



Date of Council Work Session: November 26, 2012

**TOWN OF LEESBURG  
TOWN COUNCIL WORK SESSION**

**Subject:** Arcadia Proffer and Related Development

**Staff Contact:** Rich Williams, Director of Parks and Recreation

**Recommendation:** None at this time.

**Issue:** How to gather information regarding the utilization of funds received from the Arcadia Companies relating to Potomac Crossing Park.

**Fiscal Analysis:** None. An appropriation is not needed since the Town has received a settlement of \$597,000 for the previously proffered Potomac Crossing Park. These funds can be utilized for park related development/acquisition within the Potomac Crossing neighborhood or other locations throughout the Town.

**Background:** In 1986, a public park to be located at the end of Shanks Evans Road was proffered by Arcadia Development as part of the development of the Potomac Crossing community. The size and amenities within the park have been adjusted over the years, with a final design selected in 2009. The estimated cost to develop the final design is \$1.4 million. Due to a conflict within the Arcadia Companies and potential litigation, a settlement in the amount of \$597,000 was reached releasing the developer from any agreed upon proffers.

Recognizing the settlement amount is insufficient to develop the park as designed, the Department of Parks and Recreation is initiating an outreach process to gather information as to the best use of these funds. Staff will attend the November 28<sup>th</sup> Potomac Crossing and Edwards Landing HOA meetings, and conduct a Town-wide input meeting after the holiday season. The purpose of these meetings is to present, as well as receive potential ideas for the use of these settlement funds. Information from these meetings will be vetted through the Parks and Recreation Advisory Commission, with a recommendation to be presented to Council.

**Attachments:** 1) Potomac Crossing Settlement Funds Options

## **Potential Public Park and Recreation Improvements**

**Funding Source: Previously proffered funds for Potomac Crossing Park**

**Approximate total Value: \$597,000**

### **Options:**

**1. Construct some, but not all, of the improvements previously approved on the approved master plan for Potomac Crossing Park.**

The value of the full development plan for the park is estimated at \$1,400,000.

Partial development might include any of, or a combination of, the following elements:

- Access road and parking lot
- Access road and reduced size parking lot
- Picnic area, with or without shelter
- Playground
- Basketball court
- Trails
- Open play field
- Rest rooms

**2. Construct alternative improvements on the Potomac Crossing Park site.**

- ADA accessible trails
- Arboretum and /or natural interpretive elements.
- Other?

**3. Improvements constructed on the HOA property that connects the Balls Bluff Rd. cul-de-sac with Woods Edge Dr.**

- Benches/ picnic tables
- Fitness course elements / play elements
- Other?

**4. Design work for Veterans Park**

**5. Edwards Landing Park**

- Playground
- Trails, possibly including ADA accessible trails

**6. Acquisition of land adjacent to Veterans Park**

**7. Partnership with Balls Bluff Elementary School for playground enhancement.**

**8. Other Initiatives? (Neighborhood or town-wide)**

### **Development schedule?**

### **Public Meeting Date?**