

PROJECT STATEMENT

"The Cradle" Family Child Care,
LLC Silvia Rippy (Lic # 106254)
2911 Poughkeepsie Dr. Colorado
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Tel. (719)426-8687

I'm a licensed Child Care Provider here in Colorado Springs for the last 22 years. I've had a large Family Child Care license for my prior residence (4231 Gatewood Dr.). My licensing specialist, Brianna Brown, approached me and informed me that because of the current Covid situation there is an even higher demand for childcare needs. My house (3187 sq ft) and property (almost 1/3 acres) would have enough space to support a large home childcare.

Nancy Picket, my longtime substitute, lives right up the street from me and will be working with me before the 9th child arrives, according to state regulations. My son, Jerome (retired Navy), can also help anytime if needed.

Days and hours of operation: Monday — Friday, 6:30 am to 4:30 pm.

During those hours children arrive between 6:30am and 9:00am in 15 minutes increments. The drop off time is notice in my client's contract and will be strictly observed. Pickup time is between 2:30p-4:30p and handled the same way.

All children will be gone no later than 4:30pm.

Also, I attached a parking sketch which will be included in my client's contract and given to the parents. I have a 3-car driveway which parents are asked to use. Parking on the right side in front of the house is also available. There is additional overflow parking in case of emergencies on Magellan's Eagle Dr which is a safe, one minute walk along the walkway to my property. No streets need to be crossed.

My business will be closed on Weekends.

My backyard is almost 1/3 acres and children would have plenty of space for outdoor play and development. Outdoor play time is divided in two 30 min, am and pm, sessions when neighbors are at work. I will divide the children in different groups and assign play areas to keep the noise level at a minimal. The backyard is surrounded by 6' privacy fencing and a wall on one side which will break up the sound waves also.

There are 3 safety gates. One gate on each side of the house leading to the front, and one in the furthest corner of my property leading to a field with a dirt driveway which leads to the entrance of my subdivision in case my street will be blocked for any reason.

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Improvements to my property I've made so far: My whole front yard has a no-maintenance, environmentally friendly landscape plus I had fresh concrete poured to widen the driveway and walkway on each side of the house which are now wheelchair accessible. Backyard: a concrete walkway was also poured all around the backyard for the children to ride their scooters or just walk/run to enhance physical exercise and a 10x12 concrete area connected to the house to sit and eat, play, call drawings, etc. My house itself will provide shade for this area. In addition, there are 2 large trees which provide additional shade.

1200 sqft of environmentally friendly Astro Turf was also installed for a nice soft play area free of debris, weeds, etc.

Future improvements: I would like to have more trees planted along the fence line and a dwarf fruit tree orchard for children to pick their own fruits right of the trees. An out-doors classroom is also on my list.

I hope that the planning dept. will approve my application for a large home daycare. 🍌 🍌

Thank you for your time.

Silvia Rippy

