

PLANNING BOARD DATE SEPTEMBER 12, 2002
AGENDA ITEM NO. 4

MARYLAND SOCCER FOUNDATION'S REQUEST FOR LEASE AMENDMENT TO EXPAND USES

TAB 4

STAFF REPORT (AMENDED PHASES)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


OFFICE OF
THE GENERAL COUNSEL

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August 30, 2002

MEMORANDUM

TO: Montgomery County Planning Board

FR: Michele Rosenfeld, Associate General Counsel 

RE: Foundation's Request to Amend Definitions of Phases II and III of SoccerPlex Lease

Staff Recommendation: Approve Lease Amendment to implement request and transmit to County Council for approval.

Phase II of the Lease is defined as "that period of time from the commencement of construction of the next three (3) Soccer Fields (Fields 18, 19 and 20 . . .), 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. (See Tabs 5 and 6 for graphic of current Phase II and the amended phase as requested). (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. These changes will require an amendment to the Lease definition of Phases II and III (see text of proposed amendment at tab 3), and an amendment to the SoccerPlex PDF (discussed in September 12 Planning Board Item 7). (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. Consequently, staff recommends that the Board approve the lease amendment to implement the request, and transmit the amendment to the County Council for approval. This approval also will be contingent on the Council's approval of the PDF.

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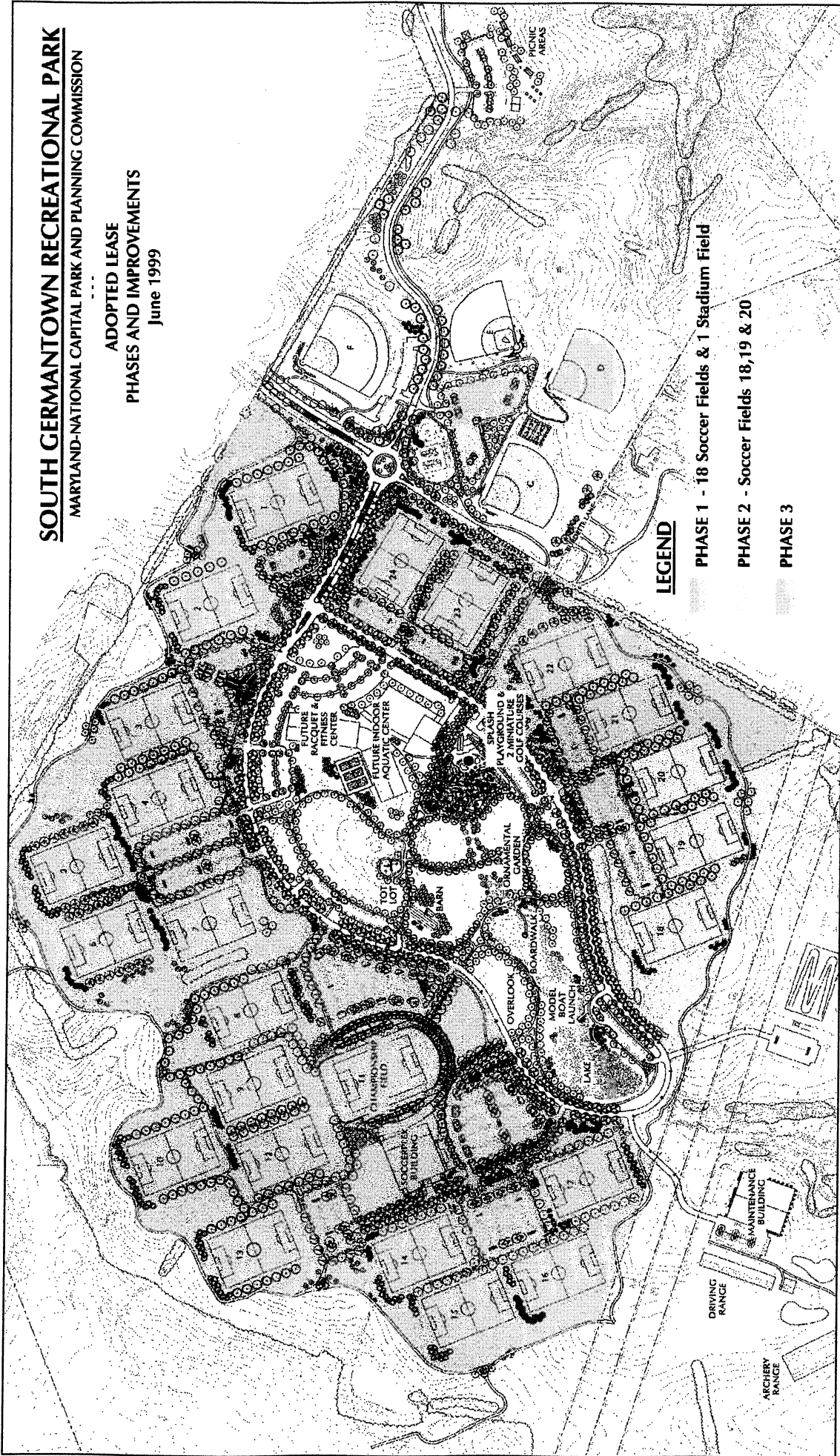
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TAB 5

CURRENT PHASES II & III

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

ADOPTED LEASE
PHASES AND IMPROVEMENTS
June 1999



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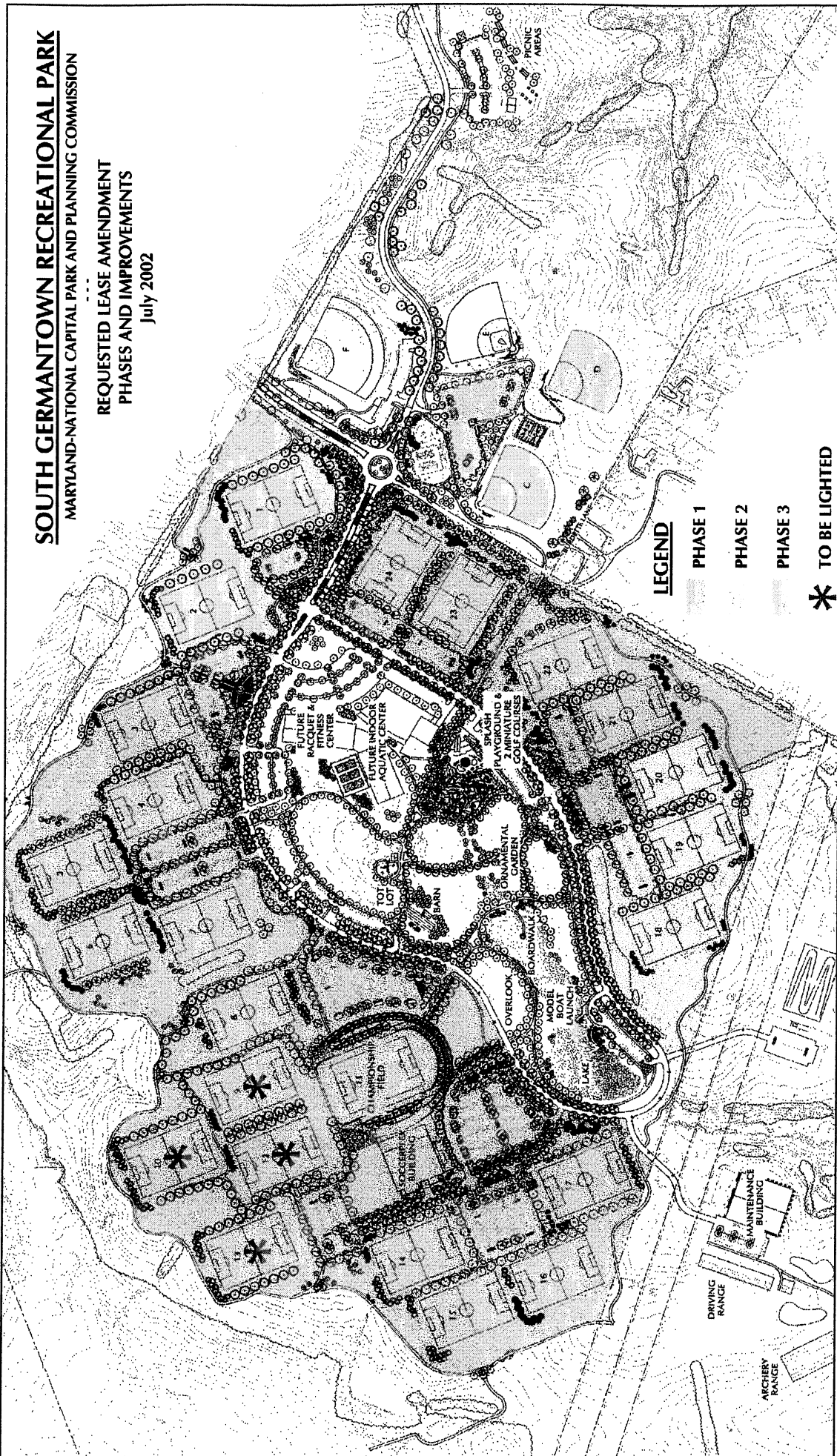
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TAB 6

NEW PHASES II & III

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

REQUESTED LEASE AMENDMENT
PHASES AND IMPROVEMENTS
July 2002



LEGEND

PHASE 1

PHASE 2

PHASE 3

* TO BE LIGHTED