

July 31, 2022

Land Use Review City of Colorado Springs

Subject: Project Statement for Large Family Childcare Home at 1935 Manning Way

The City of Colorado Springs has permitted me to have a daycare in my residential single-family owned home at 1935 Manning Way since 2019 of 6 full time children and 2 part time children. I am licensed by the Colorado Department of Early Childhood and maintain compliance with all regulatory requirements. I also participate in the Child and Family Food Program and maintain compliance for that program. I have over 17 years of experience working in Early Childhood Education. My program provides a full, age-appropriate curriculum for learning and development. My hours of operation are 7:45AM-5:30PM. I am closed on the weekends as well as Federal Holidays and 4 weeks of vacation time annually. I have three children of my own that live in the home.

I am seeking approval for a Large Daycare Permit so that I may care for up to 12 children. This number will include my own children when they are present until they reach 12 years of age. Approval of this request would provide our local community with safe and quality childcare. There currently is a childcare crisis in our area due to the lack of available quality programs. Providing additional childcare options would support parents in our local community's ability to work and would contribute to a safe, positive, and vibrant neighborhood

I currently have a waitlist for my program that includes children from my neighborhood and includes several sets of siblings. Pick up and drop off times are staggered and there is room in my driveway for two cars to pull in behind our own vehicles. I include in my Parent Handbook expectations for being respectful to my neighbors' driveways/mailboxes and following safety rules with their children. The interior and exterior square footage of my home exceeds that which is required by the Department of Early Childhood (DEC) for a Large Family Childcare Home. The indoor space must have at least 35 sq ft per child, the area in my home that is available for play and licensed with the DEC provides almost 70 sq ft per child. The exterior play space must have at least 75 sq ft per child, my fenced in back yard provides 221 sq ft per child. A fire inspection was conducted on 8/1/22, and regional building was contacted in 2021, with the passage of SB21-1222 there are no additional requirements for my home.

Children in the daycare program will not be outside for play prior to 8:30AM and daycare children will not play in the front yard or in the street. I am considerate of concerns of my neighbors although none have been expressed to date. There is a 6ft wood privacy fence surrounding the backyard which is the only outdoor play space for children enrolled in my program. Our property and home are well maintained and there is no posted signage on my home to maintain pleasant appearances in our surrounding neighborhood. No additional construction will be done on the home to increase the daycare size and the appearance of the home will not be changed due to the daycare. The regulations of the Department of Early Childhood also promote a safe and attractive community by requiring property maintenance, snow removal, accessibility, and extensive safety requirements and training for the childcare environment and the children in my care.

Thank you for your time and consideration,

Aubrey Biondolillo
Owner/Provider Smarty Pie Childcare
1935 Manning Way
Colorado Springs, CO 80919