



Loudoun County/DC United Agreement Fact Sheet

January 23, 2018

Summary of Benefits to Loudoun County

- The County will own a new stadium and soccer fields on county property; construction for these facilities will be paid for by DC Soccer Management Company, LLC through lease payments to the County.
- The County will have use of the stadium and soccer fields for youth soccer and other events.
- The County will avoid costs associated with the planned construction of new soccer fields at Bolen Park.
- The County will collect and retain parking revenue from stadium events to recover and offset its costs associated with the project.
- The facility will enable the County to compete for regional and national soccer tournaments that yield an economic benefit.
- The County will benefit from having a United Soccer League (USL) team based in Loudoun; for example, endorsing Loudoun County as a premier soccer and recreational location, increasing economic benefits associated with visitors' expenditures at businesses in Loudoun, and enhancing soccer-related opportunities for Loudoun's youth.

Financial Benefits

- The County will lease land (approximately 54 acres) for the new facilities and issue debt in an amount up to \$15 million to finance the construction of the fields, offices, training facility and an approximately 5,000-seat stadium; however, DC Soccer will make regular lease payments to the county that will fully offset any debt payments incurred as part of the financing package.
- After the debt is retired, DC Soccer will pay rent in accordance with a revenue-sharing agreement.
- DC Soccer will pay for costs associated with operation, routine maintenance, and capital maintenance, repair or replacement of the facilities that it constructs during the lease term (40 years).
- Direct fiscal impacts to the County associated with this agreement pertain to site preparation and the construction of parking at the stadium site and total approximately \$7 million.
 - If the County were to construct additional fields or other facilities on this land at Bolen Park, it would incur similar costs for site preparation as well as construction; however, under the current agreement, the County is paying for site preparation only, but not for construction.
 - Moreover, these costs are offset through other financial benefits and cost avoidances totaling more than \$13.8 million and include:
 - Financial Benefits:
 - Construction of a soccer stadium (\$4 million, one time)
 - Construction of two lighted fields (\$1.4 million, one time)
 - Parking Revenue (\$300,000, annually)
 - Early use of Bolen Park fields (\$164,000, 3 years)
 - Cost Avoidance
 - Facility rentals for Loudoun County Public Schools events (\$75,000, annually)
 - Construction of planned Leesburg Park & Ride lot (\$5.39 million, one time)
 - Construction of planned fields at Bolen Park Phase II (\$2.43 million, one time)
 - Maintenance of two fields at Bolen Park Phase II (\$11,500, annually)

Facilities Benefits

- The County will retain title to the land throughout the lease term and, upon completion of construction, title to the facilities and other improvements on the land will also belong to the County.
- DC Soccer is constructing:
 - A semi-permanent, modular stadium for the USL team's home games, with a minimum capacity of 5,000.
 - Approximately 40,000 square-feet of office and training facilities for DC United and the USL team and DC United's youth soccer academy, including adequate parking.
 - Four full-size soccer fields with adequate parking, lighting and restroom facilities.
- The County will be entitled to exclusive use of the two public fields on weekdays 5:00 p.m. to 10:00 p.m.; and weekends 8:00 a.m. to 5:00 p.m., for programming by Parks, Recreation and Community Services.
- The County will have use of the stadium for events, such as tournaments, graduations, concerts, etc.
- Bolen Park will likely be an attractive destination for regional and national soccer tournaments when the new facilities are combined with six existing soccer fields at the park that are owned by the County.
- The County will retain use of a suite at the new stadium for community, charitable or business development purposes.
- As a result of this agreement, the County avoids the \$2.43 million cost of constructing three new soccer fields at Bolen Park that are currently scheduled in its Capital Improvement Program.

Parking Benefits

- The County will construct new, approximately 1,000-space surface parking lots at the stadium site; however, the County will avoid the \$5.39 million cost of constructing a new park and ride lot (instead, the County will retain use of the stadium lot for use as a park and ride).
- The County will also be able to use this parking at any time when there is not an event at the USL stadium.
- The County may establish parking fees for USL stadium events, and will be entitled to collect and retain the revenue, estimated at \$300,000 annually.

Partnership Benefits

- The Department of Parks, Recreation and Community Services and DC Soccer have a shared vision of promoting quality opportunities for youth within Loudoun County to participate in training sessions, clinics, camps, and classes that focus on developing young athletes to their potential.
- PRCS staff anticipates partnership opportunities that will positively impact the successful programming that the County currently offers.