



# Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

[www.guerriereandhalnon.com](http://www.guerriereandhalnon.com)

Est. 1972

**Milford Office**  
333 West Street, P. O. Box 235  
Milford, MA 01757-0235  
(508) 473-6630/Fax (508) 473-8243

**Franklin Office**  
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(508) 528-3221/Fax (508) 528-7921

**Whitinsville Office**  
1029 Providence Road  
Whitinsville, MA 01588-2121  
(508) 234-6834/Fax (508) 234-6723

April 16, 2021

Franklin Planning Board  
355 East Central Street  
Franklin, MA. 02038  
Attn: Anthony Padula, Chairman

RE: *Comments from Franklin DPW: Littleton Learning LLC, 515 West Central Street, Franklin, MA*

Dear Members of the Board:

On behalf of our client, Littleton Learning LLC, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from Franklin DPW dated January 6, 2021. **Franklin DPW's** findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

1. *Sewer manholes should be utilized on site where there are changes in pipe direction rather than cleanouts and 8" pipe should be used between manholes.*

**GH: Acknowledge.**

2. *Stormwater runoff for the proposed project is intended to be connected to the existing drainage system which was previously designed and constructed to accommodate this development.*

**GH: No further action required**

3. *The applicant has indicated the existing system will be inspected and cleaned prior to construction. We recommend that this should be noted as a condition of approval.*

**GH: Acknowledged. No further action by the Applicant required.**

4. *We note that some of the proposed curbing is called out as vertical granite curb, such as along the access road around the building, and some as vertical concrete curb. We would like the applicant to clarify if vertical granite curb is intended to be used on site.*

**GH: The access road has been revised to pervious pavers to comply with the Town of Franklin Conservation Wetland Regulations and Local Bylaws. Therefore, no curbing is proposed along the access road behind the building.**

We believe these responses have addressed the concerns expressed by Franklin DPW from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,  
**Guerriere & Halnon, Inc.**

A handwritten signature in blue ink that reads "Amanda Cavaliere". The signature is written in a cursive, flowing style.

Amanda Cavaliere  
Franklin Office Manager



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F-4383

April 16, 2021

Franklin Planning Board  
355 East Central Street  
Franklin, MA. 02038  
Attn: Anthony Padula, Chairman

RE: ***Comments from BETA Group, Inc: Littleton Learning LLC, 515 West Central Street, Franklin, MA***

Dear Members of the Board:

On behalf of our client, Littleton Learning LLC, Guerriere & Halnon, Inc. has prepared the following information to address the comments contained in the letter from BETA dated January 6, 2021. **BETA's** findings, comments and recommendations are shown in *italics* followed by our response in **bold**.

## **PARKING, LOADING AND DRIVEWAY REQUIREMENTS (§185-21)**

**P1.** *Although the proposed parking is consistent with the average data provided by ITE, the proponent should confirm that parking is adequate through empirical data at similar facilities based upon GFA, number of employees, and maximum number of students. GHI: Licensing calculations have been provided on architectural plans as requested. BETA2: The licensing calculations provide information on the number of students and staff; however, there is no information provided to confirm that the proposed number of parking spaces is sufficient for operations. It appears there are at least 10 active facilities in Massachusetts under the same ownership and it is anticipated that empirical information would be readily available – issue remains outstanding.*

**GH:** **A Traffic and Analysis Report dated February 1, 2021 prepared by Stonefield Engineering was provided to the Planning Board and presented at the February 8, 2021 Planning Board public hearing. Additional information prepared by Stonefield Engineering entitled Parking Utilization and Traffic Impact Memorandum has been provided with this submittal.**

**P2.** *Two parking spaces are proposed outside of the Site and are located within the limits of the private way (Parcel A) right-of-way. In accordance with (§185-21.C.1), no parking is permitted within 10 feet of a street right-of-way; however, BETA recommends for the Board to discuss the applicability of this provision to a private way. GHI: Applicant defers to the Board for additional discussion. BETA2: BETA defers to the Board on this issue.*

**GH:** **Applicant defers to the Board.**



*P7. Provide an accessible ramp in the proposed sidewalk at the crosswalk located in Parcel A that connects to the Midas site. Although features located on other lots are not the responsibility of the current applicant, BETA notes that a permanent accessible ramp has not been installed at the end of the sidewalk on the Midas site at the connection to Parcel A. GHI: Construction of the accessible ramp at the crosswalk located in Parcel A that connects to the Midas site is not associated with the proposed project. On behalf of the Applicant, Guerriere & Halnon requests the Board not require the Applicant to do work outside the limits of their proposed site. BETA2: The Applicant is proposing to construct a sidewalk outside the limits of their proposed site and not providing an accessible ramp within their limits of work would restrict access to the crosswalk and Midas site – issue remains outstanding.*

**GH: Applicant defers to the Board.**

#### **SITE PLAN AND DESIGN REVIEW (§185-31)**

*SP1. The provided lighting plan indicates spillage over the southerly property line onto the adjacent commercial property (Wendy's). BETA defers to the Board to determine if the spillage represents a nuisance per (§185-31.C(4)(e)). GHI: Applicant defers to the Board. BETA2: BETA recommends for the Board to discuss this issue.*

**GH: Applicant defers to the Board.**

We believe these responses have addressed the concerns expressed by BETA Group, Inc. from their review letter. Should you have any further questions or concerns, please contact our office.

Sincerely,  
**Guerriere & Halnon, Inc.**



Amanda Cavaliere  
Franklin Office Manager



# Guerriere & Halnon, Inc.

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Est. 1972

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F-4383

April 16, 2021

Town of Franklin Planning Board  
355 East Central Street  
Franklin, MA 02038

Re: **Site Plan Modification – 505 West Central Street (Lot 3)**  
Proposed Day Care Facility - 515 West Central Street

Dear Planning Board Members:

On behalf of the applicant, Franklin Learning RE, Inc. please find the following documents for the above referenced project:

- Response to DPW comment letter dated January 6, 2021;
- Response to BETA comment letter dated January 6, 2021;
- Parking Utilization and Traffic Impact Memorandum dated April 15, 2021 prepared by Stonefield Engineering;
- Informational material regarding the The Learning Experience (TLE); and
- Complete plan set for the Site Plan Modification last revised April 15, 2021.

Based on comments received from Conservation Commission and Wetland Strategies, Inc., layout modifications were required to comply with the Town of Franklin Wetland Regulations and Local Bylaws to reduce the amount of impervious surface within the buffer zone to the bordering vegetated wetlands. Therefore, the 20' paved access around the building has been revised to pervious pavers and (7) parking spaces previously proposed at the rear of the building have been removed. The intent of the access drive will be for emergency vehicles and trash removal services only and will be gated at the end of the parking area and into the abutting parking area to maintain the integrity of the pervious pavers.

The following revisions have been incorporated based on comments received from the Planning Board:

- Snow storage areas have been enhanced along the retaining wall around the building;
- A parking analysis conducted by Stonefield Engineering has been provided to the Board and presented at the Planning Board public hearing February 8, 2021;
- Additional documentation provided by Stonefield Engineering has been included with this submittal package;
- A total of (33) parking spaces have been provided;
- Alternative traffic flow patterns have been evaluated and presented to the Board for consideration;
- Peer review comments have been incorporated into the design; and

- Applicant attended Design Review and received approval for signage, site plan and finishes on January 12, 2021.

We trust this meets with your requirements. Please contact us at our Franklin office at (508) 528-3221 if you have any questions or require additional information.

Sincerely,

***Guerriere & Halnon, Inc.***



Amanda Cavaliere  
Franklin Office Manager  
Enclosures



# THE LEARNING EXPERIENCE

Academy of Early Education



[www.TheLearningExperience.com](http://www.TheLearningExperience.com)

## The Learning Experience @ Alexandria, VA

Sponsor and Managers:

GANGES ALEXANDRIA LLC

# Project Description

Construction of child care center single use building for

## The Learning Experience

515 W Central Street, Franklin, MA





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The Learning Experience is among the fastest growing daycare and early childhood franchise in the country. The founding team are pioneers in early education.

- 30 years of industry experience and innovation
- Inc. Magazine has named TLE as one of the nation's fastest growing privately held companies in 2013 and 2014.
- Franchise Times put TLE on their top 20 "Fast and Serious" list that ranked the smartest growing franchise systems in the world.
- 200%+ increase in system-wide revenue growth in the last 5 years alone.
- 67% of franchisees either buy an additional unit, or refer a new franchisee.
- Through the Work and Family program, TLE has partnered with more than 300 of the largest corporations in the world, such as FedEx, Blue Cross Blue Shield, Comcast, MetLife, and Goldman Sachs, to offer child care to all of their nationwide employees.
- The foundation of The Learning Experience® was built on three key educational and care platforms: cognitive, physical, and social; or, "Learn, Play and Grow!"

# Project Highlight

- Need for Childcare:

Nationwide, the demand for quality childcare is increasing.

It meets the needs of families as well as working mothers – single most important factor for women in workforce.

Federal government has allocated special funding to childcare and dependent care.

We have 9 Families coming from Franklin in our TLE, Milford and Foxboro center.

TLE Dedham	TLE Franklin
Building – 2 Story	Building 2 Story
Gross Floor Area: 15120 Sq Ft	Gross Floor Area: 10400 Sq Ft
Playground: 4965 Sq Ft	Playground: 3790 Sq Ft
Student Capacity:161, Teachers: 27	Student Capacity:143, Teachers: 23
Parking: 31	Parking: 33

Elevation of Project – Franklin, MA





# STONEFIELD

April 15, 2021

Town of Franklin  
Planning Board  
355 East Central Street  
Franklin, MA 02038

**RE: Parking Utilization and Traffic Impact Memorandum  
Proposed The Learning Experience  
515 West Central Street  
Parcel # 270-029-002-000  
Town of Franklin, Norfolk County, Massachusetts  
SE&D BOS-210006**

Dear Board Members:

Stonefield Engineering and Design, LLC (“Stonefield”) has prepared this memorandum to supplement the previously submitted Traffic & Parking Assessment Report, dated February 1, 2021. The memorandum has been prepared to provide further support regarding the potential parking, traffic, and operational concerns associated with the proposed development. Stonefield has conducted parking utilization counts during the typical weekday morning and weekday evening time periods to identify the maximum parking demand at four (4) The Learning Experience (TLE) locations in New Jersey and two (2) locations in Massachusetts. Counts were conducted in two (2)-minute, three (3)-minute, or five (5)-minute intervals. Based on a review of the count data, the maximum observed parking demand was 26 vehicles. **Table I** provides a summary of the maximum parking demand for each of the TLE locations observed. Parking utilization count data for each location can be found appended to this memorandum.

**TABLE I: MAXIMUM OBSERVED PARKING DEMAND**

<b>TLE Center</b>	<b>Size of Center</b>	<b>Date of Observation</b>	<b>Maximum Parking Observed</b>
TLE Ramsey, NJ	10,400 SF	9/28/2011	25
TLE Parsippany, NJ	10,000 SF	4/10/2013	26
TLE Cedar Grove, NJ	10,000 SF	4/16/2013	25
		9/24/2013	26
TLE Union, NJ	10,802 SF	10/8/2015	20
		12/1/2015	25
TLE South Easton, MA	11,600 SF	2/27/2020	22
TLE Littleton, MA	11,550 SF	1/28/2021	18

The proposed 10,400-square-foot The Learning Experience would have a licensed capacity of 143 children, 23 teachers, and two (2) administrative staff members. Based on operational information provided by TLE as well as the Institute of Transportation Engineer's (ITE) hourly distribution of entering and exiting vehicles for 15-minute intervals during the weekday morning and weekday evening peak periods, the maximum projected parking demand would be 28 vehicles. Projected parking demand of parent drop-off/pick-up and employees for 15-minute intervals can be found appended to this memorandum. Based on counts and observations at existing TLE sites, the maximum parking demand anticipated is 26 vehicles and based on TLE operations and ITE hourly distribution of entering and exiting vehicles, the maximum parking demand anticipated is 28 vehicles. As such, the proposed parking supply of 33 spaces would be sufficient to support the anticipated demand.

The subject site was previously approved for a medical office building or shopping center land use with neighboring fast-food land uses. The trip generation of the previously approved developments and surrounding adjacent land uses were compared to the trip generation of the proposed The Learning Experience and the surrounding adjacent land uses along West Central Street. The trip generation for each scenario was calculated utilizing the ITE Trip Generation Manual, 10<sup>th</sup> Edition. **Table 2** provides a summary of the maximum trip generation of the previously approved land uses and the proposed trip generation of the existing fast-food restaurant, automobile care center, and proposed The Learning Experience. The detailed trip generation comparison for each scenario can be found appended to this memorandum for the weekday morning and weekday evening peak hours and for the daily traffic volumes in appended **Tables A1** to **A6**.

**TABLE 2: TRIP GENERATION COMPARISON**

	AM Peak Hour			PM Peak Hour			Daily Volume		
	In	Out	Total	In	Out	Total	In	Out	Total
Max Previously Approved Trips	122	115	237	131	125	256	1,470	1,469	2,939
Proposed Trips	113	101	214	94	93	187	957	955	1,912
<b>Difference</b>	<b>-9</b>	<b>-14</b>	<b>-23</b>	<b>-37</b>	<b>-32</b>	<b>-69</b>	<b>-513</b>	<b>-514</b>	<b>-1,027</b>

Total proposed site-generated trips and surrounding land uses are 23 fewer trips during the weekday morning peak hour, 69 fewer trips during the weekday evening peak hour, and 1,027 fewer daily trips as compared to the maximum previously approved trip generation. It is important to note that the trip generation analysis assumes that the proposed The Learning Experience would be fully occupied. As seen in Table 2, the proposed development would generate fewer weekday morning and weekday evening peak hour trips and significantly fewer daily trips than the previously approved uses along West Central Street. In addition, the proposed parking supply of 33 spaces would be sufficient based on the parking demand at existing TLE sites, the operations of the facility, and ITE traffic volume distribution.

If you have any comments regarding the above information, please contact our office.

Best regards,



Matthew J. Seckler, PE, PP, PTOE  
**Stonefield Engineering and Design, LLC**

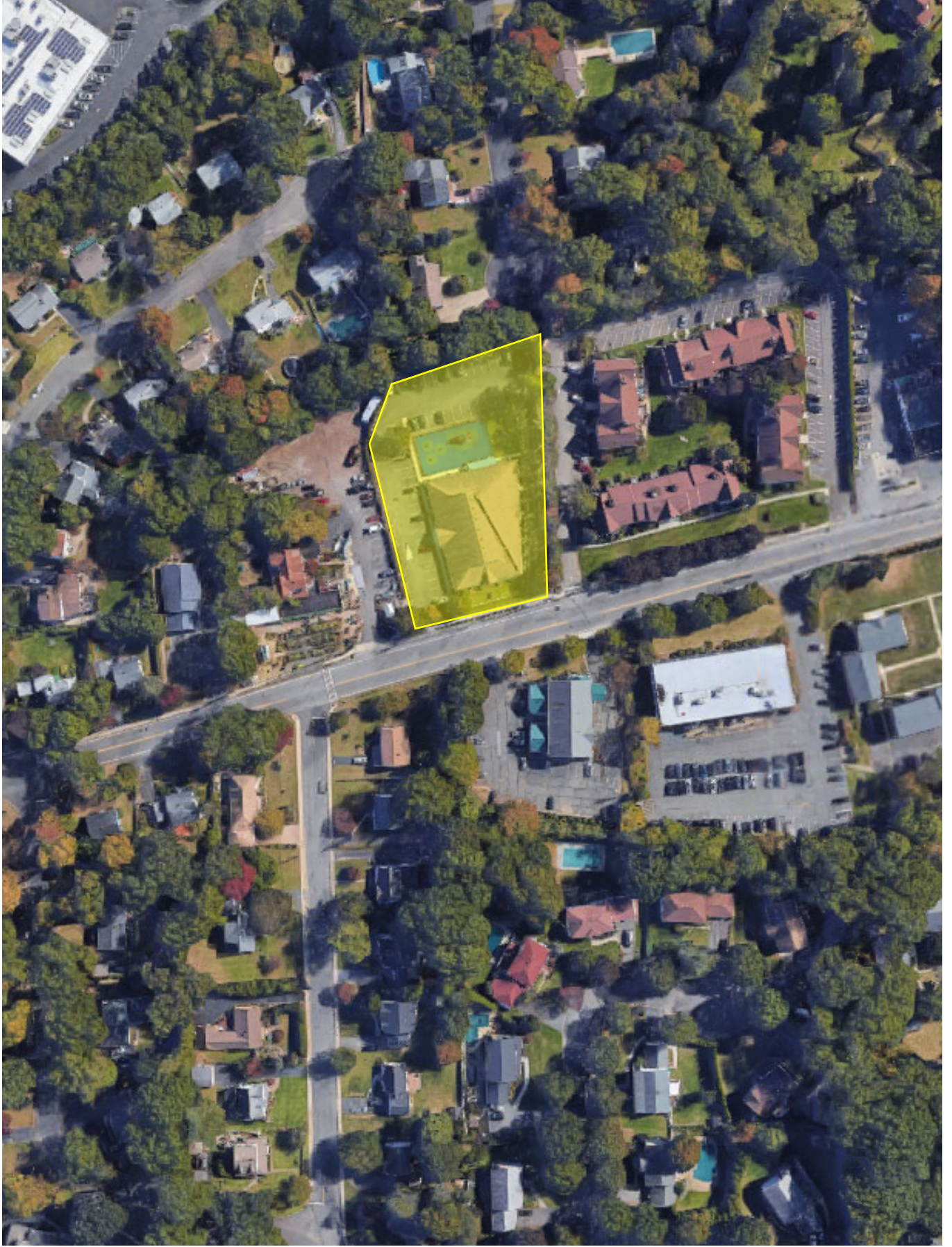


Joshua H. Kline, PE

## **APPENDIX**



**The Learning Experience – Ramsey, New Jersey**  
160 Franklin Avenue



# STONEFIELD

## The Learning Experience - Ramsey, NJ

160 Franklin Avenue

Parking Utilization Counts

Wednesday, September 28, 2011

### Weekday Morning

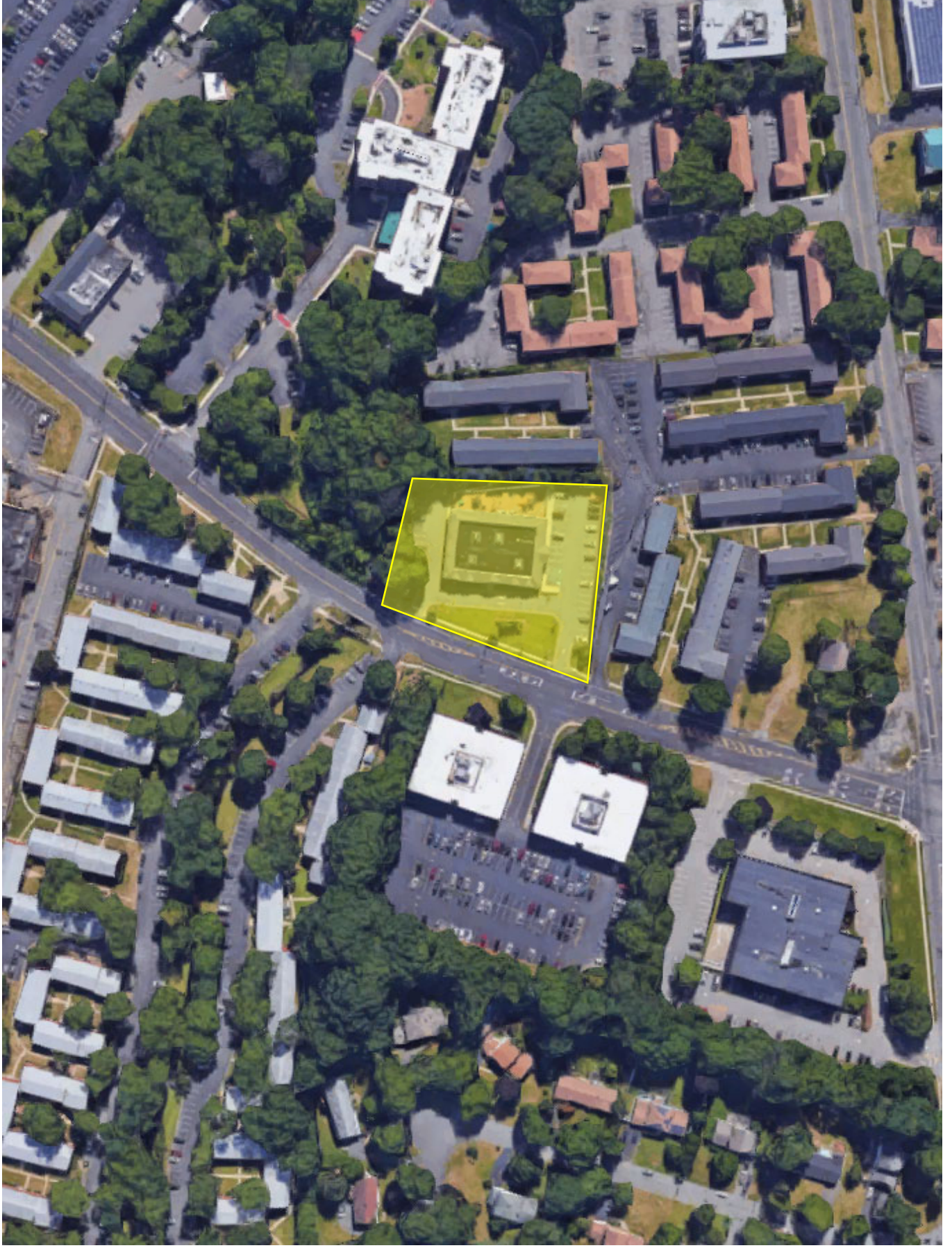
Time	Parked Vehicles	Utilization	Open Spaces
<b>Supply</b>	<b>44</b>		
7:45 AM	11	25%	33
7:50 AM	11	25%	33
7:55 AM	10	23%	34
8:00 AM	12	27%	32
8:05 AM	11	25%	33
8:10 AM	14	32%	30
8:15 AM	15	34%	29
8:20 AM	16	36%	28
8:25 AM	19	43%	25
8:30 AM	19	43%	25
8:35 AM	21	48%	23
8:40 AM	22	50%	22
8:43 AM	24	55%	20
8:48 AM	21	48%	23
8:50 AM	22	50%	22
8:55 AM	23	52%	21
8:57 AM	24	55%	20
9:00 AM	<b>25</b>	57%	19
9:03 AM	<b>25</b>	57%	19

### Weekday Evening

Time	Parked Vehicles	Utilization	Open Spaces
<b>Supply</b>	<b>44</b>		
5:00 PM	15	34%	29
5:05 PM	16	36%	28
5:10 PM	14	32%	30
5:15 PM	13	30%	31
5:20 PM	13	30%	31
5:25 PM	16	36%	28
5:30 PM	<b>17</b>	39%	27
5:35 PM	14	32%	30
5:40 PM	8	18%	36
5:45 PM	8	18%	36
5:50 PM	13	30%	31
5:55 PM	9	20%	35
6:00 PM	7	16%	37



**The Learning Experience – Parsippany, New Jersey**  
1159 Parsippany Boulevard





# STONEFIELD

## The Learning Experience - Parsippany, NJ

1159 Parsippany Boulevard

Parking Utilization Counts

Wednesday, April 10, 2013

### Weekday Morning

Time	Parked Vehicles	Utilization	Open Spaces
<b>Supply</b>	<b>41</b>		
7:45 AM	13	32%	28
7:48 AM	12	29%	29
7:51 AM	14	34%	27
7:54 AM	14	34%	27
7:57 AM	15	37%	26
8:00 AM	13	32%	28
8:03 AM	13	32%	28
8:06 AM	11	27%	30
8:09 AM	13	32%	28
8:12 AM	11	27%	30
8:15 AM	13	32%	28
8:18 AM	14	34%	27
8:21 AM	15	37%	26
8:24 AM	15	37%	26
8:27 AM	16	39%	25
8:30 AM	19	46%	22
8:33 AM	21	51%	20
8:36 AM	22	54%	19
8:39 AM	18	44%	23
8:42 AM	21	51%	20
8:45 AM	24	59%	17
8:48 AM	<b>26</b>	63%	15
8:51 AM	20	49%	21
8:54 AM	18	44%	23
8:57 AM	17	41%	24
9:00 AM	17	41%	24
9:03 AM	17	41%	24
9:06 AM	18	44%	23
9:09 AM	19	46%	22
9:12 AM	17	41%	24

### Weekday Evening

Time	Parked Vehicles	Utilization	Open Spaces
<b>Supply</b>	<b>41</b>		
5:00 PM	22	54%	19
5:03 PM	20	49%	21
5:06 PM	22	54%	19
5:09 PM	22	54%	19
5:12 PM	<b>23</b>	56%	18
5:15 PM	19	46%	22
5:18 PM	20	49%	21
5:21 PM	22	54%	19
5:24 PM	21	51%	20
5:27 PM	17	41%	24
5:30 PM	13	32%	28
5:33 PM	15	37%	26
5:36 PM	14	34%	27
5:39 PM	13	32%	28
5:42 PM	13	32%	28
5:45 PM	13	32%	28
5:48 PM	16	39%	25
5:51 PM	15	37%	26
5:54 PM	12	29%	29
5:57 PM	11	27%	30
6:00 PM	11	27%	30

**The Learning Experience – Cedar Grove, New Jersey**  
1090 Pompton Avenue



# STONEFIELD

## The Learning Experience - Cedar Grove, NJ

1090 Pompton Avenue

Parking Utilization Counts

Tuesday, April 16, 2013

### Weekday Morning

Time	Parked Vehicles	Utilization	Open Spaces
<b>Supply</b>	<b>45</b>		
7:45 AM	11	24%	34
7:48 AM	12	27%	33
7:51 AM	13	29%	32
7:54 AM	18	40%	27
7:57 AM	21	47%	24
8:00 AM	23	51%	22
8:03 AM	<b>25</b>	56%	20
8:06 AM	20	44%	25
8:09 AM	19	42%	26
8:12 AM	22	49%	23
8:15 AM	20	44%	25
8:18 AM	14	31%	31
8:21 AM	12	27%	33
8:24 AM	16	36%	29
8:27 AM	21	47%	24
8:30 AM	22	49%	23
8:33 AM	20	44%	25
8:36 AM	20	44%	25
8:39 AM	20	44%	25
8:42 AM	18	40%	27
8:45 AM	19	42%	26
8:48 AM	20	44%	25
8:51 AM	18	40%	27
8:54 AM	18	40%	27
8:57 AM	17	38%	28
9:00 AM	16	36%	29

### Weekday Evening

Time	Parked Vehicles	Utilization	Open Spaces
<b>Supply</b>	<b>45</b>		
5:00 PM	<b>22</b>	49%	23
5:03 PM	21	47%	24
5:06 PM	17	38%	28
5:09 PM	16	36%	29
5:12 PM	15	33%	30
5:15 PM	18	40%	27
5:18 PM	18	40%	27
5:21 PM	17	38%	28
5:24 PM	17	38%	28
5:27 PM	16	36%	29
5:30 PM	16	36%	29
5:33 PM	19	42%	26
5:36 PM	19	42%	26
5:39 PM	19	42%	26
5:42 PM	16	36%	29
5:45 PM	17	38%	28
5:48 PM	19	42%	26
5:51 PM	15	33%	30
5:54 PM	13	29%	32
5:57 PM	14	31%	31
6:00 PM	15	33%	30
6:03 PM	12	27%	33
6:06 PM	9	20%	36
6:09 PM	6	13%	39
6:12 PM	5	11%	40

# STONEFIELD

## The Learning Experience - Cedar Grove, NJ

1090 Pompton Avenue

Parking Utilization Counts

Tuesday, September 24, 2013

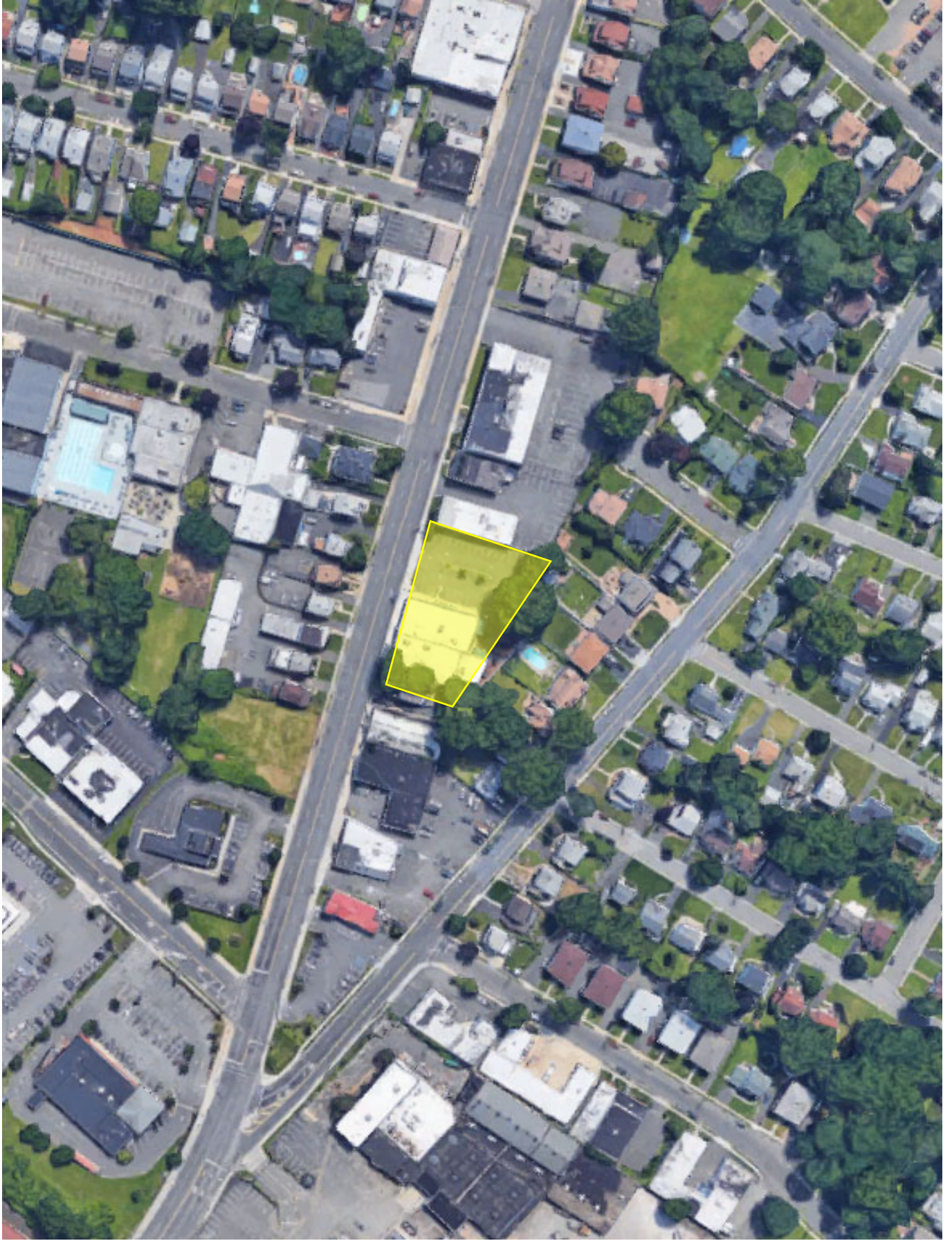
### Weekday Evening

Time	Parked Vehicles	Utilization	Open Spaces
<b>Supply</b>	<b>44</b>		
3:30 PM	25	56%	<b>20</b>
3:33 PM	23	51%	<b>22</b>
3:36 PM	22	49%	<b>23</b>
3:39 PM	23	51%	<b>22</b>
3:42 PM	22	49%	<b>23</b>
3:45 PM	20	44%	<b>25</b>
3:48 PM	22	49%	<b>23</b>
3:51 PM	21	47%	<b>24</b>
3:54 PM	18	40%	<b>27</b>
3:57 PM	20	44%	<b>25</b>
4:00 PM	19	42%	<b>26</b>
4:03 PM	21	47%	<b>24</b>
4:06 PM	20	44%	<b>25</b>
4:09 PM	20	44%	<b>25</b>
4:12 PM	23	51%	<b>22</b>
4:15 PM	25	56%	<b>20</b>
4:18 PM	<b>26</b>	58%	<b>19</b>
4:21 PM	23	51%	<b>22</b>
4:24 PM	18	40%	<b>27</b>
4:27 PM	20	44%	<b>25</b>
4:30 PM	19	42%	<b>26</b>
4:33 PM	15	33%	<b>30</b>

Time	Parked Vehicles	Utilization	Open Spaces
<b>Supply</b>	<b>44</b>		
5:00 PM	<b>22</b>	49%	23
5:03 PM	21	47%	24
5:06 PM	17	38%	28
5:09 PM	16	36%	29
5:12 PM	15	33%	30
5:15 PM	18	40%	27
5:18 PM	18	40%	27
5:21 PM	17	38%	28
5:24 PM	17	38%	28
5:27 PM	16	36%	29
5:30 PM	16	36%	29
5:33 PM	19	42%	26
5:36 PM	19	42%	26
5:39 PM	19	42%	26
5:42 PM	16	36%	29
5:45 PM	17	38%	28
5:48 PM	19	42%	26
5:51 PM	15	33%	30
5:54 PM	13	29%	32
5:57 PM	14	31%	31
6:00 PM	15	33%	30
6:03 PM	12	27%	33
6:06 PM	9	20%	36
6:09 PM	6	13%	39
6:12 PM	5	11%	40



**The Learning Experience – Union, New Jersey**  
2234 Morris Avenue



# STONEFIELD

The Learning Experience - Union, NJ

2234 Morris Avenue

Parking Utilization Counts

Tuesday, October 8, 2015

## Weekday Morning

Time	Parked Vehicles	Utilization	Open Spaces
<b>Supply</b>	<b>21</b>		
7:00	5	24%	16
7:03	5	24%	16
7:06	6	29%	15
7:09	7	33%	14
7:12	9	43%	12
7:15	8	38%	13
7:18	12	57%	9
7:21	10	48%	11
7:24	8	38%	13
7:27	8	38%	13
7:30	10	48%	11
7:33	14	67%	7
7:36	14	67%	7
7:39	17	81%	4
7:42	12	57%	9
7:45	12	57%	9
7:48	12	57%	9
7:51	12	57%	9
7:54	13	62%	8
7:57	13	62%	8
8:00	13	62%	8
8:03	11	52%	10
8:06	12	57%	9
8:09	14	67%	7
8:12	15	71%	6
8:15	16	76%	5
8:18	15	71%	6
8:21	13	62%	8
8:24	12	57%	9
8:27	12	57%	9
8:30	12	57%	9
8:33	14	67%	7
8:36	15	71%	6
8:39	15	71%	6
8:42	14	67%	7
8:45	15	71%	6
8:48	17	81%	4
8:51	16	76%	5
8:54	16	76%	5
8:57	<b>20</b>	95%	1
9:00	<b>20</b>	95%	1

## Weekday Evening

Time	Parked Vehicles	Utilization	Open Spaces
<b>Supply</b>	<b>21</b>		
3:00	12	57%	9
3:06	14	67%	7
3:12	12	57%	9
3:18	12	57%	9
3:24	13	62%	8
3:30	13	62%	8
3:36	14	67%	7
3:42	14	67%	7
3:48	15	71%	6
3:54	17	81%	4
4:00	17	81%	4
4:06	15	71%	6
4:12	17	81%	4
4:18	14	67%	7
4:24	13	62%	8
4:30	15	71%	6
4:36	15	71%	6
4:42	16	76%	5
4:48	18	86%	3
4:54	14	67%	7
5:00	14	67%	7
5:06	12	57%	9
5:12	14	67%	7
5:18	17	81%	4
5:24	15	71%	6
5:30	17	81%	4
5:36	15	71%	6
5:42	<b>19</b>	90%	2
5:48	12	57%	9
5:54	9	43%	12
6:00	11	52%	10

# STONEFIELD

The Learning Experience - Union, NJ

2234 Morris Avenue

Parking Utilization Counts

Tuesday, December 1, 2015

## Weekday Morning

Time	Parked Vehicles	Utilization	Open Spaces
<b>Supply</b>	<b>21</b>		
7:02	5	24%	16
7:06	4	19%	17
7:10	5	24%	16
7:14	8	38%	13
7:18	11	52%	10
7:22	8	38%	13
7:26	10	48%	11
7:30	10	48%	11
7:34	11	52%	10
7:38	9	43%	12
7:42	9	43%	12
7:46	10	48%	11
7:50	11	52%	10
7:54	11	52%	10
7:58	9	43%	12
8:02	9	43%	12
8:06	15	71%	6
8:10	14	67%	7
8:14	14	67%	7
8:18	14	67%	7
8:22	10	48%	11
8:26	8	38%	13
8:30	8	38%	13
8:34	10	48%	11
8:38	10	48%	11
8:42	10	48%	11
8:46	10	48%	11
8:50	10	48%	11
8:54	13	62%	8
8:58	18	86%	3
9:02	15	71%	6
9:06	15	71%	6
9:10	12	57%	9
9:14	16	76%	5
9:18	15	71%	6
9:22	14	67%	7
9:26	14	67%	7
9:30	14	67%	7
9:34	14	67%	7
9:38	14	67%	7
9:42	16	76%	5
9:46	17	81%	4
9:50	14	67%	7
9:54	14	67%	7
9:58	14	67%	7

## Weekday Evening

Time	Parked Vehicles	Utilization	Open Spaces
<b>Supply</b>	<b>21</b>		
3:00	12	57%	9
3:04	12	57%	9
3:08	12	57%	9
3:12	12	57%	9
3:16	13	62%	8
3:20	13	62%	8
3:24	13	62%	8
3:28	14	67%	7
3:32	16	76%	5
3:36	17	81%	4
3:40	17	81%	4
3:44	13	62%	8
3:48	12	57%	9
3:52	13	62%	8
3:56	13	62%	8
4:00	15	71%	6
4:04	12	57%	9
4:08	12	57%	9
4:12	10	48%	11
4:16	10	48%	11
4:20	10	48%	11
4:24	12	57%	9
4:28	13	62%	8
4:32	11	52%	10
4:36	12	57%	9
4:40	11	52%	10
4:44	13	62%	8
4:48	12	57%	9
4:52	11	52%	10
4:56	14	67%	7
5:00	18	86%	3
5:04	19	90%	2
5:08	21	100%	0
5:12	25	119%	-4
5:16	23	110%	-2
5:20	17	81%	4
5:24	14	67%	7
5:28	15	71%	6
5:32	13	62%	8
5:36	12	57%	9
5:40	12	57%	9
5:44	10	48%	11
5:48	9	43%	12
5:52	13	62%	8
5:56	15	71%	6
6:00	16	76%	5
6:04	13	62%	8
6:08	13	62%	8
6:12	10	48%	11



**The Learning Experience – South Easton, MA**  
639 Washington Street



# STONEFIELD

## The Learning Experience - South Easton, MA

639 Washington Street

Parking Utilization Counts

Thursday, February 27, 2020

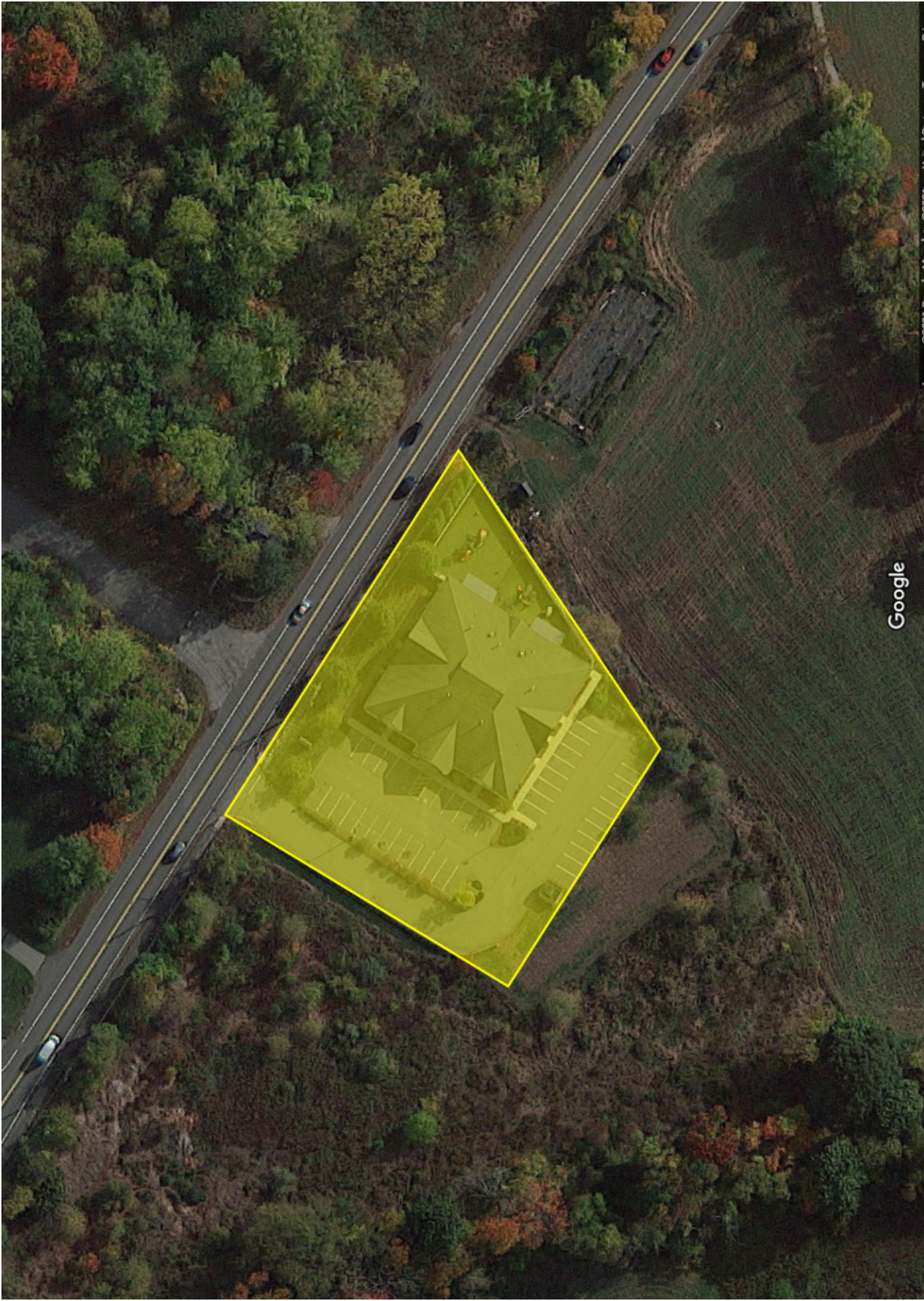
### Weekday Morning

Time	Parked Vehicles	Utilization	Open Spaces
<i>Supply</i>	<b>39</b>		
8:00	15	38%	24
8:03	15	38%	24
8:06	16	41%	23
8:09	16	41%	23
8:12	13	33%	26
8:15	14	36%	25
8:18	14	36%	25
8:21	17	44%	22
8:24	19	49%	20
8:27	19	49%	20
8:30	19	49%	20
8:33	19	49%	20
8:36	13	33%	26
8:39	19	49%	20
8:42	20	51%	19
8:45	21	54%	18
8:48	19	49%	20
8:50	19	49%	20
9:00	19	49%	20
9:10	19	49%	20
9:20	18	46%	21
9:30	20	51%	19
9:40	<b>22</b>	56%	17
9:50	20	51%	19
10:00	20	51%	19
10:10	20	51%	19
10:20	20	51%	19
10:30	20	51%	19
10:40	20	51%	19
10:50	20	51%	19
11:00	20	51%	19



**The Learning Experience – Littleton, Massachusetts**

206 Great Road





# STONEFIELD

## The Learning Experience - Littleton, MA

206 Great Road

Parking Utilization Counts

Thursday, January 28, 2021

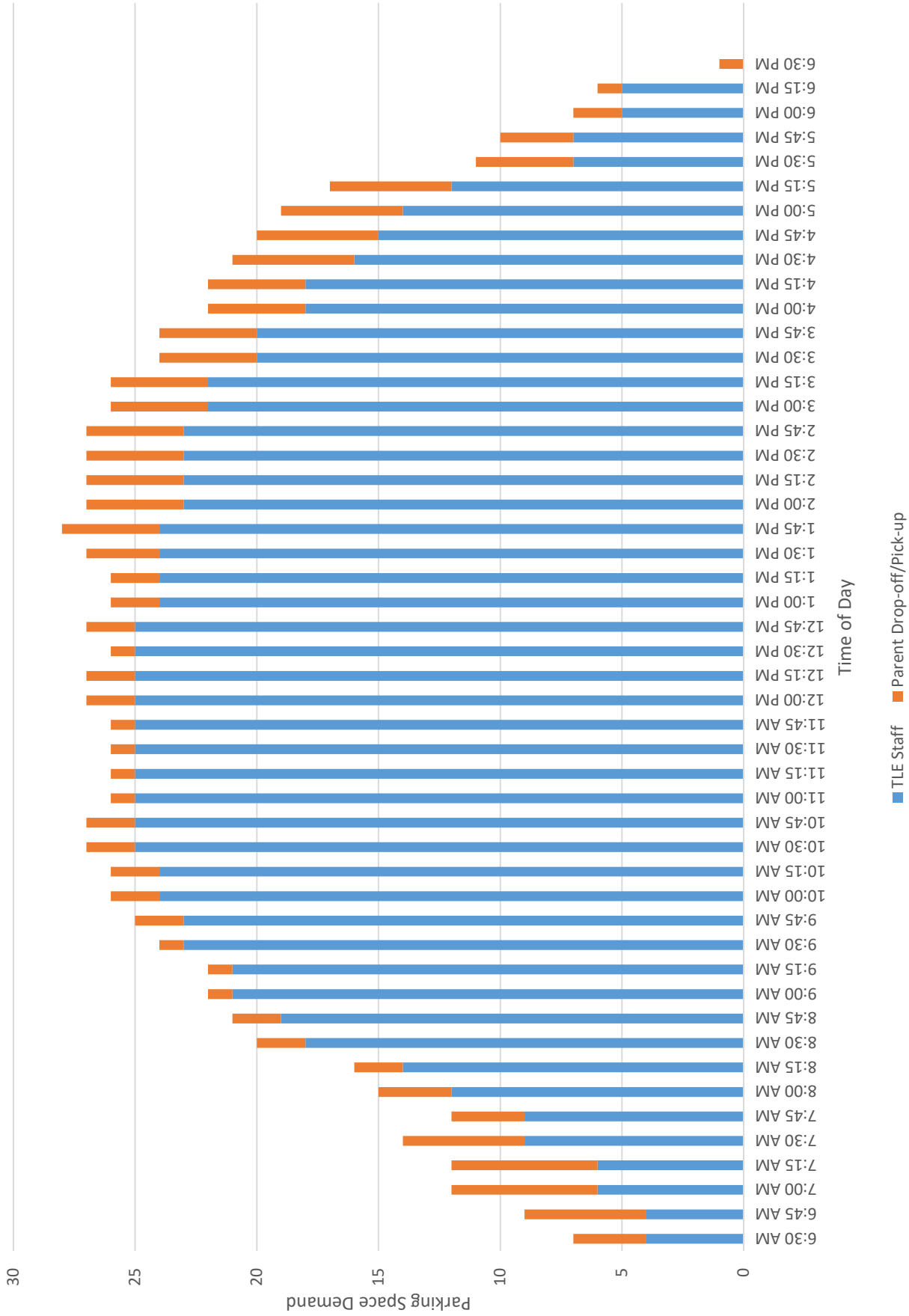
### Weekday Morning

Time	Parked Vehicles	Utilization	Open Spaces
<b>Supply</b>	<b>45</b>		
7:30	6	13%	39
7:33	6	13%	39
7:36	4	9%	41
7:39	5	11%	40
7:42	6	13%	39
7:45	6	13%	39
7:48	6	13%	39
7:51	8	18%	37
7:54	9	20%	36
7:57	10	22%	35
8:00	13	29%	32
8:03	12	27%	33
8:06	12	27%	33
8:09	13	29%	32
8:12	<b>18</b>	40%	27
8:15	17	38%	28
8:18	15	33%	30
8:21	13	29%	32
8:24	13	29%	32
8:27	14	31%	31
8:30	13	29%	32
8:33	14	31%	31
8:36	14	31%	31
8:39	14	31%	31
8:42	13	29%	32
8:45	14	31%	31
8:48	13	29%	32
8:51	16	36%	29
8:54	16	36%	29
8:57	16	36%	29
9:00	14	31%	31

### Weekday Evening

Time	Parked Vehicles	Utilization	Open Spaces
<b>Supply</b>	<b>45</b>		
4:00	10	22%	35
4:06	12	27%	33
4:12	12	27%	33
4:18	14	31%	31
4:24	13	29%	32
4:30	<b>15</b>	33%	30
4:36	<b>15</b>	33%	30
4:42	11	24%	34
4:48	13	29%	32
4:54	13	29%	32
5:00	11	24%	34
5:06	12	27%	33
5:12	10	22%	35
5:18	11	24%	34
5:24	11	24%	34
5:30	14	31%	31
5:36	14	31%	31
5:42	8	18%	37
5:48	9	20%	36
5:54	10	22%	35
6:00	10	22%	35

# TLE Franklin - Parking Demand



**TABLE I – PROJECTED PARKING DEMAND**

<b>Time of Day</b>	<b>Parent Drop-off/Pick-up Parking Demand</b>	<b>TLE Employee Parking Demand</b>	<b>Total Parking Demand</b>
6:30 AM	3	4	7
6:45 AM	5	4	9
7:00 AM	6	6	12
7:15 AM	6	6	12
7:30 AM	5	9	14
7:45 AM	3	9	12
8:00 AM	3	12	15
8:15 AM	2	14	16
8:30 AM	2	18	20
8:45 AM	2	19	21
9:00 AM	1	21	22
9:15 AM	1	21	22
9:30 AM	1	23	24
9:45 AM	2	23	25
10:00 AM	2	24	26
10:15 AM	2	24	26
10:30 AM	2	25	27
10:45 AM	2	25	27
11:00 AM	1	25	26
11:15 AM	1	25	26
11:30 AM	1	25	26
11:45 AM	1	25	26
12:00 PM	2	25	27
12:15 PM	2	25	27
12:30 PM	1	25	26
12:45 PM	2	25	27
1:00 PM	2	24	26
1:15 PM	2	24	26
1:30 PM	3	24	27
1:45 PM	4	24	28
2:00 PM	4	23	27
2:15 PM	4	23	27
2:30 PM	4	23	27
2:45 PM	4	23	27
3:00 PM	4	22	26
3:15 PM	4	22	26
3:30 PM	4	20	24
3:45 PM	4	20	24
4:00 PM	4	18	22
4:15 PM	4	18	22
4:30 PM	5	16	21
4:45 PM	5	15	20
5:00 PM	5	14	19
5:15 PM	5	12	17
5:30 PM	4	7	11
5:45 PM	3	7	10
6:00 PM	2	5	7
6:15 PM	1	5	6
6:30 PM	1	0	1



# STONEFIELD

## Proposed The Learning Experience

515 West Central Street

Town of Franklin, Norfolk County, Massachusetts

Prepared: March 31, 2021

SE&D Job No. BOS-210006

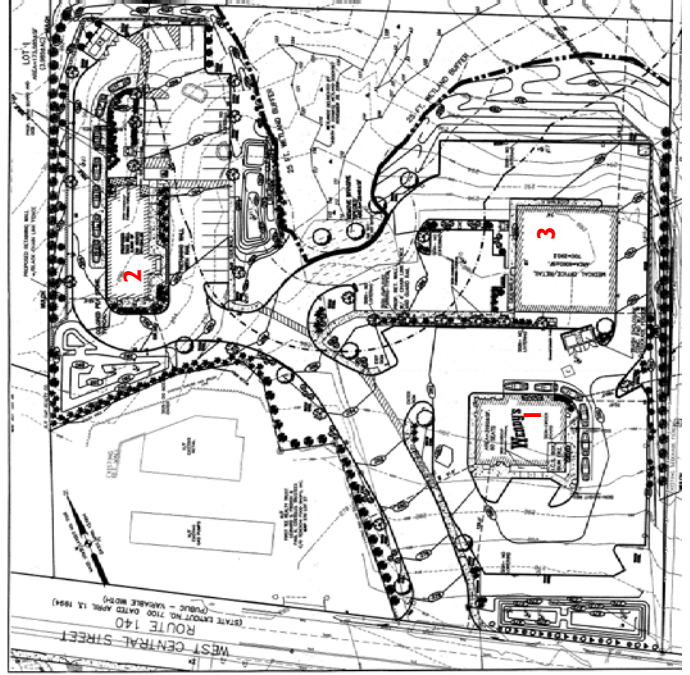
ITE Trip Generation 10th Edition

**Table A1** Previously Approved Option 1: Medical Office Building

Building Code	Approved Land Uses	Amount	AM Peak Hour			PM Peak Hour			Daily Volume		
			In	Out	Total	In	Out	Total	In	Out	Total
1 934	Fast-Food Restaurant with Drive-Through Window	3,160 SF	65	62	127	54	49	103	744	744	1,488
2 934	Fast-Food Restaurant with Drive-Through Window	2,600 SF	53	51	104	44	41	85	612	612	1,224
3 720	Medical Office Building	6,000 SF	13	4	17	6	15	21	105	104	209
<b>Total</b>			131	117	248	104	105	209	1,461	1,460	2,921

**Table A2** Previously Approved Option 2: Retail Shopping Center

Building Code	Approved Land Uses	Amount	AM Peak Hour			PM Peak Hour			Daily Volume		
			In	Out	Total	In	Out	Total	In	Out	Total
1 934	Fast-Food Restaurant with Drive-Through Window	3,160 SF	65	62	127	54	49	103	744	744	1,488
2 934	Fast-Food Restaurant with Drive-Through Window	2,600 SF	53	51	104	44	41	85	612	612	1,224
3 820	Shopping Center	6,000 SF	4	2	6	33	35	68	114	113	227
<b>Total</b>			122	115	237	131	125	256	1,470	1,469	2,939



# STONEFIELD

## Proposed The Learning Experience

515 West Central Street

Town of Franklin, Norfolk County, Massachusetts

Prepared: March 31, 2021

SE&D Job No. BOS-210006

ITE Trip Generation 10th Edition

**Table A3** Previously Approved Option 1: Medical Office Building

Building Code	Approved Land Uses	Amount	AM Peak Hour			PM Peak Hour			Daily Volume		
			In	Out	Total	In	Out	Total	In	Out	Total
1 934	Fast-Food Restaurant with Drive-Through Window	80 Seats	56	49	105	41	37	78	781	781	1,562
2 934	Fast-Food Restaurant with Drive-Through Window	50 Seats	35	31	66	26	23	49	488	488	976
3 720	Medical Office Building	6,000 SF	13	4	17	6	15	21	105	104	209
<b>Total</b>			104	84	188	73	75	148	1,374	1,373	2,747

**Table A4** Previously Approved Option 2: Retail Shopping Center

Building Code	Approved Land Uses	Amount	AM Peak Hour			PM Peak Hour			Daily Volume		
			In	Out	Total	In	Out	Total	In	Out	Total
1 934	Fast-Food Restaurant with Drive-Through Window	80 Seats	56	49	105	41	37	78	781	781	1,562
2 934	Fast-Food Restaurant with Drive-Through Window	50 Seats	35	31	66	26	23	49	488	488	976
3 820	Shopping Center	6,000 SF	4	2	6	33	35	68	114	113	227
<b>Total</b>			95	82	177	100	95	195	1,383	1,382	2,765

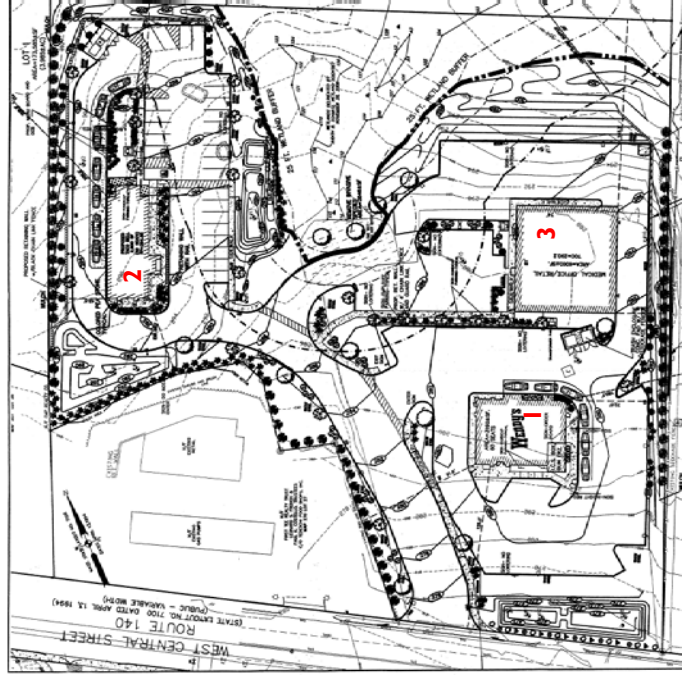
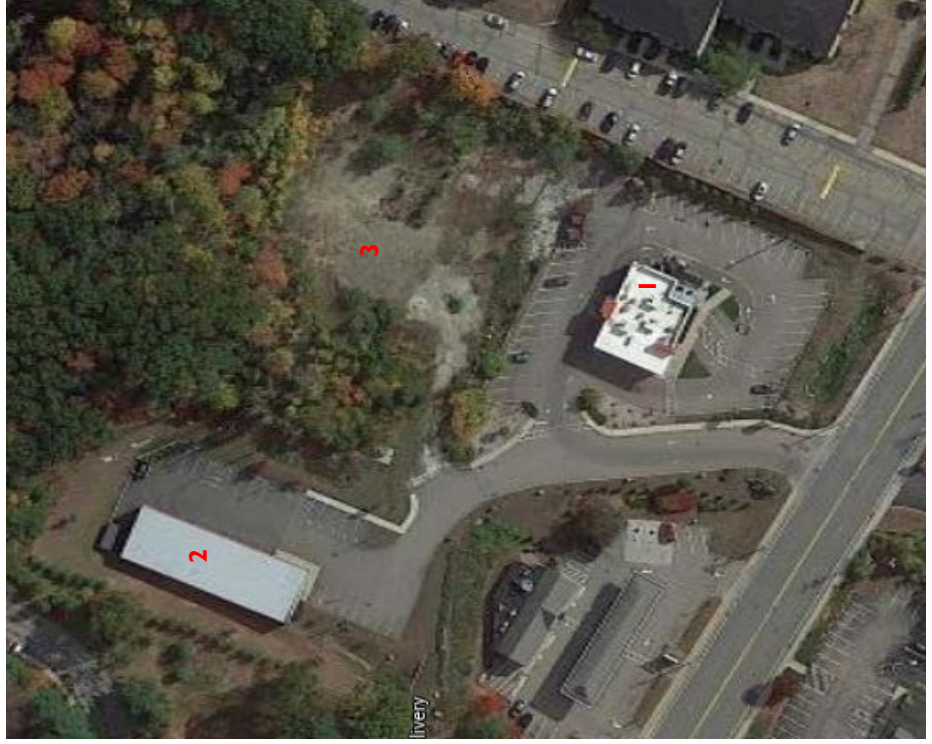


Table A5 Proposed Land Uses

Building Code	Proposed Land Uses	Amount	AM Peak Hour			PM Peak Hour			Daily Volume		
			In	Out	Total	In	Out	Total	In	Out	Total
1	934 Fast-Food Restaurant with Drive-Through Window	3,160 SF	65	62	127	54	49	103	744	744	1,488
2	942 Automobile Care Center	5,280 SF	8	4	12	8	8	16	63	62	125
3	565 Day Care Center	10,400 SF	40	35	75	32	36	68	150	149	299
<b>Total</b>			113	101	214	94	93	187	957	955	1,912





**Table A6** Trip Generation Comparison

	AM Peak Hour			PM Peak Hour			Daily Volume		
	In	Out	Total	In	Out	Total	In	Out	Total
Maximum Previously Approved Trips	122	115	237	131	125	256	1,470	1,469	2,939
Proposed Trips	113	101	214	94	93	187	957	955	1,912
<b>Difference</b>	<b>-9</b>	<b>-14</b>	<b>-23</b>	<b>-37</b>	<b>-32</b>	<b>-69</b>	<b>-513</b>	<b>-514</b>	<b>-1,027</b>



# THE LEARNING EXPERIENCE<sup>®</sup>

Academy of Early Education

happy happens here.





## Our Mission

To make a positive difference to the lives of our children, their families, and the communities we serve.







Our discovery based L.E.A.P.® (Learning Experience Academic Program) curriculum is **developed with the whole child in mind** and helps children advance intellectually, socially and cognitively, or as we say at TLE®:

# learn

**Learn** by meeting and exceeding early learning standards. Our **all-inclusive** programs are intentionally developed to focus on the five main areas of early childhood development: cognitive, social/emotional, literacy, fine motor and gross motor skills.

# play

**Play** through proprietary programs led by our **beloved characters** that make learning fun! Our characters act as coaches that teach important life lessons and skills, and they remind the children that everyone is unique in their own way. Each character has their own abilities, personalities, and talents; this fosters diversity, empathy, and acceptance in our little learners.

# grow

**Grow** throughout the key developmental stages of early childhood from **infants through kindergarten**. As children advance through our program, they will achieve key milestones in every age group to adequately prepare them for academic and social success.



## BUBBLES

Our lovable friend who takes our little learners on a daily adventure and makes them happy to learn, play, and grow. This cherished mascot of TLE® is truly representative of our learners, and your child will find it easy to identify with Bubbles.



**Language and early literacy programs** are key components to our groundbreaking L.E.A.P.® curriculum and inspire a child's natural curiosity in reading and communicating. Throughout their time at TLE®, our children are exposed to rich literature, and in turn, they develop a love of reading that will carry on throughout their educational career and beyond.



### Sign Language

---

Our tiny but mighty friend, Gibby Gibbon, was born deaf. However, this doesn't stop him from teaching our little learners how to communicate with sign language. Gibby wears a cochlear implant to help him hear and communicate with his friends. He teaches the children that everyone is unique in their own way and helps them embrace the abilities of others. Starting in the Infant classroom, sign language is introduced to help children learn how to communicate their needs and express their emotions. Research continues to demonstrate the positive benefits that learning sign language provides in early childhood, from encouraging the development of larger vocabularies and IQ levels to minimizing frustration and developing a closer bond with caregivers.



### Phonics

---

Our literature-loving llama, Phoebe Phonics, is the leader of our early literacy program, *Phonics with Phoebe*. With a passion for phonemic awareness, reading comprehension, and stories of all genres, she instills a love of reading into our little learners. Our *Phonics with Phoebe* program provides an interactive approach to early literacy by incorporating visual, auditory, and tactile instructional strategies to meet the needs of all learners. Through this program, children build confidence as they learn their letters and sounds. Through catchy songs, leveled readers, and a whole cast of Phonics characters, the children acquire the tools necessary to begin their reading journey.



### Foreign Language

---

Get your passports ready! Our tiny travelers, Tito Toro and Ping Panda, enjoy visiting countries around the world as they explore different cultures and teach foreign language to our curious learners. Our highly interactive foreign language program introduces our Preschoolers to different languages, cultures, and countries from around the world by using songs, games, virtual field trips, and hands-on exploration. According to researchers, learning a second language at an early age improves a child's academic performance, increases problem-solving skills, and advances cognitive abilities; this lays the groundwork for a plethora of opportunities in the future.







Our innovative approach to early education includes daily **STEM** (Science, Technology, Engineering, Math) lessons that introduce children to real-world, hands-on learning opportunities and 21st century skills.



### Science

---

Meet Lionstein, our wise and creative scientist, who makes science captivating and engaging for even our youngest of learners. Lionstein helps children learn through self-discovery and problem-solving as they build, experiment, test, create, research, and explore the world around them. The children learn science concepts through hands-on exploration, cooperative learning, and inquiry-based investigations. Our children learn the importance of the scientific method as they make predictions and form hypotheses, carry out experiments, and share their results. This fosters an excitement for scientific discovery and develops critical-thinking skills.



### Math

---

Two Plus Toucan is our creative mathematician who helps children explore the wonders of math. Math is a fundamental component of our robust STEM curriculum, as it lays the foundation for future academic success. Beginning with the building blocks of math, Two Plus Toucan teaches number recognition and sorting, as well as more complex skills such as patterning, addition, measuring, graphing, and more. Our comprehensive math program helps children develop emergent math skills and lays the groundwork for more abstract concepts. Children learn through hands-on activities that help build their fine motor and early numeracy skills.



### Technology

---

Our computer savvy giraffe, Techni Cal, loves sharing his passion for technology and innovation with our little learners. Technology skills are necessary for 21st century learning, which is why we incorporate the latest digital learning tools into our curriculum. Our L.E.A.P. Interactive® touch boards feature the latest educational technology components and help bring our curriculum to life. Beginning in the Prepper room, children participate in L.E.A.P Interactive® activities that allow them to touch, trace, tap, drag, and write, as well as take virtual field trips via Google-Earth and interact with real-time videos. L.E.A.P. Interactive® helps our little learners explore the great big world right from the comfort and safety of their classroom.



Providing a **quality early education** extends well beyond the ABC's and 123's...That's why our L.E.A.P.® curriculum encourages an active and healthy lifestyle and teaches important life values such as kindness and giving.



### Physical Fitness

---

**Flexi is our passionate fitness instructor who teaches the importance of an active lifestyle and healthy food choices.** Starting in the Toddler classroom, children engage in daily physical fitness activities that help them develop gross motor skills and feed their growing bodies and minds. Flexi's daily physical fitness lessons include upbeat songs and dances that teach age-appropriate stretches, movements, and healthy eating habits. This helps to establish a foundation for an active and healthy lifestyle at a young age.



### Manners & Etiquette

---

**Penny Polite, our well-mannered etiquette coach, demonstrates the importance of being helpful, honest, and kind.** Penny helps to reinforce basic concepts such as sitting "tummy to the table" or saying "please" and "thank you." She also goes above and beyond to teach children important values such as sharing, taking turns and being kind to others. Penny Polite helps to develop our little learners into compassionate, honest, and helpful TLE® citizens.



### Philanthropy

---

**Our dynamic doggy duo, Grace and Charity, introduce the importance of generosity and giving through the teaching of philanthropy.** Our philanthropy curriculum teaches our little learners that, "It doesn't matter how big or small you are; it's the size of your heart that matters." Through this one-of-a-kind program, children learn first-hand what it means to give, contribute, and make a positive difference in society through monthly philanthropic activities, hands-on lessons, and books.







## Six ages and stages of early childhood development

**Infants**

6 weeks to 1 year old

**Toddler**

1 to 2 years old

**Twaddler**

2 to 2<sup>1/2</sup> years old

**Prepper**

2<sup>1/2</sup> to 3 years old

**Preschool**

3 to 5 years old

**Kindergarten**

5 years old





## Infants

---

6 weeks to 1 year old

### Curriculum Components:

- Introduction to American Sign Language to develop communication skills
- Regular playtime, including tummy time
- Activities that encourage exploration and sensory stimulation
- Interactive songs and music
- Feeding, potty, and nap schedules according to each baby's individual needs

### Age-Specific Milestones:

#### Infants will:

- Engage in daily curriculum lessons that build fine and gross motor skills
- Develop their way of communicating through sign language, cooing, and pointing
- Explore their surroundings and curiosity as they learn how to crawl and walk



## Toddlers

---

1 to 2 years old

### Curriculum Components:

- American Sign Language lessons
- Introduction to manners and etiquette
- Introduction to daily physical fitness activities
- Introduction to numbers, colors, and shapes
- Dramatic play, music, and movement
- Outdoor time to encourage movement and socialization

### Age-Specific Milestones:

#### Toddlers will:

- Participate in engaging activities that strengthen fine and gross motor skills
- Develop communications skills to communicate their wants and needs
- Be introduced to shapes, colors, numbers, and letters
- Participate in purposeful play and outdoor activities
- Start to build a vocabulary of single words







### Twaddlers

2 to 2 1/2 years old

#### Curriculum Components:

- Daily circle time to encourage social participation and communication
- American Sign Language
- Manners and etiquette
- Introduction to phonics through our Phonics Early Connections kit
- Outdoor time to encourage movement and socialization
- Physical fitness and nutrition
- Dramatic play, music, and movement
- Introduction to potty training

#### Age-Specific Milestones:

##### Twaddlers will:

- Build vocabulary words and be encouraged to use simple sentences to communicate
- Develop movement and physical development, such as learning to stack blocks, kick a ball, stand on toes
- Be encouraged to complete simple activities to build confidence and independence
- Be encouraged to identify letters, numbers, shapes, and colors independently
- Be exposed to penmanship by scribbling with a variety of writing utensils
- Begin the process of potty training

Our curious twaddlers engage in **daily circle time** activities to develop their verbal communication and social skills. They will also learn to become more independent as they develop their self-help skills and are given the opportunity to begin their **potty-training** journey.



### Preppers

2 1/2 to 3 years old

#### Curriculum Components:

- Introduction to My Little L.E.A.P.\* workbooks
- Begin to work with computers and participate in our L.E.A.P. Interactive® curriculum
- Introduction to phonics through our Phonics Early Connections kit
- Daily circle time to encourage social participation and communication
- American Sign Language
- Manners and etiquette
- Physical fitness and nutrition
- Outdoor time to encourage movement and socialization
- Reinforced potty training

#### Age-Specific Milestones:

##### Preppers will:

- Build on vocabulary words and be encouraged to use them in sentences
- Be encouraged to answer simple questions to make predictions
- Begin to recognize letters, numbers, shapes and colors independently
- Reinforce their potty-training skills
- Develop the skills needed to be ready for preschool

Our inquisitive preppers are introduced to **hands-on L.E.A.P. Interactive® technology** and **stimulating workbooks** to prepare them for our advanced preschool curriculum.





## Preschoolers

3 to 5 years old

### Curriculum Components:

- Participation in *Phonics with Phoebe*, our early literacy program
- L.E.A.P.® into Foreign Language
- Participation in our philanthropy program
- Daily L.E.A.P.® workbook activities
- Introduction to journal writing
- Hands-on STEM activities and L.E.A.P. Interactive® lessons
- American Sign Language
- Manners and etiquette
- Physical fitness and nutrition
- Hands-on exploration through engineering

### Age-Specific Milestones:

Preschoolers will:

- Further develop their vocabulary and strengthen language skills
- Be encouraged to form letters and develop advanced writing skills
- Explore numbers and shapes in a variety of ways to develop solid numeracy skills
- Problem-solve using hands-on exploration
- Build relationships and develop communication skills as they engage in creative play
- Begin to perform more personal care tasks independently

Our preschool program provides a solid foundation for **early reading and writing skills**, introduces a **foreign language** program and teaches the life lesson of **philanthropy** to our little learners.



## Kindergarteners

5 years old

### Curriculum Components:

- Advanced math, social studies, and science lessons
- Advanced phonics and early literacy lessons
- A plethora of workbook and journal writing activities
- Cross-curricular learning projects and explorations
- Hands-on STEM activities and L.E.A.P. Interactive® lessons
- L.E.A.P.® into Foreign Language
- Philanthropy
- Manners and etiquette
- Physical fitness and nutrition

### Age-Specific Milestones:

Kindergarteners will:

- Build on challenging academic concepts introduced in our preschool curriculum
- Learn advanced concepts in math, science, social studies, and language and literacy
- Learn through activities that cater to visual, auditory, and kinesthetic learning styles
- Demonstrate mastery of concepts through paper and pencil assessment, hands-on projects, learning labs, performances, and more

Our **advanced** kindergarten curriculum **meets or exceeds** national and state requirements for every state in which we operate; our robust program even introduces children to some **1st and 2nd grade concepts** before they graduate kindergarten!







**Our centers:** Purpose-built to keep your little learner safe, healthy and happy.

With attention to every detail, we design TLE® Centers to foster an environment where early childhood education feels comfortable, safe and fun—and encourages a young child's natural curiosity and creativity. Your child's health and safety are our top priorities—and we've taken every step to ensure they're safe and secure while they spend their day with us.







Inside and out, the details of our centers were deliberately selected — for the purpose of keeping our children healthy, safe and happy, and giving them the best possible early education experience.

**Additional health and safety features:**

- Security cameras
- Door chimes and alarms
- Age-appropriate playgrounds
- Daily cleaning and disinfecting
- Individually stowed belongings
- Self-contained classroom restrooms
- Security fobs are required to gain entry
- Air filtration system to reduce airborne germs
- Mirrors in every classroom for increased visibility
- Phones in every room with direct access to 911 and management

Daily toy baths

Outward facing changing tables

Age-appropriate educational toys and furniture

Rounded corners on tables



## Playground

Our playgrounds are developmentally appropriate for our little learners' growing bodies and minds. All exterior gates and doors have chimes installed to alert staff to any openings.



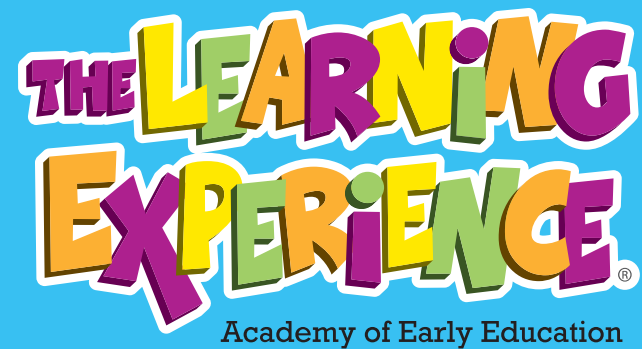
## Explore Make Believe Boulevard®

**This large dramatic playroom is so much more than a fun place to play!**

It's a place where children tap into their imaginations and express themselves through engaging and stimulating role-play activities. Make Believe Boulevard® was created to be a socio-dramatic playroom and serves as an extension of TLE's curriculum lessons and monthly themes. Children explore props, costumes, and real-world materials that directly relate to the concepts they are learning in the classroom.







Our place where children are

happy

to learn, play and grow.



Share the enclosed stickers of our TLE® characters with your little one. Encourage him/her to use their creativity and place the stickers on these pages for extra fun!





Lionstein

Welcome to Lionstein's LabROARTory, a magical place where children discover the wonders of science through fun and exciting experiments.



FLEX

Get ready to FLEXercise! Welcome to Flexi's Room, an energetic fitness studio where children learn about the importance of exercise and staying active.

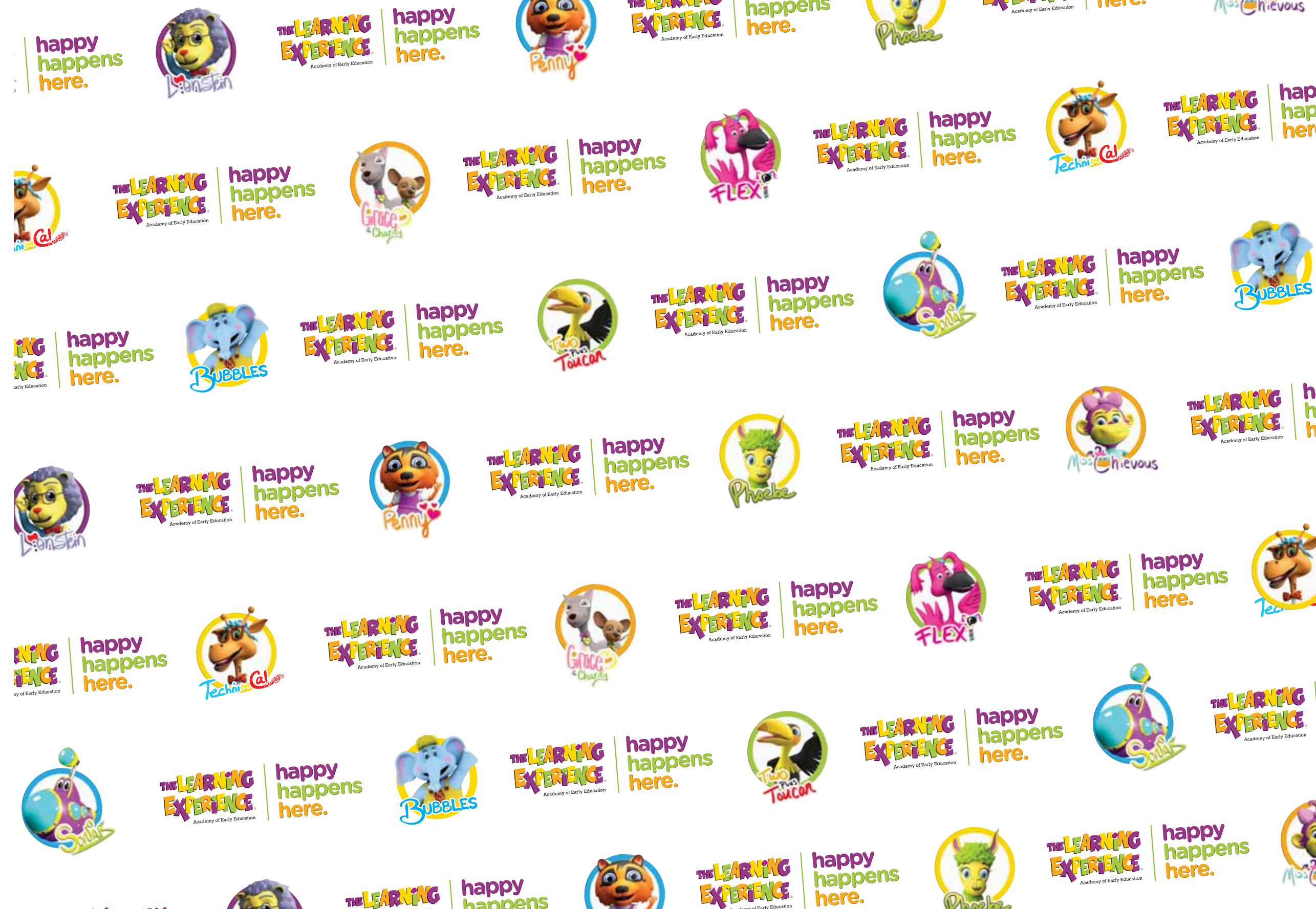




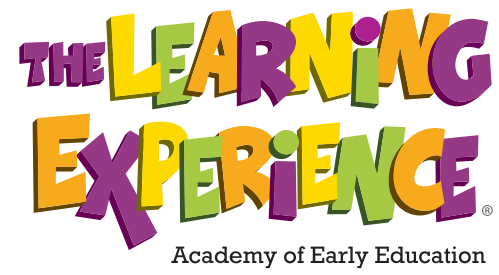
happy happens here.

For more information about our programs and how we make happy happen, visit:

[www.TheLearningExperience.com](http://www.TheLearningExperience.com)







Our place where children are **happy** to learn, play & grow.