



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF
THE GENERAL COUNSEL

(301) 495-4646
FAX (301) 495-2173

July 22, 2002

MEMORANDUM

To: Montgomery County Planning Board

FR: Michele Rosenfeld, Associate General Counsel *MR*

RE: SoccerPlex – Pending Lease Amendment and Related Processes
Public Hearing

I. Introduction

In June of 1999, The Maryland-National Capital Park and Planning Commission ("Commission") entered into a lease agreement with the Maryland Soccer Foundation, Inc., ("Foundation") for the construction of soccer fields, and indoor sports arena, a stadium, and related facilities (e.g., parking lots, relocation of displaced community ballfields and comfort stations). In July of 1999 the County Council approved the lease pursuant to Article 28 of the Maryland State Code ("Regional District Act"), which requires Council approval for any Commission lease that extends beyond 20 years. The Council also approved a concurrent lease amendment that clarified certain definitional and operational provisions. ("Lease" and "First Amendment.")

In June of 2000, the Commission and Foundation entered into a second lease amendment, also approved by the Council, to amend significantly the finance provisions and give the Foundation much broader latitude in mortgaging the Foundation's improvements ("Second Amendment").¹ Hereinafter "Lease" means collectively includes the Lease, First Amendment and Second Amendment.

The Foundation has submitted another request to amend the Lease ("Third Amendment") for the primary purposes of (1) expanding the types of permitted uses and hours of operation for the Discovery Sports Center building to allow for greater flexibility in providing increased revenue to support SoccerPlex operations; (2) to increase the number of permitted tournaments from six to nine; and (3) request to revise the definitions of Phase II and Phase III, to move completion of certain community fields to Phase III.² (See Attachment One – April 29, 2002 letter from Foundation.)

¹ The Lease exceeds 100 pages in length, exclusive of exhibits. Staff has copies available for Boardmembers and members of the public who wish to review the Lease in its entirety, but has not attached the entire Lease to this staff report. Where appropriate, legal staff has cited verbatim the applicable provisions of the Lease.

² This request does not affect the "no net loss of fields" policy adopted by the Board when the Lease was first under review and consideration.

At this time, Phase I of the SoccerPlex is largely complete. It includes 18 fields, a championship stadium with seating for 3,200, and the Discover Sports Center. Two of the 18 fields (fields 23 and 24) are managed and maintained by the Commission. From a public benefit perspective, the SoccerPlex has been a hugely successful venture. The SoccerPlex itself has received considerable attention at both local and national levels as a premier soccer facility. The newly constructed surrounding features of the South Germantown Recreational Park likewise have been well received, including the Adventure Playground, the Splash Playground, the Miniature Golf Course and the Golf Driving Range. Still pending construction are Montgomery County's Aquatic Center and the privately funded Germantown Athletic Club & Spa.

The SoccerPlex, however, remains in its early stages of operation, and revenues have not kept pace with the initial financial projections. The Foundation seeks to increase revenues in the following ways:

- a) Move forward with Phase II to construct three additional fields for revenue generation (Lease amendment and Council approval required);
- b) Construct lighting on four fields to increase field time (and therefore revenue potential) (allowed by right under the Lease);
- c) Expand potential uses at the Indoor Arena (Lease amendment required);
- d) Increase number of annual tournaments from six to nine (allowed under the Lease with written permission from Commission after notification to civic and homeowner's associations).

Commission staff agrees that there should be an opportunity to increase revenue opportunities, and generally supports the Foundation's requests with specific conditions and Commission oversight as explained more fully below.

II. Summary of Process

The Foundation has requested to move forward with Phase II of construction of the project. Under the terms of the PDF,³ the Foundation must obtain County Council approval to proceed (discussed in detail below). Staff is bringing to the Board its recommendations on that request, in order for the Board to transmit a recommendation to the County Council in anticipation of its review of that request. This request to move forward with Phase II also includes a request to amend the Lease to modify slightly the elements of Phases II and III.

The Planning Board has before it a request to amend the Lease in several ways. This will require approval by the Planning Board, and transmittal to the Montgomery County Council pursuant to Article 28 § 5-110 (Leases, permits and concessions), which states that the Commission may not enter into any lease agreement longer than 20 years in duration without approval of the County Council. The Council approved the Lease and First Amendment in 1999, and the Second Amendment in 2000. The County Council will hold its own public hearing prior to any decision on a lease amendment. At this time, the Planning Board is scheduled to hold a worksession and make a decision on the proposed amendments on September 12.

³ Project Description Form, used by the County Council to certify expenditure authorization for publicly or privately funded capital improvements.

III. Construction of Phase II

A. Requested Lease Amendments.

The Foundation has requested permission to move forward with construction of Phase II. Phase II is defined in the Lease as "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), one (1) Baseball/Softball field and one (1) Parking Area (Field C and the Field C and D permanent Parking area 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. (See Attachment Two – Current Phasing Plan.) (Baseball/Softball field hereinafter referenced as "Ballfield C.")

The Foundation has requested that Phase II be revised to postpone the reconstruction of existing Ballfield C until Phase III, and to postpone the construction of limited parking adjacent to Ballfield C. (See Attachment Three – Proposed Phasing Plan.) These changes will require an amendment to the Lease definition of Phases II and III. Commission staff has no objection to the revised definitions of Phases II and III, as a delayed renovation of the Ballfield C does not result in any loss of existing ballfields or a significant impact on parking availability.

B. Requisite County Council Approval of Phase II

In addition to the requested Lease amendment for Phases II and III, the approved PDF for SoccerPlex specifically provides that the Foundation must obtain approval by the County Council to move forward with Phase II. In considering whether to grant approval, the Council will consider "environmental constraints, environmental impacts, and community impacts." (PDF No. 998712 – S. Germantown Recreational Park: Soccerplex Fac.)

Further, in anticipation of the Council's review of environmental and traffic and community considerations, Commission staff has analyzed these impacts as reflected in Attachments Four and Five. Environmental staff has reviewed annual groundwater monitoring reports and has found no indication that the SoccerPlex complex has affected groundwater quality. The Commission's transportation staff has concluded that both Phase II, and the proposed business uses can be accommodated on the existing road network. The sole caveat was that if the Aquatic Center schedules a swim meet at the same time the Foundation conducts a soccer tournament, that traffic on Route 118 in the peak hour would exceed capacity. This is unlikely to occur in any event, given the fact that the SoccerPlex lease already contains a provision that requires scheduling coordination between the larger facilities (i.e., Aquatic Center and Tennis Facility) to avoid this problem. The staff reports (Attachments Four and Five) indicate that neither environmental nor transportation considerations would preclude construction of Phase II. Staff anticipates that the Foundation will provide additional information to support projections that the income derived from such an expansion will offset the increased operating expenses of the new fields. Staff recommends that the Board review this supplemental information prior to making a recommendation to the County Council on Phase II.

Staff also recommends that any approval of Phase II construction be contingent on the Foundation's receipt of outside (non-Foundation) funding sources, and that 100 percent of those funds be available for Phase II (or any sub-phase that may be approved by the Council) before construction begins.

IV. Lighting Fields 9, 10, 12 and 13

The Foundation also hopes to light fields 9, 10, 12 and 13. These lighting improvements do not require a Lease amendment or consent from the Commission. Under Section 14(a)(1)(i) of the Lease the Foundation can proceed with construction of those lights once it has funds available for construction.

V. Expansion from six to nine tournaments

The Lease provides that:

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. Before taking any action on a request for such approval from Foundation, Commission shall provide at least twenty (20) days notice of such request to a list of the homeowner associations and civic associations that have requested notice of such requests.

Section 13(b)(7). The Commission has sent notice of the August 1 public hearing to all homeowner and civic associations in the vicinity, and will send a copy of the Foundation's letter requesting the additional three tournaments at least 20 days before the Board takes action on September 12. Staff recommends that the record remain open until then.

VI. Expanded Uses and Hours of Operation.

The Foundation also has requested certain Lease amendments to expand its operations both in scope and in hours. The Lease allows the Indoor Facility to be used 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 the Department of Park and Planning." Section 13(b)(11). In January of 2002, the Director of the Department of Park and Planning authorized the following additional sport uses: field hockey, flag football, rugby, baseball/softball, cheerleading, and ultimate Frisbee.

As has been verified by the Commission's Secretary-Treasurer, the Foundation's revenues are not at the levels it initially projected, and that the Foundation needs to generate additional revenues.

The Foundation has proposed that it be allowed to hold "meetings/activities" in the Indoor Facility, provided there is no event occurring in the South Germatown Park that is "at capacity" (i.e. traffic as defined in Schedule H of the Lease). For example, the Foundation could hold a business convention if no swim meet is scheduled at the Aquatic Center. Specifically the Foundation has asked for authority to use the Discovery Arena for "business-related activities such as meetings, dinner, functions and exhibitions." The Foundation states in its letter that it would anticipate such uses as "local business employee meetings, awards dinners, employee team building events, business seminars, bridal exhibitions, etc." The Foundation also would seeks the ability to conduct events from time-to-time outside of the normal hours of operation (e.g., an all-night after-prom event).

Staff is recommending that the Lease be amended to include a waiver provision that allows the Director of the Department of Park and Planning to authorize additional uses and/or hours on a case by case basis, subject to the following parameters:

1. Before submitting any request to the Commission, the Foundation shall obtain written assurance from the Conference and Visitors Bureau that the event cannot be accommodated in another County facility, and concurs with the Foundation's submittal of the waiver request to the request to the Commission.
2. The Foundation must submit all waiver requests in writing at least 30 days in advance of the proposed event.
3. Events will be limited in size to a maximum of 254 peak hour trips (maximum traffic generation rates presumed for tournament and non-Tournament games and use of the Indoor Multi-Purpose Facility).
4. Events will not be allowed when an event, combined with other programmed activities in the park (e.g., a swim meet at the County's Aquatic Facility) is likely to generate traffic in excess of the Traffic Generation Rates in Exhibit H.
5. The Foundation's primary use of time for the Indoor Arena must remain sports-oriented.
6. The Foundation must include in its annual reporting to the Board a list of all waiver requests submitted to the Commission, including (i) all requests that were denied; (ii) all requests that were granted; (iii) a description of all events held pursuant to a waiver, including the number of attendees, revenue generated, and additional expenses incurred; (iv) projected waiver requests for the upcoming year.
7. The Commission retains sole and subjective discretion to grant or deny a waiver request.
8. The waiver provision will expire after three years, unless extended by the Commission and Council after a request for extension from the Foundation.

In the opinion of staff, a waiver provision coupled with the restrictions noted above will both allow the Foundation an opportunity to expand its revenue base while it continues to establish its sports-based revenue sources, and simultaneously protects the community's interests in avoiding excessive traffic, unduly large or noisy events, etc.

VII. Staff Recommendation on Lease Amendments

Staff recommends that on September 12 the Board take the following actions:

- a. That the Board approve for transmittal to the County Council a lease amendment that modifies Phase II to move the Foundation's obligation to reconstruction Ballfield C and construct limited additional parking to Phase III;
- b. That the Board recommend to the Council that in accordance with the PDF that the Foundation be allowed to proceed with Phase II to construct three additional fields, provided that the Foundation has provided supporting documentation that projected income will exceed additional operating expenses, and that construction cannot begin until the Foundation has 100 percent construction funds from external sources for Phase II or any Council-approved sub-phase;

- c. That the Board approve for transmittal to the County Council a lease amendment that includes the waiver provision discussed above for additional uses and hours of operation, on a case-by-case basis to be reviewed under the criteria listed above;
- d. That the Commission increase the number of annual tournaments from six to nine.

Attachments

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Cc: Trudye M. Johnson, Executive Director
Patricia Colihan Barney, Secretary-Treasurer
Adrian R. Gardner, General Counsel

Maryland Soccer Foundation

ATTACHMENT 1

18031 Central Park Circle
Boys, MD 20841

T 301.528.1480 F 301.540.4276

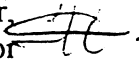
www.mdsoccerplex.org

April 29, 2002

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

TO: The Montgomery County Planning Board

FROM: Trish Heffelfinger, 
Executive Director

SUBJECT: Expansion of SoccerPlex and Lease Amendments

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

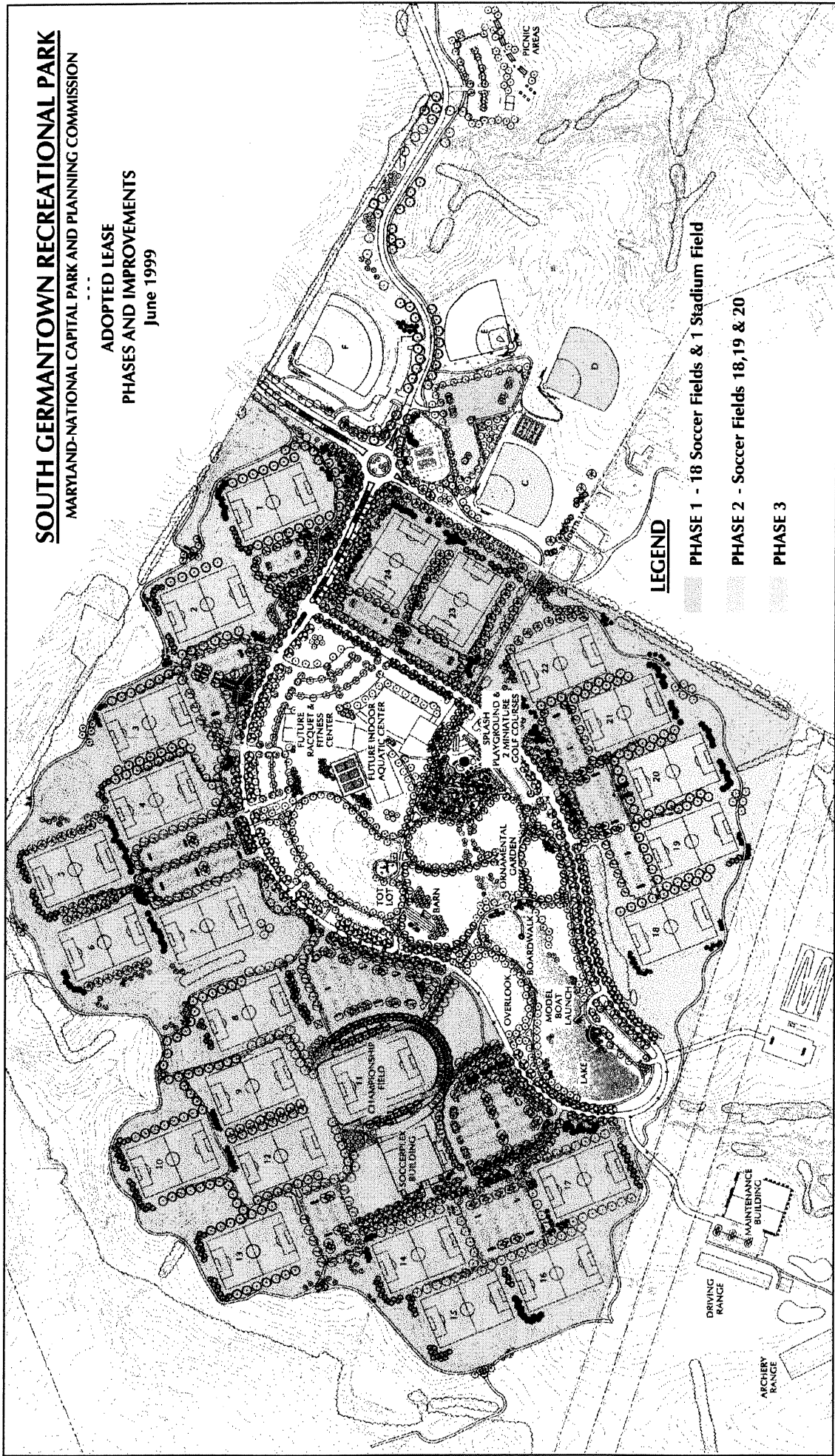
On behalf of the Maryland Soccer Foundation, we thank the Planning Board for their consideration of our above requests. Should you have any questions, please feel free to contact me.

Cc: K. Salomon
C. Loehr
D. Cochran

ATTACHMENT TWO

SOUTH GERMANTOWN RECREATIONAL PARK
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ADOPTED LEASE
PHASES AND IMPROVEMENTS
June 1999



LEGEND

PHASE 1 - 18 Soccer Fields & 1 Stadium Field

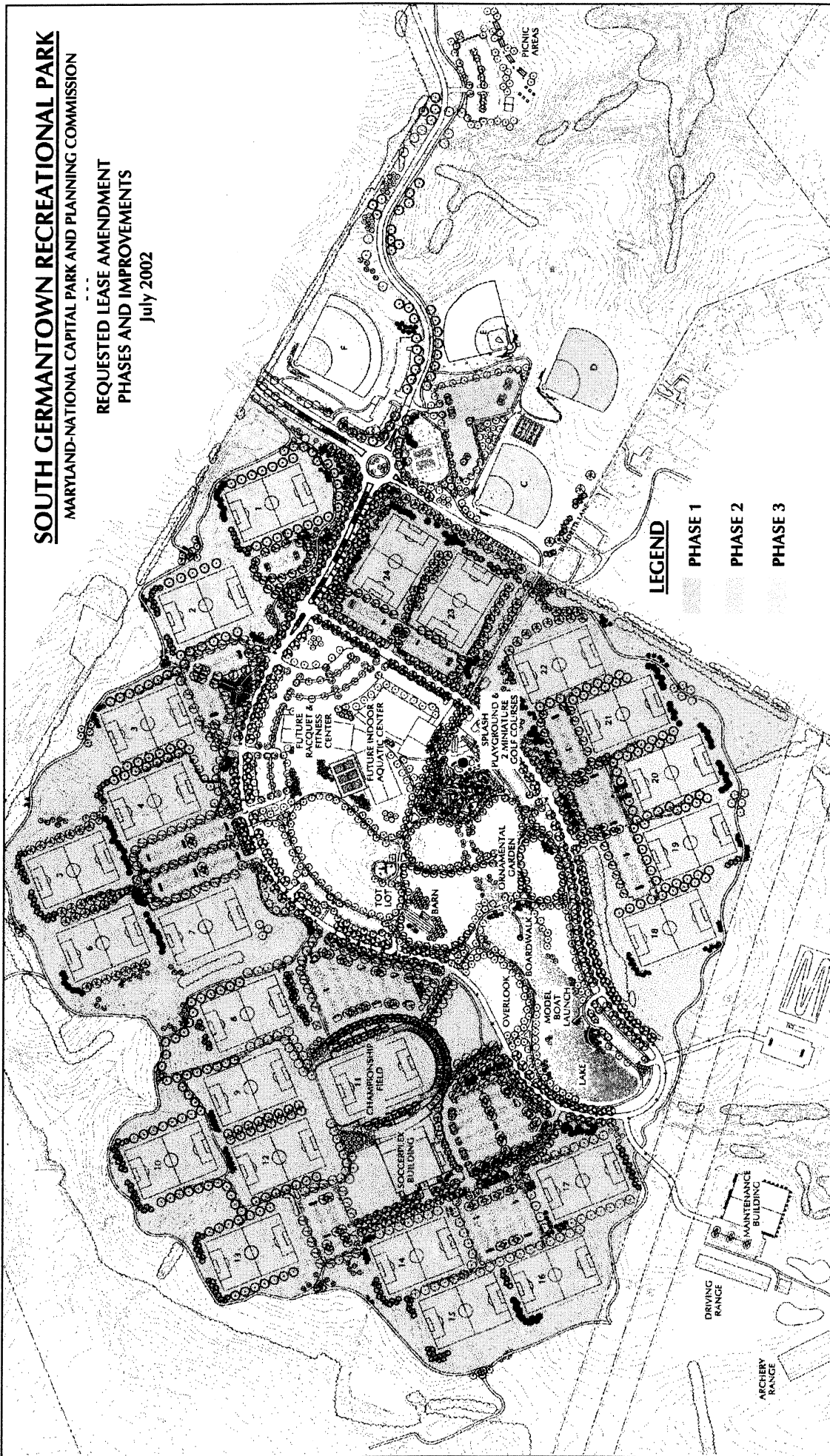
PHASE 2 - Soccer Fields 18, 19 & 20

PHASE 3

ATTACHMENT THREE

SOUTH GERMANTOWN RECREATIONAL PARK
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

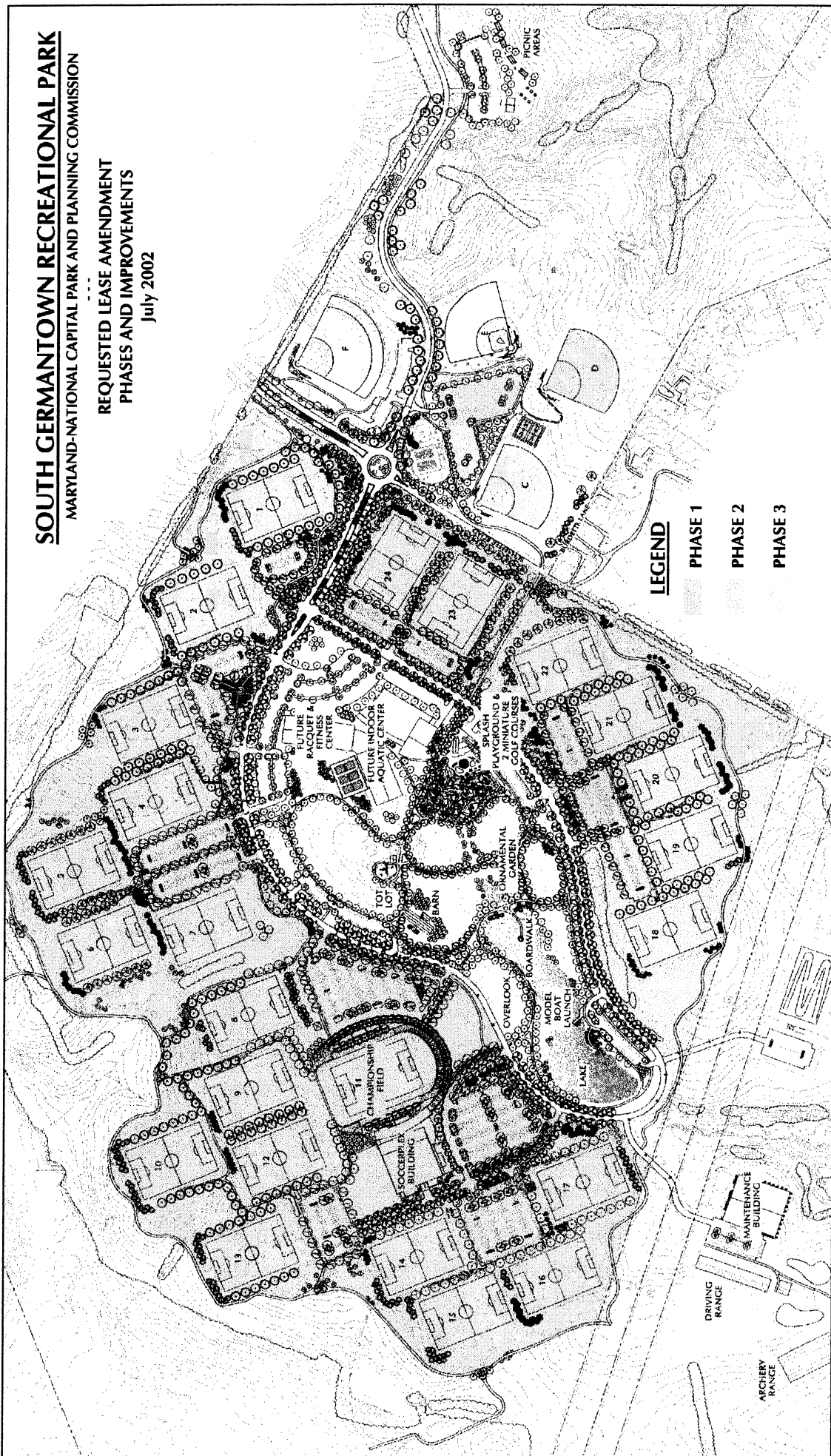
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PHASES AND IMPROVEMENTS
July 2002



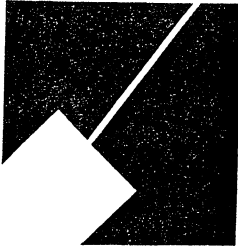
ATTACHMENT THREE

SOUTH GERMANTOWN RECREATIONAL PARK MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

REQUESTED LEASE AMENDMENT
PHASES AND IMPROVEMENTS
July 2002



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

July 18, 2002

Revised: July 26, 2002

MEMORANDUMTO: Terry Brooks, Special Projects Coordinator
Office of the Director of ParksVIA: Ronald C. Welke, Supervisor *KHK for RW*
Transportation PlanningFROM: Ki H. Kim, Planner *KHK*
Transportation Planning

SUBJECT: Traffic Study for South Germantown Recreational Park – Phase II

This memorandum presents 1) a summary of the traffic surveys that were conducted on local roadways adjacent to the South Germantown Recreational Park during several major soccer tournaments, and 2) the findings of a traffic study for the South Germantown Recreational Park Phase II development.

FINDINGS

1. The traffic surveys indicate that the daily and peak-hour traffic volumes that were collected on all roadways adjacent to the park are substantially less than each roadway's "desirable" daily or peak-hour volume. This indicates that the projected traffic volumes from area growth and the South Germantown Recreational Park Phase I development are being handled safely and adequately on the adjacent roadways. (Table I)
2. The traffic study for the South Germantown Recreational Park Phase II development includes traffic generated by the Aquatic Center in the background traffic condition. The Aquatic Center is projected to generate a maximum of 1,775 vehicles per day on adjacent roadways on a typical daily activity and a maximum of 300 vehicles per hour on adjacent roadways on a swim tournament weekend.

3. It is projected that the Phase II development of the park, i.e. three additional soccer fields would generate a maximum of 870 vehicles per day on adjacent roadways on a typical soccer league weekend and a maximum of 160 vehicles per hour on adjacent roadways on a soccer tournament weekend.
4. The traffic analysis for Phase II development indicates that traffic can be handled safely and adequately on the adjacent roadways (i.e., existing traffic plus the projected traffic from area growth including the Aquatic Center plus the proposed South Germantown Recreational Park Phase II development) except the peak-hour traffic condition on MD 118 north of Richter Farm Road. (Total Traffic Condition with Aquatic Center, Table 2) The peak-hour traffic volume on MD 118 under the total traffic condition with the Aquatic Center exceeds the desirable maximum hourly volume for this roadway link. (Total Traffic Condition without Aquatic Center, Table 2)
5. Staff recommends that due to constraints on parking lot and roadway capacity, the Soccerplex coordinate with the Aquatic Center to avoid scheduling weekend soccer and swim tournaments to be held on the same day or days.

SUMMARY OF TRAFFIC ANALYSIS

In order to assess the traffic impact of the South Germantown Recreational Park Phase II development on the surrounding roads, traffic conditions were analyzed for (1) the existing traffic condition, (2) background traffic condition (existing plus traffic from the area's growth including the Aquatic Center), and (3) total traffic condition (background plus park Phase II traffic) on MD 118, Schaeffer Road, Richter Farm Road, Burdette Lane/Black Rock Road and White Ground Road. Table 2 is a summary of the roadway (link) traffic volume analysis for daily and peak-hour volumes on adjacent roadways. The following is a summary of the analysis and discussion related to traffic projections associated with the park traffic.

1. As shown on Table 2, the projected total traffic volumes on the roadway segments do not exceed the roadways desirable maximum daily or peak-hour volumes except the peak-hour volumes on MD 118. (Line 1 of Table 2) If the Aquatic Center tournament traffic is not included as recommended, the project total peak-hour volume is 1,715, which is less than the desirable maximum peak-hour volume (1,800).
2. The "desirable daily/hourly volume" represents a safe and reasonable maximum volume for a given roadway, given its classification, number of lanes, posted speed limit and adjacent land use.
3. The "background" traffic condition includes traffic generated by the area growth including the Aquatic Center development which is scheduled to open in September, 2004 according to the County's CIP. Also included in the background traffic condition is traffic generated by the Miniature Golf Courses and the Splash Playground, which opened in May 2002 as their traffic, was not reflected in the existing traffic condition.

4. The "total" traffic condition includes traffic generated by the background development plus Phase II development that includes three additional soccer fields. The traffic volumes projected for Phase II development of the park represent high estimates since all Phase I and Phase II facilities were assumed to be used at the same time, which is unlikely to occur.
5. The traffic volumes associated with the Phase II development were projected for a typical soccer league weekend and a tournament weekend and the highest traffic volumes were incorporated into the total traffic analysis. Based on projected traffic volumes, the league weekend activity will generate the highest daily traffic volume on adjacent roadways while the highest hourly traffic volume is generated by the tournament weekend activity. The same assumptions previously developed for the initial traffic analysis of the Soccerplex were used in projecting the traffic associated with the Phase II development, except as noted below.*

Typical Soccer League Weekend Assumptions:

- 5 games per field
- 10 teams per field
- 14 vehicles per team
- 6 referees per field (3 per game, 2 sets)
- 2 trips per vehicle

Tournament Weekend Assumptions:

- 6 games per field
- 6 ~~12~~ teams per field
- 12 vehicles per team
- 6 referees per field (3 per game, 2 sets)
- *3 trips per vehicle (2.25 trips assumed for initial traffic study)
- 6 weekends per year

6. The following assumptions were used in projecting the traffic associated with the Aquatic Center. Based on projected volumes, the daily activity will generate the highest daily traffic volume on adjacent roadways while the highest hourly traffic volume is generated by the weekend tournament activity. The traffic volumes projected for the Aquatic Center represent high estimates since the following assumptions are based on the highest expected number of users.

For daily activity:

- 100 persons per hour from 5:00 am to 10:00 pm except
- 150 persons per hour from 7:00 pm to 8:30 pm
- 2 persons/vehicle
- 2 trips/vehicle

For weekend tournaments (2 days per tournament and 6 times per year):

800 persons per session, 2 sessions per day
First arrival during 6:00 – 8:00 am
Second arrival during 5:30 – 7:30 pm
3 persons per vehicle
2 trips/vehicle

7. The projected park traffic volumes were assigned to the roadway network using the same directional distribution developed in the initial traffic analysis for the Soccerplex.
8. During the Phase I development of the park, there were major roadway improvements completed in the vicinity of the park, which improved the area traffic conditions significantly. Schaeffer Road between Richter Farm Road and the Park entrance was widened to a four-lane divided roadway by the County and Richter Farm Road was completed as a four-lane arterial between MD 118 and Schaeffer Road by the developer of Kingsview Village subdivision. Also a traffic signal was installed at the intersection of MD 118 and Richter Farm Road. These improved roadways and South Germantown Park Road function as local access roads to the park from major highways – I-270, Germantown Road (MD 118), Clopper Road (MD 117), and Great Seneca Highway (MD 119).
9. The proposed change of use of the Discovery Sport Center, to permit meetings or conferences during the weekdays ~~using primarily bus/van transportation~~, is not projected to affect the safe and efficient operation of the local roadways either during weekdays or on weekends as analyzed for the Phase II traffic conditions.

CONCLUSION

Based on the results of the traffic survey for the Phase I development and the traffic analysis for the Phase II development, staff concludes that the local area roadway network will accommodate the projected traffic volumes from the area growth and the South Germantown Recreational Park Phase II development, including the proposed Aquatic Center development. Staff recommends that the Soccerplex coordinate with the Aquatic Center to avoid scheduling weekend soccer and swim tournaments on the same day of days.

KHK:cmd

Attachments

Traffic Study for South Germantown Recreational Park.doc

TABLE 2

SUMMARY OF ROADWAY (LINK) TRAFFIC VOLUME ANALYSIS

| | Desirable Maximum Volume | | Existing Traffic | | Background Traffic | | Total Traffic w/Aquatic Center | | Total Traffic w/o Aquatic Center | |
|---|--------------------------|--------|------------------|--------|--------------------|--------|--------------------------------|--------|----------------------------------|--------|
| | Daily | Hourly | Daily | Hourly | Daily | Hourly | Daily | Hourly | Daily | Hourly |
| | | | | | | | | | | |
| 1. MD 118 North of Richter Farm Road | 18,000 | 1,800 | 11,460 | 1,560 | 12,740 | 1,800 | 13,265 | 1,905 | 12,200 | 1,725 |
| 2. Schaeffer Road MD 117-Richter Farm Road | 9,000 | 900 | 3,865 | 525 | 4,035 | 560 | 4,105 | 575 | 3,965 | 550 |
| 3. Schaeffer Road Richter Farm Road-Park Entrance | 24,000 | 2,400 | 10,475 | 1,450 | 11,930 | 1,725 | 12,525 | 1,850 | 11,325 | 1,645 |
| 4. Richter Farm Road Schaeffer Road - MD 118 | 31,000 | 3,100 | 8,160 | 1,295 | 8,360 | 1,350 | 8,840 | 1,450 | 7,865 | 1,285 |
| 5. White Ground Road | 2,000 | 200 | 600 | 60 | 685 | 80 | 720 | 90 | 650 | 80 |
| 6. Burdette Lane/ Black Rock Road | 2,000 | 200 | 400 | 40 | 465 | 55 | 490 | 60 | 440 | 50 |

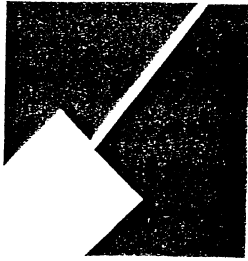
TABLE II-Traffic Volume Analysis S.GTown Rec Park.doc

**Table I: Summary of Daily and Peak-Hour Traffic Count Data
October 7, 2000, November 18, 2000, March 17, 2001 and November 18, 2001**

| | Estimate Fall 2000 | | October 7, 2000 | | November 18, 2000 | | March 17, 2001 | | November 18, 2001 | | Maximum Desirable Volume | |
|--|--------------------|-----------|-----------------|-----------|-------------------|-----------|----------------|-----------|-------------------|-----------|--------------------------|-----------|
| | Daily | Peak Hour | Daily | Peak Hour | Daily | Peak Hour | Daily | Peak Hour | Daily | Peak Hour | Daily | Peak Hour |
| | | | | | | | | | | | | |
| Schaeffer Road between Richter Farm Road and Park Entrance | 3,910 | 900 | 10,475* | 1,450 | 8,680* | 1,290 | 5,390*** | | | | 24,000 | 2,400 |
| Schaeffer Road between Richter Farm Road and MD 117 | 3,200 | 365 | 3,865* | 525 | 1,200* | 80 | 2,890*** | | | 3,100*** | 9,000 | 900 |
| Schaeffer Road south of Park Entrance | 960 | 140 | 3,050 | 435 | 1,005 | | 740*** | | | 1,185*** | 5,000 | 500 |
| Richter Farm Road between Schaeffer Road and MD 118 | 5,040 | 935 | 7,500* | 1,110 | 8,160* | 1,295 | 4,510*** | | | 7,430*** | 31,000 | 3,100 |
| MD 118 north of Richter Farm Road | 7,570 | 840 | 11,460* | 1,560 | 12,270* | 1,570 | | | | | 18,000 | 1,800 |
| Park Circle Drive | 3,800 | 920 | 7,575** | 995 | | | 3,605** | 530 | | 7,270** | 9,000 | 900 |

Montgomery County Park and Planning Department

- * 10-hour total (8:30 a.m. to 6:00 p.m.)
- ** 12-hour total (7:00 a.m. to 7:00 p.m.)
- *** 24-hour total



June 3, 2002

MEMORANDUM

To: Terry Brooks, Special Projects Coordinator, Park Operations

Via: Jeff Zyontz, Chief, County-wide Planning

John E. Hench, Natural Resources Supervisor,
Park Planning and Resource Analysis

From: Doug Redmond, Natural Resources Specialist II,
Park Planning and Resource Analysis Unit

Subject: South Germantown Recreational Park/SoccerPlex Water Quality Assessment

The Aquatic Resources Management Section of the Park Planning and Resource Analysis Unit has been monitoring the quality of surface and ground water in the South Germantown Recreational Park, including the Maryland SoccerPlex, since prior to the commencement of construction. Three surface water monitoring stations and three groundwater monitoring wells are specifically situated to detect possible impacts from the construction and operation of the SoccerPlex.

The results of surface water monitoring (macroinvertebrates, fish, and physical habitat) during 1998, 1999, 2000, and 2001 do not show any negative impacts to the stream systems that drain the SoccerPlex area. There have been year-to-year variations in the Indices of Biological Integrity (IBI), but not a consistent downward trend. The variations in the health of the biological community, as indicated by the IBI scores, are more likely attributable to weather (several drought years) than to impacts from construction or operation of the SoccerPlex. There has been a noticeable increase in fine sediment at one site, but most of the drainage to that site is from an off-site housing project (Kingsview Village), which is under construction.

Ground water has been sampled primarily to monitor possible impacts to domestic water supplies (five residential well are monitored in addition to the three on-site wells). Monitoring has not detected any consistent increase in the concentration of any of the substances detected (primarily chloride, nitrate, and coliform bacteria), or that groundwater from the SoccerPlex area is contaminating residential wells.

The strongest indication of this is the fact that other than the three already mentioned, none of the substances detected in the on-site wells have been detected in the residential wells, and vice versa. In samples from the on-site wells, toluene was detected once at a concentration well below the EPA's maximum contaminant level (MCL); phthalates and methylene chloride, each detected from one sample, were suspected to be laboratory artifacts. In one residential well, methyl -t-butyl ether was found in one sample, and bromodichloromethane and chloroform were found in two samples. In the residential well on the adjoining property, chloroform was found in two samples. Concentrations of these substances were well below EPA MCLs.

All data collected through the end of the 2001 sampling season is presented in the four reports listed below. There is no indication from a water quality standpoint that the Maryland Soccer Foundation should not proceed with Phase 2 development.

Pc: Trisha Heffelfinger
Donald Cochran
Lester Straw
Gordon Rosenthal
Mike Horrigan
Jim McMahan
Mike Little

Monitoring reports:

Redmond, D., C. Donegan, J. Hooker, and B. Turnbull. 2000. The South Germantown Recreational Park Environmental Assessment Preconstruction Monitoring Report for Years 1991 to 1998. The Maryland-National Capital Park and Planning Commission. 116 pp.

Hooker, J., D. Redmond, and B. Turnbull. 2000. The South Germantown Recreational Park Environmental Assessment Monitoring Report, 1999. The Maryland-National Capital Park and Planning Commission. 107 pp.

Hooker, J., D. Redmond, and B. Turnbull. 2001. The South Germantown Recreational Park Environmental Assessment Monitoring Report, 2000. The Maryland-National Capital Park and Planning Commission. 74 pp.

Hooker, J., D. Redmond, and B. Turnbull. 2002. The South Germantown Recreational Park Environmental Assessment Monitoring Report, 2001. The Maryland-National Capital Park and Planning Commission. 87 pp.