



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-HM-008
Supervisor District	Hunter Mill
Parcel ID Number(s)	17-4 ((11)) 4A, 26-2 ((5)) 4, 26-2 ((3)) 8B, and 26-2 ((2))8
Parcel Address(es)	11875 Sunrise Valley Drive, and 2018 Soapstone Drive, Reston, VA 20191
Nominator	Steve Siegel, Virginia Investment Partners 2019 LLC
Plan Map Designation	Private Open Space, Private Recreation, RPC
Comprehensive Plan Recommendation for Nominated Property	The Reston National [Tax Maps17-4 ((11)) 4A, 26-1 ((6)) 96, 97, 26-2 ((2)) 8, 26-2 ((3)) 8B, and 26-2 ((5)) 4] and Hidden Creek Country Club [Tax Maps 17-2 ((1)) 19, 17-2 ((24)) 1, 17-4 ((1)) 11, 17-4 ((2))(37) 2, and 17-4 ((10)) 2] golf courses are planned for private recreation uses, more specifically to remain as golf courses. For further guidance, see the Parks, Recreation, and Cultural Facilities section.
Proposed Land Use	MixedUse
Summary of Proposed Comprehensive Plan Change	The owners of Reston National wish to have an open community dialogue to discuss adding the following redevelopment option to the Comprehensive Plan: A portion of Reston National's 168 acres, located predominantly to the west of the existing TRANSCO gas easement, may be developed with a mixed use village, to include a mix of retail uses and low- to mid-rise residential (including a substantial workforce housing component for first-responders, teachers, nurses, etc), accompanied by and linear park along the gas easement and the permanent preservation of the remaining approximately 100 acres located to the east of the gas easement as publicly accessible open space/nature conservancy.



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Site-Specific Plan Amendment – Reston National

Statement of Justification

October 2022

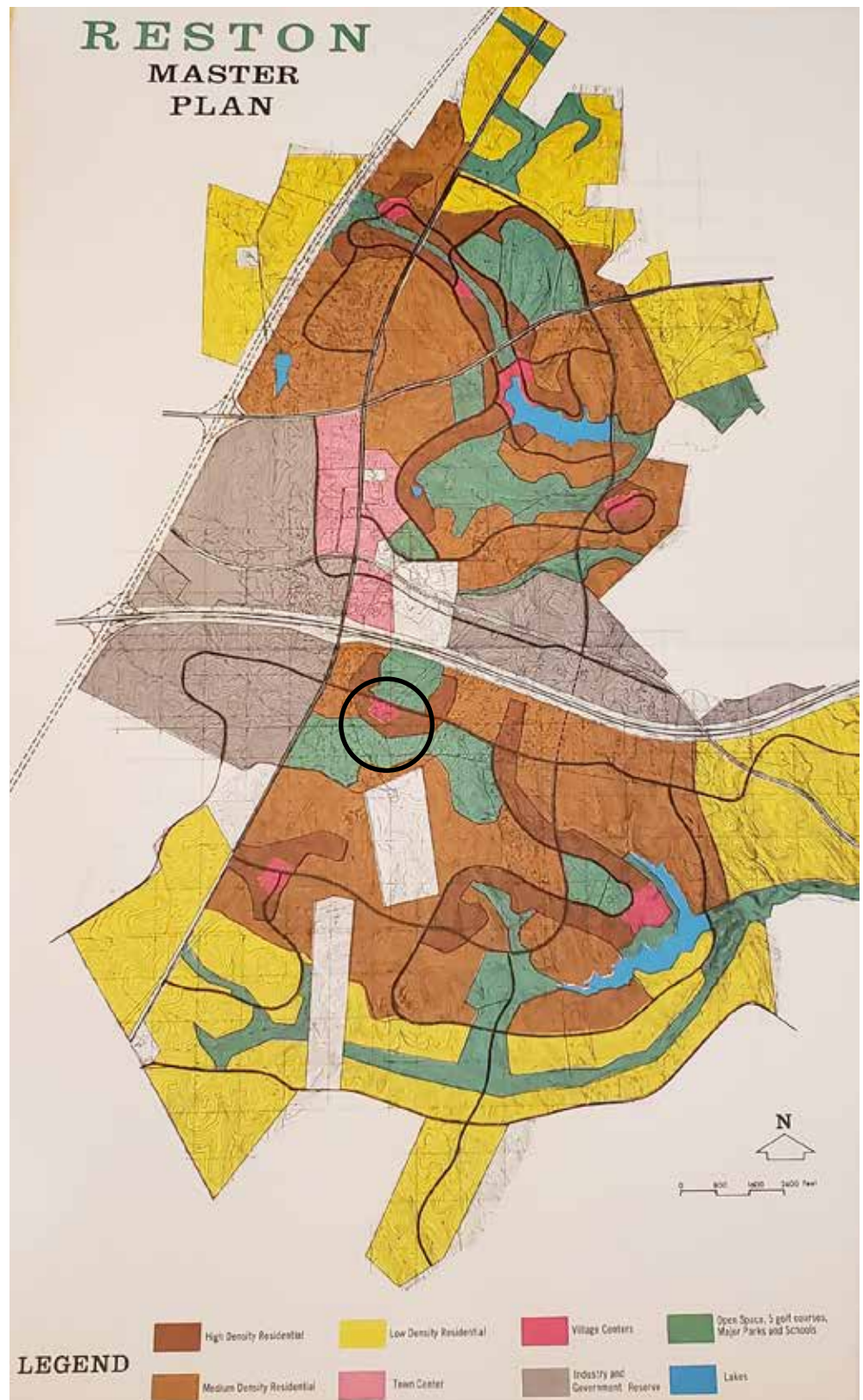


Figure 1: Reston Master Plan, 1962. Image provided by Reston Museum; note the Village Center circled above is drawn where the RNGC clubhouse sits today.

I. Introduction

Virginia Investment Partners 2019 LLC (the “Nominator” and/or the “Owner”), as the owner of Reston National Golf Course (the “Course” and/or the “Property”) is seeking a Site-Specific Plan Amendment (“SSPA”) to change the Property’s land use designation per the Fairfax County Comprehensive Plan (the “Comprehensive Plan”) in order to facilitate the conversion of the site from an obsolescent golf course to a 100+ acre, self-funded, publicly accessible, permanent open space conservancy, contiguous 8-acre linear park and adjacent village, offering a walkable, concentration of neighborhood-focused retail, residential and cultural development, equally serving new and surrounding residents with the amenities that were always intended in this location, dating back to Robert Simon’s original Master Plan 1962, showing a village center in this location. (See Figure 1). The Owner affirms they have substantial, longstanding zoning rights under the current Planned Residential Community (“PRC”) district, with both a meaningful residential component and significant golf-related facilities that are far more intense than the course as it exists. However, the Owner respectfully submits this nomination presents a vision that is much more beneficial for the greater Reston community.

This 168-acre private assemblage is located largely within ½- to ¾-mile walking distance to two new Metro Stations (Wiehle-Reston East and Reston Town Center). As of 2015, the concentration of growth and development underway within the transit corridor of these two new Metro Stations will ultimately approach upward of approximately 35-40 million square feet with the potential for up to 15,000 new residential units. Those new residents will reside primarily in higher density multifamily settings. Reston is experiencing accelerated transformation as a transit-oriented, urban/suburban hub. It continues to consolidate its presence as a powerful economic engine for the County, attracting more multi-national corporate, tech-focused enterprises and professional services firms, even through the pandemic. **But Reston also lacks large-scale undeveloped land on which it can accommodate the substantial infrastructure needed to serve the future residents and employees who will call it home in the decades ahead. Re-purposing the Property to provide much needed community amenities, a range of housing and shopping opportunities, and permanent, useable open space with covenants, so as to preserve that open space in perpetuity, better utilizes one of Reston’s premier assets.**

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The decision 20+ years ago to extend the Metrorail system to and through Reston fundamentally changed what Reston is and what it can be. Yet the current Comprehensive Plan fails to address how these changes affected the Property and its role in this new paradigm. Consider:

- Approximately 50% of new development at Reston's two Metro Stations and connecting corridor will be developed within ½ mile walking distance to Reston National.
- At 168 acres, Reston National represents the largest privately-owned land/property resource in Reston.
- Current single use of this property is as a golf course, averaging 95 people per day on an annual basis; each of its 168 acres used by .57 people/day on an annual basis, the very definition of underutilization.

Together with waning demographics and glaring inequities of golf, these facts are the elephant in the room. To remain a dedicated "golf course" is counter to the vision set out by Robert E. Simon in his founding principles, as his was a uniquely inclusionary vision. Far worse, this serves to delay or potentially forfeit a timely opportunity to accomplish key goals set out by Fairfax County leadership. Leadership's priorities and creative initiatives, adding affordable and workforce housing walkable to public transit; providing amenities such as neighborhood-scale retail and publicly-accessible recreational open space; walkability to the new higher-density developments coming online at the two nearby TSAs; and contributing to the ridership of the Silver Line. These cannot be met by a golf course.

With the second phase of the Silver Line set to begin operation in the coming months, and a number of transit-oriented developments under various stages of design, review, and construction within the TSAs in anticipation of this exciting event, Reston is poised to become an even greater force driving Fairfax County's economy. The future of this 168-acre site, sited on the doorstep of two of these TSAs, can contribute to the success of Reston and is therefore of County-wide import, and warrants serious consideration in the upcoming SSPA.



Figure 3: Aerial photograph of the Reston National Golf Course indicating property lines, Transco and utility easement and surrounding roadways.



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II. Location and Existing Conditions

The Property is located at 11875 Sunrise Valley Drive, bounded by Colts Neck Road to the west, Sunrise Valley Drive to the north, South Lakes Drive to the south, and Lake Thoreau to the east, with Soapstone Road bisecting the course's eastern and western portions. Identified on the Fairfax County Tax Map as 17-4 ((11)) 0004A, 26-2 ((05)) 0004, 26-2 ((03)) 0008B, and 26-2 ((02)) 0008, the 168-acre Property is currently developed with the 50+-year old Reston National Golf Course woven around the Newbridge, Hunters Green, Golf Course Square, and Golf Course View clusters, with several others bordering the Course.

Overall configuration of the property: approximately 39.5 acres lies west of the Transco gas and utility easement; 8 acres lies above the half-mile long easement; and approximately 120.5 acres lies east of the easement. bisected by Soapstone Road.

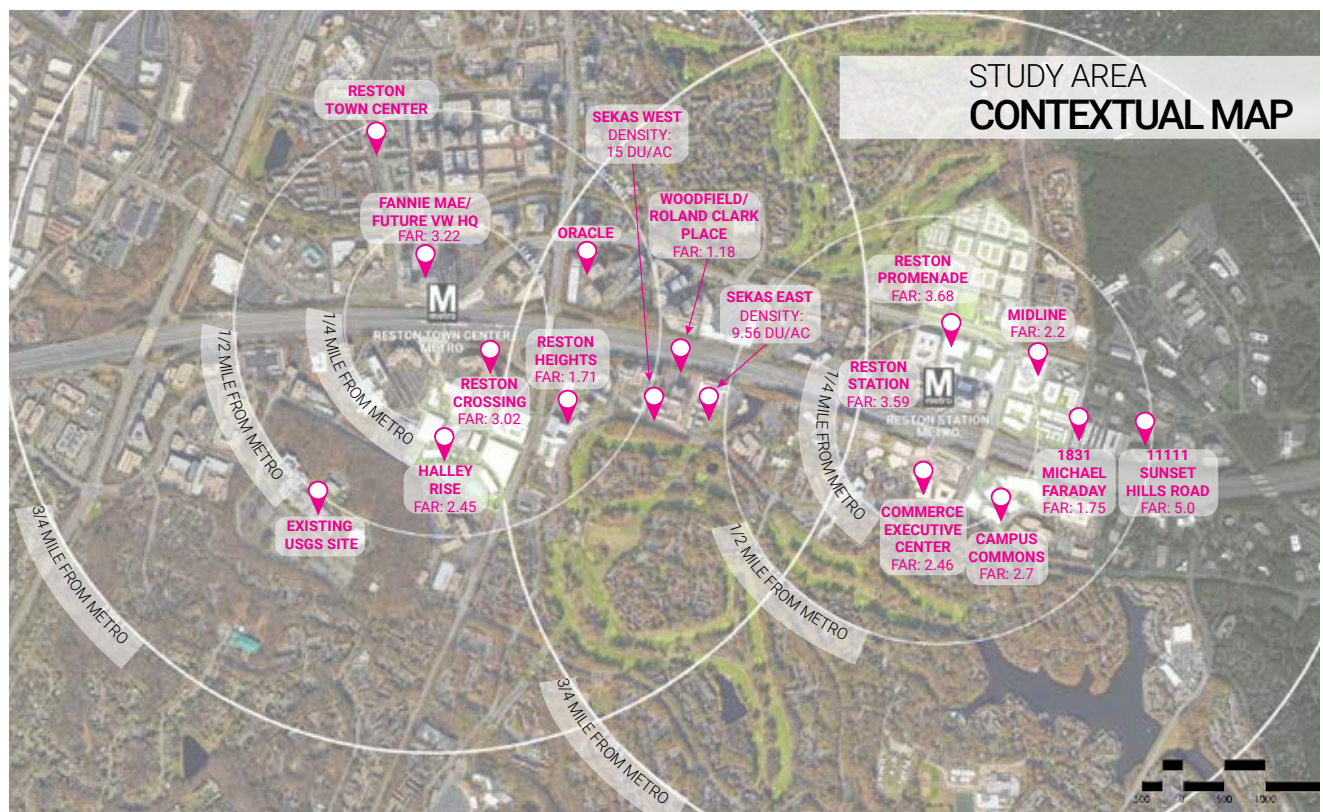


Figure 4: Fairfax County.

Reston National has limited visibility from surrounding roadways, primarily from Sunrise Valley Drive. Glimpses of the course may be seen from South Lakes Drive and Soapstone Road as indicated on Figure 5.

The drawing in Figure 6 illustrates how Reston National presents as a barrier to neighborhood connectivity. As a private property, neighbors must walk far greater distances around the course to get to the TSAs or other destinations. Distances from one end of the course to the other highlight the opportunity that exists to rethink connectivity in the Reston National Neighborhood.

III. Current Comprehensive Plan

The current Comprehensive Plan recommendations state that the Reston National and Hidden Creek (located on the north side of the Dulles Toll Road) golf courses are “planned for private recreation use, more specifically to remain as golf courses.” Although this designation is not consistent with the Property’s underlying approval within an area zoned for residential development, it nonetheless would need to change if nonresidential uses beyond golf are to be added to the Property.

As the Reston Task Force convened in May of 2020 to begin its effort to rewrite the Comprehensive Plan for Reston, Hunter Mill District Supervisor (and Reston Task Force chair) Walter Alcorn made it clear the golf courses were to be excluded from the Task Force’s scope. Thus, the land use recommendation for Reston National in the draft Comprehensive Plan published by the Reston Task Force and still under consideration by Fairfax County remains unchanged.

Given that Supervisor Alcorn removed the golf courses from the Task Force’s purview, the SSPA process, not the on-going Task Force effort, is the correct forum in which to reconsider the Course’s future.



Figure 5: Reston National with public and private frontages highlighted.



Figure 6: Reston National with distances from one end of the course to the other highlighted to show the opportunity that exists to rethink connectivity.

IV. Description of the Project and its History

Founders of nationally notable master planned communities share characteristics that might be viewed as uniquely part of American experience, among these, vision, optimism, social idealism, in essence the desire to create a broadly better, accessible and enduring environment. The best are represented by a relatively small group of communities: Reston, VA.; Columbia, MD.; The Woodlands, TX; Irvine Ranch, CA.; and a few of the newer ones: Celebration, FL.; and Daniel Island, SC. Reston led the way.

Robert Simon's Seven Visionary Planning Principles

1. The town should provide the widest choice of opportunities for the full use of leisure time including a wide range of cultural and recreational facilities as well as an environment for privacy.
2. Residents of the town should be able to remain in their community throughout their lives enabled by development of a wide range of housing typology to meet the variety of needs and financial circumstances of residents, underpinning the heterogeneity of a healthy, lively and varied community.
3. The focal point of all planning would be on the importance and dignity of the individual and would take precedence for large-scale concepts
4. Reston residents would be able to live and work in the same community
5. Commercial, cultural and recreational facilities would be available to residents from the outset, not years later.
6. Beauty, both structural and natural, is a necessity of the good life and should be fostered.
7. Reston should be a financial success.



Figure 7: Robert Simon, working on Reston plans.



Figure 8: Aerial of Reston at point of purchase in 1960.

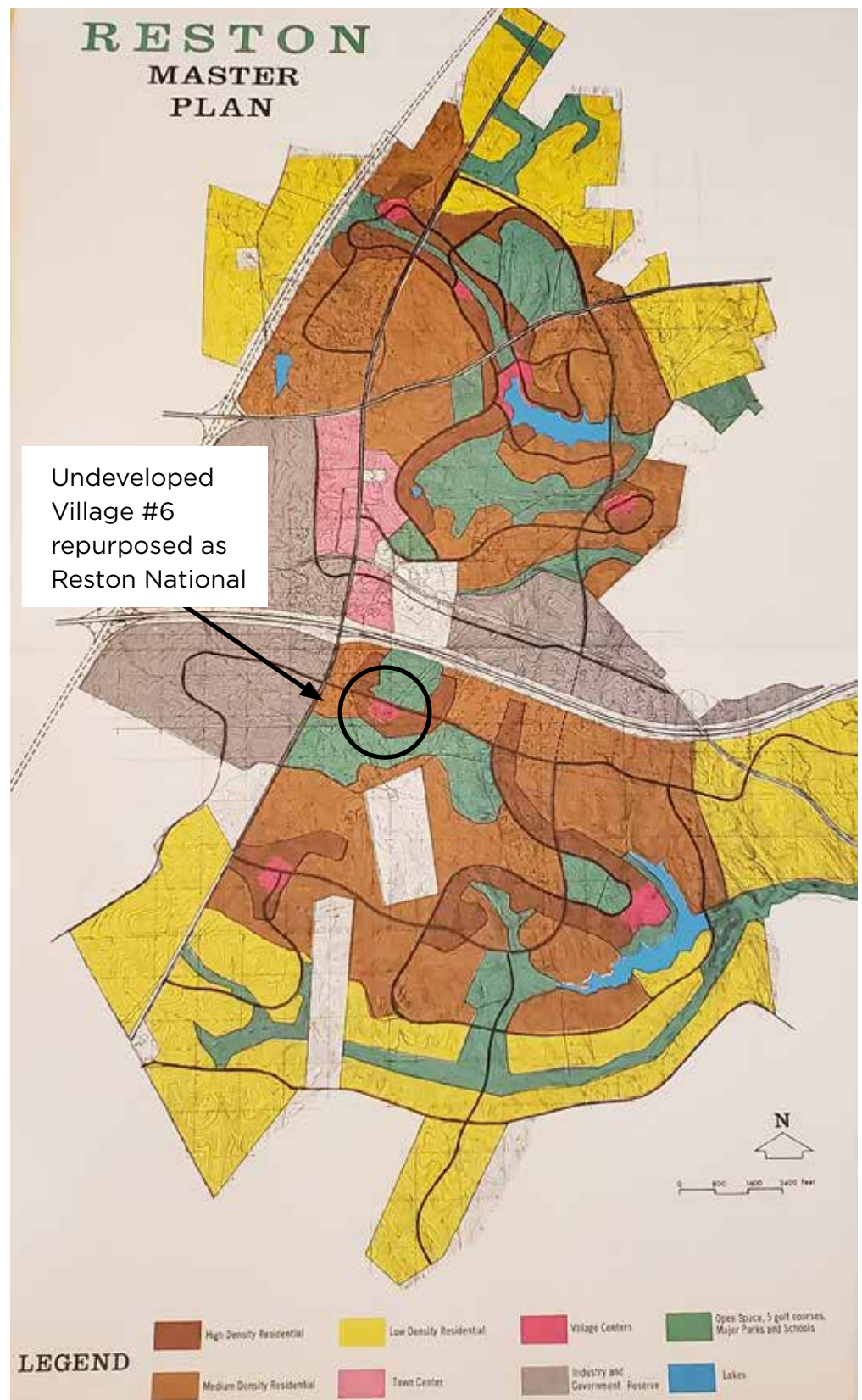


Figure 9: Reston Master Plan, 1962. Image provided by Reston Museum

Robert Simon's Vision

Robert Simon's vision and founding principles are the touchstone for the Reston community, guiding the many hands that have contributed to its development over the six decades that Reston transitioned from suburban utopian outpost to multi-generational, stable community to regional economic powerhouse. The principles serve as both a precedent for the many that followed Simon in master planned communities, and also as a cautionary tale where it fell short of its goals.

Some have suggested that significant interventions were implemented only through circumvention of the development principles Simon advocated, in other words, following founding principles where possible while adapting to prevailing realities of the day. Examples of this can be seen by contrasting the macro elements of the original plan to Reston today (see Figure 9). The original plan of 1962 called for seven village centers, of which there are only five. The original plan has seen multiple pivots over time.

Simon's abrupt and unceremonious exit from leadership of Reston's development go beyond the financial failure to stay the course. These rarely surface in the post mortems of why the initial effort was unsustainable. Normal risks notwithstanding, those suppressed citations, of local discomfort with Simon's progressive civic/social agenda, can be traced as the roots of inequities visible today. Even the importation of international style planning and architecture to rural Virginia eschewed conformity in support of the "dignity of the individual taking precedence for large scale projects" Reputational resistance likely slowed absorption of early phases, a factor excluded from Simon's financial and budgetary forecasts.

Reston is still a work in progress, as seen through the lens of the current metamorphosis. Robert Simon would likely agree.



Figure 10: Early Aerial Photograph of Lake Anne Village Center, 1967 designed by James Rossant



Figure 11: Hickory Cluster Townhomes designed by Charles Goodman

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Architectural Design

Architectural history of Reston records ambition curbed by financial constraint. Lake Anne Village Center premiered large-scale international-style planning and architectural modernism designed by James Rossant, and is a designated national and state-registered historic village center (Figure 10). A development of townhomes at Hickory Cluster designed by Charles Goodman, is among the best known of Reston's mid-century residential developments (Figure 11). These were bold interventions, given the time and place. Simon advocated design quality and construction integrity to establish the community's branding and reputation. In later years, successor owners were disinclined to risk investment dollars in precedent-setting design and construction as initial market resistance, cost overruns, expensive product and low returns forced Simon to relinquish control and ownership of Reston.

The Years After Simon

Market fluctuation and financial sustainability drove design and development decisions during post-Simon years. The undeveloped village center highlighted in Figure 9, The 1962 Master Plan, was repurposed as part of the golf course which became a marketing tool to attract buyers to adjacent unit sales; a market-driven and consequential deviation from the original plan. Yet, the successor owner to Simon, Gulf Reston, sold no interest in the golf course in tandem with any sales of neighboring properties; and no covenants of any kind were placed on the property with respect to its future ownership condition or intended use. In later years, land underlying three of the five original golf courses in the 1962 plan was repurposed to other uses.

Subsequent residential development in Reston by the successor owners followed conventional, market driven patterns. Adherence to Simon's principles yielded to market-favorable suburban attached and detached single family development. The successors recognized the price-sensitivity of the residential market for the next two decades. That only began to change with the emergence of Reston Town Center.

Town Center: An Urban Intervention

In the mid 1980's Mobil Land developed the first phase of its 20-acre Town Center property. Strategic investment in thoughtful city planning of streets and blocks, buildings, and placemaking grounded the project. The Mercury Fountain, and later, the roofed plaza/skating rink centered an ambitious public realm and successfully drew A-level commercial tenants to Reston Town Center. Urban scale ground floor retail, restaurants and local cultural organizations appealed to both corporate tenants and the larger Reston community. By the mid-90's, Reston's well-designed and financially successful urban core was featured in broad national recognition of the importance of the public realm in emerging "edge cities".

In 1996 Mobil refocused on its core energy business, divesting of its non-core real estate. A series of successor commercial developers continued to expand town center. Boston Properties serially acquired and developed portions of Town Center until they had ownership in its entirety. Today it is one of the most valuable and well-managed properties in the US. Underway is the first phase of its eight-block 4.8MSF infill project, Reston Next, that will extend Town Center south, terminating at the Town Center's new Metro station.



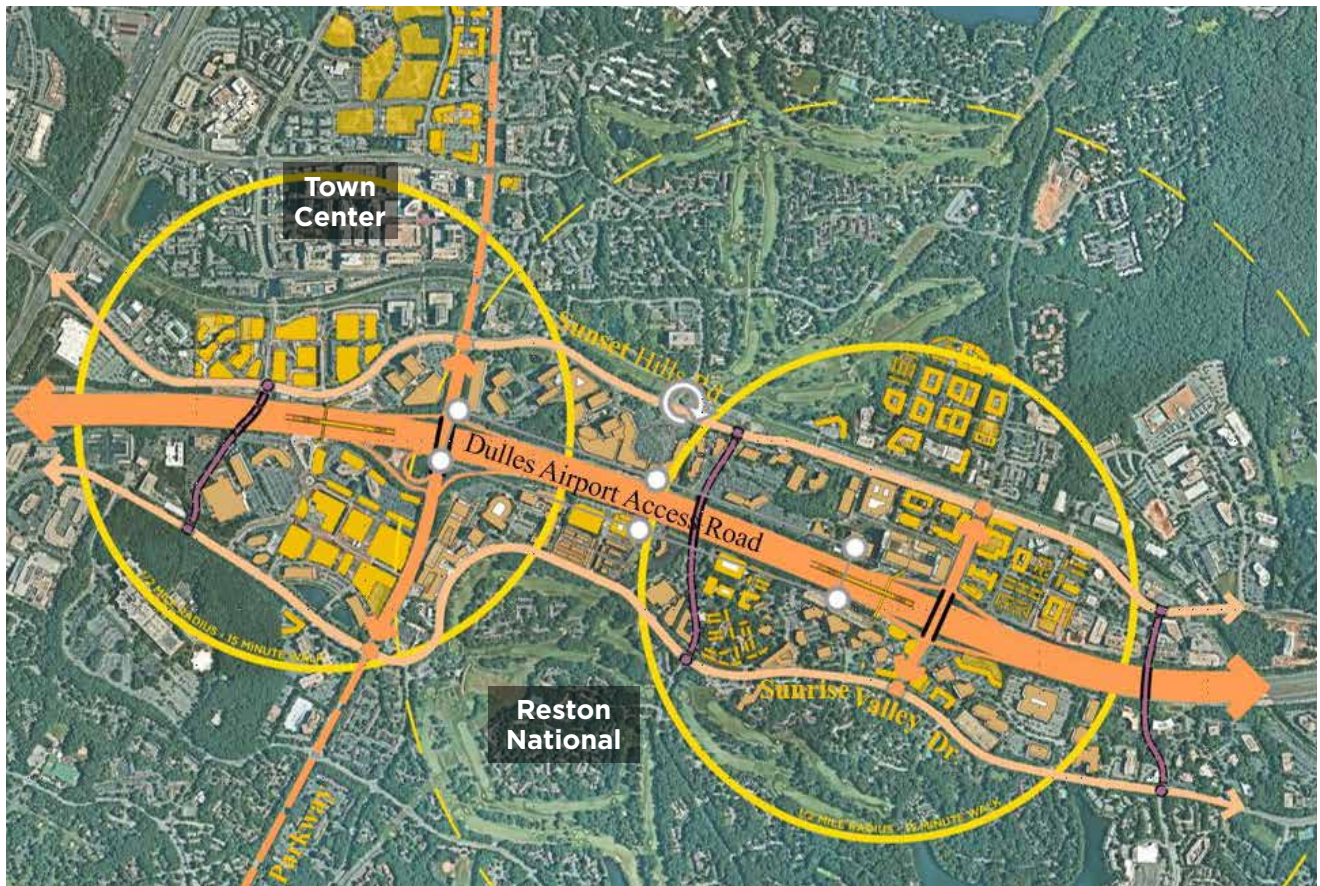


Figure 12: TSA Expansion projected at full buildout.

Town Center Expansion

New development will more than double the footprint of town center, north and south of its existing core. As of 1/2020, 39 major projects were approved for 27 MSF and 12 projects are pending for 14.1 MSF, totalling 41MSF. Project delivery timeframes aim to follow metro station openings, thus Wiehle-Reston East was the first to come online, and Town Center's station will follow.

Scale of balanced mixed-use development will add significant population to daytime users and new residents in an expansive live/work/play urban core. This pairs with Wiehle-Reston East's ongoing transformation as Reston's second high density transit-oriented precinct.

The concentration of development along the Toll Road's corridor and the two TSAs underscores the anticipated increase in daytime and residential population. Appropriate social infrastructure, cultural and recreational amenities and open space to accommodate the newcomers will be at a premium.

TSA Growth Comes to Reston

High density development zones:

- Town Center
- Non-PRC TSA
- PRC Within TSA

Town Center: planned and underway in the late 1980's. Today, it is principally built out.

Silver Line: Public investment as the catalyst for higher density, expansion of the tax base to fund transportation improvements.

Highest concentration of new development: South of Town Center

The TSA corridor expands to include sites such as Isaac Newton North of the Wiehle-Reston East station, Town Center North, and the GSA property to the South, while excluding others.



Reston Town Center Station North

Two major projects north of the Reston Town Center Metro Station:

Reston Next, Boston Properties: 4.4 MSF on 33 acres in 2 Phases. 8 urban blocks, 6.25 acres of new open space, commercial office, retail, 500-room hotel, and & 2,010 residential units.

RTC West, JBG-Smith: 1.3 MSF of new infill added to 800KSF existing; 2.1 MSF total on 14 acres. Includes commercial office, retail, and 576 residential units. Provides direct access to W&OD trail. 3.44 acres of parklets and central plaza open space.



Reston Town Center Station South

Two major projects south of the Reston Town Center Metro station:

Reston Crossing, Tishman: 2.1 MSF on 14 acres, podium parking, lobby and vehicular access are all below grade. Replaces two existing office structures. Plan calls for 7 new buildings from 5 to 22 floors, 890KSF commercial office, 50K retail, and 1193 residential units. 3.7 acres of open space.

Halley Rise, Brookfield: 3.8 MSF on 36 acres. 1.5 MSF commercial office, 250ksf activated retail, hotel & 1,500 residential units. 5 acres of open space. Full buildout expected in 2026. Coresite Data Center Expansion: 900KSF expansion to existing data center.



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Wiehle Reston-East Station North

Reston Station and Promenade, Comstock: 4.2 MSF on 21 acres, P3 public/private partnership with Fairfax County for the first development block in a multi-block development, with a 2,300-space public parking garage, 3.0MSF of commercial office, 988 residential units, a hotel and retail; 4 acres of open space.

Midline, JBG/Smith/EYA and Chevy Chase Land: 1.8MSF on 17.5 acres, 4 development blocks, 8 buildings of 4 to 14 stories, 260KSF commercial office, 251K retail and 1098 residential units with 5 acres of open space.

Isaac Newton Square, APA Properties: 2.8 MSF on 32.41 acres with 2,100 residential units including 300 hotel units, 269KSF commercial office and retail in 10 city blocks; new athletic field abuts W&OD trail (Pulte & Rooney).





Residential Growth

Recently developed residential projects within non-PRC TSA zoning districts provide a range of unit types and scale from 4 to 16 stories, from single family townhomes to 16 story apartments:

- VY Apartments
- EXO Apartments
- Valley and Park
- The Russell (formerly Lincoln)
- The Woodfield

Apartment developments offer a range of amenities from on-site retail and recreational amenities to structured parking.

Valley and Park (Toll Brothers) higher density 4 story townhomes configured for in-unit parking space and private roof decks reduce site area necessary for parking and shared open space.



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The Woodfield



The Russell



EXO Apartments



Valley and Park

The Emerging Priorities

The acceleration of growth and development in Reston is triggered by the convergence of the 2015 Comprehensive Plan Amendment in anticipation of the arrival of the Silver Line Metro Rail system. Temporarily delayed by the unforeseeable global pandemic, Reston Town Center's Metro Station was delayed, and ridership on the Metro will take time to be fully restored to pre-pandemic usage level forecasts. All systems are moving in the right direction. In the meantime, development to house new offices, retail and residents are moving ahead.

The County seeks to make up its projected shortfall of 62,000 units of affordable and workforce housing with a commitment to approve the development of at least 4,000 new affordable housing units annually for years going forward. It seems likely that the majority of those units will be required in the County's two key employment centers, Tysons Corner and Reston.

If 20% of the 15,000 units of new housing contained within the larger TSA projects are dedicated to affordable units, that would represent 3,000 affordable units coming on line in Reston over the next two to seven years. With the potential for accelerated approvals, Reston National could make a significant contribution towards reducing the affordable housing deficit in Reston.

We believe that in addition to housing affordability, the **lack of connectivity to transit, amenities and open space** is a priority issue that impacts every person in the Reston National Neighborhood. We researched the location of amenities in South Reston and learned that the very few amenities that exist are not walkable to the majority of residents. Going back to the aforementioned original 1962 plan, the golf course replaced the village in Simon's original plan. If this nomination is approved, we have an opportunity to discuss repurposing a portion of the golf course to its originally-intended village use.

Unlike the prior generations that moved to Reston and settled into the predominant single family attached/detached housing of the 1970s through the 2010s, the majority of newcomers to



Reston are likely to live in the TSAs. They will have limited availability of private open space. Further, the prevailing density within the TSAs leaves little site area available for scalable open space, and virtually none for natural settings. For the most part, the new developments offer shards of green space in the form of pocket parks and planted areas, and very little of it. It is unclear how this need for publicly accessible open space will be met timely, particularly as the Park Authority highlighted the shortfall. But the politics surrounding the redevelopment of the golf course have precluded even the discussion of remedy.

Precious few people who live in proximity of the course actually enjoy a view of the course. Perimeter plantings and berms serve to screen and in many cases form visual barriers to the course. Approximately 880 single family attached units in clusters live adjacent to the course. Of those, well more than half have no view of the course. Of the 162 single family units adjacent to the course, 33 units have views. If the course were to be reused, a limited number of neighbors would be adversely impacted. Transitioning the majority of the property to a conservancy would not diminish property valuations or privacy; quite the opposite. There are a number of precedent golf courses that have been redeveloped as accessible, restored open space and we have researched the impact to their valuations. Conservancies and accessible open space are equally valuable. In some cases, valuations were enhanced by proximity to walkable neighborhood-focused amenities and restored natural settings.

We respectfully suggest this nomination for inclusion in the SSPA Nomination Process to be timely, and necessary to enhance connectivity, housing, amenities and open space.



Figure 13: Circle outlined in white shows location of unbuilt Village Center location from 1962 Reston Master Plan; potential location for Village west of the Transco easement near existing infrastructure and the Metro

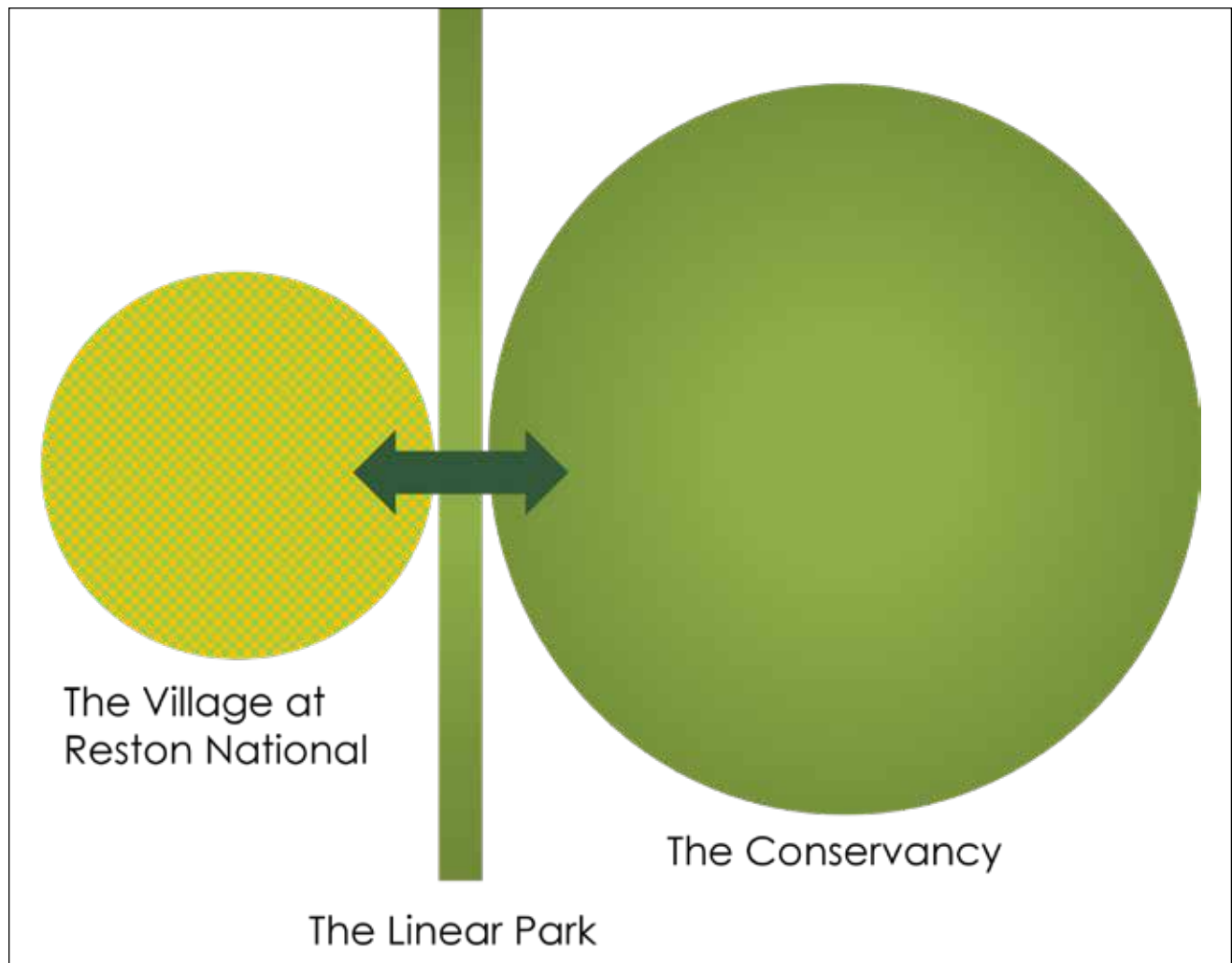


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Vision for a Potential Redevelopment Concept: The Village and The Conservancy

Our vision for redevelopment of Reston National's 168-acres prioritizes connectivity and public-accessibility to new amenities which do not now exist within the neighborhood: a walkable, small scale mixed-use Village together with a self-funding 100+-acre self-funding Conservancy, seamed together by a distinctive half-mile-long linear park.



The Village at Reston National

The Village is envisioned as a series of Village-scale tree-lined streets and blocks scaled to embrace the existing housing clusters and knit them together with a new network of roads and open space and compatible contemporary housing. A series of open spaces will complement the scale and mid-century modernity of pre-existing neighborhoods with contextually-compatible mixed-use, single and multifamily development.

Adjacent to the Conservancy, the Village is envisioned as a transitionally-scaled, walkable mixed-use environment that could finally provide the conveniences and pleasures of daily living within minutes of existing and future residents.

Activated with pedestrians strolling to brunch at the café, restaurants, local shops and service providers, such as bakery and grocer, wine bar, offices and the cultural spaces that define enduring settings, the Village has the potential to become a new destination woven into the fabric of Reston National's neighborhood.

This would bring pedestrian-oriented community, conveniences, and services to the doorstep of current and future residents. Set on less than a third of the property, The Village will also offer an array of usable and accessible open spaces including gardens and parks, play areas, dog parks and for residents, neighbors and visitors alike, gathering spaces, the opportunity to enjoy the serendipity and seasonality of northern Virginia.





It is important to note that while the overall Reston National Golf Course is not currently heavily wooded, trees in various areas throughout the property are in extremely poor condition and in need of attention. This condition will be fully addressed through the redevelopment initiative, as the Owner and the County are aligned at preservation of tree canopy. At the same time, the overall vision includes the improvement of recreational facilities internal to the existing neighborhoods that line the golf course, many of which are obsolete or in disrepair. **This element of the plan would establish full synergy between the new and existing amenity areas and neighborhoods.**

The Linear Park

Running along the half-mile length of the Village's eastern boundary, from Sunrise Valley Drive to South Lakes Drive, a 150'-wide underutilized outdoor "alley" above a gas pipeline easement traversing the US from New Jersey to Texas, presents an untapped opportunity for the creation of a prototypical "library" of Virginia's multitude of native flora and fauna.

A potential partnering opportunity with Virginia's local botanical and academic resources, this stretch of land can become the nurseries for native plant materials, organic vegetable gardens and lightweight wildflower meadows to support monarch and pollinator migrations.

Alternating pollinator, native and organic gardens, and lightweight art installations are accessible via a series of soft surface walkways. This amenity will become a living, seasonally evolving seam between culture and nature; between the new Village at Reston National and The Conservancy, programmed jointly by The Conservancy, Village management and, potentially, the Greater Reston Arts Center.







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The Conservancy

The Conservancy is a **generational opportunity** to create a destination that honors the legacy and ideals of its founder, Robert Simon with a dedicated, permanent, publicly-accessible, self governing, self-funded open space and recreational amenities. A destination for the individual to embrace and become one with nature. This completes Reston and fully integrates the “live-work-play” community with a significant, amenitized open space for existing and future residents to enjoy, with covenants that will protect the property from being developed in the future. Elements of the Conservancy could include:

- Restored meadows and newly planted fields with native grasses and wildflowers including pollinator gardens with reserved space for expansion.
- Designed for non-vehicle conservation areas to enhance protection of mammal and avian habitat.
- A network of refurbished soft-surface and semi-hard walking/jogging/limited bicycling trails.
- A performance pavilion (permanent or evolving) program-driven and equipped with multimedia technology to support readings, open-air performances and readings.
- Covered pavilion(s) with balcony, restrooms, catering kitchen to enable use for various events. This facility will be positioned to maximize views.
- Up to three additional open-air pavilions set into the landscape to accommodate small gatherings, performances, and ceremonies.
- A series of five or six small-scale seating areas, set into the landscape, for quiet enjoyment and personal reflection in nature.
- Designated adventure walks and natural play spaces including “natural” splash pads and recreational elements.
- Community gardens and a larger farming section for growing flowers/vegetables in an inter-active environment.
- A fenced, off-leash dog park with dog washing station.
- A waterfront pier, boat house and gazebo with kayak rentals
- Newly planted native deciduous and evergreen trees planted throughout the property to restore tree canopy for enhanced shade and cooling along trails, seating areas, play spaces, etc.

Bordering the Conservancy, an existing legacy Reston Association recreational facility on Reston Association property could be refurbished and updated for use by the neighboring legacy residential communities. This amenity includes swimming pool/deck area, locker rooms, four contiguous tennis courts, and equipment storage. This facility would be re-landscaped and newly lighted in a manner consistent with the wildlife habitat objectives of the Conservancy.

Reston is at a point in its evolution where it makes sense to rethink how the larger community can grow together and how to create the opportunities for that to occur. Lake Anne's plaza remains as Reston's "historic" district, the setting where major community gatherings to share and celebrate holidays, and special events occurred during its first twenty years. Below, Lady Bird Johnson and Robert Simon are pictured at the Lake Anne Plaza greeting children during her tour of the new community in 1967.



With the advent of Town Center's urban core with Mercury Fountain Plaza, and later, the adjacent skating rink /terrace, large community celebrations embraced the urbanity of its new, high quality public realm.

Town Center's urban core was the largest investment in the public realm since the construction of Lake Anne's public plaza. Town Center's public spaces and amenities shifted the center of gravity from Lake Anne, and since 1990, host Reston's prominent and broadly attended events.



As Reston grows and the Town Center urban core expands in parallel with the intense development in its TSAs, the emerging need for a publicly accessible natural setting comes with a greater sense of urgency. The counterbalance to Town Center, to Reston Station, to Halley Rise, the exciting new developments underway in Reston, to the accelerating speed of daily life. With deliberate and intentional focus, we intend to create a thoughtful and accommodative restored natural setting within the Reston National Conservancy for quiet enjoyment, soft surfaced community gatherings, joy, and play.



V. Justification and Conformance with County Goals, Policies, and Objectives

As noted above, the Course has remarkable potential to redress a number of shortcomings in the area. Moreover, the Owner respectfully submits that the evolutionary vision presented in this nomination to meet these emerging needs also aligns with a number of the stated priorities of Fairfax County officials with the potential to implement many of the goals and strategies outlined in the various strategic plans adopted by Fairfax County.

With respect to the Fairfax Countywide Strategic Plan, (the “Strategic Plan”) adopted by the Board just over a year ago in October of 2021, the nomination speaks to a number of strategies across the various subjects outlined therein, including:

- Mobility and Transportation (“MT”) Strategy MT-1 encourages the promotion of dense, transit-oriented and mixed-use development in the County’s urban areas. As the majority of the Property is sited between the ½- to ¾-mile radii from the two TSAs, this nomination calls for small-scale streets, blocks and open spaces that define village-scale mixed-use development, with low-to-mid-rise residences, neighborhood-focused retail and restaurants, professional and community cultural spaces to activate ground floors and village streetscape contemplated here. This is the necessary mediating transition between existing low density legacy residential neighborhoods and the new high density development underway in Reston’s TSAs. However, this will be the only village in Reston walkable to the Reston Town Center and Wiehle-Reston East Metro stations, supporting ridership for Metro’s Silver Line, and a more efficient use of the land than the current course.

This same strategy speaks to the existing disconnect that would be perpetuated if the current Comprehensive Plan language is retained. The County is proposing a critical but costly extension of Soapstone Road which currently bisects the Course and terminates at Sunrise Valley Drive. The proposed Soapstone Extension creates a new road through the Historic Association District over the Dulles Toll Road linking Sunset Valley Drive to Sunset Hills Road, creating a third vehicular crossing over the Toll Road and alleviating notably overloaded traffic intersections along Reston Parkway and Wiehle Avenue. As density increases along the TSA corridors, this important linkage between North and South Reston is clearly necessary. Of equal importance, given the car-oriented improvements planned for Reston Parkway and Wiehle Avenue, Soapstone has the potential to provide the sole “comfortable” route for bicyclists and pedestrians, as none exists today.

It is just as vital to enhance the amenities on either end of that connection as it is to provide the connection itself. If the current language is not amended, this costly roadway project would effectively serve to connect the underutilized Reston National and Hidden Creek golf courses, rather than the much-needed housing, neighborhood amenities and usable open space.



Figure 14: Reston TSA and PRC zoning districts projected at full buildout

- Strategy MT-5 seeks to facilitate active transportation modality including biking and walking by adding connections to transit hubs. Simply put, except for two walking trails with granted access easements, Reston National's golf course is a large private property, and all other permitted access is only via the golf course. It is a physical barrier between surrounding residential clusters and south Reston to the two Metro Stations. This nomination would finally enable this property to provide the connectivity to the transit stations that all south Reston clearly needs in order to fully participate in the growth of mobility that's called for in this County strategy.
- Cultural and Recreational Opportunities (“CRO”) Strategy CRO-1 urges access for all to cultural and recreational amenities. While Reston National is a private pay-to-play golf course, there are two walking trails connecting internal residential clusters on flexible Reston Association easements, and the Course is not subject to any covenants. Yet the surrounding community routinely makes unauthorized incursions onto fairways and cart paths on

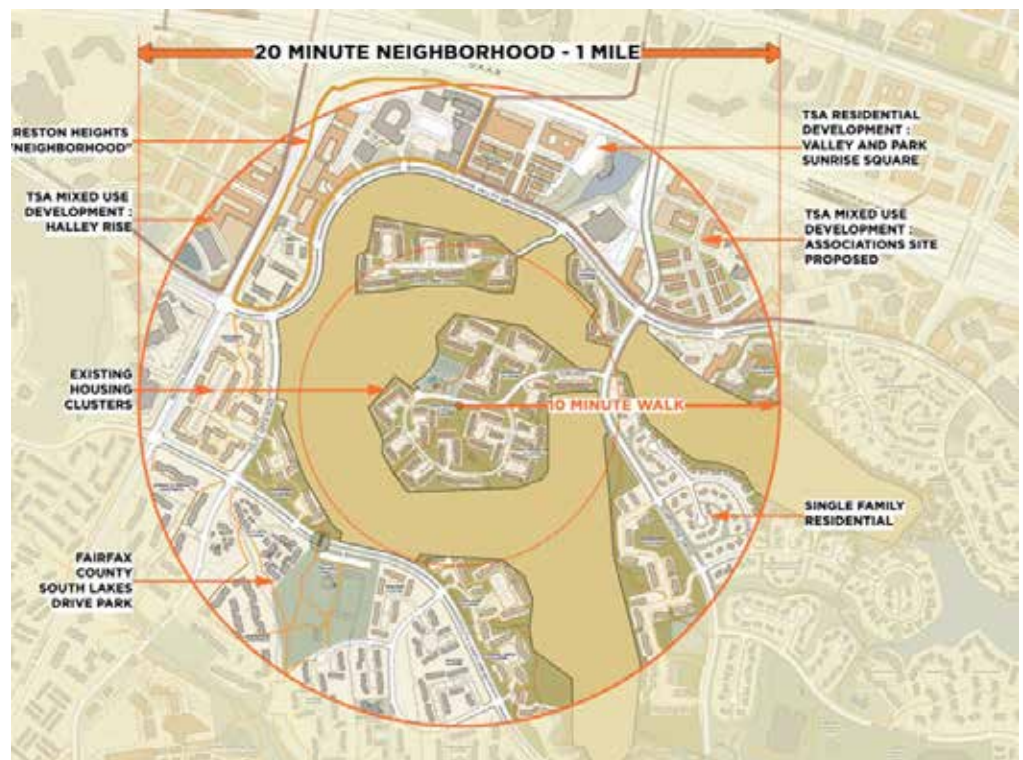


Figure 15: Reston's walkable neighborhood

the golf course, creating safety hazards for all parties and interruptions to players. The irony here is that the lack of covenants was not coincidental; future development was always contemplated, by Robert Simon and his successors. In the 1960's and 70's, golf course "memberships" were routinely packaged and sold along with surrounding residential development or to the surrounding associations. Notably, neither the nearby clusters, Reston Association, nor neighboring property owners hold any covenants over or ownership stake in any portion of Reston National.

Over the years, those who have sought to quash any notion of change at Reston National have bemoaned the potential loss of public open space. But, that public open space simply does not exist. Those who trespass on the golf course are voting for publicly accessible open space with their feet, and the 100+acre conservancy portion of this nomination seeks to meet that demand by providing access to a large self-funded nature conservancy with a range of recreational and cultural resources that are currently absent in surrounding neighborhoods, the nearby TSAs, and the larger Reston community. Seamed together with a transformed linear park above the Transco easement, the conservancy offers a unique and unduplicatable open space exactly where it will be most appreciated, within walking distance of the surrounding legacy neighborhood and the emergent TSAs.

- Strategy CRO-5 promotes recreational amenities as placemaking tools, which speaks to the heart of why the Owner is proposing the conservancy. This 100+ acre conservancy would be a transformational placemaking opportunity, south of the Toll Road between two Metro stations in a way no privately-owned pay-for-play golf course ever could.



- Environment (“E”) Strategy E-4 encourages improving the health of County waterways. While technology and best practices for fertilizing golf courses are continuing to evolve, the 100+ acre open space conservancy would replace a chemically- maintained golf course with a restored, natural environment. The algae-blooms and related health issues impacting Lake Thoreau and Lake Audubon, both downstream of Reston National, are well-documented areas of concern. And while Reston National plays only a limited role within Lake Thoreau’s watershed, our consultants forecast far lower levels of nutrients flowing into the watershed once the property is restored as a natural landscape.
- Strategy E-7 promotes the conservation, rehabilitation, and creation of natural resources and open spaces. Today’s golf course qualifies as none of these amenities, while the envisioned conservancy would provide 100+ acres of restored habitat in a living landscape and permanent publicly accessible open space where none exists today.

The SSPA nomination also aligns with several goals championed by the Fairfax County’s Economic Success Strategic Plan, adopted in 2015 and updated in 2019, including:

- Goal 2.1, which advocates the focus of planning and development activity and the creation of mixed-use centers (including a mix of all housing types serving all income levels) around multi-modal transportation options.
- Goal 2.2, which seeks to expand the creation of livable, walkable communities that are aligned with infrastructure and supports a mix of housing types to accommodate a range of ages and income levels.

Two main themes that Fairfax County leadership have prioritized in recent years are those of ensuring that equity is at the heart of the County’s decision-making processes, and of increasing access to affordable and workforce housing. In a recent email to supporters, Supervisor Alcorn himself noted that the One Fairfax policy adopted in 2017 “calls for equity to be considered in every decision the Board makes. In the planning context this should mean that growth benefits

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Cities**





the entire community and not just wealthy developers....I will continue to push for more equitable land use policies within the boundaries of the law and good judgment.” The One Fairfax policy cited by Supervisor Alcorn highlights the following areas of focus to promote equity:

- Housing policies that encourage the full spectrum of housing opportunities, especially in transit-accessible areas;
- A quality natural environment; and,
- Equitable access to transit, healthy living options, and open/recreational spaces

As defined by its operational characteristics, a private pay-to-play golf course neither addresses nor provides any of these areas of focus while the proposed nomination uniquely advances all three. Failing to have a dialogue with the broader community on whether the notion of “equity” is better served by 100+ acres of a publicly accessible nature conservancy and a mixed-use neighborhood-scale village with a substantial affordable/workforce housing component or a privately-run golf course runs entirely counter to the One Fairfax policy and Supervisor Alcorn’s own comments. The Supervisor’s continued refusal to permit a broader discussion in the community on whether there might be a more equitable use of a 168-acre property walkable to the largest public investment the County has made in its history runs counter to the One Fairfax policy.

While equity and the provision of affordable and workforce housing are not the same, they are a reinforcing pair. The Fairfax County Board of Supervisors' commitment to affordable and workforce housing goes back many decades, from the founding of the Housing Trust Fund to the Penny for Affordable Housing Initiative, to the establishment of the Workforce Housing Policy through to the recent amendment of that policy expansion in urban areas such as Tyson's Corner and Reston. This nomination has the potential to provide hundreds of affordable and workforce housing units for the area's nurses, first responders, teachers and others who bind together the fabric of our community. If these core contributors to the Reston community cannot afford to live where they work, amongst the communities they serve, then we not only forfeit the strengthening benefits of those community bonds, but we also fail them and the notion of "equity".

By the very design laid out in the One Fairfax policy, these notions are interwoven throughout a number of the plans adopted by Fairfax County, including:

- The Community-Wide Housing Strategic Plan, published in two phases across 2018 and 2019. This Plan identifies a housing unit gap between its publication and 2032 of nearly 62,000 units, over two-thirds of which is comprised of units intended to serve households making less than 120% AMI, and notes that closing that gap would require adding over 4,000 new units each year in that timeframe. To meet this daunting challenge, the Housing Strategic Plan proposes a number of strategies in the Land Use and Zoning Tools involving the conversion of commercial properties to residential uses.
- The afore-mentioned Strategic Plan, which includes a number of goals that speak to affordable housing and equity issues that this nomination seeks to address:
 - » Housing and Neighborhood Livability ("HNL"), Strategy HNL-1 encourages production of new affordable housing through redevelopment
 - » Strategy HNL-3 encourages diverse housing types near transit hubs

- » Economic Opportunity (“EO”) Strategy EO-5 also promotes placemaking near transit.
- » Strategy EO-2 urges the removal of barriers to affordable housing and transportation options.

These County policies, goals, and strategies aim at providing a more thoughtful, balanced, and equitable approach to development in Fairfax County. The preservation of an obsolete private pay-to-play golf course does not begin to meet these aims. The vision presented in the SSPA nomination represents an opportunity to implement many of the laudable goals found throughout the County’s adopted policies and plans.



VI. Community Outreach and Next Steps

The Owner has undertaken an extensive community outreach over the past eighteen months to garner support for a larger conversation as to the future of Reston National's opportunity to meet the needs of the community. This included numerous meetings with the immediately neighboring clusters and residents adjacent to the course and sited immediately along our perimeters. We recorded and delivered correspondence from over two hundred forty (240) community members in support of that dialogue. As depicted in the map below, these supporters live in areas throughout Reston, Herndon and beyond. This underscores the breadth of interest in the golf

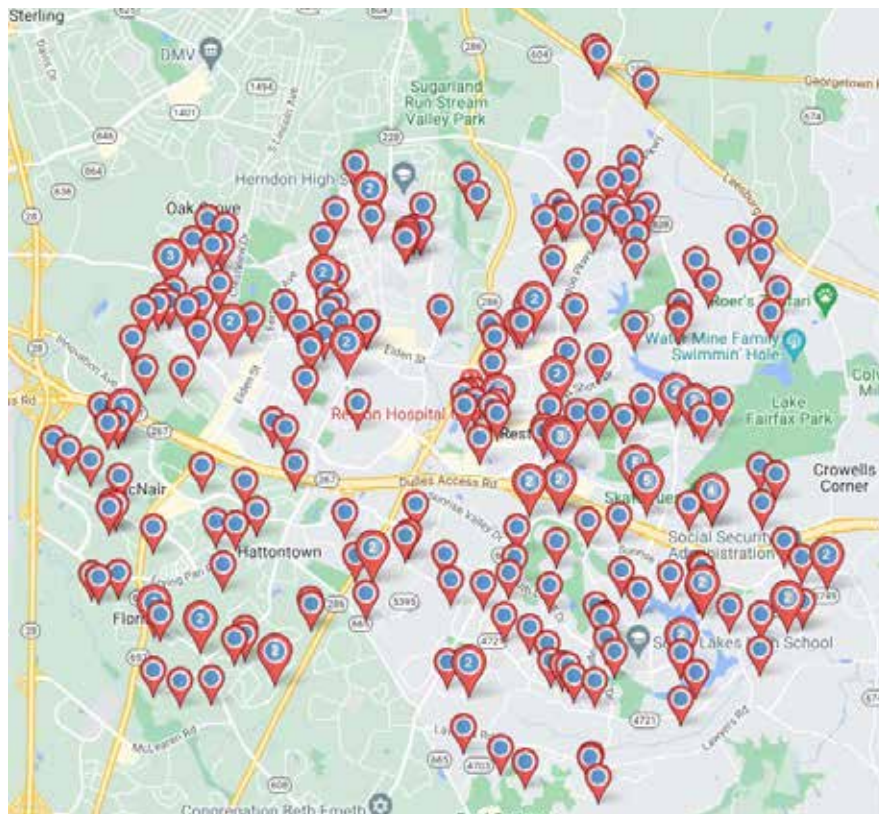


Figure 16: Map of 240, 2022, depicting the addresses of advocates for continued discussion of future land use at Reston National.

course's future. To narrow the discussion to the immediate surrounding residents of the Property, where they have in fact no title nor interest in the Property, is to exclude these voices from the conversation.

We have also attached herein a letter from Reston Forward, a community organization made up of a diverse set of Restonians from a wide range of professional backgrounds and ages. Their letter advocates exploring the vision presented in this nomination. This organization represents demographics that were left behind in the Reston Task Force process.

As reported in The Patch Reston VA., Supervisor Alcorn issued a statement on September 26th, 2022, indicating that he would not support a change in planned land use for Reston National. Along with that statement, Mr. Alcorn cited and published a map depicting the correspondence he had received in support of and opposition to a change in use for Reston National.

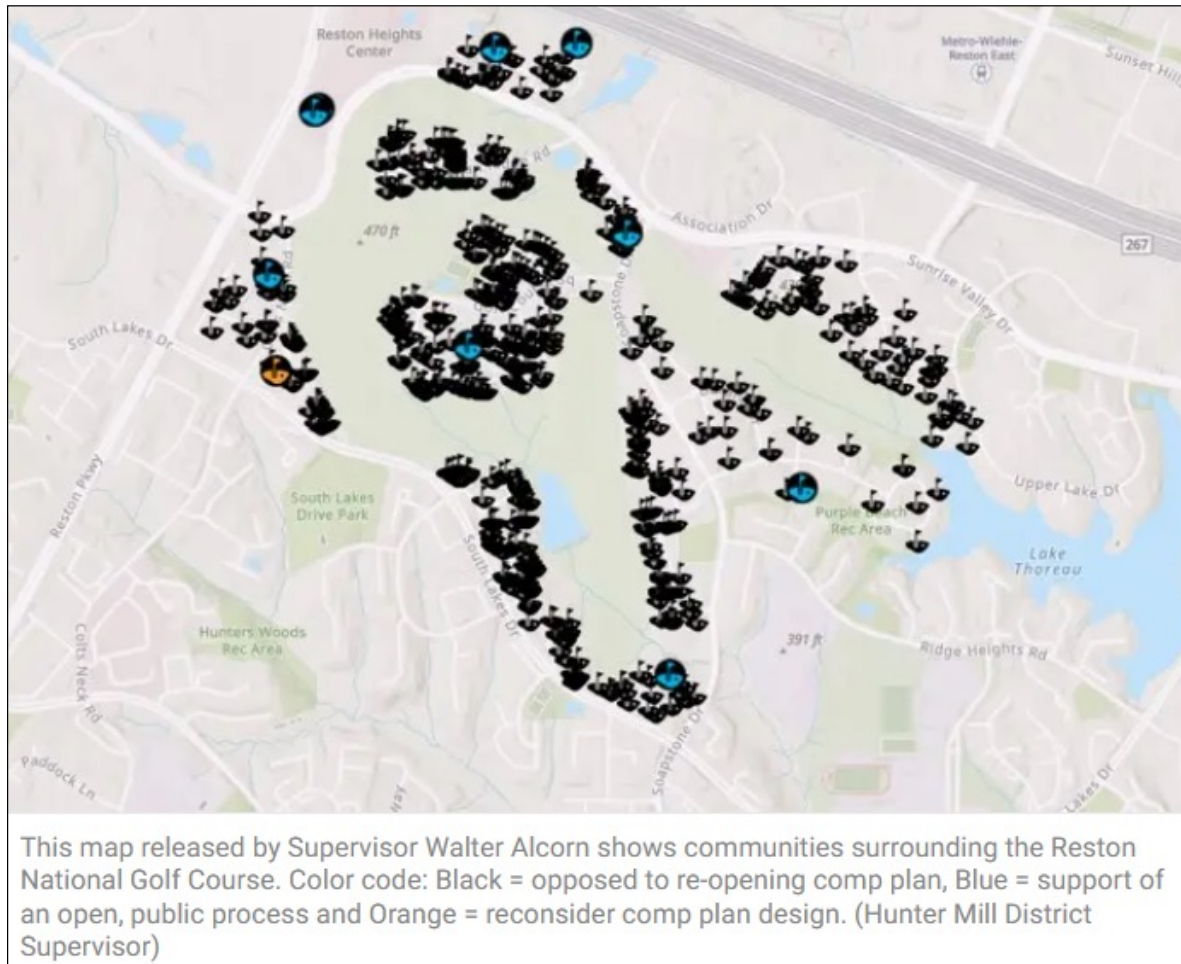


Figure 17: Office of the Hunter Mill District Supervisor printed in The Patch-Reston VA, September 26, 2022

However, the Owner notes that the limits of Supervisor Alcorn's map speak to the very narrow, geographically contained, and nakedly exclusive nature of the feedback he references. While it is noted that the majority of the 240 documented supporters of a continued conversation around this vision reside in and around Reston, and not exclusively immediately adjacent to the course, the Owner respectfully suggests that this widespread support speaks to the high-jacking of civil public discourse in Reston by a concentration of long-term residents who control established local civic organizations and social media platforms in Reston, positioned as outsized influencers drowning out alternative opinions of a wider stratum. We have found that there is a broad desire to level the playing field. Our strategy for the redevelopment of Reston National resonates with a broader group of residents. Their voices should not be of lesser value or volume than those immediately surrounding the Property given that their interests in the property are equal. A more inclusive conversation needs to be undertaken for those voices to be heard.

Should this SSPA nomination move forward, the Owner fully expects the broad and wide-ranging program of community outreach to continue, and should the nomination be approved, the Owner would move expeditiously to begin the requisite zoning entitlements processes.

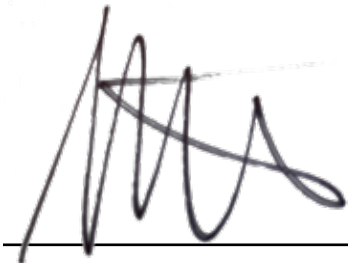


VII. Conclusion

Reston National Golf Course has been the focus of intense debate within the community going back more than a decade. While this Owner respects and understands the perspective of Reston National's immediate neighbors, we contend that, as wonderful as the game of golf is for the few who actually play it, a private pay-to-play golf course is the wrong use for this site in 2022 and moving forward. The investment in rail is transforming Reston along the transit station corridor parallel to the Dulles Toll Road, and that change cannot, should not, be limited to the TSAs. The genius of Bob Simon's founding principles is that they are intended to facilitate the on-going and stunning evolution of Reston, not to calcify Reston at any point in its history.

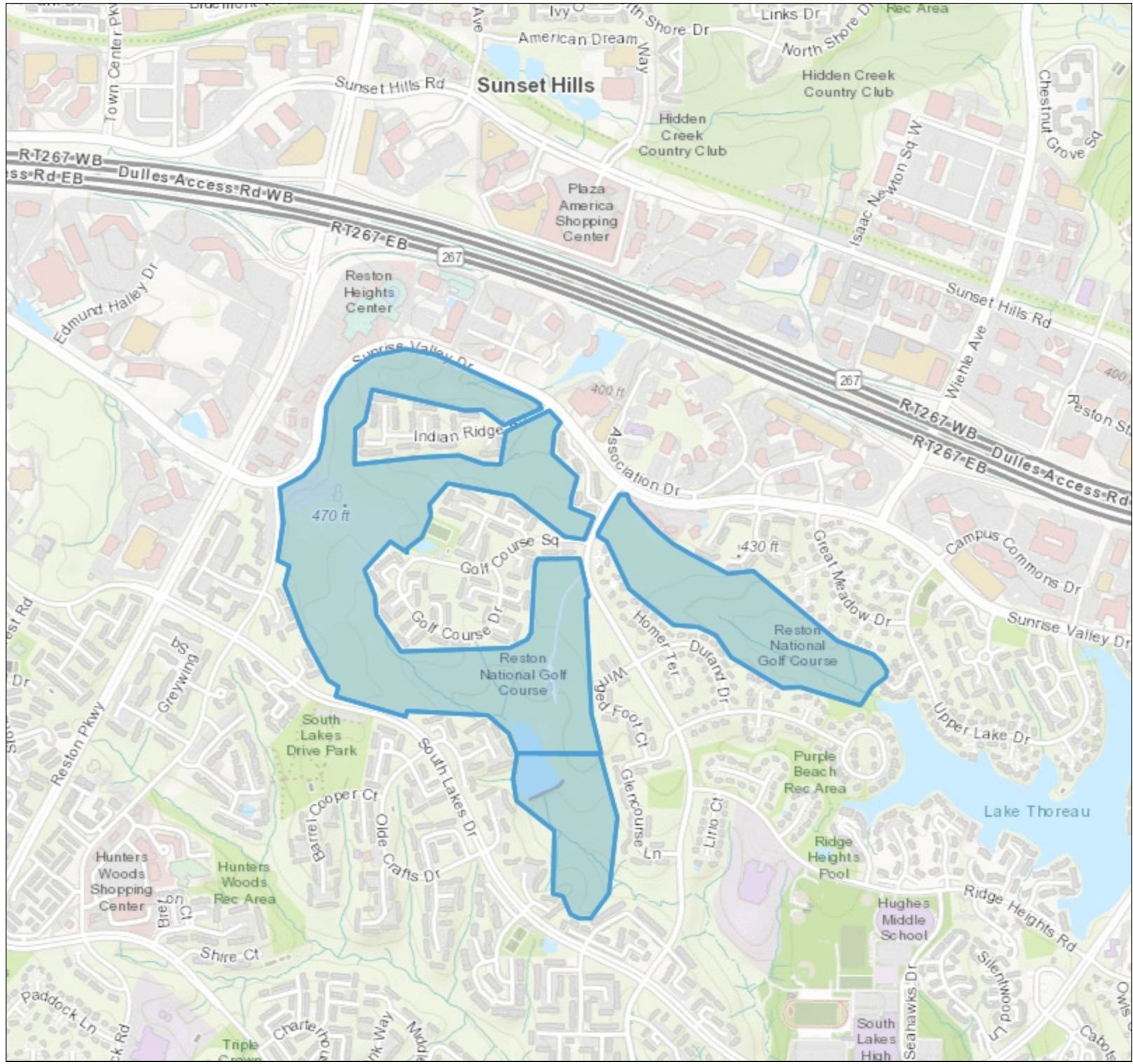
Given the size and proximity to Metro, the vision for Reston National encapsulated in this nomination is an important step in that on-going evolution. We thank you for your time and consideration of this nomination and we look forward to working with Fairfax County staff, the Planning Commission, and the Board of Supervisors as this process moves forward.

Respectfully submitted,

A handwritten signature in dark ink, appearing to be 'Steve Siegel', written over a horizontal line.

Steve Siegel, Virginia Investment Partners 2019 LLC

October 25, 2022



Reston National SSPA Nomination Map



Notes:

This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.



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Map produced: 9/28/2022



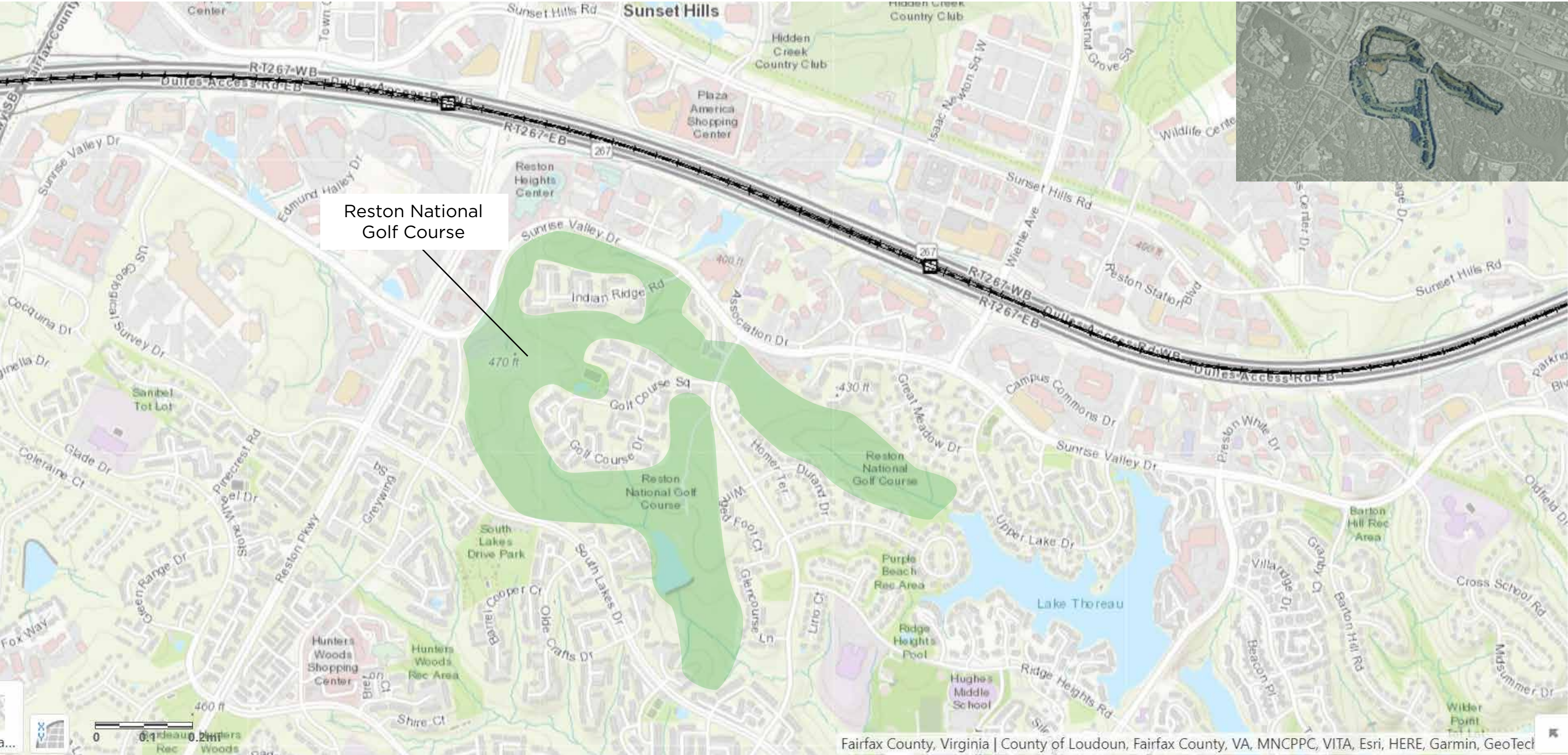
War Horse Cities

Site-Specific Plan Amendment – Reston National

Concept Plan Example

November 2022

Project Location Exhibit



Property Exhibit with Tax Map Information for all Parcels



TSA Context and Conceptual Plan

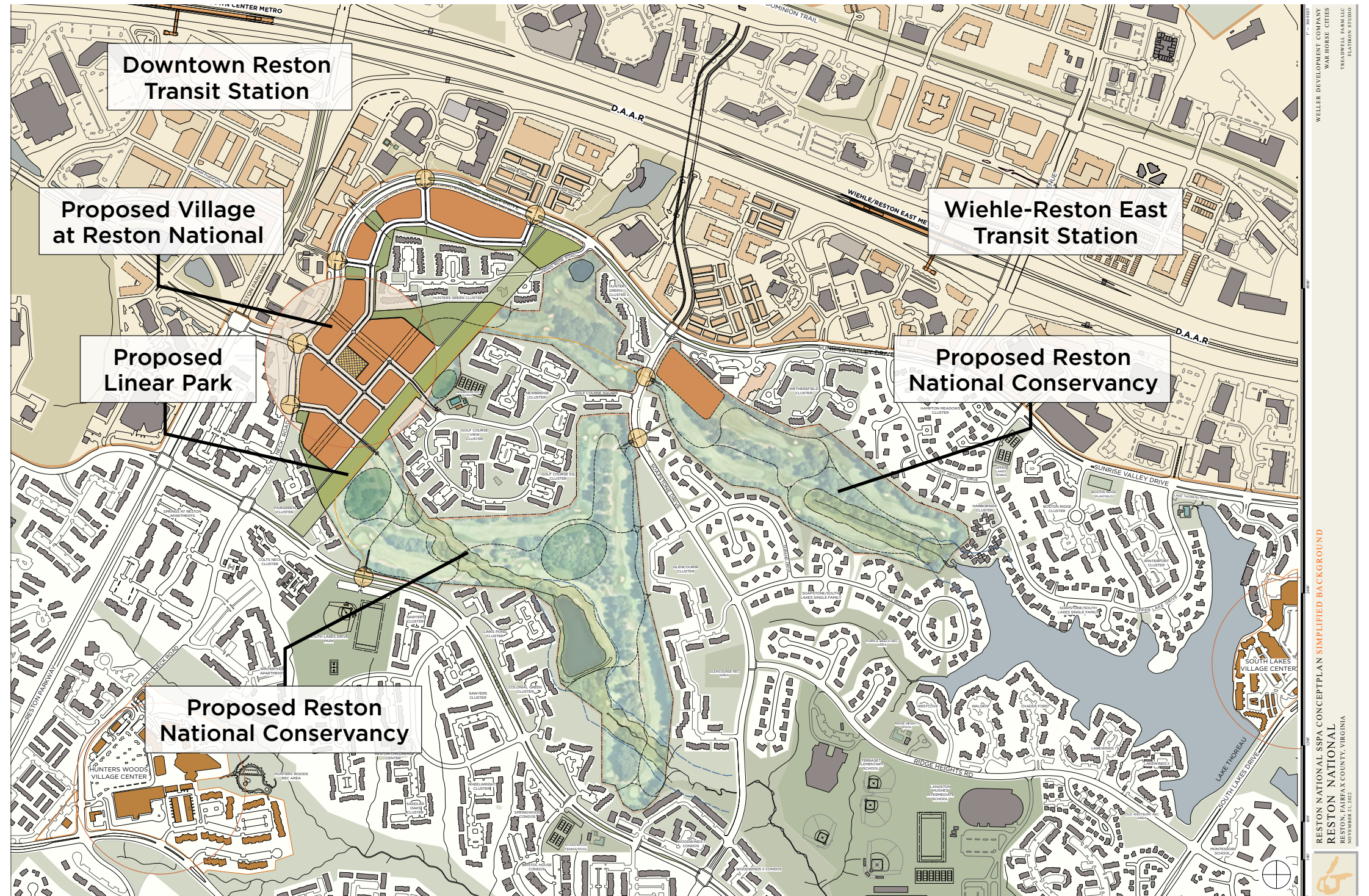
Reston's emergent Transit Station Areas and linking corridor are immediately adjacent to Reston National.

Both Reston Downtown and Wiehle East Transit Stations are within half mile radius of large portions of the property.

The proposed **Village** at Reston National can deliver a significant contribution to reduction of Fairfax County's affordable housing deficit in Reston, one of its most productive and rapidly expanding employment centers. It can provide walkable, neighborhood-focused amenities and open space to a growing urban/suburban population.

The proposed **Linear Park** will contribute cultivated native and agricultural and crucial pollinator fields, walkways and bike path.

A proposed **Conservancy** will add 100+ acres of restored natural settings, recreational areas and gathering spaces to the wider Reston community.



Key Concepts

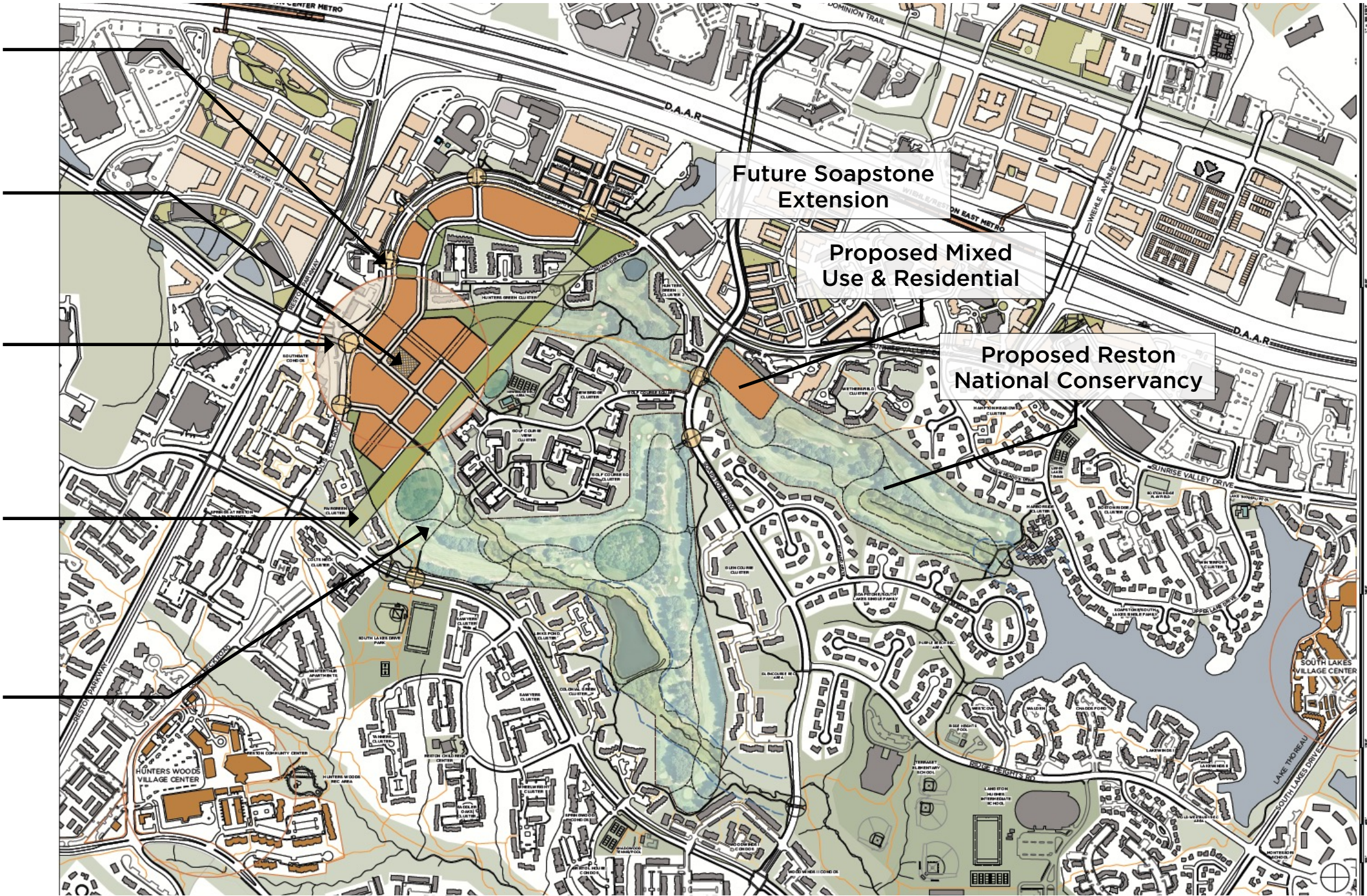
Multiple access points to the proposed Village are located along Sunrise Valley Drive

Village mixed-use and residential core is envisioned to have an internal street grid, smaller-scale blocks and central amenity.

Potential realignment or traffic circle at the Colts Neck Road / Sunrise Valley Drive intersection to facilitate traffic movement.

The Linear Park is the half-mile long seam between Village and Conservancy

Proposed Reston National Conservancy anchors and underscores the importance of the Soapstone extension as the only potentially safe and comfortable bicycle and pedestrian route between North and South Reston



Conceptual Land Use

The proposed **Village** at Reston National is envisioned to provide a walkable, small scale urban precinct of townhouse and multifamily residential development, cultural and neighborhood- focused retail and professional space. Gardens, play spaces and parks are integrated throughout the village.

A **Linear Park** to be developed atop the gas and utilities easement will provide consolidated opportunity for community agriculture and pollinator gardens as well as walkways and bike path.

The 100+ acre **Conservancy**, a restored natural park setting, is envisioned as the heart of the community — notably and equitably linked to the Village, clusters, single-family residences and new- comers within nearby TSAs, all are within easy walking and biking distance. Configuration, scale and accessibility enable a durable, living landscape that accommodates a wide range of recreation, gatherings and quiet enjoyment in nature.



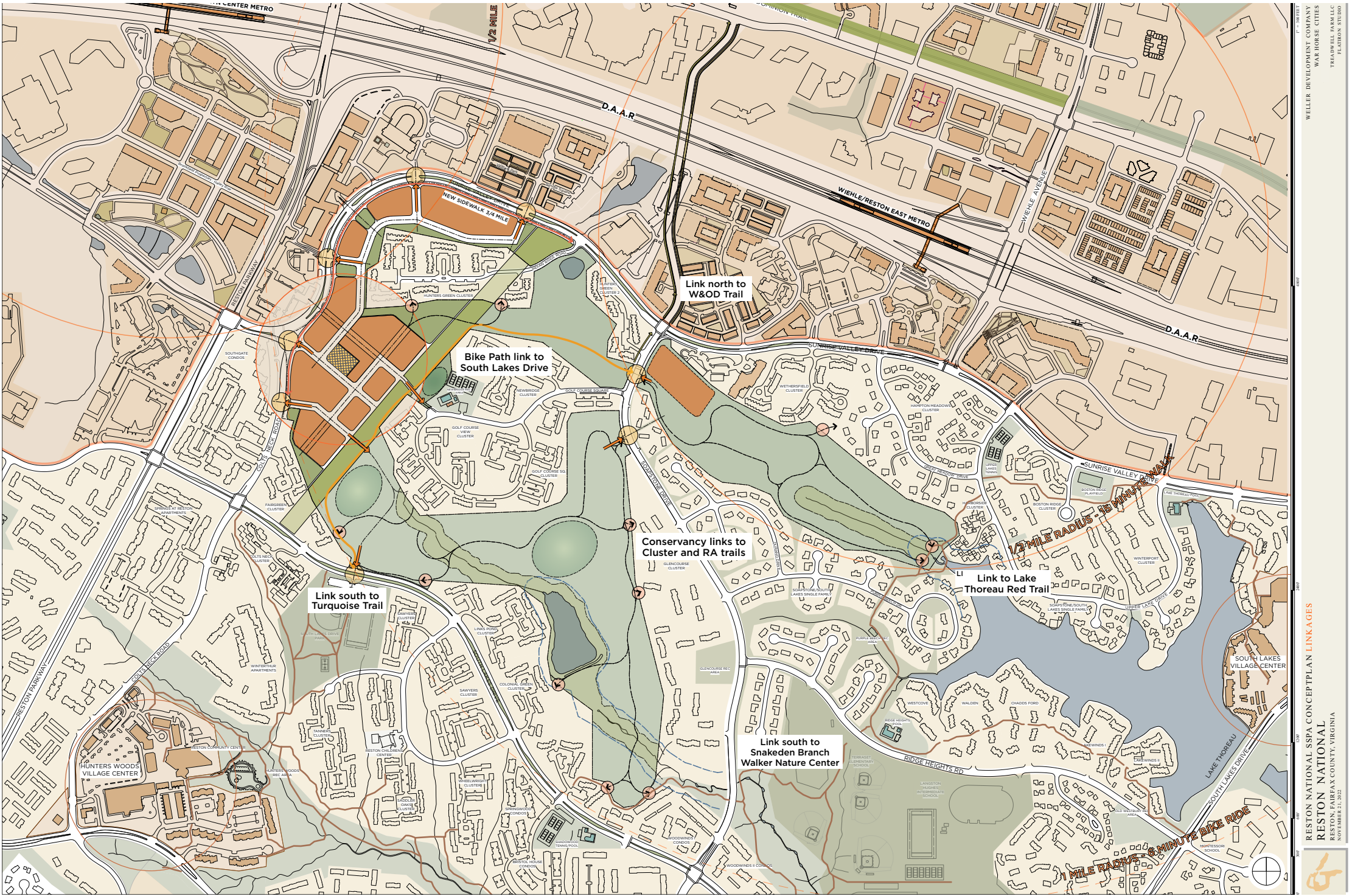
Linkages

As long as Reston National remains a private golf course, it will remain the largest physical barrier to efficient connectivity in South Reston. If repositioned, this property could provide the key “shortcuts” to the **two Metro stations within half a mile of the property**.

New village streets, sidewalks, bicycle and walking paths will enhance the outdoor experience, accessible throughout the Village, Linear Park and Conservancy; and **enhance route efficiency for Metro commuters**.

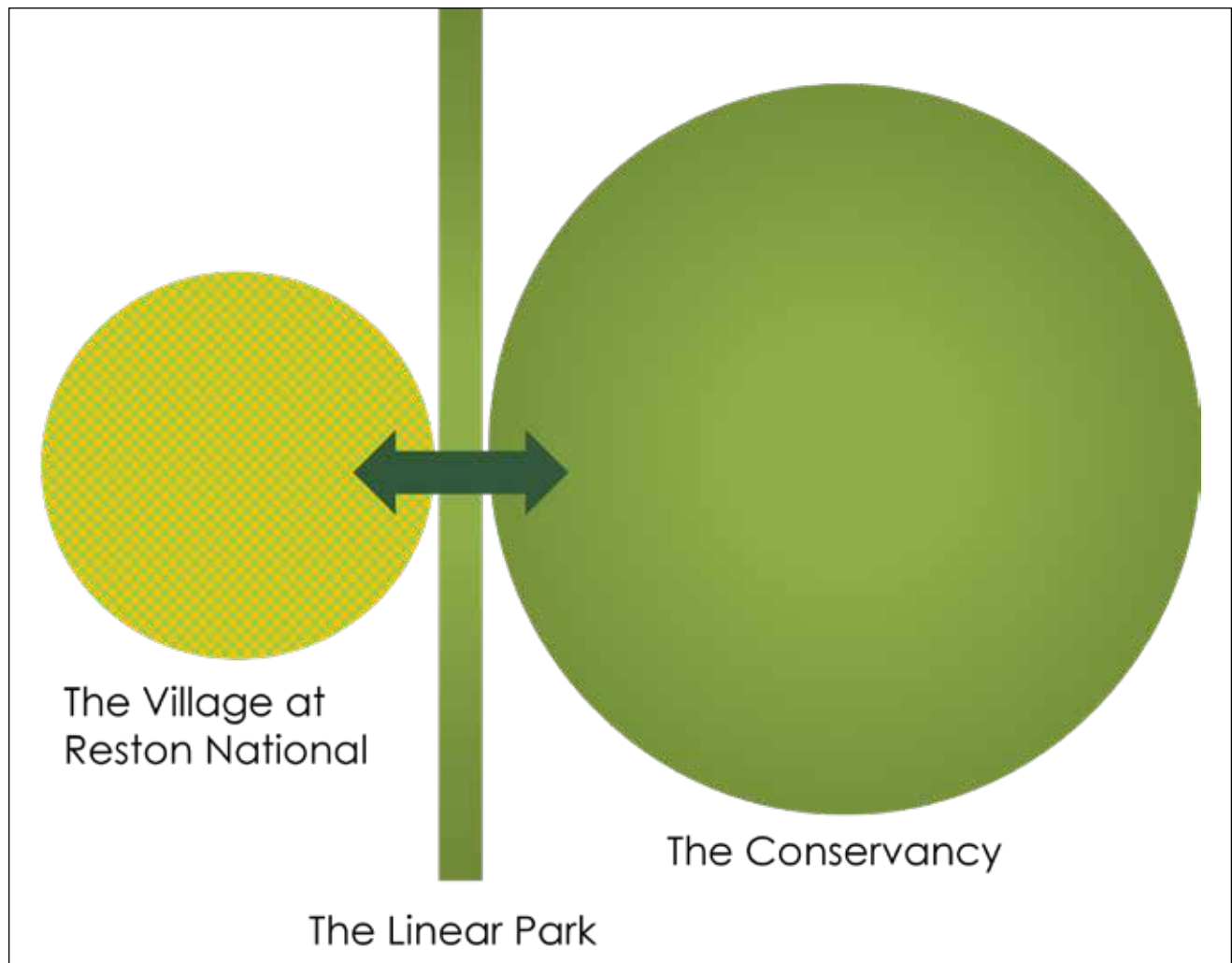
Non-vehicular linkages between proposed Village development, and adjacent clusters join a future where “historic districts” frame the new Conservancy and tie into an extensive **network of regional, Fairfax County and local trails**, and to Lake Thoreau or to the Snakeden Branch.

The future **Soapstone Extension** is the all-critical, sole safe multi-modal connection between the larger South Reston neighborhood to the regional **W&OD trail, Reston Town Center**, and North Reston per the County’s ratings of “comfortable” bicycle routes.



Vision for a Potential Redevelopment Concept: The Village and The Conservancy

Our vision for redevelopment of Reston National's 168-acres prioritizes connectivity and public-accessibility to new amenities which do not now exist within the neighborhood: a walkable, small scale mixed-use Village together with a self-funding 100+-acre self-funding Conservancy, seamed together by a distinctive half-mile-long linear park.



The Village at Reston National

The Village is envisioned as a series of Village-scale tree-lined streets and blocks scaled to embrace the existing housing clusters and knit them together with a new network of roads and open space and compatible contemporary housing. A series of open spaces will complement the scale and mid-century modernity of pre-existing neighborhoods with contextually-compatible mixed-use, single and multifamily development.

Adjacent to the Conservancy, the Village is envisioned as a transitionally-scaled, walkable mixed-use environment that could finally provide the conveniences and pleasures of daily living within minutes of existing and future residents.

Activated with pedestrians strolling to brunch at the café, restaurants, local shops and service providers, such as bakery and grocer, wine bar, offices and the cultural spaces that define enduring settings, the Village has the potential to become a new destination woven into the fabric of Reston National's neighborhood.

This would bring pedestrian-oriented community, conveniences, and services to the doorstep of current and future residents. Set on less than a third of the property, The Village will also offer an array of usable and accessible open spaces including gardens and parks, play areas, dog parks and for residents, neighbors and visitors alike, gathering spaces, the opportunity to enjoy the serendipity and seasonality of northern Virginia.





It is important to note that while the overall Reston National Golf Course is not currently heavily wooded, trees in various areas throughout the property are in extremely poor condition and in need of attention. This condition will be fully addressed through the redevelopment initiative, as the Owner and the County are aligned at preservation of tree canopy. At the same time, the overall vision includes the improvement of recreational facilities internal to the existing neighborhoods that line the golf course, many of which are obsolete or in disrepair. **This element of the plan would establish full synergy between the new and existing amenity areas and neighborhoods.**

The Linear Park

Running along the half-mile length of the Village's eastern boundary, from Sunrise Valley Drive to South Lakes Drive, a 150'-wide underutilized outdoor "alley" above a gas pipeline easement traversing the US from New Jersey to Texas, presents an untapped opportunity for the creation of a prototypical "library" of Virginia's multitude of native flora and fauna.

A potential partnering opportunity with Virginia's local botanical and academic resources, this stretch of land can become the nurseries for native plant materials, organic vegetable gardens and lightweight wildflower meadows to support monarch and pollinator migrations.

Alternating pollinator, native and organic gardens, and lightweight art installations are accessible via a series of soft surface walkways. This amenity will become a living, seasonally evolving seam between culture and nature; between the new Village at Reston National and The Conservancy, programmed jointly by The Conservancy, Village management and, potentially, the Greater Reston Arts Center.







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The Conservancy

The Conservancy is a **generational opportunity** to create a destination that honors the legacy and ideals of its founder, Robert Simon with a dedicated, permanent, publicly-accessible, self governing, self-funded open space and recreational amenities. A destination for the individual to embrace and become one with nature. This completes Reston and fully integrates the “live-work-play” community with a significant, amenitized open space for existing and future residents to enjoy, with covenants that will protect the property from being developed in the future. Elements of the Conservancy could include:

- Restored meadows and newly planted fields with native grasses and wildflowers including pollinator gardens with reserved space for expansion.
- Designed for non-vehicle conservation areas to enhance protection of mammal and avian habitat.
- A network of refurbished soft-surface and semi-hard walking/jogging/limited bicycling trails.
- A performance pavilion (permanent or evolving) program-driven and equipped with multimedia technology to support readings, open-air performances and readings.
- Covered pavilion(s) with balcony, restrooms, catering kitchen to enable use for various events. This facility will be positioned to maximize views.
- Up to three additional open-air pavilions set into the landscape to accommodate small gatherings, performances, and ceremonies.
- A series of five or six small-scale seating areas, set into the landscape, for quiet enjoyment and personal reflection in nature.
- Designated adventure walks and natural play spaces including “natural” splash pads and recreational elements.
- Community gardens and a larger farming section for growing flowers/vegetables in an inter-active environment.
- A fenced, off-leash dog park with dog washing station.
- A waterfront pier, boat house and gazebo with kayak rentals
- Newly planted native deciduous and evergreen trees planted throughout the property to restore tree canopy for enhanced shade and cooling along trails, seating areas, play spaces, etc.

Bordering the Conservancy, an existing legacy Reston Association recreational facility on Reston Association property could be refurbished and updated for use by the neighboring legacy residential communities. This amenity includes swimming pool/deck area, locker rooms, four contiguous tennis courts, and equipment storage. This facility would be re-landscaped and newly lighted in a manner consistent with the wildlife habitat objectives of the Conservancy.

Clifford, Brian

From: Steve Siegel <ssiegel@wellerdevco.com>
Sent: Tuesday, October 25, 2022 2:48 PM
To: Clifford, Brian
Cc: Scott Plank; Steve Jennings; Marc Weller; Matt Rienzo; Thomas Maulding

EXTERNAL MESSAGE

October 25, 2022

Planning Division
Fairfax County Department of Planning & Development
12055 Government Center Parkway, 7th Floor
Fairfax, Virginia 22035

Re: Site-Specific Plan Amendment Nomination for Reston National Golf Course

To Whom it May Concern:

I am a representative for the Owner of the properties located at the referenced tax map numbers, and we are also the Nominator for a Comprehensive Plan Amendment land use change as part of the 2022-2023 Site-Specific Plan Amendment (SSPA) process. I have reviewed the subject nomination and consent to the property being submitted for consideration, and hereby authorize DLA Piper to represent us in the SSPA process. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,

Steven Siegel, on behalf of

Virginia Investment Partners 2019 LLC



STEVE SIEGEL

Weller Development Partners

4500 East-West Highway #550
Bethesda, MD 20814

m: [202.302.7629](tel:202.302.7629)
WellerDevelopment.com

SITE-SPECIFIC PLAN AMENDMENT - RESTON NATIONAL GOLF COURSE

EXISTING AND PROPOSED COMPREHENSIVE PLAN LANGUAGE

Existing Comprehensive Plan Language

The Reston National [Tax Maps 17-4 ((11)) 4A, 26-1 ((6)) 96, 97, 26-2 ((2)) 8, 26-2 ((3)) 8B, and 26-2 ((5)) 4] and Hidden Creek Country Club [Tax Maps 17-2 ((1)) 19, 17-2 ((24)) 1, 17-4 ((1)) 11, 17-4 ((2)) (37) 2, and 17-4 ((10)) 2] golf courses are planned for private recreation uses, more specifically to remain as golf courses. For further guidance, see the Parks, Recreation, and Cultural Facilities section.

Proposed Comprehensive Plan Language

The owners of Reston National wish to have an open community dialogue to discuss adding the following redevelopment option to the Comprehensive Plan:

A portion of Reston National's 168 acres, located predominantly to the west of the existing TRANSCO gas easement, may be developed with a mixed use village, to include a mix of retail uses and low- to mid-rise residential (including a substantial workforce housing component for first-responders, teachers, nurses, etc), accompanied by a linear park along the gas easement and the permanent preservation of the remaining approximately 100 acres located to the east of the gas easement as publicly accessible open space/nature conservancy.