

Ken & Jordan Burbidge, Owners – The Swing Station, LLC
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Subject: Letter of Intent for Swing Station Practice Facility

I am writing to express my intent to obtain a conditional use permit for our state-of-the-art baseball and softball practice facility, The Swing Station. This **23,013**-square-foot facility will cater to a wide range of sports enthusiasts and professionals, featuring comprehensive amenities designed to support high-level training and performance. We offer the use of batting cages, pitching tunnels and open infield practice space. As well as the use of top-of-the-line machines and equipment. We will be starting out with 2 employees and will most likely hire more during our busy season (November – March).

Facility Overview: The Swing Station will encompass:

- **An approximate 14,500-square-foot practice area**, providing ample space for various sports and training activities.
- **An onsite gym** equipped with modern fitness equipment to support both strength and conditioning.
- **Four well-maintained bathrooms** to ensure convenience and comfort for all customers.
- **Fifteen cages**, designed to accommodate multiple users simultaneously and enhance training efficiency. We will have 11 batting cages, 9 with machines and 2 open for coach pitch. We will have 4 pitching tunnels. 2 with youth pitching mounds for younger players and 2 with collegiate mounds for older players. Our cages can be opened to offer infield practice space.

Operational Schedule and Capacity: The facility will operate ten hours per day, six days a week. Tuesday – Sunday from 10AM – 8PM, with an estimated capacity of 60 -75 customers per day on average. However, we could accommodate 300 per day at max capacity. This schedule is aimed at providing maximum accessibility and flexibility for our customers while managing peak times effectively.

Maintenance and Management: We are committed to the highest standards of maintenance, with daily checks and upkeep of all equipment to ensure optimal performance and safety. Our team will be dedicated to maintaining a clean, well-organized, and efficient environment to enhance user experience and satisfaction.

Purpose and Objectives: Our primary goal is to establish The Swing Station as a premier destination for athletes and sports professionals seeking top-notch training space. We aim to provide exceptional service, support, and resources to help our clients achieve their training and performance goals.