



November 18, 2019

Project Proposal

Our Neighborhood Child Development Center (CDC) (the “applicant”) requests a zoning map amendment on tax map parcel 78-58K, a 3.58 acre parcel in Albemarle County (the “property”), from R-1 Residential to C-1 Commercial to open a child development center on the property. Our Neighborhood CDC intends to use the existing structures, parking areas, and landscaping, only making minimal improvements, where necessary, to improve internal circulation and to ensure landscape design is consistent with Entrance Corridor guidelines.

Our Neighborhood CDC is currently located at 2110 Ivy Road and will be moving no later than summer 2020, due to a recent sale of their current leased space. Our Neighborhood CDC has been a pillar of high quality early childhood education community for eight years. Currently, Our Neighborhood CDC is at capacity and has a waitlist stretching more than a year. This growth will allow the CDC to nearly double its capacity for infants and toddlers as well as add a full-time preschool classroom. The property at 1395 Stony Point road will allow the CDC to serve 124 children and families and meet the ever growing demand on the waitlist. This early childhood program is envisioned as a community space with outdoor classrooms open to the community in the evenings and weekends, regular parent classes, and neighborhood events.

Early childhood education is a huge need in our community. A few facts about early childhood are relevant here. For 67% of children both of their parents are employed.¹ Sixty-two percent of infant’s mothers are employed.² About one quarter of stay at home parents still enroll their child in some early childhood education.¹ Parts of Charlottesville and Albemarle County remain child care deserts despite their affluent population.³ Nearly every early childhood program in Charlottesville has a waiting list. Parents in the Charlottesville area are struggling to find childcare.⁴ There are 36 early childhood programs in Charlottesville and 62 in Albemarle County, but only five of those programs are accredited.^{5,6} Our Neighborhood is one of only three accredited programs in Charlottesville that serves infants and the only accredited program that serves infants whose families do not work at UVA. The demand for high quality early childhood education is simply unmet in our community.

As our city grows we need to consider how to protect and support community spaces. Early childhood education is a need in our community as without it families cannot work. As a tight margin industry, it can be very difficult for early childhood programs to find suitable space that can handle the indoor, outdoor, and parking needs at an affordable price. Families need easy access to programs in their neighborhood and on their commutes. 1395 Stony

¹ "Fact Sheet: Child Care - Center for American Progress." 16 Aug. 2012, <https://www.americanprogress.org/issues/economy/news/2012/08/16/11978/fact-sheet-child-care/>. Accessed 20 Oct. 2019.

² "Zero to Three." <https://www.zerotothree.org/>. Accessed 20 Oct. 2019.

³ "America's Child Care Deserts in 2018 - Center for American" 6 Dec. 2018, <https://www.americanprogress.org/issues/early-childhood/reports/2018/12/06/461643/americas-child-care-deserts-2018/>. Accessed 20 Oct. 2019.

⁴ "Little wonder: Why it's so hard to find affordable, high-quality" 27 Feb. 2019, <https://www.c-ville.com/little-wonder-why-its-so-hard-to-find-affordable-high-quality-child-care/>. Accessed 20 Oct. 2019.

⁵ "Find Quality Child Care/Preschool - For Families - naeyc." <https://families.naeyc.org/find-quality-child-care>. Accessed 6 Nov. 2019.

⁶ "Search for Child Day Care - Virginia Department of Social" <https://www.dss.virginia.gov/facility/search/cc.cgi>. Accessed 6 Nov. 2019.

Point road offers a beautiful opportunity to support community space, green space, local business, and high quality early childhood education.

Consistency with the Comprehensive Plan

The property is designated as Urban Density Residential and secondarily Parks & Green Systems in the approved Pantops Master Plan. 1395 Stony Point Road is also located in the Rivanna Ridge Urban Center, the Neighborhood Service Center, and the Recreational District. The Pantops Master Plan lists Schools and Child Care as a primary use within Urban Density Residential designated areas.

It is envisioned for a child development center to contribute to a walkable community in this area, harnessing the green space, and embracing a role as a part of the neighborhood service center. 1395 is surrounded by residents and having a school in that neighborhood would benefit the community.

A child development center in this location would greatly contribute to the Pantops Master Plan vision for character and conservation. A child development center is a community asset that contributes to the character of the area by offering neighborhood services that benefits local families and our communities youngest residents. A portion of the proposed property is designated as Parks & Green Systems and it is intended for this area to function in a manner that is consistent with expectations for green systems. A reforested area and undisturbed buffer is proposed along the stream where historically disturbance has occurred up unto the stream bank. The area designated as greenspace is ideal outdoor space for students at the CDC. There is ample space for outdoor play areas and gardens that will enrich the students' experience while enrolled at the CDC. The location is truly special because of this outdoor environment.

Impacts on Public Facilities and Public Infrastructure

Trip generation rates and a turn lane warrant analysis has been submitted with this application. It is expected that many CDC families would be commuting on Stony Point Road already and the child development center would add a stop to their commute but not an additional trip to the road. There is already a left turn lane in place which will maintain smooth traffic flow traveling south. We would likely open at 7:30am and close at 6:00pm and expect the highest traffic impact around 8 am and 5 pm.

The CDC is expected to connect to public water and sewer and will have demands typical of a child day care use.

Impacts on Environmental Features

There are minimal site improvements planned with the exception of additional fencing and parking areas improvements to improve site circulation. An undisturbed buffer is designated on the concept plan adjacent to the stream. This area is also designated for reforestation.

Proposed Proffers to Address Impacts

A draft proffer statement has been included with this submittal. The proffer statement limits commercial uses on the property and has eliminated uses that are auto-centric. Additionally, commercial setbacks have been proffered with this application.

