



McNees Wallace & Nurick LLC
100 Pine Street
P.O. Box 1166
Harrisburg, PA 17108-1166

Jeffrey Esch McCombie
Direct Dial: 717.237.5310
Direct Fax: 717.260.1788
jmccombie@mcneeslaw.com

January 5, 2024

VIA E-MAIL AND FIRST CLASS MAIL

Board of Commissioners
c/o Jennifer Boyer, Community Development
Director/Planner
Upper Allen Township
100 Gettysburg Pike
Mechanicsburg, PA 17055

**RE: K Care-UA, LLC
Parking Reduction Request
Our File No. 85406.0001**

Dear Commissioners:

We represent K Care-UA, LLC ("K Care"), record owner of an approximately 1.06-acre property located north of Old Schoolhouse Lane in Upper Allen Township ("Property"). The Property, which is vacant and unimproved, is in the Township's Professional Office (PO) District. K Care proposes to develop the Property as the site of a Genius Kids child development center (the "Proposed Facility"). Development would occur in accordance with the Preliminary/Final Land Development Plan Proposed K Care-UA (Genius Kids) Old Schoolhouse Lane, dated July 31, 2023 (the "Final Plan"), prepared by BL Companies, Inc. ("BL"), which Final Plan is currently pending before the Board of Commissioners (the "Board"). Based on K Care's and Genius Kids' industry knowledge and a review of the existing operations of similar facilities, it is K Care's opinion that it will require significantly less parking than what the Township's Zoning Ordinance ("Zoning Ordinance") generally would require. Therefore, K Care is requesting that the Board authorize a reduction to the number of off-street parking spaces required for the Proposed Facility in the manner contemplated by Section 245-17.5 of the Zoning Ordinance.

By way of background, Genius Kids has 27 child development centers nationally, including two sites in central Pennsylvania. Genius Kids' award-winning curriculum is based around its mission "to provide high standards of education in creative, fun classrooms" and "to inspire every student to Think, Lead & Communicate." Genius Kids offers infant and toddler care programs, preschool, prekindergarten and enrichment kindergarten programs. In central Pennsylvania, Genius Kids' existing sites include 7 Flowers Drive in Mechanicsburg and 1450 Parkway West in Harrisburg. The principals of K Care also own and operate the Genius Kids facility at 7 Flowers Drive in Silver Spring Township ("Genius Kids SST").

As depicted on Sheet No. 4 of 19 of the Final Plan, the Proposed Facility includes an approximately 8,500 square-foot building, a 5,000 square-foot outdoor fenced-in play area, and 27 off-street parking spaces, among other accessory and appurtenant improvements. Section 245-17.2.A.25 of the Zoning Ordinance requires that child-care centers provide one off-street parking space for every employee on the largest shift,

plus one off-street parking space for every six enrolled students/persons. In this case, the Proposed Facility is contemplated to maintain 16 employees on its largest shift and, per its state license, up to a maximum of 144 enrolled children. Thus, the Zoning Ordinance generally would require 40 off-street parking spaces under Section 245-17.2.A (16 employee spaces + (144 maximum children enrolled / 6 = 24 spaces) = 40 total spaces).¹

Although 40 off-street parking spaces is the general requirement, Section 245-17.5 of the Zoning Ordinance authorizes the Board, in consultation with the Township Engineer and Zoning Officer, to authorize a reduction of minimum parking requirements for nonresidential uses in the PO District where the applicant can justify a reduction and still provide adequate parking facilities to serve the proposed use. The following sections and related and attached materials provide the Board with the evidence required to permit a reduction in off-street parking to the 27 parking spaces proposed on the Final Plan (though fewer will be utilized).

Proposed Facility: Operational Changes and Use

In general, changes in operations and social norms have reduced the need for off-street parking at daycares and preschools. For example, the Zoning Ordinance requires that one parking space be provided for each employee on the largest shift. Although there are no shifts for daycares, the Zoning Ordinance is attempting to account for the largest number of employees that might be at the Proposed Facility at any one time. A total of 16 employees will work in some way and at certain times at the Proposed Facility. However, only approximately 10-14 of them will be at the Proposed Facility during most operational hours. The other employees - including directors or the owner, for example – will come occasionally throughout the day as they rotate through the other Genius Kids facilities. Therefore, the times at which all 16 employees are at the Proposed Facility at one time are few and far between.

Moreover, the “peak employee” hours do not coincide with the drop off and pick up hours. In general, parking lots for daycares and preschools are most active during drop off (generally before 9:00 AM) and around lunch. But the non-teacher employees, including the directors and owner, usually visit the schools from 9:00 AM to 11:00 AM, which is outside of the busier times of day. As a result, there is limited overlap between the “peak employee” hours and the busier parking lot hours.

It also is important to note that these facilities no longer have a peak pick up hour. Rather, pick up occurs throughout the afternoon, beginning around lunch and continuing until 5:00 PM or so. This condition is a result of a change in how daycares are used today as compared to before the COVID-19 Pandemic. Since the Pandemic, more people work from home and have flexible schedules. As a result, pick up times, and to a lesser extent drop off times, have become more spread out. Where there once was a peak pick up hour around 5:00 PM, today children are picked up throughout the afternoon. That has reduced the burden on the parking lots that support such facilities.

Another change stemming from the Pandemic is that in many facilities, including Genius Kids, parents no longer walk their children all the way to the classroom. Instead, parents leave their children just inside the door with staff who then walk the children to their classrooms. As a result, it takes less time for parents to drop off their children which, in turn, means that their vehicles are parked for shorter periods. This also reduces the burden on parking lots.

¹ “Shift” is not necessarily an appropriate term for daycares. The Proposed Facility will have up to 14 teachers and administrative employees during regular hours. In addition, a director or owner may visit the Proposed Facility from time to time, usually between 9:00 AM and 11:00 AM. Therefore, the Zoning Ordinance may require just 38 parking spaces.

Proposed Facility: Comparison to Similar Facilities

Traffic Planning Design, Inc. ("TPD") prepared and submitted to the Township a "Parking Demand Analysis," dated November 17, 2023 ("TPD Parking Analysis"). The TPD Parking Analysis studied the Genius Kids SST facility that is owned by the principals of K Care. The Genius Kids SST facility is similar in setting, size, and operations as the Proposed Facility. Like the Proposed Facility, the Genius Kids SST facility is permitted a maximum of 144 students and has the same number of employees. Per the TPD Parking Analysis, the Genius Kids SST facility generated a maximum one-day parking demand of 23 off-street parking spaces. That peak was hit during the 15-minute interval between 8:45 AM and 9:00 AM. The next highest 15-minute intervals reached just 21 parking spaces between 12:00 PM and 12:15 PM and between 12:15 PM and 12:30 PM. Standing alone, the TPD Parking Analysis provides substantial evidence that the Proposed Facility will require less parking than even the 27 off-street parking spaces proposed by K Care. The TPD Parking Analysis is attached for your review and further consideration.

In addition, BL conducted an analysis of off-street parking at the KinderCare daycare located in the Township at 355 Cumberland Parkway. The KinderCare facility is approximately 0.3 miles from the Proposed Facility and it is approximately 1,500 SF larger than the Proposed Facility. Aerial images taken on four non-holiday weekdays between April 2016 and February 2022 are enclosed herewith. The images show that nearly 2/3 of the KinderCare's 45 off-street parking spaces were vacant. In fact, the most spaces used on any one of the days is 18. Though the exact time of day these aerial images were taken is unknown, they clearly capture regular business hours since the images are on weekdays during daylight hours and because vehicles are depicted at the site. Moreover, to corroborate this data, BL visited KinderCare's site at 8:03 a.m., 12:00 p.m., and 4:44 p.m. on August 1, 2023, and found that the parking lot was mostly vacant, including a mere ± 10 parked vehicles at any of these peak hours. Therefore, the demand generated by the Proposed Facility, which is significantly smaller than KinderCare's facility, is sufficiently met by providing 27 off-street parking spaces.

Township Zoning Ordinance: Comparison to Similar Municipal Ordinances

In addition, we compared the Township's off-street parking requirements against six neighboring townships, including Lower Allen Township, Monroe Township, Middlesex Township, Silver Spring Township, Hampden Township, and East Pennsboro Township. The average requirement among the six townships for the Proposed Facility would be 33.5 off-street parking spaces, which is coincidentally halfway between what the Zoning Ordinance generally requires (40) and what K Care is proposing (27). However, there is a significant and very important split in the details. Monroe Township, Silver Spring Township, and East Pennsboro Township would require 20 to 24 parking spaces for the Proposed Development, while Lower Allen Township, Hampden Township, and Middlesex Township would require between 40 and 48 parking spaces. The reason for the difference relates back to the social changes and operational changes among daycares and preschools since the Pandemic.

The zoning ordinance requirements for off-street parking for Lower Allen Township, Hampden Township, and Middlesex Township were last updated before the Pandemic. Those regulations were not designed to account for the operational changes discussed above. But even for those three townships, the parking requirements were trending to fewer spaces each year – Lower Allen Township requires 48 (updated 2011), Hampden Township requires 45 (updated 2015) and Middlesex Township requires 40 (updated 2019). Thus, even before the Pandemic there was a trend toward less parking for daycares and preschools.

But the trend is clearer and more significant after the Pandemic. Silver Spring Township requires 24 parking spaces (updated 2023) and East Pennsboro Township requires 20 (updated 2021). Those ordinances clearly account for the post-Pandemic operational changes.

Given the above, we believe the Proposed Facility's operational structure is such that 27 off-street parking spaces is more than sufficient to meet its needs. That analysis is supported by TPD's and BL's studies

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of similar facilities currently in operation. And it is further supported by changes made to zoning ordinances in nearby townships over the past few years. Therefore, we ask that the within off-street parking reduction request be placed on the Board's next available agenda and that the Board approve it. We, along with K Care or its representatives, will be available at the meeting to provide additional commentary on the requested relief and to answer any of the Board's questions. In the meantime, should the Board or Township staff desire or require any additional information, do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff McCombie", written in a cursive style.

Jeffrey Esch McCombie
MCNEES WALLACE & NURICK LLC

JEM

Enclosures

c: Greg Holtzman, RLA
Crystal Hershey, EIT
Jarred L. Neal, P.E.



TRAFFIC PLANNING AND DESIGN, INC.

WWW.TRAFFICPD.COM

MEMORANDUM

To: Jennifer Boyer, AICP
Community Development Director/Planner
100 Gettysburg Pike
Mechanicsburg, PA 17055

From: Jarred L. Neal, P.E.

Date: November 17, 2023

Re: **Genius Kids Child Development Center – Parking Demand Analysis**
Upper Allen Township, Cumberland County, PA
TPD# BLC.00127

INTRODUCTION

Traffic Planning and Design, Inc. (TPD) has completed a Parking Demand Analysis for the proposed Genius Kids Child Development Center to be located along Old Schoolhouse Lane in Upper Allen Township, Cumberland County, PA. The parking demand analysis was completed to determine if the number of parking spaces (27 spaces) at the proposed Upper Allen Township location will adequately accommodate the peak parking demand. The location of the proposed development is presented in **Figure 1**.

The parking demand analysis is based on parking data collected at an existing Genius Kids Child Development Center located at 7 Flowers Drive, in Silver Springs Township, Cumberland County. This location was selected due to its similar setting, size, and operations as the proposed Upper Allen Township location.

PARKING COUNTS

TPD conducted on-site (off-street) parking counts at the existing Genius Kids Child Development Center in Silver Springs Township, Cumberland County to determine the anticipated peak parking demand on the following day:

» Thursday, October 12, 2023 from 6:00 A.M. to 6:00 P.M.

The day/time period above was selected based on an analysis of the existing hours of operation which encompass the peak parking demand of the site. The parking counts were conducted at 15-minute intervals by counting the number of entering and exiting vehicles and assessing the new number of vehicles on-site each interval at the Silver Springs Township location.

The results of the existing parking counts are shown in **Tables 1**. The parking data sheets are attached to this analysis.

TABLE 1: SILVER SPRINGS GENIUS KIDS DEVELOPMENT CENTER PARKING COUNT

Interval (AM)	Occupied Spaces	Interval (PM)	Occupied Spaces
	Thursday October 12, 2023		Thursday October 12, 2023
6:00 A.M.	0	12:00 P.M.	21
6:15 A.M.	0	12:15 P.M.	21
6:30 A.M.	1	12:30 P.M.	16
6:45 A.M.	1	12:45 P.M.	12
7:00 A.M.	3	1:00 P.M.	15
7:15 A.M.	6	1:15 P.M.	17
7:30 A.M.	6	1:30 P.M.	18
7:45 A.M.	12	1:45 P.M.	17
8:00 A.M.	14	2:00 P.M.	17
8:15 A.M.	18	2:15 P.M.	18
8:30 A.M.	20	2:30 P.M.	19
8:45 A.M.	23	2:45 P.M.	18
9:00 A.M.	17	3:00 P.M.	18
9:15 A.M.	17	3:15 P.M.	18
9:30 A.M.	17	3:30 P.M.	19
9:45 A.M.	18	3:45 P.M.	17
10:00 A.M.	19	4:00 P.M.	14
10:15 A.M.	19	4:15 P.M.	15
10:30 A.M.	19	4:30 P.M.	15
10:45 A.M.	19	4:45 P.M.	12
11:00 A.M.	20	5:00 P.M.	13
11:15 A.M.	19	5:15 P.M.	8
11:30 A.M.	18	5:30 P.M.	2
11:45 A.M.	20	5:45 P.M.	2

As shown **Table 1**, TPD observed **a maximum of 23 occupied spaces** during the peak hours of operation for the existing Genius Kids Child Development Center in Silver Springs Township.

The Genius Kids Child Development Center in Silver Springs Township is equivalent in setting, size, anticipated enrollment, and operations as the proposed Genius Kids Child Development Center in Upper Allen Township. Therefore; the parking demand observed at the Silver Springs Township location is anticipated to be equivalent to the anticipated parking demand at the proposed Upper Allen Township location.

CONCLUSIONS

- » Based on the results of the parking counts and analysis, the parking demand of the proposed Upper Allen Township Genius Kids Child Development Center is anticipated to have adequate parking supply during an average weekday, with 27 spaces and a **maximum parking demand of 23 spaces**.

If we can be of further service, please call at your convenience.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.



Jarred L. Neal, P.E.

Senior Project Manager

Jneal@TrafficPD.com

Attachments: Figure 1 – Site Location
 Site Plan
 Silver Springs Township Genius Kids Child Development Center Parking Count



TRAFFIC PLANNING AND DESIGN, INC.
www.TrafficPD.com | 1.877.873.9739 | TPD@TrafficPD.com

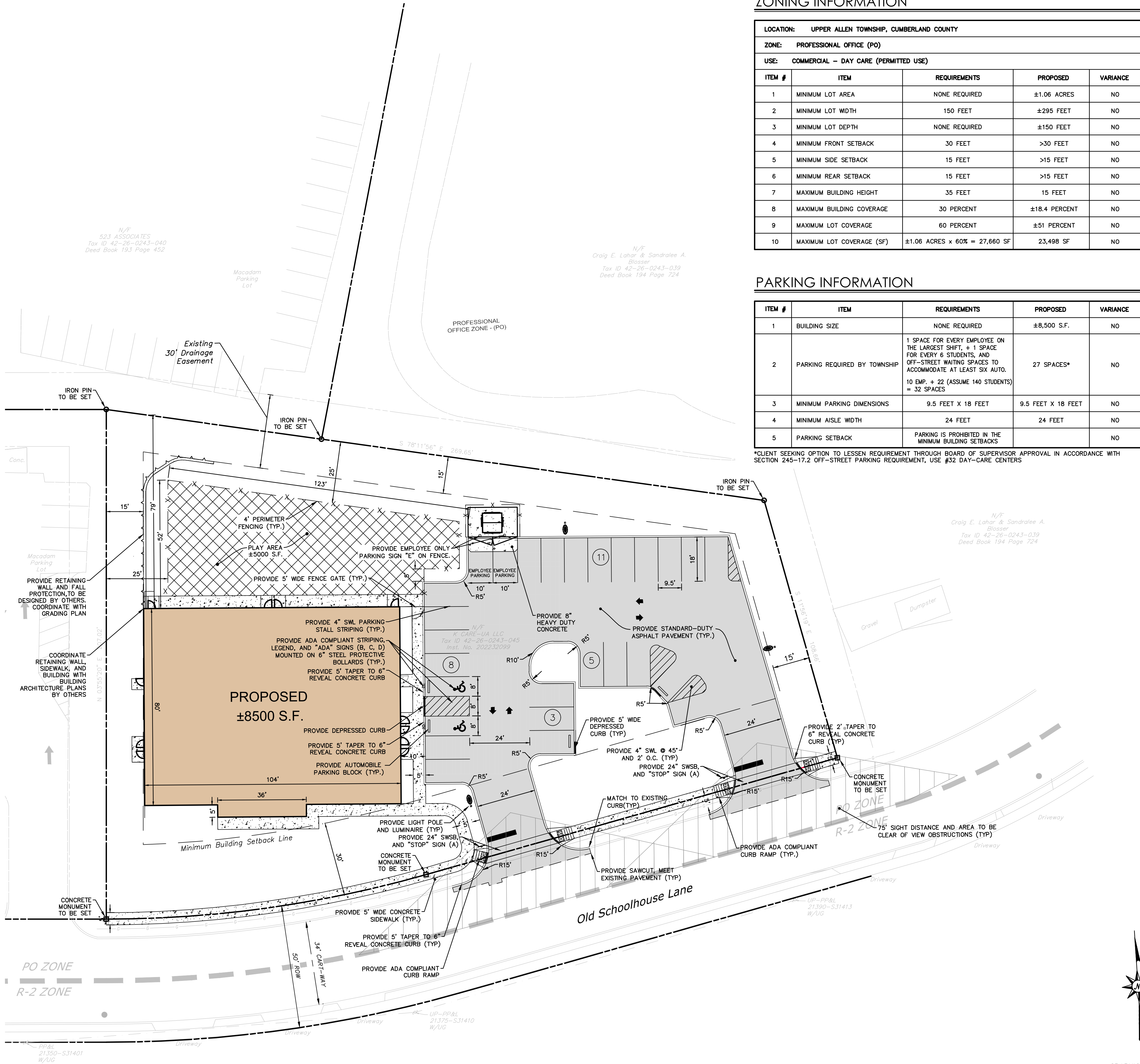
FIGURE 1

LOCATION MAP

LEGEND	
	PROPERTY LINE
	SIGN
	4' PERIMETER FENCING
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE
	CLEAR SIGHT TRIANGLE AREA
	SITE LIGHTING

SIGN LEGEND

NO.	DOT NO./ SIGN SIZE	LEGEND
A	R1-1 24"x24"	
B	R7-8D 12"x18"	
C	R7-8A 6"x12"	
D	R7-8F 12"x18"	
E	R7-8F 18"x12"	



ZONING INFORMATION

LOCATION: UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY				
ZONE: PROFESSIONAL OFFICE (PO)				
USE: COMMERCIAL - DAY CARE (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	NONE REQUIRED	±1.06 ACRES	NO
2	MINIMUM LOT WIDTH	150 FEET	±295 FEET	NO
3	MINIMUM LOT DEPTH	NONE REQUIRED	±150 FEET	NO
4	MINIMUM FRONT SETBACK	30 FEET	>30 FEET	NO
5	MINIMUM SIDE SETBACK	15 FEET	>15 FEET	NO
6	MINIMUM REAR SETBACK	15 FEET	>15 FEET	NO
7	MAXIMUM BUILDING HEIGHT	35 FEET	15 FEET	NO
8	MAXIMUM BUILDING COVERAGE	30 PERCENT	±18.4 PERCENT	NO
9	MAXIMUM LOT COVERAGE	60 PERCENT	±51 PERCENT	NO
10	MAXIMUM LOT COVERAGE (SF)	±1.06 ACRES x 60% = 27,660 SF	23,498 SF	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	±8,500 S.F.	NO
2	PARKING REQUIRED BY TOWNSHIP	1 SPACE FOR EVERY EMPLOYEE ON THE LARGEST SHIFT, + 1 SPACE FOR EVERY 6 STUDENTS, AND OFF-STREET WAITING SPACES TO ACCOMMODATE AT LEAST SIX AUTO. 10 EMP. + 22 (ASSUME 140 STUDENTS) = 32 SPACES	27 SPACES*	NO
3	MINIMUM PARKING DIMENSIONS	9.5 FEET X 18 FEET	9.5 FEET X 18 FEET	NO
4	MINIMUM AISLE WIDTH	24 FEET	24 FEET	NO
5	PARKING SETBACK	PARKING IS PROHIBITED IN THE MINIMUM BUILDING SETBACKS		NO

*CLIENT SEEKING OPTION TO LESSEN REQUIREMENT THROUGH BOARD OF SUPERVISOR APPROVAL IN ACCORDANCE WITH SECTION 245-17.2 OFF-STREET PARKING REQUIREMENT, USE #32 DAY-CARE CENTERS



PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20231515029

Architecture
Engineering
Environmental
Land Surveying

2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 943-1665

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
PROPOSED K CARE - UA (GENIUS KIDS)
OLD SCHOOLHOUSE LANE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS		Desc.
No.	Date	PER TOWNSHIP SKETCH PLAN COMMENTS
1	09/29/2023	

Designed	C.L.H.
Drawn	N.M.
Reviewed	A.J.B.
Scale	1" = 20'
Project No.	2202027
Date	07/31/23
CAD File:	SP220202701
Title	
SITE PLAN	
Sheet No.	

SP-1
No.04 of 19

(1) 24 Hour ATR Western
Study Name Driveway (enter only)
Start Date 10/12/2023
Start Time 12:00 AM
Site Code
Counter: MIO
Set up by: KY

Channel Direction	Direction	Direction
	Southbound	Northbound (Illegal Exits)
12:00 AM	0	0
12:15 AM	0	0
12:30 AM	0	0
12:45 AM	0	0
1:00 AM	0	0
1:15 AM	0	0
1:30 AM	0	0
1:45 AM	0	0
2:00 AM	0	0
2:15 AM	0	0
2:30 AM	0	0
2:45 AM	0	0
3:00 AM	0	0
3:15 AM	0	0
3:30 AM	0	0
3:45 AM	0	0
4:00 AM	0	0
4:15 AM	0	0
4:30 AM	0	0
4:45 AM	0	0
5:00 AM	0	0
5:15 AM	0	0
5:30 AM	0	0
5:45 AM	0	0
6:00 AM	0	0
6:15 AM	0	0
6:30 AM	1	0
6:45 AM	0	0
7:00 AM	5	0

(1) 24 Hour ATR Western
Study Name Driveway (enter only)
Start Date 10/12/2023
Start Time 12:00 AM
Site Code
Counter: MIO
Set up by: KY

Channel Direction	Direction	Direction
	Southbound	Northbound (Illegal Exits)
7:15 AM	3	0
7:30 AM	6	0
7:45 AM	11	0
8:00 AM	8	1
8:15 AM	11	0
8:30 AM	13	1
8:45 AM	16	0
9:00 AM	3	0
9:15 AM	0	0
9:30 AM	0	0
9:45 AM	1	0
10:00 AM	2	0
10:15 AM	0	0
10:30 AM	0	0
10:45 AM	1	0
11:00 AM	1	0
11:15 AM	0	0
11:30 AM	0	0
11:45 AM	4	1
12:00 PM	5	0
12:15 PM	3	0
12:30 PM	0	0
12:45 PM	0	0
1:00 PM	3	0
1:15 PM	3	0
1:30 PM	3	0
1:45 PM	0	0
2:00 PM	0	0
2:15 PM	1	0
2:30 PM	2	0

(1) 24 Hour ATR Western
Study Name Driveway (enter only)
Start Date 10/12/2023
Start Time 12:00 AM
Site Code
Counter: MIO
Set up by: KY

Channel Direction	Direction	Direction
	Southbound	Northbound (Illegal Exits)
2:45 PM	2	0
3:00 PM	2	0
3:15 PM	3	0
3:30 PM	2	0
3:45 PM	1	0
4:00 PM	5	0
4:15 PM	6	0
4:30 PM	5	0
4:45 PM	5	0
5:00 PM	11	0
5:15 PM	8	0
5:30 PM	0	0
5:45 PM	0	0
6:00 PM	0	0
6:15 PM	0	0
6:30 PM	0	0
6:45 PM	0	0
7:00 PM	0	0
7:15 PM	0	0
7:30 PM	0	0
7:45 PM	0	0
8:00 PM	0	0
8:15 PM	0	0
8:30 PM	0	0
8:45 PM	0	0
9:00 PM	0	0
9:15 PM	0	0
9:30 PM	0	0
9:45 PM	0	0
10:00 PM	0	0

(1) 24 Hour ATR Western
Study Name Driveway (enter only)
Start Date 10/12/2023
Start Time 12:00 AM
Site Code
Counter: MIO
Set up by: KY

Channel
Direction

Direction	Direction
Southbound	Northbound (Illegal Exits)
10:15 PM	0
10:30 PM	0
10:45 PM	0
11:00 PM	0
11:15 PM	0
11:30 PM	0
11:45 PM	0

(2) 24 Hour ATR Eastern
Study Name Driveway (Exit Only)
Start Date 10/12/2023
Start Time 12:00 AM
Site Code
Counter: MIO
Set up by: KY

Channel Direction	Direction	Direction
	Southbound (Illegal Entry)	Northbound
12:00 AM	0	0
12:15 AM	0	0
12:30 AM	0	0
12:45 AM	0	0
1:00 AM	0	0
1:15 AM	0	0
1:30 AM	0	0
1:45 AM	0	0
2:00 AM	0	0
2:15 AM	0	0
2:30 AM	0	0
2:45 AM	0	0
3:00 AM	0	0
3:15 AM	0	0
3:30 AM	0	0
3:45 AM	0	0
4:00 AM	0	0
4:15 AM	0	0
4:30 AM	0	0
4:45 AM	0	0
5:00 AM	0	0
5:15 AM	0	0
5:30 AM	0	0
5:45 AM	0	0
6:00 AM	0	0
6:15 AM	0	0
6:30 AM	0	0
6:45 AM	0	0
7:00 AM	0	3
7:15 AM	1	1

(2) 24 Hour ATR Eastern
Study Name Driveway (Exit Only)
Start Date 10/12/2023
Start Time 12:00 AM
Site Code
Counter: MIO
Set up by: KY

Channel Direction	Direction	Direction
	Southbound (Illegal Entry)	Northbound
7:30 AM	0	6
7:45 AM	0	5
8:00 AM	1	6
8:15 AM	0	7
8:30 AM	0	10
8:45 AM	0	13
9:00 AM	0	9
9:15 AM	0	0
9:30 AM	0	0
9:45 AM	0	0
10:00 AM	0	1
10:15 AM	0	0
10:30 AM	0	0
10:45 AM	0	1
11:00 AM	0	0
11:15 AM	0	1
11:30 AM	0	1
11:45 AM	0	1
12:00 PM	0	4
12:15 PM	0	3
12:30 PM	0	5
12:45 PM	0	4
1:00 PM	0	0
1:15 PM	0	1
1:30 PM	0	2
1:45 PM	0	1
2:00 PM	0	0
2:15 PM	0	0
2:30 PM	0	1
2:45 PM	0	3
3:00 PM	0	2

(2) 24 Hour ATR Eastern
Study Name Driveway (Exit Only)
Start Date 10/12/2023
Start Time 12:00 AM
Site Code
Counter: MIO
Set up by: KY

Channel Direction	Direction	Direction
	Southbound (Illegal Entry)	Northbound
3:15 PM	0	3
3:30 PM	0	1
3:45 PM	0	3
4:00 PM	0	8
4:15 PM	0	5
4:30 PM	0	5
4:45 PM	0	8
5:00 PM	0	10
5:15 PM	0	13
5:30 PM	0	6
5:45 PM	0	0
6:00 PM	0	0
6:15 PM	0	0
6:30 PM	0	0
6:45 PM	0	0
7:00 PM	0	0
7:15 PM	0	0
7:30 PM	0	0
7:45 PM	0	0
8:00 PM	0	0
8:15 PM	0	0
8:30 PM	0	0
8:45 PM	0	0
9:00 PM	0	0
9:15 PM	0	0
9:30 PM	0	0
9:45 PM	0	0
10:00 PM	0	0
10:15 PM	0	0
10:30 PM	0	0
10:45 PM	0	0

(2) 24 Hour ATR Eastern
Study Name Driveway (Exit Only)
Start Date 10/12/2023
Start Time 12:00 AM
Site Code
Counter: MIO
Set up by: KY

Channel Direction	Direction	Direction
	Southbound (Illegal Entry)	Northbound
11:00 PM	0	0
11:15 PM	0	0
11:30 PM	0	0
11:45 PM	0	0

Study Name ATR Genius Kids**Start Date 10/12/2023****Start Time 12:00 AM**

	Entering Trips	Exiting Trips	Net Difference	Existing Parking Demand (Spaces)
6:00 AM	0	0	0	0
6:15 AM	0	0	0	0
6:30 AM	1	0	1	1
6:45 AM	0	0	0	1
7:00 AM	5	3	2	3
7:15 AM	4	1	3	6
7:30 AM	6	6	0	6
7:45 AM	11	5	6	12
8:00 AM	9	7	2	14
8:15 AM	11	7	4	18
8:30 AM	13	11	2	20
8:45 AM	16	13	3	23
9:00 AM	3	9	-6	17
9:15 AM	0	0	0	17
9:30 AM	0	0	0	17
9:45 AM	1	0	1	18
10:00 AM	2	1	1	19
10:15 AM	0	0	0	19
10:30 AM	0	0	0	19
10:45 AM	1	1	0	19
11:00 AM	1	0	1	20
11:15 AM	0	1	-1	19
11:30 AM	0	1	-1	18
11:45 AM	4	2	2	20
12:00 PM	5	4	1	21
12:15 PM	3	3	0	21
12:30 PM	0	5	-5	16
12:45 PM	0	4	-4	12
1:00 PM	3	0	3	15
1:15 PM	3	1	2	17
1:30 PM	3	2	1	18
1:45 PM	0	1	-1	17
2:00 PM	0	0	0	17
2:15 PM	1	0	1	18
2:30 PM	2	1	1	19
2:45 PM	2	3	-1	18
3:00 PM	2	2	0	18
3:15 PM	3	3	0	18
3:30 PM	2	1	1	19
3:45 PM	1	3	-2	17
4:00 PM	5	8	-3	14
4:15 PM	6	5	1	15
4:30 PM	5	5	0	15
4:45 PM	5	8	-3	12
5:00 PM	11	10	1	13
5:15 PM	8	13	-5	8
5:30 PM	0	6	-6	2
5:45 PM	0	0	0	2



KinderCare - Learning Center - 355 Cumberland Parkway - Mechanicsburg
Existing: ±10,000 S.F.
Observed: Date April 5, 2016 (Tuesday) - 18/45 Spaces Utilized



KinderCare - Learning Center - 355 Cumberland Parkway - Mechanicsburg
Existing: ±10,000 S.F.
Observed: Date April 3, 2017 (Monday) - 18/45 Spaces Utilized



KinderCare - Learning Center - 355 Cumberland Parkway - Mechanicsburg
Existing: ±10,000 S.F.
Observed: Date March 26, 2019 (Tuesday) - 18/45 Spaces Utilized



KinderCare - Learning Center - 355 Cumberland Parkway - Mechanicsburg
Existing: ±10,000 S.F.
Observed: Date February 21, 2022 (Monday) - 15/45 Spaces Utilized

06/21/2023, JRJ/NEE, G:\06222022\06222022\DWG\AERIALS\AERIALS.DWG (P.1)

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Suite 350
Harrisburg, PA 17110
(717) 943-1665



GENIUS KIDS
CHILD DEVELOPMENT CENTER
PLAY. LEARN. GROW.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
PROPOSED K CARE - UA (GENIUS KIDS)
OLD SCHOOLHOUSE LANE
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

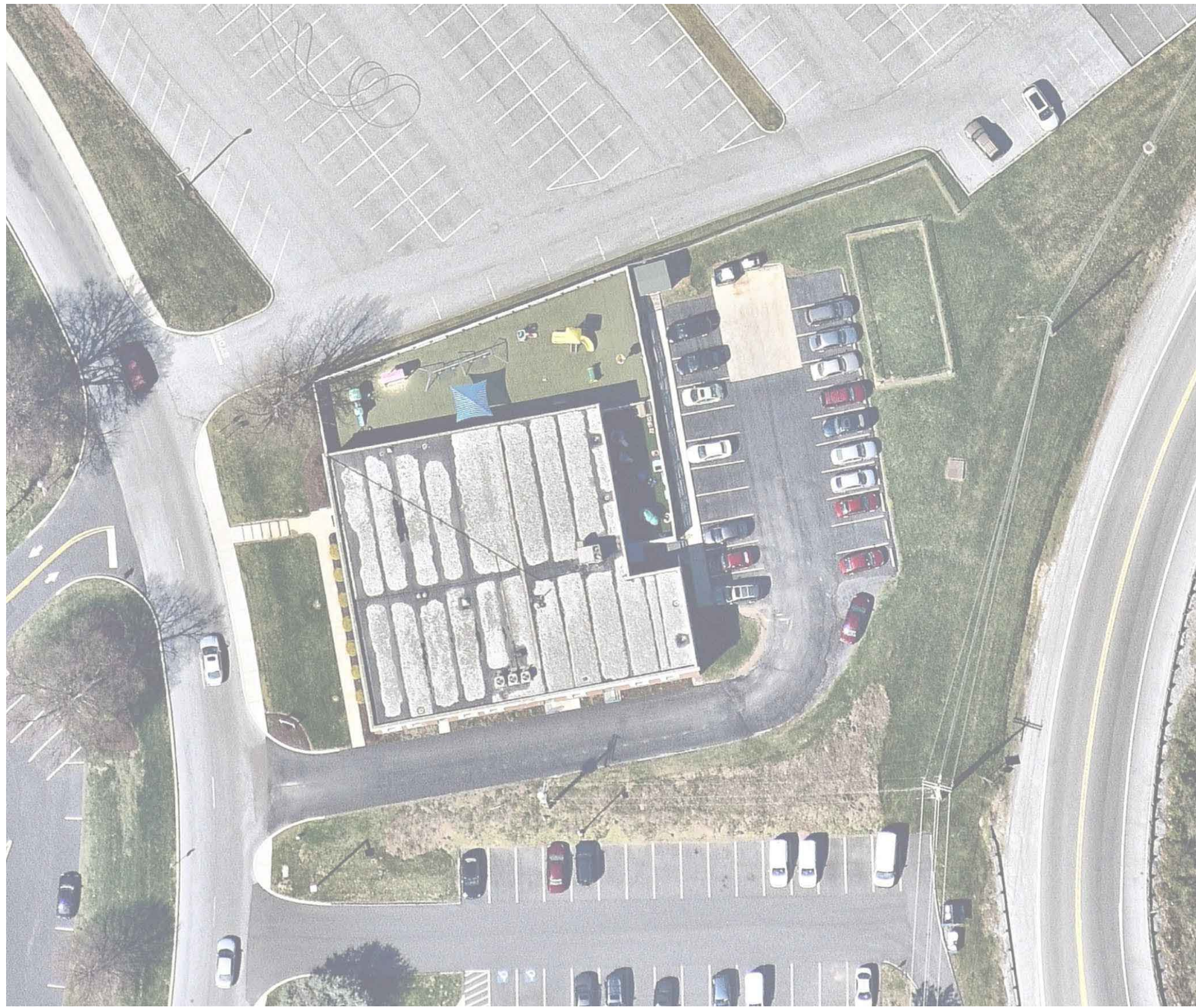
REVISIONS	
No.	Desc.

Designed	G.J.H.
Drawn	J.R.J.
Reviewed	A.J.B.
Scale	N.T.S.
Project No.	2202027
Date	06/21/23
CAD File: EXB220202701 AERIALS	

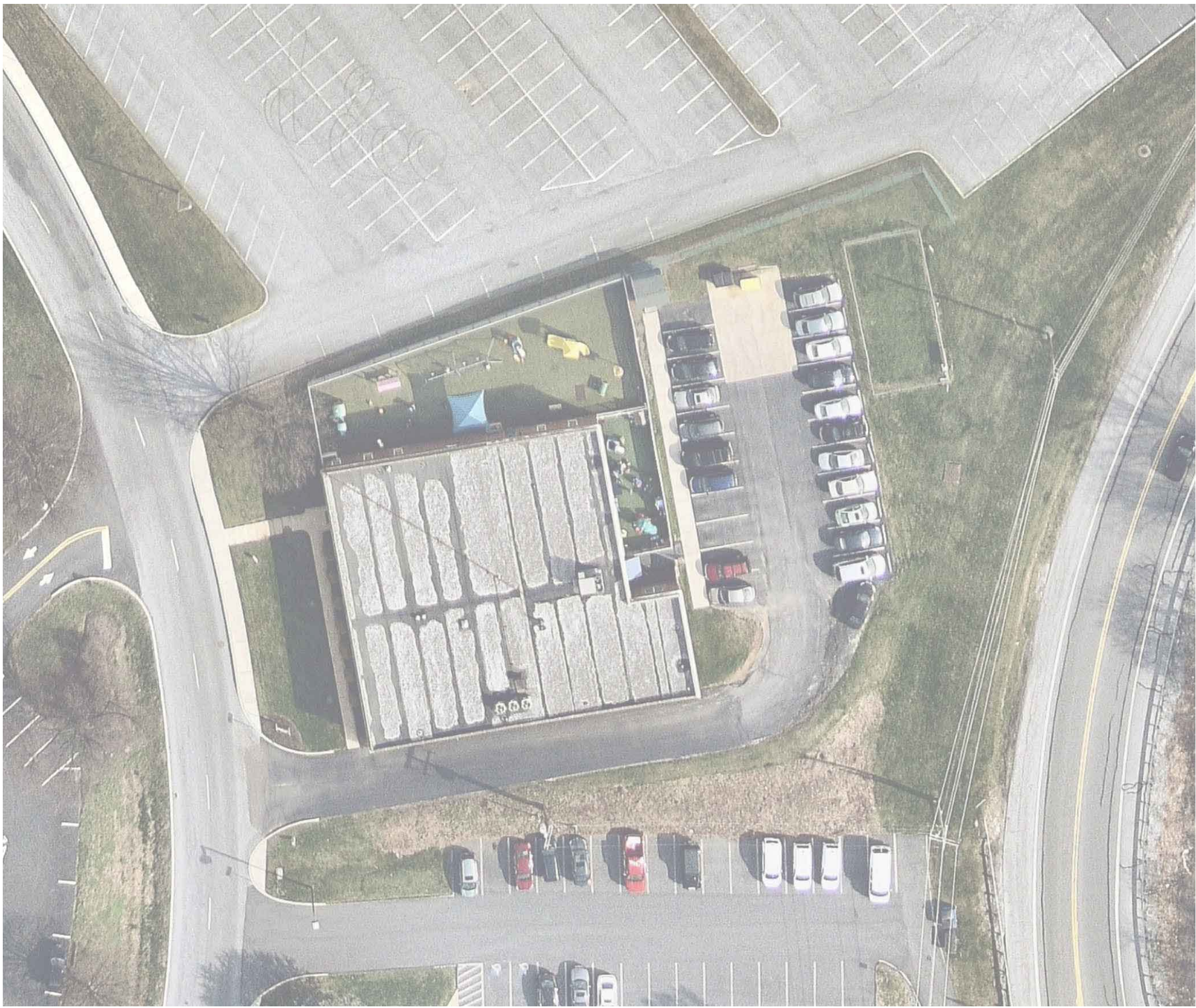
Title
PARKING
COUNT EXHIBIT

Sheet No.

EXB-1



Tender Year Child Development Center - 203 House Avenue - Camp Hill
Existing: ±9,000 S.F.
Observed: Date April 5, 2016 (Tuesday) - 16/22 Spaces Utilized



Tender Year Child Development Center - 203 House Avenue - Camp Hill
Existing: ±9,000 S.F.
Observed: Date April 3, 2017 (Monday) - 19/22 Spaces Utilized



Tender Year Child Development Center - 203 House Avenue - Camp Hill
Existing: ±9,000 S.F.
Observed: Date February 21, 2022 (Monday) - 10/22 Spaces Utilized




Genius Kids Silver Spring - 7 Flowers Drive - Mechanicsburg
Existing: ±8,000 S.F.
Observed: Date Unknown - 10/25 Spaces Utilized

06/21/2023, JHUNEE, G:\06222022\06222022\DWG\EXHIBITS\EXB20202701 AERIAL.DWG EXB-2

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UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA

REVISIONS		Desc.
No.	Date	

Designed	G.J.H.
Drawn	J.R.J.
Reviewed	A.J.B.
Scale	N.T.S.
Project No.	2202027
Date	06/21/23
CAD File:	EXB220202701 AERIALS

Title
PARKING
COUNT EXHIBIT

Sheet No.
EXB-2