

Teixeira, Rachel

From: gsriegel@aol.com
Sent: Tuesday, September 18, 2018 12:31 PM
To: Teixeira, Rachel
Subject: Sarah Forrest Application for School Expansion

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To Whom it may Concern,

I am writing this letter in support of Sarah Forrest's application to expand her schools enrollment to 7-12 children. My wife and I raised two children in the Cheyenne Mountain School District and were fortunate to have in-home childhood education in our neighborhood for our kids. We strongly feel that there are many benefits and value to in-home education as opposed to large preschool facilities. These include the more personalized home environment, child/teacher ratios, health and nutrition, and a sense of community to name a few.

As an educator, I think there is a critical demand for personalized high quality early childhood education in Colorado Springs so I hope you will approve her request for expansion.

Sincerely,

Gordon Riegel, MA Education, Stanford University

Teixeira, Rachel

From: Hunter Lewis <hunterwlewis@gmail.com>
Sent: Tuesday, September 18, 2018 8:48 AM
To: Teixeira, Rachel
Subject: Sarah Forrest School expansion

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Good Morning Rachel,

I understand that you are still reviewing the preschool expansion on upland road and it is going to another hearing. I probably won't be able to attend the hearing but I did want to offer the updated input I have on possible impacts of the expansion. I will preface this by saying that my daughter is not enrolled at Sarah's school and is not on a waiting list to become enrolled there. A few months after the last hearing, my 1-year old decided her favorite thing in the world is going for a ride around the neighborhood every day in our jeep. As this became at least a daily ritual and sometimes multiple times a day, I realized I was passing Sarah's residence each time we went for a drive, because I found myself honking sometimes as I drove by. Our neighborhood drives usually take place between 2 and 5 pm. I know many of our neighbors had concerns about the traffic impact, and the noise of kids playing outside. I can say that I have yet to see a vehicle stopped in the roadway in front of that address a single time during that timeframe since we began making this a daily ritual. I have also not seen a single child out in front of the house playing or waiting to be picked up. I saw Sarah in front of the house once in the last 6 months. With the uptick in traffic around the broadmoor hotel and the zoo, I did not really want to see any more traffic in our neighborhood than there already is, and at least in my experience, the last 6 months has convinced me that the traffic impact is virtually zero. Noise "pollution" and visibility of the students has been nonexistent. Please feel free to contact me if you have any questions.

Best Regards,

Hunter Lewis

Teixeira, Rachel

From: Sarah Jason <ducbeemtn@gmail.com>
Sent: Sunday, September 16, 2018 2:15 PM
To: Teixeira, Rachel
Subject: Support for CPC CU 17-00045
Attachments: RupinskiNguyen_Support9UplandRd.pdf

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Ms. Teixeira:

Please view the attached PDF of our letter regarding the development proposal at 9 Upland Rd (File Number CPC CU 17-00045).

Thank you,
Jason Rupinski
Sarah Nguyen

Jason Rupinski & Sarah Nguyen
8 Midland Rd.
Colorado Springs, CO 80906
September 16, 2018

Rachel Teixeira City Planner
Planning & Development, Land Use Review Division
30 S. Nevada, Suite 105
P.O. Box 1575 MC 155
Colorado Springs, CO 80901-1575

Dear Rachel Teixeira:

We are writing to you to show our support for the Development Proposal under File Number CPC CU 17-00045 that proposes “a conditional use to allow a large home daycare for 7 to 12 children at 9 Upland Road.”

We moved to this Broadmoor Heights community in August 2017 and have greatly enjoyed both the neighborhood and the neighbors we have met. Our support for the above proposal includes, but is not limited to, the following reasons:

- 1) Ms. Sarah Forrest’s application shows a solid, well-conceived, and detailed plan that allows for the Broadmoor Montessori International School to thrive within the community without impacting the beauty, safety, quality of life, or the peace and quiet of the neighborhood.
- 2) Positive benefits of the Broadmoor Montessori International School are innumerable, while the negative impacts of such a home-based school within the community are negligible.
- 3) The plan provides no known construction, site development, or school signage that would transform the residential property to non-residential use. Therefore, this request is seamless with maintaining the residential look and feel of the community.
- 4) We communicated directly with Ms. Forrest regarding specific questions that we had upon our initial review of the proposal. In less than 24 hours, she provided clear, logical responses that satisfied and addressed any lingering concerns.
- 5) I (Jason) work from home full-time and regularly walk the neighborhood. There has been no impact to the quietness, traffic, or quality of life as a result of the current school/daycare. An expansion up to an additional six children should not create any additional impacts.

If you have any questions please feel free to contact us directly at either 719.930.2310 or ducbeemtn@gmail.com.

Sincerely,

Jason Rupinski & Sarah Nguyen

Teixeira, Rachel

From: Jan Matthews <jmatthews@learningsciences.com>
Sent: Friday, September 14, 2018 5:43 PM
To: Teixeira, Rachel
Subject: Broadmoor Montessori International public comment for conditional use

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Sept. 14, 2018

Letter on behalf of Broadmoor Montessori International at Upland Road, Colorado Springs, CO 80906

I've had the privilege of visiting this school on many occasions and can state several benefits provided for the community. The location is ideal for providing excellent education and care for the children who attend. The school provides a place that supports much needed early childhood, high quality education taught by an educator with many years of experience both in the US and abroad. And the location is ideal in that parents leave their children in a home atmosphere rather than a large facility. The space in which the school functions is open, spacious, well- lighted and comfortable. There is a feeling of safety and care that often does not exist in large, industrial facilities. Careful consideration has been given to every aspect of the Montessori model and students make great strides in their growth, both educationally and in social, emotional areas. The attention to detail is evident in all the procedures in place for keeping the children safe.

There is no issue with transportation here, due to the practices in place as well as the small number of vehicles arriving and departing. In Colorado Springs, there is a need to diversify neighborhoods and encourage multi-purpose land use. I can think of no quieter, or less intrusive way to accomplish those goals than through a use of space such as this. Colorado Springs is much improved for having such a high-quality option for their children to begin their educational journeys.

My career in education and my present position as an educational consultant have taken me into classrooms across the United State as I work with districts and schools on improving their outcomes for students. If more children had the preparation provided here at Broadmoor Montessori International, many of the problems I encounter could have been avoided or lessened. An effort on the part of communities like Colorado Springs to encourage schools like this one can have an enormous impact on the lives of our citizens, both adult and child.

Jan Matthews, M.Ed.
Education Consultant, Coach, Staff Developer
jmatthews@learningsciences.com
303-916-2869

Teixeira, Rachel

From: Susannah Dowell <ssdowell@gmail.com>
Sent: Friday, September 14, 2018 1:47 PM
To: Teixeira, Rachel
Subject: Sarah Forrest's Broadmoor Montessori International school

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Hello Ms. Teixeira:

I am writing to discuss the incredible and wonderful impact Ms. Sarah Forrest's Broadmoor Montessori International School has had on our family and our 3 year old son's learning and social skills. I am aware that a statement like, "finding Sarah has been life changing" is a bit over the top, but believe me, she has truly made such a positive impact on our family that I just had to write a letter to tell you more about her!

Both my husband and I have grueling work schedules; my husband works in the military intelligence field and it's very common for him to work 14 – 15 hour days. I also have my own crazy and ever-changing work schedule which I attempt to juggle with babysitters for my two toddler boys, Ben, age 3, and Oliver, age 1, while working from home.

When Oliver was born just over a year ago, Ben, (who now attends Sarah's school) was incredibly frustrated. He was still too young to talk and really communicate, and he was taking his frustrations out on our new baby. He was "fired" from the Montessori school he had been attending, with remarks from his teacher that he was simply "too intense" and "caused so much distress" to the other children. This was incredibly hard to hear as a parent, let alone parents with a newborn and grueling work schedules.

A friend recommended that we get in touch with Sarah, and our lives changed shortly thereafter when she had an opening for Ben. Upon meeting Sarah, I immediately saw the incredible value she would add to our family, and the value she adds to work from home mothers like myself. I was absolutely floored and just overjoyed when I visited her space for the first time. What an incredibly thought out, meticulously planned and designed area of work space she had! I feel like I had hit the lottery. She had lived abroad several times and had global experience, like myself, and loves to teach the children about Japan and Africa. Amazing, I kept thinking to myself! And she was just such a delight - warm, attentive, caring, and just interesting and incredibly nice and sweet. I remember snapping images of each of the work spaces – a math corner, a language and reading space, a "book nook" for having quiet time and sinking into a book, a whole corner dedicated to painting and art, and an area designated for snack time (with all organic snacks, mind you!). And her outdoor area is a dream, with high fencing and endless activities for youngsters to dig into. And I am not exaggerating when I tell you that I actually sent these cell phone pictures I snapped of her amazing space to all of my friends in Colorado Springs and even Denver, saying "I think I have found the holy grail of teachers / schools."

I knew instantly upon meeting Sarah that this was a perfect fit for us. She has international experience, two Masters degrees, and the warmest, most caring heart of any teacher I've ever met. We tried daycare two years ago and it was not a good fit for us; my son cried by the door every day for two weeks and I watched with horror as one of the daycare workers pushed him in frustration on the "kid cam" in response to his endless crying. Sarah, in contrast, cares immensely for these children and for their success and their ability to learn and absorb and made the remark to me once after a week long summer break that she really missed them and wondered what they were up to. Oh, and as for summer break? "It would be too disruptive for them to take an entire summer off, so I would really like

to continue into summer and have a summer schedule so that learning is not disrupted." I mean, talk about a mother's DREAM!!

My point is that Sarah very seriously wants to see these kids grow and she wants to instill the good values we have at home for them at her school. And she allows me several hours a day to do what I really love to do with my own work, thus giving me a break and allowing me to interact with the outside world and not feel so isolated as a young mother. And I believe this is just invaluable as a new mom; it allows me to be present with my kids and be the best mother I can be while continuing to do what I love to do and have done all my life before doing a 180 and becoming a mother. In casual speak, "she just gets it."

I simply cannot overstate how lucky we feel to have found Sarah. She tells us frequently how much Ben has grown, improved in his social and communication abilities, and how he "really wants to learn" and has made huge leaps and improvements. "He's the poster child for Montessori," she has said to me, when he comes home covered in paint and dirt after a wonderful morning of playing, learning, exploring, and socializing. It just makes me feel so good as a mom! It is just the best situation I could imagine for my child and I cannot wait for his younger brother to join. At drop off, my younger son, now 1, cries when I put him back in the car, because he wants to stay and learn and play as well. He is chomping at the bit to begin with Sarah and is so eager to learn to start!

It saddens me to think that there are neighbors in Sarah's area that oppose her incredible and wonderful efforts at her school simply because cars come in and out of her driveway twice a day. I believe this is a neighborhood of older folks who have probably lived there for a long time, but I hope we can enlighten them on how life-changing a little school like Sarah's can be for both a family like mine and for an entire community of working moms. I know that Sarah herself has made great strides in modifying the traffic patterns to improve this situation. As of now, there is a drop-off and pick-up window of 15 minutes to reduce traffic and parking issues, as well as a "no parking in the road" policy. She also uses of security camera to monitor the pick up and drop off areas, has a parent and / or caregiver escort the child to and from the vehicle. She's even developed a FEMA emergency manual AND the Policies and Procedures has been reviewed and signed by all enrolled families with emphasis on safety and traffic.

I know my family will be absolutely elated when Sarah is awarded this permit allowing for more siblings to attend her school; the critical demand for high quality early childhood education in Colorado Springs is essential. I have built an incredible group of mom friends simply from drop off and pick up at Sarah's school and feel that the benefit and value of in-home care as an alternative to large care facilities is just so critical. She brings community closer together in a way that large care facilities are just not able to do and she fosters an amazing sense of community and warmth in knowing our children are well cared for and learning so much while we work for those several hours a day.

Thank you for reading my letter, and if there is anything else I could possibly do to help Sarah with this endeavor, or any questions I can answer, please give me a call or drop me an email!!

Very best,
Susannah Dowell Colon
334-531-9404
ssdowell@gmail.com

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 SUSANNAH DOWELL
susannah dowell photography
www.susannahdowell.com

Teixeira, Rachel

From: Whitney Mason <whitney.mason@gmail.com>
Sent: Monday, September 17, 2018 8:28 PM
To: Teixeira, Rachel
Subject: Sarah Forrest/Broadmoor Montessori International

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To Whom it may concern,

I am writing today in support of the expansion of Broadmoor Montessori International. There is currently a critical demand for high quality early childhood programs and that is exactly what Sarah Forrest has created in our community. She not only provides a safe environment but also an educational environment for children.

Broadmoor Montessori International serves as an alternative to large care facilities, provides a small teacher to student ratio, social emotional education and is committed to the health and wellness of its students. Parents can rest assured that their child is left in good hands, and in a home environment comparable to their own.

As both a teacher and neighbor, I support Sarah in the expansion of Broadmoor International Montessori.

Please feel free to contact me with any questions.

Whitney Mason
612-730-1010

Teixeira, Rachel

From: Aoi Koenig <aoifunakoshi@gmail.com>
Sent: Wednesday, September 19, 2018 4:01 PM
To: Teixeira, Rachel
Subject: Broadmoor Montessorri International - a letter to support Sarah Forrest, our preschool teacher

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Dear Ms. Teixeira,

My name is Aoi Koenig. I am thankful for this opportunity to write to you in supporting Sarah Forrest, our preschool teacher at Broadmoor Montessori International (BMI). Our 4-year-old son, Victor, has been attending BMI a few times a week since two years ago. First of all, I would like to express our deep gratitude. I cannot imagine not having Sarah as his beloved preschool teacher whom he admires so. Her exceptional school is truly a gift. Its impact will only be very clear, to the society which we live, Sarah's young students grow up to be the powerful, happy adults who are wholesome and solid as people in their heart, mind and body. Victor absolutely loves his school and often expresses that he would love to attend more days of the week. To witness our son's and his schoolmates' growths and positive changes as they learn and grow together - being formed in a learning environment rooted in loving kindness and all things positive - is a pure joy! As a foreigner with a completely different culture (I was born and raised in Japan), mother and a current adjunct instructor for local colleges, my heart leaps for joy knowing what kind of "nutrients" my son is receiving from his preschool experience. As I look around in our society and into our global world, I do realize that this is the fact: the core beliefs people have about themselves, as well as the general belief about other people, were already formed in their early years..preschool years. For this I am deeply grateful to have Sarah and BMI to help educate Victor and hopefully, my youngest daughter, Yurika, who will soon turn to be 18 months. We need more positive people in this world, now or in the future. Having an excellent early childhood education like BMI has provided for Victor so far is no small importance. Not even just for his benefit only, but it is a huge one for the future wellness of the society where he will be a part of...because "one person can" impact the whole, even on the global platform. And it is obvious that all this goodness is possible, in the way that we have enjoyed, because it is a smaller, in-home care and not a large care facility. The relationships formed between Victor and Sarah, as well as his schoolmates, are rich because of its intimate setting. We truly value this and are so thankful for it.

More on the personal note, BMI and our community of parents and children have been such a crucial part of our family life and its well-being. "It takes a village to raise a healthy child and person..." Becoming friends with fellow parents of Victor's classmates have impacted me positively, as a mother of three children. Often I feel encouraged by knowing that I have a loving and supportive community which we can call our own to "do life together". We do not have any family in town, and our children hardly ever get to see their grandparents or cousins. Therefore, it has become that our BMI community have provided for our needs "like a family" in many aspects. It is exciting to connect the family life, school life and social life. Through these connections, Victor has been learning what we might call the lifetime principals...and they are taking roots in his heart already...what it means to be a good citizen and to be loving, kind and respectful to others and to our environment. It is also very special that Sarah teaches her students about other foreign cultures to instill in them the global view and eyes to look outside of their "home culture". For a working-mom of three young kids, like myself, it is a tremendous gift to have an amazing educator and teacher for my young son and a wholesome, nurturing school like BMI for him to call his own. I cannot express enough how much we, as a family, appreciate Sarah....such a gifted, kind and trustworthy teacher. How I wish our oldest daughter, who is now 8,

also had the chance to attend a school as great as BMI, if the timing had lined up! Even now, she is getting to receive something wonderful, though indirectly, from BMI because of her brother's learning and experience.

The seriousness of this extremely important task of nurturing of the young minds and hearts, as well as bodies, cannot be exaggerated, when we talk about the future wellness of the next generation, OUR future, as a whole human race. One person at a time, after all, we can help form and be educated to become the leaders, in all scales, who promote the peace in this world. "Whole Child. Whole Parent. Whole Family. Whole Planet..." Sarah's vision for educating the young preschool children is truly remarkable and I wholeheartedly support her. I do wish to extend this gift of high-quality, meaningful early education for more children, including my youngest daughter, Yurika. She, too, will greatly benefit from the opportunity if it would be allowed for her and others to join the school soon...

Thank you for reading my letter. Life is a miraculous gift...

My heart to yours,
Aoi Koenig
(720)775-8280

Teixeira, Rachel

From: William Matthews <wjmath@gmail.com>
Sent: Wednesday, September 19, 2018 3:23 PM
To: Teixeira, Rachel
Subject: CPC CU 17-00045 - Broadmoor Montessori Expansion

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Hi Rachel,

I am reaching out to you in support of Sarah Forrest and the Broadmoor Montessori School. Under consideration is Sarah's application to expand enrollment to 7 -12 children.

My daughter was one of Sarah's first students and still attends Broadmoor Montessori three days a week. My wife and I couldn't be more pleased with the school and our daughter's experiences there. Prior to enrolling her in Broadmoor Montessori, we visited several other schools in Colorado Springs. We've also heard stories from friends whose children attend other schools or daycares, and we have absolutely no regrets about our choice. Broadmoor Montessori provides a quiet, calm environment that emphasizes structure, organization, and creativity and allows our daughter to flourish. Rather than eating microwaved food in front of a TV or running around in a chaotic, screaming mob, our child's daily "work" involves activities such as sitting quietly at her desk arranging items into specific sequences, sorting objects, solving puzzles, and creating art works for mom and dad.

In reading over some of the other comments, the prevailing themes seem to be concerns over traffic, safety, and noise (though generally framed in the hypothetical rather than empirical, despite that the school has been there for something like 2 years now). With regard to increased traffic and safety, as others have pointed out, Sarah has instituted policies and procedures to address this concern. For instance, pickups and drop-offs are staggered so that not everyone arrives at the same time. Also, parking in the street is not permitted and the house has a large driveway that can easily accommodate multiple cars. As for the street itself, the portion leading to Sarah's house is neither steep nor winding--perhaps other segments of Upland are, but I'm unaware as the school is only several houses from the entrance to the street and I don't drive past it.

Another point that bears emphasizing is that a primary purpose of the expansion is to allow for the enrollment of toddler siblings of current students. We also have an 11-month old child and can't wait until she's old enough to join her sister at Ms. Sarah's. Some of the other parents similarly would like to enroll siblings. This doesn't add traffic--we're already driving to the school with two children in carseats, we'd just be leaving two children instead of one. I think it also speaks to the high regard that these professionals have toward Sarah and her school.

I would also like to add that some of the comments about noise seem disingenuous. We've been with Ms. Sarah since the beginning and the school has run from 8:45 am to 1 pm, so complaints about hearing noise late into the night are certainly interesting. Moreover, as I mentioned above, Sarah runs a very quiet, calm ship, which is very much a part of the appeal--our child doesn't bring home behavior problems that she picked up at school. Whatever concerns others on the street may have, I'm willing to bet a simple visit to the school would go a long way toward allaying them.

Thank you for your time and consideration,
William Matthews

Teixeira, Rachel

From: Grace Blea-Nunez <grace@sidewalksendmontessori.com>
Sent: Wednesday, September 19, 2018 11:58 AM
To: Teixeira, Rachel
Subject: Sarah Forrest Hearing

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Ms. Teixeira:

I would like to submit this letter of support for Sarah Forrest.

I am a co owner of a Montessori school on the Northeast part of Colorado Springs. I am a Director and have served as Administrator as well as my current position of Business Manager. We have been in business for 8 years and have developed a reputation as a quality, authentic Montessori preschool in this community.

Ms. Forrest did her internship at our school and was employed as a Teacher for an additional year. She was a wonderful Intern and Teacher. We would have loved to have her continue at our school but we knew she had a dream to operate a quality Montessori program out of her home.

Ms. Forrest's training is very high quality. Her education and experience in the mental health field complements her Montessori training very well. Ms. Forrest is not only professional but displays a genuine love and concern for her students and their development.

I have visited her school and am very impressed with her classroom and how she has integrated the business operation into her home.

There is a shortage in the city/county of high quality care especially for the under 3 age group. I think not allowing her to expand her program would be a serious mistake and disservice to our community and our children.

Feel free to contact me at (719) 238 6207 with any questions.

Grace M. Blea-Nunez
Sidewalk's End Montessori School
Winner of the Gold Award Best Child Care - The Independent 2014

9/19/2018

Re: Sara Forrest
Conditional Use Permit Application at 9 Upland Road
Colorado Springs, CO 80906

To Whom It May Concern,

I am a neighbor of Sara Forrest, who has applied for a conditional use permit to minimally increase the size of the pre-school she operates out of her home. I live behind her home and share a chain link fence so probably have the most direct contact with her than anyone else in our neighborhood. I need to express how much I enjoy having children happily playing in her backyard and entertaining my dogs when they are let out to play in my yard. I am a teacher for District 11 so I am actually home most days during the summer when Sara conducts lessons or recesses outside. I can confidently say that the children playing in her yard do not create any disturbance that disrupts the enjoyment of our home, and would go so far as saying their activities actually enhance the environment of our home just as it would living next to a park. The children are well supervised and play like you would expect children who are supervised to play. I never hear them unless I am on my back deck or in my back yard, which as I said earlier, is very enjoyable. I truly believe that having this type of pre-school, even with the few extra students she wishes to add, next to our house enhances the quality of life we get to enjoy living in this neighborhood.

Sincerely,



Randall Teschner
18 Thayer Road
Colorado Springs, CO 80906

Teixeira, Rachel

From: Aubryn Bednar <aubryn.t.bednar@gmail.com>
Sent: Wednesday, September 19, 2018 2:12 PM
To: Teixeira, Rachel
Subject: Support for Large Daycare at 9 Upland Road

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September 19, 2018

Aubryn Bednar

4340 Star Ranch Road

Colorado Springs, CO 80906

Dear Planning Commission:

I am writing to voice my strong support for approving the conditional use for a large daycare at 9 Upland Road. Broadmoor Montessori International fulfills a critical need to provide an accessible and nurturing preschool education for children within our community. My husband, two children and I moved to Colorado Springs from Florida almost two years ago. We feel extremely fortunate to have found Broadmoor Montessori International and Sarah Forrest.

Upon moving to Colorado Springs, I began searching for a preschool program for our daughter. We moved here from a city in Florida that valued high quality preschool programs such as Montessori preschools, bi-lingual immersion preschools and Waldorf preschools, just to name a few. As we are a family that is a proponent of the Montessori preschool program, I began by calling numerous Montessori schools in Colorado Springs. I received responses such as: "Our waiting list is more than a year long." and "We have families that sign their children up for our program at birth so that they will have a space in our program when they turn 3." I even widened my search to non-Montessori preschools and found that again the programs were either fully-enrolled or not of the same quality of other early childhood education programs I had encountered. I am disappointed that finding a quality early education preschool program was so challenging. Finally I was fortunate to obtain a spot for our daughter at Broadmoor Montessori International for two mornings a week (I would have preferred more) after a lengthy search.

Now that we have been at Broadmoor Montessori International for almost a year we cannot express how happy we are with the valuable preschool education our daughter is receiving. Sarah Forrest does not advertise this fact but she holds two Master's degrees and an International Certificate in Montessori Pedagogy. Her education and training far surpasses any Colorado State requirement for operating an early childhood education facility and this is truly reflected in her teaching. Sarah's students are all eager learners and confident children who will be more than ready for Kindergarten. When I look at her students, I see children that are future leaders in our schools and community.

In addition, Sarah cares deeply about the health and nutrition of her students. Her school participates in the USDA childcare food program through Kids' Nutrition Company and has partnered with the Let's Move Child Care initiative. Therefore, the children are offered highly nutritious foods at snack and lunch and have meaningful active play while they are at school.

On a personal level, I also know that Sarah cares deeply for each individual student. Sarah was instrumental in helping us identify a speech issue that our daughter had and provided us with support to help us through the issue. Sarah Forrest and her school are a gift to this community.

I am aware that some of the neighbors are opposed to increasing the child enrollment of the school to a maximum of 12 students. However, their arguments are unsubstantiated. First, the flow of traffic on Upland Road is not impeded during the Monday through Thursday fifteen minute pickup and fifteen minute drop off time. The arrival and departure time of each parent is staggered because of that fifteen minute window. In addition, all parents are aware that the driveway accommodates six cars, the parent must escort the child(ren) by the hand while in the driveway and that we cannot park/wait on the street. The Policies and Procedures document that the parents sign when we enroll our child(ren) in the school clearly states this. Sarah also provides the parents with frequent reminders both verbally and via text message regarding the drop off/pickup guidelines.

Second, the wildlife threat to child safety on Upland Road is no different from any other local school or daycare in that area. I have a son that attends the Colorado Springs School that encounters the same wildlife as the homes on Upland Road. To be prepared, Sarah conducts frequent wildlife emergency drills with her students. She has also gone above and beyond by installing motion detection surveillance cameras that alert directly to her cell phone if wildlife is present around the house.

Third, it is incomprehensible that neighbors would complain about a maximum of 12 children playing outside for a one hour period at noon time. The outdoor space is located at the back of the house and is completely fenced with very mature trees and shrubbery.

Finally, the complaint that a school/daycare in the neighborhood will bring down housing prices is entirely unsupported. In fact, as the older generation of homeowners leave the neighborhood Broadmoor International

Montessori will be seen as an asset, especially by families with young children. I would also argue that a small business such as this aligns directly with the City of Colorado Springs' vision for PlanCOS. Broadmoor International Montessori promotes the vision of PlanCOS' following statements:

- (1) "...a city of neighborhoods – with affordable house, walkable destinations, convenient parks, and quality schools."
- (2) "Establishes positive connections between different land uses and achieves a well designed balance between their location and mix, encourages innovation and creativity in development and the creation of an aesthetically appealing community."
- (3) "Successfully integrates the uses and activities that meet the daily needs of residents, including housing, shops, work places, schools, parks, and civic facilities."

(Cited directly from <https://coloradosprings.gov/planning-and-development/page/2001-comprehensive-plan>)

I urge you to vote to approve the conditional use for a large daycare center at 9 Upland Road. Our community is in dire need of more accessibility to quality early childhood education programs at Broadmoor International Montessori by Sarah Forrest. I know Sarah will continue to be vigilant and proactive regarding the perceived traffic and safety issues of the few still concerned in her neighborhood. Broadmoor International Montessori fits strongly into the vision of PlanCOS and is an asset to our community.

Sincerely,

Aubryn Bednar