

September 15, 2025

City of Lee's Summit — Development Staff
220 SE Green Street
Lee's Summit, MO 64063

Re: Request for Seasonal Air-Supported Dome over Outdoor FIFA-Sized Soccer Field (Approx. October 31–March 1 annually)

To the Development Staff,

3D Builders KC (“we” or “us”), the developer of View High Sports & Entertainment (“VHSE”), respectfully requests approval of a seasonal, air-supported dome (“dome”) over our outdoor FIFA-sized soccer field each winter season, from approximately October 31 through March 1. The dome will be installed and removed each year on a predictable schedule and used to provide safe, weather-protected training and competition during the late-fall and winter months.

Why We are Making This Request

1. Extraordinary winter demand for indoor turf. Demand has significantly exceeded expectations. Multiple clubs have inquired about leasing the entirety of available indoor turf for the winter. Between the executed lease with Kansas City Athletics (“KCA”) and a draft lease issued to Sporting, significant percentage of the incremental field hours made available via use of a dome are already pre-committed, contingent on approval of this request. This is not speculative capacity; it is already spoken for by third-party users the community knows.
2. Lender requirements for third-party lease revenue. The lender is requiring long-term lease revenue from third-party tenants (i.e., revenue excluding VHSE’s operation of the arcade, café, tournament court rentals, etc.) to exceed the annual cost of debit service. The incremental increase in available winter field hours enabled by the dome are essential to VHSE meeting this requirement.
3. Sporting’s participation depends on winter field access. Sporting’s use of VHSE is conditioned upon access to the outdoor field via the dome. Adding a second elite club broadens the customer base, increases weekday training traffic, and draws additional weekend game visitors—benefits that spill into local hotels, restaurants, and retailers during an otherwise slow tourism period.
4. Winter tournaments and economic activity. A second full field available in winter enables larger indoor events and tournaments, increasing out-of-town team participation and associated visitor spending across lodging, dining, and services. For example, in conversations with management from several area soccer clubs, it is our understanding that winter soccer tournaments in Kansas City (e.g., *Winter Magic*) fill up quickly and turn away a significant number of teams each year because there is insufficient indoor turf space. We believe that adding an additional full-field indoor option via a dome will help meet that latent demand.

Further, the addition of the dome will allow more opportunities for participation by other sports such as football, lacrosse, etc. on the weekends.

5. Reduced neighborhood lighting and wintertime noise effects. With the dome in place, exterior field lighting will be eliminated during late fall/winter months when darkness can occur as early as 5:00 p.m. creating the need for extended hours of light usage. This will significantly reduce any light spillage, glare, etc. that could potentially be experienced by neighbors if outdoor lighting were in use. The positioning of the dome between the outdoor pickleball courts and the adjacent neighborhood creates a buffer that will mitigate potential noise from pickleball play reaching the neighborhood during the late fall through early spring months. Also, having the winter field activities indoors reduces noise from referee whistles, spectators, etc., especially on cold evenings when sound travels more efficiently. (Note: while the speed of sound is lower in cold air, common winter nighttime temperature inversions refract sound back toward the ground, which can make noise carry farther. By moving winter play inside the dome and positioning the dome between the pickleball courts and the neighborhood, we reduce that propagation pathway to neighbors during the months when it's most pronounced.)
6. Preserving a balanced multi-sport facility. With regard to achieving the third-party lease revenue requirement of the Bank, one alternative to the use of a dome is to convert 6 of the 8 basketball courts to turf (soccer has higher revenue density than volleyball/basketball). However, seasonal dome use will allow us to meet the Bank's third-party lease revenue requirements without sacrificing court space—keeping weekday training space for volleyball clubs and enabling more volleyball/basketball tournaments on weekends, while still supporting soccer at scale. This maintains the community's access to a balanced, multi-sport venue.
7. Consistent scheduling / fewer cancellations. Teams, parents, referees benefit when winter weather, snow, freezing rain, or cold temperatures don't force last-minute cancellations.
8. Better wellness & usability. Covered turf in cold or wet conditions reduces risk of injury. It also improves spectator comfort (less exposure to weather) and usability for younger players or those sensitive to cold.
9. Increased local recreation value. More hours of safe, reliable field access in winter keep youth and adult recreational programs active, encouraging health, fitness, and community engagement.

What the dome is and why we selected Arizon Building Systems

The dome is a pressurized fabric building that creates a large, column-free indoor space by maintaining a slight internal air pressure, with access through air-lock doors. The system includes dedicated inflation and HVAC equipment to control temperature, air quality, and comfort. These structures can be erected and removed on a seasonal cycle and tailored to cover a full-size soccer pitch.

We have selected Arizon Building Systems ("Arizon"), based in Missouri, as the supplier. Arizon designs, manufactures, and installs air-supported sports facilities, with a long record of completed

soccer installations and other sports applications across North America. Their domes are open-span (no interior columns) and purpose-built mechanical systems are designed and built in-house specifically for air-supported structures—supporting efficient operation, even temperatures, and reliable inflation with redundant fans. They also offer seasonal installation/take-down services, which is central to our proposed operating model.

In addition, Arizon's air-supported structures are engineered and installed to meet or exceed building code standards, including local wind and snow load requirements. Key safety features include:

- Code-compliant engineering: Structures are designed and sealed by licensed engineers under the International Building Code (IBC) provisions for air-supported buildings.
- Weather resilience: Domes are built to withstand high winds, heavy snow, and hail, with redundant blower systems and optional backup power to ensure continued inflation during outages.
- Fire safety: Fabrics are fire-resistant and self-extinguishing, with alarms, extinguishers, smoke venting, and emergency egress designed in coordination with local fire officials.
- Anchoring and stability: Secure anchoring systems and cables provide stability even under severe weather.
- Proven track record: Arizon has installed numerous domes nationwide, including in harsh winter climates, with a strong history of safe, reliable operation.

These features, combined with Arizon's seasonal installation expertise and ongoing monitoring systems, provide a high level of safety and reliability for players, spectators, and neighbors.

Request

Given the clear market demand, lender requirements favoring third-party leases, the conditional participation of Sporting, and the community benefits of reduced winter lighting/noise, dependable programming, and preserved court capacity for non-soccer sports, we respectfully request approval of a seasonal special use/temporary structure authorization for an air-supported dome over our outdoor soccer field from approximately October 31 to March 1 each year.

We appreciate your consideration and welcome any questions the city may have regarding this request. Please let us know if you would like technical cut sheets, sample plans, or a staff briefing with Arizon's engineering team.

Respectfully,

3D Builders KC
Developer, View High Sports & Entertainment