



Lakeview Village Charrette Summary Notes

Charrette Date: November 20, 2015
Loudoun County Department of Economic Development



ROLE OF THE DESIGN CABINET

The Loudoun County Design Cabinet fills an important niche in supporting the planning and development activity occurring in Loudoun, with members volunteering time and energy to projects having a substantial public benefit. The work of the Design Cabinet aims to help reinforce Loudoun's sense of place, identity, and community, as well as encourage the highest quality physical environment through urban, architectural, landscape, and ecological design. The Cabinet provides a forum for discussion and advice on design related issues, projects, and opportunities from its volunteer group of design professionals.

CHARRETTE ATTENDEES

Representatives from Loudoun Design Cabinet, Lakeview Village, Town of Lovettsville, Office of Supervisor Higgins, and Loudoun County

BACKGROUND INFORMATION

Lakeview Village was established and built in the mid 1970's, and is the only townhouse development in Lovettsville. It consists of about 43 small, two story townhomes averaging about 1200-1800 square feet. The association maintains the common areas of the development, principally for lawn maintenance and snow removal. The common space consists primarily of a large asphalt parking lot, fire lane easements that surround the townhomes, and a storm water retention pond of about 1/3 acre.

The main focus, for which the HOA would like help, is in coming up with a plan that would help solve many longstanding problems experienced by residents. Issues for which we are seeking Loudoun Design Cabinet assistance:

1. Stormwater management and drainage mitigation,
2. Stormwater retention pond functionality and beautification,
3. Parking lot redesign and improvement,
4. Common space/recreational space, and a
5. "Gateway" into Lakeview Village (Park Place).

DESIGN CABINET RECOMMENDATIONS

Summary of issues to be resolved

1. Control and contain offsite and onsite storm water
2. The parking lot is excessively oversized
 - a. Park Place is public right-of-way (VDOT)
 - b. Maintain well access

3. Pond-drainage
 - a. Make amenity space – trail
 - b. Outfall and overflow
 - c. Clean up
4. Adjacent projects
 - a. Another pond
 - b. Adjacent proposed town parking lot
5. Development enhancement
 - a. Gateway
 - b. Landscape
 - c. Functional – functioning green space
6. Increase appeal = increased value

Stormwater

It should be noted that the plans for the townhouses and the storage facility did not match what was physical constructed in the field. Within the townhouse development, the pipes appear to have been relocated and altered. On the storage facility a second storm water control was added. The area between the storage facility and townhouses had been filled.

The stormwater issues are best addressed with a study and analysis of the existing systems. It is recommended that a contractor be engaged to flush the existing lines and record location, size and elevations of the pipes (as built). This includes unplugging the main outlet to the downstream pond.

It was suggested by the Town of Lovettsville that the HOA work with them, Loudoun County (Alan Brewer), and the Piedmont Environmental Council (Gem Bingol) to incorporate any proposed work into an application for a grant to National Fish and Wildlife Foundation. These matching grant funds may allow the improvements to be done sooner and reduce the burden on the HOA and owners.

The Town of Lovettsville may need to be involved in order to facilitate any offsite (other private owners) improvements both upstream and downstream.

1. Upstream offsite stormwater

The future town parking lot (behind the Thai restaurant) to the north appears to be fill material that was intended to create the lot. A storm structure and pipes on the site appear not to function to their capacity. This system needs to tie into the downstream pond and it also needs to be sized to receive the upstream runoff from the storage facility.

2. Downstream stormwater

It was noted that the outfall for the pond needs to be cleared. It should be fitted with a trash rack to eliminate leaves and debris and reduce future clogging. The dam should be assessed for stability and trees removed to maintain stability. It is understood that its position is off property controlled by the HOA and agreements/easements with the neighbor should be established. In consideration by the neighbor some improvements may be necessary. One will need to be aware of wetlands. The pond rehab should include the addition of an aerator/fountain to reduce algae.

3. On-site

The system requires cleaning and the addition of drain tile (French drain) behind the houses should eliminate the standing water and help with runoff. All stormwater work should be associated with the green space additions to increase the potential for grants.

Development Enhancement

Improvements to the existing pond were outlined in the stormwater section. Returning the pond to its normal pond elevation will allow for a trail to circulate the pond which could be tied to the existing sidewalks. It should be further expanded to the south and east to tie to the newly relocated play (swing) area and again tie into the sidewalk that leads out to Broadway.

Clearing the pond edge and adding aeration would minimize algae. This would require an electrical source probably on an HOA account assuming the existing poles are the responsibility of VDOT or the Town. A solar powered aerator may be an alternate. The DC suggested a deck extending into and overlooking the pond.

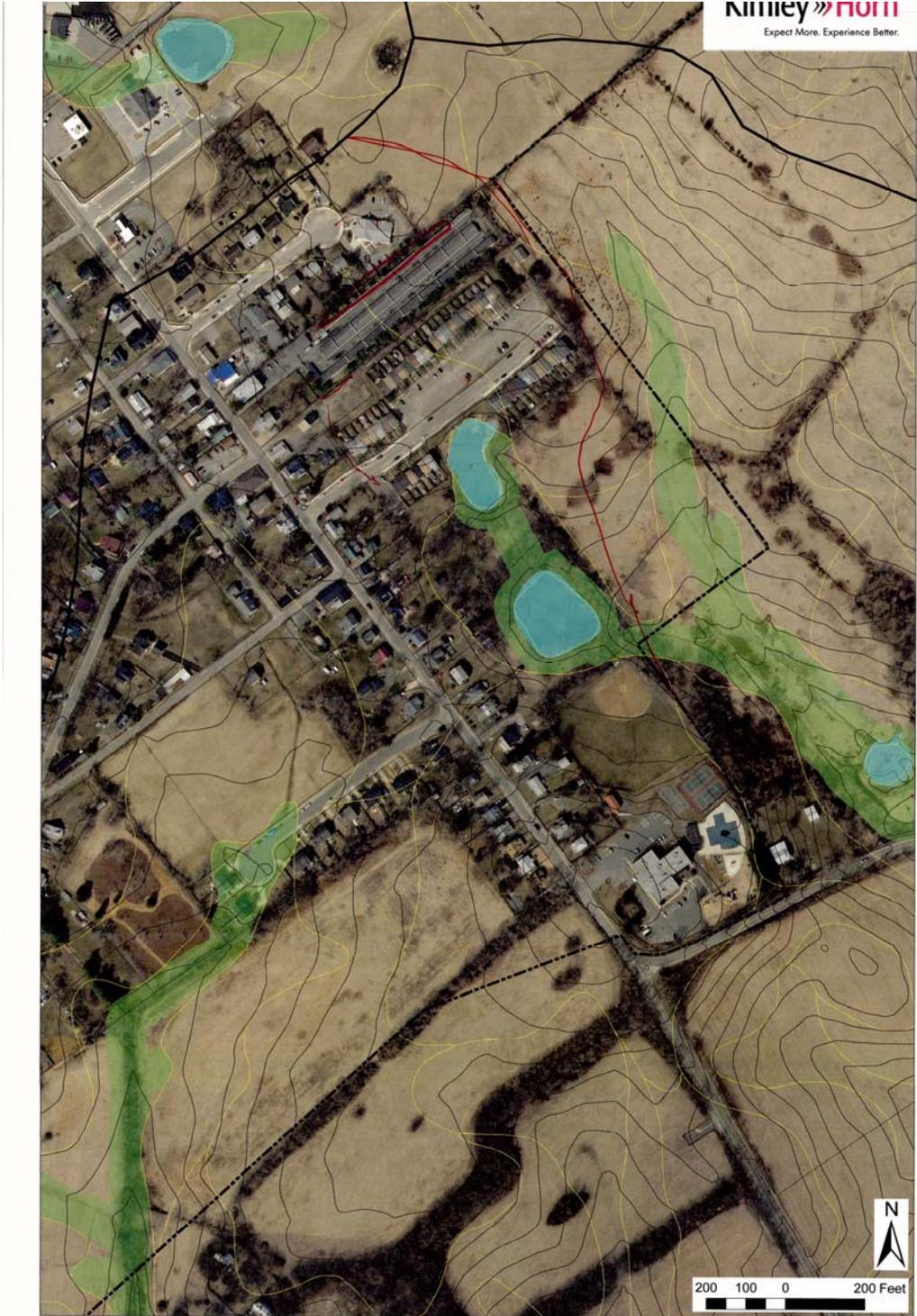
The pocket park/stormwater facility to be located in the center of the parking area requires the vacation of the Right-of-Way for Park Place and for it to become under the ownership of the HOA. This results in the ability to create an approximate 10,000 square foot area that would be graded and contained to create a large bio retention area to clean the water from the parking lot and increase the quality of water reaching the pond. The plantings and grass would all be of a type that would enhance the treatment. A gazebo was added to the area to further enhance the pocket park use, also possibly requiring power for lights or electric. The ownership of the additional parking area would need to be factored into the HOA budget.



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ECONOMIC DEVELOPMENT

Base Map



KIMLEY-HORN
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Charrette Map

