

Chapter 3

PUBLIC FACILITIES AND UTILITIES

PUBLIC FACILITIES

BACKGROUND AND EXISTING CONDITIONS

Town residents and businesses are served by various local, state, and federal government facilities and services including parks, an elementary school, a recreation center, library, law enforcement, fire and rescue, the Town government office, and the United States Post Office. (See Map 25: *Public 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 are served by Loudoun County Public Schools. Elementary school students attend Lovettsville Elementary School, located near the intersection of South Loudoun Street and South Berlin Pike, which has a capacity of 600 for Kindergarten through 5th grade. Harmony Middle School, located just west of Hamilton, continues to educate students in grades 6 through 8. Woodgrove High School, located near Purcellville, has a capacity of 1,600 students and provides secondary education to students 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 County 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 Community Center, nineteen acres of which are located in the Town. At the time, the Town and County cooperated on development of a master plan for the project, which included a southern vehicular access to the facility from S. Loudoun Street through the Lovettsville Elementary School site and northern entrance from Milltown Road. The park is planned to have lighted ball (baseball and soccer) fields, pedestrian trails, picnic areas, a dog-walking area, indoor and outdoor equestrian arenas, amphitheatre, and a water feature, including associated restroom facilities. 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.

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.

POLICE, FIRE, AND EMERGENCY SERVICES

The Lovettsville Volunteer Fire and Rescue Company, Company 12, provides fire 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 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 law enforcement services to the Town and surrounding area. Historically, police, fire and emergency services have been maintained by Loudoun County at levels sufficient to serve the population of the Town and surrounding area. The Town recognizes that continued population growth and development of retail and similar commercial uses may necessitate expansion of services in the future. Indeed, Loudoun County has plans to build a new Fire Hall on the Lovettsville Volunteer Fire and Rescue site, and may need to add additional or dedicated law enforcement personnel to 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, serves the Town and surrounding area and is a small branch of the larger Loudoun County Public Library system. It provides personal computers for use by the public, conference and study rooms, and book donations and sales in addition to standard library materials. The building was expanded in the late 1990s. The Lovettsville Library facility is expected to satisfy demand for the next fifteen years, after which 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.

UNITED STATES POSTAL SERVICE FACILITY

The new U.S. Post Office opened in 2009 on N. Church Street and has 6,000 square feet of space. With this expanded facility, the U.S. Postal Service estimates that it will have sufficient capacity to serve the Town and surrounding area for the next fifteen years.

TELECOMMUNICATIONS

Home telephone, cable, and internet services are available through various providers, including Comcast and Verizon. The Town's elevated water tank leases space for several wireless communication providers supplying cellular telephone coverage to area businesses and residents. The Town recognizes that reliable and accessible wired and wireless telecommunication services are vital for a thriving community, and that 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 school programs in the Lovettsville Elementary School.
2. Encourage Loudoun County Public Schools to provide additional schools for middle and higher education outside the corporate limits within five miles of the Town Center.
3. Encourage Loudoun County Public Schools to co-locate a middle school 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.
4. Provide sufficient areas for Town parks and recreational facilities in locations convenient to residential neighborhoods.
5. Provide for a variety of active and passive public recreation opportunities within Town parks.
6. Work with Loudoun County to augment police, fire, and emergency services facilities to Town residents and businesses.

7. Continue Loudoun County library services within the Town and expand programs and activities for Town residents to the extent practicable.
8. Provide up-to-date information about Town government services to the public using the Town's website, social media and Town information sign.
9. Continue to provide trash and recycling collection services to Town businesses and residences.
10. Work with Loudoun County to provide public park and recreation services and facilities at the new Lovettsville Community Park to serve Town residents and residents in the surrounding County with expanded opportunities to participate in sports and recreational activities.
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. 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. 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 voluntary Neighborhood Watch programs in residential communities.
15. Work with telecommunications providers to ensure that a strong network of coverage is available in the Town and the surrounding area while minimizing the visual impact of such facilities.
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.
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 the public sanitary sewer collection and treatment and water distribution systems 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 25: 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 items and are removed from the groundwater 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 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 use to all Loudoun County residents.

ISSUES AND FUTURE NEEDS

The current sewage treatment plant expansion 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 water and wastewater facilities and related infrastructure, the Town will continue to use Loudoun Water design and construction standards to the extent feasible. If a standard has not been established by Loudoun Water, the Town will use standards established by the Virginia Department of Health and the Virginia Department of Environmental Quality. The Town resolves to comply with all applicable 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 and that that~~ funding ~~for is appropriate in terms of the Town's~~ and capacity of the Town's water and wastewater infrastructure are sufficient to provide allow for future expansion of the Town residences and businesses.

POLICIES

1. Provide Town water and sewer services 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 (Map 4) and Utilities Master Plan (not yet developed).
2. Provide adequate, safe, and cost-effective water supply and wastewater treatment facilities for Town residents, commercial establishments,

institutional uses, and public facilities in accordance 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 pay for the cost of extending or expanding public sanitary sewer and water service necessary to serve the development.
4. Establish a public information campaign to encourage recycling among Town residents and businesses.
5. Evaluate the cost effectiveness of the Town's current solid waste (i.e. trash and recycling) collection program.
6. Evaluate utility rates and fees annually and modify as needed to ensure adequate funding for utility operations, capital and debt retirement.
7. Support the County's provision of a central recycling location in the 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 by determining 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.
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.