



150 Ridge Point Pkwy
Keller, TX 76248
Ph: 661-645-7932

July 11th, 2022

To: City of Keller | Planning Department
1100 Bear Creek Parkway,
Keller, TX 76248

Title: The Learning Experience - Exception to Childcare Parking Space Requirement

Dear Planning Department:

In response to the request for additional information regarding the application's exception to the City's childcare parking space requirements, we present the below and attached information for your consideration.

The Learning Experience ("TLE") is a national leader in the childcare industry with 40 years of experience in operating childcare facilities. Each new facility is purpose-built to TLE's prototypical design to ensure the facility will function to the company's operating standards. Part of their nation-wide standards is that the parents are required to enter the site, park their vehicle, walk into the building, and check their child into the facility's check-in/out system. TLE has found this protocol allows for many benefits, one of which being the ease of traffic in and out of the facility during peak drop-off & pick up times. Attached is a short presentation of some relevant data we collected for a similar center of the same capacity we have in Richardson, TX. In short, the 44 spaces on the plan is sufficient to accommodate all staff and parent vehicles throughout the day, including peak drop-off and pick-up times.

We hope this helps satisfy any concerns. Please reach out to us if you have any questions. Thank you for your time and support.

COMMUNITY FEEDBACK+SOLUTIONS

ITE Trip Analysis by Use



USE	SIZE	DAILY TRIPS	AM Peak Hour		PM Peak Hour	
			ENTER	EXIT	ENTER	EXIT
Richardson TLE	10k SF	311*	41	37	33	30

* Includes 15 staff

COMMUNITY FEEDBACK+SOLUTIONS

Morning Drop-Off Summary – Richardson Location



MORNING DROP OFF							
Start	Finish	Start Cars	Cars In	Max Cars Parked	Cars Out	End Cars	% of Families
6:00 AM	6:10 AM	0	0	0	0	0	0%
6:10 AM	6:20 AM	0	0	0	0	0	0%
6:20 AM	6:30 AM	0	0	0	0	0	0%
6:30 AM	6:40 AM	0	1	1	0	1	1%
6:40 AM	6:50 AM	1	0	1	1	0	0%
6:50 AM	7:00 AM	0	0	0	0	0	0%
7:00 AM	7:10 AM	0	1	1	1	0	1%
7:10 AM	7:20 AM	0	2	2	2	0	3%
7:20 AM	7:30 AM	0	3	3	2	1	4%
7:30 AM	7:40 AM	1	1	2	1	1	1%
7:40 AM	7:50 AM	1	3	4	3	1	4%
7:50 AM	8:00 AM	1	7	8	3	5	9%
8:00 AM	8:10 AM	5	9	14	9	5	12%
8:10 AM	8:20 AM	5	5	10	8	2	7%
8:20 AM	8:30 AM	2	10	12	6	6	14%
8:30 AM	8:40 AM	6	7	13	8	5	9%
8:40 AM	8:50 AM	5	1	6	5	1	1%
8:50 AM	9:00 AM	1	7	8	3	5	9%
9:00 AM	9:10 AM	5	4	9	8	1	5%
9:10 AM	9:20 AM	1	4	5	3	2	5%
9:20 AM	9:30 AM	2	3	5	2	3	4%
9:30 AM	9:40 AM	3	1	4	3	1	1%
9:40 AM	9:50 AM	1	2	3	2	1	3%
9:50 AM	10:00 AM	1	0	1	1	0	0%
10:00 AM	10:10 AM	0	0	0	0	0	0%
10:10 AM	10:20 AM	0	1	1	0	1	1%
10:20 AM	10:30 AM	1	0	1	1	0	0%
Morning Total/Max			74	14	74		
Peak Hour Total/Max			41	14	37		55%

COMMUNITY FEEDBACK+SOLUTIONS

Afternoon Pick-Up Summary – Richardson Location



Afternoon Pick-up							
Start	Finish	Start Cars	Cars In	Max Cars Parked	Cars Out	End Cars	% of Families
2:30 PM	2:40 PM	0	0	0	0	0	0%
2:40 PM	2:50 PM	0	1	1	0	1	1%
2:50 PM	3:00 PM	1	4	5	2	3	5%
3:00 PM	3:10 PM	3	5	8	4	4	7%
3:10 PM	3:20 PM	4	2	6	5	1	3%
3:20 PM	3:30 PM	1	2	3	3	0	3%
3:30 PM	3:40 PM	0	0	0	0	0	0%
3:40 PM	3:50 PM	0	3	3	0	3	4%
3:50 PM	4:00 PM	3	0	3	3	0	0%
4:00 PM	4:10 PM	0	2	2	1	1	3%
4:10 PM	4:20 PM	1	2	3	1	2	3%
4:20 PM	4:30 PM	2	2	4	3	1	3%
4:30 PM	4:40 PM	1	2	3	3	0	3%
4:40 PM	4:50 PM	0	2	2	0	2	3%
4:50 PM	5:00 PM	2	5	7	5	2	7%
5:00 PM	5:10 PM	2	7	9	5	4	9%
5:10 PM	5:20 PM	4	5	9	8	1	7%
5:20 PM	5:30 PM	1	4	5	3	2	5%
5:30 PM	5:40 PM	2	3	5	3	2	4%
5:40 PM	5:50 PM	2	5	7	4	3	7%
5:50 PM	6:00 PM	3	9	12	7	5	12%
6:00 PM	6:10 PM	5	4	9	9	0	5%
6:10 PM	6:20 PM	0	1	1	0	1	1%
6:20 PM	6:30 PM	1	2	3	2	1	3%
6:30 PM	6:40 PM	1	0	1	1	0	0%
6:40 PM	6:50 PM	0	0	0	0	0	0%
6:50 PM	7:00 PM	0	0	0	0	0	0%
Morning Total/Max			74	12	74		
Peak Hour Total/Max			33	12	30		45%

COMMUNITY FEEDBACK+SOLUTIONS



Morning Drop-Off Peak Hour Detail – Richardson Location

THURSDAY, 8/25/21		DROP OFF	
Classroom	Arrival Time	Clock-In	Departure Time
Preschool 2	8:01:32 AM	8:03:32 AM	8:06:32 AM
Preschool 1A	8:01:56 AM	8:03:56 AM	8:06:56 AM
Toddler A	8:02:18 AM	8:04:18 AM	8:07:18 AM
Preppers	8:04:00 AM	8:06:00 AM	8:09:00 AM
Infant B	8:06:32 AM	8:08:32 AM	8:11:32 AM
Toddler A	8:06:47 AM	8:08:47 AM	8:11:47 AM
Preschool 1	8:07:23 AM	8:09:23 AM	8:12:23 AM
Preschool 1	8:08:00 AM	8:10:00 AM	8:13:00 AM
Preschool 1A	8:09:09 AM	8:11:09 AM	8:14:09 AM
Preschool 1	8:11:07 AM	8:13:07 AM	8:16:07 AM
Preschool 1	8:11:32 AM	8:13:32 AM	8:16:32 AM
Infant B	8:14:43 AM	8:16:43 AM	8:19:43 AM
Toddler A	8:18:20 AM	8:20:20 AM	8:23:20 AM
Preschool 1	8:19:48 AM	8:21:48 AM	8:24:48 AM
Twaddlers	8:20:14 AM	8:22:14 AM	8:25:14 AM
Twaddlers	8:22:24 AM	8:24:24 AM	8:27:24 AM
Twaddlers	8:23:59 AM	8:25:59 AM	8:28:59 AM
Toddler B	8:24:17 AM	8:26:17 AM	8:29:17 AM
Infant B	8:25:23 AM	8:27:23 AM	8:30:23 AM
Infant B	8:27:00 AM	8:29:00 AM	8:32:00 AM
Preschool 1A	8:27:54 AM	8:29:54 AM	8:32:54 AM
Infant B	8:28:00 AM	8:30:00 AM	8:33:00 AM
Toddler A	8:28:00 AM	8:30:00 AM	8:33:00 AM
Preschool 1A	8:28:00 AM	8:30:00 AM	8:33:00 AM

THURSDAY, 8/25/21		DROP OFF	
Classroom	Arrival Time	Clock-In	Departure Time
Infant B	8:30:37 AM	8:32:37 AM	8:35:37 AM
Preschool 2	8:33:11 AM	8:35:11 AM	8:38:11 AM
Twaddlers	8:35:41 AM	8:37:41 AM	8:40:41 AM
Twaddlers	8:35:54 AM	8:37:54 AM	8:40:54 AM
Preschool 1A	8:36:30 AM	8:38:30 AM	8:41:30 AM
Preppers	8:37:16 AM	8:39:16 AM	8:42:16 AM
Twaddlers	8:39:56 AM	8:41:56 AM	8:44:56 AM
Infant B	8:48:34 AM	8:50:34 AM	8:53:34 AM
Preschool 1	8:53:43 AM	8:55:43 AM	8:58:43 AM
Preschool 1A	8:54:27 AM	8:56:27 AM	8:59:27 AM
Preppers	8:56:30 AM	8:58:30 AM	9:01:30 AM
Preppers	8:58:00 AM	9:00:00 AM	9:03:00 AM
Twaddlers	8:58:00 AM	9:00:00 AM	9:03:00 AM
Preppers	8:59:00 AM	9:01:00 AM	9:04:00 AM
Infant A	8:59:42 AM	9:01:42 AM	9:04:42 AM

COMMUNITY FEEDBACK+SOLUTIONS



Afternoon Pick-Up Detail – Richardson Location

THURSDAY, 8/25/21		PICK UP	
Classroom	Arrival Time	Clock-Out	Departure Time
Infant B	5:01:42 PM	5:03:42 PM	5:06:42 PM
Preschool 2	5:03:30 PM	5:05:30 PM	5:08:30 PM
Toddler A	5:04:44 PM	5:06:44 PM	5:09:44 PM
Toddler B	5:05:03 PM	5:07:03 PM	5:10:03 PM
Infant B	5:05:52 PM	5:07:52 PM	5:10:52 PM
Preschool 1A	5:06:57 PM	5:08:57 PM	5:11:57 PM
Preschool 1A	5:08:02 PM	5:10:02 PM	5:13:02 PM
Preschool 1A	5:12:42 PM	5:14:42 PM	5:17:42 PM
Infant B	5:13:02 PM	5:15:02 PM	5:18:02 PM
Preppers	5:13:12 PM	5:15:12 PM	5:18:12 PM
Preschool 1	5:13:26 PM	5:15:26 PM	5:18:26 PM
Preschool 1	5:17:18 PM	5:19:18 PM	5:22:18 PM
Preschool 2	5:20:32 PM	5:22:32 PM	5:25:32 PM
Toddler A	5:20:42 PM	5:22:42 PM	5:25:42 PM
Preschool 1	5:26:11 PM	5:28:11 PM	5:31:11 PM
Toddler A	5:28:41 PM	5:30:41 PM	5:33:41 PM
Infant A	5:32:53 PM	5:34:53 PM	5:37:53 PM
Twaddlers	5:38:55 PM	5:40:55 PM	5:43:55 PM
Preppers	5:39:16 PM	5:41:16 PM	5:44:16 PM
Preschool 1A	5:40:40 PM	5:42:40 PM	5:45:40 PM
Infant B	5:43:29 PM	5:45:29 PM	5:48:29 PM
Infant A	5:48:49 PM	5:50:49 PM	5:53:49 PM
Infant A	5:49:16 PM	5:51:16 PM	5:54:16 PM
Preppers	5:49:27 PM	5:51:27 PM	5:54:27 PM
Preschool 1A	5:50:49 PM	5:52:49 PM	5:55:49 PM
Infant B	5:51:02 PM	5:53:02 PM	5:56:02 PM
Twaddlers	5:53:40 PM	5:55:40 PM	5:58:40 PM

THURSDAY, 8/25/21		PICK UP	
Classroom	Arrival Time	Clock-Out	Departure Time
Twaddlers	5:53:40 PM	5:55:40 PM	5:58:40 PM
Twaddlers	5:54:13 PM	5:56:13 PM	5:59:13 PM
Toddler A	5:58:00 PM	6:00:00 PM	6:03:00 PM
Preschool 1A	5:58:00 PM	6:00:00 PM	6:03:00 PM
Preppers	5:58:00 PM	6:00:00 PM	6:03:00 PM
Infant B	5:58:00 PM	6:00:00 PM	6:03:00 PM
Preschool 2	5:58:00 PM	6:00:00 PM	6:03:00 PM
Preschool 1A	6:00:13 PM	6:02:13 PM	6:05:13 PM
Preschool 1A	6:00:36 PM	6:02:36 PM	6:05:36 PM
Preschool 1	6:00:53 PM	6:02:53 PM	6:05:53 PM