PUBLIC INFORMATION MEETING

November 21, 2019

CLERMONT PARK
MEETING PURPOSE AND AGENDA

Meeting Purpose:

Update the community on the draft master plan process

Agenda:

- Opening remarks from Supervisors office
- Review the proposed amendment and community comments
- Task Force formation
- Task force discussion items
- Summary of revised Draft Master Plan proposal
- Proposed BOS resolution
- Next steps
PARK DEVELOPMENT HISTORY

- Ballfields approved by BOS as part of Kingstowne development

- Community Task Force recommended 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
CLERMONT MASTER PLAN REVISION PROCESS

- PA staff develops Draft Master Plan
- Presented to PAB for Review May 2019
- Public Comment Meeting on Draft Plan July 25, 2019
- Public Comment Period 30 days
- Reviewed comments with BOS staff and PAB member
- Task Force Fall 2019
- Update the PAB on public comments and task force work November 13, 2019
- Public Information Meeting November 21, 2019
- BOS Public Hearing Dec 3, 2019 for changing to deed restrictions
- BOS Decision
- Return to PAB for final MP approval if BOS approves revisions to deed restrictions
PROPOSED DRAFT MASTER PLAN

Lighting Fields #1 and #4

Light parking lot

Zoning Ordinance allows athletic field lighting until 11 pm
FCPA received a total of 284 unique comments for the record and 1 petition from the neighborhood.

Of those comments 157 (55%) were opposed to the lights and 127 (45%) were in favor.

While many people had more than one reason for their opinion, the following items were noted.

- 42/284 (15%) commenters noted concern for the impact of lights on the environment.
- 56/284 (20%) commenters noted concerns about traffic.
- 69/284 (24%) commenters noted other concerns such as noise and/or property value impacts.
- 65/284 (23%) of commenters also supported lighting the girl's softball fields.
In response to the large community interest, Supervisor McKay convened a Community Task Force to research and review the various subjects.
TASK FORCE DISCUSSION

Reviewed public comments on draft master plan
Lighting technology
History of Clermont Park development
Scheduling impacts
Traffic
Field use equity

Other field location options
Lighting curfew
Park usage
Impacts to nature and adjoining home values
Timeline for BOS public hearing on deed restrictions
LIGHTING TECHNOLOGY

Newest LED Technology

Light Precision
  Customized Optics

Minimize Off-Site Spill & Glare

Minimal disturbance of Natural Surroundings

Dark Skies Compliant

Off Site Control
Field Lighting History

- 1977: SportsCluster
- 1989: SportsCluster-2 Level 8™
- 1989: Total Light Control™
- 2005: Light-Structure System™ Green Generation™
- Today: Light-Structure System™ TLC for LED™

Photographed at 100 ft (30 m) from field edge
Light spill from field lighting at park boundary is minimal—less than 0.2 foot-candles.

Light spill from parking area does not reach the park boundary.
CONTROL LINK

Lighting will be controlled by the Park Authority thru Control Link satellite system and will only be available when fields are scheduled for use and will automatically turn off per scheduled use.
• Fields 2 and 3 are dedicated softball fields at Clermont

• Permitted user is Northern Virginia Girls Softball Association (NVGSA)

• No dedicated lighted softball fields for girls in Lee District
PARK USAGE

Local Park with a 3-mile radius serving 39,000 households per FFX County
IPLS Data 2018

80% Pioneer Baseball members within 3-mile park radius (aprox. 300 players)

50% NVGSA members within 3-mile park radius (aprox. 200 players)
### Pioneer Field Usage at Clermont

<table>
<thead>
<tr>
<th>FIELD</th>
<th>MON</th>
<th>TUES</th>
<th>WEDS</th>
<th>THURS</th>
<th>FRI</th>
<th>SAT</th>
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<tr>
<td>RH2 (60') **</td>
<td>1800-1900</td>
<td>Open 1715-1900*</td>
<td>Laney 1800-1900</td>
<td>Jandrain 1800-1900</td>
<td>Eanes 1800-1900</td>
<td>Rooks &amp; NL 0800-1900*</td>
<td>Open 1200-1900*</td>
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<td>RH3 (60') **</td>
<td>Open 1715-1900*</td>
<td>Van Tassell 1730-1830</td>
<td>Rains 1730-1830</td>
<td>Densham / Oswald 1700-1800 / 1800-1900</td>
<td>Eanes 1800-1900</td>
<td>Rookies 0800-1900*</td>
<td>Legends 10u</td>
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<td>LD1 (60')</td>
<td>Jandrain 1800-1930</td>
<td>Eanes 1800-1930</td>
<td>Smith 1800-1930</td>
<td>Clift 1800-1930</td>
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<td>Peterson 1800-1930</td>
<td>Orme 1800-1930</td>
<td>Sullivan 1730-1830</td>
<td>TB/CP 0800-1900*</td>
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<td>Cutts 1730-1830</td>
<td>Open 1700-1900*</td>
<td>Parker 1800-1900</td>
<td>West 1800-1900</td>
<td>Bennett 1730-1830</td>
<td>TB/CP 0800-1500</td>
<td>Open 1200-1900*</td>
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<td>James 1800-1900</td>
<td>Clift 1800-1900</td>
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* Ends at 1900 for MAR-APR; and 2000 for MAY-JUN

**Current field use**
- All field time at Clermont is from 5-7pm daylight permitting
- 2 teams, typical 10 per team
- Natural lighting allows for 1 – 1.5 hours of practice
NVGSA FIELD USAGE AT CLERMONT

Current field use
- All practice starts at 5:30
- 2 teams, typical 10 per team
- Natural lighting allows for 1 – 1.5 hours of practice

Proposed field use
- Practice starts are staggered
- 3 teams, typical 10 per team
- Lights allow 2 hours of practice for 2 teams overlapping on Field 3
ADDED FIELD USE AT CLERMONT WITH LIGHTS AT 9PM SHUTOFF

• Peak spring usage would begin in April at 2.5 hours declining to .5 hour at season end in mid-June
• Fall Usage of lights begins in September at 2.5 hours and increases to 3.5 hours by the end of the season

Estimated light usage during seasons

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<tr>
<th>SPRING field use</th>
<th>FALL field use</th>
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Lights would be used approx. 105 days out of the year for 2-3 hours a day. Seasons for usage are Spring (March 31 – June) and Fall September –November) No lights used in Summer or Winter
ESTIMATED TRAFFIC PATTERN AT CLERMONT WITH LIGHTED FIELDS

- Current park field use intersects with peak rush hour traffic
- Proposed field use with lighted fields would spread the users across the rush hour peak and would allow for more after peak park access.

### Peak Evening Rush Hour Traffic Traffic pm

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Traffic data is per VDOT typical rush hour times for NOVA
Lee District Park

3 unlit Diamonds with 2 overlay rectangle fields

Pioneer Baseball has field use in spring

Lee-Franconia Football is Fall permit holder utilizing rectangle fields. This is their sole practice facility

No other fields available to relocate football

Upgrading to a permanent baseball diamond would remove a rectangle from service, reducing available fields for football
ALTERNATE LOCATIONS—BEULAH PARK

Beulah Park

Two lighted Adult Softball Fields with skinned infields

One field currently used by Pioneer from 5-8 PM

Rest of time is permitted to adult softball league use

No other time is available for youth baseball at the park
IMPACTS TO NATURE AND ADJOINING HOME VALUES

Home Values

Research was limited in scope

Data provided regarding impacts to home values located near medium or large parks with clustered athletic facilities did not indicate that lighting facilities had an effect on the home values.

Impact to Natural Areas

Primary finding is that light negatively affects natural habitat if there is no prolonged dark period.

No research available for impacts of LED Field lights specifically.

Utilize International Dark Sky Association (IDA) Guidelines to minimize light impacts.

Assessing the Effect of Parks on Surrounding Property Values Using Hedonic Models and Multilevel Models. I Hu Lin, August 2016
SUMMARY OF REVISED MASTER PLAN PROPOSAL

Lighting will be latest LED technology meeting Dark Skies certification with minimal spillover at park boundary

Lighting would only be used from last week in March to mid-June, and Sept 1 to November 1 to augment natural lighting until 9pm

Extends use up to a maximum of 2 hours

Lighting will be controlled by the Park Authority thru Control Link satellite system and will only be available when fields are scheduled for use

- Field lighting will automatically turn off at 9pm
- Parking lot lighting will turn off at 9:30 pm

Provides equity of use between baseball and girls softball

Intensity of field use remains the same

Traffic to and from the park at peak rush hour will be reduced
To present a motion to the BOS to modify the park use restriction language in deed

- Light Field #4
- Light Field #3
- Light the parking lot
- Field Lights permitted only until 9 pm
- Parking lot lights until 9:30 pm

All other current deed restrictions remain in place
TIMELINE FOR BOS PUBLIC HEARING ON DEED RESTRICTIONS

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 July 25, 2019

30-day comment period

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

Establish Public Task Force- Fall 2019

Task Force meetings- Oct 15, Oct 24, Nov 6, Dec 2

Public Information Meeting- November 21, 2019 (Tonight)

BOS Public Hearing December 3, 2019 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
COMMENTS AND QUESTIONS

3 minutes for an individual
5 minutes for a group representative