

PLANNING BOARD DATE SEPTEMBER 12, 2002

MISCELLANEOUS ATTACHMENTS TO ITEM NUMBERS 3 - 7

8/1/02 PUBLIC HEARING LETTERS

TAB 19

Testimony
By
Trish Heffelfinger
Executive Director
Maryland Soccer Foundation
August 1, 2002

Good evening. The Maryland SoccerPlex will celebrate its two-year anniversary in October. During that time, more than 290,000 players, parents and spectators have come to the SoccerPlex to participate or watch the 5,400 matches that have been held on our fields. This includes 2,900 local league games, 12 tournaments, and 9 events that use six to thirteen fields. 24 of these matches were played under the lights. We have provided \$4,720 in scholarships so that Montgomery County children who want to play soccer at the Maryland SoccerPlex are not turned away due to financial need. None of this would have been possible without the partnership we enjoy with MNCPPC.

Last week the Maryland State Youth Soccer Association and the Maryland SoccerPlex co-hosted the 2002 Snickers US Youth Soccer National Championships. This is the premier youth soccer event in the nation. It is the best 48 teams competing on six fields for the national title. Although a small event by our normal tournament standards—most of our tournaments attract in excess of 200 teams and use 19 fields - it drew an unexpected local and regional spectator following. I understand that this local interest may have caused increased traffic along Richter Farm Road. Although neither the SoccerPlex nor Park Police were contacted about the problem during the tournament, we have added this item to our action plan for next year when we will host the tournament again. To my knowledge, this is the first traffic-related concern raised since November 2000, other than the volume of traffic on Richter Farm Road. Apparently the residents were not aware that Richter Farm Road is the main entrance to the facility. It is designed to handle the traffic and the traffic controls have been put in place to provide safe movements of visitors to the Park, the neighborhoods and the schools. Further the traffic volumes are within the Maximum Desirable Level, which is below the rated capacity for the network.

In a conversation with Bob Skelton today, we agreed that we should begin holding quarterly meetings starting in September with representatives of the Homeowners Associations near the SoccerPlex and other community leaders to discuss issues and ideas for making the SoccerPlex a greater community resource. In the interim I encourage anyone in the community to contact me at the SoccerPlex if there is an issue of which we should be aware.

In addition to our competitive youth leagues and tournaments, we have held the Kicks Against Breast Cancer tournament which raises funds for breast cancer research, the Maryland Special Olympics coaches clinic, the TopSoccer adaptive program, Soccer Kixx for 3-6 year olds, Animal Planet Expo, and the US Men's Para-Olympic Team trained at the SoccerPlex prior to attending the World Para-Olympic games, in which they earned first place.

The Discovery Sports Center opened in December 2000 and although we got off to a slow start, participation continues to grow and our programs diversify. Our first indoor winter soccer season saw a 50% peak time usage; our second session grew to 60%, and during our third session we were at 78%. During this past session we were at 100% capacity from 3:30 to midnight during the week and 7 am to midnight on weekends, and had a waiting list of teams who wanted to play. Soccer remains our primary sport, however responding to interest from other groups we have added indoor field hockey, lacrosse, rugby and baseball. We continue to try to develop a youth and adult flag football program.

From mid-March to September we offer basketball and volleyball. We host volleyball tournaments using all eight courts every weekend from mid-March to Memorial Day. Our greatest challenge is basketball. This was truly a situation where we believed if we built eight courts, they would come. We had very little basketball activity in 2001 and that contributed significantly to our year-end revenue shortfall. In 2002 the facility is gaining exposure and we are making progress. We held four basketball tournaments this spring and we are hosting the Gary Williams summer basketball camp this week. The camp attracts more than 250 players. We have basketball clinics and adult leagues in the evening.

The Discovery Sports Center was designed to be a multi-purpose facility. In order for it to be financially successful, it must be diverse. It cannot survive on indoor soccer alone. For instance, last year Joe Davis from your Planning staff introduced us to a group who wanted to run an indoor baseball-training program for Montgomery County High School players. It was very successful and we are currently in the process of developing an extensive indoor program with Bethesda-Chevy Chase Baseball for training, as well as a summer camp program.

We also offer activities such as an open gym for home-schooled children, a dance program for teens and adults, yoga and kickboxing through Shady Grove Adventist Hospital, and a day camp on school holidays.

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Our greatest challenge is filling space during the day, during the week when our primary market, children, are in school or summer camps. Several groups have approached us over the past two years regarding usage of the Discovery Sports Center for business-related activities, such as conferences, all employee meetings, team building events, and other functions. Under the current lease we have not been able to accommodate this activity or benefit from the revenue it would generate. We are requesting an amendment to the lease that would enable us to offer, like other Park and County facilities, usage of the Discovery Sports Center for these types of activities. Due to our already programmed sports activity, we have a limited window of opportunity from April to September when our indoor soccer fields are not in play. We will not permit this activity to supercede our core sports activity. Our request is based purely on economic need. During these challenging economic times we must look for other sources of revenue.

Our request to move to Phase II construction of three additional fields, to hold three additional tournaments and light four fields will also provide significant new revenue. The funding for Phase II and field lighting would come from a Federal Economic Development Initiative Grant that we hope to receive later in the fall. This grant enables us to develop Phase II without incurring additional debt while benefiting from the additional revenue.

The development of Phase II under our lease is contingent upon the following:

- Adherence to traffic generation standards set forth in the lease,
- Positive results from a water monitoring program overseen by Park and Planning Resource Analysis staff,
- And community impact review.

Enclosed in the staff's packet are the results of the traffic study performed by Park and Planning Transportation staff that concludes, "the local area roadway network will accommodate the projected traffic volumes for the area growth and the South Germantown Recreational Park Phase II development, including the proposed Aquatic Center development." The Foundation further supports the staff further recommendation that the SoccerPlex coordinate with the Aquatic Center to avoid scheduling weekend soccer and swim tournaments on the same days.

The Park and Planning Resource Analysis Unit concludes in its SoccerPlex Water Quality Assessment report for data collected through the end of 2001, that "there is no indication from a water quality standpoint that the Maryland Soccer Foundation should not proceed with Phase II development."

Although community impact is not defined in the lease or PDF, discussions during the approval process focused on such issues as noise, light pollution and economic impacts. Prior to opening in October, the Foundation requested that the County's Noise Abatement Specialist come to the SoccerPlex and run decibel level tests. After playing the national anthem at full volume at the stadium and surveying the decibel levels at several of the fields close to Schaeffer Road and at the Park's property line, it was found that the anthem could not be heard beyond two hundred yards from the stadium.

Stadium field lighting was raised as a concern during our 2000 season. Musco Lighting, who installs lighting at some County high school stadiums, performed a survey of the spillage from the stadium lights to the closest residence. The light meter detected 0.05 of a foot-candle. To provide some reference, a full moon with a clear sky is 0.02 of a foot-candle and a standard streetlight is 0.06 to 1.8 foot-candle.

In 2000, the George Washington University's Tourism and Sports Management Graduate Program conducted an economic impact study for us. Based on surveys conducted at several tournaments, the study concluded that the SoccerPlex, through its six tournaments, would generate approximately \$2-3 million in revenue annually to the local community. US Youth Soccer estimates that the just-concluded youth soccer National Championships historically generate \$2-2.5 million alone during one week and that the

Region 1 Championships that we hope to host in 2005 and 2006 generate \$12-14 million in annual revenue.

And finally we are most proud of the impact that the facility has had on the youth of the County. The games they have played and the level of competition they have enjoyed are hard to quantify but certainly must be part of the community impact equation. With the Park trail network, the trees and the landscaping, we provide beautiful open space that for 285 days a year is just that, beautiful green open space that has a positive impact for the neighborhoods, the environment, the county and the region.

We have requested that the relocation of the baseball field north of Schaeffer Road originally contemplated during Phase II be delayed until Phase III. The promise made to the community by Park and Planning and our Foundation was that there would be "no net loss of fields" in South Germantown Recreational Park. That commitment remains in tact. The baseball field will remain in place until Phase III development is approved and even at that time, a new baseball field must be developed and operational on the other side of Schaeffer Road prior to the development of Phase III.

You're going to hear a lot of people talk about our financial condition, claiming that we are "failing badly". I can say with confidence that the rumors of our demise are greatly exaggerated. It's important to remember that the Maryland SoccerPlex is a start up business. We have been operational for less than two years. It is true that some of the good faith projections we made in our 1997 business plan have not been met. The areas where we have been most challenged are basketball and sponsorship income. I am confident that with the programs and partnerships we are developing that basketball will continue to grow, although slower than we projected. Sponsorship income is directly related to the state of the economy that by any indicator is lackluster. Events such as the Snickers US Youth Soccer Nationals and the Pepsi MLS All Star SoccerFest expose national sponsors to our facility. That exposure may eventually lead to a sponsorship. In the meantime we are concentrating our fund raising efforts on local and regional companies and on smaller sponsorship packages.

We are proud to report that the Maryland SoccerPlex is considered to be the premier soccer facility in the country. I personally have conducted tours of the facility to groups from California, Missouri, Texas, New York, Wisconsin, West Virginia, South Carolina, Georgia, and Virginia. Our model of clustering fields around parking and comfort stations is being copied extensively. Our formula of 75 parking spaces per field is the new standard. And the concept of designing a multi-sport regional recreational park that offers something for everyone in a family is the envy of the country.

The Maryland Soccer Foundation has not turned to the County for money. We have always sought to be financially self-sufficient. When faced with a deficit last year, it was the local soccer community, whose annual financial support is in excess of \$600,000, stepped up their support. We have kept our expenses flat while experiencing huge increases in line items such as insurance. We have a full time staff of 11, five of whom are dedicated to turf management. We run a pretty lean machine.

The amendments we request today will all generate revenue for the SoccerPlex and move us closer to our goal of financial self sufficiency while providing increasingly needed fields for our community.

Thank you.



Testimony on the Maryland SoccerPlex
Thursday, August 1, 2002

Good afternoon. My Name is Denise Gorham. I am the Executive Director of BCC Baseball, Inc. I represent more than 4,000 children in lower Montgomery County who play baseball throughout the year. This spring we had 350 teams playing on county fields and we expect to field close to the same number this fall. During the summer we sent 15 select travel teams throughout the state and country to compete at high levels with great success. During the winter months our league sponsors clinics for all ages and levels of talent for those players who want to work on skills development. Last winter we offered eighteen different clinics in MCPS gymnasiums serving more than 400 children.

As many of you may know, MCPS will no longer permit use of the gyms for any sports except volleyball and basketball. This created a dilemma for BCC Baseball. Although we recognize that school gyms are not ideal for baseball clinics, there is nothing else available to us. We wondered if the SoccerPlex might meet our requirements and so we met with the staff. We are now in the process of finalizing a contract with the Maryland Soccer Foundation worth approximately \$140,000 annually.

It is for this reason that I come before you today. I want to stress the importance and need for such training facilities on the county to support our kids in all sports. The SoccerPlex is easily adaptable to many different playing fields and is a valuable resource for Montgomery County. Whatever it takes to keep the project financially sound is in the interest of BCC Baseball and all sports enthusiasts in the county.

Grant the Foundation's request to build additional income producing fields and allow non-sports functions to be scheduled if they will add significantly to revenues. I do, however, urge you to require priority scheduling for sports activities. In my many visits to the complex, I noticed that there is considerable "down time". The facility could increase revenues with little or no impact on sports activities by scheduling events on weekdays from 9:00 AM to 3:00 PM when most traditional users are at work or in school and also on week ends during the summer months.

BCC Baseball looks forward to a strong partnership with the Maryland Soccer Foundation and we are eager to share with our kids all that this great facility has to offer. Thank you for giving me the opportunity to speak with you on this issue.

KingsView Village Homeowners Association, Inc.

c/o PMP
955-A Russell Avenue
Gaithersburg, MD 20879-3275

July 10, 2002

Anthony Ricchiuti, Chief
Traffic Operations Section
Montgomery County Department
of Public Works and Transportation
101 Monroe Street
Rockville, MD 20850

Dear Mr. Ricchiuti:

I am writing this letter on behalf of KingsView Village Homeowners Association, Inc. ("KVHOA"). KVHOA represents the homeowners of KingsView Village, which is located in Germantown, Maryland, and comprises over 700 single family and town homes. In addition, Spark Matsunaga Elementary School is located within the KingsView Village community.

KVHOA has several major concerns regarding Richter Farm Road between Rt. 118 and Schaeffer Road, where Richter Farm Road bisects KingsView Village. KVHOA's concerns include: 1) the tremendous volume of traffic flowing to and from the South Germantown Recreation Park, 2) excessive speed, and 3) inadequate intersection and pedestrian crossing controls. In particular:

- Weekend traffic on Richter Farm Road causes major backups at the intersection of eastbound Richter Farm Road and Rt. 118, making it difficult to exit KingsView Village using Richter Farm Road. To avoid the backups on Richter Farm Road, many drivers currently take Coachmans Road to Crownsgate Way to Rt. 118. Heavy traffic on Coachmans Road is a significant safety hazard, particularly for children at play. Now that the Golf Park and the Golf and Splash Playground have opened, this problem will only be exacerbated.
- Most of the traffic on this stretch of Richter Farm Road appears to be far exceeding the posted 35 m.p.h. speed limit, despite of the recent addition of school zone signs. This problem is intensified by increased weekend South Germantown Recreation Park traffic.
- KingsView Village has walking paths on both sides of Richter Farm Road, which are intended to allow and encourage pedestrian traffic throughout the entire community. However, currently, crossing Richter Farm Road is extremely dangerous. The only Richter Farm Road pedestrian crossing is at Rt. 118 and Schaeffer Road, which is about one-half mile from the Richter Farm/Falconcrest intersection, adjacent to Spark Matsunaga Elementary School.

Many homeowners in KingsView Village were told by the builders/developer that the master plan indicated that South Germantown Recreation Park traffic would be directed down Germantown Park Drive. This plan would have made more sense since this road does not pass through the center of a residential community or by an elementary school. KVHOA would like to minimize the already negative effect that the South Germantown Recreational Park traffic has had on our community.

In addition, most of the streets within KingsView Village are small residential streets that are just wide enough for two cars to pass each other when there are no cars parked on the street.

Unfortunately, many cars are being parked on the street, frequently on both sides of the street, and KVHOA is not allowed to inhibit or prohibit on-street parking. This has created several particularly hazardous areas throughout the community - especially on curves and at the corners of intersections, both of which become completely blind for on-coming traffic due to parked cars.

Therefore, KVHOA formally requests an evaluation for a speed reduction program on Richter Farm Road between Rt. 118 and Schaeffer Road, and a traffic light at the intersection of Richter Farm Road at Falconcrest Road. KVHOA also requests an evaluation of the roads throughout KingsView Village where there are no stop or yield signs for intersection control. In addition, KVHOA would like an evaluation of the community with regard to parking and safety. Finally, KVHOA requests an evaluation of the signage for the KingsView Village community park areas (for example, located on the corner of Rt. 118 and Richter Farm, on Richter Farm just east of Falconcrest Road, and on Coachmans Road between Falconcrest Road and Rockingham Road).

KVHOA also is interested in participating in the Community Speed Watch Program. In the meantime, KVHOA requests the installation of a Speed Monitoring Awareness Radar Trailer (SMART) on Westbound Richter Farm Road, just east of Falconcrest Road.

KVHOA also would like to hold a community traffic safety forum, as was recently held in the neighboring community of Cloppers Mill West, to educate our community about traffic safety.

These safety concerns are of utmost importance to KVHOA and the homeowners and residents of KingsView Village. Your prompt attention to these matters is greatly appreciated. Please feel free to contact Susan Burkinshaw at (301) 972-0725 or Pat Most at (301) 353-8820 if you have any questions or need further information.

Sincerely,

John Renneisen
President, KingsView Village Homeowners Association, Inc.

cc: Albert Genetti, Director, Montgomery County Department of Public Works and Transportation
Commander John Fitzgerald, Montgomery County Police Department, 5th District
Nancy H. Dacek, Councilmember District 2
Douglas M. Dougan, County Executive
Constance A. Morella, U.S. Representative, 8th Congressional District



Maryland State Youth Soccer Association

AFFILIATED WITH THE UNITED STATES SOCCER FEDERATION

25th Anniversary 1976-2001

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Millersville, MD 21108

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Email: msysa@aol.com



Official Host of the 2002 - 2003 Snickers National Youth Championships

TESTIMONY OF JERRY C. MAY

RE: Request for Lease Amendment – Maryland SoccerPlex

Members of the Planning Board:

My name is Jerry May. I am the Executive Director of the Maryland State Youth Soccer Association (MSYSA) I have been a resident of Montgomery County for over fifty years and have been actively involved with youth soccer, in numerous capacities, both in the County and the state of Maryland for over twenty years. MSYSA is the governing body of youth soccer in Maryland, as recognized by the United States Soccer Federation. Its membership currently includes 120 organizations, over 60,000 registered players and 5,000 coaches throughout Maryland. Nearly 25,000 players reside in Montgomery County. I am here to support the Lease Amendments being requested by the Maryland SoccerPlex.

MSYSA is very familiar with the Maryland SoccerPlex and its operations. MSYSA supported the establishment of the SoccerPlex during the original proceedings before the Planning Board and has supported the facility since its opening in the fall of 2000. The significance of the SoccerPlex to youth soccer in Montgomery County and the State of Maryland, as a whole, cannot be overstated. Not only does it provide much needed, quality fields, the SoccerPlex provides an unmatched and irreplaceable venue for major soccer events. It is a place where local players can play on a weekly basis and compete on special occasions against the best players from throughout the country. There simply is no other place like it.

As a part of its support, MSYSA annually holds its major event, the Maryland Cup, the state's youth soccer championships, at the SoccerPlex. Just last week, MSYSA joined with the SoccerPlex to host the 2002 US Youth Soccer National Championships, the premier youth soccer event in the US, which brings the champions of the four US Youth Soccer regions, boys and girls, ages 14 – 19, together to compete for a National title. The 2003 National Championships will also be played at the SoccerPlex.

If you did not get to the SoccerPlex last week, you missed a great opportunity to see what the SoccerPlex means to the local community. There were teams from across the country that had two things in common: a desire to win a National Championship and an unqualified appreciation and envy of the SoccerPlex facilities. In typical California fashion the teams from Southern California summed up the sentiments of all of the participants by simply declaring "Awesome" when they first arrived on site. The out of town teams expressed unconcealed envy of the three Montgomery County teams competing in the Nationals that get to play regularly at the SoccerPlex.

There was never any question that the SoccerPlex would be an outstanding soccer venue. The quality of its fields and other facilities have, in less than two years, established it as the premier soccer complex in the US. The fact that the US Youth Soccer Association would select the SoccerPlex to host the most prestigious youth soccer event in the US in only its second year of operation, is a testament to both the quality of the complex and the capabilities of its management.

From events such as the National Youth Championships, the SoccerPlex has acquired a nationwide reputation. During last week's event, the SoccerPlex received coverage on a National basis in the newspapers of many major US cities, including Chicago, Denver, Los Angeles, San Diego, Dallas, Houston, Atlanta and Philadelphia. Teams from all over the country which have had the opportunity to play at the SoccerPlex have spread the word about the quality of the facilities. As a result, Germantown, MD and Montgomery County have been established as recognized locations on the National soccer map. Consequently, the local clubs that hold tournaments at the site have experienced an unprecedented number of applications for their events which has greatly increased the profits the clubs realize from their events. The number and caliber of teams seeking entry into events at the SoccerPlex, and the high level of competition they provide, have greatly benefited local teams. It would not be an overstatement to attribute part of the success of local teams at the Regional and National levels to the experiences gained from competition against the teams drawn to events at the SoccerPlex.

It is now time for the SoccerPlex to turn the favorable publicity and its well deserved National reputation into increased revenue opportunities. The success of Montgomery County teams and the reputation of the SoccerPlex have worked hand in hand to increase the competitive opportunities for local teams, as well as, the financial opportunities for local clubs. It is essential to the financial success of the SoccerPlex that it be able to expand its opportunities to generate much needed additional revenue to maintain its operations. Consequently, MSYSA strongly supports the proposed amendments to the Lease Agreement that would add fields, increase the number of tournaments and expand the potential uses of the Discovery Sports Center.

The various concerns expressed during the original hearing process, regarding potential traffic congestion, impact to the community and the environment were justified at the time because of the unknowns associated with a new facility. However, the two years of operations have established that these concerns are no longer warranted. The facility has proven to be a major contributor to the revitalization of Germantown. It is a positive attribute of the community, providing opportunities for the local citizens well beyond just the soccer facilities. Traffic congestion generated by even the largest events at the SoccerPlex have been minimal or non-existent. The SoccerPlex has also been a major benefactor to the local economy. Millions of dollars have come into Montgomery County as a result of the events held at the SoccerPlex. Conservative estimates of the economic impact of the recent National Youth Championships are in the range of \$2 - \$3 million.

Interest has been expressed by US Youth Soccer to hold its 2005 and 2006 Region 1 Championships at the SoccerPlex. The Region 1 Championships is one of four regional competitions leading directly to the National Finals. In order to host this event, the additional fields included in the instant Lease Amendment request will be necessary. The four day 2002 Region 1 Championships were held in Niagara Falls, NY. The economic impact to the Niagara Falls area was between \$12-\$14 million. The economic benefits to Montgomery County, if the

SoccerPlex has the fields to host this event in 2005, are assured to exceed the benefits to Niagara Falls because the 2005 event will be extended from a four-day to a five-day competition.

Increasing the number of tournaments that can be held at the SoccerPlex is another vital additional revenue source. Currently, the tournaments staged at the complex are organized, sponsored and run by local clubs. While the facility rental paid to the SoccerPlex is reasonable, it represents only a small percentage of the profits generated by these events. The current number of tournaments held at the SoccerPlex accommodate all of the youth soccer clubs in the County capable of hosting a major event. The additional tournament opportunities being requested, would permit the SoccerPlex to promote and stage such events on its own, and therefore reap the significant financial return generated by such events.

In doing so, it would not create any conflict or competition to the existing events sponsored by local clubs. If anything, more events would simply generate more publicity and extend the reputation of the quality of the SoccerPlex facilities, in turn generating interest from more teams seeking to play in events at the facility. In addition, because of the demand, most of the current events have become "premier" events, drawing teams of the highest competitive level. There are far more "second tier" teams, both local and throughout the country that have an equally great desire to play at a facility of the caliber of the SoccerPlex. With more events, more teams, local and otherwise, would have such opportunities. The additional tournaments made possible by approval of the Lease Amendment would be a win-win-win situation: more playing opportunities for more teams; more revenue opportunities for the SoccerPlex; and, more revenue pumped into the local economy.

While it is not an issue in the current Lease Amendment request, there is one other subject that should be mentioned. I know of no other facility in the country, similar to the SoccerPlex that does not get at least some public support. Considering the significant benefits to the local economy that have resulted from activities at the SoccerPlex, some public funding would not seem to be inappropriate. While this issue will have to wait until a later date, and a different forum, the current lack of public funding is just another reason why the approval of the Lease Amendment request is essential. During the original approval process the SoccerPlex was clearly the "field of dreams" for the local soccer community. It is now our "field of reality." But included in this reality must be the goal of everyone to be keep it from becoming a "field of memory." Without the Lease Amendments being discussed today, there are no guarantees regarding the future of the SoccerPlex. I can only encourage the Planning Board, in the strongest terms possible, to give its approval to the Amendment requests in order to assure that the youth of Montgomery County will continue to have this magnificent facility available for their use.

From our new neighbors → Rita
IMPORTANT! Please Read!

Notice of impending changes to the SoccerPlex lease and the impact it will have on our community, Kingsview Village.

The KVHOA Neighborhood Committee was made aware this past Wednesday of an upcoming hearing before MNCPPC (Park and Planning) for proposed CHANGES to the SoccerPlex contract/lease. In standard fashion, this is being quietly rushed through the system in the hopes that the neighboring residents will not be aware of the change before it is too late. The meeting is to be held next Thursday (August 1) at 4:30pm at MNCPPC.

SoccerPlex has requested that their existing lease and terms of operation be modified as follows:

- Allow them to host both **MORE** "major" events, and events that are "non-community/non-sporting events" (so expect rock concerts, conventions, private meetings, and other events that would normally be held at the MC fairgrounds or small convention venues). The original terms of their lease limited them to a small number of "major" events per year and also limited them to only sporting events.
- Allow them to proceed to phase II construction (i.e., more soccer fields) while also NOT building the additional promised baseball field. Their original lease allowed them to proceed to phase II construction only once certain terms were met (which have not been) and only if they completed all items in the phase (which they do not intend to).

One of the most obvious impacts this will have on our community are diminished utilization of what is supposed to be "public" resources of this park by our community while at the same time DRASTICALLY increased traffic volume and hassle of dealing with many more "major" events. We have already seen the impact of the Snickers tournament this past weekend with speeding in excess of 50 mph on Richter Farm Road, illegal lane changes and turns at the light at 118 and RFR, passing on double solid lines on 118 and Shafer Road, and people driving recklessly through the community attempting to find shortcuts to the SoccerPlex because of traffic gridlock - attempts to get additional MC police patrol units to address these issues fell on deaf ears despite the repeated promises from SoccerPlex officials during the planning phases that such incidents would not happen.

The fact of the matter is SoccerPlex is failing financially (badly) and they want to remove the reasonable restraints placed upon them in the hope that this will bring in the cash. At the same time, they do not want to pay for the additional police presence necessary to keep our community and residents safe while they sponsor more and more events that we as residents of Germantown are largely excluded from. Our community, Appers Mill, and Woodcliff built out at a rate **FAR** exceeding anyone's expectations making normal traffic in the immediate area **MUCH** higher than their original studies predicted and now they wish to foster more traffic to us.

If you feel strongly about this issue, you are encouraged to make your feelings known. Either contact MNCPPC at the phone numbers and addresses listed in the official announcement (flip side of this sheet), or better yet, SHOW UP IN PERSON TO THE MEETING. Note: you **MUST** sign up in advance if you wish to speak at the meeting (301-495-4600). The HOA will be sending an official representative, but the more homeowners that weigh in, the better!

The MNCPPC meeting is to be held next Thursday (August 1) at 4:30pm at MNCPPC.

IMPORTANT! Please Read!

Residence:

**Christopher P. Arndt
21090 Sugar Ridge Terrace
Boys, Maryland 20841
tel: 301-428-0203**

August 1, 2002

**The Honorable Derick P. Berlage
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910**

**Re: Maryland SoccerPlex at South Germantown Recreational Park, Request for Lease
Amendment and Request to Proceed with Phase II of Construction.**

Dear Mr. Berlage:

I am a long-time county resident and for the past seven years I have lived in Boys.

For the children of my community, the SoccerPlex and all of the recreational facilities surrounding the SoccerPlex have been the best thing to happen to us in many, many years. Those of with children on soccer teams have enjoyed the magnificent, top-quality soccer fields, but all of the families in my neighborhood have said many times how much they enjoy the Adventure Playground, the Splash Park and the Miniature Golf. For one family in particular, the Splash Park has been a great facility to take their autistic child to. We can't wait for the rest of the Park to be completed, especially the additional soccer fields, the Aquatic Center and the Tennis Center, and I am here today to urge you to approve the construction of the additional fields and approve the lease amendments sought by the Maryland Soccer Foundation.

We are fortunate to have here in Montgomery County several teams who have achieved the highest level of excellence in soccer. The Bethesda Eclipse and Bethesda Fury are among the top teams in the country, having been finalists or champions at the National Soccer Tournament. The Bethesda Phoenix recently won the Dana Cup in Denmark, the third largest youth soccer tournament in the world. These girls have enjoyed the SoccerPlex, but their access has been limited. There is still a severe shortage of fields in general and an extreme shortage of quality fields. The shortage is so dire, that this past year, the Bethesda Soccer Club was forced to rent land from a local farmer in Poolesville to allow for additional fields. These were not quality fields, but they had to suffice. The additional fields of Phase Two will help remedy this shortage.

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The other changes sought by the Maryland Soccer Foundation will ensure the economic viability of the SoccerPlex. That viability is needed for the Foundation to continue its great record in maintaining one of the finest recreational parks in the country.

When all has been said and done, the SoccerPlex and the many surrounding recreational amenities are there for the children, and it is for the children that I ask for your approval.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "C. P. Arndt", written in a cursive style.

Christopher P. Arndt

14120 Schaeffer Road
Germantown, Maryland 20874
(301) 972-0927
August 1, 2002

My name is Rita Auth. I live on Schaeffer Road, I'm a member of the Citizens of South Germantown and I reside in Kingsview Knolls. I am here to remind members of the Planning Board and the Parks Commission of the promises made to the South Germantown and Boyds communities when the Soccerplex was approved. The lease agreement should not be like the original Master Plan for the Park, a document that can be easily changed to accommodate the needs of the Maryland Soccer Foundation.

The original lease agreement contained language to limit the negative impacts of soccer tournaments on residents and these constraints must not be removed to allow Phase II to go forward. Traffic counts should continue since there is a large discrepancy between what the Commission determines to be acceptable volume and what residents have to live with. Before approving additional tournaments, consider the fact that there are other large events scheduled during the year that generate traffic such as the recent Snickers National Youth Championships.

The proposed business-related activities held at the indoor arena should not coincide with rush hour or the commencement or dismissal of local schools. Richter Farm Road, Route 118 and Great Seneca Highway are at capacity during the early morning hours of the school year and school bus safety is a must. Scheduling events outside the normal hours of operation should be severely restricted and be community oriented.

The lights added to fields 9, 10, 12 and 13 should be hooded and landscaping should be installed to reduce glare. Funding must be in place to ensure that the quality of this project is not compromised.

Both the Planning Board and the County Council should use extreme care in studying the waiver provision. This provision would by-pass community input in the decision making process. Not only will it allow the Foundation to expand its revenue base; it will make their non-profit status questionable. The Foundation sold their soccer dream with the slogan, "Let's Give Our Kids a Complex." With all the adult activities scheduled now and proposed for the future, is it really the kids who gained a complex?

As a Council Member, Mr. Berlage expressed concern that the surrounding community would be deprived of the previously planned Recreational Park, and that approval of the Soccerplex should only come with a "tight leash." My neighbors and I appreciate your concern, and hope that you will exercise restraint in granting amendments to the Soccerplex lease agreement.

#18

July 27, 2002

Derick P. Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

RECEIVED
1149
JUL 30 2002

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Chairman Berlage:

I am writing in support of expanded use for the Maryland Soccerplex and related facilities.

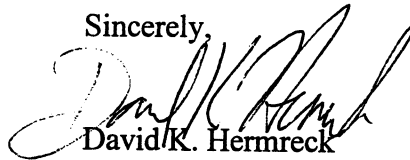
I have no relationship with Discovery Communications, Inc., Maryland Soccer Foundation, Inc., principals of any of the above and have no family members currently engaged in organized sports activities which use the Maryland Soccerplex facilities.

Generally, these facilities are a great asset to the community. Our family has enjoyed the facility as a spectator on several occasions. We are looking forward to the completion of planned improvements.

Our subdivision exits directly onto Richter Farm Road. Subsequent to the installation of the traffic light at MD-118, we have never experienced more than a minor traffic inconvenience during events.

I have no objection to most additional facility uses, including for-profit private events.

Sincerely,



David K. Hermreck
13912 Falconcrest Road
Germantown, MD 20874

#18

Preller, Barbara

From: Cheri Lerner [cmlerner@hotmail.com]
Sent: Tuesday, July 30, 2002 6:51 AM
To: MCP-Chairman
Subject: Maryland SoccerPlex

Dear sir,

We are strongly opposed to the changes in the Phase II plans at this site. We do NOT need more traffic into the area, we do NOT need more noise from the fields, and most importantly, the safety of our children by people trying to cut through our neighborhood to avoid traffic, and their subsequent HORRIBLE DRIVING, would make these changes dangerous and unworthy.

Thanks, also, for scheduling the hearing at 4:30 pm, when most of us are still working. WAS THE TIMING DONE INTENTIONALY?

Finally.....NO CONCERTS! We moved here to avoid late night noises, and We are sure that bringing these types of events will add to NOISE, TRAFFIC , AND SAFETY CONCERNS.

Do you get our point?

Thanks.

The Lerner's of Kingsview Village
13040 Bromfield Rd
Germantown, MD 20874

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RECEIVED
JUL 30 2002

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

18

Preller, Barbara

From: maisbell@bellatlantic.net
Sent: Sunday, July 28, 2002 3:09 AM
To: MCP-Chairman
Subject: Maryland SoccerPlex at Germantown Park

RECEIVED
JUL 29 2002

Mr. Derick P. Berlage
Montgomery County Planning Board

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

I will not be able to attend the Hearing on August 1, 2002 to review changes on the Germantown SoccerPlex lease. Here are my written comments on this plan.

I strongly opposed expanding the lease for the SoccerPlex to include major "non-community/non-sporting events. Two or three years ago I was a big supporter for the construction of this facility and excited about having this Park at a walking distance from my residence - I live at Kingsview Village along Richter Farm Road. However after a couple of years of observing the Park functioning and seeing the impact on our community, I have entirely changed my views on this matter. Four major reasons:

1. I knew the traffic volume would increase on Richter Farm Road & 118 intersection because of the Park. At first, I was not that concern traffic because I thought the problem will go away once the other two entrances to the Park will open. However Park users seem to be unaware of these other entrances and continue to use Richter Farm Road for entering and exiting the Park. The problem is that all the permanent and temporary (flashing signs used during tournaments) traffic signs point only one way to enter and exit the Park - Richter Farm Road. The County has not changed any of the permanent signs on Route 118 and has not enforce any routing changes on SoccerPlex management & users. The SoccerPlex Website directions to the Park does not show any of the new entrances & Mapquest send out-of-town users down on Richter Farm Road. Recombination: Change road signs to enter & exit the Park. Request SoccerPlex to change directions on their Website and provide new routes to Mapquest. Request Maryland Soccer Foundation Inc. to inform Tournament Planners & Coordinators of this change.

2. The problem above has also impacted pedestrian and students safety. This is a school zone with an elementary school and a high school within a mile. There are also several children playground on both sides of Richter Farm Road. The vehicular speed on Richter Farm Road has increased significantly. Woodcliff and Clopper Mill residents uses Richter Farm Road to access their community from or to Route 118. That volume is expected to increase as these communities continue to grows. Richter Farm Road was not designed for this level of traffic. More major events will bring tens of thousands of people, cars, more accidents, and traffic jams through this residential road.

3. I have seen a significant increase in the use of emergency vehicles, medivac, and law enforcement responding to the Park area. During major tournaments, sirens from ambulances and fire trucks are constantly heard. More events means that additional county security and safety resources will be needed to support increase activity level.

4. And finally, I consider the SoccerPlex as a major business enterprise rather than a recreational one. Very few in this community gets any benefits from this Park. Soccer players around Germantown use their community soccer fields. My son (11) plays ice hockey, lacrosse, and rollerblade hockey. However none of these sports are offered or allowed on these grounds. In the long run, the life and the future of this Park will be determined by the type of services and benefits

provided to this community. Right now there is no incentive for this community to support this enterprise at all. It only brings more problems.

Sincerely,
J. Maisonet
301.540.6651
14000 Steed Court
Germantown MD 20874

August 1, 2002
Park and Planning Board
Re: Germantown Soccer Complex

To Whom it May Concern:

First, I want to it known that I am not against the Soccer Complex. What I am against is the major traffic that comes through our community due to the complex. I live on a court where there is no berm or landscaping that blocks us from the road. Our court is the only one that is level to Richterfarm Road. We have 6 houses on our court, only 2 do not have children yet. It is a major safety concern, we have to watch our children when out playing in the court. We have to constantly remind them of the dangers of Richterfarm Road. The traffic is so bad on Richterfarm Rd. that I don't feel comfortable letting my 12 year old ride his bike on the bike/walk path or cross Richterfarm to see his buddy across the street. I was told by Park and Planning that there was a sufficient amount of landscaping at the end of our court. This may have been true, if there was no Soccer Complex. Behind my house there was a 6 foot fence put up to block noise for the houses behind me. Why would I have less noise than the people behind me? This makes no sense. The traffic is constantly, especially on the weekends, backed up on Richterfarm. Because of this, the people using the Soccer Complex are now finding that they can cut through the neighborhood at excessive speed, so they don't have to wait in line to turn onto Rt. 118. Again, this has put all of our children in danger. It is impossible to cross Richterfarm Road safely, we need some kind of pedestrian crossing. Since we have bike/walk paths throughout the community, I am sure the intent of the developer was that they were used, at this point it's not safe.

In closing, I just want to say that if we didn't have all these traffic safety issues, I wouldn't be here. Please, put yourselves in my shoes, would you want your family living along this road ? What is the solution? Should we move? Who will buy our house next to this speedway?

Sincerely,

Pat Most
Kingsview Village Resident
14005 Pikestaff Road
Germantown, Md 20874
#301-353-8820

#14

Kathleen O'Grady, M.S., M.B.A.
14005 Rockingham Road
Germantown, MD 20874
301-515-5880

August 1, 2002

Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD

To Whom It May Concern:

I am writing this letter to express my opposition to the proposed changes to the Germantown Soccerplex lease, which would allow them to delay the building of a ball field and to expand the number of events that are held at the Soccerplex.

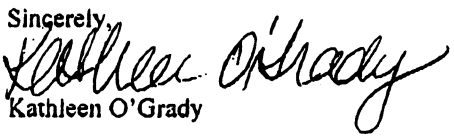
As a resident of Kingsview Village, I have had numerous difficulties with the Soccerplex. As I am sure you know, the flow of traffic on weekends is constant. There is almost always a backup on Richter Farm Road turning left on Route 118. I usually spend a couple of minutes waiting to exit my street onto Richer Farm Road, and on one day, I actually spent 15 minutes waiting to turn because of the high volume of traffic.

I have an infant daughter, and the Soccerplex has compromised our quality of life. For example, when walking my daughter in her stroller on several occasions, we were almost hit by a car traveling north towards the Soccerplex on Richter Farm Road as we were crossing. They never slowed down. On another occasion, a caravan of what appeared to be soccer players stuck their middle finger up at me as I ventured across the same street.

I cannot express how frightening it is to have cars whizzing by at speeds up to 50-60 miles per hour in a residential area. As my daughter grows up, I fear that one of these cars may put her life in danger.

I am very dismayed with our quality of life living next to the Soccerplex. It is like living next to an amusement park. Weekends are a madhouse. Our neighborhood becomes wall to wall people, and we have even had them meandering down our street looking for a short cut to the stadium. The thought of allowing the Soccerplex to house conventions sickens me. The only "quiet time" that we have is when they have proposed to hold these new events. Please do not worsen the quality of life for the residents of our neighborhood for the sake of the Soccerplex.

I ask that you NOT amend the lease to the Soccerplex. Please respect the fact that the residents who have paid top dollar to live in this neighborhood deserve some peace. When I purchased my home, we did not bank on living next to a three ring circus. Please protect our quality of life.

Sincerely,

Kathleen O'Grady

RECEIVED
AUG 1 2002

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Date: August 1, 2002

To: Montgomery County Planning Board

From: Michael Reed (17 Crownsgate Court, Germantown, MD 20874)

Re: SoccerPlex – Pending lease amendment

I would like to outline a number of concerns and issues with respect to the pending lease amendment of the SoccerPlex. My wife and I are a residents of Kingsview Village and we collectively sit on a number of the HOA's committees (Architectural Review, Pool and Community Center, Social, and Neighborhood to be exact) – because of this, we hear a lot from the residents of the community both when things are working well, or increasingly, when they have problems or grievances.

- 1) Neither Kingsview Village HOA, nor the residents of the HOA, were notified of this pending action by either Park and Planning or the SoccerPlex. Being the largest and most affected group of residents by this action, it is completely unfathomable how such an 'oversight' occurred as the HOA has been a recognized entity since before the SoccerPlex construction began. Adequate time to prepare a more detailed response to the proposal should have been made available.
- 2) Claims that there have been "no issues" or "no complaints" since 2000 regarding the SoccerPlex are extremely misleading at best since homeowners in the HOA were unaware of whom they could complain too, felt their complaints would not be acted upon by government bureaucrats, or had their complaints fall on deaf ears when delivered to the wrong people. This has recently been corrected (i.e., yesterday), so complaints can be expected to come rolling in more frequently.
- 3) The developments of Kingsview Village and Woodcliff have built out at rates far exceeding the developer's expectations at the time the original SoccerPlex lease was drafted. Kingsview Village is almost 100% built out a full three years faster than projected. This has resulted in far higher traffic loads on Richter Farm Road and MD 118 than projected at the time. To that end, the HOA has formally requested a traffic study be conducted for Richter Farm Road to see what traffic mitigation possibilities might be possible. It would be incredibly foolhardy to proceed with allowing additional SoccerPlex traffic before the results of that study can be presented. In the meantime, altering traffic flows into the park by way of the park entrance on MD 118 would go a long way to reducing the traffic load and anxiety felt by the adjacent neighborhoods.
- 4) Traffic violations in the immediate area of the SoccerPlex have been reported in and around the community at increasingly alarming rates including:
 - a. Passing on double solid lines on 118 and Schaffer Roads
 - b. Speeds in excess of 50MPH in residential areas and on Richter Farm Road
 - c. Illegal left turns from the center lane of Richter Farm Road onto MD 118.
 - d. Illegal lane changes and erratic swerving around "slow" vehicles (i.e., those that are actually bothering to go the speed limit) on Richter Farm Road.

While it would be irresponsible to claim all of these violations are conducted by users of the SoccerPlex (I have no doubt some percentage are homeowners in the community or neighboring communities), a large volume of the complaints that I have received from neighbors or personally witnessed are of the "Minivan loaded with kids going to soccer games" or "teenagers speeding from school to the soccer complex" variety. Previous requests to Montgomery County Police for additional patrol cars or enforcement actions were met with a lukewarm response that there was neither mandate from higher up nor funding available to deal with the issues. If their position does not change, than either Park and Planning, SoccerPlex, or

the County Council needs to make the mandate or the monies available to see that our neighborhood streets are safe from the traffic generated by the SoccerPlex.

- 5) The terms of the original lease and development plans were carefully laid out to balance both public/private use of the park and to ensure the economic viability of the SoccerPlex before proceeding to later development stages. It is no secret that SoccerPlex is now hurting financially and that their business plans were not soundly grounded in reality. To argue now that the public/private balance should be drastically shifted so that SoccerPlex can meet its financial obligations and that the adjacent neighborhoods should ultimately pay the price in the form of more traffic and hassles of additional major events is ludicrous. Furthermore, accelerating the construction of private facilities at the expense of previously promised public facilities should not be allowed.
- 6) The expanded uses provision of SoccerPlex's proposed lease changes leave the foulest taste in the community's mouth. During the planning phases of SoccerPlex the public was repeatedly assured that this would remain a sporting facility. This facility was not designed or intended for "business" purposes. This is a **PARK**. It has always been intended as the up-county major park facility. It is not another fairgrounds, convention center, or meeting hall. It has been suggested by SoccerPlex that these purposes would only be used when children are not available to utilize the park (i.e., they are in school). Have they pursued adult leagues during the day? Have they examined the ramification of additional traffic on Richter Farm Road passing dangerously close to our HOA tot-lots (which are used extensively during the day by pre-school aged children), our HOA pool and community center, or the elementary school which houses both elementary students and severely disabled students? They suggest adding traffic load exactly when it has the potential to do the most damage on young lives. They suggest allowing over night activities with stadium lights going to the wee-hours of the morning.

I have attached additional notes and letters to this memo from other members of the community that do not wish to come forward publicly or were unable to draft more formal letters because of the grossly inadequate time allowed during this process.

In closing, there is nothing that can be done about the SoccerPlex and Kingsview Village being located adjacent to each other at this point and as such, it benefits everyone to have a good working relationship and to be "good neighbors". I feel each and every one of these lease changes, as proposed, will go a long way to destroying what little "good neighbor" feelings homeowners in our community have for the SoccerPlex. If the SoccerPlex, Park and Planning, and the County Council wish to go forward with these ill-conceived changes to what is already a barely tenable situation in the first place, they should be prepared for and expect the backlash that will come from the neighboring communities. This is no longer farmland next to SoccerPlex, this is a community of 700 homes that feels it is unfairly paying the penalty for poor planning, oversight, and administration of the SoccerPlex and it does not wish to see the situation deteriorate further. If SoccerPlex is not a good neighbor, neither will we be. Be it signage, rallies, or coordinated events designed to inhibit or seriously degrade the accessibility and use of SoccerPlex during key times, any and every legal avenue available will be pursued if that happens.

Respectfully,

Michael G. Reed

INTRODUCTION ISSUES:

- The lease amendments violate the delicate agreement reached by the Maryland Soccer Foundation (MSF – the owners of the facility), the Park & Planning Commission, the County Council, and local residents.

EXPANDED USES OF THE DISCOVERY SPORTS CENTER (DSC):

- MSF seeks permission to use the DSC for undefined “meetings/activities.”
- The lease currently limits DSC use to “sporting and community activities.”
- MSF should not be allowed to break its promise that the DSC will be “first and foremost a sports related facility.”
- Furthermore, the restrictions proposed by Commission Staff are inadequate because:
 - 1) The lease would not prohibit any uses of the DSC, and
 - 2) The lease would allow the Director of the Department of Park & Planning would be allowed to approve the use of the DSC for non-sporting and non-community activities without input from the Park and Planning Commission, the County Council, or local residents.
- Therefore, the lease amendment should not be approved.

AFTER HOURS EVENTS AT THE DSC:

- MSF seeks permission to use the DSC during hours other than 7:00 am to Midnight as currently restricted by the lease.
- The DSC is located in a residential neighborhood.
- Traffic and noise associated with after hours events will unreasonably affect local residents.
- After hours events are likely to include the consumption of alcoholic beverages, even if such consumption is prohibited by the lease, and as such will create significant safety concerns for the surrounding neighborhoods.
- Therefore, the lease amendment should not be approved.

POSTPONEMENT OF BALLFIELD C CONSTRUCTION UNTIL PHASE 3:

- MSF seeks to construct the three additional Phase 2 soccer fields, but postpone the reconstruction of Baseball/Softball Field C and the construction of parking for Ballfield C, currently required as part of Phase 2, until Phase 3.
- There is currently a shortage of baseball and softball fields in the Germantown area.
- Although not mentioned in the Staff report, MSF would receive over \$285,000 from the Park & Planning Commission for Phase 2.
- MSF should not be allowed to use public lands or to receive public funds for the construction of the private soccer fields unless MSF also constructs the previously promised public ballfield and parking.
- Therefore, the lease amendment should not be approved.

COMMENCEMENT OF PHASE 2 CONSTRUCTION:

- Prior to approving commencement of Phase 2 the County Council must consider community impacts.
- The traffic report prepared by Commission Staff is inadequate.
- Any traffic study must use the traffic levels associated with full build-out of KingsView Village (which has been achieved) and full build-out of Woodcliffe (which is being developed at a previously unpredicted speed).
- In addition, any traffic study should consider requiring increased use, and expansion, of Germantown Park Drive, which, unlike Richter Farm Road and Schaffer Road, does not pass through residential neighborhoods.
- The use of the Soccerplex already results in significant traffic impacts on Richter Farm Road and Schaeffer Road. Traffic impacts include back-ups at the Richter Farm Road/Route 118 intersection, excessive speed on Richter Farm Road and arterial roads in KingsView Village, and excessive traffic on arterial roads in KingsView Village.
- Therefore, the Park & Planning Commission should not make any recommendation to the County Council regarding the commencement of Phase 2 construction until a complete traffic analysis has been prepared and its findings taken into account.

Tuesday, July 30, 2002

Re: Maryland SoccerPlex

- 1- Expanded use of the Discovery Sport Center.
- 2- Start Phase-2 construction and delay ball field to Phase-3.

For all concerned,

The residents of Montgomery have great advantage in the growth within this county. What we also have come to know that this growth has brought great pains. The residents of Kingsview village have come to know this pain of growth very clearly and dearly. Richter Farm and Schaefer Road have now become expressways between I-270, Rte. 118 and the SoccerPlex. We have now requested a traffic study, in order to gain simple traffic and non-existent pedestrian controls for our community and our children's safety. We live in 35 mph zone where speeding is rampant. The current SoccerPlex affairs clog Richter Farm road with cars from Rte.118 back Chatterly Place and even Falconcrest road, which approximates one quarter of a mile, today.

Growth is not a bad word or thing. We face these problems today because the growth is not balanced and the planning for such growth does not seem to be coordinated throughout the Montgomery County and State agencies charged with such duties.

We the residents of Montgomery county, Germantown, Kingview Village community and surrounding communities demand that County and State agencies, which we subsidize, coordinate and plan properly the growth of our communities, by providing the necessary studies and delivery of systems and infrastructure necessary to support the planned growth.

We residents of Kingsview Village therefore request that these items requesting Lease Amendments to expand use of the SoccerPlex be delayed, until such time that appropriate coordination and studies between county and state agencies has been completed and made publicly available to assure residents that services and infrastructures necessary have been planned, are appropriate, and are being delivered timely and commensurate with the growth plan schedule.

Without the foregoing the County and State agencies are performing a disservice to its residents in favor of business practices rather than providing the public service to the communities that subsidize these agencies.

#18

Preller, Barbara

From: MCP-Feedback
Sent: Wednesday, July 31, 2002 10:45 AM
To: Preller, Barbara
Subject: FW: Comments regarding lease amendment and construction at SoccerPlex in Ger...

-----Original Message-----

From: MariaSRiley@aol.com [mailto:MarlaSRiley@aol.com]
Sent: Sunday, July 28, 2002 5:49 PM
To: MCP-Feedback
Subject: Fwd: Comments regarding lease amendment and construction at SoccerPlex in Ger...

I would like to make sure that these comments reach the planning board before the meeting on Thursday August 1, 2002.

Thank you
Marla Riley

RECEIVED
JUL 31 2002

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

RECEIVED

#18

Preller, Barbara

JUL 29 2002

From: MarlaSRiley@aol.com
Sent: Sunday, July 28, 2002 4:44 PM
To: MCP-Chairman
Cc: thomas.ms@pmpbiz.com

**OFFICE OF THE CHAIRMAN
 THE MARYLAND NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION**

Subject: Comments regarding lease amendment and construction at SoccerPlex in Germantown

Mr. Derick P. Berlage
 Chairman
 Montgomery County Planning Board
 8787 Georgia Ave.
 Silver Spring, MD 20910

Mr. Berlage,

I am writing to you in response to the request by the Maryland SoccerPlex at the South Germantown Recreational Park for a lease amendment to expand its uses and to move forward with an amended phase II of construction. I am a homeowner in the Kingsview Village community, and my home is adjacent to Richter Farm Road. When my husband and I chose this community to build our home, we were shown community plans that indicated this would be a very pedestrian friendly community. The developer designed the community center, pool, tennis courts, and children's playgrounds to be accessed predominantly by walking. In addition, an elementary school was built next to Richter Farm Road. Sidewalks were placed along Richter Farm to connect the 2 sides of the road across Rt. 118. The SoccerPlex was denoted as not being part of our community. We were given the impression that the SoccerPlex would have its own entrance and not involve our community.

The reality is much different. On many weekends starting early in the morning, cars pass by our house all day long. It is difficult to leave and enter the community much of both days. (This is also true for some holidays when there are tournaments.) In addition, many drivers speed and fail to obey the traffic signs and signals. By allowing the increased usage for events, including conventions and rock concerts and by allowing the further construction at the complex, the traffic noise, number of cars, and number of traffic law violators will only increase on the weekends and spill over into the week and evenings.

Why does the county have signs, both permanent and temporary, that direct all SoccerPlex traffic to Richter Farm Road when the SoccerPlex has its own entrance off of Rt. 118? Why was the SoccerPlex entrance off of Rt. 118 never developed into a functional two-lane road with a traffic signal designed to handle large number of cars? If the SoccerPlex wants to expand, then it should put money into developing its own entrance and exit and signal lights with added police presence to direct traffic.

I am against the expanded uses of the SoccerPlex and the move forward with Phase II construction. My reasons for objecting to the expansion are:

1. Increased road noise.
2. Increased number of cars.
3. Increased number of people who fail to obey the speed limits and traffic signs.

I would like to see the next step as the expansion of the separate SoccerPlex entrance (currently off of Rt. 118) with a traffic signal, and the county promoting this entrance and exit. I think that this is necessary to improve and maintain the quality of life for the residents in Kingsview Village while still allowing the SoccerPlex to function.

Thank you
 Marla Riley
 14001 Pikestaff Court

7/29/2002

Germantown, MD 20874

18

Andrew and Robin Rothstein
13935 Falconcrest Road
Germantown, Maryland 20874

July 29, 2002

RECEIVED
AUG 1 - 2002

Mr. Derick P. Berlage
Chairman, Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Mr. Berlage:

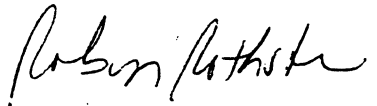
We are writing to deny the Maryland Soccer Foundation's request to amend its lease. We believe that the amendment of the lease would severely strain the infrastructure of the community. The amendment would allow for more non-sports related functions at the SoccerPlex adding to the traffic volume in the area. This additional traffic would route through residential areas such as Kingsview Village and Woodcliff Park. Before and after current soccer tournaments, traffic volume on local streets increases significantly. Drivers speed through local streets and make illegal left turns from Richter Farm Road onto Route 118 because ^{they} are too impatient to wait. The chances of a serious or fatal accident would increase along with the traffic volume. The SoccerPlex refuses to pay additional police patrols to ease congestion. This shows a lack of respect for the community. In addition, this amendment would allow the Maryland Soccer Foundation to not build an additional baseball field as promised. This again shows a lack of respect for the community.

We urge you to deny this request or at least delay a decision until studies of traffic patterns are completed and improvements made to increase safety for the community and improve traffic flow. We believe that this is not the time to add potential dangers to a new growing community. The decision needs to wait until current traffic patterns can be improved and construction in the community is completed.

Thank you very much for your cooperation.

Sincerely,

Andrew T. Rothstein


Robin Rothstein

Testimony of Lily Solomon *Rogers*
Vice Chairperson, Kingsview Village Neighborhood Committee
17810 Fairlady Way
Germantown, MD 20874
Phone: (301) 943-8622

I am here as a representative of the Kingsview Village Homeowners Association as well as a homeowner and parent in this community. Kingsview Village is one of the communities adjacent to the Soccerplex that is greatly affected by all the activities and events that take place at the South Germantown Recreational Park/Soccerplex. We as the homeowners of Kingsview Village and residents of Germantown are very concerned with:

1. The requests made by the Soccerplex for lease amendments to expand permitted uses of the Discovery Sport Center.
2. The proposal to move forward with an amended Phase II construction plan which includes adding soccer fields 18 – 20.
3. The delayed relocation of the ball field to Phase III.

The lease amendments violate the delicate agreement reached by the Maryland Soccer Foundation (MSF – the owners of the facility), the Park & Planning Commission, the County Council, and local residents.

Our community is very concerned with the Soccerplex having requested an amendment to their lease to:

- Allow non-community/non-sporting events, and
- Increase the number of events per year.

This will The approval of these amendments will significantly impact our community by drastically increasing the amount of traffic that pours through our main route of travel (Richter Farm Road). We have already seen the impact of the Snickers tournament last week. Residents got to experience, firsthand, the congestion and safety issues associated with events at the complex.

Safety

Richter Farm is a 35mph zoned road that runs directly through large neighborhood with lots and lots of children. It runs past a pool, two tot lots, and an elementary school. Richter Farm, and to a certain extent Shaeffer Road, have now become expressways between I-270, route 118 and the Soccerplex. Many drivers are not mindful of the posted speed. Children and adults crossing the street to use our playgrounds or swimming pool have to be very cautious of speeding and aggressive motorists. *These events put the children and homeowners in the neighborhood at significant risk.*

Congestion

The congestion along Richter Farm and Shaeffer Road is extremely bad during large events. Lines to get back on 118 from leaving the Soccerplex sometimes stretch 25-30 deep. This results in some drivers trying to find alternate routes thru the community to get to and from the Soccerplex. Many of us homeowners were absolutely shocked to see so many cars making illegal lane changes in order to get through the light at Route 118 and Richter Farm. It is surprising that with all of this craziness, someone was not hurt. Our community has already had to experience the loss of a young high school student this past school year due to poor and negligent traffic planning.

Given these issues, it is imperative that the Park & Planning Commission *not* make any recommend lease amendments and not recommend commencing Phase 2 construction until a complete traffic analysis has been prepared and its findings taken into account. The traffic study must, among other things, incorporate the following:

- Traffic levels based on a full build-out of KingsView Village (which has been achieved) and full build-out of Woodcliffe (which is being developed at a previously unpredicted speed).
- An analysis of expanding and increasing the use of Germantown Park Drive, which, unlike Richter Farm Road and Schaffer Road, does not pass through residential neighborhoods.

Therefore we, the residents of Kingsview Village, request that the approval of any lease amendments be delayed until such time that appropriate coordination and studies between county and state agencies have been completed. These studies need to be made publicly available for residents to review and provide appropriate comment and input

Kingsview Village Home Owner Association
Neighborhood Committee

Tuesday, July 30, 2002

Re: Maryland SoccerPlex

- 1- Expanded use of the Discovery Sport Center.
- 2- Start Phase-2 construction and delay ball field to Phase-3.

For all concerned,

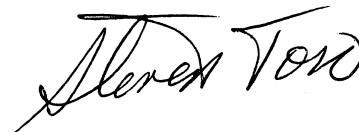
The residents of Montgomery have great advantage in the growth within this county. What we also have come to know that this growth has brought great pains. The residents of Kingsview village have come to know this pain of growth very clearly and dearly. Richter Farm and Schaefer Road have now become expressways between I-270, Rte. 118 and the SoccerPlex. We have now requested a traffic study, in order to gain simple traffic and non-existent pedestrian controls for our community and our children's safety. We live in 35 mph zone where speeding is rampant. The current SoccerPlex affairs clog Richter Farm road with cars from Rte.118 back Chatterly Place and even Falconcrest road, which approximates one quarter of a mile, today.

Growth is not a bad word or thing. We face these problems today because the growth is not balanced and the planning for such growth does not seem to be coordinated throughout the Montgomery County and State agencies charged with such duties.

We the residents of Montgomery county, Germantown, Kingview Village community and surrounding communities demand that County and State agencies, which we subsidize, coordinate and plan properly the growth of our communities, by providing the necessary studies and delivery of systems and infrastructure necessary to support the planned growth.

We residents of Kingsview Village therefore request that these items requesting Lease Amendments to expand use of the SoccerPlex be delayed, until such time that appropriate coordination and studies between county and state agencies has been completed and made publicly available to assure residents that services and infrastructures necessary have been planned, are appropriate, and are being delivered timely and commensurate with the growth plan schedule.

Without the foregoing the County and State agencies are performing a disservice to its residents in favor of business practices rather than providing the public service to the communities that subsidize these agencies.



PLANNING BOARD DATE SEPTEMBER 12, 2002

MISCELLANEOUS ATTACHMENTS TO ITEM NUMBERS 3 - 7

SUPPLEMENTAL LETTERS

TAB 20

RECEIVED
1180
AUG 2 - 2002

August 1, 2002

Dear Mr. Berlage:

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

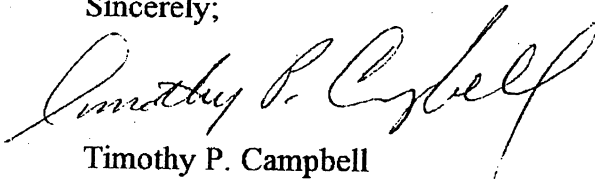
I am writing in regard to the requested amendment to the lease of the Maryland Soccer Foundation, Inc. at the South Germantown Recreation Center. I live in Kingsview Village, adjacent to the Recreation Center and a very high percentage of the traffic comes through my neighborhood.

My concern with the requested lease modifications have to do with traffic. While the staff report provides an evaluation of the traffic volume and says that more capacity can be accommodated. Staff did not evaluate the impact of the increased volume on the neighborhood. What is the impact of people walking with their dogs and children. What is the impact on families trying to get to the pool on a Saturday afternoon or the kids riding their bicycles in the neighborhood? What is the impact on people trying to run errands on a Saturday afternoon?

I live 1 block off of Richter Farm Road. When there is an event at the Recreation Center, it can be extremely difficult to get on to Richter Farm, the only exit from my Cul-de-Sac, because of the traffic volume. The traffic lights at Richter Farm and Rt 118 favor Rt. 118 so there are long lines of traffic waiting to turn left on 118. There are antics by mini-vans full of soccer players that would make your hair stand on end. Speeding, cutting in and out of traffic, making left turns from lanes that do not allow turns, people who are lost and meandering from lane to lane while they try to figure out where they are going. It is absolutely nutz out there some Saturday afternoons. Where are the police? Where is the traffic enforcement?

I understand that the Soccerplex is in poor shape financially. They have not been a good neighbor and I don't support bailing them out of their predicament. Their presence in my neighborhood causes me nothing but aggravation and I reap no benefit. I firmly believe that they should be held to the terms of their lease!

Sincerely;



Timothy P. Campbell
17832 Falconcrest Circle
Germantown, MD 20874

Preller, Barbara

From: Kaufman, Alan [ackaufma@bechtel.com]
Sent: Friday, August 09, 2002 3:45 PM
To: MCP-Chairman
Subject: support for the soccerplex expansion

RECEIVED
1282
AUG 21 2002

**OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

Hello

My name is Alan Kaufman and we live in the Clopper Mills West subdivision a half a block in from Richter Farm Road.

I consider us fortunate to live in such close proximity to the South Germantown Recreation Park and specifically the Soccerplex facilities. We participate in many of the activities that the park offers and have not been inconvenienced by the traffic concerns on the local roadways. Having the complex gives my son and many of the children and youth in the surrounding communalities an opportunity to participate in a variety of recreational and sporting events. If this facility and the events it sponsors can keep just one child from becoming involved in the "wrong crowd" any slight inconvenience that is caused by the major events at the Soccerplex seem to be a price worth paying.

Our experience when exiting the Soccerplex after a major event has been dealing with the traffic within the Soccerplex facility exiting onto Schaeffer Road, once on Schaeffer Road we have not been affected by any traffic congestion and have been able to get through the traffic lights with minimal delays. In my opinion, a far greater concern is the traffic near Northwest High School during the morning rush hour. You have the normal commuter traffic, the drop-offs for the school, the school busses and the students crossing Richter Farm Road all within a relatively short window of time. There is an extremely high probability of a serious accident occurring during this time.

In closing any minor and infrequent traffic congestion that is caused by the Soccerplex events is far out weighed by the benefits that the park and its proposed expansion offer.

Alan C. Kaufman

Alan C. Kaufman
Project Controls Manager
INA Standard Plant Projects
Phone: 301-228-6023
Fax: 301-631-3986

RECEIVED
1182
AUG 5 2002

Kevin Massenberg
17900 Coachmans Road
Germantown, Maryland 20874

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

July 30, 2002

Derick P. Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Mr. Berlage:

After reading through the staff report related to the SoccerPlex Pending Lease Amendment and Related Processes Public Hearing, I would like to express my opposition to the Foundations desire to include an amendment that would allow for the expansion of the hours of operation and to conduct events outside of the already established normal hours of operation. I believe that the current hours of operation, 7 am to midnight, are appropriate and more than sufficient given the proximity to a residential community and that an expansion of those hours of operation would have only a negative impact on the surrounding communities. The lease should in no way provide any mechanism for the approval of an event after midnight, nor before 7 am.

Further, I believe that 'Expanded Uses' should be more clearly defined

Sincerely,


Kevin Massenberg
Kingsview Village

PLANNING BOARD DATE SEPTEMBER 12, 2002

MISCELLANEOUS ATTACHMENTS TO ITEM NUMBERS 3 - 7

PUBLIC HEARING TRANSCRIPT

TAB 21

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

TRANSCRIPT OF

ITEM 18, MARYLAND SOCCERPLEX AT SOUTH GERMANTOWN
RECREATIONAL PARK
PUBLIC HEARING

BEFORE THE

MONTGOMERY COUNTY PLANNING BOARD

August 1, 2002

COMMISSIONERS PRESENT:

DERICK P. BERLAGE, CHAIRMAN

WENDY COLLINS PERDUE, VICE CHAIR

MEREDITH WELLINGTON

COMMISSIONERS ABSENT:

ALLISON BRYANT

JOHN ROBINSON

1 CHAIRMAN BERLAGE: Now we will take up our last item of the afternoon which is
2 public hearing on a request to amend the lease with the Maryland SoccerPlex and also a
3 request to move forward with the amended phase two of the construction of the
4 SoccerPlex.

5 For those of you who have been waiting a long time we apologize this is our last
6 meeting before the summer recess so we just had a tremendous amount of work to get
7 through today, but we are ready to start our Public Hearing of the SoccerPlex issues.
8 Today will be a Public Hearing our opportunity to listen to the community. The Planning
9 Board will vote on these two issues at its first meeting after the summer recess. So I
10 believe that's September 12th, that's a tentative date subject to change and the record
11 remains open until September 12th.
12

13 So anyone who wanted to supplement their testimony or anyone that wasn't able
14 to come and testify today let them know that they can submit their comments in writing
15 and we will read them and we will consider them. We're going to take witnesses in
16 groups of three.

17 The first three witnesses are Trish Hefflefinger from the Maryland Soccer
18 Foundation, Lily Rogers and Jerry May. So Ms. Rogers and Mr. May should come up and
19 take a seat. And Ms. Hefflefinger is being ceded time tonight by Michael Calabretta. Is he
20 here, and by Gretchen Plessman. Ok they're here so that means that you have fifteen
21 minutes.
22

23 TRISH HEFFELFINGER: good Afternoon. The Maryland SoccerPlex will celebrate its
24 two-year anniversary in October. During that time, more than 290,000 players, parents
25 and spectators have come to the SoccerPlex to participate or watch the 5,400 matches that

1 have been held on our fields. This includes 2,900 local league games, 12 tournaments,
2 and nine events that use six to 13 fields. Twenty-four of these matches were played under
3 the lights. We have provided 4,720 dollars in scholarships so that Montgomery County
4 children who want to play soccer at the Maryland SoccerPlex are not turned away due to
5 financial need. None of this would have been possible without the partnership we enjoy
6 with the Park and Planning Commission.

7
8 Last week the Maryland State Youth Soccer Association and the Maryland
9 SoccerPlex co-hosted the 2002 Snickers US Youth Soccer National Championships. This
10 is a premier youth soccer event in the nation. It is the best 48 teams competing on six
11 fields for the national title. Although a small event by our normal tournament standards,
12 most of our tournaments attract in excess of 200 teams and use 19 fields. It drew an
13 unexpected local and regional spectator following. I understand that this local interest
14 may have caused increased traffic along Richter Farm Road. Although neither the
15 SoccerPlex nor Park Police were contacted about the problem during the tournament, we
16 have added this item to our action plan for next year when we will host the tournament
17 again. To my knowledge, this is the first traffic related concern raised since November
18 2000 other than the volume of traffic on Richter Farm Road. Apparently the residents
19 were not aware that Richter Farm is the main entrance to the facility. It is designed to
20 handle the traffic and the traffic controls have been put in place to provide safe
21 movements of visitors to the park, the neighborhoods and the schools. Further the traffic
22 volumes are within the Maximum desirable level, which is below the rated capacity for
23 the network.
24
25

1 In a conversation with Bob Skelton today we agreed that we should begin
2 holding quarterly meetings starting in September with representatives of the Homeowners
3 Associations near the SoccerPlex and other community leaders to discuss issues and ideas
4 for making the SoccerPlex a greater community resource. In the interim I encourage
5 anyone in the Community to contact me at the SoccerPlex if there is an issue of which we
6 should be aware.

7
8 In addition to our competitive youth leagues and tournaments, we have held the
9 Kicks against Breast Cancer tournament which raises funds for breast cancer research, the
10 Maryland Special Olympics coaches clinic, the Top Soccer adaptive program, Soccer
11 Kixx for three to six years olds, Animal Planet Expo, and the US Men's Para-Olympic
12 Team trained at the SoccerPlex prior to attending the World Para-Olympic games in
13 which they earned first place.

14 The Discovery Sports Center opened in December 2000 and although we got off
15 to a slow start, participation continues to grow and our programs diversify. Our first
16 indoor winter soccer season saw a 50 percent peak time usage. Our second session grew
17 to 60 percent, and during our third session we were at 78 percent. During this past session
18 we were at 100 percent capacity from 3:30 to midnight during the week and 7am to
19 midnight on weekends and had a waiting list of teams who wanted to play.

20
21 Soccer remains our primary sport, however responding to interest from other
22 groups we have added indoor field hockey, lacrosse, rugby and baseball. We continue to
23 try to develop a youth and adult flag football program. From mid-March to September we
24 offer basketball and volleyball. We host volleyball tournaments using all eight courts
25 every weekend from mid-March to Memorial Day. Our greatest challenge is basketball.

1 This was truly a situation where we believed if we built eight courts, they would come.
2 We had very little basketball activity in 2001 and the contributed significantly to our
3 yearend revenue shortfall. In 2002 the facility is gaining exposure and we are making
4 progress. We held four Basketball tournaments this spring and we are hosting the Gary
5 Williams summer basketball camp this week. The camp attracts more than 250 players.
6 We have basketball clinics and adult leagues in the evening.

7
8 The Discovery Sports Center was designed to be a multi-purpose Facility. In
9 order for it to be financially successful, it must be diverse. It cannot survive on the indoor
10 soccer alone. For instance, last year Joe Davis for your Planning staff introduced us to a
11 group who wanted to run an indoor baseball-training program for Montgomery County
12 High School Students. It was very Successful, and we are currently in the process of
13 developing an extensive indoor program with BCC Baseball for training as well as a
14 summer camp program. We also offer activities such as an open gym for home-schooled
15 children, a dance program for teens and adults, yoga and kickboxing through Shady
16 Grove Adventist Hospital, and a day camp on school holidays. Our greatest challenge is
17 filling space during the day, during the week when our primary market, children, are in
18 school or summer camps. Several groups have approached us over the past few years
19 regarding usage of the Discovery Sports Center for business related activities, such as
20 conferences, all employee meetings, team building events, and other functions.

21
22 Under the current lease we have not been able to accommodate this activity or
23 benefit from the revenue it would generate. We are requesting an amendment to the lease
24 that would enable us to offer, like other Park and County facilities, usage of the Discovery
25 Sports Center for these types of activities. Due to our already programmed sports activity,

1 we have a limited window of opportunity from April to September when our indoor
2 soccer fields are not in play. We will not permit this activity to supersede our core sports
3 activity. Our request is based purely on economic need. During these challenging
4 economic times we must look for other sources of revenue.

5 Our request to move to Phase II construction of three additional fields, to hold
6 three additional tournaments and light four fields will also provide significant new
7 revenue. The funding for Phase II and field lighting would come from a Federal
8 Economic Development Initiative Grant that we hope to receive later in the fall. This
9 grant enables us to develop Phase II without incurring additional debt while benefiting
10 from the additional revenue.
11

12 The development of Phase II under our lease is contingent upon the following.
13 Adherence to traffic generation standards set forth in the lease, positive results from a
14 water-monitoring program overseen by Park and Planning Resource Analysis staff and
15 community impact review. Enclosed in the staff's packet are the results of the traffic
16 study performed by Park and Planning Transportation staff that concludes, "The local
17 area roadway network will accommodate the projected traffic volumes for the area
18 growth and the South Germantown Recreational Park Phase II development, including the
19 proposed Aquatic Center development". The Foundation further supports the staff
20 recommendation that the SoccerPlex coordinate with the Aquatic Center to avoid
21 scheduling weekend soccer and swim tournaments on the same days.
22

23 The Park and Planning Resource Analysis Unit concludes in its SoccerPlex
24 Water Quality Assessment report for data collected through the end of 2001 that " There
25 is no indication from a water quality standpoint that the Maryland Soccer Foundation

1 should not proceed with Phase II development.” Although community impact is not
2 defined in the lease or PDF, discussions during the approval process focused on such
3 issues as noise, light pollution, and economic impacts.

4 Prior to opening in October the Foundation requested that the County’s Noise
5 Abatement Specialist come to the SoccerPlex and run decibel level tests. After playing
6 the national anthem at full volume at the stadium and surveying the decibel levels at
7 several of the fields close to Schaeffer Road and at the Park’s property line, it was found
8 that the anthem could not be heard beyond 200 yards form the stadium.
9

10 Stadium field lighting was raised as a concern during our 2000 season. Musco
11 Lighting, who installs lighting at some County high school stadiums, performed a survey
12 of the spillage from the stadium lights to the closest residence. The light meter detected
13 .05 of a foot-candle. To provide some reference, a full moon with a clear sky is .02 of a
14 foot-candle and a standard streetlight is .06 to 1.8 foot-candle.

15 In 2000, the George Washington University’s Tourism and Sports Management
16 Graduate Program conducted an economic impact study for us. Based on surveys
17 conducted at several tournaments the study concluded that the SoccerPlex, through its six
18 tournaments, would generate approximately two to three million in revenue annually to
19 the local community. US Youth Soccer estimates that the just-concluded youth soccer
20 National Championships historically generates two to 2.5 million alone during one week
21 and that the Region 1 Championships that we hope to host in 2005 and six generate 12-14
22 million dollars in revenue.
23
24
25

1 And finally we are most proud of the impact that the facility has had on the
2 youth of the County. The games they have played and the level of competition they have
3 enjoyed are hard to quantify but certainly must be part of the community impact equation.

4 With the Park trail network, the trees and the landscaping, we provide beautiful
5 open space that for 285 days a year is just that, Beautiful green open space that has a
6 positive impact for the neighborhoods, the environment, the county and the region.

7 We have requested that the relocation of the baseball field north of Schaeffer
8 Road originally contemplated during Phase II be delayed until Phase III.

9 The promise made to the community by Park and Planning and our Foundation
10 was that there would be “no net loss of fields” in South Germantown Recreational Park.
11 That commitment remains intact. The baseball field will remain in place until Phase III
12 development is approved and even at that time, a new baseball field must be developed
13 and operational on the other side of Schaeffer Road prior to the development of Phase III.

14 You’re going to hear a lot of people talk about our financial condition, claiming
15 that we are failing badly. I can say with confidence that the rumors of our demise are
16 greatly exaggerated. It’s important to remember that the Maryland SoccerPlex is a start up
17 business. We have been operational for less then two years. It is true that some of the
18 good faith projections we made in our 1997 business plan have not been met.

19 The areas where we have been most challenged are basketball and sponsorship
20 income. I am confident with the programs and partnerships we are developing that
21 basketball will continue to grow, although slower than we projected. Sponsorship income
22 is directly related to the state of the economy that by any indicator is lackluster.
23
24
25

1 Events such as the Snickers Nationals and the Pepsi MLS All Star SoccerFest
2 expose national sponsors to our facility. That exposure may eventually lead to a
3 sponsorship. In the meantime we are concentrating our fund raising efforts on local and
4 regional companies and on smaller sponsorship packages.

5 We are proud to report that the Maryland SoccerPlex is considered to be the
6 premier soccer facility in the Country. I personally have conducted tours of the facility to
7 groups from California, Missouri, Texas, New York, Wisconsin, West Virginia, South
8 Carolina, Georgia, and Virginia. Our model of clustering fields around parking and
9 comfort stations is being copied extensively. Our formula of 75 parking spaces per field is
10 the new standard. And the concept of designing a multi-sport regional recreational park
11 that offers something for everyone in a family is the envy of the Country.
12

13 The Maryland Soccer Foundation has not turned to the County for money. We
14 have always sought to be financially self-sufficient. When faced with a deficit last year it
15 was the local soccer community whose annual financial support is in excess of 600,000
16 dollars stepped up their support. We have kept our expenses flat while experiencing huge
17 increase in line items such as insurance. We have a full time staff of 11, five of whom are
18 dedicated to turf management. We run a pretty lean machine.
19

20 The amendments we request today will all generate revenue for the SoccerPlex
21 and move us closer to our goal of financial self sufficiency while providing increasingly
22 needed fields for our community. Thank you

23 CHAIRMAN BERLAGE: Thank you. Lily Rogers you have five minutes.
24
25

1 LILY ROGERS: Thank you. My name is Lily Solomon Rogers. I am the Vice-
2 Chairperson for the Kingsview Village neighborhood Association. And I'm here as a
3 representative for Kingsview Village Homeowners Association.

4 Kingsview Village is one of the communities adjacent to the SoccerPlex and we
5 are greatly affected by the activities and events that take place at the South Germantown
6 Recreational Park or SoccerPlex. We as the homeowners of Kingsview Village and
7 residence of Germantown are very concerned with the requests made by the SoccerPlex
8 for a lease amendment to expand permitted uses of the Discovery Sports Center. The
9 proposal to move forward with an amended Phase II construction Plan, which includes
10 adding soccer fields 18 thru 20 and the delayed relocation of the ball field to Phase III.
11

12 The lease amendments violate the delicate agreement reached by the Maryland
13 Soccer Foundation, the Park and Planning Commission, the County Council, and local
14 residents. Our community is very concerned with the SoccerPlex having requested an
15 amendment to their lease to allow non-community, non-sporting events, and increase the
16 number of events per year. The approval of these amendments will significantly impact
17 our community by drastically increasing the amount of traffic that pours through our main
18 route of travel Richter Farm Road. We have already seen the impact of the Snickers
19 tournament last week. Residents got to experience firsthand the congestion and safety
20 issues associated with events at the complex.
21

22 Richter Farm Road is a 35-mile per hour-zoned road that runs directly through
23 large, our large neighborhood with lots and lots of children. It runs past a pool, two tot
24 lots, and an elementary school. Richter Farm and, to a certain extent, Schaeffer Road,
25 have now become expressways between 1-270, route 118 and the SoccerPlex. Many

1 drivers are not mindful of the posted speed. Children and adults crossing the street to use
2 our playgrounds or swimming pool have to be very cautious of speeding and aggressive
3 motorists. These events put the children and homeowners in the neighborhood at
4 significant risk.

5 Congestion. The Congestion along Richter Farm and Schaeffer Road is
6 extremely bad during large event.

7 Large events. Lines to get back to 118 from leaving the SoccerPlex sometimes
8 stretch 25 to 30 cars deep. This results in some drivers trying to find alternate routes thru
9 the community to get to and from the SoccerPlex. Many of us homeowners were
10 absolutely shocked to see so many cars making illegal lane changes in order to get
11 through the light at Route 118 and Richter Farm Road. It is surprising that with all of the
12 craziness, someone was not hurt.

13 Our Community has already had to experience the loss of a young high school
14 student this past year due to poor and negligent traffic planning. I know personally that
15 few homeowners had called the police when all of this was taking place during the
16 tournament hours and we never had anyone come out to observe or see what they could
17 do about the problem.

18 Given these issues it is imperative that the Park and Planning Commission not
19 make any recommended lease amendments and not recommend Phase II construction
20 until a complete traffic analysis has been prepared and its finding taken into account.

21 The traffic study must among other things incorporate the following. Traffic
22 levels based on a full build-up of Kingsview Village, which has been achieved, and full
23 build-out of Woodcliffe the neighboring community, which is being developed at a
24
25

1 previously unpredicted speed. And an analysis of expanding and increasing the use of
2 Germantown Park Drive, which, unlike Richter Farm Road and Schaeffer Road, does not
3 pass through residential neighborhoods. Therefore the residents of Kingsview Village
4 request that the approval of any lease amendments be delayed until such time that
5 appropriate coordination and studies between county and state agencies have been
6 completed. These studies need to be made publicly available for residents to review and
7 provide appropriate comments and input. Thank you.

8
9 CHAIRMAN BERLAGE: Thank you. Jerry May.

10 JERRY MAY: Mr. Chairman, members of the Planning Board. My name is Jerry May.
11 I'm the Executive Director of the Maryland State Youth Soccer Association. I have been
12 a resident of Montgomery County for over 50 years and have been actively involved with
13 youth soccer in the county and in the state for over 20 years.

14 MSYSA is the Governing body of youth soccer in Maryland. Our organization
15 currently has 120 member organizations, over 60, 000 registered players and 5,000
16 coaches. Approximately 500, 25, 000 players live in Montgomery County. MSYSA is
17 very familiar with the SoccerPlex. We supported its original approval and we supported
18 the facilities since it's opening two years ago. What I can tell you is that not only does it
19 provide needed fields for the area, but it is an un-match and irreplaceable facility in the
20 local area. There simply is no other place like it where our players can play on a weekly
21 basis against each other and on special occasions against the best throughout the country.
22 As Trish mentioned, last week we hosted the Snickers National Championships. If you
23 didn't get to the facility you missed a very major event. I think it really would show what
24 this event can do and what it has done for the community. The teams that participated I
25

1 think shared two things in common. One a desire to win a National Championship and
2 they took with them an unqualified appreciation and envy for the quality of the facility.
3 From the events such a the National Championships the SoccerPlex has acquired a
4 nationwide reputation. Just last week there was coverage in the major newspapers in
5 Chicago, Los Angeles, Denver, San Diego, Atlanta, Philadelphia. Germantown,
6 Maryland, and Montgomery County is clearly on the soccer map within the United States.

7
8 On a positive side our local clubs that sponsor tournaments have experienced
9 tremendous increase on the number of applications for their event which has in turn
10 enhanced the profits that they have gained and been able to either put back into their own
11 programs or in some cases have actually used to upgrade other fields.

12 On a negative note though there has been a loss of some fields. There are people
13 that feel that this facility is the (inaudible) for all needs for youth soccer. I'm constantly
14 getting reports from our members that fields are either been converted to other sports or
15 they've been upgraded in a way that would not allow shared use for soccer. Fields still
16 remain a critical need for sustaining the youth soccer population in the county as well as
17 the continuing growth that it continues to experience.

18 I think contrary to a lot of the fears about what might happen, SoccerPlex has in
19 fact been a good neighbor, it is providing many attributes to the community in addition to
20 just the soccer facilities. The economic benefit to the area has been substantial. Trish
21 mentioned the estimates for last week's event being in excess of two million dollars.

22
23 She also mentioned that the Regional 1 Championship is interested in coming to
24 Maryland. In order for that to occur we would need these additional fields.

25

1 The three aspects of this lease amendment are critical to the SoccerPlex
2 continuing its operation. The additional fields would allow more play for our local
3 players; it would allow events such as the Region 1 Championship. The additional
4 tournaments are also vital because to this point the tournaments that have been held at the
5 facility have been run by our local clubs, which is appropriate. However, the event, the
6 extra events would allow the SoccerPlex to hold events on their own instead of receiving
7 a fairly minimal rental for the facility, they would reap the benefits and profits that these
8 events do generate. And in turn would turn that benefit back into the community.
9

10 While it's not a part of this lease request, it should be mentioned that the
11 SoccerPlex does not get any public funding and despite the benefits that it has generated
12 within the community it might be appropriate. But, since it does not get that public
13 funding I think it's even more important that it be given the opportunity to generate their
14 revenue as necessary for its continued operation. During the original approval process,
15 this facility was the "field of Dreams" for the soccer community. It is now our "field of
16 reality". But with that reality I think has to come the goal of everyone that we keep it
17 from becoming a field of memories.

18 That is why I encourage the Planning Board to approve these Amendments.
19 They will not have a negative effect they will only have a positive effect and is vitally
20 needed for us to continue with this facility, So that our players have the opportunity to
21 continue using it in the future.

22
23 CHAIRMAN BERLAGE: Ok thank you very much. The next group is Brad Colton,
24 Denise Gorham, and Kelly Groff. Mr. Colton, you're first.
25

1 BRAD COLTON: Thank you. My name is Brad Colton I'm the Area general Manager for
2 Marriott, currently the President of the Montgomery County Convention Business
3 Bureau, and I serve as a trustee on the Montgomery County Parks Foundation; Also the
4 father of four children, who are very athletic and enjoy the great facilities that
5 Montgomery County has to offer.

6 I'm here just to be supportive of the SoccerPlex and the Expansion in Phase II.
7 Part of that is in order for us to continue to bring business into the county when we look at
8 what our county has to offer; one thing that the hotels tend to suffer a little bit is on the
9 weekends when occupancies tend to drop; So this is a great opportunity to drive business
10 into the community so that we can fill the hotels and generate occupancies tax as well to
11 stimulate business for our hotels. Also supportive, in order to change a lease amendment
12 once again, oh I'm sorry, I would also be responsible for the management of new
13 Bethesda Marriott North and White Flint Conference Center which is hopefully going to
14 be breaking ground in the end of this year; and there were some concerns as far the
15 conflicts and both from my perspective as well as talking to other hoteliers I don't see any
16 conflict in that.

17
18 What the SoccerPlex would be offering is a unique venue that it wouldn't
19 conflict with what the hotels have to offer as far as meeting space because for them to rent
20 chairs and other equipment necessary to compete with what the hotels have to offer it
21 would be cost prohibitive but they do offer a wonderful venue for those companies within
22 the county that want to take advantage of this great facility in offering sporting related
23 events as well as for some of our youth to have a place to gather. I think would be an
24 outstanding addition to the community. On a personal note I have several friends that
25

1 have had children that played at the SoccerPlex. I know how proud they are to have a
2 facility like this within the county; I think it makes them feel proud. I moved in the
3 county when I was seven and I've seen the county grow and I think it has a lot to offer
4 and I think the additional expansion would be a true asset to our community.

5 Once again I appreciate your time and just encourage you to support SoccerPlex
6 and what they are trying to do to make this a great addition to our county. Thank you.

7 CHAIRMAN BERLAGE: Thank you. Denise Gorham

8
9 DENISE GORHAM: Good afternoon. My Name is Denise Gorham. I am the Executive
10 Director of BCC Baseball, Inc. I represent more than four thousand children in lower
11 Montgomery County who play baseball throughout the year. This spring we had 350
12 teams playing on county fields and we expect to field close to the same number this fall.
13 During the summer we sent 15 select travel teams throughout the state and country to
14 compete at high levels with great success. During the winter months our league sponsors
15 clinics for all ages and levels of talent for those players who want to work on skills
16 development. Last winter we offered 18 different clinics in Montgomery county school
17 gymnasiums serving more than 400 children. As many of you know, MCPS will no
18 longer permit use of the gyms for any sports except volleyball and basketball. This
19 created a dilemma for BCC baseball. Although we recognize that school gyms are not
20 ideal for baseball clinics, there is nothing else available to us. We wondered if the
21 SoccerPlex might meet our requirements and so we met with the staff. I am proud to say
22 we are now in the process of finalizing a contract with the Maryland Soccer Foundation
23 worth approximately 140,000 dollars annually. It is for this reason that I come before you
24
25

1 today. I want to stress the importance and need for such training facilities on the county to
2 support our kids in all sports.

3 The SoccerPlex is easily adaptable to many different playing fields and is a
4 valuable resource for Montgomery County. Whatever it takes to keep the project
5 financially sound is in the interest of BCC Baseball and all sports enthusiasts in the
6 County.

7 Grant the Foundation's request to build additional income producing fields and
8 allow non-sports functions to be scheduled if they will add significantly to revenues. I do
9 however urge you to require priority scheduling for sports activities. In my many, many
10 visits to the complex, I noticed that there is considerable "down time".
11

12 The facility could increase revenues with little or no impact on sports activities
13 by scheduling events on weekdays from 9am to 3 pm when most traditional users are at
14 work or in school and also on weekends during the summer months.

15 BCC Baseball looks forward to a strong partnership with the Maryland Soccer
16 Foundation and we are eager to share with our kids all that this great facility has to offer.
17 Thank you for giving me the opportunity to speak with you today.

18 CHAIRMAN BERLAGE: Thank you. Kelly Groff.

19 KELLY GROFF: Good afternoon. I'm Kelly Groff. I'm the Executive Director of the
20 Conference and Visitors Bureau here in Montgomery County Maryland. I am a
21 subcontractor, organizational subcontractor for Montgomery County's Department of
22 Economical Development.
23

24 Seventy-five percent of our funding comes from the local occupancy tax that is
25 collected off from visitors who stay here in our County. Our job and our mission at the

1 Conference and Visitors Bureau is to generate rooms demand in our Montgomery County
2 Hotels with special emphasis on weekend businesses. The SoccerPlex has assisted is with
3 this mission. We serve as a partner to the event planner and the SoccerPlex providing a
4 variety of services including lodging, bonding, dining, and transportation. We work very
5 closely with the SoccerPlex staff to attract new business. The addition of this facility has
6 generated a significant new economic benefit for this county. Specifically Soccer
7 tournament are generating hotel render man, local and state tax revenues and spending by
8 visitors in our local businesses. Just to give you an example there are two tournaments
9 that were held this year; the Potomac Soccer Tournament and the 2002 Snickers US
10 Youth Soccer National Championships. Between Memorial Day and this past week these
11 two tournaments generated 10 thousand room nights. On an average daily rate of 100
12 dollars per night this is a million dollars in room sales for our local hotels aside from the
13 direct benefit to our local businesses.

15 As you heard from Trish Hefflefinger's testimony these two events are just few
16 of the many that they're hosting throughout the year. Maryland Soccer Foundations
17 request today will provide the county the opportunity to attract additional new business
18 that will further develop the economic benefits for our community. The largest hotel
19 ballroom in the county is just over 7,000 square feet. The Discovery Sports Center
20 workable floor space is 40, 000 Square feet. The marketability of the facility allows the
21 conference and Business Bureau and our local hotels to attract businesses that currently
22 can't be accommodated in some of our hotel ballrooms. The opening of the facility has
23 created a new venue for our residents to enjoy Montgomery County's quality of life. In
24 addition the economic benefits have helped our local economy to prosper.
25

1 We hope that you will support their request today. Thank you.

2 CHAIRMAN BERLAGE: Thank you. Don't see any question, so thank you very much.

3 And we'll take the next group. Rita Auth, Kathleen O'Grady, and Christopher Arndt. Rita

4 Auth is first.

5 RITA AUTH: Do I need to push anything.

6 CHAIRMAN BERLAGE: I don't know I'm new here.

7 RITA AUTH: I am too.

8 CHAIRMAN BERLAGE: All I know is you have three minutes. That much I know.

9 RITA AUTH: My name is Rita Auth. I'm a member of the Citizens of South

10 Germantown and I reside in Kingsview Knolls. I am here to remind members of the

11 Planning Board and the Parks Commission of the promises made to the South

12 Germantown and Boyds communities when the SoccerPlex was approved.

13 The lease agreement should not be like the original Master Plan for the park, a

14 document that can be easily changed to accommodate the needs of the Maryland Soccer

15 Foundation. The original lease agreement contained language to limit the negative

16 impacts of soccer tournaments on residents and these constraints must not be removed to

17 allow Phase II to go forward. Traffic counts should continue since there is a large

18 discrepancy between what the Commission determines to be acceptable volume and what

19 residents have to live with. Before approving additional tournaments consider the fact that

20 there are other large events scheduled during the year that generate traffic such as the

21 recent Snickers National Youth Championships. I find it interesting that Ms. Hefflefinger

22 referred to this event as a tournament when it is not included in their list of six annual

23

24

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1 tournaments on page five of her letter. Other speakers have also referred to it as a
2 tournament.

3 The proposed business related activities held at the indoor arena should not
4 coincide with rush hour or the commencement or dismissal of local schools. Richter Farm
5 Road, Rout 118 and Great Seneca Highway are at capacity during the early morning
6 hours of the school year and school bus safety is a must.

7 Scheduling events outside the normal hours of operation should be severely
8 restricted and be community oriented.

9 The lights added to fields 9, 10, 12 and 13 should be hooded and landscaping
10 should be installed to reduce glare.

11 Funding must be in place to ensure that the quality of this project is not
12 compromised.

13 Both the Planning Board and the County Council should use extreme care in
14 studying the waiver provision. This provision would by-pass community input in the
15 decision making process. As a Council Member, Mr. Berlage expressed concern that the
16 surrounding community would be deprived of the previously planned Recreational Park,
17 and that approval of the SoccerPlex should only come with a "tight leash". My neighbors
18 and I appreciate your concern, and hope that you will exercise restraint in granting
19 amendments to the SoccerPlex lease agreement. The Foundation originally sold their
20 dream with a slogan, "Lets Give Our Kids a Complex." With all the adult activities
21 scheduled now and proposed for the future, is it really the kids who gained a complex?
22

23 Thank you.

24
25 CHAIRMAN BERLAGE: Thank you. Mr. Arndt.

1 CHRISTOPHER ARNDT: Yes thank you. Good afternoon Mr. Chairman and members
2 of the Planning Board. My name is Christopher Arndt. I'm a long time county resident
3 and for the past seven years I have lived in Boyds. For the Children on my community,
4 the SoccerPlex and all of the surrounding recreational facilities have been the best thing
5 to happen to us in many, many years. Those of us with children on soccer teams have
6 enjoyed the magnificent, top-quality fields, but all of the families in my neighborhood
7 have said many, many times how much they enjoy the Adventure Playground, the Splash
8 Park and the Miniature Golf. For one family in particular the Splash Park has been a great
9 facility to take their autistic child to. We can't wait for the rest of the Park to be
10 completed, especially the additional soccer fields, the Aquatic Center and the Tennis
11 Center, and I am here today to urge you to approve the construction of the additional
12 fields and to approve the lease amendments sought by the Maryland Soccer Foundation.
13 We have here in the audience several players from Montgomery County who have
14 achieved the highest level of excellence in soccer. The Bethesda Soccer Club Teams are
15 among the top in the country. The Bethesda Phoenix recently won the Dana Cup in
16 Denmark, The third largest youth soccer tournament in the world. These girls have
17 enjoyed the SoccerPlex but their access has been limited. There are still a severe shortage
18 of fields in general, and an extreme shortage of quality fields. The shortage is so dire, that
19 this past year the Bethesda Soccer Club was forced to rent land from a local farmer in
20 Poolesville to allow for additional fields. These were not quality fields, but they had to
21 suffice. The additional fields of Phase II will help remedy this shortage. The other
22 changes sought by the Maryland Soccer Foundation will ensure the economic viability of
23 the SoccerPlex. That viability is needed for the Foundation to continue its great record in
24
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1 maintaining one of the finest recreational parks in the country. When all has been said and
2 done, the SoccerPlex and the many surrounding recreational facilities are there for the
3 Children, and it is for the Children that I ask for your Approval. Thank you.

4 CHAIRMAN BERLAGE: Thank you. I don't see any questions so thank you very much.
5 This group is excused and the next group is Pat Most, Davis Richardson, and Michael
6 Reed.

7
8 While they're coming up I'll note the presence of Council member Nancy
9 Dacek's staff person in the room. Councilwomen Dacek was here in the room this
10 morning, and I know she takes a strong interest in this issue.

11 Pat Most is first.

12 PAT MOST: Hi. My name is Pat Most. I live in Kingsview Village. We've been there for
13 about two years. First let me just say that I am not against the SoccerPlex at all. I have
14 two boys, they love sports, and I know the children need sports, but I think that and I urge
15 the Board to think about the fact that my children will have to live in the Community. The
16 traffic on Richter Farm Road from the complex is horrendous. I live in a court where
17 we're basically level to Richter Farm Road. We have no blockage from the road what so
18 ever. So we on the court; everybody has children; but for two, I'm sorry, but for two
19 houses. We have to urge our children, it's dangerous you can't go by the road. We have to
20 constantly watch our kids in our own court. I have a 12 year old which I don't feel
21 comfortable him even riding his bike up and down Richter Farm Road. And there is a
22 bike path throughout Kingsview Village and it was intended by the developer that we
23 could stroll in our community ride our bikes safely. At this point we really can't do take. I
24 honestly just feel the complex, I don't want them to suffer and I want them to make it. I
25

1 think it's wonderful I ride my bike though it, it's beautiful, I love it, I love the open space.
2 But please just think about us in our and our community, and make it safe for us; that's all
3 we're asking just reevaluate the situation to make it safe so that our kids can freely move
4 about our community.

5 At this point people are cutting in the back of my house, down some roads
6 behind my house to not have to go down Richter Farm Road. My kids are on bikes and I
7 have to constantly warn them on the weekends "Watch out for the traffic, Watch out for
8 the Traffic"; you know cause of the soccer complex. I'm trying to think of what else I
9 wanted to tell you. I guess that's about it except for the fact I just feel that it's all about
10 money and I know they need money and I'm sorry their business plan didn't work out but
11 I don't want our community to suffer because of that. And Just take into account that we
12 need, we need help, you know.

13 We need to have the transportation department look it over. Please let them do a
14 survey of the traffic. We have noise barriers up behind houses behind my house but it
15 stops. I don't know why the noise would be, you know, a house behind me be louder back
16 there then in front of mine. But there are issues within the Community that need to be
17 looked at before anything can go on for the Soccer Complex. That's all I really have to
18 say.
19

20
21 CHAIRMAN BERLAGE: Thank you very much. We welcome former Commissioner
22 Davis Richardson to the chamber.

23 DAVIS RICHARDSON: And congratulations to you Mr. Chairman.

24 CHAIRMAN BERLAGE: Thank you.
25

1 DAVIS RICHARDSON: I'm Davis Richardson. I live at 17125 Darnestown Road in
2 Boyds, which is between Route 28 and White Ground road. A close neighbor, although
3 I'm not as close as those who live on Richter Farm Road. I have three quick points I'll try
4 to make.

5 First the SoccerPlex was obviously a compromise that went through I guess
6 many, many iterations of trying to reach consensus both here at the Planning Board and
7 later at the County Council and I think we all grappled with it and did our very best to
8 reach those, to reach that consensus. And ultimately we ended up with a first class facility
9 that we all can be very proud of. I'm proud of it, proud of the work that we've all done to
10 get here. Original concerns were traffic and safety and of course the financial implications
11 which may or may not still be an issue. But by and large our community is very, very
12 proud of it. I would say that we need to maintain and foster that vision that we had to
13 move forward with a first class facility and I'm happy that we're able to keep the Aquatic
14 Center in the plan. That we were able to get the Splash Park and some of the other
15 facilities like the Adventure Playground. So we've got a wonderful park and we need to
16 keep that facility available and viable for all of our citizens.

17
18 My observation that relates to the business uses it that it wouldn't make a major
19 impact during the week. We should, if we have Kiagin, or Octurner, or Human Genome,
20 or some of the businesses that are out there, they should be able to come in and have
21 business meetings during the week. I would support those types of amendments to the
22 plan. My observations on traffic on the Schaeffer Road, uh White Ground Road, it hasn't
23 been nearly to the level that we all feared. And again I'm not on the Richter Farm part of
24 it. And the numbers that I read in your reports are that, were very satisfactory from the
25

1 standpoint of the numbers of cars that are coming during tournaments on the White
2 Ground Road.

3 As relates to Richter Farm Road, I would ask you to look at this, at you chart
4 and at least change where it says “ Desirable maximum volumes.” Where Ki Kim has put
5 that in . Those aren’t desirable. Those are absolutely maximum horrendous volume. So I
6 think Ki should change his words on that. And I think that the Board should look, if there
7 are safety concerns on Richter Farm Road, that should look at those safety concerns and
8 maybe have police available out there when these tournaments come. But the tournaments
9 are healthy, they are good for the Community, they are good for the SoccerPlex and if
10 they help us pay off a few bills I think it would be fine.

12 The last thing I’ll say is we did make several mistakes. One of which I think, my
13 personal feeling is, that we put a model airpark off White Ground road that the noise
14 pollution that comes from that; we have total un-regulation that relates to either the
15 sounds, the hours of operation, any sorts of limitations on that model airplane Park. And
16 that’s right across from where I’m trying to live and I hear it every day, seven days a
17 week. My wife’s family owns Susanna Farm is inundated with the noise seven days a
18 week and it has been really bad. So at the appropriate time I hope to come back and focus
19 your attention on that issue from a personal perspective because it hasn’t been good.

21 The last comment I’ll make in response to I think there were some good points
22 brought up here by the citizens; the idea of hooded lights that Rita brings up would be
23 very beneficial because there is quite a bit of light glare. But business uses are fine.
24 Richter Farm Road was put in to carry a large volume of traffic from the five or six
25 thousand houses we put in there. If we can make it safer then we certainly should do that.

1 CHAIRMAN BERLAGE: Thank you very much. Michael Reed.

2 MICHAEL REED: Hello My name is Michael Reed. And I'm a concerned citizen and
3 resident of Kingsview Village. When this was first brought to our attention. Us being the
4 Homeowners Association last Wednesday; it was by a resident in one of the neighboring
5 committees. I want to say first and for most as a resident I'm very upset that our
6 homeowners association was not notified of this meeting in advance. Any statements to
7 the contrary I can tell you outright are a lie. We have heard a lot recently about the soccer
8 complex. Most notably as we brought it aware or (inaudible) all of our neighbors in the
9 community a lot of venting occurred, a lot of complaining about the traffic. We had
10 started a process several months ago to formally request long before this issue even came
11 up, but to formally request a traffic study be conducted for Richter Farm Road because
12 we were concerned at the traffic levels in general not only during soccer game play days
13 or tournament days but in general traffic loud has been much higher then I think most
14 people expected.
15

16 Our community built out of a much faster rate then anybody expected.
17 Kingsview Village was not due to be complete for another three years. We'll reach 100
18 percent occupancy within a month to two months. I don't think that anybody foresaw the
19 built out rate for Woodcliff it wasn't really even on the radar at the time that a lot of this
20 was being discussed and there are putting down houses like, on an unprecedented rate. So
21 over all Richter Farm Road has turned into a large traffic disaster for the residents in our
22 community. As Pat had outlined, the original intent of this community was to have
23 walking paths everywhere, we would be able to stroll throughout the community, and
24 we're effectively cut into three segments now. There is a segment that is South of 118 that
25

1 is separate and off by itself and then there are the two segments that are cut by Richter
2 Farm Road which you can only cross at two locations, that being at the corner of 118 and
3 all the way at the other extreme end of the community up by the soccer complex. We
4 have people that can not get to our pool without getting in the car and driving across
5 Richter Farm Road; and that's a little unbearable to some individuals. In general we've
6 not been overly pleased with the way we've seen traffic and other issues happen. When
7 they have attempted to broach this topic with the police department, we got a cool brush
8 off of the, Well there's a traffic light we put in there at the corner of 118 and Richter
9 Farm Road, it was rushed through, you know, that's problem solved. When we outlined
10 where there were people making illegal turns at that traffic light, didn't matter. When we
11 outlined there were people going in excess of 50 miles per hour on Richter Farm Road,
12 didn't matter. Those are issues that need to be addressed I think before we can go forward
13 with allowing business uses which are going to further increase traffic volume at times of
14 day when we do have students coming and going to school, coming and going to our
15 pools, and coming and going to our tot lots. Thank you.

17 CHAIRMAN BERLAGE: ok thank you very much. Mr. Reed if you did not get noticed
18 we apologize very much for that and we'll correct that in the future. I also want to let you
19 know however, that this is not the only opportunity for input. The record will remain open
20 until the 16th of September, anyone can send in, I'm sorry the 12th on September, thank
21 you September 12th. And regardless of the Board's vote, the Board's recommendation
22 will be sent on to the County Council which will hold its own Public Hearing. So there
23 will be another Public Hearing as well. So we will certainly have the chance to listen to
24 the community. Thank you
25

1 MICHAEL REED: Thank you.

2 CHAIRMAN BERLAGE: Last two witnesses are Steven Toro and Bob Skelton. Mr.
3 Toro.

4 BOB SKELTON: Thank you very much. I appreciate this opportunity. I am a resident of
5 Kingsview Village. I live in a town home I'm the second town Home right off the road
6 called Richter Farm Road. I really like the quality of life in this Montgomery County area.
7 I also submitted to you paper which I wrote up and would like to go though that paper and
8 maybe highlight some points that I've observed though these proceedings.
9

10 CHAIRMAN BERLAGE: go ahead then.

11 STEVEN TORO: As I have outlined over here it's a great advantage for the growth and
12 the pace of which we have to control in Montgomery County. (inaudible) vaguely
13 residents of Kingsview Village have come to know this pain very clearly and dearly. As
14 it's been stated before, Richter Farm and Schaeffer Road have now become expressways
15 between I-270 and route 118 and the SoccerPlex. We have requested a traffic study In
16 order to gain simple traffic and non-existent pedestrian controls for our community and
17 our children's safety. We live in a 35 mile per hour zone and speeding is rampant. The
18 current SoccerPlex affairs they just clog Richter Farm Road with cars from Route 118 all
19 the way back up to where I live and beyond which is Falconcrest Road. I'm not against
20 Growth. It's not a bad word or thing. We face these problems today because the growth is
21 not balanced and the planning for such growth does not seem to be coordinated
22 throughout the Montgomery County and State agencies charged with such duties. We the
23 residents here in Germantown, Kingsview Village community and surrounding
24 communities, that's a pretty strong word, but we kind of expect that the County and State
25

1 agencies which we subsidize, coordinate and plan properly for the growth of our
2 communities. And this means providing the necessary studies and deliveries of the
3 systems and infrastructures necessary to support the planned growth.

4 In addition therefore we request that these items for the lease amendments to
5 expand use of the SoccerPlex be delayed until such time that the appropriate coordination
6 and studies between county and state agencies has been completed and made publicly
7 available to assure residents that services and infrastructures necessary have been
8 planned, are appropriate, and are being delivered timely and commensurate with the
9 growth. In principal, without this balance needed to be of the service to the residents of
10 the area and for the provision of public services. I enjoy

11 CHAIRMAN BERLAGE: Your time is up. Finish your last sentence or two.

12 STEVE TORO: ok well I enjoy the complex, I have children and they enjoy it as well.

13 Ok. I think it just needs to be balanced.

14 CHAIRMAN BERLAGE: Thank you very much. Mr. Skelton.

15 BOB SKELTON: Thank you. My name is Bob Skelton, I'm a resident of Kings Hill road
16 in Germantown which runs parallel to Schaeffer Road. I'm approximately a mile from the
17 SoccerPlex. Some of you may remember I've testified previously on behalf of the
18 community on the SoccerPlex a few years back. I did not also receive notice of this
19 upcoming hearing or of the lease amendments, certainly I've received every other notice
20 from Park and Planning including some I had no idea I should get, but I did not get this
21 one and that concerns me. Back when the original (inaudible) of SoccerPlex in this very
22 room, Maryland Soccer Foundation brought about 50 kids all dressed up in soccer
23 uniforms cheering on let's give our kids a complex. This is for kids, this was sold to the
24
25

1 community as a park for kids, as a facility for kids, it was approved on that basis. For that
2 reason I cannot support the business uses of the facility. It is inconsistent with the park to
3 have that kind of functions at the facility. If we were going to get a Convention Center we
4 should have been told that at the beginning, this is not appropriate, it should not be done.

5 Second I'm asking that this Commission and then I will also ask the Council that you
6 keep the promises that you made to the community. That included that Phase II will not
7 be completed until Phase I was completed. The Phase I landscaping has not yet been
8 completed. The ballpark should go on as completed with the promises that were made to
9 us. Also I note that the County Council said that there would be no Phase II until, and I'll
10 quote Councilmember Hanna, "I would put in substitute language that would say that the
11 Maryland Soccer Facilities would be developed either in parallel with Phase I but in any
12 event prior to Phase II of the Soccer Facilities." and then Mr. Chairman you responded "
13 Are you happy with that, that is not as good as what I said but fine." That's the promise
14 that was made to us. We are not gonna see that pool anytime soon, we are not gonna see
15 the indoor tennis facility any time soon but the promise is, is that the rest for the park gets
16 done before we go to Phase II. And I'm asking that this time to keep that promise.

17
18 I'm also asking that you reconsider the lighting plan that is one of the
19 suggestions that have been made though taken into effect that the new homes that have
20 come in now, a lot quicker then everybody thought. I'm also asking that you help with
21 traffic and enforcement issues cause they are very bad along 118 and Richter Farm Road.
22

23 As Trish pointed out, we spoke this morning, and I suggested to her that the
24 SoccerPlex should have quarterly meeting with the community. I would strongly urge that
25 the Commission consider creating an advisory council for the SoccerPlex if any formal

1 way of making sure that the community is informed and can work with the SoccerPlex.

2 I'll point out that back in 1998, we met with Trish. Members of the Community pointed
3 out the problem we had with not having signal at Richter Farm Road and 118. When we
4 worked together we got things done that really happened and we should be doing that
5 now. Thank you.

6 CHAIRMAN BERLAGE: Thank you very much. I don't see any questions so thank you
7 very much. You're excused. Did the a, is it a Public Hearing Commission rule to
8 deliberate and vote on these requests in September?
9

10 Let me just mention three items that I heard repeatedly that are probably already
11 on staffs agenda but just to make sure.

12 I would like full information about what the steps are that have been taken to
13 improve safety on Richter Farm Road and what other steps could be taken.

14 Second, are those suggestions for hooded lights, like to know about that.

15 And third there was a statement made that the Phase I landscaping is not yet
16 complete. I'd like to know if that's true or not and if it is true what's the schedule for
17 finishing it? Anyone else?

18 COMMISSIONER WELLINGTON: I have some questions.

19 I'd like to discuss at the worksession that lease and the provisions in the lease to
20 understand better because I wasn't here neither at the council when this all came up.

21 To understand revenue sources I have a question about the difference between
22 the indoor, if there is one, indoor facility and the outdoor fields. And if it's all just one
23 revenue stream that all goes to the Maryland Foundation or how that works. Because I did
24
25

1 try to read the lease and it looked to me like there is a distinction between the two and I'd
2 like to understand that better.

3 Well I guess what we'll be wanting to explore are the, or what I would like to
4 hear more about is also a lot of testimony about sort of staggering event use. In other
5 words, some people for completely opposes to business use other people spoke about that
6 there were off times that they might not have as much of a traffic impact or that the
7 facility wasn't being used. I'd like to have more data on the use of the facility on a
8 Monday thru Friday, even 9-3 type period so I can understand that.
9

10 Oh and I know another question that was raised that I would like to understand
11 from the lease it seemed like there was a question about what the definition of a
12 tournament is and someone suggested that the Snickers Championship was not a
13 tournament. Don't need to tell me now but I'd like to understand that.

14 I guess I would like to start thinking more on the analyze these things in terms of
15 intensity of use, numbers of people, and if we've been defining things then the lease in a
16 way that sort of don't put our arms around what's really happening. If we're going to
17 revive it maybe we want to look at that too. And I'm specifically thinking right now of
18 this definition of tournament. And other then that I certainly share the interests expressed
19 by the chair.
20

21 CHAIRMAN BERLAGE: Ok thank you all very much. The hearing is in recess until 7:30
22 this evening.
23
24

25 CERTIFICATION

1 This is to certify that the attached proceedings before The Maryland-National Capital
2 Park and Planning Commission, Montgomery County Planning Board, in the matter of
3 Maryland SoccerPlex at South Germantown Recreational Park Public Hearing, Item 18
4 on the regular agenda, held in the auditorium at 8787 Georgia Avenue, Silver Spring,
5 Maryland, on Thursday, August 1, 2002, were held as herein appears, and that this is a
6 transcript from the audiotape.
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Karina DeSouza
Administrative Aide II
For the Technical Writers

PLANNING BOARD DATE SEPTEMBER 12, 2002

MISCELLANEOUS ATTACHMENTS TO ITEM NUMBERS 3 - 7

FOUNDATION'S DRAFT LEASE

TAB 22

THIRD AMENDMENT TO GROUND LEASE AGREEMENT (Foundation's Draft)

This Third Amendment to Ground Lease Agreement is made this ____ day of _____, 2002, by and between THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, a body corporate and politic ("Commission"), and MARYLAND SOCCER FOUNDATION, INC., a Maryland non-profit corporation ("Foundation").

WITNESSETH

WHEREAS, Commission and Foundation entered into a certain Ground Lease Agreement, as amended by that certain Amendment to Ground Lease Agreement and that certain Second Amendment to Ground Lease (collectively, the "Lease"), by which the Commission leased an approximately 162-acre portion of the South Germantown Recreational Park, Germantown, Maryland, to the Foundation, and

WHEREAS, the Foundation has requested certain amendments to the Lease be made, which amendments are set forth and mutually agreed to by the parties hereto.

NOW THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Section 2(ddd). The definition "Phase II" is deleted in its entirety and the following is substituted in lieu thereof:

"Phase II" means that period of time from the commencement of construction of the next three (3) Soccer Fields (Fields 18, 19 and 20 on the attached Exhibit A), and a portion of another Parking Area (the field 18 – 22 Parking Area on the attached Exhibit A), until the commencement of Phase III.

2. Section 2(eee). The definition "Phase III" is deleted in its entirety and the following is substituted in lieu thereof:

"Phase III" means that period of time from the commencement of construction of the next two (2) Soccer Fields and one (1) Parking Area (Fields 1 and 2 and the Field 1 and 2 Parking Area on the attached Exhibit A), and one (1) Baseball/Softball Field and one (1) Parking Area (Field C and Field C and D permanent Parking Area on Exhibit A).

3. Section 6. The first sentence of Section 6(a) is amended by adding the phrase "as well as including those incidental uses permitted pursuant to

Section (13)(b)(11) ~~and any other events or activities~~ before ~~after~~ the phrase "as may be approved by the Director of Park and Planning."

4. Section 13. Section (13)(b)(11) is deleted in its entirety and the following is substituted in lieu thereof:

(11) ~~The Premises Soccer Fields and the Indoor Multi-Purpose Facility~~ may be used throughout the year for (A) indoor soccer, basketball, lacrosse, in-line hockey, volleyball, sports-related meetings, dinners and functions and ~~such other sports and community activities as may be approved by the Director of Park and Planning~~ and (B) non-sports functions such as trade shows, business meetings and exhibitions (herein the "Incidental Uses") and (C) such other uses as may be approved by the Director of Park and Planning.

5. Use Restrictions. The Foundation acknowledges that all uses of the Premises, including the Soccer Fields and the Indoor Multi-Purpose Facility, are subject to the provisions in the Lease concerning Traffic Generation Rates. The Foundation agrees that, under no circumstances, shall any Incidental Use of the Premises exceed the Traffic Generation Rates. The Foundation covenants and agrees that:

(A) Incidental Uses of the Premises shall not exceed more than 45 days each year;

(B) No activity which constitutes Incidental Use shall have more than 1,000 attendees per day;

(B) the primary use of the Indoor Multi-Purpose Facility shall remain sports related pursuant to Section 13(b)(11)(A) and Incidental Uses shall occur, to the extent commercially reasonable, during the day, Monday through Friday, and:

(C) the Foundation shall comply at all times with federal tax laws and regulations under Section 141 of the Internal Revenue Code, as amended which, in effect, restrict use of the Premises to sports related uses pursuant to Section 13(b)(11)(A) and Incidental Uses.

6. Section 35. The following subsection (a)(3) is added to Section 35:

(3) By the Director of Park and Planning. If the approval of the Director of Park and Planning is required pursuant to Section 13(b)(11), the Foundation shall so notify the Commission in writing, explaining fully the prospective event, including times, dates, traffic and attendance projections and attaching all relevant information. The Commission shall inform the Foundation of its decision to grant or withhold its approval

within 10 business days of its receipt of the Foundation's request for approval.

6.7. Reporting. Section 15 of the Lease is amended by deleting "and" from the end of Section 15(iv) and deleting the entirety of 15(v), and inserting the following language:

(v) a report of the Incidental Uses of the Premises pursuant to Sections 13(b)(11)(B), including a description of all such events held, the number of attendees, revenue generated, and additional expenses incurred; projections for Incidental Uses for the upcoming year; and a list of all sports-related requests for use of the Indoor Multi-Purpose Facility that were not scheduled because of conflicting Incidental Uses which were previously scheduled; and (vi) any other information reasonably requested by Commission.

MISCELLANEOUS AND SIGNATURE LINES TO BE ADDED.

PLANNING BOARD DATE SEPTEMBER 12, 2002

MISCELLANEOUS ATTACHMENTS TO ITEM NUMBERS 3 - 7

MONTGOMERY SOCCER FOUNDATION'S REQUEST TO EXPAND BUSINESS USES TO ENTIRE
PREMISES

TAB 23

Rosenfeld, Michele

From: Heffelfinger, Trish [trishheff@mdsoccerplex.org]
Sent: Thursday, August 29, 2002 12:13 PM
To: Rosenfeld, Michele
Subject: Expansion of Maryland Soccer Foundation Amendments

Michele,

Please consider this email as the Maryland Soccer Foundation's formal request to expand the lease amendment that enables the Foundation to schedule business-related activities in the "Indoor Multi-Purpose Facility" (Discovery Sport Center) to also include use of the Premises for business-related activities.

Thank you very much.

All the best,
Trish

Trish Heffelfinger
Executive Director
Maryland Soccer Foundation
18031 Central Park Circle
Boys, MD 20841
301-528-1480
301-540-4276 (fax)

PLANNING BOARD DATE SEPTEMBER 12, 2002

MISCELLANEOUS ATTACHMENTS TO ITEM NUMBERS 3 - 7

MONTGOMER SOCCER FOUNDATION INC'S REQUEST FOR "INCIDENTAL USES"

TAB 24

**Maryland Soccer Foundation**

18031 Central Park Circle
Boys, MD 20841

T 301.528.1480 | F 301.540.4276

www.mdsoccerplex.org

September 4, 2002

Ms. Michele Rosenfeld
Associate General Counsel
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Business-Related Use Lease Amendment

Dear Michele,

For nearly a year the Maryland Soccer Foundation has been discussing with Commission and Council members and staff a lease amendment that would enable the Foundation to hold business-related meetings, functions and activities in the Discovery Sports Center and Maryland SoccerPlex at off-peak hours. This expanded use would generate additional revenue for the Foundation and attract additional business to Montgomery County.

The Foundation originally proposed the amendment with the understanding that business-related use, like sports-related use, must adhere to the existing traffic generation standards set forth in the lease as well as all other operating requirements. In a meeting with Commission staff, the concept of a waiver was proposed as an alternative. The Foundation supports the concept of a waiver as long as it provides the Foundation the management flexibility to act quickly to take advantage of opportunities for this use.

The Foundation proposes the following two-tiered system. The first tier would enable the Foundation to schedule events that would have minimal impact on traffic generation and the surrounding community, without an explicit approval from the Commission.

No Approval Required by Commission

- Business-related use that occurs during the day, during the week and has an expected attendance of 1,000 persons or less per day.
- Events such as gun shows, or those that are promoting tobacco or alcohol use or otherwise against public policy will not be held at the Discovery Sports Center or Maryland SoccerPlex.

Approval Required by Commission

- An event with an expected attendance above 1,000 per day.
- A weekend event when there is league or tournament play and the attendance is above 250.

If an explicit approval is required:

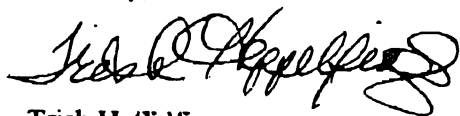
- Requests must be submitted in writing, either email or letter, to Director of Park and Planning who will approve or reject each request within 10 calendar days of its receipt.
- The request must include a statement that will satisfy any concerns of the Conference and Visitors Bureau and its members.
- If the request does not comply with the traffic generation standards set forth in the lease, Foundation will submit with the request, traffic mitigation measures such as carpooling, buses etc.

The Foundation agrees that its primary use in the Discovery Sports Center and the Maryland SoccerPlex shall remain sports related and that this amendment will expire at the end of five years unless the Foundation submits a written request to the Commission to extend the provision.

Michele, for the Foundation to be successful and to generate revenue we must be given the authority to schedule events that have minimal impact on the community and are within the traffic generation standards set forth in the lease. We believe that the above parameters will provide ample control for the Commission and protections to the community while still permitting the Foundation to increase its availability to the public.

Thank you.

Sincerely,



Trish Heffelfinger
Executive Director

Cc: Ken Salomon