

**TITLE:** Veterans Park at Balls Bluff (21203)

**STATUS:** Ongoing

**LOCATION:** 42314 Balls Bluff Road

**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 Fall 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. This project enhances sustainability within the Town by expanding access to open spaces and natural areas and expanding the type and number of parks, greenways, and open spaces throughout the Town.

**OPERATING IMPACT:** Long term maintenance, landscaping, and park 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.

**ESTIMATED COMPLETION DATE:** Fall 2029



	FY26	FY27	FY28	FY29	FY30	FY31
DE						
LA						
CN						

**Funding Sources**

Sources	Total Required Project Funding	Approp. Through 6/30/25							Total 6 Yr CIP	Future Funds Required
			2026	2027	2028	2029	2030	2031		
Line of Credit	1,053,160	204,510	13,650	—	—	835,000	—	—	848,650	—
PAY-GO	5,490	5,490	—	—	—	—	—	—	—	—
County Contribution	6,000,000	4,000,000	—	—	—	2,000,000	—	—	2,000,000	—
<b>Total Sources</b>	<b>\$7,058,650</b>	<b>\$4,210,000</b>	<b>\$13,650</b>	<b>\$—</b>	<b>\$—</b>	<b>\$2,835,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$2,848,650</b>	<b>\$—</b>

**Planned Uses**

Uses	Total Project Cost	Approp. Through 6/30/25							Total 6 Yr CIP	Future Project Cost
			2026	2027	2028	2029	2030	2031		
Project Management	258,650	210,000	13,650	—	—	35,000	—	—	48,650	—
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	—
<b>Total Uses</b>	<b>\$7,058,650</b>	<b>\$4,210,000</b>	<b>\$13,650</b>	<b>\$—</b>	<b>\$—</b>	<b>\$2,835,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$2,848,650</b>	<b>\$—</b>

**Operating Impact**

Operating/Maintenance	2026	2027	2028	2029	2030	2031
General Maintenance	50,000	50,000	50,000	50,000	70,000	70,000
<b>Total Impact</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$70,000</b>	<b>\$70,000</b>