



KW Commercial
 Integrity Lake Minnetonka Holdings
 13100 Wayzata Blvd, Suite 400
 Minnetonka, MN 55305

4/13/2022

TO: City of Bloomington, Development Review Committee

FR: Dan Boschwitz – KW Commercial - danboschwitz@kw.com (612) 804-8730

RE: 7807 Creekridge Circle - Lubavitch Cheder Day School DRC Review

Thank you for taking time to review our proposed use. The Lubavitch Cheder Day School is affiliated with Chabad-Lubavitch, the world's largest Jewish educational and worship organization.

Founded in 1977, the school is a Pre-K through 8th grade institution. The curriculum has a strong focus on academics, and is nationally recognized for its top quality programs in Judaic and general studies.

In addition to the school operations, we also conduct daily worship for students and their families, and maintain one of the largest Judaic libraries in Minnesota.

Future plans include expanding programs to include an exhibit hall for activities such as Judaic education for adults and exhibitions of Jewish history.

A summary of the intended uses for this facility:

- Worship center
- Preschool education
- K-8 education – future plans include expanding curriculum to 12th grade
- Exhibit hall

Potential Site and Building Use:

- The attached preliminary site plan suggests converting parking on the southwest corner of the property to a playground; outlined in green. However, the size and location of playground can be determined, in part, by parking requirements, traffic flow, and emergency/fire access.
- Suggested student drop-off and pick-up would utilize existing main entrance; traffic pattern shown with arrows on the site plan.
- The existing deck on the east side of the building could potentially be expanded to the north and south for additional exit doors, as shown on site plan. Steps leading to grade level could be replaced with an ADA ramp if necessary.
- First floor of building would be administration, cafeteria, and preschool
- Second and third floors would be configured for classrooms used for grades K through 8; with worship potentially on third floor.
- The building includes two levels of interior parking. Lower level parking (Level – P2) would be staff and administration parking. Upper level parking (Level - P1) potentially used for childrens play area.