



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of March 14, 2009

DATE: February 20, 2009

SUBJECT: Memorandum of Understanding between Arlington County and Marymount University for the construction and use of an Athletic Field at Long Bridge Park

C. M. RECOMMENDATION:

Authorize the County Manager to sign the Memorandum of Understanding (MOU) between Arlington County and Marymount University for the construction and use of an Athletic Field at Long Bridge Park (Attachment I). Further revisions to the Arlington County/Marymount University Memorandum of Understanding, subject to County Attorney review, will be executed by the County Manager.

ISSUES: This authorizes the County Manager to sign a Memorandum of Understanding with Marymount University to allow its shared use of one of the three athletic fields at Long Bridge Park in return for a financial contribution towards the capital and ongoing operational costs.

SUMMARY: This Memorandum of Understanding sets forth the terms under which Marymount University will contribute capital and ongoing operational funds to the County in return for use of an athletic field at Long Bridge Park ("Park") for the purpose of conducting games and practices for its intercollegiate soccer and lacrosse teams for a period of 15 years. Marymount will contribute \$2,000,000 over a period of seven years which fully covers the cost of the field's construction. In addition, they will proportionately contribute to the ongoing operations of the field and its supporting infrastructure and to the life cycle replacement of the field. The University's annual use of the field will be approximately 500 hours which represents less than 25 percent of the amount of use a single field supports in a year. Construction is expected to begin in 2009. Advisory commissions and sports user groups are very supportive of this partnership.

BACKGROUND: The approved master plan for Long Bridge Park includes four full size athletic fields. The first phase of the project included two of the fields. The County has been exploring various private partnerships to help achieve the full build out of the park and the aquatics and fitness center. Marymount University's campus does not have sufficient space to accommodate a full size field for their intercollegiate soccer and lacrosse programs. They have rented space at other County locations and have been in search of a more permanent location. This partnership works for both parties. It allows the County to meet demand for field space by

County Manager: _____
County Attorney: _____
Staff: Jeffrey Marin, Department of Parks, Recreation and Cultural Resources

accelerating the timeline for developing a third field at Long Bridge Park without any additional County investment. For Marymount University, it allows them to enter into a long term agreement providing access to an athletic field in Arlington County, within reasonable proximity of the main campus. Peak usage for County recreational sports and the University's preferred times for games and practices tend to be at different times further adding to the complementary aspects of the partnership.

DISCUSSION: The County will grant use of an athletic field at Long Bridge Park to Marymount University for holding intercollegiate games and practices for men's and women's soccer and lacrosse. This shall be non-exclusive use of the field by Marymount University. However, Marymount will be given the right of first refusal and first priority usage during the academic year as detailed in the Agreement. The County retains ownership of the field and the supporting improvements and amenities. This agreement remains in effect for 15 years.

Marymount University will contribute the following amounts for the construction of a field and related park improvements at Long Bridge Park.

- An initial payment of \$500,000 at the time the County issues a Notice to Proceed to its contractor
- \$500,000 on December 31, 2009.
- Five payments of \$166,000.00 each on July 1, of 2010, 2011, 2012, 2013, and 2014, and one payment of \$170,000 on July 1, 2015.

Marymount University will contribute an annual payment for maintenance and operations of the athletic field and the supporting infrastructure. The initial amount will be \$14,000 which is a proportionate share for their amount of use. Marymount University will also pay 50 percent of the cost of replacing or repairing the synthetic grass field and the drainage system at the end of its useful life at the time the County deems it to be necessary. Useful life is expected to minimally coincide with the eight-year warranty typically offered by the manufacturer.

In return for the University's financial contribution, the County will provide a lighted synthetic grass athletic field that meets the NCAA requirements and specifications for men's and women's soccer and lacrosse. The County will also provide access to restrooms on site for all practices and games, parking for spectators and team van/buses, a storage area, use of a scoreboard, team benches and spectator bleachers and other seating areas to accommodate approximately 200 spectators on a regular basis, and access to locker room facilities once the aquatic, health and fitness facility is constructed in the future.

The County will also be responsible for the complete maintenance of the athletic field and supporting improvements and amenities per County standards.

In addition to its financial contributions, Marymount University will provide up to 12 hours annually of its coaches and players time for clinics and workshops for players and coaches participating in Arlington County supported youth soccer and lacrosse organizations. Marymount will also make its campus athletic facilities available to Arlington County supported

athletic organizations on an as available basis at prevailing rental rates, but with higher priority than other non-University groups.

The agreement entitles Marymount to play all of their preseason, regular season and post season home games for men's and women's soccer and lacrosse. This will amount to 240 hours per academic year (60 hours per team per season). They may also hold up to 50 hours of practice time per team per season at Long Bridge Park. Most of this practice time will be held on weekday mornings or afternoons before most recreational players would be available to utilize the field. The agreement limits how much game and practice time can overlap with preferred peak times for recreational sports. In total, the University's annual use of the field will be approximately 500 hours which represents less than 25 percent of the amount of use a single field supports in a year. The agreement also entitles Marymount University to conduct up to four one-week summer sports camps at Long Bridge Park, complying with current policies, procedures and fee schedules in place for other sports camp providers in the County.

There is widespread support for this project from the community. The proposed agreement has been shared with the Long Bridge Park Design Advisory Committee, the Sports Commission, the Parks and Recreation Commission, and all of the youth and adult sports organizations. The consensus view is that it is a great opportunity for both the County and Marymount. The County gets an additional field without using tax supported funds, and the amount of use required by Marymount is a relatively small proportion of the overall field availability as well as being mostly off-peak time. The University is finally able to have a long term home for their soccer and lacrosse teams in Arlington County.

Construction of the park is planned to begin during 2009. The field should be available for Marymount's use beginning in 2011.

FISCAL IMPACT: Permanent financing for this project will be funded by the Marymount University. As needed, interim construction financing will be advanced from previously issued bonds.

ATTACHMENT I

Insert agreement