

PLANNING BOARD DATE SEPTEMBER 12, 2002

AGENDA ITEM NO. 5

MONTGOMERY SOCCER FOUNDATION INC'S REQUEST TO CONSTRUCT PHASE II

TAB 7

STAFF REPORT



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF
THE GENERAL COUNSEL

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

August 30, 2002

MEMORANDUM

TO: Montgomery County Planning Board
FR: Michele Rosenfeld, Associate General Counsel *MR*
RE: Construction of (Amended) Phase II

Staff Recommendation: Approval with conditions.

The Foundation has requested permission to move forward with construction of an amended Phase II.¹ The approved PDF for SoccerPlex specifically provides that "the County Council will review the impacts on traffic and the environment, and the revenues and expenses, before approving Phases 2 or 3." The PDF also says that the Council will consider "environmental constraints, environmental impacts, and community impacts." (PDF No. 998712 – S. Germantown Recreational Park: Soccerplex Fac.)

In anticipation of the Council's review of these matters, Commission staff has analyzed the financial, traffic and environmental impacts of construction of Phase II. (Tabs 8 – 11, inclusive). From a financial perspective, construction of Phase II is prudent, as the income potential from the three additional fields will generate revenue in excess of additional maintenance costs. This additional revenue would be very beneficial to the Foundation, given its current financial needs. In addition, the Commission's transportation staff has concluded that Phase II can be accommodated on the existing

¹ 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. 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 Tabs 5 and 6 for graphics of the two phases.) Attachment Three – Proposed Phasing Plan.) This approval is contingent on Council approval of a Lease amendment that will redefine Phases II and III. Commission staff recommended approval of the revised definitions of Phases II and III in Planning Board Item No. 4, being heard concurrently with this item.

road network. Finally, the Commission's Environmental staff has reviewed annual groundwater monitoring reports and has found no indication that the SoccerPlex complex has affected groundwater quality.²

Staff 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.

If the Planning Board concurs with staff's recommendation, then the Commission will forward its recommendation to the Council along with the Foundation's request.

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² Just for the record, the construction of Phase II will have a short-term, minor financial impact on the Commission in the form of additional costs to irrigate the fields. Under the Lease, the Commission pays up to \$5,625.00 per field in WSSC water costs (the Foundation pays any costs incurred above that amount, per field). This Commission obligation ends the 11th year of the Lease (2010), at which time the Foundation is contractually obligated to assume one-hundred percent of this cost.

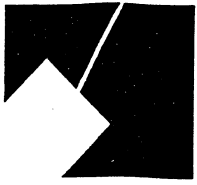
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TAB 8

FINANCE STAFF REPORT




MEMO

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
Department of Finance, Office of Secretary-Treasurer

PCB045-002
August 28, 2002

TO: Montgomery County Planning Board

FROM: Patricia Colihan Barney, Secretary-Treasurer 

SUBJECT: Financial Analysis – SoccerPlex Phase II

Background: The Maryland Soccer Foundation (MSF) is proposing to move forward with Phase II of the project contingent upon the receipt of grant funds to finance construction costs. As part of the decision-making process, I was asked to provide a financial analysis of the projected financial impact of Phase II. The analysis focused on four areas: 1) the reasonableness of the estimated construction costs, 2) the source of funds for the construction, 3) the reasonableness of the projected increased operating revenues and 4) the reasonableness of the projected increased operating costs. Below is a summary of the results of my review of documents provided by MSF, information provided by the Department of Park and Planning, and a meeting with Ms. Trish Hefflefinger.

Estimated Construction Costs: MSF has projected development costs in 2003 of \$860,000. Of that amount, \$686,677 is the estimated cost to construct three additional fields (18,19 & 20 see Attachment I) and the remainder, \$173,323, is to light four soccer fields (9,10,12, & 13). I asked the Department of Park and Planning to review the reasonableness of the cost estimates to provide some assurance that if an \$860,000 grant is received, it would be sufficient to cover all capital costs. It is my opinion that due to financial constraints, MSF cannot afford to use any of their existing funding sources to support new construction costs. I am waiting for the results of Department's review.

Source of Funding for Development Costs: Ms. Hefflefinger has indicated that MSF has requested inclusion of \$860,000 in the Fiscal Year 2003 Economic Development Initiatives section of the VA, HUD, and Independent Agencies Appropriations Bill. She is expecting to hear if the grant is approved in late October 2002. In response to my question concerning cash flow for vendor payments, Ms. Hefflefinger stated that if approved, she would expect to receive the funds in December 2002 and begin construction in March 2003. Ms. Hefflefinger noted that this grant, if approved, would provide funds in advance of construction and not on a reimbursement basis.

Projected Increased Operating Revenues: MSF projects the increased program revenue from the three additional soccer fields as follows:

	<u>2004</u>	<u>2005 & 2006</u>
Increased Tournament Revenue	\$27,100	\$55,000
Increased Player Assessment Fees	<u>93,600</u>	<u>93,600</u>
Total Increased Revenues	<u>120,700</u>	<u>148,600</u>

The additional \$27,100 in FY 2004 appears to be due to the ability to increase the number of games played for each existing tournament. The \$55,000 increase in FY 2005 & 2006 is projected revenue from the addition of the Region I tournament. I would therefore estimate the increased tournament revenue in FY 2005 and FY 2006 to be \$27,100 plus the \$55,000 or \$82,100. This change improves the projected fiscal impact. The additional \$93,600 in player assessments is based on 320 additional games at the current \$292.50 rate per game.

Both of the above projected revenue increases seem reasonable; however, they depend on the demand for additional games and the ability of the teams to pay additional tournament and player assessment fees. Ms. Hefflefinger indicated that per MSI, within the last year, 12 school fields have become unavailable. Although that information appears to support the need for more fields, it's possible that other organizations have planned field construction that could also meet the demand.

I also asked Ms. Hefflefinger whether the teams were aware of the additional fees they would need to pay. She indicated that they have been informed of the financial plan, as nine of the sixteen members of MSF's Board are team representatives. Considering MSI's recent letter to the Board, I would feel more confident about the revenue estimates if the teams provided something in writing indicating their need for additional games both for regular and tournament play at the SoccerPlex and their ability and commitment to pay the additional fees.

Projected Increased Operating Costs: MSF projects the increased maintenance costs associated with the three additional fields to be \$16,000 per field or \$48,000. As the Commission maintains two fields, I asked the Department of Park and Planning to provide me their estimated cost per field. They responded that although this year costs have been lower due to the drought, they felt that \$16,000 per field would accommodate a "typical year".

Projected Increased Net Operating Income: Based on the above information, the projected increase to net operating income is as follows:

	<u>2004</u>	<u>2005 & 2006</u>
Increased Revenues	\$120,700	\$175,700
Increased Expenses	<u>48,000</u>	<u>48,000</u>
Increased Net Operating Income	<u>\$ 72,700</u>	<u>\$ 127,700</u>

Recommendation: I have reviewed MSF's actual financial results, as well as their long-term projections both with and without Phase II. Based on my review, it is my opinion, that MSF has faced and will continue to face significant financial challenges. Therefore, from a financial perspective, if the grant is received in advance of the expenditure of construction funds, I recommend supporting Phase II as the projected financial impact is positive. I also recommend that we obtain written documentation from the teams to support the financial plan.

Attachment

Attachment I

Maryland Soccer Foundation: Phase II: Fields 18, 19, 20: Cost Estimate				
				07/19/2001
Soft Costs				
Materials Testing	10,000			
Sumner Project Mgmt Fees	38,000			
Reimbursables	5,000			
General Conditions	3,000			
Clough Harbour	10,000			
Total Soft Costs	66,000			
Hard Costs				
Clark Companies	495,000			
AccuBid				
Earthwork	27,648			
Recharge Trenches	9,573			
Storm Drains	38,456			
Contingency	50,000			
Total Hard Costs	620,677			
Total Phase II Costs	686,677			
Notes:				
1. The Clark estimate works out to be \$\$165,000/field. By comparison the original 18 native soil fields were \$149,000/field. There would be an increase in the per field cost due to the fact that there are only 3 fields and the on-site general conditions and mobilization costs would be more per field for only 3 fields.				
2. The cost for the paving under the AccuBid pricing is not included in these costs due to the fact that the paving is an MNCPPC cost.				
Paving Cost: \$89,272				

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TAB 9

TRANSPORTATION STAFF REPORT (TRAFFIC VOLUMES)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

July 26, 2002

MEMORANDUM

TO: Terry Brooks, Special Projects Coordinator
Office of the Director of Parks

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner *KKK*
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
- 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, 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 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

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
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

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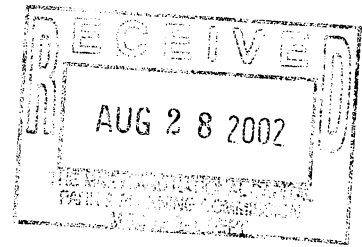
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TAB 10

TRANSPORTATION STAFF REPORT (RICHTER FARM ROAD)




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION




August 28, 2002

MEMORANDUM:

TO: Michele Rosenfeld
Associate General Counsel
Legal Department

VIA: Ronald C. Welke, Supervisor
Transportation Planning 

FROM: Ki H. Kim, Planner/Coordinator 
Transportation Planning

SUBJECT: Supplemental Traffic Analysis for South Germantown Recreational Park -
Phase II

This memorandum represents Transportation Planning staff's supplemental review and recommendations on the traffic issues raised at the Planning Board's August 1, 2002 public hearing for the South Germantown Recreational Park - Phase 2 development. Staff's Phase 2 traffic analysis as described in our July 26, 2002 revised memorandum includes the full development of the Kingsview Village/Woodcliff residential developments and, therefore, continues to represent a conservative estimate of existing and future conditions.

The traffic safety issues are mostly concerned with the use of Richter Farm Road between Clopper Road (MD 117) and Darnestown-Germantown Road (MD 118) during the weekend soccer tournaments and our recommendations are related to enhancing traffic safety on that roadway.

DISCUSSION AND RECOMMENDATIONS

Based on our field observations and further review of the Phase 2 traffic analysis, Transportation Planning staff provides the following discussion and recommendations regarding operational improvements to enhance traffic safety on the access roads to the Park, specifically on Richter Farm Road and Germantown Park Drive.

Richter Farm Road

Richter Farm Road is a four-lane divided arterial roadway with a 35 MPH speed limit and no direct residential frontage. As anticipated, this roadway is carrying the majority of Park-related traffic and should continue to be promoted and used as the primary access to and from the Park from the north on MD 118 and from the west on MD 117. All advertising and promotional material related to the Soccerplex should continue to indicate Richter Farm Road as the “main entrance” to the facility.

The posted speed limit on Richter Farm Road is 35 mph. The Montgomery County Department of Public Works and Transportation (DPWT) has installed “School Advance” warning signs on Richter Farm Road for the Longview Elementary School and pedestrian crosswalk pavement markings on Coachmans Road at Richter Farm Road. A four-way stop control exists at the intersection of Richter Farm Road with Hoyles Mill Road/Kings Crossing Boulevard.

The Montgomery County Park Police should continue to contact DPWT’s Traffic Management Center (240-777-2100) or the County police during soccer tournaments and other special events to coordinate with them to provide efficient traffic signal timing at the intersection of MD 118 and Richter Farm Road. This will assist in relieving backups on Richter Farm Road at the traffic light during times when traffic is departing the Soccerplex.

DPWT should install additional 35 MPH speed limit signs on Richter Farm Road between MD 118 and MD 117. The Maryland State Highway Administration (SHA) should install a “South Germantown Recreational Park” directional sign on Clopper Road (MD 117) north of Richter Farm Road directing park users to turn onto Richter Farm Road to access the park.

Germantown Park Drive

Staff’s review of the traffic data collected during the soccer tournament indicates that Germantown Park Drive, the spine road connecting MD 118 and Schaeffer Road, is relatively under utilized. The majority of the tournament traffic uses Richter Farm Road as their main access road to and from the Soccerplex. Staff believes that encouraging a portion of the Richter Farm Road **local area traffic** to use Germantown Park Drive could improve traffic safety along Richter Farm Road by reducing the total volume of traffic.

In order to encourage **local area traffic** to use the Germantown Park Drive access to the soccerplex from the north on MD 118, the park could install one of their logo “South Germantown Recreational Park/Germantown Soccerplex” signs on MD 118 facing traffic approaching from the north to supplement the existing sign facing traffic approaching from the south of Germantown Park Drive.

Standard size "Speed Limit 25 MPH" signs and a double-yellow centerline should be installed on Germantown Park Drive for added safety.

RCW:KHK:cmd

cc: Lt. Steven Tucker

Supplemental Analysis for Soccerplex.doc

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TAB 11

PARK POLICE STAFF REPORT (RICHTER FARM ROAD)



**MARYLAND-NATIONAL CAPITAL PARK POLICE
MONTGOMERY COUNTY DIVISION**

MONTGOMERY COUNTY DIVISION
12751 LAYHILL ROAD
SILVER SPRING, MD 20906

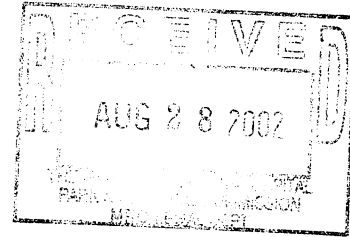


MEMORANDUM

TO: Michele Rosenfeld
Office of the General Counsel

FROM: Lt. Steve Tucker *[Signature]*
Special Operations Section

SUBJECT: SoccerPlex and Community Issues



The Park Police have a standing relationship with the Soccer Foundation and meet with staff of the SoccerPlex monthly. As Commander of the Park Police Special Operations Section, I coordinate between Park Police, SoccerPlex and Montgomery County Police for all events occurring in South Germantown Park and the SoccerPlex facility.

All tournaments and events at the SoccerPlex go through an event analysis with the Park Police. Police staffing and traffic management needs are assessed during this process. Officers are assigned to all tournaments and large events and at least one officer is present at the facility at all times during the event. Large tournaments utilize from 15 to 19 soccer fields. During these events, typically three officers are assigned. They handle security, traffic management and coordination with Montgomery County Fire/Rescue for medical emergencies.

The Park Police are aware of community concerns and the potential impact of events at the park on surrounding roadways and neighborhoods. To this end, Park Police officers regularly check traffic flow outside of the park and can make traffic signal adjustments and perform temporary traffic duties at intersections as warranted.

Until one phone call from a concerned citizen during the Snickers National Tournament in July 2002, the Park Police have not logged a single complaint from the public since 2000. The complaint in July 2002 related to traffic problems on a date when the SoccerPlex had no fields in use. Much of the complaints related to recent development in the area and must be addressed by the County Police.

As stated previously, the Park Police coordinate and notify the Montgomery County Police of all SoccerPlex events and monitor traffic impact. I am meeting with Lt. Wayne Jerman of the MCPD 5th District on Tuesday, Sept 3, 2002 to discuss community concerns, revise and update our traffic management plan, and to set up a joint meeting with the community.

Cc: Chief E.A. Kreiter

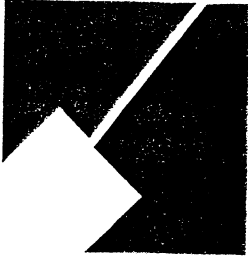
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TAB 12

ENRIRONMENTAL STAFF REPORT



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

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

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 AnalysisFrom: Doug Redmond, Natural Resources Specialist II,
Park Planning and Resource Analysis UnitSubject: 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 McMahon
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.