Design Review Board Case #2014-0001
1900 Jamieson Avenue – Bright Horizons Playground

Application	General Data	
Project Name: Block G – Bright Horizons Day Care Center **Location:** 1900 Jamieson Avenue **Applicant:** Bright Horizons Childrens Center	**DRB Date:**	July 17, 2014
	Site Area:	Block G – east side
	Zone:	CDD#1
	Proposed Use:	Playground adjacent to proposed day care use
	Gross Floor Area:	N/A

Purpose of Application:

New playground for adjacent day care use.

Staff Reviewers: Thomas H. Canfield, AIA tom.canfield@alexandriava.gov
Robert Kerns, AICP, robert.kerns@alexandriava.gov
Gary Wagner, RLA, gary.wagner@alexandriava.gov

I. SUMMARY OF ISSUES

Bright Horizons has submitted a special use permit to the City for a day care facility with 166 children and 34 staff to occupy approximately 13,000 square feet of floor space at 1900 Jamieson Avenue. The hours of operation will be 7am to 6pm, Monday – Friday. A portion of this space is currently occupied by the Carlyle Club. The Carlyle Club's lease expires in January and they are looking to occupy a new space at the Helicopter Association building at 1920 Ballenger Avenue. The day care facility wishes to use an existing pocket park on the west side of the existing building for a playground. Any change to the pocket park requires review and approval by the DRB. Currently the open space consists predominantly of a large grassy area, with some landscape beds along the west edge of the space. Concurrently with this review, staff is reviewing an administrative special use permit for the day care use in the building. One of the conditions that staff will impose is the ability for the public to use the playground when not in use by the day care facility. Staff has no issues with the proposed playground at this location and recommends approval by the DRB, with some suggested changes.

II. PROJECT DESCRIPTION

Background
The pocket park is essentially a green space located between a 5-story building (1900 Jamieson Avenue) to the east and a 10-story PTO office building to the west. The park was originally designed as a passive park, and consists of a lawn panel with plantings along the western edge. The space is not used intensely because there are essentially no amenities in the park.

Project Details
The pocket park is located on the west side of the existing building where the day care operation will be located, and is approximately 6,800 square feet in size. The applicant intends to provide a 5 ft high fence to enclose the park with gates that will be closed to the public during hours of operation, but will be open to the public thereafter. A variety of playground equipment will be provided for the various age groups that will offer a variety of experiences for the different age children.

III. STAFF ANALYSIS

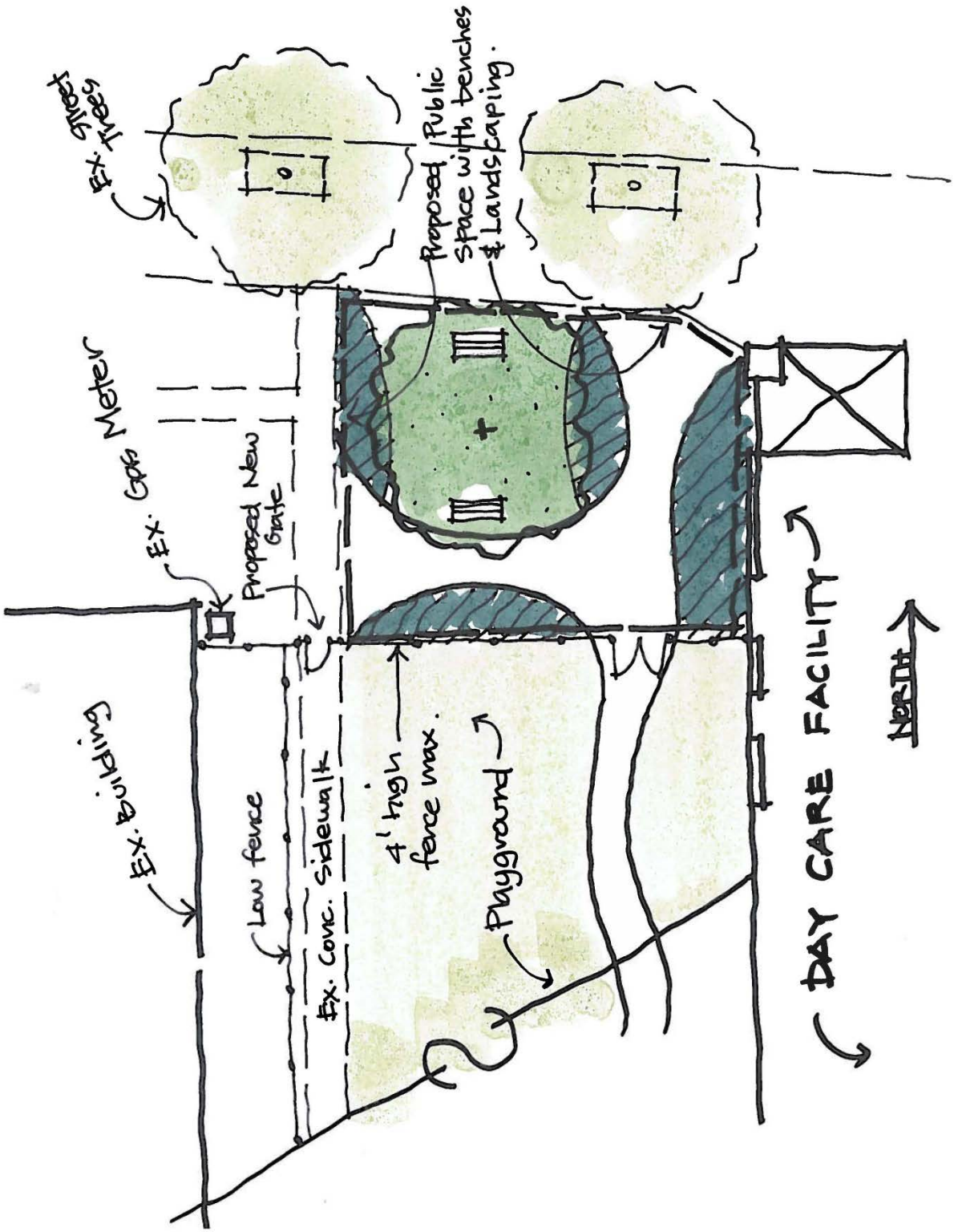
In general, staff is supportive of the playground at this location. The current park is underutilized and the playground will offer a place for other children in the neighborhood to play after day care hours and on weekends. However, staff has a few concerns with the design of the playground, and recommends the following changes:

- Relocate the fence along the public sidewalk back to allow some public space. It is suggested that the fence be moved back beyond the existing gas meter on the adjacent building. See attached sketch.
- Reduce the size of the fence from 5 feet proposed to between 3 and 4 ft. A 5-foot-high fence seems to be excessive and would privatize the space.

- Place the existing bench that is currently in the park along the public sidewalk and provide landscaping between the fence and the bench. Provide another bench facing the playground.
- Provide a low fence along the existing plantings along the west edge to protect the plantings from children playing.
- Add another gate where the fence crosses over the existing concrete sidewalk.

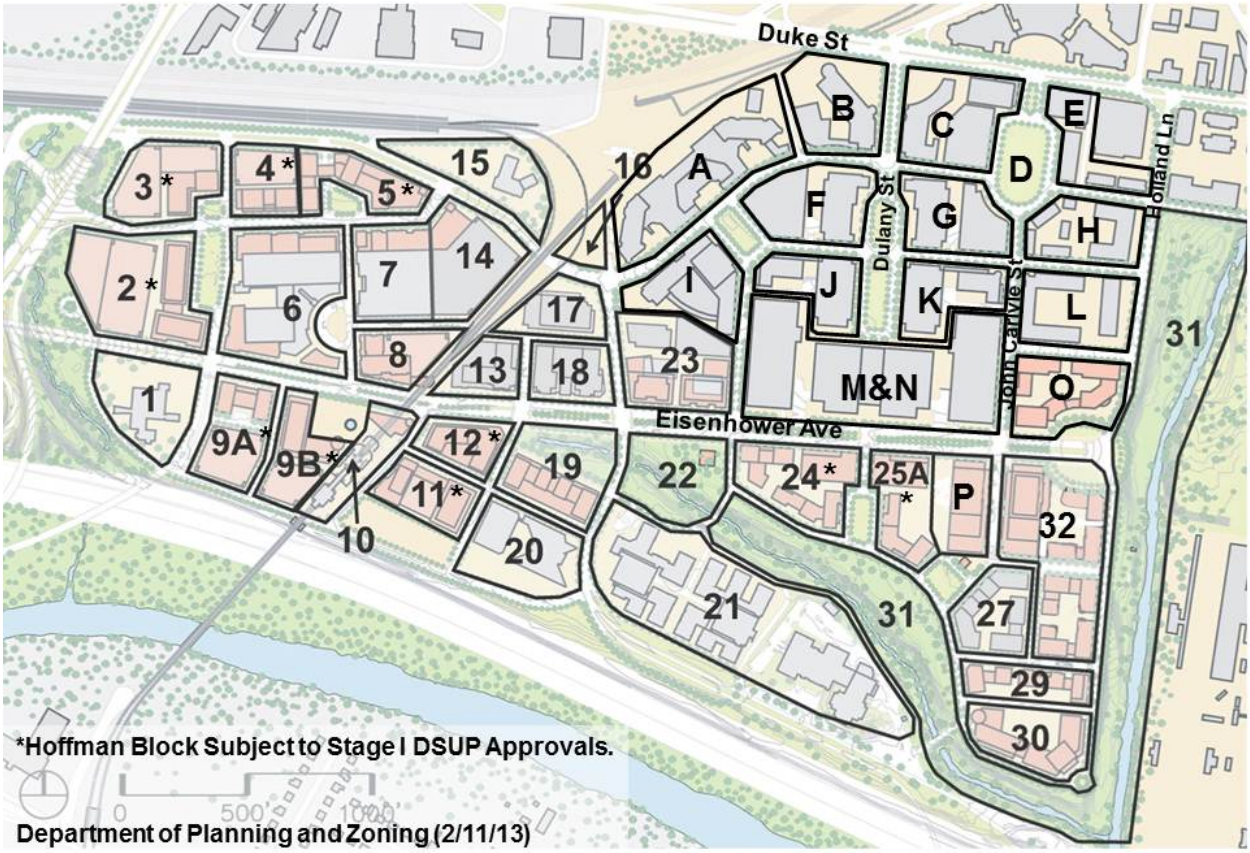
IV. CONCLUSION

Staff recommends approval of the playground, subject to the changes mentioned above.



STAFF SKETCH – 7-14-14

Eisenhower East / Carlyle Blocks



Carlyle/Eisenhower East Design Review Board (DRB)
Application

PROJECT NAME: Bright Horizons **BLOCK:** 073.03-02-16

ADDRESS OF PROJECT: 1911 Ballanger Ave

APPLICATION FOR REVIEW OF: *(Check one)*

[ ] Building __ Concept __ Final
[ ] Sign
[ ] Awning
[X] Other: Playground.

APPLICANT Name: Bright Horizons Childrens Center

Address: 200 Talcott Ave. Watertown MA 02472

Phone: 617.673.8730 Email Address: SGeller@brighthorizons.com

ARCHITECT/DESIGNER Name: Studio MLA

Address: 233 Harvard St. Brookline, MA 02446

Phone: 617.608.1551 x304 Email Address: kshirley@studiomla.com

PROPERTY OWNER Name: American Real Estate Partner
(if different from APPLICANT)

Address: 2350 Corporate Park Dr Suite 110 Herndon, VA 20171

Phone: 703-435-4800 Email Address: JCWesley@americanrepartners.com

DESCRIBE THE REQUEST BRIEFLY: Convert the green space to a playground for the child care center & for public use after hours & weekends.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

Note: Per condition #67 of the Carlyle SUP #2253, as amended by SUP #2007-0094, all applicants will be responsible for the costs associated with DRB review of the application. Fees are determined based upon the number of applicants per hearing. Applicants will be notified by Planning and Zoning staff of the amount owed after the filing deadline has passed and the agenda for the hearing has been finalized. Payment is expected prior to the request being acted upon by the DRB.

Applicant Signature: _____ Date: 6.17.14

Applicant Printed Name: Steven Geller

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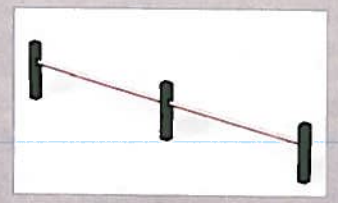
Revised 9/9/09



TWO'S/PRESCHOOL PLAYGROUND

PLANT BED

LAWN

EXISTING LAMP POST

STEPPING STONES

WOODLAND HUT

PLAYHOUSE

LOW STORAGE FOR TRIKES

TWO'S/PRESCHOOL CLIMBER

ARTIFICIAL TURF

RUBBER TILES WITH NUMBERS

EMBANKMENT SLIDE

BENCH

5'-0" WIDE GATE

INFANT/TODDLER PLAYGROUND

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Bright Horizons at Carlyle, VA

June 17, 2014

0' 5' 10' 20'