



SUP # 2018-00081

Administrative Special Use Permit Application

PROPERTY LOCATION: 2415 Eisenhower Ave #2 & #3

ZONE: CDD#2 TAX MAP REFERENCE: 072.04-03-27

APPLICANT'S INFORMATION:

Applicant: Excel Preparatory Preschool Academy, Inc Business/Trade Name: SAME

Address: 9704 Layminster Lane Vienna VA 22182

Phone: 202-725-5010 Email: eric@excelprepacademy.org

PROPOSED USE:

- | | | | |
|-------------------------------------|------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | Day Care Center | <input type="checkbox"/> | Restaurant |
| <input type="checkbox"/> | Light Auto Repair | <input type="checkbox"/> | Outdoor Dining (exclude King Street Retail) |
| <input type="checkbox"/> | Overnight Pet Boarding | <input type="checkbox"/> | Live Theater |
| <input type="checkbox"/> | Outdoor Garden Center | <input type="checkbox"/> | Outdoor Food and Crafts Market Center |
| <input type="checkbox"/> | Catering Business | <input type="checkbox"/> | Outdoor Display |
| <input type="checkbox"/> | Valet Parking | <input type="checkbox"/> | Massage Establishment |

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: *Calvin E. Adams*

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.

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 2415 Eisenhower Ave Space #2 & #3 (property address), for the purposes of operating a Daycare Center (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.

Name: USGBF NSF, LLC Phone 312-829-6570

Address: 9830 Colonnade Blvd San Antonio TX 78230 Email: rick.pospisil@usrealco.com

Signature: SEE ATTACHED PAGE 2A Date: 7/25/18

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.

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 N/A
No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNER:

USGBF NSF, LLC,
a Delaware limited liability company

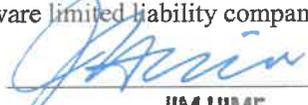
By: US Government Building Open-End Operating Partnership, LP,
a Delaware limited partnership, its sole member

By: USAA GB OP GP, LLC,
a Delaware limited liability company, its general partner

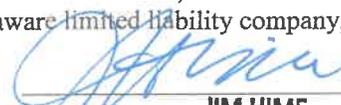
By: US Government Building Open-End REIT, LLC,
a Delaware limited liability company, its manager

By: US Government Building US Lux JV, LP,
a Delaware limited partnership, its manager

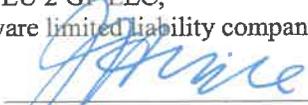
By: USAA GB PP GP LLC,
a Delaware limited liability company, a general partner

By: 
Name: JIM HIME
Title: Chief Operating Officer

By: US GB EU 1 GP LLC,
a Delaware limited liability company, a general partner

By: 
Name: JIM HIME
Title: Chief Operating Officer

By: US GB EU 2 GP LLC,
a Delaware limited liability company, a general partner

By: 
Name: JIM HIME
Title: Chief Operating Officer

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

Excel Preparatory Preschool Academy is an early learner-focused and result-driven preschool that provides research based programming, services and broad-based learning approaches and experiences at an affordable fee that will be competitively priced. Our Accredited and STEAM professional preschool and teaching services are designed for infants through preschool age scholars in a state of the art, highly secured, modern and conducive learning environment. We ensure that we work hard to meet and surpass all of our parents' expectations and educational goals when they enroll their children in our Preparatory Preschool Academy.

3. Please describe the proposed hours of operation:

Days	Hours
Daily	

Or give hours for each day of the week

Monday	6:30am-6:30pm
Tuesday	6:30am-6:30pm
Wednesday	6:30am-6:30pm
Thursday	6:30am-6:30pm
Friday	6:30am-6:30pm
Saturday	Closed
Sunday	Closed

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).

6:30 am - 8:30 am: 40 participants
 8:30 am - 5:30 pm: 107 participants
 5:30 pm - 6:30 pm: 40 participants

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

6:30 am - 8:30 am: 8 Staff
 8:30 am - 5:00 pm: 20 Staff
 5:00 pm - 6:30 pm: 8 Staff

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

N/A _____ Standard and compact spaces
 N/A _____ Handicapped accessible spaces
 N/A _____ Other

SUP #

APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial: CH 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: CH 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.

Calvin Holmes

Print Name of Applicant or Representative


Signature

7/19/2018
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:

Phone: _____

Email: _____

Fax: _____



APPLICATION - SUPPLEMENTAL

CHILD CARE

This Supplemental information is 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. 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.

CHILD CARE HOMES

N/A

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 on the lot must be provided for each child above age two.
 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 park's play area:

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) shall complete this section.

1. How many employees will staff the child care facility, including the operator?
20
How many staff members will be on the job at any one time? 20

2. Where will staff and visiting parents park? Parking Garage on site, with over 374 available parking spots.

3. Please describe how and where parents will drop off and pick up children.
Parents will pick up / drop off pupils in three (3), thirty (30) minute increments for both pick up / drop off times. Pick up and drop off takes place in reserved locations on Grist Mill Road in front of building.

4. At what time will children usually be dropped-off and picked-up?
Drop-off 6:30 am | 7:00 am | 7:30 am Pick-up 5:00 pm | 5:30 pm | 6:00 pm

5. What type of outdoor play equipment is proposed for the child care facility, if any? Where will it be located on the property?
Due to our school policies: student health, student safety, and academic related outdoor activities, we DO NOT use playground equipment. Only outdoor green space.

6. Are play areas on the property fenced? Yes No
If no, do you plan to fence any portion of the property? Yes No

Please describe the existing or proposed fence.
None

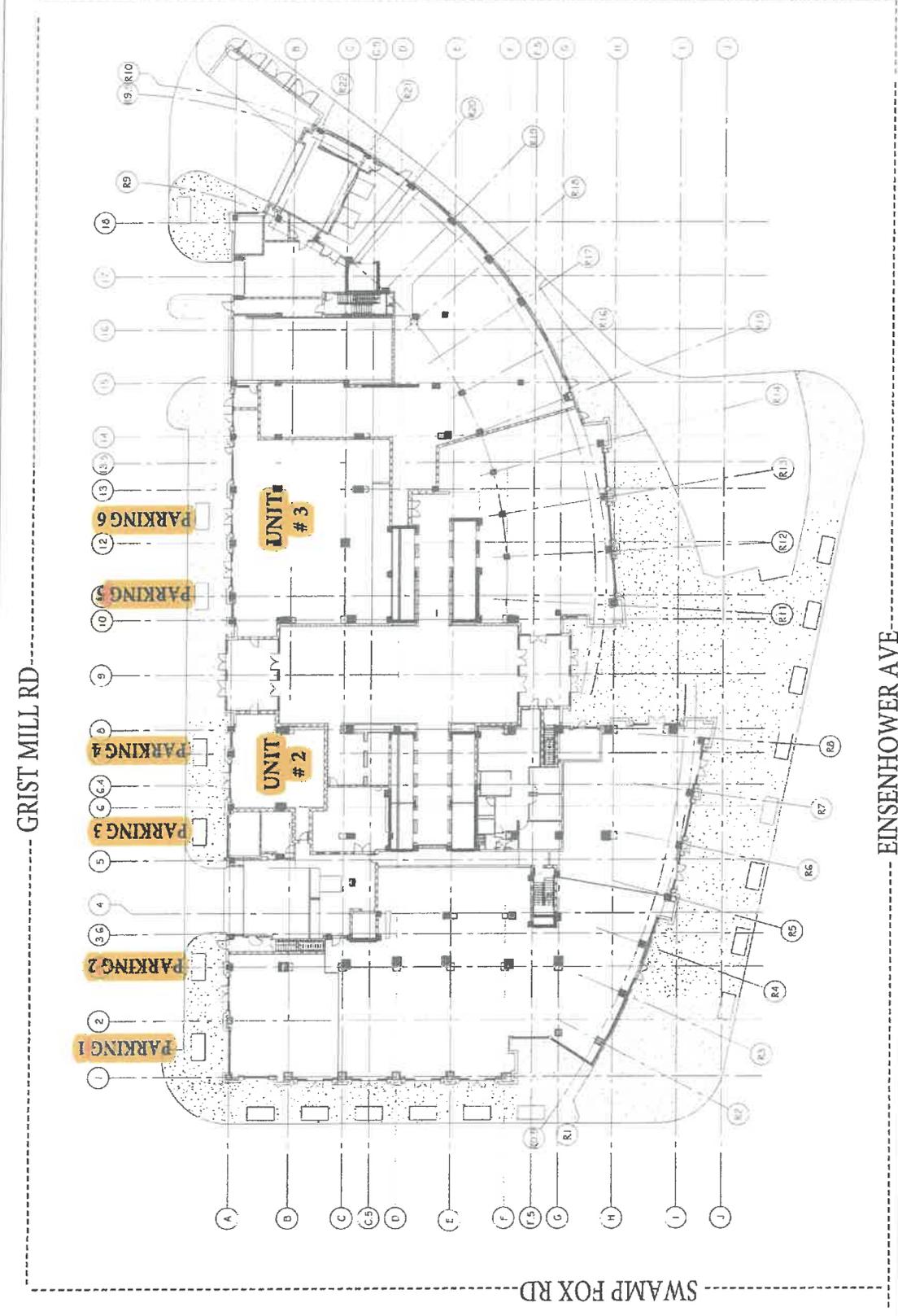
CHILD CARE CENTERS ONLY

Applicants for child care centers (day care center, day nursery and nursery schools) shall complete this section.

1. How many children will be cared for during one day? 90

2. What age children do you anticipate caring for? 6 weeks to 5 years of age

3. 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.



GRIST MILL RD

EINSENHOWER AVE

SWAMP FOX RD

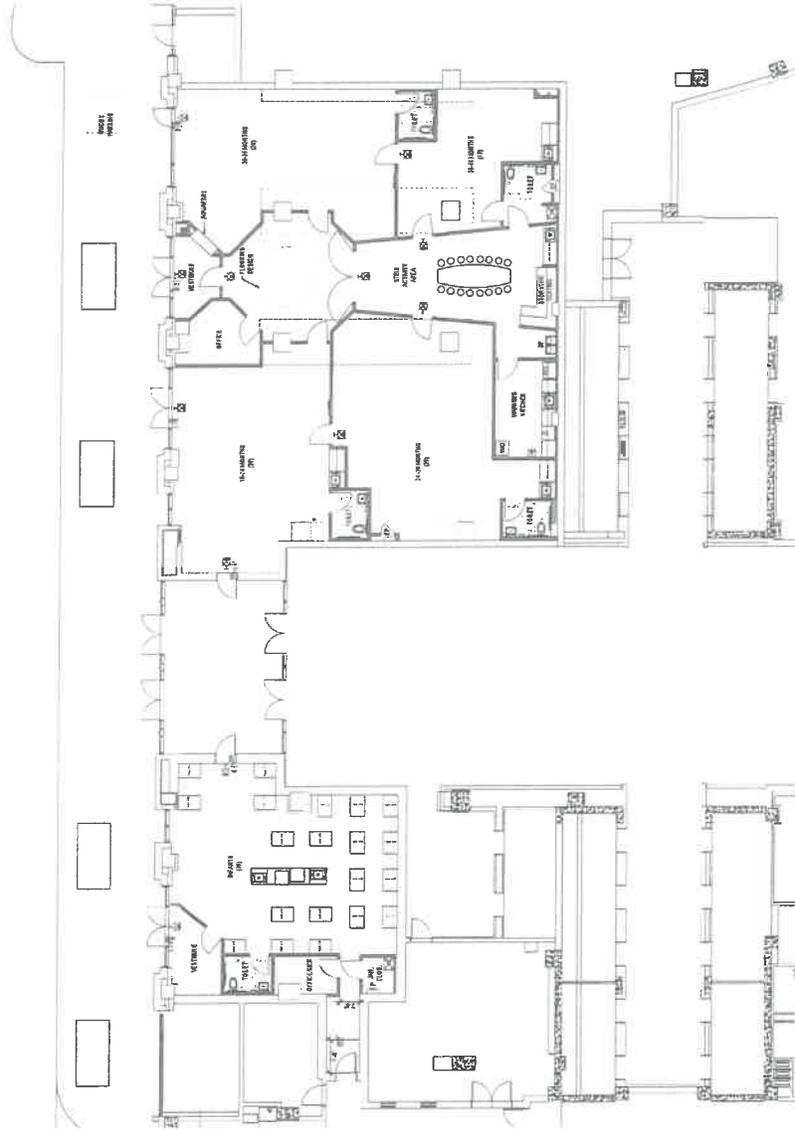
NO.	DATE	DESCRIPTION
1	7/20/18	RELEAST
2		
3		
4		
5		



2415 BERNHOWER AVE
ARLINGTON, VIRGINIA 22214

DRAWING TITLE:
FLOOR PLAN - TEST FIT

PROJECT NO:	AA100
DATE:	
DRAWN BY:	
CHECKED BY:	
SCALE:	AS NOTED
DATE:	
ISSUED BY:	



1
FLOOR PLAN
SCALE: 1/8" = 1'-0"