





System Type **R-3.5**
For Kids Ages **2-5**

Genius Kids - Bernal Ave. Option 1

Project# PCD15C1A12A

DATE: 9/8/2015



This playground system design meets the requirements for access under the Accessibility Guidelines when properly installed over accessible surfacing.



WARNING: An impact absorbing safety surface is required under and around all playground equipment.

IMPORTANT: The colors shown are for illustration purposes only. Actual colors may vary. Contact your Playcraft Rep for accurate color samples.



Manufactured by Krauss Craft, Inc.

Attachment 8-Proposed Fence: (Pictures of existing Little Flowers Montessori fence)



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SEP 18 2015

CITY OF PLEASANTON
PLANNING DIVISION

P15-0501 (DR)

P15-0429 (CUP)

EXHIBIT B

Narrative

Proposed: An Accelerated Learning Center - Genius Kids
A National Franchise
Location: Vintage Hills Shopping Center

The new Genius Kids Accelerated Learning Center & Day Care is proposed to be located at 3550 Bernal Avenue, Suite 100B, Pleasanton CA, at the Vintage Hills Shopping Center, an existing Commercial Plaza.

Genius Kids will occupy the former space of the Sparks Dance Academy, which is currently being subleased to various vendors as an after school activity, karate, dance instruction, tutoring and lego robotics center. The space is approximately 9,600 square feet, and we plan to lease 4,471 square feet, reconfigure it to meet daycare requirements set by the Department of Social Services of California (referred to as DSS in this document) (see Attachment 3 and 4). The other 5,129 square feet of the suite will remain as is including all uses remaining the same. Nothing will be changed with this project proposal. However, if a new tenant were to come into that space, then they could be subject to separate entitlements through the Planning Division.

The learning center & day care will be located on the ground floor, with easy access to ample parking at the front and rear of the building, including accessible stalls. The school playground will be placed at the rear and the right side (when facing the building—East and South Side) of the space, to include approximately 2,826 square feet of outdoor space as mandated by DSS - refer to plans as shown (see Attachment 3). No parking is being affected by taking a portion of the back and side areas of the building. The back area is being designed safely with secure fencing to still allow for truck maneuvering at the rear of the plaza, and without any infringement into parking or the driveway. The fence will have screens to ensure the children are not visible and will match the existing 7 foot Little Flowers Montessori chain link fence (with slats) located a few suites away in the same shopping center (see Attachment 8). It will also include landscaping to help screen the area similar to the Little Flowers Montessori landscaping.

The interior of the building is being modified to a minimum to include 5 preschool bathrooms/toilets for ages 2-6 as per the ratios of 1:15 mandated by DSS for a licensed facility. Older children may also use the restrooms. There will be exit doors added to access the side playground if needed. The building will have a small lobby or drop off area in the front lobby and beautiful decorated classrooms with life size animal murals, motivational words and

posters (see pictures of the new campus opened in Pleasanton at Hacienda Business Park, Attachment 6). The front receptionist area will include a full security barrier which will prevent anyone from walking into the facility without permission from staff.

Of the 4,471 square feet please see the proposed layout (Attachment 4):

Refer to plan for layout:

<u>Room Number</u>	<u>Usage</u>
Office	Office
Play Area	Flex Space/Play Area/Classroom (various activities, tech center, etc.)
Classroom #1	Classroom
Classroom #2	Classroom
Classroom #3	Classroom
Classroom #4	Classroom

The entire space will be utilized for a preschool in the AM and about 2,000 square feet will be dedicated to afterschool programs in the PM. The set up will include chairs, tables, projectors, cubbies, etc. in the classrooms. The play area will include iPads/computers along with educational play equipment, tables, chairs, etc. No sound system will be needed for instruction or music. Music will be incorporated into the preschool lessons but will not be offered as a separate class.

There are few day care options in the vicinity that offer a strong academic curriculum, public speaking and fun learning as Genius Kids. Little Flowers Montessori is based on a Montessori philosophy, whereas Genius Kids is based on Accelerated Learning which is very much in demand in alliance with Common Core. Both are great philosophies and not competitive to one another. Pleasanton Schools are known to be rated high in the scores and Genius Kids is an attractive option for Early Learning Foundations (refer to awards and global recognition). Our new campus at 5698 Stoneridge Drive, Pleasanton has received a warm welcome.

Genius Kids in this shopping center would cater to parents who seek quality care, as well as after school care for their children attending the 2 local schools - Vintage Hills & Valley View Elementary. The proposed location would reduce traffic overall since parents in the nearby areas could drop the younger siblings to day care on the way to the local schools. In the evenings, they have the opportunity to come to one center to pick up their children.

Our goal is to have 120 children at any given time at the center, which is the maximum occupancy allowed. At the maximum occupancy, the school will have a staff of 11, of which 6 will be FT and 5 PT (see Attachment 10). The day care will operate from 7:00 am to 7:00 pm. Weekends would be optional offering public speaking programs and enrichment activities between 9 am - 2 pm. Enrichment activities refer to specialized tutoring programs. The afterschool programs will operate from 1:00 pm to 6:30 pm (please see attached brochure from the other Pleasanton location, Attachment 12).

Because of the location of the shopping plaza, the other tenants will benefit considerably from the school attendance where the families may shop in the nearby stores and use the other center's services.

The playground will have play structures to cater to the various age groups who will be taken in groups of 36 kids at a time supervised by the appropriate staff based on the age groups, at all times. The playground will include artificial turf, without the need to change the existing site drainage patterns nor remove any of the existing paving. The structures will all be ground level and in-ground mount which will require no resilient surfacing. The playground structures will consist of neutral colors to blend with the building, be manufactured and installed by licensed approved vendors and contractors (see Attachment 7 for examples). The playground will be installed in 2 phases and consist of two sections—Playground A and Playground B. As additional students are added, the playground will expand to Phase 2. We will analyze the playground to make sure the structures are suitable for the children and modify the playground as needed. The playground layout includes the maximum items that will most likely be added; however, not all items will necessarily be installed.

-Playground A, 1,386 square feet:

Phase 1 to include:

- PC 1397 Multi Spring School Bus, Min Use Zone 23'x19'-requires special flooring
 - Flooring: Double Bulkhead spring vehicle deck: shall be fabricated using punched, formed and welded 12 gauge sheet steel, reinforcing cross members, gussets, and ¼" thick steel mounting plates. The Double Bulkhead Spring Vehicle Deck shall be Play-Tuff coated after fabrication.
- PC 1580-S Paint Station Surface Mount (1), Min use Zone 5'x1'—no special flooring required.

- AstroTurf Grass to be installed left of the School Bus.

Phase 2 to include:

- Pr-R35 Custom Round 3.5 Steel Play System (club house), Min Use Zone 8'x8'
- Sandbox, Borderscape 1'Hx4'L (Two of them)-recycled plastic border timbers
- Two 6' Weather Buster Bench with Back-Surface Mount
- Round Picnic Table
- Traffic Signs

-Playground B, 1,440 square feet:

- Phase 1 will include putting green from the chain link fence going to the rear about +/- 300 square feet and drawn in track which will connect to Playground A
- Phase 2—Triple Hoop

Play times will be during non-peak hours of 9:30 AM - 11:00 AM and between 3:00 - 5:00 PM. We do not operate the playground during the weekends or evenings. The side playground will be adjacent to an existing townhome complex, which also has a play area on the other side so no neighbors will be directly adjacent to the playground. There is a minimum 60 foot separation between the sound wall of the townhome complex and the first townhome location so the playground noise will be minimal even during the day (see Attachment 13).

Please refer to the traffic chart for the traffic flow (Attachment 10). We will operate 2-3 school vans which will pick up the After School students from the local schools reducing the drop off traffic times during the school hours. Our vans will be parked in the rear of the building at all times, except for the drop off times where students will be dropped off and escorted into the building from the front entrance. Typical vans fit about 8 children at a time, and fit into standard parking stalls. The vans will be driven by licensed employees.

Parents will always park their cars and bring their children to the classroom doors. Mandatory sign in and sign out procedures are enforced. There will be no unattended children in the parking lots or playground areas.

Signage will be consistent with the Plaza signage program and a school sign will be submitted to the city of approval (see Attachment 11). We have also attached a list of existing tenants and the square footage breakdown (see Attachment 9).

With the popular demand for Genius Kids, being an award winning globally recognized Accelerated Learning Center, our center will be an asset to the neighborhood and city.

Period		Preschool		Afterschool		Expected Number of Vehicles	Total Headcount at Center	
From	To	Students	Staff	Students	Staff		Students	Staff
7:30 AM	8:00 AM	24	3			27	24	3
8:00AM	8:30 AM	30	2			32	54	5
8:30 AM	9:00 AM	18	2			20	72	7
9:00 AM	9:30 AM	18	2			20	90	9
9:30 AM	10:00 AM	16	1			17	106	10
10:00 AM	10:30 AM	14	1			15	120	11
10:30 AM	11:00 AM					0	120	11
11:00 AM	11:30 AM	-46	-4			50	74	7
11:30 AM	12:00 PM	18	1	10	1	21	102	9
12:00 PM	12:30 PM					0	102	9
12:30 PM	1:00 PM					0	102	9
1:00 PM	1:30 PM			15	1	2	117	10
1:30 PM	2:00 PM					0	117	10
2:00 PM	2:30 PM	-36	-3	-10	-1	50	71	6
2:30 PM	3:00 PM					0	71	6
3:00 PM	3:30 PM			45	3	6	116	9
3:30 PM	4:00 PM	-14	-1			15	102	8
4:00 PM	4:30 PM	-5		-15	-1	21	82	7
4:30 PM	5:00 PM	-9	-1	-15	-1	26	58	5
5:00 PM	5:30 PM	-9	-1	-15	-1	25	34	3
5:30 PM	6:00 PM	-9	-1	-5		15	20	2
6:00PM	6:30 PM	-5		-5		11	10	2
6:30 PM	7:00 PM	-5	-1	-5	-1	12	0	0

Notes: On Tuesday & Thursdays there is approximately 30 percent less traffic then what is shown above.

Green = Drop Off of Students/Staff

Red = Pick Up of Students/Staff