

**FORT MYER**  
CHILD DEVELOPMENT CENTER  
Fort Myer, Arlington County, Virginia

**Delegated Action of the Executive Director**

September 1, 2005

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I approve the preliminary and final site and building plans for a Child Development Center building at Fort Myer, Virginia, as shown on NCPC Map File No. 1.61(38.00)-41665.

\* \* \*

The Department of the Army has submitted preliminary and final site and building plans for a Child Development Center (CDC) building at Fort Myer, Virginia. The facility would house about 438 children, ranging from infants to school age. Staffing for the facility includes 110 employees. The new CDC is being created to serve Fort Myer, Henderson Hall, and the Pentagon as the daycare facility for these military posts.

The project location maintains the established building line of the interconnecting boulevard at the Commissary and medical clinic complex, south of Hatfield Gate. The six-acre site for the CDC is currently vacant but was once a portion of the Tensa Terrace apartment complex open space, which is being demolished. The site will be substantially re-graded to create a large level space for child play areas and the one-level building footprint for the classroom and day care areas. Several existing trees are being protected and utilized in the final site design.

The building design maintains the use of precast concrete watertable course and split block masonry base. Two brick colors are introduced on the building walls, adhering to the color palate of the master plan exterior base design guideline requirements, which are light beige and darker beige-brown at this portion of the fort. Beige synthetic stucco adds additional variation at the clerestory level of the facades. The roof is finished in synthetic slate. Classroom windows are clear anodized aluminum frame with a double hung operable configuration. The glass is lightly tinted. Windows also would be provided in the tall walls of the structure as architectural fenestration features. The program for the CDC provides rooms including a kitchen, dining areas, health room, childcare-module areas, and administrative offices and entrance lobby.

Approximately 87 parking spaces are developed on the building site along with a shuttle bus and transit bus drop-off. Practically all parking is dedicated to parent vehicle parking since the facility serves several off-site military posts. Parents are required to drop-off and pick-up their

children at the beginning and end of each workday. Capacity is limited and overflow parking will be provided by the existing Commissary parking area across the street from the CDC.

Staff has found no major issues with the proposal. The Army has worked diligently to resolve concerns about exterior colors and building fenestration. The project is consistent with the Commission's delegated project review and would have no adverse impact on land uses or environmental resources of the general site. Staff review of all submittal information has determined the proposal adheres to the NCPC Categorical Exclusion requirements for National Environmental Policy Act (NEPA) purposes. Additionally, the Army has provided a review and determination in May 2005, conforming to Section 106 of the National Historic Preservation Act, concluding that no historic properties or resources exists in the vicinity of the project or would be affected by the action.

---

Patricia E. Gallagher, AICP  
Executive Director