

8628
WOODLAWN CT

MORNING STAR CHILD DAY CARE

BRINGING DEPENDABLE CHILD CARE TO
RT 1 SOUTH & SOUTH COUNTY



MORNING STAR CHILDREN'S DAY CARE

8628 WOODLAWN COURT, FAIRFAX COUNTY, VIRGINIA 22309

ELIZABETH APPIAH, OWNER

FEASIBILITY REPORT



VITAL To RT 1 SOUTH CORRIDOR ECONOMIC DEVELOPMENT MIX AND NEEDS

Crucial For Area Housing Development

Critical to Families in Support of Employment

Close Proximity To Ft Belvior Child Care Needs

Early Introduction to the Learning Environment

YEARS OF RELATED EXPERIENCE AND QUALITY SERVICE AS OWNER/OPERATOR MANAGEMENT TEAM

Elizabeth Appiah

Owner/Executive Director

Diane Elam

Chief Operating Officer/Program Manager

Belinda Appiah

Assistant to the Executive Director

COMPETENCE IN DELIVERY OF SERVICES DEVELOPMENT TEAM

VMS, LLC Developers/Development Management

Gene Edgecombe Development Manager

Bynum & Jenkins/Development Legal

Kenneth Bynum Project Attorney

McAllister Architects

Lee McAllister Principal-in-Charge

SDE Civil Engineers

Hamid Tehrani Principal-in-Charge

Geo Design and Engineering Geotechnical Engineering

Mohamad Abu Kassem Principal –in Charge

ASSESSING PRIORITY PROJECT NEED ZONING SPECIAL EXCEPTION APPLICATION

R-2 Residential

Allows Child Day Care Centers by Special Exception

Applicant Seeks

Development of Child Day Care Center for 120 Children

ADJACENT IMPACT FACTORS

LOCAL PROJECT AREA CONTEXT



CONTEXT FACTORS

Site Abutts C-3 Commercial on 2 Property Lines

Site Abutts R-2 Residential on 2 Property Lines

Adjacent to Higher Density Residential on West Side

New Hotel Site Adjacent to South Property Line

New Rt 1 Left Turn Lane in Hotel Plan

Traffic Will Barely Penetrate R-2 Neighborhood

Traffic Can Use Existing Service Lane to Traffic Light

Two existing Bus Stops, just South of the Traffic Light

STRESSING COMPETENCE, SECURITY AND HEALTH THE CHILD DAY CARE CENTER PROGRAM

High Demand for Quality Day Care Program Market Area

General South Fairfax County (primary)

Rt 1 Corridor Revitalization Areas (primary)

Ft Belvior Reservation (primary)

Surrounding High Density Residential (primary)

Other County Locations (secondary)

THE CHILD DAY CARE CENTER PROGRAM

REACHING OUT TO LOCAL FAMILIES

MARKET SEGMENT

Families Not Dependent on Day Care Transportation

Families Able to Spend \$800 - \$1,200/mth

For Infant Care

through

Toddlers and Preschoolers

and

After School Care

THE CHILD DAY CARE CENTER PROGRAM **PROJECTED FACILITY PROGRAMMED OCCUPANT BREAKDOWN AT FULL LOADING**

Children

Infants, Toddlers, Preschoolers, After Schoolers **(120 max.)**

Additional After Schoolers in Later Shift **(20 to 40 max.)**

Center Staff

Management and Administrative Personnel **3**

Teachers and Teacher Assistants (some part time) **18**

Other Support Staff **2**

Teacher/Child Ratios as Per VA and Federal Guidelines

THE CHILD DAY CARE CENTER PROGRAM

FOOD SERVICE

Provided Daily by Outside Food Service Vendor

THE CHILD DAY CARE CENTER PROGRAM

MONTHLY RATES PER CHILD

Rates are still under review

Varies by Child Category

INTENT ON BEING A GOOD NEIGHBOR COMMUNITY ENGAGEMENT

Program Information Mailer Packet to All
Woodlawn Ct Homeowners

In Person Presentation to Community and MVCCA

Woodlawn Ct Residents Receive First Preference
for Child Day Care Services

SITE PLANNING & DESIGN

SITE PLANNING & DESIGN
ARCHITECTURAL SITE PLAN

SITE PLANNING & DESIGN

ILLUSTRATIVE CONCEPT SITE PLAN

SHOPPING CENTER



SITE PLANNING & DESIGN

ILLUSTRATIVE CONCEPT SITE PLAN FACTS

Setbacks in Compliance (All Sides)

Parking

0.16 Spaces per Child Required = 20 Spaces

Total Spaces Provided = 23 Spaces

Outdoor Play Ground

100 sf per Child per Shift Required

@ 80 Children Max. per Shift = 8,000 sf Required

10,300 sf Provided

Entire Outdoor Play Ground Area Fenced

Landscape

Parking Lot Landscape Required: 5.0%, Provided: 5.2%

25 ft Wide Landscape Buffer on North and South Sides

Hedge Landscape Buffer on Street Side

Fencing with Landscaping Along Rear Property Line

Site Lighting

Lighting Designed Not to Overflow Into Adjoining Properties

Minimal Traffic Penetration Into R2 Zone

35 ft from C3 Zone Edge to Centerline of Entry Drive

SITE PLANNING & DESIGN
CIVIL ENGINEER SITE PLAN

Porous Paving Parking Lot

Rain Garden Storm Water Management Concept

Geotechnical Infiltration Drilling and Testing Underway

ARCHITECTURE RESPECTING ITS
SURROUNDINGS

BUILDING STRUCTURE CONCEPT

Zone: R-2

FAR Coefficient: 0.20

FAR Allowable: 8,710 sf

FAR Proposed: 8,703 sf

Height Allowable: 60 ft

Height Proposed: 30 ft

Allowable No. of Stories: 3

Proposed No. of Stories: 2

Building Fully Sprinklered

ILLUSTRATIVE MAIN ENTRY CONCEPT – VIEW 1

Single Story Front – 2 Story Rear - 2nd Level Administrative only



ILLUSTRATIVE STREET CONCEPT – VIEW 2

Lower Cellar Level not Counted Against FAR
Massing Scaled Down to be More Compatible



**THANK YOU FOR THIS OPPORTUNITY TO PRESENT
OUR THOUGHTS AND CONCEPTS TO THE COMMUNITY
AND MVCCA. WE ASK FOR YOUR SUPPORT
IN PURSUIT OF OUR ZONING SPECIAL EXCEPTION
APPLICATION.**

MORNING STAR DAY CARE
ELIZABETH APPIAH
OWNER