

PLANNING BOARD DATE SEPTEMBER 12, 2002

AGENDA ITEM NO. 7

SPECIAL APPROPRIATION AND AMENDMENT TO PDF

TAB 16



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

August 29, 2002

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Migs Damiani, Project Manager *Migs Damiani*
Bette McKown, CIP Coordinator *B McKown*

SUBJECT: Request for Amendments to the Phases, Scopes of Work, and Project Costs and a \$514,230 Special Appropriation for the South Germantown Recreational Park: SoccerPlex Facilities PDF 998712

Recommendation

This packet proposes amendments to the phases, scopes of work, and project costs and a \$514,230 special appropriation for the South Germantown Recreational Park: SoccerPlex Facilities PDF No. 998712. This packet should be considered after the Planning Board discusses and acts on the Maryland Soccer Foundation's proposed lease amendments. The proposed PDF is a comprehensive amendment and request for special appropriation that includes the Maryland Soccer Foundation Inc.'s requests and other changes, as follows:

1. \$104,958 special appropriation to reimburse the Commission *for costs incurred* for the aquatic center and racquet and fitness center facilities so that the Commission can complete the landscaping in Phase 1:
 - a. \$91,411 from the Revenue Authority; and
 - b. \$13,547 in Contributions from the Commission's racquet and fitness center partner;
2. \$30,000 from the Revenue Authority to cover Commission staff *expenditures to be incurred* during design and construction of the aquatic facilities on park property (Phase 1);
3. \$30,000 from the racquet and fitness center partner to cover Commission staff *expenditures to be incurred* during design and construction of the racquet and fitness center on park property (Phase 1);

4. amendment to permit the County to advance \$288,547 – *expenditures the Commission has incurred* for the racquet and fitness center-- in anticipation of reimbursement by the racquet and fitness center partner upon receipt of financing;
5. amendment to the scopes of work, costs, and timetables for project phases, including an increase in the Commission's total project cost from \$9,819,000 to \$10,895,930 and an increase in the total project cost for the Maryland Soccer Foundation, Inc. (MSF) from \$14,755,183 to \$15,752,107; and
6. \$349,272 special appropriation to undertake public improvements in Phase 2; \$274,272 proposed to be funded by General Obligation Bonds or other County funding source, and \$75,000 to be funded with a private contribution from Doser Enterprises, the Commission's golf driving range partner.

A special appropriation is defined in the Charter of Montgomery County Maryland, December 7, 2000:

An appropriation which states that it is necessary to meet an unforeseen disaster or other emergency, or to act without delay in the public interest. Each special appropriation shall be approved by not less than six Council members. The Council may approve a special appropriation at any time after public notice by news release. Each special appropriation shall specify the source of funds to finance it.

The attached draft transmittal letter to the County Council is provided in lieu of the standard staff report since the Planning Board hopes to forward the related Lease amendment to the County Council on September 13 and the PDF amendment and special appropriation request should be forwarded at the same time to be considered concurrently. If the County Council introduces the PDF request the following week, it may be possible to hold a public hearing on the request in early October.

The letter seeks a special appropriation so that County Council action can occur quickly this fall. County Council action will enable the Commission to complete landscaping for Phase 1 and it will ensure that public funding for Phase 2 is available when the Maryland Soccer Foundation, Inc. receives grant funding to proceed with Phase 2.

The proposed amendment and special appropriation entail significant changes to the PDF. To assist your review of these changes we are attaching to the proposed PDF a corrected adopted text modified to track additions and deletions.

Attachments

N:\CIP\Supplementals and Amendments\FY03 SA & Amendments\PBd.memo.Sept.12mtg.August29.doc

DRAFT

August 30, 2002

The Honorable Steven A. Silverman, President
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

SUBJECT: Request for Amendments to Phases, Scopes of Work, and Project Costs
and a \$514,230 Special Appropriation for the South Germantown Recreational
Park: SoccerPlex Facilities Project Description Form (PDF) 998712

Dear Mr. Silverman:

The Planning Board seeks amendments to phases, scopes of work, and project costs and a \$514,230 special appropriation for the South Germantown Recreational Park: SoccerPlex Facilities PDF No. 998712 summarized as follows:

1. \$104,958 special appropriation to reimburse the Commission *for costs incurred* for the aquatic center and racquet and fitness center facilities so that the Commission can complete the landscaping in Phase 1:
 - a. \$91,411 from the Revenue Authority; and
 - b. \$13,547 in Contributions from the Commission's racquet and fitness center partner;
2. \$30,000 from the Revenue Authority to cover project management *expenditures to be incurred by the Commission* during design and construction of the aquatic facilities on park property (Phase 1);
3. \$30,000 from the racquet and fitness center partner to cover project management *expenditures to be incurred by the Commission* during design and construction of the racquet and fitness center on park property (Phase 1);
4. amendment to permit the County to advance \$288,547 -- *expenditures the Commission has incurred* for the racquet and fitness center -- in anticipation of reimbursement by the racquet and fitness center partner upon receipt of financing;

5. amendment to the phases, scopes of work, and project costs, including an increase in the Commission's total PDF project cost from \$9,819,000 to \$10,895,930 and an increase in the total project cost for the Maryland Soccer Foundation, Inc. (MSF) from \$14,755,183 to \$15,752,107;
6. \$349,272 special appropriation to undertake public improvements in Phase 2; \$274,272 proposed to be funded by General Obligation Bonds or other County funding source, and \$75,000 to be funded with a private contribution from Doser Enterprises, the Commission's golf driving range partner.

The Planning Board seeks a special appropriation in accordance with Section 308 of the Charter of Montgomery County, Maryland, December 7, 2000. Your favorable response enables the Commission to move forward to complete the landscaping in Phase 1 and ensures that public funding is available when the Maryland Soccer Foundation, Inc. obtains its grant to begin construction of Phase 2.

Revenue Authority (\$121,411). The PDF obligates the Revenue Authority to pay the Commission \$275,000: \$192,000 toward stormwater management facilities associated with the aquatic center and \$83,000 for a building pad for the aquatic center. The actual costs for the stormwater management facilities, building pad, and sanitary sewer installed for the Revenue Authority are \$366,411 or \$91,411 greater than the \$275,000 budget in the approved Project Description Form (PDF). In addition, the Commission seeks \$30,000 to cover Commission project management expenditures during the Revenue Authority's design and construction of the aquatic facilities on park property. The Commission seeks County Council approval of a \$121,411 special appropriation to be funded by the Revenue Authority.

The original 1999 estimates to construct the pads for the aquatic center and the racquet and fitness center were \$83,000 each. After the Commission took both projects through schematic design, it constructed the pads to meet the exact needs of each facility. The final cost per pad was \$96,547 -- \$13,547 above budget.

While the Commission was constructing the sanitary sewer for Central Park and the Splash Playground, the Revenue Authority's construction manager asked the Commission to increase the diameter of the sewer from four to eight inches to accommodate the aquatic center. It was prudent and cost-effective to incur the additional infrastructure costs during construction rather than to remove infrastructure and disrupt park activities to enlarge the sewer at a later date. The Commission revised the design and constructed the larger sewer with the understanding that the Revenue Authority would reimburse the Commission one half of the cost of the sewer, i.e. \$77,864.

In the proposed PDF amendment, the Commission shows the \$275,000 in Revenue Authority funds as spent through FY02, even though no payment has been received from the Revenue Authority. The Commission has charged the remaining \$91,411 in expenditures to the County funded appropriations that had been budgeted to complete Phase 1 landscaping.

The Commission now seeks to increase the Revenue Authority allocation of costs to this project in the amount of \$91,411 to appropriate the proper level of Revenue Authority funds, thereby releasing the County funds to complete Phase 1 landscaping and allow for

reimbursement to the Commission for its previous expenditure of these funds.

The Commission forwarded documentation of expenditures to the Revenue Authority and the Office of Management and Budget in the spring and awaits their acceptance of the charges.

In addition, project management expenditures to be incurred by the Commission during the Revenue Authority's design and construction of the aquatic center at the park are estimated to be \$30,000. The Commission seeks an additional \$30,000 from the Revenue Authority to be spent in FY03 and FY04 to cover these expenditures.

Racquet and Fitness Center (\$43,547). According to the PDF, The Germantown Recreational Park Racquet and Fitness Center, L.L.C., hereafter referred to as The Fitness Center, L.L.C., must pay \$83,000 toward a building pad and \$192,000 towards stormwater management; the payments are shown as \$275,000 in Contributions on the approved PDF and further identified in the lease. The Commission managed the project through schematic design and constructed the building pad per the design. The cost increased to \$96,547 -- a difference of \$13,547. The Commission seeks a special appropriation for an additional \$13,547 in Contributions from The Fitness Center, L.L.C., plus \$30,000 in Contributions to cover the Commission's project management expenditures during The Fitness Center, L.L.C.'s design and construction of the center on park property over the next three years. The total expenditure related to the racquet and fitness center will be \$318,547, i.e. \$43,547 greater than the \$275,000 Contribution approved in the PDF.

The Fitness Center, L.L.C. is attempting to obtain financing. The Commission and The Fitness Center, L.L.C. will be presenting a lease amendment to the County Council later this year, necessitated by a delay in the lessee's ability to obtain financing. The lessee financial obligations will be addressed in the lease amendment.

In the meantime, the Commission has spent \$288,547 toward the racquet and fitness center. Of the \$288,547 expended to date, the Commission has charged \$71,000 to the Contributions funding source and the remaining \$217,547 has been billed to County funds that had been allocated to complete Phase 1 landscaping. The Commission asks that the County Council advance \$288,547 in additional County funds to cover expenditures incurred to date so that the Commission can complete the landscaping in Phase 1.

When The Fitness Center, L.L.C. pays the Commission \$288,547 for expenditures incurred to date the Commission will forward the payment(s) to the County to reimburse the advance. The Commission will enter into a Memorandum of Understanding with the County regarding the repayment.

Completing Phase 1 Landscaping. The Commission's expenditures on behalf of the Revenue Authority are \$91,411 greater than the budget. The Commission charged these expenditures against the Phase 1 landscaping budget. Of the \$288,547 expended on behalf of the racquet and fitness center, \$271,547 is charged against the Phase 1 landscaping budget. Commission staff chose to defer the installation of landscaping so that construction of infrastructure and building pads could proceed in an efficient and cost-effective manner.

As a result of the Commission's efforts to expedite the installation of infrastructure, the

landscaping of the SoccerPlex parking lots along the perimeter of Central Park Circle is incomplete. All of the soccer fields are landscaped but the void between the fields and parking lots is obvious. It is in the public's best interest to complete the landscaping for the parking lots and trails. Over 250 trees will be planted to complete the landscaping for Phase 1. If funding is approved in October, the trees can be planted in November -- the prime planting season.

Phase 1: Background. The originally approved PDF showed \$290,000 in Phase 2 to provide permanent parking for two athletic fields (Fields D and E), comfort stations, an existing tot lot, existing tennis courts, relocated basketball courts, and trailhead -- improvements existing or completed in Phase 1. Parking for these facilities was completely inadequate; for example, the site provided only 25 parking spaces to serve each ballfield (and the nearby tennis courts) compared to the standard -- 50 spaces per ballfield. Parking spilled over onto Germantown Park Drive and other properties creating safety problems and upsetting nearby residents.

The County Council approved the FY02 appropriation for these improvements (Resolution 14-8883, adopted May 24, 2001). Upon receipt of a letter from the Maryland Soccer Foundation, Inc., hereafter referred to as the Foundation, in October 2001 stating that it wished to proceed with Phase 2, the Commission constructed the parking so that temporary parking provided for the facilities at the site for future Field C (to be built by the Foundation in Phase 2) could be cleared and Phase 2 could move forward when approved.

When County Council staff asked Commission staff to update the PDF in spring 2002, staff updated the expected dates for phases and showed the \$290,000 public expenditure in Phase 1 because the County Council had appropriated the funds during Phase 1 construction and prior to commencement of Phase 2 and the funds had been spent. No public funds remained in Phase 2, but the updated text stated, "The scope of work for Phases 2 and 3 and the associated public and private costs will be updated with submission of Phase 2 in late spring 2002."

Commission staff and the Foundation expected to introduce revisions to the scopes of work for the phases last spring, prior to adoption of the FY03-08 CIP. Commission staff expected to seek special appropriations for the aquatic center (Revenue Authority bonds), the athletic and fitness center facilities (Contributions), and the Doser Enterprises monies (Contributions) at the same time, as one comprehensive request, however the Foundation request was not finalized until mid-July 2002.

On the adopted PDF, the \$290,000 originally shown as a Phase 2 public expenditure was moved to Phase 1, however the total expenditures for each phase were not adjusted. This oversight is corrected (marked-up) on the attached adopted PDF. The attached chart compares the corrected adopted and proposed costs for the revised phases.

Phases 2 and 3: Proposed PDF Amendment. The attached proposed PDF includes the Foundation's revision to the scopes of work, costs, and timing for Phases 2 and 3. The revision defers from Phase 2 to Phase 3 the Foundation's obligation to relocate and construct the Commission managed baseball/softball field (Field C) and the Commission's obligation to construct the related parking area for Field C. The amendment does not result in any loss of existing ballfields or a significant impact on parking availability. The amendment also implements the Foundation's right under the lease to install and operate lights on four additional fields, which will increase field time and revenues.

The amendment increases the total public and private expenditures for the project as shown in the attached chart. The Commission's total project cost increases from \$9,819,000 to \$10,895,930 due to the request for special appropriations to complete Phases 1 and 2, as set forth in this letter, *and due to an increase in Phase 3 project costs*. The total project cost for the Foundation increases from \$14,755,183 to \$15,752,107.

Concurrent with this letter, the Planning Board is forwarding to the County Council proposed amendments to the 1999 lease, as amended in 2000 and 2001, between the Foundation and the Commission to construct and operate the Maryland SoccerPlex and Discovery Sports Center. The proposed lease amendments include the foregoing revisions to the scopes of work for Phases 2 and 3.

The amendment also updates the PDF Operating Budget Impacts (OBI). The Lease between the Commission and MSF requires the Commission to pay for public water to irrigate the fields until the eleventh year of operation. The budgeted OBI for irrigating seventeen MSF soccer fields is \$5,625 per year per field; MS must pay for water bills in excess of \$5,625 per year per MSF field. Including the Commission's two multi-purpose fields (Fields 23 and 24), the current budget is \$106,875. MSF seeks to add three new soccer fields in Phase 2 resulting in an additional \$16,875 in annual irrigation expenditures at current rates. MSF will pay for water needed during construction. Assuming that MSF's Phase 2 soccer field construction begins in March 2003 (FY03), the three fields should be completed by September 2003 (FY04) at which time the Commission will begin paying for public water to irrigate the fields: \$4,669 per field for ten months or \$14,007 in FY04 and \$5,625 per field per year or \$16,875 thereafter, at current rates.

Note that only the Commission's costs are shown in the PDF Expenditure Schedule and Appropriations section and only the Commission's new operating costs are shown in the Operating Budget Impact (OBI) section. Foundation costs are detailed in the PDF text.

Special Appropriation to Fund Public Expenditures For Phase 2 (\$349,272). Both the Lease with the Foundation and the PDF stipulate the conditions under which the County Council can approve construction of Phase 2. The adopted PDF states, "The County Council will review the impacts on traffic and the environment, and the revenues and expenses, before approving Phases 2 or 3. The County Council will perform this review after the completion of the fall soccer season, the following spring season, and the tournaments in the prior phase." The PDF also makes the approval of each phase subject to "environmental constraints, environmental impacts, and community impacts." The Planning Board's analysis of traffic and environmental impacts, as well as revenues and expenses, is forwarded under separate cover.

The Foundation seeks County Council approval to begin construction of the revised Phase 2 "contingent upon providing evidence of funding prior to construction." The Planning Board recommends that authorization to proceed with Phase 2 be contingent on the Foundation's receipt of outside (non-Foundation) funding, and that all of those funds be available for Phase 2 before construction begins.

Revised Phase 2 public improvements include parking for Fields 18-20, trails, landscaping, Washington Suburban Sanitary Commission's (WSSC's) System Development Charges for irrigation, and construction management. The funding sources for Phase 2 public

improvements are \$274,272 in General Obligation Bonds and \$75,000 in “Contributions” (Doser Enterprises).

Additional \$75,000 Contribution (Doser Enterprises). Staff negotiated a \$75,000 contribution from Doser Enterprises, the Commission’s golf driving range partner, because the partner is using infrastructure that the Commission built using County funds. The Commission incurred no additional incremental infrastructure costs due to the presence of the golf driving range. This \$75,000 was not anticipated when the PDF was prepared showing a \$275,000 Contribution from the racquet and fitness center partner.

The Commission proposes to use the \$75,000 to partially fund its special appropriations request for Phase 2, i.e. it will reduce from \$349,272 to \$274,272 the amount of General Obligation Bonds or other County funding source required to support Phase 2.

Summary. The Planning Board asks the County Council to approve text amendments related to phases, scopes of work, and project costs, the advancement of funds, and a \$514,240 special appropriation: \$349,272 to fund the public expenditures for revised Phase 2 plus \$164,958 to fund additional expenditures related to the aquatic center and racquet and fitness center. Combining these requests facilitates a unified and comprehensive discussion of the South Germantown Recreational Park SoccerPlex PDF.

The attached chart compares the scopes and public and private costs for the corrected approved and proposed phases. Also attached are the corrected adopted and proposed PDFs.

The Planning Board looks forward to the public hearing, subsequent discussion, and your approval of its request for these amendments and special appropriation.

Sincerely,

Derick P. Berlage
Chairman

ccThe Honorable Douglas M. Duncan
Attachments

N:\CIP\Supplementals and Amendments\FY03 SA & Amendments\SoccerPlex.Supplemental.transmittal.FINAL.doc

South Germantown Recreational Park: SoccerPlex Facilities
 Funding Comparison for Phases 1, 2, 3
 Corrected Adopted and Proposed

| Phase | Private Funds | | | Public Funds | | | TOTAL | | |
|--------------|---------------------|---------------------|------------------|--------------------|---------------------|--------------------|---------------------|---------------------|--------------------|
| | Approved | Proposed | Difference | Approved | Proposed | Difference | Approved | Proposed | Difference |
| One | \$13,750,334 | \$13,965,107 | \$214,773 | \$9,718,000 | \$9,882,958 | \$164,958 | \$23,468,334 | \$23,848,065 | \$379,731 |
| Two | \$617,567 | \$860,000 | \$242,433 | \$0 | \$349,272 | \$349,272 | \$617,567 | \$1,209,272 | \$591,705 |
| Three | \$387,282 | \$927,000 | \$539,718 | \$101,000 | \$663,700 | \$562,700 | \$488,282 | \$1,590,700 | \$1,102,418 |
| TOTAL | \$14,755,183 | \$15,752,107 | \$996,924 | \$9,819,000 | \$10,895,930 | \$1,076,930 | \$24,574,183 | \$26,648,037 | \$2,073,854 |

South Germantown Rec. Park: Soccerplex Fac. -- No. 998712

Category **M-NCPPC**
 Agency **M-NCPPC**
 Planning Area **Germantown**
 Relocation Impact **None**

Date Last Modified
 Previous PDF Page Number
 Required Adequate Public Facility

August 29, 2002
23-43 (01 App)
NO

EXPENDITURE SCHEDULE (\$000)

| Cost Element | Total | Thru FY01 | Estimate FY02 | Total 6 Years | FY03 | FY04 | FY05 | FY06 | FY07 | FY08 | Beyond 6 Years |
|----------------------------------|--------------|--------------|---------------|---------------|----------|-----------|-----------|----------|----------|----------|----------------|
| Planning, Design and Supervision | 927 | 730 | 96 | 101 | 0 | 64 | 37 | 0 | 0 | 0 | 0 |
| Land | | | | | | | | | | | |
| Site Improvements and Utilities | 3,307 | 2,727 | 580 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction | 5,585 | 5,585 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | | | | | | | | | | | |
| Total | 9,819 | 9,042 | 676 | 101 | 0 | 64 | 37 | 0 | 0 | 0 | 0 |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|--------------------------|-------|-------|-----|-----|---|----|----|---|---|---|---|
| PAYGO | 8,564 | 8,564 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| G.O. Bonds | 605 | 0 | 504 | 101 | 0 | 64 | 37 | 0 | 0 | 0 | 0 |
| Contributions | 275 | 103 | 172 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Current Revenue: General | 100 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Authority | 275 | 275 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

ANNUAL OPERATING BUDGET IMPACT (\$000)

| | | | | | | | | | | | |
|---------------|--|--|--|-----|-----|-----|-----|-----|-----|-----|-----|
| Maintenance | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Program-Other | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Net Impact | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Workyears | | | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

DESCRIPTION

The South Germantown SoccerPlex will provide a soccer complex within South Germantown Recreational Park. The SoccerPlex is planned to be built in harmony with several other planned recreational facilities in the larger recreational park. M-NCPPC has formed a partnership with a non profit organization, Maryland Soccer Foundation, Inc. (MSF), to make the plan for the SoccerPlex a reality. This public/private effort is committed to the development and operation of an outstanding facility that will meet Countywide youth soccer needs.

This project is possible through commitments of public and private funds. The total project cost is \$24,574,183 as detailed in this PDF. Funds appropriated for expenditure by M-NCPPC (\$9,819,000) are shown in the expenditure and appropriation schedules of this PDF. The remaining funds (\$14,755,183) will be spent by Maryland Soccer Foundation, Inc. and are detailed only in the text of this PDF.

Stormwater management facilities for the South Germantown Recreational Park are being funded in this PDF. M-NCPPC constructed stormwater management facilities associated with the indoor aquatic center, racquet and fitness centers, and Schaeffer Road improvements. The Revenue Authority contributed \$192,000 toward stormwater management facilities associated with the aquatic center. In accordance with the lease, The Germantown Recreational Park Racquet and Fitness Center, L.L.C. will reimburse the Commission \$192,000 for construction of stormwater management facilities associated with the racquet and fitness centers. In addition, M-NCPPC is building pads for both facilities using funds contributed by the Revenue Authority (\$83,000) and The Germantown Recreational Park Racquet and Fitness Center, L.L.C. (\$83,000).

PROJECT SCOPE:

The SoccerPlex will consist of 22 soccer fields, i.e., 21 outdoor soccer fields, a championship tournament field, an indoor arena with 2 multi-purpose athletic fields, and supporting facilities and infrastructure. The complex will be served by adequate transportation improvements, an entrance road, parking areas, public sewer, and water. Public funds will primarily fund infrastructure including utilities, access roads, and parking. Private funds will fund construction of soccer fields, replacement athletic fields for existing fields removed during construction of the SoccerPlex, an irrigation system, field lighting, and an indoor arena. "Soft" costs for planning, design, project management, and construction supervision will be shared between M-NCPPC and MSF. The total project cost includes funds for M-NCPPC staff chargebacks and project/construction oversight.

PHASED DEVELOPMENT PLAN:

The soccer complex will be developed in three primary phases. Each phase will entail grading/earthwork necessary to construct only that phase. Public water will be

| APPROPRIATION AND EXPENDITURE DATA | COORDINATION | MAP |
|---|--|------------|
| Date First Appropriation FY99 (\$000) | Montgomery County Department of Public Works and Transportation --Schaeffer Road PDF #500022 | |
| Initial Cost Estimate 8,785 | Washington Suburban Sanitary Commission | |
| First Cost Estimate | State of Maryland | |
| Current Scope FY01 9,814 | ALARF: M-NCPPC (PDF #727007) | |
| Last FY's Cost Estimate 9,814 | Montgomery County Department of Recreation | |
| Present Cost Estimate 9,819 | S. Germantown Recreational Park: Non-SoccerPlex Fac. (PDF #998729), formerly called South Germantown Recreational Park PDF | |
| Appropriation Request FY03 0 | Germantown Indoor Swim Center (PDF #003901) | |
| Appropriation Req. Est. FY04 64 | | |
| Supplemental Approp. Req. FY02 0 | | |
| Transfer 0 | | |
| Cumulative Appropriation 9,718 | | |
| Expenditures/Encumbrances 9,428 | | |
| Unencumbered Balance 290 | | |
| Partial Closeout Thru FY00 0 | | |
| New Partial Closeout FY01 0 | | |
| Total Partial Closeout 0 | | |

used for irrigation. The County Council will review the impacts on traffic and the environment, and the revenues and expenses, before approving Phases 2 or 3. The County Council will perform this review after the completion of the fall soccer season, the following spring season, and the tournaments in the prior phase.

FY99-02. PHASE 1. Public funding in Phase 1 includes a two-lane spine road from MD 118 to Schaeffer Road, a two/four lane loop road north of Schaeffer Road, street lighting, parking lots for Phase 1 facilities, parking lot lights for SoccerPlex building/stadium parking, public water and sewer mains, electric/gas/phone service; relocated facilities including a playground, basketball courts, and model airpark (relocated to Little Seneca Stream Valley Park); and all associated earthwork, sediment control facilities, storm drains, stormwater management facilities, and stabilization. Private funding in Phase 1 provides for construction of 16 outdoor soccer fields within the SoccerPlex, construction of a championship field with bleacher seating for up to 3,200 in Phase 1 or subsequent phases, construction of 2 M-NCPPC managed soccer fields, construction of 1 M-NCPPC managed softball field, soccer field lighting, soccer field irrigation, field toilets, and an indoor arena.

FY03-04. PHASE 2. Phase 2 will include three additional soccer fields within the SoccerPlex, construction of one M-NCPPC managed softball field, and associated parking subject to environmental constraints, environmental impacts, and community impacts. Public funding will provide parking; private funding will pay for construction of the soccer fields (including irrigation) and the softball field. Construction of Phase 2 will require approval by the County Council. Phase 2 will be presented to the County Council only after completion of, at least, one operating season after the opening of the Phase 1.

FY05-06. PHASE 3. Phase 3 will include the addition of 2 soccer fields within the SoccerPlex, up to a maximum of 22 fields for the 3 phases combined, subject to environmental constraints, environmental impacts, and community impacts. Private funding will pay for all work in Phase 3 with the exception of paved paths, which will be funded publicly. Construction of Phase 3 requires approval by the County Council. Phase 3 will also be presented to the County Council for approval after the completion of, at least, one operating season after completion of Phase 2.

PLANNED RECREATION FACILITIES:

The development of the infrastructure improvements in Phase 1 of the SoccerPlex creates a development opportunity for M-NCPPC to prioritize and expedite construction of the several Enterprise and community-use facilities within the adopted South Germantown Recreational Park Master Plan. M-NCPPC will fund construction of these other related recreation facilities in a separate PDF.

MANAGEMENT:

The details for the management of this facility are incorporated in the lease agreement between M-NCPPC and Maryland Soccer Foundation, Inc. (MSF). In general, MSF will be responsible for the operation and maintenance of the soccer complex. Funding for those services is explained in MSF's business plan.

Plans and Studies

On January 21, 1999 the Planning Board approved the park master plan amendment, revised business plan for MSF, and revised PDF along with revised PDF #998729, South Germantown Recreational Park: Non-Soccerplex Facilities. The development of this project is supported by traffic studies, Natural Resource Inventory/Forest Stand Delineation studies, sludge analysis, lighting studies, and debris removal studies. Facility planning for site work, infrastructure, and soccer fields is complete.

Specific Data

Public funding depends on the commitment of private sector funds for construction of the SoccerPlex.

Cost Change

Inflation

STATUS

Phase 1 improvements are nearly complete. The scope of work for Phases 2 and 3 and the associated public and private costs will be updated with submission of Phase 2 in late spring 2002.

| PHASE | PRIVATE FUNDS | PUBLIC FUNDS | TOTAL | |
|-------|---------------|--------------|-------------------------|--------------|
| One | \$13,750,334 | \$9,718,000 | \$23,478,334 | \$23,468,334 |
| Two | 617,567 | | 907,567 | \$617,567 |
| Three | 387,282 | 101,000 | | 488,282 |
| TOTAL | \$14,755,183 | \$9,819,000 | | \$24,574,183 |

OTHER

A portion of the infrastructure associated with the SoccerPlex will benefit non-soccer uses. M-NCPPC will monitor groundwater and streams during construction and for five years after construction is complete, and will send to the Council an annual report on surface and groundwater quality. M-NCPPC will have an on-site

inspector for the project. M-NCPPC and/or MSF will retain an environmental engineering consulting firm to analyze, test, and advise M-NCPPC how to handle any hazardous materials found at the Park. During construction and for five years after construction is complete, M-NCPPC will monitor the wells at the following residences, if the residents agree to permit the monitoring: at the intersection of Schaeffer Road and Burdette Lane, and on Schaeffer Road for one mile west of the intersection with Burdette Lane.

S. Germantown Recreational Park: Soccerplex Fac. -- No. 998712

Category **M-NCPPC**
 Agency **M-NCPPC**
 Planning Area **Germantown**
 Relocation Impact **None.**

Date Last Modified **August 29, 2002**
 Previous PDF Page Number **7-317 (02 App)**
 Required Adequate Public Facility **NO**

EXPENDITURE SCHEDULE (\$000)

| Cost Element | Total | Thru FY02 | Remain. FY02 | Total 6 Years | FY03 | FY04 | FY05 | FY06 | FY07 | FY08 | Beyond 6 Years |
|----------------------------------|---------------|--------------|--------------|---------------|------------|------------|----------|------------|------------|----------|----------------|
| Planning, Design and Supervision | 1,061 | 730 | 96 | 235 | 64 | 58 | 7 | 32 | 74 | 0 | 0 |
| Land | | | | | | | | | | | |
| Site Improvements and Utilities | 4,250 | 2,918 | 389 | 943 | 273 | 112 | 0 | 167 | 391 | 0 | 0 |
| Construction | 5,585 | 5,585 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 10,896 | 9,233 | 485 | 1,178 | 337 | 170 | 7 | 199 | 465 | 0 | 0 |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|-------------------|-------|-------|-----|-----|-----|-----|---|-----|-----|---|---|
| PAYGO | 8,564 | 8,374 | 190 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| G.O. Bonds | 1,442 | 413 | 91 | 938 | 134 | 140 | 0 | 199 | 465 | 0 | 0 |
| Contributions | 394 | 71 | 204 | 119 | 97 | 15 | 7 | 0 | 0 | 0 | 0 |
| Current Revenue: | | | | | | | | | | | |
| General | 100 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Authority | 396 | 275 | 0 | 121 | 106 | 15 | 0 | 0 | 0 | 0 | 0 |

ANNUAL OPERATING BUDGET IMPACT (\$000)

| | | | | | | | | | | | |
|---------------|--|--|--|----|---|----|----|----|----|----|---|
| Maintenance | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Program-Other | | | | 82 | 0 | 14 | 17 | 17 | 17 | 17 | 0 |
| Net Impact | | | | 82 | 0 | 14 | 17 | 17 | 17 | 17 | 0 |

DESCRIPTION

The South Germantown SoccerPlex will provide a soccer complex within South Germantown Recreational Park. The SoccerPlex is planned to be built in harmony with several other planned recreational facilities in the larger recreational park. M-NCPPC has formed a partnership with a non-profit organization, Maryland Soccer Foundation, Inc. (MSF), to make the plan for the SoccerPlex a reality. This public/private effort is committed to the development and operation of an outstanding facility that will meet Countywide youth soccer needs.

This project is possible through commitments of public and private funds. The total project cost is \$26,648,037 as detailed in this PDF. M-NCPPC expenditures (\$10,895,930) are shown in the expenditure and appropriation schedules of this PDF. \$15,752,107 will be spent by Maryland Soccer Foundation, Inc. as detailed only in the text of this PDF.

Stormwater management facilities for the South Germantown Recreational Park are being funded in this PDF. M-NCPPC constructed stormwater management facilities associated with the indoor aquatic center, racquet and fitness centers, and Schaeffer Road improvements. The Revenue Authority will contribute \$192,000 toward stormwater management facilities associated with the aquatic center. In accordance with the lease, The Germantown Recreational Park Racquet and Fitness Center, L.L.C. will reimburse the Commission \$192,000 for construction of stormwater management facilities associated with the racquet and fitness centers. M-NCPPC built pads for both facilities to be funded by the Revenue Authority (\$97,000) and The Germantown Recreational Park Racquet and Fitness Center, L.L.C. (\$97,000), hereafter referred to as the Fitness Center. M-NCPPC also enlarged the sanitary sewer to meet the needs of the aquatic center using funds to be contributed by the Revenue Authority (\$78,000). The Revenue Authority and the Fitness Center will each contribute \$30,000 for M-NCPPC project management services rendered in relation to their projects.

PROJECT SCOPE:

The SoccerPlex will consist of 22 soccer fields, i.e., 21 outdoor soccer fields, a championship tournament field, an indoor arena with 2 multi-purpose athletic fields, and supporting facilities and infrastructure. The complex will be served by adequate transportation improvements, an entrance road, parking areas, public sewer, and water. Public funds will primarily fund infrastructure including utilities, access roads, and parking. Private funds will fund construction of soccer fields, replacement athletic fields for existing fields removed during construction of the SoccerPlex, an irrigation system, field lighting, and an indoor arena. "Soft" costs for planning, design, project management, and construction supervision will be shared between M-NCPPC and MSF. The total project cost includes funds for M-NCPPC staff chargebacks and project management/construction oversight.

PHASED DEVELOPMENT PLAN:

The soccer complex will be developed in three primary phases. Each phase will entail grading/earthwork necessary to construct only that phase. Public water

| APPROPRIATION AND EXPENDITURE DATA | COORDINATION | MAP |
|---|--|------------|
| Date First Appropriation FY99 (\$000) | Montgomery County Department of Public Works and Transportation --Schaeffer Road PDF #500022 | |
| Initial Cost Estimate 8,785 | Washington Suburban Sanitary Commission | |
| First Cost Estimate | State of Maryland | |
| Current Scope FY03 10,896 | Montgomery County Department of Recreation | |
| Last FY's Cost Estimate 0 | S. Germantown Recreational Park: | |
| Present Cost Estimate 10,896 | Non-SoccerPlex Fac (PDF #998729), formerly called South Germantown Recreational Park PDF | |
| Appropriation Request FY04 0 | Germantown Indoor Swim Center (PDF #003901) | |
| Supplemental Approp. Req. FY03 514 | Montgomery County Revenue Authority | |
| Transfer 0 | Doser Enterprises | |
| Cumulative Appropriation 9,718 | | |
| Expenditures/Encumbrances 9,676 | | |
| Unencumbered Balance 42 | | |
| Partial Closeout Thru FY01 0 | | |
| New Partial Closeout FY02 0 | | |
| Total Partial Closeout 0 | | |

will be used for irrigation. The County Council will review the impacts on traffic and the environment, and the revenues and expenses, before approving Phases 2 or 3. The County Council will perform this review after the completion of the fall soccer season, the following spring season, and the tournaments in the prior phase.

FY99-03. PHASE 1. Public funding in Phase 1 includes a two-lane spine road from MD 118 to Schaeffer Road, a two/four lane loop road north of Schaeffer Road, street lighting, parking lots for Phase 1 facilities, parking lot lights for SoccerPlex building/stadium parking, public water and sewer mains, electric/gas/phone service; relocated facilities including a playground, basketball courts, and model airpark (relocated to Little Seneca Stream Valley Park); and all associated earthwork, sediment control facilities, storm drains, stormwater management facilities, and stabilization. Private funding in Phase 1 provides for construction of 16 outdoor soccer fields within the SoccerPlex, construction of a championship field with bleacher seating for up to 3,200 in Phase 1 or subsequent phases, construction of 2 M-NCPPC managed soccer fields, construction of 1 M-NCPPC managed softball field, soccer field lighting, soccer field irrigation, field toilets, and an indoor arena.

FY03-04. PHASE 2. Phase 2 will include three additional soccer fields within the SoccerPlex (Fields 18-20), soccer field irrigation, trails, landscaping, and associated parking subject to environmental constraints, environmental impacts, and community impacts. Public funding will provide parking for Fields 18-20, Washington Suburban Sanitary Commission's system development charges, trails, landscaping, and construction management. Private funding will pay for construction of the soccer fields (including irrigation) and may provide lighting for Fields 9, 10, 12, and/or 13. Construction of Phase 2 will require approval by the County Council. Phase 2 will be presented to the County Council only after completion of, at least, one operating season after the opening of Phase 1. MSF began operating Phase 1 in fall 2000 (FY00). Phase 2 opens in spring 2004 (FY04).

FY06-07. PHASE 3. Phase 3 will include the relocation of one M-NCPPC managed softball field (Ballfield C) and the addition of the last two soccer fields (Fields 1 and 2) within the SoccerPlex, up to a maximum of 22 fields for the 3 phases combined, associated parking, trails, and landscaping, subject to environmental constraints, environmental impacts, and community impacts. Public funding will pay for earthwork, parking for Fields 1 and 2 and relocated Ballfield C, trails, landscaping, and construction management. Private funding will pay for the design and construction of Fields 1 and 2, including irrigation for Fields 1 and 2. Construction of Phase 3 requires approval by the County Council. Phase 3 will also be presented to the County Council for approval after the completion of, at least, one operating season after completion of Phase 2.

PLANNED RECREATION FACILITIES:

The development of the infrastructure improvements in Phase 1 of the SoccerPlex creates a development opportunity for M-NCPPC to prioritize and expedite construction of the several Enterprise and community-use facilities within the adopted South Germantown Recreational Park Master Plan. M-NCPPC will fund construction of these other related recreation facilities in a separate PDF.

MANAGEMENT:

The details for the management of this facility are incorporated in the lease agreement between M-NCPPC and Maryland Soccer Foundation, Inc. (MSF). In general, MSF will be responsible for the operation and maintenance of the soccer complex. Funding for those services is explained in MSF's business plan.

Plans and Studies

On January 21, 1999 the Planning Board approved the park master plan amendment, revised business plan for MSF, and revised PDF along with revised PDF #998729, South Germantown Recreational Park: Non-SoccerPlex Facilities. The development of this project is supported by traffic studies, Natural Resource Inventory/Forest Stand Delineation studies, sludge analysis, lighting studies, and debris removal studies. Facility planning for site work, infrastructure, and soccer fields is complete.

Specific Data

Public funding depends on the commitment of private sector funds for construction of the SoccerPlex.

Cost Change

Inflation. Costs for building pads exceeded estimates; enlarged sanitary sewer line for aquatic center; M-NCPPC project management costs related to Revenue Authority and the Fitness Center, L.L.C.; and public costs for Phases 2 and 3.

STATUS

M-NCPPC's Phase 1 improvements will be completed in FY03. The aquatic center and racquet and fitness center are expected to open FY05. MSF Phase 1 improvements are complete.

| PHASE | PRIVATE FUNDS | PUBLIC FUNDS | TOTAL |
|-------|---------------|--------------|--------------|
| One | \$13,965,107 | \$9,882,958 | \$23,848,065 |
| Two | \$ 860,000 | \$349,272 | 1,209,272 |
| Three | \$927,000 | \$663,700 | \$1,590,700 |
| TOTAL | \$15,752,107 | \$10,895,930 | \$26,648,037 |

OTHER

A portion of the infrastructure associated with the SoccerPlex will benefit non-soccer uses. M-NCPPC will monitor groundwater and streams during construction and for five years after construction is complete, and will send to the Council an annual report on surface and groundwater quality. M-NCPPC will have an on-site inspector for the project. M-NCPPC and/or MSF will retain an environmental engineering consulting firm to analyze, test, and advise M-NCPPC how to handle any hazardous materials found at the Park. During construction and for five years after construction is complete, M-NCPPC will monitor the wells at the following residences, if the residents agree to permit the monitoring: at the intersection of Schaeffer Road and Burdette Lane, and on Schaeffer Road for one mile west of the intersection with Burdette Lane.

FISCAL NOTE

The County Council authorizes the advance of County General Funds not to exceed \$288,547 for M-NCPPC expenditures incurred before the receipt of contributions due from the Fitness Center. The Commission will repay the County upon receipt of payment from the Fitness Center L.L.C. The Contributions funding source also includes \$75,000 from Doser Enterprises, M-NCPPC's golf driving range partner, that will be used to fund public improvements in Phase 2.

S. Germantown SoccerPlex

DESCRIPTION

The South Germantown SoccerPlex will provide a soccer complex within South Germantown Recreational Park. The SoccerPlex is planned to be built in harmony with several other planned recreational facilities in the larger recreational park. M-NCPPC has formed a partnership with a non-profit organization, Maryland Soccer Foundation, Inc. (MSF), to make the plan for the SoccerPlex a reality. This public/private effort is committed to the development and operation of an outstanding facility that will meet Countywide youth soccer needs.

This project is possible through commitments of public and private funds. The total project cost is ~~\$24,574,183~~ \$26,648,037 as detailed in this PDF. Funds appropriated for expenditure by M-NCPPC (~~\$9,819,000~~) expenditures (\$10,895,930) are shown in the expenditure and appropriation schedules of this PDF. The remaining funds (~~\$14,755,183~~) (\$15,752,107) will be spent by Maryland Soccer Foundation, Inc. and are as detailed only in the text of this PDF.

Stormwater management facilities for the South Germantown Recreational Park are being funded in this PDF. M-NCPPC constructed stormwater management facilities associated with the indoor aquatic center, racquet and fitness centers, and Schaeffer Road improvements. The Revenue Authority will contribute \$192,000 toward stormwater management facilities associated with the aquatic center. In accordance with the lease, The Germantown Recreational Park Racquet and Fitness Center, L.L.C. will reimburse the Commission \$192,000 for construction of stormwater management facilities associated with the racquet and fitness centers. ~~In addition, M-NCPPC is building built pads for both facilities using funds contributed to be funded by the Revenue Authority (\$83,000) (\$97,000) and The Germantown Recreational Park Racquet and Fitness Center, L.L.C. (\$83,000) (\$97,000), hereafter referred to as the Fitness Center.~~ M-NCPPC also enlarged the sanitary sewer to meet the needs of the aquatic center using funds to be contributed by the Revenue Authority (\$78,000). The Revenue Authority and the Fitness Center will each contribute \$30,000 for M-NCPPC project management services rendered in relation to their projects.

PROJECT SCOPE:

The SoccerPlex will consist of 22 soccer fields, i.e., 21 outdoor soccer fields, a championship tournament field, an indoor arena with 2 multi-purpose athletic fields, and supporting facilities and infrastructure. The complex will be served by adequate transportation improvements, an entrance road, parking areas, public sewer, and water. Public funds will primarily fund infrastructure including utilities, access roads, and parking. Private funds will fund construction of soccer fields, replacement athletic fields for existing fields removed during construction of the SoccerPlex, an irrigation system, field lighting, and an indoor arena. "Soft" costs for planning, design, project management, and construction supervision will be shared between M-NCPPC and MSF. The total project cost includes funds for M-NCPPC staff chargebacks and project management/construction oversight.

PHASED DEVELOPMENT PLAN:

The soccer complex will be developed in three primary phases. Each phase will entail grading/earthwork necessary to construct only that phase. Public water will be used for irrigation. The County Council will review the impacts on traffic and the environment, and the revenues and expenses, before approving Phases 2 or 3. The County Council will perform this review after the completion of the fall soccer season, the following spring season, and the tournaments in the prior phase.

FY99-02, FY03, PHASE 1. Public funding in Phase 1 includes a two-lane spine road from MD 118 to Schaeffer Road, a two/four lane loop road north of Schaeffer Road, street lighting, parking lots for Phase 1 facilities, parking lot lights for SoccerPlex building/stadium parking, public water and sewer mains, electric/gas/phone service; relocated facilities including a playground, basketball courts, and model airpark (relocated to Little Seneca Stream Valley Park); an all associated earthwork, sediment control facilities, storm drains, stormwater management facilities, and stabilization. Private funding in Phase 1 provides for construction of 16 outdoor soccer fields within the SoccerPlex, construction of a championship field with bleacher seating for up to 3,200 in Phase 1 or subsequent phases, construction of 2 M-NCPPC managed soccer fields, construction of 1 M-NCPPC managed softball field, soccer field lighting, soccer field irrigation, field toilets, and an indoor arena.

FY03-04, PHASE 2. Phase 2 will include three additional soccer fields within the SoccerPlex (Fields 18-20), soccer field irrigation, trails, landscaping, construction of one M-NCPPC managed softball field, and associated parking subject to environmental constraints, environmental impacts, and community impacts. Public funding will provide parking for Fields 18-20, Washington Suburban Sanitary Commission's system development charges, trails, landscaping, and construction management. Private funding will pay for construction of the soccer fields (including irrigation) and may provide lighting for Fields 9, 10, 12, and/or 13, the softball field. Construction of Phase 2 will require approval by the County Council. Phase 2 will be presented to the County Council only after completion of, at least, one operating season after the opening of the Phase 1. MSF began operating Phase 1 in fall 2000 (FY00). Phase 2 opens in spring 2004 (FY04).

FY05-06-07, PHASE 3. Phase 3 will include the addition of 2 soccer fields, relocation of one M-NCPPC managed softball field (Ballfield C) and the addition of the last two soccer fields (Fields 1 and 2) within the SoccerPlex, up to a maximum of 22 fields for the 3 phases combined, associated parking, trails, and landscaping, subject to environmental constraints, environmental impacts, and community impacts. Public funding will pay for earthwork, parking for Fields 1 and 2 and relocated Ballfield C, trails, landscaping, and construction management. Private funding will pay for the design and construction of Fields 1 and 2, including irrigation for Fields 1 and 2, all work in Phase 3 with the exception of paved paths, which will be funded publicly. Construction of Phase 3 requires approval by the County Council. Phase 3 will also be presented to the County Council for approval after the completion of, at least, one operating season after completion of Phase 2.

PLANNED RECREATION FACILITIES:

The development of the infrastructure improvements in Phase 1 of the SoccerPlex creates a development opportunity for M-NCPPC to prioritize and expedite construction of the several Enterprise and community-use facilities within the adopted South Germantown Recreational Park Master Plan. M-NCPPC will fund construction of these other related recreation facilities in a separate PDF.

MANAGEMENT:

The details for the management of this facility are incorporated in the lease agreement between M-NCPPC and Maryland Soccer Foundation, Inc. (MSF). In general, MSF will be responsible for the operation and maintenance of the soccer complex. Funding for those services is explained in MSF's business plan.

Plans and Studies

On January 21, 1999 the Planning Board approved the park master plan amendment, revised business plan for MSF, and revised PDF along with revised PD #998729, South Germantown Recreational Park: Non-SoccerPlex Facilities. The development of this project is supported by traffic studies, Natural Resource Inventory/Forest Stand Delineation studies, sludge analysis, lighting studies, and debris removal studies. Facility planning for site work, infrastructure, and soccer fields is complete.

Specific Data

Public funding depends on the commitment of private sector funds for construction of the SoccerPlex.

Cost Change

Inflation. Actual costs for building pads exceeded estimates; addition of enlarged sanitary sewer line for aquatic center, M-NCPPC project management cost related to Revenue Authority and the Fitness Center, L.L.C., and public costs for Phases 2 and 3.

STATUS

M-NCPPC's Phase 1 improvements are nearly complete will be completed in FY03. The aquatic center and racquet and fitness center are expected to open FY05. MSF Phase 1 improvements are complete. The scope of work for Phases 2 and 3 and the associated public and private costs will be updated with submission of Phase 2 in late spring 2002.

| PHASE | PRIVATE FUNDS | | PUBLIC FUNDS | | TOTAL | |
|--------------|---------------------|---------------------|--------------------|---------------------|---------------------|---------------------|
| One | \$13,750,334 | \$13,965,107 | \$9,718,000 | \$9,882,958 | \$23,178,334 | \$23,848,065 |
| Two | 617,567 | \$ 860,000 | | \$349,272 | 907,567 | 1,209,272 |
| Three | 387,282 | \$927,000 | 101,000 | \$663,700 | 488,282 | \$1,590,700 |
| TOTAL | \$14,755,183 | \$15,752,107 | \$9,819,000 | \$10,895,930 | \$24,574,183 | \$26,648,037 |

OTHER

A portion of the infrastructure associated with the SoccerPlex will benefit non-soccer uses. M-NCPPC will monitor groundwater and streams during construction and for five years after construction is complete, and will send to the Council an annual report on surface and groundwater quality. M-NCPPC will have an on-site inspector for the project. M-NCPPC and/or MSF will retain an environmental engineering consulting firm to analyze, test, and advise M-NCPPC how to handle any hazardous materials found at the Park. During construction and for five years after construction is complete, M-NCPPC will monitor the wells at the following residences, if the residents agree to permit the monitoring: at the intersection of Schaeffer Road and Burdette Lane, and on Schaeffer Road for one mile west of the intersection with Burdette Lane.

Fiscal Note

The County Council authorizes the advance of County General Funds not to exceed \$288,547 for M-NCPPC expenditures incurred before the receipt of contributions due from the Fitness Center. The Commission will repay the County upon receipt of payment from the Fitness Center L.L.C. The Contributions funding source also includes \$75,000 from Doser Enterprises, M-NCPPC's golf driving range partner, that will be used to fund public improvements in Phase 2

COORDINATION

- Montgomery County Department of Public Works and Transportation --Schaeffer Road PDF #500022
- Washington Suburban Sanitary Commission
- State of Maryland
- ALARF: M-NCPPC (PDF #727007)
- Montgomery County Department of Recreation
- S. Germantown Recreational Park:
- Non-SoccerPlex Fac (PDF #998729), formerly called South Germantown Recreational Park PDF
- Germantown Indoor Swim Center (PDF #003901)
- Montgomery County Revenue Authority
- Doser Enterprises

PLANNING BOARD DATE SEPTEMBER 12, 2002

AGENDA ITEM NO. 7

CURRENT PDF

TAB 17

S. Germantown Recreational Park: Soccerplex Fac. -- No. 998712

Category **M-NCPPC**
 Agency **M-NCPPC**
 Planning Area **Germantown**
 Relocation Impact **None**

Date Last Modified **May 14, 2002**
 Previous PDF Page Number **23-43 (01 App)**
 Required Adequate Public Facility **NO**

EXPENDITURE SCHEDULE (\$000)

| Cost Element | Total | Thru FY01 | Estimate FY02 | Total 6 Years | FY03 | FY04 | FY05 | FY06 | FY07 | FY08 | Beyond 6 Years |
|----------------------------------|--------------|--------------|---------------|---------------|----------|-----------|-----------|----------|----------|----------|----------------|
| Planning, Design and Supervision | 927 | 730 | 96 | 101 | 0 | 64 | 37 | 0 | 0 | 0 | 0 |
| Land | | | | | | | | | | | |
| Site Improvements and Utilities | 3,307 | 2,727 | 580 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction | 5,585 | 5,585 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | | | | | | | | | | | |
| Total | 9,819 | 9,042 | 676 | 101 | 0 | 64 | 37 | 0 | 0 | 0 | 0 |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|--------------------------|-------|-------|-----|-----|---|----|----|---|---|---|---|
| PAYGO | 8,564 | 8,564 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| G.O. Bonds | 605 | 0 | 504 | 101 | 0 | 64 | 37 | 0 | 0 | 0 | 0 |
| Contributions | 275 | 103 | 172 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Current Revenue: General | 100 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue Authority | 275 | 275 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

ANNUAL OPERATING BUDGET IMPACT (\$000)

| | | | | | | | | | | | |
|---------------|--|--|--|-----|-----|-----|-----|-----|-----|-----|-----|
| Maintenance | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Program-Other | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Net Impact | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Workyears | | | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |

DESCRIPTION

The South Germantown SoccerPlex will provide a soccer complex within South Germantown Recreational Park. The SoccerPlex is planned to be built in harmony with several other planned recreational facilities in the larger recreational park. M-NCPPC has formed a partnership with a non profit organization, Maryland Soccer Foundation, Inc. (MSF), to make the plan for the SoccerPlex a reality. This public/private effort is committed to the development and operation of an outstanding facility that will meet Countywide youth soccer needs.

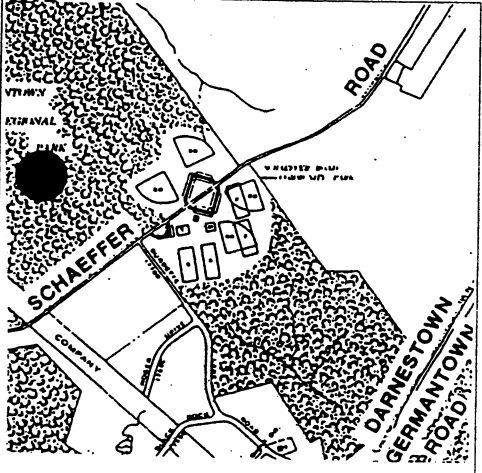
This project is possible through commitments of public and private funds. The total project cost is \$24,574,183 as detailed in this PDF. Funds appropriated for expenditure by M-NCPPC (\$9,819,000) are shown in the expenditure and appropriation schedules of this PDF. The remaining funds (\$14,755,183) will be spent by Maryland Soccer Foundation, Inc. and are detailed only in the text of this PDF.

Stormwater management facilities for the South Germantown Recreational Park are being funded in this PDF. M-NCPPC constructed stormwater management facilities associated with the indoor aquatic center, racquet and fitness centers, and Schaeffer Road improvements. The Revenue Authority contributed \$192,000 toward stormwater management facilities associated with the aquatic center. In accordance with the lease, The Germantown Recreational Park Racquet and Fitness Center, L.L.C. will reimburse the Commission \$192,000 for construction of stormwater management facilities associated with the racquet and fitness centers. In addition, M-NCPPC is building pads for both facilities using funds contributed by the Revenue Authority (\$83,000) and The Germantown Recreational Park Racquet and Fitness Center, L.L.C. (\$83,000).

PROJECT SCOPE:

The SoccerPlex will consist of 22 soccer fields, i.e., 21 outdoor soccer fields, a championship tournament field, an indoor arena with 2 multi-purpose athletic fields, and supporting facilities and infrastructure. The complex will be served by adequate transportation improvements, an entrance road, parking areas, public sewer, and water. Public funds will primarily fund infrastructure including utilities, access roads, and parking. Private funds will fund construction of soccer fields, replacement athletic fields removed during construction of the SoccerPlex, an irrigation system, field lighting, and an indoor arena. "Soft" costs for planning, design, project management, and construction supervision will be shared between M-NCPPC and MSF. The total project cost includes funds for M-NCPPC staff chargebacks and project/construction oversight.

PHASED DEVELOPMENT PLAN:

| APPROPRIATION AND EXPENDITURE DATA | | COORDINATION | |
|------------------------------------|--------------|--|--|
| Date First Appropriation | FY99 (\$000) | Montgomery County Department of Public Works and Transportation --Schaeffer Road PDF #500022 Washington Suburban Sanitary Commission State of Maryland ALARF: M-NCPPC (PDF #727007) Montgomery County Department of Recreation S. Germantown Recreational Park: Non-SoccerPlex Fac. (PDF #998729), formerly called South Germantown Recreational Park PDF Germantown Indoor Swim Center (PDF #003901) | |
| Initial Cost Estimate | 8,785 | | |
| First Cost Estimate | | | |
| Current Scope | FY01 9,814 | | |
| Last FY's Cost Estimate | 9,814 | | |
| Present Cost Estimate | 9,819 | | |
| Appropriation Request | FY03 0 |  | |
| Appropriation Req. Est. | FY04 64 | | |
| Supplemental Approp. Req. | FY02 0 | | |
| Transfer | 0 | | |
| Cumulative Appropriation | 9,718 | | |
| Expenditures/Encumbrances | 9,428 | | |
| Unencumbered Balance | 290 | | |
| Partial Closeout Thru | FY00 0 | | |
| New Partial Closeout | FY01 0 | | |
| Total Partial Closeout | 0 | | |

The soccer complex will be developed in three primary phases. Each phase will entail grading/earthwork necessary to construct only that phase. Public water will be used for irrigation. The County Council will review the impacts on traffic and the environment, and the revenues and expenses, before approving Phases 2 or 3. The County Council will perform this review after the completion of the fall soccer season, the following spring season, and the tournaments in the prior phase.

FY99-02. PHASE 1. Public funding in Phase 1 includes a two-lane spine road from MD 118 to Schaeffer Road, a two/four lane loop road north of Schaeffer Road, street lighting, parking lots for Phase 1 facilities, parking lot lights for SoccerPlex building/stadium parking, public water and sewer mains, electric/gas/phone service; relocated facilities including a playground, basketball courts, and model airpark (relocated to Little Seneca Stream Valley Park); and all associated earthwork, sediment control facilities, storm drains, stormwater management facilities, and stabilization. Private funding in Phase 1 provides for construction of 16 outdoor soccer fields within the SoccerPlex, construction of a championship field with bleacher seating for up to 3,200 in Phase 1 or subsequent phases, construction of 2 M-NCPPC managed soccer fields, construction of 1 M-NCPPC managed softball field, soccer field lighting, soccer field irrigation, field toilets, and an indoor arena.

FY03-04. PHASE 2. Phase 2 will include three additional soccer fields within the SoccerPlex, construction of one M-NCPPC managed softball field, and associated parking subject to environmental constraints, environmental impacts, and community impacts. Public funding will provide parking; private funding will pay for construction of the soccer fields (including irrigation) and the softball field. Construction of Phase 2 will require approval by the County Council. Phase 2 will be presented to the County Council only after completion of, at least, one operating season after the opening of the Phase 1.

FY05-06. PHASE 3. Phase 3 will include the addition of 2 soccer fields within the SoccerPlex, up to a maximum of 22 fields for the 3 phases combined, subject to environmental constraints, environmental impacts, and community impacts. Private funding will pay for all work in Phase 3 with the exception of paved paths, which will be funded publicly. Construction of Phase 3 requires approval by the County Council. Phase 3 will also be presented to the County Council for approval after the completion of, at least, one operating season after completion of Phase 2.

PLANNED RECREATION FACILITIES:

The development of the infrastructure improvements in Phase 1 of the SoccerPlex creates a development opportunity for M-NCPPC to prioritize and expedite construction of the several Enterprise and community-use facilities within the adopted South Germantown Recreational Park Master Plan. M-NCPPC will fund construction of these other related recreation facilities in a separate PDF.

MANAGEMENT:

The details for the management of this facility are incorporated in the lease agreement between M-NCPPC and Maryland Soccer Foundation, Inc. (MSF). In general, MSF will be responsible for the operation and maintenance of the soccer complex. Funding for those services is explained in MSF's business plan.

Plans and Studies

On January 21, 1999 the Planning Board approved the park master plan amendment, revised business plan for MSF, and revised PDF along with revised PDF #998729, South Germantown Recreational Park: Non-Soccerplex Facilities. The development of this project is supported by traffic studies, Natural Resource Inventory/Forest Stand Delineation studies, sludge analysis, lighting studies, and debris removal studies. Facility planning for site work, infrastructure, and soccer fields is complete.

Specific Data

Public funding depends on the commitment of private sector funds for construction of the SoccerPlex.

Cost Change

Inflation

STATUS

Phase 1 improvements are nearly complete. The scope of work for Phases 2 and 3 and the associated public and private costs will be updated with submission of Phase 2 in late spring 2002.

| PHASE | PRIVATE FUNDS | PUBLIC FUNDS | TOTAL |
|-------|---------------|--------------|--------------|
| One | \$13,750,334 | \$9,718,000 | \$23,178,334 |
| Two | 617,567 | | 907,567 |
| Three | 387,282 | 101,000 | 488,282 |
| TOTAL | \$14,755,183 | \$9,819,000 | \$24,574,183 |

OTHER

A portion of the infrastructure associated with the SoccerPlex will benefit non-soccer uses. M-NCPPC will monitor groundwater and streams during construction and for five years after construction is complete, and will send to the Council an annual report on surface and groundwater quality. M-NCPPC will have an on-site inspector for the project. M-NCPPC and/or MSF will retain an environmental engineering consulting firm to analyze, test, and advise M-NCPPC how to handle any hazardous materials found at the Park. During construction and for five years after construction is complete, M-NCPPC will monitor the wells at the following residences, if the residents agree to permit the monitoring: at the intersection of Schaeffer Road and Burdette Lane, and on Schaeffer Road for one mile west of the intersection with Burdette Lane.

PLANNING BOARD DATE SEPTEMBER 12, 2002

MISCELLANEOUS ATTACHMENTS TO ITEM NUMBERS 3 - 7

MONTGOMERY SOCCER FOUNDATION INC'S INITIAL REQUEST TO EXPAND USES, AMEND
PHASES II AND III, AND CONSTRUCT PHASE II

TAB 18



Maryland Soccer Foundation

18031 Central Park Circle
Boys, MD 20841

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www.mdsoccerplex.org

April 29, 2002

RECEIVED
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JUL 16 2002

TO: The Montgomery County Planning Board

FROM: Trish Heffelfinger
Executive Director *TH*

SUBJECT: Expansion of SoccerPlex and Lease Amendments

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

The Maryland Soccer Foundation Inc. (MSF) is requesting the following:

- To approve the construction of Phase 2 of the Maryland SoccerPlex according to the guidelines set forth in the Ground Lease Agreement.
- To amend the Ground Lease Agreement to:
 - (a) enable more flexibility in the use of the Discovery Sports Center for business-related meetings and functions;
 - (b) provide a waiver amendment to take advantage of opportunities that will have a positive economic affect on MSF operations and do not conflict with the provisions in the lease regarding traffic and environmental impacts
 - (c) amend the definition of Phase II and Phase III to reflect the relocation of one (1) baseball/softball field in Phase III instead of Phase II.
- To notify the Commission that MSF intends to request approval to increase the number of tournaments beyond six per year.

Phase II

The Maryland Soccer Foundation entered into a Ground Lease Agreement ("lease") with The Maryland National Capital Park and Planning Commission on June 28, 1999 to construct and operate the Maryland SoccerPlex and Discovery Sports Center, which opened in October 2000 and December 2000, respectively.

Phase I of the SoccerPlex includes 18 fields, the championship stadium with seating for 3,200 and the Discovery Sports Center. Two of the 18 fields (fields 23 & 24) are managed and maintained by Parks Department staff.

As defined in the lease, Phase II means the construction of the next three fields (Fields 18, 19, and 20); relocation and construction of one (1) Baseball/Softball Field and one (1) Parking Area (Field C, and the Field C and D permanent Parking Area), and a portion of another Parking Area (the Field 18-22 Parking Area) until the commencement of Phase III.

The lease stipulates Commission and Council approval of the commencement of construction of Phase II be based on the following:

- MSF shall provide Commission with evidence that sufficient funds are available and obligated for the payment of the cost of such construction, plus a contingency fund for cost overruns to be established on a contract-by-contract basis, to be mutually agreeable to the parties.
- MSF implement and meet the standards set forth in the Water Monitoring Program, Exhibit K in the lease.
- MSF implement Traffic Counting Procedures (Exhibit H-3 of the lease) and meet the Traffic Generation rates set forth in Exhibit H-1 of the lease.
- Construction of the widening of Schaeffer Road from Richter Farm Road to the Spine Road (Central Park Circle) to a four (4) lane divided road.

Phase II Budget

Attached is an itemized budget for the total estimated MSF portion of the cost of the construction of the Phase II improvements. The estimated cost is \$686,677. The MNCPPC portion is estimated at \$285,272.

Note: this does not include the relocation of the baseball/softball field C. Due to budget constraints, MSF has requested that the relocation of the baseball field be deferred until the approval of the Phase III construction that would occur in Spring 2006. Phase III is estimated to cost \$1,550,000 of which \$927,000 is MSF and \$626,700 is MNCPPC.

Source of Funding:

MSF has requested inclusion of \$860,000 in the Fiscal Year 2003 Economic Development Initiatives (EDI) section of the VA, HUD and Independent Agencies Appropriations Bill. The amount would be used to construct SoccerPlex fields 18, 19 and 20 and to light the four SoccerPlex fields (9, 10, 12 & 13) approved in the Ground Lease Agreement. Notification of the inclusion of this grant in the Appropriations Bill would be forthcoming in October. MSF is requesting approval to construct fields 18-20 contingent upon providing evidence of funding prior to construction.

Timeline

Assuming funding by the end of 2002, construction would begin Spring of 2003; field usage would begin Fall 2004.

Water Monitoring Report

The Park Planning and Resource Analysis Unit submitted to the Commission and Council The South Germantown Recreational Park Environmental Assessment Monitoring Reports for 2000 and 2001.

Traffic Monitoring Reports

During Phase I, MSF was required to obtain traffic data:

- During four representative weekends during which league play is in progress. Two weekends shall be in the fall soccer season and two weekends shall occur in the spring soccer season. Data shall be obtained on both Saturdays and Sundays and shall include the following:
 - During two Tournament weekends. One Tournament weekend shall be the weekend that the first Tournament is held; the other Tournament weekend shall be the Tournament that is expected to have the highest number of participants.

Commission staff will be performing an analysis of the data from the above events as part of the Staff Packet.

Schaeffer Road Construction

The expansion of Schaeffer Road from two lanes to a four lane divided road between Richter Farm Road and Central Park Circle was completed in December 2001.

Revenue Impact to MSF from Addition of Three Fields

The attached spreadsheets demonstrate the positive financial impact of the three additional fields.

Lease Amendments

Business-Related Meetings and Functions

Section 13. Operation and Management of Soccer Facilities, (b) SoccerPlex Usage Scheduling and Field Resting, number (11) states:

“The soccer fields in the Indoor Multi-Purpose Facility may be used throughout the year for 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.”

Additional Sports

In January, 2002 MSF requested and received approval from the Director of Park and Planning to include the following sports: field hockey, flag football, rugby, baseball/softball, cheerleading, and ultimate Frisbee.

Overview

The Discovery Sports Center (the Indoor Multi-Purpose Facility) has an indoor arena area of just over 48,000 sf, the largest meeting space in Montgomery County. The DSC will always be first and foremost a sports related facility. However as the sports activities ramp up, there are opportunities to hold non-sports related activities in this large space. For instance, MSF was approached by Discovery Communications to hold a large employee meeting at the DSC. However the meeting could not be accommodated due to lease restrictions.

Most of the meetings/activities that the DSC would consider, would occur during the day and during the week. If on the weekend, the availability of time would be limited to the months of June-November.

From mid-November through mid-March, the DSC is booked solidly with indoor soccer, field hockey, lacrosse, and baseball/softball from 3:30 to midnight during the week and from 7:00 a.m. to midnight on weekends. From mid-March through mid-May the DSC is booked every weekend with volleyball tournaments. In June three of the five weekends are reserved for basketball tournaments. Indoor summer camps run during the week in July and August.

Process

The business events that come to the DSC have come from hotel referrals where the hotel did not have available meeting space but had sleeping rooms. Since the DSC is not interested in taking business away from a current County entity such as the Fairgrounds, or hotel MSF recommends the Conference and Visitors Bureau (CVB) be the clearinghouse for meetings, events and activities that approach MSF. The CVB could canvass their members to ensure there is no other facility that can accommodate the activity before confirming it at the DSC.

To address concerns regarding traffic and parking or disruption to the neighboring communities, it is recommended that the same restriction placed on a capacity event in the stadium be placed on the DSC. That is, if there is a capacity event in the DSC, then there can be no other event occurring at the SoccerPlex.

Although difficult to predict, these business-type activities would provide an additional source of revenue to MSF during periods (daytime in particular) that are currently difficult to fill.

Waiver Amendment

There are opportunities, events and activities that will present themselves that have not been contemplated in the language of the lease. For example, Quince Orchard High School requested to hold their Post-Prom party at the Discovery Sports Center. The event met the definition of a "community function or event", however the hours of operation for the facility (7a.m to midnight) were restrictive for the event that runs from 1:00 a.m. to 5:30 a.m.

This is one example where the lease did not provide a mechanism for staff to review such an event and provide an approval. Since it is to account for all potential requests now and in the future, it is recommended that language be added to the lease to provide such approval process by the Director of Park and Planning.

Additional Tournaments

To generate additional revenue, MSF is requesting the ability to increase the number of tournaments held annually at the SoccerPlex. In 2001 and 2002, the SoccerPlex held six tournaments in each year.

In the Ground Lease Agreement, a tournament is defined as "an organized soccer competition which utilizes more than seventy-five percent (75%) of the Play Opportunity Capacity of the Soccer Fields for a period of two (2) or more days.

MSF currently hosts the following annual Tournaments:

| | |
|-------------------------------------|-----------|
| Maryland State Cup | April |
| Potomac Memorial Tournament | May |
| MSI Stars & Stripes Tournament | June |
| Olney Fall Classic | September |
| Washington Area Girls Soccer Tourn. | October |
| Bethesda Thanksgiving Tournament | November |

Of the tournaments above, MSF affiliate soccer clubs sponsor four of six. Fee revenue from the above tournaments is approximately \$151,000.

MSF is interested in adding the following annual tournaments:

| | |
|-------------------------------------|------------------|
| Bethesda Thanksgiving Tournament | November, 2003 |
| World Diversity For Peace Cup | August, 2003 |
| US Youth Soccer Region 1 Tournament | July 2005 & 2006 |

Of the additional tournaments requested, the Bethesda Tournament is an MSF affiliate tournament. The other events will have a very positive impact on the local economy. The World Diversity for Peace Cup is an international tournament, bringing teams from across the US and from around the World. The US Youth Soccer Region 1 tournament is a 300-team tournament that is estimated by data accumulated by US Youth Soccer on previous regional tournaments to add \$14-16 million in revenue to local businesses in a week.

Proposed Lease Amendments

Business-Related Meetings and Functions

Section 13. Operation and Management of Soccer Facilities, (b) SoccerPlex Usage Scheduling and Field Resting, number (11) states:

“The soccer fields in the Indoor Multi-Purpose Facility may be used throughout the year for 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.”

Amendment

The amendment would expand the permitted uses of the Indoor Multi-Purpose Facility may be used throughout the year for business-related activities such as meetings, dinners, functions, and exhibitions. The types of events permitted may include, but is not limited to, local business employee meetings, awards dinners, employee team building events, business seminars, bridal exhibitions, etc. The use of the facility for business-related activities must adhere to the traffic generation standards set forth in Exhibit H-1. Similar to the stadium activity, if there is a capacity event at the Indoor Multi-Purpose Facility that will utilize all available parking, then there may not be another event scheduled at the SoccerPlex. In addition, so as not to relocate business from an existing private facility in the County, MSF will refer any requests it receives to the Conference and Visitors Bureau to determine if there is another facility in the County that can accommodate the event prior to MSF confirming the event.

Waiver Amendment

MSF may obtain a waiver from the Director of Park and Planning allowing the expansion of certain operating rights not specifically granted in the Agreement by making a written application requesting the waiver and providing the justification for the request. The Director of Park and Planning, or its designee, shall take action upon said request within 14 days of application by either approving the request as submitted, approving the request with conditions, requesting additional information or denying the request.

The waiver process shall only apply to conditions that, if waived, would not create or cause to occur:

- A negative impact on the other operations of the South Germantown Recreational Park, and
- Traffic volume, when added to the other operations of MSF and the Park during the relevant time period, that would exceed the peak hour and average daily traffic volumes, estimated by MNCPPC staff at the time of approval of the SoccerPlex PDF, as it may be amended, and
- Any activity that would not adhere to the standards set forth in the Water Monitoring Program, Exhibit K of the Ground Lease Agreement.

Amendment to redefine Phase II and Phase III

The purpose of the amendment is to redefine Phase II and Phase III as it pertains to the relocation of one (1) Baseball/Softball field and one (1) Parking Area (Field C and Field C and D) from Phase II to Phase III.

“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.

“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).

Additional Tournaments

In the Ground Lease Agreement, a tournament is defined as “an organized soccer competition which utilizes more than seventy-five percent (75%) of the Play Opportunity Capacity of the Soccer Fields for a period of two (2) or more days.”

Section 13. Operation and Management of Soccer Facilities, (b)(7) states:

“Until the earlier to occur of the completion of the Phase I construction or September 1, 2002, no more than six (6) Tournaments shall be scheduled for any calendar year. Thereafter, Foundation shall obtain Commission’s prior written approval of any tournaments in excess of six (6) per calendar year.”

MSF wishes to notify the Commission that it intends to request the following three additional tournaments:

Bethesda Tournament

November, 2003

World Diversity for Peace Cup
US Youth Soccer Region 1 Championships

August 8-15, 2003
2005 and 2006

On behalf of the Maryland Soccer Foundation, we thank the Planning Board for their consideration of our above requests. Should you have any questions, please feel free to contact me.

Cc: K. Salomon
C. Loehr
D. Cochran