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Planned Development Proposal
 1123 Kansas City Street
 Rapid City, SD 57702

FEB 26 2010

Rapid City Planning
 Management Department

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1. Location:

1123 Kansas City Street was most recently used for offices and previously as a funeral home (Campbell, Paula, Quinn Funeral Home). It is now an empty building in need of interior renovation. It is located in the Historic Downtown District of Rapid City. It is 1 block south of West Main Street, right where Main and St. Joe split at Halley Park, which reduces traffic to the area, by only being accessible to neighboring businesses. It is also two blocks west of West Boulevard and in a residential neighborhood. It is across Kansas City Street from a building formerly used as a church and adjacent to The Weight Room; otherwise surrounded by residential housing.

It is within one mile of the YMCA and the YMCA's science center. We will be constructing a playground onsite for outdoor recreation, and providing field trips throughout the year.

2. Daycare Details

We currently have a home daycare called Happy Day's Childcare in Chapel Lane. When we move to the new facility we will be changing our name to Early Foundations Childcare Center.

We will be requesting a license from Child Care Services to care for 90 kids between the ages of 3 months and 10 years old. Our whole facility on Kansas City Street is 7,410 square feet (according to MLS sheet). The total amount of space included in "usable play space" (excluding hallways, closets, bathrooms, employee break room, ect.) is approximately 3,200 square feet. Considering only this amount of space and the state regulation of 35 square foot per child, this will allow 90 children.

We will be employing 8 full-time employees. Child Care Services has set up strict regulations that have to be followed concerning child to staff ratio. These ratios are put into place to keep keep children safe and they will be followed at all times.

We will be opening at 5:30 am and be closing at 7 pm. Our extended hours will allow for more families with irregular schedules to be cared for. There will never be a time when there will be less than one employee on the premises (for safety reasons).

Our extended hours will dissipate the traffic incoming and outgoing during the day. Considering that there are not any other businesses in the area that also add to the traffic at these times, the residences around the daycare should not be affected.

The largest and main reason that Rapid City needs this center is because we do not currently have a Nationally Accredited Child Care Facility. We will be seeking the National Association for the Education of Young Children (NAEYC) Accreditation. It takes between two and three years to get through the extensive process involved with getting Early Foundations Child Care Center up to the highest standards. This will be an asset to our community, as well as all of the families that we will care for.

3. Renovations

The renovations to the inside of this building are necessary to be a quality center and we will be adding an outdoor play space and we designed a new parking plan.

Throughout the building all of the flooring has been taken out and will need to be replaced, as well as a few walls will need to be replaced for lack of sheetrock.

The current bathroom are out of compliance because of their age. To remedy this we will be adding six new bathrooms and remodeling the current two, all of them to the current ADA accessible standard. These bathrooms will all include a toilet and hand

washing sink, as well as a hand washing sinks on the outside of some of the bathrooms near the dining area.

This building does not have a kitchen so we will be overhauling the room in the southwest corner into a pantry and adjoining kitchen, leaving two openings on the north wall to pass food between to the dining area. Our kitchen will be a larger version of a residential kitchen, not including a commercial stove/oven, a commercial dishwasher, or fryer. It will have a residential stove/oven, , hand washing sink, three compartment disinfecting sink, two refrigerators, and a stand-up freezer two residential dishwashers (with a sanitizing rinse option). Two dishwashers are necessary because the sanitizing rinse cycle does take up to 90 minutes to complete, and we will have an estimated 50 children dining per meal, creating a lot of dishes.

The current water line coming into the building is only 3/4 inch pipe, and will have to be replaced with a larger pipe to supply enough water for the kitchen remodel and the Sprinkler System. Rapid Fire Protection has been to the facility and is looking into the cost/work that will be related to this change.

Some of the necessary energy efficient changes that we will be updated include new windows throughout and we will be replacing the furnace. We will not be changing the size of the windows but simply replacing them and will be replacing the furnace with a more efficient model.

4. Outdoor Plan

These are the current setbacks:

12th Street	West Side of Building	12 ft.
Kansas City Street	North Side / Parking Lot / Entrance	15 ft.
South Alley	South Side / Parking Lot	9 ft.

All of these are shown on the plan that we have submitted.

The current regulations are that new building setbacks have to be 35 ft on all sides, this cannot be met.

It is the plan to put my outdoor play space along the entire east side of the building. It will be bordered on the south side by an alley, west side by the building (including a small amount of fence and a gate), north side by the entrance to the parking lot, east side by parking lot.

The new play ground will be surrounded on three sides by a five foot fence, and one side will be bordered by building. There will be with three gates. The gates are outlined on the plan.

The ground inside the play space will be approximately 50% a safe-fall material or grass and 50% concrete.

The parking plan is outlined on the survey. We have made 16 parking spots, including an ADA spot.

The landscaping plan has also been outlined on the survey. If any additional landscaping is needed we are more than happy to do so.

5. Contact Information

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