



Council Work Session: June 24, 2013

**TOWN OF LEESBURG
TOWN COUNCIL WORK SESSION**

Subject: Potomac Crossing Park Development

Staff Contact: Rich Williams, Director of Parks and Recreation

Recommendation: I recommend that Council approve the 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.

Issue: Should the Town use current Capital Improvement Program Funds in the amount of \$597,000 that were received from a private developer in settlement of a long-standing proffer, to plan and construct park and recreational improvements at Potomac Crossing Park?

Fiscal Analysis: An appropriation by Town Council is not needed since the Town has already received a settlement in the amount of \$597,000 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, and the budget for the respective development will not exceed the settlement amount.

Background: In late 2012, resolution was reached that resulted in the Town receiving a \$597,000 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 Department of Parks and Recreation met with the Potomac Crossing and Edwards Landing homeowners associations in November of 2012 to advise them of the status of the project and solicit their input as to possible direction. In January, 2013, staff conducted three public meetings, one at Ida Lee Park, and two in the community, at which 40-50 individuals and organizations expressed their ideas and concerns regarding potential development alternatives.

After staff compiled and analyzed the results of these discussions, two basic alternatives garnered the majority of support as follows:

1. Use the respective funding to provide enhancements to the existing recreational equipment at Balls Buff Elementary school, and to possibly provide other minor improvements at various locations in the Potomac Crossing and Edwards Landing communities.

2. Construct a less intensely developed version of the originally proposed improvements on the Potomac Crossing Park Site.

After evaluating both options, and speaking further with community residents, staff obtained preliminary cost estimates for the construction of a scaled-down version of the park site that was more environmentally sensitive. In addition, staff felt there was a strong opportunity to construct a project that met the community's needs while setting a benchmark for future park development.

The proposed park site would include 15-20 parking spaces, a playground, picnic shelter, open play area, and a series of interconnected-primitive trails. The development plan would reduce the clearing footprint from the original 6 acres to approximately 2.5 acres and feature innovative storm water management techniques and the incorporation of natural elements into the playground.

Staff's recommended development plan was endorsed unanimously by the Parks and Recreation Commission at their March 16, 2013 meeting. The plan has also been shared with the Potomac Crossing HOA at their May 22, 2013 meeting, and was received positively.

Attachments:

- 1) 2012 Adopted Master Plan for Potomac Crossing Park
- 2) Proposed Revised Master Plan for Potomac Crossing Park



Balls Bluff Regional Park

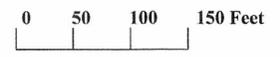
Shanks Evans Rd.

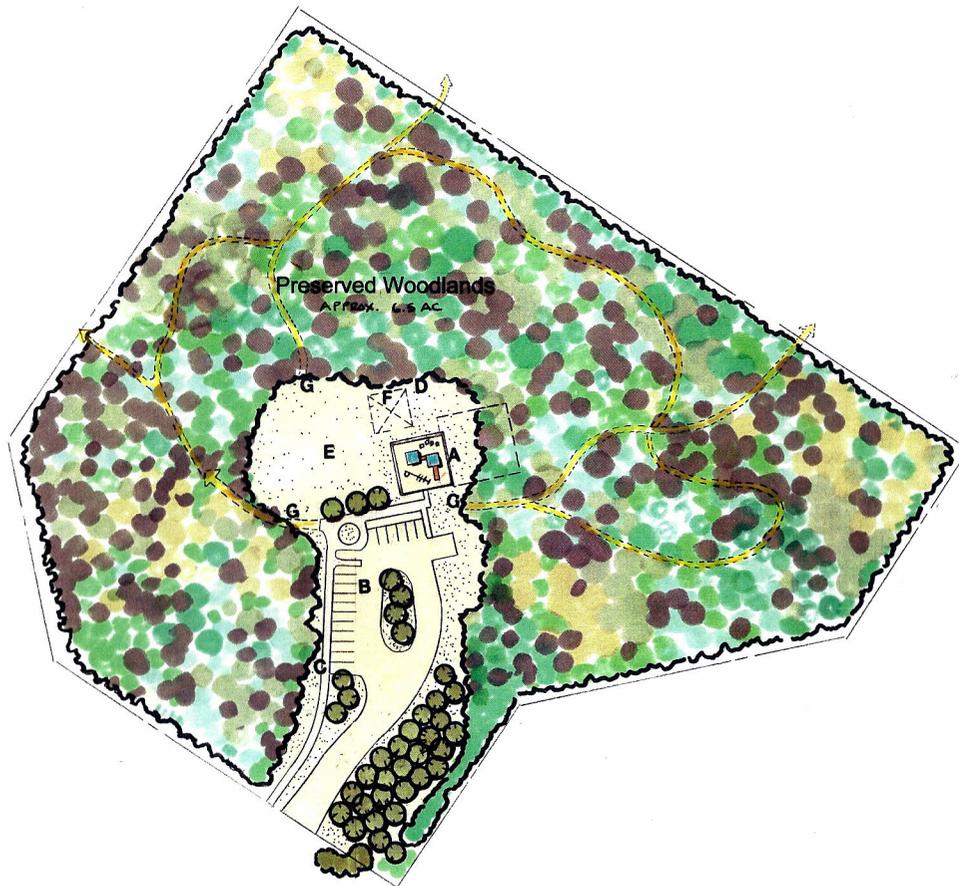
Park Name:	Potomac Crossing Park	
Address:	Shanks Evans Rd. Leesburg	
Acreage:	8.3ac.	Acquired: 2009
Description, character, and use:	Potomac Crossing Park is a community park in the NE sector. It is bordered by residential development and Balls Bluff Regional Park. The site has rolling topography and is fully covered by an oak-hickory hardwood forest.	
Features:	Existing as of Plan Adoption Date – 2012	
Future Development:	Comprehensive 20-year Parks, Recreation, Open Space, Trails, and Greenways Plan; and Leesburg Town Plan	
<ul style="list-style-type: none"> A. Playground B. Parking C. Paved trails D. Tennis courts E. Basketball Court F. Multi-use sports area G. Picnic area H. Open play area I. Rest Rooms J. Picnic shelter K. Games court 		

Town of Leesburg
Department of Parks and Recreation

POTOMAC CROSSING PARK

Master Plan





Park Name:	Potomac Crossing Park	
Address:	Shanks Evans Rd. Leesburg	
Acreage:	8.3ac.	Acquired: 2009
Description, character, and use:	Potomac Crossing Park is a community park in the NE sector. It is bordered by residential development and Balls Bluff Regional Park. The site has rolling topography and is fully covered by an oak-hickory hardwood forest.	
Features - Existing as of Plan Adoption Date:	None	
Future Development-	Comprehensive 20-year Parks, Recreation, Open Space, Trails, and Greenways Plan; and Leesburg Town Plan	
A.	Playground	
B.	Parking	
C.	Paved trails	
D.	Picnic area.	
E.	Open play area	
F.	Picnic Shelter	
G.	Trailhead & interpretive signs.	

Town of Leesburg
Department of Parks and Recreation
**POTOMAC CROSSING
PARK**
Proposed Master Plan

