



Planning Commission Report
Comprehensive Plan Mid-Term Progress Evaluation
December 11, 2019

INTRODUCTION:

In early 2019, Mayor Fontaine advised the Planning Commission to undertake a review of progress towards implementation of planning policies enacted in 2017. The Planning Commission began this process in July of 2019, reviewing and establishing a “percent complete” for each of the policies of these chapters during the months that followed. Several public facilities and transportation policies were either amended or added in 2018; these, too, were incorporated into the summary tables (Appendices 1-5) used in this review. The report which follows explains the results of the progress review, as reflected in the updated summary tables attached hereto, and serves as a mid-term progress report with respect to implementation of the 2017 amendment to the 2011 Comprehensive Plan (as further amended in 2018). The Town anticipates adopting a new 10-year plan beginning in 2021 prior to the 5-year anniversary of adoption of the 2017 amendment and subsequent to release of the 2020 U.S. Census data for the Town of Lovettsville.

BACKGROUND:

Virginia law requires that each locality prepare a comprehensive plan for the physical development of the territory within its jurisdiction and review the comprehensive plan at least once every five years to determine “whether it is advisable to amend the plan” (§15.2-2230 COV). The planning enabling statutes do not prevent a locality from reviewing its plan for frequently, nor do they require that a locality amend the plan, only review it. The Town of Lovettsville enacted its first plan in 1979 and has enacted a new plan every decade or so since, that is, in 1992, 2004 and 2011.

In 2015, the Mayor and Town Council initiated a review of the 2011 plan, culminating in early 2017 with the adoption of an omnibus amendment to the Introduction, Public Facilities and Utilities, Economic Development and Housing, Land Use, and Transportation chapters (the Historic Resources and Environment chapters were left as is). In 2019, Mayor Fontaine recommended that the Town review the 2017 amendments to track progress towards implementation of these specific goals and policies two-and-a-half years into the required five-year review timeframe. The Planning Commission began this effort in July 2019 by reviewing staff’s reports concerning progress for each planning policy, provided feedback, and recommended changes as desired. This process concluded in November with completion of the updated summary tables, which include a “Percent Complete” column and brief description of progress made since 2017. The system used to rate progress is as follows:

- 50 – 100% Complete: “Excellent” progress
- 20 – 49% Complete: “Fair to Good” progress
- 0 – 19% Complete: “Minimal/Insufficient” progress

These entries form the basis of the conclusions reached in this report.

Future progress will be evaluated again in 2021 and is expected to inform development of the 2021 Comprehensive Plan.

INTRODUCTION CHAPTER:

The opening chapter of the plan contains the Town’s overall vision statement, values and planning goals. Although the overall goals are broad and meant to be continually implemented throughout the planning timeframe, they can be measured qualitatively to ascertain the extent to which the Town’s vision and values are being implemented generally. These goals touch on almost all aspects of the individual topics and chapters which follow. The Planning Commission concluded the following with respect to ongoing implementation of these goals:

- The “quality of place” goals related to the enhancement of basic conditions that help give Lovettsville its small-town, rural charm and appeal, including dark nighttime skies, pastoral landscapes, and abundant natural resources (e.g. clean water and air), are being continually implemented with progress rated as “Excellent”;
- The goals that enhance “quality of life” such as those related to the culturally-themed Town events, historic preservation, public facilities, improved open spaces and recreational facilities for public use and enjoyment, are likewise being continually implemented with progress rated as “Excellent”;
- Overall land use and transportation-related goals are continually being implemented with “Excellent” progress to date; and
- The goal pertaining to community sustainability and resident access to essential public and private services and conveniences is being continually implemented; however, progress is rated only as “Fair to Good” given increasing local resistance to continued residential growth and workforce housing creation, particularly for increasing numbers of employees who now work in the Town’s small businesses.

PUBLIC FACILITIES & UTILITIES (CHAPTER 3):

Town residents and businesses receive an array of government services from both the Town and numerous County departments. Chapter 3 contains both the public facilities goals and policies as well as a separate section listing the public utilities goals and policy statements. These were updated in 2018 for consistency with adoption of the Town’s first five-year Capital Improvement Plan (CIP) and embody the Town plan for upgrading and expanding public infrastructure and services, whether provided by the Town or Loudoun County, consistent with the goal of ensuring that public facilities and utilities keep pace with growth and have sufficient capacity for existing and projected future residences and businesses.

Public Facilities:

- The ongoing policies involving Town and County government services currently provided to citizens, including public events, communications with residents, trash and recycling programs, and library services, are being continually implemented with progress rated as “Excellent”;
- Medium- and long-term policies aimed at improving Town and County government infrastructure and service delivery in areas such as fire and emergency, police, parks and recreation, wireless telecommunication, and Town administrative support have seen either “Excellent” or “Fair to Good” progress since 2017;
- Time-dependent policies involving site selection for a future public high/middle school and implementation of Town Hall improvements and Neighborhood Watch programs have experienced “Minimal/Insufficient” progress.

Public Utilities:

- Ongoing policies associated with water production and delivery and wastewater collection and treatment, including expansion of infrastructure and services in a cost-effective manner as necessary to serve a growing population, are being continually implemented with progress rated as “Excellent”;
- Ongoing policies aimed at continuing trash and recycling collection services for residents are being implemented continually and experiencing “Excellent” progress;
- Time-dependent policies involving water and sewer system planning; upgrades to wastewater treatment capabilities and public water production, storage and distribution; and associated improvements to improve Town utility operations, have experienced “Fair to Good” or “Excellent” progress since 2017;
- Policies aimed at protecting and enhancing (surface) water quality for compliance with federal and state environmental laws, including stormwater management planning/programming and reducing inflow and infiltration into the wastewater collection and treatment systems, have experienced “Minimal/Insufficient” progress.

ECONOMIC DEVELOPMENT & HOUSING (CHAPTER 4):

The Economic Development and Housing goals identify the Town’s priorities with respect to these two inter-related topics: (1) Promote commercial development where appropriate in order to broaden the tax base, and (2) manage residential development on infill parcels so that it represents a logical expansion of the Town’s existing development pattern (in terms of use, type, density, etc.) and does not exceed the Town’s ability to provide essential public services.

Economic Development:

- Continually-implemented policies pertaining to the layout, design and “feel” of new developments and the need for on-site pedestrian facilities have all experienced “Excellent” progress towards implementation.
- Implementation of economic development policies seeking to promote well-designed commercial development as well as growth in the number and types of Town businesses within designated commercial areas has generally been “Fair to Good” or “Excellent”, including efforts to construct capital improvements and expand public infrastructure to spur economic development activity in the Lovettsville Historic District. Planning for economic development has remained a priority given recent implementation of new zoning standards for the undeveloped Commercial and Limited Industrial District and development of the Town Square Master Plan for an area described in the comprehensive plan as “a focal point and activity center for community life, not merely a concentration of commercial businesses.”
- Economic development policies promoting industrial development of land lying outside of Town adjacent to the Engle Tract, administrative and medical office development in Town, and the establishment of an Economic Development Authority have seen “Minimal” or “Insufficient” progress towards implementation.

Housing:

- Lovettsville’s most basic expression of its residential growth strategy, namely that the Town limit new housing development to remain below the 3,500-population threshold requiring Town maintenance of public streets, has seen “Excellent” progress. Growth is being actively planned and managed so that the Town’s population is projected to remain below this threshold for the foreseeable future. Policies involving the design of residential developments, including provisions for improving walkability and alternative modes of travel, have seen “Fair to Good” progress.
- Housing policies involving affordability and those seeking alternative (i.e. smaller) types of units for the Town’s growing workforce, small non-retirement-age households and the like, have seen no progress. The Town only permits townhouses and duplexes in the Retirement Community District, does not permit multi-family units in any zoning district, and permits accessory apartments only by conditional use permit (with no approvals since 2017). The Town has no affordable dwelling unit (ADU) district.

LAND USE (CHAPTER 5):

The land use plan is the heart of a locality’s comprehensive plan and contains recommendations for future land uses on properties throughout the Town based on the best information available at the time of plan formulation. Establishing how undeveloped land in a locality is planned for eventual buildout is critical to developing related strategies for planning public infrastructure, including the provision of adequate public and private facilities necessary to serve such growth. The Town land use plan seeks to institute “beneficial [to the public] growth and development

that is compatible in scale, density/intensity, and usage with existing development in the community.”

- Continual implementation of policies related to the design, layout and arrangement of new developments and site features thereon (landscaping, vehicular entrances, sidewalks, etc.), creation of appropriate building and site design standards, and ongoing monitoring of implementation of the land use plan generally, is regarded as “Excellent”.
- Growth and development management policies instituting appropriate land development and design regulations in zoning and subdivision ordinances, locating non-residential uses where appropriate and compatible with adjacent land uses, incorporating siting and design requirements into legislative zoning approvals, and restricting annexations for residential development have all been well implemented with progress rated as “Fair to Good” or “Excellent”;
- The Special Planning Area (SPA) policies for the Engle Tract and LTC Commercial Phases 2 and 3 have experienced “Fair to Good” progress. “Excellent” progress is being accomplished with respect to implementing the redevelopment strategy for the Old Town SPA. “Minimal/Insufficient” progress has been made in implementing policies for the Walker Tract SPA and Town Entrance SPA (Hummer Tract).
- Other land use policies experiencing “Minimal/Insufficient” implementation include annexation of parcels that are only partially located in the Town, establishment of “employment” uses in areas planned for commercial, and enacting ordinances and programs aimed at diversifying the housing stock available for purchase or rent. Also, minimal progress has been made towards creation of a Lovettsville JLMA since the Town Council scrapped the idea in late 2017.
- Policies seeking to expand housing and residential care facilities for senior citizens have experienced “Fair to Good” progress with the completion of the Heritage Highlands (independent living units) portion of the Lovettsville Retirement Village.

TRANSPORTATION (CHAPTER 6):

The transportation element of the plan contains general strategies for improving the Town transportation system for the benefit and safety of the traveling public and expanding access and use for all modes of travel, including bicycling and walking. The Town Transportation Master Plan, currently under development, will analyze these general policies in the context of specific street and multi-modal network improvements such that many of the specific intersection and street network policies expressed in the comprehensive plan may become redundant during future comprehensive plan updates.

- Policies directed at specific street extensions and street network improvements have experienced “Excellent” progress;
- Streetscape policies aimed at improving current substandard shoulder-and-ditch section streets with wider travel lanes, curbs and gutters (for drainage), upgraded utilities and sidewalks have, taken overall, experienced “Fair to Good” progress. Streets where progress towards upgrading existing streets for walkability and/or to meet minimum state standards is considered “Excellent” include North Church Street and Frye Court;

"Minimal" or "Insufficient" progress has been made in terms of upgrades/improvements to East Pennsylvania Avenue and South Loudoun Street;

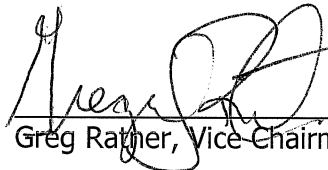
- Progress on policies proposing various safety improvements (one-way travel, heavy truck restrictions, no-left turns, etc.) at existing intersections or on existing street segments has been "Fair to Good";
- Ongoing policies pertaining to new subdivision streets and those requiring such streets to connect new neighborhoods to existing ones, including sidewalk connections to create an inter-connected, multi-modal (pedestrian and bicycle) network throughout town, have been continually implemented with overall progress rated as "Excellent";
- Policies related to maintaining transportation system capacity in the face of additional traffic generated by new developments, sharing information about public transit options, and enacting an annual CIP consistent with the transportation plan, are all experiencing "Excellent" progress;
- Projects and initiatives where "Minimal" progress has been made include reestablishing Loudoun County commuter bus services to the northern Loudoun Valley, constructing the North Berlin Pike bike trail, evaluating the feasibility of installing streetlights on Berlin Pike, and analyzing benefits/costs of taking over eventual responsibility (from VDOT) for street maintenance.

CONCLUSION:

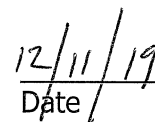
Comprehensive planning is an iterative process that requires constant diligence, continued monitoring and periodic refinement to achieve stated goals and policy objectives. The process of progress evaluation embodied in this report will continue once the Town plan is reviewed again in approximately two-and-a-half years following publication of the 2020 census data. At that time, time-dependent policies which have been fully implemented can be deleted and those that continue to experience little-to-no progress revisited by the Town to determine whether they continue to be worth pursuing. Also, this process should be broadened to include revisions to the historic and environmental preservation policies. Finally, policies that conflict with, or are being counteracted by, implementation of other policies should likewise be revisited to resolve conflicts and achieve clarity with respect to planning direction and implementation. This periodic re-evaluation of the comprehensive plan with respect to implementation should continue every two-and-a-half years or so until current planning policies are fully implemented and eventually replaced with updated goals and policies as part of future planning efforts.

This report is hereby adopted by the Town of Lovettsville Planning Commission in accordance with its duties as prescribed in §15.2-2221 of the Code of Virginia and is presented to the Town Council as a report on the status of planning within the jurisdiction with respect to implementation of the 2011 Comprehensive Plan as amended in 2017.

APPROVED:




 Greg Rather, Vice-Chairman



 Date


APPENDIX 1: INTRODUCTION SUMMARY TABLE

	2019 Comprehensive Plan Progress Report					
Chapter: <u>Introduction to the Comprehensive Plan</u>	Measurable?/Metric	Percent Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
Vision: Lovettsville is committed to keeping the small-town character that has defined its identity historically while expanding businesses, services and infrastructure and promoting economic development.						
Values: (Values are generalized beliefs and/or attitudes regarding the Town that are broadly shared among residents. Values provide the purpose or rationale behind the development of planning goals below.)						
Lovettsville's overall values can be summarized as:						
Small Town Quality of Life: We support maintaining a peaceful, small town feel that fosters sustainable, essential services.	No					
Historical and Environmental Stewardship: We support promoting a healthy environment for all citizens and preserving our cultural heritage.	No					
Welcoming and Cooperative Community: We support existing and welcome new businesses, organizations and residents into the community, treating our neighbors with dignity and respect, and promoting volunteerism, community service and cooperation.	No					
Goals: (Goals are considered broad, generalized statements describing the Town's short-, medium-, or long-term intentions and desired results. Goals should seek to establish a unified direction for achieving the shared values above.)						


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Chapter: <u>Introduction to the Comprehensive Plan</u>	Measurable?/Metric	Percent Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation Geographic Location
1. Maintain a scale of structures and development compatible with the Town’s small town character, preserve visual aesthetics and leverage the natural viewsheds within and around town.	Yes	 CONTINUALLY	Town, Landowners	New structures have been compatible with the scale (area, height, etc.) of existing buildings in the Town	Ongoing Town-wide
2. Preserve and promote the historic resources and unique cultural heritage of the Town.	Yes	 CONTINUALLY	Town, Private Organizations (Historical Society, etc.), Landowners	Hold annual Oktoberfest, Christkindlmarket, etc.	Ongoing Town-wide
3. Accommodate small businesses within the Town, including those that sell locally-sourced products and services.	Yes	 CONTINUALLY	Town, Businesses	The Painted Pig, Dinner Belles Kitchen Cupboard, Lovettsville Cooperative Market, etc.	Ongoing Town-wide
4. Preserve and enhance open space and recreational facilities for public use and enjoyment.	Yes	 CONTINUALLY	Town, County, Landowners	Lovettsville Community Park nearing start of construction, Community Center under construction, concept plan approved for Town Square and Town Green, etc.	Ongoing Town-wide
5. Protect, conserve and restore the natural resources of the Town, particularly dark skies, open spaces and wildlife habitat.	Yes	 CONTINUALLY	Town, Landowners	Park Place stormwater management improvements, Stream bank stabilization on S. Church St., tree planting and maintenance program, etc.	Ongoing Town-wide





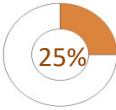
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6. Promote well-planned residential, office, light industrial and commercial growth that has a density and building scale consistent with the Town's low-density character.	Yes		Town, Land Developers, Landowners	Subdivisions approved since 2011 have had a density consistent with existing Town subdivisions and neighborhoods	Ongoing Town-wide
7. Create a balanced transportation network providing facilities for vehicles, pedestrians and bicyclists and encourage mass transit for residents commuting to regional employment centers.	Yes		Town, VDOT, Regional Transportation Agencies, Land Developers	Transportation Master Plan, Heritage Highlands and LVFRC bike trail extension, pedestrian crossings project, etc.	Ongoing Town-wide
8. Build a sustainable community that provides essential services, conveniences and public facilities.	Yes		Town, Land Developers, VDOT	The number and type of essential services (public and private) available to residents have increased, but many goods and services (e.g. grocery store, general retail, etc.) remain elusive	Ongoing Town-wide
9. Plan, manage and support events to foster community spirit, improve quality of life and promote economic development.	Yes		Town, citizens	The Town continually hosts annual events	Ongoing Town parks and open spaces





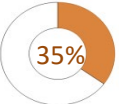
APPENDIX 2: PUBLIC FACILITIES AND UTILITIES SUMMARY TABLE

						
2019 Comprehensive Plan Progress Report						
Topic/Chapter: <u>Public Facilities and Utilities</u>	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
Goals: (Goals are considered broad, generalized statements describing the Town's short-, medium-, or long-term intentions and desired results. Goals should seek to establish a unified direction for achieving the shared values above.)						
<u>Public Facilities:</u> 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.	Yes (Location of planned facilities)	CONTINUALLY	Town/County	The Lovettsville Community Park has moved forward with approval of construction plans for frontage improvements and preparation of a site plan for internal improvements	Ongoing	Town-wide
<u>Public Utilities:</u> To ensure that public utilities keep pace with development and that funding for and capacity of Town water and wastewater infrastructure are sufficient to allow for future expansion of the Town residences and businesses.	Yes (Extent of and funding for public utilities)	CONTINUALLY	Town	Funding for public facilities has increased in recent budget cycles to provide adequate funds for operations, debt retirement, and future capital construction	Ongoing	Town-wide
Policies: (Compared to goals, policies are more specific and action-oriented statements describing an measure intended to produce a desired result. Policies should be designed to implement goals.)						
<u>Chapter 3: Public Facilities Policies</u>						

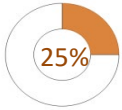


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Topic/Chapter: <u>Public Facilities and Utilities</u>	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
1. Continue to host and promote Town events throughout 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. Preserve sufficient Town-owned lands, open spaces, parks and public facilities for hosting these events.	Yes (Number/type of events held)	 CONTINUALLY	Town	The Town continually hosts annual events	Ongoing	Town parks and open spaces
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.	Yes (Extent to which a new middle and high school have been planned and implemented)	 1%	Town, LCPS	Minimal	Long-term	Areas within five miles of Town Center
3. Encourage Loudoun County Public Schools to co-locate a middle and a high school on the same property or properties near the Town in order to reduce travel time and distance to school for parents and students in Town.	Yes (Extent to which a new middle and high school have been planned and implemented)	 1%	Town, LCPS	Minimal	Long-term	Areas outside of the corporate limits
4. Provide sufficient areas for Town parks and recreational facilities for public use as well as Town events in locations convenient to residential neighborhoods.	Yes (Number/location of new park lands and recreation facilities)	 20%	Town	The bike station was installed at the corner of E. Broad Way and N. Berlin Pike.	Ongoing	Town-wide
5. Provide for a variety of active and passive public recreation opportunities and amenities within Town parks consistent with any approved concept or site plans for the construction or installation of improvements and features therein.	Yes (Number/type of recreational amenities in Town parks)	 25%	Town	Planned improvements to Town parks are included in the capital improvements plan with funding beginning in FY 2021.	Long-term	Town parks

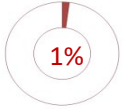
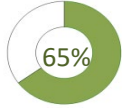
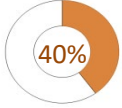
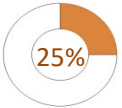
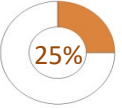
APPENDIX 2: PUBLIC FACILITIES AND UTILITIES SUMMARY TABLE

Topic/Chapter: <u>Public Facilities and Utilities</u>	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
6. Work with Loudoun County to augment police, fire, and emergency services to Town residents and businesses.	Yes (Level of service provided to Town residents/businesses)		Town, Loudoun County	The annexation of the LVFRC was completed in 2018 with design and construction of the new fire station scheduled to begin in 2021.	Long-term	Town-wide
7. Work with Loudoun County to continue Loudoun County library services within the Town and expand facilities, programs and activities for Town residents to the extent practicable.	Yes (Number of services and activities)		Town, Loudoun County	The library has continued to provide services and expanded programs since 2017 (book club, comic con, etc.)	Ongoing	Lovettsville Library
8. Provide up-to-date information about Town government services to the public using the Town's website, social media and Town information sign.	Yes (Extent to which Town website is kept up-to-date)		Town	Town staff regularly provides information about Town programs and services.	Ongoing	N/A
9. Continue to provide curbside trash and recycling collection services to Town businesses and residences.	Yes (Whether curbside services continue)		Town	The Town has continued to provide this service; however, recycling services are changing and the Town is considering options.	Ongoing	Town-wide
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.	Yes (The degree to which recreational activities have been provided at the LCP)		Town, Loudoun County	The final site plan has been approved by Loudoun County and the project is expected to be put out for bid in late summer 2019.	Medium-term	Lovettsville Community Park

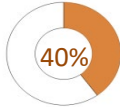
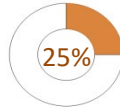


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Topic/Chapter: <u>Public Facilities and Utilities</u>	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
11. Implement the approved concept plan for Quarter Branch Park by including the installation and construction of improvements proposed therein in the annual Town Capital Improvement Plan. Design and implement improvements to the Town Barn Maintenance and Storage Facility as necessary to increase storage capacity and improve Town operations and security of the facility, and add such projects to the annual Town Capital Improvement Plan.	Yes (Extent to which park improvements have been planned and constructed)		Town	Improvements at Quarter Branch Park, as shown on the park Master Plan, are included in the CIP with funding beginning in FY 2021.	Medium-term	Quarter Branch Park
12. Consider multiple interim Town Office solutions until a new Town Office can be built including: a) Making improvements and/or modifications to the current temporary office trailer located behind the Town Office or upgrading it to a larger modular building, consistent with any building code or zoning requirements for such uses. b) Making improvements and/or modifications to the existing Town Office building to maximize work and meeting space. c) Exploring options for leasing office space and/or Council Meeting Chambers.	Yes (Whether the trailer has been replaced with a larger modular building)		Town	The Town has evaluated multiple options for temporary and permanent expansion of the Town Office, but not yet decided on a preferred approach or funding.	Short-term	Town Office
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 completed in 2014, including on one or more of the Town-owned properties located at or adjacent to 6 East Pennsylvania Avenue, or other feasible site.	Yes (Extent to which a new Town Office has been planned and constructed)		Town	The Town attempted to purchase property in 2016 but was unable to obtain suitable financing. Since that time, efforts have been directed at expanding space at the existing Town office site.	Long-term	Various (see study)






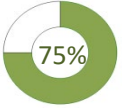
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Topic/Chapter: <u>Public Facilities and Utilities</u>	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
14. Support citizen efforts to establish or expand voluntary Neighborhood Watch programs in residential communities.	Yes (Number of neighborhood watch programs established)		Residents, Town	Minimal	Medium-term	Residential neighborhoods
15. Work with telecommunications providers to ensure that the Town becomes a leader in the provision of wireless coverage in the Town and surrounding area while minimizing the visual impact of such facilities.	Yes (Level of telecommunication services provided to Town residents/businesses)		Telecommunications providers/Town	The Town has approved CUPs for AT&T and Sprint to upgrade existing equipment on the Town elevated water tank. AT&T has upgraded their equipment; Sprint's upgrade is currently pending. A CUP application from Verizon to install new equipment is currently pending.	Medium-term	Town and surrounding area
16. Plan and implement 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.	Yes (extent to which facilities have been installed)		Town	A bike station was installed at the corner of E. Broad Way and N. Berlin Pike. Planning for crosswalks and pedestrian facilities has been advanced and been programmed into the CIP.	Long-term	Area next to 1 East Broad Way
17. Implement the recommendations of the Wellhead Protection Plan as if set forth herein as necessary to protect the Town's public water supply, including restrictions and/or regulations for certain activities located in proximity to Town wells which have the potential to contaminate public groundwater supply.	Yes (extent to which amendments have been drafted and adopted)		Town	The plan has been updated but its recommendations have not yet been implemented.	Short-term	Town-wide
18. Evaluate the benefits and costs of taking over grass cutting responsibilities on VDOT right-of-way along Berlin Turnpike, Town Square, and East Broad Way.	Yes (extent to which evaluation completed)		Town	The Town is currently mowing the South Berlin Pike shared-use trail.	Short-term	Streets indicated




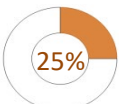
APPENDIX 2: PUBLIC FACILITIES AND UTILITIES SUMMARY TABLE

Topic/Chapter: <u>Public Facilities and Utilities</u>	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
19. Identify suitable locations for new or expanded public facilities, to include emergency response facilities, and the possible annexation of land to facilitate their establishment. Evaluate the benefits and costs of all proposals for annexing property that contains or will contain public facilities, such as schools, parks, emergency services, and/or others, in accordance with the Town's Annexation Policy.	Yes (extent to which public facilities are planned/programmed)		Town, Loudoun County	LVFRC properties annexed into the Town. New fire station planned for construction in 2021.	Long-term	Planned annexation areas
20. Evaluate the need for additional land or properties for public use by the Town government to support operations and improve public service delivery.	Yes (extent to which land and suitable properties have been identified and acquired)		Town	Town to acquire land for new elevated water tank at southern end of town as part of LVFRC annexation.	Medium-term	Town-wide
<u>Chapter 3: Public Utilities Policies</u>						
1. Provide Town water and sewer services consistent with the land use policies herein, and expand such facilities geographically only to areas planned for future growth and development as generally shown on the Land Use Plan Map and Water and Sewer Master Plan.	Yes (Degree of consistency between utilities extensions and future land use plan/policies)		Town	Extensions for new and planned developments (Loudoun West, Keena, LVFRC) have been consistent with land use plan and policies	Ongoing	Town-wide
2. Provide adequate, safe, and cost-effective water supply and wastewater treatment facilities for Town residents, commercial establishments, institutional uses, and public facilities in accord with applicable regulations of the Virginia Department of Health, Virginia Department of Environmental Quality, and other applicable state and federal regulations that regulate waterworks capacity and wastewater treatment and disposal.	Yes (adequacy and quality of public water and efficacy of wastewater treatment)		Town	The Town has evaluated and corrected deficiencies in the design of the wastewater treatment plant to address CWA compliance issues.	Ongoing	Town-wide





APPENDIX 2: PUBLIC FACILITIES AND UTILITIES SUMMARY TABLE

Topic/Chapter: <u>Public Facilities and Utilities</u>	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
3. Require new development to pay for the cost of extending or expanding public sanitary sewer and water service necessary to serve the development.	Yes (Number/type of improvements constructed by developers)	 CONTINUALLY	Town	All water and sewer infrastructure serving private development has been paid for by developers.	Ongoing	Town-wide
4. Establish a public information campaign to encourage recycling among Town residents and businesses.	Yes (Whether a information campaign has been established)	 CONTINUALLY	Town	Information about recycling services provided by American Disposal is provided in the new resident welcome packet.	Ongoing	Town-wide
5. Evaluate the cost effectiveness of the Town's current solid waste (i.e.trash and recycling) collection program.	Yes (Extent to which evaluation has been completed)	 CONTINUALLY	Town	The Town continues to evaluate the cost effectiveness of solid waste collection services during annual budget cycles	Ongoing	Town-wide
6. Evaluate utility rates and fees annually and modify as needed to ensure adequate funding for utility operations, capital and debt retirement.	Yes (Whether rates have been evaluated and modified as needed)	 CONTINUALLY	Town	The Town Council evaluates rates annually during the budget process.	Ongoing	Town-wide
7. Support the County's provision of a central recycling location in the Town.	Yes (Level of support for central recycling location)	 CONTINUALLY	Town	The Town continues to support the use of 2 N. Berlin Pike as a recycling collection facility.	Ongoing	Central location near Town Center
8. Develop and adopt a Water and Sewer Master Plan which shows areas of Town as well as potential annexation areas where upgrades to and expansions of water and wastewater infrastructure are necessary or proposed. Implement the goals, policies and recommendations of the Plan as if set forth herein.	Yes (Whether such a plan has been drafted or adopted)	 75%	Town	The plan has been developed, adopted and is currently being implemented.	Long-term	Town-wide


APPENDIX 2: PUBLIC FACILITIES AND UTILITIES SUMMARY TABLE

Topic/Chapter: <u>Public Facilities and Utilities</u>	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
9. Correct deficiencies and upgrade equipment and facilities at the Wastewater Treatment Plant as necessary to improve performance and treatment capability.	Yes (Extent to which deficiencies have been corrected)		Town	The Town has implemented corrections and completed initial testing. Additional testing is underway to evaluate system performance.	Short-term	Town wastewater treatment plant
10. Upgrade and expand the Town's wastewater collection system and associated facilities to minimize inflow and infiltration and eliminate discharges or leakages of wastewater into the environment to the greatest extent possible.	Yes (extent to which I&I improvements have been implemented)		Town	Minimal	Long-term	Town-wide
11. Upgrade and expand the Town's water production, storage and distribution facilities as necessary to expand capacity, add redundancy and improve reliability, efficiency and performance with respect to supplying and delivering high-quality public water to in-town and out-of-town customers while maintaining sufficient volumes and pressures throughout the system to the extent feasible.	Yes (extent to which upgrades and expansions have been completed)		Town	Town to acquire land for new elevated water tank at southern end of town as part of LVFRC annexation. Elevated water tank programmed into CIP.	Long-term	Town-wide
12. Decide on the final disposition of unused and "mothballed" wells, treatment facilities and associated parcels of land by determining whether to abandon such wells in accordance with Virginia Department of Health (VDH) requirements or preserve them in a reserve or emergency capacity. Utilize available local, state and federal funding to permanently abandon any water supply wells for which such a decision has been made in order to protect the underground water supply from potential contamination.	Yes (Whether the well has been preserved or abandoned)		Town	The Water and Sewer Master Plan identified wells 4 and 5 as candidates for abandonment. The Town Council has since directed that they be abandoned. The Town is currently pursuing grant funding for this purpose.	Short-term	Well No. 4






APPENDIX 2: PUBLIC FACILITIES AND UTILITIES SUMMARY TABLE

Topic/Chapter: <u>Public Facilities and Utilities</u>	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
13. Upgrade and install improvements, facilities and equipment at Town facilities as necessary to improve functionality, operational efficiency and security.	Yes (Number/type of security features installed)		Town	Security fencing installed at wastewater treatment plant. Site overview security cameras and locking systems installed at water and wastewater facilities.	Short-term	Town utility facilities (production wells, wastewater plant)
14. 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.	Yes (Whether a program has been developed)		Town	Minimal	Short-term	Town-wide
15. 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.	Yes (Whether education opportunities and materials have been developed)		Town	The local SWCD hosts an annual rain barrel workshop each April in Lovettsville.	Ongoing	Town-wide
16. Explore grant opportunities for developing a Town-wide Stormwater Management Plan to inventory and locate all existing storm facilities, evaluate the functionality of those facilities, identify any problem areas requiring improvements, ensure storm water management in new developments are designed to accommodate regional solutions, prioritize the identified projects needed, and seek external sources of funding to support these projects.	Yes (Extent to which grant opportunities have been identified and pursued)		Town, Loudoun County	Minimal	Medium-term	Town-wide




APPENDIX 3: ECONOMIC DEVELOPMENT AND HOUSING SUMMARY TABLE

						
2019 Comprehensive Plan Progress Report						




APPENDIX 3: ECONOMIC DEVELOPMENT AND HOUSING SUMMARY TABLE

Chapter 4: Economic Development and Housing	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
2. Promote a mixture of commercial and/or light industrial uses on sites where indicated on the land use plan map at a scale consistent with that of surrounding areas and neighborhoods.	Yes (number of commercial and industrial businesses established)		Town, Landowners	LTC Phase 1 now 100% leased, new businesses established in historic commercial district, Painter property acquired for development	Long-term	Commercial and industrial districts
3. Promote the planning of land in Loudoun County located 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.	Yes (Extent to which such plans have been developed for the Engle Tract)		Town	The Water and Sewer Master Plan includes utilities extensions necessary to support such proposed development of the 74-acre tract currently owned by US Home Corp (Lennar)	Long-term	Engle Tract
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.	Yes (number of buildings that have been redeveloped/reused)		Town, Landowners	Restaurants and other businesses established since 2017 include Brainiacs, the 1836 Kitchen and Taproom, Painted Pig/Back Street Brews, and Dinner Belles Kitchen Cupboard. Coming Soon: Rodeo's Mexican Grill.	Medium-term	Town's Historic District
5. Promote the concept of the Lovettsville Town Center commercial areas and nearby public spaces being a focal point and activity center for community life, not merely a concentration of commercial businesses.	Yes (number/type of activities and events held in the Town Square)		Town	Town events are increasingly being held in the Town Square; LTC Phase 1 is now 100% leased.	Ongoing	Town Center Commercial Core, Town Square
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 Townn.	Yes (location of professional and medical uses)		Town, Landowners, Commercial Tenants	QBT acquired Painter property for a new office building, planning for office buildings on the Engle Tract has proceeded.	Long-term	Town Center Commercial Core Area, W. Broad Way, Heritage Highlands




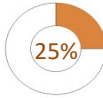
APPENDIX 3: ECONOMIC DEVELOPMENT AND HOUSING SUMMARY TABLE

Chapter 4: Economic Development and Housing	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
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.	Yes (number, location, scale and architectural style of new professional offices)		Town, Landowners/Developers	Zoning and land development policies for the Town's commercial and industrial areas have been amended to obtain compatible building forms.	Medium-term	Areas planned for future commercial development
8. Promote transportation improvements that will serve the economic development of the Town and facilitate commuting by Town residents to regional employment destinations.	Yes (number and type of transportation improvements)		Town/County	Transportation improvements planned and programmed (in the CIP) include East Broad Way Phase 2-A, South Church Street, South Light Street (paving), and Town Square crosswalk(s). County plans for roundabout at Route 287/Route 9 have progressed.	Long-term	Western Loudoun
9. Promote development policies and capital projects that provide pedestrian connections and 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.	Yes (number and type of policies and projects that include pedestrian facilities)		Town	Transportation improvements planned and programmed (in the CIP) include East Broad Way Phase 2-A, South Church Street, and E. Pennsylvania Ave. (extended) and Locust Street sidewalk construction.	Long-Term	Town-wide
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.	Yes (number of new Town and County public facilities)		Town, County	LVFRC properties annexed into the Town. New fire station planned for construction in 2021. Community park planned for construction in 2020. Community center plans approved and construction to begin in 2019.	Medium-term	County-owned properties





APPENDIX 3: ECONOMIC DEVELOPMENT AND HOUSING SUMMARY TABLE

Chapter 4: Economic Development and Housing	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
11. Facilitate the establishment of tourism-based businesses such as commercial lodging and restaurant establishments in order to support the local tourism industry.	Yes (number of tourism-related businesses)		Town, County	Restaurants established since 2017 include Barupa Bistro, Velocity Wings, the 1836 Kitchen and Taproom, and Back Street Brews. Coming Soon: Rodeo's Mexican Grill.	Long-term	Commercial districts/areas
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, without causing inconvenience or limiting parking available to nearby residences.	Yes (location of parking areas and proximity to commercial uses)		Town/Developer	LTC Phase 1 (completed) includes centralized parking. The Town Square Master Plan has been adopted which also proposes centralized parking for Phase 2.	Medium-term	Town Center Commercial Core Area
13. Encourage non-residential development to provide pedestrian circulation on-site and pedestrian access to all types of uses on adjacent properties.	Yes (pedestrian facilities constructed for non-residential development projects)		Town	Pedestrian facilities are required for non-residential developments involving submission of a site development plan. All such projects have been required to provide sidewalks along public thoroughfares connecting to adjacent neighborhoods and areas.	Ongoing	Town-wide
14. Where feasible, implement the Main Street design concept for all types of development so that buildings are located close to streets and sidewalks and parking is generally located behind buildings.	Yes (establishment of requirements)		Town	The Town has zoning requirements that encourage or require that parking be located behind buildings in the C-1 and TC zoning districts. The Town has not yet added these requirements to the C-2 and I-1 districts	Ongoing	Commercial districts/areas

APPENDIX 3: ECONOMIC DEVELOPMENT AND HOUSING SUMMARY TABLE

Chapter 4: Economic Development and Housing	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
15. Develop a public outreach program that will encourage participation by residents, businesses, and employees in Town 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.	Yes (establishment of a program)		Town	The Town routinely involves citizens and encourages citizen participation in all planning and zoning discussions and decisions. The Town has not yet developed an SOP or written program	Short-term	N/A
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 plan and budget taking economic development opportunities into consideration, and establish appropriate priorities based on this Comprehensive Plan so that the timing of construction of capital improvements, including streetscape enhancement projects, will facilitate the Town's economic development goals and policies.	Yes (implementation of streetscape improvement projects)		Town	East Broad Way Phase 1 is complete. Phase 2-A has received local and state grant funding and is currently being designed. South Church Street improvements have been programmed in CIP.	Medium-term	E. Broad Way, S. Loudoun Street
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.	Yes (degree to which findings have been implement and uses have been added)		Town/Property Owners	Commercial and industrial zoning districts amended in 2018.	Short-term	Commercial and industrial districts/areas
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	Yes (average time to approve plans and issue permits, adoption of tax breaks/incentives)		Town	Although no formal program has been developed, the Town encourages business relocations of this sort regularly (e.g. Anytime Fitness)	Short-term	Town


APPENDIX 3: ECONOMIC DEVELOPMENT AND HOUSING SUMMARY TABLE

Chapter 4: Economic Development and Housing	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
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.	Yes (related zoning regulations drafted and adopted)		Town	This is required in the TC District but not in other commercial zoning districts. Staff will add to zoning ordinance amendments list	Short-term	Commercial districts/areas
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.	Yes (residential growth rate; total resident population)		Town	The Town's population continues to grow but is projected to remain below 3,500 for the 2020 and 2030 censuses as long as growth is managed consistent with the densities currently allowed within the Town's corporate limits	Long-term	Residential districts/areas
21. Limit the establishment of alternative housing types, such as duplexes and townhouses, to infill properties that are: (1) located adjacent to properties where such uses currently exist; (2) located in proximity to existing or planned commercial areas; or (3) otherwise located where depicted on the land use plan map.	Yes (number and location of townhouses and duplexes)		Town	No townhouses or duplexes have been built in Town since 2017	Ongoing	Certain residential properties as indicated
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.	Yes (number/type of applications to amend the zoning ordinance and rezone)		Town, Landowners/Developers	No applications for townhouses or duplexes have been considered by the Town since 2017	Ongoing	Residential districts/areas
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.	Yes (establishment of a working group and development of recommendations)		Town	No working group or committee has been organized or convened	Short-term	TBD






APPENDIX 3: ECONOMIC DEVELOPMENT AND HOUSING SUMMARY TABLE

Chapter 4: Economic Development and Housing	Measurable? (Metric)	Extent Completed or Implemented	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
24. Seek opportunities to annex properties to allow for further commercial, light industrial, and office developments in support of economic growth and revenue expansion.	Yes (number/type of opportunities identified)		Town/County	Opportunities identified and pursued include the Lovettsville Cooperative Market, West End Motors and farm brewery/restaurant on Lutheran Church Road	Long-term	Potential annexation areas
25. Create an Economic Development Authority (EDA) for the Town to allow for incentives and initiatives for businesses to grow the economy and add needed revenue to support Operations and Capital infrastructure requirements.	Yes (whether an EDA is created)		Town	Creation of an EDA has not been pursued	Long-term	Town
26. Develop a Concept Plan for the long-term development of the Town Entrance Special Planning Area.	Yes (whether a plan has been created and approved)		Town	No concept plan has been created	Long-term	Town Entrance SPA
27. Implement the 2018 Town Square Master Plan establishing the Town's preferred Overall Concept Plan for the Town Square Park and surrounding properties. Carry out the goals, objectives, and recommendations of the plan as if set forth in this Comprehensive Plan in order to facilitate the development of a unique, functional public square and central business district that attracts visitors and serves as a central gathering area in the Lovettsville community.	Yes (degree to which the plan's recommendations have been implemented)		Town	The master plan was adopted in 2018 and certain recommended improvements to the park have been programmed in the CIP beginning in FY 2021	Long-term	Town Square SPA
28. Monitor and study the progression of state legislation on limited residential lodging in order to identify the potential for revenue generation, challenges associated with utility service provision and ability of the Town to implement reasonable zoning and other ordinance requirements to preserve the quiet enjoyment of residential property in Lovettsville.	Yes (degree to which zoning regulations have been implemented)		Town	The Town amended its zoning ordinance definitions in 2019 such that short-term rentals (i.e. AirBnBs) are considered "bed and breakfast homestays" and subject to regulations therefor	Short-term	Town
29. Continue membership and participation in the Loudoun County Chamber of Commerce initiatives and activities.	Yes (whether Town has joined and maintained membership)		Town	The Town joined in 2019 and intends to continue membership in the COC	Ongoing	Town






APPENDX 4: LAND USE SUMMARY TABLE

						
2019 Comprehensive Plan Progress Report	Key:		- Special Planning Area (SPA) Policy			





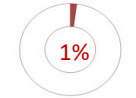

APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
4. Protect existing environmental resources as part of the plan review and land development process, including streams, wetlands and floodplains.	Yes (acreage of land protected)		Town, Landowners/Developers	Streams, wetlands and floodplains continue to be protected as part of the subdivision and site development plan review process	Ongoing	Town-wide
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.	Yes (pedestrian facilities planned and implemented)		Town, Landowners/Developers	Pedestrian facilities continue to be required for all development projects (as applicable)	Ongoing	Town-wide
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.	Yes (extent to which landscaping and buffering has been provided)		Town, Landowners/Developers	Landscaping and buffering has been provided for all such developments (as applicable)	Ongoing	Town-wide
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.	Yes (amount of separation between vehicular entrances for commercial and adjacent non-commercial development)		VDOT, Town, Landowners/Developers	Distances between entrances are controlled by VDOT Access Management Standards. Such standards are enforced on all applicable development proposals	Ongoing	Commercial sites
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.	Yes (extent/type of any residential density "offsets")		Town	Although no properties have been yet been rezoned to support increased density, the Town has insisted upon these "offsets" for the Engle Tract CPAM proposal	Ongoing	Residential districts/areas





APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
9. The Old Town Special Planning Area is proposed to be developed in the following manner: a) 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 b) Develop a Strategy for retention of existing businesses and historical buildings in Old Town. c) Develop a Strategy and Concept Plan for the Long-Term revitalization of Old Town once and if the market permits expanded commercial opportunities.	Yes (extent to which area has been developed in accordance with the policy)	 CONTINUALLY	Town, Landowners	The area has experienced a number of new and replacement businesses consistent with an expanded market for such shopping and dining opportunities	Ongoing	E. Broad Way, E. Pennsylvania Avenue, S. Loudoun Street
10. The Town should encourage Loudoun County to provide road and traffic improvements that will be needed to serve the Lovettsville Community Park.	Yes (extent to which road improvements have been constructed)	 85%	Town, Loudoun County	These improvements have largely been completed as part of the park frontage improvements construction project in 2017-18	Short-term	Milltown Road, Lovettsville Road, S. Loudoun Street
11. Assure that development regulations in the Town ordinances are consistent with the Comprehensive Plan land use goals, objectives, and policies.	Yes (degree of consistency between development codes and comprehensive plan)	 35%	Town	Zoning and subdivision ordinance amendments have continued to be enacted to better implement the plan's vision, goals and policies	Medium-term	Town-wide
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.	Yes (increased mix of dwelling/building types for new residential development)	 CONTINUALLY	Town, Landowners/Developers	None; all of the new dwellings constructed since 2017 have been single-family dwellings	Ongoing	Residential districts/areas wherein such uses are authorized
13. Encourage land consolidation and unified development throughout the Town, especially for non-residential uses, to avoid fragmented development requiring multiple access points.	Yes (degree of land consolidation for non-residential development)	 CONTINUALLY	Town, Landowners/Developers	Non-residential developments on larger parcels have been planned and developed in such a "unified" fashion	Ongoing	Town-wide

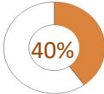

APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
14. Encourage landscaping and beautification within existing and new development.	Yes (landscaping in residential and non-residential developments)	 CONTINUALLY	Town, Landowners/Developers	Landscaping is required of all new developments requiring a site plan and construction plans	Ongoing	Town-wide
15. Encourage well-designed employment uses in order to be compatible with the small-town character of Lovettsville and to help attract other such uses.	Yes (quality of design and compatibility with existing villiage character)	 10%	Town, Landowners/Developers	QBT acquired Painter property for a new office building, planning for office buildings on the Engle Tract has proceeded.	Ongoing	Commercial areas/districts
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)	Yes (design and configuration of commercial centers)	 CONTINUALLY	Town, Landowners/Developers	The Town Square Master Plan, adopted in 2018, plans all buildings adjoining the Town Square to adhere to the Main Street design concept	Ongoing	Commercial areas/districts
17. Monitor development on an annual basis to assess the implementation of the Comprehensive Plan and progress toward build-out.	Yes (analysis of the Town's build-out)	 CONTINUALLY	Town	The Town monitors development annually and progress towards buildout	Ongoing	Town-wide
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 County if the proposed boundary adjustment is consistent in all respects with the adopted Town annexation policy.	Yes (boundary line adjustments completed)	 1%	Town, Loudoun County	Minimal	Long-term	Parcels partially located in Town
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.	Yes (extent to which sign regulations achieve desired outcome)	 65%	Town	The Town continues to amend the sign ordinance consistent with this policy	Short-term	N/A


APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
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.	Yes (number and type of non-residential uses permitted in residential districts)		Town	An amendment to this effect has been included on the zoning amendment list for the past two years	Short-term	Residential districts
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.	Yes (design and location of new homes)		Town, Developers	Homes constructed in new R-1 subdivisions are not required to have these characteristics. However, about one-third of homes in the PIDD featured "neo-traditional" designs as a result of the rezoning amendment in 2017	Long-term	Residential districts
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.	Yes (location of new residential subdivisions)		Town	Residential development has proceeded towards full buildout. No residential annexations have been considered per the Town Annexation Policy	Long-term	Town and its environs
23. Assure that future retirement community development occurs in the R-C zoning district and primarily serves persons aged 55 years and older.	Yes (Location of future age-restricted housing)		Town	The Heritage Highlands subdivision is nearing completion	Medium-term	R-C District




APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
<p>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:</p> <p>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.</p> <p>b) Architectural elevations are required for all buildings in order to ensure that the project contains a unified architectural theme.</p> <p>c) Where feasible, independent dwellings units are located behind the assisted living or nursing home facility, which would be located closest to the primary public thoroughfare.</p> <p>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.</p>	Yes (Location and character of assisted living facilities and age-restricted housing)		Town, Developers	The Heritage Highlands subdivision, located behind the proposed assisted living facility, is nearing completion. The assisted living facility has not been initiated	Long-term	R-C District
<p>25. The Engle Tract Special Planning Area is proposed to be developed in the following manner:</p> <p>a) A transitional commercial area is proposed on the section of the planning area located closest to E. Broad Way and along the west side of the tract bordering Keister Lane in order to buffer adjoining residential subdivisions from planned light industrial uses on the Engle Tract. The commercial uses occupying this area will be restricted to uses that are anticipated to have minimal impact on the adjoining residential uses and the economic viability of which generally do not require frontage on Berlin Turnpike. (see Map 5: Land Use Plan Map)</p> <p>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 8: Transportation Plan Map)</p>	Yes (extent to which development of the property has proceeded according to plan)		Town, Landowner	Item d) has been fully implemented. Items e) through g) were advanced via adoption of amendments to the commercial and light industrial zoning districts in 2018	Short- to medium-term	Engle Tract


APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
<p>c) Pedestrian facilities will be provided throughout the development.</p> <p>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.</p> <p>e) Service and loading bays should be oriented such that they do not face adjacent residential areas.</p> <p>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.</p> <p>g) In 2016, the Town of Lovettsville used economic development consultants who engaged with key stakeholders and the Town Government to develop a Concept Plan. This Concept Plan embodies and reflects the planning recommendations identified in (a) through (f) above and is the guide for how the Town would like to see the Engle Tract Special Planning Area developed.</p>						
<p>26. The Town Entrance Special Planning Area is proposed to be developed in the following manner:</p> <p>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.</p> <p>b) Development is designed and approved as a single project even if the site is built in phases.</p> <p>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.</p> <p>d) Only two entrances for vehicle access to the site are permitted, one from Berlin Turnpike and the other from S. Loudoun Street.</p>	<p>Yes (extent to which development of the property has proceeded according to plan)</p>		<p>Town, Landowner</p>	<p>Minimal</p>	<p>Medium-to-long term</p>	<p>44 S. Loudoun St.</p>


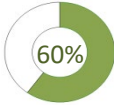
APPENDX 4: LAND USE SUMMARY TABLE

Chapter 5: Land Use	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
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.	Yes (extent to which development of the property has proceeded according to plan)		Town, Landowner	Conceptual by-right subdivision plans consistent with this policy are under development by the owner	Medium-to-long term	40 S. Berlin Pike
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.	Yes (planning for and implementation of JLMAs adjacent to the Town's corporate limits)		Town/County	There is no provision in the 2019 LC comp plan for JLMA formation in the Lovettsville area nor for higher-density development in the RPA surrounding the Town. The Town and County have and will continue to collaborate on establishing non-residential and expanded public (Loudoun County) uses consistent with the County plan.	Long-term	Areas located immediately outside the Town's corporate limits
29. The Town Square Special Planning Area is proposed to be developed in a consistent manner with the future Town Square Master Plan.	Yes (extent to which development of the property has proceeded according to plan)		Town/Landowners	The Town Square Master Plan, adopted in 2018, includes conceptual plans for buildings and uses in the Special Planning Area	Long-term	Town Square Special Planning Area


APPENDIX 5: TRANSPORTATION SUMMARY TABLE

						
2019 Comprehensive Plan Progress Report						
Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
Goals: (Goals are considered broad, generalized statements describing the Town's short-, medium-, or long-term intentions and desired results. Goals should seek to establish a unified direction for achieving the shared values above.)						
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.	Yes (degree to which the Town's transportation network provides for safe and convenient travel in and through Lovettsville)	N/A	Town	A number of street extensions have been planned within new subdivisions, including E. Pennsylvania Avenue (as part of the Keena project). Pedestrian facilities constructed include the sidewalk along E. Broad Way and shared-use trail along S. Berlin Pike.	Ongoing	Town-wide
Policies: (Compared to goals, policies are more specific and action-oriented statements describing an measure intended to produce a desired result. Policies should be designed to implement goals.)						





APPENDIX 5: TRANSPORTATION SUMMARY TABLE

Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
1. The planned future road network improvements are general and conceptual in nature (see Map 8: Transportation Plan Map). Detailed transportation studies and development plans will determine specific alignments and designs for roads shown on this map. In some cases improvements will be constructed as part of a private development and, in other cases, as part of a public project.	No		Town, Subdividers/ Developers	A number of street extensions have been planned within new subdivisions, including E. Pennsylvania Avenue (as part of the Keena project)	Ongoing	Town-wide
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:	Yes (extent to which planned transportation improvements have been implemented)		Town, Subdividers/ Developers	Item g.) is completed and Items b.) and c.) are nearing completion. Item d.) is designed and awaiting the start of construction of the Lovettsville Community Park. Items e.) and f.) are being advanced via review of conceptual development plans for those properties. Item a.) (2) has been completed; Items a.) (1) and (3) have not yet been initiated.	Long-term	Town-wide




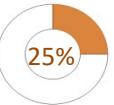

APPENDIX 5: TRANSPORTATION SUMMARY TABLE

Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
<p>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.</p> <p>b.) Extension of E. Pennsylvania Avenue between S. Locust Street and Frye Court.</p> <p>c.) Construction of a new street between S. Locust Street and terminus of Frye Court as part of the Keena Subdivision.</p> <p>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.</p>						
<p>e.) Extension of Red Bud Lane to S. Berlin Pike as part of any future development of the Walker Tract.</p> <p>f.) Extension of N. Church Street and construction of a new street network on the Engle Tract-in order to serve the future development of that property and provide for a future street connection to Quarter Branch Road and/or Lovettsville Road. Work with Loudoun County to include such future street connection(s) in the Countywide Transportation Plan.</p> <p>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.</p>						
<p>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.</p>	<p>Yes (extent to which planned transportation improvements have been implemented)</p>	 <p>35%</p>	<p>Town/County</p>	<p>The intersection improvements are included in the Loudoun County CTP and CIP. The project is in the preliminary design and public input phase</p>	<p>Medium-term</p>	<p>Route 287/Route 9 intersection</p>






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Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
4. Existing streets which do not meet VDOT standards for right-of-way and/or pavement width, drainage, turning radii, or other design criteria should be improved to state standards, where appropriate and feasible.	Yes (number, length of existing street segments improved to state standards)		Town, Subdividers/ Developers	East Broad Way Phase 1 is complete. Phase 2-A has received local and state grant funding and is currently being designed. South Church Street improvements have been programmed in CIP.	Long-term	Old Town, historic streets
5. Subdivision streets within new subdivisions shall include curb and gutter, sidewalks, closed drainage, and on-street parking. Narrower streets may be necessary in certain situations within subdivisions in order to reduce speeding and improve vehicular and pedestrian safety.	Yes (miles of new subdivision streets that include these features)		Town, Subdividers/ Developers	Subdivision streets constructed since 2011 have included these features	Ongoing	Residential neighborhoods and areas
6. Ensure adequate parking for existing and future residential, commercial and employment uses. Tailor minimum parking requirements in the zoning ordinance to match the parking demand associated with specific uses, whether such parking is provided on-site or through shared parking agreements, within centrally-located public parking lots, or on the street, in order to assure that ample parking is available to residences, businesses and uses of all types.	Yes (number of parking spaces required and provided)		Town, Developers	The Town enacted significant amendments to the parking requirements in the Zoning Ordinance in 2018 to ensure sufficient parking.	Ongoing	Town-wide
7. Ensure that sidewalks are constructed to VDOT standards within existing neighborhoods and new developments to the maximum extent feasible.	Yes (extent to which sidewalks constructed in Town meet state standards)		Town	Sidewalks constructed since 2017 have been built to VDOT/ADA standards	Ongoing	Town-wide

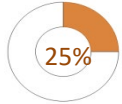
APPENDIX 5: TRANSPORTATION SUMMARY TABLE

Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
8. Ensure that pedestrian facilities connect new residential and non-residential developments to the Town Center, commercial areas, public parks, and residential neighborhoods.	Yes (extent to which sidewalks constructed in new subdivisions connect to sidewalks and trail networks in adjoining neighborhoods)	 CONTINUALLY	Town	Sidewalks constructed since 2017 connect to those in adjacent neighborhoods	Ongoing	Town-wide
9. Provide safe access for bicyclists travelling in the Town in accordance with the adopted Loudoun County Bicycle and Pedestrian Mobility Master Plan and the Countywide Transportation Plan.	Yes (number, type and extent of bicycle facilities planned and constructed)	 CONTINUALLY	Town	The fire station annexation included an extension of the South Berlin Pike bicycle trail	Ongoing	Berlin Pike, Broad Way, S. Loudoun St., Locust St.
10. Review and confirm that zoning and subdivision ordinance provisions require street connections to and from existing and future streets, where necessary and appropriate.	Yes (whether zoning and subdivisions ordinances contain requirements for street connections)	 85%	Town	The zoning and subdivision ordinance currently contain such provisions, which have been continuously implemented for new subdivisions (Loudoun West, Keena, etc.)	Short-term	Town-wide
11. Evaluate and amend Town ordinances, as warranted, so that developers provide off-site 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).	Yes (amendments to ordinance)	 25%	Town	Off-site transportation improvements are restricted by the 2016 proffer law and 2017 Town zoning amendment, but the Town is exploring enabling and/or expanding in the zoning ordinance pro rata share and payment in lieu opportunities.	Short-term	Town-wide
12. Evaluate development proposals in terms of the adequacy of the street network to serve the development.	Yes (number of development proposals evaluated for road impacts)	 CONTINUALLY	Town	Development proposals are evaluated on an ongoing basis to determine their effects on highways and streets	Ongoing	Town-wide




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Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
13. Work with VDOT, relevant federal and Commonwealth agencies, and Loudoun County to evaluate and obtain funding for projects, prioritizing 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.	Yes (amount of funding obtained)		Town	The Town obtained Loudoun County and Transportation Alternatives Program (TAP) funding for East Broad Way and County funding for S. Church Street.	Long-term	Town-wide
14. Work with VDOT and Loudoun County to evaluate speed limits and implementation of traffic calming measures to more effectively control vehicle speeds and improve safety, including lowering speed limits to 35mph for approaching traffic beginning 2,000 feet from the Town's corporate limits.	Yes (implementation of changes to speed limits and installation of traffic calming measures)		Town	Town officials have communicated with VDOT and Loudoun County about speeding and potential traffic calming on Town streets, but planning for such improvements is still in the initial stages	Ongoing	Town-wide
15. Restrict heavy and "through" truck traffic on local streets, including S. Loudoun Street and Locust Street, except as needed for local business deliveries.	Yes (prohibitions against heavy trucks implemented)		Town	VDOT has installed signage restricting right turns from S. Loudoun Street on to Locust Street and EPA, but these streets have not yet been designated "No Truck" routes	Short-term	S. Loudoun St., Locust St.
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 downtown and historic neighborhoods.	Yes (off-street parking requirements amended to reflect parking demand, feasibility)		Town	Off-street parking requirements in the zoning ordinance were amended in 2018.	Short-term	Old Town, historic neighborhoods
17. Include information about available public transportation options in the new resident information packet.	Yes (information included in packet)		Town	Information is included in the new resident packet.	Ongoing	N/A

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Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
18. Work with VDOT to obtain funding for streetscape, pedestrian, public utilities and drainage improvements on East Broad Way and South Loudoun Street using the Six-Year Improvement Program, Transportation Enhancement Grant Program, and any other available funding opportunities.	Yes (amount of funding obtained)		Town	Such funding was obtained for EBW Phase 2 and as well as a Walkabout Mini-Grant for S. Loudoun St.	Long-term	E. Broad Way, S. Loudoun St.
19. Design and construct attractive features, such as signs, monuments and landscaped areas, in accordance with Town zoning (i.e. signage and landscaping) requirements, at major entrances to the Town, whether located on public property or within an easement on private property.	Yes (entrance features constructed)		Town/Developers	A location for such a sign was secured as part of the Community Center project, but no funds for design or construction has been programmed in the CIP.	Long-term	Town entrances
20. Work with VDOT to make S. Church Street a one-way street between S. Berlin Turnpike and E. Broad Way.	Yes (designation of S. Church St. as a one-way street)		Town	Evaluation of whether to make S. Church St. one-way is being undertaken as part of the S. Church St. project and Transportation Master Plan.	Short-term	S. Church St. between S. Berlin Pike 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.	Yes (restrictions against commercial traffic parking on residential streets)		Town	A restriction to this effect for off-street parking was included in a recent amendment to the zoning ordinance. Minimal progress has been made with respect to enacting similar restrictions on on-street parking, however.	Short-term	Commercial areas and adjacent residential neighborhoods/ streets
22. Restrict left turns from W. Broad Way onto N. Berlin Turnpike for vehicles travelling southbound on W. Broad Way.	Yes (restrictions against left turns onto N. Berlin Pike from W. Broad Way)		Town	A recommendation to this effect is included in the TIA for the Engle Tract CPAM and will likely be emerging from the TMP	Medium-term	Intersection of W. Broad Way and N. Berlin Pike


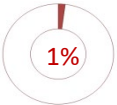



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Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
23. Include in the Town capital improvement program transportation projects that are consistent with this plan, and prioritize the implementation of capital transportation projects to facilitate implementation of improvements as funding becomes available.	Yes (number, type of transportation projects in CIP)		Town	Capital transportation projects incorporated into the CIP since 2017 have been consistent with the comprehensive plan	Ongoing	Town-wide
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.	Yes (number of street segments that have not been dedicated to and accepted by VDOT)		Town	N. Church St. was improved and accepted into state system in 2017. Improvements to Frye Ct. are currently underway for eventual acceptance by VDOT.	Medium-term	Town-wide
25. Undertake a Town-wide Transportation Study and Plan, using any local, state and/or federal planning grant funds that may become available, of Lovettsville's and the surrounding area's highway and street network to identify potential improvements necessary to better accomodate internal, commter and through traffic safety and calming, or to enhance levels of service in the Lovettsville area, including any new connector or perimeter roads that may be needed outside of the Town corporate limits to accomplish these purposes. Implement the goals, objectives and recommendations of the Plan as if set forth in this Comprehensive Plan, and include the Plan's recommendations in the Transportation Plan Map and Capital Improvements Plan. Coordinate and work cooperatively with Loudoun County to incorporate the recommendations of the Town-wide Transportation Plan into the Countywide Transportation Plan.	Yes (whether TMP is developed and amendments to the comprehensive plan are enacted)		Town	Development of a transportation plan has been incorporated into the CIP and has been the subject of multiple efforts to obtain regional/state grant funding. A decision regarding Town funding of the entire study using surplus funds is currently pending.	Medium-term	Town-wide

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Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
26. Implement the recommendations of the Town Streetscape Master Plan for East Broad Way and South Loudoun Street as funding permits.	Yes (implementation of streetscape improvements)		Town	Grant funding was obtained for EBW Phase 2 and the project is in the design and acquisition phase. A Walkabout Mini-Grant was recently obtained for S. Loudoun St.	Long-term	E. Broad Way, S. Loudoun St.
27. Complete the shared use trail along the west side of North Berlin Turnpike between the Town Square and the northern corporate limits.	Yes (implementation of shared use trail)		Town	Minimal	Medium-term	N. Berlin Pike
28. Evaluate the parking options identified in the Town 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 where depicted in the Plan or on another feasible site.	Yes (shared or public parking lots designed and constructed)		Town	Recommendations to this effect have been programmed into the scope of work of the Transportation Master Plan and will be included in the TMP.	Medium-term	Old Town area
29. Plan and implement street improvements to existing substandard and/or narrow Town streets, including East Broad Way, South Church Street between East Broad Way and Oktoberfest Way, East Pennsylvania Avenue, South Loudoun Street, South Light Street, and Locust Street, as necessary to improve drainage, replace or upgrade public utilities, and/or enhance traffic flow and access to adjacent properties. Accommodate the needs of pedestrians and bicyclists where feasible and maximize safety on behalf of the travelling public, and acquire sufficient land for public street rights-of-way and/or public access easements to implement the foregoing where feasible.	Yes (number, length of existing street segments improved with drainage, utility, and multi-modal improvements)		Town, Subdividers/ Developers	East Broad Way Phase 1 is complete. Phase 2-A has received local and state grant funding and is currently being designed. South Church Street improvements have been programmed in CIP.	Long-term	Old Town, historic streets

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Topic/Chapter: <u>Transportation</u>	Measurable? (Metric)	Accomplished/ Completed?	Responsible Party	Progress Since 2017	Timeframe for Implementation	Geographic Location
30. Identify multiple options for future bus stop locations to support Loudoun County Transit Commuter Bus Services from Purcellville to the MARC Train Station in Brunswick.	Yes (number, type of options identified)		Town/LCT	Minimal	Short-term	Town-wide
31. Develop analysis of the Benefits and Costs of the long-term installation of Town Standard Street Lights on Berlin Turnpike.	Yes (development of an analysis)		Town	Minimal	Short-term	North/South Berlin Pike
32. Develop a Town Transportation Master Plan covering vehicular, pedestrian, bicycle, school, and public transportation requirements, and submit this plan to the County and VDOT for inclusion in their plans as applicable and appropriate.	Yes (whether TMP is developed and plan recommendations are included in County/VDOT plans)		Town	Development of a transportation plan has been incorporated into the CIP. A decision regarding Town funding of the entire study using surplus funds is currently pending.	Medium-term	Town-wide
33. As part of the Town’s Transportation Master Plan evaluate the need for making some roads in Town one-way streets in order to improve traffic flow and enable streetscape projects.	Yes (subject streets analyzed and number/length of streets designated one-way)		Town	Recommendations to this effect have been programmed into the scope of work of the Transportation Master Plan and will be included in the TMP.	Medium-term	Old Town, historic streets
34. Evaluate the Benefits and Costs of taking over ownership and maintenance of the Town road infrastructure from VDOT.	Yes (Evaluation completed)		Town	Minimal	Short-term	Town-wide