



**Loudoun County**

**VIRGINIA**

WHERE TRADITION MEETS INNOVATION

# **Sterling Neighborhood Park Property Acquisition Proposal**

## **August 4, 2022**

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# Sterling Neighborhood Park

## Examples of Possible Facilities





# Sterling Neighborhood Park – Possible Facilities





# Possible Location for Sterling Neighborhood Park

## Subject Properties:

1. Owner: Sterling Park Golf, Swim and Tennis Club, 61.76 acres  
PIN 032-30-4046
2. Owner: Lower Loudoun Boys Football League, 5.32 acres  
PIN 032-20-9812
3. Lower Loudoun Little League, 5.32 acres  
PIN 022-25-4634



# Benefit of a County Park at Proposed Location

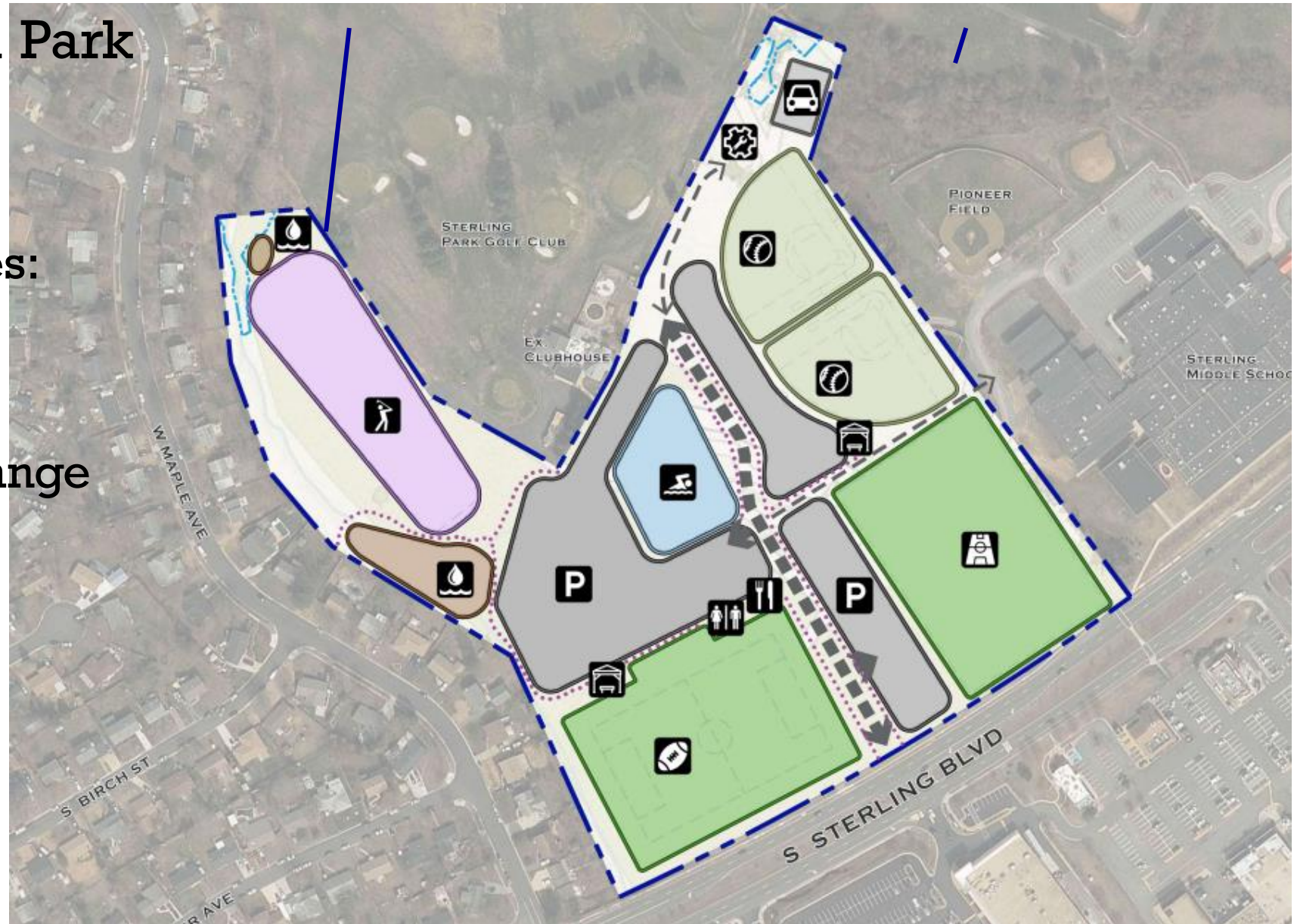
- County's investment in the property would include new athletic facilities and other amenities.
- Enhanced and accessible recreational facilities benefitting the Sterling Park neighborhood and County residents.
- Priority scheduling for the Leagues at new facilities, which would remain their Home Fields.
- County would provide on-going maintenance and capital improvements. (Publicly financed vs. Private fundraising)
- Improved concession facilities for League fundraising.



# Sterling Neighborhood Park Draft Conceptual Plan

Approximately 25 Acres:

- Football Field
- 2 Ballfields
- Re-orient driving range
- Swimming Pool
- Pocket Parks
- Walking Trails







# Property Issues to be Resolved

- Restrictive Covenant - Current covenant restricting property to recreational use for the benefit of property within Sterling Park. This covenant may have to be removed or modified to make clear that the property can be used by the general public if County owns the property.
- A restrictive covenant is a document recorded in the land records that limits how a certain property may be used.
- The restrictive covenant is a problem because a resident of Sterling Park could challenge the use of the property for the general public.
- A court case or legislative action may be required to resolve this uncertainty.



# Property Issues to be Resolved

- Zoning Issues – Park facilities cannot cross property lines so property would need a boundary line adjustment or consolidation into one parcel. Setbacks and landscaping buffers would also be an issue if lots remain “as is.”
- Due Diligence Study is needed to determine floodplain and wetland impacts. At least a Phase 1 environmental study should be performed as well. Owners would need to provide a Right of Entry Agreement to allow consultants on the property.
- Easements and Existing Utilities – The County would perform an ALTA Survey to confirm that existing utilities will not impact location of proposed facilities.

# Sterling Neighborhood Park – Purchase Option

- The County desires to purchase the property due to the substantial cost for the new park facilities and the legal efforts required to resolve the restrictive covenant issue.
- The County would like to negotiate a Purchase Option Agreement with each property owner to purchase the property at an agreed upon price.
- Purchase Option Agreement – A legal document that would give the County the exclusive right to decide whether or not to purchase the property during a set period of time.
- The option time period would be at least 2 years to give the County the ability to resolve the restrictive covenant issue.
- Purchase would be contingent on the County being able to remove or modify the restrictive covenant on the property.



# Sterling Neighborhood Park – Lease Back Option

- If the County purchases the property, the County could negotiate a lease back agreement with the Leagues to allow priority scheduling, concession operation, and use of equipment storage facilities.
- Other terms could be considered if desired by the individual Leagues.
- County could schedule fields when not in use by the Leagues per PRCS allocation policies.
- The County maintains and operates the facilities freeing the Leagues from maintenance cost and responsibilities.
- As long as the Leagues remain non-profit organizations, the rent for leasing the facilities could be nominal.

# Sterling Neighborhood Park – Next Steps

- Leagues discuss and get back to the County with an expression of interest.
- County will put together an offer package to start negotiations.
- Ideally, the County would like to have a fully negotiated purchase option agreement acceptable to all parties prior to November 1, 2022.
- If a purchase option agreement is reached:
  - County will begin work to address the restrictive covenant issue.
  - The County will begin its due diligence studies and plan for the future facilities with the Leagues' and public input.
  - Settlement could potentially occur sometime between Summer 2024 and Summer 2025.



# County Staff Contact Information

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