

TITLE: Veterans Park at Balls Bluff (21203)

STATUS: Ongoing

LOCATION: 42314 Balls Bluff Road

PROGRAM DESCRIPTION: This project provides for the development of a town park on property located adjacent to the Potomac River in northeast Leesburg. The park property was acquired in 2001 for park use. The first phase, to be completed in Spring 2025, will include a 3/4 mile, two-lane park access road from Balls Bluff Road to the Potomac River, parking facilities, an accessible boat ramp, and other related improvements. The second phase, to be completed in Fall 2029, will include roadway upgrades, additional parking, picnic pavilion, upgrade to the existing silos, and trail improvements.

OPERATING IMPACT: Long term park, maintenance, and landscaping operating costs.

GOAL ADDRESSED: Legacy Leesburg Town Plan (2022): Strategy 3.1.2 Expand Access to the Town’s Most Important Resources— Its Historic Core and Open Spaces & Natural Areas; Strategy 5.1.1 - Expand the Type & Number of Parks, Greenways, & Open Spaces Throughout the Town

2020 - 2024 Parks and Recreation Strategic Plan: The focus of the plan includes engaging people with recreational opportunities that strengthen Leesburg’s sense of community and administering sound maintenance practices that provide a safe, accessible, and well-maintained environment.



Significant Dates

PROJECT START	ESTIMATED COMPLETION
Fall 2020	Fall 2029

Funding Sources

Sources	Total Required Project Funding	Approp. Through 6/30/24							Total 6 Yr CIP	Future Funds Required
			2025	2026	2027	2028	2029	2030		
Line of Credit	1,025,500	195,500	10,000	—	—	—	820,000	—	830,000	—
PAY-GO	4,500	4,500	—	—	—	—	—	—	—	—
County - Capital Contribution	6,000,000	4,000,000	—	—	—	—	2,000,000	—	2,000,000	—
Total Sources	\$7,030,000	\$4,200,000	\$10,000	\$—	\$—	\$—	\$2,820,000	\$—	\$2,830,000	\$—

Planned Uses

Uses	Total Project Cost	Approp. Through 6/30/24							Total 6 Yr CIP	Future Project Cost
			2025	2026	2027	2028	2029	2030		
Project Management	230,000	200,000	10,000	—	—	—	20,000	—	30,000	—
Design/Engineering	400,000	400,000	—	—	—	—	—	—	—	—
Utility Relocation	10,000	10,000	—	—	—	—	—	—	—	—
Construction	6,390,000	3,590,000	—	—	—	—	2,800,000	—	2,800,000	—
Total Uses	\$7,030,000	\$4,200,000	\$10,000	\$—	\$—	\$—	\$2,820,000	\$—	\$2,830,000	\$—

Operating Impact

Operating/Maintenance	2025	2026	2027	2028	2029	2030
General Maintenance	50,000	50,000	50,000	50,000	50,000	50,000
Total Impact	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000