

Leesburg 

**Veterans Park at
Ball's Bluff**

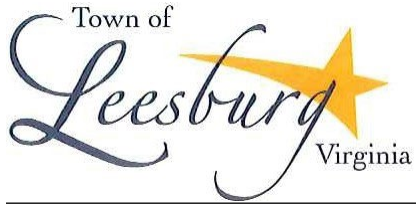
April 30, 2025

**Preconstruction
Community
Meeting**

Agenda

- Introduce Project Team
- Project Information & History
- Project Schedule
- Park Details
- Website & Contact Information
- Groundbreaking Ceremony information
- Q & A





Project Team

- **Doug Wagner** – Assistant Director of Capital Projects
- **Richard Williams** - Director of Parks and Recreation
- **Rizwan Ishaq** – Project Manager for Construction
- **Chris Schumaker** – Assistant Project Manager for Construction
- **Andrew Oster** – Construction Inspector
- **Abbie Valle** – Public Relations Coordinator

Project Information

- This project is for the development of a town park on property located adjacent to the Potomac River in northeast Leesburg.
- **Phase I** (*to be completed by Spring 2026*). Per contract, this phase must be completed within 365 days from commencement of project. It will include:
 - A $\frac{3}{4}$ mile, two-lane park access road from Ball's Bluff Road to the Potomac River
 - Parking facilities
 - A boat ramp (for non-motorized watercraft)
 - Picnic facilities
 - Trails
- **Phase II** (to be completed Fall 2029) will include:
 - Roadway upgrades
 - Additional parking
 - A picnic pavilion
 - Upgrade to the existing silos, and trail improvements



Project Information (cont'd)

- Work will occur between 7:00 a.m. to 7:00 p.m. Monday through Friday. Weekend work, if necessary, will be communicated in advance.
 - Town of Leesburg noise ordinance restricts construction noise from 10:00 p.m. to 6:30 a.m.
- All materials and equipment will be staged adjacent to the two silos within the park (orange dot)
- Contractor will be strictly prohibited from parking in residential neighborhoods, and their drivers are expected to adhere to the posted speed limit
- Dust and dirt controls will be in place to minimize airborne particles and prevent drag-out into the roadway. Staff will monitor, and schedule cleaning as needed
- Blasting is not anticipated, but if required, it will be communicated in advance and adhere to Loudoun County blasting permit requirements



Project History

December 2000: Property acquired

September 2002: Park master plan was approved

May 2012: Master plan was updated

FY 2018: Project added to CIP

December 2020: Design began

June 2021 & February 2024: Neighborhood meetings held



Project History (cont'd)

Traffic Evaluations: Three separate evaluations conducted in 2002, 2021 and 2024

- *Traffic & Speeding Findings:* No indication of excessive volumes or speeding found in the studies
- *Average Traffic Count:* Based on collected data, the average traffic count per day is expected to be roughly 400 vehicles (12am – 11:59pm)
- *Impact of Park Traffic:* Increase in traffic from the park is expected to be:
 - Approximately 144 vehicles per day on weekdays
 - Approximately 170 vehicles per day on weekends

Summer 2024: Design was completed

Spring 2025: Start of construction



Project Schedule

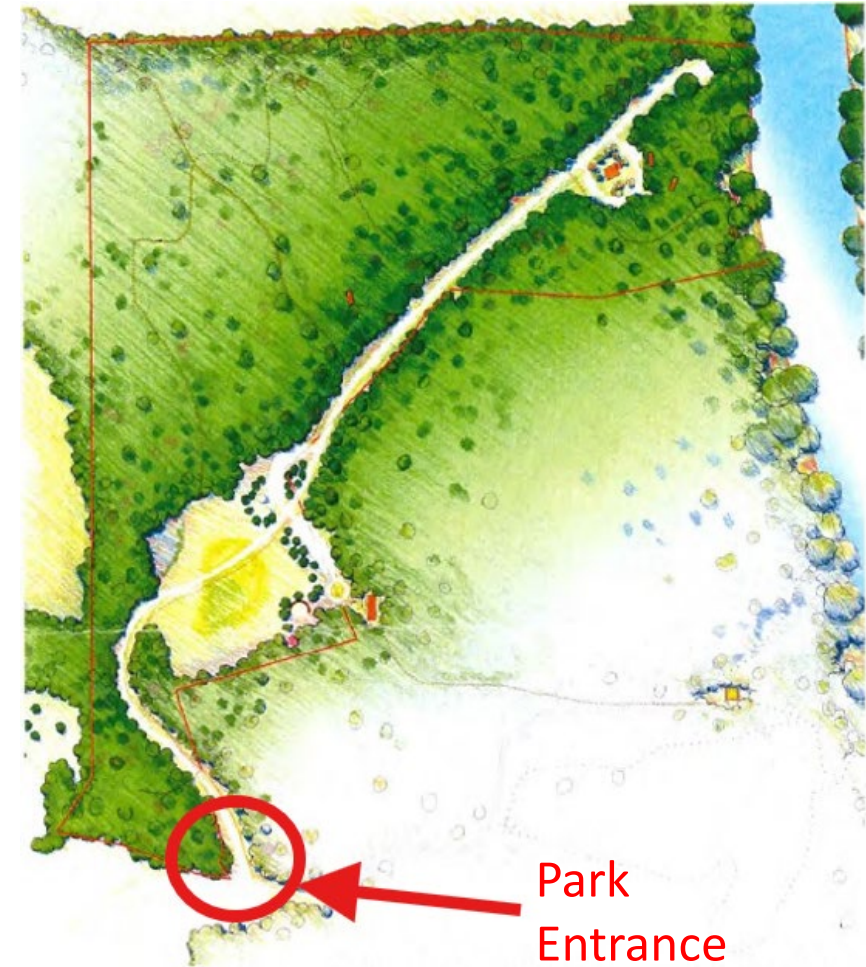
The following is a baseline project schedule that outlines the primary tasks included in Phase 1. Several of these tasks will occur concurrently.

- **Tentative Notice to Proceed for Construction Work:** May 14, 2025
- **Erosion & Sediment Controls / Clearing & Grubbing:** 10-12 Weeks
- **Excavation & Grading:** 12-14 Weeks
- **Boat Ramp:** 6-8 Weeks
- **Parking Lots:** 3-4 Weeks
- **Stormwater Management:** 6-8 Weeks
- **Paving & Final Finishes:** 8 Weeks



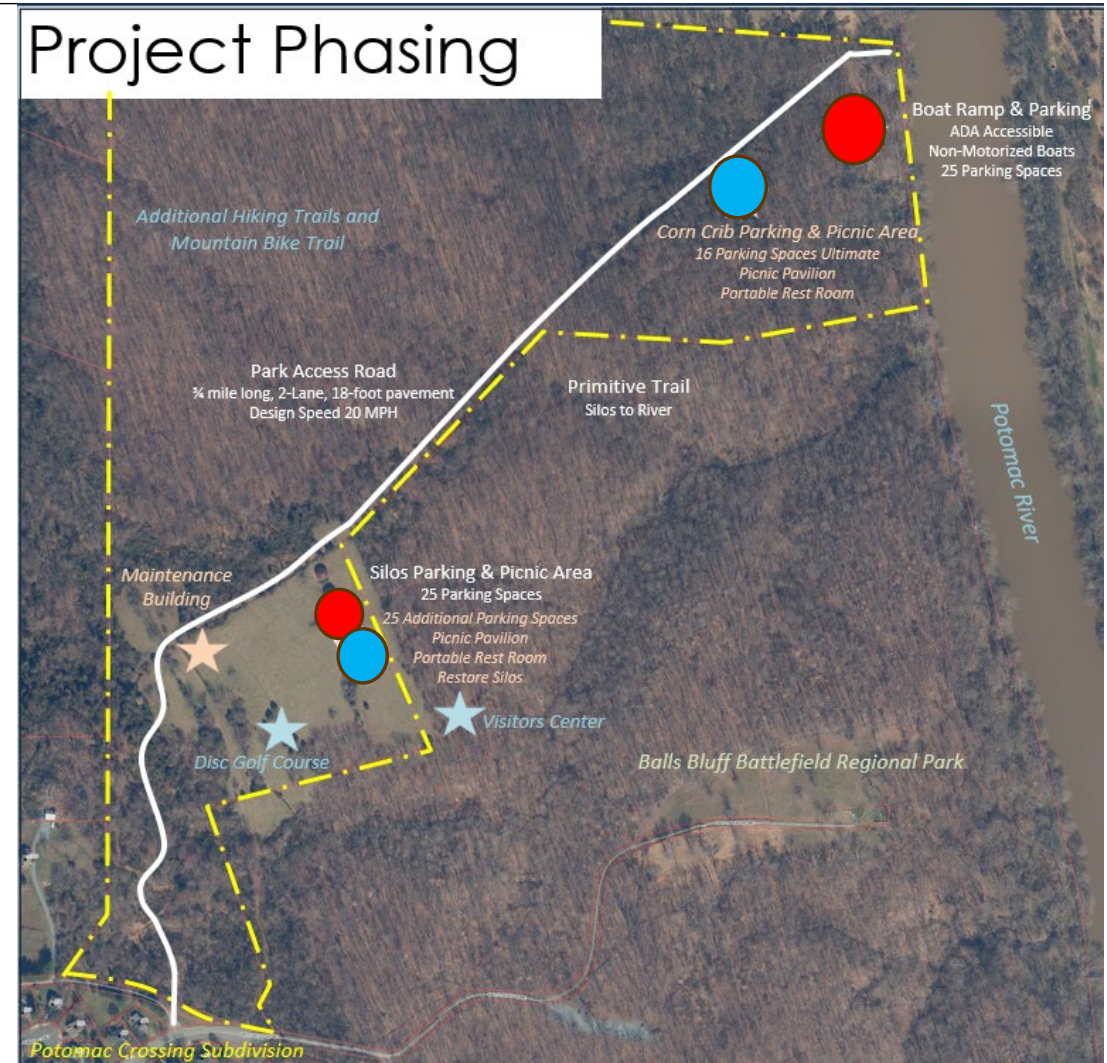
Park Details

- Veterans Park will be developed as a passive recreation area with limited facilities
- The entrance road to Veterans Park Drive NE was designed as a low speed, low volume roadway with a posted speed of 15 mph
- The initial entrance will be paved then transition to gravel
 - Paving will resume in the steep slope areas near the two silos up to the boat ramp parking area
 - The gravel sections remaining will be paved at a later phase of the project
- Honey dust surfacing will be used for the new parking lots



Park Details (cont'd)

- Phase I parking (2025) will include two areas (red dots)
 - By the boat ramp – 25 spaces, 2 will be accessible
 - By the silos – 25 spaces, 2 will be accessible
- Phase II parking (2029) will include two areas (blue dots)
 - Corn Crib parking area – 16 spaces, 2 will be accessible
 - By the Silos – 25 additional spaces



Park Details (cont'd)

The Boat Ramp will:

- Have its own parking area & include ADA parking (green area)
- Designed for smaller, hand carried non motorized watercraft
- Asphalt path leading from parking area to the ramp - 8' W x 268' L, (orange area)
- Boat ramp - 18' W x 52' L, constructed of concrete (yellow area)



Website & Contact Information

Rizwan Ishaq – Project Manager for Construction, 703-737-7055

Chris Schumaker – Assistant Project Manager for Construction, 571-680-3081

Abbie Valle – Public Relations Coordinator, 571-528-1802

VeteransPark@LeesburgVA.gov

Sign Up for Project Updates



Visit the Town's website
www.leesburgva.gov/veteranspark

Groundbreaking Ceremony

Join Mayor Kelly Burk and Town Council members in celebrating the groundbreaking of Veterans Park at Ball's Bluff Project!

Saturday, May 10th at 10 a.m.

Entrance to Park
42314 Balls Bluff Rd
Leesburg, VA 20176



Question & Answer Session

Thank you