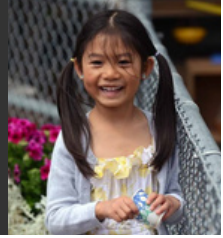




Building Child Care Facilities

A **brief for developers** prepared by Build Up for San Mateo County's Children, a new initiative growing and improving the supply of child care and preschool.

San Mateo County has a **shortfall of 17,000 child care spaces** for children ages 0-12, which directly impacts our business, education, transportation and housing sectors. By 2032, this shortage is expected to rise to 22,000. Developers should consider the **many community benefits of including child care facilities** in their projects.



A Note on Climate Change and Sustainability

Climate change has already begun to disrupt children's learning, with extreme weather events resulting in **school closures**, and the effect of climate change on young children's health has yet to be seen. **Time spent learning and exploring outdoors is essential** to young children's brain development and learning. Developers planning to include child care in their projects should include **climate resiliency measures** in the planning. These can include electric water heaters and HVAC, indoor air purifiers, adequate shade for outdoor play areas, and EV charging options. Child care centers can also serve as **essential distribution sites** in the event of natural disasters or other crises.

Actions Developers Can Take

- Plan developments to use sustainable materials, electric appliances, carbon-free energy sourcing (such as Peninsula Clean Energy), high quality air filters, etc.
- Plan child care into your developments
- Plant trees and other shade coverings in outdoor play areas

Considerations for including child care in your project:

Location, design options, and general provisions:

- Child care can be located in **residential, office or other types of sites**. Housing units designated for Family Child Care Homes are another option in residential projects.
- Including a child care requires a **warm shell and a subsidized lease**. Child care build-out costs are similar to residential construction.
- A **"public" entry**, in addition to access from the residential or office space, is needed if the center will be open to community families. Ground-floor space with adjacent playgrounds is best.
- The ideal site location provides **maximum natural light** in classrooms.
- For financial viability, the center should serve **at least 60 preschool children** with a minimum size of **6,000 sq ft** (including classrooms, offices, restrooms, mechanical closets, hallways, etc.). In initial planning, use 100-125 sq ft/child for the interior in order to address variables that may increase square footage (e.g. serving infants/toddlers, constraints of the structural layout of the building, etc.).
- Each **classroom must have two exits** to meet fire code. The number and location of exits is a Building Code requirement determined by the Fire Marshal. Developers should work directly with the local Fire, Building and Planning departments to fully understand the code requirements in each city.
- A center needs access to **short-term parking for child drop-off/pick-up**. Ideally, it will also have one parking space for each employee, based on the maximum number onsite at one time.
- There must be at least **75 square feet per child of outdoor activity space**.* The areas around and under climbing equipment, swings, slides and similar equipment shall be cushioned with material that absorbs falls. The playground shall be enclosed by a **fence at least four feet high**.

Actions Developers Can Take contd.

- Ensure child care facilities in particular have high quality air filters in planning developments
- Ensure developments, and in particular child care facilities, have energy-efficient HVAC systems for during heat waves

Considerations for including child care in your project contd.

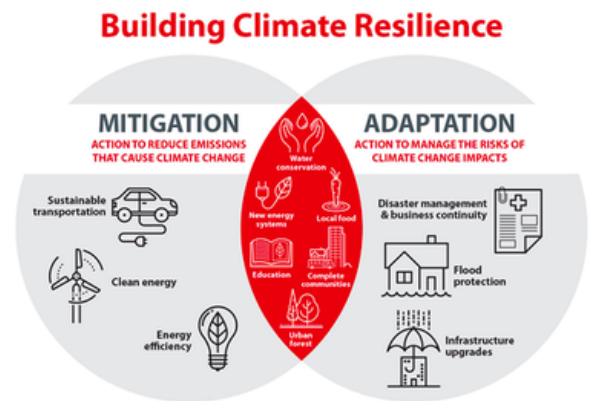
- **Hazardous equipment** such as fuse boxes shall be inaccessible.

When including child care in your plans, it is important to work with a design expert. Corporate child care operators will have in-house design expertise. Build Up can connect you with child care design experts to assist with layout and selection of potential child care operators.

*Programs can request a waiver to reduce this amount if they schedule playground use by small groups of children. The minimum outdoor space would be based on the number of classrooms and age groups.

Aspects of Climate Resilient Facilities

- energy-efficient electrical infrastructure, including solar panels with back-up battery systems,
- electric appliances, including water heaters (rather than gas),
- energy-efficient air filtration systems to keep indoor air quality within acceptable levels,
- drought-resistant landscaping and lots of shade in schoolyards,
- trees planted near and around buildings to shade them, lowering the indoor temperature and reducing costs and energy needed for air conditioning.



Build Up is here to support developers in learning more about creating tuition-based or subsidized child care facilities.

Thank you Build Up's Funders and Partners:



To learn more, visit www.buildupsmc.org or contact
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