

DOCKET ITEM #9  
**Special Use Permit #2010-0017**  
**1224 Princess Street – Hopkins House**

9  


---

6-12-10

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

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

**Staff Reviewers:** Nathan Randall [nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

**PLANNING COMMISSION ACTION, JUNE 1, 2010:** On a motion by Mr. Dunn, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request for a special use permit, with amendments to Conditions # 15, 16 and 24, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

**Reason:** The Commission agreed with the staff analysis. It also agreed with speakers who sought to retain prior conditions regarding neighborhood dialogue. It amended the parking condition to include the requirement of a report and determination by the Planning Director.

**Speakers:**

Mary Catherine Gibbs, attorney, represented the applicant.

Charlotte Landis, 433 North Patrick Street, spoke about concerns about parking and fairness.

Amy Liu, 1320 Princess Street and 410 North Alfred Street, spoke in support.

Dorothy Farrell, 13 East Oak Street, spoke in support.

Holly Bryant, 2707 Albemarle Drive, spoke in support

Jacqueline S. Walker, 1301 Princess Street, spoke in support.

Michael Gaw, 1500 Cameron Street, spoke in support.

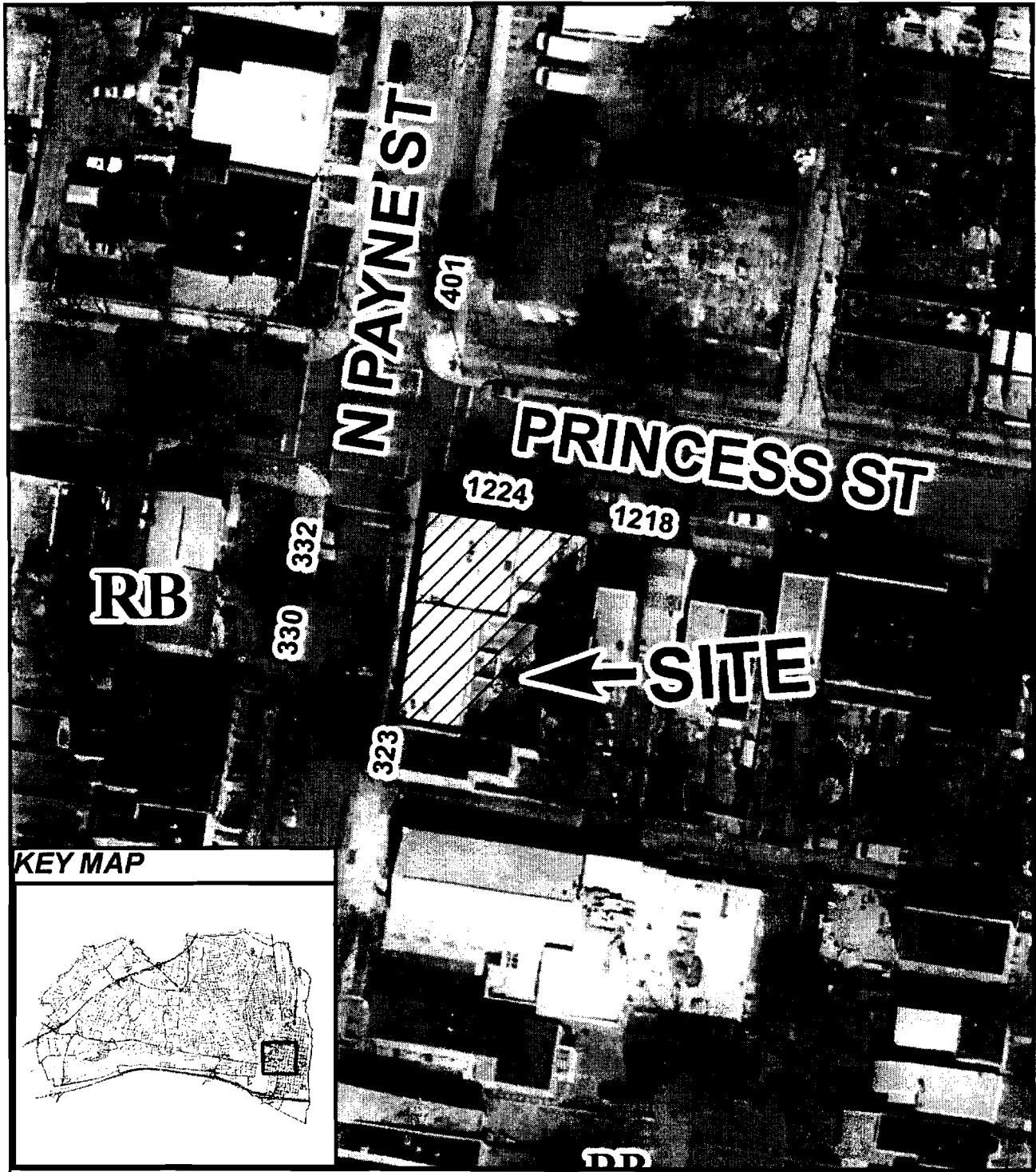
Leslie Zupan, 1309 Queen Street, spoke regarding her concerns about parking and the need for NAEYC accreditation.

Carolyn Cummings, 1214 Princess Street, spoke in opposition to the expansion.

Sarah Becker, 1200 Princess Street, spoke about the history of zoning approvals, accreditation, and other day care facilities in the neighborhood, and supported retaining Conditions #15 and 16.

Heidi Ford, 1022 Oronoco Street, president of West Old Town Civic Association, spoke about parking and neighborhood dialogue, asking that Conditions #15 and 16 be restored.

Justin Wilson, 136 Sanborn Place, spoke in support.



SUP #2010-0017

06/01/10



## **I. DISCUSSION**

### REQUEST

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

### SITE DESCRIPTION

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

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

### BACKGROUND

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

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

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

PROPOSAL

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

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

Number of children: Increase from 55 to 75

Number of staff: Increase from 21 to 24

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

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

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

PARKING

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

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

ZONING DESIGNATION

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

**II. STAFF ANALYSIS**

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

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

***Parking***

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

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

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

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

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

#### *Uses at Hopkins House*

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

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

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

***Neighborhood Dialogue***

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

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

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

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

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

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

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

***Conclusion***

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



### III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)(SUP #99-0092) (SUP #99-0148)
2. Condition deleted. (SUP 99-0092) (SUP #99-0148)
3. **CONDITION AMENDED BY STAFF.** The day care center ~~pre-school and day nursery combined~~ shall be limited to a maximum of 55-75 children as requested by the applicant. (P&Z)
4. **CONDITION AMENDED BY STAFF.** The day care center ~~pre-school and day nursery [at 1224 Princess Street]~~ shall be operated Monday through Friday, from 7:00 A.M. to 6:00 P.M. ~~7:00 P.M.~~, and on Saturdays from 8:00 A.M. to noon, with staff allowed to arrive and leave thirty minutes before and after these times. ~~as requested by the applicant.~~(P&Z)
5. **CONDITION DELETED BY STAFF.** ~~The hours of operation of the facility at 1218 Princess Street shall be limited to between 10:00 A.M. and 4:00 P.M. on Monday through Friday, and between 8:00 A.M. and Noon on Saturdays, as requested by the applicant. (P&Z) (SUP 99 0092) (SUP #99 0148)~~
6. **CONDITION AMENDED BY STAFF.** The day care center ~~preschool and day nursery~~ shall be limited to a maximum of ~~21~~ 24 staff persons on-site at any time. (P&Z)
7. The playground area in the rear of 1218 Princess Street shall be fenced with a six foot tall board on board solid fencing which encloses the playground area and buffers it from adjacent uses. (P&Z) (SUP 99-0092) (SUP #99-0148)
8. **CONDITION DELETED BY STAFF.** ~~No access to the building at 1218 Princess Street shall be permitted. Patrons, including children, shall access the facility by first entering the building at 1224 Princess Street and then walking from the rear of that building to the rear entrance at 1218 Princess Street. (P&Z) (SUP 99 0092) (SUP #99 0148)~~
9. **CONDITION DELETED BY STAFF.** ~~The use of the building at 1218 Princess Street shall be limited to ancillary preschool functions, such as those enumerated in the application. No classrooms shall be located in the building. (P&Z) (SUP 99 0092) (SUP #99 0148)~~
10. **CONDITION DELETED BY STAFF.** ~~The preschool program shall achieve accreditation with the National Association of Education of Young Children and the applicant shall submit verification to the Director of Planning and Zoning within one year~~

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

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

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

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

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

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

#### IV. CITY DEPARTMENT COMMENTS

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

##### Transportation & Environmental Services:

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

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

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

##### Code Enforcement:

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

##### Health Department:

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

Parks and Recreation:

- F-1 No Comment

Office of Early Childhood/Human Services:

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

BAR:

- F-1 1224 Princess Street is located in the Old and Historic Alexandria Historic District and is under the jurisdiction of the Old and Historic Alexandria Board of Architectural Review (BAR). The application is a request to allow additional children and staff at an existing child day care in addition to a request for a parking reduction. While no exterior alterations to the building are discussed with this application, the applicant is reminded that any exterior changes to the buildings visible from a public-right-of-way, including but not limited to new signage, window replacements, roofing or siding materials

replacement, fencing, exterior light fixtures, and any exterior demolition or encapsulation greater than 25 square feet requires approval by the Board of Architectural Review. It is the applicant's responsibility to inform BAR Staff should such issues develop.

Police Department:

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



**APPLICATION**

**SPECIAL USE PERMIT**

**SPECIAL USE PERMIT #** 2010-0017

**PROPERTY LOCATION:** 1224 Princess Street, Alexandria, VA 22314

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

**APPLICANT:**

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

Address: 1224 Princess Street, Alexandria, VA 22314

**PROPOSED USE:** Change of existing use with an SUP.

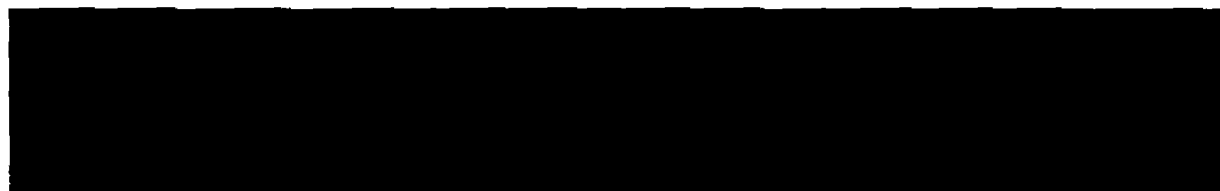
**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

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

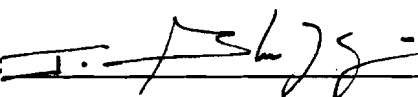
**THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

<u>Mary Catherine Gibbs</u>	<u><i>Mary Catherine Gibbs</i></u>	<u>3/23/10</u>
Print Name of Applicant or Agent	Signature	Date
<u>307 N. Washington Street</u>	<u>703.836.5757</u>	<u>703.548.5443</u>
Mailing/Street Address	Telephone #	Fax #
<u>Alexandria, VA</u>	<u>22314</u>	<u>mCG.HCGK@verizon.net</u>
City and State	Zip Code	Email address



**PROPERTY OWNER'S AUTHORIZATION**

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

Name: J. Glenn Hopkins, President Phone 571-480-4094  
Please Print  
Address: 1224 Princess Street, Alexandria, VA 22314 Email: hopkins@hopkinshouse.org  
Signature:  Date: 3/23/10

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

Required floor plan and plot/site plan attached.  
 Requesting a waiver. See attached written request.

- 2. The applicant is the (check one):  
 Owner  
 Contract Purchaser  
 Lessee or  
 Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

n/a  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

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

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

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

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

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

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

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

5/19/10

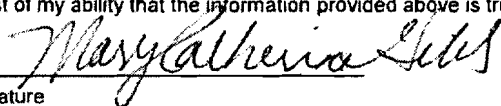
Mary Catherine Gibbs, attorney for the applicant

Date

Printed Name

Signature

*updated*



*Originally filed 3/23/10*

Hopkins Houses Board of Trustees Financial Relationship Disclosure

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

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.

**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. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

Attached.

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

NARRATIVE DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# National Association for the Education of Young Children

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

1224 Princess Street  
Alexandria, VA 22304  
Program ID 208800

is hereby awarded

## NAEYC Accreditation


by the NAEYC Academy for Early Childhood Program Accreditation

04/01/2015

Certificate is valid until date above

[www.rightchoiceforkids.org](http://www.rightchoiceforkids.org)  
[accreditation.information@naeyc.org](mailto:accreditation.information@naeyc.org)  
800-424-2460



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

**USE CHARACTERISTICS**

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

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

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

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

3 additional staff, or total of 24 employees, Monday - Friday, 6:30am - 6:30pm

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

Day:

Monday - Friday

Hours:

7am to 6pm

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

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

None. Children are indoors.

B. How will the noise be controlled?

N/A

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

None.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

C. How often will trash be collected?  
Once weekly  
 \_\_\_\_\_

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

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

[ ] Yes.                       No.

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

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_



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

[ ] Yes. [  ] No.

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

**ALCOHOL SALES**

13.

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

[ ] Yes [  ] No

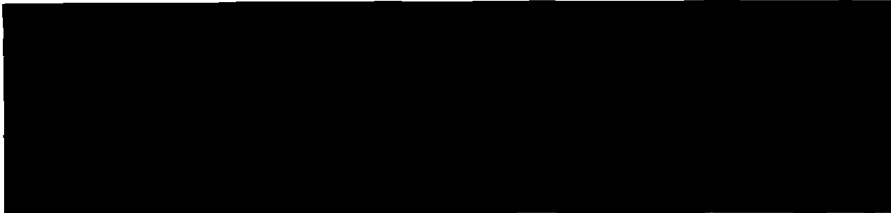
If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PARKING AND ACCESS REQUIREMENTS**

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

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



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

- on-site
- off-site

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

Street parking

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

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

**Parking reduction requested; see attached supplemental form**

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

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



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

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

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

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Adequate. No street improvements are needed as a result of this application.

**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building?  Yes  No

Do you propose to construct an addition to the building?  Yes  No

How large will the addition be? N/A square feet.

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

5,142 sq. ft. (existing) + 0 sq. ft. (addition if any) = 5,142 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: \_\_\_\_\_

an office building. Please provide name of the building: \_\_\_\_\_

other. Please describe: \_\_\_\_\_

End of Application



# APPLICATION - SUPPLEMENTAL

## CHILD CARE

***This Supplemental information is to be filed by applicants requesting special use permit approval of a child care home or child care center. All applicants must submit a plot plan of the property, showing play areas and parking, and an interior floor plan. If a play area that is not owned or leased by the operator is to be used by the children, written permission from the owner must be obtained and a copy submitted with this application.***

### CHILD CARE HOMES

***Applicants requesting special use permit approval of a child care home for six to nine children within a home shall complete this section.***

1. Is the proposed facility the principal residence of the operator?  Yes  No
2. Is the operator registered with the City of Alexandria Office of Early Childhood Development to provide child care in the home?  Yes  No
3. How many children, including resident children, will be cared for? 75 Children
4. How many children reside in the home? N/A, This is a Child Care Center
5. How old are the children? (List the ages of all children to be cared for)  
 Resident: N/A  
 Non-resident: 6 weeks to 5 years old.
6. A minimum of 75 square feet of outdoor play area on the lot must be provided for each child above age two.  
 Play area required:  
 Number of children above age two: 57 x 75 square feet = 4,275 square feet  
 Play area provided: Yes square feet
7. If the lot does not have room for on-site play area, is the child care home within 500 feet of a park or playground available for the children to play in?  Yes  No

If yes, please describe the park's play area:

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

**NOTE: Child care homes are not permitted to display signs.**

**CHILD CARE HOMES and CHILD CARE CENTERS**

**Applicants for both child care homes and child care centers (day care center, day nursery and nursery schools) shall complete this section.**

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

24

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

2. Where will staff and visiting parents park? \_\_\_\_\_

In available spaces on Princess Street and/or N. Payne Street

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

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

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

Drop-off

Pick-up

7am to 9am, Monday - Friday

4pm to 6pm, Monday - Friday

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

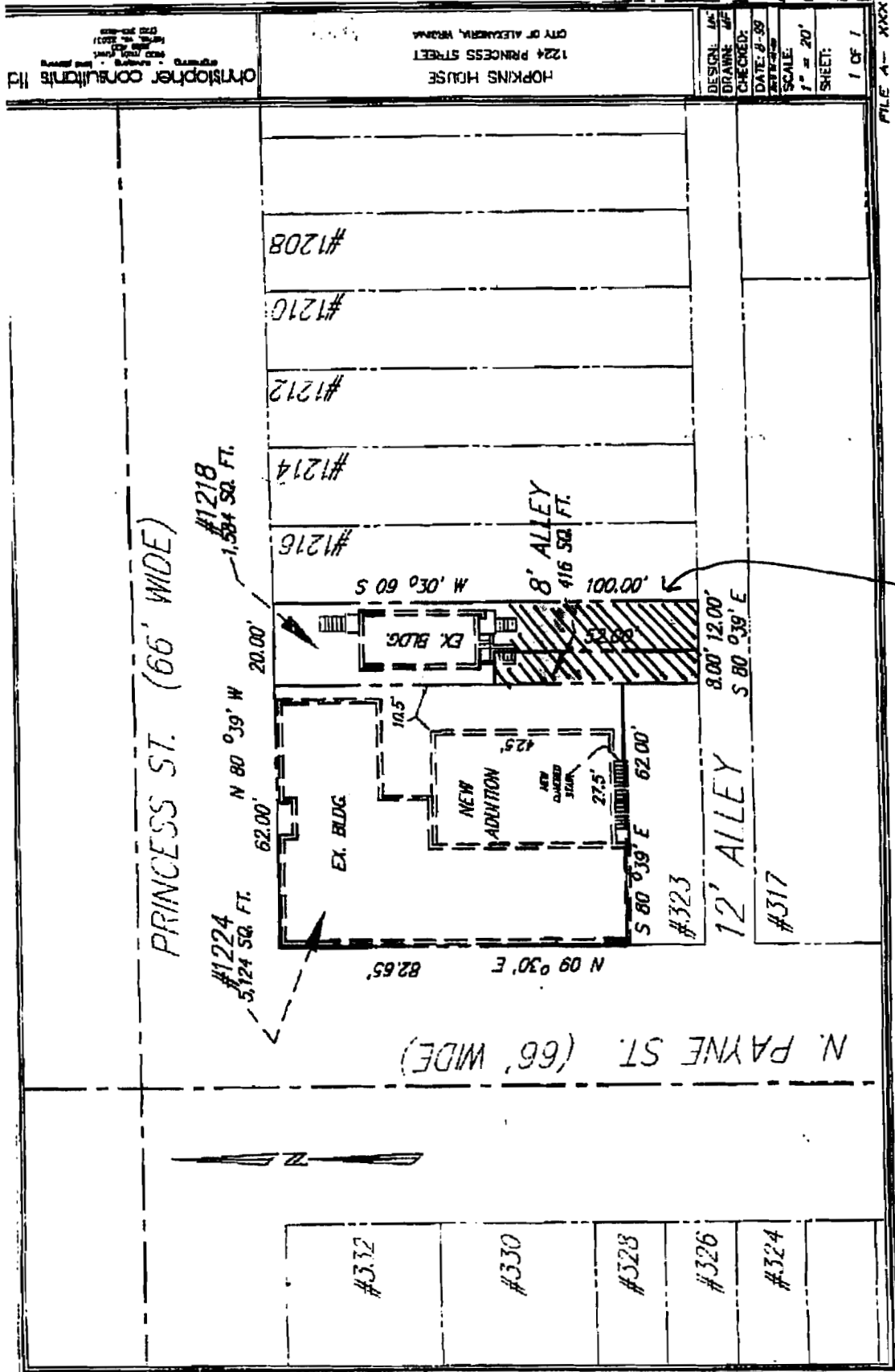
No outdoor play equipment is currently located on the outdoor play area at the rear of 1218 Princess Street used by the Helen Day Preschool Academy. This play area serves as an outdoor nature discovery "classroom". No play equipment is contemplated or proposed as part of this application.

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

If no, do you plan to fence any portion of the property?  Yes  No

Please describe the existing or proposed fence.

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



CHRISTOPHER CONSULTANTS INC.  
 ENGINEERS, ARCHITECTS, AND PLANNERS  
 1224 PRINCESS STREET  
 CITY OF ALEXANDRIA, VIRGINIA  
 22304-4000

HOPKINS HOUSE  
 1224 PRINCESS STREET  
 CITY OF ALEXANDRIA, VIRGINIA

DESIGN: JAC  
 DRAWING: JAC  
 CHECKED: JAC  
 DATE: 8-89  
 SCALE: 1" = 20'  
 SHEET: 1 OF 1

FILE A-XXX

Outdoor Play Area  
 by easement at  
 rear of 1216 PRINCESS

SUP # 290-0017

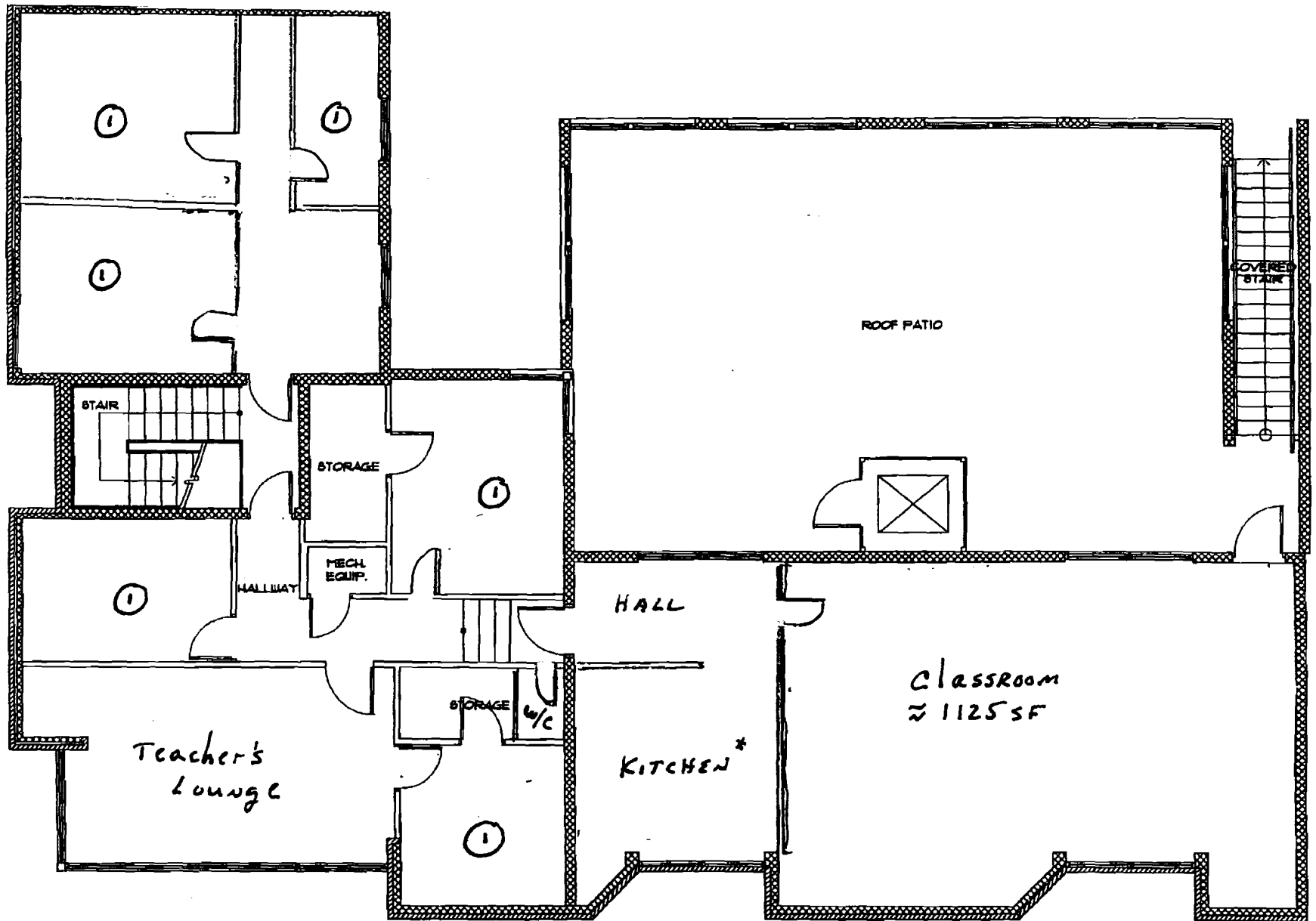
**CHILD CARE CENTERS ONLY**

***Applicants for child care centers (day care center, day nursery and nursery schools) shall complete this section.***

1. How many children will be cared for during one day? 75 Children
  
2. What age children do you anticipate caring for? 6 weeks to 5 years old.
  
3. Does the operation have a license from the State of Virginia for a child care facility?  
 Yes       No

If yes, provide a copy of the license.

15



HOPKINS HOUSE - PRINCESS STREET  
 SECOND FLOOR PLAN  $\approx$  2573 SF

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

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

sup: 2010-0017



# Commonwealth of Virginia

DEPARTMENT OF



SOCIAL SERVICES

## LICENSE CHILD DAY CENTER

Issued to: Helen Day Preschool Academy - Hopkins House Association of Alexandria

Address: 1224 Princess Street, Alexandria, Virginia 22314

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

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

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

**ISSUING OFFICE:**

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

FLO-443900-L105  
LICENSE NUMBER

ANTHONY CONYERS, JR.  
COMMISSIONER OF SOCIAL SERVICES

By   
James J. Parcelli

Title LICENSING ADMINISTRATOR

Date May 13, 2009

32

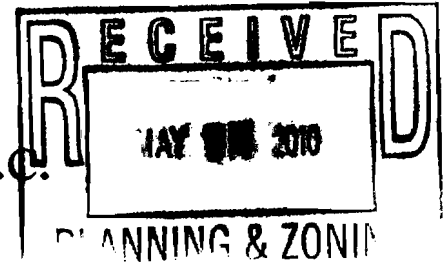
100-9106-017

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

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET  
ALEXANDRIA, VIRGINIA 22314-2557

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



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

ASSOCIATE  
DAVID L. CHAMOWITZ

OF COUNSEL  
CONSTANCE H. PIERCE

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

LURAY OFFICE:

170 KIBLER DRIVE  
LURAY, VA 22835

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

May 19, 2010

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

Re: 1224 Princess Street - Hopkins House

Dear Ms. Ross:

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

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

Barbara Ross, Deputy Director

January 3, 2000

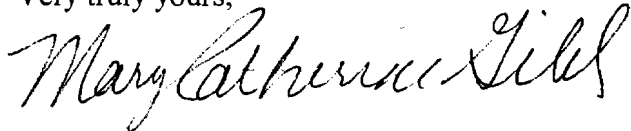
Page 2

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

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

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

Very truly yours,

A handwritten signature in cursive script that reads "Mary Catherine Gibbs".

Mary Catherine Gibbs

cc: Mr. J. Glenn Hopkins, Hopkins House

Question re SUP#2010-0017

Heidi Ford

to:

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

04/22/2010 10:38 PM

Cc:

Charlotte, rcollinlee, Donna Reuss, missz

Show Details

History: This message has been replied to.

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

Thanks very much,

Heidi Ford

President, West Old Town Citizens Association

April 22, 2010

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

Dear Ms. Hamer:

RE: SUP #2010-0017

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your consideration.

The West Old Town Citizens Association Executive Board



## Special Use Permit Inspection Summary Report

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

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

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

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

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



**VIOLATIONS (continued)**

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

Attach Separate Sheet if necessary

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

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

**FOLLOW UP**

DATE	COMMENTS

Attach separate sheet if necessary

**TICKETS ISSUED**

Type (i.e. warning, 1 <sup>st</sup> offense, etc.)	Ticket #	Reason

Inspector: Hall Inspection Completed: 7-2-07

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



Good Evening!  
 Tuesday, Apr 20, 2010 5:17:52 PM  
 68°  
 alexandriatoday.com  
 Sign In or Register here

Community Digital Kicks Local Sports Local Style Local Tastes Opinions Politics Just In Deals Events Shopping Guide Resources

Search For...



refine your mind,  
 body and spirit.

111 North Alfred St - Alexandria, VA 22314 - Voice - 703-548-0940 - click here and visit our website

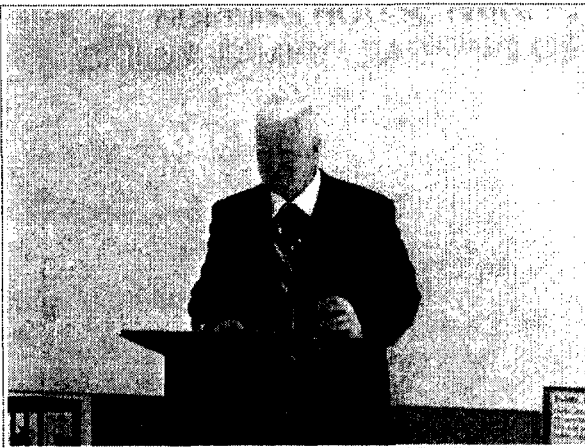
Feds Award Hopkins House \$250K

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

Share

Email  Print  Comments Text Size: - \*

ADVERTISEMENT



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

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

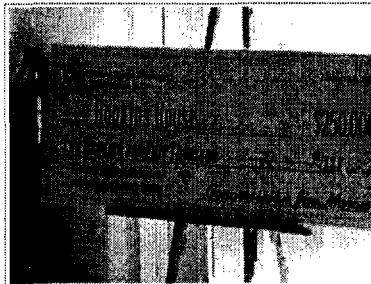
Graduates from the Learning Institute will gain full-time employment in local childcare centers at a starting salary of \$30,000 plus benefits.

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

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

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

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



Start a Dialog

ADD A COMMENT

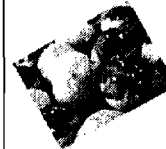
DIGITAL KICKS



Around Town - April 7, 2010

Go to Digital Kicks and see the full set

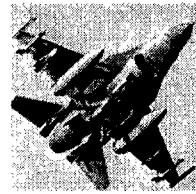
Join Your Neighbors, Friends and Some of Alexandria's Finest Chefs to Benefit Carpenter's Shelter for Great Food for a Great Cause



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

JUST IN

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



EDITORIAL COLUMNS



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



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



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

All Editors

41

Copy to: Barbara Ross  
Faroll  
Nathan  
original: file

# HOPKINS HOUSE



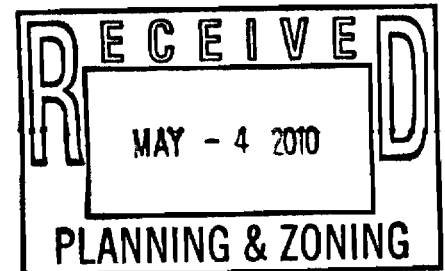
*A Learning Center for Children, Youth, and Families*

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

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

April 26, 2010

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



Ref.: SUP#2010-0017

Dear Ms. Hamer:

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

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

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

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

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

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

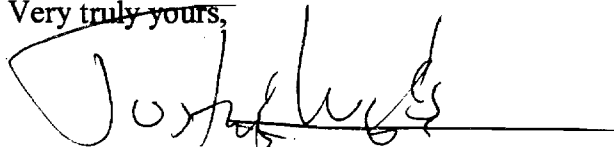
Kristina Messner  
Alvin Nashman  
Syrinda Elizabeth Paige  
Lee Quill  
Deborah Schoemer  
Holly Sloan  
John-Howard Wesley  
Justin Marshall Wilson

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

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

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

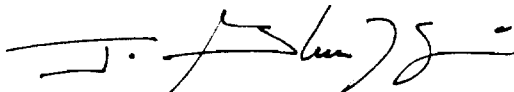
Very truly yours,



JUSTIN M. WILSON

Chair,

Hopkins House Community Outreach & Public Advocacy Committee



J. GLENN HOPKINS

President & CEO

Hopkins House

cc: WOTCA

# HOPKINS HOUSE



*A Learning Center for Children, Youth, and Families*

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

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

## **ECLI / EARLY CHILDHOOD LEARNING INSTITUTE SNAPSHOT: November 2009**

### Description:

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

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

### Location:

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

### Specific Objectives:

The specific objectives of this ECLI Project are:

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

**HOPKINS HOUSE**  
**Early Childhood Learning Institute**

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

**Why the Need:**

Childcare centers locally and nationally are starved for adequately educated and experienced preschool educators. Research indicates that the share of center-based teachers and administrators in the U.S. with at least a 4-year college degree averaged 43% in 1985 but fell to just 30% by 2004; and, the share of center-based teachers and administrators with only a high school education has climbed to approximately 30% in recent years<sup>1</sup>.

In the jurisdictions targeted for ECLI Project services, nearly half (47%) of childcare workers do not have a college degree<sup>2</sup>:

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

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

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

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

<sup>3</sup> "Child Development Associates" credential.

**HOPKINS HOUSE**  
**Early Childhood Learning Institute**

The availability of college educated and experienced early childhood professionals in the labor market, nationally and locally, has changed for the worse since the early 1980s, and existing staff at childcare centers, most of whom are minority women, lack sufficient incentives and support to successfully pursue a college education (i.e., competitive compensation, transportation, affordable childcare, class schedules accommodating to working people, and adequate tuition assistance). Indeed, childcare workers are among the lowest paid and least appreciated workers in the U.S., according to the Department of Labor<sup>4</sup>.

**Target Population:**

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

**Collaborators:**

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

---

<sup>4</sup> According to the U.S. Department of Labor, Bureau of Labor Statistics, May 2007.



**HOPKINS HOUSE**  
**Early Childhood Learning Institute**

**Specific Outputs and Outcomes:**

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

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

**HOPKINS HOUSE**  
**Early Childhood Learning Institute**

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

**Summary Results To-Date:**

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

**HOPKINS HOUSE**  
**Early Childhood Learning Institute**

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

**Sustainability Plan:**

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



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

05/06/2010 04:11 PM

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

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

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

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

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

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

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

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

Barbara Ross  
Deputy Director  
Planning and Zoning  
(703746-3802)

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

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

---

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

Thanks very much,

Heidi Ford  
President, West Old Town Citizens Association



HopkinsHouse2007SUPInspectionReport(6).pdf

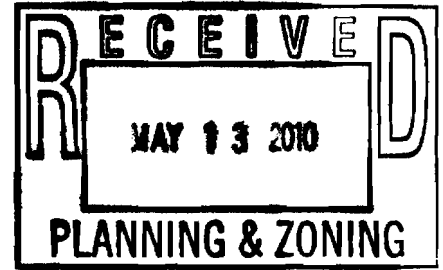


HopkinsHouseGrant(4).pdf



Questions re SUP2010\_0017.doc

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



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

Dear Glenn:

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

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

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

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

Sincerely,

  
Lois L. Walker

Cc: Mayor and Members of City Council

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

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

Date: 5/17/10

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

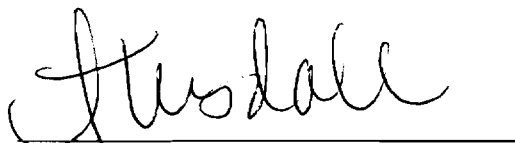
Dear Mr. Mayor, Councilpersons,  
and Members of the Planning & Zoning Commission:

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

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

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

Sincerely,



Signature

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

April 27, 2010

Mayor William D. Euille  
Members of Alexandria City Council:

- Vice Mayor Donley
- Councilman Fannon
- Councilwoman Hughes
- Councilman Krupicka
- Councilwoman Pepper
- Councilman Smedberg

City Hall  
Alexandria, VA 22314

via FAX: 703-842-8356

Dear Mayor Euille and Members of the Council:

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

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

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

Thank you,



Christopher R. Colligan



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

Date: May 12, 2010

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

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

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

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

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

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

Sincerely,



From:

LISA Robillard

Address:

406 Cloverway Dr.Alexandria, VA 22314

Date:

5/12/10**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,



Signature

Chyrell Bucksell

912 First St.  
Alexandria, VA 22314

May 12, 2010

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

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

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

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

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

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

Sincerely,

Chyrell Bucksell



April 27, 2010  
1301 Princess Street  
Alexandria, Virginia 22314

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

Honorable Mayor Euille:

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

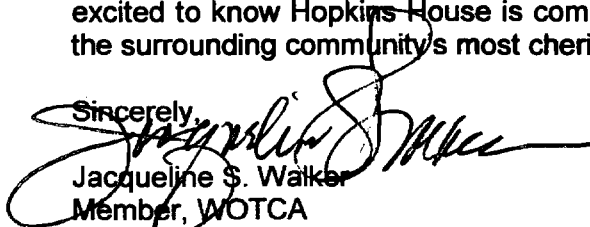
I have the good fortune to serve on the Hopkins House Community Outreach and Public Advocacy Committee, and enjoy knowing this important center is in shaping and developing the young minds and new residents of our community. I heard the Hopkins House, Helen Day Preschool Academy presentation at a recent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

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

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

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

Sincerely,



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

# William Cromley

4/8/10

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

Re: Proposed Expansion of the Helen Day Preschool Academy

To Whom It May Concern:

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

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

Sincerely,

William Cromley

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

From:

*Stephene Coleman*

Address:

*323 N. Payne St  
Alex. VA 22314*

Date: *05/06/2010*

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,

*Stephene L. Coleman*  
Signature

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

Date: May 12, 2010

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

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

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

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

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

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

Sincerely,



---

Fay D. Slotnick

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

Date: 5/12

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

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

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

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

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

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

Sincerely,

  
Signature



Greetings,

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

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

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

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

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

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

From: MARIA PRICE  
Address: 1223 Queen St.  
Alexandria, VA 22314

Date: MAY 10, 2010

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

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


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

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

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

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

Sincerely,

  
Signature

From: Gwendolyn Hubbard Lewis

Address: 5246 Tancreti Ln  
Alexandria, VA 22304

Date: May 17, 2010

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

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

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

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

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

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

Sincerely,

  
\_\_\_\_\_  
Signature

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

Date: May 17, 2010

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

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

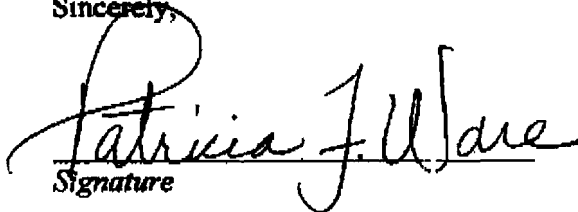
Dear Mr. Mayor, Councilpersons,  
and Members of the Planning & Zoning Commission:

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

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

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

Sincerely,

  
Signature

From: Dr. Elbert Ransom, Jr. \_\_\_\_\_

Address: \_6391 Levto Landing\_\_\_\_\_

Alexandria, Virginia 22312\_\_\_\_\_

DateMay 18, 2010: \_\_\_\_\_

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

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


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

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

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

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

Sincerely,

  
Signature

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

Date: 5/11/10

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

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

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

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

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

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

Sincerely,

T. Jackson  
Signature

From: Dorothy Spiotta  
 Address: 2368 N. Early Street  
Alexandria VA 22302

Date: May 6, 2010

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

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

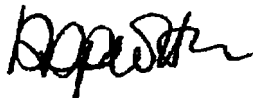
Dear Mr. Mayor, Councilpersons,  
 and Members of the Planning & Zoning Commission:

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

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

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

Sincerely,



Signature





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

May 9, 2010

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

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

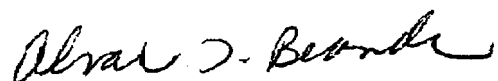
**Dear Mr. Mayor, Councilpersons, and Members of the Planning & Zoning Commission:**

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

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

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

Sincerely,



**ELIZABETH PARTOYAN**

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

---

April 28, 2010

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

Dear Mayor Euille and City Council Members:

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

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

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

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

Sincerely,



Elizabeth Partoyan, M.Ed.

*Ludwig P. Gaines, Esq.*

302 Princeton Blvd.  
Alexandria, VA 2234

May 12, 2010

**The Honorable Mayor, Vice Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

I hope this e-mail finds you well.

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

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

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

Sincerely,

*Ludwig P. Gaines*

Ludwig P. Gaines, Esq.

From: Sahr K. Pombor

Address: 117 South Jordan Street  
Alexandria, VA 22304

Date: 5/12/10

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

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


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

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

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

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

Sincerely,

  
Signature

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

Date: 5/12/10

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

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

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

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

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

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

Sincerely,



Signature

From:

*Ethel S. Ludere Wood*

Address:

*5300 Halmes Run Parkway  
Alexandria, VA, 22302*

Date:

*5/14/10*

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,

*Ethel S. Ludere Wood*  
Signature

From:

Darhyl B. Jasper

Address:

5807 Westchester St  
Alexandria, VA 22310

Date:

5-6-10

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,

Darhyl B. Jasper  
Signature

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

Date: May 6, 2010

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

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


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

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

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

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

Sincerely,

  
Willard O. Jasper  
Signature



VIA FAX 703-842-8356

May 3, 2010

Mayor and Members of the Alexandria City Council

City Hall

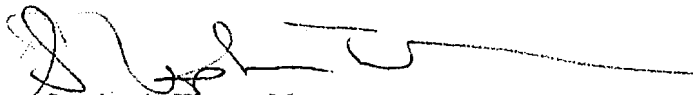
Alexandria, VA 22314

TO WHOM IT MAY CONCERN:

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

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

Sincerely,



Stephanie Turner-Menson

P.O. Box 293

Lorton, VA 22199

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

Date: MAY 18, 2010

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

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

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

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

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

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

Sincerely,

Gwen Day-Fuller  
 Signature

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

May 13, 2010

**Mayor and Members of the City Council**  
City of Alexandria  
301 King Street  
Alexandria VA 22314

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

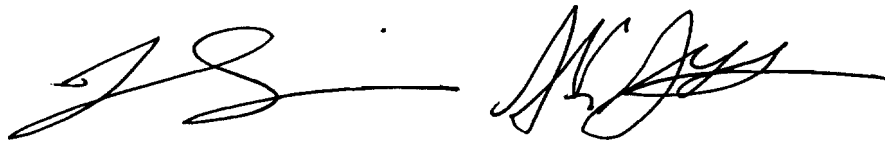
Dear Mayor, Councilpersons and Members of the Planning and Zoning Commission,

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

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

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

Respectfully,

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

Stan and Jennifer Stepnowski

From:

Keisha Samuels

Address:

210 South Floyal St.  
Alexandria, VA 22304

Date:

5/07/2010

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

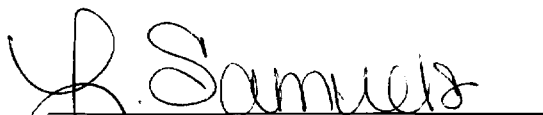
Dear Mr. Mayor, Councilpersons,  
and Members of the Planning & Zoning Commission:

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

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

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

Sincerely,

  
Signature

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

Date: 5-7-10

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

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


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

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

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

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

Sincerely,

  
\_\_\_\_\_  
Signature

From:

GREGORY RANSON

Address:

12664 Cabana Dr.  
Woodbridge VA  
22192

Date:

5/10

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,

Signature



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

May 7, 2010

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

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

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

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

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

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

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

Sincerely,



Christine Mereand

From:

Donna Davis

Address:

121 N. Ripley St  
Alex, Va 22304

Date: 5-7-10

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

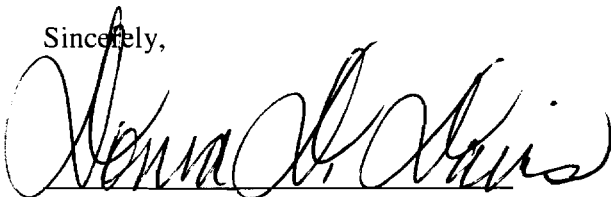
Dear Mr. Mayor, Councilpersons,  
and Members of the Planning & Zoning Commission:

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

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

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

Sincerely,



Signature



2706 Albemarle Drive  
Alexandria, VA 22303

May 7, 2010

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

Honorable Mayor, Council Members, and Commission Members,

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


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

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

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

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

Sincerely,



Holly Shaver Bryant  
Attorney

Viet C. Tran

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

April 30, 2010

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

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

Mr. Mayor & Members of the Council,

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

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

Kind Regards,

/s/ Viet C. Tran

April 29, 2010

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

Mayor Euille and Members of the Alexandria City Council,

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

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

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

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

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

Thank you for your time,

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

57 Kennedy St.  
Alexandria, VA 22305

April 28, 2010

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

Dear Mayor and Members of the Alexandria City Council:

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

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

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

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

Sincerely,

Justin and Kiley Wellner

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

April 23, 2010

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

Dear Mayor Eullie and Members of the Alexandria City Council,

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

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

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

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

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

Sincerely,



Charles D. Halverson

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

April 23, 2010

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

Dear Mayor Euille and Members of the Alexandria City Council,

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

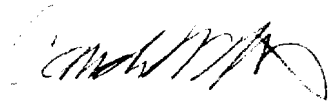
My husband and I are both active duty soldiers in the United States Army, currently living in Alexandria and working in Arlington. When I became pregnant almost two years ago, I knew I would need to find full-time childcare for our infant because I only had twelve weeks of maternity leave.

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

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

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

Sincerely,



Candace N. White Halverson

**Michael E. Dutton**  
700 7<sup>th</sup> Street SW, Apt. 534  
Washington, DC 20024

May 12, 2010

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,



Michael E. Dutton

1402 OAKBROOKE AVE  
ALEXANDRIA VA  
22308

Dear Mayor Eville and  
Members of the City Council

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

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

Respectfully  
John R (Kevin) Bergen



Juliette McNeil  
1 Wharf Street  
Alexandria, VA 22314

May 20, 2010

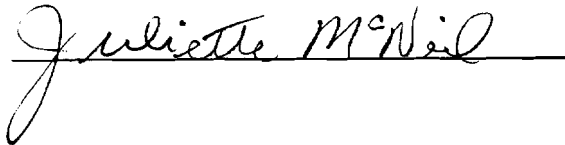
**Mayor & Members of City Council**  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

Sincerely,  
Juliette McNeil

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

James McNeil  
1 Wharf Street  
Alexandria, VA 22314

May 20, 2010

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

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

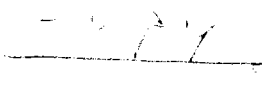
Dear Mr. Mayor, Councilpersons,  
and Members of the Planning & Zoning Commission:

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

Sincerely,  
James McNeil

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

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

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

---

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

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

Dear Mr. Mayor and City Council Members:

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

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

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

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

Thank you for this consideration.

Sincerely,

Gregory H. Leisch

# BROOKINGS

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

Metropolitan Policy  
Program

May 17, 2010

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Liu". The signature is fluid and cursive, with a prominent loop at the end.

**Amy Liu  
Deputy Director  
Metropolitan Policy Program**

May 12, 2010

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

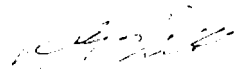
Re: Hopkins House SUP # 2010-0017 – Helen Day Preschool Academy  
Modification of Student Enrollment & Staff

Dear Chairman Komoroske and Members of the Planning Commission,

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

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

Sincerely,



Lee Quill AIA  
Principal

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

Date: May 12, 2010

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

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

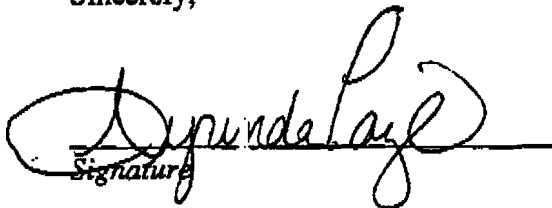
Dear Mr. Mayor, Councilpersons,  
and Members of the Planning & Zoning Commission:

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

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

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

Sincerely,

  
Signature

Jeffery Kline  
102 Commonwealth Ave  
Alexandria, VA 22301

May 12, 2010

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

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

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

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

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

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

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

Sincerely,



5/12/2010



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

May 12, 2010

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

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

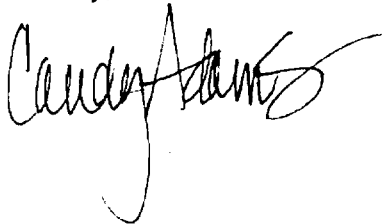
Dear Mr. Mayor, Councilpersons,  
and Members of the Planning & Zoning Commission:

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Candy Adams". The signature is written in a cursive style with a large, sweeping flourish at the end.

Deborah M. Schoemer  
9220 Davis Drive  
Lorton, VA 22079

May 13, 2010

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

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

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

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

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

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

Sincerely,



Deborah M. Schoemer

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

Date: May 12, 2010

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

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


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

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

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

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

Sincerely,

  
Signature



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

May 13, 2010

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

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

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

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

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

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

Best regards,

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

Katharine Medina  
Executive Director



1315 Duke Street, Alexandria VA 22314  
Phone/ 703-836-2858 - Fax/703-836-8948  
[www.nvul.org](http://www.nvul.org) - Lavern J. Chatman, CEO

### Board of Directors

**Kenneth D. Bynum, Chair**  
*Bynum & Jenkins, PLLC*

**Keith E. Taylor, Vice Chair**  
*2ndWave LLC*

**Ryan Myers, Treasurer**  
*Pretlow Myers Financial Group*

**Chasiti Dawson, Secretary**  
*The Adellsen Group*

**Steven Baker**  
*Metropolitan Washington  
Airports Authority*

**Karla Ballard**  
*One Economy Corporation*

**Marion Barnwell**  
*Retired Military*

**Huey Battle**  
*Washington Gas*

**Ronal Butler**  
*Networking & Engineering  
Technologies, Inc.*

**Darrell L. Crapps**  
*SENTEL*

**Lee A. Earl**  
*Shiloh Baptist Church  
Alexandria, VA*

**Glenn Evans**  
*Comcast*

**John Fountaine, Ph.D.**  
*Fountaine Consultants*

**Kevin Giles**  
*Vekner Consulting*

**W. James Green**  
*Northrop Grumman*

**Ronald K. Hobson**  
*Virginia Commerce Bank*

**Tyron L. Johnson**  
*Xerox Corporation*

**Debra D. King**  
*ExxonMobil*

**Herb Long, III**  
*Legion Design*

**Michael E. Melton**  
*TME Enterprises*

**Steve Meyerson**  
*Meyerson & Associates*

**Angela Moody**  
*EDJ Associates*

**Pamela Perkins**  
*Young Professional Network*

**Gregory Pickett**  
*First Citizens Bank*

**Karen Price-Ward**  
*Southwest Airline*

**Dwight P. Robinson**  
*Freddie Mac*

**James A. Simms**  
*Frito-Lay, Inc.*

**Richard Simpkins**  
*NOVAUL Guild*

**Alotta E. Taylor**  
*NASA Headquarters*

**Danyelle Taylor**  
*Lockheed Martin*

**Rudolph Tota**  
*Weichert Realtors*

**Toni-Michelle Travis, Ph.D.**  
*George Mason University*

**Mark Zavacky**  
*Enterprise*

May 12, 2010

### **Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

### **Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,

Lavern J. Chatman  
President & CEO

## **Shiloh Baptist Church**

1429 Duke Street  
Alexandria, VA 22314  
703.683.4573 office 703.683.8736 fax  
www.shiloh-bc.org  
Reverend Dr. Lee A. Earl, Senior Pastor

---

April 27, 2010

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

To the Honorable Mayor and Members of City Council:

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

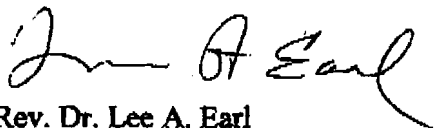
Hopkins House has submitted an application to the City of Alexandria requesting permission to increase the enrollment for the Helen Day Preschool Academy. I along with the Shiloh Baptist Church family would like to encourage you to approve this application.

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

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

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

Sincerely,



Rev. Dr. Lee A. Earl  
Sr. Pastor  
and the Shiloh Baptist Church Family



**BOYS & GIRLS CLUBS**  
OF GREATER WASHINGTON  
Alexandria-Olympic Branch

**BOARD OF DIRECTORS**

**PRESIDENT**

Robert C. Blumel

**VICE PRESIDENTS**

Keith D. Burner  
Denise Dunbar

**TREASURER**

Thomas A. Scurlock

**MEMBERS**

Kerry Adams  
Patrick M. Adams  
Dayna Blumel  
Mary A. Burner  
Tony Cicero  
John F. Corrigan  
Melissa Murer Corrigan  
Christopher W. Dannahey  
Nicole DelRosario  
Elissa Dodge  
The Honorable William D. Euille  
Gerald B. File  
Charles A. Hall  
David W. Lowe  
Michael S. Lyons  
Peggy Taylor McCoy  
Matt McKinnis  
Taurus Phillips  
Virginia O'Brien Record  
Nancy S. Riegle  
Maria Tiratsuyan  
Lee Wake  
Terry Waters  
David E. Woodbury

Anna C. Allen

Parent's Council Representative

Jim Almond, Area Director  
Alexandria-Fairfax Region

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

Date: May 7, 2010

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

Sincerely,

Alexandria Olympic Boys & Girls Club  
401 North Payne Street  
Alexandria, VA 22314  
Tel. 703-549-3077; Fax 703-549-1318  
[www.aobgc.org](http://www.aobgc.org)

May 12, 2010

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,

Julie N. Jakopic





# FMK CREDIT EDUCATION CENTER, INC.

Classes . Workshops . Seminars . Consultations

May 8, 2010

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

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

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

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

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

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

Sincerely,



Florence M. King  
President

## STATEMENT OF LESLIE ZUPAN

Docket Item #9: Hopkins House SUP 2010-0017

Planning Commission

June 1, 2010

Good evening. My name is Leslie Zupan and I live at 1309 Queen Street two blocks from Hopkins House.

I have testified on several occasions here since 2005 about parking in our neighborhood. Many homes do not have off-street parking of any kind and parking is a hot-button issue for WOTCA members.

I am happy to see from the staff report that Hopkins House is willing to make some accommodation on the parking issue. The question is how much.

I have provided a handout with tabs which I hope will help guide your decision. Please note that much of this is based on a 2009 business plan which was once on Hopkins House's Web site. However, now it is gone and the link broken as you can see from the pages in Tab 1. Why would a non-profit would take its site down on the day of a public hearing? Nevertheless, I have provided you a copy of the plan I had saved before the link broke.

First, Hopkins House claims a 100% parking reduction based on a 1973 SUP as a community center. Is it a community center today? No. Hopkins House has dropped AIDS programs, needle exchange, and bag lunches. The excerpt from the business plan at Tab 2 confirms that since 1994 the emphasis has been on child care and early education.

Is it the only community center? No. Today we have not only the Durant Center but the new \$14 million Houston Center which includes after-care programs for children as well as day care that is accredited by NAEYC. Tab 3 is a complete list of every accredited site in the City.

Does Hopkins House serve only the community? No. Tab 4 is from a PowerPoint presentation to WOTCA in April 2010 which indicated 31% of the pupils come from "Old Town." That means more than two thirds or 69% come from other neighborhoods.

Does Hopkins House serve only the disadvantaged? No. Tab 5 is an excerpt from the business plan which shows Hopkins House by 2012 plans to boost the percentage of students who pay full tuition to 49%.

Is Hopkins House the only nearby facility serving the disadvantaged? No. As Tab 6 demonstrates, the Child and Family Network day care at Charles Houston Center also serves the disadvantaged and poor in the neighborhood.

You may be told that Hopkins House can't afford parking. Tab 7 shows that Hopkins House intends to raise tuition by 2012 as well as current rates, generating more revenue.

Let me do the math. Using the current child care rates (not future rates) means demonstrates that adding 20 pupils at an average of \$225 per week will bring an extra \$18,000 a month in revenue or \$216,000 a year.

Local garages and lots at Princess Street and 1101 King charge \$100 to \$175 per month. Parking for the three additional employees will cost only \$300 to \$525 a month, between 1.6 and 2.9% of gross revenue from the additional enrollment. In fact, Hopkins House's total proposed enrollment of 75 children translates to \$67,500 per month. If all 24 staff had paid parking (which is the worst case scenario), those fees would still equal only 3.5 to 6.2% of gross revenue. Plus the business plan indicates that economies of scale are created with additional enrollment, and tuition increases will net more income. So Hopkins House can afford parking and it can afford paid parking if necessary.

Hopkins House should be required to provide parking for all staff that drive, and subsidize public transit for those employees who use it. Staff of P&Z and T&ES should work with Hopkins House to formalize these arrangements in a parking management plan (which may include free shared parking if available) and that the results be reported back to Planning Commission and Council. Trust but verify is my motto.

Regarding NAEYC accreditation, it was Hopkins House that sought accreditation in 1998 before the 2000 SUP required it. They used accreditation to leverage rezoning and enrollment increases – and then “failed” to achieve it again until this year, violating their current SUP. The NAEYC fees are modest. Tab 8 shows that NAEYC's fees are between \$1,700 and \$1,900 and can be spread over several years. I question why something that NAEYC says is a marketing advantage and an indication of quality is being dropped. This condition needs to be retained.

Finally, the provisions regarding the civic association also need to stay in place. At no time was there mutual consent to drop the provisions. They do not place an administrative or financial burden to Hopkins House and the recommendation to remove them should be a red flag to you. The liaison suggestion by staff doesn't suffice and the 2000 MOU signed between ICCA and Hopkins is in our view still in effect.

Thank you.



FOUNDED 1939



ALEXANDRIA CENTER

**2009-2012  
PRESCHOOL ACADEMY  
BUSINESS PLAN**



FAIRFAX CENTER

***HOPKINS HOUSE:  
Preparing For The  
Next Generation***

**HOPKINS HOUSE**

- A Center for Children and their Families -

1224 Princess Street  
Alexandria, VA 22314

[www.Hopkinshouse.org](http://www.Hopkinshouse.org)



## Table of Contents

<b>I. INTRODUCTION</b> .....	2
<b>II. ORGANIZATION MISSION &amp; HISTORY</b> .....	5
<b>III. BACKGROUND</b> .....	6
<b>IV. EARLY CARE AND EDUCATION AT HOPKINS HOUSE</b> .....	8
<b>V. CHILDCARE INDUSTRY ANALYSIS</b> .....	9
<b>VI. RECOMMENDATIONS</b> .....	11
Goals & Objectives .....	11
Assessment.....	13
Preschool Academy Tuition Plan.....	15
Preschool Academy Curriculum Plan.....	17
Preschool Academy Faculty Plan .....	18
Preschool Academy Marketing & Community Outreach Plan.....	19
Family Education Programs Plan.....	20
Center of Excellence Plan .....	22
Capital Improvement Plan .....	22
Surplus Income Plan .....	23



- I -

## INTRODUCTION

Hopkins House is non-profit child and family learning center committed to nurturing the full capacity of children, youth, and their families to achieve their full intellectual, economic, and social potential. The Organization's core activities are early care and education and family engagement programs.

Hopkins House programs benefit families of all income levels and socioeconomic backgrounds.

Through its mission, Hopkins House strives to foster a "love of learning community" by encouraging children during their formative years, using a research-based curriculum founded on physical, social and emotional, and cognitive and language development, and by encouraging parents to become engaged in the education of their children through ongoing activities, training, and counseling.

In 2008, the Organization completed construction of a new center in metropolitan Northern Virginia. This new center houses a second preschool academy, doubles the Organization's service capacity to 150 children, doubles the early care and education budget and staff, and substantially increases the number of families and adults served.

That same year, Virginia Governor Tim Kaine visited Hopkins House's Helen Day Preschool Academy in the City of Alexandria and hailed its K-Prep classroom as a model program in the Commonwealth under his School Readiness Initiative, and Reading is Fundamental ("RIF") selected Hopkins House's McNeil and Helen Day Preschool Academies from among 3500 programs nationwide for recognition at its national conference.



These events have focused considerable attention on Hopkins House’s early care and education program and inspired internal debate at all levels of the Organization on new approaches to enhancing program quality.

Through its early care and education programs, Hopkins House seeks to prepare itself as an institution for the new social and economic realities of the current generation and to prepare the children and families we serve to excel in this new era.

Research exists that suggests high-quality early care and education programs improve long-term academic outcomes for children – especially those from culturally and economically underprivileged backgrounds – and delivers benefits to the community that far outweigh the investment of capital, including lower costs for subsequent education, increased taxes paid once children mature and enter the workforce, and reduced social costs<sup>1</sup>.

Research also shows that high-quality early care and education programs require educated and experienced educators<sup>2</sup>.

This Business Plan provides a guide to achieve a “love of learning community”; a guide to maintaining fiscal stability through revenue-producing models, aggressive marketing and community outreach, and operational efficiencies; and, a guide to building a firm and enduring foundation in preparation for the next generation of Hopkins House.

Through this Business Plan Hopkins House seeks to become a recognized leader in early care and education, parent engagements, and family education programs. And, we seek to be financially strong and poised to exploit opportunities for future expansion as the need among children, youth, and their families becomes apparent.

---

<sup>1</sup> Lynch, Robert. 2004. *Net Benefits of Early Childhood Development*. Washington, DC: Economic Policy Institute..

<sup>2</sup> Bowman, Barbara T., M. Suzanne Donovan, and M. Susan Burns (editors). 2000. *Eager to Learn: Educating Our Preschoolers*. Washington, DC: National Academies Press, a report of the Committee on Early Childhood Pedagogy, National Research Council, Chapter 7.



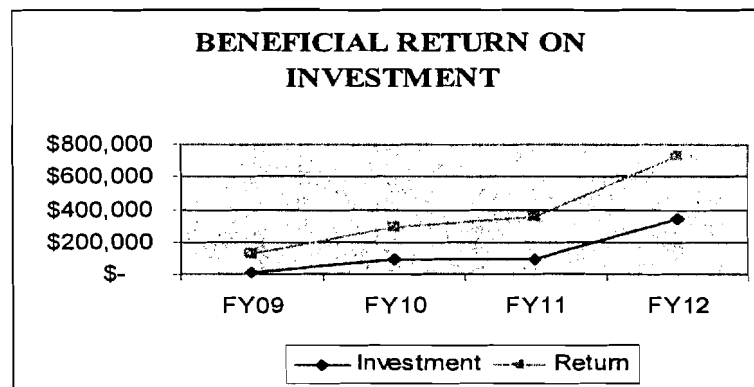
Through implementation of this Business Plan, Hopkins House will invest \$542,500 in (a) training and higher compensation of our Preschool Academy staff, (b) creation of a Center of Excellence to develop and expand the pool of Early Care and Education professionals, and (c) physical improvements to our educational facilities:

<b>Direct Investments in Quality Improvement:</b>	
Teacher compensation & Training	\$392,500
Center of Excellence	\$150,000
Capital Improvements	\$90,000
<b>Total</b>	<b>\$542,500</b>

These investments will produce returns in three ways:

- First, giving our children higher-quality preschool education;
- Second, allowing Hopkins House to set tuition at the going market rate; and,
- Third, enabling the Preschool Academy to meet the goal of 49% of families paying full tuition.

The increase in tuition revenue from the second and third of these results through 2012 will be on the order of \$949,000. These returns will be reinvested to support and enhance the quality of the services offered to our students and their families:



This increased investment in programs and direct services will be partly financed by a reduction from six down to four central office administrators, for a savings of approximately \$52,000.

This Business Plan was adopted by the Hopkins House Trustees on January 26, 2009.





- II -

**ORGANIZATION MISSION AND HISTORY**

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

Hopkins House was founded in 1939 by a group of concerned citizens brought together by the loss of federal funding for Alexandria's only nursery serving the children of the city's poor and racial minorities.

The Organization was named in memory of Dr. J. Milton Hopkins, an African-American physician who practiced in Alexandria at the beginning of the last century. Dr. Hopkins died on July 15, 1927.

Over the ensuing 55 years until 1994, the organization developed into a settlement house providing a wide variety of social services programs throughout the City of Alexandria and Northern Virginia.

Pressed for funds to support the growing demand for these programs, in 1994 the Hopkins House Trustees examined the Organization's mission and decided that, in order to remain a viable and effective institution, it would be necessary to focus its activities and enhance the quality of the services it provided. The Trustees adopted a strategic plan that, over the next five years, returned the organization to its roots providing education programs for low-income, working families with children.

Over the 12-month period ended June 30, 2008, the organization provided services to 223 children, youths, and their families – 93% of whom were racial minorities and 74% of whom were low-income.



- III -

**BACKGROUND**

This Business Plan is the outgrowth of the 2008 Visioning Retreat held by the Hopkins House Trustees and focuses largely on development, enhancement, and expansion of the Organization's early care and education programs.

At this Visioning Retreat the Trustees, joined by Hopkins House staff and parents, expressed a collective vision of early care and education at Hopkins House and agreed to a set of goals to be achieved by the end of Fiscal 2012 by the Organization's Preschool Academy:

- To help children succeed in school and life
  - Offer effective early childhood education
  - Provide experiences they otherwise might not have
  - Track results
- To help both mothers and fathers excel as parents
  - Work with both parents in their children's development
  - Offer them useful education for parenting and family life
  - Give them a role and a stake in Hopkins House
- To epitomize quality in every respect
  - Conduct sound and creative programs with measurable success
  - Recruit, retain, motivate and develop able and dedicated staff
  - Maintain showcase facilities
- To achieve financial stability
  - Obtain ample, steady and broad-based funding via long-term relationships
  - Increase flexibility in how funds may be spent
  - Achieve consistent operating surpluses, pay down debt, and build a cash reserve
- To be a leader and learner in the field of helping families succeed
  - Share with and learn from others



- Evaluate objectively
- Innovate wisely
- *To be a thought-leader in its communities*
  - Build a reputation as a special place for children and families
  - Be a respected voice for public policies that help children and families
  - Engage helpful and influential trustees and stakeholders

The Trustees delegated responsibility to their Assessment & Strategic Planning Committee to advance a strategy to achieve these goals. This Business Plan was developed and recommended by the Assessment & Strategic Planning Committee and adopted by the Trustees on January 26, 2009.



- IV -

**EARLY CARE AND EDUCATION PROGRAMS AT HOPKINS HOUSE**

Hopkins House has operations in two Northern Virginia jurisdictions: City of Alexandria and County of Fairfax; and, serves children and families who reside in Northern Virginia, Maryland, and the District of Columbia.

Hopkins House programs are divided into two categories: (1) *Early Care & Education Programs*: Infant centers for babies ages 6 weeks to 16 months, preschools for children ages 16 months to 3 years and, kindergarten preparation for children ages 4 to 5 years; and, (2) *Family Education Programs*: Financial literacy and homeownership workshops for adults ages 18 years and older, family literacy and fatherhood activities for fathers and father-figures, and leadership training for parents.

Hopkins House's Early Care & Education Programs are administered through its Preschool Academy. These Academies are real "schools" and provide not only a safe-haven for the children of working parents but also strong preparation for the educational challenges they will face in kindergarten and beyond.

Research shows that quality preschool improves long-term academic outcomes for children – especially those from culturally and economically underprivileged backgrounds – and delivers benefits to the community that far out-weigh the investment of capital, including lower costs for subsequent education, increased taxes paid once children mature and enter the workforce, and reduced social costs.

In 2008, Hopkins House provided early care and education programs to 152 children, ages 6 weeks to 5 years old.



- V -

## CHILDCARE INDUSTRY ANALYSIS

The childcare industry remains essentially a “mom and pop” business ringing up annual sales estimated to be between \$10 billion and \$35 billion. Although the national chains grew 200% during the 1980’s, they still accounted for only 5% of the childcare centers operating nationwide. In 1995, only 9 chains have as many as 24 childcare centers. The remainder operates on a much smaller scale; several being non-profit childcare centers, and other licensed family providers operating out of their homes.

Profit margins in the industry are very slim. The average for-profit daycare center earns 5% over costs while some franchise operations function at margins of about 7%. Childcare is labor intensive and costs can account for 70% or more of a center’s operating budget. Facilities can cost up to 15% of operating costs.

However, economies of scale can be realized. Total costs decline as the number of children served within the childcare center increases. On average, childcare centers with forty (40) or more full-time enrolled children realized a 10% savings in total cost per child per hour, while childcare centers with 80 full-time enrolled children realized a 20% cost savings<sup>3</sup>.

Childcare workers are among the lowest paid workers in the U.S.<sup>4</sup> Childcare workers also often receive few benefits, such as medical and dental insurance and paid time off.

The childcare industry has one of the highest employee turnover rates of any industry. This high turnover is directly related to the wages paid to childcare workers. Thirty-one percent (31%) of the providers earning \$200 or less per week left the occupation during 1990 as compared with 15% for those earning more.

---

<sup>3</sup> *National Committee on Pay Equity (1999).*

<sup>4</sup> *According to the U.S. Department of Labor, Bureau of Labor Statistics, May 2007.*



In addition to the low wages, childcare workers often leave the industry due to poor working conditions, parent demands that cannot be reasonably met, lack of benefits, and lack of career opportunities.

A high quality center is characterized by adequately paid staff, education and training programs, and low staff turnover.

In 2008, Hopkins House spent over \$1 million providing competitive compensation to its preschool faculty, on their training and professional development, and on facility improvements.



- VI -

**RECOMMENDATIONS**

Goals & Objectives

This Business Plan proposes implementation of the following set of goals and objectives by June 2012:

- 1) Hopkins House's current management will be streamlined and its effectiveness increased.
  - a. By June 2009, Hopkins House will have reduced the size of its management.
- 2) Hopkins House's financial health will be strengthened through long- and short-term growth strategies that create reliable streams of funding for direct services, quality enhancements, tel-data and information systems, and resource development.
  - a. By June 2010 and each fiscal year thereafter, Hopkins House will end the fiscal year with an operating surplus.
  - b. By June 2011 Hopkins House will have completed an engineering study of its facilities to determine a capital improvement and replacement plan and funding needs.
  - c. By June 2012, Hopkins House will have reduced its bank debt through reduction of mortgage principle by 5% (approximately \$150,000).
- 3) Hopkins House's endowment funds will be substantially increased.
  - a. By June 2012, Hopkins House will have unexpended funds sufficient to make a contribution of at least \$100,000 to the renewal of its endowment.
- 4) Hopkins House will achieve and maintain full-year capacity enrollment in its two current Preschool Academies, with at least 49% of the combined enrollment from families able to pay the tuition without government childcare subsidies or other assistance.
  - a. By June 2012, Hopkins House will have achieved the following targets for combined enrollment of students at the Preschool Academies from



families able to pay the tuition without government childcare subsidies or other assistance for at least 10 months of the fiscal year:

Target Date	Target % Combined Capacity	Target Combined Enrollment	Target % Full-Pay Children	Target Total Full-Pay Children
June 2009	85	127	30	38
June 2010	90	135	35	47
June 2011	95	142	40	57
June 2012	100	150	49	73

- b. By June 2012, Hopkins House will have hired Preschool Academy faculty with post-secondary degrees in early childhood education or related field in number consistent with Preschool Academy enrollment needs.
  - c. By June 2012, both Hopkins House Preschool Academies will have achieved NAEYC accreditation and/or at least 4 stars under Virginia's Quality Rating and Improvement Scale (QRIS).
  - d. By June 2012, the faculty at the Hopkins House Preschool Academies will have been sufficiently trained to effectively implement the Creative Curriculum (or other research-based, nationally recognized curriculum).
- 5) Hopkins House will expand its leadership and influence in the early care and education field and parent engagement programming.
- a. By June 2009, Hopkins House will have completed an assessment of its capacity to foster and maintain the consistent engagement of the parents of the children enrolled in the Preschool Academy, and its capacity to teach parents effective financial literacy and parenting skills.
  - b. By June 2009, Hopkins House will have completed a study of the feasibility of establishing and funding a "Center of Excellence" that enlarges the local pool of early care and education professionals, and develops and enhances their skills; and, that collaborates with local colleges and universities in the authorship of research on best practices in early care and education and parent engagement.
  - c. By June 2010, Hopkins House will annually publish a list of public policy advocacy objectives in early care and education, K-12 education,





affordable housing, family health, and workforce development; and, will work with public officials and other organizations to achieve these public policy advocacy objectives.

- 6) Hopkins House will determine an expansion strategy for the Organization.
  - a. By June 2012, Hopkins House will have completed an assessment of the early care and education and parent engagement needs in the City of Alexandria and Fairfax County to ascertain any existing gaps in services that might be filled through expansion of the Organization.
  - b. By June 2012, Hopkins House will have completed a needs assessment of communities outside the City of Alexandria and Fairfax County to ascertain any existing gaps in services that might be filled through expansion of the Organization's service area.

#### Assessment

This Business Plan proposes an assessment of the extent to which the above goals have been successfully implemented through the following measures:

- 1) By the end of fiscal 2009:
  - a. The extent to which Hopkins House has reduced its current senior management staff.
  - b. The extent to which Hopkins House has completed an assessment of its capacity to foster and maintain the consistent engagement of parents of the children enrolled in the Preschool Academy and to teach parents effective financial literacy skills.
  - c. The extent to which Hopkins House has completed a study of the feasibility of establishing and funding a "Center of Excellence".
- 2) By the end of fiscal 2010:
  - a. The extent to which Hopkins House ends the fiscal year with an operating surplus.
  - b. The extent to which Hopkins House has completed an engineering study of its facilities.
- 3) By the end of fiscal 2011:



- a. The extent to which Hopkins House has retired 5% of its current mortgage principle.
- 4) By end of fiscal 2012:
- a. The extent to which Hopkins House has unexpended funds sufficient to make a \$100,000 contribution to the renewal of its endowment.
  - b. The extent to which Hopkins House has enrolled and maintained for 10 months of the fiscal year 150 students in its two Preschool Academies, with at least 73 of them from families able to pay the tuition without government childcare subsidies or other assistance.
  - c. The extent to which all faculty at the Hopkins House Preschool Academy have a post-secondary degree in early childhood education or related field.
  - d. The extent to which both current Hopkins House Preschool Academies have achieved NAEYC national accreditation and/or at least 4 out of 5 stars under Virginia's Quality Rating and Improvement Scale (QRIS).
  - e. The extent to which the faculty at the Hopkins House Preschool Academy have been sufficiently trained to effectively implement the Creative Curriculum (or other research-based, nationally recognized curriculum).
  - f. The extent to which Hopkins House has published a list of public policy advocacy objectives in early care and education, K-12 education, affordable housing, family health, and workforce development.
  - g. The extent to which Hopkins House has completed an assessment of the early care and education and parent engagement needs in the City of Alexandria and Fairfax County.
  - h. The extent to which Hopkins House has completed a needs assessment of communities outside the City of Alexandria and Fairfax County.



-VI-

PLANS

The Assessment & Strategic Planning Committee will have oversight of the implementation of this Business Plan and will periodically, but no less than annually, report on progress to the Trustees. The Budget & Personnel and Community Outreach & Public Advocacy committees will have responsibility for developing and implementing specific plans. The Vice President will be responsible for coordinating the implementation of this Business Plan and will undertake the following specific activities:

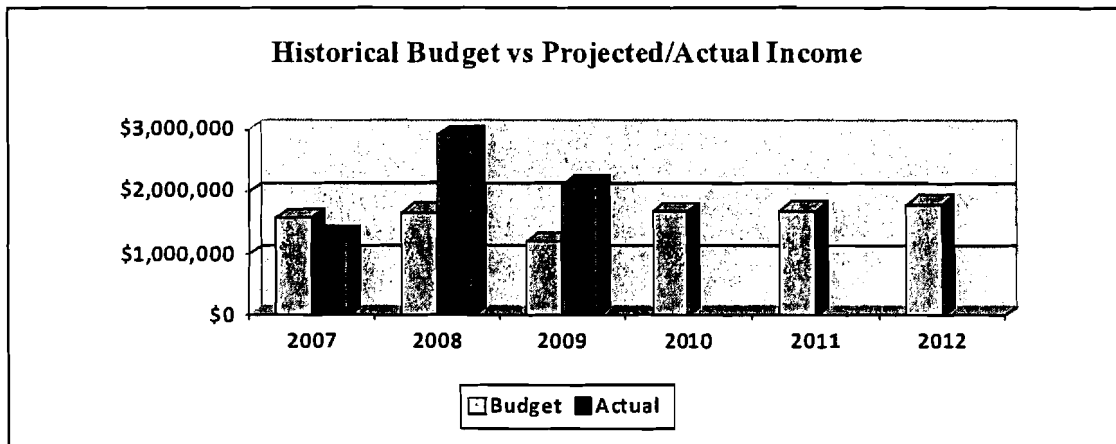
Preschool Academy Tuition Plan

The Budget & Personnel Policy Committee is charged with responsibility for developing and implementing the Preschool Academy Tuition Plan.

This Business Plan proposes a review of the current Preschool Academy tuition structure with the goal to maximize tuition income. Tuition at the Hopkins House Preschool Academy is set annually by the Hopkins House Trustees. The current tuition rates are as follows:

	Infants	Toddlers	Preschoolers	Junior K-Prep	K-Prep
Tuition Rate	\$255	\$245	\$225	\$225	\$225
Frequency	Per Week	Per Week	Per Week	Per Week	Per Week

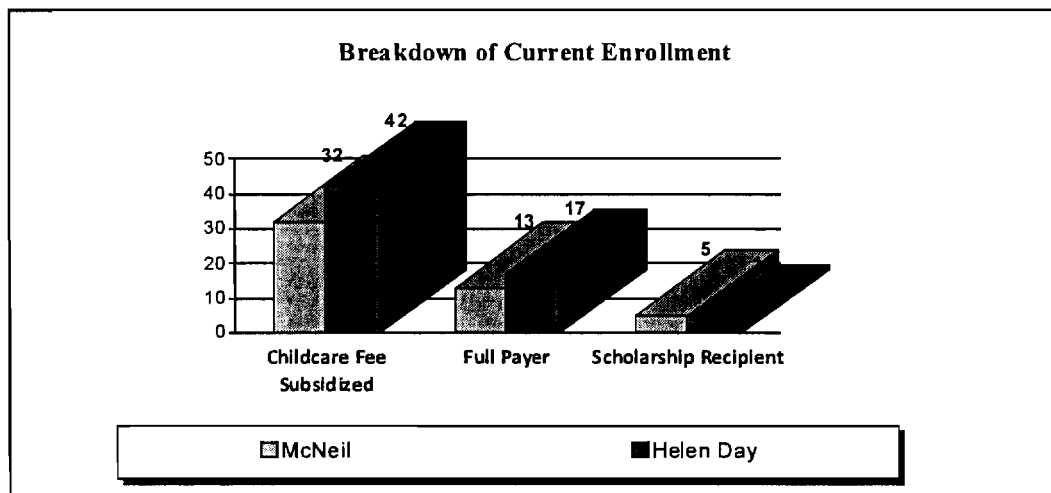
The chart below outlines the projected revenue in Tuition & Fees based on the goal to increase the number of students from full-pay families.



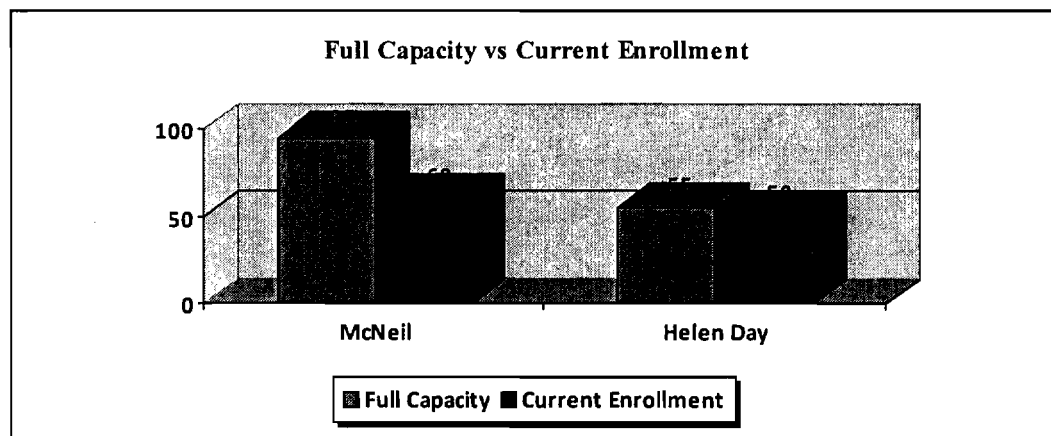


Parents receiving government tuition assistance are not currently required to pay the difference between the Organization’s base preschool tuition and the tuition assistance provided by the government.

Current enrollment at the Preschool Academy is organized into three categories: childcare fee subsidized, full-payers, and scholarship recipients. Hopkins House’s goal is to move from 72% to 51% subsidized and 28% to 49% full-payers by 2012<sup>5</sup>.



In addition, Hopkins House is committed to achieving full capacity by the 2012 Fiscal Year.



<sup>5</sup> It should be noted that these enrollment goals are based on the combined total of 150 students. The percentage of students by category may vary at each of the two Preschool Academies.



The chart below shows the effect of incremental increases in the base tuition rate, with the goal to eliminate over time, the difference between the “Market Rate” and the base tuition:

	FY09	FY10	FY11	FY12
<b>Market Rate<sup>6</sup></b>	\$250	\$250	\$250	\$250
<b>Base Tuition</b>	\$225	\$235	\$240	\$250
<b>Difference Over Market Rate</b>	(\$25)	(\$15)	(\$10)	\$0
<b>Student Enrollment Target</b>	127	135	142	150
<b>Difference in Tuition Revenue</b>	(\$158,750)	(\$101,250)	(\$71,000)	\$0

Preschool Academy Curriculum Plan

The Assessment & Strategic Planning Committee is charged with responsibility for developing and implementing the Preschool Academy Curriculum Plan.

This Business Plan proposes the implementation of a Curriculum Plan for the Preschool Academy that will guide the daily activities, transitions, and routines that impact the child’s physical, social, emotional, and intellectual development.

The Creative Curriculum focuses on ten interest areas or activities in the preschool environment: blocks, house corner, table toys, art, sand and water, library corner, music and movement, cooking, computers, and the outdoors; helps teachers understand how to work with children at different developmental levels to promote learning; guides teachers in adapting the environment to make it more challenging; includes a parent component; and provides training manuals, audiovisual resources, and conferences.

<b>PROSPECTIVE CURRICULUM &amp; TRAINING COSTS</b>				
	FY09	FY10	FY11	FY12
Curriculum Materials	\$204	\$1,000	\$7,000	\$10,000
Conferences & Training	\$9,796	\$6,500	\$13,000	\$15,000
<b>Total</b>	<b>\$10,000</b>	<b>\$7,500</b>	<b>\$20,000</b>	<b>\$25,000</b>

<sup>6</sup> Source: Virginia Department of Human Services.



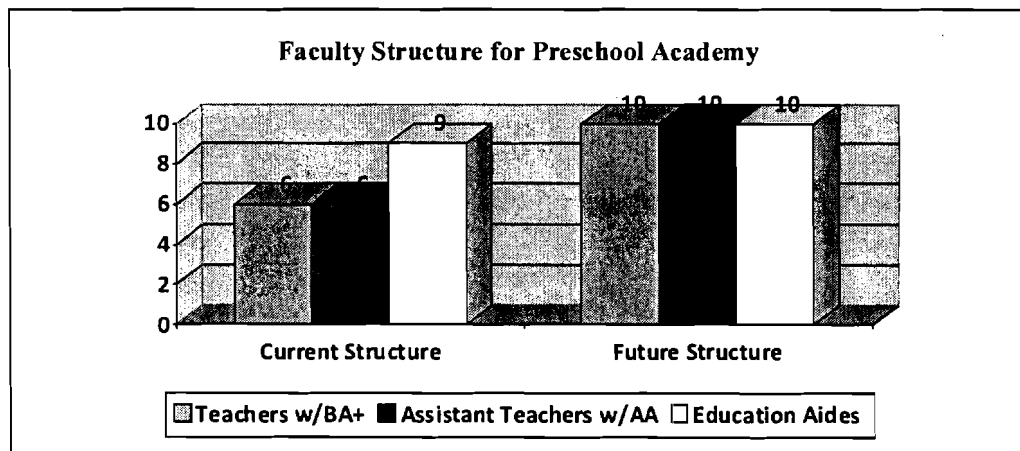
### Preschool Academy Faculty Plan

The Assessment & Strategic Planning Committee is charged with responsibility for developing and implementing the Preschool Academy Faculty Plan.

This Business Plan proposes implementation of a Faculty Plan for the Preschool Academy that begins with a review of current job descriptions with the goal to more effectively and efficiently utilize current staff.

As enrollment increases at the Preschool Academy, Hopkins House will hire faculty consistent with the Organization's goal to recruit and hire highly skilled and educated early care and education professionals as needed. The increased staffing costs will be supported by increased monthly income from the higher enrollment of full-pay students.

Hopkins House will seek to hire Teachers with a Bachelor's degree and at least one year of professional childcare experience and Assistant Teachers with a CDA and currently matriculating in college toward a higher degree. To the extent desirable and for the purpose of assisting in the classroom, Hopkins House will seek to hire Education Aides limited to no more than 1 per classroom:



The Hopkins House Preschool Academy is subject to mandated (NAEYC and Virginia regulation) staffing ratios designed both to provide individualized attention to each child and to maximize safety:



	Description	Age Range	Staffing Ratio
<b>Infant Center</b>	Designed for infants	6 wks to 16 mos of age	1 educator to 4 infants
<b>Toddler Classroom</b>	Designed for toddlers	16 mos to 2 years of age	1 educator to 5 toddlers
<b>Preschool Classroom</b>	Designed for children	2 to 3 years of age	1 educator to 8 children
<b>Junior K-Prep Classroom</b>	Designed for children	3 to 4 years of age	1 educator to 10 children
<b>K-Prep Classroom</b>	Designed for children who will be age eligible to enter kindergarten next fall	4 to 5 years of age	1 educator to 10 children

Preschool Academy Marketing & Community Outreach Plan

The Community Outreach & Public Advocacy Committee is charged with responsibility for developing and implementing the Preschool Academy Marketing & Community Outreach Plan.

This Business Plan proposes implementation of a Marketing & Community Outreach Plan for the Preschool Academy that attracts students by emphasizing its unique programs and quality services. This Plan targets populations within the community that will be revenue producing; includes a detailed strategy with reasonable timelines, responsibilities, costs and work plan; and, promises the greatest likelihood of accomplishing the following objectives:

1. To develop an aggressive cost-effective approach to advertising including in local newspapers and magazines, and *The Yellow Pages*, as well as use of brochures and pamphlets, newsletters, and the internet (e.g., “You Tube”, Savvy Source, and “Face Book”), faith institutions, and community organizations.
2. To promote accreditation by the National Association for the Education of Young Children and/or a ranking of 4 out of 5 stars under Virginia’s Quality Rating Improvement System (QRIS).
3. To pursue employer sponsored childcare services whereby Hopkins House contracts with employers to provide childcare services to their employees for a fixed per child fee and/or reduced on-site rent.
4. To promote value-added services to parents and for students: preschool learning and school age tutoring, state of the art computer lab, performing arts, science enrichment & discovery lab, and/or foreign language.



5. To promote low children-to-staff ratios.
6. To promote the use of web-based camera surveillance to enable parents to observe the daily routines of their children.
7. To offer added services beyond 9am-5pm, such as after school care and summer camp.
8. To position Hopkins House as competitive with prestigious private/independent preschools.
9. To promote the use of field trips to extend learning.
10. To promote and use consistently, parent communication (e.g., daily notes, weekly parent newsletter, quarterly evaluations, monthly calendars, parent/teacher conferences, emails, and parent engagement).
11. To promote the philosophy that positive outcomes are contingent upon high-quality early education.

In addition to Plans for the Preschool Academy, this Business Plan recommends plans to review the Family Education Programs Department, to create a “Center of Excellence”, to make certain capital improvements, and to generate surplus income to the Organization:

Family Education Programs Plan

The Assessment & Strategic Planning Committee is charged with responsibility for developing and implementing the Family Education Programs Plan.

This Business Plan proposes a review of the effectiveness and funding needs of the Family Education Programs Department. The chart below is a projection of expenditures through the period of this Business Plan.

		FAIRFAX CAMPUS				ALEXANDRIA CAMPUS			
		2010	2011	2012	Total	2010	2011	2012	Total
MOM Project	Participants								
	Workshops (Adult) [8 per year]	9	14	25	48	5	8	14	27





	Participants (24) Workshops (Child) [8 per year]	11	17	31	59	6	9	16	31
	Adult Food Cost	\$504	\$784	\$1,400	\$2,688	\$280	\$448	\$784	\$1,512
	Children Food Cost	\$176	\$272	\$496	\$944	\$96	\$144	\$256	\$496
	Childcare Cost	\$360	\$360	\$360	\$1,080	\$360	\$360	\$360	\$1,080
	Gift Cards Cost	\$1,080	\$1,080	\$1,080	\$3,240	\$1,080	\$1,080	\$1,080	\$3,240
	Printing Cost	\$1,555	\$1,555	\$1,555	\$4,666	\$1,055	\$1,055	\$1,055	\$3,166
	Director's Salary	\$6,980	\$6,980	\$6,980	\$20,940	\$6,980	\$6,980	\$6,980	\$20,940
	<b>TOTAL</b>	<b>\$10,655</b>	<b>\$11,031</b>	<b>\$11,871</b>	<b>\$33,558</b>	<b>\$9,851</b>	<b>\$10,067</b>	<b>\$10,515</b>	<b>\$30,434</b>
DADS Project	Participant Workshops (Adult) [8 per year]	3	4	7	14	2	3	5	10
	Participant (24) Workshops (Child) [8 per year]	4	6	11	21	2	3	5	10
	Adult Food Cost	\$168	\$224	\$392	\$784	\$112	\$168	\$280	\$560
	Children Food Cost	\$64	\$96	\$176	\$336	\$32	\$48	\$80	\$160
	Childcare Cost	\$240	\$240	\$240.00	\$720	\$240	\$240	\$360	\$840
	Gift Cards Cost	\$240	\$240	\$240.00	\$720	\$240	\$240	\$240	\$720
	Printing Cost	\$1,555	\$1,555	\$1,555.56	\$4,666	\$1,055	\$1,055	\$1,055	\$3,166
	Director's Salary	\$6,980	\$6,980	\$6,980.00	\$20,940	\$6,980	\$6,980	\$6,980	\$20,940
<b>TOTAL</b>	<b>\$9,247</b>	<b>\$9,335</b>	<b>\$9,583</b>	<b>\$28,166</b>	<b>\$8,659</b>	<b>\$8,731</b>	<b>\$8,995</b>	<b>\$26,386</b>	
Parent Leadership	Participant Workshops (Adult) [8 per year]	9	14	25	48	5	8	14	27
	Participant (24) Workshops (Child) [8 per year]	11	17	31	59	6	9	16	31
	Adult Food Cost	\$504	\$784	\$1,400	\$2,688	\$280	\$448	\$784	\$1,512
	Children Food Cost	\$176	\$272	\$496	\$944	\$96	\$144	\$256	\$496
Childcare Cost	\$420	\$420	\$420	\$1,260	\$420	\$420	\$420	\$1,260	



Gift Cards Cost	\$240	\$240	\$240	\$720	\$240	\$240	\$240	\$720
Printing Cost	\$1,555	\$1,555	\$1,555	\$4,666	\$1,055	\$1,055	\$1,055	\$3,166
Director's Salary	\$6,980	\$6,980	\$6,980	\$20,940	\$6,980	\$6,980	\$6,980	\$20,940
<b>TOTAL</b>	<b>\$9,875</b>	<b>\$10,251</b>	<b>\$11,091</b>	<b>\$31,218</b>	<b>\$9,071</b>	<b>\$9,287</b>	<b>\$9,735</b>	<b>\$28,094</b>
<b>GRAND TOTAL</b>	<b>\$29,778</b>	<b>\$30,618</b>	<b>\$32,546</b>	<b>\$92,944</b>	<b>\$27,582</b>	<b>\$28,086</b>	<b>\$29,246</b>	<b>\$84,916</b>

### Center of Excellence Plan

The Assessment & Strategic Planning Committee is charged with responsibility for developing and implementing the Center of Excellence Plan.

This Business Plan proposes investment of \$89,000 to \$150,000 to create a "Center of Excellence" that would seek to enlarge the pool of qualified staff at the Preschool Academy as a means to improve overall quality of the early care and education program while also enhancing the prestige of the Organization.

The Center will also collaborate with local colleges and universities on best practices and research related to early care and education and parent engagement programs; will seek to join with experts in the field to publish articles, Op-Ed pieces, and research; and, will be headed by a highly qualified individual and enable the Organization to become a "thought leader" in the early care and education field.

### Capital Improvement Plan

The Budget & Personnel Policy Committee is charged with responsibility for developing and implementing the Capital Improvement Plan.



This Business Plan proposes capital improvements to the Fairfax and Alexandria Centers as recommended in an Engineering Study, and proposes \$90,000 in capital expenditures to upgrade the Alexandria Center.

Surplus Income Plan

The Budget & Personnel Policy Committee is charged with responsibility for developing and implementing the Surplus Income Plan.

This Business Plan proposes the generation of surplus income over time sufficient to reduce the Organization's mortgage debt by 5% (approximately \$150,000) and increase its endowment by \$100,000.

<b>PROJECTED NET</b>	<b>FY09</b>	<b>FY10</b>	<b>FY11</b>	<b>FY12</b>
Net Income	(\$29,095)	\$0	\$70,000	\$163,000
Net Percentage to Reserves	0%	0%	3.1%	6.5%

Income to the Organization is projected to start conservatively and increase over time as the awareness of the Hopkins House Preschool Academy increases through enhanced marketing and reputation:

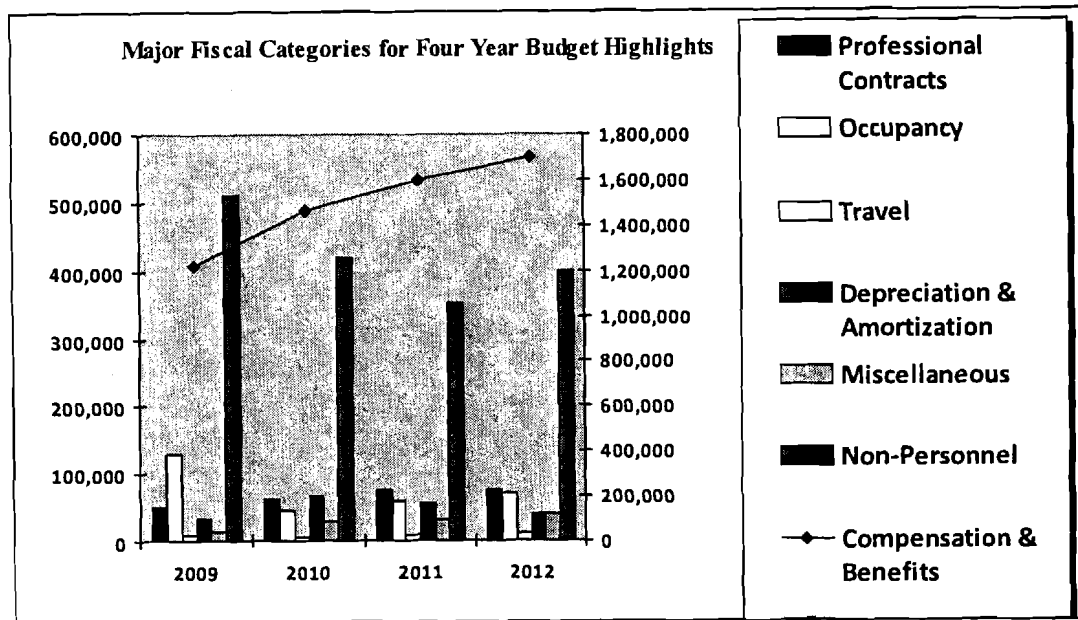
<b>PROJECTED INCOME</b>	<b>FY09</b>	<b>FY10</b>	<b>FY11</b>	<b>FY12</b>
Contributed Support	\$834,618	\$500,000	\$550,000	\$700,000
Earned Income (Tuition & Fees)	\$1,105,803	\$1,680,076	\$1,700,000	\$1,800,000
<b>Total</b>	<b>\$1,940,421</b>	<b>\$2,180,150</b>	<b>\$2,250,000</b>	<b>\$2,500,000</b>

Expenses of the Organization are projected to increase incrementally over the years of this Business Plan:

<b>PROJECTED EXPENSES</b>	<b>FY09</b>	<b>FY10</b>	<b>FY11</b>	<b>FY12</b>
Compensation & Benefits	\$1,224,523	\$1,462,621	\$1,600,000	\$1,700,000
Professional Contracts	\$49,878	\$62,000	\$75,000	\$77,000
Non-Personnel Expenses	\$524,553	\$539,149	\$382,500	\$440,000
Occupancy Expenses	\$129,123	\$44,000	\$60,000	\$70,000
Travel & Meeting Expenses	\$7,075	\$6,730	\$7,500	\$10,000
Depreciation & Amortization	\$34,365	\$65,650	\$55,000	\$40,000
<b>Total</b>	<b>\$1,969,517</b>	<b>\$2,180,150</b>	<b>\$2,180,000</b>	<b>\$2,337,000</b>



The following chart shows projected expenditures with relation to total staff Compensation & Benefits, and identifies key areas of potential cost reductions:



**ASSESSMENT & STRATEGIC PLANNING COMMITTEE**

Mark Eisenhour, Committee Chair

David Gompert, Committee Vice-Chair

J. Glenn Hopkins, Hopkins House President

Laura Beach, Committee Staff

Jeff Kline, Trustee

Amy Liu, Trustee

Charles Monterio, Hopkins House Vice President

Deborah Schoemer, Trustee



## The page cannot be found

The page you are looking for might have been removed, had its name changed, or is temporarily unavailable.

---

Please try the following:

- Make sure that the Web site address displayed in the address bar of your browser is spelled and formatted correctly.
- If you reached this page by clicking a link, contact the Web site administrator to alert them that the link is incorrectly formatted.
- Click the [Back](#) button to try another link.

HTTP Error 404 - File or directory not found.  
Internet Information Services (IIS)

---

Technical Information (for support personnel)

- Go to [Microsoft Product Support Services](#) and perform a title search for the words **HTTP** and **404**.
- Open **IIS Help**, which is accessible in IIS Manager (inetmgr), and search for topics titled **Web Site Setup**, **Common Administrative Tasks**, and **About Custom Error Messages**.



"Hopkins House" business plan

Search

About 912 results (0.25 seconds)

Advanced search

Everything  
More

All results  
Related searches

More search tools

**The Providence Preservation Society's Most Endangered Properties ...**  
Esek Hopkins House ... Despite these efforts the City **planned** to sell a small portion of the property's acreage to facilitate the 35000 square-foot addition of a local **business** in 1996. The sale of land was restricted, however ...  
wiki.ppsn.org/tiki-index.php?page=Esek+Hopkins+House - Cached - Similar

**Hopkins House Apartments For Rent in Baltimore, Maryland ...**  
Hopkins House Apartments for rent in Baltimore Maryland offers floor plan (0-2 bedroom, 1.0-2.0 bathroom) and amenity options that meet a wide range of ...  
Show map of 110 West 39th Street, Baltimore MD 21210-3107  
www.forrent.com Search - Cached - Similar

**HOPKINSHOUSE**  
Also this year, new leaders will take the helm of Hopkins House with the election ... In 2009 they approved a **Business Plan** for our Preschool Academy that ...  
www.hopkinshouse.org/aboutus/presidentsmessage.htm - Cached

**Hopkins House B&B History**  
The Hopkins House B&B was originally built in the 1870's by Asa and Nettie Hopkins .... Long term **plans** bring the farm into the family **business** and include ...  
www.historichopkinshouse.com/Hopkins\_B\_B\_History.html - Cached

**ISSUE UPDATE: Hopkins House plans are revised (WEST) - Star ...**  
ISSUE UPDATE: Hopkins House plans are revised ... they walked down Liberty Street through the **business** district and stopped at the Hopkins House Hotel. ...  
www.encyclopedia.com/doc/1G1-126803498.html - Cached

**Market At The Hopkins House in Philadelphia, PA - YellowBot**  
Market At The Hopkins House. [ Are you the **business** owner? ... SMS and other charges

Sponsored links  
**Business Plan Consultants**  
From \$900 have your **plan** done. Samples and References available  
www.MasterPlans.com

**Business Plans only \$295**  
Experienced team writes your **business plan** with Market Research.  
bankreadyplans.com

**Home Business Plan**  
Try Free! Easy Online Financial Software. No Download Required  
www.QuickBooksOnline.com

**Business Plan Software**  
Full templates, beautiful output  
Easy to use and only \$29  
BizPlan.com

**Long Beach Island Designs**  
Custom Homes, Kitchens, Baths  
Call Us Today - 609.494.5440  
www.zcrndesign.com  
Long Beach Island, Surf City, NJ 08008

**Business Plan Templates**  
Achieve **Business** Success - Download

143

Connect to www.hopkinshouse.org



Connecting to www.hopkinshouse.org.

User name:

Password:

Remember my password

OK Cancel

Advanced Search  
Language Tools

© 2010 - Privacy

16



## You are not authorized to view this page

You do not have permission to view this directory or page due to the access control list (ACL) that is configured for this resource on the Web server.

---

Please try the following:

- Contact the Web site administrator if you believe you should be able to view this directory or page.
- Click the [Refresh](#) button to try again with different credentials.

HTTP Error 401.3 - Unauthorized: Access is denied due to an ACL set on the requested resource.

Internet Information Services (IIS)

---

Technical Information (for support personnel)

- Go to [Microsoft Product Support Services](#) and perform a title search for the words **HTTP** and **401**.
- Open **IIS Help**, which is accessible in IIS Manager (inetmgr), and search for topics titled **About Security, Access Control**, and **About Custom Error Messages**.



- II -

**ORGANIZATION MISSION AND HISTORY**

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

Hopkins House was founded in 1939 by a group of concerned citizens brought together by the loss of federal funding for Alexandria's only nursery serving the children of the city's poor and racial minorities.

The Organization was named in memory of Dr. J. Milton Hopkins, an African-American physician who practiced in Alexandria at the beginning of the last century. Dr. Hopkins died on July 15, 1927.

Over the ensuing 55 years until 1994, the organization developed into a settlement house providing a wide variety of social services programs throughout the City of Alexandria and Northern Virginia.

Pressed for funds to support the growing demand for these programs, in 1994 the Hopkins House Trustees examined the Organization's mission and decided that, in order to remain a viable and effective institution, it would be necessary to focus its activities and enhance the quality of the services it provided. The Trustees adopted a strategic plan that, over the next five years, returned the organization to its roots providing education programs for low-income, working families with children.

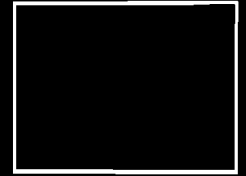
Over the 12-month period ended June 30, 2008, the organization provided services to 223 children, youths, and their families – 93% of whom were racial minorities and 74% of whom were low-income.

NAEYC-Accredited Programs in Alexandria

Program ID	Name	Address	City	State	Zip	Expires
140016	Child and Family Network Centers (Cora Kelly)	25 West Reed Ave	Alexandria	VA	22305	1/31/2014
140016	The Child and Family Network Centers (Cora Kelly)	901 Wythe Street	Alexandria	VA	22314	1/31/2014
172157	Creative Play School	845 North Howard Street	Alexandria	VA	22304	11/30/2014
208800	Hopkins House-Helen Day Preschool Academy	1224 Princess St	Alexandria	VA	22314	3/31/2015
277572	Alexandria Head Start - George Washington	1005 Mount Vernon Ave	Alexandria	VA	22301	7/31/2013
277572	Alexandria Head Start - George Washington	3330 King Street	Alexandria	VA	22302	7/31/2013
277572	Alexandria Head Start - George Washington	4643 Taney Avenue	Alexandria	VA	22304	7/31/2013
284545	The Child and Family Network Centers	2601 Commonwealth Avenue	Alexandria	VA	22305	1/31/2013
284545	The Child and Family Network Centers	3701-A Mount Vernon Ave	Alexandria	VA	22305	1/31/2013
289181	Creative Play School	100 East Windsor Avenue	Alexandria	VA	22301	11/30/2014
289897	The Campagna Center - AHS John Adams	435 Ferdinand Day Drive	Alexandria	VA	22304	7/31/2013
289897	The Campagna Center - AHS John Adams	3000 N. Beaugard Street	Alexandria	VA	22311	7/31/2013
289897	The Campagna Center - AHS John Adams	5651 Rayburn Avenue	Alexandria	VA	22311	7/31/2013
436622	Saint Anthony's Day School	321 First Street	Alexandria	VA	22314	11/30/2012
477413	The Child and Family Network Centers	2034 Eisenhower Avenue	Alexandria	VA	22314	6/30/2011
722592	Innovation Station Child Development Center	500 Dulaney Street - Jeff Bldg	Alexandria	VA	22314	1/31/2012

141

# Helen Day Preschool Academy



- Among the 19 licensed childcare centers in Old Town, the Hopkins House Helen Day Preschool Academy is 1 of only 4 nationally accredited centers.
- 31% or 17 of currently enrolled children at the Helen Day Preschool Academy reside in Old Town.





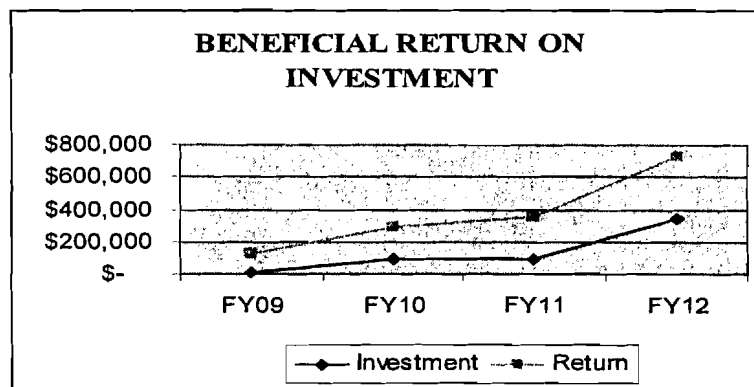
Through implementation of this Business Plan, Hopkins House will invest \$542,500 in (a) training and higher compensation of our Preschool Academy staff, (b) creation of a Center of Excellence to develop and expand the pool of Early Care and Education professionals, and (c) physical improvements to our educational facilities:

<b>Direct Investments in Quality Improvement:</b>	
Teacher compensation & Training	\$392,500
Center of Excellence	\$150,000
Capital Improvements	\$90,000
<b>Total</b>	<b>\$542,500</b>

These investments will produce returns in three ways:

- First, giving our children higher-quality preschool education;
- Second, allowing Hopkins House to set tuition at the going market rate; and,
- Third, enabling the Preschool Academy to meet the goal of 49% of families paying full tuition.

The increase in tuition revenue from the second and third of these results through 2012 will be on the order of \$949,000. These returns will be reinvested to support and enhance the quality of the services offered to our students and their families:



This increased investment in programs and direct services will be partly financed by a reduction from six down to four central office administrators, for a savings of approximately \$52,000.

This Business Plan was adopted by the Hopkins House Trustees on January 26, 2009.

**CFNC provides quality preschool programs and family services in distressed communities with high concentrations of people for whom English is a second language. The organization provides support to children at serious risk of school failure and fosters self-sufficient, healthy families at no charge to them, by providing:**

**Early & Free Childhood Education:** CFNC provides a nationally accredited preschool program for three- and four-year-old children, who are considered at-risk for school failure. The program gives children living in poverty the skills they need to enter kindergarten prepared to learn.

**Family Services:** By helping parents to achieve self-sufficiency, CFNC's Family Services Program gives children what they need most: strong, capable families. Parents commit to work with CFNC's social work team to set targets and milestones which lead to positive parenting, stable living environments, English language proficiency, and job acquisition.

**Health Services:** Staffed by a nurse practitioner, CFNC's Health Services Program enables parents to support the healthy development of their children, resolving health issues through access to community-based services.

In the Alexandria neighborhoods CFNC serves (representing approximately 23,000 residents), **17%** of residents live below 100% of poverty (vs. 7% citywide) and **31%** of adults have less than a high school diploma (14% citywide).\*

In the Arlington neighborhoods CFNC serves (representing approximately 15,000 residents), **40%** of residents live below 185% of poverty (vs. 18% countywide) and **35%** of adults have less than a high school diploma (13% countywide).\*

\*Data based on 2007 Claritas estimates.



-VI-

PLANS

The Assessment & Strategic Planning Committee will have oversight of the implementation of this Business Plan and will periodically, but no less than annually, report on progress to the Trustees. The Budget & Personnel and Community Outreach & Public Advocacy committees will have responsibility for developing and implementing specific plans. The Vice President will be responsible for coordinating the implementation of this Business Plan and will undertake the following specific activities:

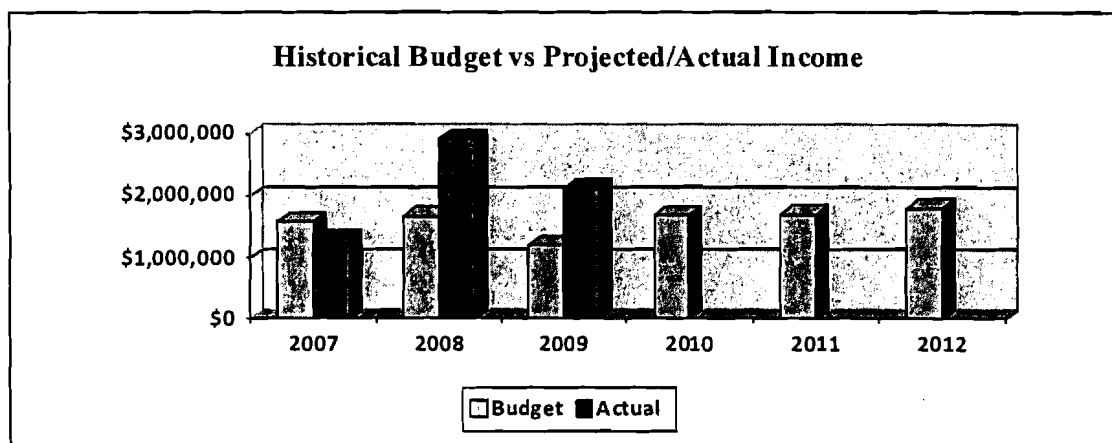
Preschool Academy Tuition Plan

The Budget & Personnel Policy Committee is charged with responsibility for developing and implementing the Preschool Academy Tuition Plan.

This Business Plan proposes a review of the current Preschool Academy tuition structure with the goal to maximize tuition income. Tuition at the Hopkins House Preschool Academy is set annually by the Hopkins House Trustees. The current tuition rates are as follows:

	Infants	Toddlers	Preschoolers	Junior K-Prep	K-Prep
Tuition Rate	\$255	\$245	\$225	\$225	\$225
Frequency	Per Week	Per Week	Per Week	Per Week	Per Week

The chart below outlines the projected revenue in Tuition & Fees based on the goal to increase the number of students from full-pay families.



Home



# Accreditation Fees

- Interested in Accreditation
- Pursuing Accreditation or Reaccreditation
- Currently Accredited Programs
- Accreditation Facilitation
- Families and the Public

NAEYC Accreditation fees are spread out over the entire accreditation p your annual budgets. Since the NAEYC Accreditation program was laun covered NAEYC's operating costs for the accreditation system. NAEYC

## Accreditation Fees

Fees for NAEYC Accreditation  
*Apply to all programs*

Scholarships

	Level 1 (10 to 60 children)	Level 2 (61 to 120 children)	Level 3 (121 to 240 children)
<b>Step 1</b> Enrollment in Self Study	\$425	\$525	\$650
<b>Step 2</b> Application / Self- Assessment	\$200	\$275	\$350
<b>Steps 3 &amp; 4</b> Candidacy / Site Visit (paid at candidacy)	\$650	\$775	\$950
<b>Annual Report</b>	\$300	\$350	\$400

- NAEYC offers need-based scholarships to subsidize fees at each str
- Additional Fees may be applicable if needed to inform decisions rega event of visit cancellation.

151



COPY

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:**

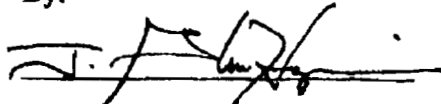
- 1. Hopkins House will meet and consult with the Inner City Civic Association and affected neighbors to discuss and seek solutions and mutual understanding as to the concerns expressed by some neighbors regarding the parking of Hopkins House employee vehicles on Princess and/or N. Payne streets.**
-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

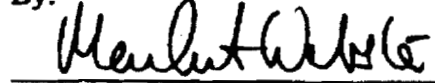
By:



Date: 3-17-00

For  
**INNER CITY CIVIC  
ASSOCIATION:**

By:



Date: 3/17/00

From:

Jeannette Carter

Address:

7971 Richmond Hwy #22  
Alex VA 22306

Date:

May 29, 2010

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,

Jeannette Carter  
Signature

From: Arthur Adams  
Address: 700 S. Fayette  
Alex Va 22314

Date: \_\_\_\_\_

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

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

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

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

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

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

Sincerely,

Arthur Adams  
Signature

From:

Angela Armwood

Address:

5923 Mayflower Ct Apt T 4  
Alexandria VA 22314

Date:

May 29 2010

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,

  
Signature

From: Catherine Ward  
Address: 320 S. Patrick St.  
Alex, VA 22314

Date: 5/29/10

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

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

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

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

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

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

Sincerely,

Catherine Ward  
Signature

From: Pearl Turner  
Address: 706 S. Fayette #  
Alex. VA 22314

Date: 05/29/2010

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

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

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

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

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

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

Sincerely,

Pearl Turner  
Signature

From: Robert McDonough  
Address: 227 E. Spring St.  
Alexandria VA 22301

Date: May 28 2010

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

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

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

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

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

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

Sincerely,

Robert McDonough  
Signature



From: JOHN HARPER  
Address: 6 WEST ROSEMONT AVENUE  
ALEXANDRIA, VA 22301

Date: MAY 28, 2001

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

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

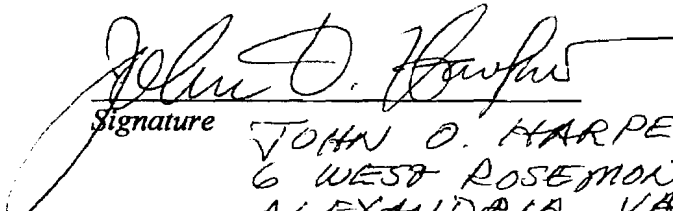
Dear Mr. Mayor, Councilpersons,  
and Members of the Planning & Zoning Commission:

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

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

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

Sincerely,

  
Signature JOHN O. HARPER  
6 WEST ROSEMONT AVENUE  
ALEXANDRIA, VA 22301

From:

Jenny EGAN

Address:

334 WILSON DR  
Alex, Va 22305

Date: MAY 26, 2000

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314


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

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

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

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

Sincerely,

  
\_\_\_\_\_  
Signature

From: 233 S. Jackson St

Address: Alex. VA. 22304

Original

Date: 5/25/10

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

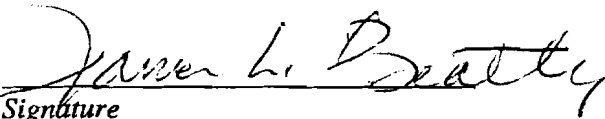
Dear Mr. Mayor, Councilpersons,  
and Members of the Planning & Zoning Commission:

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

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

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

Sincerely,

  
Signature

From:

Michael W. Jones

Address:

326 Westwood Dr  
Alex. VA 22305

Date: \_\_\_\_\_

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,

Michael W. Jones  
Signature

From:

ALLEN JOHNSON

Address:

1225 MARTHA CUSTIS DR. #1515  
ALEX. VA 22302

Date:

5-25-2010

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

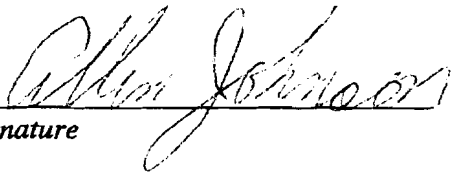
Dear Mr. Mayor, Councilpersons,  
and Members of the Planning & Zoning Commission:

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

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

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

Sincerely,



Signature

From: Bernice R. Lee  
Address: 30 + 3 E HWY  
Alexandria, VA 22314

Date: 5-24-10

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,

Bernice R. Lee  
Signature

From:

Charles H. Nelson Sr.

Address:

600 So. Payne St.  
Alex., VA 22314

Date: May 25, 2010

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

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

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

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

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

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

Sincerely,

Charles H. Nelson Sr.  
Signature

From:

Theodore R. Gilson

Address:

919 Buckford Ln.

Welf. Va. 22314

Date: 5-25-10

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,

Theodore R. Gilson  
Signature



From: JACK J. BYRD  
Address: 203 WESMOND DR  
ALEX. VA 22305

Date: 05-25-10

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

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

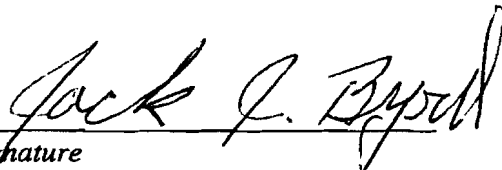
Dear Mr. Mayor, Councilpersons,  
and Members of the Planning & Zoning Commission:

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

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

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

Sincerely,

  
Signature

From: Harvey L. Gray  
Address: 1501 Business St  
Alex. VA. 22314

Date: 5/25/10

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

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

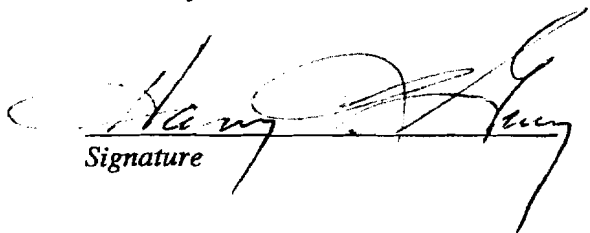
Dear Mr. Mayor, Councilpersons,  
and Members of the Planning & Zoning Commission:

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

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

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

Sincerely,

  
Signature

From: Thomas H. Lee  
Address: 504 S.P. H. St.  
Alexandria, Va 22314

Date: 5-24-10

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

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

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

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

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

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

Sincerely,



*Signature*

From:

Harriet E. Moore

Address:

508 So Payne St  
Alex Va 22314

Date:

5-24-10

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,

Harriet E. Moore  
Signature

From: Willie Mae Lee  
Address: 825 Oronoco St.  
Alex, VA 22314

Date: 5-24-10

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

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

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

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

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

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

Sincerely,

Willie Mae Lee  
Signature

From: Arliisa Tracey  
Address: 1216 Princess St.  
Alex, VA 22314

Date: 5/24/10

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

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

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

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

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

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

Sincerely,

Arliisa A. Tracey  
Signature

From: MRS. ANN B. FLYE  
Address: 1010 Gibbon Street  
Alexandria, VA 22314

Date: 27 May 2010

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

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

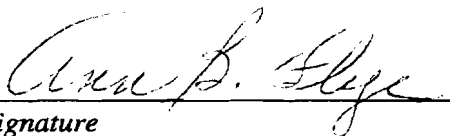
Dear Mr. Mayor, Councilpersons,  
and Members of the Planning & Zoning Commission:

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

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

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

Sincerely,

  
Ann B. Flye  
Signature

From: BEATRICE TAYLOR  
Address: 520 S PAYNE  
ALEXANDRIA, VA 22314

Date: 5/24/10

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

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

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

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

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

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

Sincerely,

Beatrice C Taylor  
Signature



From: Delma Guin

Address: 1109 N. Pitt St

Alexandria 22314

Date: 5/19/2016

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,

Delma V. Guin  
Signature

From: Laura Dickey  
Address: 226 Westmont Dr  
Alexandria VA 22305

Date: 5.18.10

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

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


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

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

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

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

Sincerely,

  
Signature

From: ROBERT D. HICKS  
Address: 667 N. ARMISTEAD ST  
ALEXANDRIA, VA

Date: 5-18-10

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

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


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

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

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

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

Sincerely,

  
\_\_\_\_\_  
Signature

From: Georgeann Cote  
Address: 1208 W. Braddock Rd.  
Alexandria, VA

Date: 5/18/10

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

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

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

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

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

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

Sincerely,

Georgeann Cote  
Signature

From:

Imania S. Henderson

Address:

109 S. Jordan St.

Alex., VA 22304

Date:

5/17/10

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

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

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

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

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

Sincerely,

Imania S. Henderson  
Signature

From:

Address: 402 Gibbon St  
Alexandria, VA 22314

Date: 5-17-2010

**Mayor & Members of City Council**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

**Planning & Zoning Commission**

City of Alexandria  
301 King Street  
Alexandria, VA 22314

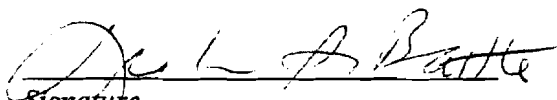
Dear Mr. Mayor, Councilpersons,  
and Members of the Planning & Zoning Commission:

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

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

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

Sincerely,

  
Signature

From: Samuel C. Brantley  
Address: 1620 S. Washington St  
Alex, Va 22314

Date: 5-17-10

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

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

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

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

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

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

Sincerely,

Samuel C. Brantley  
Signature 626

From: Clarence A. Johnson  
Address: 8615 Yardley Dr.  
Alexandria, VA 22308

Date: 5/15/10

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

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


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

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

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

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

Sincerely,

  
Signature