

Attachment E –

Planning Childcare Facilities in New Developments in San José

Overview

The City of San José has a shortage of 39,000+¹ childcare, preschool, and afterschool spaces. When parents and caregivers are unable to find childcare, this has profound impacts on the City’s business, education, transportation, and housing sectors. Childcare facilities are essential for a thriving community and workforce. All developers can play a vital role in a community by including a childcare facility in their project. Developers and childcare experts can work together to provide communities with critically needed childcare facilities.

Considerations for Childcare Facilities

Below are general considerations when planning to include a childcare facility in a new development project:

Including a childcare facility in a development project requires providing a warm shell and a subsidized lease for the space. Childcare build-outs are similar to residential construction.

Location & Design for a Childcare Facility

Childcare facilities can be planned for residential, office, and other types of sites.

A “public” entrance, in addition to access from the residential or office space, will be necessary if the center will be open to community families. Ground-floor space with adjacent playgrounds is ideal.

The ideal site location has maximum natural light in classrooms.

For a childcare facility to be financially viable, it is recommended the facility serve at least 60 children with a minimum of 6,000 square feet (including classrooms, offices, restrooms, mechanical closets, hallways, etc.). In initial planning, use 100-125 square feet per child for the facility’s interior. This range accounts for variables that may increase square footage, e.g. serving infants and toddlers, and the potential constraints of the structural layout of the building.

Each classroom is required to have two exits to meet fire code. The number of required exits is a Building Code requirement that may vary by city. Developers will need to work directly with Fire and Planning Departments to fully implement and comply with code requirements in each city.

Parking: A childcare facility needs access to short-term parking for child drop-off and pick-up. Additionally, one parking space onsite for each employee, based on the maximum number onsite at a given time, is ideal.

¹ Based on number of children (five-year estimates from American Community Survey), source: AIR analysis of American Community Survey, Public Use Microdata Sample (PUMS) data, five-year estimates, by location of family residence

Outdoor Space

At least 75 square feet per child of outdoor activity space is required. Programs can request a waiver to the 75 square feet requirement if the outdoor space is scheduled to be used for small groups of children. The minimum outdoor space would be based on the number of classrooms and the age groups of the children.

The areas around and under climbing equipment, swings, slides and similar equipment are required to be cushioned with material that absorbs falls.

The playground is required to be enclosed by a fence at least four feet high.

Hazardous equipment (e.g. a fuse box) is required to be inaccessible to children.

When planning a childcare facility in a new development, it is important to work with childcare design experts. If you work with a corporate childcare operator, they will have in-house design expertise. You can also connect you with childcare design experts who can support with layout and planning for childcare facilities. A list of architects with child care facilities development experience in California can be found on the Building Child Care in California [website](#).

Child Care Developer Resources:

Community Care Licensing Division Child Care	
San José Regional Office 2580 N. First Street, Suite 300, MS 29-08 San Jose, CA 95131 P: (408) 324-2148 F: (408) 324-2160	The Child Care Licensing Program provides oversight and enforcement for licensed Child Care Centers and Family Child Care Homes through 19 Regional Offices located throughout California. Child Care Licensing Program oversees the health and safety of children in care for California. They provide preventive, protective, and quality services to children in care by ensuring that licensed facilities meet established health and safety standards through monitoring facilities, providing technical assistance, and establishing partnerships with providers, parents, and the child care community.
Child Care Advocated Program	
Northern California Bay Area Child Care Regional Office 1515 Clay St., Suite 1102 Oakland, CA 94612 P: 510-622-2623	Child Care Advocate Program can provide: A first line of licensing information and assistance to providers who want to expand, renovate, or start child care programs Answers to licensing questions Inspections of potential facilities Reviews of site plans
Building Child Care in California	
Building Child Care (BCC) Project Website W: www.buildingchildcare.org	The BCC website serves as a centralized clearinghouse of information and services to increase the California child care sector's understanding of the facilities development and financing process and access to facility development resources including:

	Frequently asked questions below to help find the right community resource for your needs. Resources for Child Care Center Businesses
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Santa Clara County Resource and Referral Agency (R&R)	
Santa Clara Co. Office of Education 1290 Ridder Park Dr., MC225 San Jose, CA 95131 P: 408-453-6649 F: 408-453-6894	Some of the services your local R&R may provide to help in the facilities development process include: County-specific information about the current supply of licensed child care Local demographic information Data on local market rates for licensed child care services and staff wages Dates for upcoming licensing orientation meetings Assistance making your services known in the community Low-cost or no-cost trainings on a range of subjects throughout the year
Local Child Care Planning Council (LPC)	
Santa Clara Co. Office of Education 1290 Ridder Park Dr., MC225 San Jose, CA 95131 P: 408-453-6649 F: 408-453-6894	The LPC coordinator in your community can help in the facilities development process by providing information on: The highest <i>need</i> areas for child care in the county Local priorities designed to meet those needs Referrals to other community resources
Small Business Development Center	
Silicon Valley SBDC 84 West Santa Clara St. San Jose, CA 95113 P: 408-494-0240 Toll free: 888-726-2712 F: 408-494-0245	SBDC services, which are typically available for free or at a low-cost, vary from county to county and can include: One-on-one business planning assistance Business planning workshops Loan packaging Loan referrals Post-loan support Referrals to legal services Marketing assistance

Child Care Priority Zip Codes in SJ

ZIP Code	Priority Level	Priority Label
94087	1	High Priority
94303	1	High Priority
95008	1	High Priority
95020	1	High Priority
95023	1	High Priority
95035	1	High Priority
95037	1	High Priority
95051	1	High Priority
95076	1	High Priority
95111	1	High Priority
95112	1	High Priority
95116	1	High Priority
95121	1	High Priority
95122	1	High Priority
95123	1	High Priority
95124	1	High Priority
95125	1	High Priority
95126	1	High Priority
95127	1	High Priority
95128	1	High Priority
95132	1	High Priority
95133	1	High Priority
95136	1	High Priority
95148	1	High Priority
94040	2	Moderate Priority
94085	2	Moderate Priority
94086	2	Moderate Priority
94089	2	Moderate Priority
94550	2	Moderate Priority
95014	2	Moderate Priority
95050	2	Moderate Priority

95054	2	Moderate Priority
95110	2	Moderate Priority
95117	2	Moderate Priority
95118	2	Moderate Priority
95120	2	Moderate Priority
95129	2	Moderate Priority
95131	2	Moderate Priority
95135	2	Moderate Priority
95138	2	Moderate Priority
94022	3	Low Priority
94024	3	Low Priority
94043	3	Low Priority
94301	3	Low Priority
94306	3	Low Priority
95032	3	Low Priority
95033	3	Low Priority
95046	3	Low Priority
95070	3	Low Priority
95130	3	Low Priority
95134	3	Low Priority
94041	4	Very Low Priority
94304	4	Very Low Priority
94305	4	Very Low Priority
95002	4	Very Low Priority
95013	4	Very Low Priority
95030	4	Very Low Priority
95053	4	Very Low Priority
95113	4	Very Low Priority
95119	4	Very Low Priority
95139	4	Very Low Priority
95140	4	Very Low Priority