

CONDITIONAL USE PERMIT LVCU 2014-0001

DRAFT CONDITIONS

Revised on April 23, 2014

Conditional Use Permit No. LVCU 2014-0001, for the operation of a Community Center at 57 East Broad Way shall be approved in accordance with Sections 10-7 and 10-8 of the Lovettsville Zoning Ordinance, subject to the following conditions:

- 1) The new parking lot for the Center shall have three reserved spaces set aside for the owner of 55 East Broad Way. The owner shall have pedestrian access to these spaces through an existing gate in the existing fence.
- 2) Space shall be made available at the corner of East Broad Way and Lovettsville Road for a 'Welcome to Lovettsville' sign that will be constructed at the Town's expense. No conduit or power will be provided by the County.
- 3) The historic "contributing" maintenance building shall remain as shown on the Conditional Use Permit and Zoning Modification Plat (the Plat).
- 4) The Rickard Ballfield memorial plaque shall be preserved and placed in storage until a PCRS decides where to relocate it at the new Community Park. A new Community Park Ballfield shall be dedicated and named after W. Jasper Rickard.
- 5) Loudoun County shall plant a new tree on site to replace the 2005 Arbor Day tree that will be removed during the construction of the new Community Center. This new tree shall be planted for Arbor Day within a year of the new Community Center opening.
- 6) All new site lighting shall minimize impact on adjacent properties and adhere to "Dark Sky Lighting" principles as follows: all new site lighting shall minimize the amount of illumination, minimize the area of illumination, minimize the duration of illumination and minimize the amount of cold wavelength illumination. Parking lot lighting shall be designed to provide safety and security for people accessing their vehicles during Community Center hours of operation.
- 7) Project sidewalks shall tie into the Town of Lovettsville East Broad Way pedestrian plan sidewalks.
- 8) There shall be at least two bike racks located on site.
- 9) Space for an educational garden shall be provided on site.
- 10) Buses shall have a defined drop off and pick up zone near the main building entrance. This zone shall be depicted with pavement markings.

- 11) The new Community Center shall be built in substantial conformance with the recommended design option approved by Town Council on April 10, 2014 and forwarded to the County on April 14, 2014. This design option was titled "Elevation Rendering Option 2" by the joint Loudon County and LSY Presentation held on April 3, 2014 at the Lovettsville Community Center.
- 12) The Memorial Garden plaque shall be relocated to a new Memorial Garden. Attempts shall be made to move some of the plants from the existing Memorial Garden.
- 13) County will grant reasonable opportunity to the Lovettsville Historic Society (LHS) and the Lovettsville Alumni Association (LAA) to salvage some of the bricks and other historical items from the original portion of the 1927 building. LHS and LAA shall work with the County to agree on the final selection and display of the items. The salvage and the display shall be funded by the LHS and the LAA.
- 14) Space shall be made available in the lobby of the new Community Center to the Lovettsville Historic Society (LHS) and the Lovettsville Alumni Association (LAA) to display pictures from the original school building and to display short narratives on the history of the site. LHS and LAA shall work with the County to agree on the final display. This display shall be funded by the LHS and the LAA.
- 15) The dumpster enclosure shall match the design of the closest structure to its location. The dumpster shall not be located between parking spaces and shall not be designed in a way that blocks line of sight for vehicles or pedestrians
- 16) Any new future construction on site shall be in substantial conformance with the design and materials of the new Community Center
- 17) Loudoun County shall partner with the Town of Lovettsville to allow stormwater runoff from the Town's East Broad Way Streetscape improvement to flow to the Community Center's proposed stormwater pond. The Town will provide the financial contribution necessary to increase the storage capacity of the County's pond beyond what is required for the subject parcel's stormwater needs.