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Rachel Teixeira
Planner II
Land Use Review Division
30 S. Nevada Ave., Suite 105
Colorado Springs, CO
80901-1575

Dear Rachael:

I am applying for a conditional use permit to operate a large home daycare at 9 Upland Road, Colorado Springs, CO, 80906. I am currently permitted by the City of Colorado Springs to operate a home daycare, permit number: DCP-86772. My Permanent Child Care License was issued September 9th, 2016 by the State of Colorado, provider identification number: 1684250. I currently operate a part-time Montessori preschool program five mornings each week from 8:30am – 12:30pm. My program, Broadmoor Montessori International, currently serves children ages 18 months to 5 years. At this time, there are ten children enrolled in my program who attend on alternating days (M/W/F or T/H). My license allows me to provide care for no more than six children at a time. My intent is to expand my Montessori program to accommodate up to twelve children at any given time.

There are several benefits associated with operating as a large home daycare. First, increasing my enrollment from six children to twelve children will allow me to offer exceptional early childhood education to more families in our Colorado Springs community. I receive inquiries about my program frequently, but I am unable to serve additional children because of my permit and licensing restrictions. Second, having more children together in the classroom fosters social-emotional growth and development. Montessori classrooms purposefully use vertical grouping so that younger and older children are working and playing together. These critical social experiences promote mentorship and observational learning. More children in the environment equates to more social interactions. Finally, introducing young children to a slightly larger class size will help prepare them for the large class sizes they are likely to encounter as kindergarteners. This preparation is invaluable as today's kindergarteners are expected to be increasingly responsible and independent. Consequently, my unique early childhood education program is an asset to the families I serve and to our community as a whole. A conditional use permit would allow me to reach more families and impact more children during the critical stages of early childhood development.

Broadmoor Montessori International is equipped to support increased enrollment. My Montessori classroom exclusively occupies my 1500 sqft basement and extends to a 222 sqft courtyard that serves as an outdoor classroom. My playground area is 1400 sqft and is only for the use of my students. In addition, my driveway is roughly 1,530 sqft and can easily accommodate six vehicles. There is a permanent parking space for a teaching assistant that is exclusive of this area. Furthermore, Upland Road is not a major thoroughfare and is used only by local traffic. My staggered drop-off times (8:30am - 8:45am) and pick-up times (12:30pm - 12:45pm) help to facilitate traffic flow. There have been no concerns or complaints regarding traffic, parking, or safety to date. Therefore, expanding to a large childcare home should not pose any foreseeable logistical issues.

Thank you for reviewing my project plan to operate a large childcare home. Please contact me with questions and for additional information. I look forward to working with you on this project.

Sincerely,

Sarah Forrest, MS, MLA

FIGURE 2