

# MASTER PLAN PRESENTATION



## CLERMONT PARK

PUBLIC  
MEETING

July 25, 2019

# MEETING PURPOSE AND AGENDA

## Meeting Purpose:

Present draft Master Plan and listen to public comments about the draft plan

## Agenda:

- Welcome and Introductions
- Background Information
- Presentation of Clermont Park Draft Master Plan Revision
- Public Input



# PARK AUTHORITY MISSION

To enrich the quality of life for all members of the community through an enduring park system that provides a healthy environment, preserves natural and cultural heritage, offers inspiring recreational experiences and promotes healthy lifestyles.



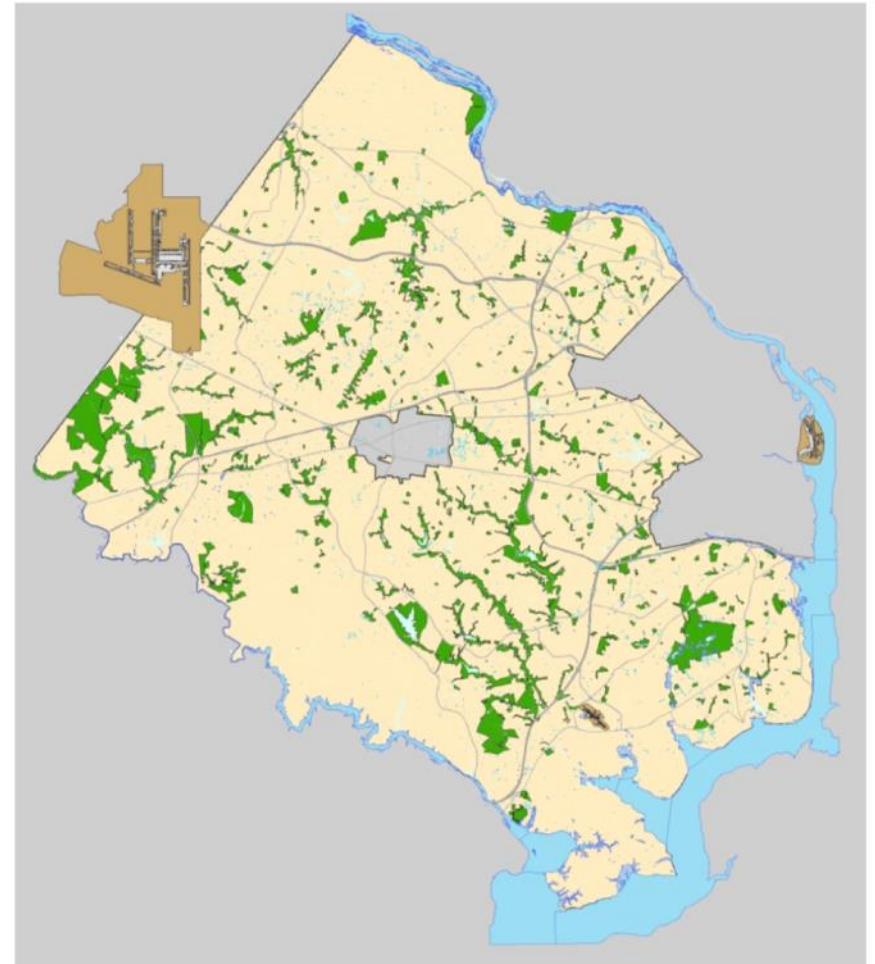
# PARK AUTHORITY FACTS

More than 23,000 acres of  
Parkland

More than 400 parks

National Gold Medal Winner

Nationally Accredited



# MASTER PLAN PURPOSE

Site-specific long range vision

General guide for appropriate park uses

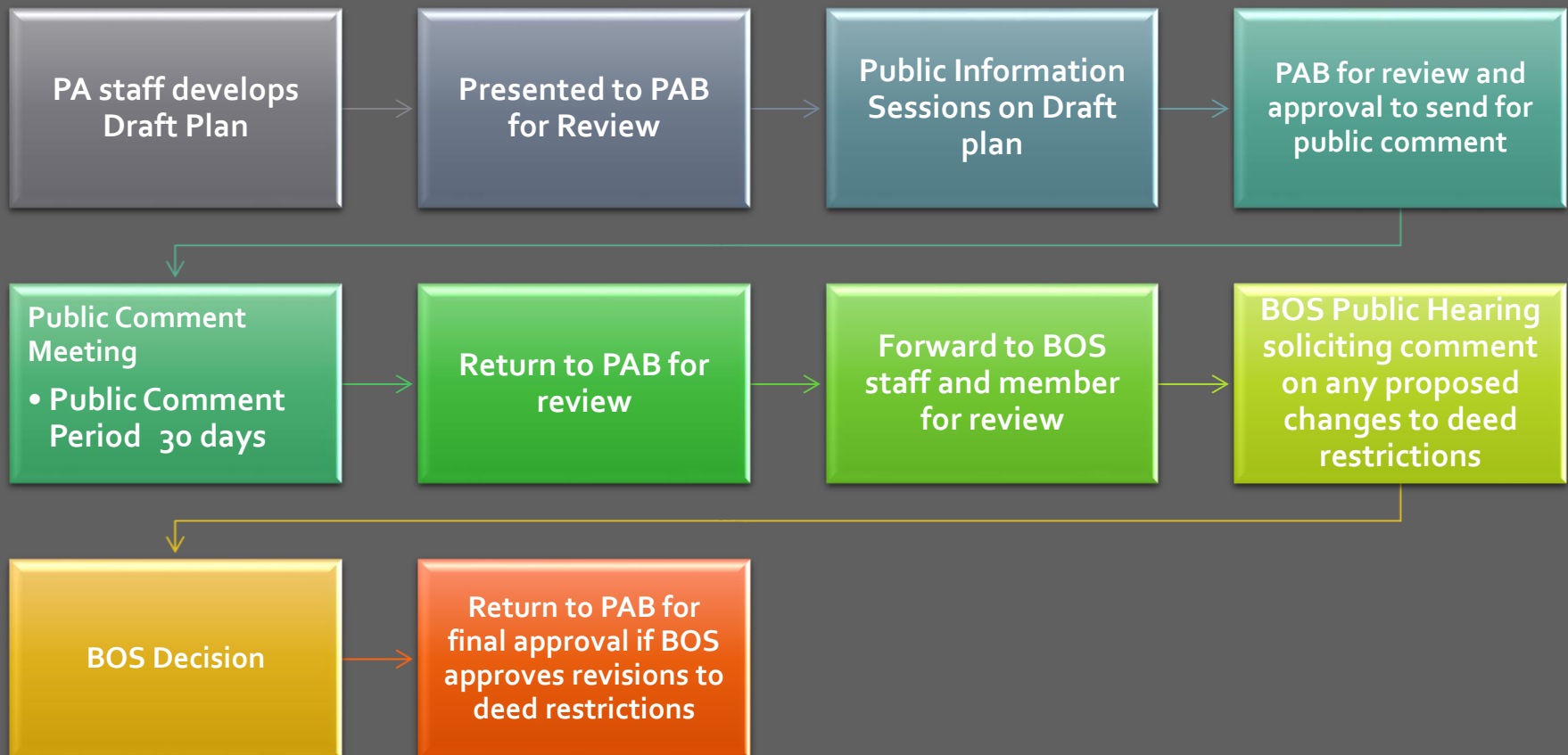
General location of facilities

Identifies resource protection areas

Captures site conditions or community concerns

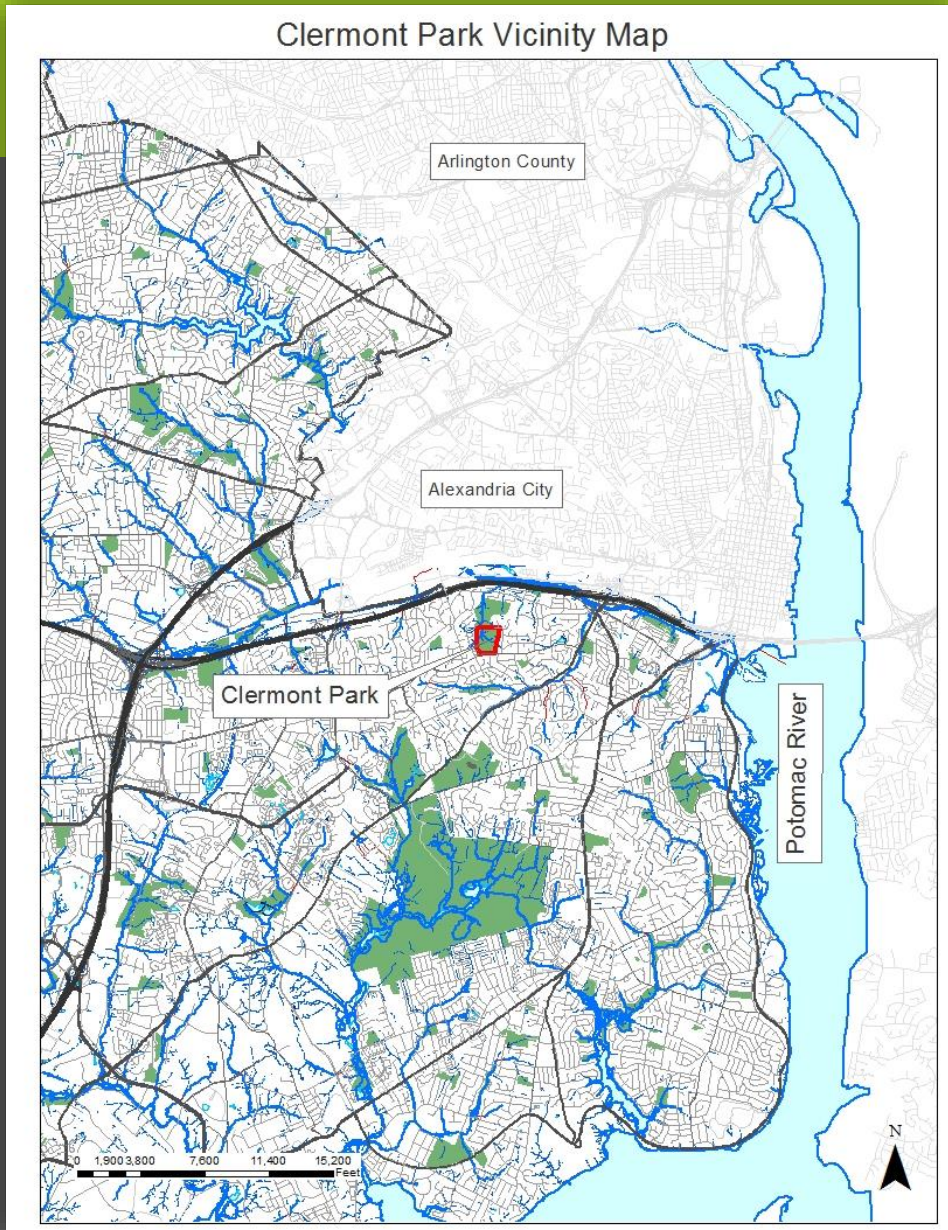


# CLERMONT MASTER PLAN REVISION PROCESS





# PARK LOCATION AND NEIGHBORHOOD



40 acre site located in the  
Lee District in Franconia

Nearby parks include:

Huntley Meadows

Lee District Park

Franconia Park



# CLERMONT PARK

4100 Franconia Road, Alexandria - Maintenance Area 3 - Lee District

Level 2's - Fields 1, 2, 3, & 4



**Field 4**

**Field 1**

**Field 3**

**Field 2**

## Field Information

- 1- 60' Base, 200' Fence
- 2- 60' Base, 200' Fence
- 3- 60' Base, 200' Fence
- 4- 60' Base, 300' Fence

**P**

**FRANCONIA ROAD**



# PARK HISTORY- DEED RESTRICTIONS

- **1968 - Fairfax County Public Schools acquired property via condemnation for potential school**
- **1975 – Park Authority developed a master plan for athletic fields and developed fields through an interim use agreement with Public Schools**
- **1985 – Schools transferred ownership of the property to the Board of Supervisors and park use continued.**
- **July 26, 1999- PCA C-448-10 approved by BOS for Kingstowne LP**  
Proffers included the development of Clermont Park (Section 3) per the approved FDP Resulting in the current athletic field development.
- **March 2000 - Clermont Park Improvements – Task Force**  
Exclude lighting, permanent loudspeakers, and permanent concession structures from the Master Plan. Write language into the BOS-Park Authority land transfer agreement prohibiting these features.

# PARK HISTORY- DEED RESTRICTIONS

- **April 2003 – Athletic Field Redevelopment Completed**
- **March 2007 – Board of Supervisor Transferred 40.61 Acre Property To Park Authority with deed restriction**
  - Deed Restrictive Covenants Include:
    - A Conservation Easement on 29.59 Acres of Undeveloped Property
    - Prohibition of installation or Use of Any Lighting, Permanent Concession Areas and Permanent Sound Systems on the Property



# WHY A MASTER PLAN REVISION NOW

Evaluate park for field lights proposed by the community to provide for optimal use of the fields





30 acres of  
mature  
canopy in  
conservation  
easement

4 existing  
diamond  
fields

Existing  
gravel parking  
lot



EXISTING SITE CONDITIONS



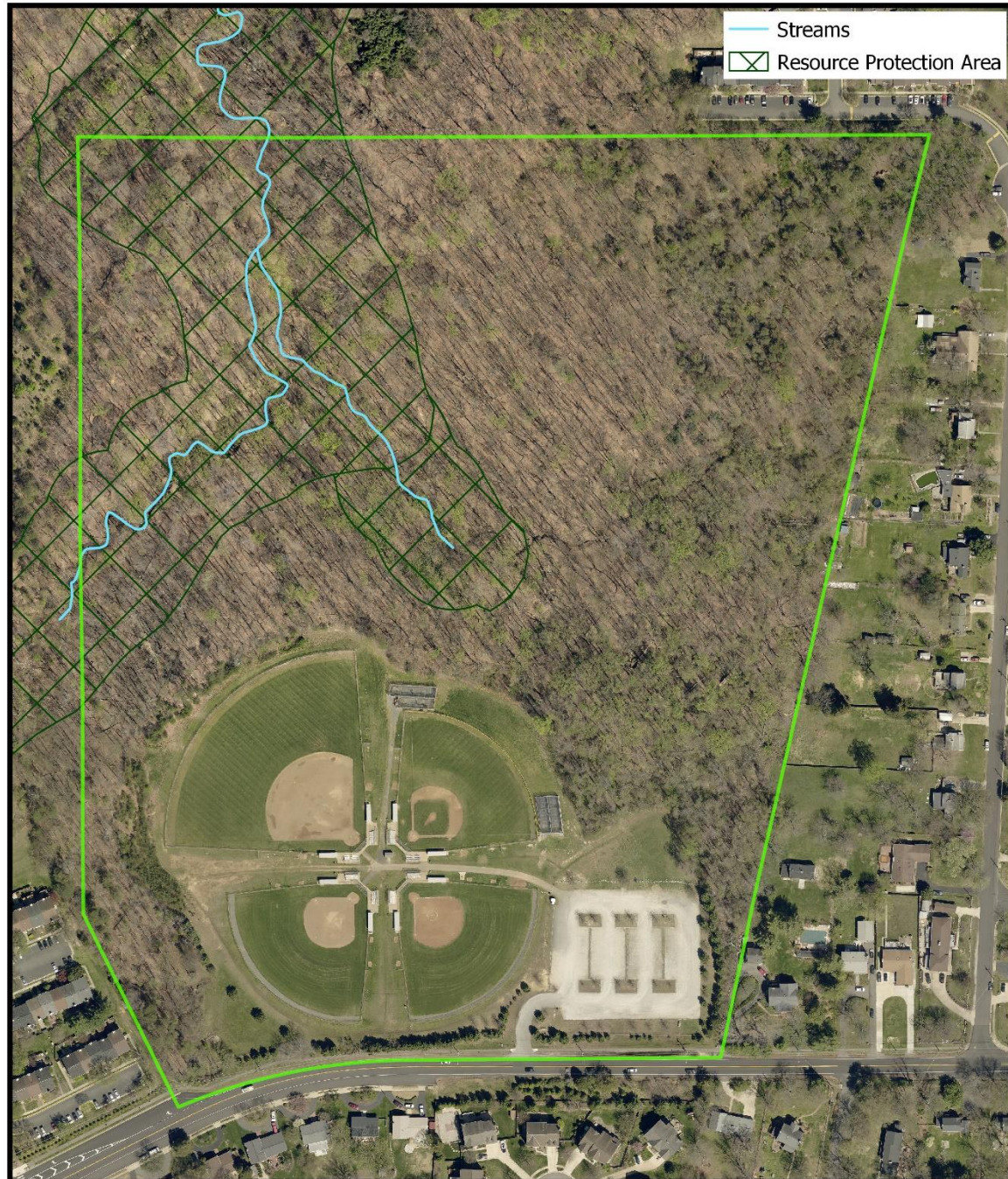
# EXISTING SITE FACILITIES





Deeded  
conservation  
easement for  
undeveloped  
portion of  
park

Mature tree  
canopy over  
more than  
2/3's of site



ENVIRONMENTAL CONDITIONS



# PROPOSED MASTER PLAN



DRAFT  
0 100 200

**CLERMONT PARK**  
Master Plan Amendment  
4100 Franconia Road  
Alexandria, VA

40.61 Acres  
Original Approved March 1975  
Draft Amendment May 2019

Retains existing park features. No new facilities proposed.

No changes proposed for the conservation area

Proposes lighting the 90' diamond and one 60' diamond field

Proposes lighting parking area

# ATHLETIC FIELD LIGHTING







INTERNATIONAL DARK-SKY ASSOCIATION

International Dark-Sky Association  
3223 North First Avenue, Tucson, AZ 85719, USA  
tel +1.520.293.3198  
[www.darksky.org](http://www.darksky.org)

To: Fairfax County Park Authority

March 26, 2019

Congratulations! The lighting designs for Clermont Park Baseball/Softball Field has been reviewed and found to be in compliance with IDA's Community Friendly Outdoor Sports Lighting program. This Letter of Certification confirms your successful application of Phase I, and allows you to apply for the Phase II Field Verification process.

We are proud to have you join this community of outdoor sports lighting facilities working to reduce light pollution and improve the environment in localities across the nation. By adopting the IDA criteria for Community Friendly Outdoor Sports Lighting, your community will:

- Minimize neighborhood lighting nuisance by greatly reducing local spill and glare.
- Manage high angle light pollution, thus dramatically decreasing off-site light trespass and sky glow.
- Mitigate neighborhood light pollution and sky glow, which will benefit the environment, the astronomy community, and others impacted by poorly designed outdoor sports facilities.
- Minimize lumen densities, thereby reducing energy consumption.

Sincerely,  
Pete Strasser



# International Dark-sky Association (IDA)

## Phase I Certification

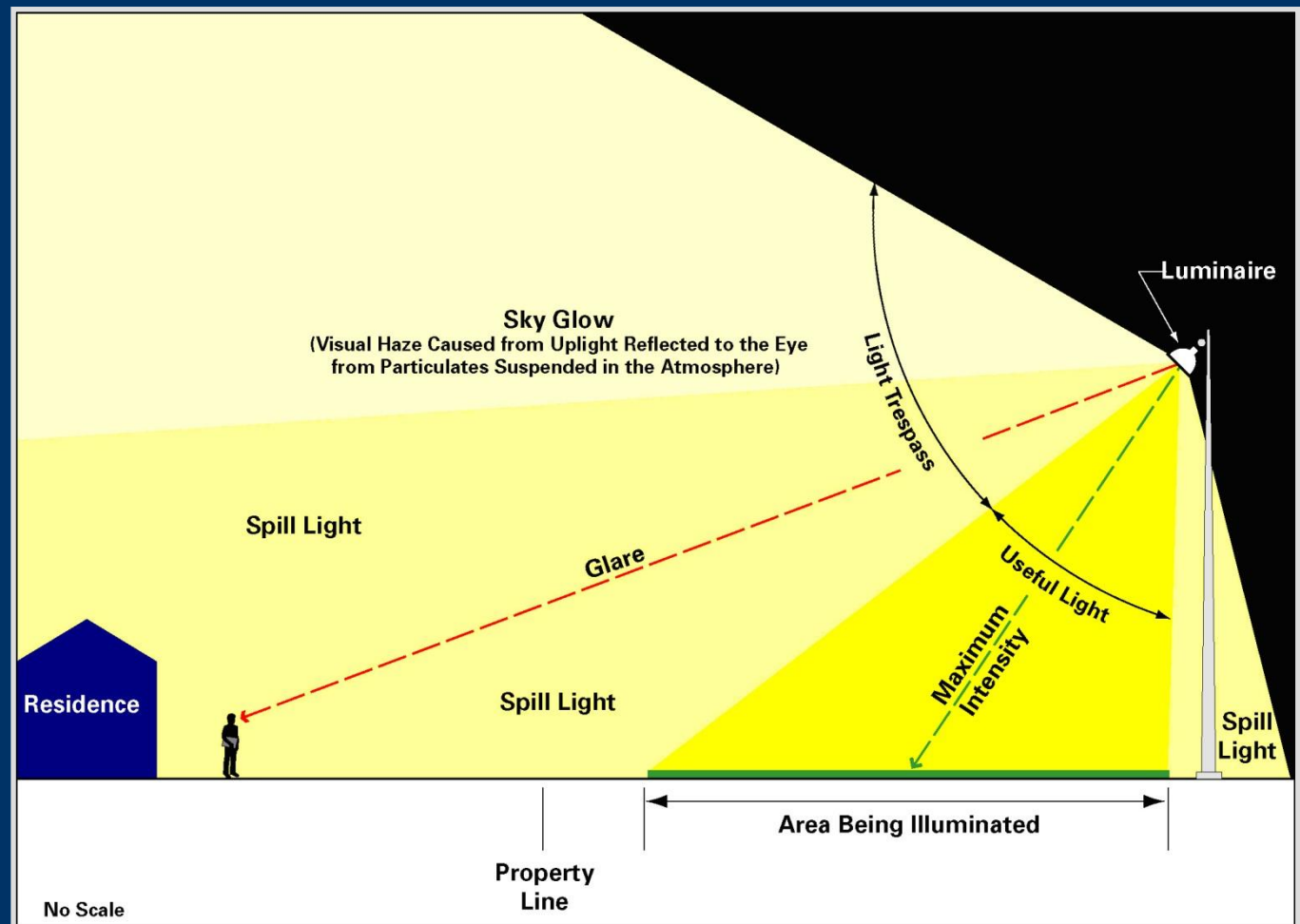
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In meeting IDA criteria, the Clermont Park Lighting Design:

- Minimizes local spill and glare
- Incorporates greatly decreased offsite light trespass and sky glow
- Minimizes lumen densities thereby reducing energy consumption

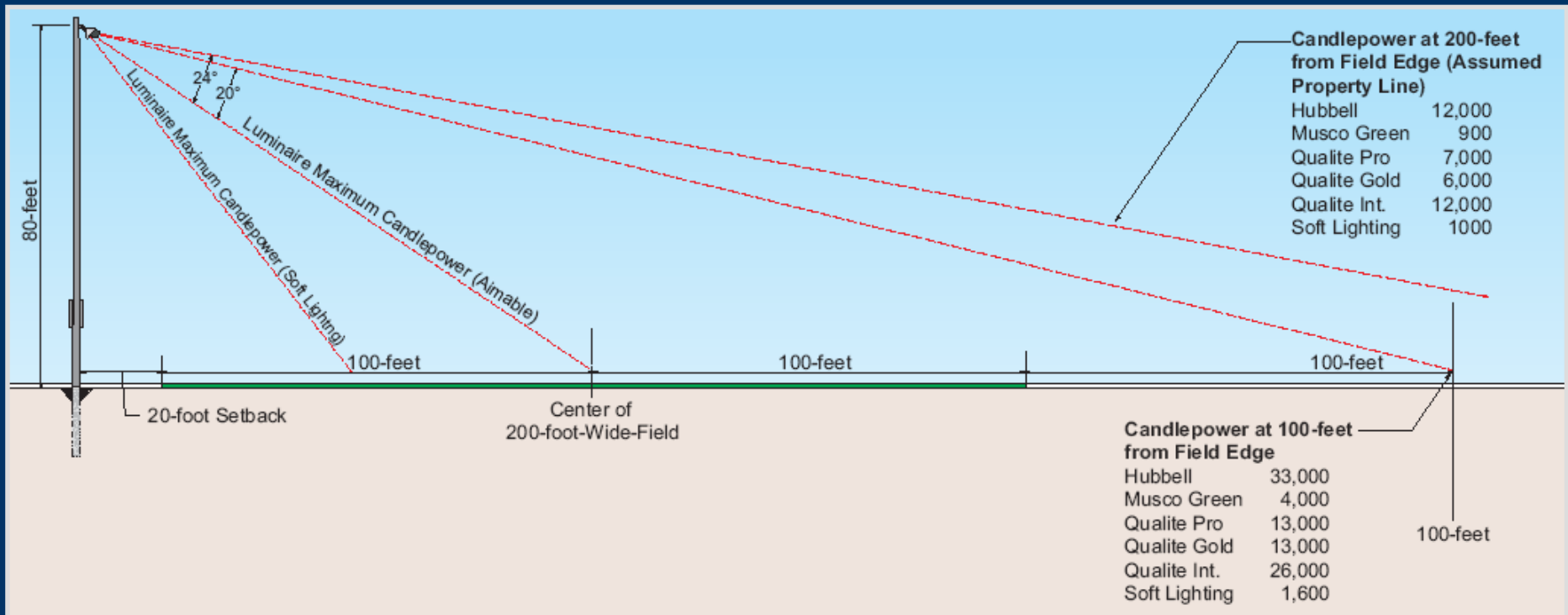
# Obtrusive Light

- Useful Light
- 3 Interrelated Elements
  - Spill Light
  - Glare
  - Sky Glow



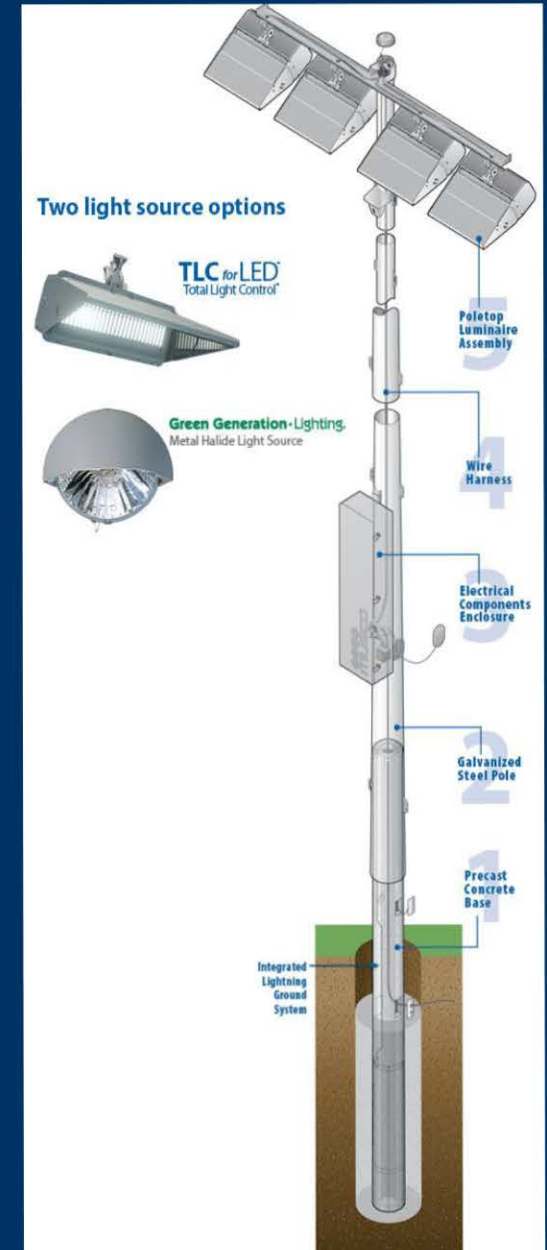
# Control of Obtrusive Light

- Shielded Fixtures
- Appropriate Pole Heights
  - Downward Aiming Fixtures
  - Optimum Aiming
  - Fewer Fixtures





# LED ATHLETIC FIELD LIGHTING

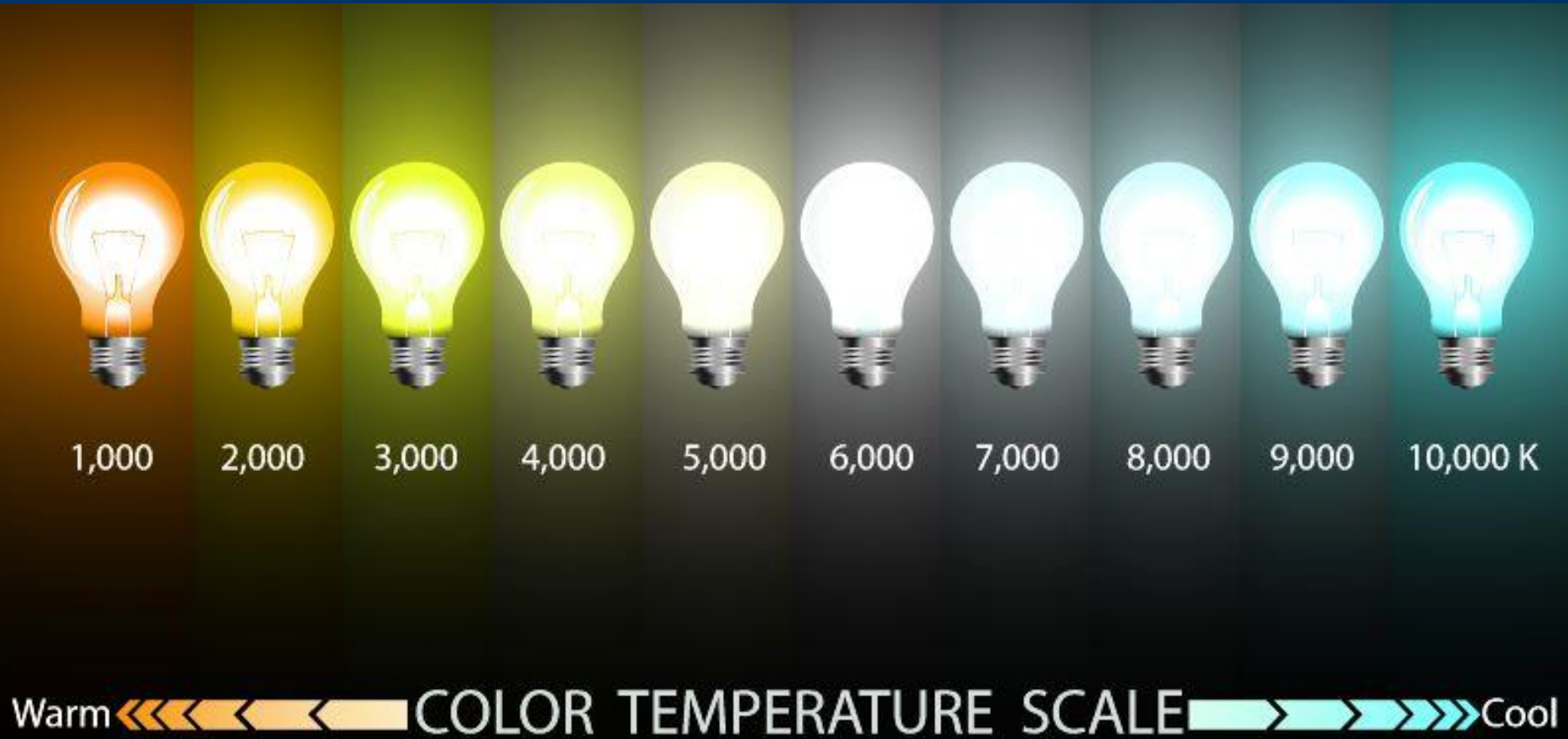


# *Field Lighting History*





## TYPICAL LIGHTING COLOR TEMPERATURE SCALE



## MUSCO LED FIXTURES – 5,700 K





Mason District Soccer Field New LED Lighting



# *Light System Control*

- Control Link
- Satellite
- Internet-based
- Phone
- Staffed Control Center
- Field Control Units
- System Monitoring





# ***Field Lighting Standards***

## **IESNA Recommended Lighting**

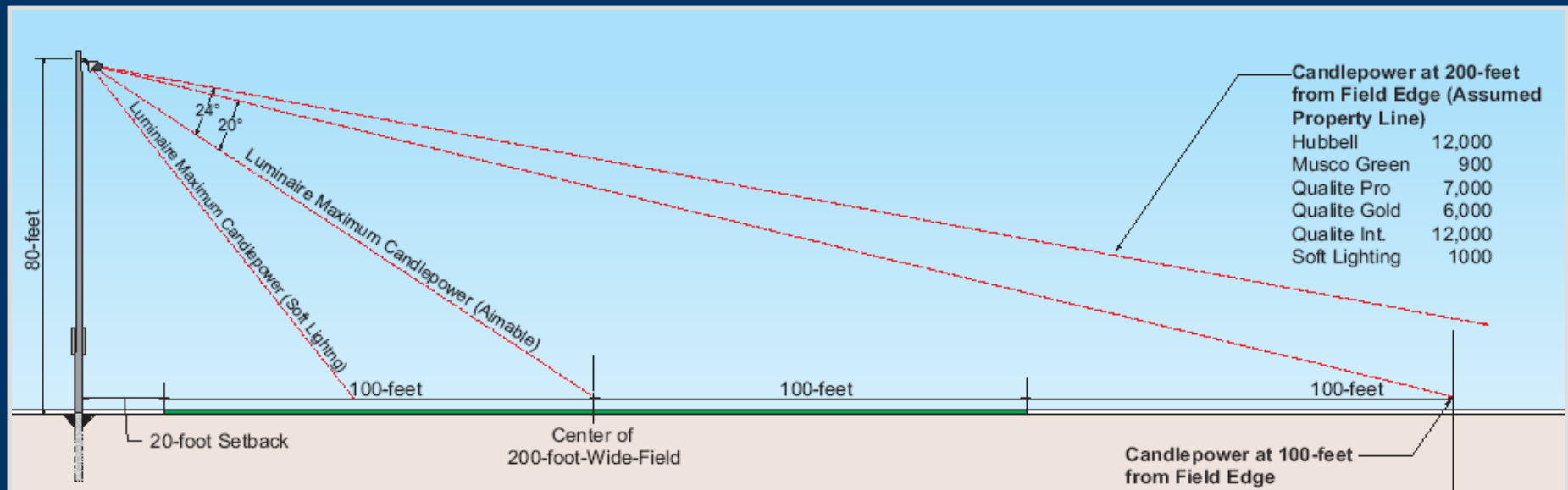
(fc) = foot candles

Class	Rectangle	Diamond Infield	Diamond Outfield
III – High School	30 fc	50 fc	30 fc
IV – Low Recreation	20 fc	30 fc	20 fc

# Actual Spill and Glare LED Field Lighting

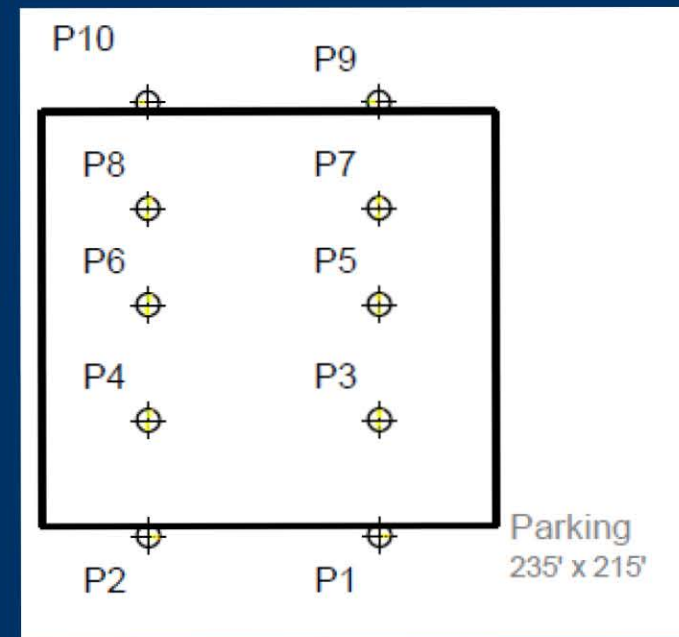
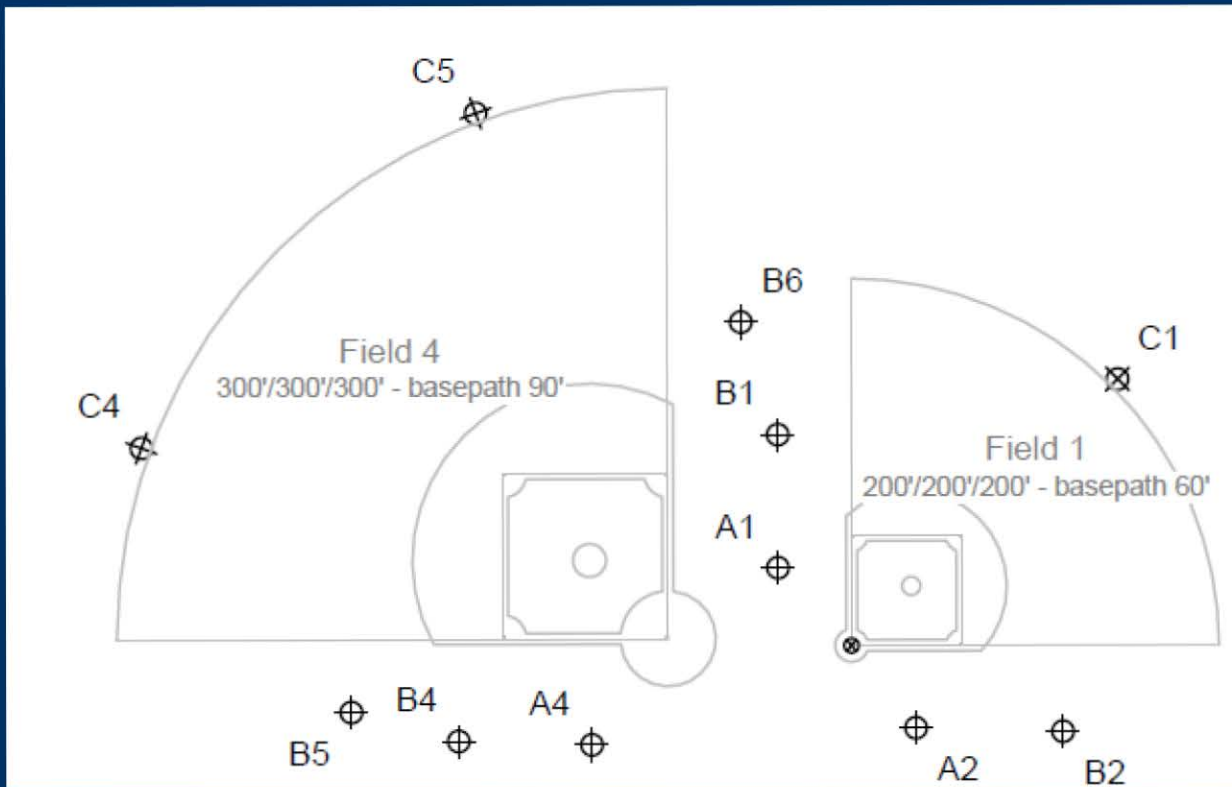
	200 Foot Diamond	300 Foot Diamond
Max Spill	0.08 fc	0.68 fc

- Max Spill – 150 feet
- Property Line





# Clermont Park – Anticipated Pole Location



# Clermont Park- Poles Height

## Field #1

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	A1	70'	-	15'	TLC-BT-575	1	0	1
				70'	TLC-LED-1150	2/5*	2	5
1	A2	70'	-	70'	TLC-LED-1150	2/2*	2	2
1	B1	70'	-	15'	TLC-BT-575	1	1	0
				70'	TLC-LED-1150	4	4	0
1	B2	70'	-	15'	TLC-BT-575	1/1*	1	1
				70'	TLC-LED-1150	4/4*	4	4
1	C1	70'	-	15'	TLC-BT-575	3	3	0
				70'	TLC-LED-1150	4	4	0
3	TOTALS					34	21	13

\* This structure utilizes a back-to-back mounting configuration

## Parking lot

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	P1-P2 P9-P10	25'	-	25'	CREE OSQ	1	1	0
6	P3-P8	25'	-	25'	CREE OSQ	1/1*	2	0
10	TOTALS					16	16	0

\* This structure utilizes a back-to-back mounting configuration

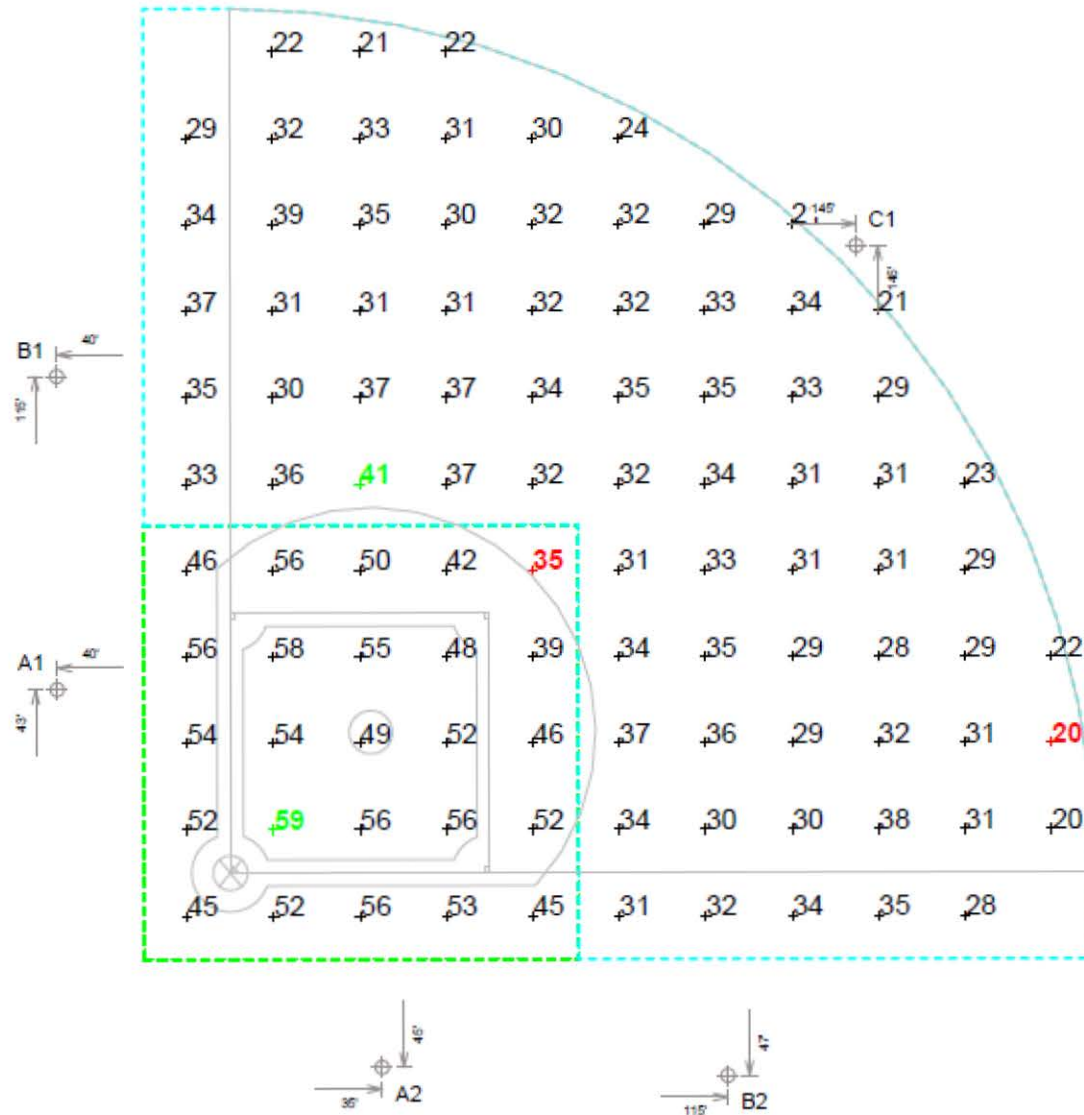
## Field #4

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1, A4	70'	-	15'	TLC-BT-575	1	1	0
				70'	TLC-LED-1150	2/5*	5	2
2	B3-B6	70'	-	15'	TLC-BT-575	1	1	0
				70'	TLC-LED-1150	6	6	0
2	C4-C5	70'	-	15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1150	5	5	0
6	TOTALS					44	40	4

\* This structure utilizes a back-to-back mounting configuration



# Typical LED Field Lighting #1



# Typical LED Field Lighting #1

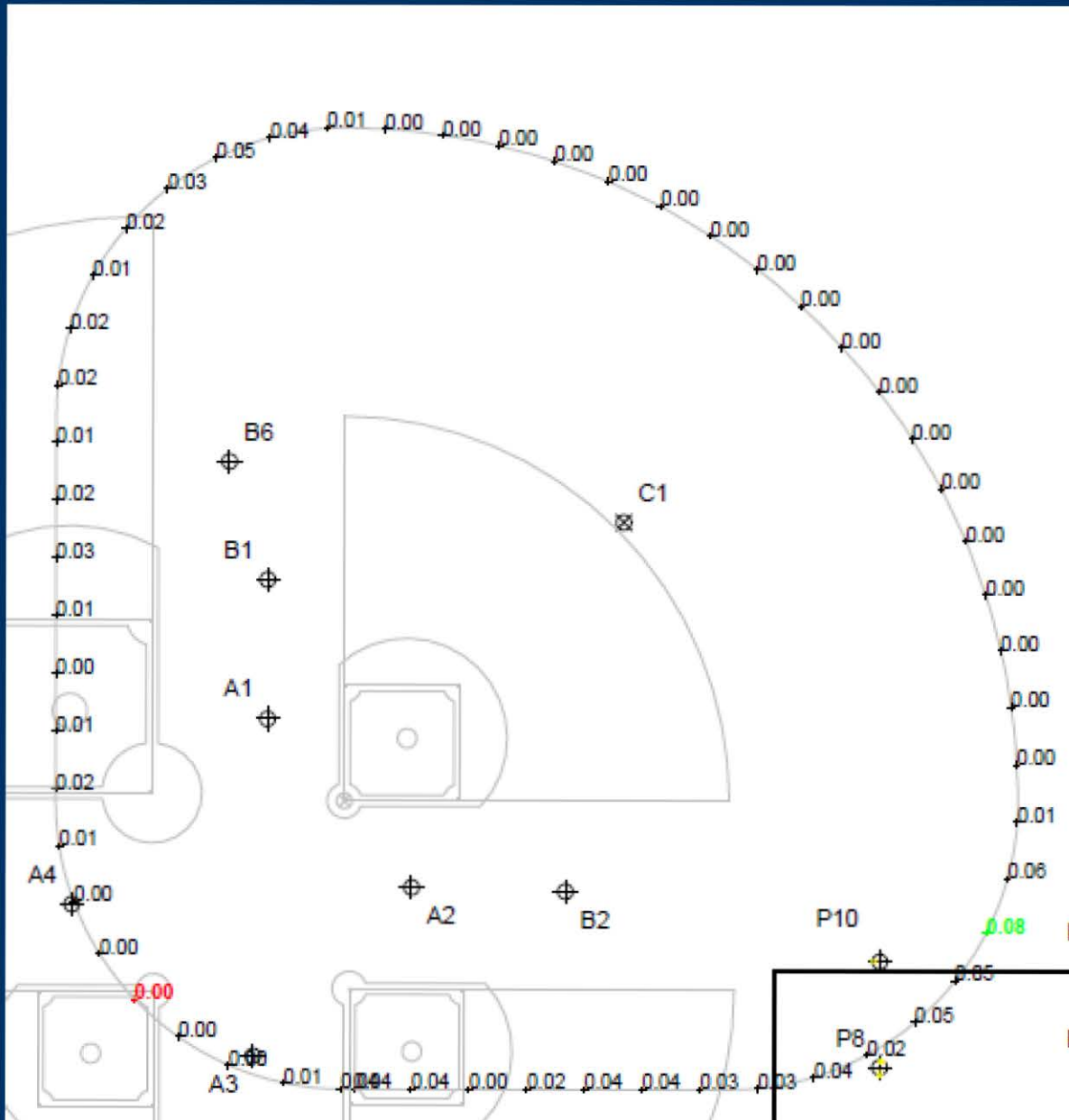
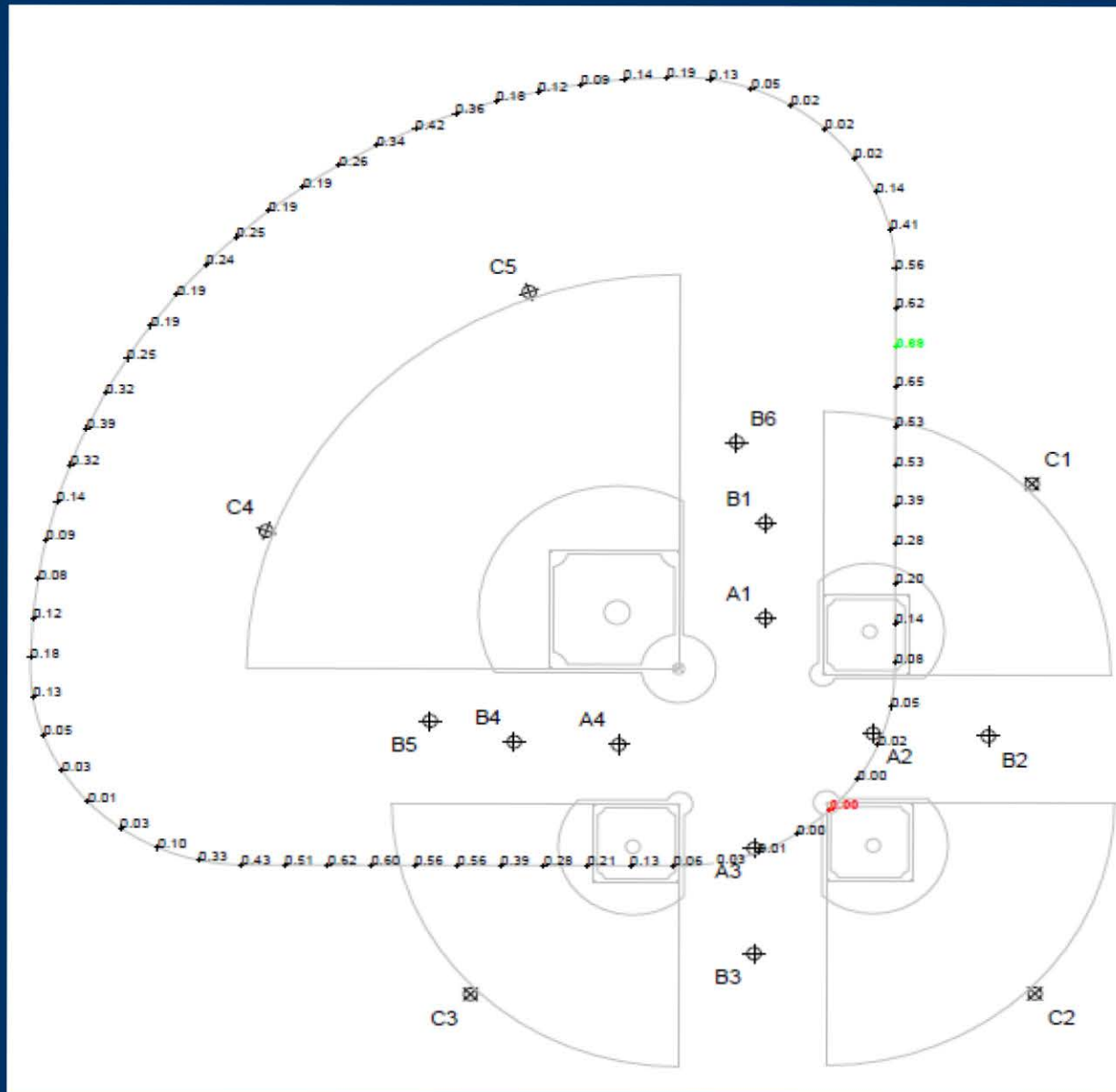


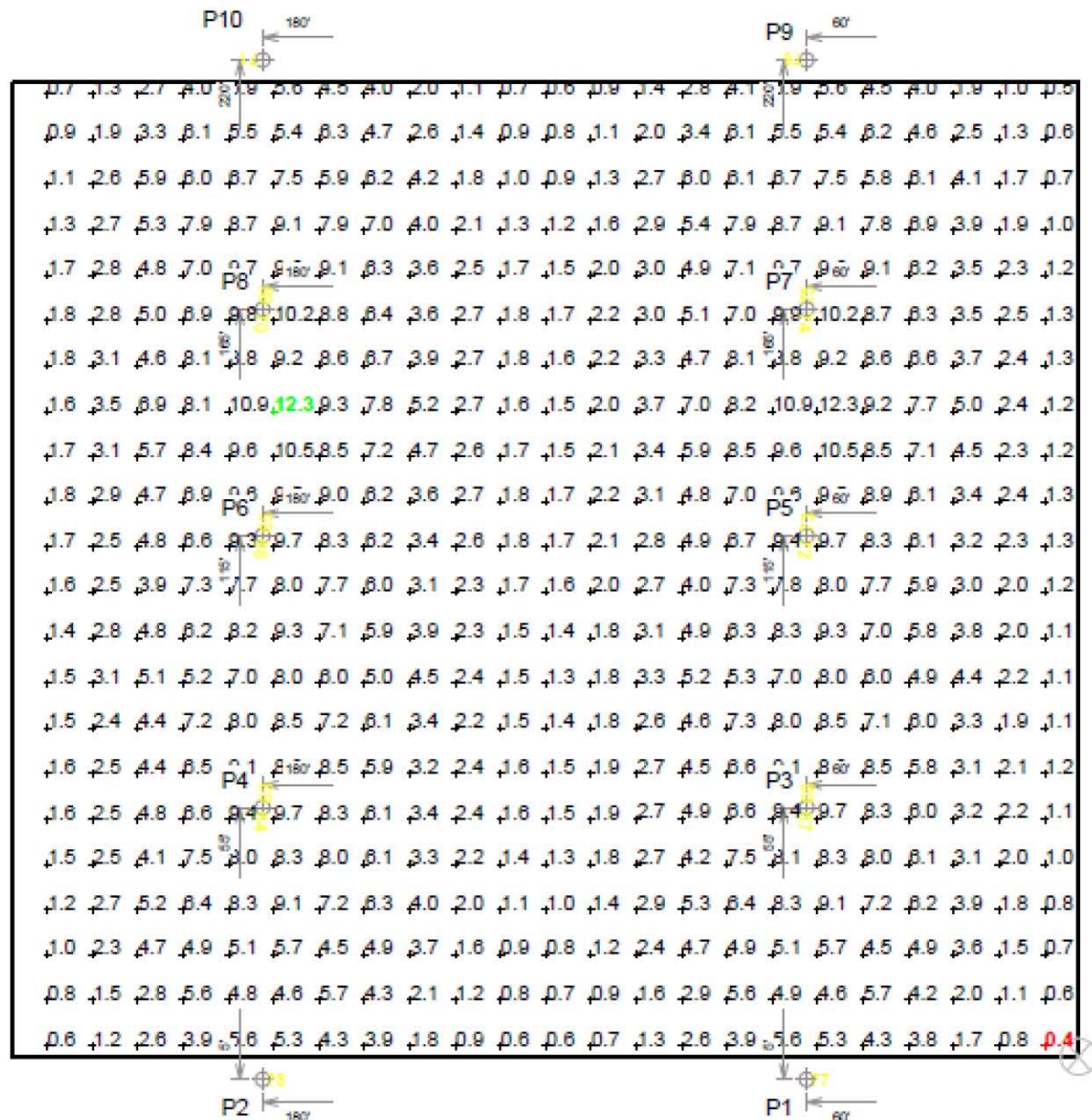
Figure 1 is a detailed map of the study area, showing the distribution of 100 sampling points. The map includes a grid of points with numerical values, a curved boundary on the left, and a rectangular area outlined in green. Sampling points are labeled with numbers, some in red (e.g., 20, 36, 61) and some in green (e.g., 46, 61). The map also shows various geographical features and coordinates.



# Typical LED Field Lighting #4



# LED Parking Lot Lighting



# PROCESS

Public Information Meetings- April 25, 2018 and Sep 11, 2018

Park Authority Board authorized staff May 2019 to take the Draft Master Plan for public comment

## **Public Comment Meeting (tonight)**

30-day comment period

Discuss comments with Park Authority Board (PAB) and review with BOS member –Fall 2019

If decision is made to move forward with field lights, then schedule a public hearing with BOS to recommend changing the deed restrictions

BOS to hold Public Hearing to solicit public comment on any recommended changes to the deed restrictions

BOS Decision

MPR returns to PAB for final approval if BOS approves revisions to deed restrictions



# COMMUNITY INPUT

Questions or Suggestions

Email

Mail

Phone

Public Input Meeting



# COMMENTS AND FEEDBACK

Email: [Parkmail@fairfaxcounty.gov](mailto:Parkmail@fairfaxcounty.gov)

Written comments:

Pat Rosend, Project Manager

FCCA Planning & Development Division, Suite 406

12055 Government Center Parkway, Fairfax, VA 22035

Or leave comment slip with us tonight!