

Project Narrative – Proposed Child Development Center

1. Description of Proposed Uses

The proposed use is a licensed Child Development Center that will provide early childhood education and care services for children. This includes standard daycare age groups—infants, toddlers, and preschoolers—as well as school-age children through before- and after-school programs, holiday breaks, and summer care.

2. Types of Structures Proposed

The project will include the construction of a single-story building designed specifically for childcare use. The building will include:

- Multiple classrooms
- Office and administrative space
- Kitchen and food prep area
- Indoor activity space
- Restrooms (child- and adult-sized, ADA accessible)
- Secured entry/exit points

In addition, the site will include outdoor play areas enclosed with fencing, parking for staff and visitors, and appropriate landscaping and signage.

3. Hours of Operation

Typical center operation hours are **Monday through Friday, from 7:00 AM to 6:00 PM.**

Occasional weekend or evening operations may occur based on the needs of the business.

4. Abutting Properties

The proposed site is bordered by:

- **North:** Single-family residential home
- **South:** County road maintenance facility
- **East:** Vacant land
- **West:** Single-family residential homes

The project has been designed with appropriate setbacks, landscaping, and buffers to ensure compatibility with surrounding properties.

5. Proposed Access

Access to the property will be provided via N Short Ave with a dedicated entry and exit drive to support safe traffic circulation. The access plan includes:

- A drop-off/pick-up loop for parents
 - Designated staff and visitor parking
 - ADA-compliant pathways
- Traffic flow has been designed to minimize congestion during peak hours and maintain safety for children and families.

6. Frequency of Deliveries

Deliveries will be minimal and typically include:

- Weekly food and supply deliveries
 - Waste pickup (1–2 times per week)
 - Occasional maintenance or service visits
- All deliveries will be scheduled outside of peak drop-off and pick-up hours to minimize disruption.

7. Construction Schedule

Construction is anticipated to begin in **April 2026**, with an estimated completion date in **Summer 2027**.

All work will occur during permitted construction hours, and efforts will be made to reduce impacts on surrounding properties during this time.

8. Compliance with CEMC 17.80.050

The proposed Child Development Center complies with the criteria established in **CEMC 17.80.050** as follows:

- **Compatibility:** The project is designed to integrate with surrounding land uses and provides a much-needed community service in a safe and accessible location.
- **Traffic/Parking:** Adequate off-street parking and circulation plans are included. Traffic impacts are limited to peak drop-off/pick-up times and have been mitigated through site design.

- **Utilities/Infrastructure:** All necessary utilities (water, sewer, power, etc.) are available or will be extended to serve the site.
- **Public Services:** The location is adequately served by police, fire, and emergency services.
- **Environmental Impact:** The site will comply with all applicable environmental regulations. Outdoor play areas will be safely enclosed and appropriately distanced from sensitive areas.
- **Design:** The building and site improvements will reflect child-friendly, high-quality, and context-sensitive design that enhances the surrounding neighborhood.