



December 19, 2017

Katherine Jordan  
Fan District Association  
208 N Strawberry Street  
Richmond, VA 23220

RE: Special Use Permit Application at 2318 Grove Avenue

Dear Ms. Jordan and Fellow Board Members,

Thank you for taking the time to tour the Ms. Babs Day Nursery School as well as the proposed Annex at 2318 Grove Avenue. We truly appreciate your efforts to continue communicating with us and we certainly appreciate your concerns, questions, and processes.

Enclosed in this letter you will find the most accurate and recent information available as it pertains to the SUP request at 2318 Grove Avenue. The information was compiled over the course of this past year in response to concerns and questions brought forth by the FDA, nearby neighbors and the City's planning staff. From our many conversations and letters/emails received, we determined that the primary issues involved Parking, Loading zones, Real estate values, Trash, and Precedent.

For your benefit, we have included a number of informational attachments addressing the following topics: *Existing and proposed student and teacher counts; Two parking studies; and Real estate sales dating back to 2012.* This information is our best attempt to present as objectively as possible the realities of the on-street and nearby neighborhood conditions.

But first, I will briefly speak to Trash, Parking, Loading Zones and Precedent.

### **TRASH**

Joe Cafarella, the owner of Ms. Babs will contract with a private trash collector for both 2319 and 2318 Grove Avenue.

### **LOADING ZONES**

You are probably aware of the existing loading zone along the east bound lane of Grove Avenue in front of 2319 Grove Avenue. This zone accommodates approximately three (3) spaces. A similar space is proposed along the west bound land of Grove Avenue in front of the 2318 Grove Avenue. Currently there is 20 foot handicap parking zone, which was associated with the previous owner. Per the City Department of Public Works, this zone can be converted to a loading zone.

*\*We have discussed with the owner of 2320 Grove Avenue the possibility of relocating the loading zone to Stafford Street and he is amenable as is DPW, though we would prefer to keep the zone in front of 2318 Grove Avenue.*

## **PARKING**

The zoning ordinance requires one (1) parking space per two (2) employees for day care uses. In 2014, the City granted an SUP to expand the school at 2319 Grove and as part of that ordinance, no employee parking was required. As part of the proposed ordinance at 2318 Grove, we have requested a waiver to the three (3) required spaces. Coupled with 2319 Grove, the total maximum number of spaces waived would be ten (10). Approximately half of the current employees either walk or bike to work. As you will see in the enclosed parking studies, there is considerable street parking available during the hours of operation. Seeing that both 2319 and 2318 Grove would not have residents, an additional four (4) to six (6) spaces (Loading Zones) become available after 6:00pm.

*\*It is possible to provide three (3) parking spaces in the rear garage of 2318 Grove Avenue, though we would prefer to use that garage space as an educational greenhouse.*

## **PRECEDENT**

As you probably know, the City is charged with evaluating each SUP on an individual basis. Just as the FDA supported the 2014 Ms. Babs SUP and is supporting the Tabernacle Baptist Church Child Care SUP, each case deserves its own review and those reviews should be conducted based on the facts.

Please see the following numbers associated with the area's professional day care schools.

- Tabernacle Baptist: 70+ Students (Not including proposed expansion)
- Grace Covenant: 130+ Students
- Ms. Babs: 75+ Students
- Tuckaway Ellwood: 120+ Students
- **Total of 375-400 professional childcare spaces available**

When you consider that the Fan Neighborhood is the most populated and youngest neighborhood in the City with over 6,000 houses and nearly 14,000 residents, 400 professional daycare spaces is terribly insufficient. This demand is part of the reasons why the City approved an expansion for Ms. Babs Day Nursery 2014 and an expansion for the Grace Covenant Child Development Center in 2016. And now in 2017, Ms. Babs is requesting another expansion as is Tabernacle Baptist, again, because of the demand. Ms. Babs has a waitlist that is over one-year in length

Conversation of precedent should be focused on proven, high-quality daycare providers like Ms. Babs and Grace Covenant and Tabernacle Baptist. Furthermore, the zoning ordinance permits day nurseries in residential zoning districts when they are contained in a church, school, or community center, which are generally located in residential neighborhoods. The traditional understanding for this logic is that the neighborhood could best trust the churches. The same should

be said for Ms. Babs, which has proven itself year after year to be a valuable and desperately needed service to the Fan neighborhood.

## **CONCLUSION**

The approximate and net change in total enrollment would be 15 additional students. The purpose of this expansion is as much as about demand as it is an effort to provide the highest in quality of child care and elementary school preparation. With that said, there is indeed mounting evidence that the Fan neighborhood needs more quality daycare and would be best served in meeting this demand by supporting proven, top quality providers. These providers should attempt to mitigate as many concerns and impacts as they possibly can, something Ms. Babs is making every possible effort to accomplish.

We respect the FDA and the extraordinary role it plays in the facilitation of neighborhood protection and improvement. We also believe that when the facts of this SUP request are considered, and the value of a community asset like Ms. Babs is weighed against the possible impacts, supporting the SUP would be both an act of protection and improvement for the neighborhood.

Sincerely,  
Willy Thompson  
Markham Planning

Cc: Honorable Kimberly B. Gray, 2<sup>nd</sup> District Councilperson  
Joe Cafarella, Owner, Ms. Babs Day Nursery  
Matthew Ebinger, City of Richmond

## **MS. BABS ENROLLMENT AND EMPLOYEE NUMBERS**

### **Existing Ms. Babs School**

- Teachers: 12 to 14
- Students: 65 to 70

### **Proposed Ms. Babs Annex**

- Teachers: 4 to 6
- Students: 25 to 30

### **Totals for all of Ms. Babs School**

- Teachers: 16 to 20
- Students: 80 to 85

### **\*Notes of Interest Regarding Enrollment**

- Approximately 15 students from Existing Ms. Babs Pre-K will move to the Ms. Babs Annex.
- Proposed Ordinance limits student enrollment at Ms. Babs Annex to no more than 30.
- Hours of operation at both locations limited by proposed Ordinance from 7:30am to 6:00pm.

## REAL ESTATE DATA SINCE 2012

### Greater Fan Area 2012-2014 (Blue below)

- Average Sale Price: \$459,315

### Vicinity Around Ms. Babs 2012-2014 (Pink below)

- Average Sale Price: \$501,278

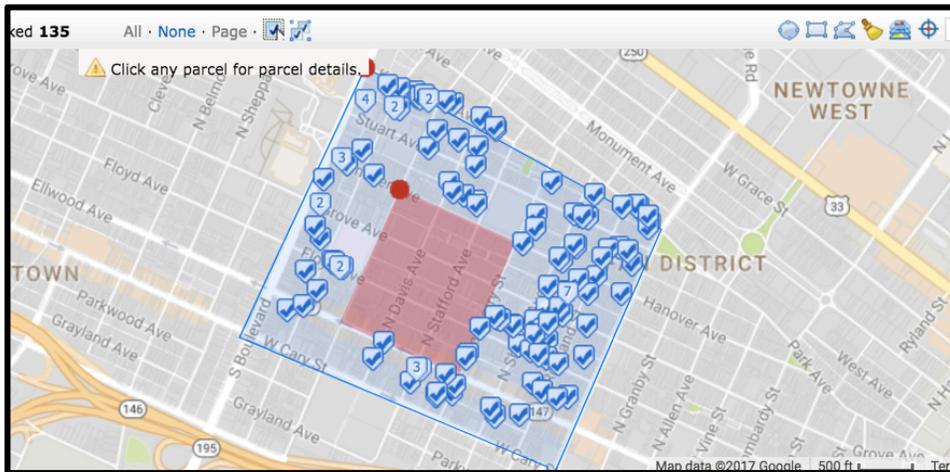
*In 2014 the City approved an SUP expansion for Ms. Babs.*

### Greater Fan Area 2014-2017

- Average Sale Price: \$521,900

### Vicinity Around Ms. Babs 2015-2017

- Average Sale Price: \$560,685



Ms. Babs' Nursery School  
2319 Grove Ave  
RVA  
23220

Parking Study for 2300 Block of Grove Avenue

Monday, November 20th (Ms. Babs' Loading Zone)

730-8am. 6 cars used the loading zone and 7 kids entered the facility

8am - 830am 14 cars used the loading zone and 16 kids entered the facility  
(2 families biked/walked) 3 more kids entered the facility

830-9am 21 cars used the loading zone and 29 kids entered the facility  
(1 family biked/walked) 2 children entered the facility

9am - 930am 7 cars used the loading zone and 9 children entered the facility

*Total of 48 cars used the loading zone between 730am and 930pm with a total amount of 61 children arriving through car and 5 arriving bike/walk.*

Monday, November 20th (Entire 2300 Block of Grove Ave not including our loading zone)

730am - 3 open spaces

8am-4 open spaces

9am- 7 open spaces

930am- 6 open spaces



*Picture taken at 8:41am 11/20*

Tuesday, November 21st (Ms. Babs' Loading Zone)

730-8am. 5 cars used the loading zone and 7 kids entered the facility

8am - 830am 13 cars used the loading zone and 18 kids entered the facility  
(2 families biked/walked) 5 more kids entered the facility

830-9am 19 cars used the loading zone and 24 kids entered the facility  
(2 families biked/walked) 2 children entered the facility

9am - 930am 6 cars used the loading zone and 6 children entered the facility

*Total of 43 cars used the loading zone between 730am and 930pm with a total amount of 55 children arriving through car and 7 arriving bike/walk.*

Tuesday, November 21st (Entire 2300 Block of Grove Ave not including our loading zone)

730am - 2 open spaces

8am- 3 open spaces 9am- 11 open spaces



*picture taken at 845am 11/21*

Picture taken 11/21 9am

Wednesday, November 22nd (Ms. Babs' Nursery Loading Zone)

730-8am. 5 cars used the loading zone and 6 kids entered the facility

8am - 830am 14 cars used the loading zone and 21 kids entered the facility

830-9am 15 cars used the loading zone and 29 kids entered the facility  
(3 families biked/walked) 4 children entered the facility

9am - 930am 9 cars used the loading zone and 14 children entered the facility

*Total of 43 cars used the loading zone between 730am and 930pm with a total amount of 67 children arriving through car and 3 arriving bike/walk.*

Wednesday, November 22nd (Entire block of 2300 Grove Avenue not including loading zone)

9am- 12 open spaces



Across the street availability 9am 11/22

*Facility closed for Thanksgiving 11/23 and 11/24*

Monday, November 27th (Ms. Babs' Nursery Loading Zone)

730-8am. 4 cars used the loading zone and 4 kids entered the facility

8am - 830am 13 cars used the loading zone and 20 kids entered the facility

830-9am 14 cars used the loading zone and 24 kids entered the facility  
(3 families biked/walked) 4 children entered the facility

9am - 930am 4 cars used the loading zone and 9 children entered the facility

*Total of 35 cars used the loading zone between 730am and 930pm with a total amount of 57 children arriving through car and 3 arriving bike/walk.*

Monday November 27th (Entire block of 2300 Grove Avenue not including loading zone)

730am - 4 open spaces

8am- 4 open space



9am-11 open spaces

Tuesday November 28th (Ms. Babs' Nursery Loading Zone)

730-8am. 6 cars used the loading zone and 7 kids entered the facility

8am - 830am 14 cars used the loading zone and 21 kids entered the facility

830-9am 14 cars used the loading zone and 28 kids entered the facility  
(3 families biked/walked) 4 children entered the facility

9am - 930am 9 cars used the loading zone and 14 children entered the facility  
(1 family walked/biked with 1 child)

*Total of 43 cars used the loading zone between 730am and 930pm with a total amount of 67 children arriving through car and 4 arriving bike/walk.*

Tuesday November 28th (Entire block of 2300 Grove Avenue not including loading zone)

730am - 4 open spaces

8am- 4 open spaces

9am- 8 open spaces



*picture taken 11/28 9:09am*



*picture taken 11/29 9am*

Wednesday, November 29th (Ms. Babs' Nursery Loading Zone)

730-8am. 7 cars used the loading zone and 7 kids entered the facility

8am - 830am 17 cars used the loading zone and 27 kids entered the facility

830-9am 11 cars used the loading zone and 19 kids entered the facility  
(3 families biked/walked) 4 children entered the facility

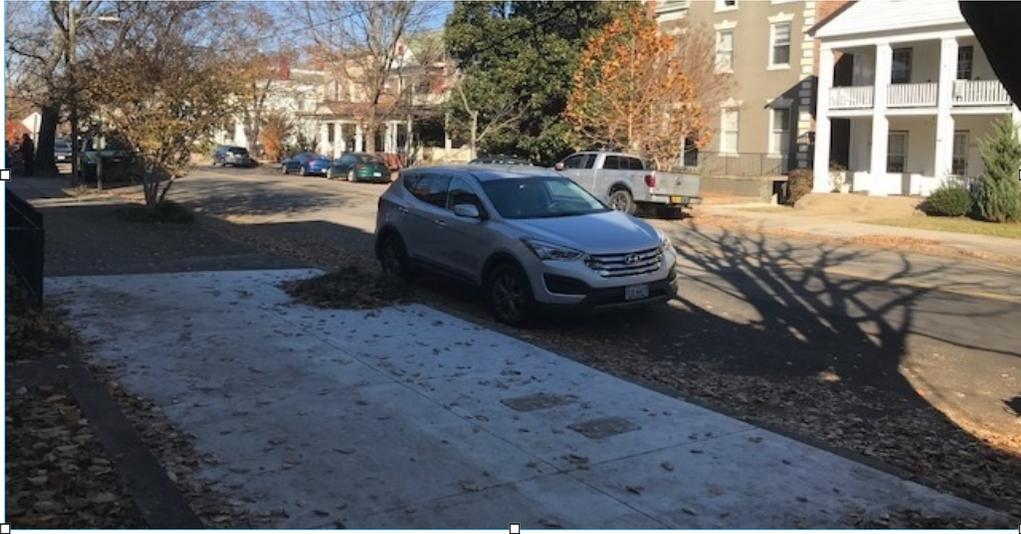
9am - 930am 6 cars used the loading zone and 10 children entered the facility

*Total of 41 cars used the loading zone between 730am and 930pm with a total amount of 63 children arriving through car and 3 arriving bike/walk.*

Wednesday, November 29th (Entire block of 2300 Grove Avenue not including loading zone)

730am - 2 open spaces

8am- 5 open spaces



9am- 8 open spaces

*Picture taken 11/30 9am*

Thursday, November 30th (Ms. Babs' Nursery Loading Zone)

730-8am. 3 cars used the loading zone and 4 kids entered the facility

8am - 830am 16 cars used the loading zone and 22 kids entered the facility

830-9am 17 cars used the loading zone and 31 kids entered the facility  
(1 families biked/walked) 2 children entered the facility

9am - 930am 5 cars used the loading zone and 8 children entered the facility  
(2 families biked/walked) 2 children entered the facility

*Total of 41 cars used the loading zone between 730am and 930pm with a total amount of 65 children arriving through car and 3 arriving bike/walk.*

Thursday, November 30th (Entire block of 2300 Grove Avenue not including loading zone)

730am - 3 open spaces

8am- 5 open spaces

9am- 11 open spaces

May 22nd 2017

730-8am. 5 cars used the loading zone and 6 kids entered the facility

8am - 830am 10 cars used the loading zone and 18 kids entered the facility

(4 families biked/walked) 5 more kids entered the facility

830-9am 21 cars used the loading zone and 36 kids entered the facility

(2 families biked/walked) 2 children entered the facility

9am - 930am 4 cars used the loading zone and 7 children entered the facility

Total of 40 cars used the loading zone between 730am and 930pm with a total amount of 64 children arriving through car and 6 arriving bike/walk.

May 23 2017

730-8am. 6 cars used the loading zone and 6 kids entered the facility

8am - 830am 13 cars used the loading zone and 18 kids entered the facility

(2 families biked/walked) 5 more kids entered the facility

830-9am 19 cars used the loading zone and 33 kids entered the facility

(2 families biked/walked) 2 children entered the facility

9am - 930am 3 cars used the loading zone and 7 children entered the facility

Total of 44 cars used the loading zone between 730am and 930pm with a total amount of 70 children arriving through car and 4 arriving bike/walk.

May 24,2017 (heavy rain)

730-8am. 8 cars used the loading zone and 10 kids entered the facility

8am - 830am 15 cars used the loading zone and 23 kids entered the facility

830-9am 24 cars used the loading zone and 35 kids entered the facility

9am - 930am 4 cars used the loading zone and 7 children entered the facility

Total of 51 cars used the loading zone between 730am and 930pm with a total amount of 70 kids

May 25th (rain)

730-8am. 9 cars used the loading zone and 12 kids entered the facility

8am - 830am 16 cars used the loading zone and 21 kids entered the facility

830-9am 21 cars used the loading zone and 36 kids entered the facility

(2 families biked/walked) 2 children entered the facility

9am - 930am 4 cars used the loading zone and 7 children entered the facility

Total of 49 cars used the loading zone between 730am and 930pm with a total amount of 74 children arriving through car and 2 arriving bike/walk.

May 26th (light rain)

730-8am. 5 cars used the loading zone and 6 kids entered the facility

8am - 830am 14 cars used the loading zone and 21 kids entered the facility

830-9am 15 cars used the loading zone and 29 kids entered the facility

(3 families biked/walked) 4 children entered the facility

9am - 930am 9 cars used the loading zone and 14 children entered the facility

Total of 43 cars used the loading zone between 730am and 930pm with a total amount of 67 children arriving through car and 3 arriving bike/walk.