

Prepared by:



PRECEDENT PROJECT NARRATIVE

for

WOLF FARM SOCCER FIELDS

SOUTH MIDDLETON TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

CMC

Job #: 70213.1

Date: January 2023

OFFICE LOCATIONS

5201 Spring Road Shermans Dale, PA 17090 717.567.3680	128 South Potomac Street Hagerstown, MD 21740 301.791.3650
20 West Baltimore Street Greencastle, PA 17225 717.597.1007	505 South Hanover Street Carlisle, PA 17013 717.701.8111

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PURPOSE

The examples included in this report are meant to inform on the required and provided parking for similar types of soccer field facilities. Also, additional information and pictures are provided for each to convey what can be expected for this type of development as the Keystone FC facility will be similar in scope, site design, field construction, etc.

UNITED SPORTS TRAINING CENTER

1426 Marshallton Thorndale Rd, Downingtown, PA 19335

Below are site photos and property information of a similar type complex in Downingtown. This facility includes 10 fields with a 127,000 sq. ft. fieldhouse that includes an indoor turf field.

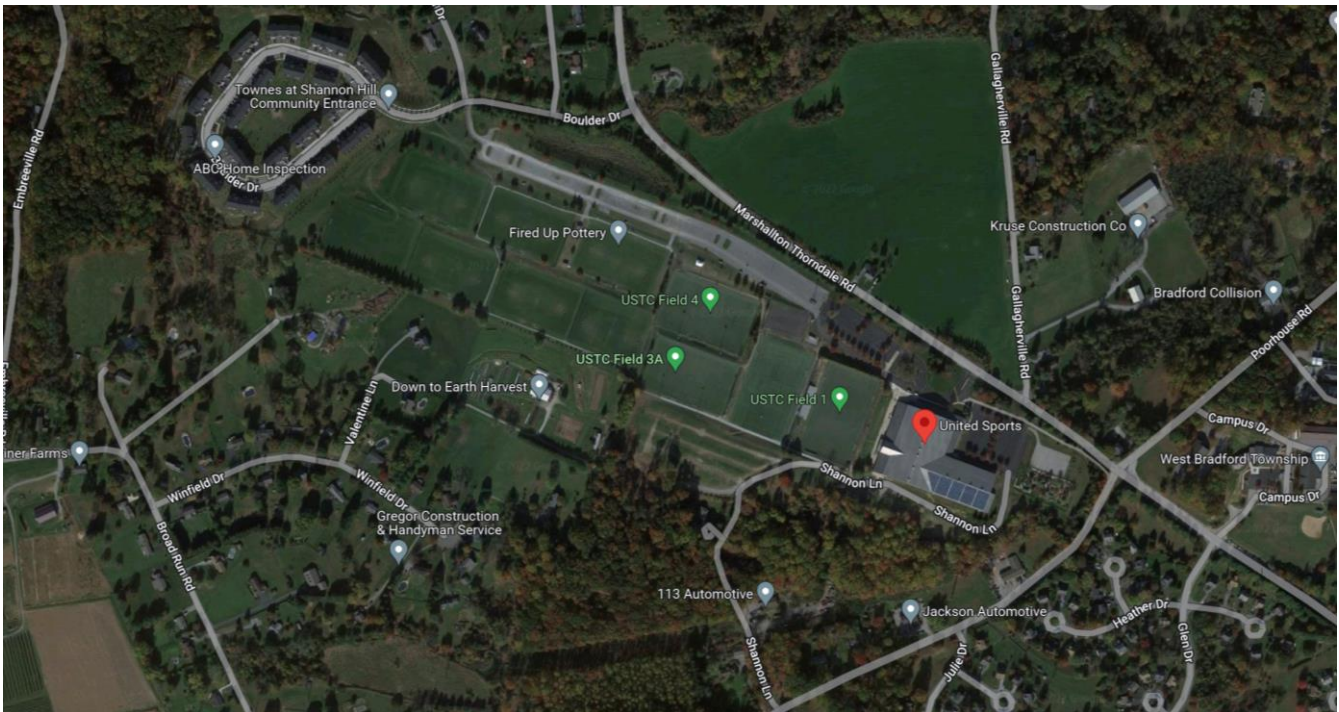
Development Information

1. West Bradford Township
2. Zoning District = I-Industrial
3. Conditional Use = Sports complex development
4. Parking requirement as required for conditional use = No special event shall be held which will result in parking demand in excess of the number of parking spaces provided at the sports complex development for all uses.

Parking Information

Parking total = 550 parking spaces

Average spaces per field = 55





UKRANIAN AMERICAN SPORTS CENTER

1 Lower State Rd, North Wales, PA 19454

Below are site photos and property information of a similar type complex in North Wales. This facility includes 5 fields and an 8,000 sq. ft. restaurant and event center.

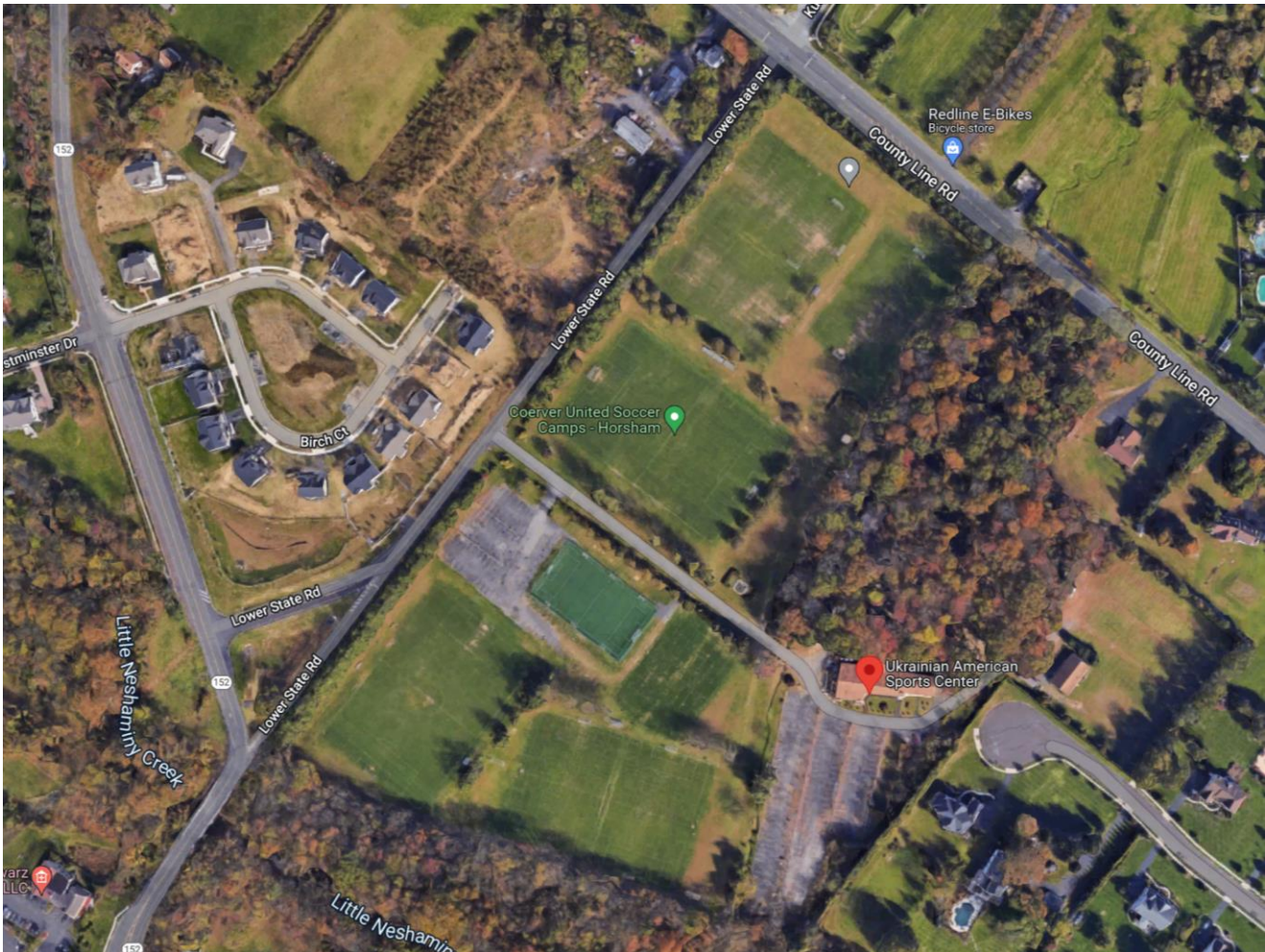
Development Information

1. Horsham Township
2. Zoning District = R-2 Low Density Residential
3. Approved Use = Municipal park or recreation area
4. Parking classification = Outdoor recreation and parks
5. Parking requirement = parking needs for this use will fluctuate depending on the nature of the recreational activities offered. For that reason, the number of parking spaces to be provided shall be determined by Council in consultation with the latest edition of the Institute for Transportation Engineers' Parking Generation Rates publication.

Parking Information

Parking total = 320 parking spaces

Average spaces per field = 64 parking spaces





BRYAN MULTI-SPORTS COMPLEX

501 S Oak Forest Rd, Goldsboro, NC 27534

Below are site photos and property information of a similar type complex in Goldsboro. This facility includes 8 fields and a 5,000 sq. ft. fields house with playgrounds.

Development Information

1. City of Goldsboro
2. Zoning District = R-16 Residential
3. Special Use (Council Review) = Outdoor recreational facility privately owned
4. Parking classification = Outdoor recreational area privately owned
5. Parking requirement = Minimum is 18 spaces per playing field, plus 1 space for every four available seats and maximum is 36 spaces per playing field, plus 1 space for every two available seats.

Parking Information

Parking total = 400 parking spaces

Average spaces per field = 50 parking spaces





WRAL SOCCER PARK

7700 Perry Creek Rd, Raleigh, NC 27616

Below are site photos and property information of a similar type complex in Raleigh. This facility includes 22 fields and 13,000 sq. ft. clubhouse and fitness center.

Development Information

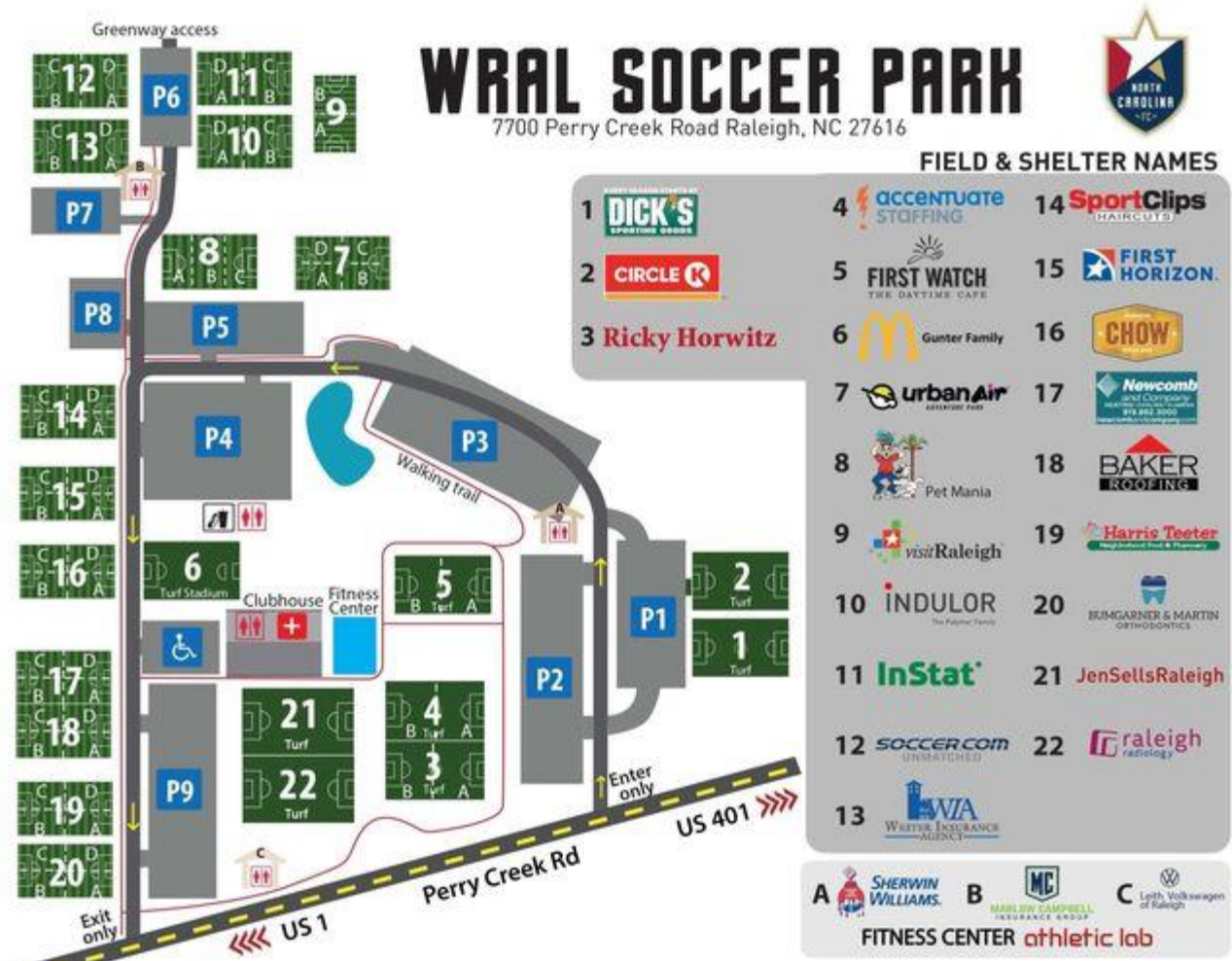
1. City of Raleigh
2. Zoning District = R-6 Residential
3. Special Use = Outdoor sports or entertainment facility > 250 seats
4. Parking classification = Outdoor sports or entertainment facility
5. Parking requirement = No maximum or minimum required

Parking Information

Parking total = 1025 parking spaces

Average spaces per field = 46.5 parking spaces





RICHMOND STRIKER PARK

4801 Pouncey Tract Rd, Glen Allen, VA 23059

Below are site photos and property information of a similar type complex in Raleigh. This facility includes 11 fields and walking trail.

Development Information

1. Henrico County
2. Zoning District = A-1 Agricultural
3. Permitted Use = Amusement park, sports park, or water park
4. Parking classification = Amusement park, sports park, or water park
5. Parking requirement = 5 space per 1,000 sq. ft. of activity area

Parking Information

Parking total = 466 parking spaces

Average spaces per field = 42.3 parking spaces





DELAWARE TURF SPORTS COMPLEX

4000 Bay Rd, Frederica, DE 19946

Below are site photos and property information of a similar type complex in Raleigh. This facility includes 12 fields, a 5,400 sq. ft. administrative building and multiple concession and restroom buildings.

Development Information

1. Kent County
2. Zoning District = A-C Agricultural Conservation District
3. Conditional Use = Recreation uses
4. Parking classification = Swimming pool or other recreational activity (Community)
5. Parking requirement = 1 space for each 8 persons based on the facility's design capacity and 1 space for each employee, except when the facility is a neighborhood one and is located within the neighborhood served -only 10 parking spaces shall be required

Parking Information

Parking total = 943 parking spaces

Average spaces per field = 78.5 parking spaces





SPRING MEADOWS PARK

640 W 1st St, Boiling Springs, PA 17007

Below are some site photos of Spring Meadows Park to show a similar type of development within South Middleton Township for reference. This facility includes 8 fields with 531 parking spaces.

Parking Information

Parking total = 531 parking spaces

Average spaces per field = 66.3 parking spaces

