

INTRODUCTION TO THE COMPREHENSIVE PLAN

THE COMPREHENSIVE PLAN

The requirement for and purpose of the Comprehensive Plan is established in the Code of Virginia, Section 15.2-2223.

The following chapters constitute the Comprehensive Plan for the Town of Lovettsville, Virginia. These chapters contain different subject headings but together provide an integrated expression of the Town's:

- ~~long-, medium-~~ and short-range ~~objectives-goals and policies~~ and how these ~~might can~~ be implemented;
- ~~through the development process: the e~~fforts to preserve historic and environmental resources;
- ~~the d~~esire to accommodate ~~the demand for~~ growth while maintaining the Town's ~~traditional~~ village character;
- ~~the n~~eed to provide for ~~more-additional~~ services ~~and expand businesses~~ ~~withinto~~ the community; and
- ~~the obligation-Desire~~ to ~~provide-establish~~ the practical means for achieving the overall goals ~~and vision~~ of the community.

Each ~~subject heading~~chapter of the Comprehensive Plan has a background section, a section specifying the issues and future needs related to the subject ~~heading of the chapter, and~~ a section that specifies the policies that should guide development and related activities.

The Town will undertake a review of the Comprehensive Plan every five years, as mandated by the Code of Virginia. The Town may also review and amend any portion of the Plan ~~if as~~ the need arises, ~~and~~. ~~The Town also intends to may~~ develop a work program to establish priorities for undertaking various actions ~~or~~ to implement specific ~~Plan~~ policies ~~that require Town action~~.

OVERVIEW

Lovettsville, ~~originally known as The German Settlement~~, is a small town with historical roots that go back to 1732. The Town was laid out in 1820 ~~by David Lovett~~ and served as a thriving commercial center for the surrounding farming areas for over one-hundred years. This function was eventually eclipsed during the post World War II period by other, larger communities in Loudoun County, Northern Virginia, and nearby Maryland, which is about three miles from the Town.

Since 2005, Lovettsville has experienced a rapid increase in ~~population and~~ housing ~~associated with~~ growth of ~~the single-family detached~~ ~~residential-residence~~type. The population influx consists of people who are attracted to the traditional main street character of Lovettsville set in the larger context of ~~the mainly-(mostly)~~ rural

northern Loudoun ~~County Valley~~. ~~The~~ This beautiful low density of development in the Town, for example, setting allows, in which the Short Hill Mountains ~~to stay in~~ can be viewed from most ~~venues~~ locations in and around the Town, ~~and helps~~ makes Lovettsville an visually attractive community to existing and would-be residents.

The Town is ~~provided with~~ served by a number of public services (e.g. water, sewer, and solid waste collection) and ~~facilities (e.g. water, sewer, solid waste collection, a recreation~~ community center, library, and elementary school, ~~and street lights)~~ by ~~local, County, State and Federal agencies,~~ as well as by a smattering of private private retail, commercial businesses including a convenience store, fiduciary bank, dine-in and light industrial services restaurants, professional medical offices, and other small business establishments. ~~Lovettsville has~~ The Lovettsville Elementary School, the Lovettsville Library, the Lovettsville Museum, and the Lovettsville Community Center are all located in Lovettsville. Upon completion, the Lovettsville Community Park will be a large, County-owned recreational facility partially located in Town that is master planned for a variety of active and passive recreational uses. Residents have access to religious facilities ~~places of worship both inside and outside the Town.~~ The Town's Convenience outlets, small shops and hhome- based businesses, sidewalks ~~and bike trails~~, quiet country streetslanes, ~~mixed socioeconomic neighborhoods,~~ and a overall setting create a rural feel that helps to keep Lovettsville's pace of life slower and less congested ~~with traffic~~ than found in the more densely populated areas in the region. ~~In a semi-rural setting Lovettsville provides modern services, both public and private.~~ ~~Lovettsville has the Lovettsville Elementary School, the Lovettsville Library, the Lovettsville Museum, and the Lovettsville Community Center.~~ ~~Residents have access to religious facilities inside and outside the Town.~~ ~~The Lovettsville Community Park is a Town and County park, which is master planned for a variety of active and passive resources.~~ The Town is served by the Lovettsville Volunteer Fire and Rescue, Company 12, and a modern federal post office located on North Church Street. ~~There is a~~ The Town's small brick government office building, located at 6 East Pennsylvania Avenue in Lovettsville, was constructed in 1975 and has served as the office of the Town government since that time.

Clubs and organizations are a vital part of the Town. The Lions Club and Ruritan Club are two very active civic organizations in Lovettsville. There also are Scouts, Brownies, 4-H Club, the Lovettsville Historical Society, Little League Baseball, Soccer, Softball, the Lovettsville Game Protection Association, the Lovettsville German Society, the Masonic Lodge, and an Auxiliary to the Lovettsville Fire and Rescue Company located in and around the Town. Homeschooling is undertaken both in and around the ~~by~~ Town residents as well.

Lovettsville is close enough to larger urban centers and towns (Leesburg and Purcellville, Virginia; Brunswick and Frederick, Maryland; and Charles Town, West Virginia), so that residents have access to more expansive retail, cultural, and employment facilities opportunities. The MARC train facility station in Brunswick,

Maryland, located about three miles from Lovettsville on the Brunswick Line, provides rapid-commuter rail transportation to ~~inner~~ Montgomery County and Washington, DC ~~for social, employment, sports, and other cultural purposes for~~ residents of the Lovettsville area.

Medical services are provided to Town residents by Loudoun Healthcare, a division of INOVA Health System and the Loudoun County Health Department. Loudoun Healthcare's INOVA Loudoun Hospital is located in Lansdowne, approximately 20 miles southeast of Lovettsville. Loudoun Healthcare's Mobile Medical Van serves Lovettsville occasionally, providing wellness-oriented walk-in services. Loudoun Healthcare operates an Emergency Department at its Cornwall Street campus in Leesburg, approximately 15 miles southeast of Lovettsville, along with a free clinic. The Loudoun County Health Department is located in Leesburg. There are two dentists' offices and a doctor's office in Lovettsville.

~~The Loudoun County Department of Family Services, with main offices located in Leesburg, operates several Federal and State-funded programs which are available to Town residents. Programs include Medicaid, Aid to Families with Dependent Children, food stamps, and other relief services and housing programs. Child welfare services include adoption, foster care, day care, court services, and protection of children from abuse and neglect. Adult services include limited psychiatric care, child and adult day care, nursing home placements, and protective services.~~

LONG-RANGE VISION FOR THE TOWN

Lovettsville is committed to keeping the small-town character that has defined its identity historically while ~~modernizing-expanding businesses,~~ services ~~and businesses~~ and public infrastructure adding modest population growth and promoting economic development.

Town residents believe in this vision and are willing to work as a community with ~~businessmen~~ businesspeople, community leaders, ~~citizen-civic~~ organizations, and potential developers to ensure that the vision is achieved and preserved. The Town is currently committing its own resources to help ~~ensure its human scale achieve this vision~~ by building sidewalks and improving the streetscape throughout the historic parts of the Town (e.g. East Broad Way Streetscape Project), allowing people to frequent ~~existing~~ businesses, public ~~services-buildings~~ (library, community center, school, etc.), and neighbors more easily and ~~more~~ safely, without having to depend solely upon cars for traveling in Town. This plan also recommends ~~new-land use and zoning policies toward this end~~ that are designed to ~~strengthen-promote the open spaces and parks for public gatherings,~~ and to encourage developments that serve as extensions ~~to the existing community of existing neighborhoods that aren't cloistered, but are~~ rather than separate subdivisions that are not completely integrated into the ~~community~~ fabric of the community.

Lovettsville ~~does not want~~ ~~is not seeking~~ to ~~provide attract the~~ “big box” ~~services~~ ~~retail stores or large shopping centers available like those found~~ in the larger, ~~neighboring~~ communities of Purcellville, Brunswick, Leesburg, Frederick, or eastern Loudoun County. The Town ~~desires to~~ ~~supports~~ local businesses that can best thrive by marketing to the local and larger community ~~as well as pass-through traffic, such~~ ~~as including~~ bed and breakfast inns, restaurants, ~~wineries~~ ~~retail stores~~, ~~professional~~ ~~offices~~, ~~personal services establishments~~, and ~~produce farms~~ ~~agricultural-based~~ ~~businesses~~.

The Lovettsville Town Center, ~~originally approved in 2002~~ ~~and nearing completion~~, ~~is a modern, mixed-use development located near the Town Square that will include a commercial core area surrounded by single-family dwellings and abundant open spaces~~ ~~has been planned with a human scale design with small commercial spaces~~. ~~Commercial B~~ ~~buildings~~ ~~are~~ ~~will be located~~ close to the street with wide sidewalks ~~located~~ in front, and parking behind ~~the buildings~~. The architectural character of the Town Center commercial core ~~is~~ ~~was~~ designed to complement and enhance Lovettsville’s ~~historic low intensity character~~ ~~Germanic heritage~~. The Town Center design provides ample public ~~common~~ ~~spaces~~ ~~such as the Town Square, Walker Pavilion and Town Green~~ to serve as ~~a~~ ~~community gathering places~~ ~~for the entire Town and as a buffer for adjacent residential neighborhoods and commercial activity~~ ~~residents of within~~ the Town Center ~~and the entire Town itself~~. ~~The Town Center plan is meant to help knit together the existing old downtown, the newer subdivisions (New Town Meadows, Kingsridge and Heritage Highlands) and the new Town Center. This is~~ ~~These public improvements and amenities in the Town Center will planned to~~ reinforce the sense of community that has, ~~historically~~, ~~traditionally~~ made the Town an attractive place to live.

GOALS AND VALUES

GOALS

The Town of Lovettsville seeks to:

1. ~~Preserve the historic small town character and encourage preservation of the pastoral quality and vista of the land surrounding the Town.~~
- 2.1. ~~___~~ Maintain a scale of structures and development compatible with the ~~Town’s~~ small town character ~~in order to preserve viewsheds within the Town.~~
- 3.2. ~~___~~ Preserve ~~and promote the Town’s~~ ~~the~~ historic resources, and unique cultural heritage.
- 4.3. ~~___~~ Accommodate ~~supporting~~ ~~agricultural-based~~ businesses within the Town, ~~including those that sell locally-produced products and services.~~
- 5.4. ~~___~~ ~~Obtain and p~~ ~~Preserve~~ ~~and enhance~~ open spaces ~~and recreational facilities~~ for public use and enjoyment.

- ~~6.5.~~ Protect, conserve and restore the Town's natural resources, ~~particularly open space, surface, and subterranean water and wildlife habitat.~~
- ~~7.6.~~ Promote well-planned residential, office, light industrial and commercial growth that has a density and building scale consistent with the Town's ~~low intensity~~ character.
- ~~7.~~ Promote a balance of transportation opportunities that provide Create a balanced transportation network providing facilities for vehicular access and circulation vehicles, pedestrians and bicyclists while supporting carpooling and mass transit for residents commuting to regional employment centers while supporting a strong pedestrian orientation.
8. Ensure that policies are designed to promote well-managed growth so that new developments do not overburden public utilities or the Town's transportation network.

VALUES

Lovettsville's overall values can be summarized as:

- ~~1.~~ Small enough to be cooperative, and friendly and preserve Lovettsville's "small-town feel"; large enough to provide essential services, conveniences, and public facilities.
- ~~2.1.~~ Supportive of a human scale residential environment.
- ~~3.2.~~ Enjoyment Appreciative of a the Town's peaceful atmosphere setting that is relatively safe, quiet and slow-paced compared to larger communities in Northern Virginia.
- ~~4.3.~~ Appreciative of the historic, rural community, and its resources and traditional way of life.
- ~~5.4.~~ Actively willing Seeking to incorporate new businesses, organizations and residents with into the existing community.
- ~~6.5.~~ A Maintaining a healthy environment in which to raise children.

SHORT HISTORY OF THE TOWN

The Town of Lovettsville and the surrounding area ~~known as The German Settlement-~~ possesses a number of features which make it our area unique in the region, and indeed in the country as a whole. Our vision should be to recognize and preserve those features which provide our singular character as a community, while at the same time accommodating new commercial and residential growth and welcoming new ~~er~~ residents.

For about two centuries, Lovettsville was a largely self-sufficient, rural community, one in which people worked in the vicinity of where they lived. Lovettsville was a working town, with a vibrant commercial center serving farms in the surrounding

area. ~~Almost E~~very building in the ~~old~~ historic part of the town had a commercial purpose at one point or another.

Culturally and socially, Lovettsville was much more closely associated with Frederick County, Maryland, than with the rest of Loudoun County. Among the long-time residents, that still remains true today. This feature arose from the fact that the 18th century settlers came from the north – from Pennsylvania and Maryland – rather than from the south and east (Tidewater Virginia) as is the case for the rest of Loudoun County. The early settlers were mostly German-Americans, whose families had come from Pennsylvania (and New York), through Western Maryland; some continued on into the Shenandoah Valley, starting in about 1731, but many saw no reason to go any farther.

These German-Americans were fiercely patriotic in the Revolutionary War, and also later during the Civil War. The Lovettsville area voted overwhelming against secession (88 percent opposed) in 1861, and, along with Waterford (a Quaker community), raised the only organized military unit from the present state of Virginia which fought for the United States of America--the Independent Loudoun ~~Independent~~ Virginia Rangers.

~~Lovettsville remained a self-sufficient community until the period following World War II.~~

Even before the Town was laid out in 1820, there were one or two general stores here: Thrasher's Store and Douglas & Fulton's Store, probably on the north side of what is now E. Broad Way. A building "boom" was triggered by the completion of the B&O Railroad and the C&O Canal, to Berlin (Brunswick) in 1832, which allowed farmers to ship grains and other crops to Georgetown and Alexandria, and enabled merchants to obtain goods from Baltimore and later other cities. By 1835, there were four stores, two boot and shoe factories, a cabinet maker, a tailor, a saddler, milliner, and a tavern.

The African American Methodist Episcopal Church, school, and cemetery was founded in 1869 by five former slaves, who moved here from Orange County, Virginia because the Lovettsville area had a tradition of anti-slavery. The structure is located at the intersection of N. Berlin Pike and W. Broad Way.

In 1880, when the Town's population was 92, the Town contained two general stores, a millinery store, a jewelry shop, a clothing store, a furniture store, and two blacksmith shops.

By the 1888-91 period, there were operating in Lovettsville: one baker, three blacksmith/wheelwrights, one coach/wagon maker, one dry goods merchant, one florist, one furniture dealer, three general merchants, one livery stable, one millinery store, two mills, one saddle/harness maker, one physician, two dentists, and one undertaker.

Around the turn of the century, in addition to those business establishments listed above, there were a total of four stores, three blacksmith shops, plus two fertilizer

houses, a wheelwright's shop, an undertaking parlor, two tombstone shops, a harness shop, a livery stable, and Reamer's hotel, (plus a jail, five churches, and two schools).

In the 1930s, there were five general stores in Lovettsville, which among them sold groceries, meat, farm supplies, including feed and seed, and gasoline and kerosene. There were also a number of livestock dealers in town. Other businesses were a meat store and butcher shop, at least two creameries, a couple of barber shops, and a blacksmith shop.

There were three auto dealers in Town, representing the once "Big Three" -- selling Ford, Chrysler, and Chevrolet products.

Chapter 3

PUBLIC FACILITIES AND UTILITIES

PUBLIC FACILITIES

BACKGROUND AND EXISTING CONDITIONS

The Town residents and businesses are is-served by various types of local, County, state, and federal public government facilities and services: including parks, an elementary schools, parks, a recreation center, library, police law enforcement, fire and emergency rescue, the Town government office, and the United States Post Office. (See Map 2: Pubic Facilities and Utilities)

TOWN GOVERNMENT OFFICE

The small, one-story brick Town Office building, constructed in 1975, is located at 6 East Pennsylvania Avenue behind the Lovettsville Museum. It provides offices for the Town's administrative staff and doubles as a meeting room for elected and appointed bodies including the Town Council and committees, Planning Commission, Board of Zoning Appeals, and Tree Advisory Board. Town services to the public include administration and finance, utilities, planning and zoning, capital program management, public works, economic development, and events and tourism.

With the growth experienced in the Town and corresponding increase in the demand for Town government services, the need for additional Town office space, whether as part of an expansion on the existing site or construction of a new building elsewhere has recently been evaluated and determined to be necessary. The Town Office Expansion Space Needs Evaluation completed in 2014 identified deficiencies in the current Town office building with respect to space, configuration and accessibility. A number of alternatives were evaluated for expanding the office on the current site or potentially constructing a new building at one of four alternative locations in the Town. Although no final decision has been made, the Town will continue to evaluate the alternatives based on a cost-benefit analysis and ultimately identify the best site for a future Town Office.

SCHOOLS

Residents of the Town of Lovettsville The are served by Loudoun County Public School Schoolssystem serves the Town of Lovettsville. Elementary school students attend The Lovettsville Elementary School, located near the intersection of South Loudoun Street and South Berlin Pike, which has a capacity of 600 for grades Kindergarten- through 5th grade. Harmony Middle School, located just west of Hamilton, will continues to serve educate the Town for students in grades 6- through 8. Woodgrove High School, located near Purcellville, with has a capacity of 1,600 students, will continue to serve and provides secondary education to students the Town for in grades 9- through 12.

School facilities have generally kept pace with growth in the County, and Loudoun County Public Schools continues to plan for future growth in Western Loudoun. The projected growth in the population of school-aged children in and around the Town will determine the need for new school facilities as well as the location of those facilities.

PARKS AND RECREATION

The Town of Lovettsville maintains a number of public parks for use by Town residents and the general public. The Town Green, located in the Lovettsville Town Center, contains the Walker Pavilion and is used by the Town for ceremonies, outdoor concert series, Movies on the Green, and the annual Mayfest event. Permanent restrooms are planned in order to eliminate the need to truck in portable toilets for events held on the Green. The Town Square contains the Veterans Memorial and hosts the Veterans and Memorial Day ceremonies, Christmas Tree Lighting ceremony, and Berserkle on the Squirkle. Quarter Branch Park, located at Lange Drive near the intersection with Quarter Branch Road, contains the Town Barn (maintenance and storage building) and community garden (operated by the Lovettsville Garden Club). Long range plans propose a variety of active and passive recreational uses at the park, including pedestrian and fitness trails, benches, and a play/activity area.

~~The Town is served by the Lovettsville Community Center, which is located at 57 E. Broad Way at a point where it becomes Lovettsville Road at the intersection of Milltown Road. The original part of the Center was historically a multi-level school for the Town. The Center is operated by the Loudoun County Department of Parks, Recreation, and Community Services. Center facilities include a gymnasium, game room, classrooms, a fully equipped kitchen, and a senior citizens meeting room. Classes and activities are provided for people of all ages and include arts and crafts, dance, and gymnastics. Center programs include a pre-school program, day care, after school care, and a drop-in program so all different age groups and home-schooled children can play sports, such as basketball and volleyball, in the gymnasium. Outdoor facilities at the Center include basketball courts, a baseball field, tennis courts, a regulation-sized swimming pool, and pool house.~~

The County ~~has~~ approved a special exception for the new Lovettsville Community Park in 2008, which includes 92 acres of land adjacent to the Lovettsville Elementary School and ~~the Lovettsville~~ Community Center, nineteen acres of which ~~is~~ are located in the Town. ~~At the time, the~~ Town and County ~~have created-cooperated on development of~~ a master plan for developmentthe project, which includes-included a southern vehicular access to the facility from S. Loudoun Street through the Lovettsville Elementary School site and northern entrance from Milltown Road. ~~Development of the facilities has not been funded.~~ The park is planned to have ~~several types of facilities, including~~ lighted playingball (baseball and soccer) fields, pedestrian trails, picnic areas, developed and natural passive recreation areas, a dog-walking area, indoor and outdoor equestrian facilitiesarenas, amphitheatre, and a

~~water feature, including associated restroom facilities. The park will also house a small village of structures representing the history of the German settlement. The park's internal trail network will connect to Town sidewalks at Frye Court in order to facilitate pedestrian access to and from the park. It will also have pedestrian connections to Town sidewalks and the Lovettsville Community Center and the Lovettsville Elementary School.~~

~~The Lovettsville Community Center, operated by the Loudoun County Department of Parks, Recreation and Community Services, is located at the southeastern end of Town at 57 East Broad Way near the intersection of Lovettsville Road and Milltown Road. The structure was a high school and, later, an elementary school before a fire destroyed much of the original structure. Recreational facilities available to the public include a gymnasium, game room, classrooms, a fully-equipped kitchen, and a senior citizens meeting room. Classes and activities are provided for people of all ages and include arts and crafts, dance, and gymnastics. Center programs include a pre-school program, day care, after school care, and a drop-in program so all different age groups and home-schooled children can play sports, such as basketball and volleyball, in the gymnasium. Outdoor facilities at the Center include basketball courts, a baseball field, tennis courts, a regulation-sized swimming pool, and pool house. The County intends to add special programs for teens as the population is projected to grow over the coming years. The Community Center building will be replaced with a new facility by 2018; a conditional use permit for the new building was approved by the Town Council in 2014.~~

~~The Town should continue to plan recreational opportunities within all types of major developments, such as exist in the Town Center and New Town Meadows. These projects have provided open space for passive recreation and future projects should do likewise. Residential projects should have common areas that include park benches, picnic areas, swimming pools and tot lots, and ball courts, for example. This type of private recreation and amenity needs to be implemented as a requirement for all types of development. The Community Center provides numerous activities and facilities for all age groups. There is a need to add special programs for teens as the population is projected to grow in the 2010-2030 timeframe. When the Lovettsville Community Park is developed, it should provide for all the public recreation needs of the Town for the planning timeframe. However, currently there is a deficit of outdoor recreation facilities serving the Town. The need is to acquire funding for the development of the park.~~

~~The Town Green in the Lovettsville Town Center is master planned for a combination of passive and limited active recreation, including a gazebo and sitting area for viewing movies. The master plan shows landscaping and a seating area for showing movies in good weather.~~

~~The Town should continue to plan recreational opportunities within all types of major developments, such as exist in the Town Center and New Town Meadows.~~

These projects have provided open space for passive recreation and future projects should do likewise. Residential projects should have common areas that include park benches, picnic areas, swimming pools and tot lots, and ball courts, for example. This type of private recreation and amenity needs to be implemented as a requirement for all types of development.

POLICE, FIRE, AND EMERGENCY SERVICES

The Lovettsville Volunteer Fire and Rescue Company, Company 12, provides fire ~~protection~~ and emergency services to the Town and surrounding area. It is one of the largest companies in Loudoun County. The station house is located outside the corporate limits of the Town at the intersection of Berlin Turnpike (Route 287) and Lutheran Church Road (Route 676). The Fire and Rescue Company is comprised of volunteers who serve the community as Active or Administrative members. Loudoun County provides additional career fire and emergency personnel. The primary service area ~~for of~~ Company 12 encompasses more than 100 square miles and includes neighboring jurisdictions in Maryland.

The Loudoun County Sheriff's Department and the Virginia State Police provide ~~police protection~~ law enforcement services to ~~for~~ the Town and surrounding area. ~~The State Police have primary responsibility for accident investigations, while the Sheriff's Department handles property protection. Either agency is, however, prepared to handle all types of emergencies and responds to all calls for emergency assistance. Currently, the Sheriff's Department has an office at the Lovettsville Town office. Historically, Provision of police, fire, and emergency services facilities have been maintained by Loudoun County historically at a level sufficient to serve the population of the Town and surrounding area. These services are provided by Loudoun County. The Town recognizes that continued population growth and development of retail and similar commercial uses future need is to may necessitate expansion of these facilities and services in the future as population growth increases, not only in the Town but in the surrounding County area. Indeed, Loudoun County has plans to build a new Fire Hall on the This may mean expansion of the existing Lovettsville Volunteer Fire and Rescue facility site, -and may need to add additional or dedicated police law enforcement personnel -to coverage the Town in order to reduce response times.~~

There is growing concern about the nuisance and safety issues related to some young people who are skateboarding and loitering in some outdoor locations, including on some of the Town's streets. The Town could benefit from encouraging residents to establish a Neighborhood Watch to eliminate this type of activity.

LIBRARY SERVICES

The Lovettsville Library, located at 12 N. Light Street, which serves the Town and surrounding area and, is a small branch of the larger Loudoun County Public Library system, located at 12 N. Light Street. It provides personal computers for use by the

~~public services, and a conference and study rooms, and book donations and sales~~ in addition to standard library materials, ~~such as books and DVDs~~. The building was expanded in the late 1990s. The Lovettsville Library facility is expected to satisfy demand through the planning timeframe, 2010-2030 for the next fifteen years, after which. If the land use plan projects a significant population increase, then library expansion will have to be considered. If library expansion is needed in the future, then a more central location should be part of the consideration.

TOWN GOVERNMENTAL OFFICE

~~The Lovettsville Town Office is located at 6 Pennsylvania Avenue near the corner of Church Street. It provides offices for the Town Manager, the Town Treasurer, and the Town Clerk. The Town Council and Planning Commission hold their meetings in the facility. The Loudoun County Sheriff's Department has an office in the Town office for officers who serve the Town on a part time basis. Service is provided at the Town Office for obtaining Town government information, auto decals, business licenses, zoning permits, development and property improvement applications, and for paying public utility bills. With the growth experienced in the period 2000-2009 the demand on Town government services and space has increased to a point where expansion of the existing facilities or a new location needs to be evaluated.~~

UNITED STATES POSTAL SERVICE FACILITY

~~A The new United States U.S. P-Post-ost Office- Office opened in 2009 on N. Church Street near E. Broad Way and Berlin Pike. It and has 6,000 square feet of space and is planned to serve the Town and surrounding area needs, 2010-2030. With this expanded facility, the U.S. P-Postal sService is estimated estimates that it will have to be sufficient capacity to serve the Town and surrounding area for the 2010-2030 timeframe next fifteen years with the completion of the new facility on N. Church Street.~~

TELECOMMUNICATIONS

~~The Town government is not directly responsible for providing telecommunications service that includes Home telephone, cable, and internet. services are available through various providers, including Comcast and Verizon. However, the Town recognizes the importance of these services and value they add to a community. The Town's elevated water tank located within the New Town Meadows development provides leased leases space for co-location sites for several wireless communication providers supplying cellular telephone coverage to area businesses and residents. The Town recognizes that Wired communication services are provided throughout Town by Verizon and Comcast. Reliable and widely accessible wired and wireless telecommunication services are vital for a thriving community, and that T the Town should look for ways to encourage telecommunications service providers to locate in Lovettsville as well as encourage~~

co-location on existing Town structures.

ISSUES AND FUTURE NEEDS

SCHOOLS

~~School facilities have generally kept pace with growth in the County and Loudoun County Public Schools continue to plan for future growth. The demographics of school growth in and around the Town will determine school planning.~~

RECREATION

~~The Community Center provides numerous activities and facilities for all age groups. There is a need to add special programs for teens as the population is projected to grow in the 2010-2030 timeframe. When the Lovettsville Community Park is developed, it should provide for all the public recreation needs of the Town for the planning timeframe. However, currently there is a deficit of outdoor recreation facilities serving the Town. The need is to acquire funding for the development of the park.~~

~~The Town Green in the Lovettsville Town Center is master planned for a combination of passive and limited active recreation, including a gazebo and sitting area for viewing movies. The master plan shows landscaping and a seating area for showing movies in good weather.~~

~~The Town should continue to plan recreational opportunities within all types of major developments, such as exist in the Town Center and New Town Meadows. These projects have provided open space for passive recreation and future projects should do likewise. Residential projects should have common areas that include park benches, picnic areas, swimming pools and tot lots, and ball courts, for example. This type of private recreation and amenity needs to be implemented as a requirement for all types of development.~~

POLICE, FIRE, AND EMERGENCY SERVICES

~~Provision of police, fire, and emergency services facilities have been maintained historically at a level sufficient to serve the population of the Town and surrounding area. These services are provided by Loudoun County. The future need is to expand these facilities and services as population growth increases, not only in the Town but in the surrounding County area. This may mean expansion of the existing Lovettsville Volunteer Fire and Rescue facility and additional police coverage.~~

~~There is growing concern about the nuisance and safety issues related to some young people who are skateboarding and loitering in some outdoor locations, including on some of the Town's streets. The Town could benefit from encouraging residents to establish a Neighborhood Watch to eliminate this type of activity.~~

LIBRARY

~~The Lovettsville Library facility is expected to satisfy demand through the planning timeframe, 2010-2030. If the land use plan projects a significant population increase, then library expansion will have to be considered. If library expansion is needed in the future, then a more central location should be part of the consideration.~~

TOWN GOVERNMENT

~~With the growth experienced in the period 2000-2009 the demand on Town government services and space has increased to a point where expansion of the existing facilities or a new location needs to be evaluated.~~

UNITED STATES POSTAL SERVICE

~~Postal service is estimated to be sufficient to serve the Town and surrounding area for the 2010-2030 timeframe with the completion of the new facility on N. Church Street.~~

TELECOMMUNICATIONS

~~Reliable and widely accessible wired and wireless telecommunication services are vital for a thriving community. The Town should look for ways to encourage telecommunications service providers to locate in Lovettsville as well as encourage co-location on existing Town structures.~~

GOAL

Public facilities should be planned, programmed, and located conveniently to serve the needs of existing and future residents, as well as people who work in the Town and surrounding area.

POLICIES

1. Encourage Loudoun County Public Schools to continue to provide ~~adequate~~ school programs in the Lovettsville Elementary School.
2. Encourage Loudoun County Public Schools to provide additional schools for middle and higher education ~~levels~~ outside the ~~Town corporate limits~~ and within five miles of the Town Center.
3. Encourage Loudoun County Public Schools to co-locate a middle and a high school on the same property or properties near the Town in order to reduce travel time and distance for school for parents and students in Town ~~promote user convenience and land conservation~~.
4. Provide sufficient ~~land~~ areas for Town parks and recreational facilities in locations ~~in~~ convenient to residential neighborhoods ~~and ecologically appropriate locations for local Town parks and recreation facilities with adequate access~~.
5. Provide a full range for a variety of active and passive public recreation opportunities within Town parks.

6. ~~Encourage the~~Work with Loudoun County to augment police, fire, and emergency services facilities ~~as the need arises to~~Town residents and businesses.
7. ~~Encourage high quality library service~~Continue Loudoun County library services within the Town and expand programs and activities for Town residents to the extent practicable.
8. Provide ~~accessible and~~ up-to-date information about Town government services ~~to the public using the Town's website, social media and Town information sign.~~
9. Continue high quality to provide trash and recycling collection services ~~to~~Town businesses and residences.
10. ~~Encourage Work with~~ Loudoun County to provide, ~~on a priority basis, community level~~ public park and recreation services and facilities at the new Lovettsville Community Park to serve ~~both~~ Town residents and residents in the surrounding County with expanded opportunities to participate in sports and recreational activities.
- ~~11. Create a master plan for the Town property adjacent to New Town Meadows and Quarter Branch Road identified as Loudoun County Property Identification Number 333462504 (see Map 6, Area 7 in the Land Use chapter), on a priority basis, which includes recommendations to create a priority for development in the capital improvements program (CIP).~~
11. Implement the master plan for Quarter Branch Park by including the installation and construction of park improvements proposed thereon in the Town's Capital Improvement Plan.
12. ~~Evaluate the feasibility of relocating or modernizing the Town office~~Consider upgrading the current temporary office trailer located behind the Town Office to a larger modular building until a new Town Office can be built, consistent with any building code or zoning requirements for such uses.
13. ~~If the relocation of the Town government facilities is not feasible, establish a master plan for the expansion of the present facility, to include upgraded parking and buffering from adjacent residential land~~Consistent with the availability of capital funds for such purposes, construct a new, expanded Town Office facility on one of the sites identified in the Town Office Expansion Space Needs Evaluation or other feasible site.
14. Support citizen efforts to establish or expand ~~volunteer~~ voluntary Neighborhood Watch programs in residential communities.
15. Continue to workWork with ~~all~~ telecommunications providers to ensure that a strong network of coverage is available in ~~Lovettsville the Town~~

and the surrounding area while minimizing the visual impact of such facilities ~~on the Town~~.

16. Implement drainage improvements on N. Berlin Pike adjacent to 1 E. Broad Way, including relocation of the Keister Lane trail and implementation of amenities for bicyclists and pedestrians, as grant and local funding permit.
- ~~15.~~17. Amend the Wellhead Protection Plan adopted in 2005 to add specific recommendations necessary to protect the Town's public water supply, including restrictions and/or regulations for certain activities located in proximity to the Town's wells which have the potential to contaminate public water, and incorporate the plan into the Comprehensive Plan, either in its entirety or by reference

PUBLIC UTILITIES

BACKGROUND AND EXISTING CONDITIONS

SANITARY SEWER

The Town owns and operates ~~its own~~ the public sanitary sewer collection and treatment and water distribution systems ~~under contract with Loudoun Water in Lovettsville~~. The current wastewater treatment plant was constructed in 2001 with a treatment capacity of 250,000 gallons per day (gpd). In 2009, the plant was expanded to add an additional 125,000 gpd treatment capacity. The total treatment capacity of 375,000 gpd will serve all of the existing and planned development in the Town with additional capacity for future growth. It is possible that the treatment facility could be expanded with one additional module, however a complete feasibility study has not yet been conducted. (See Map 2: Public Facilities and Utilities)

Inflow and infiltration (I&I) of the sewer collection system has been a significant issue for the Town. This occurs when cracks, breaks, and openings in the collection system allow surface and ground water to enter the system during periods of wet weather and high groundwater tables. Major rain events can cause a surge at the treatment plant that cannot be handled by the existing infrastructure. This results in the discharge of water that has not been fully treated into the adjacent stream, resulting in violations of the Town's Virginia Pollution Discharge Elimination System (VPDES) Permit. Over the past several years the Town has spent considerable time and resources on studying the collection system to identify deficiencies and repair leaking pipes. In 2009 the Town undertook major corrective action by replacing and repairing leaking manholes, and by lining cracked sewer pipes.

WATER

The Town produces its public water supply from six operating wells, four of which are currently active, and four filter houses. The Town has an approved Virginia Department of Health production capacity of 724,800 gallons of drinking water per day, although two of the wells (4 and 5) were "mothballed" in 2012, leaving the Town with operational capacity of 544,800 gpd. The current pumping and treatment capacity can serve all of the existing and planned development in the Town with additional capacity for future growth. Iron, manganese, and hydrogen sulfide are the most commonly treated ~~and removed~~ items in the groundwater and are removed from the groundwater through using chemical and filter purification processes. The Town owns two ground storage tanks with a total capacity of 330,000 gallons and one 125-foot tall elevated storage tank with a capacity of 75,000 gallons that provides pressure for the distribution system.

REFUSE AND RECYCLING

The Town of Lovettsville provides curbside household trash, recycling, and yard waste collection services to the residents of the Town on a weekly basis currently for no additional charge or fee to residents. A private firm under contract provides this

service to the Town. Loudoun County provides a recycling center in the Town on private property at 2 Berlin Pike near the ~~intersection of E. Broad Way and Berlin Pike~~ Town Center. The County conducts hazardous waste collections several times per year at designated locations throughout the County. The Loudoun County landfill, located on Evergreen Mill Road (Route 621) south of Leesburg, is available for ~~the use of~~ to all Loudoun County residents.

ISSUES AND FUTURE NEEDS

The current sewage treatment plant expansion ~~is was~~ estimated to provide sufficient capacity for any and all planned and zoned development per the land use policies, through the long range planning period, 2010-2030. ~~Nevertheless, the Town has experienced challenges associated with the fact that the plant was incorrectly designed and is unable to properly treat larger flows during significant rain events by overwhelming treatment capabilities and resulting in discharges of inadequately-treated effluent at the outfall to the adjacent receiving stream. The Town has been in negotiations with the contractor responsible for constructing the latest round of upgrades in effort to address deficiencies, thereby improving operations and ensuring regulatory compliance. The Town expects the first round of plant modifications to be completed by the end of 2016, at which time the Town will reevaluate the performance and capacity of the plant and consider adding additional facilities as needed.~~

In planning for future ~~wastewater and water treatment~~ water and wastewater facilities and related infrastructure, the Town will continue to use Loudoun Water ~~water and sewer~~ design and construction standards to the extent feasible. If a standard has not been established by Loudoun Water, the Town will use ~~those~~ standards established by the Virginia Department of Health and the Virginia Department of Environmental Quality. The Town resolves to ~~complies~~ comply with all applicable ~~State-state~~ and federal standards and regulations applicable to public water and sewer utility utilities in the Commonwealth of Virginia.

GOAL

To ensure that public utilities keep pace with development projections in such a way that funding is appropriate in terms of the Town's capacity to provide expansion.

POLICIES

1. Provide Town water and S ~~sewer and water~~ services should be provided to be consistent with land use policies herein, and expand such facilities geographically only to areas planned growth and development as generally shown on the Land Use Plan map and Utilities Master Plan.

2. Provide adequate, safe, and cost-effective water supply and sewage wastewater treatment facilities for Town residents, commercial establishments, institutional uses, and public facilities in accord with applicable state and federal regulations of the Virginia Department of Health, Virginia Department of Environmental Quality, and other applicable federal regulations that regulate waterworks capacity and wastewater treatment and disposal.
3. Require new development to ~~provide their fair share of pay for~~ the cost of extending or expanding public sanitary sewer and water service necessary to serve the development.
4. Establish ~~a an ongoing~~ public information campaign to encourage recycling among Town residents and businesses.
5. ~~Review-Evaluate~~ the cost effectiveness of the Town's current solid waste (i.e. trash and recycling) ~~disposal-collection~~ program.
6. ~~Review-Evaluate~~ utility rates and fees annually and modify as needed to ensure adequate funding for utility operations, ~~working~~ capital and debt retirement.
7. ~~Continue to s~~Support the County's provision of a central recycling ~~facilities-location~~ in the ~~central part of~~ town.
8. ~~Develop and adopt a Utility Master Plan which shows areas of Town as well as potential annexation areas where upgrades to and expansion of water and wastewater infrastructure is necessary or proposed. Incorporate the utility plan into this comprehensive plan, either in its entirety or by reference.~~
9. ~~Correct deficiencies at the Wastewater Treatment Plant necessary to improve performance and treatment capability.~~
10. ~~Decide on the final disposition of unused wells and treatment facilities and associated parcels of land, including whether to abandon such wells in accordance with Virginia Department of Health requirements or preserve them as reserve or emergency water supply wells.~~
11. ~~Consider developing a local stormwater inspection program and management plan in order to ensure that all private and public stormwater best management practice (BMP) facilities are properly and regularly maintained.~~
- 7.12. ~~Educate the public about stormwater best management practices including those (like rain barrels) that can be implemented by homeowners in order to promote rainwater harvesting, runoff reduction, and/or infiltration of rainwater into the soil.~~

Chapter 4

ECONOMIC DEVELOPMENT AND HOUSING

BACKGROUND AND EXISTING CONDITIONS

ECONOMIC DEVELOPMENT

Understanding/Developing the economic base of Lovettsville, which is ~~the sum of all activities that result in income for the Town~~ defined as the local businesses and industries which produce and distribute goods and services for export outside the local region, is essential to planning for the Town's future. ~~Demographic trends, existing and planned population density in the area; Proximity access to major local and regional concentrations of businesses and employment uses in the near regions suppliers, distributors and customers; access to the availability of local and regional transportation system that allows for the efficient distribution of their products and services; and the availability and adequacy of public sewer and water, public street access, ordinance requirements, Comprehensive Plan policies, and and private utilities market potential~~ all influence what/which types of businesses are attracted, and to the Town and what businesses stay/will ultimately thrive, in the Town. Expanding the Town's economic base and diversifying the B/businesses in Lovettsville is essential to provides/providing convenience shopping opportunities as well as and/or employment opportunities tofor residents of the Town and the surrounding area/region.

There are about four acres of commercial uses currently in the Town of Lovettsville.^[TS1] Existing The economic base/businesses in of the Town include is a mixture of local serving commercial restaurants, professional offices, automobile sales and service businesses, a bank, convenience store, storage units, and personal service uses establishments serving both Town residents and visitors and sub-area service facilities. There are about four acres of commercial use, eight if the private recreation use on S. Berlin Pike is included, in Lovettsville.^[TS2] There are a range of businesses in the Town that include personal services, convenience facilities, eating establishments, professional offices, private recreation facilities, automotive sales and service facilities, industrial-type storage facilities, and retail outlets. There are over 25 also numerous home-based occupation businesses as the internet has created new business opportunities in the Town's residential neighborhoods, many of which utilize the internet to market their goods and services to customers. There are no/Few, if any, of the businesses in Town with have over five full-time permanent employees. In other words, the Town is not a work force destination. Construction jobs related to new housing development construction have provided jobs employment for area area residents in recent years; however, many of these have tend to be been temporary and so when housing development decreases they cannot be viewed as part of the economic base of the Town. The largest undeveloped tract of land in the Town with economic development potential/planned and zoned for non-residential use is approximately 32 acres and served by public water and sewer

~~(approximately 32 acres) zoned Light Industrial I-1, which is vacant and located near the at the Town Square and the intersection of Berlin Pike and Broad Way end of North Street adjacent to the post office property. Public sewer and water is available. The land is adjacent to New Town Meadows subdivision with access only to N. Church Street. If a substantial amount of development occurs there will probably be congestion at the intersection of N. Church Street and E. Broad Way. This condition will tend to diminish the development potential of the tract because VDOT will require additional access at a certain point when congestion exceeds an acceptable level. Development of the tract may require the owner to provide secondary access to the local street network (through properties located to the southeast or, possibly, north) depending on the type, size and number of employment uses that are established on the property. Providing additional access presents a difficult obstacle and additional land use and transportation policies would probably have to be established. Development of this the tract and in accordance with this plan, however, will could provide substantial enhancement of enhance the economic base of the Town and surrounding area because office park and major retail use are possible under the existing zoning by providing employment opportunities to area residents and increasing the viability of existing and future Town businesses.~~

~~The current Town Plan shows 10-15 acres of land north of the Heritage Highlands age-restricted community is planned for community services, which could provide additional economic base to the Town, especially if development is private facilities, such as offices, elderly living facilities, or clinics, as suggested in the Plan.~~

~~Most residents of Lovettsville commute to jobs in Washington, DC, Northern Virginia and Southern Maryland. There are a number of locations within a half-hour drive from Lovettsville that provide a multitude of regional level shopping destinations services, commodities, industrial facilities, and employment opportunities for Town residents. These include Purcellville and Leesburg in Virginia and Brunswick and Frederick in Maryland. The MARC rail transit commuter train provides access to major regional employment areas centers within about an hour's trip to Frederick County and Montgomery County, in Maryland, and to the District of Columbia. The same type of employment opportunities are within an hour's drive. Major employment centers in Northern Virginia, including to those in eastern Loudoun, Fairfax, and Arlington Counties, and the cities of Alexandria, Fairfax, and Falls Church, can be reached by automobile (east-west) via Virginia Routes 9 and 7, and by using the Dulles Greenway and Toll Road.~~

HOUSING

~~Housing Residential use is the primary existing land use in the Town of Lovettsville, the majority of which. The great majority of the housing stock consists of single-family detached dwellings (see Table 2). As of 2013, there are were an estimated 595 dwelling units in the Town of Lovettsville, 290 acres of residential use, which is 57.5 percent of the total acres developed in the Town. (See Map 3: Existing Land~~

Use). approximately Eighty-seven (87)% percent of which the residential land in use is were single-family detached housing dwellings, which gives Lovettsville its low density character. The total land area occupied by single-family dwellings is approximately 290 acres or 57.5% of the total developed acres in the Town (see Map 3: Existing Land Use)[TS3]. The remaining dwelling units consist primarily of attached and semi-detached dwelling units in two neighborhoods located on the eastern side of the Town as well as one age-restricted community (Heritage Highlands) at the southern end of Town. There are about 36 acres of single family attached and duplex housing. The most recent growth experience, years 2000-2009, has been single-family detached residential dwellings. The Town experienced dramatic residential growth between 2000 and 2013, and a corresponding increase in total population, due in large part to the development of three subdivisions located in the central and northern parts of the Town during that period. Table 1 shows the growth of housing and population from 1980 through 2009 and the percent increase represented. The data in this section is from Loudoun County and the US Census below demonstrates this growth and that of the Town overall since 1950.

TABLE 1. POPULATION AND DWELLING UNITS 1980-2009				
Dwelling Unit and Population Growth				
	Dwelling Units*	% increase (from decade to decade)	Population*	% increase
1980	n/a	n/a	613	n/a
1990	301	n/a	749	22%
2000	338	12%	853	14%
2009**	570	54%	1554	82%

* US Census — ** Loudoun County adjusted to estimate from 2008 to 2009

Table 1. Population and Dwelling Units, 1950-2013				
Year	Dwelling Units	% Increase	Population	% Increase
1950¹	n/a	--	341	--
1960¹	n/a	--	217	-36%
1970	70²	--	185¹	-15%
1980	212²	203%	613¹	231%
1990²	301	42%	749	22%

<u>2000</u> ²	<u>325</u>	<u>8%</u>	<u>853</u>	<u>14%</u>
<u>2010</u> ²	<u>599</u>	<u>84%</u>	<u>1613</u>	<u>89%</u>
<u>2013</u>	<u>595</u> ³	<u>-1%</u>	<u>1801</u> ⁴	<u>12%</u>

¹ Source: U.S. Bureau of the Census, U.S Census of Population: 1950-1980

² Source: U.S. Census Bureau, Census of Population and Housing: 1990-2010

³ Source: U.S. Census Bureau, ACS Demographic and Housing Estimates, 2009-2013

⁴ Source: U.S. Census Bureau, Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2013

The population increase over the years 1990-2000 was 14 percent. The US Census and Loudoun County statistics indicate a population increase in the 2000-2008 timeframe of 82 percent, from 853 to 1,554. Between 2000 and 2010, the population of the Town almost doubled and has continued to rise steadily since 2010. This is more than double the 1990 population (749). Housing increased from 338 to 570 dwelling units in the years 2000-2008, a 54 percent increase from year 2000. The 2000-2009 housing increase was due almost entirely to the development of units in the Lovettsville Town Center, Kingsridge, Heritage Highlands, and New Town Meadows subdivisions. In 2009 New Town Meadows was completed and the Town Center residential subdivision regenerated despite the economic downturn of 2008-2009. However, although new residential construction, development was temporarily suspended in the Heritage Highlands age-restricted community retirement community and in the Kingsridge Subdivision during the due to the economic downturn of 2008-2009, housing construction quickly resumed and the population has continued to grow at almost 4% annually. The overall increase in housing development in the recent past has started to transform the population and housing stock of the Town. Both have gotten younger as new residences attract younger households and those with children; the median age of residents decreased from 34.8 in 2000 to 32.2 in 2013. In addition, the most recent suburban dwelling units are larger than the average size of most of the housing built prior to 2000 and situated on larger lots. Many of the existing dwelling units in the old downtown are built on non-conforming lots, which are smaller than current zoning districts allow. There were no zoning districts when many dwellings in the Town were built.

The 2000-2009 growth period shows dwelling units increasing 54 percent and population increasing 82 percent. By comparison, in the 1990-2000 decade there was a 12 percent increase in dwelling units and a population increase of 14 percent. Also notable is the average population per dwelling unit increase between the two decades. The differential between unit increase and population increase was 2 percent in the 1990-2000 decade and 28 percent in 2000-2009. The vast majority of dwelling units constructed since 2000, at which time single-family detached houses accounted for 77% of all housing in Town, has been comprised of new single-family (detached) homes. These new homes tend to be larger, on average, than those built prior to 2000, but are situated on smaller lots. Therefore, it means that housing in

~~the 2000-2009 decade was accommodating a younger population with more family members. The census data demonstrates that the new single-family dwellings in these subdivisions have tended to attract larger families and those with children. The average household size increased from 2.53 in 2000 to 3.26 in 2013, and the percentage of households with children under 18 years of age increased from 38.2% to 59.7% during this same period. In addition, the size of dwellings increased after 2000 to accommodate mostly young families.~~

~~The population increase over the years 1990-2000 was 14 percent. The US Census and Loudoun County statistics indicate a population increase in the 2000-2008 timeframe of 82 percent, from 853 to 1,554. This is more than double the 1990 population (749). Housing increased from 338 to 570 dwelling units in the years 2000-2008, a 54 percent increase from year 2000. The 2000-2009 housing increase was due almost entirely to the development of units in the Lovettsville Town Center, Kingsridge, Heritage Highlands, and New Town Meadows subdivisions. In 2009 New Town Meadows was completed and the Town Center residential subdivision regenerated despite the economic downturn of 2008-2009. However, development was temporarily suspended in the Heritage Highlands age-restricted community and in Kingsridge due to the economic downturn. The overall increase in housing development in the recent past has started to transform the housing stock of the Town. In addition, the most recent suburban dwelling units are larger than the average size of most of the housing built prior to 2000 and situated on larger lots. Many of the existing dwelling units in the old downtown are built on non-conforming lots, which are smaller than current zoning districts allow. There were no zoning districts when many dwellings in the Town were built.~~

~~There are a total of 44 attached single-family attached (i.e. townhouse) units and 32 semi-detached (i.e. duplex) duplex units in the Town out of 570 total units in 2009 (estimated). The 44 attached single-family attached units on Park Place are located in the Lakeview Village townhouse subdivision community are zoned in the Town's R-3 Zoning District, a district in which the minimum allowable lot size is 6,000 square feet. (See table 2 for zoning district descriptions). However, the individual lots are 2,600 square feet on average, with an overall (i.e. gross) and the density is of 8.4 dwelling units per acre. The project was designed as an affordable planned development, so 58 percent of the land area is open common area, including parking. There are 14 duplex semi-detached units on Frye Court in the R-3 Zoning District that were built before 2000 under R-3 zoning. There are and another 18 duplex units duplexes and two single-family detached units in the Heritage Highlands Retirement Community (R-C) Zoning District. There are At least five structures located structures on different lots that throughout the Town have been converted into contain multifamily housing with dwellings, totaling approximately 20 apartment units. These structures are on land zoned C-1 and R-3.~~

ZONING DISTRICTS

Many dwelling units in the old downtown (E. Broad Way, S. Loudoun Street, Pennsylvania Avenue, S. Church Street, and S. Locust Street) are on land zoned R-1. About 30 dwelling units are on land zoned R-2 in the E. Broad Way corridor and N. Light Street. Eight detached dwelling units are zoned under the R-3 district in the E. Broad Way corridor and on N. Light Street. Seven single-family detached dwelling units are located on separate lots zoned C-1 along E. Broad Way, S. Loudoun Street, and N. Light Street.

TABLE 2. MINIMUM LOT SIZES ALLOWED IN RESIDENTIAL ZONING DISTRICTS	
Zoning District	Minimum lot size (sq. ft.)
R-1 Residential District	8,500
R-2 Residential District	7,000
R-3 Residential District	6,000
RC Retirement Community	2,200 (quadraplex) 3,000 (duplex) 6,000 (single-family detached) 8,000 (multi-family)
T-C Town Center Planned Development	7,500
Planned Infill Development District	7,000 (single-family detached) 4,800 (duplex)

The Lovettsville Town Center is an 85 acre mixed use development that has been approved with fifty-nine acres of residential use, seven acres of commercial use and nineteen acres of open space, some of which is for active recreation and includes what is now the Town Park. The Town Center is approved for 206 dwelling units. About 13 percent of the residential units are built, as of January 1, 2010. Kingsridge is a fifty-one acre subdivision begun in 2005 under R-1 zoning with access to N. Berlin Pike and W. Broad Way. It has 51 acres and is approved for 78 single-family detached dwellings and is about two-thirds developed, as of January 1, 2010. New Town Meadows is a fifty-four acre subdivision zoned R-2 and R-3, which was completed in 2009 with 153 single-family detached dwelling units. There are two small subdivisions developed on land zoned R-1 and R-2, Millhoven and Fox Meadow, that both have primary access on S. Church Street. Combined they have a total of 53 single-family detached dwelling units. The Heritage Highlands age-restricted community (developed under a conditional use permit in the R-1 district)

is located on S. Berlin Pike at the southern boundary limit of the Town. It is a 27 acre subdivision that is approved for 80 units in a duplex configuration.

There are approximately 295 single-family and duplex units committed for development in terms of subdivided land and land with an approved development plan. Most of these units will be built in the Town Center. Heritage Highlands, Kingsridge, and the Keena property will contribute to the remainder of the committed undeveloped housing stock. The estimated population associated with this additional buildout is 822.

The majority of the land outside the old downtown and the more recent subdivisions is zoned R-1. The R-1 lots vary greatly in size and most have single-family detached dwelling units. In calculating the 2010-2030 residential development potential in the Town it is necessary to evaluate land that is vacant. There is almost no land zoned for residential use that is vacant. There is a vacant 3.6 acre parcel on N. Berlin Pike across from New Town Meadows that is zoned R-1. That could yield up to 14 single-family dwelling units. Otherwise, there are a handful of lots that have existing dwelling units and an excess of land, which makes them potentially developable. One of these is the Game Protection Association property on S. Berlin Pike. If its 4 acres were developed under the existing R-1 zoning it could yield up to 16 dwelling units. A 9.7 acre parcel located adjacent to the north boundary of Heritage Highlands could yield up to 49 single-family detached dwelling units if developed under the existing R-3 district. Another potentially developable parcel is located at the intersection of S. Berlin Pike, and S. Loudoun Street. It could yield up to 43 single-family detached dwelling units if it were developed under the existing R-1 zoning.

These properties, if developed to full potential, could add up to 122 single-family dwelling units and a population increase of 398. The full build out under existing residential zoning, including committed land and land with development potential, could be an additional 417 single-family and duplex dwelling units and an additional 1,220 population in the years 2010-2030. The total Town population at that point could be approximately, 2,174, which would be a 71 percent increase from 2010 to 2030. This projected increase is close to the 82 percent increase experienced in the years 2000-2009. However, the total population projected is a small number when attempting to project a sufficient market base to attract new businesses, whether they are local convenience businesses or destination businesses.

ISSUES AND FUTURE NEEDS

ECONOMIC DEVELOPMENT

How ~~should~~ will the economic base of the Town change ~~in the years 2010-2030~~ over the next twenty years? What planning policies could be adopted by the Town to help promote economic development? The most obvious ~~change~~ answer is for the Town to ~~provide an~~ incentivize the sale and development of ~~e~~ for the development of the vacant and underdeveloped land zoned I-1 commercial and industrial land in the

~~Town. Large and small commercial, office, and light industrial uses can currently be developed-developed at various scales under this in the Town's commercial and industrial zoning districts, respectively, either by-right or with approval of a conditional use permit. However, access to public streets access and utilities would have to be provided-available to these properties and the market manipulated in order to make such the development of these parcels more profitable-likely and less speculative in the near term. For the public sector Town funding to for the provide construction of new public streets -access to serve this I-1 vacant commercial land presents a cost obstacle, however constraints in terms of costs relative to the Town's budget. The Town can provide planned roads to serve this land but public State and federal funding for new road constructions is remains extremely limited, and there are competing competition for claims for such funds as exist statewide among Virginia's small jurisdictions continues to be fierce.~~

~~Probably the best C-way to help economic development is to increase the-ontinued residential growth housing stock in and around the Town will likely have a beneficial effect on attracting additional businesses since the -More numbers and types of customers and more potential employees are a key factors in encouraging economic development-deciding whether or not to site a business in a particular community. Businesses need favorable demographics within a given community in order to locate there and remain profitable. The Town has seen dramatic growth since 2004 in the number of housing units and, barring an unexpected downturn in the regional housing market, will likely continue to experience residential growth over the next decade. However, a lack of local shopping opportunities means that residents must currently travel to neighboring communities in order to obtain most goods and services. The Town needs to analyze its local market in order to better understand the extent and nature of this "leakage" as well as the viability of its market area for specific types of retail, personal and professional services, and other business establishments. With this information, the Town can develop a strategy to attract additional local businesses and provide greater opportunities for residents to shop in Town for the products and services they consume. For the public sector to provide public street access to this I-1 land presents a cost obstacle, however. The Town can provide planned roads to serve this land but public funding for roads is extremely limited and there are competing claims for such funds as exist statewide.~~

~~Another economic development issue relates to-involves the economic development potential potential for of the Town's historic commercial core located on East Broad Way-a mixture of low intensity commercial, office, and residential use in parts of the old downtown related to portions of E. Broad Way, N. Light Street, and S. Loudoun Street where such a land use pattern already exists to a limited degree. With the enhancement of tEnhancing he this area for commercial uses, through streetscape improvements as well as flexibility in the implementation and application of zoning regulations, non-residential uses in these areas there is-anprovides another opportunity to increase the economic-commercial base of the Town not only for the benefit of Town residents but for people outside the Town-and visitors. In order to~~

preserve the historic character of this area, ~~The objective would be to have Town should continue to encourage~~ adaptive reuse of existing structures ~~to maintain the existing scale and visual appearance and the existing low density rather than demolition~~ character of the Town. The need in this regard is to find the means to ~~allow businesses without the current restraints posed by Zoning Ordinance regulations regarding~~ Zoning requirements related to minimum ~~off-street parking and landscaping~~ should be tailored to the constraints imposed by small size of the lots and existing orientation of the buildings to the street so that Town policies facilitate, rather than hinder, reuse and redevelopment ~~buffer yards~~. The creation of centralized public parking lots and on-street parking spaces will help ensure that adequate parking exists for employees and customers within convenient walking distance.

HOUSING

Housing type is an important factor in defining ~~the physical~~ character of the Town of Lovettsville ~~is defined, to a significant extent, by the residential neighborhoods that occupy most of the Town's land area~~. Historically, the Town ~~has been a low density community~~ has been a relatively compact settlement located in an otherwise rural part of the northern Loudoun Valley. The Town's original residential areas prior to the start of World War II included neighborhoods, generally one lot deep, along South Loudoun Street, East Broad Way, East Pennsylvania Avenue and South Church Street. ~~A small townhouse development, Lake View, was developed in the 1970s with small sized units in a lower end price range~~ By the end of the 1960s, a new segment of South Berlin Turnpike had been constructed, bypassing South Loudoun Street as the primary southern gateway into Town and leading to new residential construction along South and North Berlin Turnpike. The 1980s and 1990s saw the construction of several smaller single-family subdivisions on South Berlin Turnpike and S. Church Street, but also the construction of the Lakeview Village townhouses and Lovettsville Manor duplexes on the eastern side of Town. The Town experienced rapid growth during the first decade of the twenty-first century associated with the construction of three major single-family subdivisions on the northern end of the Town: New Town Meadows, Kingsridge, and Lovettsville Town Center. Construction of the Heritage Highlands Retirement Community at the southern end of Town also began during that decade. ~~In the 1990s and 2000s a small community of duplexes has been developed on Frye Court and less than twenty duplex units have been developed in the Heritage Highlands retirement community. This development is ultimately planned and approved for eighty units.~~ Following the housing boom, ~~the character of the Town remains low density with single-family detached housing predominating the landscape~~ predominately single-family detached housing on relatively small lots compared to the surrounding area. Housing costs in the Town are generally less than ~~those~~ in the surrounding County, especially for newer housing, ~~construction~~ making the Town attractive to young families looking for more moderately-priced homes than those found in some neighboring communities.

Planning for future housing in Lovettsville raises an important question: Taking into consideration market trends and future demand for various types of housing, should the principal housing type remain single-family detached homes, and should the Town's planning and zoning policies continue to favor these types of dwellings over other dwelling types on the Town's remaining land area? There are three issues regarding the planning of future housing in Lovettsville. One, aside from market trends, should housing remain predominantly low density, single-family detached? Two, should efforts be made to provide more lower income housing within the lower income housing cost context that exists? Three, should housing objectives be designed in some measure to serve the economic development objective of creating a greater market in the Town for new businesses?

The Town desires to maintain Lovettsville primarily as a single-family detached residential community as the Town grows during the coming years. The Town may be willing to consider, on a case-by-case basis, the development of alternatives to single-family detached housing on remaining undeveloped and/or underdeveloped land, provided that such development does not fundamentally alter the single-family character of the community, and that effects on traffic, the environment, utilities and other public services can be mitigated. Alternative housing may include accessory apartments, attached dwellings (townhouses) and duplexes depending on the market demand and suitability of this land for these uses. If it is desirable for the Town to create a stronger mixture of housing types to serve different income levels, then more medium and higher density residential land use should be planned for some of the undeveloped land in the Town. The State Code states that communities should make attempts to provide for a wide array of housing costs. Attached housing and apartments generally provide lower cost housing than single-family detached housing.

The pace of economic development in the Town can be related not only to the Town's relative isolation in the low density portion of northern Loudoun County but to the lack of population concentration in and around the Town. The Town's estimated population is 1,550, as of January 1, 2010. Build out under existing zoning would almost double the population. But a total population of 2,700 is still small if the Town wants to attract new local-serving commercial services and employment uses.

An option is to increase the Allowing such alternative housing on a small number of the Town's remaining infill properties is the only way to increase planned housing densities within the Town on the given the relatively small amount of undeveloped and underutilized land minimum lot size requirements in the Town's residential zoning districts (6,000-8,000 square feet). Such an option could be applied to part of the land zoned I-1 next to New Town Meadows, which could be planned for medium density residential use (townhouses). However, the landowner has the option of developing under the I-1 zoning, which could be a disincentive to rezone it to residential use. One impact of using this option here or in other parts of the Town, however, would be to change the existing residential character of the Town to some

~~extent~~ create small pockets of compact development near planned commercial areas, allowing residents to walk to shopping or personal service establishments. This would increase the ~~market for~~ opportunity for attracting new businesses without ~~significantly fundamentally~~ altering ~~the the low density predominate~~ character of housing within the Town.

GOALS

1. Promote the establishment of a variety of commercial and light industrial businesses of various sizes, which serve Town and area residents and provide job opportunities, in planned commercial and industrial areas as depicted on the future land use plan map.
2. Implement the recommendations of the Comprehensive Plan in order to create beneficial growth and development that is compatible in scale, intensity, and use with existing development in the community. ~~To promote economic development with a variety of high quality retail, office, and light industrial businesses of all sizes that serve Town residents and those in the surrounding area as well as provide job opportunities.~~

POLICIES

- ~~1. Support and promote a mixture of housing~~Provide for a greater mix of dwelling and building types for a variety of income levels~~new residential development on infill parcels while preserving the Town's predominately single-family character that also helps provide affordable housing.~~
- ~~2. Promote a mixture of commercial and/or light industrial uses on sites where indicated on the future land use map at a scale consistent with that of surrounding areas and neighborhoods.~~Promote a mixture of office, commercial, residential, medium density residential, and light industrial uses on the vacant land zoned for Light Industrial (I-1) use near the center of the Town and adjacent to New Town Meadows.
3. Promote the planning of land in Loudoun County adjacent to the 30 acres in the Town zoned I-1 for office park development with the understanding that the development would be responsible for the extension of public infrastructure into this area and any process that would be necessary to accomplish this under the relevant policies of the Town and County.
4. Facilitate the redevelopment of existing buildings and parcels in the historic downtown, including those located along the E. Broad Way corridor and sections of S. Locust and S. Loudoun Street located within one block of E. Broad Way, by maximizing the adaptive reuse potential of existing structures in order to promote small business uses, including "start-up" businesses.~~Maximize the economic development potential in the E. Broad Way and N. Light Street corridors and portions of the S.~~

~~Locust and S. Loudoun Street corridors with adaptive reuse of existing structures.~~

5. Promote the concept of the Town Center and adjacent areas being a focal point for community life not only a concentration of economic development uses.
6. ~~Locate professional and/or medical office uses in the Lovettsville Town Center commercial core area, the historic downtown, areas planned for commercial use adjacent to the Town Center, and areas adjacent to the Heritage Highlands retirement community at the southern end of the Town. Professional office use should be concentrated in the Lovettsville Town Center commercial core, the areas adjacent to the Town Center (including the western portion of the E. Broad Way corridor) and areas adjacent to the Heritage Highlands retirement community at the southern end of the Town.~~
7. ~~Where feasible, and as authorized by state law, establish development policies for office, commercial, retail and light industrial sites that promote a scale, form, orientation and massing of development on sites compatible with the existing character of the Town. In addition, establish architectural design guidelines for new commercial uses, where authorized by state law, in order to complement the existing architecture and character of the Town. New professional office use should only be developed using townhouse style architecture unless it is on parcels that are over one acre. Otherwise, professional office use should be limited to existing buildings in areas planned for such use. Promote development policies that provide a building scale and architecture compatible with the low intensity character of the Town.~~
8. Promote transportation improvements that will serve new economic development but will not adversely impact the existing or planned transportation network or the low intensity character of the Town.
9. Promote development policies and capital projects that provide pedestrian circulation and access facilities (sidewalks and trails) throughout the Town in order to reduce parking needs in the central portion of Town where economic development uses are concentrated.
10. ~~In addition to efforts by the Town, encourage Loudoun County to provide enhanced public facilities, governmental services, and amenities, including recreation facilities, that will serve the Town's economic development objectives and make the Town more attractive for existing and prospective businesses. Initiate efforts to provide or have Loudoun County provide public facilities, governmental services, amenities, and recreation facilities in order to serve the Town's economic development objectives to make the Town attractive for business.~~

11. Facilitate the establishment of tourism-based businesses such as lodging and restaurant establishments in order to support the local tourism industry. Foster business uses that in turn foster tourism, such as lodging.
12. Encourage and facilitate development of the Town Center commercial core in a manner that minimizes surface parking and makes it convenient for pedestrian traffic on-site and to and from other parts of the Town.
13. ~~As a priority, undertake an evaluation of creating a new zoning district for the old downtown that will allow commercial expansion and mixed uses in existing structures.~~
14. ~~Encourage office park development in the Town on parcels over one acre in area.~~
- 15.12. ~~Establish design guidelines for new commercial, institutional, educational, employment, and light industrial development that reinforce the low intensity character of Lovettsville.~~
- 16.13. Encourage non-residential development to provide pedestrian circulation on-site and pedestrian access to all types of uses on adjacent properties.
- 17.14. Where feasible, implement ~~Support~~ the ~~general~~ Main Street design concept for all types of development so that buildings are located close to the streets and sidewalks, and parking is generally located behind buildings.
- 18.15. Develop a public outreach program that will encourage participation by residents, businesses, and employees in the Town's planning and zoning processes that relate to the Town's economic development values, goals, and policies. Include the Loudoun County Department of Economic Development in the process as well. Continue to provide official participation in the Loudoun County Loudoun Places Program in order to share ideas and possible planning and development solutions with other jurisdictions in the County. Create a public outreach program to involve residents, business people, and employees in Town governmental planning and zoning processes that relate to the Town's economic development objectives, policies, and implementation.
- 19.16. The Town recognizes the need to fund and implement capital improvements in advance of development in order to incentivize the development of properties for commercial and/or light industrial business uses. As such, the Town intends to develop and implement the Town's Capital Improvement Program so as to take economic development potential into consideration, and establish appropriate priorities so that the timing of construction of capital improvements, including streetscape enhancements, will facilitate the Town's economic development goals and policies. Provide a priority for capital improvements funding that will implement the Town's Streetscape Master

~~Plan in order to help enhance the Town's economic base by improving pedestrian access and circulation in the central part of the Town.~~

- ~~20.17.~~ Encourage the Lovettsville Business Association to support planning and zoning efforts to enhance the livability of residential areas adjacent to non-residential development.
- ~~21.~~ Encourage the Lovettsville Business Association to join the Town in efforts to enhance amenities for the public within non-residential development.
- ~~22.18.~~ ~~Evaluate commercial, light industrial, public facilities, and institutional site plan ordinance requirements to synchronize them with the Main Street design concept.~~
- ~~23.19.~~ ~~Undertake a Marketing Analysis to determine which uses are supportable in the Town's Economic Development Plan and incorporate the findings of that study into the Comprehensive Plan. The Town should initiate contact with the federal General Services Administration in order to see if the agency would locate a telecommute facility in the Town so that federal employees in the Town and surrounding area could use the office space on days when they telecommute.~~
- ~~20.~~ ~~Develop an Economic Incentive Program that encourages businesses from outside the Town to relocate to the Town on properties available and planned for commercial and/or industrial development. Work with small businesses as well to maximize retention and promote a healthy small-business environment. Initiate a study of ways and means to reduce the cost of starting a business in Lovettsville, whether by means of expedited development approvals or start-up tax incentives.~~
- ~~24.~~
- ~~21.~~ Design sign ordinance regulations that help businesses attract customers ~~while ensuring that the area and height of signs are appropriate to the scale of the buildings on the sites where they are located.~~
~~and minimize permit approval time and costs.~~
- ~~22.~~ ~~Limit total residential growth such that the Town's total population will remain under the population threshold established by the Code of Virginia for towns eligible to receive payments from the Commissioner of Highways for maintenance, construction, and reconstruction of urban highways within the municipality.~~
- ~~23.~~ ~~Limit the establishment of alternative housing types, such as duplexes and townhouses, to infill properties that are (i) located adjacent to properties where such uses currently exist; (ii) located in proximity to existing or planned commercial areas; or (iii) otherwise located where depicted on~~

the future land use map.

24. Authorize townhouses and/or duplexes in the Town only: (1) upon petition of a property owner to amend the zoning ordinance to create a new zoning district specifically for such uses; and (2) upon approval by the Town Council of an application to rezone the owner's parcel(s) to such new zoning classification.
- ~~25. Seek the help of the Loudoun Convention and Visitors Association (LCVA), the Loudoun County Department of Economic Development, and the Loudoun County Department of Planning to identify ways and means to adjust Town policies, guidelines, and regulations in order to attract commercial, employment, institutional, educational, and light industrial development to the Town.~~
- ~~26. Continue to provide official participation in the Loudoun County Loudoun Places program in order to share issues and possible planning and development solutions with other places in the County. This program replaced the Main Street Loudoun Program.~~

Chapter 5

LAND USE

THE LAND USE PLAN

The Land Use Plan is the section of the Comprehensive Plan in which development policies are described. State law requires every jurisdiction to create a Comprehensive Plan, which includes where and what type of land uses should be developed. Land uses include all manner of activities and may include ~~the lack of activity, designations~~ such as park land or floodplain where no development is appropriate. Typical land uses in a Comprehensive Plan include commercial (retail or services), light industrial (warehousing, light manufacturing), residential (low, medium, and high density), public facilities (schools, libraries) private recreation, and a variety of institutional facilities ~~(hospitals, churches)~~. Table ~~1-3 shows lists and describes some of the specific types of land uses~~ the land use categories that are contained in the ~~Lovettsville Comprehensive Plan and~~ future land use plan and uses for which specific policies are specified-included in this chapter.

THE LAND USE PLAN MAP

The Future Land Use ~~Plan~~-Map (See Map 5: Future Land Use ~~Plan~~Map) is a generalized display of land uses and in some instances the intensities of development as they are meant to be distributed in the Town geographically. There are a handful of “umbrella” land use categories shown on the Land Use Plan Map under which many other specific uses can be appropriate. The Commercial land use category, for example, is meant to indicate that many types of commercial use are appropriate, such as retail stores, personal services, automotive services, and financial institutions. The Land Use Chapter of the Comprehensive Plan contains many specific and detailed policies for land uses, land use intensities, and related development guidelines that are not shown on the Future Land Use ~~Plan~~-Map. When this occurs, the policies in the Land Use Chapter text are meant to guide development or redevelopment. In the instances where there is no specific text in the Land Use Chapter for a specific geographical area, the Future Land Use ~~Plan~~-Map provides all the development guidance necessary. The land use policies in the Land Use Chapter are meant to give guidance when the Town is evaluating a rezoning or conditional use permit application. Development occurs under the regulations of the zoning district that applies to a parcel of land. Table 3 describes the land use categories that are shown on the Future Land Use ~~Plan~~-Map.

TABLE 3. LAND USE PLAN MAP CATEGORIES	
Planned Land Use Map Category	Definition
<u>Commercial</u>	<u>Uses in C-1 and C-2 zoning districts.</u>
<u>Town Center Commercial</u>	<u>Areas designated for commercial use on the adopted Town Center Rezoning Concept Plan. The Town Center Core Commercial Area will become a community shopping destination and provide an example of outstanding architectural design for commercial development which showcases the Town’s unique, small-town character.</u>
<u>General Commercial</u>	<u>The properties having frontage on North and South Berlin Turnpike are suitable for highway-oriented retail, restaurant and personal service uses, whether located in an existing structure or a new building. Properties that do not front on Berlin Turnpike are suitable for commercial uses that typically require less visibility from this heavily-traveled thoroughfare. A broad array of commercial uses, such as those allowed conditionally and by-right in the Town’s C-1 and C-2 zoning districts, are possible in these areas.</u>
<u>Old Town Mixed-Use</u>	<u>This category is intended to facilitate the continued “adaptive reuse” of existing structures in “Old Town” for commercial use, including for use as single-use commercial buildings, buildings containing multiple businesses, and mixed-use buildings with residences located above or behind first-floor commercial and office spaces. The continued use of existing homes, historic or otherwise, as single-family dwellings is also anticipated.</u>
<u>Office Commercial</u>	<u>This designation would allow for the adaptive reuse of an existing residence, or redevelopment and construction of a new building or buildings, containing specific office and commercial uses (such as a child care center) that are appropriate to the location and surroundings. Any type of office as a primary use, either low intensity office (.25 FAR* or less), such as professional office, or office park or other office use (over .25 FAR). Ancillary office use</u>

	<u>is planned with commercial use.</u>
<u>Highway Mixed-Use</u>	<u>These horizontally-integrated, mixed-use areas adjoining South Berlin Turnpike would contain commercial and/or office uses located along the Rt. 287 road frontage, with residential uses located behind the commercial sites. See special planning area descriptions for more detailed policies and uses for specific areas.</u>
Light Industrial	<u>Areas designated for use as “flex space” which may include a production, fabrication and/or assembling component in addition to office and/or storage space, but which do not typically emit noise, vibration, fumes, odor, or dust outside of a completely enclosed building, or have similar detrimental effects on adjacent properties. The outside storage of vehicles, equipment, and materials may be permitted, but must be strictly controlled by the zoning restrictions so all such areas are screened from view from adjoining properties and uses. Uses in the I-1 zoning district.</u>
<u>Commercial Transitional</u>	<u>Contains uses similar to areas designated as Light Industrial (see description above) but which do not include outdoor activities that may be detrimental to adjacent residential uses, such outdoor storage of equipment and materials, or garage bay doors facing residential areas whereby indoor activities are visible or audible to adjacent residences. This area should contain uses permitted in the underlying zoning district(s) which also meet this criterion so that the area acts as a “transitional” area between more intensive commercial and/or industrial activities and single-family neighborhoods.</u>
Office	<u>Any type of office as a primary use, either low intensity office (.25 FAR* or less), such as professional office, or office park or other office use (over .25 FAR). Ancillary office use is planned with commercial use.</u>
<u>Public/Governmental Facilities</u>	<u>Public property owned by governmental agencies or entities, including the Town of Lovettsville and Loudoun County. Includes ing public offices,</u>

	schools, libraries, <u>utility facilities</u> , fire and rescue, and similar uses essential to serving the needs of the public. <u>government property, police, public clinic, and recreation.</u>
<u>Private Recreation</u> <u>Open Space (Private)</u>	<u>Including a club, golf facilities, and recreation park and indoor sports. Privately-owned properties that are preserved as open spaces, neighborhood parks, or greenbelt/buffer areas, typically by a proffer, conservation easement, or similar legal instrument.</u>
<u>Institutional</u>	<u>Including religious facilities, hospital and major medical facilities, higher education facilities, cemeteries.</u>
<u>Public Parks</u> <u>Land</u>	<u>Land owned by any public agency that has either active or passive facilities, or both. Town and County (i.e. public) parks and attendant facilities.</u>
Low Density Residential	<u>Single-family detached dwellings and accessory uses at a density* of No-not more than four (4) dwelling units per acre (DU/AC). Only includes single-family detached dwellings.</u>
Medium Density Residential	<u>No more thanSingle-family detached dwellings and accessory uses at a density* generally between 4 and six (6) dwelling units per acre (DU/AC). Only includes single-family attached and duplex dwellings.</u>
High Density Residential	<u>Over Density* is generally more than 6 dwelling units per acre (DU/AC). Includes apartment and quadriplexMay include townhouses or duplexes if consistent with adopted land use policies (see below) and zoning requirements, but not new multi-family (i.e. apartment) buildings dwelling units.</u>
<u>Multiple Uses</u>	<u>Any combination of the uses listed above. The Land Use Chapter policies will specify the uses and other development guidelines that are meant for each area designated on the Land Use Plan Map with this category.</u>

*Means gross density in terms of dwelling units per acre. FAR is floor area ratio: ratio of the square feet of the building footprint to the square feet of the area of the parcel

BACKGROUND AND EXISTING CONDITIONS

EXISTING LAND USE

The Town of Lovettsville contains approximately 528 acres. Approximately 63 percent of the land in the Town is developed. Existing uses include low and medium density residential use, commercial, industrial, public facilities and institutional land uses, and transportation right-of-way as shown on Map 3 and Table 4. There are 138 acres of vacant land in the Town, which is approximately 26 percent of the total land area.

Residential development, a majority of which consists of single-family dwellings, is the predominant land use in Lovettsville and has been historically. Residential and commercial land uses are interspersed along N. Berlin Pike, S. Church Street, E. Broad Way, and Pennsylvania Avenue. Lovettsville’s predominant commercial area is located along the western E. Broad Way corridor and the northern S. Loudoun Street corridor north of Pennsylvania Avenue. Commercial land has been approved in the Town Center at Berlin Pike. Public facilities uses, such as the Lovettsville Elementary School, the Lovettsville Community Park, the Lovettsville Town Office, and the Lovettsville Library are located throughout the Town. There are two churches in the Town.

TABLE 4. EXISTING LAND USE 1990 – 2010		
Existing Land Use in Acres	Acres	Approximate Percent of Total Town Area
Residential (by density)		
Low	246	47%
Medium *	20	4%
Commercial	14	3%
Light Industrial	n/a	n/a
Public Facilities	22	4%
Public Park	23	4%
Private Recreation	8	1%
Institutional	2	n/a
Vacant	138	26%
Public right-of-way and private streets	57**	11%
TOTAL	528	100%

* Includes approximately 20 apartments. ** Approximate

EXISTING ZONING

All land in Lovettsville is under a zoning district of one type or another. The existing zoning for the Town is shown on Map 4 and Table 5.

TABLE 5. EXISTING ZONING		
Existing Zoning	Acres	Vacant Acres
Town Center Planned Development T-C	84	59
R-1 residential	248	37
R-2 residential	31	0
R-3 residential	45	0
C-1, community commercial	15	.5
C-2, mixed use business	2.5	<1
I-1, Light Industrial	38	38
Planned Infill Development	7	6
R-C, Retirement Community	0	0
Right of way and private streets	57.5	n/a
Total	528	135

EXISTING DEVELOPMENT

Town Center

The Town Center is an 84-acre mixed use development adjacent to the intersection of Berlin Pike and Broad Way that includes fifty-nine acres of residential use, seven acres of commercial use and nineteen acres of open space. The development has nineteen acres of open space, including two parks. The Town Center, which is developing under the Town Center Planned Development T-C zoning district, is approved for 140,000 square feet of commercial development and 206 single-family detached dwelling units. The Town Center is designed to provide an extension of

the existing old downtown to form a larger “downtown” with various commercial uses, residential uses, and public green space. Combined, the expanded downtown will serve as a social focal point for Town residents, workers, and visitors to shop, eat, and find entertainment.

The Town Center commercial core is designed to include uses typically found in small towns, such as general stores, delicatessens, restaurants, hardware stores, professional offices, beauty salons, card shops, video stores, or antique shops. These uses are designed in commercial buildings that have a scale compatible with the existing Town and which are compatible with the existing local businesses.

The Town Center commercial core is designed so that the commercial center is close to Berlin Pike to facilitate pedestrian access from all parts of the Town. Structures are located on the sidewalks of the Town Square with parking located behind the buildings. The Town Square is a traffic calming feature for Berlin Pike, a public open space for social gatherings, and the aesthetic focal point of the Town.

Heritage Highlands Retirement Community

The Heritage Highlands retirement community is approved for 80 independent living units constructed in duplex buildings and a 42-unit assisted living facility. As of early 2010 twenty units have been occupied. The land is zoned R-1 and the community is developed under proffers and conditions as to design, age restrictions, non-residential uses, and facilities.

Lovettsville Community Park

The 92-acre Lovettsville Community Park is located along the eastern boundary of the Town. Nineteen acres are in the Town and the remainder in the County. The land extends between the Lovettsville Elementary School and the Lovettsville Community Center. It is planned for a variety of active and passive recreation facilities, including an amphitheatre, equestrian facilities, play fields, trails, and a walking park that will serve the Town and the surrounding County.

ISSUES AND FUTURE NEEDS

1. The majority of land in the Town is developed. Some tracts are subdivided, zoned, or rezoned but are not otherwise developed. An indeterminate amount of land may be appropriate for redevelopment on land that is underutilized. Redevelopment is expected to occur usually as small, infill development. The issue and future need is to plan sufficient residential growth to enable economic development advances, including retail commercial development, while assuring that residential growth is compatible in density and visual character to the small town character of Lovettsville.

2. Given the location of land available for future residential development and the need to provide a variety of housing types for different income levels, an issue is whether or not the Town takes advantage of the opportunity to plan medium density development on some of this land. Examples of this type of land are the vacant tract next to the existing Lake View townhouses on Park Place, the vacant tract between Frye Court and S. Locust Street, and the four-acre tract zoned C-1 on S. Loudoun Street.
3. There is a need to attract commercial, particularly retail, development to serve the expanding residential development. The question is what amount of new residential development will create the market for this growth?
4. Existing commercial uses are limited primarily to the western E. Broad Way corridor and the area around the intersection of E. Broad Way and Berlin Pike. The Town Center commercial core is planned and zoned and will expand the commercial land located at the center of the Town. There is additional land zoned and planned for commercial use next to the Town Center in the northeast quadrant of the Berlin Pike/Broad Way intersection. The issue is whether or not there is some need for other commercial uses at the south end of Town where the Heritage Highlands retirement community is developing on Berlin Pike.
5. There appears to be an opportunity and a need to have an area adjacent to the Heritage Highlands retirement community that provides a variety of housing, medical, and professional office uses, generally relating to the needs of the elderly. Such uses cannot always be limited to serving the needs of the elderly because of the nature of zoning so general professional office use should be expected in this area. This area and the Town Center commercial core can both serve similar needs for health and personal services needs in the community.
6. The Town Center commercial core is situated in a manner that will naturally extend the traditional commercial activity existing in the western E. Broad Way corridor. This expanded commercial area at the center of the Town will also provide a focal point for community life in the Town. The scale, building orientation, and architecture of the Town Center commercial core is generally in character with the existing historic, small town commercial development pattern along western E. Broad Way and continues the pedestrian-friendly character that already exists in the old downtown. The architectural design of future housing in the Town Center should be compatible with the historic character of the Town and

with the architectural theme of the commercial Town Center area. Single-family housing on mixed lot sizes is planned for this development.

7. New employment opportunities will be generated mainly by development on the vacant thirty-acre portion of the land zoned I-1 along N. Church Street for a combination of light industrial, commercial, residential, and office uses. The issue and future need is to assure that this development has a visual appearance that is compatible with Lovettsville's small town character and does not have an adverse impact on adjacent residential areas in terms of visual and traffic impacts. It is also key to development on this land that an additional access point be provided. N. Church Street should not be the sole access point for the potential development.
8. The issue is how to implement residential use on this land and/or provide an access to South Berlin Pike to relieve additional traffic on S. Loudoun Street.
9. The Lovettsville Community Park master plan has been approved by Loudoun County and the Town should encourage the implementation of the plan.
10. The Heritage Highlands age restricted community, a major component of the Lovettsville Retirement Village, is located at the southernmost boundary of the Town on S. Berlin Pike. A land planning issue is whether or not related facilities for the elderly are appropriate adjacent to the community. There is a nine acre tract zoned R-3, which conditionally permits professional office use, adjacent to the retirement community; and there is a 10-acre tract at the intersection of S. Berlin Pike and S. Loudoun Street that has only one dwelling unit, which has historic value. There is a small amount of land on the southern border of the Elementary School on S. Loudoun Street that is also near the Heritage Highlands retirement community.
11. Future retirement community development (aside from the existing Heritage Highlands community) in the Town should be required to have a minimum amount of acreage in each development. The intent of this use is explicit in the Retirement Community R-C zoning district, which permits and encourages a variety of uses and facilities, including, medical office, emergency medical facility, dental office, pharmacy, accountant, lawyer, insurance agent, financial services, hairdresser, food commissary, recreational and business club house/community center, swimming pool, fitness center, accessory apartment for transient guests and active

recreation space. In order to design a development with such a variety of ancillary uses there should be ample acreage on a site. Otherwise, small sites could be rezoned and contain only one of these components in addition to a minimal amount of housing for the elderly.

12. It is highly likely that there is a need to increase the population concentration in and around the Town in order to provide a market for the planned commercial, particularly retail, development in the Town. There is relatively little land available in the Town for future growth without sharply increasing planned residential densities in the Town, which would be incompatible with the existing low intensity character of the Town. In order to plan for an expansion of growth outside the Town, the Town would have to approach Loudoun County with a plan to do so because the County's Revised General Plan shows a maximum development density of one dwelling per twenty acres in its rural policy area, which is the type of land policy shown for the areas in the County adjacent to the Town.
13. The Lovettsville Game Protective Association on S. Berlin Pike may want another land use option in the future. The issue is what alternative use is most beneficial? The Town needs to find locations for more residential density in order to advance the market for economic development. The property is located on S. Berlin Pike with some of the best traffic access in the Town. If commercial use were planned then the location is halfway between the commercial location at the south end of the Town and the Town Center, which would fragment the commercial land use pattern of the Town.
14. The Town's Zoning Ordinance does not require sufficient common open space for passive or active recreation in large developments. Historically, such open space has been provided through a rezoning or conditional use permit negotiation. The Town would benefit by having a standard requirement in the Zoning Ordinance or a set of policy guidelines in the Comprehensive Plan.

GOAL

Implement the recommendations of the Comprehensive Plan in order to create beneficial growth and development that is compatible in scale, intensity, and use with existing development in the community. To plan and implement a land use pattern that creates beneficial growth and development that is compatible in scale, intensity, and use with the existing development in the community.

POLICIES

The Land Use Plan (see Map 5: Land Use Plan) shows the generalized land use pattern for the Town. The following policies should be considered the specific land use planning guidelines:

~~1. Locate commercial retail and personal services development in the Town Center commercial core, the area adjacent to the Town Center core extending toward New Town Meadows, and along the western portion of E. Broad Way from S. Locust Street to Berlin Pike.~~

~~2.1. Provide Ensure that infill development within existing residential areas that is compatible (but not necessarily similar) in terms of density, building type, and visual appearance with the prevailing character of surrounding neighborhoods in terms of building style, massing, scale, and orientation/ configuration of driveways and garages to public streets.~~

~~3.2. Promote the inclusion of consolidated, commonly owned open space for passive or active recreation in large developments, both residential and non-residential.~~

~~4.3. Provide land uses that are for public recreation.~~

~~5.4. Protect existing major environmental resources to protect the eco-system, such as 100-year floodplain land.~~

~~6.5. Plan and implement pedestrian facilities using public resources and private development to provide opportunities for walking, shopping, touring, and biking anywhere in the Town.~~

~~7. Ensure the provision of adequate landscaping and buffering between incompatible residential and non-residential uses on site plans, and require that buffering be incorporated to reflect the ultimate build-out of the adjoining residential or non-residential properties. Provide adequate landscape and visual buffers between residential and non-residential uses even if it needs to be in excess of zoning ordinance requirements.~~

- ~~8.6. Promote and encourage an architectural scale and character for future development and redevelopment that is compatible with the low intensity character of the existing community.~~
- ~~9.7. Vehicular entrances to commercial sites should be designed so as to create a separation between non-residential and residential parcels that are adjacent to one another. Separate access points to commercial, office, and light industrial development from residential areas to the greatest extent possible.~~
- ~~10.8. Any non-residential development or increase in density through authorized by a rezoning or conditional use permit should be allowed offset only with additional buffering and screening from adjacent single-family development enhanced site design and layout, building architecture, pedestrian amenities and/or the provision of parks and open space in order to maintain the quality of the development and mitigate the effects of increased density.~~
- ~~11. Provide for the development of mixed commercial and residential uses in the same structure in the E. Broad Way corridor and sections of S. Locust and S. Loudoun Street located within one block of E. Broad Way. Provide for the development of mixed commercial and residential uses in the same structure in the E. Broad Way corridor west of S. Locust Street, along the northern end of S. Loudoun Street, and along Pennsylvania Avenue west of S. Loudoun Street (see Map 6, Area 14).~~
- ~~12.9. The Town should initiate, on a priority basis, an evaluation of the need for a new zoning district designed to facilitate development in the old downtown. This zoning district could modify current ordinance requirements regarding landscaped buffer yards and off-street parking, and create architectural controls in order to maintain the current character of the area.~~
- ~~13.10. The Town should encourage Loudoun County to provide road and traffic controls improvements that will be needed to serve the Lovettsville Community Park.~~
- ~~14.11. Assure that development regulations in the Town ordinances are consistent with the Comprehensive Plan land use goals, objectives, and policies.~~
- ~~15.12. Increase the diversity of housing costs-stock by providing for various types of dwelling units within a variety of land use densities and building~~

types (e.g. mixed-use buildings, adaptive reuse of existing buildings, accessory apartments, etc.) in order to provide additional housing choices for people ~~that accommodate in~~ various ~~income needs~~ household types, age cohorts and income levels.

- ~~16.~~13. Encourage land consolidation and unified development throughout the Town, especially for non-residential uses, to avoid fragmented development requiring multiple access points.
- ~~17.~~14. Encourage landscaping and beautification within existing and new development.
- ~~18.~~15. Encourage well-designed employment uses in order to be compatible with the village character of the Town and to help attract other such uses.
- ~~19.~~—“Strip” commercial, defined in the strictest sense as a "strip" or line of attached commercial or retail spaces arranged along and oriented to an adjoining vehicular thoroughfare, is discouraged in the Town's commercial areas. The Town does, however, encourage commercial centers or complexes where the units are clustered or attached on a given parcel or parcels, provided that the number of access points to the site from the public street are minimized, and that the buildings are oriented and located close to the public street with parking located generally behind or to the side(s) of the buildings (i.e. consistent with the Main Street design concept). Strip commercial development should be discouraged.
- ~~20.~~16. ~~Professional office use is not appropriate in the S. Loudoun Street corridor south of Pennsylvania Avenue except as provided in policy 32 and 33 below.~~
- ~~21.~~17. At least five (5) percent of the gross land area of all individual residential, commercial, office, and light industrial developments inside the Town and in areas adjacent to the Town in the County that consist of five acres or more should be provided as contiguous usable common open space for active or passive recreation.
- ~~22.~~18. Plan for road and street improvements to enhance traffic flow and access while accommodating the need for pedestrian circulation and safety.
- ~~23.~~19. Monitor development on an annual basis to assess the implementation of the Comprehensive Plan and progress toward build-out.
- ~~24.~~20. ~~Work cooperatively~~Coordinate with Loudoun County to adjust the Town-County boundary in order to bring into the Town so that no certain parcels

and/or developments that presently straddle the Town and the County if the proposed boundary adjustment is consistent in all respects with the Town's adopted annexation policy.

- ~~25.21. A comprehensive signage program should be developed for shopping centers that will address the signage requirements for all types of uses. These requirements should be incorporated into the zoning ordinance to ensure compliance for all new developments which include multiple businesses. Developments with multiple businesses (e.g., shopping centers, office parks, industrial parks) should incorporate a comprehensive signage plan into any rezoning, conditional use permit, subdivision plan, or site plan.~~
- ~~26. The following non-residential uses are appropriate in "R" residential districts and in the residential portions of the Town Center Planned Development district:~~
- ~~a) Home occupations~~
 - ~~b) Public facilities (conditionally permitted)~~
 - ~~c) Child care (in home)~~
 - ~~d) Model home or sales construction offices (temporary only)~~
 - ~~e) Churches~~
 - ~~f) Bed and breakfast establishments~~
- ~~27. The following non-residential uses are not appropriate in "R" residential districts and in the residential portions of the Town Center Planned Development district:~~
- ~~a) Private clubs and organizations~~
 - ~~b) Professional offices~~
 - ~~c) Hotels, motels~~
 - ~~i. Child care center (commercial)~~
 - ~~ii.i. Lighted playing fields~~
22. Control the establishment of non-residential uses in residential zoning districts, using the conditional use permit process and other zoning requirements, in order to ensure that such uses do not adversely affect surrounding residential neighborhoods and uses
23. Facilitate the construction of "neo-traditional" house designs, that is, homes designed to appear like traditional homes by having minimal front and side yards, garages located in the back yard (or rear-facing), and

prominent front porches, on parcels within or adjacent to the Town's historic district.

24. Adopt planning policies that facilitate development and redevelopment of parcels of land located, wholly or partially, within the Town's existing corporate limits before any additional territory for future residential growth is incorporated through annexation or boundary line adjustment.

~~28.25.~~ Assure that future retirement community development requires occurs in the R-C zoning district and a minimum lot size to assure that such development primarily serves the elderly persons aged 55 years and older and that it is designed and developed in a unified manner.

~~29.26.~~ Age-Restricted housing Assisted living centers, nursing homes and similar residential care facilities should are to be developed under the following guidelines:

~~a) — The gross minimum acres are five (5) Such developments should incorporate a mix of such uses on a single tract or as part of a single development proposal so that the development is designed and approved as a single project.~~

~~b) — A minimum of fifty percent of residential units are occupied before non-residential use is occupied.~~

~~c) — Non-residential use may not exceed one-third of the total area of an age-restricted development.~~

~~d) — Nursing home use should not exceed two acres of the total development acreage.~~

~~e) — Development should be designed and approved as a single unit that includes both residential and non-residential uses.~~

~~f)a) — Access is limited to one access point per public street frontage.~~

~~b) — Architectural elevations are required for all structures buildings in order to ensure that the project contains a unified architectural theme.~~

~~c) — Where feasible, independent dwelling units are located behind the assisted living or nursing home facility, which would be located closest to the primary public thoroughfare.~~

~~d) — Construction of any recreational and community facilities serving the development is initiated at the time of construction of the first age-restricted dwelling units within the development.~~

g)

~~30. Property identified as Loudoun County Property Identification Numbers 333262242 (portion) and 333369132, zoned I-1 and C-2 (see Map 6, Area 1), should be developed in the following manner:~~

~~a) With commercial, light industrial and, office in an office park configuration uses.~~

~~b) 27. The Engle Tract Special Planning area is proposed to be developed in the following manner: A minimum acreage for each development has no less than five (5) acres.~~

~~a) A transitional commercial area is proposed on the section of the planning area located closest to E. Broad Way and along the west side of the tract bordering Keister Lane in order to buffer adjoining residential subdivisions from planned light industrial uses on the Engle Tract. The commercial uses occupying this area will be restricted to uses that are anticipated to have minimal impact on the adjoining residential uses and the economic viability of which generally do not require frontage on Berlin Turnpike. (see Map 5: Land Use Plan Map)~~

~~e) A second Secondary street access (aside from N. Church Street) is constructed to link to an existing public street when over fifteen (15) acres of the existing thirty (30) vacant acre site are approved for development. (see Map 8: Transportation Plan Map)~~

~~d) b) Development is designed according to the Main Street concept, except for light industrial use.~~

~~e) c) Pedestrian access facilities will be provided throughout the development, from New Town Meadows to adjacent non-residential land.~~

~~Access to the parcel of land located on the western side of Keister Lane will be provided through the main part of the tract via N. Church Street, thereby eliminating vehicular access to that parcel via Keister Lane. As an alternative option medium density residential use (up to six dwelling units per acre) adjacent to New Town Meadows may be appropriate if the following conditions are met:~~

~~a) Development is designed and approved as single unit.~~

~~d) If non-residential development exists adjacent to the residential area, the residential area provides screening, buffering, and landscaping according to buffer area Type C.~~

~~e) Service and loading bays should be oriented such that they do not face adjacent residential areas.~~

~~b)f) The outside storage of vehicles, equipment, and materials may be permitted, but must be strictly controlled so that all such areas are screened from view from adjoining properties and uses.~~

~~31. Property at 16 S. Berlin Pike, identified as Loudoun County Property Identification Number 370497231 and 370494709, zoned R-1 (see Map 6, Area 2), should be developed as public and private (commercial) recreation or low density residential use (up to 4 dwelling units per acre) residential use. As an alternative option medium density residential use (up to 6 dwelling units per acre) may be appropriate if the following conditions are met:~~

- ~~a) Both lots are consolidated, approved and developed with a single access to Berlin Pike.~~
- ~~b) Parking is located behind buildings that are oriented to Berlin Pike.~~
- ~~c) Landscaped screening is provided in excess of ordinance requirements adjacent to low density residential land.~~
- ~~d) Provision is made for a potential pedestrian connection to S. Church Street.~~

~~32.28. Property at 44 S. Loudoun Street, identified as Loudoun County Property Identification Number 370299978, zoned R-1 (see Map 6, Area 3), should be developed with low density residential (up to 4 dwelling units per acre) use. The Town Entrance Special Planning Area is proposed to be developed in the following manner:~~

- ~~a) The commercial buildings are sited and development on the site is arranged and designed in such a manner that the existing viewshed of the south side of the residence located at 44 S. Loudoun Street may continue to be viewed in full as one approaches the property from the south on Berlin Turnpike. The commercial uses would be oriented to the highway with residential uses located on South Loudoun Street or the north side of the existing residence.~~
- ~~b) Development is designed and approved as a single project even if the site is built in phases.~~
- ~~c) The southernmost portion of the site is retained as open space or developed as a pocket park for public access, including landscaping, sitting areas, and potentially a water feature.~~
- ~~d) Only two entrances for vehicle access to the site are permitted, one from Berlin Turnpike and the other from S. Loudoun Street.~~

~~As an alternative option medium density residential use (up to 6 dwelling units per acre) and/or professional office, nursing home,~~

~~and senior/child care uses may be appropriate if the following conditions are met:~~

~~a)——The existing residential dwelling is maintained in terms of its exterior (except for safety improvements, as appropriate) allowing both medium density residential, or professional office use, or both, within the structure.~~

~~b)——The professional office and medium density residential uses are located in the northern portion of the property in such a manner that the existing residential dwelling may be viewed in full as a driver approaches the property from the south on Berlin Pike.~~

~~c)——The southern portion of the site is retained as open space with public access and landscaping, including possible water feature and sitting areas.~~

~~d)——Development is designed and approved as a single unit even if the site is built in phases.~~

~~e)——Only two access points are provided, one from Berlin Pike and the other from S. Loudoun Street.~~

~~f)——Full evergreen screening is provided adjacent to low density residential land on the northern boundary of the property if this area is developed with non-residential use(s). This provides a visual screen all the time.~~

~~33.——Property at 51 S. Loudoun Street, identified as Loudoun County Property Identification Numbers 370201713 and 370200508, zoned R-1 (see Map 6, Area 4), should be developed as low density residential (up to 4 dwelling units per acre) use. As an alternative option professional office, nursing home, or senior and child day care uses may be appropriate if the following conditions are met:~~

~~a)——The parcels are consolidated with a single access provided.~~

~~b) Fencing is provided adjacent to the school property.~~

~~34.——Property at 40 S. Berlin Pike, identified as Loudoun County Property Identification Number 370293746, zoned R-3 (see Map 6, Area 5), should be developed for medium density residential use (up to 6 dwelling units per acre).~~

~~29. As an alternative option professional office, fitness center, medical and related facilities (rehabilitation, hospice care, urgent care, nursing home, and senior/child day care uses) may be appropriate if the following conditions are met~~The Walker Tract Special Planning Area is proposed to be developed in the following manner:

- a) Non-residential use is situated on the part of the tract located closest oriented to S. Berlin Pike with residential uses located behind the commercial area.
- b) ~~No more than two (2) gross acres are developed for non-residential use.~~
- e)b) ~~No non-M~~ medical offices, health care services, hospice care, nursing home or similar related commercial retail uses is are developed in the commercial area.
- d)c) A single entrance for vehicular access is provided from S. Berlin Pike.
- e)d) ~~Full evergreen~~ Adequate buffering and/or screening is provided between non-residential uses and ~~low density residential land~~ residences located behind the commercial area.
- f)e) Access is extended from S. Berlin Pike through the property to provide for a future connection to Red Bud Lane.

~~35.30. Property at 32 S. Loudoun Street, identified as Loudoun County Property Identification Number 370302180, zoned C-1 (see Map 6, Area 6), should be developed for medium density residential use if access is provided both to S. Loudoun Street and Berlin Pike. Commercial development on this property (using existing commercial zoning) should also provide access to Berlin Pike. In order to provide access to Berlin Pike the intervening land should be zoned for commercial use and consolidated into the parcel zoned for commercial use.~~

36.31. Develop a master plan for the land owned by the Town that was dedicated by New Town Meadows on Lange Drive and incorporate implementation into the Capital Improvements Program (CIP). (See Map 6, Area 7)

37.32. The Town may agree to discuss various planning and implementation options with Loudoun County for higher density development in the County adjacent to the Town at some point in the future if it appears that the Town and County would benefit from such an expansion of the Town as a location for additional growth. This would involve studies to determine if this is in the best interest of both the Town and the County. The County has this area planned for lower density development and the Town would have to consider how the extension of sewer and water service would be provided. Transportation planning in the County would also be necessary for any consideration of this issue.

AREAS ADJACENT TO THE TOWN CENTER

GENERAL POLICIES

1. Access points to and from major roads should be minimized to help reduce turning movements and promote pedestrian safety.
2. New consolidated access points for land bays should be as far from major intersections as possible and opposite existing streets, if possible.
3. Advance planning with the Virginia Department of Transportation (VDOT) should be undertaken to get a technical understanding of the transportation requirements for development in anticipation of development applications.
4. If development requires rezoning or a conditional use permit, a traffic impact analysis should be provided by development applicants to document the fact that traffic can be handled adequately by the transportation network. Development should provide the necessary street improvements to handle traffic impact from specific development projects. In some cases this may mean off-site improvements, depending on the character of the development.
5. Public sewer and water should be planned and available in anticipation of development applications that implement planning and development policies.
6. All structures and sites with documented historic value should be preserved and protected even if the original use is changed to another use. Adaptive reuse is strongly encouraged with exceptions considered for parking and buffer yard requirements in the ordinances.
7. Institutional uses, including churches, hospitals, access care facilities, public or private schools, and public and government facilities may be appropriate on any site if development does not have an adverse impact on the existing immediate community in terms of building mass, scale, architectural treatment, or traffic impact. Each use should be considered on an individual basis.
8. Transportation improvements should be provided as shown on Map 7, Generalized Access and Circulation.
9. Development requiring rezoning or a conditional use permit should provide land use and development features, including streets that are detailed in the specific Land Bay policies below.

10. Land consolidation is strongly encouraged for most uses in order to provide unified development and limited access points from major thoroughfares.

LAND BAY POLICIES

(See Map 7 for the boundaries of the Land Bays)

Land Bay A *(see Map 6, Area 8)*

~~The general planning objective is to mirror the new downtown that has been created by the Town Center commercial core and to provide a satisfactory transition between the Town Center core and existing and planned development outside this land bay.~~

~~The following land use and development policies provide guidance for assessing development applications:~~

- ~~1. Retail, professional office, medical care, personal services, and sit-down restaurant uses.~~
- ~~2. Any automobile related uses, convenience stores, feed store, manufacturing, and assembly uses are not appropriate.~~

Land Bay B *(see Map 6, Area 9)*

~~The general planning objective is to mirror the new downtown that has been created by the Town Center but also to provide a satisfactory transition between the Town Center core and existing and planned development outside this land bay.~~

~~The following land use and development policies provide guidance for assessing development applications of all kinds:~~

- ~~1. Retail, professional office, medical care, personal services, and sit-down restaurant uses.~~
- ~~2. Convenience stores, feed store, manufacturing, and assembly uses are not appropriate.~~
- ~~3. Automobile repair use is appropriate if it does not have frontage on Berlin Pike or E. Broad Way.~~
- ~~4. Development on the outer edges of the land bay adjacent to undeveloped land should provide interparcel access points and pedestrian links to future development.~~

Land Bay C *(see Map 6, Area 10)*

~~The general planning objective is to create a mixture of commercial and residential land uses with a lower intensity than that of the commercial core of the new downtown. The objective is to create a soft transition between the old downtown and the new downtown (the Town Center commercial core).~~

The following land use and development policies provide guidance for assessing development applications of all kinds:

1. ~~Retail, professional office, medical care, personal services, and sit-down restaurant uses.~~
2. ~~Any automobile related uses, convenience stores, feed store, manufacturing, and assembly uses are not appropriate.~~
3. ~~Residential development.~~
4. ~~New office development can be considered if it is designed in a compatible manner with the scale and architecture of existing structures in the E. Broad Way corridor and the old downtown.~~
5. ~~A mixture of non-residential and residential uses should be encouraged in existing structures. Residential use should be located on the second level above the ground level retail or office use.~~

Land Bay D *(see Map 6, Area 11)*

The general planning objective is to mirror the new downtown that has been created by the Town Center and to provide a satisfactory transition between the Town Center core and existing and planned development outside this land bay.

The following land use and development policies provide guidance for assessing development applications of all kinds:

1. ~~Retail, professional office, medical care, personal services, and sit-down restaurant uses.~~
2. ~~Any automobile related uses, convenience stores, outdoor storage and/or display, feed store, manufacturing, and assembly uses are not appropriate.~~

Land Bay E *(see Map 6, Area 12)*

The general planning objective is to create an optional, alternative use to the existing residential use in case of redevelopment. Redevelopment should provide a transition from the Town Center commercial core to residential development outside this land bay.

The following land use and development policies provide guidance for assessing development applications of all kinds:

1. ~~The existing residential use with older single family detached dwellings helps preserve the small town character of the Town and should be maintained to the greatest extent possible.~~

- ~~2. — As an option, if landowners choose to redevelop, residential use can be considered with a density up to four (4) dwelling units per acre (4,500-5,500 sq. ft. lots). This should only be considered if complete land consolidation is provided and a single access point is provided on Church Street. The higher density residential use under this option would provide an incentive to consolidate the land and would remove access directly to Berlin Pike. Residential use at a slightly higher density than that of existing development would also provide a transition from the adjacent residential area to the Town Center on the opposite side of Berlin Pike. Redevelopment should make every effort to incorporate some of the existing dwellings with historic value as adaptive reuse.~~
- ~~3. — Duplex dwellings can help provide the design flexibility that allows the implementation of consolidated access.~~
- ~~4. — Building fronts should be oriented to Berlin Pike.~~
- ~~5. — Architectural treatment should be compatible with existing dwellings having historic value that are incorporated into the land consolidations.~~
- ~~6. — Architectural treatment should be provided for all sides of buildings so that they are attractive from all views.~~
- ~~7. — Landscaping and buffering should be provided in excess of Zoning Ordinance requirements in order to protect the existing single family detached residential community on Germanna Drive. This may mean taller evergreen trees and fencing and a yard less wide than required in the Ordinance. The exact design should be determined in the rezoning and conditional use permit approval process.~~

Land Bay F *(see Map 6, Area 13)*

~~The general planning objective is to create a commercial and public use transition between the Town Center commercial core and the adjacent residential area in the old downtown.~~

~~The following planning and development policies provide guidance for assessing development applications of all kinds:~~

- ~~1. — Residential structures with historic value should be used for commercial enterprises to the greatest extent possible.~~
- ~~2. — Professional office, commercial retail, personal services, medical care, and sit-down restaurants.~~
- ~~3. — Institutional uses may be considered singly or in combination with commercial uses.~~

- ~~4. Any automobile related uses, convenience stores, outdoor storage and/or display, feed store, manufacturing, and assembly uses are not appropriate.~~

Design, Streetscaping, and Pedestrian Circulation

1. Land and access consolidation is strongly encouraged to prevent fragmented development and the proliferation of access points on major thoroughfares.
2. Development should be unified or continuous, not fragmented. A single structure should generally contain multiple businesses.
3. The scale height of development fronting on Berlin Pike and W. Broad Way should be similar to that of the Town Center commercial core, generally two stories. Otherwise, it should not exceed 25 feet.
4. The design of buildings should have varied facades reflecting the individual businesses. Buildings should have four-sided architectural treatment so that they are attractive from any view.
5. Freestanding commercial buildings should be minimized to prevent fragmented development and the proliferation of access points on major thoroughfares. Drive-through features are not appropriate.
6. Architecture and site design should reflect the Main Street design concept in which buildings are oriented to the major streets with wide streetscaping treatment. Parking should all be located behind structures. Buildings should have entrances to sidewalks along the streets and to parking lots in the rear.
7. The major orientation of commercial buildings should be facing Berlin Pike, E. and W. Broad Way.
8. Buildings should be made of soft materials, such as brick and wood, instead of hard materials, such as metal and concrete.
9. Landscaping and buffering should be provided in excess of Zoning Ordinance requirements along the north boundary of Land Bay A in order to protect the existing residential area along N. Berlin Pike. This may include taller evergreen trees and fencing. The exact design of the enhanced buffering should be determined on a case-by-case basis in the rezoning process.
10. The gateway or approach to Land Bays A and B on Berlin Pike and W. Broad Way should be given design treatment that helps establish the

identity of the new downtown and it should be in character with the low density scale of the old downtown.

11. A mixture of non-residential and residential use contained in the same structure should be encouraged. Residential use on the second level above the ground level retail or office use.
12. Sidewalks should be provided along W. Broad Way, Pennsylvania Avenue, Church Street, and Berlin Pike that are wider than standard five-foot width in order to encourage pedestrian circulation throughout the new downtown, including the Town Center area. Sidewalk design and construction should reflect the design guidelines of the Town's Streetscape Master Plan for E. Broad Way and S. Loudoun Street to attract pedestrians.
13. Shade trees should be planted in green strips along street curbs every thirty feet on center. Tree species should be those allowed in Section 6 of the Zoning Ordinance.
14. Street lamps should be located along the curbs of streets at twenty-five foot intervals. The light from street lamps should be directed only downward and horizontally.
15. Street furniture, such as benches, should be located within the streetscape treatment to encourage pedestrian use of commercial facilities in the new downtown.
16. Internal public streets in the Land Bay may have only one sidewalk but that sidewalk should have full streetscape treatment.
17. A clearly defined pedestrian circulation system should be provided that connects development within the Land Bay and from the Land Bay to adjacent properties.

Chapter 6

TRANSPORTATION

BACKGROUND AND EXISTING CONDITIONS

~~Streets in the Town are a combination of types ranging from rural in the old parts of Town to contemporary in the recent subdivisions, such as New Town Meadows and the Lovettsville Town Center. The Town's street network has expanded continuously since the 1950s with the expansion of the Town's neighborhoods outward from the historic center of Lovettsville (i.e. Old Town) located at the intersection of South Loudoun Street and East Broad Way. Today, the streets in the Town are a combination of types ranging from narrow-width, shoulder-and-ditch section streets in the older parts of Town to wider, curb-and-gutter streets in the newer subdivisions. Street rights-of-way vary in width from thirty-three feet in the old downtown Old Town to up to almost ninety feet on some portions of Berlin Pike, and many of the older streets in the Town have a road surface width as narrow as 15-18 feet in certain locations. Berlin Turnpike (Route 287) is a major north-south major arterial road that bisects the Town and carries most Town through traffic. Street rights-of-way vary in width from thirty-three feet in the old downtown to up to ninety feet on some portions of Berlin Pike. All streets in the public street system in the Town are two-lane facilities. Most of the older streets in the Town have a narrow road surface width, as little as 15-18 feet in some cases. The Virginia Department of Transportation (VDOT) maintains all of the public roads streets within the Town of Lovettsville.~~

Primary vehicular access to Lovettsville is by Virginia Route 287, which connects the Town with the City of Brunswick, Maryland to the north, and Virginia Route 9 and the Town of Purcellville to the south. Other Secondary main access routes to the Town from the east are via Routes 672 (Lovettsville Road (Virginia Secondary Route 672), which connects to from U.S. Route 15 and near Point of Rocks, Maryland), and as well as Route 673 (Milltown Road (Virginia Secondary Routes 673 and 681), which on the east, links Lovettsville to Waterford. To the west, and Irish Corner Road/ and Mountain Roads (Virginia Secondary Routes 673 and 690) on the west link Lovettsville to Virginia Route 9 near the Town of Hillsboro), and Route 675 (Frye Farm Road).

~~Source: Commonwealth of Virginia, Department of Transportation Daily Traffic Volumes Including Vehicle Classification Estimates, Jurisdiction Report 53~~

Average daily traffic volumes for roads within the Town and immediately adjacent to the Town limits, as reported by the Virginia Department of Transportation for 2008, are shown in Table 6.

TABLE 6: AVERAGE DAILY TRAFFIC VOLUMES

<u>Virginia Route 287 in Lovettsville, 2008 (South and North Berlin Turnpike), 2013</u>								
	<u>Length (miles)</u>	<u>Annual Average Daily Trips</u>	<u>4 Tire Vehicle</u>	<u>Bus</u>	<u>Truck</u>			
					<u>2 Axle</u>	<u>3+ Axle</u>	<u>1 Trailer</u>	<u>2 Trailer</u>
<u>Maryland State Line to Southern Corporate Limits to Lovettsville Town Center Drive</u>	<u>0.77</u>	<u>37,800</u>	<u>95%</u>	<u>2%</u>	<u>2%</u>	<u>1%</u>	<u>-01%</u>	<u>0%</u>
<u>Within Lovettsville Town Center Drive to East Broad Way (parallel)</u>	<u>0.06</u>	<u>5,97,800</u>	<u>95%</u>	<u>2%</u>	<u>2%</u>	<u>1%</u>	<u>-01%</u>	<u>0%</u>
<u>East Broad Way to West Broad Way</u>	<u>0.05</u>	<u>7,800</u>	<u>95%</u>	<u>2%</u>	<u>2%</u>	<u>1%</u>	<u>1%</u>	<u>0%</u>
<u>Lovettsville to Route 693 (Morrisonville Rd) West Broad Way to Northern Corporate Limits</u>	<u>0.58</u>	<u>5,9004,300</u>	<u>9597%</u>	<u>21%</u>	<u>21%</u>	<u>40%</u>	<u>-01%</u>	<u>0%</u>
<u>Virginia Route 673 in Lovettsville (East and West Broad Way), 2013</u>								
<u>West Broad Way from Western Corporate Limits to Berlin Turnpike</u>	<u>0.30</u>	<u>1,200</u>	<u>93%</u>	<u>3%</u>	<u>2%</u>	<u>0%</u>	<u>1%</u>	<u>0%</u>
<u>East Broad Way from Berlin Turnpike to South Loudoun Street</u>	<u>0.18</u>	<u>3,200</u>	<u>95%</u>	<u>2%</u>	<u>2%</u>	<u>1%</u>	<u>1%</u>	<u>0%</u>
<u>East Broad Way from South Loudoun Street to Locust Street</u>	<u>0.07</u>	<u>2,900</u>	<u>92%</u>	<u>2%</u>	<u>3%</u>	<u>1%</u>	<u>2%</u>	<u>0%</u>
<u>East Broad Way from Locust Street to Southern Corporate Limits</u>	<u>0.26</u>	<u>3,700</u>	<u>95%</u>	<u>2%</u>	<u>2%</u>	<u>1%</u>	<u>1%</u>	<u>0%</u>

Most of the ~~older original~~ streets in Lovettsville have ~~rural narrow cross-sections rights-of-way with no curb and gutter and that lack~~ sidewalks for safe pedestrian mobility and circulation. Sidewalks have been ~~provided~~ provided on one or both sides of the street within the newer in-residential and commercial areas that have been developed since 1970, ~~such as Lakeview Village townhouses, Fox Meadow, Frye Court, Heritage Highlands retirement community, Town Center,~~

~~New Town Meadows, and Kingsridge subdivisions. Sidewalks are also provided evident along portions of the east side of Broad Way; however, much of this older sidewalk is in need of repair or replacement. The Town's East Broad Way Streetscape Project between Park Place and the Lovettsville Community Center and VDOT's Shared-Use Path along the west side of South Berlin Turnpike between South Loudoun Street and Hammond Drive, both completed in 2015, were designed to provide safe access and mobility in order advance the goal of improving the function of the Town transportation network for multiple modes of travel. Both projects are considered the initial phases of larger projects to enhance the entire streetscape along East Broad Way and construct a shared use path along the entirety of Berlin Turnpike in the Town of Lovettsville. has received Community Development Block Grant funding to assist with the design of the streetscaping along E. Broad Way so the Town can become more pedestrian-oriented.~~

~~The Town has endorsed a Streetscaping Master Plan for E. Broad Way and S. Loudoun Street. The plan has design guidelines for sidewalk, street lamp, and drainage improvements. As of January 1, 2010 the Town has assigned grant money for design work on a section of E. Broad Way between Park Place and the Lovettsville Community Center as the first stage of Town streetscape improvements.~~

~~Commercial establishments generally provide off-street customer parking and most residences have off-street parking. Most parking for residences and businesses in the Town are provided off-street, along a significant amount of on-street parking exists in newer neighborhoods that have wider streets for precisely that purpose. The Town has historically encouraged the construction of streets that support on-street parking on at least one side of the street, for instance, on East Broad Way as part of the East Broad Way Streetscape Project. Lovettsville Town Center will provide some on-site parking but the project was approved with a substantial amount of parking for the commercial use on-street within the residential portion of the project. The Town continues to recognize the constraints to adequate parking provision in the Town's older neighborhoods and commercial areas, and will seek to remedy this deficiency in accordance with the strategies and policies outlined below in this section.~~

ISSUES AND FUTURE NEEDS

TOWN STREETS

~~As noted earlier, many of the Town's original streets are generally unimproved rural cross sections without curb and gutter are narrow with shoulder-and-ditch cross sections. Therefore, drainage is not fully controlled. Drainage on these streets has been problematic as driveway culverts become damaged over time or fill with sediment and debris. The Town recognizes the need to address drainage problems on existing streets in the event they are improved or reconstructed in order to prevent future occurrences of ponding and standing water on public streets and in drainage ditches.~~

The Town has attempted to ensure that connections between existing streets and extensions of streets to serve adjacent tracts are made as large vacant parcels are subdivided or otherwise developed. For example, A small section of East Pennsylvania Avenue has been approved to be constructed will be extended from S. Locust Street to Frye Court as part of a rezoning of land to the Planned Infill Development zoning district the development of the Keena Tract in order to ensure the logical continuation of the street grid in that area of Town. This will help expand the grid street pattern in the old downtown. This section of street has been approved with no sidewalks.

Likewise, North Church Street will need to will be extended from the Post Office into the land zoned Light Industrial I-1 Engle Tract in order for development to occur on this land unless all of it is developed as a single unit and private streets are provided property. Even so, at least one other additional access point to a major arterial or collector street, such as Berlin Pike whether to, Quarter Branch Road and /or Lovettsville Road, will most likely be needed to serve potential future development on this land adjoining tracts.

When the playfields in Once the Lovettsville Community Park becomes are operational, a southern gravel road access will be provided provide access through the park from S. Loudoun Street near the through the Lovettsville Elementary School site directly to Milltown Road just southeast of the corporate limits.

CONNECTOR AND BY-PASS STREETS OUTSIDE TOWN

Given the fact that there is light industrial, commercial, and office use and medium density residential use planned for approximately 30 acres in the center of the Town, new collector streets will be needed in order to provide access to roads in the County, such as Lovettsville Road and Quarter Branch Road. Such connections would have to be planned in conjunction with the Countywide Transportation Plan.

MULTI-USE TRAIL AND SIDEWALKS

For years, The Town is planning has planned a multi shared-use trail along the western side of Berlin Turnpike to facilitate pedestrian mobility within the Town and to connect eventually with a planned County trail network. The first phase of the trail between along South Berlin Turnpike was administered and primarily funded by the Virginia Department of Transportation (VDOT) is contributing to the project. The project was completed in late 2015. Ultimately, plans call for The trail will to be linked to a planned future bicycle and pedestrian pathway corridor, which is identified in the Loudoun County Bicycle and Pedestrian Mobility Master Plan (2003) and Proposed Bicycle and Pedestrian Network map as connecting Lovettsville to the Brunswick, Maryland MARC facility for commuting and recreation purposes as identified in the Loudoun County Bicycle and Pedestrian Mobility Master Plan (2003) and Proposed Bicycle and Pedestrian Network Map.

The Town's also has a capital improvement program project includes a proposal to provide construct sidewalks along along the entire length of E. ast Broad wWay

~~within the next several years and South Loudoun Street consistent with the Streetscape Master Plan for East Broad Way and South Loudoun Street endorsed by the Town Council in 2009. All trails and sidewalks Sidewalks will be constructed after consultation and review by VDOT and every attempt will be made to build the facilities to standards of the Americans with Disabilities Act (ADA) and American Association of State Highway and Transportation Officials (AASHTO) Virginia Department of Transportation (VDOT) standards and include streetscape enhancements such as drainage improvements, street trees and landscaping, crosswalk/sidewalk treatments, and ornamental streetlights.~~

TRAFFIC CALMING

~~There are various traffic sSpeed limits within the Town and on the roads approaching the Town vary by street type and function. In general, the speed limits on the major approaches decrease as one enters the corporate limits and travels toward the center of Town. The speed limit on local and subdivision streets in the Town is 25 mph. Occasionally, the Town is alerted to speeding on Town streets by residents who live along a particular street. The Town, working with County officials, follows a standard operating procedure There is a need to whereby traffic speeds are examined by the Sheriff's Department in order to determine whether speed limits and other reductions in the speed limit, installation of signage, or installation of traffic calming measures to more effectively control vehicular traffic are needed for safety reasons to improve safety for motorists and pedestrians. and to enhance the Town's objective of having a pedestrian-oriented community.~~

PARKING

~~Perhaps the most important parkingThe lack of parking in the older parts of Town, where lots are smaller and generally unable to accommodate sufficient on-site surface parking, remains an issue- in Lovettsvillein the Town is the lack of off-street parking available, including within historic residential neighborhoods (e.g. S. Loudoun Street) and commercial areas for existing and planned commercial uses along portions of (e.g. along the E. Broad Way corridor). In order to comply with the Town's The Zoning Ordinance, commercial and residential uses must include sufficient area currently prevents some businesses from being established in the Town because small lot size prevents required setbacks and to provide the required off-street parking in addition to building setback areas, landscaping, utilities, etc. The only parkingAlternatively, the ordinance allows for private, shared parking between uses where appropriate - alternative in some cases is for a business provided the owner or owners of adjoining property - to enter into a shared parking agreement (if different owners) or parking license agreement (if the same owner) with another owner (no more than 300 feet from the subject property), which is not always possible. On-street parking can also satisfy the demand for parking, and the Town intends to add on-street parking opportunities where feasible as an integral component of any Sstreetscape and street improvements made to E. Broad Way over~~

~~time will provide for more parking for businesses but some ordinance requirements would also probably have to be modified to accommodate required off-street parking projects planned and undertaken within older neighborhoods in order to address parking demand.~~

PUBLIC PARKING LOTS

The Town's economic development policies encourage business development in parts of the old downtown. ~~On-street parking is on streets where streetscape enhancements have not yet been undertaken is not generally poorly controlled, on the streets where this type of use is planned and the configuration of some lots and structures is such that sufficient off-street parking is difficult or impossible to provide on-site in many cases. One solution, aside from some planned streetscaping/street parking plans that are in progress for some streets, recommended in the Streetscape Master Plan for East Broad Way and South Loudoun Street is to provide one or more public parking lots in the old downtown. This would either entail public expenditure of funds or developer dedication of land by an owner/developer. These options probably create significant practical problems to implement but efforts should be made to see if grant money might be available, as one solution.~~

INTER-PARCEL CONNECTIONS

~~In order to implement the goal of making the Town as pedestrian-oriented as possible, The Town encourages through its zoning and subdivision ordinances would have to be modified so that the provision of inter-parcel access connections between adjoining commercial properties is provided for new development. The purpose of these connections, which connect parking lots on adjacent parcels for vehicular access, is to encourage motorists to travel between and among adjoining commercial sites without having to utilize the public street, thereby reducing traffic on that street. Inter-parcel access should be provided as much as possible for to improve both pedestrian and vehicular mobility. This can help keep vehicles off the main streets when someone needs to shop or visit commercial facilities nearby.~~

REGIONAL TRANSPORTATION FACILITIES

Brunswick, Maryland, two miles north of Lovettsville, is the terminal for weekday MARC commuter trains to and from Washington, D.C. In addition to providing daily commuter trains Monday through Friday, additional trains are provided for special events. A Virginia Regional Transit bus connection ~~had been operational~~ operating during the work week between ~~the Town and~~ Purcellville and Brunswick, Maryland, ~~but due to lack of ridership and funding in 2010, it was discontinued in 2010 due to lack of ridership and funding.~~

Air transportation for small planes, recreation, and executive travel is available at Leesburg Executive Airport located approximately 15 miles southeast of Lovettsville. The Washington Dulles International Airport is located in eastern Loudoun County, approximately 30 miles from Lovettsville with access via the Dulles Greenway.

There is also a large general aviation airport in Frederick, Maryland.

GOAL

To provide a safe, adequate, and convenient multi-modal transportation system that serves the needs of both vehicular and pedestrian traffic in a manner that also protects the low intensity and historic character of Lovettsville.

POLICIES

1. The planned future road network improvements are general and conceptual in nature (see Map 8: Transportation Plan Map). Detailed transportation studies and development plans will determine specific alignments and designs for roads shown on this map. In some cases improvements will be provided by constructed as part of a private development and in other cases by the public sector as part of a public project or a combination of the two.
2. Road network improvements are planned to increase the safety and convenience of vehicular, bicycle and pedestrian travel throughout the Town and provide necessary connections to the surrounding area. The major planned transportation improvements include:
 - a) Installation of Traffic controls intersection improvements at the intersections of: (1) S. Berlin Pike and Tilgham Place (Kingsridge Estates) S. Loudoun Street; (2) the intersection of Berlin Pike and S. Loudoun Street; the intersection of Milltown Road, Lovettsville Road, and E. Broad Way; and (3) the intersection of E. Broad Way and Church Street.
 - b) Extension of E. Pennsylvania Avenue extended between S. Locust Street and Frye Court.
 - c) A new connection from Construction of a new street between S. Locust Street and terminus of Frye Court as part of an approved rezoning for the Planned Infill zoning district the Keena Subdivision.
 - d) A connection from Construction of a new gravel road connecting S. Loudoun Street through the Lovettsville Elementary School and proposed to the Lovettsville Community Park to Milltown Road as part of the County's park project.
 - e) An eExtension of Red Bud Lane to S. Berlin Pike.

- f) ~~Extension of two new streets from~~ N. Church Street ~~and construction of a new street network through the land zoned I-1 in the center of Town on the Engle Tract in order to serve the development of that property and provide for a future access connection to either~~ Quarter Branch Road ~~and/or Lovettsville Road. These connections would require the cooperation of~~ Work with Loudoun County to include ~~them~~ such future connection(s) in the Countywide Transportation Plan.
- f)g) Construction of a new street connecting N. Berlin Pike and Cooper Run Street through the Lemp Tract and Hill Holdings Tract as part of any subdivision(s) of those tracts.
3. Existing ~~roads streets which do not meet VDOT standards for right-of way and/or pavement width, drainage, turning radii, or other criteria~~ should be improved to ~~a uniform ultimate pavement width except where it would change the character of the Townstate standards, where appropriate and feasible. For example, expanding Pennsylvania Avenue or E. Broad Way to match newer Town roads would harm their immediate neighborhoods and destroy their historic context. In limited circumstances, however, certain road segments may be overwhelmed by traffic. In such instances, consideration should be given to improvements such as increased pavement width where practicable or measures designed to divert traffic where the former is inappropriate.~~
 4. Subdivision streets within new subdivisions shall include ~~C~~curb, and gutter, sidewalks, and ~~underground-closed~~ drainage systems should be provided for all new development. This should be done to the greatest extent possible in a manner that maintains the low density character of the Town. In some cases, for example, narrower ~~Narrower roads streets may be necessary in certain situations within subdivisions in order to reduce speeding and improve vehicular and pedestrian safety~~with no on-street parking would serve this objective.
 5. Ensure adequate parking for existing and future residential, ~~business commercial~~ and employment uses.
 6. Ensure ~~that adequate~~ sidewalks are constructed to VDOT standards within ~~for~~ existing neighborhoods and new developments.
 7. ~~Provide pedestrian linkages~~Ensure that pedestrian facilities ~~to connect existing and new developments with to the major~~ Town's facilities commercial areas, parks and services ~~adjoining residential neighborhoods.~~
 8. Provide safe access for ~~bicycle traffic bicyclists travelling both to and within-in~~ the Town in coordination with the adopted Loudoun County Bicycle and Pedestrian Mobility Master Plan ~~(2003 Bicycle and Pedestrian Plan)~~ and the Countywide Transportation Plan.

9. ~~Review and approve development applications in a manner that ensures~~ Review and confirm that zoning and subdivision ordinance provisions require street connections are provided for to and from existing and future road extensions streets, where necessary and appropriate.
10. ~~Add requirements to the Evaluate and amend~~ Town ~~Ordinances~~ ordinances, as warranted, for so that developers ~~to~~ provide offsite transportation and traffic safety improvements necessitated by their development, including through the use of proffers and pro-rata share contributions ~~for future improvements when their development creates a traffic impact that warrants its determined by a traffic impact analysis (pursuant to COV §15.2-2223.1).~~
11. Evaluate development proposals in terms of the adequacy of the street network to serve the development.
12. ~~Initiate contact Work~~ with VDOT and Loudoun County to ~~undertake a cooperative effort to evaluate and obtain funding for the various means possible to implement the Town's objective of creating projects that will make Lovettsville a more pedestrian-oriented and bicycle-friendly community, including sidewalks and shared-use trails, bicycle lanes, traffic calming, striping, signage, and speed limits.~~
13. ~~Initiate contact Work~~ with VDOT to ~~undertake a cooperative effort to examine evaluate~~ speed limits and implementation of other traffic calming measures to more effectively control ~~vehicular traffic vehicle speeds for safety reasons and to enhance the Town's objective of having a pedestrian oriented community and improve safety.~~
14. ~~Initiate contact with VDOT to undertake a cooperative effort to limit Restrict large commercial heavy and "through" truck traffic on local Town streets, including S. Loudoun Street and Locust Street, to only those involved in except as needed for~~ local business deliveries.
15. Review and, if warranted, revise off-street parking requirements in the ~~Town Ordinances zoning ordinance~~ to reflect actual parking demands of associated with permitted various uses and the practicability feasibility of providing off-street parking in the ~~old downtown~~ Old Town area and historic neighborhoods.
16. ~~Provide through various public and private means pedestrian access throughout the Town to recreational facilities, such as the Town Green, the Lovettsville Community Center, and the Lovettsville Community Park.~~
- 17.16. ~~Provide brochures informing residents, business people, and employees~~ Include information about available public transportation options in the new resident information packet. ~~These should be given to new residents~~

~~and business people when they establish a water and sewer account, obtain a Town vehicle decal, or apply for a business license.~~

- ~~18.17. Initiate a priority effort to include~~ Work with VDOT to obtain funding for streetscape and drainage improvements on E. Broad Way and S. Loudoun Street using the in the Virginia Department of Transportation Six-Year Improvement Program, Transportation Enhancement Grant Program, and any other available funding opportunities.
- ~~19.18. Provide for the d~~ Design and construction of attractive and informative public or private entrance features, such as signs, monuments, and landscaped areas, at all major entrances to the Town. These features can be, whether located either on private and/or public property.
19. Work with VDOT to make S. Church Street a one-way street between S. Berlin Turnpike and E. Broad Way.
20. To the extent practicable, minimize the use of on-street parking for commercial uses on adjoining residential (i.e. subdivision) streets.
21. Restrict left turns from W. Broad Way onto N. Berlin Turnpike for vehicles travelling southbound on W. Broad Way.
22. Include in the Town's capital improvement program transportation projects that are consistent with this plan, and prioritize the implementation of capital transportation projects to facilitate implementation of improvements as funding becomes available.
23. Ensure that necessary improvements or upgrades are undertaken on any remaining street segments so that all public streets in the Town are ultimately accepted by VDOT into the secondary system of state highways for maintenance purposes.
24. Undertake a study, using any local, state and/or federal planning grant funds that may be available, of the Town's highway and street network to identify potential improvements that may necessary for safety, traffic calming/control, and aesthetic purposes. Incorporate the recommendations of the study into the Town's transportation plan and capital improvements program.
25. Implement the recommendations of the Town's Streetscape Master Plan for East Broad Way and South Loudoun Street as funding becomes available.
26. Complete the shared use trail along the west side of N. Berlin Turnpike between the Town Square and the northern corporate limits.
- ~~20.27.~~ Evaluate the parking options identified in the Town's Streetscape Master Plan for East Broad Way and South Loudoun Street and establish one or

more public or shared parking lots in the Old Town area consistent with the plan.

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