

EXHIBIT NO. 1

18
6-16-01

Docket Item #24
SPECIAL USE PERMIT #2001-0043

Planning Commission Meeting
June 5, 2001

ISSUE: Consideration of a request for a special use permit amendment to operate a day nursery in a school building and to increase the hours of operation for the existing preschool and proposed day nursery.

APPLICANT: Hopkins House Center for Children and Families
by Harry P. Hart, attorney

LOCATION: 1218-1224 Princess Street

ZONE: RC/High density apartment, with proffer to RB uses

PLANNING COMMISSION ACTION, JUNE 5, 2001: On a motion by Mr. Komoroske, seconded by Mr. Gaines, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion failed on a vote of 3 to 3, with Mr. Dunn abstaining. Under Commission rules, the tie vote constitutes a recommendation of denial.

Reason: Some members of the Planning Commission agreed with the staff analysis, but others opposed the increase in the number of children.

Speakers:

Glenn Hopkins, applicant, stated that either he nor Hopkins House has no plans to increase the number of children beyond the 55 requested or plans to enlarge the building. He requested that the condition requiring him to require his employees to park off-street be deleted because he did not believe there is a parking problem that warrants the proposed condition. He stated that he was unsure whether he could secure off-street parking and expressed concerns about its cost and the safety of his employees walking to and from the lots.

Patrick Flood, 1110 Cromley Court, supported the proposal and stated that he was aware of over 60 signed letters of support from City residents, most of whom lived within two blocks of Hopkins House.

Hilary Kruger, 1308 Oronoco Street, stated that she was confused about the new application and surprised by the proposed changes. She suggested that the applicant go back to the neighborhood to discuss the changes.

Sarah Becker, 1200 Princess Street, stated that 79 households opposed the applicant's requests last year and that the proffer does not allow for a community center function.

Mark Webster, 1208 Princess Street, stated that some community members support the applicant's request and some members do not. He stated that due to this controversy, neither the Inner City Civic Association or the neighborhood advisory committee took a position on the applicant's request. He expressed concern that the applicant had violated the permit conditions in the past regarding the number of children allowed, and that he believed that the applicant had limited itself to 49 children during last year's request.

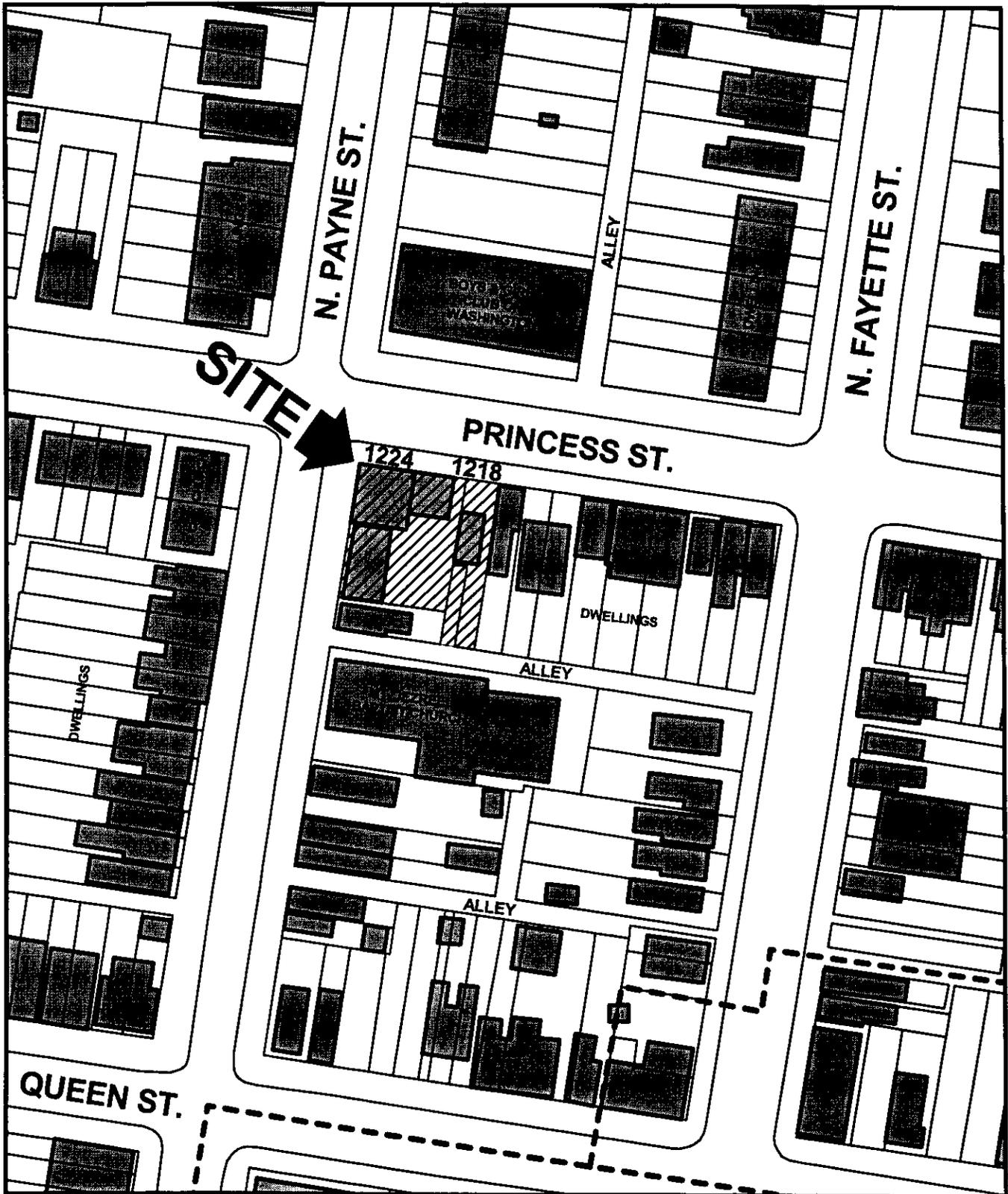
Debra Sabourin, 1212 Princess Street, supported the letter of agreement that was reached last year with the residents and Hopkins House. She stated that she does not support any increase in the number of children allowed at the facility. She filed a petition from 20 households in the immediate area that oppose the applicant's request and noted that every person living in the 1200 block of Princess Street signed the petition.

Beth Offenbacher, 305 Evans Lane, supported the applicant's request because affordable child care is needed in the community. She stated that she believed that neighborhood services that are complementary should be located adjacent to one another.

Lee Quill, 206 E. Spring Street, supported the applicant's request and stated that he believes the Hopkins House programs are beneficial to the community.

Bud Hart supported the request.

Mary Catherine Gibbs, attorney representing the applicant, spoke.



SUP #2001-0043

06/05/01



STAFF RECOMMENDATION:

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 pre-school and day nursery combined shall be limited to a maximum of ~~49~~ 55 children as requested by the applicant. (P&Z) (SUP 99-0092) (SUP #99-0148) (P&Z)
4. **CONDITION AMENDED BY STAFF:** The pre-school and day nursery [at 1224 Princess St] shall be operated Monday through Friday, from 7:00 A.M. to ~~6:00~~ 7:00 P.M., and on Saturdays from 8:00 A.M. to Noon as requested by the applicant. (P&Z) (SUP 99-0092) (SUP #99-0148) (P&Z)
5. 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 preschool and day nursery shall be limited to a maximum of 21 staff persons on-site at any time. (P&Z) (SUP 99-0092) (SUP #99-0148) (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. 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. 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. 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. 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. **CONDITION AMENDED BY STAFF:** Modifications to the zone transition setback requirement are permitted, consistent with the approved building construction ~~proposed in this application~~. 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) (SUP 99-0092) (SUP #99-0148)~~ (P&Z)
13. 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. 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. 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. 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. 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)
19. 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 rights, 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)
20. **CONDITION ADDED BY STAFF: The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department for a security survey. (Police)**
21. **CONDITION ADDED BY STAFF: The applicant shall require its employees who drive to work to use off-street parking. (P&Z)**
22. **CONDITION ADDED BY STAFF: 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, 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 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.

DISCUSSION:

1. The applicant, Hopkins House, by Harry P. Hart, attorney, requests special use permit approval to allow a day nursery in a school building located at 1218-1224 Princess Street.
2. The subject property is two lots of record with a combined frontage on Princess Street of 82 feet, 82.65 feet of frontage on North Payne Street, and a total combined lot area of 7124 square feet. The lot at 1224 Princess Street is developed with the original two story "L" shaped building, plus the addition approved one year ago, and used by Hopkins House under its existing special use permit approvals. The adjacent lot at 1218 Princess Street is owned by Hopkins House and developed with a single family home. It is currently vacant, but will be used by Hopkins House for its administrative offices.
3. On March 18, 2001, City Council granted Special Use Permit #99-0092, Special Use Permit #99-0148 and MPA and REZ #99-0012 to the applicant. These approvals allowed Hopkins House to increase the number of children permitted at the preschool, to construct a one story building addition at 1224 Princess Street, to utilize the property at 1218 Princess Street for preschool functions and rezoned the property from RB/Townhouse to RC/High density apartment with a proffer limiting the use of the site to RB uses.
4. The applicant has filed a special use permit request to provide infant and toddler care (six weeks to 24 months) and to increase the total number of children on site from 49 to 55. The applicant states that the reason for the increase is the need for facilities and programs to serve infants and toddlers whose parents work during the day.

According to materials circulated to neighbors this spring, Hopkins House's enrollment was then 39 preschool children; the applicant has told staff that its enrollment is now up to 49.

Within the combined day nursery and preschool, the applicant expects to care for a total of 55 children between the ages of six weeks and six years.

5. The application also requests permission to "return to the community building" use which existed at the 1224 Princess Street site in the past. Staff has advised the applicant that the 1999 rezoning of the property to RC, with a proffer which limits the uses to RB uses, does not allow a community building or community center use because the use is not permitted in the RB zone. Staff also advised the applicant that the community building use cannot be considered to be a noncomplying use, which would allow it to continue or be expanded with special use permit approval, because the community building use was discontinued years ago and the site has been used as a preschool since 1994. (See attached letter.)

6. According to the application materials, the preschool and day nursery will be operated from 7:00 a.m. to 7:00 p.m. Monday through Friday, and from 8:00 a.m. to Noon on Saturdays. Condition #4 of the existing special use permit requires the facility to close during the week at 6:00 p.m. In order to operate as indicated in the new request, the approved hours of operation must be amended to allow the school to be open one hour later on weekdays. According to the applicant, the one additional hour is necessary to allow parents time to based on rush hour traffic.
7. The applicant indicates that the current staff at this location totals 12 employees and that it will need two to three new staff positions for the infants and toddlers. The SUP now limits staff to 18.
8. As part of its SUP approval last year, Hopkins House was required to meet with representatives of the neighborhood on a continuing basis. Since that approval, a Neighborhood Advisory Committee has been established within the Inner City Civic Association structure and several meetings have occurred. The group provides a mechanism for addressing neighborhood concerns, such as parking and noise. According to Camille Leveret, President of Inner City Civic Association, and Jackie Bolts, President of the Neighborhood Advisory Committee, both groups have considered this special use permit request and have voted to take no position on the matter, given that there was no consensus among its members.
9. Zoning: The property at 1224 Princess Street is zoned RC/High density apartment zone, with a proffer restricting uses to the RB zone. The property at 1218 Princess Street is zoned RB/Residential townhouse zone.

STAFF ANALYSIS:

Staff has no objection to the increase in the number of children or the later closing time for Hopkins House. The proposed increase in children is small, and the need for a later closing time understandable. The incremental impacts from both requests should be minor. Hopkins House has established a mechanism for discussions with the neighborhood about issues, and appears to be working toward a good relationship with the community.

The increase in number of children does raise concerns, however, especially because one rationale for the approval one year ago, increasing the number of children from 25 to 49, was that Hopkins House had historically allowed that number to enroll. Thus, the increase in children was a technical correction and not a true increase in impacts for the neighborhood. The current application is different, asking specifically to increase the enrollment over historical limits, although only by six

more children. While the facility may be able to handle the increase, the potential impact on neighbors may be felt in the potential competition for parking spaces, a particular problem in this area. Staff has conducted informal surveys recently and again found, as it has in the past, that there are parking spaces available during the day, although spaces are much scarcer in the evenings and on weekends.

Staff is mainly concerned about the number of staff that will be necessary to handle the additional children and their need to park on the nearby streets. The applicant indicates that only two or three additional staff persons will be required and, consistent with that representation, staff has included a condition limiting the operation to a total of 21 staff persons on site at any time. Even so, with 20 staff persons, most if not all of whom will drive, the school is using a large percentage of local street parking for itself. Therefore, staff has also added a condition requiring that the applicant require its employees to use off street parking. By limiting staff and requiring it not to use the public street for parking, staff hopes to limit the impact and intensity of the school/day nursery on the residential neighborhood.

On balance, staff recommends that the special use permit should be approved. There is a need for infant and toddler care in the City, and the additions requested, both in number of children and the one hour operating time, are small. To the extent that the Hopkins House operation creates actual parking problems in the neighborhood, staff has added conditions to ameliorate the problem and encourages the applicant and its neighbors to discuss issues and to work on solutions together.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

- F-1 Although staff observed several available on-street parking spaces during weekdays, parking is much more restricted all other times. Applicant must be prepared to address concerns regarding employee parking at the public hearings.
- F-2 T&ES has no objections to the expansion.
- C-1 That the applicant comply with the City of Alexandria's Noise Control Code, Chapter 11, section 5, which sets the maximum permissible noise level as measured at the property line.

Code Enforcement:

No comments were received from this department.

Health Department:

- C-1 An Alexandria Health permit is required for all regulated facilities. This facility is currently operating as Hopkins House Preschool under permit # 16F-334-1, issued to Hopkins House Association, Inc.
- C-2 A Certified Food Manager must be on duty during all hours of food operation.
- C-3 This facility must meet state and city Social Services requirements for air and floor space, toilet facilities, separate isolation room for sick children, lighting, temperature, storage for cots and clothing. Other items may be required by state or city codes.

Police Department:

- R-1 The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department regarding a security survey for the preschool. The survey was never completed when the applicant submitted the 1999 Special Use Permit. [Note: condition not included in 1999 SUP, due to staff oversight.]

Human Services - Social Services:

- R-1 The site visit to review the request for an amendment to Special Use Permit #2001-0043 to provide services to infants and toddlers at the Hopkins House-Princess Street Site was completed on April 12, 20001. DSH staff found this location to have adequate facilities for infants and toddlers (children under 2 years of age) and recommends approval of the amendment to the SUP.

APPLICATION for SPECIAL USE PERMIT # 2001-0043

PROPERTY LOCATION: 1218-1224 Princess Street

TAX MAP REFERENCE: 64.01-12-05 & 01 ZONE: RB

APPLICANT Name: Hopkins House - A Center For Children and Their Families

Address: 1224 Princess Street Alexandria, VA 22314

PROPERTY OWNER Name: Same as Applicant

Address: Same as Applicant

PROPOSED USE: Request for an Amendment to Special Use Permit to provide services to infants and toddlers and to return use to community building.

day nursery in school bldg.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 to post placard notices on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

Harry P. Hart
Print Name of Applicant or Agent

Harry P. Hart
Signature

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

(703) 836-5757 (703) 548-5443
Telephone # Fax#

307 N. Washington St., Alex. VA 22314
City and State Zip Code

March 27, 2001
Date

=====DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY=====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

All Applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The Applicant is (*check one*) the 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, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

N/A

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license.

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8 1/2" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan package is required.

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary.)

This Special Use Permit seeks (1) a change in the definition of the childcare use at the two Hopkins House preschool locations in the City of Alexandria and (2) an increase in the total number of children and older persons that may be served at the Princess Street location.

Background:

In September 2000, with major funding provided by the City of Alexandria, Hopkins House completed renovation and expansion of its NAEYC accredited preschool at 1224 Princess Street. As a result of the publicity regarding the renovation and expansion, Hopkins House received an average of one telephone call or on-site inquiry daily from individuals seeking infant and toddler care, including a current preschool expectant mother and an expectant preschool teacher. In October 2001, Hopkins House received 29 telephone calls from current and expectant parents in search of infant and toddler childcare.

The Office of Early Childhood reported that the number of infants has increased substantially in recent months. Last fall, the Office received a marked increase in the number of inquiries from parents for infant and toddler care - particularly from low-income, working families and teenaged parents. As a result, City officials are encouraging the development of additional infant and toddler care centers in the City.

Hopkins House conducted a survey to assess the extent of the need for infant care resources in the City of Alexandria. Over several days in October, Hopkins House staff and volunteers telephoned preschool and childcare centers as well as home providers around the City to inquire about infant care, accreditation, pricing and availability. What we found was that only five centers currently provide infant and toddler care. Home providers or relatives cared for the bulk of infants, particularly the infants of working and low-income families. Of the five centers in the City that offered infant and toddler care services, only one is nationally accredited. All five centers have waiting lists, some with infants waiting to be admitted for as long as four months - one center reported a waiting list of 140 infants and toddlers as of 11/9/00.

The evidence indicates a strong need for additional infant care services in the City. To address this need, Hopkins House proposes to use available space at two facilities now owned or rented by the organization (1224 Princess Street and 4600 Duke Street). We propose to increase our allowable enrollment at the 1224 Princess Street facility from 49 to 55 children.

1224 Princess Street

In 1973, City Council approved an SUP (#856) at 1224 Princess Street for a community building. At the time, Hopkins House was described as a settlement house and its activities included programs in social services, tutoring programs, community improvement projects, recreation and cultural enrichment clubs for youth and adults, and a summer day camp. In 1994, the Hopkins House trustees narrowed these program activities to include services specifically for children and their families. Since 1998, the services at the 1224 Princess Street location have generally been limited to the preschool and the summer science camp. The Trustees, however, did not intend to limit the use of the facility to only preschool activities. Rather, Hopkins House has plans, formulated as early as 1994, to re-introduce, over several years in the

future, those programs that Hopkins House has historically provided to the community since 1939 that serve the educational needs of children, youth, and adults in their families. These programs include preschools, cultural enrichment clubs for youths and adults, a summer day camp and tutoring programs.

In March of 2000, City Council approved a SUP (#99-0092) for the expansion of the existing pre-school that accepted City staff's interpretation of the existing uses of the 1224 Princess Street building as a "private school". Under this definition, Hopkins House is permitted to provide services only to children 2 years and older. In order to serve infants and toddlers, as well as older youth and adults in their families, Hopkins House needs to return its use to its original 1973 designation. This SUP application seeks to change the current designation of the use at 1224 Princess Street to "community center". Under this definition, Hopkins House would be permitted to serve infants, youth and adults in their families at this location.

Change in Number of Children/Persons Served at 1224 Princess Street Location

In March 2000, City Council approved SUP (#99-0148) granting Hopkins House permission to provide preschool services to a maximum of 49 children at this location. The building has approximately 5,355 square feet of space on two floors and was designed for multiple uses not limited to a preschool. Hopkins House seeks to increase the total number of children to which it provides services from 49 to 55, including infants and toddlers and seeks permission to serve the community by providing computer labs for teens and adults in their families, a summer science camp, and other youth education programs, including tutoring. Therefore, consistent with the original purpose of the building, constructed in 1973 as a community center, Hopkins House seeks to increase the total number of persons that may be served in the building to 80, including infants and toddlers discussed above.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

a new use requiring a special use permit,

a development special use permit,

an expansion or change to an existing use without a special use permit,

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).

49 children, 7 am to 7 pm Monday - Friday & 8 am - 12 pm Saturdays

B. How many employees, staff and other personnel do you expect? Specify time period (i.e. day, hour, or shift).

An average of 25 employees, 7 am - 7 pm, Monday-Friday, and 5 employees, 8 am - 12 pm on Saturdays

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Monday - Friday

7 a.m. - 7 p.m.

Saturday

8 a.m. - 12 p.m.

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Normal noise for proposed use.

B. How will noise from patrons be controlled?

Hopkins House Staff will control noise on premises.

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

N/A

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?

Normal for proposed use, ie, scraps of papers and discarded supplies.

B. How much trash and garbage will be generated by the use.?

Normal amount.

C. How often will trash be collected?

Once a week, and special pick-ups, if necessary.

D. How will you prevent littering on the property, streets and nearby properties?

Hopkins House custodian monitors littering and cleans daily.

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:

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:

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

ALCOHOL SALES

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

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

4

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

0 Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

C. Where is required parking located? on site off-site (*check one*)

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

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking with 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.

D. 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.

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

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 0

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

D. During what hours of the day do you expect loading/unloading operations to occur?

N/A

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

N/A

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?

Street Access is Adequate.

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? _____ square feet.

18. What will the total area occupied by the proposed use be?

5,355 sq. ft. (existing) + _____ sq. ft. (addition if any) = 5,355 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: _____

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) must complete the following section:

8. How many employees will staff the child care facility, including the operator?

9

How many staff members will be on the job at any one time? 7

9. Where will staff and visiting parents park? On-Street Parking

10. Please describe how and where parents will drop-off and pick-up children.

Parents typically arrive by car with their children. There is a dedicated entrance with clearly marked "Loading Zone" sign. Parents escort their children into the childcare facility where they sign them in for the day.

11. At what time will children usually be dropped-off and picked-up?

Drop-off

Pick-Up

7:00 a.m. - 9:00 a.m.

4:00 p.m. - 7:00 p.m.

12. What type of outdoor play equipment is proposed for the child care facility, if any? Where will it be located on the property?

No new equipment is proposed. The facility currently has an outdoor playground area with play equipment.

Are play areas on the property fenced? Yes. No.

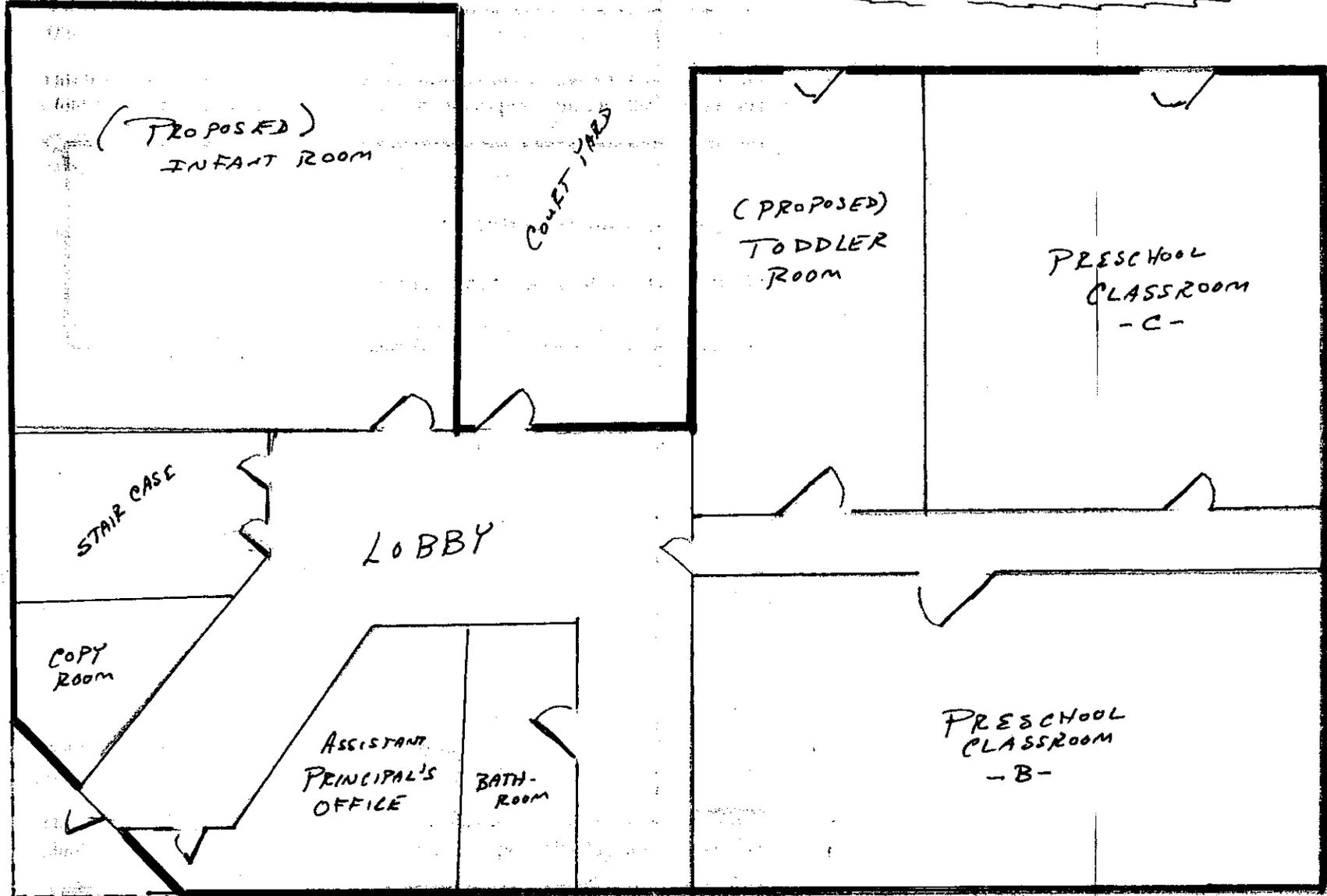
If no, do you plan to fence any portion of the property? Yes. No.
Please describe the existing or proposed fence.

CHILD CARE CENTERS ONLY

Applicants for child care centers (day care center, day nursery, and nursery schools) must complete the following section:

13. How many children will be cared for during one day? 55
14. What age children do you anticipate caring for? 6 weeks to 6 years old
15. Does the operation have a license from the State of Virginia for a child care facility?
 Yes. No. If yes, provide a copy of license.

OUTDOOR ENVIRONMENTAL CENTER



SUP 2001-0043

HELEN DAY PRESCHOOL

PC

Commonwealth of Virginia

DEPARTMENT OF



SOCIAL SERVICES

CHILD DAY CENTER LICENSE

Issued to Hopkins House Association Preschool, operated by Hopkins House Association, Inc.

Address 1224 Princess Street, Alexandria, Virginia 22314

This license is issued in accordance with provisions of Chapter 10, Title 63.1, Code of Virginia as amended, the established rules and regulations of the Child Day-Care Council and the specific limitations prescribed by the Commissioner of Social Services as follows:

Capacity: 49 Children from 2 through 5 years of age may be accepted for care.

- Adjacent area not to be used as playground until completely developed.

This license is not transferable and will be in effect from April 12, 2001 through April 11, 2003 unless revoked for violations of the provisions of law, or failure to comply with the limitations stated above.

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

LICENSE NUMBER FX. 01-177-L112

SONIA RIVERO

COMMISSIONER OF SOCIAL SERVICES

By

Title

REGIONAL LICENSING ADMINISTRATOR

Date

March 10, 2001

SUP 2001-0043

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

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557

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

TELEPHONE (703) 836-5757
FAX (703) 548-5443

OF COUNSEL
CYRIL D. CALLEY
ROBERT L. MURPHY

March 27, 2001

Ms. Eileen Fogarty, Director
Department of Planning & Zoning
City Hall, Room 2100
Alexandria, VA 22314

Re: 1218 - 1224 Princess Street and 4600 Duke Street, Units 309-310
Hopkins House Applications

Dear Ms. Fogarty:

Enclosed please find Hopkins House' application for a change in their use designation for both of their facilities in the City of Alexandria at 1218-1224 Princess Street and 4600 Duke St., Units 309-310. We are filing the application to permit Hopkins House to provide services to infants and toddlers, which does not fall within definition of their current designation as a preschool.

In addition, the facility at 1224 Hopkins House wishes to provide additional services to children, youth and adults in their families including a computer room and tutoring. Pursuant to the original SUP for this location awarded in 1973, SUP #856, the original use of the building was for a Community Building. Hopkins House believes that when it began to provide services as a preschool, that SUP did not supercede its original SUP #856 as a community building. In case the City Planning Office disagrees with Hopkins House' interpretation, we are filing the enclosed application so that we do not miss the March 27, 2001 deadline for the June Planning Commission and City Council hearings.

At your earliest convenience, please let us know whether the new SUP application is necessary to provide the services described at the 1224 Princess Street location. We look forward to working with you.

Very truly yours,


Harry P. Hart

Enclosure

A:\HopkinsHouse\SUP\Fogarty.327.wpd



City of Alexandria, Virginia

DEPARTMENT OF PLANNING AND ZONING
 301 King Street, Room 2100
 P. O. Box 178
 Alexandria, Virginia 22313
 (703) 838-4666
 FAX (703) 838-6393



April 23, 2001

BY MESSENGER

Harry P. Hart, Esq.
 Hart, Calley, Gibbs and Karp, P.C.
 307 North Washington Street
 Alexandria, Virginia 22314-2557

Re: Hopkins House SUP 2001-0043
218-1224 Princess Street

Dear Bud:

Staff has reviewed this special use permit application to add infant care and to restore the community building use.

As to the request to add additional children and to change the scope of the approved preschool to include infant and toddler care, staff finds that the use is permitted in the RB zone with a special use permit as a day nursery in a school building. The special use permit is required both for the use and because it is an intensification of the use covered by the existing special use permit.

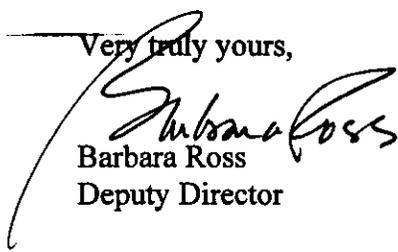
As to the request to "return use to community building" which was the use of the 1224 site in the past, we do not find a basis on which to process the application. In 1999 the land was rezoned to RC, but with a proffer which limits the uses to RB uses. The RB zone does not include a community building or community center use. The community building use was discontinued years ago; and the site has been used for a preschool since 1994. The application material submitted now and in 1999 in conjunction with prior SUP cases makes that clear. The site not having been used continuously since 1992 as a community building, we cannot consider it a noncomplying use and allow it to continue now.

As part of the Hopkins House land use applications processed in 1999, staff brought forward a text amendment to add community center to the RB list of special uses. That text amendment was designed to accomplish exactly what we read the current SUP application as seeking to do. The text amendment was deferred indefinitely at City Council when neighborhood groups raised questions about the use at this and other locations. If you believe that a text amendment is appropriate, I would be happy to discuss that with you.

In summary then, we will proceed to process the special use permit to increase the number of children to 55, and to allow infant and toddler care. However, without a text amendment, or a rezoning to eliminate the proffers, we cannot process that part of the application which seeks to restore the community building use.

If you have any questions, please contact me.

Very truly yours,



Barbara Ross
Deputy Director

cc: Eileen Fogarty, Director
Kathleen Beeton, Urban Planner

HOPKINS HOUSE

FOUNDED 1939

A Center for Children and their Families

1224 Princess Street
Alexandria, VA 22314
www.HopkinsHouse.org

Telephone: 703/549-4232
Facsimile: 703/683-3056
E-Mail: Info@HopkinsHouse.com

April 16, 2001

Dear Neighbor:

I am delighted, particularly with the approach of Mother's Day, to advise you that Hopkins House plans to offer infant and toddler care at our center on Princess Street this coming fall.

Over the past several months, we have received many requests from parents seeking affordable, quality childcare in Old Town. Alexandria officials have as well encouraged Hopkins House to expand our services to include infant and toddler care. With only five preschool centers offering infant care in Alexandria, and all of them with long waiting lists, this service is clearly needed.

We have applied to the City for permission to offer infant and toddler care. The City has scheduled public hearings on June 5th (Planning Commission) and June 16th (City Council) to consider our application.

Our plan is to retrofit a space for 8 infants (6 weeks old to walking) on the first floor and to use the specially constructed room in our building's new addition for 8 toddlers (walking to 23 months old). We also plan to start work later this spring on the outdoor grounds at Hopkins House to create a children's environmental discovery center.

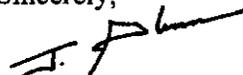
I write to you now because we need your help. We need your to convey the message that infant and toddler care at Hopkins House is not only needed in our community but will enhance our neighborhood.

In the next few weeks, some of our neighbors will come knocking at your door for two reasons: first, to answer any questions and respond to any concerns you might have about this proposal; and second, to ask you to sign a letter of support for infant and toddler care in this community (I have enclosed the letter of support with a self-addressed envelope for your convenience).

I hope you will welcome this visit and help us to open the Hopkins House doors to infants and toddlers in our community.

Of course, as always, please feel free to call me personally with your questions (703/549-4232).

Sincerely,



J. GLENN HOPKINS
President

FAQ's

ABOUT THE HOPKINS HOUSE

INFANT AND TODDLER CARE PROPOSAL



- 1. Why do we need infant and toddler care in our neighborhood?** *In recent months, communities throughout the region have experienced a surge in new births. In Alexandria the five centers offering infant and toddler care are filled to capacity and have very long waiting lists. Hopkins House has a newly renovated facility and extra office space that can be easily used to provide infant and toddler care right here in our own neighborhood.*
- 2. Will there be more children at Hopkins House?** *Yes. Our plan calls for a net increase of 6 more children in the building. We are currently authorized to enroll up to 49 children. We have asked the City for permission to enroll an additional 6 children for a total capacity of 55 infants, toddlers and preschoolers. If it accepts our proposal, Hopkins House will then be able to enroll up to 8 infants, 8 toddlers and 39 preschoolers.*
- 3. Does Hopkins House have any plans to serve older children?** *Yes. We have also asked the City to return the original designation of the Hopkins House building to a "community center." The current designation as a "private school" limits the building to uses largely as a preschool. This was not the original intent when the community built this building in 1972. It was always intended as a community building housing a variety of programs. We would like to return to this original purpose and offer after school educational programs for adolescents and teens and open the building for community meetings and small events. If the City approves this request, Hopkins House will be permitted to have, in addition to the children, as many as 50 persons in the building receiving other educational services.*
- 4. Will the hours of operation change at Hopkins House?** *Yes, if needed. We have asked the City to extend our evening operating hours by sixty minutes, from 6 p.m. to 7 p.m. We have made this request for two reasons: Given the continuing traffic problems in the City during rush hour and the likelihood of more travel delays when the Wilson Bridge reconstruction gets underway, parents will find it increasingly difficult to arrive at Hopkins House by 6 p.m. to pick up their children. Second, as a community center there will be an occasional need for the building to remain open later to accommodate meetings or small events.*
- 5. Will there be more cars parked on our streets?** *Maybe. We will need to hire 2-3 additional professionals to care for the 6 additional children. It is likely, though not guaranteed, that these new employees will commute to Hopkins House by car.*

In this case, we might see three or four additional cars parked on the street during the day when there is ample free parking space near the Hopkins House building.

6. Will the City need to change the zoning for Hopkins House? *No. Our application is a Special Use Permit asking to (a) increase enrollment capacity at Hopkins House by 6 children, (b) to return the building's original designation to a community building, allowing up to 50 individuals to use the building in addition to the 55 children, and (c) to extend our hours of operation by 60 minutes until 7pm.*

7. Why does Hopkins House need neighbors to support its application to the City? *This community has traditionally been a neighborhood for families and children. That is why Hopkins House opened here 62 years ago. A strong and vocal showing of supportive neighbors will demonstrate that our neighborhood continues to support programs that serve the education and well being of children and their families.*

8. Will there be more "noise" from children at Hopkins House? *No more than the usual sounds of children at play in the neighborhood. Infants certainly cry, some louder than others. Toddlers certainly scream, sometimes when they are at play. And, preschoolers all love to talk -- at the same time. With the addition of 6 more children at Hopkins House, all of whom will be infants and toddlers, we do not expect the usual volume of sounds coming from the building or our adjoining backyard to increase or be unreasonable for a school.*

Please Complete the

**SUPPORT LETTER FOR INFANT AND TODDLER CARE
AT HOPKINS HOUSE.**

**On the Next Page
And Mail it in the enclosed envelope.**

Thank you.

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the ~~1224 Princess~~ Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: _____

My address is: _____

Alexandria, VA 22314

My telephone number is: 703/ _____

My Signature:

Today's Date:

_____, 2001

SUP 2001-0043

HOPKINS HOUSE



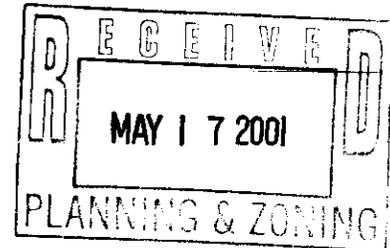
A Center for Children and their Families

1224 Princess Street
Alexandria, VA 22314
www.HopkinsHouse.org

Telephone: 703/549-4232
Facsimile: 703/683-3056
E-Mail: Info@HopkinsHouse.com

May 16, 2001

Ms. Barbara Ross
C/o: Kimberly Johnson
City of Alexandria
Office of Planning & Zoning
301 King Street, Room 2100
Alexandria, VA 22314



Reference: Infant Care SUP

Dear Ms. Ross:

Per our discussion yesterday, J. Glenn Hopkins and I submit the following in response to your questions:

1. Has the fence at the rear of 1218 Princess Street been built?

No. Per the letter from J. Glenn Hopkins, dated 12/6/00, Hopkins House and the Inner City Civic Association agreed in December to delay building the fence until a sound study is completed this Spring. At the meeting of the Neighborhood Advisory Committee (NAC) on May 1, 2001, Hopkins House presented plans (attached) for a Children's Environmental Discovery Center. The plans include erection of the six-foot, board-on-board fence as specified in SUP #99-0092. At this meeting, and on the basis of the plans presented, the NAC dropped its request for a sound study and endorsed the plan. We intend to submit these plans to City Hall for approval with the hopes of erecting the fence and building the Children's Environmental Discovery Center by the end of summer.

2. Is the Helen Day Preschool using an off-site location for its playground?

Yes. As they have for many years, Hopkins House's preschoolers regularly use the local playgrounds in the neighborhood. Different from previous years, the preschoolers do not currently use the playground at the rear of 1224 Princess Street. Equipment is being temporarily stored on the playground pending final disposition to a new location. And, the organization agreed not to use the playground until a sound study was completed (see above). However, the organization is required by State licensing regulations to have access to a playground on or near its preschool property.



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Erik M. Lensch
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Jacqueline Balsler
Agency Administrator/COO



3. Do you have an alternative plan for the use of the rear of 1218 Princess?

Yes. See #1 above and attached plan for Children's Environmental Discovery Center.

4. Why do you not include the six new proposed children in your currently authorized 49?

There is substantiated need for increased accredited, preschool services in the City and this community. To include six infants at Hopkins House's Helen Day Preschool by cutting the existing enrollment by six would not address the need for increased preschool capacity.

5. Will additional staff be required?

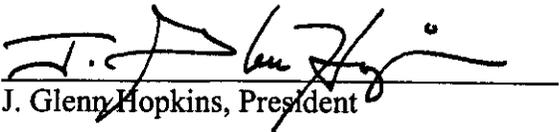
Yes. We will need to hire 2-3 additional, full-time employees to care for the infants.

6. Are you using 1218 Princess Street and, if so, for what purpose?

We are not yet using this building, although we intend to begin using some time in the fall. Plans are now under consideration to bring the building up to code for its prescribed use as preschool administrative offices.

7. Has a Police Safety Survey been completed?

No. A survey request was made to the Alexandria Police Department on May 16, 2001.


J. Glenn Hopkins, President


Harry P. Hart, Chair

December 6, 2000

Ms. Barbara Ross
C/o: Kimberly Johnson
City of Alexandria
Office of Planning & Zoning
301 King Street, Room 2100
Alexandria, VA 22314

COPY

Reference: SUP 99-0092

Dear Ms. Ross:

This is to advise you that Hopkins House has not yet completed work on the playground at the rear of 1218 Princess Street following the renovation and construction authorized by the above referenced SUP. As such, we have neither erected nor developed plans to erect the required "six foot tall board on board solid fencing which encloses the playground area and buffers it from adjacent uses."¹ We anticipate completion of this requirement on or before June 30, 2001.

This delay is due to agreements reached with the Inner City Civic Association² whereby a study of the sound levels of the children at play in the playground is to be conducted and a determination made as to the adequacy of the specified fence construction in meeting the objectives of the SUP requirement.

Because work on the playground is not yet completed, the children have not been given access the playground. As such, sound testing has not been possible. With the approach of winter work on the playground cannot be completed.

We expect to begin again on the work in the playground in the spring when the weather improves. At that time, we propose to undertake the sound study, meet with the Inner City Civic Association, and complete this final SUP requirement.

J. GLENN HOPKINS
President

Cc: B. Hart
S. Stancil

¹ Page 4 of SUP, condition #10.

² Neighborhood Advisory Committee.



MEMORANDUM

DATE: May 1, 2001

TO: Neighborhood Advisory Committee

FROM: J. Glenn Hopkins, President

SUBJECT: Children's Outdoor Environmental Center

The Hopkins House staff plans to propose, as an alternative to the plan proposed prior to the construction of the 1224 addition, the creation of a "Children's Environmental Center."

The purpose of the Center would be to provide an inviting, outdoor, educational space for the children enrolled at the Helen Day Preschool and to encourage an appreciation of nature and discovery in the preschool children. The Center will incorporate the entire Hopkins House outdoor campus, include the addition of a designated play area for toddlers and infants, improve security for the children, and enhance the appearance of the 1218 front yard. The Center is designed to accommodate one preschool classroom at a time, or approximately 20 children.

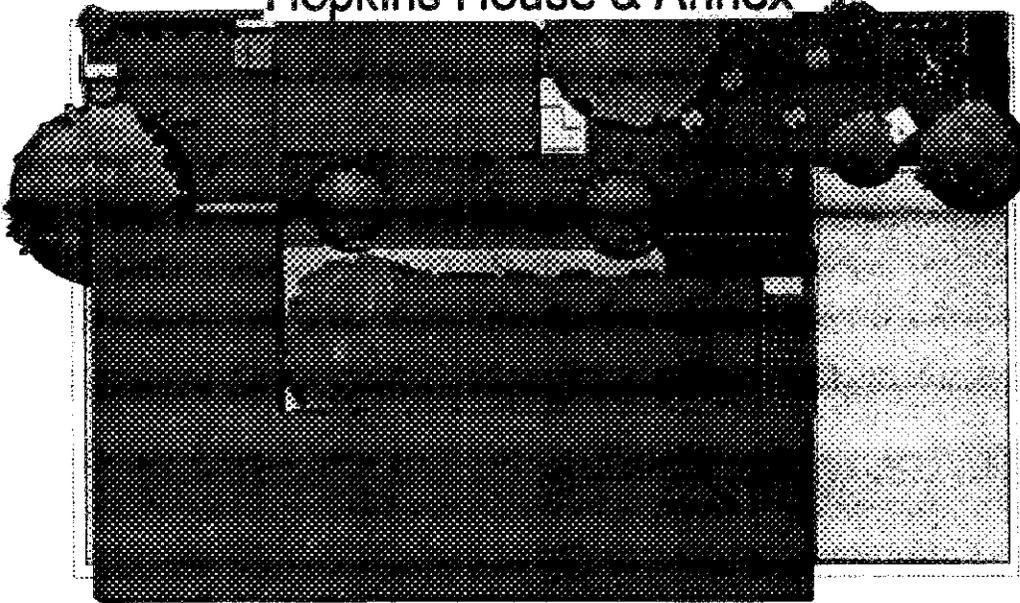
Additional fencing will be installed along the perimeter of the rear yard to comply with the requirements of the existing SUP (i.e., "board on board"). The play equipment currently in the yard will be relocated off the premises.

The attached graphics offer a conceptual idea of the plan. These plans were developed by two of Hopkins House's neighbors.

This plan requires the approval of the Hopkins House trustees and approval of certain aspects by the City of Alexandria.

Subject to funding, we anticipate development of the center over a period of months beginning in late June or early August, with the goal to have the bulk of the project completed by summer's end.

The scale is 1" : 20'
Hopkins House & Annex



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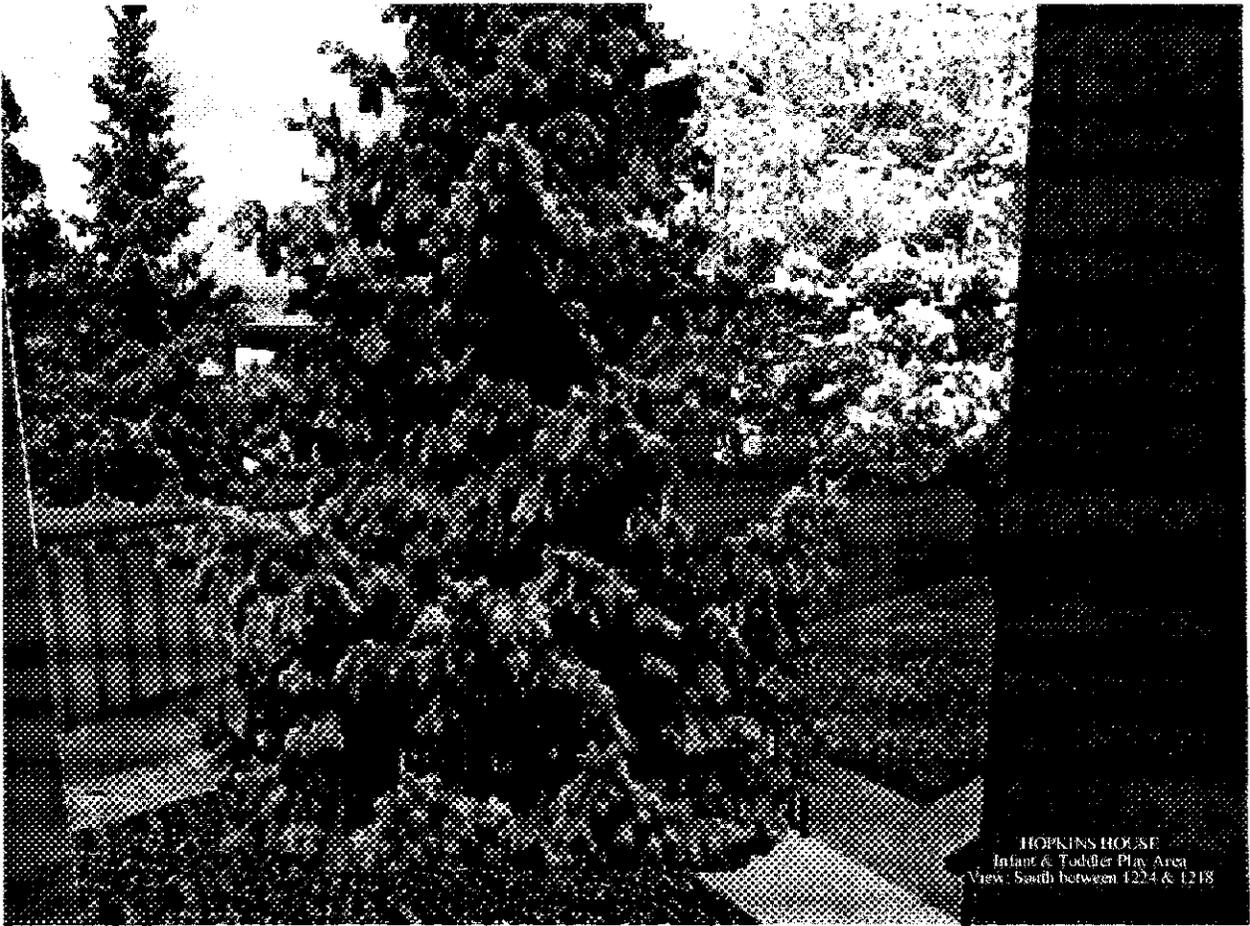
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HOPKINS HOUSE
Old Town Campus
View: Aerial



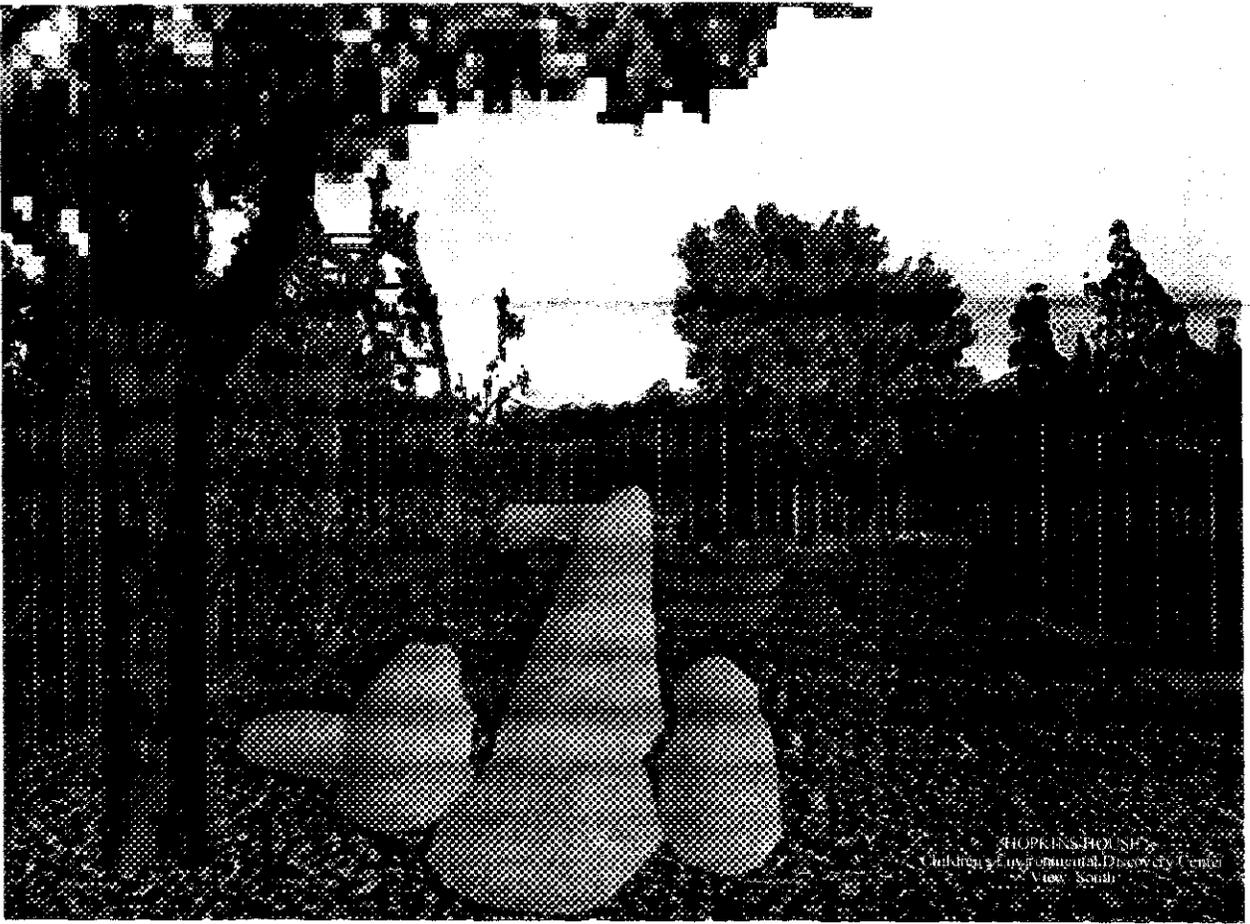
HOMES FOR SALE
2218 Princess St. #202
View: Southeast



HOPKINS HOUSE
Infant & Toddler Play Area
View: South between 1224 & 1218

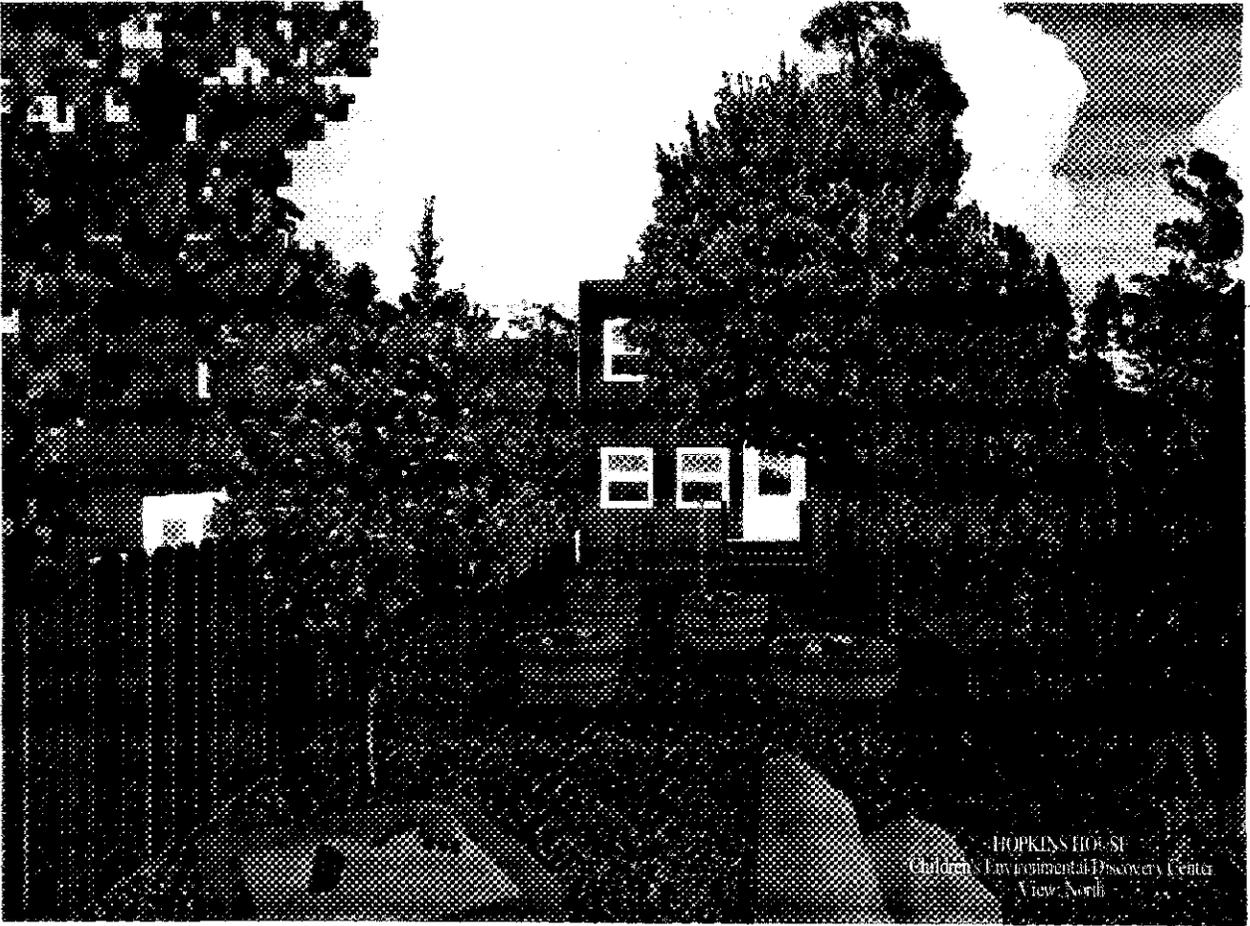


HOPKINS HOUSE
Infant & Toddler Play Area
View North between 1218 and 1224



HOPKINS HOUSE
Children's Environmental Discovery Center
View South





HOPKINS HOUSE
Children's Environmental Discovery Center
View North

SUP 2001-0043

HOPKINS HOUSE



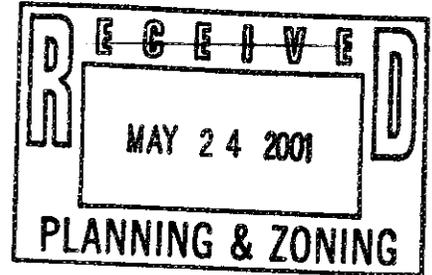
A Center for Children and their Families

1224 Princess Street
Alexandria, VA 22314
www.HopkinsHouse.org

Telephone: 703/549-4232
Facsimile: 703/683-3056
E-Mail: Info@HopkinsHouse.com

May 21, 2001

Ms. Barbara Ross
C/o: Kimberly Johnson
City of Alexandria
Office of Planning & Zoning
301 King Street, Room 2100
Alexandria, VA 22314



Reference: Community Center

Dear Ms. Ross:

With reference to your letter of April 23, 2001, we respectfully submit the following:

1. To the extent possible, Hopkins House will conduct programming at 1224 and 1218 Princess Street related to our preschool;

We disagree that the 1224 Princess Street building has not "been used continuously since 1992 as a community building." In fact, through our community health education and "lunch bag" programs, we provided services to more than 3,000 people annually in the building through 1998. Today, we continue to administer and operate programs for adolescents and families from this building as we have since it was constructed in 1972. For nearly 30 years, the Hopkins House building at 1224 Princess Street has continuously been used as a community center.

It was neither our intention nor expectation that, by submission of Special Use Permit applications specific to the preschool program in this building, that Hopkins House would limit the programs in the remainder of the building to preschools only and had waived its historic right as a community center to offer programs other than preschools in 1224 Princess Street.

Such an application would be inconsistent with the original purpose of this building as a community center and inconsistent with public statements we made, and proffer we offered, regarding any future sale of this building.



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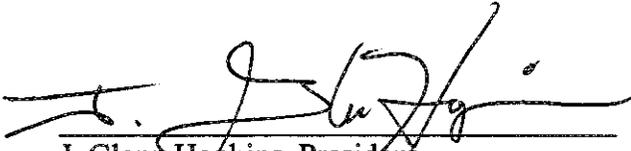
Erik M. Lensch
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EXECUTIVE STAFF
Jacqueline Balsler
Agency Administrator/COO

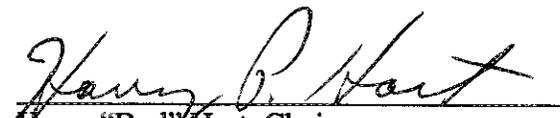


2. We acknowledge the decision by City Council to defer indefinitely action on the text amendment to add community center to the RB list of special uses. However, to the extent necessary in fulfilling our historic mission to provide community programs and services, we reserve our right to request that City Council revisit this issue should it become necessary.

3. Finally, as you are aware, for the past sixty-two years Hopkins House has been a community serving organization. It is our hope that the organization will not be constrained or prevented by the City, as a result of zoning and planning technicalities or disagreements on interpretation of the regulations and rules, from fulfilling our historic mission of service to the Alexandria community. A mission widely known and supported in this City for more than a century.



J. Glenn Hopkins, President



Harry "Bud" Hart, Chair

SUP 2001-0043

HOPKINS HOUSE



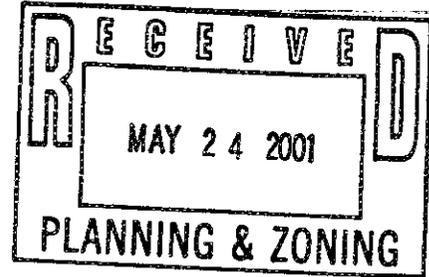
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May 21, 2001

Ms. Barbara Ross
C/o: Kimberly Johnson
City of Alexandria
Office of Planning & Zoning
301 King Street, Room 2100
Alexandria, VA 22314



Reference: Infant Care SUP

Dear Ms. Ross:

The attached graphics illustrate the planned creation of a Children's Environmental Discovery Center at the rear of 1218/1224 Princess Street. Neighborhood Advisory Committee (NAC), a community group organized in accordance with the agreements reached last year with the Inner City Civic Association, endorsed this plan on May 1, 2001.

This plan is a proposed modification to the playground originally proposed in our Special Use Permit last year.

The purpose of the Children's Environmental Discovery Center would be to provide an inviting, outdoor, educational space for the children enrolled at the Helen Day Preschool and to encourage an appreciation of nature and discovery in the preschool children.

The Children's Environmental Discovery Center will incorporate the entire Hopkins House outdoor campus, include the addition of a designated play area for toddlers and infants, improve security for the children, and enhance the appearance of the 1218 front yard.

Additional fencing will be installed along the perimeter of the rear yard to comply with the requirements of the existing SUP (i.e., "board on board"). As you were advised in December of last year, at the request of NAC Hopkins House delayed construction of the final fencing in order to consider other options acceptable to the community and Hopkins House.

The play equipment currently in the yard will be relocated off the premises.

We recognize that this plan requires the approval of the Hopkins House trustees and approval of certain aspects by the City of Alexandria. We do not anticipate problems in this regard.



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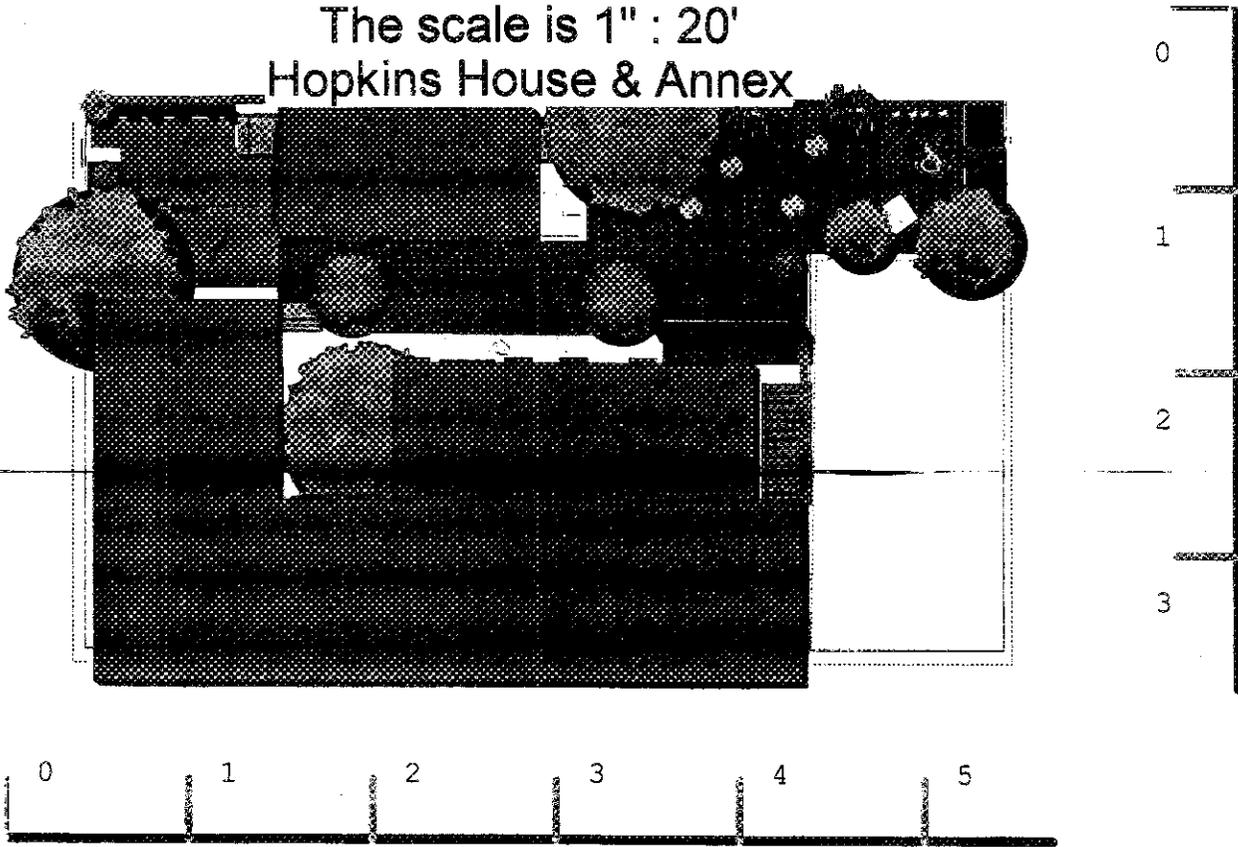


Subject to funding, we anticipate development of the center over a period of months beginning in late June or early August, with the goal to have the bulk of the project completed by summer's end.



J. Glenn Hopkins, President

The scale is 1" : 20'
Hopkins House & Annex



Aerial view of Hopkins House
Princess Street "Campus"



iris
 viburnum - spring bogart / cinnamon basil
 lavender
 azalea
 annuals/perennials for accent colors
 dogwood - white / pink

Front
 Queen
 Hopkins House

FRONT OF 1218 PRINCESS

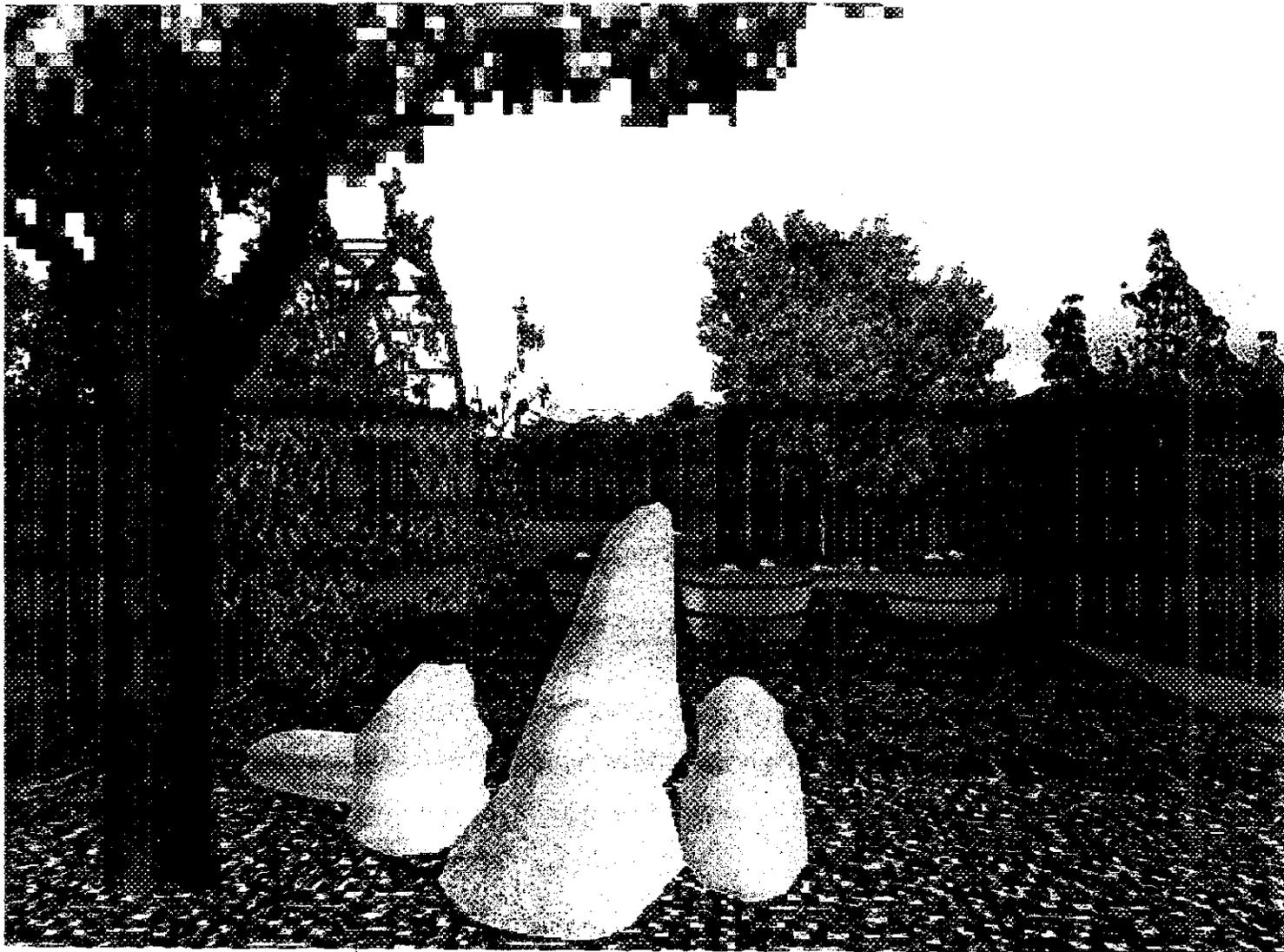


View between 2 buildings.
gravel courtyard
existing cherry tree
2 arborescences on either end of toddler area

View of infant & toddler
play area from Princess
Street. (South view)



Infant & Toddler
play area
Between 1224 and 1218
Princess Street



Hopkins House Annex - Back Yard

Redbud tree

Rocks

Arbor with Honeysuckle

3 Barrel planters

1 " fish pond

1 Sand box

2 Grape Myrtles 1)
2)

raised bed for potatoes or?

South view of
ENVIRONMENTAL CENTER

5 backward view from 1218 Princess



Northwest view of
environmental center



Crape Myrtle red
" " white

Red Bud

Arbor Bench with honey suckle - Scarlet Trumpet

Sand Box

Container gardening

rocks + water fall - fish pond

North view of
environmental center



MIME:Greg_Leisch@tr
answestern.net

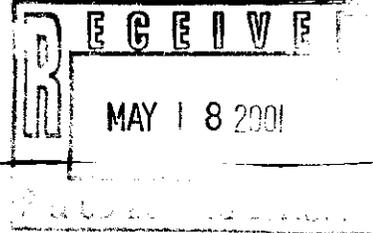
05/18/01 11:14 AM

To: Beverly I Jett@Alex
cc:
Subject: Hopkins House application for an SUP

SUP 2001-0043
\$18 sent to
cc: Blum #53
PF 6/16/01

To The Honorable Mayor, Vice Mayor, and Council:

I write in support of Hopkins House application for a SUP to:
increase children by 6
designation as a "community center"
extend operating hours ~~60~~ minutes



I am a Trustee of Hopkins and as such I am familiar with the following and wish to bring it to your attention:

Alexandria child care centers within two miles of the Inner City have a waiting lists for infants and toddlers.
the teens of the Inner City could benefit from after school educational services that may be offered at HH as a "community center."

extending the hours of operation for Hopkins House will help working parents and reduce their stress.

I hope you will support all the aspects of the Hopkins House SUP application.

Gregory H. Leisch
Trustee, Hopkins House
and
Alexandria Resident for 28 years, now at:
1250 S. Washington Street, Apt 521
Alexandria, VA 22314
703.548.8848

SUP 2001-0043
5/18 - sent to cc: [unclear] #53
PF 6/16/01



MIME:bdaniels@nsta.org
05/18/01 10:07 AM

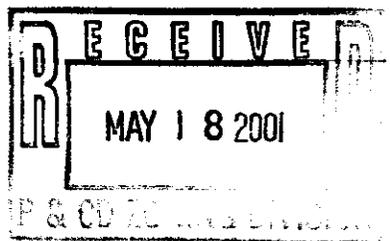
To: Beverly I Jett@Alex
cc: jghopkins@hopkinshouse.com @ INTERNET
Subject: support HH infant/toddler SUP

Mayor, Vice Mayor, and Council - I write in support of Hopkins House application for a SUP to:

- a.. increase children by 6
- b.. designation as a "community center"
- c.. extend operating hours 60 minutes

I hope you will support all aspects of the Hopkins House SUP application.

Beth Daniels
403 N. West St.
703-706-5870 bdaniels@nsta.org

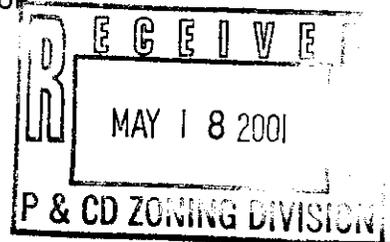


SUP 2001-0043
5/18 sent to
cc: ~~Planning~~
PF 6/16/01 #53



MIME:amy@cortinapro
ductions.com
05/18/01 09:53 AM

To: Beverly I Jett@Alex
cc: jghopkins@hopkinshouse.com @ INTERNET
Subject: Support of Hopkins House infant/toddler SUP



Mayor, Vice Mayor, and Council -

I write in support of Hopkins House application for a SUP to:
increase children by 6
designation as a "community center"
extend operating hours 60 minutes

I personally know: Alexandria child care centers within two miles of the Inner City have a waiting lists for infants and toddlers. (I called myself to research the matter.) the teens of the Inner City could benefit from after school educational services that may be offered at HH as a "community center." that despite some neighbor outcry regarding parking on 1200 block of Princess, the street is has anywhere from 2 to 5 open spots at any time OTHER than Sunday morning when the church in the 500 block of N. Payne has services. (I drive, and or walk the 1200 block no less than 4 times daily at all times of day.) I hope you will support all the aspects of the Hopkins House SUP application.

Citizen -

Amy L. Maddox
403 N. West St.
703-706-5870

#24. SUP 2001-0043
Sent to Pl, Planning #53
6/16/01 PH

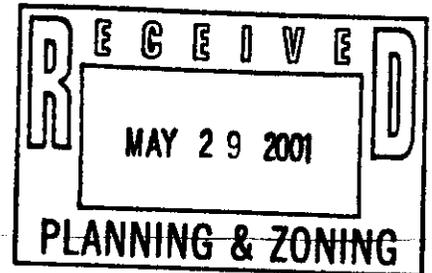
May 24, 2001<?xml:namespace prefix = o ns =
"urn:schemas-microsoft-com:office:office" />

Office of the City Clerk

301 King Street

Alexandria, VA 22314 Subject: Support of Hopkins House infant/toddler SUP

Dear The Honorable Mayor, Vice Mayor, and Council:



I write in support of the Hopkins House application for a SUP to:

* increase children by 6 * be designated as a "community center" * extend operating hours
60 minutes

I personally believe or understand that: * Alexandria child-care centers within two miles of the Inner City have a waiting list for infants and toddlers; * the teens of the Inner City could benefit from after school educational services that may be offered at HH as a "community center" * extending the hours of operation for Hopkins House will help working parents and reduce their stress.

I hope you will support all the aspects of the Hopkins House SUP application.

I have been a trustee of Hopkins House for the last five years and I endorse this project.

Sincerely,

Harry F. Hopper III

Partner

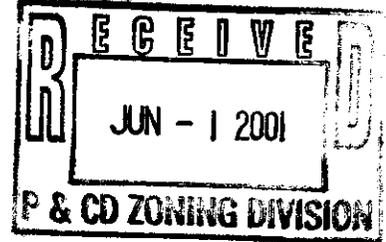
Columbia Capital

201 N. Union Street, Suite 300

Alexandria, VA 22314

(703) 519-2000

#24. SUP 2001-0043



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

OF COUNSEL
CYRIL D. CALLEY
ROBERT L. MURPHY

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

June 1, 2001

VIA HAND-DELIVERY

Ms. Eileen Fogarty, Director
Department of Planning & Zoning
c/o Barbara Ross, Deputy Director
City Hall, Room 2100
Alexandria, VA 22314

Re: Docket Item 24, SUP # 2001-0043
1218 - 1224 Princess Street, Hopkins House

Dear Ms. Ross:

Hopkins House proposes to amend three of the conditions listed in the Staff Report for the above referenced item. The first amendment deals with the number of staff members permitted. The report limits the number of staff members in condition # 6 to 18, but later refers to a total of 21 staff members at any one time. We simply want the conditions to agree with the report. We suggest that the condition read, "The preschool shall be limited to a maximum of 18 staff persons on-site at any time and the day nursery shall be limited to 3 staff persons on-site at any time for a total of 21 staff persons at any time."

The second amendment deals with the hours of operation at 1218 Princess Street. The hours of operation for 1218 Princess Street should be consistent with that of 1224 Princess Street as described in Condition #4. Condition #4 extends the hours of operation to 7 p.m. on weekdays for the preschool and day nursery. Condition #5 should agree with the hours of operation for the preschool and day nursery.

The third amendment deals with the provision for all staff members to use off-street parking. Condition # 20 imposes an undue burden on the organization that cannot be reasonably or safely met. There simply is no available off-street parking in the vicinity of Hopkins House. In addition, the Staff indicated that in its own informal study of parking in the area, it found on-street parking was available near the site during the day. Consequently, Hopkins House does not believe a requirement for off-street parking for its staff is necessary.

June 1, 2001
Page 2

We hope that we can come to a mutual resolution regarding these conditions and are available to discuss these matters at any time.

Very truly yours,



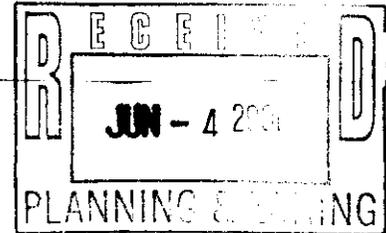
Harry P. Hart

cc: J. Glenn Hopkins

#24. SUP 2001-0043

1214 Princess St.
Alexandria, VA 22314
May 31, 2001

Ms. Barbara Ross
City of Alexandria
Office of Planning & Zoning
301 King Sreet, Room 2100
Alexandria, VA 22314



Reference: Hopkins House SUP 2001-0043

Dear Ms. Ross,

Thank you for the opportunity to discuss the current Hopkins House SUP application with you.

As requested, I offer the following clarification of the noise issue. Specifically, in the letter from Glenn Hopkins and Bud Hart dated May 16, 2001 (pp. 32-33), it is stated in item #1: "the NAC dropped its request for a sound study..." In fact, this information is not wholly accurate. I am attaching the May 1, 2001 NAC minutes for your perusal and I direct your attention to item #5, which outlines the current status of the request for city noise testing. Item #5 clearly states: "The Committee agreed to suspend the issue of noise monitoring at this time due to the reported change in planned use by Hopkins House."

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Sandi Stancil". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Sandi Stancil

Encl.: Minutes of NAC Committee Meeting, May 1, 2001

Hopkins House Neighborhood Association Committee (HHNAC)
May 1, 2001

Members Present: Jackie Boltz, Glenn Hopkins, Amy Maddox, Sandi Stancil, Mark Webster

Not Present: Lorissa Bounds, Bill Cromley

Others Present: Jackie Balsler (Hopkins House)

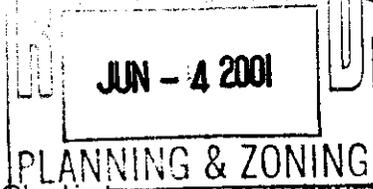
1. Hopkins House presented proposed plans to transform the outdoor area behind 1218 Princess Street (formerly used as a playground) into a Children's Environmental Discovery Center. J. Glenn Hopkins stated that the purpose of the Center is to "provide an inviting, outdoor, educational space for the children and encourage an appreciation of nature and discovery. The Center will incorporate the entire Hopkins House outdoor campus, include the addition of a designated play area for toddlers and infants, improve security for the children, and enhance the appearance of the 1218 front yard. The Center is designed to accommodate one preschool classroom at a time, or approximately 20 children."
2. J. Glenn Hopkins also advised the Committee that additional fencing will be installed along the perimeter of the rear yard to comply with the requirements of the existing SUP (i.e., "board on board"). The play equipment currently in the yard will be relocated off the premises.
3. Subject to funding, the Hopkins House anticipates development of the environmental center over a period of months beginning in late July or early August, with the goal to have the bulk of the project completed by summer's end.
4. Charlotte Landis, ICCA member and master gardener, volunteered her time to develop the master plan. Several other points were mentioned:
 - a. A low, iron fence will be placed in front of 1218 Princess
 - b. The catalpa tree at 323 N. Payne Street will be replaced with something more appropriate at the neighbor's request
 - c. The remaining cypress trees will be taken down, due to their weak root systems and to free up space for infant/toddler play area
 - d. A number of new trees and bushes will be added throughout the area, as appropriate
5. Children (other than toddlers/infants) will continue to use neighborhood playgrounds for recreation. J. Glenn Hopkins stated that students have not used the playground area at the Hopkins House facility since the renovations began last summer. The Committee agreed to suspend the issue of noise monitoring at this time due to the reported change in planned use by Hopkins House. Sandi Stancil indicated that noise monitoring may be needed at a later date, depending upon actual use and administrative control in the area regarded as 'playground area' in SUP 99-0012, March 18, 2000. The Committee agreed

to leave open the possibility to revisit this issue should it become necessary. J. Glenn Hopkins stated that current enrollment at the preschool, as of May 1, stands at 38 children. He also stated that enrollment varies throughout the year.

A motion passed unanimously in support of the proposed environmental center.

The Next HHNAC meeting will take place in the Fall.

#24 SUP 2001-0043 sent to CC, CLK, P+Z #53



future

MIME:Woodie411@a
ol.com
05/29/01 12:31 AM

To:
cc:Hopkins@hopkinshouse.com @INTERNET, (bcc: Beverly I Jett/Alex)
Subject:Support Hopkins House Infant Toddler SUP

Honorable Mayor, Vice Mayor and members of City Council I am writing to record my support for the Hopkins House Application for a SUP to:

- increase children by six
- redesignate Hopkins House as a designated Community Center(original title)
- and extend operating hours by one hour.

I do this fully understanding the specifics of the SUP Application.
I urge your careful consideration and approval of this request,which is greatly needed in this community.

Ethel S. Underwood
5300 Holmes Run P;way #411
Alexandria,VA.22304
703-751-3638

HOPKINS HOUSE



A Center for Children and their Families

1224 Princess Street
Alexandria, VA 22314
www.HopkinsHouse.org

Telephone: 703/549-4232
Facsimile: 703/683-3056
E-Mail: Info@HopkinsHouse.com

LIST OF ACTIVITIES TO INFORM AND ENGAGE THE COMMUNITY IN SUPPORT FOR INFANT AND TODDLER CARE AT HOPKINS HOUSE

In an effort to inform our neighbors and seek their support for this infant and toddler care proposal, Hopkins House conducted the following community support activities under the advice and guidance of an informal group of community volunteers:

- November 28: Advised Neighborhood Advisory Committee (NAC) about proposal.
- January 9: NAC voted unanimously to "make no recommendation concerning the Hopkins House infant care proposal."
- January 11: NAC reported to the Inner City Civic Association (ICCA) with no recommendation on the infant care proposal. The ICCA voted to take no position on the infant care proposal.
- April 16: Mailed letters to neighbors, trustees and current parents informing them about the proposal and seeking their support (attached).
- April 21-
May 19: Community volunteers visited neighbors at home and spoke with them about the proposal and sought their support.
- May 1: Presented outdoor landscaping plan (required for infant and toddler care at Princess Street) to NAC. NAC voted unanimously to support the landscaping plan.
- May 17: Posted notices to property owners about pending SUP.
- June 1: Distributed fliers to neighbors inviting them to a community informational meeting on June 2.
- June 2: Held community informational meeting at Princess Street building from 10am to 11am.
- June 5: Received over 60 letters expressing support for the proposal from neighbors and Alexandria residents.



OFFICERS:
Harry "Bud" Hart
Chairman
Valeria S. Henderson
Vice President

Clarence A. Johnson
Secretary/Treasurer
J. Glenn Hopkins
President/CEO

TRUSTEES:
Robert Bogan
Richard G. Cole, Jr.
Peter Converse
H. Stewart Dunn, Jr.
Rev. Lee A. Earl

William D. Euille
Robert Hicks
W. Michael Holm
Harry F. Hopper, III
Bernice Lee
Gregory H. Leisch

Erik M. Leisch
Noel Shepherd

EXECUTIVE STAFF
Jacqueline Balser
Agency Administrator/COO



COMMUNITY SUPPORT

In response to the Community Support activities described above, Hopkins House received 62 letter of support from the community (excerpts follow).

"I think this is a good idea. We need this in the City. So many people want to work but have no one to keep their children. So keep up the good work." **Nonie K. Harrison.**

"We strongly support this community service which we see as being of great benefit to our neighborhood." **Cynthia and Ewen Cobban.**

"If the Hopkins House is allowed to go forward with this venture, it will certainly help parents like myself to be more productive in their communities." **Jim Almond (Alexandria Boy's & Girls Club).**

Number	Percentage	Group
39	63%	Letters from neighbors residing within two blocks of the Hopkins House building at 1224 Princess Street.
12	19%	Letters from community members residing in or near the Inner City.
11	18%	Letters from other Alexandria residents.
62	100%	Total Letters of Community Support received.

"A wonderful letter explaining all aspects of your expansion plan. Thank you and I hope the City stakeholders approve it based on favorable response from the neighbors." **Jane M. Curtis.**

"Hopkins House has been a tremendous asset to the Alexandria community for years. The various outreach programs to adults, teens (youth) and especially senior citizens and children has met many social needs. This organization has truly improved and enriched the lives of many in this community. In this new millennium we must support the growth and vision that were established by its founders." **Donna Wair Hall.**

"This is a good thing. Keep up the good work Hopkins House staff." **Betty McCutchen.**

"We emphatically do NOT agree with or support the efforts of some members of the Inner City Civic Association to refuse these extensions of Hopkins House's offerings or to limit them." - **N.V. Fitton.**

HOPKINS HOUSE

FOUNDED 1939

A Center for Children and their Families

1224 Princess Street
Alexandria, VA 22314
www.HopkinsHouse.org

Telephone: 703/549-4232
Facsimile: 703/683-3056
E-Mail: Info@HopkinsHouse.com

April 16, 2001

Dear Neighbor:

I am delighted, particularly with the approach of Mother's Day, to advise you that Hopkins House plans to offer infant and toddler care at our center on Princess Street this coming fall.

Over the past several months, we have received many requests from parents seeking affordable, quality childcare in Old Town. Alexandria officials have as well encouraged Hopkins House to expand our services to include infant and toddler care. With only five preschool centers offering infant care in Alexandria, and all of them with long waiting lists, this service is clearly needed.

We have applied to the City for permission to offer infant and toddler care. The City has scheduled public hearings on June 5th (Planning Commission) and June 16th (City Council) to consider our application.

Our plan is to retrofit a space for 8 infants (6 weeks old to walking) on the first floor and to use the specially constructed room in our building's new addition for 8 toddlers (walking to 23 months old). We also plan to start work later this spring on the outdoor grounds at Hopkins House to create a children's environmental discovery center.

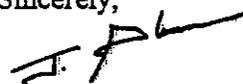
I write to you now because we need your help. We need you to convey the message that infant and toddler care at Hopkins House is not only needed in our community but will enhance our neighborhood.

In the next few weeks, some of our neighbors will come knocking at your door for two reasons: first, to answer any questions and respond to any concerns you might have about this proposal; and second, to ask you to sign a letter of support for infant and toddler care in this community (I have enclosed the letter of support with a self-addressed envelope for your convenience).

I hope you will welcome this visit and help us to open the Hopkins House doors to infants and toddlers in our community.

Of course, as always, please feel free to call me personally with your questions (703/549-4232).

Sincerely,


J. GLENN HOPKINS
President

67

FAQ's

ABOUT THE HOPKINS HOUSE

INFANT AND TODDLER CARE PROPOSAL



1. **Why do we need infant and toddler care in our neighborhood?** *In recent months, communities throughout the region have experienced a surge in new births. In Alexandria the five centers offering infant and toddler care are filled to capacity and have very long waiting list. Hopkins House has a newly renovated facility and extra office space that can be easily used to provide infant and toddler care right here in our own neighborhood.*

2. **Will there be more children at Hopkins House?** *Yes. Our plan calls for a net increase of 6 more children in the building. We are currently authorized to enroll up to 49 children. We have asked the City for permission to enroll an additional 6 children for a total capacity of 55 infants, toddlers and preschoolers. If accepts our proposal, Hopkins House will then be able to enroll up to 8 infants, 8 toddlers and 39 preschoolers.*

3. **Does Hopkins House have any plans to serve older children?** *Yes. We have also asked the City to return the original designation of the Hopkins House building to a "community center." The current designation as a "private school" limits the building to uses largely as a preschool. This was not the original intent when the community built this building in 1972. It was always intended as a community building housing a variety of programs. We would like to return to this original purpose and offer after school educational programs for adolescents and teens and open the building for community meetings and small events. If the City approves this request, Hopkins House will be permitted to have, in addition to the children, as many as 50 persons in the building receiving other educational services.*

4. **Will the hours of operation change at Hopkins House?** *Yes, if needed. We have asked the City to extend our evening operating hours by sixty minutes, from 6 p.m. to 7 p.m. We have made this request for two reasons: Given the continuing traffic problems in the City during rush hour and the likelihood of more travel delays when the Wilson Bridge reconstruction gets underway, parents will find it increasingly difficult to arrive at Hopkins House by 6 p.m. to pick up their children. Second, as a community center there will be an occasional need for the building to remain open later to accommodate meetings or small events.*

5. **Will there be more cars parked on our streets?** *Maybe. We will need to hire 2-3 additional professionals to care for the 6 additional children. It is likely, though not guaranteed, that these new employees will commute to Hopkins House by car.*

In this case, we might see three or four additional cars parked on the street during the day when there is ample free parking space near the Hopkins House building.

6. Will the City need to change the zoning for Hopkins House? *No. Our application is a Special Use Permit asking to (a) increase enrollment capacity at Hopkins House by 6 children, (b) to return the building's original designation to a community building, allowing up to 50 individuals to use the building in addition to the 55 children, and (c) to extend our hours of operation by 60 minutes until 7pm.*

7. Why does Hopkins House need neighbors to support its application to the City? *This community has traditionally been a neighborhood for families and children. That is why Hopkins House opened here 62 years ago. A strong and vocal showing of supportive neighbors will demonstrate that our neighborhood continues to support programs that serve the education and well being of children and their families.*

8. Will there be more "noise" from children at Hopkins House? *No more than the usual sounds of children at play in the neighborhood. Infants certainly cry, some louder than others. Toddlers certainly scream, sometimes when they are at play. And, preschoolers all love to talk -- at the same time. With the addition of 6 more children at Hopkins House, all of whom will be infants and toddlers, we do not expect the usual volume of sounds coming from the building or our adjoining backyard to increase or be unreasonable for a school.*

Please Complete the

SUPPORT LETTER FOR INFANT AND TODDLER CARE
AT HOPKINS HOUSE.

On the Next Page
And Mail it in the enclosed envelope.

Thank you.

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: _____

My address is: _____

Alexandria, VA 22314

My telephone number is: 703/ _____

My Signature: _____

Today's Date: _____

_____, 2001

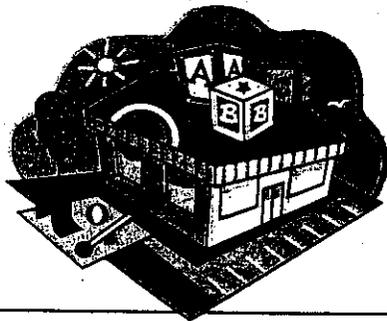
You Are Invited

To The

HOPKINS HOUSE

Infant And Toddler Care Informational Open House

SATURDAY, JUNE 2, 2001
10:00 - 11:00 a.m.



TOUR the rooms proposed for the infant and toddler care program.
SEE the plans for the proposed Children's Environmental Discovery Center.
LEARN more about Hopkins House, the children and their families.
ASK questions, get answers.

COMING THIS FALL: Infant And Toddler Childcare At Hopkins House!

SERVING THIS COMMUNITY SINCE 1939.



HOPKINS HOUSE
A Center for Children and their Families
1224 Princess Street
Alexandria, VA 22314



LETTERS OF SUPPORT

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Camille F. Leverett

My address is: 1306 Princess St.

Alexandria, VA 22314

My telephone number is: 703/ 519-8573

My Signature:

Camilla Leverett

Today's Date:

May 23, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: ROBERT & MARTINE IRMER

My address is: 1403 PRINCESS ST
ALEXANDRIA VA

Alexandria, VA 22314

My telephone number is: 703/ 836 8418

My Signature:

IRMER

Today's Date:

5/20, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Ronald Banks

My address is: 300 North Fayette st

Alexandria, VA 22314

My telephone number is: 703/ 986 3964

My Signature:



Today's Date:

5-15- 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

We emphatically do NOT agree with
or support the efforts of some members of
the Subur City Civic Association to refuse these
extensions of Hopkins House's offerings or
to limit them.

My name is: N. V. FITTON

My address is: 311 N FAYETTE ST

Alexandria, VA 22314

My telephone number is: 703/ 548-5785

My Signature:

N. V. Fitton

Geiger Dwyer

Today's Date:

5/23, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is:

JANET E. PONDERTER

My address is:

3147 FAYETTE ST
ALEX VA 22314

Alexandria, VA 22314

My telephone number is: 703/

548 4832

My Signature:

Janet E. Ponderter

Today's Date:

5/29, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: HEATHER Poindexter

My address is: 314 N FAYETTE ST
Alex, VA 22314

Alexandria, VA 22314

My telephone number is: 703/ 5484832

My Signature:

Heather Poindexter

Today's Date:

5-29-01, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

Hopkins House has been a tremendous asset to the Alexandria Community for years. The various outreach programs to adults, teens (youth) and especially senior citizens and children has met many social needs. This organization has truly improved and enriched the lives of many in this community. In this new millennium we must support the growth and vision that were established by its founders.

My name is: Donna Blair Hall

My address is: 404 North Fayette St

Alexandria, VA 22314

My telephone number is: 703/ 549-0784

My Signature:

Donna B. Blair Hall

Today's Date:

May 15, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

THE AREA WAS STARTED IN THE THIRTEEN HUNDRED BLOCK
PRINCCESS STREET.WHERE I ATTENED MEETINGS .ALSOOTHER
CLUBS PARTISIPED IN THEIR BUISNESS.

My name is: CLINTON T.WAIR

My address is: 404NFAYETTE, ST. ALEXANDRIA, VA. 22314

Alexandria, VA 22314

My telephone number is: 703/ 549-6784

My Signature:

Clinton T. Wair

Today's Date: 5/13/2001

_____, 2001



Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Peggy Coleman

My address is: 408 N. Fayette St.
Alex, Va. 22314

Alexandria, VA 22314

My telephone number is: 703/ _____

My Signature:

Peggy Coleman

Today's Date:

6/4/ 2001

10

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: LOUIS R. HARRIS Sr.

My address is: 420 N. Fayette St.

Alexandria, VA 22314

My telephone number is: 703/ 683-0055

My Signature:

Louis R Harris Sr.

Today's Date:

_____, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Mr. Joseph Kahoe Jr

My address is: 421 N Fayette St.

ALEX, VA 22314

Alexandria, VA 22314

My telephone number is: 703/ _____

My Signature:

Joseph Kahoe Jr

Today's Date:

5/15/ 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Mrs. Mabel Burts

My address is: 426 N. Fayette St
Alex, Va. 22314

Alexandria, VA 22314

My telephone number is: 703/ 836-4337

My Signature:

Mrs. Mabel Burts

Today's Date:

May 10, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

Hopkins House is one of the landmarks for the City of Alexandria and this house has served this community for lot of years. And they are still serving our community. They are part of the Black Community.

My name is: Ms. BARBARA C. PROCTOR

My address is: 426 North Fayette St.
Alex, VA 22314

Alexandria, VA 22314

My telephone number is: 703/ 836-4337

My Signature:

Ms. Barbara C. Proctor

Today's Date:

May 10, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Adrienne Lewis

My address is: 428 N. Jayette St.
Alex. Va. 22314

Alexandria, VA 22314

My telephone number is: 703/ 739-0522

My Signature:

Adrienne M. Lewis

Today's Date:

5/16, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Barbara A. Lewis

My address is: 428 N. Fayette St.

Alexandria, VA 22314

My telephone number is: 703/ 739-0522

My Signature:

Today's Date:

Barbara A. Lewis

5/15, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

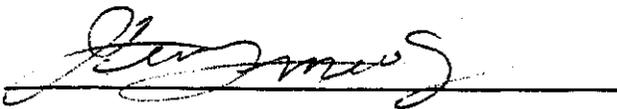
My name is: JERRY MURRAY

My address is: 1125 QUEEN ST.
ALEXANDRIA VA. 22304

Alexandria, VA 22314

My telephone number is: 703/ 549-9464

My Signature:



Today's Date:

5/20/01, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Holly H Hook

My address is: 1221 Queen St

Alexandria, VA 22314

My telephone number is: 703/ 837-1542

My Signature:

Holly H Hook

Today's Date:

19 April, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

Hopkins House is here to stay. It has been a beacon light for the city of Alexandria for all the citizens that needed them.

My name is: Helen Miller

My address is: 1301 Queen St. City
Alex VA

Alexandria, VA 22314

My telephone number is: 703/ 836.3561

My Signature:

Helen Miller.

Today's Date:

5/21, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

A wonderful letter explaining all aspects of your expansion plan. Thank you and I hope the City stakeholders approve it based on favorable response from the neighbors.

My name is: Jane M. Curtis

My address is: 204 N. Payne St.

Alexandria, VA 22314

My telephone number is: 703/ 544-0822

My Signature:

J. M. Curtis

Today's Date:

5/17/01, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- ✓ • Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- ✓ • Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- ✓ • Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

We strongly support this community service
which we see as being of great benefit to
our neighborhood.

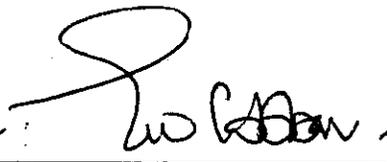
My name is: CYNTHIA and EWEN COBBAN

My address is: 207 N. PAYNE ST

Alexandria, VA 22314

My telephone number is: 703/ 834 7060

My Signature:

C & E Cobban 

Today's Date:

4/21, 2001



BOYS & GIRLS CLUBS
of Greater Washington

ALEXANDRIA OLYMPIC BRANCH

401 N. Payne Street, Alexandria, Virginia 22314
703-549-3077 — 703-549-3078 Fax: 703-549-1318

Over 60 Years of Service to Youth of Alexandria

JIM ALMOND
Senior Branch Director

OFFICERS

PRESIDENT

KEITH D. BURNER

VICE-PRESIDENTS

GERALD FILE

BETH OFFENBACKER

DAVID WOODBURY

SECRETARY

PAT ADAMS

TREASURER

SUSAN BERSCH

BOARD OF DIRECTORS

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DENISE DUNBAR

JAMES H. DUNNING

JIM ELLIOTT

WILLIAM EUILLE

CHARLES HALL

PAUL JOST

FRANK E. LASCH

JOHN LAVALLE

HELEN MILLER

MARGARET W. RAUH

CAROLE ROGIN

MARK SOUDER

JESSE SUBER

DAVID TIMONER

JEFFREY WAINSCOTT

This letter is on the behalf of the Hopkins House in their attempts to provide the Old Town area of Alexandria with infant and child care.

This service is one that is sorely needed in Old Town. I have observed the program at the Hopkins House and am very impressed with the great things that they are doing for the youth. This new facet of the Hopkins House will provide a service that will allow parents that have very small children to seek employment and perform without child care concerns on their jobs. I also have a small child, three years old, and a baby on the way that will be enrolled and participating in this program.

As the Executive Director of the Boys & Girls Club, I am very aware of the importance of belonging to and contributing to the community in which you are employed. If the Hopkins House is allowed to go forward with this venture, it will certainly help parents like myself to be more productive in their communities.

I sincerely hope that you will support Mr. Glenn Hopkins and the Hopkins House to serve this great Alexandria community.

Sincerely,

Jim Almond
Executive Director

Alexandria-Olympic Boys & Girls Club

95

23

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

I support Hopkins House' ongoing programs to provide affordable child care for working parents. I also hope that Hopkins House and the community can work together in developing future programs and uses of the facility that are of use to the neighborhood

My name is: Jacqueline Boltz

My address is: 416 N. Payne St
Alexandria VA

Alexandria, VA 22314

My telephone number is: 703/ 299-9928

My Signature:

Jacqueline Boltz

Today's Date:

May 21, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: FRED HILL

My address is: 417 N. PAYNE
ALEXANDRIA,

Alexandria, VA 22314

My telephone number is: 703/ 683-3380

My Signature:

Fred Hill

Today's Date:

5-23-01, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

Keep up The good work

My name is: Nancy Matthews

My address is: 524 N. Payne St.

Alexandria, VA 22314

My telephone number is: 703/ 299-0476

My Signature:

Nancy Matthews

Today's Date:

May 21, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: MRS. WILLIE MAE LEE

My address is: 825 ORONOCO ST

Alexandria, VA 22314

My telephone number is: 703/ _____

My Signature:

Willie Mae Lee

Today's Date:

5-30, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

*I think this is a Good Idea
we need this in the City so many people want to
work but have no one to keep their children
so keep up the Good work.*

My name is: Nonie K Harrison

My address is: 1302 Bronoco St

Alexandria, VA 22314

My telephone number is: 703/ 683-0615

My Signature:

Nonie K Harrison

Today's Date:

5-1- 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Norma J. Turner
My address is: 1309 Cronoco St

Alexandria, VA 22314

My telephone number is: 703/ 549-7858

My Signature:

Norma J. Turner

Today's Date:

15 May, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: ALEXANDER R. TURNER

My address is: 1309 ORONOCO ST.
ALEXANDRIA

Alexandria, VA 22314

My telephone number is: 703/ 549 7858

My Signature:



Today's Date:

5/15/, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

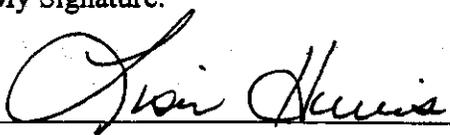
My name is: Lisa Ward

My address is: 311 N. West St.

Alexandria, VA 22314

My telephone number is: 703/ 519-6443

My Signature:



Today's Date:

4/24, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Monica Giovachino

My address is: 401 N. West St

Alexandria, VA 22314

My telephone number is: 703/ 836-8867

My Signature:

Monica Giovachino

Today's Date:

5-21, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

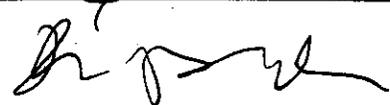
My name is: Amy Maddox and Beth Daniels

My address is: 403 N. West St

Alexandria, VA 22314

My telephone number is: 703/ 706-5870

My Signature:

Today's Date:

4.19, 2001

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33

SUPPORT LETTER FOR INFANT AND TODDLER CARE AT HOPKINS HOUSE.

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by one hour, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Harvey Brown

My address is: 407 N. West St

Alexandria, VA 22314

My telephone number is: 703/ 535-5491

My Signature:

Harvey E Brown

Today's Date:

May 1, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

This is a good thing. Keep up the good work Hopkins House Staff.

My name is: Betty McCutchen

My address is: 411 N. West St

Alexandria, VA 22314

My telephone number is: 703/ 836-2887

My Signature:

Betty McCutchen

Today's Date:

5-20, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

Hopkins House is a credit to
the Community.

My name is: Claude Conner

My address is: 503 N. West St.

Alexandria, VA 22314

My telephone number is: 703/ 548-8638

My Signature:

Claude Conner

Today's Date:

May 21, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Lillian Lomb

My address is: 525 North West # 20314

Alexandria, VA 22314

My telephone number is: 703/ 2364049

My Signature:

Lillian Lomb

Today's Date:

5-23, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: John W. Caldwell, Jr

My address is: 527 N West St.

Alexandria, VA 22314

My telephone number is: 703/ 548-6716

My Signature:

John W. Caldwell, Jr

Today's Date:

5/23, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Raymond Cross

My address is: 727 N West St
Alexandria VA

Alexandria, VA 22314

My telephone number is: 703/ 703-683-0658

My Signature:

Raymond Cross

Today's Date:

5-30, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: GREY ZANE JR

My address is: 314 N. HENRY ST
A

Alexandria, VA 22314

My telephone number is: 703/ 836 8978

My Signature:

Today's Date:

Grey Zane Jr

5-24, 2001



Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Charles Smith

My address is: 709 N. Alfred St.

Alexandria, VA 22314

My telephone number is: 703/ 838-0354

My Signature:

Charles Smith

Today's Date:

5-23-, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is:

Sarah A. Langbein

My address is:

*425 No. High St.
Alexandria, VA 22314*

Alexandria, VA 22314

My telephone number is: 703/ _____

My Signature:

Sarah A. Langbein

Today's Date:

May 30 2001



Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Dorothy Taylor

My address is: 406 N. ALFRED ST.
ALEX, VA. 22314

Alexandria, VA 22314

My telephone number is: 703/ _____

My Signature:

Dorothy Taylor

Today's Date:

6/4, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Carlos Flores

My address is: 1317 Rockledge ST

Alexandria, VA 22314

My telephone number is: 703/ 535-7875

My Signature:

Flora Flores

Today's Date:

5-23- 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: maria Alvarado

My address is: 1319 Pendleton ST.

Alexandria, VA 22314

My telephone number is: 703/ 684-5541

My Signature:

Maria Alvarado

Today's Date:

5-23, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Mary E. Carrell

My address is: 1335 Pendleton St

Alexandria, VA 22314

My telephone number is: 703/548-6580

My Signature:

Mary E. Carrell

Today's Date:

_____, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Lester Meredith

My address is: 300 - Weythe St. apt. 9w

Alexandria, VA 22314

My telephone number is: 703/ 549-0308

My Signature:

Lester Meredith

Today's Date:

May 15, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Lolita D. Arrington

My address is: 1008 Montgomery St.
Alex. Va. 22314

Alexandria, VA 22314

My telephone number is: 703/ 684-8137

My Signature:

Lolita Arrington

Today's Date:

5/30, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Ms. Eleanor Winfree

My address is: 427 N. Columbus St.
Alex Va. 22314

Alexandria, VA 22314

My telephone number is: 703/ _____

My Signature:

Eleanor Winfree

Today's Date:

6/4/ 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Theresa Carroll

My address is: 1253 Wythe
Alex, VA 22314

Alexandria, VA 22314

My telephone number is: 703/ _____

My Signature:

Theresa Carroll

Today's Date:

4/4/, 2001

May 23, 2001

Hopkins House Preschool
1224 Princess St.
Alexandria, VA 22314

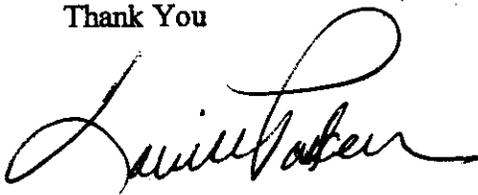
Dear Sir or Madam:

My name is Louise Parker and I am a current customer of Hopkins House Preschool. My son Amarri T. Parker attends this school.

I am writing to you today with the hopes of expressing my feelings toward having an Infant Care Program initiated into the everyday curriculum of the center. I have friends that either want me to check into infant care at Hopkins House or are just looking and think that it would benefit them greatly. One of the ways that it would benefit them would be because of the locations, just a couple of blocks from the Metro. Another way would be the time saver it would be that in this area alone there are families with one or more children of the infant to preschool age and they may be able to attend the same school hence the hassle of those days when getting around or sudden delays cause you to fall behind in timing. We all know how stressful and hectic it is trying to pick your children up when something like this occurs.

In conclusion I feel that this endeavor would not only become a valuable asset to Hopkins House but to other possibilities as well. Things like maybe transportation for some of the sites, more involvement with the community and it's people. I would really like to see this Infant Care Program get off the ground.

Thank You



Louise Parker

1302 MADISON ST.
ALEXANDRIA, VA 22314

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

I definitely agree with infants/toddler daycare for the Princess Street site. I do hope that the child/teacher ratio will be at a decent amount, so that we can assure parents the proper care. Especially considering they are younger and would involve more patience, work and higher training level for the employees in that position.

My name is: Elisete Carvalho Pina

My address is: 8067 Janna Lee Avenue

Alexandria, VA 22314

My telephone number is: 703/360-8832

My Signature:

Elisete Carvalho Pina

Today's Date:

5/29, 2001

Kathryn H Medina

115 E Spring St
Alexandria, Va 22301
703-836-8788
katmedom@aol.com

May 22, 2001

To Whom It May Concern,

I am writing this letter to you to praise the work and efforts of The Hopkins House. I have seen first hand the work that they do. I have a 2 ½ year old Granddaughter that goes to their center on Princess Street. We have seen a lot of progress in the short time that she has been there. She has learned a lot from the teachers and staff. I would support any effort they have to bring more children into the facility. I feel that even infants can learn from all of the people there. I feel that if they extended the hours of operation there would be an influx of more people there. I think that it would be a great deal of service to have the building go back as a community center so that the people of the community could use this and learn a lot. I feel that the people of the Hopkins House try their best to work with and for the community.

I support all that the Hopkins House is doing and plan to do in the future. Please feel free to contact me if you have any questions.

Sincerely,

Kathryn Medina
Kathryn H Medina

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Malinda Griffie
My address is: 296 S. Whitcomb St. #V-2
ALEX VA 22304

Alexandria, VA 22314

My telephone number is: 703/ 914-5650 wk

My Signature:

Malinda Griffie

Today's Date:

5/15/01, 2001

SUPPORT LETTER FOR INFANT AND TODDLER CARE AT HOPKINS HOUSE.

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by one hour, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Paul Smith

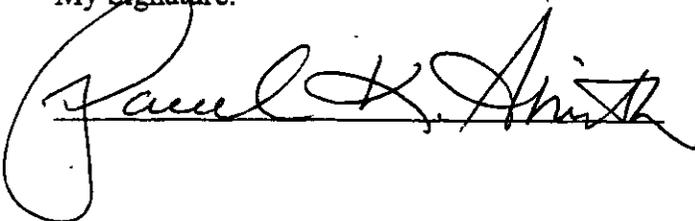
My address is: 17 E. Bellefonte Ave #103

Alexandria, Va 22301

Alexandria, VA 22314

My telephone number is: 703/ 739-8416

My Signature:



Today's Date:

05/30/01, 2001

J. Glenn Hopkins

From: Deanna Shelton [Deanna.Shelton@COLCAP.COM]
Sent: Thursday, May 24, 2001 12:00 PM
To: 'Beverly.jett@ci.alexandria.va.us'
Subject: Support of Hopkins House infant/toddler SUP

May 24, 2001

Office of the City Clerk

301 King Street

Alexandria, VA 22314

Subject: Support of Hopkins House infant/toddler SUP

Dear The Honorable Mayor, Vice Mayor, and Council:

I write in support of the Hopkins House application for a SUP to:

- increase children by 6
- be designated as a "community center"
- extend operating hours 60 minutes

I personally believe or understand that:

- Alexandria child-care centers within two miles of the Inner City have a waiting list for infants and toddlers;
- the teens of the Inner City could benefit from after school educational services that may be offered at HH as a "community center"
- extending the hours of operation for Hopkins House will help working parents and reduce their stress.

I hope you will support all the aspects of the Hopkins House SUP application.
I have been a trustee of Hopkins House for the last five years and I endorse this project.

Sincerely,

Harry F. Hopper III

Partner

Columbia Capital

201 N. Union Street, Suite 300

Alexandria, VA 22314

(703) 519-2000

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Casheta Lisenby

My address is: 3420 Julep Drive
#203

Alexandria, VA 22314

My telephone number is: 703/ 765-9085

My Signature:

Casheta Lisenby

Today's Date:

5/23, 2001

J. Glenn Hopkins

From: Lensch, Erik [ELensch@dlj.com]
Sent: Monday, May 21, 2001 10:53 AM
To: 'J. Glenn Hopkins'
Subject: RE: Support of Hopkins House infant/toddler SUP

Re: Support of Hopkins House infant/toddler SUP

The Honorable Mayor, Vice Mayor, and Council:

I write in support of Hopkins House application for a SUP to:

increase children by 6

designation as a "community center"

extend operating hours 60 minutes

I personally know:

Alexandria child care centers within two miles of the Inner City have a waiting lists for infants and toddlers.

the teens of the Inner City could benefit from after school educational services that may be offered at HH as a "community center."

extending the hours of operation for Hopkins House will help working parents and reduce their stress.

I hope you will support all the aspects of the Hopkins House SUP application.

Erik Lensch
1921 Belfield Rd.
Alexandria, VA 22307
703 317-7902

-----Original Message-----

From: J. Glenn Hopkins [mailto:jghopkins@hopkinshouse.com]
Sent: Monday, May 21, 2001 10:34 AM
To: Lensch, Erik
Subject: RE: Support of Hopkins House infant/toddler SUP

Thanks Erik: If you kept a copy of the e-mail, please send it to me. I intend to collect them and include in a final package to the Planning Commission. Also, great you finally talked to Harry. I have not been able to speak with him personally yet. Cyndi Glassman commented that she would like us to move ahead with the investment policies specific to each fund, including and especially the money raised by Harry.

Yours,
Jason Glenn Hopkins
(703)549-4232

-----Original Message-----

From: Lensch, Erik [mailto:ELensch@dlj.com]

7 130

58

J. Glenn Hopkins

From: Greg Leisch [Greg_Leisch@transwestern.net]
Sent: Friday, May 18, 2001 10:51 AM
To: Beverly.jett@ci.alexandria.va.us
Subject: Hopkins House application for an SUP

To The Honorable Mayor, Vice Mayor, and Council:

I write in support of Hopkins House application for a SUP to:

increase children by 6
designation as a "community center"
extend operating hours 60 minutes

I am a Trustee of Hopkins and as such I am familiar with the following and wish to bring it to your attention:

Alexandria child care centers within two miles of the Inner City have a waiting lists for infants and toddlers.

the teens of the Inner City could benefit from after school educational services that may be offered at HH as a "community center."

extending the hours of operation for Hopkins House will help working parents and reduce their stress.

I hope you will support all the aspects of the Hopkins House SUP application.

Gregory H. Leisch
Trustee, Hopkins House
and
Alexandria Resident for 28 years, now at:
1250 S. Washington Street, Apt 521
Alexandria, VA 22314
703.548.8848

* 131

59

J. Glenn Hopkins

From: Woodie411@aol.com
Sent: Tuesday, May 29, 2001 12:27 AM
Cc: Hopkins@hopkinshouse.com
Subject: Support Hopkins House Infant Toddler SUP

Honorable Mayor, Vice Mayor and members of City Council I am writing to record my support for the Hopkins House Application for a SUP to:

----increase children by six

----redesignate Hopkins House as a designated Community Center(original title)

----and extend operating hours by one hour.

I do this fully understanding the specifics of the SUP Application.

I urge your careful consideration and approval of this request,which is greatly needed in this community.

Ethel S. Underwood
5300 Holmes Run P;way #411
Alexandria,VA.22304
703-751-3638

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Sahan Kaddal

My address is: 4600 Duke Street #1018
Alexandria, VA 22304

Alexandria, VA 22314

My telephone number is: 703/ 751 6548

My Signature:

Sahan K

Today's Date:

5/24, 2001

Dear Members of the Alexandria Planning Commission and City Council:

I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

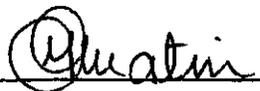
My name is: TAHINA MATIN

My address is: 4600 DUKE ST. #1620

Alexandria, VA 22314

My telephone number is: 703/ 812/6982

My Signature:



Today's Date:

06/01/2001

A submission of approximately 20 petitions opposed to the Hopkins House application was submitted by Deborah Sabourin. Only one copy was submitted to the dais, where it was reviewed by the members of the Planning Commission and inadvertently left in a trash can. It had already been removed by the time staff searched the room the following morning.

HOPKINS HOUSE



A Center for Children and their Families

1224 Princess Street
Alexandria, VA 22314
www.HopkinsHouse.org

Telephone: 703/549-4232
Facsimile: 703/683-3056
E-Mail: Info@HopkinsHouse.com

May 21, 2001

Ms. Barbara Ross
C/o: Kimberly Johnson
City of Alexandria
Office of Planning & Zoning
301 King Street, Room 2100
Alexandria, VA 22314

SUP #2001-0043
1218-1224 Princess St
Hopkins House Center

Reference: Infant Care SUP

Dear Ms. Ross:

The attached graphics illustrate the planned creation of a Children's Environmental Discovery Center at the rear of 1218/1224 Princess Street. Neighborhood Advisory Committee (NAC), a community group organized in accordance with the agreements reached last year with the Inner City Civic Association, endorsed this plan on May 1, 2001.

This plan is a proposed modification to the playground originally proposed in our Special Use Permit last year.

The purpose of the Children's Environmental Discovery Center would be to provide an inviting, outdoor, educational space for the children enrolled at the Helen Day Preschool and to encourage an appreciation of nature and discovery in the preschool children.

The Children's Environmental Discovery Center will incorporate the entire Hopkins House outdoor campus, include the addition of a designated play area for toddlers and infants, improve security for the children, and enhance the appearance of the 1218 front yard.

Additional fencing will be installed along the perimeter of the rear yard to comply with the requirements of the existing SUP (i.e., "board on board"). As you were advised in December of last year, at the request of NAC Hopkins House delayed construction of the final fencing in order to consider other options acceptable to the community and Hopkins House.

The play equipment currently in the yard will be relocated off the premises.

We recognize that this plan requires the approval of the Hopkins House trustees and approval of certain aspects by the City of Alexandria. We do not anticipate problems in this regard.



OFFICERS:
Harry "Bud" Hart
Chairman

Valeria S. Henderson
Vice President

Clarence A. Johnson
Secretary/Treasurer

J. Glenn Hopkins
President/CEO

TRUSTEES:
Robert Bogan
Richard G. Cole, Jr.
Peter Converse
H. Stewart Dunn, Jr.
Rev. Lee A. Earl

William D. Euille
Robert Hicks
W. Michael Holm
Harry F. Hopper, III
Bernice Lee
Gregory H. Leisch

Erik M. Lensch
Noel Shepherd

EXECUTIVE STAFF
Jacqueline Balsler
Agency Administrator/COO

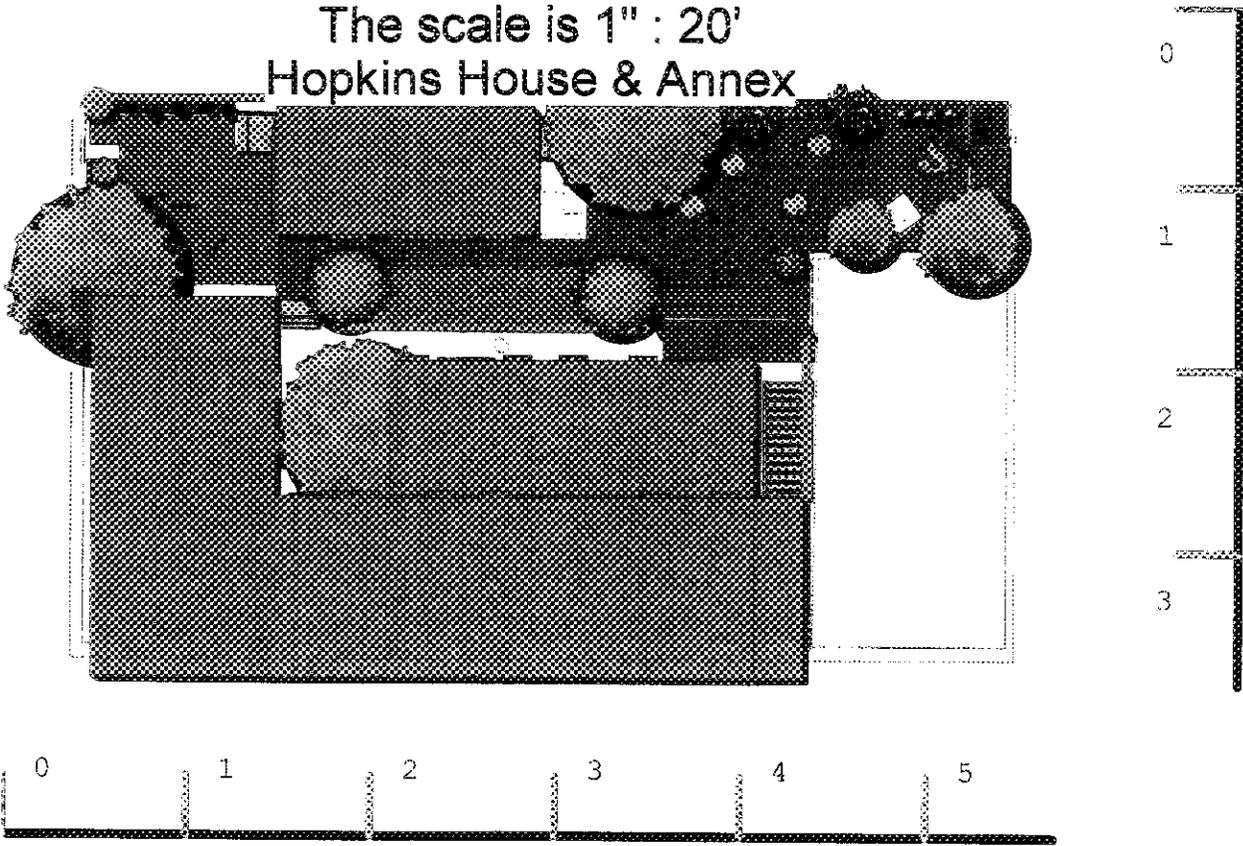


Subject to funding, we anticipate development of the center over a period of months beginning in late June or early August, with the goal to have the bulk of the project completed by summer's end.



J. Glenn Hopkins, President

The scale is 1" : 20'
Hopkins House & Annex



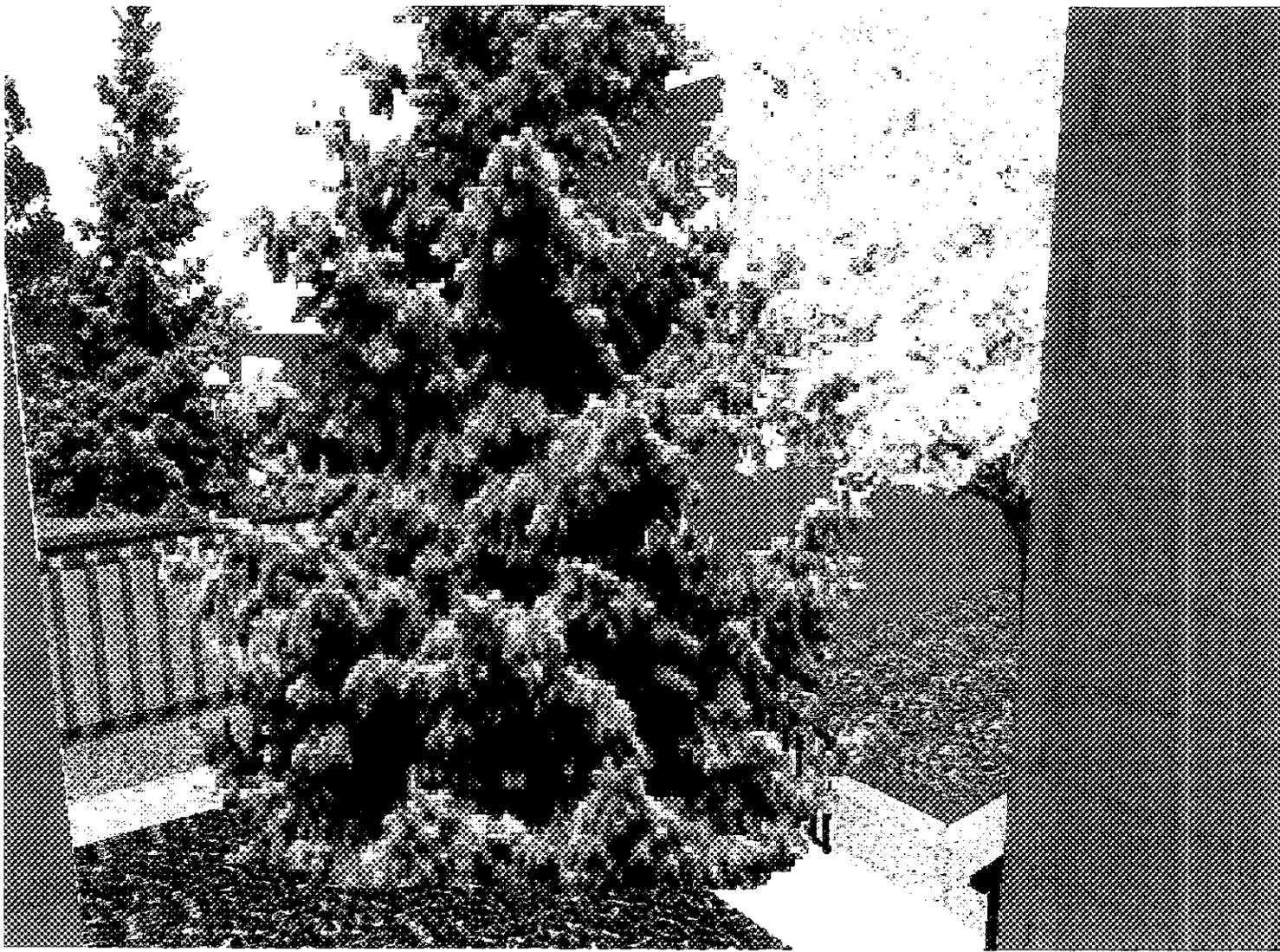
*Aerial view of Hopkins House
Princess Street "Campus"*



IRIS
viburnum - spring bogart / cinnamon bush
lavender
azalea
annuals/perennials for accent colors
dogwood - white / pink

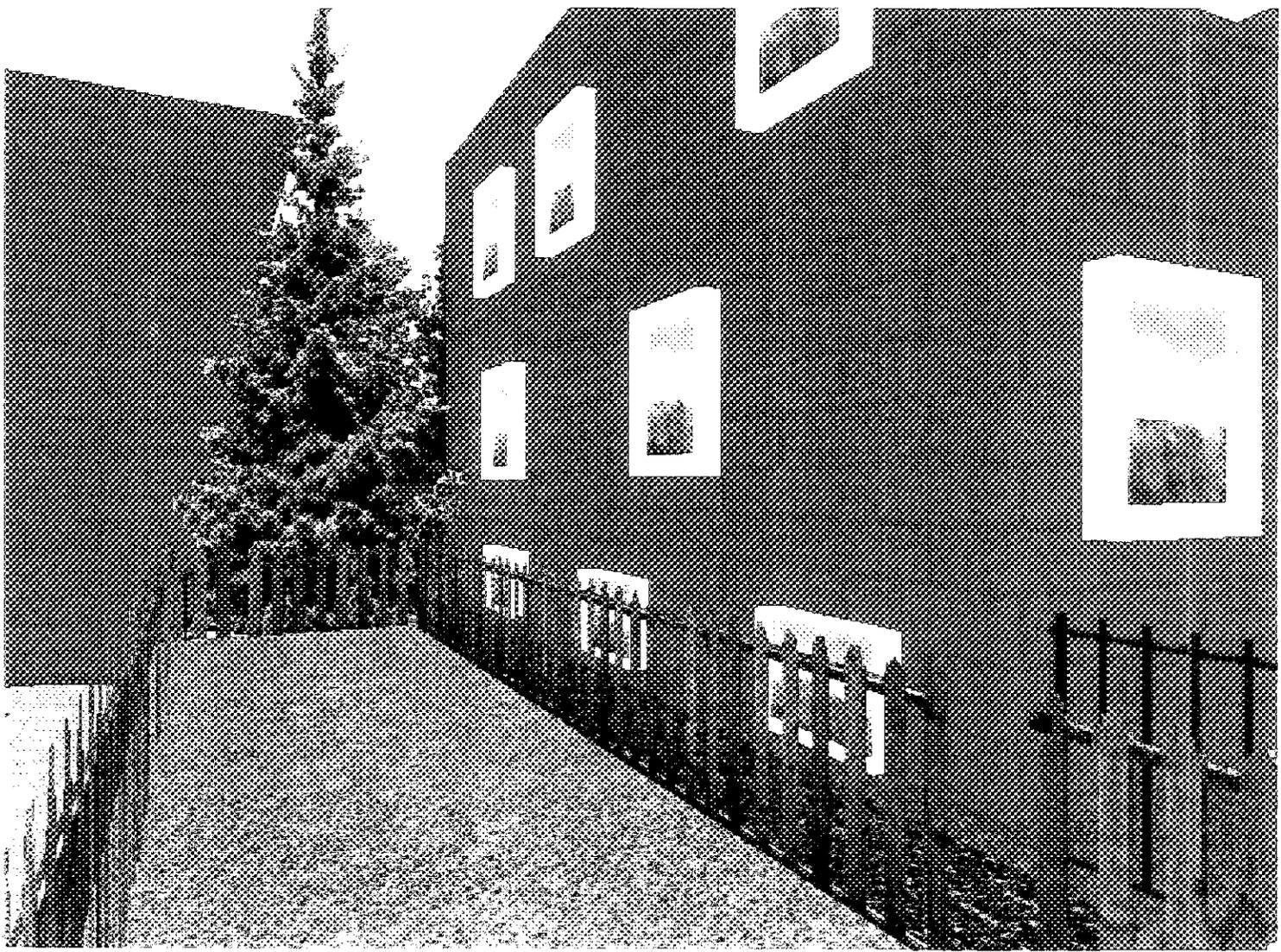
Front
Hopkin House

FRONT OF 1218 PRINCESS

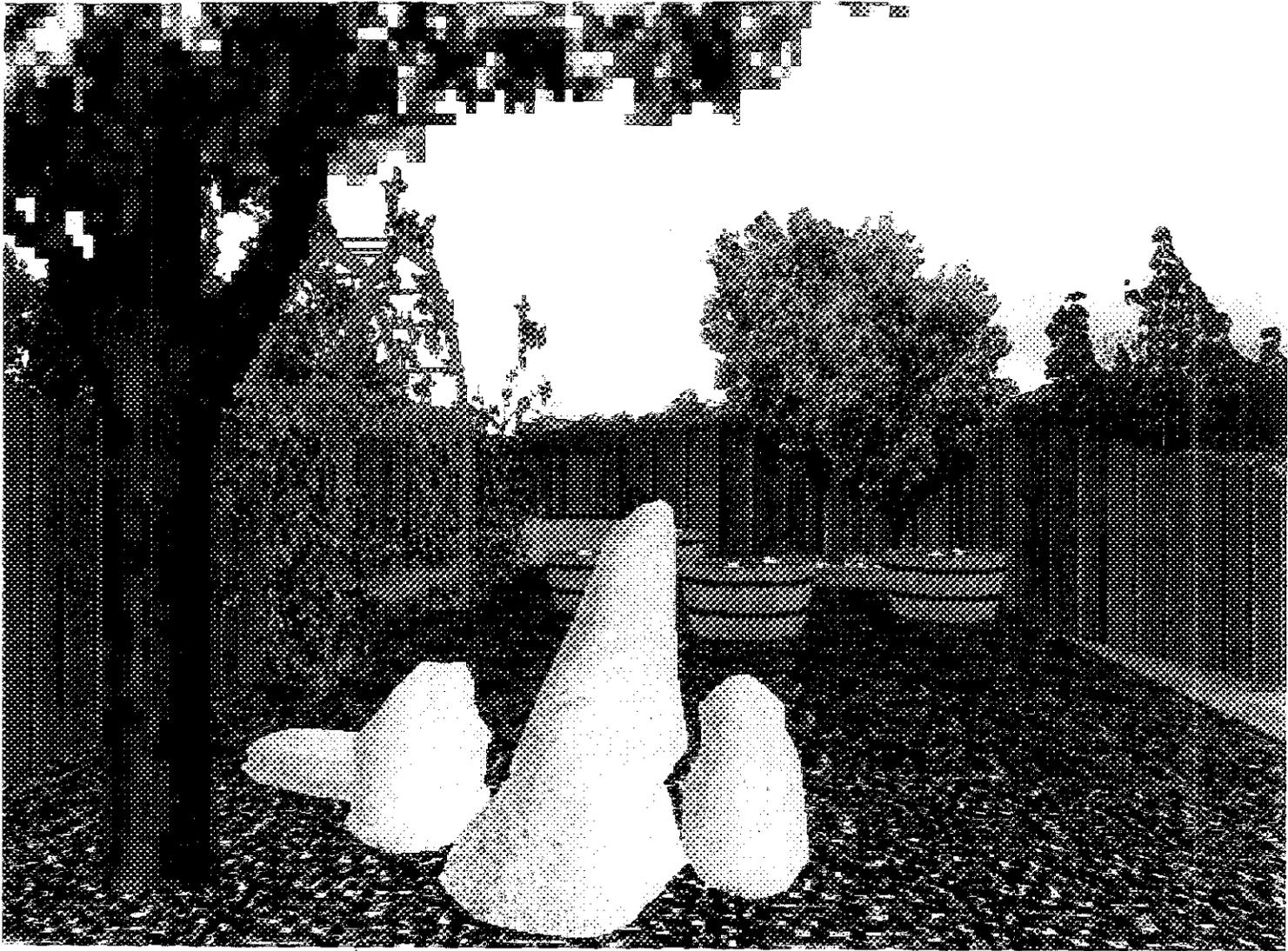


View between 2 buildings.
gravel courtyard
existing cherry tree
2 arborvitee on other end of toddler area

View of infant & toddler
play area from PRINCESS
Street. (South view)



Infant & Toddler
play area
Between 1224 and 1218
Princess Street



Hopkins House Annex - Back Yard

Redbud tree

Rocks

Arbor with Honeysuckle

3 Barrel planters

1 " fish pond

1 Sand box

2 Grape Myrtle 1)
2)

raised bed for potatoes or?

South view of
Environmental Center

Backward view from 1218 Princess



Northwest view of
environmental center



Crape Myrtle red
" white

Red Bud

Arbor Bench with honey suckle - Scarlet Trumpet

Sand Box

Container gardening

rocks + water face - fish pond

North view of
Environmental Center

18
6-16-01

June 6, 2001

Alexandria City Council
Suite 2300, City Hall
301 King Street
Alexandria, VA 22314

Dear Mayor Donley and Members of the Council:

Last week I received an invitation to attend an open house at Hopkins House to discuss any concerns I may have as a member of the community about their proposed infant care program. As a close neighbor of Hopkins House, I was pleased that the organization took the time—as they always have—to inform me of their plans and to elicit my opinion. Because I (and 60 of my neighbors) support a community day nursery, I decided to watch the Alexandria Planning Commission debate this issue last night on public access channel 11.

It was quite a civics lesson. The arguments against the Hopkins House day nursery boiled down to two specious assertions: (1) that the three new staff required to run the nursery in addition to the extra hour would put undue burden on residential parking, and (2) Hopkins House was negligent in informing the community of their plans. The former is ludicrous and the latter is baffling. In addition to bewilderment and disappointment at the outcome of the hearing, I am writing to express my outrage at the conduct of the Commission during the proceedings.

Donna Fossum and Richard Leibach, the commissioners leading the opposition to this petition, were not only working from false assumptions, they did so in a manner that was offensive to the point of absurdity. Ms. Fossum was convinced that Glenn Hopkins (Executive Director of Hopkins House) acted in bad faith in his dealings with members of the ICCA and the neighborhood advisory committee. Her commitment to this claim was so deep, that even when the particular point was resolved in Mr. Hopkins' favor (on live TV yet), it could not be shaken!

Richard Leibach is clearly nursing old grievances. After lengthy preamble about the good old days of Hopkins House, Mr. Leibach went on for some time and with great condescension about Glenn Hopkins' apparent lack of touch with the community, since Mr. Hopkins appeared unaware of the grievous parking problems his proposal would cause. An absurd position, considering that if it weren't for Mr. Hopkins' understanding of community need, there would be no waiting list for the day nursery right now! By 9:30 p.m., I was angry enough to get on my bicycle and ride to City Hall to hear the rest of the debate in person—passing the usual 10 empty parking spaces on the 1200 block of Princess Street along the way. I suggest that Richard Leibach do a little better research—or better yet, read the findings of the traffic report on parking in the area.

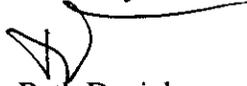


Both Donna Fossum and Richard Leibach claimed that the neighbors of Hopkins House are opposed to Hopkins House amending their special use permit—all the neighbors they've spoken to at any rate. I have to wonder who that might be and how those conversations came about; I certainly have never laid eyes on nor heard from any member of the Alexandria Planning Commission before yesterday. Then again, I *support* the day nursery. And like most people who support an issue, I do so with relative passivity—I signed a petition in favor of the plan and thought, “Oh, Hopkins House is starting an infant care program, what a good idea.” We citizens have a tendency to become loud in our *opposition* to an issue—writing letters and making phone calls. And I suspect that these are the neighbors the Commission is talking about—a vocal minority who took the time to write letters and make phone calls.

Over the past few months, I have done the small things—called your office, sent an email (attached), and signed a petition in support of Hopkins House application for an amendment to Special Use Permit #2001-0043 to add a day nursery and increase hours of operation from 6:00 p.m. to 7:00 p.m.

Please consider this letter of complaint further support for this amendment.

Sincerely,



Beth Daniels
403 N. West Street
Alexandria, VA
(703) 706-5870

cc: Alexandria Planning Commission

Beth Daniels

From: Beth Daniels [bdaniels@nsta.org]
Sent: Friday, May 18, 2001 10:03 AM
To: 'Beverly.jett@ci.alexandria.va.us'
Cc: 'jghopkins@hopkinshouse.com'
Subject: support HH infant/toddler SUP

Mayor, Vice Mayor, and Council -

I write in support of Hopkins House application for a SUP to:

- increase children by 6
- designation as a "community center"
- extend operating hours 60 minutes

I hope you will support all aspects of the Hopkins House SUP application.

Beth Daniels
403 N. West St.
703-706-5870
bdaniels@nsta.org

18
6-16-01

Michael B. Porterfield
16 W. Bellefonte Avenue
Alexandria, VA 22301
(703) 299-9257

June 7, 2001

The Honorable Kerry J. Donely, Mayor
& Members of the City Council
City Hall, Suite 2300
301 King Street
Alexandria, VA 22314

RE: Hopkins House – Special Use Permit Application - “Children vs. Parking”

Dear Mr. Mayor & City Council:

Last night I was very disappointed to watch on television as the city Planning Commission voted 3-3 to recommend denial of the special use permit applied for by the Hopkins House of Alexandria. Based on what was presented by the applicant and by its objectors the issue comes down simply to “parking over children.”

Without question available and affordable parking is increasingly a concern in many areas of our city, but the same can be said for childcare. The meritorious service and contributions by the Hopkins House to the City of Alexandria is well chronicled. The Hopkins House and its staff supply what the community demands and sometimes those demands change.

To grant this special use permit to the Hopkins House is a clear and quantifiable way to help six more deserving infants in the city of Alexandria, while the only cost to the city is possibly three parking spaces on the public street for the additional child care providers that may need to drive to work. But, that also means three more jobs in City of Alexandria, additional tax revenue, and more discretionary dollars spent in the city. Most importantly we are talking about six more mothers that will be able to go back to work knowing their infants are being well taken care of.

It is simple to say, “I am pro children,” or “Children are our future,” but if you are for helping children that need it, you will support the Hopkins House efforts and choose children over parking.

Sincerely and respectfully yours,
Michael Porterfield
Michael B. Porterfield

Cc: J. Glenn Hopkins, Executive Director, Hopkins House



EXHIBIT NO. 2

18
6-16-01

HOPKINS HOUSE
PARKING STUDY
ALEXANDRIA, VIRGINIA

Prepared for:
Hopkins House

Prepared by:
Wells & Associates, LLC

June 13, 2001

Introduction

This report presents the results of a parking study of Hopkins House, which is located in the southeast quadrant of the Princess Street/Payne Street intersection in Alexandria, Virginia. The scope of this study was determined in consultation with City of Alexandria staff and generally includes an area representing a four block walk to Hopkins House (see Figure 1).

Hopkins House has filed a Special Use Permit that proposes to modify existing operations by increasing enrollment by six children. Existing enrollment is 49 and future enrollment will be 55. The increased enrollment will require an increase of three pre-school staff from the current level of 18 to 21. Additionally, the proposed Special Use Permit will allow weekday operations to continue until 7:00 p.m. rather than the current 6:00 p.m. closing, and would allow the addition of a Saturday morning computer lab program. This program, when implemented, would provide computer training for a maximum of 10 students, would require two staff members/teachers, and would occur between 9:00 a.m. and 12:00 noon. Staff would arrive at Hopkins House at 8:00 a.m. on Saturday mornings.

All parking for staff and visitors to Hopkins House is accommodated on nearby streets. This study was undertaken to determine if the operational modifications proposed in the subject Special Use permit will unduly impact the on-street parking situation that currently exists.

Drop-off and Pick up of children at Hopkins House generally occurs along the east side of N. Payne Street and the south side of Princess Street. These operations generally require no long term on-street parking spaces because they either occur in an area where parking is prohibited, or are of very short duration. Morning drop-offs generally begin at 7:00 a.m. and continue until approximately 9:00 a.m. Afternoon/evening pick-ups begin around 3:30 p.m. and are generally completed by 6:00 p.m.

The following sections present an analysis of the existing supply of and demand for on-street parking spaces within a four block walk of Hopkins House, and the impact to the supply and demand that will be encountered due to the proposed Special Use Permit.

Existing On Street Parking Supply

The number of on-street parking spaces located within a four block walk of Hopkins House were inventoried. The number of spaces and restrictions related to times and days that parking is permitted along area roadways is described below.

Princess Street. A total of 91 on-street parking spaces are located along Princess Street between N. Peyton Street and Patrick Street. Three hour parking along Princess Street is permitted on Monday through Friday between 8:00 a.m. and 5:00 p.m., except on Mondays between 9:00 a.m. and 11:00 a.m. when parking is not permitted. District 5 permit holders are not restricted to the three hour limit during these hours. Weekend parking along Princess Street is unrestricted. Two of the 91 parking spaces along Princess Street are restricted at all times to use by vehicles with a disabled permit.

Oronoco Street. A total of 83 on-street parking spaces are located along Oronoco Street between N. Peyton Street and Patrick Street. Three hour parking along Oronoco Street is generally permitted on Monday through Friday between 8:00 a.m. and 5:00 p.m. except on Mondays between 9:00 a.m. and 11:00 a.m. when parking is not permitted. District 5 permit holders are not restricted to the three hour limit during these hours. Weekend parking along Oronoco Street is generally unrestricted. Parking is limited to two hours along the block of Oronoco Street between N. Fayette Street and Henry Street Monday through Saturday between 9:00 a.m. and 5:00 p.m. Three of the 83 parking spaces along Oronoco Street are restricted at all times to use by vehicles with a disabled permit.

Queen Street. A total of 73 on-street parking spaces are located along Queen Street between N. West Street and Patrick Street. Three hour parking along Queen Street is generally permitted on Monday through Friday between 8:00 a.m. and 5:00 p.m. except on Mondays between 9:00 a.m. and 11:00 a.m. when parking is not permitted. District 5 permit holders are not restricted to the three hour limit during these hours. Weekend parking along Queen Street is generally unrestricted. Parking is limited to two hours along the block of Queen Street between N. Fayette Street and Henry Street Monday through Saturday between 9:00 a.m. and 5:00 p.m.

Cameron Street. A total of 51 on-street parking spaces are located along Cameron Street between N. West Street and Patrick Street. Parking along Cameron Street is limited to two hours during various times of the day on weekdays and weekends. No parking is permitted along the north side of Cameron Street between N. Fayette Street and Payne Street or along the south side of this block in the vicinity of the Fire Station.

North Payne Street. A total of 113 on-street parking spaces are located along N. Payne Street between Pendleton Street and King Street. Three hour parking is generally permitted on Monday through Friday between 8:00 a.m. and 5:00 p.m. north of Cameron Street and parking is generally not permitted between 9:00 a.m. and 11:00 a.m. on Mondays. South of Cameron Street, parking is limited to two hours. District 5 permit holders are not restricted to the time limits. No parking is permitted on the east side of N. Payne Street between Queen Street and Princess Street or on the west side of N. Payne Street between Cronoco Street and Princess Street. Four two-hour metered spaces are provided along the west side of N. Payne Street between King Street and Cameron Street. Four of the 113 parking spaces along N. Payne Street are restricted at all times to use by vehicles with a disabled permit.

North Fayette Street. A total of 119 on-street parking spaces are located along N. Fayette Street between Pendleton Street and King Street. Parking along N. Fayette Street is generally limited to three hours between 8:00 a.m. and 5:00 p.m. Monday through Friday north of Queen Street. District 5 permit holders are not restricted to the time limits. Parking south of Queen Street is limited to between 30 minutes and two hours. No parking is permitted between 6:00 a.m. and 7:00 p.m. at three loading area locations along N. Fayette Street between Cameron Street and King Street.

Henry Street. A total of 55 on-street parking spaces are located along the west side of Henry Street between Pendleton Street and King Street. No parking is permitted along the east side of Henry Street in this area. Parking along Henry Street is generally limited to two to three hours between 8:00 a.m. and 5:00 p.m. Monday through Saturday. Thirteen two-hour metered spaces are provided along the west side of Henry Street between King Street and Cameron Street.

North West Street. A total of 115 on-street parking spaces are located along N. West Street between Pendleton Street and King Street. Parking along N. West Street is generally limited to three hours between 8:00 a.m. and 5:00 p.m. Monday through Friday north of Cameron Street. District 5 permit holders are not restricted to the time limits. Parking south of Cameron Street is limited to two hours. No parking is permitted along the west side of N. West Street between Queen Street and Cameron Street. Two of the 115 parking spaces along N. West Street are restricted at all times to use by vehicles with a disabled permit.

North Peyton Street. A total of 32 on-street parking spaces are located along N. Peyton Street between Princess Street and Oronoco Street. Parking along N. Peyton Street is limited to three hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. District 5 permit holders are not restricted to the time limits.

In total, a total of 732 on street parking spaces are located on the area road network within a four block walk to Hopkins House.

Existing On-Street Parking Occupancy Counts

Counts of the number of occupied and vacant spaces were conducted by Wells & Associates on a typical weekday and Saturday. Weekday counts were conducted on Friday, June 8, 2001; and Saturday counts were conducted on June 9, 2001. The Friday counts were conducted every half hour between 6:00 a.m. - 9:00 a.m. and between 3:00 p.m. - 6:00 p.m., and hourly between 9:00 a.m. - 3:00 p.m. The Saturday counts were conducted every half hour between 7:00 a.m. and 1:00 p.m.

These surveys indicate that a minimum of 166 curb parking spaces (or 23 percent of all on-street spaces in the study area) were available at any time on a typical weekday (see Table 1). A minimum of 154 spaces (or 21 percent of all on-street spaces in the study area) were available at any time on a typical Saturday (see Table 2).

Figure 2 shows total on-street parking use by time of day on a typical weekday and Figure 3 shows this information for a typical

Saturday.

On a street-by-street basis, parking was most limited on Oronoco Street in the early morning hours on a weekday when only three of the 83 spaces were available. Oronoco Street parking on a Saturday peaks between 8:00 a.m. and 9:00 a.m. and at 11:00 a.m. when only six to seven of the 83 spaces were available. Parking on Cameron Street peaks during the lunch hours when only six to seven of the 51 spaces were available. At least 10 percent of the total parking supply on each of the area streets is available during all other times.

As shown, adequate parking exists in the neighborhood during all times of a typical weekday and Saturday. Limited on-street parking is available on two roadways, Oronoco Street and Cameron Street, during several hours on weekdays and Saturdays.

Impact of Proposed Hopkins House Operations

Hopkins House proposes to increase enrollment by six children. Existing enrollment is 49 and future enrollment will be 55. The increased enrollment will require an increase of three pre-school staff from the current level of 18 to 21. Hopkins House proposes to extend its' weekday hours of operation from the current closing of 6:00 p.m. to 7:00 p.m. Additionally, Hopkins House to add a Saturday morning computer lab program. This program, when implemented, would provide computer training for a maximum of 10 students, would require two staff members/teachers, and would occur between 9:00 a.m. and 12:00 noon. Staff would arrive at Hopkins House at 8:00 a.m. on Saturday mornings.

The increased enrollment and subsequent increase in staffing proposed by Hopkins House would create an additional demand for a maximum of three parking spaces on weekdays between 7:00 a.m. and 7:00 p.m. The proposed Saturday Computer Lab program would create a demand for a maximum of two parking spaces on Saturdays between 8:00 a.m. and 9:00 a.m., and 12 parking spaces on Saturdays between 9:00 a.m. and 12:00 noon.

These added parking demands can easily be accommodated in on-street parking spaces within the study area.

Conclusions

Based on the availability of on-street parking on the road network surrounding Hopkins House, an adequate supply of spaces will be available to accommodate the proposed operational changes proposed in the Special Use Permit application.

A minimum of 166 curb parking spaces (or 23 percent of all on-street spaces in the study area) were available at any time on a typical weekday. A minimum of 154 spaces (or 21 percent of all on-street spaces in the study area) were available at any time on a typical Saturday.

The proposed operational changes will create an additional demand for only three parking spaces (or 1.8 percent of the minimum number of available spaces) on weekdays between 7:00 a.m. and 7:00 p.m. and only 12 parking spaces (or 6.5 percent of the minimum number of available spaces) on Saturdays between 9:00 a.m. and 12:00 noon.

D:\projects\15ax Hopkins House\Graphics\Figure1.dwg

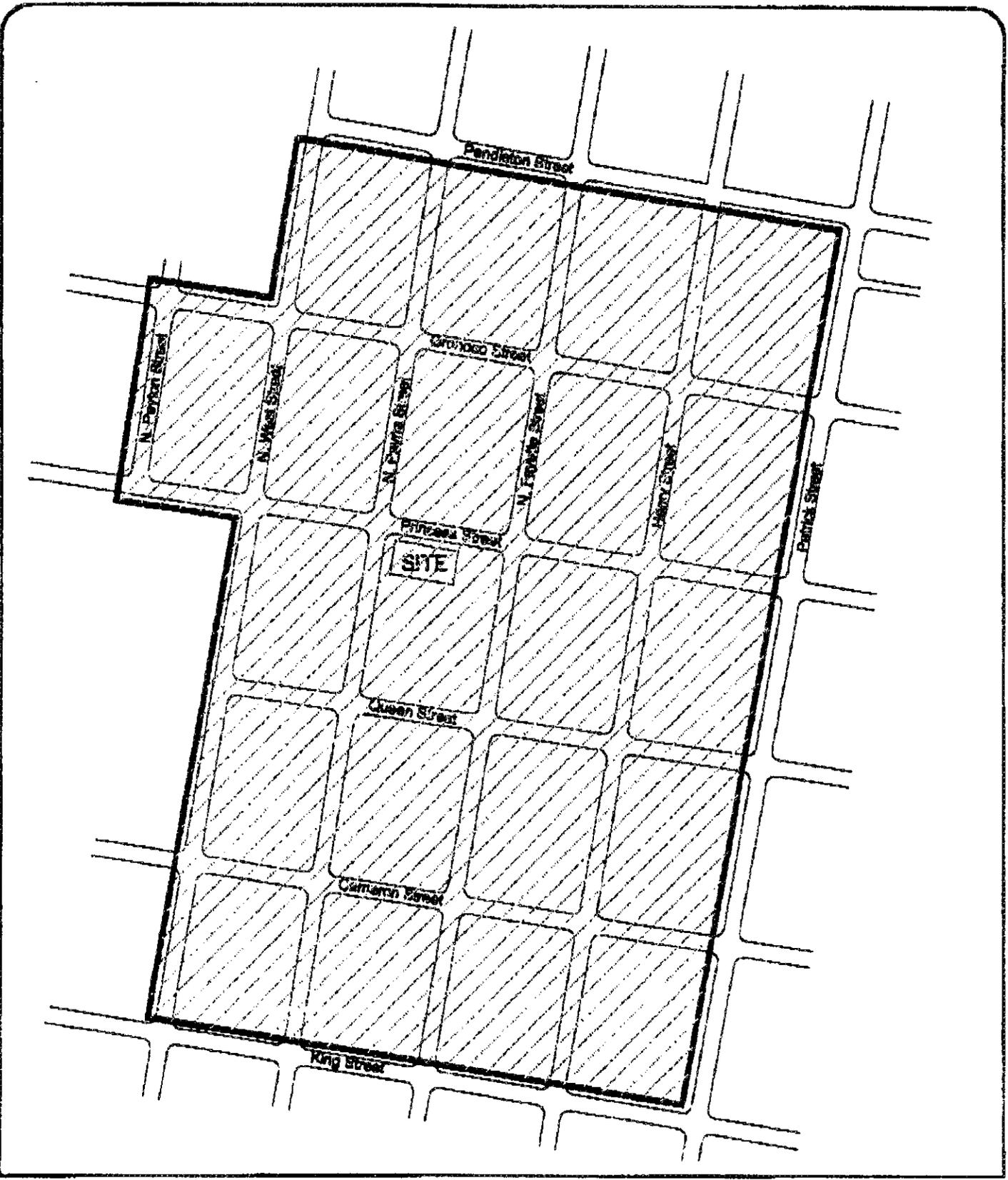
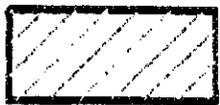


Figure 1
Scope of Study



Parking Study Scope



North
Schematic

Figure 2
Weekday On-Street Parking Use

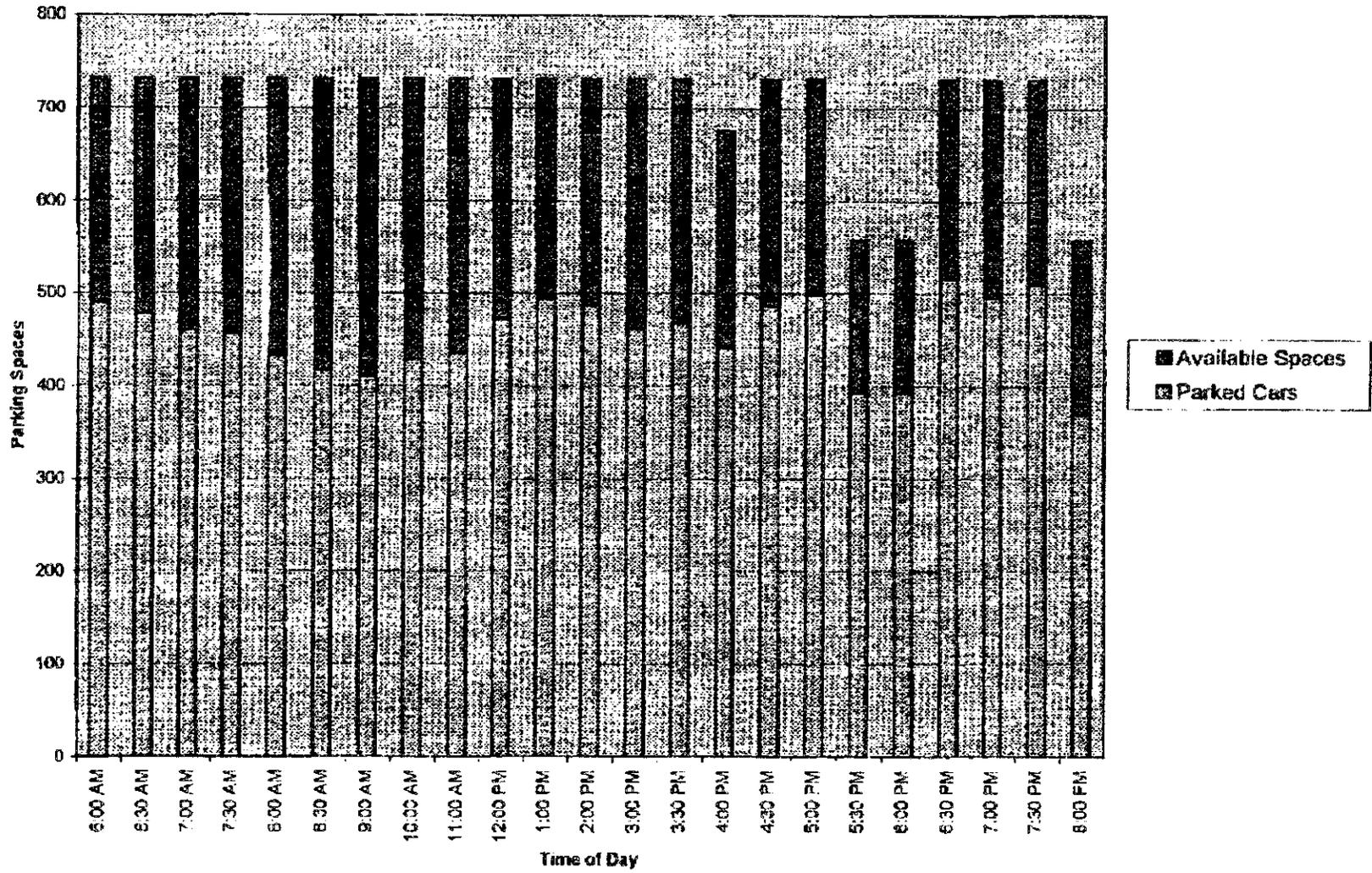


Figure 3
Saturday On-Street Parking Use

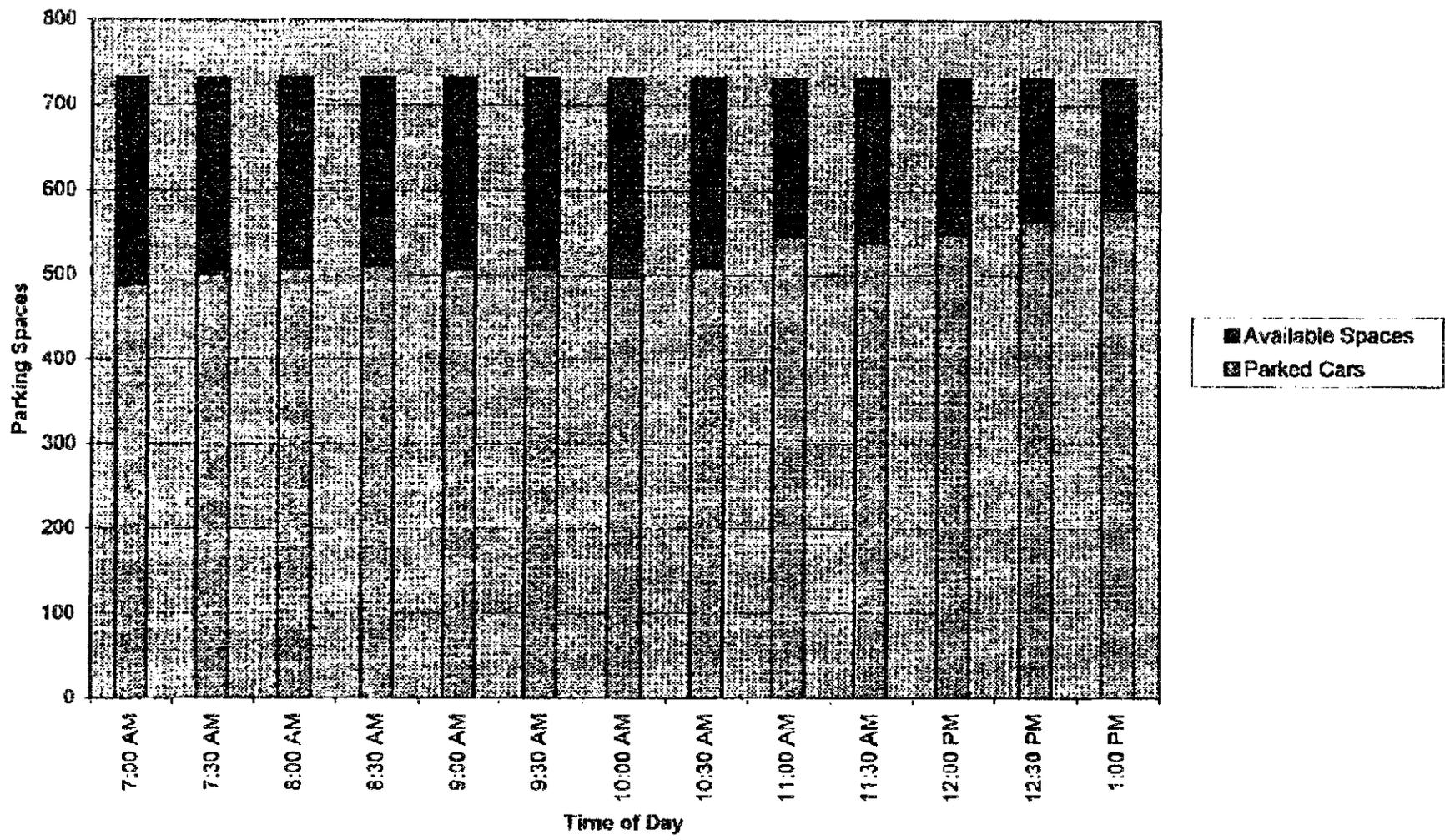


Table 1
Existing On-Street Parking Occupancy
and Availability - Weekday

FROM TO TIME	Princess St. N. Peyton St. Patrick St.				Oronoco St. N. Peyton St. Patrick St.				Cameron St. N. West St. Patrick St.			
	Parked Cars	Available Spaces	Total Spaces	Percent Available	Parked Cars	Available Spaces	Total Spaces	Percent Available	Parked Cars	Available Spaces	Total Spaces	Percent Available
6:00 AM	62	29	91	31.9%	90	3	83	3.6%	21	30	51	58.8%
6:30 AM	61	30	91	33.0%	79	13	83	15.7%	20	31	51	60.8%
7:00 AM	58	33	91	36.3%	70	13	83	15.7%	28	23	51	45.1%
7:30 AM	56	33	91	36.3%	67	16	83	19.3%	22	29	51	56.9%
8:00 AM	49	42	91	46.2%	60	23	83	27.7%	20	31	51	60.8%
8:30 AM	51	40	91	44.0%	63	20	83	24.1%	19	32	51	62.7%
9:00 AM	49	42	91	46.2%	60	23	83	27.7%	23	28	51	54.9%
10:00 AM	49	42	91	46.2%	57	26	83	31.3%	37	14	51	27.5%
11:00 AM	46	45	91	49.5%	57	26	83	31.3%	37	14	51	27.5%
12:00 PM	49	42	91	46.2%	59	24	83	28.9%	44	7	51	13.7%
1:00 PM	55	36	91	39.6%	58	25	83	30.1%	45	6	51	11.8%
2:00 PM	57	34	91	37.4%	62	21	83	25.3%	34	17	51	33.3%
3:00 PM	50	41	91	45.1%	58	25	83	30.1%	37	14	51	27.5%
3:30 PM	48	43	91	47.3%	58	25	83	30.1%	35	16	51	31.4%
4:00 PM	47	44	91	48.4%	60	23	83	27.7%	33	18	51	35.3%
4:30 PM	53	38	91	41.8%	64	19	83	22.9%	35	16	51	31.4%
5:00 PM	57	34	91	37.4%	71	12	83	14.5%	35	16	51	31.4%
5:30 PM	63	28	91	30.8%	70	13	83	15.7%	30	21	51	41.2%
6:00 PM	66	25	91	27.5%	67	16	83	19.3%	28	23	51	45.1%
6:30 PM	57	34	91	37.4%	72	11	83	13.3%	27	24	51	47.1%
7:00 PM	53	38	91	41.8%	74	9	83	10.8%	30	21	51	41.2%
7:30 PM	54	37	91	40.7%	76	7	83	8.4%	31	20	51	39.2%
8:00 PM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	34	17	51	33.3%

Note: N/A indicates that data is not available.

JUN-10-2001 PM 10:04 AM WELLS & ASSOCIATES, INC. FTA NO. 100010103 11

Table 2
Existing On-Street Parking Occupancy
and Availability - Saturday

FROM TO TIME	Princess St. N. Peyton St. Patrick St.				Oronoco St. N. Peyton St. Patrick St.				Cameron St. N. West St. Patrick St.			
	Parked Cars	Available Spaces	Total Spaces	Percent Available	Parked Cars	Available Spaces	Total Spaces	Percent Available	Parked Cars	Available Spaces	Total Spaces	Percent Available
7:00 AM	57	34	91	37.4%	72	11	83	13.3%	21	30	51	58.8%
7:30 AM	61	30	91	33.0%	74	9	83	10.8%	21	30	51	58.8%
8:00 AM	59	32	91	35.2%	75	8	83	9.6%	23	28	51	54.9%
8:30 AM	56	35	91	38.5%	77	6	83	7.2%	20	31	51	60.8%
9:00 AM	54	37	91	40.7%	76	7	83	8.4%	22	29	51	56.9%
9:30 AM	55	36	91	39.6%	69	14	83	16.9%	25	26	51	51.0%
10:00 AM	53	38	91	41.8%	71	12	83	14.5%	29	22	51	43.1%
10:30 AM	56	35	91	38.5%	73	10	83	12.0%	34	17	51	33.3%
11:00 AM	61	30	91	33.0%	77	6	83	7.2%	30	21	51	41.2%
11:30 AM	57	34	91	37.4%	73	10	83	12.0%	33	18	51	35.3%
12:00 PM	59	32	91	35.2%	73	10	83	12.0%	36	15	51	29.4%
12:30 PM	59	32	91	35.2%	69	14	83	16.9%	41	10	51	19.6%
1:00 PM	61	30	91	33.0%	68	15	83	18.1%	40	11	51	21.6%

Table 2 - Continued
 Existing On-Street Parking Occupancy
 and Availability - Saturday

FROM TO TIME	N. Poyton St. Princess St. Oranoco St.				N. West St. King St. Pendleton St.				N. Payne St. King St. Pendleton St.				TOTAL STUDY AREA			
	Parked Cars	Available Spaces	Total Spaces	Percent Available	Parked Cars	Available Spaces	Total Spaces	Percent Available	Parked Cars	Available Spaces	Total Spaces	Percent Available	Parked Cars	Available Spaces	Total Spaces	Percent Available
7:00 AM	27	5	32	15.6%	81	34	115	29.6%	93	20	113	17.7%	488	244	732	33.3%
7:30 AM	26	6	32	18.8%	82	33	115	28.7%	91	22	113	19.5%	500	232	732	31.7%
8:00 AM	27	5	32	15.6%	81	34	115	29.6%	89	24	113	21.2%	507	225	732	30.7%
8:30 AM	26	6	32	18.8%	81	34	115	29.6%	88	25	113	22.1%	511	221	732	30.2%
9:00 AM	25	7	32	21.9%	83	32	115	27.8%	86	27	113	23.9%	507	225	732	30.7%
9:30 AM	24	8	32	25.0%	80	35	115	30.4%	87	26	113	23.0%	507	225	732	30.7%
10:00 AM	22	10	32	31.3%	78	37	115	32.2%	91	22	113	19.5%	497	235	732	32.1%
10:30 AM	26	6	32	18.8%	75	40	115	34.8%	84	29	113	25.7%	508	224	732	30.6%
11:00 AM	28	4	32	12.5%	77	38	115	33.0%	93	20	113	17.7%	546	186	732	25.4%
11:30 AM	26	6	32	18.8%	79	36	115	31.3%	92	21	113	18.6%	539	193	732	26.4%
12:00 PM	24	8	32	25.0%	81	34	115	29.6%	96	17	113	15.0%	549	183	732	25.0%
12:30 PM	24	8	32	25.0%	81	34	115	29.6%	94	19	113	16.8%	564	168	732	23.0%
1:00 PM	26	6	32	18.8%	84	31	115	27.0%	101	12	113	10.6%	578	154	732	21.0%



EXHIBIT NO. 3

18
6-16-01

May 23, 2001

Office of the City Clerk
301 King Street
Alexandria, VA 22314

Subject: Support of Hopkins House infant/toddler SUP

Dear The Honorable Mayor, Vice Mayor, and Council:

I write in support of the Hopkins House application for a SUP to:

- increase children by 6
- be designated as a "community center"
- extend operating hours 60 minutes

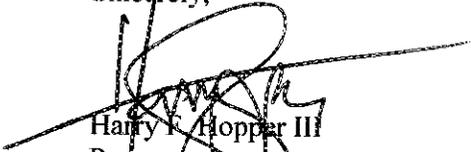
I personally believe or understand that:

- Alexandria child-care centers within two miles of the Inner City have a waiting list for infants and toddlers;
- the teens of the Inner City could benefit from after school educational services that may be offered at HH as a "community center"
- extending the hours of operation for Hopkins House will help working parents and reduce their stress.

I hope you will support all the aspects of the Hopkins House SUP application.

I have been a trustee of Hopkins House for the last five years and I endorse this project.

Sincerely,


Harry K. Hopper III
Partner
Columbia Capital
201 N. Union Street, Suite 300
Alexandria, VA 22314
(703) 519-2000



COLUMBIA CAPITAL, LLC

Sent to CC, Planning
6/16/01 PH

May 24, 2001<?xml:namespace prefix = o ns =
"urn:schemas-microsoft-com:office:office" />

Office of the City Clerk

301 King Street

Alexandria, VA 22314 Subject: Support of Hopkins House infant/toddler SUP

Dear The Honorable Mayor, Vice Mayor, and Council:

I write in support of the Hopkins House application for a SUP to:

* increase children by 6 * be designated as a "community center" * extend operating hours
60 minutes

I personally believe or understand that: * Alexandria child-care centers within two miles of the
Inner City
have a waiting list for infants and toddlers; * the teens of the Inner City could benefit from after school
educational services that may be offered at HH as a "community center" * extending the hours of
operation for Hopkins House will help working
parents and reduce their stress.

I hope you will support all the aspects of the Hopkins House SUP
application.

I have been a trustee of Hopkins House for the last five years and I endorse
this project.

Sincerely,

Harry F. Hopper III

Partner

Columbia Capital

201 N. Union Street, Suite 300

Alexandria, VA 22314

(703) 519-2000

5/21 Sent to CC, Planning
PF 6/16/01



MIME:ELensch@dlj.co
m
05/18/01 04:11 PM

To: Beverly I Jett@Alex
cc:
Subject: Hopkins House

Re: Support of Hopkins House infant/toddler SUP

The Honorable Mayor, Vice Mayor, and Council:

I write in support of Hopkins House application for a SUP to:

* increase children by 6 * designation as a "community center" * extend
operating hours 60 minutes

I personally know: * Alexandria child care centers within two miles of the Inner City
have a waiting lists for infants and toddlers. * the teens of the Inner City could benefit from after
school

educational services that may be offered at HH as a "community center." * extending the hours of
operation for Hopkins House will help working
parents and reduce their stress.

I hope you will support all the aspects of the Hopkins House SUP
application.

Erik Lensch
1921 Belfield Rd.
Alexandria, VA 22307
703 317-7902

5/18 sent to
CC, Planning
PF 6/16/01



MIME:amy@cortinapro
ductions.com

05/18/01 09:53 AM

To: Beverly I Jett@Alex
cc: jghopkins@hopkinshouse.com @ INTERNET
Subject: Support of Hopkins House infant/toddler SUP

Mayor, Vice Mayor, and Council -

I write in support of Hopkins House application for a SUP to:
increase children by 6
designation as a "community center"
extend operating hours 60 minutes

I personally know: Alexandria child care centers within two miles of the Inner City have a waiting lists for infants and toddlers. (I called myself to research the matter.) the teens of the Inner City could benefit from after school educational services that may be offered at HH as a "community center." that despite some neighbor outcry regarding parking on 1200 block of Princess, the street is has anywhere from 2 to 5 open spots at any time OTHER than Sunday morning when the church in the 500 block of N. Payne has services. (I drive, and or walk the 1200 block no less than 4 times daily at all times of day.) I hope you will support all the aspects of the Hopkins House SUP application.

Citizen -

Amy L. Maddox
403 N. West St.
703-706-5870



MIME:bdaniels@nsta.o
rg
05/18/01 10:07 AM

To: Beverly I Jett@Alex
cc: jghopkins@hopkinshouse.com @ INTERNET
Subject: support HH infant/toddler SUP

*5/18 - Sent to
cc, Planning
PF 6/16/01*

Mayor, Vice Mayor, and Council - I write in support of Hopkins House application for a SUP to:

a.. increase children by 6 b.. designation as a "community center" c.. extend operating hours
60 minutes

I hope you will support all aspects of the Hopkins House SUP application.

Beth Daniels
403 N. West St.
703-706-5870 bdaniels@nsta.org



MIME:Greg_Leisch@tr
answestern.net
05/18/01 11:14 AM

To: Beverly I Jett@Alex
cc:
Subject: Hopkins House application for an SUP

*5/18 Sent to
CC, Blannings*

PF 6/16/01

To The Honorable Mayor, Vice Mayor, and Council:

I write in support of Hopkins House application for a SUP to:
increase children by 6
designation as a "community center"
extend operating hours 60 minutes

I am a Trustee of Hopkins and as such I am familiar with the following
and wish to bring it to your attention:

Alexandria child care centers within two miles of the Inner
City have a waiting lists for infants and toddlers.

the teens of the Inner City could benefit from after school
educational services that may be offered at HH as a "community center."

extending the hours of operation for Hopkins House will help
working parents and reduce their stress.

I hope you will support all the aspects of the Hopkins House SUP
application.

Gregory H. Leisch
Trustee, Hopkins House
and
Alexandria Resident for 28 years, now at:
1250 S. Washington Street, Apt 521
Alexandria, VA 22314
703.548.8848

18
6-16-01

June 16, 2001

Mayor Kerry Donley
Members of Council
Alexandria City Hall
Alexandria, VA

Mr. Mayor,
Members of Council,

I reside at 1208 Princess Street. Our family was one of the first, of now many, new homeowners to move to this neighborhood four years ago. With some concerns about the drug problems, we became members of the Inner City Civic Association. Our family, through Mark, took a role in the leadership of that organization as there was a need at the time. As you well know it is a challenge to keep the peace on some issues, but we tried.

When the issue of the re-zoning of Hopkins House came up, neighbors feared this was only the launching of a bigger plan. Therefore, in an effort to minimize the dividing impact on this neighborhood, Mark, Glenn and others city representatives worked toward a compromise. Although it was said, there were no plans to expand, neighbors are now (one year later) experiencing what they feared would happen.

I have had informal conversations with a variety of residence and no one opposes the service Hopkins House currently provides to the area. There is however, a strong sense that there should a greater attempt to keep peace in our neighborhood.

I attended the ICCA meeting last evening and would like to call into question a motion (attached) proposed at that meeting. There was a resident (Marsha) who stated she would like to amend the proposed motion. The President said she would come back to this resident. When this resident was clarifying a piece of history for a few moments with another member, the motion was made and voted on. She argued she did not hear the motion and raised the question of why the President did not come back to her and address her concerns about the motion. The leaders said, she could no longer amend the motion. I would like to propose that you consider this when looking at this approved motion.

The President, knowing that residents had concerns, chose not to make the general membership aware that this would be discussed at the meeting. She did this by leaving the item off the agenda and by not letting residents with known concerns

know about the meeting. When someone has new business (this clearly not new business), which is how this was presented that night, the item is up for discussion and put on the next months agenda so that others who may have concerns can make plans to attend.

At that meeting, there were people who were not members (Hopkins House attendees), there was an attorney from Hopkins House and people who were joining the membership that night, most of whom left after the motion was voted and approved. The President thanked them for their support. In my opinion, a Civic Association President is one who represents all its members, not his/her personal cause.

I would like you also to consider that a group called the Neighborhood Advisory Committee was established, with representatives from both organizations, to bring these two organizations together. There are members of this NAC that were not aware that this topic would be going to the ICCA last evening. I wonder why?

Sincerely,

A handwritten signature in cursive script, appearing to read "Teri Du Bois Webster". The signature is written in black ink and is positioned below the word "Sincerely,".

Teri Du Bois Webster

Motion: That the ICCA provide to City Council a strong message of support for the proposed Hopkins House infant care initiative to read as follows:

"The Inner City Civic Association recognizes and values Hopkins House long standing history of service to the children and families of the inner city of Alexandria. Therefore, we, the citizens of the ICCA, applaud and encourage Hopkins House in their efforts to bring affordable infant care to our community. We ask for the full support of the Alexandria City Council in approving Hopkins House proposed SUP amendment, permitting a maximum enrollment of 55 children and extending the hours of operation by 60 minutes from 6 pm to 7 pm on weekdays. The ICCA looks forward to a strong and lasting friendship with this important institution and pledges to continue working with Hopkins House through the Neighborhood Advisory Committee on matters of mutual

that a subject must be brought up in the form of a motion (embodying a specific proposal) before it can be discussed in a meeting of an assembly. A motion should be as well thought out as possible before it is introduced. At the same time, it will frequently happen that the assembly—although desiring to take some kind of action on the subject that a main motion has brought to its attention—wishes to make greater or less change in the proposal before voting on its adoption. There are several means by which such a result can be accomplished, depending on the conditions and the degree or scope of the changes desired. The courses that are open in such cases are summarized below:

- 1) After a main motion has been made and before the question has been stated by the chair, any member can quickly rise and, with little or no explanatory comment, informally suggest one or more modifications in the motion, which at this point the maker can accept or reject as he wishes. (See pp. 32-33.) Application of this method should generally be limited to minor changes about which there is unlikely to be a difference of opinion.
- 2) After the question has been stated by the chair—although the assembly, and not the maker of the motion, then has control over its wording—the maker can request unanimous consent to modify the motion. (See p. 247.) If any member then objects, however, the desired modification must be introduced in the form of a motion to *Amend*, as noted below.
- 3) By means of the subsidiary motion to *Amend* (12), members can propose changes to be made in the wording and, within limits, the meaning of a pending main motion before it is voted on. These amendments must be seconded, are debatable, and are adopted by a majority vote. Such proposed amendments can take the form of either:
 - a) word-by-word or phrase-by-phrase changes in the

main motion—of which several specific types are permitted under the rules for the motion to *Amend*; or

- b) a motion to *substitute* an entire new text of the main motion in place of the pending version. (See pp. 128-135.)

Whatever amendments are adopted, the main motion is then voted on in its amended form.

- 4) If proper recasting of a main motion will require time or study, the subsidiary motion to *Commit* (13), which is adopted by a majority vote, can be used to refer the main motion to a committee. When this committee reports, it normally recommends appropriate amendments for the assembly's consideration. Such a committee can be a special committee, appointed only for the particular case, or it can be one of a number of standing committees that may be permanently established within the organization. (See 49.) Some assemblies provide in their rules for the automatic referral of all main motions dealing with certain classes of subjects to specified standing committees as soon as they are introduced. Bills are handled in this manner in most legislative bodies. In conventions, the rules of the organization often require that all resolutions be submitted to a Resolutions Committee before coming before the general voting body (see 58). Where an assembly is large and has a volume of business, it is usually desirable to have every main question go to a committee before final action is taken.
- 5) If the general problem posed by a main motion might be better dealt with by an alternative measure which cannot conveniently be proposed as an amendment in the form of a substitute (see above), a member speaking in debate can urge rejection of the pending motion, saying that if it is voted down he will offer a dif-

18

6-16-01

99 S. Jordan Street
Alexandria, Virginia 22304
June 12, 2001

Honorable Kerry Donley, Mayor
301 King Street
Alexandria, Virginia 22314

Dear Mayor Donley:

As an Alexandrian, a Hopkins House kid, a long time Trustee Board member, and former President of the Hopkins House Board of Trustees, I am extremely disappointed that the Alexandria Planning Commission denied the request by the Hopkins House Center for Children and Their Families to increase the number of children it accommodates and its hours of operation. It is also unfortunate that the Commission allowed itself to be persuaded by a small vocal minority rather than the large majority who always lends support to the efforts of Hopkins House.

I beg that you grant approval of the application for the extended time and the increased number of children. The need for infant and toddler care is great in our city. Hopkins House has always enjoyed widespread community support and it still does.

Yours truly,

Valeria S. Henderson
Valeria S. Henderson



18
6-16-01

June 15, 2001

Mayor Kerry Donley and Members of City Council
301 King Street
Alexandria, Va. 22314

Dear Mayor Donley and Members of City Council:

I am writing this letter in support of the application before you from Hopkins House to add six infant slots to their infant care program.

As an Alexandria resident involved in youth issues through my membership on the Board of Directors of the neighboring Alexandria Olympic Boys & Girls Club at 401 North Payne Street, I can attest that there is a need for quality child care that reaches across the spectrum of age. Quality infant care in particular is hard to find and can be quite expensive.

Hopkins House provides much-needed quality, affordable child care in a City with a limited number of child care options for families of all means. Their services are truly neighborhood based, and provide parents whose older children visit the Boys & Girls Club afterschool with another neighborhood option for child care – one that does not require parents to drive across town...rather just walk down the street to collect their children.

Please vote in support of adding the six infant slots to this important Alexandria institution so that it can provide this much-needed service to the families of our community. Thank you.

Best regards,



Beth Offenbacher
205 Evans Lane
Alexandria, Va. 22305

HOPKINS HOUSE



A Center for Children and their Families

1224 Princess Street
Alexandria, VA 22314
www.HopkinsHouse.org

Telephone: 703/549-4232
Facsimile: 703/683-3056
E-Mail: Info@HopkinsHouse.com

June 16, 2001

The Honorable Kerry S. Donley
And Members of City Council
City of Alexandria
City Hall
301 King Street
Alexandria, VA 22314

Subject: Special Use Permit #2001-0043

Dear Mr. Mayor and Council Members:

With reference to the above referenced item docketed for your consideration today:

1. I respectfully ask that you permit Hopkins House to extend its existing child care services to infants and toddlers, to enroll an additional 6 children for a total of 55 students, and to extend our operating time by one hour until 7:00 pm.

As was reported at the Planning Commission, since November of last year, eight months ago, Hopkins House has engaged the community in the development of this proposal. Through this open and very public process, we earned the documented support of more than 62 individuals. Since the Planning Commission meeting last week, many more citizens have added their voice in support.

2. I respectfully ask that you decline City staff's recommendation to require Hopkins House employees who drive to use off-street parking. This condition poses an unreasonable burden on Hopkins House and its employees, and seeks to address a non-existent problem.

At the request of the Planning Commission, and at considerable cost to the organization, Hopkins House commissioned a study of parking on the streets



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surrounding our 1224 Princess Street location. The study, prepared by Wells & Associates, LLC, a highly reputable and experienced traffic, transportation and parking consulting firm, states unequivocally that there is a "minimum of 166 curb parking spaces...available at any time on a typical weekday [and] a minimum of 154 spaces...available at any time on a typical Saturday." The study goes on to say that the increased enrollment (6 children) and related increase in staff (3 caregivers) proposed by Hopkins House "can easily be accommodated in on-street parking spaces..." (Pages 4-5)

I hope you will agree that to prohibit only Hopkins House employees from parking their cars on public streets and to require that they or Hopkins House pay to park their cars off the streets, when there is documented ample available on-street parking, would be unreasonable and unfair to this 62 year old community institution and its employees.

3. To prevent having to go through another permit process for the Children's Environmental Discovery Center (CED), I respectfully ask that you include in your approval the creation of the CED at the rear of 1218 Princess Street. Materials about the CED Center were distributed in the Staff Report at the Planning Commission meeting and included in your Council packet. This request, however, was not in our original SUP application. Action by City Council today would enable Hopkins House to begin this work during the summer.

This CED Center was designed by two of our neighbors and was endorsed unanimously by the members of the Neighborhood Advisory Committee this past May 1. The CED Center design would exceed the requirements of our original SUP (condition #7, page 4).

As always, I thank you and all the members of the City Council for all you do for the children and families of Hopkins House.


J. GLENN HOPKINS
President

**LIST OF ACTIVITIES TO INFORM AND ENGAGE
THE COMMUNITY IN SUPPORT
FOR INFANT AND TODDLER CARE AT HOPKINS HOUSE**

In an effort to inform our neighbors and seek their support for this infant and toddler care proposal, Hopkins House conducted the following community support activities under the advice and guidance of an informal group of community volunteers:

- November 28: Advised Neighborhood Advisory Committee (NAC) about proposal.
- January 9: NAC voted unanimously to “make no recommendation concerning the Hopkins House infant care proposal.”
- January 11: NAC reported to the Inner City Civic Association (ICCA) with no recommendation on the infant care proposal. The ICCA voted to take no position on the infant care proposal.
- April 16: Mailed letters to neighbors, trustees and current parents informing them about the proposal and seeking their support (attached).
- April 21-
May 19: Community volunteers visited neighbors at home and spoke with them about the proposal and sought their support.
- May 1: Presented outdoor landscaping plan (required for infant and toddler care at Princess Street) to NAC. NAC voted unanimously to support the landscaping plan.
- May 17: Posted notices to property owners about pending SUP.
- June 1: Distributed fliers to neighbors inviting them to a community informational meeting on June 2.
- June 2: Held community informational meeting at Princess Street building from 10am to 11am.
- June 5: Received over 60 letters expressing support for the proposal from neighbors and Alexandria residents.

HOPKINS HOUSE CHILDREN'S ENVIRONMENTAL DISCOVERY CENTER

On May 1, 2001, the Hopkins House staff presented a plan to the Programs & Evaluations Committee to create, instead of a children's play area, an outdoor space to offer educational experiences about nature to the children at the Heien Day Preschool.

Also at least 600 square feet of outdoor space (75sf/child) must be designated for infants and toddlers.

The plan was developed by Ms. Charlotte Landis, a neighbor and a Master Gardener and Trustee Amy Maddox (also a neighbor).

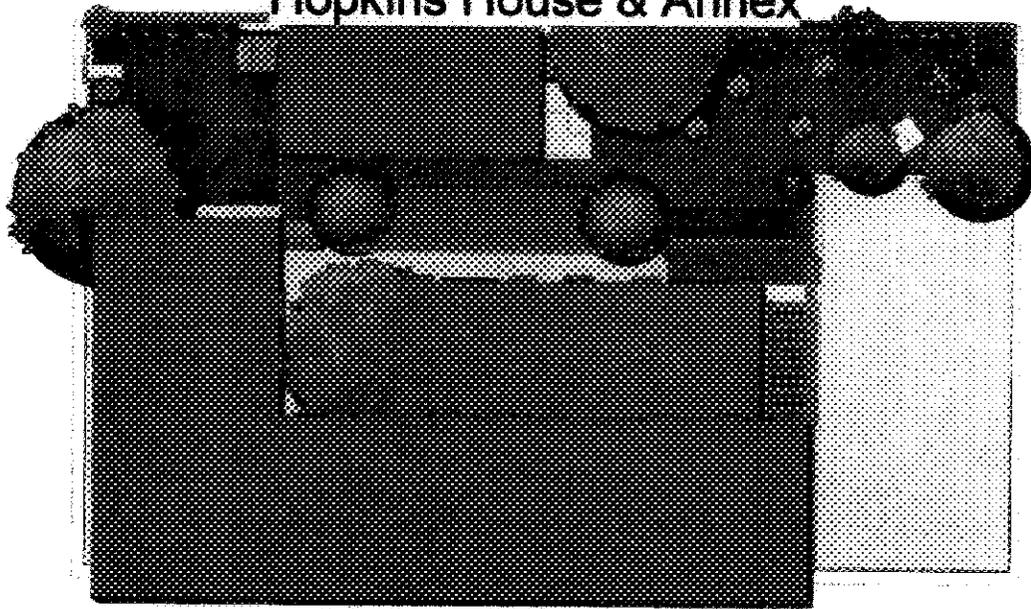
On May 1, 2001, the Neighborhood Advisory Committee (NAC) reviewed the plan and unanimously endorsed it. The NAC also dropped its call for a "noise test" in view of this alternative and "less noisy" proposed use of the outdoor space.

The estimated cost of the Center is approximately \$15,000, including fencing, landscaping and tree removal.

Implementation of this plan will require approval from the City of Alexandria.

On the basis of the above background and program design, on May 1, 2001, the NAC and Programs & Evaluation Committees voted to recommend approval to create this outdoor environmental space at Princess Street, subject to available funds.

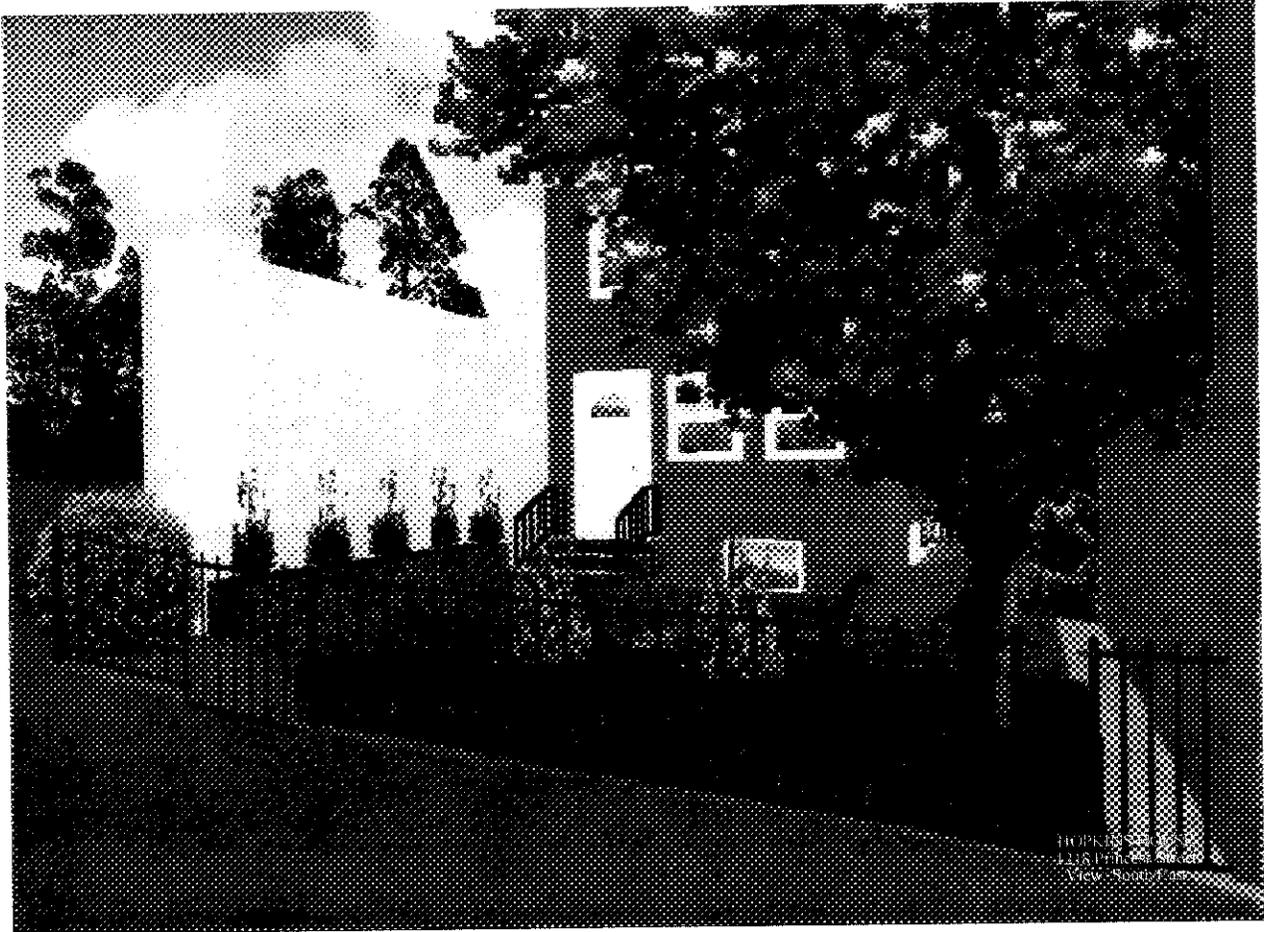
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Hopkins House & Annex

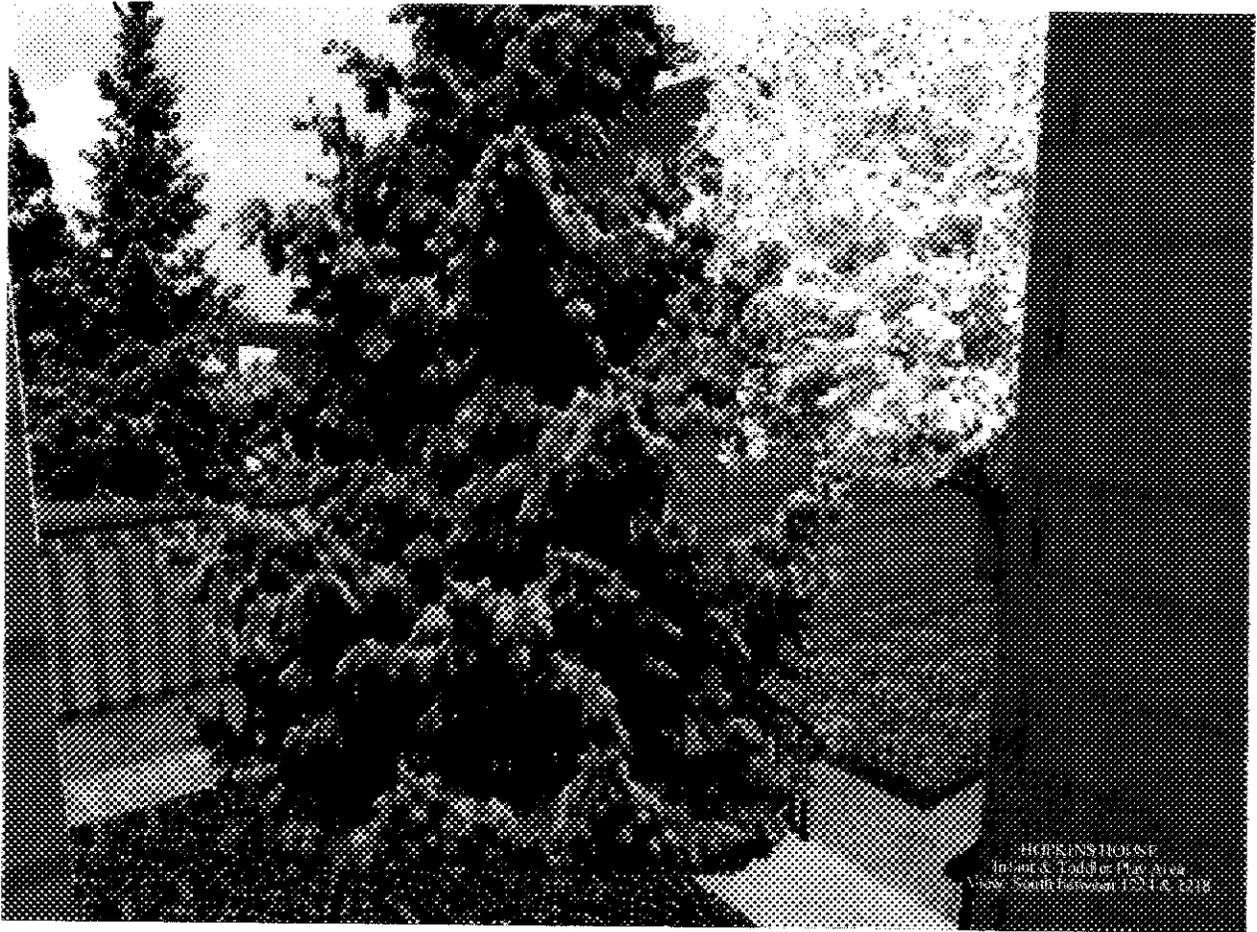


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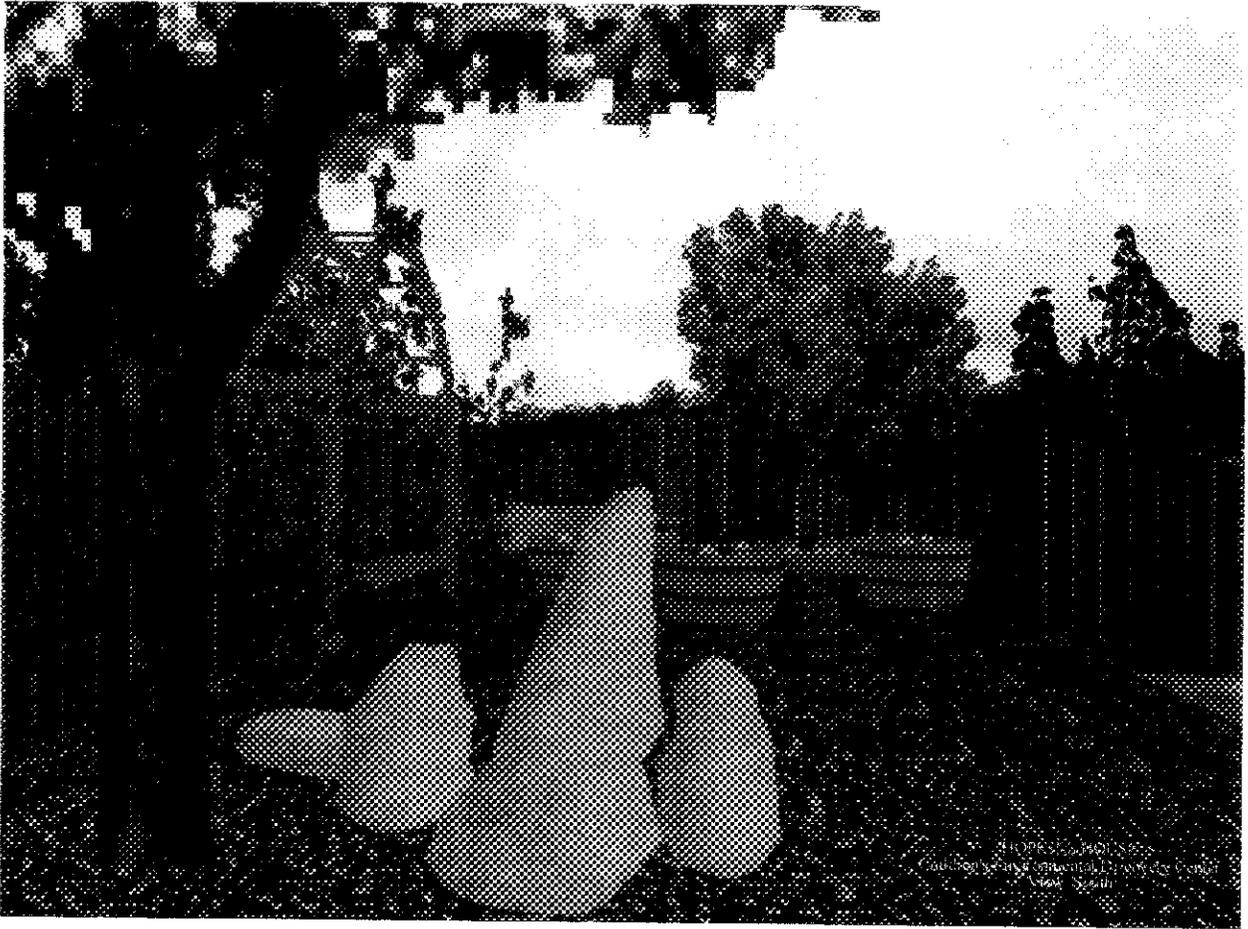
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HOPKINS HOUSE
Old Town Campus
View: Aerial











PROGRESSIVE
Children, Learning and Discovery Center
New North West



HOPKINS HOUSE
University Environmental Discovery Center
View North



FOUNDED 1939

HOPKINS HOUSE

• A Center For Children And Their Families •

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J. Glenn Hopkins
Executive Director

1224 Princess Street
Alexandria, VA 22314
TEL. NO. (703) 549-4232
FAX NO. (703) 683-3056
E-MAIL: HopkinsHse@AOL.COM

March 17, 2000

The Honorable Kerry J. Donley
And Members of the Alexandria City Council
301 King Street
Alexandria, VA 22314

Re: 1218 and 1224 Princess Street – Hopkins House
Tax Map – 64.01-12-05 & 01
Amendment to the Master Plan, Request for SUP to
Expand Existing Preschool (physical expansion),
and Request for SUP Amendment to Expand
Existing Preschool (number of children)
Docket Items #21-A, B & C

Dear Mayor Donley:

Premised upon mutual support regarding the applications presently before
City Council, the Inner City Civic Association and Hopkins House agree
to the following as part of said application:

1. 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 N. Payne streets.
2. 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.

3. Hopkins House shall not apply signage to the street side of its 1218 Princess Street premises.
4. 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.
5. Hopkins House proffers that should the RC zoning be granted in this case, use of the property shall be limited to: (a) the existing non-complying 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 No. 99-0092. Hopkins House finally proffers that all other RB/Townhouse Zone regulations shall apply with regard to this property.

We want to express our deepest appreciation to Vice Mayor Euille for hosting our meeting on March 16, 2000 and facilitating our discussion. His insight and leadership in this matter contributed enormously to our success in negotiating this agreement.

For
HOPKINS HOUSE:

By:

Date: 3/17/00

For
INNER CITY CIVIC
ASSOCIATION:

By:

Date: 3/17/00

Webster, Mark

Date!

From: Inner City Civic Association [innercityalexandria@usa.net]
Sent: Thursday, March 23, 2000 7:01 PM
To: innercityalexandria@usa.net
Subject: Hopkins House Agreement

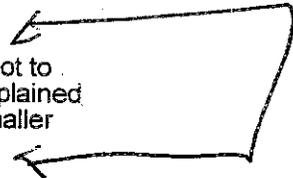


ATT232756.htm

Dear ICCA Members,

I wanted to report to you our progress in negotiating with the Hopkins House (HH) on their rezoning and Special Use Permit (SUP) applications. Thanks to the intercession of several influential ICCA members, Bill Euille, our vice mayor, held a meeting with HH and ICCA representatives to find a negotiated solution. Here is what we agreed to:

1. The language of the proffer (agreement to limit the impact of the rezoning from RB to RC) was strengthened, which should restrict any unintended expansion in HH's mission beyond its pre-school activities.
2. HH committed, in front of the vice mayor (who sits on HH's board), not to expand their pre-school beyond the allowed 49 children. In fact, HH explained that they are moving toward a distributed child-care model, opening smaller facilities closer to where the demand is.
3. HH agreed to abide by noise ordinances at their 1218 Princess facility. While this does not provide any guarantees on its own, it does allow us to challenge the SUP if the playground noise is not kept within legal limits.
4. HH agreed to no street signage at their 1218 Princess facility.
5. HH and ICCA agreed to devise a grievance process to resolve any future issues which may come up with the neighbors.
6. HH agreed to meet with the neighbors to address some of the concerns about street parking by HH staff persons. This is the area where we probably got the least resolution.
7. The vice mayor agreed that the rezoning of the 1224 Princess facility does not create any precedents for other similar facilities in the area. Whether this commitment carries much weight or not remains to be seen.



Where did this come from? This is not in the 3/17/00 agreement

In return, the ICCA declared its support for Hopkins House's applications, which were approved 7-0 at the March 18 city council meeting.

Going forward, we have several opportunities to improve the dialog with the Hopkins House staff.

1. Glenn Hopkins will address our membership at our April 13th meeting
2. The invitation remains for one of our members to join the HH board
3. We can also guide the construction/redevelopment effort by participating in the neighborhood advisory process.

It is true that these negotiations did not get us everything we wanted. But it did bring about a fair settlement that protected what each party valued most, and it allows the ICCA and HH to move forward on a cooperative and neighborly basis for the greater benefit of the children.

-- Mark Webster

EXHIBIT NO. 5

18
6-16-01

Motion: That the ICCA provide to City Council a strong message of support for the proposed Hopkins House infant care initiative to read as follows:

“The Inner City Civic Association recognizes and values Hopkins House long standing history of service to the children and families of the inner city of Alexandria. Therefore, we, the citizens of the ICCA, applaud and encourage Hopkins House in their efforts to bring affordable infant care to our community. We ask for the full support of the Alexandria City Council in approving Hopkins House proposed SUP amendment, permitting a maximum enrollment of 55 children and extending the hours of operation by 60 minutes from 6 pm to 7 pm on weekdays. The ICCA looks forward to a strong and lasting friendship with this important institution and pledges to continue working with Hopkins House through the Neighborhood Advisory Committee on matters of mutual interest.”

EXHIBIT NO. 6

18
6-16-01

June 15, 2001

Mayor Kerry Donley
Members of Council
Alexandria City Hall
Alexandria, VA

Mr. Mayor,
Members of Council,

I am a native Alexandrian, born at 315 N. West Street, now residing at 1210 Princess Street approaching forty-three years.

I don't have anything against Hopkins House. My daughter attended there as a child and, at the age of 13 or 14, was a counselor for the younger children in their summer programs.

I applaud Hopkins House for their successful programs. However, as a homeowner, I oppose expanding the number of children beyond its current size, or turning it into a community center.

I'm concerned about the continued expansion of Hopkins House and the impact on our neighborhood.

Sincerely,



Agnes V. Randolph

Dear Members of the Alexandria Planning Commission and City Council:

OPPOSE
I write to ~~support~~ the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: CELIA LOSE

My address is: 419 N. FAYETTE ST.

Alexandria, VA 22314

My telephone number is: 703/ 548 1853

My Signature:

Celia L. Lose

Today's Date:

June 8, 2001

Dear Members of the Alexandria Planning Commission and City Council:

~~I write to support~~ ^{OPPOSE} the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

In March 2000 the ICCA agreed to support Hopkins House's SUP with the clear understanding that it would NOT grow beyond 49 children at its Princess St. facility. This agreement was negotiated in Mr. Bill Eville's office.

My name is: Mark Webster

My address is: 1208 Princess St
Alexandria VA 22314

Alexandria, VA 22314

My telephone number is: 703/ 299-0144

My Signature:

Mark Webster

Today's Date:

June 9, 2001

Dear Members of the Alexandria Planning Commission and City Council:

OPPOSE!
I write to support the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

I oppose the SUP application because it violates the agreed upon proper believe Section (b) is incorrect and zoning is actually required that Hopkins House has requested all NAC compromises heretofore and the number of children regardless of age, must remain at 49 per the verbal agreements.

My name is:

Farah Becker

My address is:

*1200 Princess St
Alexandria, Va 22314*

Alexandria, VA 22314

My telephone number is:

703/836-1176

My Signature:

Farah Becker

Today's Date:

_____, 2001

Dear Members of the Alexandria Planning Commission and City Council:

OPPOSE
I write to ~~support~~ the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Agnes V. Randolph

My address is: 1210 Princess St

Alexandria, VA 22314

My telephone number is: 703/549-5599

My Signature:

Agnes V. Randolph

Today's Date:

6/9, 2001

Dear Members of the Alexandria Planning Commission and City Council:

~~I write to support~~ ^{OPPOSE} the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Arlisa Tracey

My address is: 1216 Princess St

Alexandria, VA 22314

My telephone number is: 703/ 519-5274

My Signature:

Arlisa A. Tracey

Today's Date:

6-15, 2001

Dear Members of the Alexandria Planning Commission and City Council:

~~I write to support~~ ^{OPPOSE} the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: SANDI STANCIL

My address is: 1214 PRINCESS ST.

Alexandria, VA 22314

My telephone number is: 703/ 549-5296

My Signature:



Today's Date:

6/9, 2001

Dear Members of the Alexandria Planning Commission and City Council:

~~I write to support~~ ^{OPPOSE} the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

Propose Limits HH to RBuses only!
NO COMMUNITY CENTER
AGREEMENT CAPS ENROLLMENT
TO 49 CHILDREN
HONOR AGREEMENT BETWEEN HH
AND CIVIC ASSN

My name is: Debra Sabourin

My address is: 1212 Princess St
Alexandria VA 22314

Alexandria, VA 22314

My telephone number is: 703/ 299-3578

My Signature:

Debra Sabourin

Today's Date:

6/8, 2001

Dear Members of the Alexandria Planning Commission and City Council:

~~I write to support~~ ^{OPPOSE} the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

I believe that our Neighborhood reached an agreement w/ the Hopkins House, and just a year later, they are trying to break it. While I support the service of Hopkins, it is part of the Neighborhood and should work with the residents - something they have frequently failed to do.

My name is: LORISSA BOUNDS

My address is: 1206 Princess St
Alexandria

Alexandria, VA 22314

My telephone number is: 703/ 739 9855

My Signature:

Lorissa Bounds

Today's Date:

June 10, 2001

Dear Members of the Alexandria Planning Commission and City Council:

~~I write to support~~ ^{OPPOSE} the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Christine Bisgaard

My address is: 1206 PRINCESS ST.

Alexandria, VA 22314

My telephone number is: 703/ 739-9855

My Signature:

Christine Bisgaard

Today's Date:

June 16, 2001

Dear Members of the Alexandria Planning Commission and City Council:

OPPOSE
I write to ~~support~~ the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

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- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: Frank McNeilis

My address is: 1124 Princess St

Alexandria, VA 22314

My telephone number is: 703/ 683-3398

My Signature:

Today's Date:

Frank McNeilis

June 9, 2001

Dear Members of the Alexandria Planning Commission and City Council:

OPPOSE
I write to ~~support~~ the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

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- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

I OPPOSE THE CHANGE IN THE SPECIAL USE
PERMIT AS I OPPOSED THE CHANGE GRANTED BY
THE CITY LAST YEAR.

My name is: JAMES S. HOTO

My address is: 1301 PRINCESS ST

Alexandria, VA 22314

My telephone number is: 703/ 739-4409

My Signature:

Today's Date:

James Stotop

6/11, 2001

Dear Members of the Alexandria Planning Commission and City Council:

OPPOSE
I write to ~~support~~ the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

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- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

I oppose this change in
the special use permit!!

My name is: Carol G. Johnson

My address is: 1301 Princess St.
Alexandria, VA 22314

Alexandria, VA 22314

My telephone number is: 703/739-4409

My Signature:

Carol G. Johnson

Today's Date:

6-11, 2001

Dear Members of the Alexandria Planning Commission and City Council:

~~I write to support~~ ^{OPPOSE} the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
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- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: GAYLON SMITH

My address is: 402 N. PAYNE ST

Alexandria, VA 22314

My telephone number is: 703/ 739-3273

My Signature:



Today's Date:

6/14, 2001

Dear Members of the Alexandria Planning Commission and City Council:

~~I write to support~~ ^{OPPOSE} the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: KAREN MARSHALL

My address is: 402 N. PAYNE ST.

A

Alexandria, VA 22314

My telephone number is: 703/ 739-3273

My Signature:

Karen Marshall

Today's Date:

6/14, 2001

Dear Members of the Alexandria Planning Commission and City Council:

OPPOSE

I write to ~~support~~ the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

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- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

I think Hopkins House is a great organization and does great things for the community. However, this SUP application does not conform to the proposal Hopkins House signed in March 2000 for a previous

My name is: Hilary Kuger
My address is: 1308 Oronoco St.

*SUP
applicant*

Alexandria, VA 22314

My telephone number is: 703/ 683-3235

My Signature:

Hilary Kuger

Today's Date:

6/14, 2001

Dear Members of the Alexandria Planning Commission and City Council:

~~I write to support~~ ^{OPPOSE} the Hopkins House application for a Special Use Permit (SUP). I understand the SUP seeks permission to:

- Increase the number of children allowed in the 1224 Princess Street building by 6 to a total of 55 infants, toddlers and preschoolers;
- Return the building's original designation as a "community center" and permit up to 50 persons to use the building for educational and community activities, in addition to the 55 children; and,
- Extend the building's operating time by 60 minutes, from 6 pm to 7 pm on weekdays.

I also want to say:

My name is: JAMES LOSE

My address is: 419 N. FAYETTE ST.

Alexandria, VA 22314

My telephone number is: 703/ 548-1853

My Signature:

J. Lose

Today's Date:

JUNE 10, 2001



cturman@nsba.org
06/21/01 12:04 PM

To: Beverly I Jett@Alex
cc:
Subject: Hopkins House Infant Care Program

*sent to
cc
P.F. 6/16/01*

Ms. Jett,

I placed a call to the city council office today and was informed that the approval for infant care at the Hopkins House Preschool was approved--much to my disappointment. Unfortunately I was unable to attend the meeting held on Saturday so I was not able to give my opinion.

My son currently attends the center in the 2 year-old room and I have found the program to be lacking in many areas. Often I arrive to drop off or pick-up my son only to find that the class is out of ratio--too many children and not enough teachers. Most recently, one child had a case of Scarlet Fever and only his classmates' parents were notified. Considering that during the day the children from all three classrooms often play together, I would think they would notify the whole school just in case other children had been exposed.

I am also concerned that they are not offering the kind of program that they advertise. I often arrive and the classroom is in chaos. There seems to be no real structure for a large part of the day. There have been times when I have been late arriving to work because I've stayed until the class was brought under control.

Since approval has already been given, I am hoping that close attention will be paid to this center as they develop their infant care program. Infants require a tremendous amount of care and in my opinion, more care and attention needs to be given to the programs that are already in place.

In September, I am planning to remove my child from the center to attend a pre-k3 program. I have considered doing it sooner but at his age, I have concerns that moving him twice in 3 months might be more of a hardship than leaving him there. So in the meantime, I have adjusted my hours so that he spends a limited time there.

If you would like to contact me for more information, please feel free to do so. Sincerely,

Christi D. Turman
703-838-6778

APPLICATION for SPECIAL USE PERMIT # 2001-0043

PROPERTY LOCATION: 1218-1224 Princess Street

TAX MAP REFERENCE: 64.01-12-05 & 01 ZONE: RB

APPLICANT Name: Hopkins House - A Center For Children and Their Families

Address: 1224 Princess Street Alexandria, VA 22314

PROPERTY OWNER Name: Same as Applicant

Address: Same as Applicant

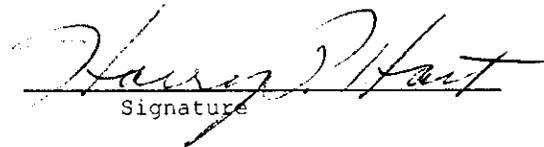
PROPOSED USE: Request for an Amendment to Special Use Permit to provide services to infants and toddlers and to return use to community building.

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 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 to post placard notices on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) 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 Planning Commission or City Council in the course of public hearings 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.

Harry P. Hart
Print Name of Applicant or Agent


Signature

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

(703) 836-5757 (703)548-5443
Telephone # Fax#

307 N. Washington St., Alex. VA 22314
City and State Zip Code

March 27, 2001
Date

=====DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY=====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 6/5/01 Recommend Denial (Mr. Dunn recused himself) 3-3

ACTION - CITY COUNCIL: 6/16/01PH -- See attached.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

18. SPECIAL USE PERMIT #2001-0043
1218-1224 PRINCESS ST
HOPKINS HOUSE

Public Hearing and Consideration of a request for a special use permit amendment to add a day nursery in a school building and to increase the hours of operation until 7:00 PM; zoned RB/Residential. Applicant: Hopkins House Center for Children and Families, by Harry P. Hart, attorney.

COMMISSION ACTION: Recommend Denial (Mr. Dunn recused himself.) 3-3

Mayor Donley directed questions to Mr. Hopkins, Hopkins House president, about accreditation rules and how they apply and how those standards are employed under the current operating arrangement at Hopkins House. Mr. Hopkins responded to his concerns.

Mayor Donley asked Mr. Hopkins if he was making a representation that under the current configuration that fifty-five (55) students would be the maximum that could be there and that the only way that would change would be a change in the configuration of the building, i.e., more space.

Mr. Hopkins indicated that's correct. In the three rooms that we have, plus the accounting office, making a total of four (4) rooms under the current configuration, the maximum that Hopkins House envisions and the maximum that we can have legally, and the maximum that we can have under our accreditation is fifty-five (55) children of ages from six (6) weeks old to five (5) years old.

Mayor Donley further questioned Mr. Hopkins and asked unless you were to materially change the building and how you use space, under current accreditation standards and licensing standards, you couldn't have any more kids.

Mr. Hopkins stated that's correct, unless we made some changes, and we'd have to come back here before we did that. To give you an example, if Hopkins House were to desire to change one of its rooms on the second floor into a preschool, which we have no interest in doing, but if we were, that would both require a SUP process, plus we would have to do major renovation and reconfiguration there. That would be an example if we wanted to increase beyond fifty-five (55), but we have no desire to do that.

Councilman Speck requested a friendly amendment, similar to the one that was made at the last public hearing, to insert some language to revise the way the wording of condition no. 22 where it says "the director has received a request from any person to docket the permit for review." He stated that Council built in some language that if there is a complaint that rises to the level of a violation that the special use permit would be docketed for review. Councilman Speck suggested, unless there is an argument against, that that be standard language any time we have this particular type of condition that's added.

Hearing no objection, the friendly amendment was accepted.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**Planning Commission (continued)**

Councilman Euille spoke to condition no. 21 and asked the status of his request with respect to parking in the 400 block of North Payne Street from the March 2000 Public Hearing Meeting. He noted that in the Boys and Girls Club block that the reason the street is narrow and there is parking on just one side is because on one side of the street the sidewalk extends out into the street. He stated that you could cut off five or six feet of that sidewalk and widen that street. He noted that is costly, but it is something that can be considered and could provide parking on both sides of the street as a result. He queried whether this matter has been discussed with the Inner City Civic Association.

Transportation and Environmental Services Director Baier reported that it can be done, but it has not been designed out nor allocated in this budget. Mr. Baier indicated that he spoke with a couple representatives of the Inner City Civic Association but had not discussed the proposal with the entire association.

Mr. Baier was requested to proceed to discuss this proposal with the Inner City Civic Association.

Mayor Donley queried Planning and Zoning Deputy Director Ross about the process regarding the proposed Environmental Learning Center. He indicated that it is Council's understanding, as it stands right now, that it would not require coming back through the process for a special use permit.

Planning and Zoning Deputy Director Ross responded in the affirmative.

City Council approved the staff recommendation for approval of the special use permit, **with the following amendments: with the elimination of condition no. 21, and with the request that staff is to include some language in condition no. 22 that says something to the effect: "that if the director has received a request from any person to docket the permit for review, it should be as a result from a complaint that rises to the level of a violation."**

Council Action: _____

- ✓ 19. SPECIAL USE PERMIT #2001-0044
800-840 N HENRY ST
NORTH POINT CENTER
Public Hearing and Consideration of a request for a special use permit for a reduction of off-street parking; zoned CRMU-H/Commercial Residential Mixed Use, High. Applicant: On-Site Sourcing, by Harry P. Hart, attorney.

COMMISSION ACTION: Recommend Approval 7-0

City Council approved the Planning Commission recommendation.
Council Action: _____