



Council Meeting: July 23, 2013

**TOWN OF LEESBURG
TOWN COUNCIL MEETING**

Subject: Public Input Session - Potomac Crossing Park Design

Staff Contact: Rich Williams, Director of Parks and Recreation

Recommendation: Council consider approval of the design and development of park and recreational improvements at Potomac Crossing Park as shown on the attached plan endorsed by the Parks and Recreation Advisory Commission on March 16, 2013 and presented to Council on June 24, 2013.

Issue: Should the Town proceed with park and recreational improvements at Potomac Crossing Park as shown on a staff revision of the original master plan for the park? The new “Proposed Master Plan” was developed after receiving input from the Potomac Crossing community.

Fiscal Impact: No impact. New funding is not needed since the Town has received a settlement of \$597,159 from the developer of the Potomac Crossing community in lieu of previously proffered park improvements. Council has previously determined that these funds should be utilized for park related development/acquisition within the Potomac Crossing community.

Background: In late 2012, resolution was reached resulting in the Town receiving a \$597,159 settlement from a private developer to satisfy proffer obligations associated with the development of park and recreation improvements on the 8.2 acre parcel known as Potomac Crossing Park, located at the terminus of Shanks Evans Road. This funding has been received and incorporated into the current Town Capital Improvement Program. Since the settlement amount was not sufficient to construct all of the proposed improvements shown on the adopted park master plan, staff was directed to engage the local community to better determine how to best meet the community’s needs with the funding available.

The proposed development plan would reduce the clearing footprint from the original 6 acres to approximately 2.5 acres, reduce the number and scope of facilities, and feature innovative storm water management.

Staff’s recommended development plan was endorsed by the Parks and Recreation Advisory Commission at their March 16, 2013 meeting with a vote 7-0, and was shared with the Potomac Crossing HOA, to a generally positive response, at their May 22, 2013 meeting.

Attachments:

- 1) Proposed Revised Master Plan for Potomac Crossing Park
- 2) Resolution – Directing Staff to Initiate the Final Design and Development of Potomac Crossing Park Utilizing \$597,159 in Settlement Funds.
- 3) Potomac Crossing Frequently Asked Questions and Answers
- 4) Letter From Potomac Crossing Homeowners Association

Potomac Crossing Association

101 Blue Seal Drive, Suite 100
Leesburg, VA
20175-8914

July 15, 2013

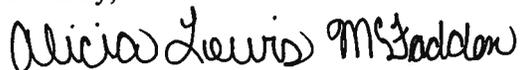
Mr. Rich Williams, Director
Mr. William Ference, Space Planner
Town of Leesburg Department of Parks & Recreation
25 West Market Street
Leesburg, Virginia 20176

RE: Potomac Crossing Park

Dear Mr. Williams and Mr. Ference,

The Potomac Crossing Board of Directors has reviewed the information that you presented at the May 22, 2013 Potomac Crossing Board of Directors meeting regarding the disposition of the funds that the Town has received in a settlement from the Arcadia Companies, developer of Potomac Crossing. We, the Board of Directors, as duly and legally elected by our Residents to represent the best interest of Potomac Crossing, unanimously recommend the construction of the Potomac Crossing Park in its current location with the funds available to the Town from the settlement with Arcadia Companies, developer of Potomac Crossing, and supports the plan for new park facilities as proposed by The Town of Leesburg Department of Parks and Recreation. The source of the funds from the settlement with Arcadia came from the Homeowners of Potomac Crossing. The Board of Directors recognizes that the funds were proffered to the Town of Leesburg to build the park and that there are numerous opinions on how best to allocate these funds for Parks and Recreation related projects. We strongly believe that all residents of Potomac Crossing and surrounding areas would benefit from the construction of the new park. The park will provide a designated area that would be available for use by all constituents of the community. We are adamantly opposed to the option of using these funds for any other purpose. It is understood that the Town did not receive enough funding to build the park to its original specifications but it is the Board of Directors position that if the funds are not used to start the construction of the Potomac Crossing Park, as they were intended, that the Town would eliminate the possibility of the intended park ever being completed.

Sincerely,



Alicia Lewis McFadden, President
Board of Directors
Potomac Crossing Homeowners Association

POTOMAC CROSSING PARK DESIGN

Frequently asked questions and Concerns:

Q. What are the exact descriptions and sizes of the proposed features?

A. *Until the project enters the detailed design stage, it is difficult to give exact details due to yet unknown site restraints, equipment costs, community preferences, etc. The anticipated scale of features would be:*

- **Playground** - *Designed for ages 2-12, the playground would have climbing apparatus, swings, slides, educational components, etc. The design would feature both manufactured and natural play components. The surface would be state of the art solid surfacing or engineered wood fiber, similar in size to the Ida Lee Park playground.*
- **Parking lot** - *The 20-car parking lot would be approximately 100' x 60' and ideally be constructed without curb and gutter using permeable materials that blend visually into the surroundings.*
- **Picnic shelter and tables** - *A typical size for a shelter in this type of park would be 24' x 40'. It would be constructed of primarily natural materials and hold 6-8 tables. Additional tables and 1 grill would be located near the shelter.*
- **Open play area** - *The play area would be grass-surfaced, approximately .5 acre.*

Q. Is it legal for the town to spend the money on improvements not on Town property, and if so, would the Town consider giving some or all of the money to either Balls Bluff Elementary School or the Potomac Crossing HOA to build facilities

A. *Per the Town Attorney, the funds may be used to provide for any public purpose that monies deposited in the general fund are allowed for by law. What they cannot be used for is to benefit a private organization such as an HOA.*

Q. Would the Town consider just doing the clearing and building the infrastructure at this time with the expectation that they could build the recreational amenities at a future time?

A. *At the public meetings, staff stated that this approach would not be considered.*

Q. I am concerned that building a park in this location might attract undesirable persons and crime to the neighborhood. What assurances do I have that my family will be safe?

A. *Though no assurances can be given, the Leesburg Police Department has collected data indicating that parks of this type do not generate additional criminal activity. The police will routinely patrol the new park and respond quickly to all calls.*

Q. I would like to see the full park that was originally proffered to the community be built out. Would the Town seek consider providing additional funds to do so?

A. *Town Council would have to consider this as a part of its annual review of the Capital Improvement Program.*

Q. I hate to see trees cut down; is there a way to reduce the loss of this valuable and beautiful natural forest?

A. Obviously, some trees will need to be removed to construct the park. The revised plan reduces the area of clearing from about 6 acres to about 2 acres, saving hundreds of trees more than in the original plan. Extensive replanting will be done upon completion of the facilities, with an emphasis on providing screening for the adjacent homes. An urban forestry management plan will be a part of the maintenance program for the park.

Q. Will the park be lighted?

A. Security lighting is planned for the parking lot, but the Parks Department will work with the Police Department and adjacent homeowners to find the best solution for all parties.

Q. Can the park be gated, with the gate being opened at dawn and closed at dark?

A. The Town doesn't put gates on park entrances, other than Freedom Park, which is staffed, for operational reasons. Park operating hours will be clearly stated on signs at the park entrance.

Q. What will it cost to maintain the new park?

A. \$3,000 to \$4,000 for equipment operations costs, supplies, etc. No additional staffing required.

PRESENTED July 23, 2013

RESOLUTION NO. _____

ADOPTED _____

A RESOLUTION: DIRECTING STAFF TO INITIATE THE FINAL DESIGN AND DEVELOPMENT OF POTOMAC CROSSING PARK UTILIZING \$597,159 IN SETTLEMENT FUNDS

WHEREAS, in 1986 the developer of the Potomac Crossing community proffered land leased from Northern Virginia Regional Park Authority and amenities to the Town of Leesburg for a public park; and

WHEREAS, in 2002 after numerous design modifications, the Parks and Recreation Advisory Commission endorsed a park development plan; and

WHEREAS, in 2007 Council approved a resolution to transfer ownership of the 8.3 acre future park site from the Northern Virginia Regional Park Authority to the Town of Leesburg; and

WHEREAS, the Department of Parks and Recreation continued to work with the developer and engaged the community regarding potential design changes; and

WHEREAS, in 2012 a final Park Master Plan was approved by the Parks and Recreation Advisory Commission and Council; and

WHEREAS, in 2012, the developer chose not to develop the proffered park resulting in a financial settlement with the Town in the amount of \$597,159; and

WHEREAS, it was recognized that there are insufficient funds available to develop the park as approved in the 2012 Master Plan; and

WHEREAS, Council directed staff to engage the community as to how to best apply the settlement funds, with an understanding that these funds should be utilized within the Potomac Crossing Community; and

A RESOLUTION: DIRECTING STAFF TO INITIATE THE FINAL DESIGN AND DEVELOPMENT OF POTOMAC CROSSING PARK UTILIZING \$597,159 IN SETTLEMENT FUNDS

WHEREAS, staff conducted three community meetings, solicited email input, and engaged the Potomac Crossing HOA to develop a plan to utilize the funds that best meets the needs of the community; and

WHEREAS, a scaled-down park development plan was unanimously endorsed by the Park and Recreation Advisory Commission at their March 16, 2013 meeting; and

WHEREAS, Council conducted a public input session to further gauge the community's approval for the use of the \$597,159 in settlement funds.

THEREFORE, RESOLVED by the Council of the Town of Leesburg in Virginia that the staff is directed to move forward with the final design and development of Potomac Crossing Park utilizing \$597,159 in settlement funds.

PASSED this _____ day of _____, 2013.

Kristen C. Umstattd, Mayor
Town of Leesburg

ATTEST:

Clerk of Council



Date of Council Meeting: July 23, 2013

**TOWN OF LEESBURG
TOWN COUNCIL MEETING**

Subject: Potomac Crossing Park CIP funds

Staff Contact: Rich Williams, Director of Parks and Recreation

Recommendation: Council amend the Fiscal Year 2014 - 2019 Capital Improvements Program (CIP) to move the Potomac Crossing Park project from FY-2019 to FY-2014 and FY 2015, and make a supplemental appropriation in the amount of \$597,159 in order to allow staff to initiate design and subsequent construction on park and recreation improvements at Potomac Crossing Park.

Issue: Should Council approve an amendment of the Capital Improvements Program (CIP) and supplemental appropriation for park and recreation improvements at Potomac Crossing Park from FY-2019 to FY-2014 and FY-2015?

Fiscal Impact: None. New funding is not needed since the Town has received a settlement of \$597,159 from the developer of the Potomac Crossing community in lieu of previously proffered park improvements.

Background: In late 2012, resolution was reached that resulted in the Town receiving a \$597,159 settlement from a private developer to satisfy proffer obligations associated with the development of park and recreation improvements on the 8.2 acre parcel known as Potomac Crossing Park. This funding has been received and incorporated into the current Town Capital Improvements Program (CIP) for FY-2019. Council has indicated that these funds should be utilized for park related development/acquisition within the Potomac Crossing community.

Attachments:

- 1) Resolution: Amending the Fiscal Year 2014-2019 Capital Improvements Program and Making a Supplemental Appropriation in the Amount of \$597,159 for the Potomac Crossing Recreational Improvements Project
- 2) Capital Improvements Program sheet for Potomac Crossing Park

PARKS AND RECREATION PROJECTS

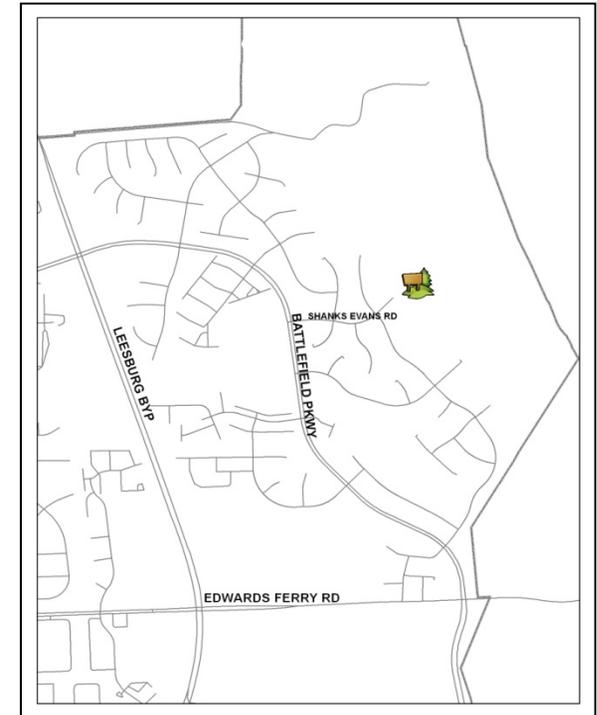
TITLE: Potomac Crossing Recreation Improvements (NEW)
STATUS: New

PROGRAM DESCRIPTION: Implementation of recreation amenities within the Potomac Crossing community utilizing funds received in a financial settlement from the developer of a formerly proffered park. Amenities include an entrance road, parking lot, playground, open play area, and picnic facilities.

CONSTRUCTION START DATE: Summer 2014

ESTIMATED COMPLETION DATE: Spring 2015

OPERATING IMPACT: Increased cost for maintenance and mowing



GOAL ADDRESSED:

2012 Town Plan

- Parks and Recreation Objective 3 calls for a balanced and adequate distribution of active recreation facilities within all sectors of Leesburg.

- Parks and Recreation Objective 4 calls for expansion of parks and recreation facilities as needed to accommodate growth.

2010-2014 Parks and Recreation Strategic Plan

The focus of the plan includes building a strong sense of community, providing opportunities for participation in recreational activities and events, and continually creating a comprehensive and environmentally responsive park system with high quality facilities and a sustainable growth management plan.

PLANNED FINANCING

Sources:	Total Required Project Funding	Funded through 6/30/13	PLANNED FINANCING						TOTAL for 6-Yr CIP	Future Funds Required
			2014	2015	2016	2017	2018	2019		
Cash	600,000		300,000	300,000					600,000	
TOTAL	\$600,000		\$300,000	\$300,000					\$600,000	

PLANNED EXPENDITURES

Uses:	Total Project Cost	Exp through 6/30/13	PLANNED EXPENDITURES						TOTAL for 6-Yr CIP	Future Funds Required
			2014	2015	2016	2017	2018	2019		
Design/Eng.	50,000		50,000						50,000	
Construction	550,000		250,000	300,000					550,000	
TOTAL	\$600,000		\$300,000	\$300,000					\$600,000	

Operating/Maintenance:	PLANNED EXPENDITURES						TOTAL for 6-Yr CIP
	2014	2015	2016	2017	2018	2019	
Maintenance and Mowing							

PRESENTED July 23, 2013

RESOLUTION NO. _____

ADOPTED _____

A RESOLUTION: AMENDING THE FISCAL YEAR 2014-2019 CAPITAL IMPROVEMENTS PROGRAM AND MAKING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$597,159 FOR THE POTOMAC CROSSING RECREATIONAL IMPROVEMENTS PROJECT

WHEREAS, the Potomac Crossing Recreational Improvements project is in the approved Fiscal Year 2014-2019 Capital Improvements Plan (CIP); and

WHEREAS, the Town Council desires this project to commence in fiscal year 2014; and

WHEREAS, the funding for this project is provided from the cash settlement paid to the Town as a result of litigation between the Town and the developers of the community where the project is to be located.

THEREFORE, RESOLVED by the Council of the Town of Leesburg in Virginia that the Fiscal Year 2014-2019 Capital Improvements Program is hereby amended to move the start of the Potomac Crossing Improvements project to fiscal year 2014 with a supplemental appropriation of \$597,159.

PASSED this _____ day of _____, 2013.

Kristen C. Umstattd, Mayor
Town of Leesburg

ATTEST:

Clerk of Council