

**County of Loudoun**  
**Office of Transportation Services**  
**MEMORANDUM**

**DATE:** July 14, 2010

**TO:** Sophia Fisher, Project Manager  
Department of Planning

**FROM:** Aaron T. Zimmerman, PTP, Transportation Planner/Engineer *A.T.*

**SUBJECT:** **SPMI 2010-0004 – Goose Creek Village Child Care Center**

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**Background**

This Minor Special Exception (SPMI) application seeks approval to modify the size of an outdoor playground area of a proposed 11,000 S.F. child care center. The 0.46 acre child care facility will be located within the proposed 77.43 acre Goose Creek Village – South Commercial Center. The commercial center will be located in the southwest quadrant of the intersection of Sycolin Road (VA Route 643) and Belmont Ridge Road (VA Route 659). The property is zoned PD-OP (Planned Development – Office Park) per ZMAP 2003-0008 (Goose Creek Village North). A vicinity map is provided as ***Attachment 1***.

Section 5-609(A)(5) of the Revised 1993 Zoning Ordinance states that “...[A] *minimum of 75 square feet per child of outdoor play space shall be provided on the lot of the child care [center] is located...*” For a facility projected to serve approximately 160 children, this would require 12,000 S.F. of outdoor space. The applicant is seeking to decrease this requirement to 6,000 S.F. based on the expectation that a maximum of 80 children would utilize the outdoor playground at any given time. The number of expected vehicular trips generated by this site would not change based on a reduction in outdoor play space.

This referral is based on the review of materials received from the Department of Planning on July 2, 2010, including: (1) Information Sheet and Statement of Justification, dated June 11, 2010; (2) Minor Special Exception Plat prepared by Urban Ltd., dated June 10, 2010; (3) Email correspondence between OTS and the Applicant, dated June 11, 2010; and (4) Traffic Checklist, dated June 20, 2010.

### **Existing, Planned and Programmed Transportation Facilities**

The site is located in the Suburban Policy Area (Ashburn Community), immediately south of Sycolin Road (VA Route 643), west of Belmont Ridge Road (VA Route 659), east of the proposed Century Corner Drive and 2/10 mile north of the Dulles Greenway (VA Route 267). The adjacent roadways are described in further detail below. OTS' review of existing and planned transportation facilities is based on the Revised Countywide Transportation Plan (2010 CTP) and the Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

**Sycolin Road (VA Route 643)** runs east-west along the northern side of the Goose Creek Village – South Commercial Center. The 2010 CTP classifies this roadway as a major collector; the segment of Sycolin Road between the easternmost Dulles Greenway bridge and Belmont Ridge Road is currently being constructed as a variable urban section with a grass median and on-street parking per CPAP 2006-0124 (as shown on the SPMI plat). Currently, there are plans to have two vehicular access points to the site in Phase 1A (Century Corner Drive and Generation Drive) and then the construction of two additional curb cut driveways in Phase 1B. The 2003 Bike & Ped Plan categorizes Sycolin Road as a “baseline connecting roadway” along which bicycle and pedestrian facilities are envisioned. Wide urban sidewalks are being constructed along both sides of Sycolin Road within the Goose Creek Village development per CPAP 2006-0124.

**Century Corner Drive and Generation Drive** are proposed private roads that will form intersections with Sycolin Road (VA Route 643) and serve as driveways to proposed commercial developments to the north and south. The 2010 CTP and 2003 Bike & Ped Plan do not reference these streets. Pedestrian facilities are to be included in the construction of these access drives per approved development plans for the Goose Creek Village – South Commercial Center.

**Belmont Ridge Road (VA Route 659)** runs along the eastern side of the Goose Creek Village – South Commercial Center. The 2010 CTP classifies this roadway as a major collector. In the vicinity of the site, Belmont Ridge Road currently consists of one lane in each direction with a striped median and turn lanes at the intersections with Sycolin Road and Dulles Greenway. Belmont Ridge Road is currently being improved to a four-lane divided section in the vicinity of the site per CPAP 2006-0062 (as shown on the SPMI plat). The 2010 CTP calls for Belmont Ridge Road to ultimately be widened to six lanes and reclassified as a minor arterial. Per ZMAP 2003-0008, there are no plans to provide direct access to the site from Belmont Ridge Road. The 2003 Bike & Ped Plan categorizes Belmont Ridge Road as a “baseline connecting roadway” along which bicycle and pedestrian facilities are envisioned. A 10-foot wide multi-use trail is

proposed along the west side of Belmont Ridge Road between Sycolin Road and the Dulles Greenway ramp per the approved development plans for the Goose Creek Village – South Commercial Center.

**Transportation Comment**

1. The number of expected vehicular trips generated by this site would not change based on a reduction in outdoor play space. No additional transportation improvements or changes to the approved site access are necessary as a result of this application.

**Conclusion**

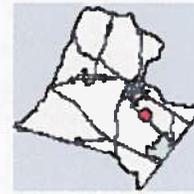
**The Office of Transportation Services (OTS) has no objection to the approval of this application.**

**ATTACHMENT**

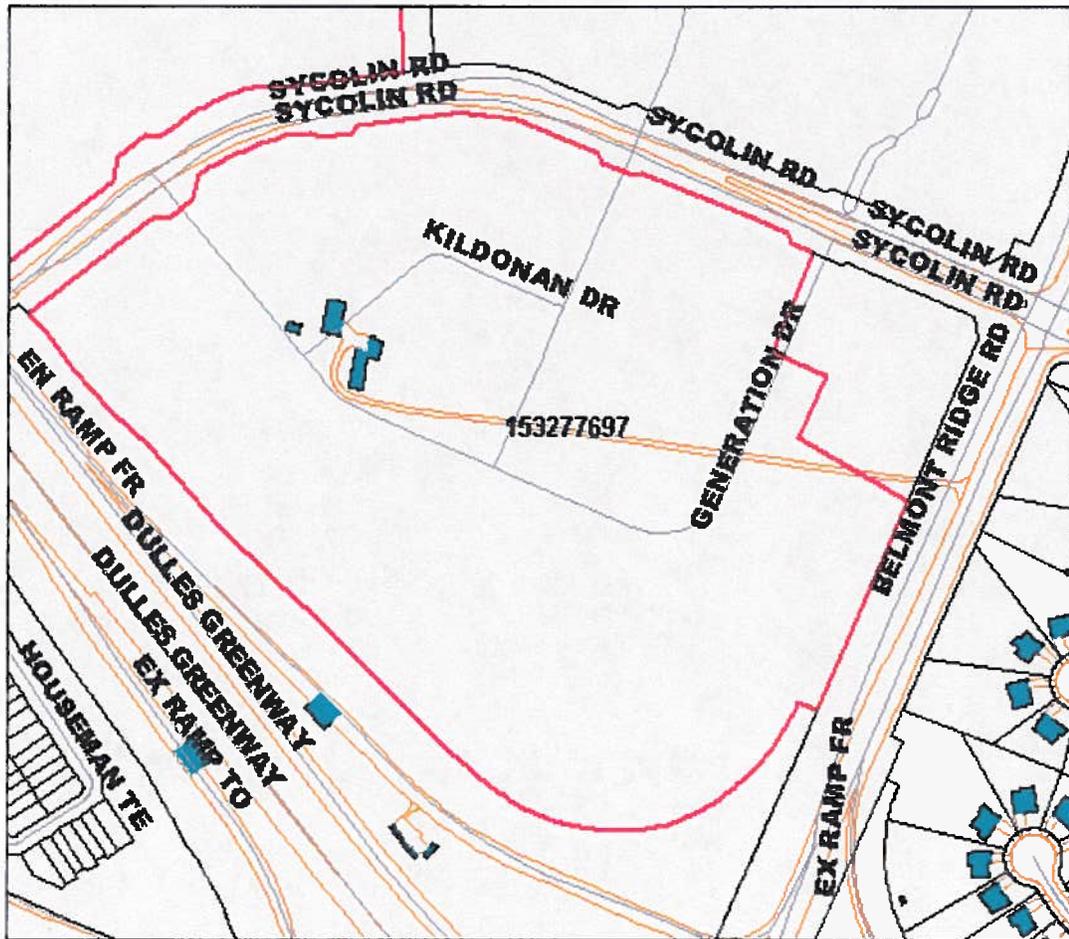
1. Site Vicinity Map

cc: Andrew Beacher, Acting Director, OTS  
Lou Mosurak, Senior Coordinator, OTS  
Charles Acker, Transportation Operation Engineer, OTS

### Loudoun County Mapping System



7,064,363



7,062,591

11,759,164

Map Width=2,025 feet

11,761,189

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PIN	Address
153277697	42660 Generation Dr Ashburn 20147

### ATTACHMENT 1