

MEMORANDUM

DATE: February 28, 2011

TO: Amy Fortenberry, Director of Parks and Recreation

THROUGH: Jim Fox, Park Services Manager

FROM: Ed Voss, Athletic Superintendent

SUBJECT: **Proposed PYS Soccer & Park Support Facility**

Plano Youth Soccer (PYS) has proposed a partnership with the City of Plano Parks and Recreation Department (PAR) to construct a building at Russell Creek Park to support the soccer community. The facility will benefit local leagues, tournaments, camps and clinics, and enhance City athletic field and park maintenance services.

The project concept includes approximately an 11,000 sf building that includes classroom/meeting space, administrative office space, park restrooms, and a concession stand to serve the northwest part of the 200 acre site. Included in the building is space to house city maintenance operations serving athletic improvements at the park. Site improvements also include approximately 30 additional parking spaces, a shade structure, plaza, and landscaping. Attached is a location map with an insert showing the conceptual layout.

One of the foundations of PYS programs is to provide continuing education for their referees and coaches. The classroom/meeting space would accommodate approximately 75 people and be used for training purposes and have easy access to fields. Community organizations and the City of Plano would also have access to the conference-style room. PYS' small staff would be housed in the administrative space. The public restrooms and concession stand will serve a currently unmet need for people using the eight soccer fields and four cricket grounds adjacent to the building.

The partnership would follow the model established for the Plano Sports Association (PSA) facilities at Carpenter and Enfield Park. A long term land lease for the building site and improvements would be established along with an agreement specifying the terms of use. PAR has plans to establish a satellite maintenance facility at Russell Creek Park in the future. Funding for a park maintenance facility is available. The City anticipates participating in a cooperative effort to develop the infrastructure associated with the building. The specifics would be part of the agreement negotiation. O&M expenses generated by the City use of the maintenance space can be funded from the existing operating budget. Costs are estimated to be approximately \$25,000.

PYS has estimated that the facility and site improvements will cost approximately \$1.6 million. PYS will not need to finance the improvements. Park Bond funds can be used to offset \$200,000 to \$320,000 of the \$1.6 million total by the City developing site infrastructure. Until an architect is retained by PYS and more accurate plans and estimates are developed, these figures are being used for the purpose of explaining the concept. The wide range for the amount of the City participation is also due to the unknown variables in plan development and negotiations at this stage.

The Parks and Recreation Planning Board heard a presentation by PYS' leadership at its January meeting and voted to support the concept. The Parks and Recreation staff recognizes the program needs in the soccer community and supports the concept. The enhanced maintenance capabilities provides "greener" services and improves productivity. Employees can report directly to the site, thus reducing travel time and the need for trucks and trailers to transport workers with equipment to the site. PYS has previously partnered with the City in 2000 to construct a \$475,000 restroom/concession building by Field E (see map). This concept is in-line with the City Council Strategic Plan to provide Great Neighborhoods, Partnering for Community Benefit, and a Strong Local Economy.

Plano Youth Soccer is a non-profit youth sports organization formed in 1976 that serves 10,800 youth participating in 7,300 league games annually. PYS also promotes tourism and economic vitality by sponsoring several soccer events annually with the Plano Convention and Visitor's Bureau. This includes the Labor Day Classic which hosted 534 teams in its 30th year in 2010. PYS provides significant scholarship and financial assistance to youth players in its leagues. Without the youth sports organizations in Plano such as PYS, Parks and Recreation would have a significantly different role in providing services to the community.

If the City Council is in support of this concept, the next step is for staff to develop and release a Request for Proposal (RFP) for the project. PYS will need to retain an architect to refine the concept, and develop plans at the appropriate time. Also, a process for soliciting public and neighborhood input will be initiated as soon as possible. Terms and conditions of the lease agreement will be negotiated and brought to City Council for approval before any development is started.

Chip Kruger will represent PYS and provide a brief overview of their proposal during the Work Session.



Proposed PYS Building Concept

Russell Creek Park

3500 McDermott Road

