



January 25, 2018

Mr. Mark Noble
Senior Planner
Shakopee City Hall
485 Gorman Street
Shakopee, MN 55379

RE: Proposed Lot 1, Block 1 Windermere East 1st Addition, Shakopee, MN – New Horizon Academy

Dear Mr. Noble:

We are submitting this letter in connection with our application to seek approvals to construct a New Horizon Academy school at the above-referenced location.

Executive Summary

Minnesota-based New Horizon Academy would like to develop the proposed pad-site located at 1615 Windermere Way in Shakopee into a high quality early learning school licensed to care for children from 6 weeks through the completion of 4th grade.

About New Horizon Academy and This Location

New Horizon has been serving Minnesota families since 1971. It started in Brooklyn Center with 8 children in the basement of a church. Today, New Horizon operates 71 centers in Minnesota and serves over 8,000 children per day. All of New Horizon Academy eligible schools are accredited by the National Association for the Education of Young Children (“NAEYC”), the gold standard in early childhood education.

This property was specifically identified because of the demand for high quality early learning schools in your community. Having sought a location in your community for years, this property is conveniently located to where young families live making it an ideal location for your residents. As this area continues to grow with new families and homes, we believe that the need for early learning services will only continue to be in high demand. As such, we believe that a New Horizon Academy would be a great amenity to offer the residents of your community for many years to come.

The benefits of providing high quality early childhood education programs also provide significant societal and economic returns. Studies confirm that children who have access to high quality early childhood education programs are more likely to stay in school, receive a post-secondary education, commit less

crimes, have lower teenage pregnancy rates and be financially independent. In fact, studies have shown that the return on investment in early childhood education has been calculated to be as high as \$17 for every dollar invested, making early childhood development one of the best investments possible.

The new building will be a 13,056 square foot one-story childcare facility with 2 outdoor play areas and 34 parking stalls. It will have a licensed capacity of approximately 190 children as follows:

The classroom disposition is as follows:

Infant (2 rooms)	24 children
Infant/Toddler Transition	14 children
Toddler (3 rooms)	42 children
Preschool (4 rooms)	80 children
School Age (1 room)	30 children
Total Capacity	190 licensed capacity

Hours of Operation

Our hours of operation are Monday thru Friday from 6:15 a.m. to 6:30 p.m. New Horizon Academy is open year round with the exception of seven (7) legal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Columbus Day (Professional Development Day), Thanksgiving and Christmas Day. On Christmas Eve, we close at 3:00 p.m. If a holiday falls on a weekend, it will be observed on the nearest business day.

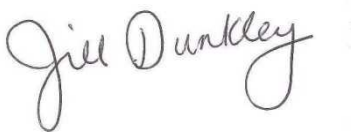
Parking Management – Parking Variance

Pursuant to City ordinance, we are required to have 1 parking stall per 5 children. Based on our licensed capacity of 190 children, this would require 38 parking stalls. Our site plan presently shows 38 parking stalls and is therefore in conformance with city requirements. As you will note on the site plan, some of our parking stalls on the west side of the property are within the gas line easement. While we will likely want to construct the 38 stalls, it may be necessary to remove some of stalls in order to meet the requirements of the gasoline easement. As of today, that issue has not been resolved. In the case we need to construct less than 38 stalls we would request a variance for that code deviation.

For our property, the number of parking stalls required by families and staff will vary depending on the occupancy level of the school and the schedules of the families with a maximum number at one time to not exceed 190 children (our licensed capacity). However, it should be noted that it is extremely rare for a child center to be 100% occupied. In fact, the average occupancy levels of a child care center is 63%. Under this scenario, this school will average about 120 children a day which would require at most 18 full-time staff at any one-time. Staff schedules stagger throughout the day with staff arriving between 7:00 and 10:00 a.m. and leaving between 3:00 and 6:30 p.m. Drop off and pick up times also stagger throughout the day depending on the schedules of our families with peak times typically between 7:00

and 9:00 a.m. for drop off and between 3:30 and 6:00 p.m. for pickup. Most of the families are only parked for only a few minutes during each of these times. In the extremely rare and virtually implausible case that we would reach 100% capacity, the absolute highest number of staff on-site at any one-time would be 28 staff (which would occur between the hours of 11:00 a.m. and 3:00 p.m. when few parents are dropping off or picking up). Assuming that each staff would drive their own car and would not ride share, use mass transit, bike, walk or other means to get to and from work, staff would need 28 parking stalls. However, this would also be extremely rare. Many of staff use alternate transportation methods and we anticipate that this trend will only continue. Even under this worst case scenario, we would still have 10 parking stalls for parents to use for non-peak drop off and pick up times which is more than adequate and respectfully request a variance.

Sincerely,

A handwritten signature in cursive script that reads "Jill Dunkley". The signature is written in dark ink and is positioned above the printed name and title.

Jill Dunkley
Vice President of Business Development