

**To:** Adair Bright, Senior Planner – City of Lee’s Summit  
**From:** 3D Builders KC. LLC  
**Date:** December 10, 2024  
**Project Name:** View High Sports Complex  
**Project Number:** PL2024283  
**Subject:** Parking Determination Memorandum

At the request of the City of Lee’s Summit’s Senior Planner, this memorandum is being submitted to provide an estimate of the off-street parking demand for the proposed View High Sports Complex (“Complex”) located at 3350 NW Ashurst Drive, Lee’s Summit, MO 64081. The parking demand estimate was developed using two separate analyses: 1) a comparative analysis of parking conditions at several athletic / recreational facilities of similar size, use and / site conditions, and 2) an analysis of maximum estimated occupancy based on field and court count, business operations and amenities at the View High Sports Complex.

#### **Project, Site Conditions and Available Parking Spaces:**

The Complex is a 179,000 sq. ft. multi-sport practice, training and tournament venue with family entertainment center. The Complex consists of one outdoor and one indoor FIFA size soccer field, six basketball courts, four outdoor pickleball courts, physical rehabilitation office, speed and agility training center, club office space, club merchandise store, café and family entertainment center with arcade and active play area.

The Complex is located adjacent to The Summit Church (“Church”) which has minimal parking demand (i.e., parking demand on average is less than 10 percent of total available parking spaces) outside of Sunday mornings and a limited number of special events. In addition, the Complex is located adjacent to two acres of vacant land under contract by 3D Builders KC (“Developer”). Developer will seek a use on the two-acre site that has a parking demand schedule that is inverse of the Complex and Church (i.e. parking demand is low on weekend mornings and early afternoons when the Complex and Church have the highest parking demand). While Developer does not foresee a need for parking on this two-acre site based on the parking demand analysis set forth below, a usage on this site with an inverse parking demand schedule would allow for a shared use arrangement if deemed necessary in the future.

The Complex will have 321 parking spaces onsite within an additional 225+/- parking spaces being constructed by Developer on land owned by the Church under an exclusive, perpetual parking easement agreement which will provide total available parking to the Complex of approximately 546 spaces. In addition, the conceptual plan for the adjacent two-acre site under contract by Developer has an estimated 121 parking spaces, some or all of which would likely be available to Complex at peak usage times, which would bring the total number of available parking spaces to 667.

#### **Parking Demand Comparative Analysis:**

Homefield Kansas City Kansas Showcase Center (“Homefield”): At the meeting with City Staff (“Staff”) on November 26, 2024; Staff indicated that Homefield appears to be the most comparable venue to the Complex. Developer notes that Homefield is approx. 150,000 sq. ft. with ten

basketball courts, speed and agility training, wellness center, conference room, team / coach offices, merchandise store, three separate lounge areas and multiple food and beverage locations throughout the Building. Homefield has 86 parking spaces located 1 block away which are designated for employee parking only and approximately 480 total parking spaces, or 48 parking spaces per basketball court, at the facility for use by participants and spectators. While the overall parking count is approximately 566 spaces, Developer notes that Homefield has an improved pad site adjacent to the existing fieldhouse which will likely share the existing parking lot.

TM Fieldhouse: The 52,000 square foot facility, located in Lee's Summit, has four basketball courts / 8 volleyball courts with mezzanine seating for spectators, an MLB regulation sized indoor baseball/softball infield, seven batting cages, Hittrax, pitching tunnels, and turf side training space. TM Fieldhouse has a total parking space count of 166 spaces, or 41.5 parking spaces per basketball court.

Heartland Soccer Association ("Heartland") and Sheels Overland Park Soccer Complex ("Sheels"): Heartland, the nation's largest soccer league and tournament host, advised that 90 parking spaces per field is an industry best practice. In addition, per review of the parking space count for Pod C at Sheels, which has three soccer fields, Developer noted a total of 271 parking spaces, or exactly 90 parking spaces per field. Developer further noted that the remaining 9 fields at the complex appeared to have the same parking space to field ratio. Based on the recommendation of Heartland Soccer Association, and review of the parking ratio per field at Sheels, which was voted the #2 soccer and lacrosse facility in the nation in 2024<sup>1</sup>; Developer will use 90 parking spaces per soccer field, or 180 total parking spaces, as the number of required parking spaces for soccer activities at the Complex under the comparative analysis parking demand calculation.

Developer has evaluated additional facilities both within and outside of Lee's Summit which are of comparable size, use and / or site condition (e.g. J. Thomas. Lovell Jr. Community Center at Legacy Park, Homefield Olathe, Epic Sports Lodge, etc.). However, as the number of parking spaces per use and / or maximum estimated occupancy were less than that of Homefield and Sheels, Developer will forego discussion of the size, uses and available parking at these facilities for the purposes of this memo and will use the 48 parking space count per basketball court observed at Homefield as well as the 90 parking space count per soccer field observed at Sheels as the basis for Developer's comparative parking space calculation. Based on these parking space counts, Developer estimated the parking space requirement for a multi-activity venue with 6 basketball courts and 2 soccer fields at 510 total parking spaces, or 48 parking spaces per basketball court and 90 parking spaces per soccer field.

### **Parking Demand Occupancy Analysis:**

Developer contemplated the most intense use case for the soccer fields and basketball / volleyball courts in addition to the typical use of all other activities at the Complex (e.g. physical rehab, speed and agility, office spaces, arcade, active play area, pickleball courts, etc.) as well as the staff required to facilitate all activities; and while the Complex operator has the authority and ability to control the schedule and usage of these activities, with the exception of the office space; for the

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<sup>1</sup> <https://www.visitoverlandpark.com/articles/post/scheels-overland-park-soccer-complex-lands-in-the-top-10-soccer-lacrosse-facilities/>

purpose of this analysis, Developer considered all of these activities to be occurring at the same time.

Developer considered the number of participants and spectators (“occupants”) for each use, as well as the number of occupants per vehicle for each use, independently. For example, for a large, regional tournament, a significant percentage of teams will be traveling from outside the immediate area. The extended travel distance increases the likelihood of car pooling by participants and / or spectators.<sup>2</sup> Therefore, Developer estimated three occupants per vehicle for large, regional tournaments. For other uses such as speed and agility training, physical rehab, pickleball, birthday parties, facility staff, etc.; Developer estimated occupants per vehicle at one, or close to one, occupant per vehicle.

Under this extreme, but plausible scenario, Developer estimates potential occupancy and parking space requirements at 1,350 occupants and 535 parking spaces, respectively.

**Conclusion:**

Based on the results of the comparative parking space analysis of facilities with similar size, use and / or site conditions, as well as Developer’s independent analysis of maximum estimated occupancy; Developer notes a parking space requirement of 510 and 535, respectively. Developer has chosen to select the average of the two analyses and is submitting to Staff an estimated parking space requirement of 523 spaces. Therefore, Developer considers the 546 parking spaces available on site and through the exclusive and perpetual parking easement agreement adequate to meet the anticipated parking demand of the Complex and notes that up to an additional 121 parking spaces may be available on the two-acre pad site adjacent to the Complex.

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<sup>2</sup> The reference to increased carpooling is inclusive of a reduction in the likelihood of parents arriving in separate vehicles (e.g. one parent taking the participant to the Complex early for warm-up / pregame and the other parent arriving at a later time in a separate vehicle).