

DOCKET ITEM #9

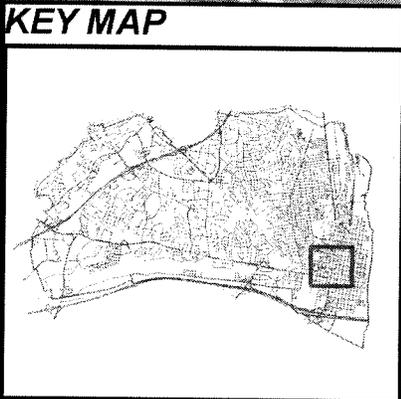
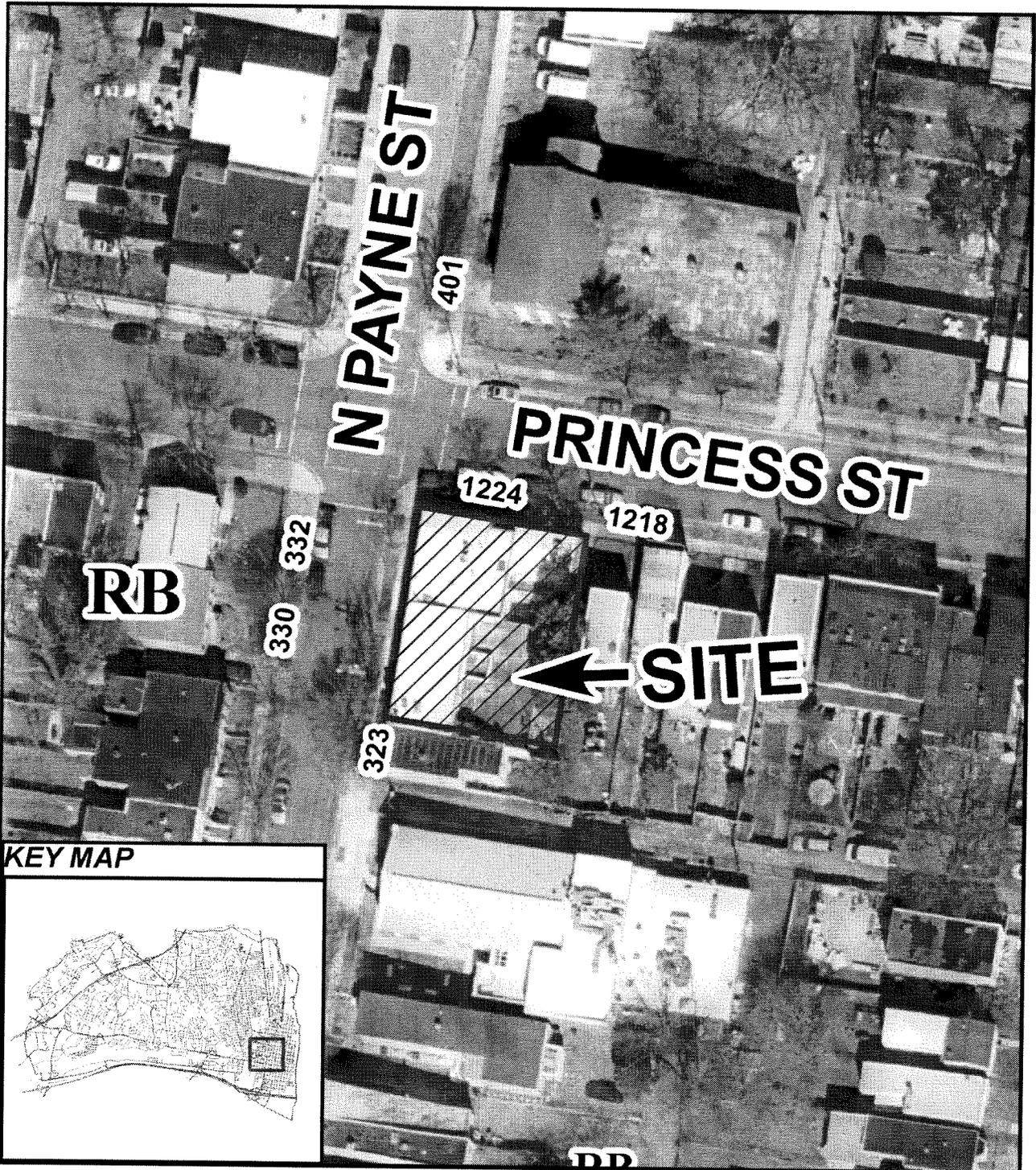
Special Use Permit #2010-0017

1224 Princess Street – Hopkins House

Application	General Data	
Request: Consideration of a request to allow additional children and staff at an existing child day care center.	Planning Commission Hearing:	June 1, 2010
	City Council Hearing:	June 12, 2010
Address: 1224 Princess Street	Zone:	RB/Residential
Applicant: Hopkins House by Mary Catherine Gibbs, Attorney	Small Area Plan:	Braddock Road Metro

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Nathan Randall nathan.randall@alexandriava.gov



SUP #2010-0017

06/01/10



I. DISCUSSION

REQUEST

The applicant, Hopkins House, requests special use permit approval to expand the existing day care center at 1224 Princess Street.

SITE DESCRIPTION

The subject property is one lot of record with 60 feet of frontage on Princess Street, 82.65 feet of frontage on North Payne Street and a total lot area 5124 square feet. The property includes no parking.

The surrounding area is occupied primarily by residential uses. In addition, there are institutional uses nearby, including the Boys and Girls Club building directly across the street and churches as well as a few industrial sites to the south.

BACKGROUND

The original Hopkins House building was constructed in 1973 pursuant to a site plan approved by the Planning Commission (SP#73-020). Before that time, the land at the southeast corner of North Payne and Princess Streets had been occupied by a dwelling and a corner restaurant. Also in 1973, Council approved SUP #856 for a community building and the BZA (Case #1374) approved variances, including for all 27 parking spaces required for the building. In 1986, SUP #2094 was approved for a 25 child preschool facility on the second floor of the building.

In 2000, City Council approved a rezoning from RB to RC, with proffers, to allow an expansion of the building (REZ#99-0012), and SUP 99-0092 allowing an expansion of the preschool use to 49 children and 18 staff. In 2001, an expansion to 55 children and 21 staff personnel was approved. (SUP#2001-0043). The 2000 and 2001 approvals encompassed the neighboring property at 1218 Princess Street, which has since been sold and is not part of the current application, except that Hopkins House retains an easement over the rear yard for a potential play area (conditions related to the constriction and the building at 1218 Princess Street have been deleted).

On May 13, 2010, staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. Staff found no violations of the special use permit. Staff notes that it has issued zoning citations to Hopkins House in the past, specifically, in 2007, as part of a regular three-year review of the SUP. At that time it found two more children on the premises than permitted; it also found that Hopkins House had not achieved NAEYC accreditation as required pursuant to Condition #10. The number of children was soon corrected; accreditation was achieved in 2010.

PROPOSAL

In order to meet what the applicant describes as an increasing and urgent demand for preschool space in the City, it seeks to amend its existing SUP to allow 20 additional children and three additional staff people at the preschool. Hopkins House plans to convert its conference room on the second floor to house an additional, fourth classroom. That space is now used as a conference room and offices. Specific aspects of the proposed use include:

Hours: 7:00 a.m. – 6:00 p.m, Monday through Friday (with staff arriving and leaving a half hour earlier and later);
8:00 a.m. – noon, Saturdays

Number of children: Increase from 55 to 75

Number of staff: Increase from 21 to 24

Noise: According to the applicant, there will be no additional noise.

Trash/Litter: No proposed change; kept in closed containers.

An additional part of this request proposes the deletion of Conditions #15 and 16, which were added to the SUP by City Council in 2001 to address neighborhood concerns.

PARKING

According to Section 8-200(A)(11) of the Zoning Ordinance, a school with four classrooms requires eight parking spaces. In 2000 (SUP 99-0092), staff calculated the theoretical parking requirement as 15 spaces, including the fourth floor space for offices, and the entire residential building next door. At the same time, staff determined that, technically, there was no parking requirement here, because the BZA had, in 1973, granted a 27 space parking variance for the then-new building and because that variance still applied. That determination still stands to mean that there is technically no parking requirement in this case, including for the two additional spaces that would be required for one additional classroom. Therefore, the request by the applicant for a parking reduction is not necessary.

This area of the City was reviewed as part of the Old Town Parking Study and inventories of the parking on neighborhood streets recorded. The Study found that the blocks in the vicinity of Hopkins House had between 25 and 75% open parking spaces during the times that Hopkins House is open. On Friday and Saturday nights and Saturday afternoons, the utilization is higher on some but not all nearby blocks, but the preschool is not open then. There were no surveys taken on Saturday mornings when there are activities at the building.

ZONING DESIGNATION

The subject property is zoned RC/Residential Zone, with a proffer limiting the uses in the building to RB uses. There has been discussion in prior cases about a series of different zoning uses, including community building and private school, academic. Staff finds that the appropriate use designation for the functions at the school is as a day care center with Hopkins House administrative offices. Section 3-703(B) of the Zoning Ordinance allows a day care center in the RB zone only with a special use permit.

II. STAFF ANALYSIS

Staff recommends approval of the proposed increase in children and staff at Hopkins House, as well as the slight change to the hours of operation. Although the requested increase is large – 20 children and 3 staff – planning staff supports the increase. There is room within the building to house the new classroom. The Office of Early Childhood is supportive of the change. Staff supports efforts to address the shortage of preschool space in the City and, given the history and contribution of Hopkins House to that effort, believes that it will address any issues and impacts that may arise from the added number of children and staff at the center.

Ten years ago, Hopkins House was scrutinized when it sought to expand its facility. At that time, two neighborhood issues involved noise from children and parents, and the drop off and pick up operation at the preschool. Since that time, Hopkins House has, according to neighborhood representatives, addressed both of those issues successfully. On the other hand, some neighbors remain concerned about parking for the use, about those uses that may occur at the facility in the future, and about Hopkins House's willingness to work with the neighborhood.

Parking

The question of parking in the Braddock Road/Parker Gray area is a difficult one because the area is built with dense residential units, many of which rely on street parking. The Hopkins House site includes no area that can be used for parking and there is little private parking in the immediate area available for its use. The City granted Hopkins House a 27 space parking variance in 1973 which remains valid, although, with the SUP process, there is the ability to add parking requirements if appropriate.

The more recently established American Day Care facilities at 917 Princess Street and at 501 North Henry Street each include, as part of their SUP conditions, a requirement that off street parking be provided for employees. Arguably, that condition should be applied to Hopkins House in this approval.

Staff has visited the site several times recently to observe the operation both inside the facility and outside and to verify the results of the parking study. As to the mornings, Staff remained through an entire morning drop off period in order to evaluate the loading zone and the temporary parking by parents. The operation was without incident. Importantly, staff observed the natural staggering of drop off times, with parents arriving through the entire two hour window of 7:00 a.m. to 9:00 a.m. All parents who drove used the designated loading zone outside the preschool building. Staff also observed employees and parents walking to the

facility. In both late mornings and during afternoon times, staff did not witness a parking problem, as there were open parking places on the street on many of the surrounding blocks.

In 2001, staff proposed a condition requiring employees to use off street parking but Council determined it was not necessary and removed it from the approved SUP. In addition, the parking study and staff's own observations support the fact that parking on the street remains available when the use is operating. Finally, in discussion with Hopkins House representatives, there has been a willingness expressed to search and provide parking for employees if it can find it and make suitable arrangements. Staff notes that there are small parking lots in the area at the United House of Prayer on North Henry Street and at Meade Memorial Episcopal on North Alfred Streets. If off street parking is not available, Hopkins House is willing to provide transit subsidies to those employees who do not drive and as an incentive to those who could use transit. Given these circumstances, staff has included a condition suggested by Hopkins House memorializing this agreement.

Uses at Hopkins House

In 2001, staff indicated that the only uses approved at this facility are the preschool/day care center use plus the administrative offices of Hopkins House. That continues to be the approved zoning uses. While there has been some confusion about uses in the past, the RB zone allows a day care center by SUP, and that is the principal use here. In fact, it was in 2008, with the "small business" changes that the zoning ordinance use terms and definitions for nursery school, preschool, private school, academic and day nursery were regularized under the umbrella definition of "day care center." Staff has amended the condition language below to indicate that the use is considered a day care center, as provided in the zoning ordinance. Further, Condition # 10, which requires NAEYC accreditation stems from the zoning terminology issue, as well as the grant of city monies in the past. It is no longer needed as part of the SUP. Although accreditation is desirable, no other day care center includes the requirement as a condition of its SUP.

Some members of the community are concerned, however, about the ability of Hopkins House to add additional uses in the future. They cite the fact that Hopkins House has received federal and city funding to house the Early Childhood Learning Institute. That program trains child care providers, including Hopkins House staff, so that they can earn college credits and qualify for higher child care employment salaries. This function takes place on Saturday mornings and 21 people have been part of the program during this school year. Next year, the hope is to have 30 students in the program. In the past there have also been programs for day care parents. Staff considers these and similar functions to be accessory uses under the zoning ordinance, to which this and other uses, as a matter of basic zoning law, are entitled.

Beyond the day care center use and accessory uses, the applicant, like other landowners in the area, is entitled to the other uses in the RB zone, which include residential and church use as permitted uses; a home for the elderly, nursing home, rooming house or seminary, convent or monastery are all allowed but only with SUP approval.

Neighborhood Dialogue

There is a history of Hopkins House working with and also producing concerns for neighborhood residents. In the 1999-2001 period, when Hopkins House last expanded, those concerns led to a neighborhood agreement and the incorporation of two conditions as part of the SUP, which the applicant now requests be deleted. Conditions # 15 and 16 provide:

15. Hopkins House will meet and consult with the Inner City Civic Association and affected neighbors to discuss and seek solutions and mutual understanding as to concerns expressed by some neighbors regarding the parking of Hopkins House employee vehicles on Princess and/or North Payne streets.

16. Hopkins House will work with the Inner City Civic Association to establish a formal procedure to resolve and seek mutual understanding as to institutional conflicts as they may arise in the future.

Subject to Conditions 15 and 16, a Neighborhood Advisory Committee was formed to address issues. It met regularly for several years at Hopkins House, but disbanded on its own recommendation when the group determined that it was no longer necessary. Instead, it recommended that a member of the Civic Association become a member of the Hopkins House board, and members appointed to Board committees. This step has been taken and continues to date.

Staff believes that some condition language regarding neighborhood communication is appropriate and asked Hopkins House to make a suggestion. Hopkins House has proposed the following language instead of the above conditions:

Hopkins House will designate a community liaison whose number will be provided to the local civic association on an annual basis so that concerns raised in the neighborhood can be immediately addressed. The name and number of community liaison shall also be posted on the Hopkins House website so that it is easily accessible to anyone in the neighborhood for future reference.

Staff supports the change. There will be a contact in the event of issues or concerns by the neighborhood, or just to answer questions. A neighborhood resident sits on the Hopkins House board of trustees; other residents are members of Board committees. And the SUP conditions remain in full force. These arrangements should provide ample protection for the neighborhood.

Conclusion

For the above reasons, and because the City needs child care slots and they can be accommodated here without undue impacts on the neighborhood, staff recommends approval subject to the conditions listed below.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)(SUP #99-0092) (SUP #99-0148)
2. Condition deleted. (SUP 99-0092) (SUP #99-0148)
3. **CONDITION AMENDED BY STAFF.** The day care center ~~pre-school and day nursery combined~~ shall be limited to a maximum of ~~55~~75 children as requested by the applicant. (P&Z)
4. **CONDITION AMENDED BY STAFF.** The day care center ~~pre-school and day nursery~~ ~~[at 1224 Princess Street]~~ shall be operated Monday through Friday, from 7:00 A.M. to 6:00 P.M. ~~7:00 P.M.~~, and on Saturdays from 8:00 A.M. to noon, with staff allowed to arrive and leave thirty minutes before and after these times. ~~as requested by the applicant.~~ (P&Z)
5. **CONDITION DELETED BY STAFF.** ~~The hours of operation of the facility at 1218 Princess Street shall be limited to between 10:00 A.M. and 4:00 P.M. on Monday through Friday, and between 8:00 A.M. and Noon on Saturdays, as requested by the applicant. (P&Z) (SUP 99-0092) (SUP #99-0148)~~
6. **CONDITION AMENDED BY STAFF.** The day care center ~~preschool and day nursery~~ shall be limited to a maximum of ~~24~~24 staff persons on-site at any time. (P&Z)
7. The playground area in the rear of 1218 Princess Street shall be fenced with a six foot tall board on board solid fencing which encloses the playground area and buffers it from adjacent uses. (P&Z) (SUP 99-0092) (SUP #99-0148)
8. **CONDITION DELETED BY STAFF.** ~~No access to the building at 1218 Princess Street shall be permitted. Patrons, including children, shall access the facility by first entering the building at 1224 Princess Street and then walking from the rear of that building to the rear entrance at 1218 Princess Street. (P&Z) (SUP 99-0092) (SUP #99-0148)~~
9. **CONDITION DELETED BY STAFF.** ~~The use of the building at 1218 Princess Street shall be limited to ancillary preschool functions, such as those enumerated in the application. No classrooms shall be located in the building. (P&Z) (SUP 99-0092) (SUP #99-0148)~~
10. **CONDITION DELETED BY STAFF.** ~~The preschool program shall achieve accreditation with the National Association of Education of Young Children and the applicant shall submit verification to the Director of Planning and Zoning within one year~~

~~after the approval of this permit by City Council. The accreditation shall be maintained thereafter, and the applicant shall annually submit evidence of its accreditation to the Director of Planning and Zoning. (P&Z) (SUP 99-0092) (SUP #99-0148)~~

11. ~~**CONDITION DELETED BY STAFF.** Prior to undertaking the permitted expansion, Hopkins House shall submit a letter from state licensing stating that they have reviewed and approved the childcare program's plans to ensure the safety of the children during construction and the plan to use the back yard of the adjacent row house or other site as a playground after construction is complete. (Human Services) (SUP 99-0092) (SUP #99-0148)~~
12. Modifications to the zone transition setback requirement are permitted, consistent with the approved building construction. On the south property line a setback of zero is allowed; on the east property line, a setback of ten feet is permitted. (P&Z)
13. ~~**CONDITION DELETED BY STAFF.** The building construction plans submitted indicate that the building will encroach on the adjacent private property to the south. The building addition shall not encroach on that property unless the applicant evidences agreement from the adjacent property owner to allow the encroachment. (P&Z) (SUP 99-0092) (SUP #99-0148)~~
14. ~~**CONDITION DELETED BY STAFF.** A plot plan showing all improvements or alterations to the site outside of the current building must be approved by T&ES before a building permit will be issued. (T&ES) (SUP 99-0092) (SUP #99-0148)~~
15. ~~**CONDITION DELETED BY STAFF.** Hopkins House will meet and consult with the Inner City Civic Association and affected neighbors to discuss and seek solutions and mutual understanding as to the concerns expressed by some neighbors regarding the parking of Hopkins House employee vehicles on Princess and/or North Payne streets. (City Council) (SUP #99-0148)~~
16. ~~**CONDITION DELETED BY STAFF.** Hopkins House will work with the Inner City Civic Association to establish a formal procedure to resolve and seek mutual understanding as to institutional conflicts as they may arise in the future. (City Council) (SUP #99-0148)~~
17. ~~**CONDITION DELETED IN PART BY STAFF.** Hopkins House shall not apply signage to the street side of its 1218 Princess Street premises. (City Council) (SUP #99-0148)~~18. Hopkins House shall be subject to the existing City ordinances pertaining to acceptable noise levels as they apply to its outdoor activities at the 1218 Princess Street premises. (City Council) (SUP #99-0148)
18. Hopkins House proffers that should the RC zoning be granted in this case, use of the property shall be limited to: (a) the existing noncomplying administrative offices for the Hopkins House programs, and (b) uses allowed in the RB/Townhouse Zone by right, or by SUP, if an SUP is approved. Hopkins House further proffers that development of the

property shall be limited to the building mass, including without limitation, floor area, footprint and height, approved by SUP 99-0092. Hopkins House finally proffers that all other RB/Townhouse Zone regulations shall apply with regard to this property. [Proffer applies to 1224 Princess Street property] (City Council) (SUP #99-0148)

19. **CONDITION UPDATED BY STAFF.** The applicant shall contact the ~~Crime Prevention Unit~~ Community Relations Unit of the Alexandria Police Department at 703-838-4520 for a security ~~survey~~ assessment for the child care center. (Police)
20. Condition deleted. (City Council - SUP 2001-0043)
21. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line.(T&ES)
22. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
23. **CONDITION ADDED BY STAFF.** Hopkins House will designate a community liaison whose number will be provided to the local civic association on an annual basis so that concerns raised in the neighborhood can be immediately addressed. The name and number of community liaison shall also be posted on the Hopkins House website so that it is easily accessible to anyone in the neighborhood for future reference. (P&Z)
24. **CONDITION ADDED BY STAFF:** Hopkins House will investigate whether off-street parking is available for its employees within a ¼ mile radius of the building located at 1224 Princess Street. If none is available, Hopkins House shall offer its employees discounted fare cards for Metro or other public transportation systems.
25. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Barbara Ross, Deputy Director, Department of Planning and Zoning;
Nathan Randall, Urban Planner.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F-1 T&ES has no objection to the parking reduction. (T&ES)
- R-1 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-2 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of City Council approval. Contact the City's Recycling Program Coordinator at (703) 519-3486, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form.

- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement:

- C- 1 This review is based on the assumption that this facility will be licensed as a family day home by the Virginia Department of Social Services. If this does not occur then the number of children served at one time shall be limited to five.
- C-2 Smoke detectors shall be provided in all sleeping areas.
- C-3 Fire extinguishers shall be provided at this facility.
- C-4 An new annual fire prevention permit is required for the in-home child care operation.
- F-1 Please contact Code Administration at 703-746-4200 and speak to a Structural Engineer to discuss occupant load concerns.

Health Department:

- F-1 This facility is currently operating as Hopkins House under an Alexandria Health permit, issued to Hopkins House Association, Inc.
- C-1 An Alexandria Health Department Permit is required for all regulated facilities.
- C-2 Five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$ 200.00 fee for review of plans food facilities.
- C-3 Approval must be obtained prior to use of the modified areas.
- C-4 The facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions.
- C-5 Certified Food Managers must be on duty during all hours of operation.

Parks and Recreation:

- F-1 No Comment

Office of Early Childhood/Human Services:

- F-1 A site visit on May 13 to Hopkins House by two staff members from the Office of Early Childhood Development show there to be no quality of care objections to the request by Hopkins House to reconfigure their conference room into a classroom for four and five year olds. The space is adequate for the proposed number of children and provides two exits for use in case of emergencies. The space is light and bright. Bathroom facilities are located on the same floor but will be refitted with a child size sink and commode. J. Glenn Hopkins, President of Hopkins House indicated his intent to put a sink in the classroom so that children and teachers could wash and clean up without having to use the bathroom. The drop off and pick up area meets the safety needs of parents and children.

BAR:

- F-1 1224 Princess Street is located in the Old and Historic Alexandria Historic District and is under the jurisdiction of the Old and Historic Alexandria Board of Architectural Review (BAR). The application is a request to allow additional children and staff at an existing child day care in addition to a request for a parking reduction. While no exterior alterations to the building are discussed with this application, the applicant is reminded that any exterior changes to the buildings visible from a public-right-of-way, including

but not limited to new signage, window replacements, roofing or siding materials replacement, fencing, exterior light fixtures, and any exterior demolition or encapsulation greater than 25 square feet requires approval by the Board of Architectural Review. It is the applicant's responsibility to inform BAR Staff should such issues develop.

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security assessment for the child care center.
- F-1 The Police Department has no objections to the child care center increasing their enrollment and staff.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2010-0017

PROPERTY LOCATION: 1224 Princess Street, Alexandria, VA 22314

TAX MAP REFERENCE: 64.01-12-1 **ZONE:** RB

APPLICANT:

Name: Hopkins House - A Center for Children and their Families

Address: 1224 Princess Street, Alexandria, VA 22314

PROPOSED USE: Change of existing use with an SUP.

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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.

Mary Catherine Gibbs
Print Name of Applicant or Agent

Mary Catherine Gibbs 3/23/10
Signature Date

307 N. Washington Street
Mailing/Street Address

703.836.5757 703.548.5443
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

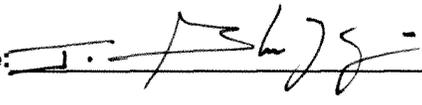
mCG.HCGK@verizon.net
Email address



PROPERTY OWNER'S AUTHORIZATION

As the property owner of Hopkins House - A Center for Children and their Families, I hereby
 (Property Address)
 grant the applicant authorization to apply for the Special Use Permit use as
 (use)
 described in this application.

Name: J. Glenn Hopkins, President Phone 571-480-4094
 Please Print
 Address: 1224 Princess Street, Alexandria, VA 22314 Email: hopkins@hopkinshouse.org

Signature:  Date: 3/23/10

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. 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 of more than ten percent.

n/a

SUP # 2010-0017

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Hopkins House is a non-profit organization, and has no owners.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1224 Princess St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. The Hopkins House Board of Trustees is listed on the attached form.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. The Hopkins House Board of Trustees' relationships are detailed on the attached form.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

5/19/10

Date

updated

Mary Catherine Gibbs, attorney for the applicant

Printed Name

Signature

*Originally filed 3/23/10 **

Hopkins Houses Board of Trustees Financial Relationship Disclosure

Name	NO	YES
Candy Adams	X	
Richard Belle Isle	X	
Kevin Bergen	X	
Robert Bogan	X	
Rick Cole	X	
Alison DeCoursey	X	
Mark Eisenhour	X	
Mary Catherine Gibbs	X	
Bud Hart		Has given donations of less than \$100 to campaigns, 1+yr ago
Valeria Henderson	X	
Charniele Herring	X	
Robert Hicks	X	
J. Glenn Hopkins	X	
Julie Jakopic		Has given \$100+ to Rob Krupicka and served as his campaign manager (voluntary basis), and gave \$100+ within the last 2yrs
Clarence Johnson	X	
Jeff Kline	X	
Greg Leisch	X	
Amy Liu Witmer		Husband gave \$100 to Frank Fannon, 1yr ago
Linda Martin	X	
James McNeil	X	
Juliette McNeil	X	
Kristina Messner	X	
Al Nashman	X	
Syrinda Paige	X	
Lee Quill	X	
Deborah Schoemer	X	
Rev. Dr. Howard-John Wesley	X	
Justin Wilson		Donated to members of Council 1yr ago
Holly Sloan	X	

NARRATIVE DESCRIPTION

Under SUP #2001-0043 (Approved by City Council on June 16, 2001) the Hopkins House Helen Day Preschool Academy located at 1224 Princess Street is limited to enrollment of a maximum of 55 children and 21 staff.

Since September 2009, enrollment of children at the Helen Day Preschool Academy has been at its capacity of 55 children with a growing waiting list (numbering 20 children as of December 2009).

In January 2010, Hopkins House's Helen Day Preschool Academy was ranked one of the top two preschools in the City of Alexandria by *Northern Virginia Magazine* (January 2010 edition) and in March 2010, the Preschool Academy was accredited by the NAEYC Academy for Early Childhood Program Accreditation. As a result, the Preschool Academy's waiting list has spiked in recent weeks (numbering 40 children – some of whom will not be born for several months – as of March 2010) and continues to grow.

This suggests an increasing and urgent need for quality preschool in the West Old Town community in which Hopkins House's Helen Day Preschool Academy has been located for 70 years. Hopkins House would like to help meet this increasing need by increasing the number of children that we can serve in our Preschool Academy.

Representatives of Hopkins House will be meeting with the West Old Town Civic Association (formerly Inner City Civic Association) on April 7 to discuss not only the growing need for quality preschool in the neighborhood but also this Special Use Permit application.

Hopkins House owns the building at 1224 Princess Street. The Helen Day Preschool Academy is housed on the first floor of this two-story building. The second floor has a large conference room and offices that can be easily retrofitted to accommodate educational use by the Preschool Academy. Hopkins House proposes to use this conference room and offices on the second floor for new classrooms and educational space for up to 20 additional children, ages 6 weeks to 5 years old.

This is a request to amend SUP #2001-0043:

- Condition #3: To increase the maximum enrollment at the Helen Day Preschool Academy to 75 children; and,
- Condition #6: To increase the maximum number of staff persons at the Helen Day Preschool Academy to 24.

In December 2002, Hopkins House sold the building at 1218 Princess Street but maintained an easement for use of the backyard as a playground for the children at the Helen Day Preschool Academy. With regard to SUP #2001-0043, this is to request:

- Condition #9: Be deleted
- Condition #17: Be deleted

In 2001, in accordance with SUP Condition #16, the Hopkins House Trustees established a Neighborhood Advisory Committee (NAC). The NAC met regularly until 2003 when its members suggested that a more effective mechanism for formal communication and dialogue would be for Hopkins House to include residents of the neighborhood on its Board of Trustees and Board committees. This mechanism has proven to be very effective.

Since 2003 residents of the West Old Town community have been routinely elected to the Hopkins House Board of Trustees and appointed to Board committees. Currently 1 West Old Town resident sits on the Board of Trustees and at least 1 resident is on two of the Board's four committees. These individuals have not only contributed handsomely of their time, talent and treasure to Hopkins House, but they have also provided valuable insight on matters of mutual interest to Hopkins House and the local community.

Also, Hopkins House is a member of the West Old Town Civic Association.

Since 2001, through these means, Hopkins House and the local community have enjoyed a positive and supportive relationship. Therefore, with regard to SUP #2001-0043, we believe this condition has been met and request:

- Condition #15: Be deleted
- Condition #16: Be deleted

National Association for the Education of Young Children

Having met the NAEYC Early Childhood Program Standards,
Hopkins House-Helen Day Preschool Academy

1224 Princess Street
Alexandria, VA 22304
Program ID 208800

is hereby awarded

NAEYC Accreditation

by the NAEYC Academy for Early Childhood Program Accreditation

04/01/2015

Certificate is valid until date above

www.rightchoiceforkids.org
accreditation.information@naeyc.org
800-424-2460



Mark R. Ginsberg
Mark R. Ginsberg, Ph.D.
NAEYC Executive Director

Sep 2010-0017

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
[] a new use requiring a special use permit,
[] an expansion or change to an existing use without a special use permit,
[x] an expansion or change to an existing use with a special use permit,
[] other. Please describe: _____

5. 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).
20 additional children, or total of 75 children, Monday - Friday, 7am - 6pm

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
3 additional staff, or total of 24 employees, Monday - Friday, 6:30am - 6:30pm

6. Please describe the proposed hours and days of operation of the proposed use:
Day: Monday - Friday Hours: 7am to 6pm

7. Please describe any potential noise emanating from the proposed use.
A. Describe the noise levels anticipated from all mechanical equipment and patrons.
None. Children are indoors.

B. How will the noise be controlled?
N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

None.

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Food and food wrappers, paper

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)
1 60-gallon garbage bag daily

C. How often will trash be collected?
Once weekly

D. How will you prevent littering on the property, streets and nearby properties?
Trash is kept in containers and collected in fenced area behind building.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:
N/A

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

No additional safety issues are anticipated as a result of this application.

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

N/A

PARKING AND ACCESS REQUIREMENTS

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

- 0 Standard spaces
- 0 Compact spaces
- 0 Handicapped accessible spaces.
- 0 Other.



B. Where is required parking located? (check one)

- on-site
- off-site

If the required parking will be located off-site, where will it be located?

Street parking

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? 1



B. Where are off-street loading facilities located? _____
At front of building at intersection of N. Payne and Princess.

C. During what hours of the day do you expect loading/unloading operations to occur?
7-9am and 4-6pm, Monday through Friday

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Twice daily

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?
Adequate. No street improvements are needed as a result of this application.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No
Do you propose to construct an addition to the building? Yes No
How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be?
5,142 sq. ft. (existing) + 0 sq. ft. (addition if any) = 5,142 sq. ft. (total)

19. The proposed use is located in: (check one)
 a stand alone building
 a house located in a residential zone
 a warehouse
 a shopping center. Please provide name of the center: _____
 an office building. Please provide name of the building: _____
 other. Please describe: _____

End of Application



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

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? 75 Children
4. How many children reside in the home? N/A, This is a Child Care Center
5. How old are the children? (List the ages of all children to be cared for)
 Resident: N/A
 Non-resident: 6 weeks to 5 years old.
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: 57 x 75 square feet = 4,275 square feet
 Play area provided: Yes No 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:

In addition to the outdoor play area at the rear of 1218 Princess Street (See attached), the Helen Day Preschool Academy uses Hunter/Miller Park located at 224 North Fayette Street. The park is 4.2 acres and has tire swings, toddler swings, climbing structure with many levels and slide tubes.

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?
24
How many staff members will be on the job at any one time? 15

2. Where will staff and visiting parents park? _____
In available spaces on Princess Street and/or N. Payne Street

3. Please describe how and where parents will drop off and pick up children.
The Hopkins House building has a designated loading area at the front entrance on the corner of Princess and N. Payne streets. This loading area is used by parents to drop off and pick up their children.

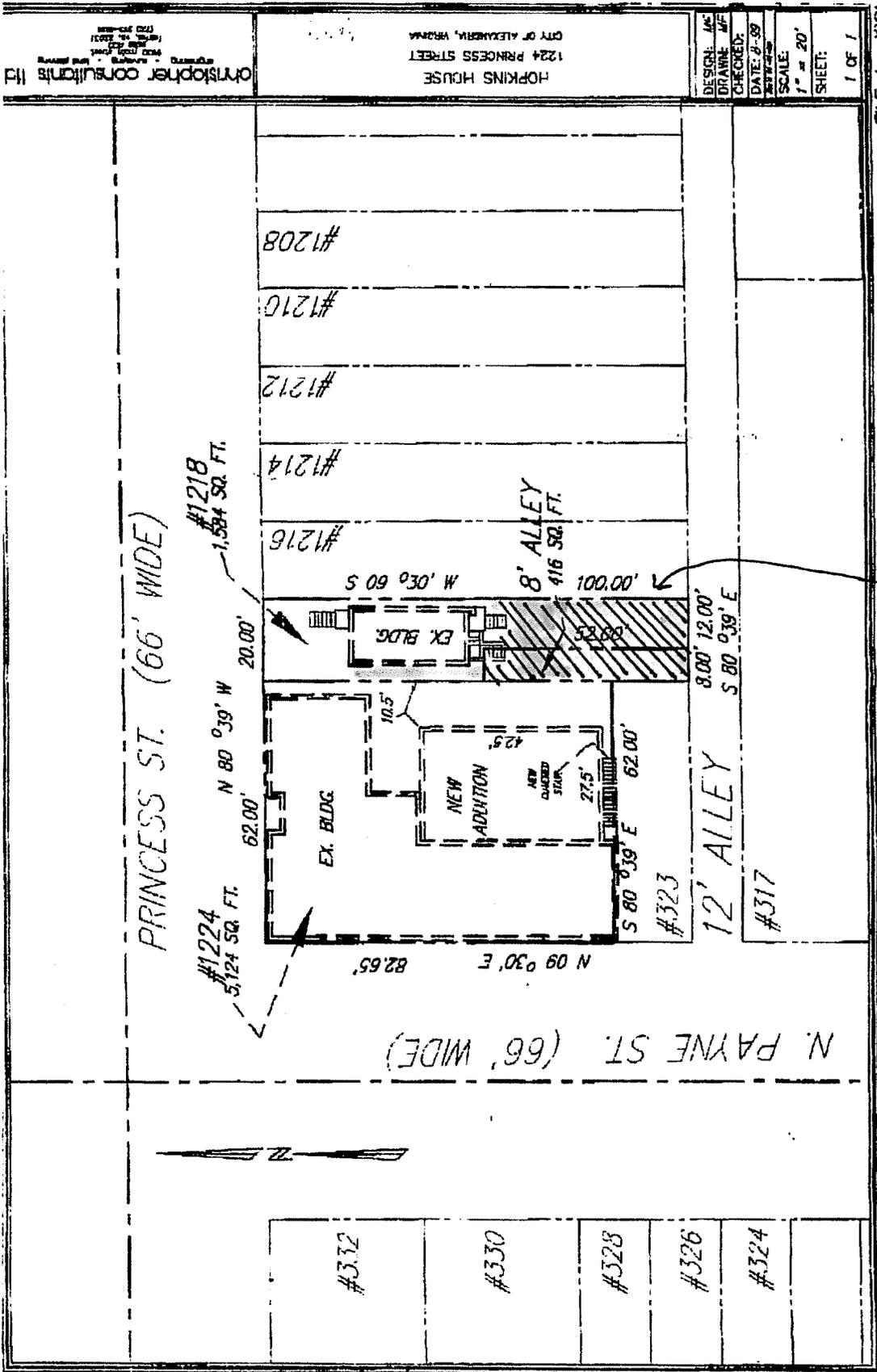
4. At what time will children usually be dropped-off and picked-up?
Drop-off Pick-up
7am to 9am, Monday - Friday 4pm to 6pm, Monday - Friday

5. What type of outdoor play equipment is proposed for the child care facility, if any? Where will it be located on the property?
No outdoor play equipment is currently located on the outdoor play area at the rear of 1218 Princess Street used by the Helen Day Preschool Academy. This play area serves as an outdoor nature discovery "classroom". No play equipment is contemplated or proposed as part of this application.

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.
The existing fence, erected by Hopkins House, encloses the outdoor play area at the rear of 1218 Princess Street and is 6 feet tall and constructed of board on board.

28



Outdoor Play Area
by Easement at
rear of 1218 PRINCESS

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? 75 Children

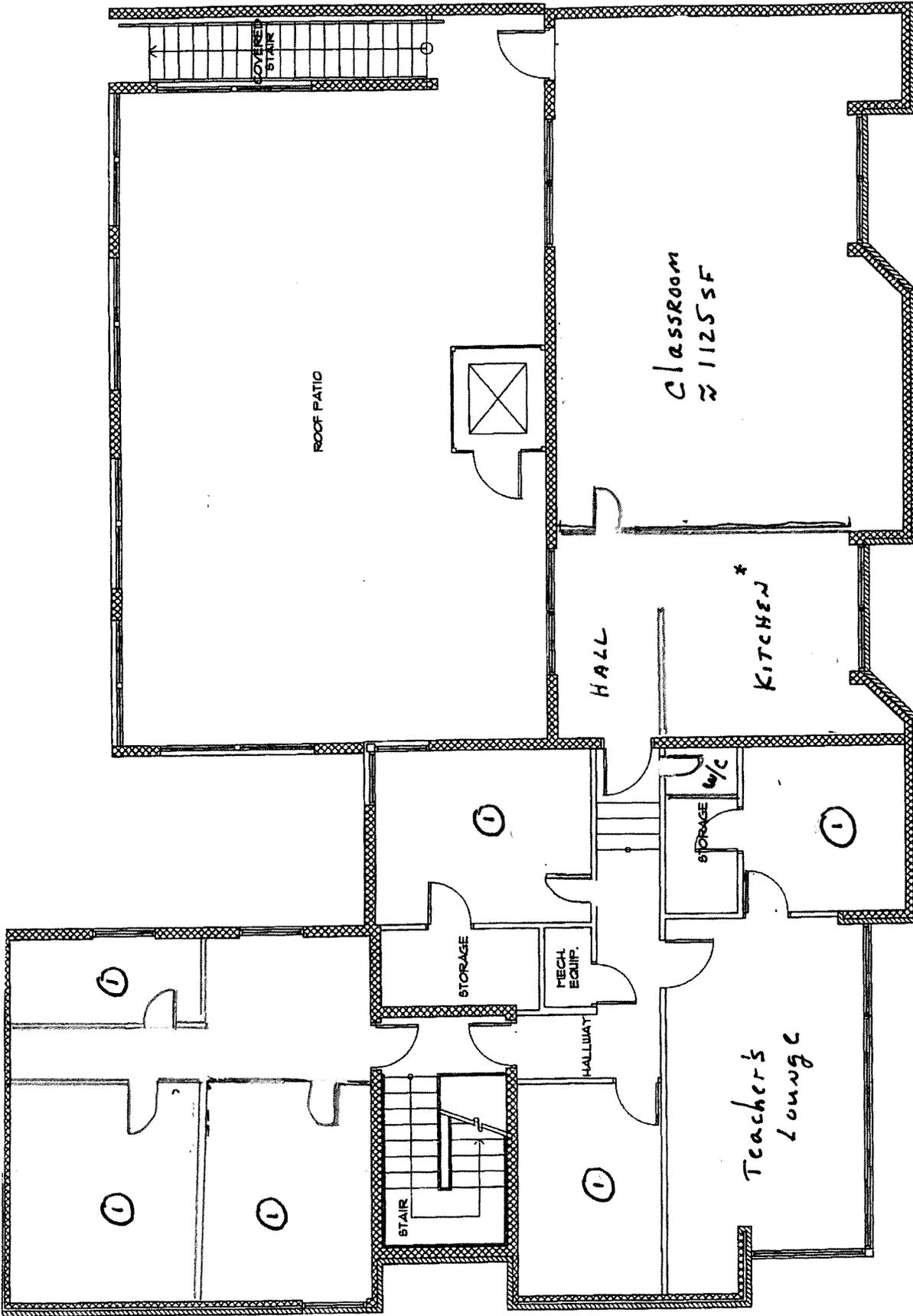
2. What age children do you anticipate caring for? 6 weeks to 5 years old.

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.

SUP 2010-0017



① Accessory uses: Study and activity space, parent resource center, counseling room.

* No cooking on-site. Food for children is catered and delivered daily.

HOPKINS HOUSE - PRINCESS STREET
SECOND FLOOR PLAN ≈ 2573 SF

Commonwealth of Virginia



DEPARTMENT OF SOCIAL SERVICES

LICENSE

CHILD DAY CENTER

Issued to: Helen Day Preschool Academy - Hopkins House Association of Alexandria
 Address: 1224 Princess Street, Alexandria, Virginia 22314

This license is issued in accordance with provisions of Chapters 1, 17 and 18, Title 63.2, Code of Virginia as amended, the established rules and regulations of the State Board of Social Services and the specific limitations prescribed by the Commissioner of Social Services as follows:

<u>CAPACITY</u>		<ul style="list-style-type: none"> • Adjacent area not to be used as playground until completely developed. • Care for children less than 2½ years of age restricted to Nursery and Rooms A and C.
57		
Sex	Age	
M/F	6 weeks through 5 years	

This license is not transferable and will be in effect May 11, 2009 through May 10, 2011 unless revoked for violations of the provisions of law or failure to comply with the limitations stated above.

ISSUING OFFICE:
 Virginia Department of Social Services
 Division of Licensing - Fairfax Licensing Office
 11320 Random Hills Road, Suite 200
 Fairfax, VA 22030
 Telephone: (703) 934-1505

By *James J. Parcelli*
 JAMES J. PARCELLI
 LICENSING ADMINISTRATOR

ANTHONY CONYERS, JR.
 COMMISSIONER OF SOCIAL SERVICES

Title _____
 Date May 13, 2009

FLO-443900-L105
 LICENSE NUMBER

SUP 2010-0017

HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557

TELEPHONE (703) 836-5757
FAX (703) 548-5443
hcgk.law@verizon.net

HARRY P. HART
MARY CATHERINE H. GIBBS
HERBERT L. KARP

ASSOCIATE
DAVID L. CHAMOWITZ

OF COUNSEL
CONSTANCE H. PIERCE

RETIRED
ROBERT L. MURPHY, 2001
CYRIL D. CALLEY, 2005

LURAY OFFICE:

170 KIBLER DRIVE
LURAY, VA 22835

TELEPHONE: 540-743-2922
FAX: 540-743-2422

May 19, 2010

Ms. Barbara Ross, Deputy Director
Department of Planning & Zoning
City Hall, Room 2100
Alexandria, VA 22314

Re: 1224 Princess Street - Hopkins House

Dear Ms. Ross:

Based upon our meeting on Tuesday, May 18, 2010, Hopkins House is providing the following information with regard to the neighborhood advisory group that was created under SUP 2001-0043. As was stated in our current SUP application, in 2001 the Hopkins House Trustees established a Neighborhood Advisory Committee (NAC). The NAC met regularly until 2003 when its members suggested that a more effective mechanism for formal communication and dialogue would be for Hopkins House to include residents of the neighborhood on its Board of Trustees and Board committees. This mechanism has proven to be very effective. Since 2003 residents of the West Old Town community have been routinely elected to the Hopkins House Board of Trustees and appointed to Board committees. Currently one West Old Town resident sits on the Board of Trustees and at least one resident is on two of the Board's four committees. These individuals have not only contributed handsomely of their time and talent to Hopkins House, but they have also provided valuable insight on matters of mutual interest to Hopkins House and the local community. Also, Hopkins House is a member of the West Old Town Civic Association. Hopkins House is happy and eager to continue working with their neighbors and do not believe an SUP condition is necessary to prescribe this civic obligation. However, Hopkins House would be happy to designate an individual to serve as the community liaison to the Civic Association to facilitate communications with the neighborhood.

In addition, while Hopkins House does not concede that it is required to provide off-street parking for its employees based upon prior approvals from the City, nor does it concede that there is any parking problem on the adjacent neighborhood streets during the times Hopkins

Barbara Ross, Deputy Director

January 3, 2000 5/19/2010

Page 2

House employees need to park on those streets, in the spirit of cooperation, Hopkins House is willing to agree to the following condition:

“Hopkins House will investigate whether off-street parking is available for its employees within a ¼ mile radius of the building located at 1224 Princess Street. If none is available, Hopkins House shall offer its employees discounted fare cards for Metro or other public transportation systems.”

Please don't hesitate to contact me with any other questions. We look forward to continuing to work with you.

Very truly yours,



Mary Catherine Gibbs

cc: Mr. J. Glenn Hopkins, Hopkins House

Question re SUP#2010-0017

Heidi Ford

to:

Barbara.Ross, Faroll.Hamer, Nathan.Randall@alexandriava.gov

04/22/2010 10:38 PM

Cc:

Charlotte, rcollinlee, Donna Reuss, missz

Show Details

History: This message has been replied to.

The West Old Town Citizens Association Executive Board has looked over the SUP application submitted by Hopkins House (SUP#2010-0017). We noted a few items for which we request clarification. These may be found in the third attachment. The other attachments contain some background material.

Thanks very much,

Heidi Ford

President, West Old Town Citizens Association

35

April 22, 2010

Ms. Faroll Hamer
Director of Planning & Zoning
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314

Dear Ms. Hamer:

RE: SUP #2010-0017

Hopkins House presented its proposed SUP changes to the neighborhood on April 7 and the Executive Board of the West Old Town Citizen Association has subsequently reviewed the SUP application. We would like P&Z staff to clarify the following points:

1. The SUP request does not mention a recent \$250,000 federal grant which Hopkins House has received for an Early Childhood Learning Institute to train future child care providers (see attached article). Apparently the Institute is based at 1224 Princess Street. This activity is likely covered under Hopkins House's current SUP and RB zoning regulations but we request staff confirmation of this fact, including citation of those preschool regulations which will apply.
2. Regarding parking, the neighborhood has had a long-standing desire for facilities such as Hopkins House to provide off-street parking. This interest was expressed during the 2001 SUP process, but for unknown reasons ignored. Other neighborhood day care providers however have been held to a parking standard more consistent with expressed need.

For example, the SUP for American Day Care Center – just a few blocks away at 917 Princess Street – states:

The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The location of employee parking may not be within the on-site church parking lot. (SUP #2008-0068, p. 8)

The SUP for the day care facility at 501 N. Henry Street likewise specifies the provision of off-street parking for its employees. (SUP 2008-0053, p. 4)

We are also aware that when the All Saints of America Orthodox Mission Church recently sought to move within the neighborhood they were held by staff to exacting standards regarding not only the existence but the distance of off-street parking from their building. We further understand that the church ultimately moved to 235 N. Payne Street because the proposed parking arrangement for another site did not meet the precise distance standard.

The current Hopkins House SUP application states that in 1973 – while being constructed as a community center – Hopkins House received a parking reduction of 27 spaces. However, Hopkins House no longer functions as a community center and additional parking reductions were requested in 1999, 2001 and 2010.

Reviewing the history of Hopkins House's requests for parking reduction the organization has cumulatively asked for a total of 6 additional parking space reductions since 1999.

SUP	Parking Reduction	Children	Staff
99-0148	2 spaces	49	18
2001-0043	4 spaces	55	21
2010-0017	2 spaces	75	24

It appears to us that it would now be reasonable, appropriate and equitable to ask Hopkins House to develop a parking management plan or levy conditions similar to those required of American Day Care, which worked closely and harmoniously with the community on parking and a variety of other issues. Given that additional development will likely occur in the neighborhood, we believe it is important to maintain a consistent approach toward parking issues.

3. In condition #10 of its 2001 SUP, Hopkins House was required to achieve accreditation with the National Association for the Education of Young Children (NAEYC) and that "the applicant shall annually submit evidence of its accreditation to the Director of Planning & Zoning." While Hopkins House gained accreditation in March 2010, our understanding is that as part of a May 4, 2007 inspection (copy attached) P&Z found that Hopkins House was not in compliance for this SUP condition. It is our further understanding that for most of the past nine years, Hopkins House has not been accredited by NAEYC.

We would like to ask that P&Z confirm that each year since 2001 Hopkins House met its obligations under condition #10 of SUP 2001-0043. If there are gaps in the organization's accreditation, we ask that this be documented in the staff report to Planning Commission and Council, since compliance with SUP conditions is an indicator of institutional good citizenship.

4. Finally, we note that the current SUP application asks that Hopkins House be released from conditions #15 and #16 in the 2001 SUP, which required Hopkins House to work with the civic association should any issues arise. P&Z should be aware that according to our records Hopkins House only renewed its membership in the association in October 2009 after an absence of several years, and that only one of its 24 trustees lives within the boundaries of the civic association.

While we welcome Hopkins House's return to the civic association, we believe that the current SUP provisions regarding consultation and grievance process do not present an administrative or financial burden on Hopkins House and we advocate retaining them. It is not unreasonable to ask that a mechanism continue to be made available to resolve any issues which might arise and that there is a mandate to continue to working with the civic association to ensure cooperation and harmony with the neighborhood.

Thank you for your consideration.

The West Old Town Citizens Association Executive Board



Special Use Permit Inspection Summary Report

SUP Case No.: 2001-0043	Date of Inspection: 5-4-07
Address: 1218-1224 Princess St.	Business and Hopkins House Center for Children & Manager/Owner's Name: Families
Inspection Type: <input type="checkbox"/> One-Year Review <input checked="" type="checkbox"/> Three Year Cycle Review <input type="checkbox"/> Change of Ownership/Minor Amend. <input type="checkbox"/> Inspection of Complaint COM # _____ <input type="checkbox"/> Certificate of Occupancy Inspection OCC # _____	Use Type: Donnette Brock Asst Principal 703-549-4232 <input type="checkbox"/> Restaurant: _ Full Svc. _ Carry Out <input type="checkbox"/> Automobile: _ Light _ General _ Service _ Other <input checked="" type="checkbox"/> Child Care <input checked="" type="checkbox"/> Center <input type="checkbox"/> Home <input type="checkbox"/> Personal Service: Describe _____ <input type="checkbox"/> Industrial/Plant: Describe _____ <input type="checkbox"/> Office <input type="checkbox"/> Convenience Store <input type="checkbox"/> Other: _____

Is the business in operation?	<input checked="" type="checkbox"/> Yes Is the owner or business name different than the SUP?	<input type="checkbox"/> No ___ Vacant ___ Different Business Operating ___ Different Use Operating
--------------------------------------	--	--

SUP Certificate Posted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
SUP Certificate sent to business Date:	By:	
SUP Conditions on Site?	<input checked="" type="checkbox"/> Yes gave copy	<input type="checkbox"/> No
SUP Conditions sent to business Date:	By:	

Is the business in compliance with all SUP conditions?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No - Violations Noted Below
---	------------------------------	---

VIOLATIONS		
Type	Cond. #/Explanation	Date Corrected
<input type="checkbox"/> Hours		
<input type="checkbox"/> Seating		
<input type="checkbox"/> Ownership		
<input type="checkbox"/> Robbery/Security Training		
<input type="checkbox"/> Failure to Submit Required Information		
<input type="checkbox"/> Parking Issues		
<input type="checkbox"/> Exterior Improvements		
<input type="checkbox"/> SUP Employee Training and Mass Transit Info.		

VIOLATIONS (continued)

Type	Cond. #/Explanation	Date Corrected
<input type="checkbox"/> Environmental Concerns		
<input checked="" type="checkbox"/> Other	#3 Maximum of 55 children	7-2-07
<input checked="" type="checkbox"/> Other	#10 Accreditation	
<input type="checkbox"/> Other		

Attach Separate Sheet if necessary

CASE REFERRED TO ANOTHER DEPARTMENT OR P&Z STAFF MEMBER?

Dept.	Staff Person	Reason (ex: violation, observation, etc)	Date Referred
Code			
T&ES			
P&Z			

FOLLOW UP

DATE	COMMENTS

Attach separate sheet if necessary

TICKETS ISSUED

Type (i.e. warning, 1 st offense, etc.)	Ticket #	Reason

Inspector: Hall Inspection Completed: 7-2-07

Data Entered by: [Signature] Date: 7/24/07
 Next Inspection Date Entered? Yes No Next Inspection Date: 1/30/08



refine your mind,
body and spirit.

111 North Alfred St · Alexandria, VA 22314 · Voice - 703-549-9940 - click [here](#) and visit our website

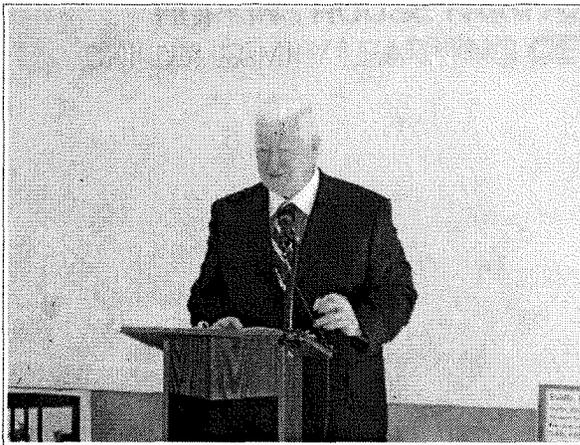
Feds Award Hopkins House \$250K

Posted on Mar 23, 2010
Filed Under News, Community,

Share

Email Print Comments Text Size: - *

ADVERTISEMENT



ALEXANDRIA, VA. - Rep. Jim Moran (D-8) presented Hopkins House with a symbolic check Friday in the amount of \$250,000 to fund the expansion of a workforce development across Northern Virginia.

The Early Childhood Learning Institute is a project designed to demonstrate the efficacy of a community-based workforce development model that assists at least 100 low-income individuals earn a Child Development Associate credential, a Career Studies Certificate, and 31 credits toward a college degrees in Early Childhood education.

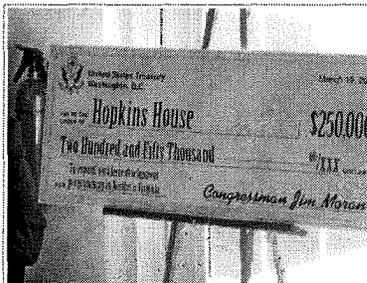
Graduates from the Learning Institute will gain full-time employment in local childcare centers at a starting salary of \$30,000 plus benefits.

Moran sponsored the federation appropriation through the Department of Labor and the Early Childhood Learning Institute will be part of a Workforce Investment Act pilot. He remarked that early childhood education helps to "build the foundation" toward future success.

The Early Childhood Learning Institute offers college courses on Saturdays at Hopkins House, weekdays evening CDA preparation, after-work tutoring and mentoring, career academic counseling, childcare, books and materials, and encouragement.

Early Childhood Learning Institute partners include the Early Childhood Funders Collaborative, Northern Virginia Community College, Alive! Early Childhood Learning Center, Creative Preschool, and Happy Home.

The mission of Hopkins House is to provide quality educational programs and opportunities to children, youth, and their families, regardless of income, to help them achieve, in measurably effective ways, their full intellectual, economic, and social potential.



Start a Dialog

ADD A COMMENT

DIGITAL KICKS



Around Town-April 7, 2010

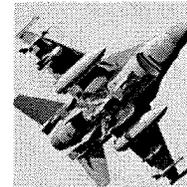
Go to Digital Kicks and see the full set

Join Your Neighbors, Friends and Some of Alexandria's Finest Chefs to Benefit Carpenter's Shelter for Great Food for a Great Cause

8th Annual Cook-Off Sunday, April 25, 2010
12 p.m. - 3 p.m. at The Birchmere 3701 Mt. Vernon Ave. Alexandria, VA

JUST IN

Defense Contractor Employee Pleads Guilty to Embezzling Man Gets 70 Months for Selling 22,000 Ecstasy Pills
Alexandria Police Investigate Sexual Assault
Lawyer Pleads Guilty to Laundering Drug Money for Arlington Meth Ring
Double Homicide in West End High-rise



EDITORIAL COLUMNS

From Emily Miller
A Local Family Adopts a Green Lifestyle
EMILY'S POST/Reese Witherspoon's Washington Whitewind
EMILY'S POST/Argentina Polo Player and Ralph Lauren Model Nacho Figueras Storms DC

From Jane Hess Collins
GET OUT AND GIVE BACK/Creating a Legacy of Giving Back
GET OUT AND GIVE BACK / July, the Most Patriotic of Months
Get Out and Give Back/One Percent

From Kirsten Obadal
Weather Fit for a Penguin... Big by even Wisconsin Starlings
Fashionistas Seeking Stylish Bargains in Mint Condition? Ask for Toni
A Celebrated Russian Maestro Brings a Muscular Joy to the Alexandria Symphony

All Editors

Copy to: Barbara Ross
Faroll
Nathan
Original: file

HOPKINS HOUSE



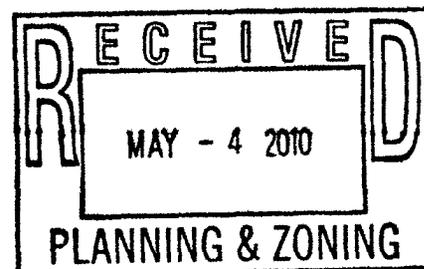
A Learning Center for Children, Youth, and Families

Alexandria Center
Helen Day Preschool Academy
1224 Princess Street
Alexandria, VA 22314
Telephone: (571) 480-4081
Fax: (703) 683-3056

Fairfax Center
James L. & Juliette McNeil Preschool Academy
8543 Forest Place
Alexandria, VA 22309
Telephone: (571) 480-4261
Fax: (571) 480-4279

April 26, 2010

Ms. Farroll Hamer
Director, Department of Planning & Zoning
City of Alexandria
301 King Street
Alexandria, VA 22314



Ref: SUP#2010-0017

Dear Ms. Hamer:

Hopkins House is in receipt of a copy of the letter to you from the West Old Town Citizens Association (WOTCA) Executive Committee dated April 22, 2010. Although we were not given an opportunity by the members of WOTCA Executive Committee to respond directly to their questions, I would like to take this opportunity to provide you with the following information:

1. **ECLI:** There is no mention of a federal grant in the SUP because we believe it to be unrelated to this SUP request. The Hopkins House Early Childhood Learning Institute (ECLI), for which we are delighted to have received federal funding as well as a grant from the City of Alexandria, is an accessory use within our building. The ECLI provides necessary training to child care providers, including Hopkins House staff, consistent with the quality improvement goals set by the Commonwealth of Virginia and subscribed to by the City of Alexandria. As a result, we believe it is "clearly subordinate to and serves a permitted principal use; is customarily found in connection with the permitted principal use which it serves; and is subordinate in area, extent and purpose to the principal use served," as an accessory use as defined in Article II, Section 2-104 of the City's Zoning Ordinance.

OFFICERS:
Robert "Bob" Bogan
Chair
Mark Eisenhour
Vice Chair
Richard G. Cole, Jr.
Secretary/Treasurer

Julie N. Jakopic
Assistant Secretary/Treasurer
J. Glenn Hopkins
President/CEO

TRUSTEES:
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Kevin Bergen
Richard Belle Isle
Alison DeCoursey
Mary Catherine Gibbs
Harry "Bud" Hart
Valeria S. Henderson
Charniele Herring

Robert D. Hicks
Clarence A. Johnson
Jeff Kline
Gregory H. Leisch
Amy Liu Witmer
Linda Martin
James McNeil
Juliette McNeil

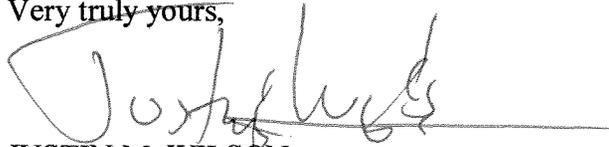
Kristina Messner
Alvin Nashman
Syrinda Elizabeth Paige
Lee Quill
Deborah Schoemer
Holly Sloan
John-Howard Wesley
Justin Marshall Wilson

2. **Parking:** First and foremost, I would refer to the City's own recently completed "Old Town Area Parking Study" (dated February 2010). In it, the City demonstrates that there is no parking problem in the WOTCA area during the times Hopkins House is open for operation. Further, the Hopkins House building was constructed in 1972, many years prior to the arrival of any of the other child care providers referenced in the WOTCA Executive Committee letter. Not only is there absolutely no room on our site to provide off-street parking for our staff there are also no public parking facilities available near or around the Hopkins House building.
3. **NAEYC Accreditation:** Gaining NAEYC accreditation is a long, difficult, and costly process requiring considerable preparation prior to application. Once the application is submitted, the review process can and sometimes does take several months to more than a year to complete. We applied for accreditation in 2003, again in 2006, and in 2009. In 2007, we were in the middle of the review process, which is why we were not cited as in violation of the SUP condition. As a testament to these rigorous standards and extended process, today only 4 of the 19 licensed childcare centers in the Old Town area are NAEYC accredited and we are proud to be one of them.
4. **SUP Condition #15:** SUP condition #15 calls for Hopkins House to "meet and consult with the Inner City Civic Association and affected neighbors to discuss and seek solutions and mutual understanding as to the concerns expressed by some neighbors regarding the parking of Hopkins House employee vehicles on Princess and/or North Payne streets." This condition not only dates back to 2001 relating to SUP #99-0148 and was accomplished, but speaks to the issue of parking which we addressed in response #2 above. While we continue to believe it should be deleted, we would be happy to designate an individual to serve as the community liaison to the current WOTCA and our neighbors.
5. **SUP Condition #16:** SUP condition #16 calls for Hopkins House to "work with the Inner City Civic Association to establish a formal procedure to resolve and seek mutual understanding as to institutional conflicts as they may arise in the future." As we noted in our current SUP request, "In 2001 the Hopkins House Trustees established a Neighborhood Advisory Committee (NAC). The NAC met regularly until 2003 when its members suggested that a more effective mechanism for formal communication and dialogue would be for Hopkins House to include residents of the neighborhood on its Board of Trustees and Board committees." Since 2003, residents of the WOTCA community have been routinely elected to the Hopkins House Board of Trustees and appointed to Board committees. Currently one WOTCA resident is a Hopkins House Trustee and at least two of our neighbors are on two of the Board's four committees. We have found this procedure far more effective than the NAC or other mechanism, as is demonstrated by the fact that few institutional conflicts between our organizations have arisen in more than a decade. We are committed to continuing this necessary and mutually beneficial outreach to the WOTCA and do not believe an SUP condition is necessary.

As was noted in their letter to you, Hopkins House is a member of the WOTCA. We have regularly attended the meetings with the goal to demonstrate our desire to be an involved neighbor. We would welcome members of the WOTCA Executive Committee to visit Hopkins House, to inquire about our activities, and to seek ways to support a mutual commitment to the welfare and best interests of this community's children and families. WOTCA might even wish to consider becoming an Institutional Community Stakeholder of Hopkins House as Hopkins House is a member of the WOTCA.

Finally, for your information, we have scheduled a "Community Briefing & Open House" for our neighbors on May 6, 2010 at 7 p.m. at our building to share the details of our SUP request (flyer enclosed).

Very truly yours,



JUSTIN M. WILSON

Chair,

Hopkins House Community Outreach & Public Advocacy Committee



J. GLENN HOPKINS

President & CEO

Hopkins House

cc: WOTCA

HOPKINS HOUSE



A Learning Center for Children, Youth, and Families

Alexandria Center
Helen Day Preschool
Academy
1224 Princess Street
Alexandria, VA 22314
Telephone: (571) 480-4081

Fairfax Center
James L. & Juliette McNeil Preschool Academy
8543 Forest Place
Alexandria, VA 22309
Telephone: (571) 480-4261
Fax: (571) 480-4279

ECLI / EARLY CHILDHOOD LEARNING INSTITUTE SNAPSHOT: November 2009

Description:

The “Early Childhood Learning Institute” (ECLI) assists low-income individuals – who do not have a college degree or currently enrolled in a career training program – earn a Child Development Associate (CDA) credential and college credits toward an Associate degree, and gain meaningful employment in childcare centers in Northern Virginia at an annual salary of at least \$30,000 plus benefits.

Made possible through generous funding from The Washington Area Women’s Foundation/Early Childhood Funders Collaborative, City of Alexandria, Boeing Corporation, Capital One, and PNC Bank, the ECLI began in January of 2009.

Location:

The ECLI is currently housed on the second floor of the Hopkins House building in the City of Alexandria (1224 Princess Street).

Specific Objectives:

The specific objectives of this ECLI Project are:

- 1) To increase the literacy skills for those seeking career and personal advancement sufficient to perform college level academic work;

HOPKINS HOUSE
Early Childhood Learning Institute

- 2) To increase the pool of credentialed Early Care and Education professionals in the metropolitan area;
- 3) To increase the number of low-income women pursuing a college degree in the Early Care and Education field; and,
- 4) To raise the base compensation of qualified Early Care and Education professionals in the region.

Why the Need:

Childcare centers locally and nationally are starved for adequately educated and experienced preschool educators. Research indicates that the share of center-based teachers and administrators in the U.S. with at least a 4-year college degree averaged 43% in 1985 but fell to just 30% by 2004; and, the share of center-based teachers and administrators with only a high school education has climbed to approximately 30% in recent years¹.

In the jurisdictions targeted for ECLI Project services, nearly half (47%) of childcare workers do not have a college degree²:

DEGREE	ALEXANDRIA	ARLINGTON*	BOTH
Bachelor	20%	62%	43%
Associate	10%	10%	10%
CDA ³	27%	14%	20%
None	43%	14%	27%
Total surveyed	284	346	630

* Note that 25% of the centers in Arlington County are operated by the Arlington County Public Schools

¹ Economic Policy Institute. 2005. *Losing Ground in Early Childhood Education: Declining Workforce Qualifications in an Expanding Industry, 1979-2004.*

² According to a 2009 survey of employees of preschools conducted by the Smart Beginnings Alexandria-Arlington School Readiness Council.

³ "Child Development Associates" credential.

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Early Childhood Learning Institute

The availability of college educated and experienced early childhood professionals in the labor market, nationally and locally, has changed for the worse since the early 1980s, and existing staff at childcare centers, most of whom are minority women, lack sufficient incentives and support to successfully pursue a college education (i.e., competitive compensation, transportation, affordable childcare, class schedules accommodating to working people, and adequate tuition assistance). Indeed, childcare workers are among the lowest paid and least appreciated workers in the U.S., according to the Department of Labor⁴.

Target Population:

The target population for this ECLI Project are current employees of childcare centers in the City of Alexandria, and Arlington and Fairfax Counties, mothers of children currently enrolled at these centers, un/under-employed women, women seeking a career change, and high school graduates preparing for a career in the early care and education field, who have at least a high school diploma or equivalency, demonstrate willingness and aptitude to complete college-level academic work and meet the requirements for admissions to community college. This profile largely describes low-income women in the Northern Virginia metropolitan area who are most likely to benefit from this ECLI Project. We seek to enroll at least 30 individuals during the 2009-2010 academic year.

Collaborators:

Northern Virginia Community College is providing faculty, college instruction, and college credit; Alexandria City Public Schools is providing faculty and adult literacy instruction; Smart Beginnings Alexandria-Arlington School Readiness Council is providing outreach to the Arlington County community and advocacy assistance; four childcare centers are providing outreach and job placement for ECLI Project graduates; and, the Women's Giving Circle is providing volunteers to tutor and coach participants.

⁴ According to the U.S. Department of Labor, Bureau of Labor Statistics, May 2007.

HOPKINS HOUSE
Early Childhood Learning Institute

Specific Outputs and Outcomes:

We propose to demonstrate the efficacy of this ECLI Project model through achievement of the following objectives:

Objective	Deliverables	Designated Responsibility	Measurable Target Outcome
<i>Goal #1: To successfully implement Demonstration Project.</i>			
Objective #1: To hire a qualified Project Director.	(1) Copy of job description, (2) Copy of job postings, (3) Resumes of candidates. (4) Resume of selected individual.	President, Hopkins House	By January 1, 2009, Hopkins House will have hired a qualified Project Director.
Objective #2: To recruit and enroll eligible Project Participants.	(1) Completed enrollment applications from at least 30 prospective Participants. (2) Class roster of at least 30 Participants.	Project Director	By February 1, 2009, Hopkins House will have enrolled 30 Participants in the Project.
Objective #3: To have Project Participants successfully complete requirements for CDA candidacy.	(1) Schedule of regular individual and group counseling sessions. (2) Class attendance sheets. (3) Log sheet of individual counseling provided to Participants identified by faculty as needing counseling support (4) List of volunteers engaged to tutor Participants for English placement test.	Project Director	By December 31, 2009, 15 Participants will have completed requirements for CDA candidacy.
Objective #3: To have Project Participants successfully complete requirements for 31 credits toward AAS degree in Early Childhood Education.	(1) List of Participants successfully completing English Placement exam. (2) Class attendance sheets. (3) Log sheet of individual counseling provided to Participants identified by faculty as needing counseling support.	Project Director	By December 31, 2010, 15 Participants will have completed requirements for 31 credits toward AAS degree in Early Childhood Education.
<i>Goal #2: Develop an Individual Education Plan (IEP) for individuals assessed as in need of literacy and college preparation.</i>			
Objective #1: To meet with each Project Participants to review their literacy assessment	(1) Copies of individual literacy assessment scores and analysis. (2) Copies of IEPs.	Literacy Specialist/Teacher	By March 31, 2010, all Project Participants will have been assessed for literacy competency.

HOPKINS HOUSE
Early Childhood Learning Institute

and develop an IEP that addresses their identified deficits.			
Goal #3: To place 15 Project graduates in Northern Virginia childcare centers with compensation of \$30,000 or more by December 31, 2010.			
Objective #1: To assist Project graduates to complete resumes and put together career portfolio.	(1) Attendance sheets of resume writing and job interview skills workshops. (2) List of Participants attending mock interviews. (3) List of and information about partner childcare employers in Northern Virginia.	Project Director	By September 30, 2010, 15 Project Participants will have attended resume writing and interviewing skills workshops sponsored by Hopkins House.
Objective #2: To hold job fair for Project graduates.	(1) List of Participants attending Career Fair. (2) List of partner childcare centers participating in the Career Fair.	Project Director	By October 31, 2010, 15 Project Participants will have attended an Early Care and Education career fair hosted by Hopkins House and partner childcare centers.
Objective #3: To confirm hiring of 15 Project graduates at childcare centers located in Northern Virginia and paid salaries of not less than \$30,000.	(1) Copies of job offer letters received by Participants. (2) List of employment placement of Participants.	Project Director	By December 31, 2010, 15 Participants will have received employment offers at childcare centers in Northern Virginia at starting salaries of not less than \$30,000.

Summary Results To-Date:

- Twenty-one individuals registered for the 2009 ECLI Academic Year (July – June); 13 (62%) completed the required 2 courses for the year and earned an average college grade of “B”; 4 (19%) completed 1 of the 2 required courses; and, 4 (19%) dropped out.
 - The 4 individuals dropping out of the ECLI reported the following causes:
 - 1 moved out of area, 2 could not afford the tuition, and 1 felt stressed.
- Twenty-nine percent were individuals seeking entry into the field and 71% were seeking career advancement in the field.
- Ninety percent had no college degree and 90% had no related training in the field.

HOPKINS HOUSE
Early Childhood Learning Institute

- Seventy-one percent were racial minorities and 90% were women.
- The average salary of the students was \$25,410; 33% had salaries of less than \$25,000; and 62% were paid hourly with variable schedules.
- Sixty-six percent were residents of Northern Virginia and 44% were from other jurisdictions including Maryland.
- Four childcare centers joined as partners, guaranteeing employment and at least \$25K plus benefits to graduates.
- The Alexandria City Public Schools joined as a partner to provide English Placement Test preparation.
- The City of Alexandria committed funding to support the ECLI and the U.S. Department of Education is examining the project for possible replication.
- Congressman James P. Moran, Virginia State Delegates Charnielle Herring and Adam Ebbin, and State Senator Richard Saslaw have been briefed on the project and the systemic issues impacting childcare workers in the area. All have expressed a desire to continue the dialogue.
- Arlington County Public Schools has requested additional information and is considering replicating the ECLI model in the County.

Sustainability Plan:

Hopkins House has secured a \$250,000 grant from the federal government to fund the ECLI for the 2010-2011 academic year, to increase the number of individuals served, and to expand the program in Fairfax County. Beginning January 2011, the ECLI will seek to enroll 100 individuals at sites in the City of Alexandria, Fairfax County, and Arlington County. We estimate that 20-30 individuals will be served at the Hopkins House building in Alexandria, 20-30 served at an as yet unidentified site in Arlington County, and 40-60 individuals served at the Hopkins House building in Fairfax County. The first year, classes were proposed to take place from 9 a.m. to 1 p.m. on Saturdays.



Re: Question re SUP#2010-0017 
Barbara Ross to: Heidi Ford
Cc: Faroll Hamer

05/06/2010 04:11 PM

To: Heidi Ford
West Old Town Citizens Association
Subject: Hopkins House SUP 2010_0017

I apologize that we were unable to respond to your recent letter regarding Hopkins House earlier. As I mentioned, our May Planning Commission docket was extremely full. Your letter raises good questions and some of the information is still being researched, but Planning Staff wishes to address the issues as we understand them now. We now also have the benefit of Justin Wilson's April 26, 2010 letter to Faroll Hamer, with Hopkins House's responses to your questions. Thank you for your forbearance.

1. **Early Childhood Learning Institute.** With regard to the Early Childhood Learning Institute, as we understand it, this function takes place on Saturday mornings at the Princess Street facility, and that 21 people have been part of the program during this school year. Next year, the plan is to have approximately 30 students in the Institute, although there may not be that many applicants. We agree with Hopkins House that this sort of activity can be seen as an "accessory" zoning use, in that it is appropriate to take place at a day care, or nursery school, facility, and is subordinate to the main function there. On the other hand, it does add to the activity and potential impacts at the site, and staff intends to discuss the additional use in the staff report on the current SUP request. You ask about preschool regulations that might apply to the Institute, but we are not aware of any. We have asked the Office of Early Childhood if they know of any, but doubt there will be any applicable. On the other hand, the Institute takes place, as we understand it, as part of and subject to a grant, and there may be requirements of the grant with which Hopkins House must comply. Overall, the program sounds exceptionally beneficial to the early childhood and day care/nursery school community.

2. **Parking.** As to parking, in 1973, a 27 space variance was granted for the then-community building use, which included preschool functions. In 1999, staff calculated the parking requirement, which is based on square footage and the number of classrooms, at 15 spaces for use of the entire building plus the adjacent one, but determined that the 1973 parking variance applied to relieve Hopkins House of a parking requirement. That finding held true in 2001 when Hopkins House expanded the number of children and applies to its current application as well. As to the condition you cite in other cases that requires employees to use off street parking, that condition was part of the staff recommendation in the 2001 SUP case, but was deleted by City Council after a discussion about neighborhood parking during the public hearing.

3. **National Association for the Education of Young Children (NAEYC).** As you know, Condition #10 requires accreditation by this organization. We have asked Hopkins House to supply us with a detailed history of its accreditation and applications. It has been accredited in the past, although that accreditation did lapse at one point. In 2007, Planning and Zoning issued warnings and then a zoning citation for the failure to be accredited at that time. Thereafter, based on the assertion that a new application would be filed in the spring of 2008, and then the fact of an application, we did not issue repeat citations. Indeed, the process of applying, self study, inspections, review and ultimate accreditation can and did take a long time, but Hopkins House is now accredited. We note that there is no other child care facility in the city with an SUP requiring accreditation.

4. **Civic Association Involvement.** We note your comments regarding Hopkins House's involvement with the Civic Association and the applicant's request to delete Conditions 15 and 16. Staff does not have a recommendation in this regard yet, but will consider all comments on the matter as we develop the staff position.

We hope these responses are helpful to you. We will be happy to discuss these and any other issues

with you further. Please feel free to contact us to discuss or if you need additional information.

Barbara Ross
Deputy Director
Planning and Zoning
(703746-3802

Heidi Ford The West Old Town Citizens Association Execut... 04/22/2010 10:38:49 PM

From: Heidi Ford <ha.ford123@yahoo.com>
To: Barbara.Ross@alexandriava.gov, Faroll.Hamer@alexandriava.gov,
 "Nathan.Randall@alexandriava.gov" <Nathan.Randall@alexandriava.gov>
Cc: Charlotte <landiscf@comcast.net>, rcollinlee@gmail.com, Donna Reuss
 <donna555@yahoo.com>, missz@aol.com
Date: 04/22/2010 10:38 PM
Subject: Question re SUP#2010-0017

The West Old Town Citizens Association Executive Board has looked over the SUP application submitted by We noted a few items for which we request clarification. These may be found in the third attachment. The otl background material.

Thanks very much,

Heidi Ford
President, West Old Town Citizens Association



HopkinsHouse2007SUPInspectionReport(6).pdf



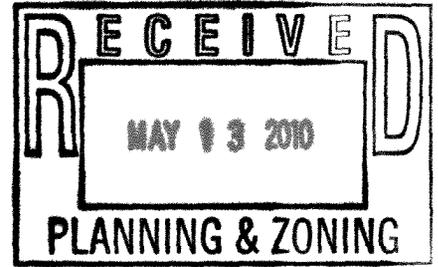
HopkinsHouseGrant(4).pdf



Questions re SUP2010_0017.doc

*Copies to: Barbara Ross...
file
PC w/ staff report*

**Lois L. Walker
PMB 801
107 S. West Street
Alexandria VA 22314**



May 11, 2010
Mr. J. Glenn Hopkins
Hopkins House
1224 Princess Street
Alexandria VA 22314

Dear Glenn:

Thank you so much for the grand tour of the Hopkins House facility in Alexandria. Since I served on the Board of Trustees many years ago, Hopkins House has evolved into a facility that truly has responded to its community.

I moved to the Parker Gray neighbor and I walk past Hopkins House nearly every day. I am impressed at the way that landscaping has been done, trash has been picked up. Parents arrive and park briefly in adequate spaces to drop off their children. Many parents are walking with strollers from their nearby homes. Parking has never seemed to be a problem.

Hopkins House has used its space wisely, filling rooms with young children of all cultures. The staff seems to be caring and competent. It seems that there is ample space to add twenty children.

I am especially impressed at the way that Hopkins House has responded to the needs of Alexandria. As Alexandria itself has changed, so has Hopkins House. Its commitment to professionalism is wonderful. The Early Childhood Learning Institute brings money into Alexandria and opportunities to child care providers. This is exactly what we need – providing a safe place for children, their families and their teachers.

Sincerely,


Lois L. Walker

Cc: Mayor and Members of City Council

✓ Planning Commission and Director of Planning and Zoning, City of Alexandria

From: May 17, 2010 Angie & Scott Truesdale
Address: 1731 King Street
Alexandria VA 22314

Date: 5/17/10

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

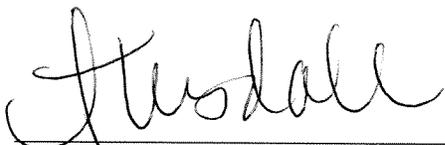
Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



Signature

**CHRISTOPHER R. COLLIGAN
1415 ORONOCO STREET
ALEXANDRIA, VA 22314
703-517-0378**

April 27, 2010

Mayor William D. Euille
Members of Alexandria City Council:
Vice Mayor Donley
Councilman Fannon
Councilwoman Hughes
Councilman Krupicka
Councilwoman Pepper
Councilman Smedberg

City Hall
Alexandria, VA 22314

via FAX: 703-842-8356

Dear Mayor Euille and Members of the Council:

I am writing in support of the request by Hopkins House to increase enrollment at its Helen Day Preschool Academy in the city from 55 to 75 children.

As a parent of three children who have attended Alexandria's public schools, a past president of an elementary school PTA and Alexandria City PTA - and as a long-time resident - I know how critical early education is to student success. Hopkins House's Helen Day facility is recognized as a top preschool, and it has a large and growing waiting list. Providing more students the opportunity to begin their learning at an early age is a great investment in our city's future.

I encourage you to strongly consider the request to expand the capacity of the Helen Day Preschool Academy.

Thank you,


Christopher R. Colligan

From: Sharon Corbitt
Address: 626 N. Payne St.
Alexandria, VA 22314

Date: May 12, 2010

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

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I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



From: Lisa Robillard
 Address: 406 Cloverway Dr.
Alexandria, VA 22314

Date: 5/12/10

Mayor & Members of City Council
 City of Alexandria
 301 King Street
 Alexandria, VA 22314

Planning & Zoning Commission
 City of Alexandria
 301 King Street
 Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
 and Members of the Planning & Zoning Commission:

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There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



 Signature

Chyrell Bucksell

912 First St.
Alexandria, VA 22314

May 12, 2010

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

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and Members of the Planning & Zoning Commission:

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There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,

Chyrell Bucksell



April 27, 2010
1301 Princess Street
Alexandria, Virginia 22314

Mayor William D. Euille and Council Members
Mayor, Alexandria
Alexandria, Virginia 22314

Honorable Mayor Euille:

I am writing to support the "**Hopkins House Development**" application for expanding their enrollment at the Academy. As a member of the West Old Town Citizens Association (WOTCA) and a resident of Old Town Alexandria, I am asking you as Mayor, and Member of the Alexandria City Council to support Hopkins House's application. The request is to increase the number of children enrolled at the Helen Day Preschool Academy. Approval for this request will allow Hopkins House, a nationally accredited and licensed Academy to enroll a total of 75 children. The enrollment increase represents a total of 20 additional children, which increases their capacity from the present enrollment of 55. This request for expansion has no requirement for additional brick and mortar.

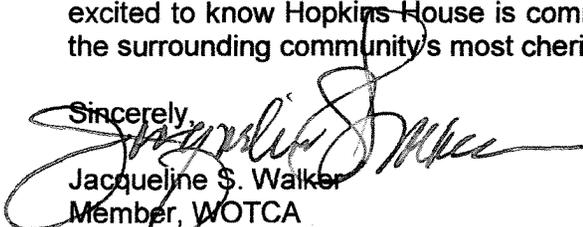
I have the good fortune to serve on the Hopkins House Community Outreach and Public Advocacy Committee, and enjoy knowing this important center is in shaping and developing the young minds and new residents of our community. I heard the Hopkins House, Helen Day Preschool Academy presentation at a recent West Old Town Citizens Association meeting. I continue to be impressed with Hopkins House's ranking nationally and in the City of Alexandria, and want to ask for Alexandria Council Members support of their goals.

I offer my support to the Hopkins House request for this expansion, and also urge you Mr. Euille, and Members of our City Council to provide official support of this request. The Helen Day Preschool Academy's accreditation speaks for itself, as one of only 4 nationally accredited centers for preschools. Additionally, *Northern Virginia Magazine* also ranked the Helen Day Preschool among the top two preschools in the city of Alexandria. I applaud Marge Maceda, Principal and J. Glenn Hopkins, President for achievement in this national recognition. I am a homeowner in Old Town and live directly adjacent to Hopkins House.

There is a critical need for high caliber, quality preschool centers like Helen Day Preschool in Alexandria and in the surrounding community. The reputation this preschool has established is one we can be proud to have in our Old Town Alexandria neighborhood.

Mayor Euille, I look forward to being a part of members of our community who will actively encourage and support Hopkins House's request for continued service in our community. I am excited to know Hopkins House is committed to undertake and serve some of Old Town's and the surrounding community's most cherished and valued citizens, our children.

Sincerely,



Jacqueline S. Walker
Member, WOTCA
Cc: J. Glenn Hopkins

William Cromley

4/8/10

City of Alexandria
Department of Planning & Zoning
301 King Street, Rm. 2100
Alexandria, VA 22314

Re: Proposed Expansion of the Helen Day Preschool Academy

To Whom It May Concern:

I am writing to express my support for the proposed expansion of the Helen Day Preschool Academy from 55 to 75 children. As a long time resident of the Parker Gray neighborhood I am familiar with Hopkins House's history, mission and programming. They provide an invaluable City service: a high quality preschool affordable to all.

Although the proposed expansion will result in a slight increase in morning and evening traffic, I am confident that with refinements to their drop off system and the encouragement of ride sharing the effect of the expansion on neighboring blocks will be negligible.

Sincerely,

William Cromley

421 N. Alfred Street
Alexandria, Virginia 22314
(703) 973-2250 fax (703) 739-0057
wm.cromley@mindspring.com

From: Sabrina Coleman

Address: 323 N. Payne St
Alex VA 22314

Date: 05/06/2010

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

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I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,

Sabrina L. Coleman
Signature

From: Fay D. Slotnick
Address: 311 Second Street
Alexandria, VA 22314

Date: May 12, 2010

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



Fay D. Slotnick

From: Brooks W Benton
Address: 1227 Roundhouse Ln.
Alexandria, VA 22314

Date: 5/12

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

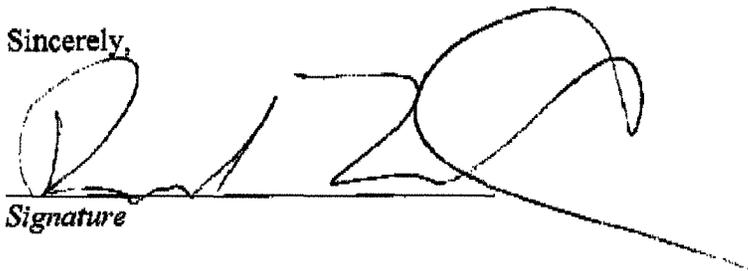
Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

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There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,


Signature

Greetings,

It is without hesitation that we provide this letter of support for approval of the Hopkins House application to increase the capacity of services in their Payne Street complex. The Hopkins House has been providing needed, quality childcare and pre-school educational services to the Alexandria community for over 70 years. The organization's current President, Mr. Glen Hopkins and its Board of Governors have shown an unflinching willingness to carry on the proud tradition of the center via multiple programs including community outreach, provider/parent training, as well as recently having attained national accreditation for its programming by the National Association for the Education of Young Children (NAEYC).

Our family's home at 320 N. Fayette Street backs to the Hopkins House complex on Payne Street. In addition to providing unquestionably needed services, this organization has been a model neighborhood business. The staff members (and children) are always delightfully engaging as they take their daily strolls to the Helen-Miller Park. Additionally, the neighborhood consistently receives notices of open-houses and other events that take place at the Hopkins House facility.

As Alexandria has looked to make transformational changes in its delivery of public education, much focus recently, necessarily so, has been at the high school level. While immediate improvements in educational results are needed at the high school, most are in agreement that to secure sustained positive learning outcomes, our community must have a strong educational and learning spotlight on children from pre-natal to pre-school. Alexandria is fortunate that Hopkins House remains such a capable entity in our community that continues to provide this spotlight of services.

To increase its capacity to serve more children, the Hopkins House proposes to modify existing interior building space (convert a conference room). No changes are proposed to the building exterior or its grounds therefore the change will have a very minimal, short-term construction impact on immediate neighbors. Likewise, a minimal negative impact is expected from the additional one to three automobiles that potentially would need to be absorbed into the available 6am to 6pm parking (to support an increase of approximately three additional teachers/care-providers).

Again, our family is proud to have the Hopkins House Helen Day Preschool Academy as its neighbor. Their application for minor interior modifications allowing for an increase in student capacity goes before the Alexandria Planning Commission on 02JUN10 and before the City Council on 13JUN10. We heartily endorse the application and it is our hope that the planning commission and council will do likewise.

William E. "Bill" and Ruby Y. Campbell
320 N. Fayette Street
Alexandria, VA 22314-2435
(703) 399-9521

From:

MARIA PRICE

Address:

1223 Queen St.
Alexandria, VA 22314

Date:

MAY 10, 2010**Mayor & Members of City Council**City of Alexandria
301 King Street
Alexandria, VA 22314**Planning & Zoning Commission**City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,


Signature

From: Gwendolyn Hubbard Lewis

Address: 5246 Tancreti Ln
Alexandria, VA 22304

Date: May 17, 2010

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

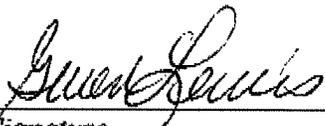
Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



Signature

From: Patricia F. Ware
Address: 4107 Faith Court
Alexandria, VA 22311

Date: May 17, 2010

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

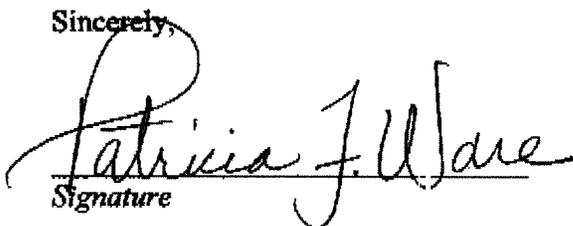
Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

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There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,


Signature

From: Dr. Elbert Ransom, Jr. _____
Address: _6391 Levtov Landing _____
Alexandria, Virginia 22312 _____

Date May 18, 2010: _____

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,


Signature

From: Tamekia Jackson
Address: 108 S. Iris St.
Alexandria, VA 22304

Date: 5/11/10

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

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There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,

T. Jackson
Signature

From:

Dorothy Spiotta

Address:

2348 N. Early Street
Alexandria VA 22302

Date:

May 6, 2010**Mayor & Members of City Council**City of Alexandria
301 King Street
Alexandria, VA 22314**Planning & Zoning Commission**City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



Signature

From: Michael H. Cook
Address: 2724 King Street
Alexandria, VA 22302

Date: 5/7/10

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



Signature

Alvah T. Beander
6700 Woodstone Place
Alexandria, Va. 22306-1360

May 9, 2010

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons, and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



ELIZABETH PARTOYAN

3251 South Stafford Street ♦ Apartment A2 ♦ Arlington, Virginia 22206
202.422.6627 ♦ epartoyan@hotmail.com

April 28, 2010

Mayor and Members of the Alexandria City Council
City Hall
Alexandria, VA 22314

Dear Mayor Euille and City Council Members:

I am writing to ask for your support of the application by Hopkins House to increase the number of children enrolled at the Helen Day Preschool Academy in the Parker-Gray neighborhood of the City of Alexandria.

As a member of the Hopkins House Assessment and Strategic Planning Committee, I am closely familiar with the theory of change that drives the agency's vision and mission, and I believe strongly that additional capacity to serve more families at the Helen Day center will advance the goals of the organization and the development of the neighboring community.

On a personal note, I am deeply committed to the success of Hopkins House because of the caliber of its programming and leadership. My academic background is in human development and social policy and my professional work is focused on improving the learning experiences of young people from birth through adolescence. Thus, I have extensive knowledge of best practices in education and community development, which I see embodied through the dedicated work of the Hopkins House instructional and administrative staff, executive leadership, and Trustees and Committee members.

On behalf of the children and families who comprise the extensive waiting list for enrollment at the Helen Day Preschool Academy, I humbly request your approval of the Hopkins House application. Should you have any questions, please do not hesitate to contact me. Thank you in advance for your support of this request, and thank you for your leadership in the City of Alexandria.

Sincerely,



Elizabeth Partoyan, M.Ed.

Ludwig P. Gaines, Esq.

302 Princeton Blvd.
Alexandria, VA 2234

May 12, 2010

The Honorable Mayor, Vice Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning Commission:

I hope this e-mail finds you well.

I write in support of the application of Hopkins House (HH) for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria. As have many of you, I have enthusiastically supported HH applications in the past and believe this expansion is of strong merit.

There is an immediate, pressing and growing need for quality preschools in the City. For years, Hopkins House has provided invaluable pre school services. We know the work HH has and continues to do in our community. And, we recognize them as a tremendous asset. We need to continue to support HH and assist them in providing services our residents desperately need.

I urge you to support and approve the Hopkins House application for this Special Use Permit and wish you all the best in your public deliberations. Thanks you for the public service each of you provide...I know at times it's not easy, but supporting such worthy efforts as those of Hopkins House, often make it worth the while.

Sincerely,

Ludwig P. Gaines

Ludwig P. Gaines, Esq.

From: Sahr K. Pombor

Address: 117 South Jordan Street
Alexandria, VA 22304

Date: 5/12/10

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

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There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



Signature

From: Josephine K Pombor
Address: 117 South Jordan Street
Alexandria, VA 22304

Date: 5/12/10

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

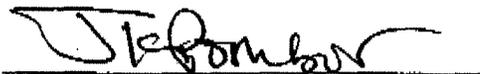
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I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



Signature

From:

Ethel S. Underwood

Address:

*5300 Holmes Run Parkway
Alexandria, Va. 22304*

Date:

5/14/10

Mayor & Members of City Council

City of Alexandria

301 King Street

Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria

301 King Street

Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

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I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,

Ethel S. Underwood
Signature

From: Darhyl B. Jasper
Address: 5807 Westchester St
Alexandria, VA 22310

Date: 5-6-10

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

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I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,

Darhyl B. Jasper
Signature

From: WILLARD O. JASPER
Address: 5807 Westchester St.
Alexandria, VA 22310

Date: May 6, 2010

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

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and Members of the Planning & Zoning Commission:

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I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,


Signature

VIA FAX 703-842-8356

May 3, 2010

Mayor and Members of the Alexandria City Council

City Hall

Alexandria, VA 22314

TO WHOM IT MAY CONCERN:

I am writing to ask the City to support the application to increase the number of children enrolled at the Helen Day Preschool Academy. The activities of Helen Day Preschool Academy encompass four areas: training and technical assistance to increase the knowledge and competency of early childhood administrators; program evaluation to improve the quality of early care and education; research to enhance the knowledge base on key workforce and professional development issues; and public awareness to promote greater understanding of the critical role of early childhood leaders in the provision of quality services for children and families.

I hope you will find this report useful in your efforts to approve the application for expansion at Helen Day Preschool Academy. In the next year, I look forward to providing continued support for Helen Day Preschool Academy as it works to provide further training for staff and administrators, high quality education to preschool children in the City of Alexandria and outreach to the local business community.

Sincerely,



Stephanie Turner-Menson

P.O. Box 293

Lorton, VA 22199

From: Gwen Day-Fuller
 Address: 4017 Fort Worth Ave.
Alexandria, VA
22304

Date: MAY 18, 2010

Mayor & Members of City Council
 City of Alexandria
 301 King Street
 Alexandria, VA 22314

Planning & Zoning Commission
 City of Alexandria
 301 King Street
 Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
 and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,

Gwen Day-Fuller
 Signature

Stan and Jennifer Stepnowski
5500 Holmes Run Pkwy #706
Alexandria, VA 22304

May 13, 2010

Mayor and Members of the City Council

City of Alexandria
301 King Street
Alexandria VA 22314

Planning and Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

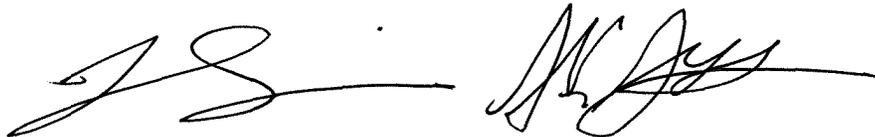
Dear Mayor, Councilpersons and Members of the Planning and Zoning Commission,

We write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in Alexandria. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of Northern Virginia Magazine as one of the top two preschools in Alexandria.

We urge the members of the Planning and Zoning Commission and City Council to support the Hopkins House application for this Special Unit Permit.

Respectfully,

Two handwritten signatures in black ink. The first signature is a stylized 'JS' followed by a horizontal line. The second signature is a more complex, cursive signature.

Stan and Jennifer Stepnowski

From: Lakeisha Samuels
Address: 210 South Froyal St.
Alexandria, VA 22304

Date: 5/07/2010

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

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There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,

L. Samuels
Signature

From: Kedija Redman
Address: 225 South Withing 617
Alex VA 22304

Date: 5-7-10

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

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I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



Signature

From: GREGORY RANSON
Address: 12664 Cabana Dr.
Woodbridge VA
22192
Date: 5/10

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

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There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,


Signature

Christine Mereand
426 E. Bellefonte Ave.
Alexandria, VA 22301

May 7, 2010

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

As a resident of the Del Ray community, I had few options for child care for my infant. Thankfully, my son was able to join the new infant room at Helen Day when it opened in December 2009. He loves his teachers, and his father and I appreciate the level of care he receives as well as the sense of community provided by all of the staff and family members at Hopkins House. The proposed increase in classes at Helen Day fills an important need for the Alexandria community.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



Christine Mereand

From: Donna Davis
Address: 121 N. Ripley St
Alex, Va 22304

Date: 5-7-10

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



Signature

2706 Albemarle Drive
Alexandria, VA 22303

May 7, 2010

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Honorable Mayor, Council Members, and Commission Members,

I am the parent of two children currently enrolled in the Hopkins House Helen Day Preschool Academy. I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in the Academy in the City of Alexandria.

As you are no doubt aware, there is a large and growing need for quality childcare and preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City. These are hard-earned and well-deserved marks of distinction.

When we relocated to this area on my military orders in 2008, my husband and I sought and found a high-quality preschool setting for our then 16-month-old daughter. We were so impressed that we waited for an opening at the Helen Day Preschool Academy. In the last two years, we have come to appreciate even more the caring community at Helen Day and the dedication to children and to excellence all the staff members share. We have seen the quality of both the staff and the program grow and grow. Our daughter thrives at Helen Day.

When our son was born last fall, we benefitted from the staff's commitment to accommodating him and several other new infant siblings. He now enjoys the same top-notch Helen Day care and education my daughter receives. We go to work daily knowing they are both in good hands. The demand for infant care is particularly high in the Alexandria area; I understand the urgency of the need and strongly support the school's desire to be responsive to working families in the community, as it has been for decades.

I urge you to see the importance of what Helen Day offers working families and to approve the Hopkins House application for a Special Use Permit so it can even more effectively serve the public.

Sincerely,



Holly Shaver Bryant
Attorney

Viet C. Tran

1722 W Abingdon Dr, #302 ▪ Alexandria, VA 22314

April 30, 2010

Mayor William Euille
& Members of the Alexandria City Council
City Hall
301 King Street
Alexandria, VA 22314

Hopkins House Helen Day Preschool Academy
(Application for Enrollment Increase)

Mr. Mayor & Members of the Council,

This letter is in support of Hopkins House Helen Day Preschool Academy's application for enrollment increase. As a parent who recently relocated to Alexandria, I found that locating quality affordable daycare/preschool was difficult, at best. Often times, parents are faced with enrollment dates and waiting lists so far in the future that they offer no real practical option for working families. And should one have an available space, the cost is prohibitive for most parents - either choosing the more economical choice between working and paying for school or one parent not working and keeping their child at home - which may only be an option for some families.

Helen Day Preschool was the fortunate exception to this as my wife and I were able to place our child immediately in a school that is both affordable and one which provides exceptional care to our son. But this letter is less about how fortunate my wife and I are, it is more about providing the same access to other families engaged in the same search we were. By granting the schools application, you are ensuring that more working families have access to quality, affordable daycare. I see no reason why such an application should not be granted and have full confidence in our local government to appreciate the value Hopkins House Helen Day Preschool Academy provides to our community.

Kind Regards,

/s/ Viet C. Tran

Sean & Michelle Kennedy

716 Upland Place
Alexandria, VA 22314
703-405-6459 571-334-3623
kennedymish@yahoo.com
osukennedy@yahoo.com

April 29, 2010

Mayor and Members of the Alexandria City Council
City Hall
Alexandria, VA 22314

Mayor Euille and Members of the Alexandria City Council,

We are writing on behalf of Hopkins House and their recent application for permission to increase the number of children they can enroll at their Helen Day location in Old Town. Our son has been a student at Hopkins House since he was 8 weeks old; he is now almost 16 months.

We searched for months to find suitable day care for our son, and found that even centers with horrible reviews had waiting lists. From the start the administration at Hopkins House were always open with us, following up and working to accommodate our anxiety and individual needs.

The administration, teachers and staff have continued to prove they are a great asset to the development of our children in the city of Alexandria. Our son is not just dropped off in a large play area the structure, time and dedication that goes into the curriculum at Hopkins House is amazing. Our son is only 16 months and just finished studying dinosaurs; his class is now discovering "things that grow." We are amazed at how much time and effort is put into developing the program of study for our child, he works on language both Spanish and English, listens to music, interacts with children of different ages and always arrives to school excited for the day.

While we were lucky enough to obtain a spot at the Helen Day location, some of my friends are still hoping that one will open up, even though another infant class opened the spots were quickly filled so there are still families waiting. The quality of child care this institution provides makes additional spots very valuable. As current Hopkins House parents we hope that when our next child is ready for school there will be space because we could not imagine sending our child anywhere else. Allowing Hopkins House to increase enrolment at the Helen Day Academy would provide more children in Alexandria the opportunity to benefit from the care Hopkins House provides

If you have any questions please feel free to contact us.

Thank you for your time,

Sean and Michelle Kennedy
Parents to Reid age 16 months
Student Teddy Bear Classroom

57 Kennealy St.
Alexandria, VA 22305

April 28, 2010

Mayor and Members of the Alexandria City Council
City Hall
Alexandria, VA 22314

Dear Mayor and Members of the Alexandria City Council:

We are writing to urge the city of Alexandria to support the Hopkins House application to increase the number of children enrolled at the Helen Day Preschool Academy. As residents of Alexandria, we greatly appreciate the service Hopkins House provides. Our daughter has been a student at the Academy for the past 3½ years (since she was 12 weeks old).

As full-time working parents, we found the process of finding a daycare extremely stressful. Many daycare centers have limited spots and long waitlists in the greater DC/Northern Virginia region. It is not uncommon for parents to place themselves on waitlists before having even conceived a child. We felt extremely fortunate that there was an opening at Hopkins House for our daughter.

Our daughter has thrived at Hopkins House where she is known by all teachers and staff. We feel confident that she is receiving the right balance of education and social development that will fully prepare her to be successful in kindergarten.

We were pleased to hear that Hopkins House's reputation as a nationally accredited early childhood program is rapidly growing and that there is a significant waitlist of families wanting to enroll their children at the Academy. We believe others should have the opportunity to enroll their children in a quality education center of this nature and strongly encourage the city to support Hopkins House's application for expansion.

Sincerely,

Justin and Kiley Wellner

**5733 Heritage Hill Court
Alexandria, VA 22310**

April 23, 2010

The Honorable William D. Eullie
Mayor and Members of the Alexandria City Council
301 King Street
Alexandria, VA 22314

Dear Mayor Eullie and Members of the Alexandria City Council,

I am writing this letter to ask you to support the expansion efforts of The Hopkins House Helen Day Preschool Academy. In my estimation this is desperately needed in the Alexandria community.

My wife and I are military service members and had a baby in 2008. To our utter surprise and frustration, we found daycare in this area to be extremely limited — including the Child Development Centers on military installations which had waiting periods of up to two (2) years!

We were very blessed that a space at Hopkins House became available just as my wife was ending her maternity leave. But other parents we know have not been so fortunate and have had to make difficult family and professional choices because of the lack of childcare availability in this area.

Hopkins House has the ability and the opportunity to help alleviate this need. This can only be viewed as value added to the local community. Additional slots for children mean more local parents or people who work in our community are having their needs met. Additionally, Hopkins House is more than a baby-sitting service. It is a preschool whose mission is to educate children and prepare them to excel — academically and socially — in the local school system. The positive ripple effects of these efforts cannot be overstated.

Please consider the benefits that the Hopkins House expansion will bring to the City of Alexandria and to the people who live and work here.

Sincerely,



Charles D. Halverson

**5733 Heritage Hill Court
Alexandria, VA 22310**

April 23, 2010

The Honorable William D. Euille
Mayor and Members of the Alexandria City Council
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and Members of the Alexandria City Council,

Alexandria is in desperate need of full-time childcare services for infant children and Hopkins House Helen Day Preschool Academy can help to fill that need if you permit them to expand their enrollment.

My husband and I are both active duty soldiers in the United States Army, currently living in Alexandria and working in Arlington. When I became pregnant almost two years ago, I knew I would need to find full-time childcare for our infant because I only had twelve weeks of maternity leave.

When we began our search for full-time infant care, we were shocked by the dearth of spaces available. The September before our son was born in December, we were told the wait for available spaces would be between two years and six months. Needless to say, we were incredulous—and very worried about finding suitable care for our child. As any loving parent, we were concerned not just about finding a childcare facility with spaces available, but we also needed a childcare option where our child would be safe, loved and well cared for, while at the same time stimulated and given opportunities to thrive.

After a considerable search and significant investigation, we found Hopkins House and got on their waiting list. By chance, a full-time infant slot became available at Hopkins House at the time my maternity leave ended and my son, now sixteen months old, has been happily enrolled at the school since he was three months old. While we were the beneficiaries of fortuitous circumstances, other families have not been so lucky. I personally know a number of local families who were forced to choose alternate childcare options because they were unable to find adequate full-time child daycare facilities with available spaces for their infant children.

Hopkins House can help alleviate the lack of full-time infant care in Alexandria. It is an incredible organization that impacts our community's future by caring for, nurturing, and educating our children. Please permit them to expand their enrollment to continue their great work.

Sincerely,



Candace N. White Halverson

Michael E. Dutton
700 7th Street SW, Apt. 534
Washington, DC 20024

May 12, 2010

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

As an executive with the Alexandria-based Executive Leadership Council and a parent of a child enrolled at Hopkins House, I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



Michael E. Dutton

1402 OAKBROOKE AVE
ALEXANDRIA VA
22308

Dear Mayor Euille and
Members of the City Council

I am writing to you to express my support for the expansion of Hopkins House. In looking at this issue I fail to see a downside. With the expansion Hopkins House could enroll up to 20 more children in its award winning academy. That would mean 20 more children entering kindergarten ready to excel. If we can expose more children and their parents to the excellent education programs available at the Helen Day Center, why wouldn't we?

As a long time supporter of Hopkins House and a current Trustee I respectfully request your positive endorsement of the proposed project.

Respectfully

John K (Kevin) Bergen

Juliette McNeil
1 Wharf Street
Alexandria, VA 22314

May 20, 2010

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

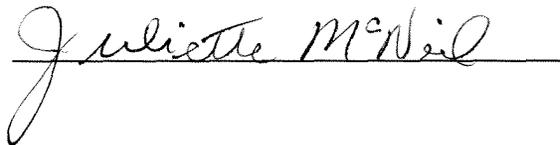
Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria. There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City. I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,
Juliette McNeil

A handwritten signature in cursive script that reads "Juliette McNeil". The signature is written in black ink and is positioned above a horizontal line.

James McNeil
1 Wharf Street
Alexandria, VA 22314

May 20, 2010

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria. There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City. I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,
James McNeil

A handwritten signature in black ink, appearing to read 'James McNeil', is written over a horizontal line.

Gregory H. Leisch
1250 S. Washington Street, Unit 521
Alexandria, VA 22314

Copy
Home: 703/548-8848
Work: 703/836-5700

Mr. Mayor and Members of the Alexandria City Council
City Hall – 301 King Street
Alexandria, VA 22314

Re: Support of the application by Hopkins House to increase the number of children enrolled at its Helen Day Preschool Academy

Dear Mr. Mayor and City Council Members:

I write in support of the application by Hopkins House to increase the number of children enrolled at its Helen Day Preschool Academy.

I am a member of the Hopkins House Board of Trustees and I am very familiar with the high standard of educational quality offered to the children at the Helen Day Preschool Academy – as attested to by its recent accreditation by the National Association for the Education of Young Children (NAEYC). Only 4 of 19 preschools in the Old Town area have achieved the high standard of educational quality required for accreditation by the NAEYC.

I am also a longtime resident of Old Town and my wife is a life-long elementary school teacher and as such we believe strongly that this application addresses the pressing need in the City of Alexandria for additional high-quality childcare centers in the City. Approval of this application will enable access to an additional 20 children from the long and growing list of those waiting to enroll at the Helen Day Preschool Academy. For the past four years the Academy has had a waiting list of children; and, some on the list now have not yet been born.

I am a former member of the Mayor's Economic Sustainability Commission and current member of the Alexandria Economic Development Partnership. As such I understand the connection between our educational resources and our economic future. I ask that you give your most serious consideration to this application so that we have a robust economic and educational future for our City.

Thank you for this consideration.

Sincerely,

Gregory H. Leisch

BROOKINGS

1775 Massachusetts Avenue, NW
Washington, DC 20036
telephone 202.797.6000
fax 202.797.6004
web brookings.edu

Metropolitan Policy
Program

May 17, 2010

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons, and Members of the Planning & Zoning Commission:

I am writing in enthusiastic support of the application from Hopkins House for a Special Use Permit (SUP) to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

I am a Hopkins House Trustee and knowledgeable about this application and the good purpose for which it is intended. More importantly, I am a resident of Alexandria (and nearly a neighbor to Hopkins House) who has long admired the mission and value of Hopkins House to the community. Furthermore, my husband and I are members of the West Old Town Citizens Association and, speaking as individual members, we believe that Hopkins House's goal to expand its facilities to accommodate more children of all economic backgrounds is consistent with the civic association's goals to preserve and embrace the diversity of our neighborhood.

In general, there is a large and growing need for quality preschools in the city. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City. If approved, the SUP would enable more children of all incomes to benefit from a high quality pre-school education.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Liu". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Amy Liu
Deputy Director
Metropolitan Policy Program

May 12, 2010

Mr. John Komoroske, Chair and Members of the Planning Commission
City of Alexandria
301 King Street, Room 2100
Alexandria, Virginia 22314

Re: Hopkins House SUP # 2010-0017 – Helen Day Preschool Academy
Modification of Student Enrollment & Staff

Dear Chairman Komoroske and Members of the Planning Commission,

As a Trustee of the Hopkins House Board, and as a thirty year resident of the City of Alexandria, I am writing to ask for your support of Hopkins House's application for a modification to its current SUP to allow for an increase in student enrollment and the corresponding increase in instructional staff. The request being made is for an increase of 20 preschool children from 55 to 75 and an increase in staff of 3 from 21 to 24. In the extreme downturn in the economy, we have found an increased need in our community for quality preschool which has resulted in an increase in our wait list for the Academy. As you probably know, the Helen Day Preschool is accredited by the National Association for the Education of Young Children (NAEYC) and was recently recognized in the January issue of *Northern Virginia Magazine* as one of the top preschools in the City being given an "A" rating.

I respectfully request your support of this application for the SUP modifications to allow our regionally and city-wide recognized preschool to serve a slightly larger portion of our community within our existing facilities. Thank you for your consideration of this request. If you have any questions, please contact me by email at lquill@cunninghamquill.com or by telephone during the day at 202-337-0090.

Sincerely,



Lee Quill AIA
Principal

From: Syrinda Paige
Address: 3709-TLE S. George Mason
Falls Church VA 22041

Date: May 12, 2010

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

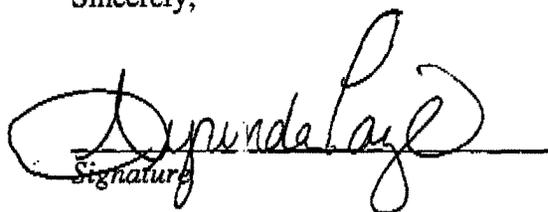
Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

I am a Hopkins House Trustee and knowledgeable about this application and the good purpose for which it is intended. There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,


Signature

Jeffery Kline
102 Commonwealth Ave
Alexandria, VA 22301

May 12, 2010

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I support the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

I am a Hopkins House Trustee and knowledgeable about this application and the good purpose for which it is intended. There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

A quality preschool education is hard to find. Hopkins House is working diligently to make it easier for families to find and afford this kind of education in our community. They are doing this not only by attempting to increase enrollment at the Helen Day Preschool Academy, but also by expanding into Fairfax County and by training new teachers (specializing in early childhood education) who will be available for employment by schools throughout our area.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



5/12/2010

From: Candy Adams
6101A Essex House Sq.
Alexandria, VA 22310

May 12, 2010

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

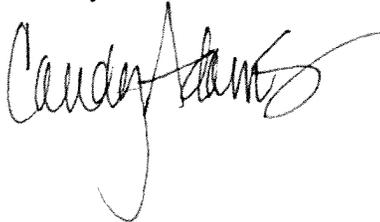
Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy in the City of Alexandria.

I am a Hopkins House Trustee and knowledgeable about this application and the good purpose for which it is intended. There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,

A handwritten signature in black ink that reads "Candy Adams". The signature is written in a cursive style with a long, sweeping tail on the letter "s".

Deborah M. Schoemer
9220 Davis Drive
Lorton, VA 22079

May 13, 2010

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I am writing to support the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

As a Hopkins House Trustee, I am knowledgeable about this application and the good purpose for which it is intended. There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City. As an employee of Alexandria City Public Schools, I know that children who have had the benefit of a preschool education are ready for kindergarten and tend to perform better than those children who missed out on that experience.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,



Deborah M. Schoemer

From: Linda K. Martin
Address: 7571 Lindberg Drive
Alexandria, VA 22306

Date: May 12, 2010

Mayor & Members of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

I am a Hopkins House Trustee and knowledgeable about this application and the good purpose for which it is intended. There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,


Signature



2210 Mt. Vernon Avenue
Alexandria, VA 22301
703.836.1021
703.894.0410 fax

May 13, 2010

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons, and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Best regards,

A handwritten signature in black ink, appearing to read "Katharine Medina".

Katharine Medina
Executive Director



1315 Duke Street, Alexandria VA 22314
Phone/ 703-836-2858 – Fax/703-836-8948
www.nvul.org – Lavern J. Chatman, CEO

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Enterprise

May 12, 2010

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,

Lavern J. Chatman
President & CEO

Shiloh Baptist Church

1429 Duke Street

Alexandria, VA 22314

703.683.4573 office

703.683.8736 fax

www.shiloh-bc.org

Reverend Dr. Lee A. Earl, Senior Pastor

April 27, 2010

Alexandria City Hall
Mayor William Euille and
Members of City Council
301 King Street
Alexandria, VA 22314

To the Honorable Mayor and Members of City Council:

I write this letter in support of my colleague and friend, Mr. Glenn Hopkins, President of the Hopkins House.

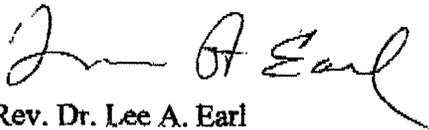
Hopkins House has submitted an application to the City of Alexandria requesting permission to increase the enrollment for the Helen Day Preschool Academy. I along with the Shiloh Baptist Church family would like to encourage you to approve this application.

Since 1939 Hopkins House has provided service to the families and children of this community. The majority of students from this pre-school go on to graduate from high school. These children receive quality education and are well prepared to enter the public school system upon graduation from this academy. Waiting lists are long and there is a high demand for placement of children in schools such as Hopkins House.

It would be a disservice to this community and to our children if the request to increase the enrollment for the Helen Day Pre-school Academy is not granted.

Let me thank you in advance for your favorable consideration of this request as it is worthy of your approval.

Sincerely,



Rev. Dr. Lee A. Earl

Sr. Pastor

and the Shiloh Baptist Church Family



BOYS & GIRLS CLUBS
OF GREATER WASHINGTON
Alexandria-Olympic Branch

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Anna C. Allen
Parent's Council Representative

Jim Almond, Area Director
Alexandria-Fairfax Region

From: Jim Almond
Dunbar-Alexandria-Olympic
Boys & Girls Clubs
Address: 401 North Payne Street
Alexandria, Virginia 22314

Date: May 7, 2010

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria. There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City. I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,

Alexandria Olympic Boys & Girls Club
401 North Payne Street
Alexandria, VA 22314
Tel. 703-549-3077; Fax 703-549-1318
www.aobgc.org

May 12, 2010

Mayor & Members of City Council

City of Alexandria
301 King Street
Alexandria, VA 22314

Planning & Zoning Commission

City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor, Councilpersons,
and Members of the Planning & Zoning Commission:

I write in support of the application from Hopkins House for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy here in the City of Alexandria.

I am a Hopkins House Trustee and knowledgeable about this application and the good purpose for which it is intended. There is a large and growing need for quality preschools in the City. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of *Northern Virginia Magazine* as one of the top two preschools in the City.

I urge the members of the Planning & Zoning Commission and City Council to support the Hopkins House application for this Special Use Permit.

Sincerely,

Julie N. Jakopic



FMK CREDIT EDUCATION CENTER, INC.

Classes . Workshops . Seminars . Consultations

May 8, 2010

Mayor William Euille
Members of City Council
City of Alexandria
301 King Street
Alexandria, Virginia 22314

To: Mayor William Euille, Councilpersons, and Members of the Planning & Zoning Commission

FMK Credit Education Center, Inc. would like to support The Hopkins House in their application for a Special Use Permit to increase the number of children enrolled in its Helen Day Preschool Academy in the city of Alexandria.

The need for quality preschool in the city of Alexandria is increasing at a rapid rate. Hopkins House is accredited by the National Association for the Education of Young Children (NAEYC) and was recognized in the January issue of **Northern Virginia Magazine** as one of the top two preschools in the city.

FMK Credit Education Center, along with our many constituents, urges the members of the Planning & Zoning Commission and the City Council to support the Hopkins House application for this Special Use Permit.

Thanking you in advance for your cooperation. If you have any questions, feel free to call us or email me at fmk@fmkinc.com.

Sincerely,



Florence M. King
President