



<b>Reviewing Planner:</b> Rachel Teixeira (719) 385-5368 rteixeira@springsgov.com	<b>Plans can be reviewed at:</b> 30 S. Nevada, Suite 105 Colorado Springs, CO 719-385-5905	<b>Hours of Operation:</b> Monday – Friday 8am-5pm
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**NEIGHBORHOOD MEETING PUBLIC NOTICE**

The City Planning Department of the City of Colorado Springs has been engaged in the review of a submittal by Sarah Forrest for consideration of the following land development application:

A conditional use development plan request to allow a large home daycare for 7 to 12 children at 9 Upland Road. The property is located southwest from the Westpointe Road and Plainview Road intersection, consists of 0.4629 acres, and is zoned R/HS (Single-Family Residential - Estate with Hillside Overlay).

You are invited to attend the **neighborhood public meeting** to discuss the project:

**Meeting date and time:** Monday, August 21, 2017 @ 6:00pm  
**Meeting location:** St. Paul Catholic Church  
9 El Pomar Road – Meeting Room C

The property owner and the planner listed above will attend the meeting. You are encouraged to share this notice with your neighbors.

In accord with the Americans with Disabilities Act of 1990 (“ADA”), the City of Colorado Springs will not discriminate against qualified individuals with disabilities. Anyone requiring an auxiliary aid or service to participate in this process should make the request as soon as possible but no later than 48 hours before the hearing. Citizens who are deaf and hard of hearing may dial 711 or 1-800-659-3656 Relay Colorado (voice) or 1-800-659-2656 (TTY).

Vicinity Map for a project at 9 Upland Road  
PROJECT PLANNER: Rachel Teixeira

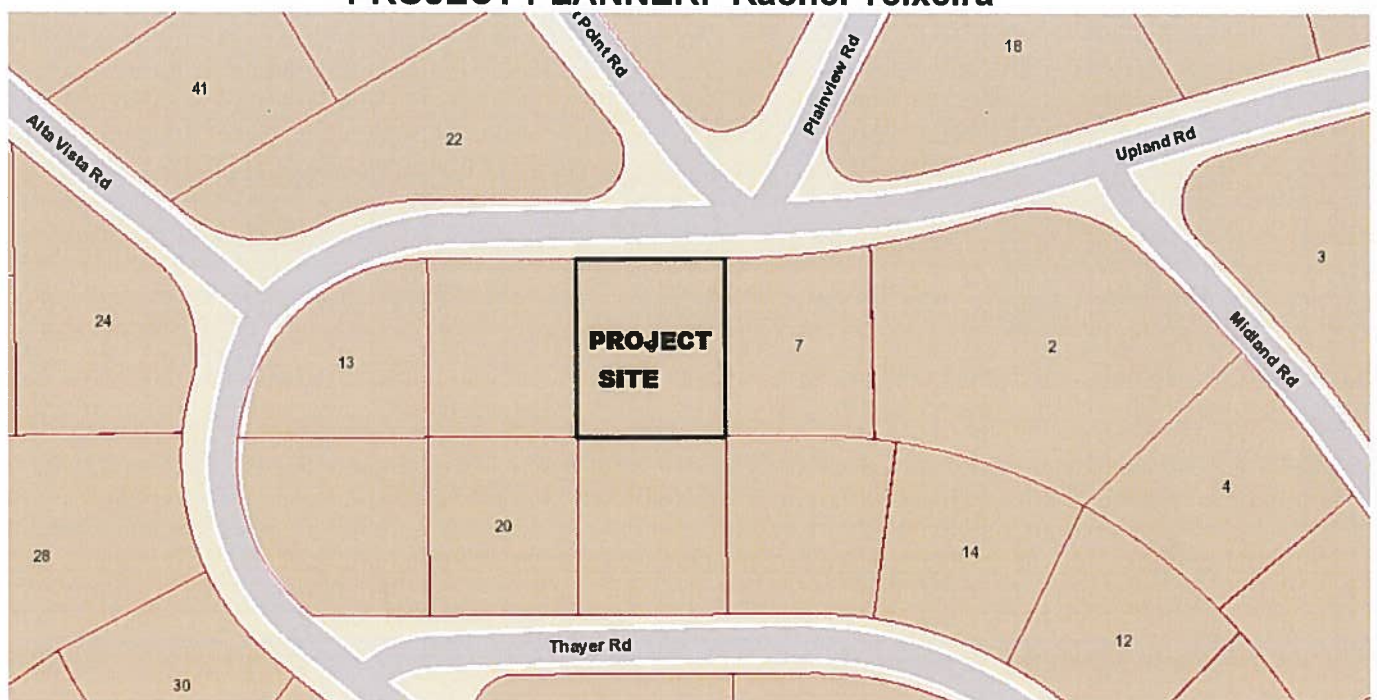


FIGURE 4



# 9 Upland Road Neighborhood Meeting

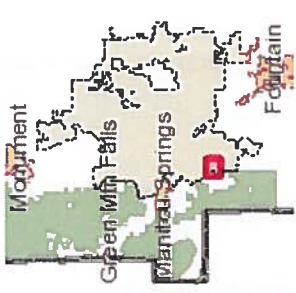


2,184.4  
0 1,092.21 2,184.4 Feet  
NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_0502\_Feet  
© Latitude Geographics Group Ltd.

1: 13,106



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Legend	
	Parcels
	National Forest
	Parks
	Military
	Towns
	County Boundary
	Place Labels
	Bus Stops
	Hospitals
	Schools
	Streets
	Interstate
	Major Roads
	Local Roads
	Ramps
	Trails_Parks
	Trails_Urban_Paved
	Trails_Urban_Gravel
	Trails_Urban_Natural
	Creeks
	Railroads
	Parcels
	Golf Fairways
	Streams
	Parks
	Lakes

**Notes**

FIGURE 4



Meeting Attendance Log

Meeting Topic: Conditional Use: Large Home Day Care  
 Date: 21 AUGUST 2017  
 Location: 9 El Pomar Road - Mtg. Room C

Name	Agency (if applicable)	Address	Phone or E-mail (optional)	Did you receive City Notification of Meeting?	
				Yes	No
Ar. Gary Foster	Populayan Assn	3208 W. RECON ST Apt 160 CO	663-2720 601.63.00		X
Jonny Ocasner		3052 UPLAND CO 80910	601.63.00		X
Tammy CARTER	-	17 SANFORD RD 80906	WTCarter@msn.com	✓	
Lisa Jewerly		21 Sanford Rd 80906		✓	
Gib Hazard		15 Upland Rd	635-7116	X	
KIRK ANDREWS		1505 1/2 W Cheyenne Rd			X
Debra Chase		4 Westpoint Rd	648-0353	X	
Anna Bradberry		19 Upland Rd			X
Dave + Mara Carlson		46 Upland Rd			
Eileen + Ed Sullivan		11 Midland Rd	645-9068	✓	
Joseph M. ...		11 Upland	473-3751	✓	
Greg Karsensky + Holly ...		2 Upland		X	
CHARLES JOHNSON		21 UPLAND	578-8583	X	
JIM STRANG		2 UPLAND RD	471-4403	X	

FIGURE 4



Meeting Attendance Log

Meeting Topic: Conditional Use: Large Home Day Care

Date: 21 AUGUST 2017

Location: 9 El Pomar Road - Meeting Room C

Name	Agency (if applicable)	Address	Phone or E-mail (optional)	Did you receive City Notification of Meeting?	
				Yes	No
Carol Meyer		30 Upland Rd. 80906		X	
Paul + Ingrid vander Gathen		7 Thayer Rd.		X	
Evelyn Spitzer		2155 Berthoud Ct. Col Spgs		✓	
Beverly Heard		22 LEAMING		X	
Shaw Ambar		714 Crowl Fenwick Dr.			X
Jennifer Beardman		70 Lambing Way 80906		X	
Patti Lynch		1 Plainview		X	
FRANK WARREN		17 Upland Rd		✓	
B.L. Lewis		18 Upland Rd		✓	
B.L. Linda + Jessica		10 Thayer Rd		✓	
Tobey		S Penrose Blvd		X	
STAN STEECE		13 Upland Rd		X	
Stephanie Springer		114 Pierce Dr.		X	

FIGURE 4



Meeting Attendance Log

Meeting Topic: Conditional Use: Large Home Day Care

Date: 21 AUGUST 2017

Location: 9 El Pomar Road - Meeting Room C

Name	Agency (if applicable)	Address	Phone or E-mail (optional)	Did you receive City Notification of Meeting?	
				Yes	No
Hunter & Katie Lewis		6 Midland		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grey Patten		9 Plover Rd		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Su Dessean		2 W. Dakota		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sue Teschke		15744	sue@kwaning.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FIGURE 4





"Neighborhoods, the places we live, learn, and play,  
and increasingly work."

The City of Colorado Springs  
Comprehensive Plan for the City (1998)

## You're Invited to a Neighborhood Meeting

Monday, August 21st at 6:00pm  
St. Paul's Catholic Church, Room 6

### What does the current permit allow at 9 Upland Road?

This Regular Family Childcare Home (FCCH) is permitted and licensed to provide care for 6 children ages 18mos. - 6yrs.



### What will a Conditional Use Permit allow at 9 Upland Road?

A Conditional Use Permit will allow this Regular FCC Home (6 children) to become a Large FCC Home (7-12 children).

### **FACT:**

- 9 Upland Road is **NOT** being rezoned for commercial use
- An FCC Home is **NOT** a commercial business
- An FCC Home is designated as a **Human Service**
- FCC Homes are allowed in any zoning code, including residential (R)
- A Conditional Use Permit is an impermanent allowance
- Structural changes are not being made
- Signage will not be posted

### **FACT:**

- FCC Homes are licensed by the State
- FCC Homes are permitted by the City
- 9 Upland Rd has been an FCC Home since September 2016
- The maximum number of children allowed at any Large FCC Home is 12
- FCC Homes are required to establish Policies and Procedures, which include traffic and safety protocols
- The terms of the Conditional Use Permit require the FCC Home to remain in compliance with all State licensing regulations

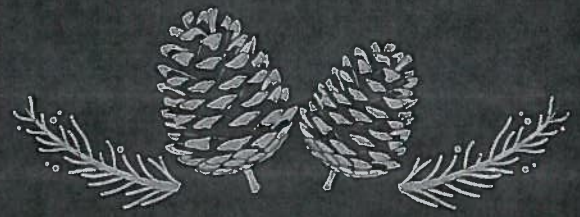
To learn more about FCC Homes, go to: Rules Regulating Family Child Care Homes  
Division of Child Care, Colorado Department of Human Services  
[www.sos.state.co.us](http://www.sos.state.co.us) or call 303.866.5958



## What concerns will the neighborhood meeting address?

Concerns that will be addressed include:

- Maintaining the integrity of the neighborhood
- Traffic and Safety
- The terms of the Conditional Use Permit
- Permitting and Licensing Requirements

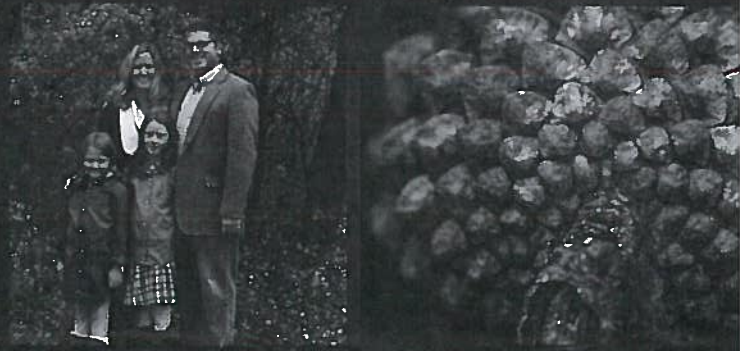


*Broadmoor Montessori International*

## Why is this FCC Home an asset to the professional families in our community?

This Montessori preschool uniquely offers:

- Certified, professional Montessori instruction
- Low student/teacher ratio
- Individualized attention for children with special needs
- A natural playscape designed to ensure hands-on environmental education
- An outdoor classroom
- Gardens
- Healthy, natural, and organic foods
- An intercultural language program
- A mindful parenting program



### Meet the Forrest-Ochsner Family

Sarah Forrest, MS, MLA, and her husband, Robert Ochsner, MD, purchased 9 Upland Road in June 2014. They have two daughters who attend Gold Camp Elementary. Both Sarah and Robert grew up in Colorado Springs and have chosen to make the beautiful Broadmoor Heights neighborhood their home.

Sarah opened Broadmoor Montessori International in Fall 2016. She has worked in a variety of academic settings for over twenty years. She has a Master's degree in culture and psychology from the University of Pennsylvania. Sarah is currently an early childhood educator with an International Certificate in Montessori Pedagogy. Broadmoor Montessori International is the culmination of her passion and experience working with students of all ages.

Days

Hours

Monday-Friday

8:45am - 12:45pm



**Broadmoor Montessori International**

9 Upland Road  
Colorado Springs, CO 80906  
broadmoorMI.com/719.375.4276



Broadmoor Montessori International

**Our Purpose** is to provide young children with an exceptional Montessori education, to inspire mindful parenting, and to instill a sense of local and global community belonging.



FIGURE 4

broadmoorMI.com

Broadmoor Montessori International is a private Montessori school in Colorado Springs serving families with children ages 18mos to 5 years.



We are nestled at the base of Cheyenne Mountain in a **licensed private residence**.

Term: \_\_\_\_\_

Days	Hours
Monday	
Tuesday	
Wednesday	
Thursday	
Friday	

\*Please inquire for tuition rates and fees

Schedule your tour and discover if Broadmoor Montessori International is the right school for the young child in your life.

[broadmoorMI.com](http://broadmoorMI.com)



Broadmoor Montessori International



Broadmoor Montessori International

Montessori School

Now Enrolling



719.208.1569



[broadmoorMI.com](http://broadmoorMI.com)



## What makes us exceptional?

The Montessori method fosters robust intellectual engagement and an intrinsic motivation to learn. Our students care for their classroom environment, are taught grace and courtesy, and establish a deep connection with nature.

*Montessori education develops the Whole Child*

Our Mindful Parenting program teaches patience, presence, and draws our attention to our intentions. Mindful Parenting fosters a closer connection with your child, resulting in a calmer, more peaceful family life.



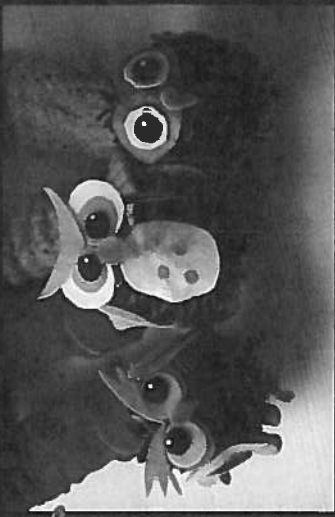
*Whole Parent*

### Our boutique preschool offers:

- Certified Montessori teachers
- 6:1 student/teacher ratio
- Outdoor classroom
- Frequent experiences in nature
- Healthy, natural food offerings
- Intercultural language curriculum
- Mindful Parenting program



*Whole Planet*



*Whole Family*

Our intent at Broadmoor Montessori International is to support and educate families as they establish their core values. We believe that whole families build strong communities, both locally and globally.

*Children are the stewards of our Whole Planet*

At Broadmoor Montessori International, we value cultural diversity and curiosity. We encourage global citizenship by incorporating an intercultural language curriculum with an emphasis on Japanese.



At Broadmoor Montessori International, we believe that developing the **whole child**, supporting the growth of the **whole parent**, and cultivating the core values of the **whole family**, we can positively impact the **whole planet**.



FIGURE 4



Sarah Forrest, MS, MLA  
Owner/Director

719.208.1569

broadmoorMI.com

sarah@broadmoorMI.com

April 25, 2017

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

Dear Rachel:

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 9<sup>th</sup>, 2016 by the State of Colorado, provider identification number: 1684250. I currently operate a part-time Montessori preschool program five mornings a 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 current license and permit allow 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 with the help of an assistant.

A conditional use permit for a large home daycare offers many benefits to the Colorado Springs community. My program promotes public health, safety, and the general welfare of our community. My program is enrolled in the Let's Move initiative to promote physical activity and health lifestyle choices for children. In addition, my program is voluntarily enrolled in the Child and Adult Care Food Program (CACFP) through Kid's Nutrition Company, Inc. This food program ensures children are eating healthy meals while in care. My program is in compliance with USDA and Colorado Department of Public Health and Environment policy. Hence, my childcare service **is consistent with the intent and purpose of the zoning code** to promote public health, safety, and the general welfare of our community. Promoting and supporting quality early childhood education **is consistent with the comprehensive plan of the City of Colorado Springs**, El Paso County, and the State of Colorado. My program is enrolled in Qualistar and PDIS, programs created by the State of Colorado to enhance the quality of early childcare settings. A conditional use permit would allow me to reach more families and impact more children in Colorado Springs during the critical stages of early childhood development. By increasing the number of children in my environment, social interactions are promoted and social-emotional growth and development are fostered. In addition, 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. All of these outcomes are consistent with the objectives outlined by the State of Colorado Department of Early Childhood, which will presumably have a positive impact on the City of Colorado Springs.

A conditional use permit for a large childcare home **will not substantially injure the values or qualities of the surrounding neighborhood**. My residence is on a private half acre wooded lot and is currently equipped to support increased enrollment. My classroom exclusively occupies my 1500 sqft basement and extends to a 222 sqft sunken courtyard that serves as an outdoor classroom. My playground area is 1400 sqft, is situated at the back of the lot and is used exclusively for childcare. 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) facilitate traffic flow. There have been no concerns or complaints regarding traffic, parking, or safety to date. Therefore, expanding to a large childcare home with a conditional use permit does not pose a foreseeable threat to the surrounding neighborhood.

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

Sincerely,  
  
Sarah Forrest, MS, MLA

## FINAL DISPOSITION

### **APPROVAL:**

After completion of the day care home permit, the reviewing planning staff member will return one (1) copy of the approved application to the applicant.

### **DENIAL:**

If this application is denied, the planning staff member will provide written notification to the applicant that will clearly specify all of the reasons for denial.

### **APPEALS:**

The administrative decision of the planning staff member to approve or deny an application for a Day Care Home Permit may be appealed to the Planning Commission within ten (10) days from the date of the administrative decision. The appeal must be in writing and specify briefly the grounds for the appeal and must be accompanied by an appeal fee.

## DAY CARE HOME PERMITS

Applications for a Day Care Home Permit must meet all of the criteria listed in the Zoning Code before the application can be approved by the Development Review Enterprise. These criteria are as follows:

### **Day Care Home Permit Review Criteria:**

A licensed Day Care Home, a facility with attendance of no more than six (6) children full time plus two (2) children part time, is allowed as an Accessory Use. The following standards shall apply to a Day Care Home:

1. No more than one (1) part time employee who does not reside in the home may work at the home.
2. Substitute providers are allowed when the normal provider cannot be present.
3. One (1) wall sign attached to the house, but not more than two (2) square feet is allowed.
4. No part of the required outdoor space shall be situated within any front building setback. The required outdoor space shall be screened from adjacent residential properties when necessary and appropriate to reduce play area sounds. A noise mitigation fence will be required for substantiated noise complaints. Code Section 7.3.105.B.1.d
5. Subject to the approval of a Day Care Permit from City Planning.

A licensed Large Day Care Home, a facility with attendance of seven (7) to twelve (12) children, requires a conditional use in most residential zone districts. For licensed Large Day Care Homes, contact both the Regional Building Department and the Colorado Springs Fire Department for Building and Fire code requirements. The following standards shall apply to a Large Day Care Home:

1. All standards required for a Day Care Home, listed above in this Subsection B.
2. A Large Day Care Home shall provide the minimum square footage of indoor and outdoor space per person that complies with the State's requirements.

A Day Care Center, a facility having more than six (6) children full time and generally located in an office or commercial zone district. For Day Care Centers, contact both the Regional Building Department and the Colorado Springs Fire Department for Building and Fire code requirements. A Day Care Center must meet the following standards:

1. A Day Care Center shall provide the minimum square footage of indoor and outdoor space per person that complies with the State's requirements. No part of the required outdoor space shall be situated within any front building setback. The required outdoor space shall be screened from adjacent residential properties when necessary and appropriate to reduce play area sounds.
2. A Day Care Center must be located on a collector street which is a street having direct access to a minor or major arterial roadway.

**In addition to approval of this permit, you must also obtain licensing through the Colorado Division of Childcare. You can contact Child Care Licensing by calling (303) 866-5958 or (800) 799-5876. More information is available at**

**<http://www.cdhs.state.co.us/childcare>**

*The City of Colorado Springs-Planning Group is committed to ensuring that all of our services are accessible to those with disabilities. We encourage participation by all individuals. If you have a disability, advance notification of any special needs will help us better serve you. Please call Development Review Enterprise at (719) 385-5982 to request any special service that you may require. A one (1) week advance notice to allow us to accommodate your request is appreciated.*

## SARAH E. FORREST

9 Upland Road  
Colorado Springs, CO 80906  
sarah@broadmoorMI.com  
719-375-4276

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### QUALIFICATIONS

Twenty years of experience working with children in a variety of settings, to include university, high school, elementary, and preschool classrooms. Graduate, undergraduate, and continuing education coursework in psychology, human development, and early childhood education. International Diploma in Montessori Pedagogy with 620 supervised practicum hours. Certificate in Early Childhood Education. Current owner and lead teacher of Broadmoor Montessori International. Licensed as a Family Childcare Provider by the State of Colorado.

### EDUCATION

**2015 Certificate in Early Childhood Education, Montessori Casa International**

International Diploma in Montessori Pedagogy

**2011 Master of Science, Walden University**

Master of Science in General Psychology

Capstone paper on mental illness across cultures with an emphasis on East Africa

**2004 Master of Liberal Arts, University of Pennsylvania**

Emphasis in Psychology, Medical Anthropology, and African Studies

Study abroad program at the University of Dar es Salaam, Tanzania

Capstone paper on culture and depression in older adults

**1999 Bachelor of Arts, University of Colorado, Boulder**

Major in Psychology with emphasis in Biopsychology

Minor in Environmental, Population, and Organismic Biology

### COURSEWORK

#### Psychology

Infant, Child and Adolescent Psychology

Developmental Psychology

Cognitive Psychology

Foundations of Counseling

Cultural Psychology

Statistics, Research Methods, Tests and Measurement

#### Biology

General Biology

Human Anatomy

Human Reproductive Biology

Behavioral Genetics

Behavioral Neuroscience

Behavioral Neuropharmacology

#### Early Childhood Education (ECE)

Introduction to ECE

ECE Lab Techniques

Guidance Strategies with Young Children

Curriculum Methods and Techniques

Childhood Growth and Development

Montessori teacher training and Practicum

#### African Studies

Cross Cultural Approaches to Health

Africa and the Wider World

African Cultural History

Community Wildlife Management

Social Structure of Tanzania

Swahili I/II

## **TEACHING EXPERIENCE**

### **Broadmoor Montessori International, 2016 to Present**

*Position:* Owner/Lead Teacher

Current owner and lead teacher at Broadmoor Montessori International BMI is a small, private in-home Montessori school. Licensed as a Family Care Provider by the State of Colorado.

### **Sidewalk's End Montessori School, 2014-2016**

*Position:* Intern and Teacher

Supervised practicum to meet requirements for Montessori teacher qualification. Over classroom 620 hours completed. Hired as a Montessori classroom teacher upon completion of the internship. Worked directly with over 40 children each day ages 3 to 6 years.

### **Denver Academy, 2005-2007 and 2001-2003**

*Position:* College Preparatory High School Teacher and Tutor

Denver Academy is a private school dedicated to students with learning differences including Autism Spectrum Disorders, dyslexia, and cognitive deficits. Subjects taught include English, literature, anatomy, psychology, and experiential education.

### **University of Colorado Psychology Department, 1998**

*Position:* Teaching Assistant and Tutor

Prepared and presented lectures to 40 general psychology students during weekly recitation. Facilitated educational activities and discussions. Administered quizzes, assigned and evaluated homework, assisted students during weekly office hours, and proctored exams.

## **RESEARCH EXPERIENCE**

### **University of Pennsylvania Hospital Department of Family Practice, 2003-2004**

*Position:* Research Assistant

Worked collaboratively on the Spectrum II study to assess the underdiagnosis and undertreatment of depression in older adults. Analyzed qualitative data, fine coded interview transcripts, presented to professional groups, conducted literature reviews, and wrote scholarly papers.

### **University of Pennsylvania Psychology Department, 2003-2004**

*Position:* Research Assistant

Controlled experiments designed to measure feeding behavior, gastric emptying, and hormone levels in laboratory animals. Handled laboratory specimens, analyzed data, and conducted literature reviews.

### **National Jewish Medical and Research Center, 2000-2001**

*Position:* Neuropsychology Lab Technician

Primary coordinator of a study on Systemic Lupus Erythematosus and brain function. Coordinated project from inception. Recruited participants, administered neuropsychological tests, managed research assistants, conducted literature reviews, and maintained database.

### **University of Colorado Behavioral Neuroscience Laboratory, 1997-1999**

*Position:* Undergraduate Research Assistant

Examined neural stimulation to determine the pathways of "learned helpless" behavior in laboratory animals as model for human depression.

## **PAPERS AND PRESENTATIONS**

- Forrest, S. (2011). *Depression in East Africa: Diagnosis and Treatment Barriers*. Master of Science in General Psychology capstone project, Walden University.
- Forrest, S. (2005, 2006). *Cross-Cultural Considerations in Mental Health Care*. Presented at the 31<sup>st</sup> and 32<sup>nd</sup> Annual Addictive Disorders and Behavioral Health International Symposium, Colorado Springs, CO.
- Forrest, S. (2005). *"I'm Too Blessed to be Stressed!": Contextualizing the Relationship Between Depression and Spirituality in Older Adults*. Master of Liberal Arts capstone project, University of Pennsylvania.
- Kozora, L., West, S., Forrest, S., Young, L. (2001). *Attention and Depression in Systemic Lupus Erythematosus*. Poster presented at the 59<sup>th</sup> Annual Scientific Meeting of the American Psychosomatic Society, Monterey, CA.

## **HONORS AND AFFILIATIONS**

- Scholarship*, Scholar for Social Change Award, Walden University, 2010. Received \$2500 scholarship.
- Certificate*, African Studies Graduate Certificate, University of Pennsylvania, 2004.
- Recipient*, Undergraduate Research Grant, awarded by the University of Colorado. Received \$2000/yr.
- Recipient*, Furman Grant. Merit based grant awarded by Furman University. Received \$12,000/yr.
- Member*, Golden Key National Honor Society.
- Member*, Psi Chi National Psychology Honor Society.

## **PERSONAL INTERESTS AND ACTIVITIES**

### **Starsmore Discovery Nature Center Volunteer, 2012**

Volunteered for the nature center's school program. Worked with preschoolers in the Andy program, kindergarteners in the Nature Detectives program, and elementary school children in the teepee program.

### **English instructor and private tutor, 2011, 2013**

English instructor at Excel English School and Power English in Tokyo, Japan. Also provided private English instruction for Japanese students on Yokota Air Base, Japan.

### **Little Seedlings Playgroup, 2009, 2011**

Coordinated and facilitated a structured playgroup for preschoolers and toddlers at Eglin Air Force Base, FL, and Yokota Air Base, Japan.

### **PALS Program Volunteer, 2006-2007**

Volunteered at Whiteman Elementary School in Denver, CO as a mentor and tutor for African refugee students.

### **Kenyan Children Foundation, 2005**

Volunteered in Kenya at Nyumbani Children's Home for HIV/AIDS positive orphans. Collected over \$5000.00 in donations for the Kenyan Children Foundation prior to trip.





**STATE OF COLORADO**  
**DEPARTMENT OF HUMAN SERVICES**  
**OFFICE OF EARLY CHILDHOOD**  
**DIVISION OF EARLY CARE AND LEARNING**  
**1575 SHERMAN STREET**  
**DENVER, COLORADO 80203-1714**

**PERMANENT CHILD CARE LICENSE**

**Provider ID:** 1684250

**Service Type:** DAY CARE HOME

**SARAH E. FORREST**  
**ROBERT J. OCHSNER**  
**9 UPLAND ROAD**  
**COLORADO SPRINGS, COLORADO 80906**

**LOCATION:**  
**9 UPLAND ROAD**  
**COLORADO SPRINGS, COLORADO 80906**  
  
**COUNTY:** EL PASO

**License Effective Date:** 09-09-2016

The licensee must comply at all times with the Child Care Act and the rules and standards of the Department of Human Services. The licensed premises and its records must be available for inspection at all times by the Department of Human Services or its authorized representatives. This license is valid only for the location address listed above and is not transferable to any other person, organization or location. The licensee must surrender this license to the Department of Human Services upon denial, revocation or suspension.

Numbers and ages of children cared for at the licensed premises must not at any time exceed 6 children of the age 1 years 6 months to 6 years 6 months

**Other conditions and restrictions:**  
 No more than 2 children under 2 years may be in care  
 2 additional school-age children during non-school times  
 License capacity and exhibits include provider's own children

**Unique conditions:**

Upstairs off limits

Place Stickers Below



ANNIVERSARY DATE

**EXECUTIVE DIRECTOR**

**THIS LICENSE MUST BE POSTED IN A PROMINENT LOCATION ON THE LICENSED PREMISES**

# HOME DAY CARE PERMIT

Permit Number: DCP – 86772

Issue Date: 2/16/2016

Location: 9 Upland

Applicant: Sarah Forrest

Notes: Signage is limited to 2 square feet and attached to the house.

Permit is subject to the conditions and restrictions of the Colorado Department of Childcare and the Colorado Department of Human Services.

Approval of a Home Day Care Permit, no more than 6 full-time and 2 part-time children.

Reviewed By: CLO



PLANNING AND DEVELOPMENT DEPARTMENT  
Development Review Enterprise Division

2880 International Circle, Suite 200-7  
Colorado Springs, CO 80910  
(719) 385-5982 Fax: (719) 385-5055



**COLORADO**  
Department of Human Services

May 12, 2017

Dear Provider:

Today I want to say “thank you” for all that you do for Colorado’s children.

The Colorado Department of Human Services is proud to support a community of “people helping people”, and licensed early childhood professionals are critical to this vision of service.

In your early care and learning program, you are people helping Colorado’s most precious, most loved, and most important people: our children. Thank you for your hard work ensuring their safety, for investing in their learning and development, and for striving to provide the highest levels of quality care across our great state.

While your day may center on the children in your care, you are also a critical support to thousands of parents who rely on your service so they can go to work, complete training, or pursue higher levels of education, setting a strong example for their children.

As you look forward to the next year, please continue to utilize the services and professionals available through the Office of Early Childhood and the new Colorado Shines Quality Rating and Improvement System. It is our goal to see you continue to excel, and we are happy to build opportunities to support you through quality investments, access to the Colorado Child Care Assistance Program, and free professional development and training resources.

Happy Childcare Provider Appreciation Day!

Reggie Bicha  
Executive Director  
Colorado Department of Human Services



# Certificate of Training

For demonstration of competency of oral interviews, assigned homework, a written test, completion of a portfolio, in a Business training course concluded on Monday, June 6, 2016, entitled:

## Family Childcare Business Practices

Awarded on June 6, 2016 to

Sarah Forrest

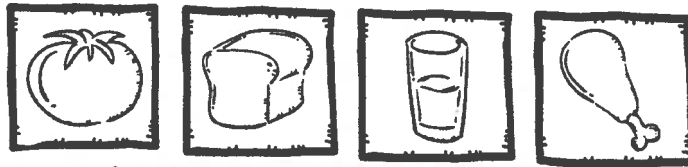
For completion of 4 contact hours credit in the following content areas: 3.0 Hours Overview of Child Care Rules and Regulations, 1.0 hour of Professionalism and Business Practices (Core 7.3, level I).

*Mary Angleby*  
Trainer of Record

June 6, 2016

Date





## Kids' Nutrition Company, Inc.

November 9, 2016

Sarah Forrest  
9 Upland Road  
Colorado Springs, CO 80906

Dear Sarah:

We welcome your participation in the Kids' Nutrition Company Child Care Food Program. We feel this is a professional way for you to say to the families you serve that you care. We are proud to be able to offer nutrition training to your county's precious resource – the family day care provider

Your consultant, Michelle Holmstrom, will be in contact with you often. If you have any questions or suggestions, please feel free to call her at 719-229-7532.

Please be aware that you are required by U.S.D.A. to attend one training session/workshop per year while enrolled in the food program but are encouraged to come to as many as you want. We offer trainings periodically throughout the year. Please watch your monthly newsletter for details.

Reminders: (1) We must have a current copy of your day care license on file at all times. Be sure to send us a copy whenever your license is changed or updated. (2) Please mail or submit your claim on line on the last day of the month. We must have this on time to be able to pay you in a timely manner.

The U.S.D.A. regional office has asked that you retain a copy of your menus and monthly meal count records in your home. We also ask that you keep some sort of daily attendance record. Our consultants will review these when they stop by for home visits.

We are happy to provide recipes and craft ideas for you in our monthly newsletter with your check. Please be sure to read all of the information in case we have any special information regarding the program.

Again, we say welcome, and we are glad to serve you. Hope to see you at the next session.

Sincerely,

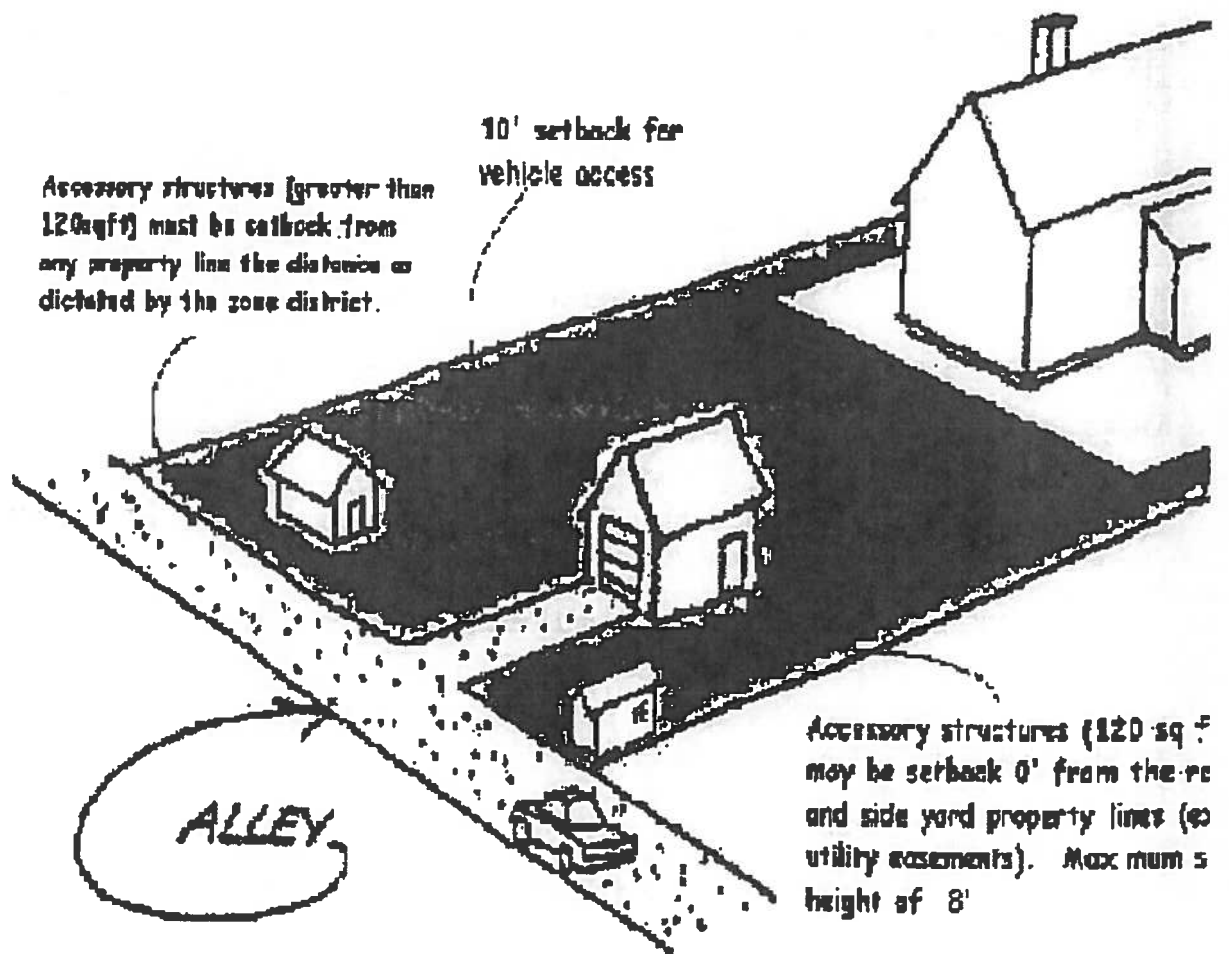
Juliann Jacobson  
Director

cc: M. Holmstrom

### 7.3.105: ADDITIONAL STANDARDS FOR SPECIFIC USES ALLOWED IN RESIDENTIAL ZONES:

Individual standards are designed to mitigate impacts that apply to many uses allowed in the residential zone districts. Complete descriptions of these uses and standards are as follows. These standards are in addition to the residential development standards and the general site design standards contained in this chapter.

- A. Accessory Uses And Structures: Accessory uses which comply with this section are permitted in any zone district, but only in connection with a principal use which is permitted within the district. No accessory structure shall be constructed and occupied on any lot prior to the time of the completion of the construction of the principal structure to which it is an accessory. The use of vehicles as storage structures or as other types of accessory structures is prohibited.



1. Except for development in a TND zone, accessory structures and uses shall comply with the following development standards:
  - a. Accessory structures are not allowed in the front yard setback. The structure/use shall maintain the minimum side yard setbacks for the zone in which it is located;
  - b. Detached garages and carports with doors adjacent to an alley or access easement shall be set back a minimum of ten feet (10') from the property line adjacent to the alley or from the edge of any access easement;
  - c. Accessory structures/uses of one hundred twenty (120) square feet or less in gross floor area are allowed anywhere in the rear yard setback so long as the structure does not encroach into any recorded easements, unless an easement encroachment has been granted by the City;
  - d. Accessory structures/uses that are greater than one hundred twenty (120) square feet in gross floor area located in the rear yard setback must maintain the following setback from any property line within the rear yard area:

A, R estate, R-1 9000	10 feet
R-1 6000, R-2, R-4, R-5, SU, OR, OC, C-5, C-6, M-1	5 feet
PUD, TND	5 feet unless otherwise specified on the approved development plan
M-2	0 feet

- e. Accessory structures/uses located within a hillside, historic preservation or streamside overlay zone district are subject to site plan review to determine compliance with the provisions of those overlay districts;
- f. All roofed/covered accessory structures/uses are subject to lot coverage maximums for the zone district;
- g. Accessory structures/uses shall be no larger in gross floor area than the footprint of the principal structure located on the lot;
- h. Accessory structures/uses shall comply with the following height restrictions:
  - (1) Accessory structures/uses of one hundred twenty (120) square feet in gross floor area or less:
    - (A) Shall not exceed eight feet (8') at the highest point if located within the required setbacks for the zone.

- (B) Structures that meet the setback requirements will be subject to the same height standards as accessory structures that are over one hundred twenty (120) square feet.
- (2) Accessory structures/uses over one hundred twenty (120) square feet in gross floor area:
- (A) With a roof pitch of less than six to twelve (6:12) shall have a maximum height of sixteen feet (16').
- (B) With a roof pitch of six to twelve (6:12) or greater shall have a maximum height of twenty feet (20').
- (C) Height of accessory structures/uses shall be measured as the vertical distance of the average elevation of the finished grade adjoining the building to the highest point of the roof surface.
- (i) These height standards shall not apply to accessory dwelling units constructed in R-2, R-4, R-5, SU, and C-5 zone districts in accord with this section.
- (ii) These height standards shall not apply to accessory dwelling units constructed in a PUD or TND zone. The height limitations for accessory dwelling units within the PUD and TND zone districts shall be established by the approved development plan.
2. Any structure or use that complies with the definition of an "accessory use" and the standards described below may be allowed. All accessory structures and uses shall comply with the use limitations applicable in the zoning district in which they are located. Accessory uses and structures include, but are not limited to, the following list of examples. The Manager will determine similar uses which are not listed but meet the definition and standards of an accessory use. This section does not apply to mobile home parks.
- a. Antenna: Antennas, i.e., radio, television, CB and satellite dishes are allowed in any residential zone district.
- b. Beehive: Beehives, provided that they are not a nuisance or injurious to the surrounding neighborhood and are limited to one per principal use, are allowed in any residential zone district.
- c. Playhouse: A child's playhouse is allowed in any residential district provided that if the playhouse exceeds six feet (6') in height it must meet all of the development standards for the zone district.
- d. Columbarium: Columbaria may be allowed as an accessory use to a religious institution subject to approval of a development plan or development plan amendment for the religious institution.
- e. Daycare Home: Small daycare homes which are State licensed and have an attendance of not more than six (6) full time and two (2) part time children are allowed in any residential zone district.
- f. Flagpole: Flagpoles are allowed in any residential zone district.
- g. Garage Sale: Garage sales are allowed in any residential zone district provided that:



(1) Each garage sale is held no more than two (2) times per calendar year, and

(2) Each garage sale does not exceed a period of two (2) consecutive days.

h. **Medical Or Dental:** Any use accessory to a clinic or medical or dental office building or office complex, such as drug prescription and supply shop, office or shop for fabricating and fitting prosthetic or corrective devices or medical or dental laboratories, shall be permitted as an accessory use to the permitted use within any clinic, office building or office complex, provided such accessory use shall be intended for the use of the occupants and clientele of such office; however, this accessory use is only allowed in the special use (SU) zone district.

i. **Outdoor Storage:** Outdoor storage only as specifically permitted by the district.

j. **Storage Structure:** Storage structures are limited to two (2) structures per principal use, provided the structures do not exceed four hundred (400) square feet in gross floor area.

k. **Swimming Pool/Bathhouse:** Private swimming pool and bathhouse.

**B. Daycare Homes, Large Daycare Homes, And Daycare Centers:** Whenever a daycare home, large daycare home or daycare center is a principal permitted use or a conditional use within a specific zone district, the following criteria must be met:

1. A licensed daycare home, a facility with attendance of no more than six (6) children full time plus two (2) children part time, is allowed as an accessory use. The following standards shall apply to a daycare home:

a. No more than one part time employee who does not reside in the home may work at the home.

b. Substitute providers are allowed when the normal provider cannot be present.

c. One wall sign not more than two (2) square feet is allowed.

d. No part of the required outdoor space shall be situated within any front building setback. The required outdoor space shall be screened from adjacent residential properties when necessary and appropriate to reduce play area sounds.

e. Subject to the approval of a daycare permit from the Community Development Department.

2. A licensed large daycare home, a facility with attendance of seven (7) to twelve (12) children, requires a conditional use in most residential zone districts. For licensed large daycare homes, contact both the Regional Building Department and the Colorado Springs Fire Department for Building and Fire Code requirements. The following standards shall apply to a large daycare home:

a. All standards required for a daycare home, listed in section 7.2.302 of this chapter.

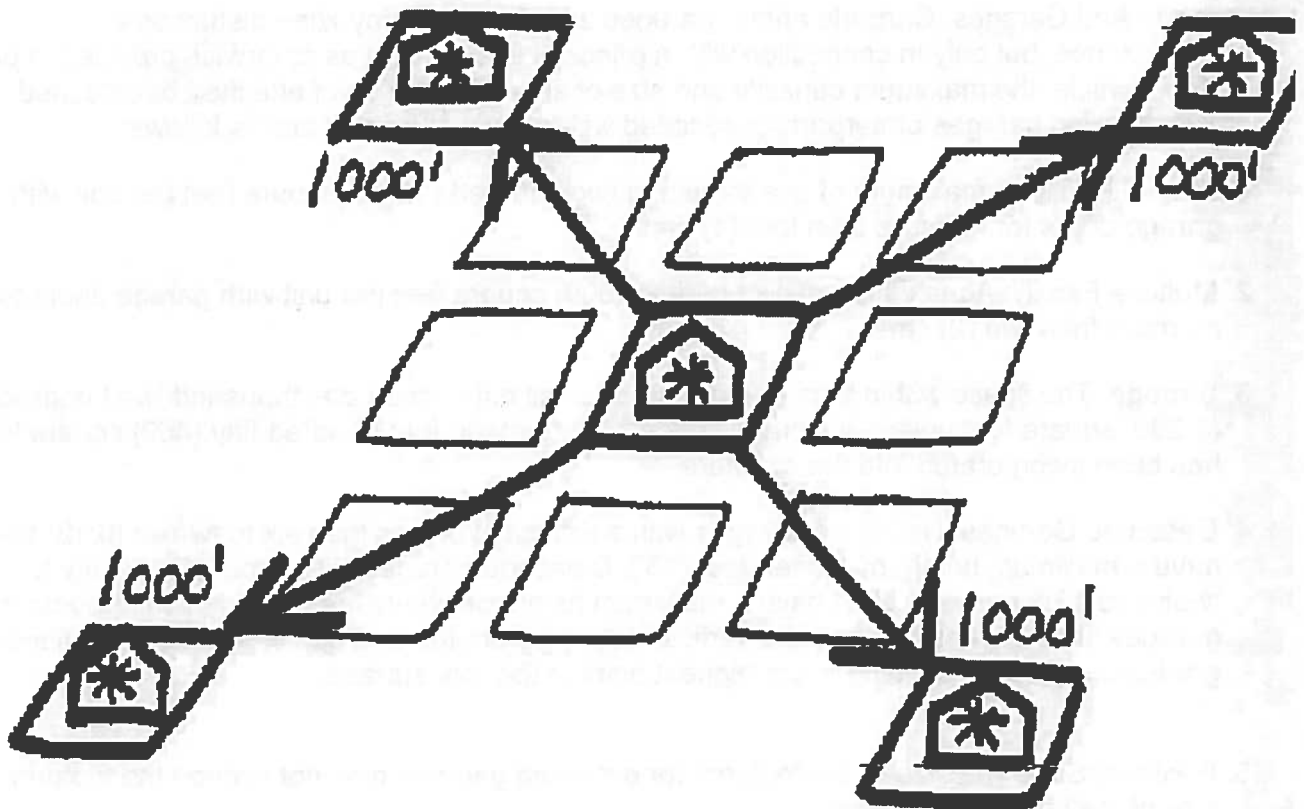
b. A large daycare home shall provide the minimum square footage of indoor and outdoor space per person that complies with the State's requirements.

3. A daycare center, a facility having more than six (6) children full time and generally located in an office or commercial zone district. For daycare centers, contact both the Regional Building Department and the Colorado Springs Fire Department for Building and Fire Code requirements. A daycare center must meet the following standards:
  - a. A daycare center shall provide the minimum square footage of indoor and outdoor space per person that complies with the State's requirements. No part of the required outdoor space shall be situated within any front building setback. The required outdoor space shall be screened from adjacent residential properties when necessary and appropriate to reduce play area sounds.
  - b. A daycare center must be located on a collector street which is a street having direct access to a minor or major arterial roadway.
  
- C. Carports And Garages: Carports and/or garages are allowed in any zone district as an accessory use, but only in connection with a principal use. Except as otherwise provided in part 9 of this article, the maximum capacity and size of any combination of attached or detached private parking garages or carports associated with one dwelling unit are as follows:
  1. Single-Family: A maximum of one thousand two hundred (1,200) square feet per unit with garage doors for no more than four (4) cars.
  2. Multiple-Family: A maximum of six hundred (600) square feet per unit with garage doors for no more than two (2) cars.
  3. Storage: The space within a garage or carport shall not exceed one thousand two hundred (1,200) square feet unless a storage space not to exceed four hundred fifty (450) square feet has been incorporated into the structure.
  4. Detached Garages: Detached garages with a roof pitch of less than six to twelve (6:12) shall have a maximum height of sixteen feet (16'). Detached garages with a roof pitch of six to twelve (6:12) or greater shall have a maximum height of twenty feet (20'). Height for detached garages shall be measured as the vertical distance from the average elevation of the finished grade adjoining the building to the highest point of the roof surface.
  5. Footprint Size: The size of the footprint for detached garages may not exceed the footprint size of the principal structure.
  
- D. Greenhouse And Nursery, Private: A commercial private greenhouse/nursery is allowed as an accessory use in all residential zone districts, however, sales are limited to products grown on site.
  
- E. Home Occupations: A home occupation is allowed as an accessory use in all residential zone districts, however, all conditions and requirements for a home occupation permit listed in article 5, part 15 of this chapter shall be met for a home occupation to be operated in a dwelling unit.

**F. Human Service Establishments:**

1. Human service establishments consist of those types listed in subsection 7.2.302A4 of this chapter.
2. Whenever in this section a human service establishment is a principal permitted or conditional use, the following conditions shall be met:

## Human Service Establishment



- a. Separation Requirements: No human service establishment shall be located within one thousand feet (1,000') of another human service establishment. The one thousand foot (1,000') spacing requirement shall not apply between two (2) establishments licensed by the State as assisted living or long term care. The one thousand foot (1,000') separation measurement shall be made in a straight line without regard to intervening structures or objects from the nearest property line of the proposed human service establishment to the nearest property line of another human service establishment.

b. Human Service Establishment Administrative Permit Requirements: It shall be unlawful for any person or entity to operate an establishment listed in subsection 7.2.302A4 of this chapter until an administrative permit or a provisional permit has been approved by the Manager.

- (1) Application: The application for a human service establishment administrative permit shall identify the status of the applicant or entity (i.e., individual, private nonprofit, private for profit, government or other category).
- (2) Provisional Permit: If an establishment requires a human service establishment administrative permit prior to obtaining State licensing, and meets all of the requirements for the permit, the Manager shall issue a provisional permit which shall allow occupancy of the establishment for six (6) months. The provisional permit shall become an administrative permit upon the award of the State license, or may be renewed one time for a subsequent period of six (6) months.
- (3) Termination: If the use of an operation as authorized under the administrative permit is terminated, or if the operation is otherwise discontinued for a period of twelve (12) months, the administrative permit shall expire.

c. Permitted Zones For Human Service Establishments:

- (1) Human service homes are permitted in the A, R, R-1 9000, R-1 6000, R-2, R-4, R-5, SU, TND, OR, OC, C-5, PUD, FBZ, MU-CC, MU-NC or MU-R/EC zone districts.
- (2) All other types of human service establishments may be allowed in accord with section 7.3.103 of this part and section 7.3.203 and subsection 7.3.705B of this article.
- (3) A development plan is required for the following permitted uses identified in the tables in section 7.3.103 of this part and section 7.3.203 and subsection 7.3.705B of this article: a human service residence, large family care home, hospice, residential childcare facility, domestic violence safe house housing more than five (5) residents, family support residence, human service facility, drug and alcohol treatment facility, human service shelter and detoxification center use.
- (4) In the PUD zone, after October 1, 2012, all human service establishment uses other than human service homes, shall be determined at the time of the establishment of the zone district.
- (5) In the FBZ zone, all human service establishment uses, other than human service homes, shall be determined at the time of regulating plan approval.

d. Establishment Requirements And Review Criteria:

- (1) Parking Requirements: Parking requirements for human service establishments shall be in accord with subsection 7.4.203A and section 7.4.206 of this chapter.
- (2) Review Criteria: The following review criteria shall apply to a human service establishment that requires a development plan or conditional use application along with the review criteria as listed in subsection 7.5.502C and section 7.5.504 of this chapter, respectively.

- (A) Does the proposed site provide adequate space for active outdoor recreation, if needed?
  - (B) Does the proposed site provide adequate space for passive outdoor recreation?
  - (C) Are recreation areas located to minimize noise impacts on adjacent properties?
  - (D) Will landscaping, berms, fences or walls be provided to buffer the site if needed?
  - (E) Will physical alterations to the exterior of the existing structure and landscaping and any signs be in keeping with the character of the neighborhood and be kept to a minimum?
  - (F) Has the establishment been designed and located to assure the security of the establishment itself, adjoining properties and the neighborhood in general?
- (3) Certificate Of Occupancy: Prior to the occupancy of an establishment, a certificate of occupancy shall be obtained authorizing the use of the property as the applicable type of human service establishment.
- (4) Domestic Violence Safe House Review Criteria And Requirements: An administrative permit shall be approved for a domestic violence safe house if the following criteria are met:
- (A) The purpose of a domestic violence safe house is the provision of a confidential residence that provides a safe haven for individuals and their children, if any, who have been victimized by physical or emotional abuse. In the interest of protecting this confidentiality and to minimize the number of individuals associated with approving the placement of a domestic violence safe house, the following procedures will govern:
    - (i) An eligible operator of a domestic violence safe house shall be an entity or corporation registered in the State of Colorado.
    - (ii) Upon receipt of the operator's mission statement and a request for an administrative permit, and any other information determined necessary by the Manager to ascertain the adequacy of a proposed location for a domestic violence safe house, the Manager shall review the request in accord with the applicable criteria in this section. There is no requirement for public notification or public hearing prior to the Manager's review or decision.
    - (iii) Within thirty (30) days after receipt of the completed request, the Manager shall convey a recommendation to the Mayor. If the Mayor and Manager agree that the criteria are not met, the applicant shall be informed of the areas of noncompliance. If the Mayor and Manager agree that the criteria are met, the Manager shall issue an



Business Home  
 Business Information  
 Business Search

## Confirmation

FAQs, Glossary and  
 Information

Details			
Name	BROADMOOR HEIGHTS HOMEOWNERS ASSOCIATION, INCORPORATED, Dissolved October 31, 2004		
Status	Administratively Dissolved	Formation date	05/17/1971
ID number	19871229784	Form	Nonprofit Corporation
Periodic report month	May	Jurisdiction	Colorado
Principal office street address	559 E PIKES PEAK AVE #203, COLORADO SPRINGS , CO 80903, United States		
Principal office mailing address	n/a		

Registered Agent	
Name	THOMAS E. GORAB
Street address	559 E PIKES PEAK AVE #203, COLORADO SPRINGS, CO 80903, United States
Mailing address	n/a

I confirm that I am authorized to make changes.

[Confirm](#)

[Back](#)

[Terms & conditions](#) | [Browser compatibility](#)

## Traffic Log: 9 Upland Road

POV- Privately Owned Vehicle, UV- Utility Vehicle (Landscaping, Construction, Service), Ped- Pedestrian

Monday June 26, 2017 8:25am-8:45am 5 Eastbound POVs 4 Westbound POVs 1 Westbound UV <b>Total = 10</b>	Monday June 26, 2017 8:45am-9:05am 1 Eastbound POV 1 Westbound Ped <b>Total = 2</b>	Tuesday June 27, 2017 8:25am-8:45am 2 Eastbound POVs 2 Westbound UVs <b>Total = 4</b>	Tuesday June 27, 2017 8:45am-9:05am 1 Eastbound UV 2 Westbound Peds <b>Total = 3</b>	Tuesday June 27, 2017 12:25pm-12:45pm 4 Eastbound POVs 2 Westbound POVs 1 Westbound UV <b>Total = 7</b>	Friday June 30, 2017 12:45pm-1:05pm 1 Eastbound POV 1 Eastbound UV 2 Westbound POVs <b>Total = 4</b>
Wednesday July 12, 2017 8:50am-9:10am 1 Eastbound POV 1 Eastbound UV 1 Westbound POV 1 Westbound UV <b>Total = 4</b>	Wednesday July 12, 2017 12:45pm-1:05pm 1 Eastbound POV 1 Westbound POV <b>Total = 2</b>	Thursday July 13, 2017 9:00am-9:20am 3 Eastbound POVs 1 Westbound Ped <b>Total = 4</b>	Thursday July 13, 2017 12:45pm-1:05pm 3 Eastbound POVs 1 Eastbound UV 6 Westbound POVs <b>Total = 10</b> <small>*5/6 WB POVs to 11 Upland</small>	Friday July 14, 2017 12:45pm-1:05pm 3 Eastbound POVs 3 Westbound POVs 2 Westbound UVs <b>Total = 8</b>	Average # of vehicles passing at drop-off: <b>Avg. = 4</b>  Average # of vehicles passing at pick-up: <b>Avg. = 5</b>  <u>*20 min period</u>

Traffic measurements were taken at 9 Upland Road in 20 minute increments on different weekdays and at varying times.

Please refer to the Policies and Procedures for drop-off/pick-up rules and restrictions and pertinent traffic safety information.

For vehicles currently accessing 9 Upland Road: 8 out of 9 have a back-up camera; 8 out of 9 have All-Wheel-Drive

Fall 2017/Spring 2018 School Schedule:

Drop-off: 8:45am-9:00am

Pick-up: 12:45pm-1:00pm



Sarah Forrest, MS, MLA  
Owner/Director

719.208.1569  
broadmoorMI.com  
sarah@broadmoorMI.com

## Policies and Procedures

### 1. Admission and enrollment

Thank you for your interest in Broadmoor Montessori International. To ensure our program and our environment are the best fit for your child and your family, we will begin the enrollment process with an initial interview and a tour of the classroom. If we are in agreement that Broadmoor Montessori International is the best educational environment for your child, you will be asked to provide the following enrollment documents in accordance with the State of Colorado Department of Human Services, Department of Early Childhood:

- General admission form
- Signed contract acknowledging the Policies and Procedures
- Child information form
- Notarized emergency medical authorization
- Emergency contact information
- Current immunization records
- Health care information form
- Sunscreen application release
- Photo/video/media release
- Food program enrolment form

### 2. Tuition agreement

Broadmoor Montessori International is a private, part-time preschool program licensed by the State of Colorado Department of Human Services. Full day care is not provided. Operating hours are weekdays from 9:00 am to 1:00 pm. The Fall 2017/Spring 2018 school calendar includes 33 weeks of operation. Your monthly tuition rate is based on the number of days your child is enrolled per week. Summer schedules and tuition will vary. On time tuition payments secure your child's enrollment in the school.



Tuition is NOT prorated for absences, to include vacations, illness, or snow days (in accordance with Cheyenne Mountain School District 12). School may be closed to allow for parent conferences, teacher workdays, and professional development. These closures, though infrequent, are critical to maintaining the excellence of the school; therefore, they are NOT prorated.

If you withdraw your child from Broadmoor Montessori International at anytime during the school year, 30 days notice must be given in writing. You are required to pay the full month's tuition. Tuition will not be prorated, nor will tuition be refunded.

**Fee Schedule \*Military rates/sibling rates may differ**

Application fee	50	Days per week	2	3	4	5
Enrollment fee	100	Monthly tuition	\$295	\$440	\$585	\$730
Rate	\$10/hr	Total tuition/9mos	\$2640	\$3960	\$5280	\$6600

Full tuition payments are due the 1st of each month. A tuition payment made after the 5<sup>th</sup> of the month will incur a \$25 fee. The preferred method of payment is online at [Brightwheel.com](http://Brightwheel.com). Payments may also be made in cash or by check (made out to Sarah Forrest). Repeated failure to make tuition payments on time will result in termination of the contract, and your child will be withdrawn from the school. Legal action may be taken. Please make all payments on time to avoid a potentially uncomfortable situation for all parties involved.

3. Drop-off/pick-up

Drop-off begins at 8:45 am and ends at 9:00 am. This drop-off window provides flexibility and reduces parking complications. We recognize that getting young children to school on time can be challenging. Please be mindful and make ease, patience, and safety your top priority at drop-off. Your child being "on time" is not our priority- safety is.

Please be courteous to other parents and our neighbors during drop-off and pick-up. Please abide by traffic laws. Do not turn around in the road or in a neighboring driveway. Do not block the driveway entrance. Do not leave your vehicle parked on the road. Parking on the road is not permitted.

The driveway is able to accommodate six (6) vehicles. If there are cars in the driveway when you arrive, please pull in slowly, carefully, and completely, as children may be present. You may find yourself parked behind another vehicle or you may find another vehicle parked behind you. Consequently, it is possible that you may have to wait patiently for other parents to return to their vehicles before you are able to pull out. Please be courteous, patient, and keep safety as your top priority.

Your child's safety is always our top priority during drop-off and pick-up. Please walk your child to the gate and keep greetings to a minimum. Please be mindful that this is not the time to ask questions or to engage in a conversation about your child. A conference can be scheduled at any time to address your questions or concerns. Please know that our friendly, yet brief exchange is intended to keep your child safe and to maintain the flow of traffic. This is not an indication of our personal relationship with you or your child.

You are required to sign your child in and out every day. Brightwheel will be used for all attendance record keeping. The teacher will provide you with the sign-in/out record.

The teacher will escort your child from the gate to the outdoor classroom in the lower courtyard. Please remind your child not to hang on or open the gate. Only adults should open the gate. Your child will start school in the outdoor classroom, unless otherwise directed. Extreme weather conditions may warrant an alternative drop-off procedure. **Please make sure your child is wearing appropriate outerwear at drop-off.**

Occasionally young children cry when they separate from a parent or caregiver. Having been the parent of two young children, the feelings of both the parent and child are well understood. Please be assured this behavior is normal and often unpredictable. If your child is crying at drop-off, please say a quick goodbye with a hug and kiss. Let your child know when you will return. Linger often makes it more difficult for you, your child, and the teachers. Most children regain their normal demeanor within a few minutes of separating from their parent or caregiver. If this is not the case, we will contact you. Otherwise, please trust that we are doing what is best for your child and that your child is adjusting to the classroom without further distress.

Pick-up begins at 12:45 pm. Please follow the drop-off procedure to ensure safety. Your child will be dismissed from the outdoor classroom, unless extreme weather conditions warrant an alternative dismissal procedure. If you arrive after 1:00 pm, a late fee of \$5/minute will be included on your monthly tuition statement.

If you have an emergency or know you will be late, you must contact Broadmoor Montessori International promptly by phone. Children will be properly cared for if they remain at school after hours. The school is not licensed for overnight care. Emergency contacts will be notified if you do not pick up your child.

#### **Pick-up authorization**

Children will be released ONLY to adults authorized to pick up the child. These adults must be listed on the enrollment form. Identification is required at pick-up. If you have an emergency and are unable to pick up your child, verbal authorization must be given over the phone for someone not listed on the enrollment form to pick up your child. If an unauthorized person attempts to pick up a child, 911 will be called. \* A parent has the right to pick up their child whether they are listed on the enrollment form or not- UNLESS court orders do not allow this. Court orders must be provided.

If you (or any other person) arrive to pick up a child and appear to be under the influence of drugs or alcohol, someone else must come to pick you up. If you leave with your child, 911 will be called.

#### 4. Snacks/Lunch

Broadmoor Montessori International participates in a national food program through Kids Nutrition Company. We have voluntarily committed to meet the high standards set by the USDA and the State of Colorado to provide children with healthy foods. Offerings include a variety of fruits, vegetables, lean proteins, and whole grains. Organic options will be provided whenever possible, to include organic produce from our school garden. Processed foods and sugars will be restricted. At no time will a teacher use food as an incentive, reward, or punishment. Water is available to your child at all times.

Your child will be offered a nutritious snack during the morning work cycle between 9:15 am and 10:15 am. Consistent with the Montessori method, snack is self-serve and your child will be free to decide when he/she is hungry. The quantity of the food item available to your child will be posted. For example, if strawberries and cheese sticks are being served, a sign will indicate that each child may have 3 strawberries and 1 cheese stick. This provides some limits, but ultimately allows children to become increasingly independent, make choices, determine when and how hungry they are and practice counting and reading skills. Water is offered at snack time.

Broadmoor Montessori International will provide a nutritious lunch every day. Lunches may be either self-serve or prepared ahead of time. A copy of the menu may be requested at the end of each month. Because we participate in a food program, children **may not bring food from home** without a physician's orders. If your child's diet is restricted, accommodations may be made with careful consideration.

#### 5. Outdoor playtime

Broadmoor Montessori International is committed to providing children with ample opportunities to connect with nature and move their bodies. We are partners of the **Let's Move Initiative** to keep kids healthy and active. Your child will have at least 45 minutes of recess everyday. Only extreme weather conditions (temperatures and precipitation) may dictate our outdoor playtime. As a general guideline, children will not play outside when the temperature falls below 20 degrees Fahrenheit or climbs above 95 degrees Fahrenheit. In the event we do not go outside for recess, an indoor recess will be taken. This will include music and movement, games, and free play time.

We embrace opportunities for your child to experience the elements. Please **ALWAYS** send your child to school with appropriate outerwear. Extra items may be kept at school. A sunscreen application release must be completed.

Our school offers an outdoor classroom. In addition to starting the school day in the outdoor classroom, your child will have access to the materials outside during the regular work cycle when weather permits. This unique arrangement allows for more gross motor movement, exposure to different materials, and a chance to get some fresh air. Your child will also enjoy spontaneous nature walks, scavenger hunts, and games on the property. Broadmoor Montessori International believes in regular planned and unplanned environmental education opportunities. Again, please be sure to send your child to school with appropriate outerwear so that he/she may participate. Teachers will be equipped to handle an accident or emergency outside the classroom.

## 6. Clothing/Outerwear/Shoes

Upon enrollment, your child will be given a “Crocs and smocks” uniform. Crocs and smocks will be worn in the classroom every day. Your child’s uniform will be kept at school in her/his cubby. The uniform will not be worn at recess. Broadmoor Montessori International will launder smocks weekly, or as necessary. Not only do our uniforms protect your child’s feet and clothing, but “dressing” for school instills a sense of pride and purpose. Broadmoor Montessori International will replace damaged uniforms.

Your child must have at least one change of clothes kept at school at all times. Accidents happen unexpectedly and being prepared with a change of clothes can make the situation less upsetting for your child. Remember, children grow quickly and seasons change, so it may be necessary to replace the clothes you initially brought to school. No child will be left in wet or soiled clothing.

Broadmoor Montessori International encourages ample outdoor playtime. Please be sure your child is well prepared for any type of weather, as Colorado weather changes quickly. You may choose to keep extra outerwear at school. This may be stored in your child’s cubby. Please LABEL all of your child’s outerwear. This will alleviate frustration over missing mittens! If your child is unprepared for inclement weather, accommodations will be made. However, if this reoccurs, you will be asked to review our school policies. Your child’s welfare is our top priority. Appropriate outerwear is required every day. **We will play outside when it snows. Your child must have snow pants and snow boots.**

Finally, your child must wear closed toe shoes to school. Our playground is not manicured. We have sticks, pinecones, pine needles, rocks, logs, and insects in our natural playscape. Your child’s feet must be protected. No sandals, crocs, jelly shoes, or flip-flops, etc. are permitted. If your child cannot tie their own shoes, we recommend shoes that they can put on by themselves without the help of a teacher. If there is snow on the ground, your child must come to school in waterproof boots. Our playscape is shaded, and snow remains on the ground for much longer than in other parts of town. If you are unsure about what your child should wear to school, please call or text us for the conditions in our neighborhood before you leave for school.

## 7. Special activities

Broadmoor Montessori International believes experiential education is an integral component of early childhood development. Fridays will be reserved for special programming, including monthly offsite field trips. Offsite field trips will be in close proximity to the school. Parents will be given ample notification prior to any offsite field trips. Parents will also be notified if the field trip will require an additional fee. At this time, Broadmoor Montessori International is not equipped to transport students. Parents will be asked to attend all fieldtrips and special activities.

## 8. Personal items

Extra clothing and outerwear may be kept at school in your child's cubby. It is in your best interest to label everything! It is difficult for the school to ensure your items are returned to you if they are not labeled. The school is not responsible for missing items; however, we will do our best to keep labeled items in your child's designated cubby.

**Please do not allow your child to bring personal items from home.** Children love to show their toys to their friends and teachers. However, they can be easily lost or accidentally taken. If your child has a security item (blanket, stuffed animal, etc.), we ask that you leave it at home or in the car. Again, something so important to your child could be lost, damaged, or temporarily misplaced. The school cannot be responsible for such a loss. In the event that your child is clinging to their beloved, we can make special arrangements for the child to put the item in the classroom cubby for safekeeping.

## 9. School property/classroom items

Broadmoor Montessori International is unique in that it is housed in a private residence. If your child deliberately or unintentionally damages the property, you may be held financially responsible. Please remind your child to treat their classroom, classmates, and teachers with love and respect.

Our classroom is full of intriguing items: tiny cubes and cylinders, small figurines, puzzle pieces, beads, etc. It is not unusual for children to want to take small items from the classroom home with them. **If you find something you don't recognize in your child's pocket or at home, please check with us before throwing it out or giving it away.** Something that is seemingly insignificant can be an important piece of a Montessori material. It is expensive to replace the materials in our classroom, so please help us keep track of even our smallest items! In the unfortunate event that your child deliberately damages a classroom material, you may be held financially responsible.

Broadmoor Montessori International complies with safety recalls in regard to materials in the classroom and onsite. Safety recall information is obtained from [cpsc.gov](http://cpsc.gov).

## 10. Behavior

Broadmoor Montessori International is founded upon Montessori philosophy. It is well understood that at this age children are exercising their will, experimenting with newfound independence, and exploring the boundaries imposed by their environment. Our purpose is not to reprimand the child, but to help the child learn socially acceptable behaviors that promote the success of the entire classroom community. Redirection, thoughtful problem solving, reaffirming boundaries, and a reiteration of grace and courtesy will be used in the event that your child is engaging in undesirable behaviors. Treating each child with compassion, love, and respect, particularly as they are exercising the developing will, is paramount to our program. You may be contacted if your child's behavior is consistently disruptive. An incident report may be required if your child is hurt or inflicts injury on another child. Repeat offenses may require intervention.

Observations and recording keeping are done routinely and are in integral part of maintaining the Montessori environment. If there are concerns regarding your child's behavior or development, the teacher may suggest a formal observation of your child in the classroom. The teacher will provide contact information for community resources if necessary.

#### 11. Media

Our classroom is a Montessori environment. Your child will not have access to media or screens. In alignment with our philosophy, we ask that you limit screen time when your child is at home. We endorse present, mindful parenting. Please take this into consideration when you enroll in our program. We suggest all parents consult research published by the American Academy of Pediatrics for guidelines and consequences of early media exposure on the development of the young brain.

#### 12. Naps: Students will not nap during school hours.

#### 13. Potty training

Broadmoor Montessori International accepts children who are in diapers or are currently potty training and are comfortable in Pull-ups or other absorbent training pants. If your child is potty training, she/he must come to school in Pull-ups or other absorbent training pants. Please provide additional Pull-ups/other, clothing, and wipes. We will assist your child in the restroom until they are able to use the toilet independently. Potty training is a very sensitive developmental milestone. We will do our best to mirror the potty training method you are using at home. You may be asked to schedule a meeting specific to your child's potty training.

#### 14. Provider illness/Emergency/School closure

In the event that the owner/director, Sarah Forrest, of Broadmoor Montessori International, cannot operate the school for any reason, a licensed permanent substitute may be asked to fill in temporarily. You will be contacted immediately if the school must be closed unexpectedly during operating hours. In the event of an emergency, you may be asked to pick up your child immediately, before the end of the school day. If the school is closed for a prolonged period of time, tuition will be prorated.

Broadmoor Montessori International will close in accordance with weather related closures announced by Cheyenne Mountain School District 12. In the event of a 2 hour delay, Broadmoor Montessori International will be closed for the day. Check the district website, the local news, or social media sources for closures. Any closure announcement will be confirmed via text message the morning of a school closure. Tuition will not be prorated for weather related closures.

## 15. Student illness

Out of respect for your child, other families, and our teachers, please keep your child at home if she/he is sick. We are diligent about keeping our classroom clean and free of germs, but germs are easily spread among children. Do not bring your child if they have had diarrhea or vomiting the past 24 hours. They may not return to school for 24 hours following a bout of diarrhea or vomiting. If your child has been put on antibiotics, they must wait 24 hours after the first dose before returning to school. Please refer to the state public health website for guidelines.

If your child becomes sick while at school, you will be contacted. You may be asked to pick your child up immediately if she/he is vomiting, has diarrhea, has a fever, or is unusually fatigued or lethargic. Keep in mind before you come to school that a fever is **NOT** the only indication that your child should not go to school.

## 16. Medication administration

If your child requires medication while at school, you and your child's medical provider must complete the required authorization forms. The medication must be in its original packaging. It must be given directly to Sarah Forrest. It will be stored in an appropriate location that is inaccessible to children.

## 17. Immunizations

Broadmoor Montessori International accepts children who are fully immunized in accordance with the State of Colorado and the American Academy of Pediatrics. **Up-to-date immunization records must be presented upon enrollment.**

## 18. Student accident/Emergency

If your child is injured and requires medical attention, you will be contacted immediately. 911 will be called first when warranted. An injury that requires medical treatment will be reported to the State of Colorado Department of Human Services. You must complete an emergency information form and a notarized authorization for medical treatment at the time of enrollment.

Small bumps and bruises are not unusual at this age. However, a crying child will always be attended to immediately. The nearest teacher will attend to injuries immediately. An accident report may be completed depending upon the severity of the injury, which will be sent home at the end of the day. You will be notified immediately if your child is seriously injured. Please let the school know if your child has sustained an injury at home that may limit his/her ability to function normally in the classroom.

## 19. Child Abuse

Suspected child abuse must be reported to authorities immediately. Your child's safety is our priority at all times. Suspected child abuse will be reported to the El Paso County Department of Human Services.

Website: [dhs.elpasoco.com](http://dhs.elpasoco.com)  
Phone: 719-444-5700/844-CO4KIDS  
Email: [childabusereport@elpasoco.com](mailto:childabusereport@elpasoco.com)

## 20. Onsite Emergency Procedures

Broadmoor Montessori International has developed emergency response procedures to ensure the safety of your child in the event of an emergency. Our procedures are specific to our facility and location. A prepared emergency kit is accessible at all times and includes emergency contact information, food, water, a first aid kit, blankets, and flashlights. Teachers will have their cell phones available at all times. A landline is available in the classroom. The facility is monitored by ADT. All doors are locked during school hours to ensure safety and security. There are three (3) means of egress from the classroom. Emergency exit routes are posted in the classroom. Students will practice emergency drills monthly. It may be helpful to discuss fire drills and evacuation procedures with your child so they know what to expect.

**Evacuation:** An emergency may require us to evacuate the facility. If we are forced to evacuate on foot, we will go (.5 miles) directly to: **Broadmoor Fire Protection Station** at: 750 El Pomar Rd., Colorado Springs, CO 80906 719-633-1069

If we must evacuate by vehicle, our destination will be directly east on Lake Boulevard at the Broadmoor Towne Center parking lot in front of Home Depot. This location has been assigned to the school by the Colorado Springs Office of Emergency Management.

**Home Depot:** 2250 Southgate Rd., Colorado Springs, CO 80906, 719-471-0054

**House Fire:** In the event of a house fire, all children will be evacuated immediately to the front of the house on Upland Road. It will then be decided if the children should be relocated farther from the home, and if they can be transported by vehicle or if we must travel by foot. If it is determined that the children must be relocated, a licensed permanent substitute teacher will take to the children to the Broadmoor Fire Protection Station. You will be contacted as soon as the children's safety is secured. The owner/lead teacher will remain to meet the fire department. Teachers will remain in contact with each other throughout the evacuation. 9

**Wild Fire:** In the event of a wild fire, we will evacuate by vehicle. Our evacuation destination is the Broadmoor Towne Center parking lot in front of Home Depot. Once our safety is secured, you will be notified to pick up your child immediately.



**Reverse Evacuation:** In the event we must get children off the playground and indoors immediately (dangerous animal, lightning, high winds, etc.), we will enter the house through the southeast entrance. Children will return to the classroom and the normal work cycle will resume. The school will remain on lockdown until the end of the school day. This means the children will remain inside and all doors will remain locked. Parents be notified at pick-up if all children are safe and no further threats are identified. If safety remains a concern at pick-up, an alternative pick-up protocol will be implemented and you will be notified.

**Severe Weather:** Children will be kept inside if weather conditions are extreme or unsafe. Should weather conditions deteriorate during school hours, parents may be contacted to pick up their child early. We recognize travel conditions may make on-time pick up difficult. If you are late picking up your child due to poor road conditions, you will **not** be charged a late fee.

**Shelter-in-Place:** It is unlikely we will encounter an active shooter or other violent threat at Broadmoor Montessori International. Nevertheless, we are prepared to protect your child. Children will be taken to the storage closet at the back of the classroom. The door will be barricaded and 911 will be called immediately and ADT will be alerted. An emergency kit will be accessible. If it is deemed safe, children may be evacuated out the window well in the office. Parents will be notified as soon as the situation is contained.

## 21. Americans with Disabilities Act

Broadmoor Montessori International is in compliance with the Americans with Disabilities Act. Broadmoor Montessori International does not discriminate with regard to sex, marital status, disability, religion, race, ethnicity or national origin in the administration of its education, admissions, and personal policies. Broadmoor Montessori International is not wheelchair accessible.

## 22. Secondhand smoke

Your child will **never** be exposed to secondhand smoke while attending Broadmoor Montessori International. Smoking is **not permitted** anywhere on the premises at any time for any reason.

## 23. Chemicals

Broadmoor Montessori International is committed to the health and wellbeing of our children and our planet. We do not use harsh chemical cleaners in the classroom. All cleaning products, including hand soaps, are labeled naturally derived and eco friendly. We do not use herbicides, pesticides, or chemical fertilizers on our playground. Your child is a steward of the environment and will be included in our best practices for environmental sustainability. The school is equipped with a radon mitigation system. Radon levels in the classroom are below acceptable levels. Carbon monoxide and smoke detectors are installed and are in working condition. In addition, the classroom is well ventilated.

24. Complaints/Rules and Regulations:

Complaints against a family child care home can be made to the Colorado Office of Early Childhood:  
303-866-3755 or 800-799-5876  
1575 Sherman St., Denver, CO 80203

Rules Regulating Family Child Care Homes can be obtained from Broadmoor Montessori International or the Colorado Office of Early Childhood: [www.coloradoofficeofearlychildhood.com](http://www.coloradoofficeofearlychildhood.com) 1-800-799-5876



At Broadmoor Montessori International, our purpose is to provide children with an exceptional Montessori education, to inspire mindful parenting, and to instill a sense of local and global community belonging.

I have read the Policies and Procedures outlined by Sarah Forrest, owner and director of Broadmoor Montessori International. I understand and agree to the terms and conditions of this contract.

By signing this contract my child, \_\_\_\_\_, will be enrolled at

Broadmoor Montessori International on the start date: \_\_\_\_\_.

My child will attend on these days: \_\_\_\_\_ at this tuition rate \_\_\_\_\_.

Parent/Guardian Signature
Parent/Guardian Signature
Provider Signature



Sarah Forrest, MS, MLA  
Owner/Director

719.208.1569  
broadmoorMI.com  
sarah@broadmoorMI.com

### Summer 2017/ Fall 2017 Calendar

All dates/times are subject to change

May 2017	Last Day of 2016/2017 School Year: School Closed: Start Summer Schedule: T/W/Th 8:30-11:30	Friday, May 19 <sup>th</sup> May 22 <sup>nd</sup> - May 26 <sup>th</sup> Tuesday, May 30 <sup>th</sup>
June 2017	T/W/Th 8:30-11:30	
July 2017	School Closed T/W/Th 8:30-11:30	July 4 <sup>th</sup> - July 13 <sup>th</sup>
August 2017	Last day of Summer Schedule: T/W/Th 8:30-11:30	Thursday, August 31 <sup>st</sup>
September 2017	School Closed: First day of new school year: M/T/W/Th/F 8:45-12:45	September 4 <sup>th</sup> - 8 <sup>th</sup> Monday, September 11 <sup>th</sup>
October 2017	Regular schedule	
November 2017	School Closed for Thanksgiving Break:	Nov. 20 <sup>th</sup> - 23 <sup>rd</sup>
December 2017	School Closed for Winter Break:	Dec. 25 <sup>th</sup> - Jan. 5 <sup>th</sup>

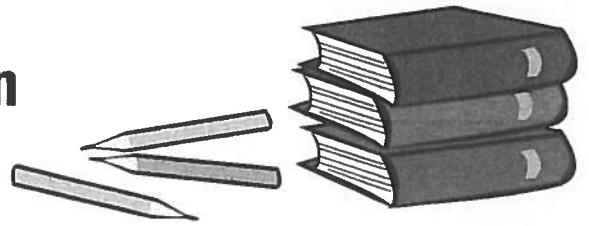
The dates/times here are projected for the upcoming summer and fall terms. You will be notified of any schedule changes.

THE EARLY YEARS

# Evaluating Montessori Education

Angeline Lillard<sup>1\*</sup> and Nicole Else-Quest<sup>2</sup>

An analysis of students' academic and social scores compares a Montessori school with other elementary school education programs.



Montessori education is a 100-year-old method of schooling that was first used with impoverished preschool children in Rome. The program continues to grow in popularity. Estimates indicate that more than 5000 schools in the United States—including 300 public schools and some high schools—use the Montessori program. Montessori education is characterized by multi-age classrooms, a special set of educational materials, student-chosen work in long time blocks, collaboration, the absence of grades and tests, and individual and small group instruction in both academic and social skills (1). The effectiveness of some of these elements is supported by research on human learning (2).

We evaluated the social and academic impact of Montessori education. Children were studied near the end of the two most widely implemented levels of Montessori education: primary (3- to 6-year-olds) and elementary (6- to 12-year-olds). The Montessori school we studied [located in Milwaukee, Wisconsin (3)], which served mainly urban minority children, was in its ninth year of operation and was recognized by the U.S. branch of the Association Montessori Internationale (AMI/USA) for its good implementation of Montessori principles (4).

Because it was not feasible to randomly assign children to experimental and control educational groups, we designed our study around the school lottery already in place. Both the experimental and the control group had entered the Montessori school lottery; those who were accepted were assigned to the experimental (Montessori) group, and those who were not accepted were assigned to the control (other education systems) group. This strategy addressed the concern that parents who seek to enroll their child in a Montessori school are different from parents who do not. It is crucial to control for

this potential source of bias, because parents are the dominant influence on child outcomes (5).

### Recruitment

We contacted parents of children who had entered the Montessori school lottery in 1997 and 2003 and invited them to be in the study. All families were offered \$100 for participation.

Because the lottery, which was conducted by the school district, was random, the Montessori and control groups should contain similar children. Ninety percent of consenting parents filled out a demographic survey. Parents from the Montessori and control groups had similar average incomes (\$20,000 to \$50,000 per year) at each student age level. This addressed a concern with a retrospective lottery loser design that the final samples might be different for reasons other than the treatment. Another variable, ethnicity, was not surveyed because parent income contributes more to child outcomes than does ethnicity (6). We were also concerned that requesting ethnicity data would reduce participation in this racially divided city.

Overall, 53 control and 59 Montessori students were studied (table S1). The 5-year-old group included 25 control and 30 Montessori children, and the 12-year-old group included 28 control and 29 Montessori children. Gender balance was imperfect, but gender

did not contribute significantly to any of the differences reported here. Children at the Montessori school were drawn from all six classrooms at the primary level and all four at the upper elementary level. The control children were at non-Montessori schools: 27 public inner city schools (40 children) and 12 suburban public, private/voucher, or charter schools (13 children). Many of the public schools had enacted special programs, such as gifted and talented curricula, language immersion, arts, and discovery learning.

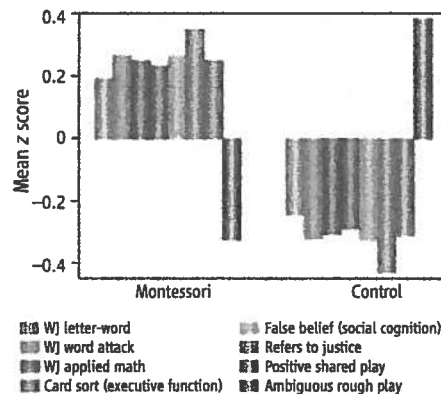
Children in both groups were tested for cognitive/academic and social/behavioral skills that were selected for importance in life, not to examine specific expected effects of Montessori education. Our results revealed significant advantages for the Montessori group over the control group for both age groups.

### Results: 5-Year-Olds

**Cognitive/Academic Measures.** Seven scales were administered from the Woodcock-Johnson (WJ III) Test Battery (7). Significant differences favoring Montessori 5-year-olds were found on three WJ tests measuring academic skills related to school readiness: Letter-Word Identification, Word Attack (phonological decoding ability), and Applied Problems (math skills) (see chart, left). No difference was expected or found on the Picture Vocabulary test (basic vocabulary) because vocabulary is highly related to family background variables (8). Two WJ tests of basic thinking skills—Spatial Reasoning and Concept Formation—also showed no difference.

Five-year-olds were also tested on executive function, thought to be important to success in school. On one such test, children were asked to sort cards by one rule, switch to a new rule, and (if they did well) then switch to a compound rule. Montessori children performed significantly better on this test. A test of children's ability to delay gratification (a treat) did not indicate statistically significant differences.

**Social/Behavioral Measures.** Children were given five stories about social problems, such as another child hoarding a swing, and were asked how they would solve each problem (9).



**Results for 5-year-olds.** Montessori students achieved higher scores [converted to average z scores (18)] for both academic and behavioral tests.

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Montessori children were significantly more likely (43% versus 18% of responses) to use a higher level of reasoning by referring to justice or fairness to convince the other child to relinquish the object. Observations at the playground during recess indicated Montessori children were significantly more likely to be involved in positive shared peer play and significantly less likely to be involved in rough play that was ambiguous in intent (such as wrestling without smiling).

The False Belief task was administered to examine children's understanding of the mind (10). Recognition that people represent the world in subjective as well as objective ways is a landmark achievement in social cognition (11). Social negotiation and discussion about mental states leads to this advance in children (12). Whereas 80% (significantly more than chance) of the Montessori 5-year-olds passed, the control children were at chance, with 50% passing.

**Results: 12-Year-Olds**

**Cognitive/Academic Measures.** Twelve-year-olds were given 5 minutes to complete a story beginning “\_\_\_ had the best/worst day at school.” The Montessori students’ essays were rated as significantly more creative and as using significantly more sophisticated sentence structures (see chart, below). Control and Montessori essays were similar in spelling, punctuation, and grammar. Unlike the 5-year-olds, the 12-year-olds did not perform differently on the WJ tests. This is surprising, because early reading skills normally predict later reading (13). Either the control group had “caught up” by age 12 to the Montessori children, or the 12-year-old Montessori children were not more advanced in these early reading skills when they were 5. If the latter, one possible explanation is that the 12-year-olds started at the school when it was in its third year. The Montessori method relies on peer teaching and modeling, so those who are in the early classes of a new school lack some advantages relative to those who begin later.

**Social/Behavioral Measures.** As a social skills test, 12-year-olds read six stories about social problems (such as not being asked to a party) and were asked to choose among four responses. Montessori 12-year-olds were significantly more likely to choose the posi-

tive assertive response (for example, verbally expressing one’s hurt feelings to the host). On a questionnaire regarding their feelings about school, Montessori children indicated having a greater sense of community, responding more positively to items such as, “Students in my class really care about each other” and “Students in this class treat each other with respect.”

**Benefits of Montessori Education**

On several dimensions, children at a public inner city Montessori school had superior outcomes relative to a sample of Montessori applicants who, because of a random lottery, attended other schools. By the end of kindergarten, the Montessori children performed better on standardized tests of reading and math, engaged in more positive interaction on the playground, and showed more advanced social cognition and executive control. They also showed more concern for fairness and justice. At the end of elementary school, Montessori children wrote more creative essays with more complex sentence structures, selected more positive responses to social dilemmas, and reported feeling more of a sense of community at their school.

These findings were obtained with a lottery loser design that provides control for parental influence. Normally parental influence (both genetic and environmental) dominates over influences such as current or past school and day-care environments. For example, in the large National Institute of Child Health and Human Development (NICHD) study of early child care, correlations between parenting quality and WJ early academic tests had effect sizes comparable to those seen here, whereas school effects were much smaller (5). An evaluation of *Success for All*, considered a highly successful reading intervention, reported a quarter of a standard deviation as its largest effect size (for Word Attack) in a randomized field trial, and stated that it was equal to a 4.69-month advance in reading skills (14). Stronger effects are often found in the first years of pilot programs when researchers are involved in implementation of their own programs (15), termed the “super-realization effect” (16). In our study, the school did not anticipate an evaluation. Especially remarkable outcomes of the Montessori education are the

social effects, which are generally dominated by the home environment (17).

Future research could improve on the research design here by following lottery participants prospectively and by tracking those who drop out and examining their reasons. It would be useful to replicate these findings in different Montessori schools, which can vary widely. The school involved here was affiliated with AMI/USA, which has a traditional and relatively strict implementation. It would also be useful to know whether certain components of Montessori (e.g., the materials or the opportunities for collaborative work) are associated with particular outcomes.

Montessori education has a fundamentally different structure from traditional education. At least when strictly implemented, Montessori education fosters social and academic skills that are equal or superior to those fostered by a pool of other types of schools.

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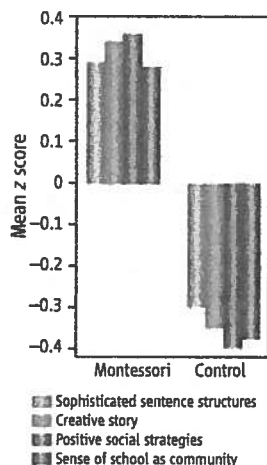
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18. The z-score conversion was used for the graph to give all tests the same metric. A z score sets the mean (in this case of the entire sample) at 0, one standard deviation above the mean at 1.68, and one standard deviation below the mean at -1.68.

19. Funding was provided by the Jacobs and Cantus Foundations and sabbatical fellowships from the Cattell Foundation and the University of Virginia to A.L.J. DeLoache, B. Detmer, L. Ma, A. Pinkham, R. Tai, and J. van Reet provided helpful comments, and E. Turkheimer provided valuable statistical advice. We thank the Milwaukee schools that participated; the children and their families; and A. Hart, T. Nishida, A. Pinkham, J. van Reet, and B. Rosen.

Supporting Online Material  
[www.sciencemag.org/cgi/content/full/313/5795/1893/DC1](http://www.sciencemag.org/cgi/content/full/313/5795/1893/DC1)

10.1126/science.1132362



**Results for 12-year-olds.** Students in the Montessori program wrote more sophisticated and creative stories and showed a more developed sense of community and social skills. Scores were converted to average z scores (18).

...bring nature into your back yard  
and allow children to explore.

## Creating Planet Earth

By **Rusty Keeler** Exchange WRITER

**W**hat is the most important place on the planet for children? Is it the Amazon Rain Forest? The Pacific Ocean? The Himalayan Mountains? How majestic! As adults we may think of lofty places of great natural importance, and yet the most important place on the planet for young children is ... your back yard. That's right. That small simple place that children visit every day is actually the most important place in the world. It is the place where children use their senses to explore the planet and experience the wonders of nature.

**What do your children** experience when they step outside? Are they able to touch dirt? Smell flowers? Find worms? Plant seeds? Climb trees? Hug chickens? All children deserve to squish mud and splash in puddles. All children need to smile at the sun and feel its warmth smiling back. Every child should be able to roll down hills and hide in tall grass. All

children deserve to have their sense of wonder sparked by the possibilities of the planet.

**But doesn't it take** an extensive nature center or national park for children to make friends with the planet? No! All it takes is someone like you to decide to bring nature into your back yard and allow children to explore. Plant bulbs that pop into flowers in spring. Bring dirt, sand, and water into your yard. Plant shade trees and fruit trees and trees that burst into fragrant bloom. Plant pumpkin seeds. Allow corners of your yard to grow wild. Hang birdhouses and bird feeders. Allow children to take naps outside in the grass. Add magnifying glasses and shovels to your outdoor loose parts collection.

**Today people** all over the world are making beautiful changes to their back yards by creating opportunities like these for children to play and explore in the natural world. As we beautify our back yards we are beautifying the world ... and beautifying children's introduction to the planet.

**Dream Big. Start Small.**  
Never Stop. ■



**FIGURE 4**

# It's time for our children to again grow up a little dirtier but a lot happier.

## Outdoor Spaces

By **Nancy Rosenow** Exchange WRITER  
and **Susan Wirth**

**"Once upon a time** in the not-so-distant past, many children left the adult world on a daily basis and entered an outdoor world filled with fantasy and improvisation. Using sticks, branches, logs, sand, dirt, water, and other natural materials, they built castles, houses, ships, rockets. As they ran, jumped, dug, climbed, slid, twirled, and whirled, their imaginations took them across the prairie in covered wagons, up the tallest mountain, into outer space, and on high sea



adventures. At the end of the day, they returned indoors dirty and tired but feeling happy and confident, competent and full of stories."

**T**hose words were written by our colleagues at Nature Explore as the prologue to a paper outlining their research on the benefits of creating intentionally designed spaces that inspire children to connect with the wonders of nature on a daily basis.

**A few generations ago**, it wasn't necessary to design those kinds of spaces. Most children lived close to fields or forests they could explore at their leisure. Some children still enjoy this luxury; sadly, most no longer do. Many of the wild places in our towns are gone, replaced by sprawling malls and other signs of "progress." The bells and whistles of technology keep children indoors staring at screens. Even when they do go outdoors in centers or schools, children play on sterile "safety" surfacing and plastic structures. In our well-meaning attempts to keep children from harm, we have removed much of what could bring them joy.

**It doesn't have to stay this way.** In fact, many are working hard for change. The World Forum

Foundation's Nature Action Collaborative for Children (an international group of educators, environmentalists, and designers) developed a set of principles to support ever-growing efforts to build nature-based outdoor spaces for children. We believe those spaces should:

- celebrate the site's natural assets, local culture, climate, and history
- use indigenous plants, natural materials, and community contributions
- provide multi-functionality and multiple possibilities
- stimulate all the senses
- be accessible to all abilities
- be sustainable and able to develop over time
- inspire wonder and discovery

**We have seen** first-hand the powerful transformation of bodies, minds, and spirits when daily connections with nature's wisdom are possible. It's time for our children to again grow up a little dirtier but a lot happier. We hope you will join us in making it so. ■



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BOOK 1982 PAGE 733

DECLARATION OF ESTABLISHMENT  
of  
Local Protective Restrictions, Conditions, Covenants,  
and Reservations affecting the Real Property known as  
"RE-SUBDIVISION OF BROADMOOR HEIGHTS"  
and  
"RE-SUBDIVISION OF BROADMOOR HEIGHTS, FILING NO. 1"  
situate in the County of El Paso  
in the State of Colorado

WHEREAS, Broadmoor Hotel, Inc. is the owner of a certain tract of land in El Paso County, Colorado, known as "Re-subdivision of Broadmoor Heights," plat of which was filed for record in the office of the County Clerk and Recorder of El Paso County on the 11th day of October, A.D. 1963, in Plat Book E-2, at page 74 thereof, and is the owner of a certain tract of land in El Paso County, Colorado, known as "Re-subdivision of Broadmoor Heights, Filing No. 1," plat of which was filed for record in the office of the County Clerk and Recorder of El Paso County on the 11th day of October, A.D. 1963, in Plat Book E-2, at page 73, and

WHEREAS, said tracts of land lie wholly within and are a part of the property formerly platted as "Broadmoor Heights," plat of which was filed for record in the office of the County Clerk and Recorder of El Paso County on the 18th day of August, 1930 in Plat Book R, at pages 34 and 35 thereof, but now vacated, and

WHEREAS, all of the property lying within said "Broadmoor Heights," as platted, as aforesaid, is now subject to those certain local protective restrictions, conditions, covenants, reservations, liens and charges filed in the office of the County Clerk and Recorder of El Paso County by The Broadmoor Hotel Company on the 17th day of February, 1931 and recorded

in Book 852, beginning at page 121, and entitled "Declaration of Establishment of Local Protective Restrictions, Conditions, Covenants, Reservations, Liens and Charges affecting the Real Property known as Broadmoor Heights which is situated in the County of El Paso, in the State of Colorado," and

WHEREAS, Broadmoor Hotel, Inc. has succeeded to all of the rights, obligations and interests of said The Broadmoor Hotel Company under said Declaration and now desires to change, modify and amend said Declaration in accordance with the authority contained in Paragraph 8 subdivision (k) thereof, insofar as said Declaration applies to the lands lying within "Re-subdivision of Broadmoor Heights" and "Re-subdivision of Broadmoor Heights, Filing No. 1,"

NOW THEREFORE, by virtue of the authority vested in Broadmoor Hotel, Inc., by said Paragraph 8 subdivision (k), the said Declaration is hereby modified, changed and amended to read as follows insofar as said Declaration applies to the tract of land lying within "Re-subdivision of Broadmoor Heights" and "Re-subdivision of Broadmoor Heights, Filing No. 1";

DECLARATION

Made and dated this 21st day of October, 1963 by Broadmoor Hotel, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, hereinafter referred to as "The Company."

WHEREAS, The Company is the sole owner of all of the following-described real property located in El Paso County, Colorado, to-wit:

All land platted under the name of "Re-subdivision of Broadmoor Heights" and filed for record in the office of the County Clerk and Recorder of El Paso County, Colorado, on the 11th day of October, A.D. 1963 in Plat Book E-2 at page 74 thereof, and all land platted under the name of "Re-subdivision of Broadmoor Heights, Filing No. 1," filed for record in the office of the County Clerk and

Recorder of El Paso County, Colorado, on the 11th day of October, 1963 in Plat Book E-2 at page 73 thereof,

and

WHEREAS, The Company is about to sell, convey and dispose of the real estate embraced in said subdivisions and desires to subject to certain protective restrictions, conditions, covenants and charges, as hereinafter set forth, to the end that harmonious and attractive development of the property may be accomplished, and that the health, comfort, safety, convenience and general welfare of the owners and occupants may be promoted and safeguarded;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that The Company hereby certifies and declares that it has established, and hereby does establish, a general plan for development, improvement, maintenance and protection of said property, and has established, and hereby does establish the protective restrictions, conditions, covenants, and charges hereinafter called "restrictions" upon and subject to which all lots, tracts and parcels of land in said plats shall be held or sold, or conveyed by it as such owner, each and all of which is and are for the benefit of said property, and of each owner of land therein, and shall inure to and pass with said property and each and every parcel of land therein, and shall apply to and bind the respective successors in interest of every owner of land in said plats, and which restrictions are and each thereof is imposed upon said realty as a servitude in favor of said property and each and every lot, tract and parcel of land therein, as the dominant tenement or tenements as follows, to-wit:

I. RESTRICTIONS

1. ONE DWELLING HOUSE FOR ONE FAMILY ONLY ON EACH LOT.

The above described property shall be used for private residence purposes only.

and no building shall be erected, maintained or permitted upon any lot or part thereof except one single, detached private dwelling house for the sole use of the owner or occupant thereof, and other structures as hereinafter provided.

2. OTHER STRUCTURES PERMITTED. There shall be permitted to be erected and maintained on said lot or part thereof a private garage, servants' quarters, garden house, pergola or conservatory appurtenant to the dwelling house thereon and for the sole and exclusive use of the owner or occupant of such dwelling house.

3. NO LIVESTOCK PERMITTED. No swine, horses, poultry or other livestock, except cats and dogs that are kept solely as household pets, shall be kept on any part of the property.

4. NO ADVERTISING SIGNS EXCEPT BY PERMISSION. No billboards, placards or advertising signs of any kind or character shall be erected, displayed, exposed or maintained upon any lot or any building thereon without the written permission of The Company which shall have the right, in its discretion, to prohibit or restrict and control the size, construction, material and location thereof, and which may summarily remove and destroy all unauthorized signs.

5. ANYTHING DETRIMENTAL TO APPEARANCE OF NEIGHBORHOOD OR VALUE OF OTHER LOTS NOT PERMITTED. No building, fence, wall or other structure, and no such other alteration of the physical conditions on any lot as would in the opinion of The Company appreciably affect the appearance of the neighborhood or the value of other lots for their legitimate uses under the conditions of this Declaration, shall be erected, installed, altered or maintained unless plans therefor showing the nature, kind, shape, size, location, externally visible materials and colors and general appearance

thereof, shall have been submitted to The Company, and shall have been approved by The Company in writing and a copy of the plans as finally approved shall have been lodged permanently with The Company. In the event that plans submitted to The Company for approval have not been disapproved within thirty (30) days after receipt of said plans, then such approval shall be conclusively presumed.

6. LIMITS WITHIN WHICH STRUCTURES CAN BE BUILT. No dwelling house or appurtenant structures shall be nearer to any street or reservation margin than forty (40) feet and shall not be nearer to any side or rear lot lines than fifteen (15) feet.

7. CONSTRUCTION SHALL NOT BE ABANDONED. Exterior construction of any building which may be commenced on said property shall not be abandoned nor discontinued for a period of more than four successive months.

8. DWELLING MUST CONTAIN NOT LESS THAN 1,700 SQUARE FEET. No dwelling house shall be erected, maintained or permitted upon any lot in said subdivisions which shall contain less than 1,700 square feet of living area, exclusive of porches, garages, storage and utility areas.

9. DWELLING NOT MORE THAN TWO STORIES OR 30 FEET IN HEIGHT: NOT TO OCCUPY MORE THAN 35% OF LOT AREA.

a. No building or structure shall be erected, maintained or altered with a height in excess of two stories and a finished attic and be more than thirty (30) feet in height above the average elevation of the ground at the front of the building.

b. No dwelling house and its appurtenant buildings shall occupy more than thirty-five per cent (35%) of the area of any lot.

10. EASEMENTS FOR MAINTENANCE OF POLES, WIRES, AND PIPELINES. Easements as shown on the plats of subdivisions are hereby specifically reserved to The Company, its successors and assigns, or to such public utility as may serve the area, for the erection, construction, operation, and maintenance of poles, wires, pipelines and conduits for the transmission of electricity for lighting, heating, power, telephone and other purposes, and any other method of conduction and performing any public or quasi-public utility service or function beneath or above the surface of the ground.

## II. CONDITIONS

1. RESTRICTIONS AND CONDITIONS ARE PART OF DEED. Every person, who by deed becomes grantee of any lot, tract or parcel of land in said plats, will be deemed to have accepted such deed, and title to the land therein described, subject to all of the restrictions and conditions herein contained, and subject to the jurisdiction, rights, power and authority of The Company.

2. RESTRICTIONS AND CONDITIONS ARE PART OF CONTRACT OF PURCHASE. Every person, who agrees to purchase any lot, tract or parcel of land in said plats, will be deemed to have accepted such contract and agreed to purchase the lands therein described, subject to all of the restrictions and conditions herein contained, and subject to the jurisdiction, rights, powers, and authority of The Company.

3. RESTRICTIONS AND CONDITIONS BIND HEIR - GRANTEE NOT LIABLE WHEN INTEREST IS TRANSFERRED. The heirs, executors, administrators, representatives, successors and assigns of every person

who shall accept a deed or contract, as in this Section provided, shall be bound by all the provisions of this instrument to the full and same extent as the original grantee or purchaser is bound, but no such grantee who has conveyed his right and interest shall be held personally liable for the violation of any provision hereof made by a subsequent grantee.

4. COMPANY CAN ENTER PREMISES TO REPAIR PIPES AND ELECTRIC LINES. The Company reserves to itself, and to such public utility as may be serving the area, the right to enter any part of said premises for the purpose of repairing or maintaining pipelines and electric lines now on or which may be placed upon said premises; provided, however, the said premises shall be left in as good condition as before such entry.

5. COMPANY INTERPRETS RESTRICTIONS AND CONDITIONS. The Company reserves the right to interpret and pass upon compliance or non-compliance with the restrictions herein provided.

6. COMPANY CORRECTS VIOLATIONS AFTER 30 DAYS NOTICE. In the event of violation of any of the restrictions or conditions or the breach of any of the covenants and agreements herein contained and the failure on the part of the grantee for a period of thirty (30) days after service of a written notice of such breach, addressed to the then owner at his last known address and mailed in the United States Post Office at Colorado Springs, Colorado, to commence and thereafter diligently proceed to remove or put an end to such conditions as are in violation of said restrictions or conditions, The Company shall have the right to enter the property upon or as to which such violation or breach exists and to summarily abate or remove, at the expense of the owner thereof, any erection, thing or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof;

and The Company, its successors or assigns shall not thereby be deemed guilty of any manner of trespass for such entry, abatement or removal.

7. REMAINDER OF RESTRICTIONS VALID EVEN IF PART ARE FOUND INVALID. All of the provisions in this instrument contained shall be construed together, but if it shall at any time be held that any such provision or part thereof, is invalid, or if for any reason any such provision or part thereof, becomes unenforceable, no other provision or part thereof shall thereby be affected or impaired.

8. RESTRICTIONS IN FORCE UNTIL OCTOBER 1, 1983 AND AUTOMATICALLY RENEWED UNLESS ONE-HALF OWNERS WANT CHANGE.

Each and all of the restrictions of this Declaration shall continue and remain in full force and effect until October 1, 1983, and shall as then in force be continued automatically and without further notice from that time for a period of ten years, and thereafter for successive periods of ten years each, without limitation unless within six months prior to the expiration of any period above described a written agreement to modify, change or abolish any or all of said restrictions affecting any or all of said area shall have been executed by the then owners of more than half of the total area of said subdivisions exclusive of streets, parks and open spaces shall have been placed on record in the office of the County Clerk and Recorder of the said County of El Paso, State of Colorado. In the event of such change or modification and of successive changes or modifications the restrictions so modified shall then continue for successive periods as above set forth, unless or until said restrictions are abolished.

9. RESTRICTIONS ARE COVENANTS RUNNING WITH THE LAND AND BREACHES MAY BE BROUGHT BEFORE DISTRICT COURT OF COLORADO



As to the owner and purchaser of each and every lot, tract or parcel of land in said plats, the restrictions herein contained and the provisions of this instrument shall constitute and be covenants running with the land, and the breach of any thereof, or the threatened breach of any thereof, or the continuance of the breach of any thereof, may be enjoined, abated or remedied by appropriate proceedings instituted by The Company, as plaintiff, in the District Court of the State of Colorado sitting in and for El Paso County, Colorado, or other proper court. No judgment which may be rendered pursuant to any such proceedings shall thereafter be construed as a bar to any subsequent proceedings instituted by The Company to enjoin, abate or remedy any subsequent breach, or threatened breach or continued breach of any restriction or provision in this instrument contained.

10. CAN CHANGE THESE RESTRICTIONS BY WRITTEN APPROVAL OF TWO-THIRDS OF OWNERS. Any of the restrictions herein set forth or hereafter established as additions hereto as to either of said subdivisions may be changed or modified by The Company or its successors by a written approval of the owners of two-thirds of all the property lying within the area comprising either of said subdivisions.

11. COMPANY MAY AT ANY TIME ASSIGN ITS RIGHTS TO BOARD OF TRUSTEES. Any or all of the powers and rights herein reserved to The Company may at any time be assigned by The Company to a Board of Trustees or Maintenance Corporation, or other agency competent to administer said powers and rights in the common interest of all owners of property in said tract. In case of the failure of The Company to make such assignment before its dissolution, then a Board of Trustees or Maintenance Corporation may be organized by the then owners of at least one-half the total area of said subdivisions exclusive of streets, parks and open places and such Board of

