION
FUSION ACADEMY

ADDRESS:
333 JOHN CARLYLE
ALEXANDRIA, VA 22314



CLIENT:
FUSION EDUCATION GROUP
MONROE CENTER, SUITE 1200
600 WEST 19TH ST., FL. 8 NEW YORK, NY 10011
440 WEST 19TH ST., FL. 8 NEW YORK, NY 10011
440 WEST 19TH ST., FL. 8 NEW YORK, NY 10011
WWW.FUSIONEDUCATION.COM

ARCHITECT:
ARCHITECTS, P.C.
440 WEST 19TH ST., FL. 8 NEW YORK, NY 10011
440 WEST 19TH ST., FL. 8 NEW YORK, NY 10011
WWW.ARCHITECTS.COM

Mechanical, Electrical, Plumbing, Fire Alarm, and Fire Protection:
DEWBERRY
3901 ARLINGTON BOULEVARD FARMAX, VA 22031
PHONE: 703.579.4881 FAX: 703.579.4881
WWW.DEWBERRY.COM

DRAWING TITLE:
PARTIAL GROUND FLOOR
TEST FIT PLAN

ARCHITECT'S PROJECT NUMBER:	71560.09
SCALE:	AS NOTED
DATE:	03.16.2016
DRAWN BY:	JPB
CHECKED BY:	MFD
PROFESSIONAL SEAL:	
DRAWING NUMBER:	

FOR PRELIMINARY REVIEW
A-100.00