

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

Category  
Subcategory  
Administering Agency  
Planning Area

**M-NCPPC**  
**Development**  
**M-NCPPC**  
**Germantown**

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

**October 30, 2009**  
**No**  
**None**  
**Preliminary Design Stage**

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	957	857	100	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	9,695	9,137	558	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>10,652</b>	<b>9,994</b>	<b>658</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Contributions	75	75	0	0	0	0	0	0	0	0	0
G.O. Bonds	466	294	172	0	0	0	0	0	0	0	0
Revenue Authority	319	319	0	0	0	0	0	0	0	0	0
Program Open Space	525	39	486	0	0	0	0	0	0	0	0
PAYGO	9,267	9,267	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>10,652</b>	<b>9,994</b>	<b>658</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

The South Germantown SoccerPlex provides an outstanding soccer complex within South Germantown Recreational Park through a public/private partnership between M-NCPPC and the Maryland Soccer Foundation (MSF). The SoccerPlex consists of 22 soccer fields, i.e., 21 outdoor soccer fields and one championship tournament field, an indoor arena, and supporting facilities and infrastructure. The complex is served by adequate transportation improvements, parking, and public utilities. Public funds primarily support infrastructure including roads, parking, and utilities. Private funds primarily support construction of soccer fields, an irrigation system, field lighting, and the indoor arena. Costs for planning, design, project oversight, and site work are shared between M-NCPPC and MSF.

The soccer complex is being developed in three primary phases. The County Council must approve each phase before it can commence.

Phase 1 includes construction of 16 outdoor soccer fields (Fields 3-10, 12-17, 21&22), one championship field with bleacher seating (Field 11), the Discovery Sports Center with two multi-purpose indoor sports fields, two community-use soccer fields (Fields A & B), one community use baseball/softball field (Field D) the Discovery Sports Center, a relocated model air park, and supporting facilities and infrastructure including roadways, parking, irrigation, lighting, storm water management, utilities, and landscaping.

Phase 2 includes construction of 3 lighted, synthetic turf soccer fields (Fields 18, 19, & 20), one community-use baseball/softball field (Field C), and supporting infrastructure.

Phase 3 includes construction of two soccer fields (Fields 1 & 2) and supporting infrastructure.

Field C will be a lighted and irrigated field constructed in concert with a public / private partnership between M-NCPPC and the Miracle League of Montgomery County to develop Maryland's first Miracle League baseball complex. The Miracle League complex includes two small, lighted baseball fields designed for play by physically and mentally challenged youth, a plaza with concession area, parking with a drop-off area, a relocated playground and basketball court, and associated site work and infrastructure.

**ESTIMATED SCHEDULE**

Phases 1 and 2 are complete, with the exception of construction of Field C. Phase 3 has not commenced.

**COST CHANGE**

Not applicable.

**JUSTIFICATION**

The adopted Park, Recreation, and Open Space plan for Montgomery County cites a significant countywide need for soccer fields. The South Germantown Recreational Park Master Plan, approved by the Planning Board, recommends the development of the SoccerPlex to meet countywide youth soccer and other recreational needs.

**OTHER**

The details for the development, management, and operation of the SoccerPlex are incorporated in a lease agreement between M-NCPPC and MSF.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	
Date First Appropriation	FY99	(\$000)
First Cost Estimate	FY10	10,652
Current Scope		
Last FY's Cost Estimate		10,971
Appropriation Request	FY11	-319
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		10,971
Expenditures / Encumbrances		9,994
Unencumbered Balance		977
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

**COORDINATION**

Montgomery County Department Transportation - Schaeffer Road PDF 500022

Montgomery County Department of General Services

Washington Suburban Sanitary Commission

State of Maryland

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

## **S. Germantown Recreational Park: Soccerplex Fac. -- No. 998712 (continued)**

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Amendments to the lease are subject to the review and approval of the Planning Board and County Council.

An approved capital project; South Germantown Recreational Park: Non-Soccer Facilities (Project # 998729), funds complementary improvements within the park. They include development of trails, landscaping, model boat launch, miniature golf course and splash park with clubhouse and changing rooms, group picnic area, adventure playground, renovated King Dairy Barn Mooseum, maintenance facility, and related infrastructure.

Other projects approved in the master plan for the park include a public/private partnership for a golf driving range, a public/private partnership for an indoor tennis center, and a community pool operated by the Montgomery County Department of Recreation.

### **OTHER DISCLOSURES**

- M-NCPPC asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.