



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Goose Creek Overlook

ZMAP-2020-0005, ZCPA-2020-0008,
ZMOD-2020-0020 , ZMOD-2020-0026

Board of Supervisors Business Meeting
March 2, 2021



THUNDERBALL DR

Goose Creek Village North

NAISMITH TER

True North Data

Goose Creek

Existing Conservation Easement Area

SITE

County-owned (VOF Easement)

267

New Conservation Easement Area

Goose Creek Village South

SYCOULIN RD

Turner Farm

TURNER FARM LN

BELMONT RIDGE RD

Goose Creek Preserve

CISCO LN

0 250 500 750 1,000 Feet

Proposal

Market Rate

- Single-family attached: **123** units
- Multi-family stacked: 40 units

Affordable

- Multi-family building: 75 units
- 238** units total

- Linear Park, Trails, & Public Access
- Sewer Pump Station



Legislative Requests

- ZMAP: Rezone 46 ac. R1 to PD-H4
- ZCPA: Reassign open space
- ZMOD: Parking reduction from 2.0 to 1.5 spaces/du for 75 AHU MF rental Units
- ZMOD: Permit lots to front on open space

Logistics:

- Amend VOF Conservation Easement
- Virginia Housing Application



Updates Since Board Public Hearing

- Reduced units: From 251 to 238 (4.56 to 4.31 du/ac)
- Changes to layout: Building locations, vehicle access
- Sycolin Road bus stop easements
- Hennessy legacy commitments
- Improved stormwater management
- Revised development triggers related to AHU Building

Board Requests for Information

1. Cost to Widen Bridge over Dulles Greenway: \$12.5M (est.)
 - o Design consistent with 2019 CTP Ultimate Condition
2. Proximity of Sewer Pump Station to Goose Creek:
 - o State requirement: Outside of floodplain
 - o Mechanical priority: No higher elevation than necessary
 - o Prop. location balances both priorities

Board Requests for Information

3. Clarify Parking Plan for overall development

	Requirement	Provided
AHU Building	143	(ZMOD) 116
MF Stacked	80	104
Single Family Attached	369	449
Residential Parking Totals	<u>592</u>	<u>669</u>
Trailhead Parking	-	35

Discussion

1. Civic Uses – Suburban Neighborhoods expected to provide 10% of developed area for civic use (approx. 3.85 acres).
2. Active Recreation in Floodplain – Active recreation uses are not supported within Major Floodplain.
3. Improvements proposed in 300-foot No-Build Buffer – Ground disturbance within 300 feet of Goose Creek is not supported.

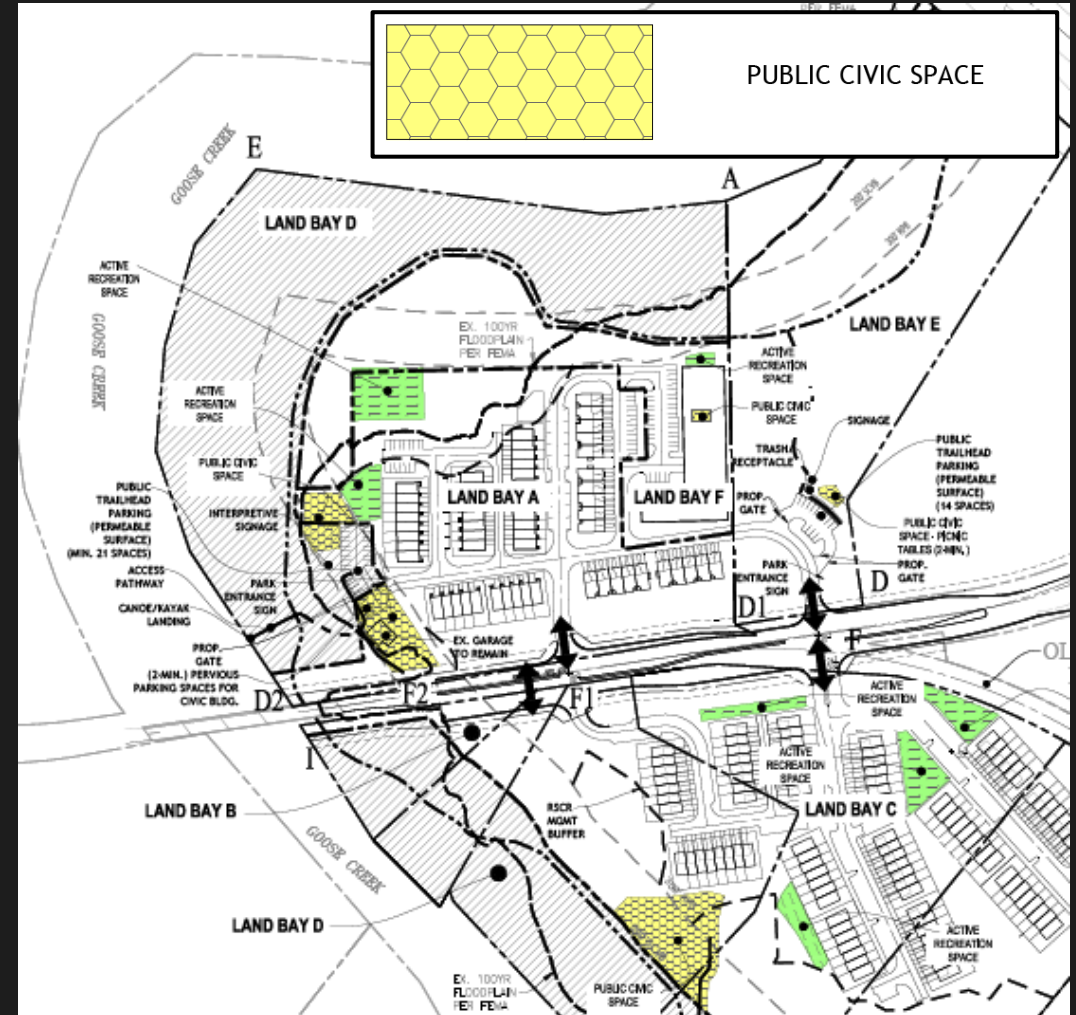
Discussion (1 of 3) – Civic Space

Staff Recommendation:

Dedicate 10% of development (3.85 ac) as civic use, clarify programming, & provide acreage.

Currently Proposed : (0.67 ac)

- 1,000 SF multipurpose room
- 2,275 SF Hennessy Garage
- 26,000 SF Southern Overlook
- Other labels on CDP



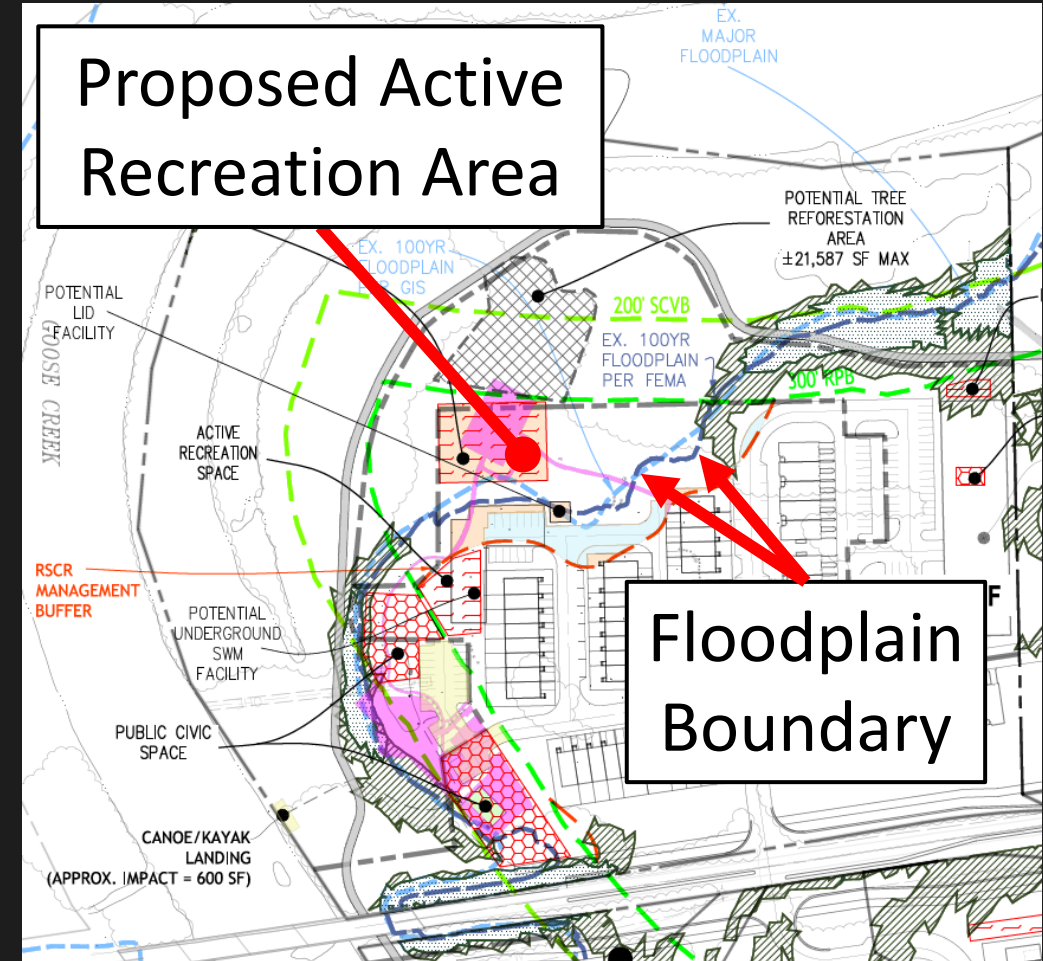
Discussion (2 of 3) – Active Rec. in Floodplain

Staff Recommendation:

Provide the ZO required active recreation areas outside of Major Floodplain per 2019 GP

Currently Proposed:

Modified list of active recreation uses proposed in Major Floodplain



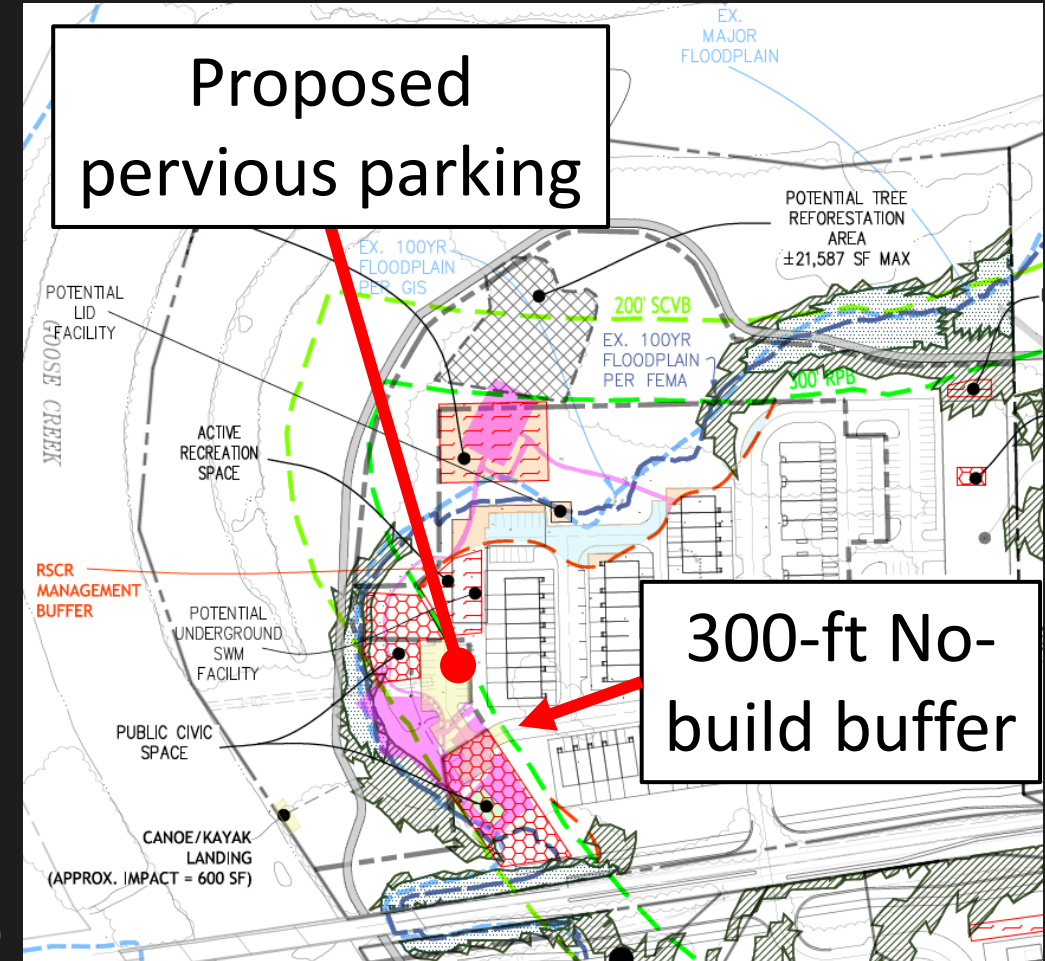
Discussion (3 of 3) – Improvements in “No-Build”

Staff Recommendation:

Consider appropriateness of proposed improvements w/in 300-foot No-Build buffer

Currently Proposed:

- Pervious parking (8,735 SF)
- Kayak launch (600 SF)
- Remove existing impervious area (24,773 SF from no-build & RSCR)



Recommendation

Planning Commission: Recommended approval (5-3-1: Barnes, Kirchner, and Vance opposed), subject to resolution of remaining issues (as presented herein).

Staff: Staff is supportive of the proposed concept for Suburban Neighborhood development in this location, however, staff does not recommend approval of the proposal in its current form due to outstanding policy issues (use mix, floodplain, and no-build buffer).