TOWN OF LOVETTSVILLE

2011 Comprehensive Plan

Town of Lovettsville

2015-2016 Amendment to the Comprehensive Plan

Adopted _____, 2016

Edited By:

Joshua A. Bateman, AICP, Planner/Zoning Administrator

Mayor and Town Council

Robert Zoldos II, Mayor
Tiffaney Carder, Vice Mayor
Kimberly Allar
Robert Gentile
Jim McIntyre
Mike Senate
Jennifer Jones

Planning Commission

Frank E. McDonough, Chairman
Nate Fontaine, Vice Chair
Joseph Mueller
Thomas Ciolkosz
Shiva Schilling
Stephanie Wolf
Christopher Hornbaker

Cover Photo:

The Potomac River, with the German Settlement and Town of Lovettsville in the distance, as viewed from Weverton Cliffs on the Appalachian National Scenic Trail

Photographed by Editor on October 23, 2016

Town of Lovettsville

2011
Comprehensive Plan

Adopted February 24, 2011

The Town of Lovettsville expresses appreciation to the members of the Comprehensive Plan Advisory Committee (CPAC) who have dedicated countless hours to the preparation of this Plan.

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* *Planning Commission Member*

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Tiffaney Carder
Charlotte Coleman
Mike Senate
Tim Sparbanie
Shaun Staley

<u>Staff</u>
Keith Markel, Town Manager
Steve McGregor, Planner & Zoning Administrator

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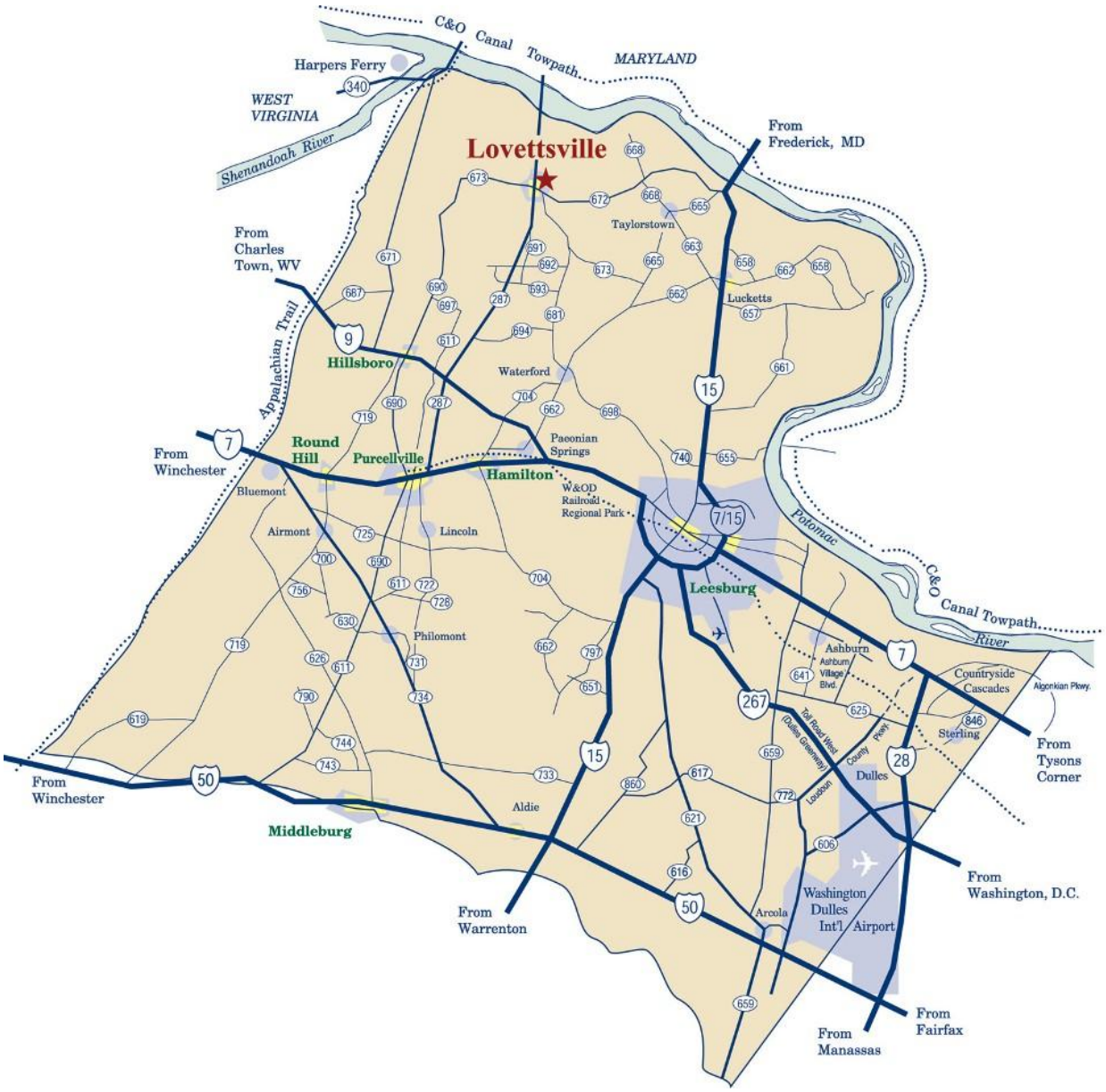

Lovettsville location

within Loudoun County, Virginia

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 goals and policies and how these can be implemented and measured;
- Efforts to preserve historic and environmental resources;
- Desire to accommodate the demand for growth while maintaining the Town's traditional ~~village~~ character;
- Need to provide additional services and expand businesses within the community; and
- Desire to establish the practical means for achieving the overall goals and vision of the community.

Each chapter of the Comprehensive Plan has a background section, a section specifying the issues and future needs related to the subject 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 as the need arises, and may develop a work program to establish priorities for undertaking various actions or to implement specific policies.

SHORT HISTORY OF THE TOWN

The Town of Lovettsville and the surrounding area possess a number of features which make 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 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 every building in the 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 Virginia Rangers.

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.

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 single-family detached residences. The population influx consists of people who are attracted to the traditional main street character of Lovettsville set in the larger context of the (mostly) rural northern Loudoun Valley. This beautiful setting, in which the Short Hill Mountains can be viewed from most locations in and around the Town, makes Lovettsville an attractive community to existing and would-be residents.

The Town is served by a number of public services (e.g. water, sewer, and solid waste collection) and facilities (e.g. a community center, library, and elementary school) as well as by private businesses including a convenience store, bank, dine-in restaurants, professional medical offices, and other small business establishments. 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 places of worship both inside and outside the Town. The Town's home-based businesses, sidewalks, quiet country lanes, and overall setting create a rural feel that helps keep Lovettsville's pace of life slower and less congested than found in the more densely populated areas in the region. The Town is served by the Lovettsville Volunteer Fire and Rescue, Company 12, and a modern federal post office located on North Church Street.

The Town~~'s~~ Office, a small brick government 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. In addition to the Town Office and the open space parcel located immediately behind it, the Town owns and maintains several parks and opens spaces which host annual, Town-sponsored ceremonies, gatherings and events, including the Town Green, Town Square and Veterans Memorial

(located at the southwestern end of the Town Square). These events include the annual Lovettsville Oktoberfest and MayFest events (among many others), which are staffed mainly by volunteers and intended to enhance quality of life for residents as well as attract tourism for the benefit of area businesses. Quarter Branch Park on Lange Drive includes a large, open area for recreation as well as the Town Barn for storage and maintenance purposes.

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 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 opportunities. The MARC train station in Brunswick, Maryland, located about three miles from Lovettsville on the Brunswick Line, provides commuter rail transportation to Montgomery County and Washington, DC 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.

LONG-RANGE VISION FOR THE TOWN

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

Town residents believe in this vision and are willing to work as a community with businesspeople, community leaders, civic organizations, and potential developers to ensure that the vision is achieved and preserved. The Town is currently committing its own resources to 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 businesses, public buildings (library, community center, school, etc.), and neighbors more easily and safely, without having to depend solely upon cars for traveling in Town. This plan also

recommends policies that are designed to promote open spaces and parks for public gatherings, and to encourage developments that serve as extensions of existing neighborhoods rather than separate subdivisions that are not completely integrated into the fabric of the community.

Lovettsville is not seeking, nor is it likely, to attract "big box" retail stores or large shopping centers like those found in the larger, neighboring communities of Purcellville, Brunswick, Leesburg, Frederick, or eastern Loudoun County. The Town desires to support local businesses that can best thrive by marketing to the local and larger community as well as pass-through traffic, including bed and breakfast inns, restaurants, retail stores, professional offices, personal services establishments, and 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 includes 18,000 square feet of commercial space in Phase 1~~,~~ and an additional 33,700 square feet in ~~not including~~ future phases, surrounded by single-family dwellings and abundant open spaces. Commercial buildings are 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 was designed to complement and enhance Lovettsville's Germanic heritage. The Town Center provides ample public spaces including the Town Square, Walker Pavilion and Town Green, which serve as community gathering places for residents of the Town. These public improvements and amenities in the Town Center reinforce the sense of community that has traditionally made the Town an attractive place to live.

GOALS AND VALUES

GOALS

The Town of Lovettsville seeks to:

1. Maintain a scale of structures and development compatible with the Town's small town character in order to preserve viewsheds within the Town.
2. Preserve and promote the ~~Town's~~ historic resources~~,~~ and unique cultural heritage of the Town.
3. Accommodate small businesses within the Town, including those that sell locally-produced products and services.
4. Preserve and enhance open spaces and recreational facilities for public use and enjoyment.
5. Protect, conserve and restore the ~~Town's~~ natural resources of the Town.
6. Promote well-planned residential, office, light industrial and commercial growth that has a density and building scale consistent with the Town's character.

7. Create a balanced transportation network providing facilities for vehicles, pedestrians and bicyclists while supporting carpooling and mass transit for residents commuting to regional employment centers.
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, friendly and preserve Lovettsville's "small-town feel"; large enough to provide essential services, conveniences, and public facilities.
2. Appreciative of the Town's peaceful setting that is relatively safe, quiet and slow-paced compared to larger communities in Northern Virginia.
3. Appreciative of the historic, rural community, and its resources and traditional way of life.
4. Seeking to incorporate new businesses, organizations and residents into the existing community.
5. Maintaining a healthy environment in which to raise children.

Chapter 1

HISTORIC RESOURCES

BACKGROUND AND EXISTING CONDITIONS

Preservation of the Town's historic resources was formalized as far back as l974 when the Town appointed the Lovettsville Restoration Committee in an effort to restore the building that was a butcher shop owned by Thomas Potterfield. Today this structure houses the Lovettsville Museum and shares the same lot as the Town office, located at 6 Pennsylvania Avenue. The Museum and Library were both located in this building until 1987 when the collections had outgrown the space and the County moved the Library to a new building. In 1990 the Museum reopened under the auspices of the Lovettsville Historical Society, which had been established in l988 as a replacement for the Lovettsville Restoration Committee. In 2009 the Lovettsville Historical Society was incorporated and was subsequently granted tax-exempt status by the Internal Revenue Service.

Over the years, many old structures have been demolished, which has diminished the Town's historic resources. In 2008 the Hammond Blacksmith Shop building on E. Broad Way and Church Street became a safety hazard and was razed. However, in addition to the old Butcher Shop on E. Pennsylvania Avenue, other old and historic structures in Lovettsville have been renovated, including one located at 13 E. Broad Way, which is a restaurant. The old Potterfield residence (c. 1880) on the corner of Church Street and Pennsylvania Avenue has been adaptively reused for commercial uses. The home at 38 S. Loudoun Street ~~has been~~was at one time converted into a bed and breakfast ~~business~~.

In 2004 Loudoun County completed an initial survey of buildings in Lovettsville as part of a countywide historic preservation planning effort. A Preliminary Information Form (PIF) was completed that delineated an area within the old part of Town where structures with historic value are concentrated. Collectively these properties are eligible to be placed in the National Register of Historic Places and the Virginia Landmarks Register. In 2010 the Town, through the efforts of the Lovettsville Historical Society, was able to get financial assistance from the Virginia Department of Historic Resources (VDHR) to take the initial steps toward nominating and establishing an historic district for the Town. ~~When completed the nomination will allow t~~The Town's historic district ~~to~~ has since been placed on the National Register of Historic Places and the Virginia Landmarks Register. The process of establishing this district involved~~s~~ an in-depth survey of certain structures in the Town and their history. Listing in the National Register of Historic Places and in the Virginia Historic Landmarks Register is strictly honorary and does not involve any regulatory controls associated with the establishment of a local zoning overlay district.

The Lovettsville Community Park contains historic resources reflecting the history of the Town and the surrounding area. The Master Plan provides for their preservation and interpretation.

ISSUES AND FUTURE NEEDS

The Town is always faced with the loss of historic resources as landowners sell their property, raze existing structures to replace them with new ones or drastically alter existing structures. Archaeological resources can be destroyed as development occurs as well. The issue for the Town is finding the best way to preserves its historic resources. Historic resources should be considered as having common value as well as value to landowners because they benefit the Town's economic resources, its visual aesthetic, and its sense of cultural continuity.

Section 15.2-2306 of the Code of Virginia provides enabling legislation for local jurisdictions to establish Historic Overlay Districts. These districts define zoning regulations for development in a manner that promotes the general welfare, education, economic prosperity, and recreational pleasure of the public. This is done through the identification, preservation, and enhancement of those buildings, structures, neighborhoods, landscapes, places, and areas that have special historical, cultural, architectural, or archaeological significance. In addition, the Code allows for the documentation and planned preservation of significant resources as part of the land development process.

To date, the Town has not created historic overlay districts to protect significant historic resources and areas. Further, the Town does not currently have an ordinance that would require professional identification, documentation, or preservation of historic and archaeological resources as part of the development process.

In order to avoid the loss of significant historic resources in the future, the Town should consider assessing the measures enabled by the Code of Virginia and evaluate how these tools can be used to support preservation objectives and achieve the Town's historic preservation goal. Planning, zoning and other ordinance measures in combination with public education and volunteer efforts should all be considered as means to achieve historic preservation in the Town.

GOAL

To preserve as much of the Town's historic character and as many of its significant historic structures and resources as possible to provide a sense of community continuity, aesthetic pleasure, recreational opportunity, and economic attractiveness.

POLICIES

1. Identify and provide protection for the character of those specific areas in the Town with concentrations of historic structures and related cultural resources.
2. Preserve significant historic resources using measures provided by the Code of Virginia.
3. Establish a complete Historic Landmarks Inventory in concert with the Lovettsville Historical Society and the Virginia Department of Historic Resources to be used, in part, as a basis for a nomination to the State Historic Landmarks Register and the National Register of Historic Places to create an historic district for the historic part of Lovettsville.
4. Establish a prioritized mission statement for a public historic preservation program with the aid of the Lovettsville Historical Society.
5. Explore the value of any other means for preserving and protecting the Town's historic resources, including those provided in the Code of Virginia. This effort may also lead to recommendations that involve amending the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance.
6. Create a planned land use pattern in the vicinity of historic resources and areas with an historic character that is compatible with the type of historic resources.
7. Promote and provide incentives for adaptive reuse of existing structures with historic value.
8. Design and establish a zoning district wherein dwellings with significant historic value are permitted to be used for non-residential uses if they are compatible or made to be compatible with adjacent residential development in terms of such elements as parking, setbacks, buffering and natural vegetation, and artificial screening.
9. Develop a study and recommendations for amending the Subdivision Ordinance in a manner that would help protect historic and archaeological resources on land where larger development occurs, either through the legislative action process or the by-right development process.
10. Encourage private volunteer efforts of the Historical Society, to work with individual landowners who are undertaking development or major improvements so that significant archaeological resources can be preserved in place, or documented for the benefit of the community.
11. Evaluate the need for amending ordinance landscaping and buffer yard requirements for development adjacent to historic resources.

12. Evaluate the cost-benefit of requiring the undergrounding of public utilities in the historic portions of the old downtown.
13. Promote public education programs about the history of the Town, its historic resources, and the measures provided by the Code of Virginia to promote and protect the historic resources.
14. Support the efforts of the Lovettsville Historical Society to enhance the museum's educational resources and to find additional quarters when the collection expands beyond the capacity of the present facility.
15. Encourage and support the Lovettsville Historical Society, the Lovettsville Library, and the Lovettsville schools to incorporate Lovettsville's history into the established curriculum as a means of educating youth and the general public about ~~the~~ Town~~'s~~ history, its historic resources, and the measures provided in the Code of Virginia to promote and protect historic resources.
16. Encourage and support the Lovettsville Historical Society to establish an oral history project to capture the personal and first-hand experiences of long-time Lovettsville area residents.

Chapter 2

ENVIRONMENT

BACKGROUND AND EXISTING CONDITIONS

CLIMATE AND TOPOGRAPHY

The climate of Lovettsville is classified as "modified continental" by the National Weather Service and is characterized by mild winters and warm, humid summers. The average mean annual temperature is 51 degrees. Precipitation is well distributed throughout the year with the maximum occurring in June and the minimum in February. The average annual precipitation is 40 inches. The prevailing wind is from a south-to-southwest direction, with secondary winds from the north. The topography of Lovettsville is generally uniform without much slope characteristic. The Short Hill Mountains are only a few miles to the west of Lovettsville and help make the Town's setting attractive and refreshing.

GEOLOGY AND SOILS

The Town is underlain by saprolitic soils, typically extending to a depth of 60 feet or more and overlying metamorphic bedrock (metagranites and gneiss). The bedrock is relatively impermeable except where weathered and fractured areas occur. Groundwater occurs mainly in the weathered upper-most bedrock/soil-rock interface and in fractures in the upper 250 feet of bedrock. Well yields are generally low but can be substantially enhanced where fracturing is more prevalent. The most common soil associations in the Lovettsville area are:

Swampoodle-Lovettsville Complex (approximately 22 percent), consists of deep and very deep, well-drained clayey soils with seasonal water tables on nearly level summits. It is characterized by low strength and high frost heave potential and has a poor potential for development on central water and sewer. Adequate engineering solutions can usually offset this drawback.

Philomont-Purcellville-Swampoodle Complex (approximately 15 percent), consists of very deep, well drained loam and silt, as well as a well drained clayey soil, which is good for development on central water and sewer and for conventional septic systems.

Morrisonville-Philomont Complex (approximately 15 percent) is characterized by very deep, well-drained red silty, clayey, and brown loamy soils on undulating and rolling landscapes. It has good potential for development of central water and sewer and for conventional septic tank systems.

Approximately fifty percent of the soils underlying Lovettsville are contained within three soil type classifications, according to the detailed soils maps of Loudoun County. In general, the soils are considered fair to good for development on central water and sewer systems and on conventional septic systems.

FLOODPLAIN

Three major watersheds drain Lovettsville: Dutchman Creek, Quarter Branch Creek~~,~~ and tributaries ~~to~~ of Catoctin Creek. The western part of Town, which constitutes the largest of the three drainage areas, flows north and west towards Dutchman Creek. The eastern portion of the Town drains south and east towards Catoctin Creek. The northern section of Town, north of Route 855 drains north towards Quarter Branch Creek. The water from these three streams eventually flows north to the Potomac River. *(See Map 1: Environmental Resources and Conditions)*

The Federal Emergency Management Agency (FEMA) completed an updated County floodplain map, July 5, 2001, subsequently amended in 2016, which identifies a 100-year flood plain along Dutchman Creek within the Town limits, along the western corporate limits. This area, which encompasses approximately 16 acres within the Town, drains approximately 600 acres as the watercourse exits the Town limits to the north. This floodplain is categorized as a Special Flood Hazard Area, which can be expected to be inundated by the 100-year flood. FEMA recommends that property owners in this type of area purchase federal flood insurance for structures within the floodplain that might be damaged by a flood. A smaller flood hazard area is also identified within the Town limits on a tributary to Dutchman Creek running along West Broadway. Much of the floodplain in this area has been modified by engineering required for the development of the Town Center project.

The National Flood Insurance Program (NFIP) was established in 1968 to enable property owners in participating communities to purchase insurance as protection against flood losses in exchange for State and local floodplain management regulations that reduce future flooding. The Town ~~has not taken advantage of this opportunity to apply for participation~~is currently a participant in the program, allowing property owners to obtain federal flood insurance coverage for their home or business.

Wetlands have been identified along Dutchman Creek tributaries on a portion of the Town Center project. The project has treated these areas according to the requirements of the US Army Corps of Engineers, which is the agency responsible for protecting wetlands throughout the country.

NATURAL VEGETATION

Natural trees, shrubs, and ground cover are considered a significant environmental feature as they serve a variety of ecological functions including retaining rainwater, controlling erosion, cleansing the air of pollutants, offering visual relief from development, and providing wildlife habitat. (See Map 1: Environmental Resources and Conditions)

There is scattered tree cover throughout the Town. There is significant tree cover in and near the stream valley along the southwest boundary of the Town north of Heritage Highlands, the retirement community. There is substantial tree cover along

streets and scattered on various properties in the old part of Town. Newer subdivisions have a limited amount of tree cover but much of the most recent residential development has trees that were planted as part of the development. The Town Center project has little tree save area but trees have and will be planted along all the streets.

WATER SUPPLY PROTECTION

In an effort to further protect the Town~~'s~~ ground water supply, Lovettsville completed a wellhead protection plan in 2005. This plan identified the Town's geographical features and public water production resources in an effort to determine potential threats to the public water supply. This plan provided a recommended list of actions to protect the Town's source water. In 2007 and 2008 the Town received grant funding provided by the Virginia Department of Environmental Quality to identify and abandon existing non-active wells that could pose a threat to the Town's water supply. Thirteen wells were professionally sealed during this process. In 2009 the Town was awarded additional grant funds to develop zoning and subdivision regulations that would protect wells in the Town.

ISSUES AND FUTURE NEEDS

TREE COVER

There are relatively few trees in the community, so there is a need to preserve as many as possible. Most of the developable land in the town does not have major tree stands so tree preservation on land as yet undeveloped will not provide much tree save. Many of the existing trees that make the old downtown attractive are located along the streets, such as Pennsylvania Avenue, S. Loudoun Street, S. Locust Street, parts of Church Street, and Quarter Branch Road on the north edge of town. The danger to existing trees along these roads is any widening of the streets that may be considered. The need to preserve these trees has to be weighed carefully with the need to improve transportation. New development should provide substantial tree planting, especially along streets and within parking lots, to provide shade and visual amenity. Given the lack of trees on developable land more consideration should be given to requiring more trees in new development,

FLOOD PLAIN AND DEVELOPMENT

~~Some Town residents could possibly take advantage of the FEMA National Flood Insurance Program but the Town would have to develop a flood management plan.~~ The Town ~~has~~ updated its Flood Plain Ordinance in 2006 and 2012, thereby allowing for participation by home and business owners ~~and it may provide support for an application to~~ in the National Flood Insurance Program. Article ~~8~~ XII of the Zoning Ordinance ~~, Flood Plan Ordinance,~~(Floodplains) requires various types of protection of the 100-year flood-plain ~~in~~ as part of the development process. ~~An evaluation of the benefit of participating in the program is needed to see if there are enough landowners that would be affected~~The Federal Emergency Management Agency

(FEMA) recently completed (in late 2016) the process of revising the Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) covering the Town, which will become effective on February 17, 2017.

DRAINAGE

The smaller existing drainage ways (sometimes known as swales) within the Town are an environmental resource that needs protection as well as a cultural feature reflecting the Town's rural character. As development occurs, drainage patterns can be altered and the amount of impervious area increases thus increasing storm water runoff. The drainage ways are then subject to increased flooding, erosion, and pollution. The need is to maintain runoff controls on development so that a maximum amount of runoff is absorbed on site or directed to off-site storm drains and facilities that can carry the excess storm flow. Drainage and runoff controls are contained in Town and County development regulations. Development also needs to increase the use of low impact design methods for water volume and quality control. These methods need to be promoted where they are not required because it is a means to help arrest the flashing of stormwater, which can erode stream banks. Low impact design methods can help water absorb more directly into the groundwater supply and protect the watercourse system.

WETLANDS

Wetlands perform a water filtration function that improves water quality and provides valuable habitat for wildlife. Wetlands can be preserved as development occurs if they are carefully incorporated into the development as natural areas. The Town, the County, and the Army Corps of Engineers require that development proposals involving wetlands demonstrate compliance with federal regulations.

WATER QUALITY

There is a never-ending need to protect both surface and ground water quality. Lovettsville is dependent on groundwater for the municipal water supply. Many pollutants such as fertilizers, motor oil, and road salts can affect water quality. To protect its water resources, the Town seeks to protect surface and ground water from the effects of point sources of pollution, such as leaking underground storage tanks and above ground chemical spills, and non-point sources such as pesticides, fertilizers, and other chemicals. But the Town has to compensate in terms of increased water treatment or spillage costs when residents use chemicals too extensively or do not dispose of chemicals and hazardous waste materials properly.

The Town can benefit from the information and planning involved in Loudoun County's on-going effort to protect water resources through its stakeholder committee even though the Town has its own water supply. The County effort is facilitated by the Loudoun County Department of Building and Development and is designed to help the County create a comprehensive water source management and protection strategy.

GOAL

To preserve, protect, enhance, supplement, or replace natural environmental resources to the greatest extent possible in an effort to provide amenity for living, working, and recreation and to minimize destruction of the local natural eco-systems.

POLICIES

1. Maximize the preservation of undisturbed open space, both with trees and without trees, for passive recreational benefit, ecological protection, and visual amenity.
2. Maximize preservation of existing healthy trees.
3. Promote the use of indigenous species of vegetation for all private and public development.
4. Encourage the inclusion of internal open space in new development.
5. Protect the water source in cooperation with Countywide efforts to manage and protect water sources.
6. Protect surface and ground water quality from stormwater runoff pollution and hazardous waste.
7. Minimize impact of development on stream valleys.
8. Minimize noise and the intrusion of glare into residential living environments from artificial light sources.
9. Protect viewsheds relating to natural scenery and other vistas important to the history and culture of the Town.
10. Maximize the use of natural drainage ways for stormwater management and non-point source pollution control.
11. Retain wetlands in their natural state, according to federal standards required by the US Army Corps of Engineers. (Ponds are not wetlands).
12. Development and redevelopment (including "by-right" development) should use stormwater runoff and drainage engineering techniques, such as Low Impact Design (LID) and Best Management Practices (BMPs).
13. Preserve streams in their natural stream condition to the greatest extent possible.
14. Provide clear and accessible information about wellhead protection goals, the delineation of wellhead protection areas, and the need to establish wellhead protection performance standards in the Subdivision and Zoning Ordinance.

15. Continue implementing the Town~~'s~~ Wellhead Protection Plan (adopted in 2005 and revised/updated in 2016) to further protect the Town~~'s~~ water supply and promote public awareness and participation in public efforts aimed to provide wellhead protection.
16. Continue working cooperatively with Loudoun County toward implementing similar standards for portions of wellhead protection areas extending beyond Town limits.
17. Participate in the County stakeholder committee that is established to create a Countywide water source management and protection plan for both surface and groundwater.
18. Support citizen volunteer efforts to help keep streams free of debris and litter.
19. Develop an environmental review checklist as part of the development evaluation process to identify potential environmental impacts of development proposals. Request the assistance of Loudoun County in reviewing environmental aspects of development.
20. Encourage the use of energy-efficient technology for buildings and in the development process, generally.
21. Promote conservation of environmental resources awareness through educational outreach on issues such as low consumption light fixtures, rain barrels, rain gardens, recycling, and composting.
22. Review and revise the Zoning and Subdivision Ordinances to incorporate the highest level of environmental protection through the development process.
23. Evaluate the benefit of providing a cluster option or requirement to the Zoning and Subdivision Ordinances to promote the protection of open space and other environmental resources within individual developments. This could be designed to incorporate open space that is not otherwise required to be preserved as floodplain or wetlands.
24. Encourage and facilitate the installation of technologies and equipment aimed at improving energy efficiency and harnessing clean, renewable energy sources in homes and businesses located in the Town, including (but not limited to) solar, wind and geothermal, while minimizing the visual impacts of such equipment.

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 5: 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 and open spaces for use by Town residents and the general public. The Town Office lots include a large open space area located behind the main office utilized annually during the final Friday and Saturday in September as a central location for the main tent of the Lovettsville Oktoberfest, a one-of-a-kind, Town-wide community festival celebrating the area's German heritage. The Town Green, located in the Lovettsville Town Center, contains the Walker Pavilion and is used by the Town for the annual MayFest event, ~~ceremonies, outdoor concert series~~Concerts on the Green, and 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, Veterans Day, and Patriot Day ceremonies, Wintertainmentfest (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~~ These types of private recreational ~~and amenity~~ amenities 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 ~~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 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~~Continue to host and promote Town-sponsored events throughout the year, including without limitation the annual Lovettsville Oktoberfest and MayFest events; Memorial Day, Veterans Day and Patriot Day ceremonies; Concerts and Movies on the Green; Berserkle in the Squirkle; Wintertainmentfest and Light-Up Lovettsville; and any other events desired in order to enhance quality of life for residents, promote volunteerism and attract visitors to the Town and surrounding area. Maintain sufficient Town-owned land and public facilities for hosting these events.
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 for public use as well as Town events 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. Plan and ~~I~~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 at locations having, or anticipated to have, significant volumes of such traffic or usage~~,~~ as grant and local funding permit.

17. ~~Amend~~ Implement the recommendations of the Wellhead Protection Plan adopted in ~~2005~~ 2016 ~~to add specific recommendations~~as 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 5: 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 and that funding for and capacity of ~~the~~ Town~~'s~~ water and wastewater infrastructure are sufficient to 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 for 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 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.

Chapter 4
ECONOMIC DEVELOPMENT AND HOUSING

BACKGROUND AND EXISTING CONDITIONS

ECONOMIC DEVELOPMENT

Developing the economic base of Lovettsville, which is 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. Proximity to local and regional suppliers, distributors and customers; access to the local and regional transportation system that allows for the efficient distribution of their products and services; and the availability and adequacy of public and private utilities and high-speed internet services all influence which types of businesses are attracted, and will ultimately thrive, in the Town. Expanding the Town's economic base, ~~and~~ diversifying the businesses located in Lovettsville, and capitalizing on the growing success and popularity of Town events among residents of the Town, area and region are ~~is~~ essential to increasing shopping opportunities, tourism and ~~as well as~~ facilitating business activity and employment for residents of the Town and ~~the region~~beyond.

The Town currently includes approximately 13 acres of commercial uses. Existing businesses in Town include restaurants, professional offices, automobile sales and service businesses, a bank, convenience store, storage units, and personal service establishments serving both Town residents and visitors. There are also numerous home-based businesses in the Town's residential neighborhoods which are typically not reflected in the official census statistics, many of which utilize the internet to market their goods and services to customers. With recent advancements in information technology, increasing numbers of Town residents telecommute during at least part of the work week. Few, if any, of the businesses in Town have over five full-time permanent employees. Jobs related to new housing construction have provided employment for area residents in recent years; however, many of these have been temporary.

The largest undeveloped tract of land in the Town planned and zoned for non-residential use and served by public water and sewer (approximately 32 acres) is located at the end of North Street adjacent to the post office property (the Engle Tract). 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. Development of the tract in accordance with this plan will enhance the economic base of the Town and surrounding area by providing employment opportunities to area residents and increasing the viability of existing and future Town businesses.

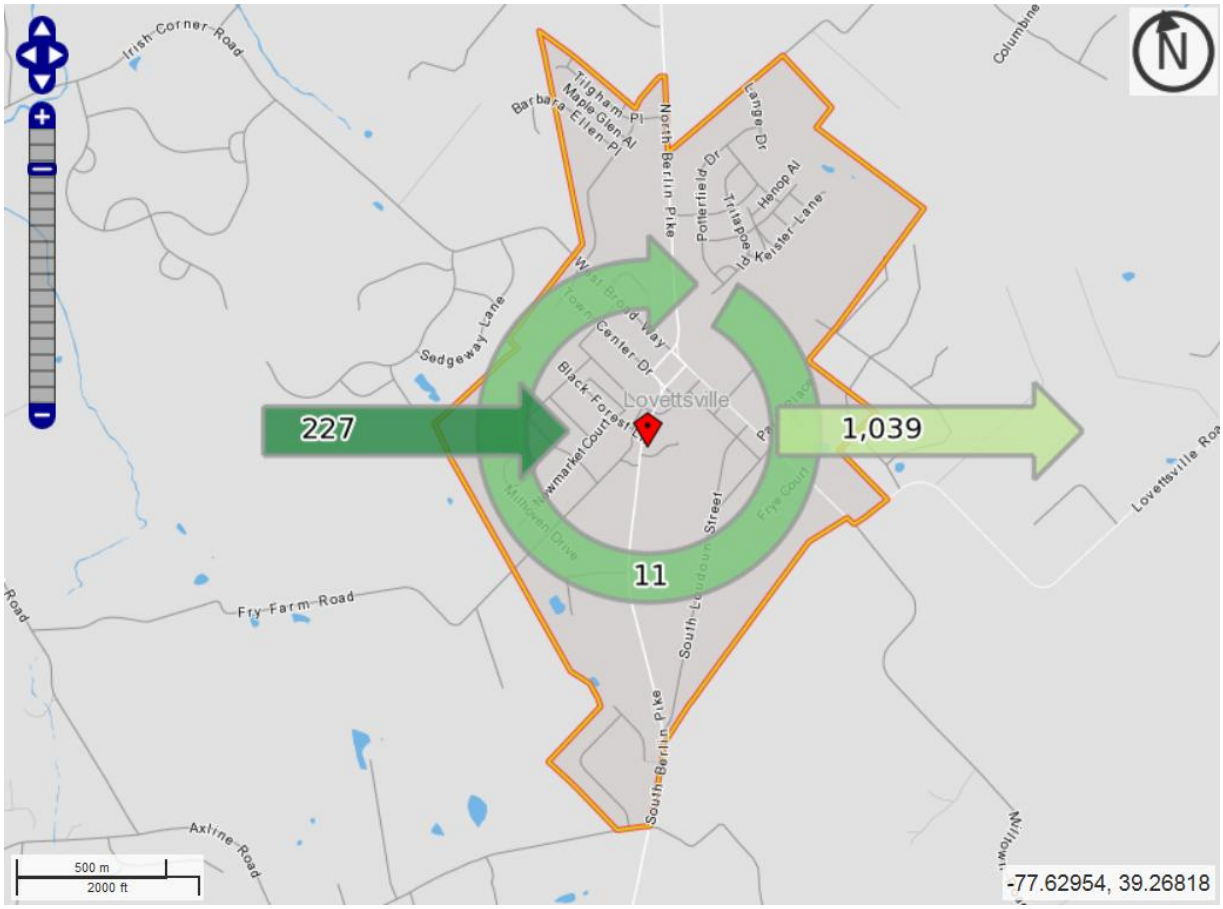

Figure 4.1. Inflow/Outflow Job Counts for All Jobs, 2014 (Source: OnTheMap, U.S. Census Bureau, Center for Economic Studies)

Most residents of Lovettsville continue to commute to jobs in Washington, DC and Northern Virginia as demonstrated in Figures 4.1 and 4.2, including employment centers to the south and southeast in neighboring Loudoun and Fairfax counties. The MARC commuter train provides access to major employment centers within about an hour's trip to Frederick County and Montgomery County in Maryland, and to the District of Columbia. Major employment centers in Northern Virginia, including 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 Dulles Toll Road. One recommendation of the market study undertaken in 2016 was for the Town to explore the establishment of co-working space on the Engle Tract in order to provide professional offices for telecommuters, small businesses or individual consultants to work, collaborate, meet~~,~~ and enjoy amenities like conference space, break rooms, and high speed internet access. There are a number of locations within a half-hour drive from Lovettsville that provide shopping destinations for Town residents, including Purcellville and Leesburg in Virginia and Brunswick and Frederick in Maryland.

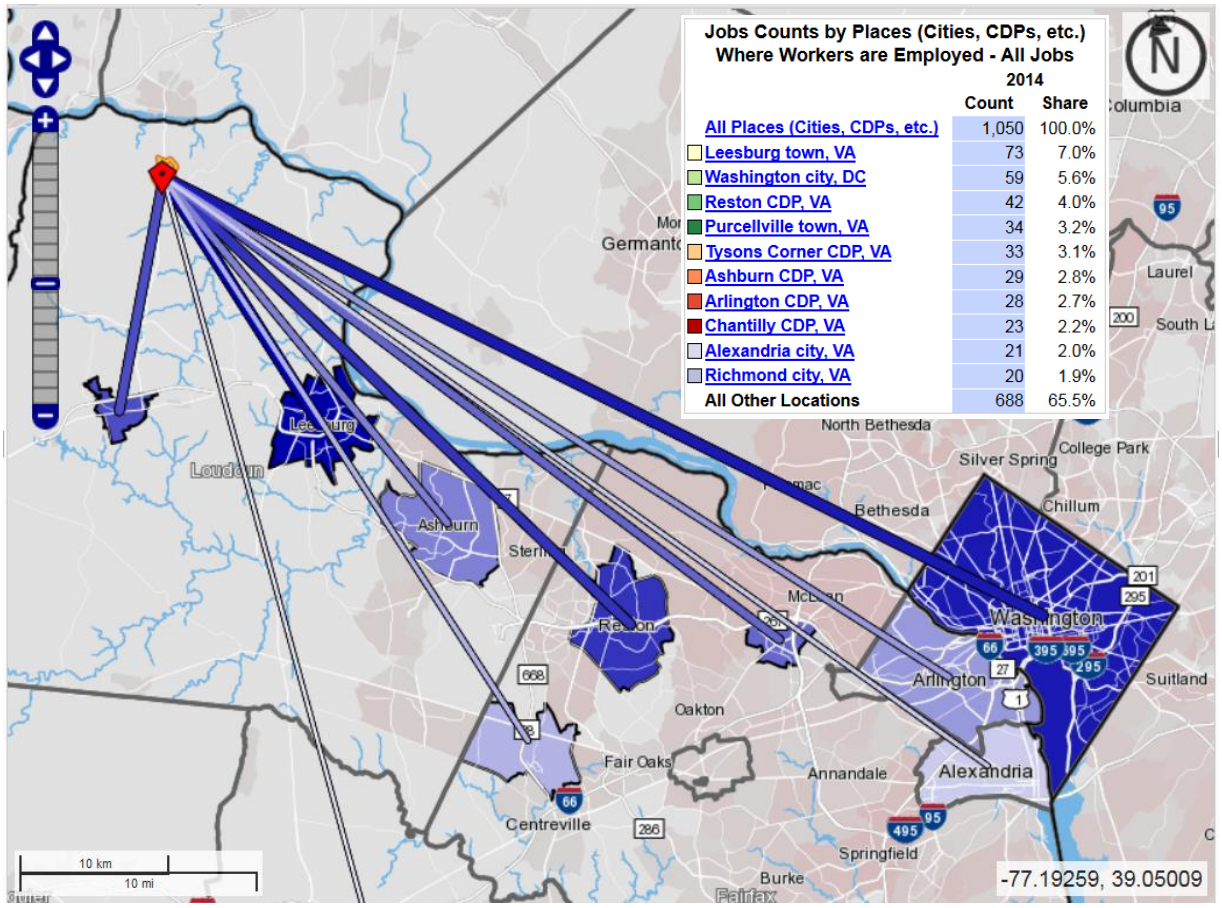

Figure 4.2. Jobs Counts by Places Where Workers are Employed for All Jobs, 2014 (Source: OnTheMap, U.S. Census Bureau, Center for Economic Studies)

HOUSING

Residential use is the primary land use in the Town of Lovettsville, the majority of which consists of single-family detached dwellings (see Table ~~2~~1). As of 2014, there were an estimated 655 dwelling units in the Town of Lovettsville, approximately 84% percent of which were single-family detached dwellings. The total land area occupied by single-family dwellings is approximately 255 acres or 48% of the total acres in the Town (see Map 2: Existing Land Use). 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. The Town experienced dramatic residential growth between 2000 and 2015, 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 below demonstrates this growth and that of the Town overall since 1950.

Table 1. Population and Dwelling Units, 1950-2014

Year	Dwelling Units	% Increase	Population	% Increase
1950[1]	n/a	--	341	--
1960[1]	n/a	--	217	-36%
1970	70[2]	--	185[1]	-15%
1980	212[2]	203%	613[1]	231%
1990[2]	301	42%	749	22%
2000[2]	325	8%	853	14%
2010[2]	599	84%	1613	89%
2014	655[3]	9%	1872[4]	16%

[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 5-Year Estimates, 2010-2014
[4] Source: U.S. Census Bureau, Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2015

Between 2000 and 2010, the population of the Town almost doubled and has continued to rise steadily since 2010. Although new residential construction was temporarily suspended in the Heritage Highlands retirement community and in the Kingsridge Subdivision during 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 transformed 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 32.6 in 2014.

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. 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 3.11 in 2014, and the percentage of households with children under 18 years of age increased from 38.2% to 52.6% during this same period.

There are a total of 44 single-family attached (i.e. townhouse) units and 40 semi-detached (i.e. duplex) units in the Town. The single-family attached units are located in the Lakeview Village townhouse community in the ~~Town's~~ R-3 Zoning District.

The individual lots are 2,600 square feet on average, with an overall (i.e. gross) density of 8.4 dwelling units per acre. There are 14 semi-detached (duplex) units on Frye Court in the R-3 Zoning District and another 24 duplexes in the Heritage Highlands Retirement Community (R-C) Zoning District. At least five structures located throughout the Town contain multifamily dwellings, totaling approximately 20 apartment units.

RESIDENTIAL BUILD-OUT ANALYSIS

Most parcels of land in the Town planned and zoned for residential purposes are built-out insofar as they are occupied by at least one dwelling unit, although not all such properties are currently developed to the maximum density allowed by-right in the underlying zoning district. This fact means that the Town can support a limited amount of new infill residential development during the next 10 years, at which time most of the vacant or underutilized residential land located within the existing corporate limits will be developed with residential uses at the maximum density allowed by the zoning ordinance (unless rezoned to allow higher densities). Since the vast majority of the vacant and underdeveloped parcels are located within the R-1, R-2 and R-3 zoning districts wherein only single-family detached dwellings are permitted, the Town should expect that single-family dwellings will continue to be the predominant housing type constructed during this period.

Table 2 below shows projected build-out of the Town during the next 10 years within each of the Town~~'s~~ residential zoning districts, assuming that no additional townhouses or apartments are constructed in the Town during this same period. For reference, as of mid-2016 (the beginning of the analysis timeframe) the Town contains 688 single-family dwellings in addition to 44 townhouse dwellings, 38 duplex dwellings and approximately 20 apartments.

TABLE 2. PROJECTED RESIDENTIAL BUILD-OUT BY ZONING DISTRICT, 2017-2026 (FISCAL YEARS)

Zoning District	Single-Family Dwelling Units	Subdivision or Parent Tract Name(s)
T-C Town Center Planned Development	18	Lovettsville Town Center
CR-1 Residential District	0	N/A

R-1 Residential District	89	Lovettsville Glen Cooper Run Estates Lemp Tract Property Adjoining the Keena Subdivision Property Adjoining Lakeview Village Townhomes 32 S. Loudoun Street
R-2 Residential District	0	N/A
R-3 Residential District	8	Walker Tract
R-C Retirement Community	29	Heritage Highlands
Planned Infill Development District	23	Keena Subdivision
Small Infill (Various Districts)	6	Various

Therefore, the Town anticipates the construction of perhaps 173 additional dwelling units within the Town between mid-2016 and mid-2026. With the exception of those in the R-C District (Heritage Highlands), all housing units built during this time are anticipated to be single-family detached dwellings. By multiplying the total number of units by the estimated average household size (3.12) during the preceding five-year period (2010-2014), this build-out analysis projects a total of 539 additional residents by mid-2026.

As Table 2 makes clear, the majority of dwellings will be constructed on undeveloped or underdeveloped properties in future subdivisions located in the R-1 District. These R-1 lots will likely vary in size but contain single-family detached houses that are similar in character and which fall into a predictable size range in terms of the finished floor space (1,800-3,000 square feet). With respect to existing vacant or smaller underdeveloped parcels, the build-out analysis predicts development on such properties will contribute little to the Town's growth over the ensuring 10-year period, although such infill development may increase during the latter half of the study period as larger, vacant tracts for development (or redevelopment) become scarce.

The analysis does <u>not</u> take into consideration the presence of certain larger, residentially-zoned parcels that have an excess of land available for development, mainly because development activity seems unlikely during the analysis timeframe, or because residential development does not appear to represent the "highest and best" use in the short- or mid-term. One of these is the Lovettsville Game Club property on South Berlin Pike. If its 4 acres are developed under the existing R-1 zoning, the parcel may yield up to 16 additional dwelling units. Another potentially developable parcel located at the intersection of South Berlin Pike and South Loudoun Street was likewise excluded. Development of the property could yield

perhaps 23 additional single-family detached dwelling units if subdivided under the existing by-right R-1 zoning. These properties could add up to 39 houses and a population of 122. Thus, full build-out under existing residential zoning, including the development of all parcels committed to development and small infill development, and uncommitted parcels that exhibit development potential, would add approximately 261 single-family and duplex dwelling units and an additional population of 814 residents. This would bring the Town's total potential population to approximately 2,808 using the average estimated household size for 2010-2014. Of course, increases in the average household size over time associated with the construction of so many additional single-family detached dwellings would result in a higher projected population total.

ISSUES AND FUTURE NEEDS

ECONOMIC DEVELOPMENT

How will the economic base of the Town change over the next twenty years? What planning policies could be adopted by the Town to help promote economic development? The most obvious answer is for the Town to incentivize the sale and development of vacant and underdeveloped commercial and industrial land in the Town. Commercial, office, and light industrial uses can currently be developed at various scales 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 and utilities would have to be available to these properties in order to make the development of these parcels more likely and less speculative in the near term. Town funding for the construction of new public streets to serve vacant commercial land presents constraints in terms of costs relative to the Town~~'s~~ budget. State and federal funding for new road construction remains limited, and competition for such funds among Virginia's small jurisdictions continues to be fierce.

Continued residential growth in the Town will likely have a beneficial effect on attracting additional businesses since the numbers and types of customers and potential employees are key factors in 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 utilize the data obtained from the recent market study conducted by a planning consultant in 2016 in order to better address retail sales "leakage" to neighboring jurisdictions and facilitate the establishment of specific types of retail, restaurant, personal and professional service establishments, and other businesses that are supportable within

the Town. Utilizing this information, the Town can develop policies and strategies to attract additional local businesses and provide greater opportunities for residents to shop in Town for the products and services they buy.

Another issue involves the economic development potential of the Town's historic commercial core located on East Broad Way. Enhancing this area for commercial uses, through streetscape improvements as well as flexibility in the implementation and application of zoning regulations, provides another opportunity to increase the commercial base of the Town for the benefit of Town residents and visitors. In order to preserve the historic character of this area, the Town should continue to encourage adaptive reuse of existing structures rather than demolition. 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. 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

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 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. 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. Following the housing boom which ended in 2008, the character of the Town remains 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, 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 in Town? 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. In addition, the Town recognizes the need among current and, increasingly, future employees working in Town and area businesses for affordable, workforce housing located within Lovettsville in order to reduce commute times and allow these workers and their families to live in the community where they are employed.

Allowing such alternative and/or affordable housing on a small number of the ~~Town's~~ remaining infill properties in Town is the only way to increase planned housing densities within the Town given the minimum lot size requirements in the Town's primary residential zoning districts (6,000-8,000 square feet). One impact of using this option would be to create small pockets of compact development near planned commercial areas, allowing residents to walk to shopping or personal service establishments. This would increase the opportunity for attracting new businesses without fundamentally altering the 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. **Provide for future residential development that represents the logical expansion of the Town's existing pattern of development with respect to the configuration of streets, blocks and lots. Ensure that any future residential growth, whether infill or otherwise, does not exceed the capacity of the Town to provide essential public services to residents.**

POLICIES

1. Provide for a greater mix of dwelling and building types for new residential development on infill parcels while preserving the Town's predominately single-family character.
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.
3. Promote the planning of land in Loudoun County adjacent to (southeast of) the Engle Tract for similar "flex" uses with the understanding that the owner/developer would be responsible for the extension of public infrastructure into this area and pursuing any approvals necessary to accomplish this under the relevant policies of the County and/or Town.
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.
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 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.

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.
8. Promote transportation improvements that will serve the economic development of the Town and facilitate commuting by Town residents to regional employment destinations.
9. Promote development policies and capital projects that provide pedestrian circulation and access facilities (sidewalks and trails) throughout the Town and on streets that lack adequate facilities, including along the Town's older transportation corridors (e.g. East Broad Way, South Loudoun Street, etc.), in order to improve safety and reduce the need for vehicle use.
10. In addition to efforts by the Town, encourage Loudoun County to provide enhanced public facilities, governmental services, and amenities, including recreation facilities, which will serve the Town's economic development objectives and make the Town more attractive for existing and prospective businesses.
11. Facilitate the establishment of tourism-based businesses such as lodging and restaurant establishments in order to support the local tourism industry.
12. Encourage and facilitate development of the Town Center commercial core in a manner that promotes centralized parking and makes it convenient for pedestrian traffic to access multiple shopping destinations from a central parking location.
13. Encourage non-residential development to provide pedestrian circulation on-site and pedestrian access to all types of uses on adjacent properties.
14. Where feasible, implement the 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.
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.

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.

17. Implement the findings of the market study conducted in 2016, including any follow-up analyses and/or plans, to determine whether supportable commercial uses should be added (in the zoning ordinance) to the lists of uses permitted in the Town's commercial and industrial zoning districts. Update the zoning ordinance to add definitions and performance standards for such uses, as necessary.

18. 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.

19. 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.

20. Limit future residential development 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.

21. Limit the establishment of alternative housing types, such as duplexes and townhouses, to infill properties that are: (~~i~~1) located adjacent to properties where such uses currently exist; (~~ii~~2) located in proximity to existing or planned commercial areas; or (~~iii~~3) otherwise located where depicted on the future land use map.

22. 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 an owner's parcel(s) to the new zoning district.

23. Establish a working group or special committee to: (1) evaluate workforce

housing affordability and availability for people employed, both currently and in the future, in businesses located in the Town of Lovettsville; and (2) make specific recommendations for adjusting land use/housing policies and zoning requirements in order to better accommodate the Town's growing workforce through the creation of affordable housing opportunities.

24. Seek opportunities to annex properties to allow for further commercial, light industrial, and office developments in support of economic growth and revenue expansion.

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 designations such as park land or floodplains 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. Table 3 lists and describes the land use categories that are contained in the future land use plan and uses for which specific policies are included in this chapter.

THE LAND USE PLAN MAP

The Future Land Use Map (*See Map 4: Future Land Use 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 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 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 Map.

TABLE 3. LAND USE PLAN MAP CATEGORIES (MAP 4)

Planned Land Use Map Category	Definition
Town Center Commercial	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.
General Commercial	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.
Old Town Mixed-Use	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.
Office Commercial	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.
Highway Mixed-Use	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.
Light Industrial	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.
Commercial Transitional	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 as 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.
Public/Governmental	Public property owned by governmental agencies or entities, including the Town of Lovettsville and Loudoun County. Includes public offices, schools, libraries, utility facilities, fire and rescue, and similar uses essential to serving the needs of the public.
Open Space (Private)	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.
Public Parks	Town and County (i.e. public) parks and attendant facilities.

Low Density Residential	Single-family detached dwellings and accessory uses at a density* of not more than four (4) dwelling units per acre (DU/AC).
Medium Density Residential	Single-family detached dwellings and accessory uses at a density* generally between 4 and 6 dwelling units per acre (DU/AC).
High Density Residential	Density* is generally more than 6 dwelling units per acre (DU/AC). May 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.
Potential Extraterritorial Development Areas	These areas located adjacent to the corporate limits of the Town represent potential opportunities for extraterritorial developments served by Town water and sewer services, and are considered target areas for annexation or corporate boundary adjustment consistent with adopted Town policies governing the same. Each of these areas identified on the Land Use Plan (Map 4) is color-coded the same as its corresponding Planned Land Use category on the map (and described above in this table) in order to indicate and describe the general character of the developments anticipated in these areas.

*Means gross density in terms of dwelling units per acre.

BACKGROUND AND EXISTING CONDITIONS

EXISTING LAND USE

The Town of Lovettsville contains approximately 528 acres (0.9 square miles). As of 2016, approximately 80 percent of the land in the Town is developed, and much of the remaining 20 percent shown as vacant on Map 2 is being actively planned for development by owners and/or developers. Due to the relative lack of undeveloped land, redevelopment of parcels containing existing land uses is expected to provide the majority of land for future residential and commercial growth within the existing corporate limits of Lovettsville.

Existing land uses include commercial, residential, institutional and public and private open spaces, including street rights-of-way, as depicted on Map 2. As Table 4 demonstrates, single-family dwellings constitute the predominant land use in Lovettsville. Commercial land uses are concentrated along N. Berlin Pike, S. Church Street, E. Broad Way and E. Pennsylvania Avenue among existing institutional uses,

many of which are located within historic buildings. Public- facilities and parks, including County facilities such as the Lovettsville Elementary School, Lovettsville Community Center, future site of the Lovettsville Community Park, and the Lovettsville Library are located throughout the Town. The Town also manages three parks, the Town Office and a number of properties containing municipal water supply and distribution facilities.

TABLE 4. EXISTING LAND USE 1990—2010

Existing Land Use	Acres	Approximate Percent of Total Town Area
Residential (by type) Single-family detached	217	41%
Single-family attached	10	2%
Multi-family (apartments)	1*	0%
Commercial	14	3%
Institutional	10	2%
Public (i.e. Government) Uses	16	3%
Public Park	28	5%
Private Open Space	61	12%
Vacant	106	20%
Public right-of-way and private streets	65**	12%
TOTAL	528	100%

* Includes approximately 20 individual dwelling (i.e. apartment) units
** Figure is approximate

EXISTING ZONING

All property in the Town of Lovettsville is located within one (or more) of ten (10) zoning districts. The zoning map for the Town is shown on Map 3 and a summary table of the total number of parcels, acreage and vacant/undeveloped acreage within each district is included below in Table 5.

TABLE 5. ZONING DISTRICT SUMMARY TABLE

Zoning District	Parcels	Acres	Vacant Parcels	Vacant Acres

CR-1 Residential	3	6	n/a	n/a
R-1 Residential	312	221	20	39
R-2 Residential	110	31	0	0
R-3 Residential	188	45	1	10
T-C, Town Center Planned Development	237	72	6	3
PIDD, Planned Infill Development	4	7	1	6
R-C, Retirement Community	83	20	52	5
C-1, Community Commercial	30	16	2	4
C-2, Mixed-Use Business	8	13	1	8
I-1, Light Industrial	3	32	2	31

CURRENT DEVELOPMENT PROJECTS

Lovettsville Town Center (92% Complete)

Lovettsville Town Center is an 84.6-acre mixed-use community located along the west side of South Berlin Pike near its intersection with Broad Way. The residential area, which contains 78.36 acres, 212 single-family lots and approximately 19 acres of neighborhood parks and open spaces, is expected to be built out by the end of 2016. The commercial core area known as Lovettsville Square, about half of which remains undeveloped, comprises 6.23 acres adjoining two sides (the southwestern and northwestern sides) of the Town Square. This commercial center was designed to provide an extension of the historic commercial activity center on East Broad Way and to augment the Town'~~s~~ commercial areas with modern commercial and retail spaces flanked by traditional residential houses and abundant public open spaces. This expanded commercial core will serve as a focal point for social, recreational, entertainment, shopping and dining activities for the benefit of Town residents, workers, and visitors alike. The Town Square helps slow traffic on Berlin Pike and provides a public open space for social gatherings at the geographic center of the Town.

Lovettsville Square shopping center is designed to include uses typically found in small towns, such as retail shops, restaurants, professional and medical offices, salons and personal service establishments, and similar uses. The commercial buildings have a German-themed architectural style intended to compliment the

area's history and augment Lovettsville's identity as a regional, small-town destination for events and tourism. Lovettsville Square is designed with the buildings facing the Town Square and wide sidewalks to facilitate pedestrian access from all parts of the Town. The fronts of the buildings are located next to the sidewalks to facilitate and encourage outdoor dining with parking located behind the buildings.

Lovettsville Glen and Loudoun West (0% Complete)

The Loudoun West subdivision (27 lots) is located on Cooper Run Street near the intersection with East Broad Way and Eisentown Drive. The subdivision will consist of single-family dwellings and associated open space areas and trails located in the R-1 Zoning District. Construction is expected to begin in 2017.

The Lovettsville Glen subdivision (14 lots) borders the Loudoun West subdivision to the north and is also located in the R-1 District, although primary vehicular access to the subdivision will be from N. Berlin Pike. The subdivision consists of single-family homes and open space areas. Construction is expected to begin in 2017.

Keena Subdivision (0% Complete)

Various plans going back at least a decade have put forward for subdividing the Keena properties located in the older, historic part of Town, which include the large, open field bounded on three sides by Frye Court, E. Broad Way and Locust Street as well as the smaller triangular-shaped property located at the intersection of Locust Street and S. Loudoun Street. The most recent plan approved by the Town would create 24 new single-family lots and construct two north-south streets (including an extension of E. Pennsylvania Avenue) in order to complete the street grid and connect Locust Street to Frye Court. Construction is expected to begin in 2017 or 2018.

Heritage Highlands Retirement Community (35% Complete)

Heritage Highlands is an age-restricted community made up almost entirely of duplex dwelling lots located at the southern entrance to Town. The residential section is approved for up to 80 ~~duplex~~ dwelling units located in a zoning district created specifically for such purposes (Retirement Community or R-C). In addition, a clubhouse facility and large, open space areas with paved trails are planned within the residential area, and a 42-unit assisted living facility is planned for the adjacent site fronting on South Berlin Pike. As of 2016, 28 units have been constructed.

Lovettsville Community Center (0% Complete)

The conditional use permit (CUP) for a new community center building at 57 E. Broad Way to replace the aging building at that location was approved by the Town in 2014. The new building will be approximately 19,290 square feet and will expand the pool house and parking at the facility by constructing a new lot in the area currently occupied by the baseball field. Construction is expected to begin in 2017.

Lovettsville Community Park (0% Complete)

The 92-acre future site of the Lovettsville Community Park, to be managed by the Loudoun County Department of Parks, Recreation and Community Services, is located along the southeastern boundary of the Town between the Lovettsville Elementary School and the Lovettsville Community Center. Only 19 acres are located within the corporate limits of the Town; the remainder is located in the County and subject to County zoning. The land is planned for a variety of active and passive recreation facilities, including an amphitheatre, equestrian facilities, ball fields, trails, and a dog walking park that will serve the Town and the surrounding County.

ISSUES AND FUTURE NEEDS

1. Most of the land located within the corporate limits of the Town is either developed or in the process of being developed. Remaining vacant parcels are scarce as shown on the existing land use map, although a number of properties are significantly larger than the minimum lot size allowed in the underlying zoning district and may be further subdivided or redeveloped. Therefore, one issue is whether sufficient land remains in the Town limits to support the residential and non-residential growth anticipated during the next decade, thereby enabling economic development, including new retail businesses, in Lovettsville, or whether the Town should consider annexing property located outside the Town limits in order to continue accommodating expected growth.~~.~~ In order to plan for an expansion of the Town, the Town would have to approach and work closely with Loudoun County during future revisions to the County's Revised General Plan in order to obtain changes to that plan, which currently proposes a maximum development density of one dwelling unit per twenty acres in the areas adjacent to the Town.
2. Given the lack of available land for future residential development and the need to provide housing for workers who will be employed in the Town's future commercial establishments, one issue is whether the Town authorizes higher-density development on the little remaining undeveloped (and underdeveloped) land in Lovettsville. Examples of these parcels include the vacant tract adjoining Lakeview Village at the end of Park Place and the four-acre parcel on S. Loudoun Street currently zoned C-1.

3. There is a need to attract commercial, particularly retail, development to serve the Town's expanding population. The Town~~'s~~ ~~plan~~ Plan should address the mix of commercial businesses that is both ~~is~~ supportable and appropriate, where workers will live, and what building form and architecture the commercial buildings will have, especially in the area surrounding the Town Square.

4. Existing commercial uses are concentrated primarily in two main areas: near the intersection of E. Broad Way and S. Loudoun Street, and the section of Berlin Turnpike located between the Town Square and Lovett Drive. The Lovettsville Square shopping center, including future phases, will expand commercial uses at the geographic center of the Town on properties surrounding the Town Square. One issue is whether these properties will provide sufficient land area for anticipated commercial growth, and if not, whether the need exists to plan for additional commercial uses somewhere else in Town, for instance, along the southern section of Berlin Turnpike.

5. In the event the market study or future studies identifies a need for additional medical and professional office uses to serve residents of the Heritage Highlands Retirement Community and Lovettsville's senior citizens generally, the Town may wish to consider planning such future commercial uses on adjoining properties.

6. The architectural style of future housing in the Town should be compatible with the prevailing character of homes in the neighborhoods surrounding a particular residential development. For instance, homes built within or near the Town~~'s~~ historic district should respect the prevailing character of the surrounding neighborhoods and be consistent with the predominant architectural styles found in the district. One issue, therefore, is whether the Town will consider adopting a zoning overlay district and architectural standards therein to regulate the architectural style of houses constructed in and near the historic district.

7. Future employment uses and opportunities will be generated principally by the development of the Engle Tract through establishment of a combination of "flex" or light industrial, commercial and, potentially, office uses. The Town is committed to ensuring that any development of this tract creates visually attractive buildings that are consistent with Lovettsville's small town character and do not create an adverse condition for or impact on adjacent residential neighborhoods. Another issue is whether development of the Engle Tract will necessitate an additional access point of access to the Town~~'s~~ street network, or whether N. Church Street will be sufficient to handle the volume and type of traffic anticipated as a result of this development.

8. The Lovettsville Community Park Master Plan has been approved by both Loudoun County and the Town of Lovettsville, and a special exception has been approved by the County for the project. Both entities should work together to develop the site plan in accordance with the conditions of approval and master plan generally, and implement the plan for the benefit of residents of Lovettsville and the surrounding area.

9. One issue is whether additional land may be needed in the future near Heritage Highlands for housing and services for Lovettsville's senior citizens, especially for those that have mobility or other impairments and may need in-home care and assistance with day-to-day living activities. Any such future development in this general area should be required to have a minimum amount of acreage. The reason for this is explicit in the Retirement Community R-C zoning district, which was created specifically for such purposes in order to support a variety of uses and facilities for seniors within a single development, including assisted living facilities, extended care facilities, and related medical and health services uses. Developments for seniors should generally be designed and configured to provide such a variety of related uses, including open spaces and pedestrian facilities, within the same general area for proximity and the convenience of seniors living there.

10. The Lovettsville Game Protective Association (LGPA), which owns a property having substantial frontage on S. Berlin Pike and is currently zoned R-1, may desire to sell all or part of their property in the future to a developer. The Town must determine the highest and best use of the property if a proposed future use is not supported by the existing residential zoning. The property can support new single-family residences by-right but is a prime location for commercial development with some of the best access and visibility in the Town. The Town will need to identify the best, long-term use for the property and plan accordingly while ensuring that at any future development does not conflict with adjacent residential uses.

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.

POLICIES

The Land Use Plan (*see Map 4: 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. Ensure that infill development is compatible with the prevailing character of surrounding neighborhoods in terms of building style, massing, scale, and orientation/configuration of driveways and garages to public streets.
2. Promote the inclusion of consolidated, commonly owned open space for passive or active recreation in large developments, both residential and non-residential.
3. Provide sufficient land for active and passive public recreation activities.
4. Protect existing environmental resources as part of the plan review and land development process, including streams, wetlands and floodplains.
5. Plan and implement pedestrian facilities as part of the land development process to provide opportunities for walking, biking, shopping and touring throughout the Town.
6. 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.
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.
8. Any increase in density authorized by a rezoning or conditional use permit should be offset with 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.
9. 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.
10. The Town should encourage Loudoun County to provide road and traffic controls improvements that will be needed to serve the Lovettsville Community Park.
11. Assure that development regulations in the Town ordinances are consistent with the Comprehensive Plan land use goals, objectives, and policies.
12. Increase the diversity of housing stock by providing for various types of dwelling units within a variety of building types (e.g. mixed-use

buildings, adaptive reuse of existing buildings, accessory apartments, etc.) in order to provide additional housing choices for people in various household types, age cohorts and income levels.

13. Encourage land consolidation and unified development throughout the Town, especially for non-residential uses, to avoid fragmented development requiring multiple access points.

14. Encourage landscaping and beautification within existing and new development.

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.

16. "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).

17. Monitor development on an annual basis to assess the implementation of the Comprehensive Plan and progress toward build-out.

18. Coordinate with Loudoun County to adjust the Town boundary in order to bring entirely into the Town or County 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 adopted Town~~'s adopted~~ annexation policy.

19. Design sign ordinance regulations that help businesses attract customers while ensuring that the area, height and illumination of signs are appropriate to the scale of the buildings on the sites where they are located.

20. 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.

21. 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.

22. 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.

23. Assure that future retirement community development occurs in the R-C zoning district and primarily serves persons aged 55 years and older.

24. Assisted living centers, nursing homes and similar residential care facilities, including projects involving the construction of age-restricted dwelling units, are to be developed under the following guidelines:

    a) 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) Architectural elevations are required for all 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.

25. The Engle Tract Special Planning area is proposed to be developed in the following manner:

    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 4: Land Use Plan Map)*

    b) Secondary street access (aside from N. Church Street) is constructed to link to an existing public street when over fifteen (15) acres of the site is approved for development. (*see Map 6: Transportation Plan Map*)

    c) Pedestrian facilities will be provided throughout the development.

    d) 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, or across one of the three adjacent parcels on N.

Berlin Pike, thereby eliminating vehicular access to that parcel via Keister Lane.

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

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.

26. 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.

27. The Walker Tract Special Planning Area is proposed to be developed in the following manner:

a) A single entrance for vehicular access is provided to S. Berlin Pike.

b) Access is extended from S. Berlin Pike through the property to provide for a future connection to Red Bud Lane.

28. 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.

GENERAL GUIDELINES FOR DESIGNING DEVELOPMENTS

1. Access points to and from major roads should be minimized to help reduce turning movements and promote pedestrian safety.
2. If development requires rezoning or a conditional use permit and is anticipated to have a significant effect on local streets, a traffic impact analysis should be provided by development applicants to ensure that the transportation network can adequately handle the additional traffic. Development should provide the necessary street improvements both on the site and, if necessary and feasible, off-site to accommodate the traffic impact of specific development projects.
3. Adequate public sewer and water should be available to developments and capacity of the Town to maintain proposed water and wastewater facilities should be evaluated and verified before connections to ~~the~~ Town~~'s~~ water and sewer systems are authorized.
4. All structures and sites with documented historic value should be preserved and protected, including when the original use of the property is changed to another use. Adaptive reuse of existing historic buildings is strongly encouraged.
5. Institutional uses, including churches, medical 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 surrounding community in terms of building mass, scale, architectural style, and traffic impact. Each such proposed use should be considered on a case-by-case basis.
6. Land consolidation is strongly encouraged for most uses in order to provide for a unified development theme, prevent fragmented development, and limit access points to and from major thoroughfares.
7. Multiple businesses should be consolidated into a single structure to conserve land for additional commercial and economic development uses.
8. The design of buildings should have varied facades in order to distinguish individual businesses. Buildings should have architectural treatments on all sides so that they are attractive from any vantage point.
9. Architecture and site design should generally reflect the Main Street design concept in which buildings are oriented to main public streets with wide sidewalks and parking lots located behind structures. Buildings should have entrances to sidewalks along the streets.
10. A mixture of non-residential and residential uses contained within the same structure is encouraged, with residential uses located on the upper stories above compatible, ground-level commercial uses.

11. Sidewalk design and construction should reflect the design guidelines of the Town~~'s~~ Streetscape Master Plan for E. Broad Way and S. Loudoun Street in order to facilitate pedestrian travel.
12. Shade trees should be planted along public streets at regular intervals.
13. Streetlights should be located along the streets at regular intervals. Ornamental or decorative streetlights should be selected for use along particular streets or in particular settings (e.g. public parks).
14. Street furniture, such as benches and waste bins, should be installed as part of the streetscape treatment in order to encourage pedestrian access from residential neighborhoods to commercial businesses. Bicycle racks should be provided in areas anticipated to have significant bicycle usage.

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Chapter 6

TRANSPORTATION

BACKGROUND AND EXISTING CONDITIONS

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 Town to almost ninety feet on some sections of Berlin Turnpike, 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 the major north-south arterial bisecting the Town and carries most Town through traffic. The Virginia Department of Transportation (VDOT) maintains all of the public 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. Secondary access to the Town from the east is via Lovettsville Road (Virginia Secondary Route 672), which connects to U.S. Route 15 near Point of Rocks, Maryland, as well as Milltown Road (Virginia Secondary Routes 673 and 681), which links Lovettsville to Waterford. To the west, Irish Corner Road and Mountain Road (Virginia Secondary Routes 673 and 690) link Lovettsville to Virginia Route 9 near the Town of Hillsboro.

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							
	Virginia Route 287 in Lovettsville (South and North Berlin Turnpike), 2013							
					Truck			
	Length (miles)	**Annual Average Daily Trips**	**4 Tire Vehicle**	**Bus**	**2 Axle**	**3+ Axle**	**1 Trailer**	**2 Trailer**
Southern Corporate Limits to Town Center Drive	0.77	7,800	95%	2%	2%	1%	1%	0%
Town Center Drive to East Broad Way	0.06	7,800	95%	2%	2%	1%	1%	0%

(parallel)								
East Broad Way to West Broad Way	0.05	7,800	95%	2%	2%	1%	1%	0%
West Broad Way to Northern Corporate Limits	0.58	4,300	97%	1%	1%	0%	1%	0%
	Virginia Route 673 in Lovettsville (East and West Broad Way), 2013							
West Broad Way from Western Corporate Limits to Berlin Turnpike	0.30	1,200	93%	3%	2%	0%	1%	0%
East Broad Way from Berlin Turnpike to South Loudoun Street	0.18	3,200	95%	2%	2%	1%	1%	0%
East Broad Way from South Loudoun Street to Locust Street	0.07	2,900	92%	2%	3%	1%	2%	0%
East Broad Way from Locust Street to Southern Corporate Limits	0.26	3,700	95%	2%	2%	1%	1%	0%

Most of the original streets in Lovettsville have narrow rights-of-way that lack sidewalks for safe pedestrian mobility and circulation. Sidewalks have been provided on one or both sides of the street within the newer residential and commercial areas that have been developed since 1970. Sidewalks are also 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 to 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.

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. 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.

The Virginia Department of Transportation (VDOT) is responsible for maintaining streets within the Town's corporate limits, and streets and related facilities must be designed to VDOT standards. Advance planning and coordination with VDOT should be undertaken to obtain a technical understanding of the transportation requirements for development in anticipation of development applications.

ISSUES AND FUTURE NEEDS

TOWN STREETS

As noted earlier, many of the Town's original streets are narrow with shoulder-and-ditch cross sections. 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, East Pennsylvania Avenue will be extended from S. Locust Street to Frye Court as part of the development of the Keena Tract in order to ensure the logical continuation of the street grid in that area of Town. Likewise, North Church Street will be extended into the Engle Tract in order for development to occur on this property. Even so, at least one other additional access point to a major arterial or collector street, whether to Quarter Branch Road and/or Lovettsville Road, will most likely be needed to serve potential future development on adjoining tracts.

Once the Lovettsville Community Park becomes operational, a gravel road will provide access through the park from South Loudoun Street near the Lovettsville Elementary School directly to Milltown Road just southeast of the corporate limits.

MULTI-USE TRAIL AND SIDEWALKS

For years, the Town has planned a shared-use trail along the western side of Berlin Turnpike to facilitate pedestrian mobility within the Town. The first phase of the trail ~~between~~ along South Berlin Turnpike was administered and primarily funded by the Virginia Department of Transportation (VDOT). The project was completed in late 2015. Ultimately, plans call for the trail to be linked to a planned future bicycle and pedestrian pathway corridor connecting Lovettsville to ~~the~~ Brunswick, Maryland 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~~ capital improvement program includes a proposal to construct sidewalks along the entire length of East Broad Way 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. Sidewalks will be constructed to standards of the Virginia Department of Transportation (VDOT) and include streetscape enhancements such as drainage improvements, street trees and landscaping, crosswalk/sidewalk treatments, and ornamental streetlights.

TRAFFIC CALMING

Speed 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 whereby traffic speeds are examined by the Sheriff's Department in order to determine whether reductions in the speed limit, installation of signage, or installation of traffic calming measures are needed to improve safety for motorists and pedestrians.

PARKING

The 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 Lovettsville, including within historic residential neighborhoods (e.g. S. Loudoun Street) and commercial areas (e.g. along E. Broad Way). In order to comply with the Town~~'s~~ Zoning Ordinance, commercial and residential uses must include sufficient area to provide the required off-street parking in addition to building setback areas, landscaping, utilities, etc. Alternatively, the ordinance allows for private, shared parking between uses where appropriate provided the owner or owners of adjoining property enter into a shared parking agreement (if different owners) or parking license agreement (if the same owner). 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 streetscape 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 on streets where streetscape enhancements have not yet been undertaken is generally poorly controlled, and the configuration of lots and structures is such that sufficient off-street parking is difficult or impossible to provide. One solution 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 dedication of land by an owner/developer.

INTER-PARCEL CONNECTIONS

The Town encourages through its zoning and subdivision ordinances the provision of inter-parcel connections between adjoining commercial properties. 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. Furthermore, inter-parcel connections should be provided between and among residential neighborhoods where feasible to give motorists options when traveling within and through the Town and provide multiple routes into and out of residential subdivisions.

Inter-parcel connections are also desirable for pedestrian access and circulation in order to allow pedestrians to walk from residential neighborhoods to commercial areas or from one neighborhood to another. In addition, sidewalk and trail connections should be developed where feasible to provide convenient and safe routes for walking between residential neighborhoods and public areas, including parks, the library, Lovettsville Community Center, and Lovettsville Elementary School.

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 operating during the work week between Purcellville and Brunswick, Maryland was discontinued in 2010; however, the Lovettsville Town Council requested (by passage of a resolution) in 2016 that a commuter bus route be re-established connecting Purcellville to the MARC station in Brunswick, Maryland through Lovettsville.

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 historic character of Lovettsville.

POLICIES

1. The planned future road network improvements are general and conceptual in nature (see Map 6: 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 constructed as part of a private development and in other cases as part of a public project.

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 intersection improvements at the intersections of: (1) S. Berlin Pike and S. Loudoun Street; (2) Milltown Road, Lovettsville Road and E. Broad Way; and (3) E. Broad Way and Church Street.

   b) Extension of E. Pennsylvania Avenue between S. Locust Street and Frye Court.

   c) Construction of a new street between S. Locust Street and terminus of Frye Court as part of the Keena Subdivision.

   d) Construction of a new gravel road connecting S. Loudoun Street through the Lovettsville Elementary School and proposed Lovettsville Community Park to Milltown Road as part of the County's park project.

   e) Extension of Red Bud Lane to S. Berlin Pike.

   f) Extension of N. Church Street and construction of a new street network on the Engle Tract in order to serve the development of that property and provide for a future connection to Quarter Branch Road and/or Lovettsville Road. Work with Loudoun County to include such future connection(s) in the Countywide Transportation Plan.

   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. Work with Loudoun County to include in the Countywide Transportation Plan and prioritize in the County's capital improvement program (CIP) improvements to the intersection of Virginia Route 9 and Virginia Route 287 necessary to facilitate commuting for Town and area residents to regional employment destinations.

4. Existing 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 state standards, where appropriate and feasible.
5. Subdivision streets within new subdivisions shall include curb and gutter, sidewalks, and closed drainage. Narrower streets may be necessary in certain situations within subdivisions in order to reduce speeding and improve vehicular and pedestrian safety.
6. Ensure adequate parking for existing and future residential, commercial and employment uses.
7. Ensure that sidewalks are constructed to VDOT standards within existing neighborhoods and new developments.
8. Ensure that pedestrian facilities connect new developments to the Town's commercial areas, parks and adjoining residential neighborhoods.
9. Provide safe access for bicyclists travelling in the Town in coordination with the adopted Loudoun County Bicycle and Pedestrian Mobility Master Plan and the Countywide Transportation Plan.
10. Review and confirm that zoning and subdivision ordinance provisions require street connections to and from existing and future ~~road~~ streets, where necessary and appropriate.
11. Evaluate and amend Town ordinances, as warranted, so that developers provide offsite transportation and traffic safety improvements necessitated by their development, including through the use of proffers and pro-rata share contributions as determined by a traffic impact analysis (pursuant to COV §15.2-2223.1).
12. Evaluate development proposals in terms of the adequacy of the street network to serve the development.
13. Work with VDOT and Loudoun County to evaluate and obtain funding for 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.
14. Work with VDOT to evaluate speed limits and implementation of traffic calming measures to more effectively control vehicle speeds and improve safety.
15. Restrict heavy and "through" truck traffic on local streets, including S. Loudoun Street and Locust Street, except as needed for local business deliveries.
16. Review and, if warranted, revise off-street parking requirements in the zoning ordinance to reflect actual parking demands associated with

permitted uses and the feasibility of providing off-street parking in the Old Town area and historic neighborhoods.

17. Include information about available public transportation options in the new resident information packet.

18. Work with VDOT to obtain funding for streetscape and drainage improvements on E. Broad Way and S. Loudoun Street using the Six-Year Improvement Program, Transportation Enhancement Grant Program, and any other available funding opportunities.

19. Design and construct attractive features, such as signs, monuments and landscaped areas, in accordance with ~~the~~ Town~~'s~~ zoning (i.e. signage and landscaping) requirements, at major entrances to the Town, whether located on private and/or public property.

20. Work with VDOT to make S. Church Street a one-way street between S. Berlin Turnpike and E. Broad Way.

21. To the extent practicable, minimize the use of on-street parking for commercial uses on adjoining residential (i.e. subdivision) streets.

22. Restrict left ~~turning movements~~turns from W. Broad Way directly onto N. Berlin Turnpike.

23. 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.

24. 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.

25. Undertake a study and plan, using any local, state and/or federal planning grant funds that may be available, of the Town'~~'~~s and the Lovettsville area's highway and street network to identify potential improvements that may be necessary to better accommodate internal and through traffic volumes, or are needed for safety, traffic calming/control, and aesthetic purposes, including any new connector or perimeter roads that may be needed outside of the Town limits. Incorporate the recommendations of the study into the Town~~'s~~ transportation plan and capital improvements program, and work with Loudoun County to incorporate the recommendations into the Countywide Transportation Plan.

26. Implement the recommendations of the Town~~'s~~ Streetscape Master Plan for East Broad Way and South Loudoun Street as funding becomes available.

27. Complete the shared use trail along the west side of N. Berlin Turnpike between the Town Square and the northern corporate limits.
28. 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.
29. Plan for road and street improvements to enhance traffic flow and access while accommodating the need for pedestrian circulation and safety.

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