

PUBLIC  
INFORMATION  
MEETING



CLERMONT PARK

November 21,  
2019

# MEETING PURPOSE AND AGENDA

## Meeting Purpose:

Update the community on the draft master plan process

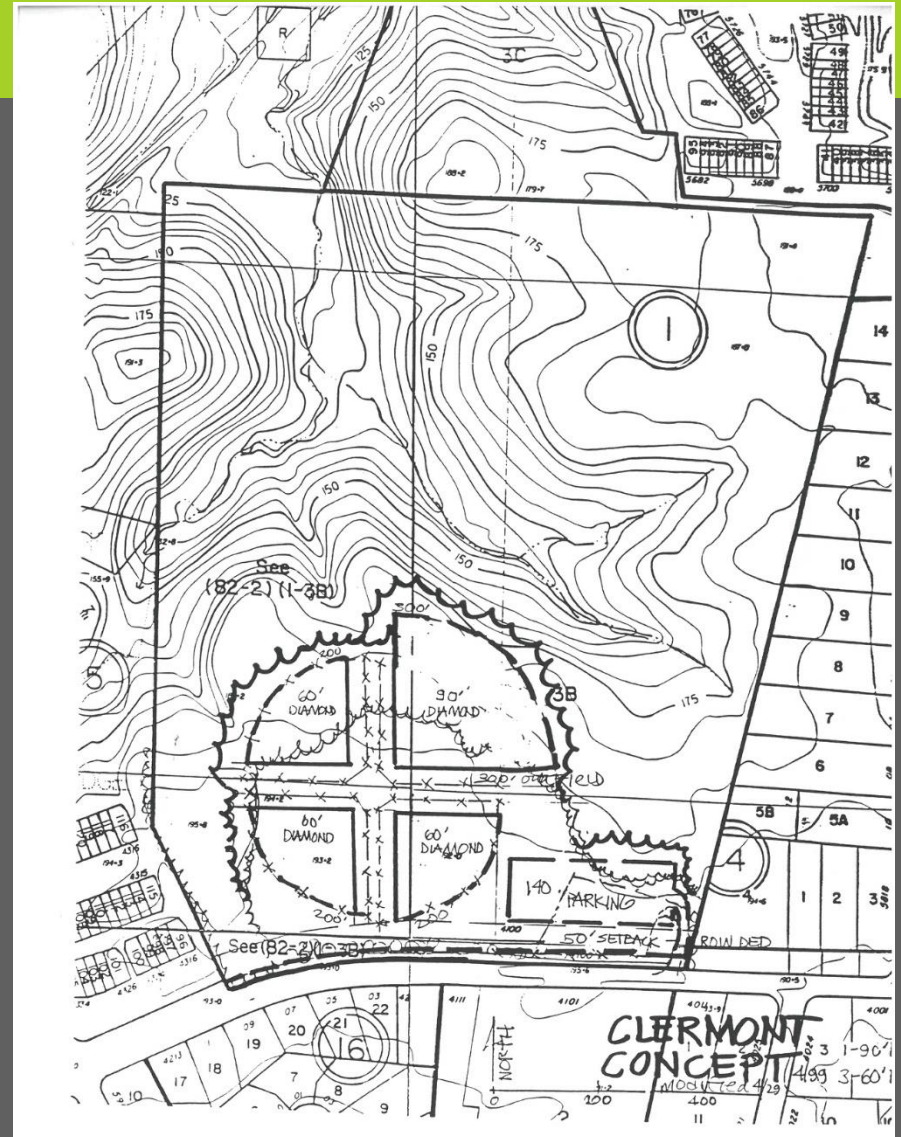
## Agenda:

- 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

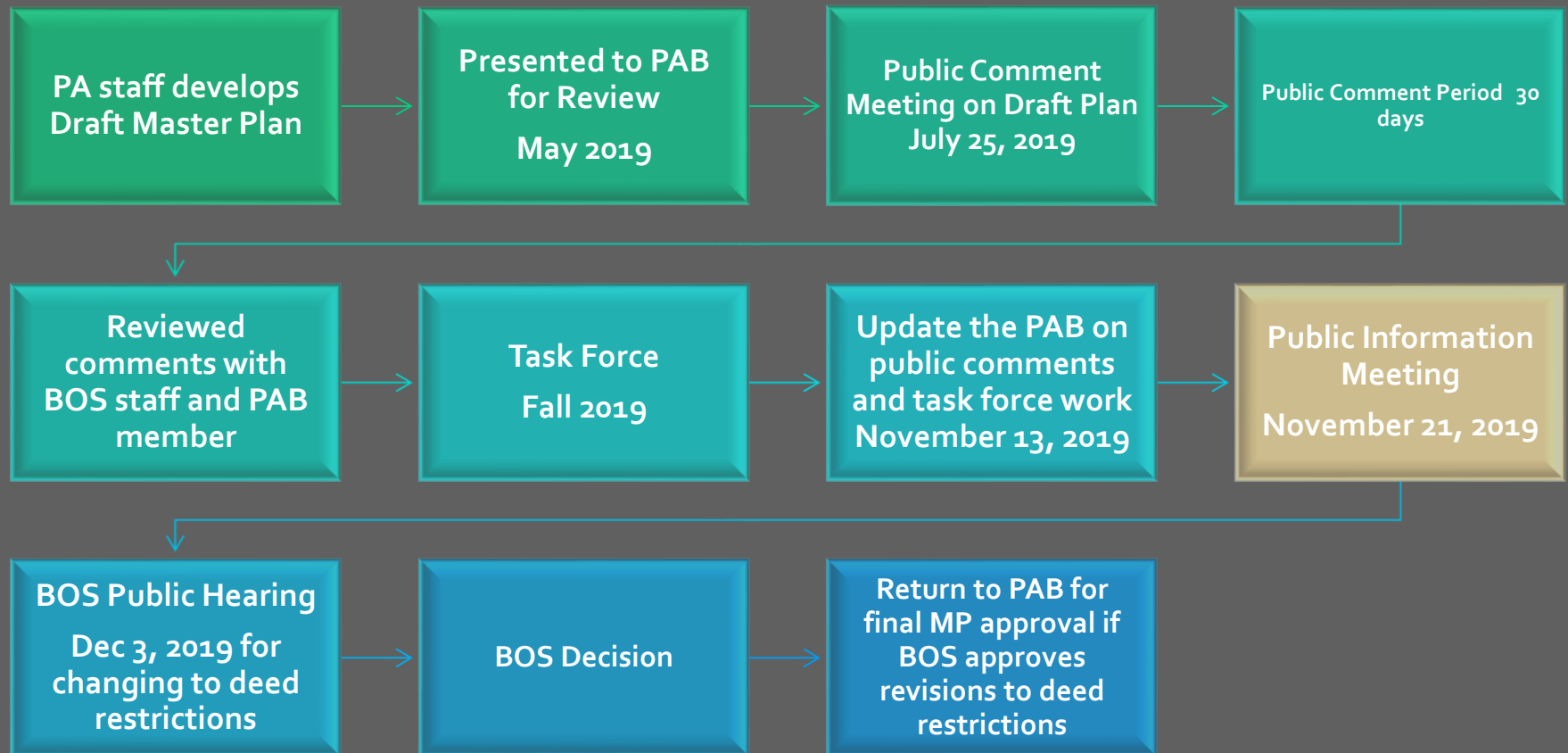


# PARK DEVELOPMENT HISTORY

- 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



# PROPOSED DRAFT MASTER PLAN

Lighting Fields #1 and #4

Light parking lot

Zoning Ordinance allows  
athletic field lighting until 11  
pm



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

40.61 Acres  
Original Approved March 1975  
Draft Amendment May 2019



# PUBLIC COMMENTS

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.

# TASK FORCE

STAFF	
Caleb Lester	Lee District Staff
Dr. Cynthia Jacobs Carter	FCPA Board member
Dave Bowden	Director, Planning and Development Division
Paul Shirey	Manager, Development Branch
Ryan Stewart	Senior Park Planner
Pat Rosend	Project Manager
Mark Martino	Neighborhood and Community Services
Karen Avvisato	Neighborhood and Community Services
	COMMUNITY MEMBER
Carl Sell	Rose Hill
Margaret Biastre	Community Member
Lisa Mickey	Athletic Council Member
Jaime Ovalle	Pioneer Baseball
Ed Archer	Pioneer Baseball
Larry Dempsey	Greater Wilton Woods HOA
Drew Lucio	President Loft Ridge HOA
Rene Grebe	Community Member
Doug Clift	Pioneer Baseball
Owen Clarke	Community Member
Jesse Ellis	NVGSA
Tom Meyer	NVGSA

- 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**

**1989**

**SportsCluster-2  
Level 8™**

**1989**

**SportsCluster-2  
Total Light Control™**

**2005**

**Light-Structure  
System™  
Green Generation™**

**Today**

**Light-Structure  
System™  
TLC for LED™**



# LIGHT SPILL AT PROPERTY LINE

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

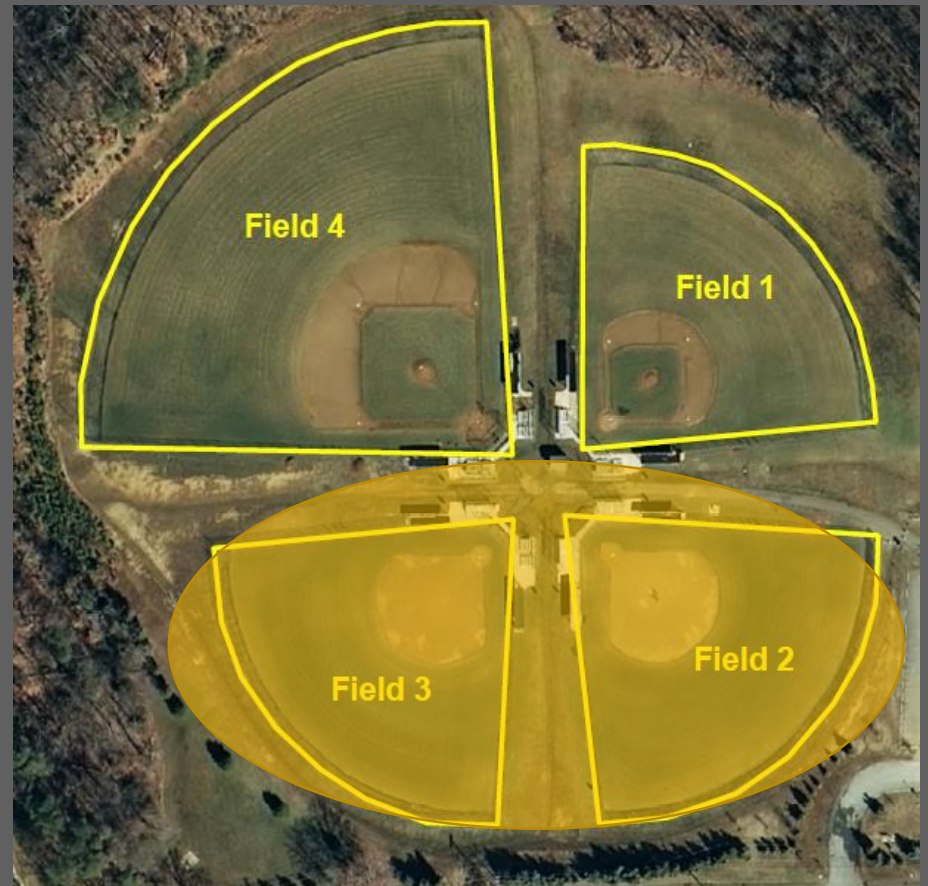
Lighting will be controlled by the Park Authority thru Control Link satellite system and will only be available when fields are scheduled for use and will automatically turn off per scheduled use





# FIELD USE EQUITY

- 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

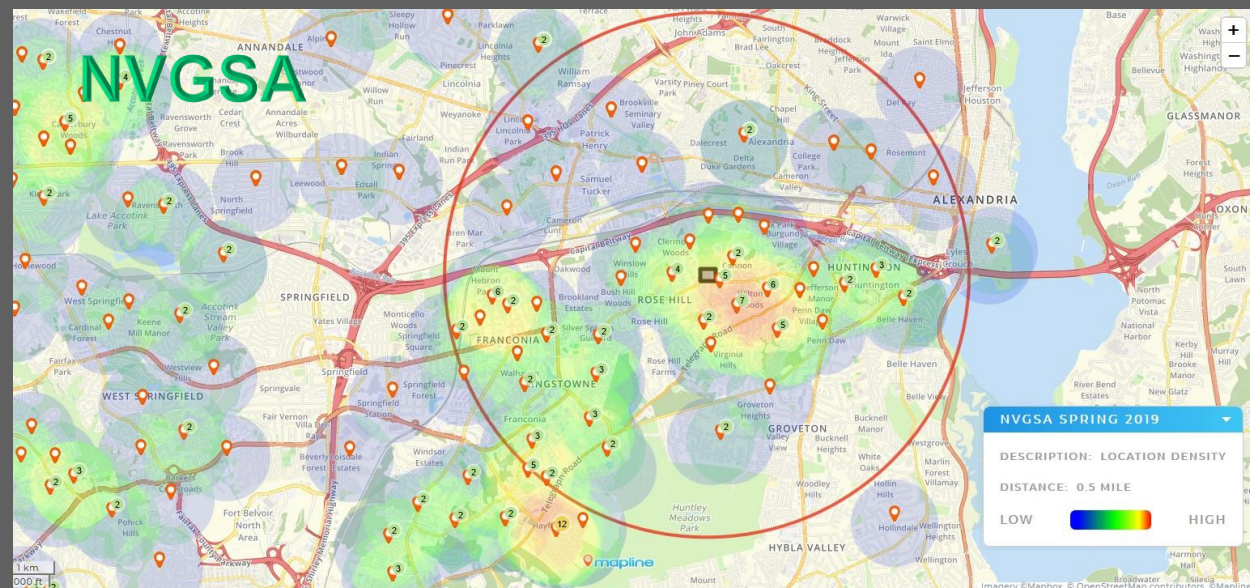
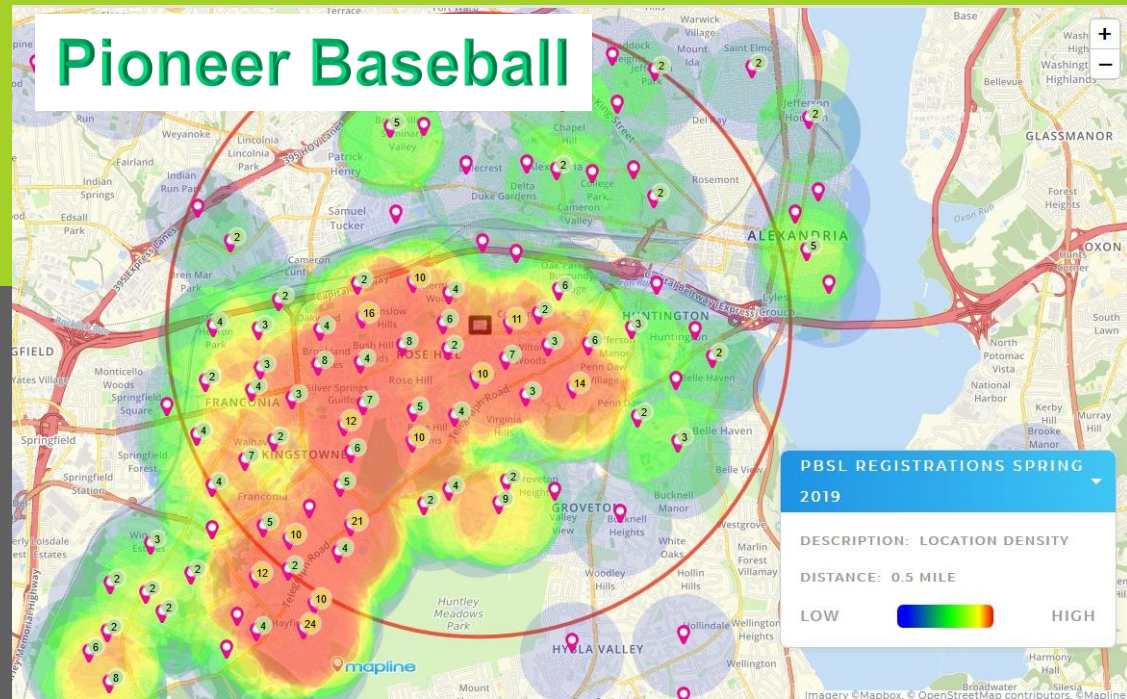


# PARK USAGE

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

FIELD	MON	TUES	WEDS	THURS	FRI	SAT	SUN
<b>RH2 (60') **</b>	Wall 1800-1900	Open 1715-1900*	Laney 1800-1900	Jandrain 1800-1900	Eanes 1800-1900		
<b>RH3 (60') **</b>	Open 1715-1900*	Van Tassell 1730-1830	Rains 1730-1830	Densham / Oswald 1700-1800 / 1800-1900	Eanes 1800-1900		
<b>LD1 (60')</b>	Jandrain 1800-1930	Eanes 1800-1930	Smith	Clift	Open 1700-1900*	Rooks & NL 0800-1900*	Open 1200-1900*
<b>LD2 (60')</b>	Open 1700-1900*	Sams	Schlesinger	Snyder	Grotz	Rookies 0800-1900*	Legends 10u
<b>LD3 (60')</b>	Open 1700-1900*	Marshall 1800-1900	Peterson 1800-1900	Orme 1800-1900	Sullivan 1730-1830	TB/CP 0800-1900*	Open 1200-1900*
<b>JM (60')</b>	Cutts 1730-1830	Open 1700-1900*	Parker 1800-1900	West	Bennett 1730-1830	TB/CP 0800-1500	Open 1200-1900*
<b>VH (60') **</b>	Orme	Winters	Open 1700-1900*	Olson	Warden	Minors 0800-1900*	Legends 8u
<b>Cler1 (60')</b>	James	Clift	Open 1700-1900*	Albers	Talente	Minors 0800-1900*	Legends 9u
<b>Cler2 (60')</b>		Versace					Open 0800-1900*
<b>Cler3 (60')</b>					Open 1700-1900*		
<b>Cler4 (90')</b>	Zayas	Archer	James/Gagain - Seniors	Springfield Babe Ruth/Yankees	Knowles	Majors/Srs 0800-1900*	Legends 11u/12u
<b>Beulah1 (70')</b>	Sherman	Dial	Majors Weekly Game 1700-2100	Reid	Smith	Majors 0800-2000	
<b>Beulah2 (70')</b>						Open 0800-2000	
* 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

### Spring

	SUN	MON	TUE	WED	THU	FRI	SAT
CLERMONT FIELD 2				5:30 HP	5:30 HP	6:00 TP	9-5 varies HG
CLERMONT FIELD 3			5:30 HP	5:30 HP	5:30 HP		9-5 varies HG

### Fall

	SUN	MON	TUE	WED	THU	FRI	SAT
CLERMONT FIELD 2			5:30 HP	5:30 HP	5:30 HP		9-5 varies HG
CLERMONT FIELD 3	TP (sporadic)		(baseball)	5:30 HP	6:00 TP	5:30 HP	9-5 varies HG

## 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

### Spring (with Field 3 lighted)

	SUN	MON	TUE	WED	THU	FRI	SAT
CLERMONT FIELD 2				5:30 HP	5:30 HP	6:00 TP	9-5 varies HG
CLERMONT FIELD 3		6:00 TP	6:00 TP 7:00 TP	6:30 HG	6:00 TP 7:00 TP		9-5 varies HG

### Fall (with Field 3 lighted)

	SUN	MON	TUE	WED	THU	FRI	SAT
CLERMONT FIELD 2			5:30 HP	5:30 HP	5:30 HP		9-5 varies HG
CLERMONT FIELD 3	TP (sporadic)	6:30 HG	6:00 TP 7:00 TP	6:00 TP	6:00 TP	6:30 HG	9-5 varies HG



# 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

		SPRING field use								FALL field use							
		1-Apr	15-Apr	1-May	15-May	1-Jun	17-Jun			1-Sep	15-Sep	1-Oct	15-Oct	31-Oct			
Field Scheduling	5:00 PM							Field Scheduling	5:00 PM								
	5:30 PM								5:30 PM								
	6:00 PM								6:00 PM								
	6:30 PM								6:30 PM								
	7:00 PM								7:00 PM								
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	10:00 PM								10:00 PM								
	10:30 PM								10:30 PM								
11:00 PM							11:00 PM										

# 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 pm

	4:00	4:30	5:00	5:30	6:00	6:30	7:00	7:30	8:00	8:30	9:00	
Rush Hour Peak												
<b>CURRENT</b>												
Baseball												
Softball												
<b>PROPOSED</b>												
Baseball												
Baseball												
Softball												
Softball												

Traffic data is per VDOT typical rush hour times for NOVA

# ALTERNATE LOCATIONS-LEE DISTRICT PARK

## 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

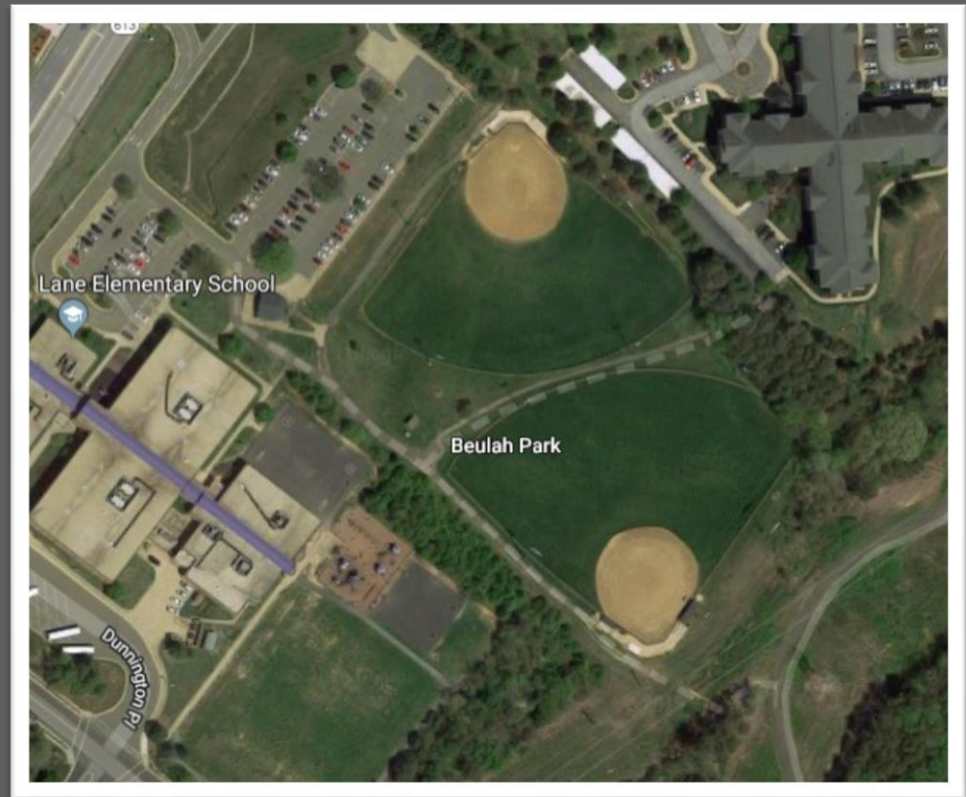
## Beulah Park

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

Assessing the Effect of Parks on Surrounding Property Values Using Hedonic Models and Multilevel Models. I Hu Lin, August 2016

## 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

# REVISED DRAFT MASTER PLAN



## CLERMONT PARK

### Master Plan Amendment

Parcel 82-2 ((1)) 3-B

40.61 Acres

4100 Franconia Road  
Alexandria, VA

Original  
Approved  
March 1975

**DRAFT**  
Nov 21, 2019

# 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

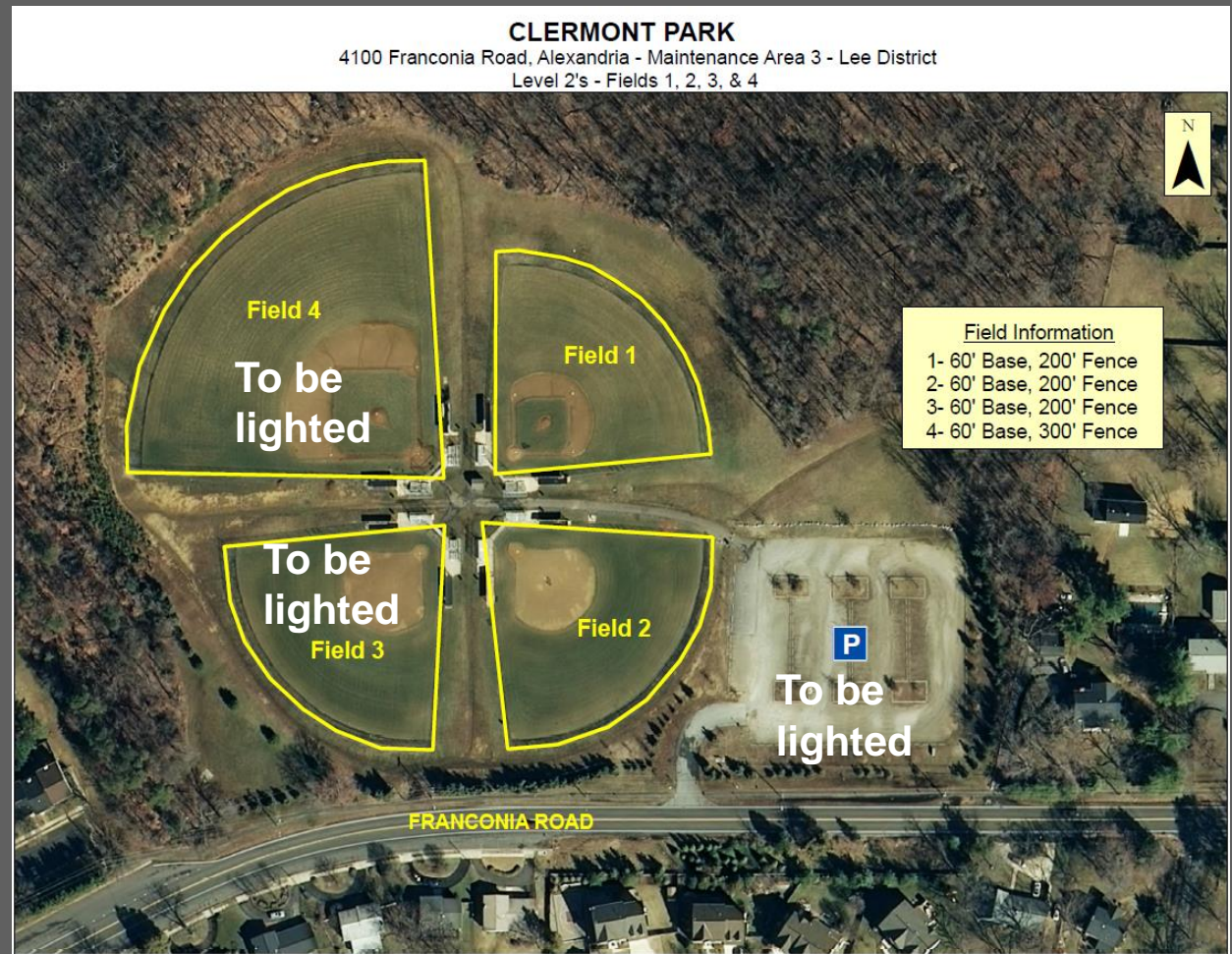


# PROPOSED DRAFT BOS RESOLUTION

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