

INFORMATION

Draft Clermont Park Master Plan Amendment (Lee District)

Clermont Park is a 40.61-acre local park in the Lee Magisterial District located at 4100 Franconia Road in the Alexandria section of Fairfax County bordered by single-family detached homes, townhomes, and Loftridge Park to the north (Attachment 1). The property was originally master planned in 1975 as an interim park on a then future school site (Attachment 2). The park was developed with athletic fields for use by the surrounding communities. Fairfax County Public Schools (FCPS) transferred ownership of the property to the Fairfax County Board of Supervisors in 1985 with the interim park facilities in place.

In the late 1990s, the developer of the nearby Kingstowne subdivision proffered to construct a park with athletic fields in the Kingstowne development. Due to wetland issues with the proposed park site in Kingstowne, the developer submitted a Proffer Condition Amendment (PCA) in 1999 to remove the planned athletic fields from the proffered park in Kingstowne and redevelop Clermont Park to increase the number of athletic fields at the park. The approved PCA required the developer to construct three, sixty-foot diamond baseball fields and one ninety-foot diamond baseball field as well as expand the parking lot to accommodate parking for 140 vehicles at Clermont Park (Attachment 3). A community task force was formed in 2000 to work with the Park Authority staff and the developer to refine the conceptual development plan (CDP) for the baseball fields and parking at Clermont Park. Based on the recommendations of the task force installation of athletic field and site lighting, permanent loudspeakers and a permanent concession stand were precluded in the final CDP. The task force also requested that these restrictions be included in the deed should the property be transferred from the Board of Supervisors to the Park Authority in the future. The Board of Supervisors transferred ownership of the entire parcel to the Park Authority in 2007 with the deed restrictions in place.

Community athletic groups have expressed a need for additional playing time on the diamond field facilities and proposed lighting the ninety-foot diamond and one of the sixty-foot diamonds as well as the parking area. Given the scarcity of land available to construct new athletic facilities in the district, the most effective way to increase playing time is by lighting some of the existing diamond fields at Clermont Park to extend hours of use. Park Authority staff working with the Lee District Supervisor's Office held several informal public information meetings in the fall of 2018 with the surrounding communities to share information on the latest athletic field lighting technology and

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discuss the possibility of lighting the proposed diamond fields and the parking area to allow play to extend past dusk. Based on positive feedback at the meetings, the Supervisor's Office has indicated a willingness to pursue removal of the deed restriction to allow for the lighting.

Staff discussions with the Office the County Attorney determined that in order to remove the deed restrictions prohibiting the proposed lighting at the park, the Park Authority needs to initiate the public master planning process to gain public input on the proposed CDP amendment before the Board of Supervisors can consider removing the restrictions.

To gain public input on the amendment and potential neighborhood impacts, staff will present the draft Clermont Park Master Plan Amendment incorporating the lighting of fields #1 and #4 and the parking lot as shown on the proposed CDP at a Public Comment Meeting in July 2019 (Attachment 4). Public input on the proposed master plan amendment will be collected at the meeting and will be followed by a 30-day comment period. The draft master plan amendment will also be published on the Park Authority website in order to disseminate information and collect input. The public input gathered from this process will be shared with the Park Authority Board for consideration prior to staff requesting the Board of Supervisors take action on the deed restrictions.

The Board of Supervisors will need to schedule and hold a public hearing on the proposal to remove the deed restrictions. If the Board of Supervisors agree to remove the deed restrictions staff will present the master plan amendment to the Park Authority Board for final approval.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Clermont Park Vicinity Map

Attachment 2: 1975 Park Master Plan

Attachment 3: Current Park Development

Attachment 4: Draft Clermont Park Master Plan Amendment CDP

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