



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-HM-011
Supervisor District	Hunter Mill
Parcel ID Number(s)	17-4 ((10)) 2, 17-4((2))(37) 2, 17-4 ((1)) 11, 17-2 ((24)) 1, and 17-2 ((1)) 19
Parcel Address(es)	1711 Clubhouse Road and 11800 North Shore Drive, Reston, VA 20190
Nominator	Mark Looney, Cooley LLP (Agent)
Plan Map Designation	Private Recreation, RPC
Comprehensive Plan Recommendation for Nominated Property	Private recreation use/golf course.
Proposed Land Use	Other
Summary of Proposed Comprehensive Plan Change	Public park/golf course and residential uses. Please see the Statement of Justification.



Mark C. Looney
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October 27, 2022

Leanna O'Donnell, Director
Department of Planning and Development - Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035

**Re: Hidden Creek Country Club – Statement of Justification
Site Specific Plan Amendment Nomination**

Dear Ms. O'Donnell and County Staff:

On behalf of HCCC Manager LLC (the "Applicant"), we are pleased to submit a Site-Specific Plan Amendment ("SSPA") Nomination for the Hidden Creek Country Club property (the "Property"). The Property includes 164 acres in the heart of Reston and is identified as Tax Maps 17-2 ((1)) 19, 17-2 ((24)) 1, 17- 4 ((1)) 11, 17-4 ((2))(37) 2, and 17-4 ((10)) 2.

The Comprehensive Plan designates the Property as a private recreation use/golf course. However, in this capacity, it no longer contributes appropriately to the live, work and play principles on which Reston was based and it has the potential to contribute so much more to the residents of Reston and Fairfax County than this designation permits. Further, as development activity continues to be spurred by the Silver Line extension and Reston and Fairfax County evolve, so must the community-serving facilities that are essential to ensuring a balance is maintained between continued population growth and the need for public access to open space, recreation amenities, trails and a range of housing options. The SSPA process provides the opportunity to consider the important role that the Property can serve in ensuring this balance while creating a unique and accessible community asset.

The Applicant has created a compelling vision for the Property. As depicted on the enclosed Concept Plan, the Property could deliver (i) over 100 acres of beautiful, publicly-owned park space with active and passive recreational amenities to serve current and future residents in Reston's three transit station areas, (ii) miles of new trails to augment Reston's private trail network, (iii) meaningful environmental improvements, and (iv) important affordable, market and attainable housing options to complement the surrounding neighborhoods. In doing so, the Property will assist the County in achieving other important policy goals and objectives.

Despite the potential for the Property to be an important part of helping achieve the County's goals and objective given its size, location and current under-utilization, its land use designation has not been the subject of deliberations as part of the ongoing Reston Comprehensive Plan Study by the Study's Task Force. However, given the significant opportunities presented by the Property and the importance of Reston to Fairfax County as a whole, the SSPA process provides an



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appropriate mechanism to reconsider the Property's land use. This view is consistent with recent remarks made during a Board of Supervisors Land Use Policy meeting on October 4, 2022, noting that what happens in Reston has significance to the rest of the County, and countywide input into Reston's planning is appropriate.

I. Background

Hidden Creek Country Club

In 1964, before the first residents had moved into Reston, the North Shore Golf Course opened on the Property. The golf course was planned primarily for use by Reston residents, thereby contributing to Reston becoming a live, work and play community. As evidence of golf's popularity in the 1950's and 1960s, Reston was originally envisioned to include two 18-hole golf courses and three 9-hole golf courses with perhaps an anticipation that all such courses would contribute to the County's overall inventory of recreation facilities available to meet the needs of the community.

However, only two golf courses were ultimately constructed in Reston. Furthermore, for over 50 years the Property has been operated as a private country club for the exclusive use of its members; the Hidden Creek Country Club currently has only ~500 members. Additionally, the number of members of the Country Club who reside in Reston has gradually declined; today a significant percentage of the membership lives outside of Reston, with approximately 30% living in neighboring Loudoun County. These facts call into question what benefits the Property provides to the Reston community in its current form and how it could better contribute to Fairfax County, generally, and to Reston's live, work and play ethos, specifically.

Despite aggressive changes to the membership fee structure in recent years, the Country Club has not been able to compete with surrounding public and private golf facilities given certain realities of the course and clubhouse facilities. In fact, while other proximate country clubs in Fairfax and Loudoun Counties can require substantial initiation, assessment and membership fees, the Hidden Creek Country Club cannot. The reality, therefore, is that the combination of weakening economics and competing country club and golf course options, together with ongoing and significant need for capital reinvestment not supported by current revenue, means the Country Club's future in its current form is shaky, at best. As recognized by Robert E. Simon in his design principles for Reston as a whole, the Country Club must be a financial success if it is to add value to the community. Absent that, both Fairfax County and Reston are better served by a reimagining of the Property with a combination of an over 100-acre public park and an appropriate number of residential units to better balance the Property's economic viability with the current and future needs of County residents.

The ongoing growth of Fairfax County

Through the County's significant investment in the Silver Line extension and the replanning of the applicable Transit Station Areas, the Board of Supervisors made the wise policy decision to direct future residential growth to Tysons, Reston and Herndon, where the transportation infrastructure could accommodate it. Indeed, the County expects Reston to see a significant population



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increase over the next 30+ years. Since the adoption of the Transit Station Areas Plan amendment in 2014, the Board of Supervisors has already approved over 16 million square feet of residential floor space and Fairfax County anticipates that Reston's population could grow from 66,574 in 2021 to 74,197 in 2026; an increase by almost 11.5% over only five years. Similarly, Reston is also enjoying substantial employment growth with over 12 million square feet of additional non-residential development approved by the Board of Supervisors since 2014. Indeed, as Supervisor Lusk noted during a Board of Supervisors Land Use Policy meeting on October 4, 2022, Reston could potentially overtake Tysons as Fairfax County's most important business center. This is consistent with Supervisor Alcorn's comments during the same meeting that in 2021 Reston led the nation in the absorption of new office space.

With this ongoing growth comes a need to carefully consider the long-term needs of residents and employees to access public open space, parks, play areas, trails, and playgrounds. Notably, the current Comprehensive Plan for Reston identifies a need to add up to 12 athletic fields in Reston to serve future county residents living in the Silver Line corridor, yet locations for only two such fields have been identified and/or proffered to date, leaving the County short 10 ballfield locations. These are exactly the types of amenities that could be provided on the Property through the proposed SSPA review.

II. Redevelopment Opportunities

Concept Plan

The SSPA process provides an excellent mechanism to fully evaluate the important opportunities that could be created from the redesignation of the Property. This nomination focuses on a Concept Plan that the Applicant has created and is rooted on important County goals and policies. However, we are aware that there may be additional options for the use of the Property beyond what the Applicant has envisioned, and we would be pleased to consider them.

Stakeholder outreach undertaken by the Applicant has already allowed a number of comments and concerns relating to the Property's reuse to be addressed. For example, the Concept Plan allows over 100 acres of the Property to be maintained as recreational open space, preserves its openness, and protects attractive views for owner-occupied residences abutting the Property. It would also allow and invite the public to use and enjoy a property that, historically and has largely been off-limits to everyone except those able to afford the Country Club's dues.

The Concept Plan includes the following:

- Active and passible park space serving all members of the community

The redesignation of the Property would allow the creation of over 100 acres of public park space owned and/or operated/programmed by the Fairfax County Park Authority (FCPA). Doing so will create equitable access to parks, open spaces and recreational opportunities for the entire Fairfax County community and increase walkable access to park entrances. Further, a variety of potential amenities could be added to the park to promote healthy neighborhoods and connect the community to recreational opportunities, such as:



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- Spaces for active and passive recreation
- A playground similar to the popular Cleminjontri Park in McLean
- Public gathering spaces
- Dog park
- Fitness area serving senior citizens
- Public gardens and grow areas
- Natural spaces containing wildflowers and pollinator plants
- Public art

Additionally, the park also provides an opportunity for more active recreation spaces to meet identified County needs, such as the goal of providing 10 additional ballfields to serve residents in the Transit Station Areas and beyond. The park also could include a modified golf course as desired or requested by the Park Authority.

Should the County desire a publicly owned golf course instead of a public park on the ~100 acres, the Property could provide a high-quality facility to complement the seven existing Park Authority courses. Those existing courses are predominantly located in the central or southern areas of the County, and a public golf facility on the Property would allow a much broader portion of the County's population to be served. Development of the remaining portions of the Property could help to fund whatever programmatic elements FCPA elects to pursue.

- Improved Pedestrian and Bicycle Mobility

The proposed redesignation of the Property will also create equitable access to trails for the entire community. As depicted on the Concept Plan, the Property could include the construction of miles of new trail connections to and through the Property. In addition to being recreation amenities themselves, these new trails will create improved connectivity between Reston's existing neighborhoods and village centers and facilitate pedestrian and bicycle access to the Wiehle-Reston Metro Station.

The Concept Plan also envisions a direct connection to the Washington and Old Dominion Regional Trail, on the southern edge of the Property. Together with the new internal trails, this connection will provide access from the Property to and from a range of important destinations within Reston and beyond (see the enclosed Reston Destination graphic).

- Significant Environmental Improvements

Protecting, preserving and enhancing its diverse natural areas remains a central planning principal in Reston. Through the replanning of the Property, a variety of improvements will contribute directly to this effort, including preserving and enhancing natural habitats, and providing land and/or facilities to correct upstream flooding associated with Pond 913 along Sunset Hills Road. The Property also provides additional opportunities for the daylighting of piped streams, restoration of Resource Protection Areas and the conservation of the Colvin Run tributary of Difficult Run.

Importantly however, the Applicant's vision is for these environmental improvements to be implemented in a public park, where they can allow residents to connect with nature in their community not only visually, but also physically.

- Attractive Housing Options

Currently, more than 70% of Fairfax County's land area is planned and/or zoned for single family houses on lots one acre or greater in size. This artificial limitation on the supply of available housing drives up the cost of providing housing on the remaining 30% of available land, making it harder for young professionals and new families to secure home ownership opportunities. In turn, traditionally under-represented populations are disproportionately impacted by the severely limited supply of new homes constructed in the County each year.

To help address this disconnect, the Concept Plan identifies two Residential Development Parcels that could offer a range of housing types at multiple price points, including options for affordable and workforce housing units, small-lot single-family detached homes, stacked townhouse units and condo flats, all with direct access to a beautiful public park and recreational amenities (see enclosed examples of potential Diversity of Housing). In addition to providing programmatic affordable housing, the Residential Development Parcels could address the "missing middle" by implementing smaller units that are "affordable by design". These diverse unit types would place home ownership in reach of a segment of the housing market that frequently is forced to rent rather than own their home. Under the right circumstances, the existing Charter Oaks Apartments also could be incorporated into the overall Masterplan to provide even more opportunities to increase the supply of dedicated affordable housing.

None of the Residential Development Parcels abut existing, owner-occupied residences. One group of Residential Development Parcels is proposed be located in the northeastern area of the Property, between the existing Fairway Apartments to the north and Charter Oak Apartments to the south. It would also extend onto the portion of the Property that is currently developed with the Country Club's parking, swimming, tennis and clubhouse facilities. The second are of Residential Development Parcel would be on the southern edge of the Property, adjacent to the Washington and Old Dominion Trail and residential development to the east.

The Residential Development Parcels are envisioned as vibrant residential neighborhoods that complement the surrounding communities while creating options for attractive, modern housing close to employment centers, transit stations and recreational and other amenities. Fairfax County's "One Fairfax" policy promotes land uses that accommodate people of all ages, physical abilities, and economic circumstances, and households of all sizes and stages of family life, and the Property could provide an important contribution toward that objective.

- Alternative Land Use Options

While this nomination has focused on the vision for the Property created by the Applicant, the SSPA process provides the ability to consider other opportunities provided by the Property. As discussed above, this could include the retention of an 18-hole or reduced-



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size golf course outside of the Residential Development Parcels. It could also potentially accommodate other needs of the growing community, such as a public-school site, churches, athletic field(s) and the like.

III. Relationship to Existing Policies and Objectives

The proposed redesignation of the Property is in direct conformance with a wide range of County policies, goals and objectives, a number of which are summarized below.

As set out in the Comprehensive Plan's recommendations, projects in Reston will be evaluated based on their ability to meet specific planning principles. Importantly, the Applicant's proposal directly responds to several of them. It will create over 100 acres of public park, preserve natural resources, and improve access to the natural environment. The thoughtful design of the Applicant's vision will also ensure the compatibility of on and off-site uses (Principles 1 and 2). While much of the new development in Reston is appropriately being focused on the TSAs, the proposal will also allow it to continue to offer attractive suburban, as well as urban lifestyles, to existing and new residents outside of the TSAs, but within 0.5 miles of the Wiehle Metro Station. Further, it also provides the ability for new affordable, workforce, market, and attainable housing to be accommodated in Reston in a suburban setting. Providing this diversity of housing types will allow Reston to continue to accommodate people of all ages, physical abilities and economic circumstances together with households of all sizes and stages of family life (Principles 4 and 7). A significant aspect of the proposal will also be its transformation from the Property being private and utilized by only a minority of County citizens, to accessible by the public and providing expansive areas of open space and a variety of recreational opportunities. Trails envisioned through the Property will also complement the existing Reston Blue Trail and provide increased mobility and connectivity between surrounding communities and to important destinations in Reston (Principles 8 and 9).

The SSPA proposal also advances the objectives of the County's Policy Plan. In addition to assisting the County in maintaining a supply of land sufficient to meet the need for housing, recreational and leisure activities (Comprehensive Plan Land Use Objective 3) it will also contribute to Reston providing a diverse housing stock with a mixture of unit types and sizes to enhance opportunities for County residents to live in proximity to their workplace and/or mass transit (Objective 4). The modest number of residential units envisioned on the Property and their appropriate locations are in conformance with Objective 8.a by protecting and enhancing existing neighborhoods in Reston and proposing compatible uses and densities.

The proposed redesignation of the Property further promotes appropriate transitions to abutting and adjacent uses, offers similar setbacks and bulk/mass compared to surrounding uses, provides access to new open spaces and will allow important affordable housing options (Residential Development Criteria 1.c, 2, 7). It respects the environment by protecting water features and accompanying Resource Protection Areas and will help to optimize stormwater management (Residential Development Criteria 3, 4).

As acknowledged by the Comprehensive Plan Housing Policy Plan, there continues to be an insufficient supply of price-appropriate rental and for-sale housing in Fairfax County for all income



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levels, and higher densities can help to support housing affordability as the prices of new homes and the rents of new apartments are directly related to allowable density. Housing is needed, and even a modest amount of housing – greater than the lowest density planned in the County - will help achieve this goal (Comprehensive Plan Housing Objective 2.a; Land Use Objective 3, 4a). The Nomination advances the Housing Strategic Plan by advancing strategy B.7 by allowing for “Missing Middle” housing types, as noted on page 15.

The Parks and Recreation guidelines of the Policy Plan are also directly related to the Applicant's proposal, which will assist the County and FCPA in addressing current and future park and recreation needs and thoughtfully balancing quality recreation opportunities with the protection and preservation of natural resources (Parks and Recreation Objective 1)

The SSPA proposal for the Property is also in accordance with the applicable priorities in the County Strategic Plan, Housing Strategic Plan, and Economic Success Plan, advancing the goals of the County Strategic Plan in several ways. It will also further the Key Themes of Placemaking and the Community Outcome of Economic Opportunity (Strategic Plan, pg. 8,9) by responding to market demand and regional need for housing and creating a transit-accessible place where members of the community want to gather (Strategic Plan EO 4, pg. 17; EO 12, pg. 18; H 2, pg. 31). Furthermore, it promotes the Key Theme of Sustainability by offering new residents access to nature, parkland and recreational amenities and experiences, while preserving tree canopy, habitats and stream corridors (Strategic Plan, pg. 14; HNL 22, pg. 35; E.7, pg. 28). Being centrally located in Reston, the Property's proximity to transit and employment, combined with proposed connectivity improvements will increase transportation options for future residents and promote walking and biking options (Strategic Plan E.2, pg. 28; H 2, pg. 31; HNL 22, pg. 35; MT 1, MT 2, MT 5, MT 9, pg. 42). The Nomination responds to a county-wide shortage of housing and provides different types and affordability of housing near transit (HNL 1, 3, pg. 34).

IV. Summary

For the reasons discussed above, we respectfully submit that the existing Comprehensive Plan designation for the Property:

- Has outlived its purpose as a place for just Restonians to live, work and play.
- Serves only a small portion of the community, a significant portion of the current private membership resides outside Reston.
- Ignores the vast potential of the Property to accommodate a wide range of park space, active recreation spaces, environmental improvements, trails and an appropriate level of attractive housing options to the benefit of Reston and the County.



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In light of the foregoing, we respectfully request that the Property is accepted into the SSPA process and is fully evaluated by Staff, the Planning Commission and Board of Supervisors.

Sincerely,

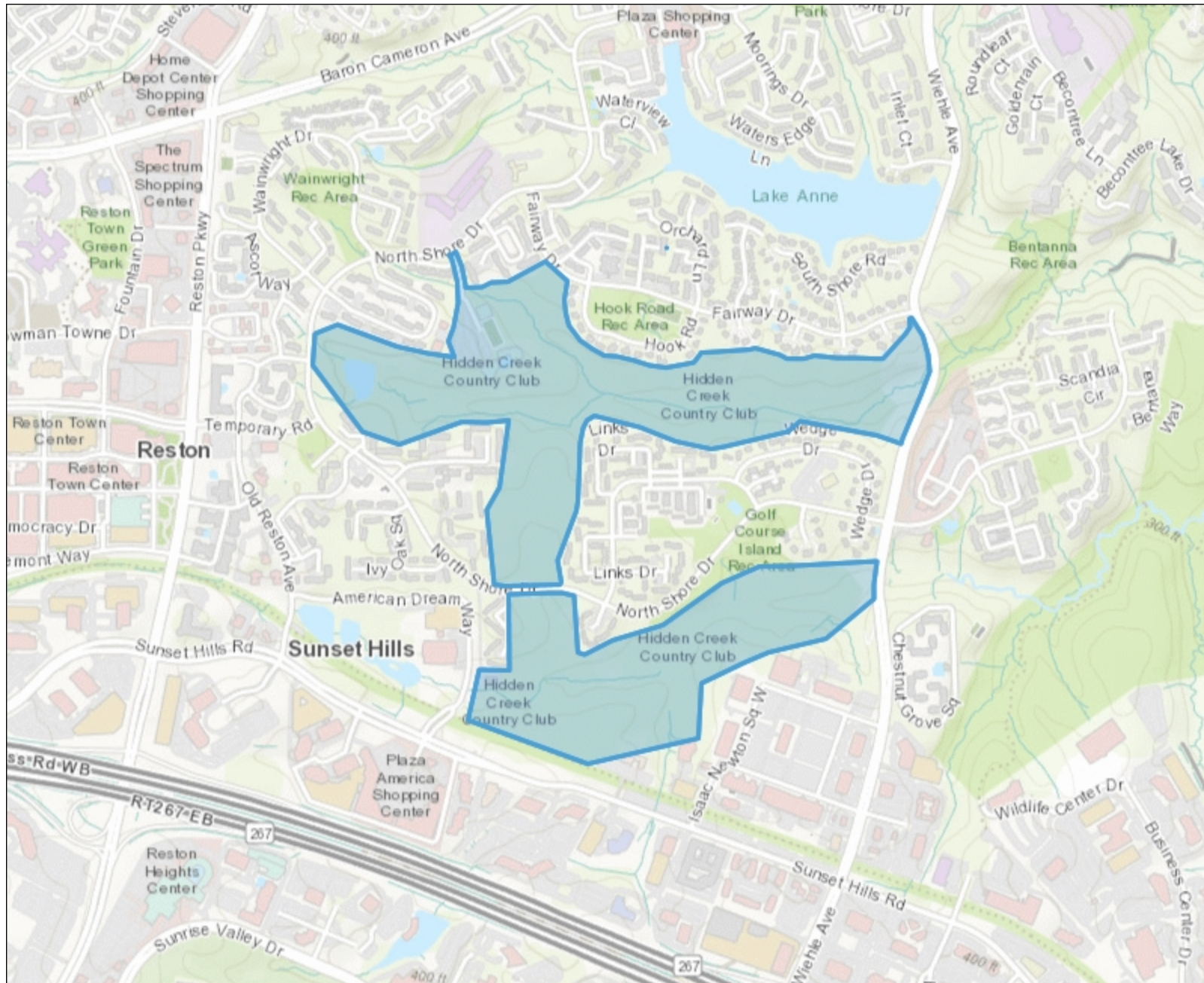
A handwritten signature in blue ink, appearing to read 'Mark Looney', is written over the word 'Sincerely,'.

Mark Looney

276849354 v1



Hidden Creek SSPA Nomination Property Map



0 0.57 1.1 Miles

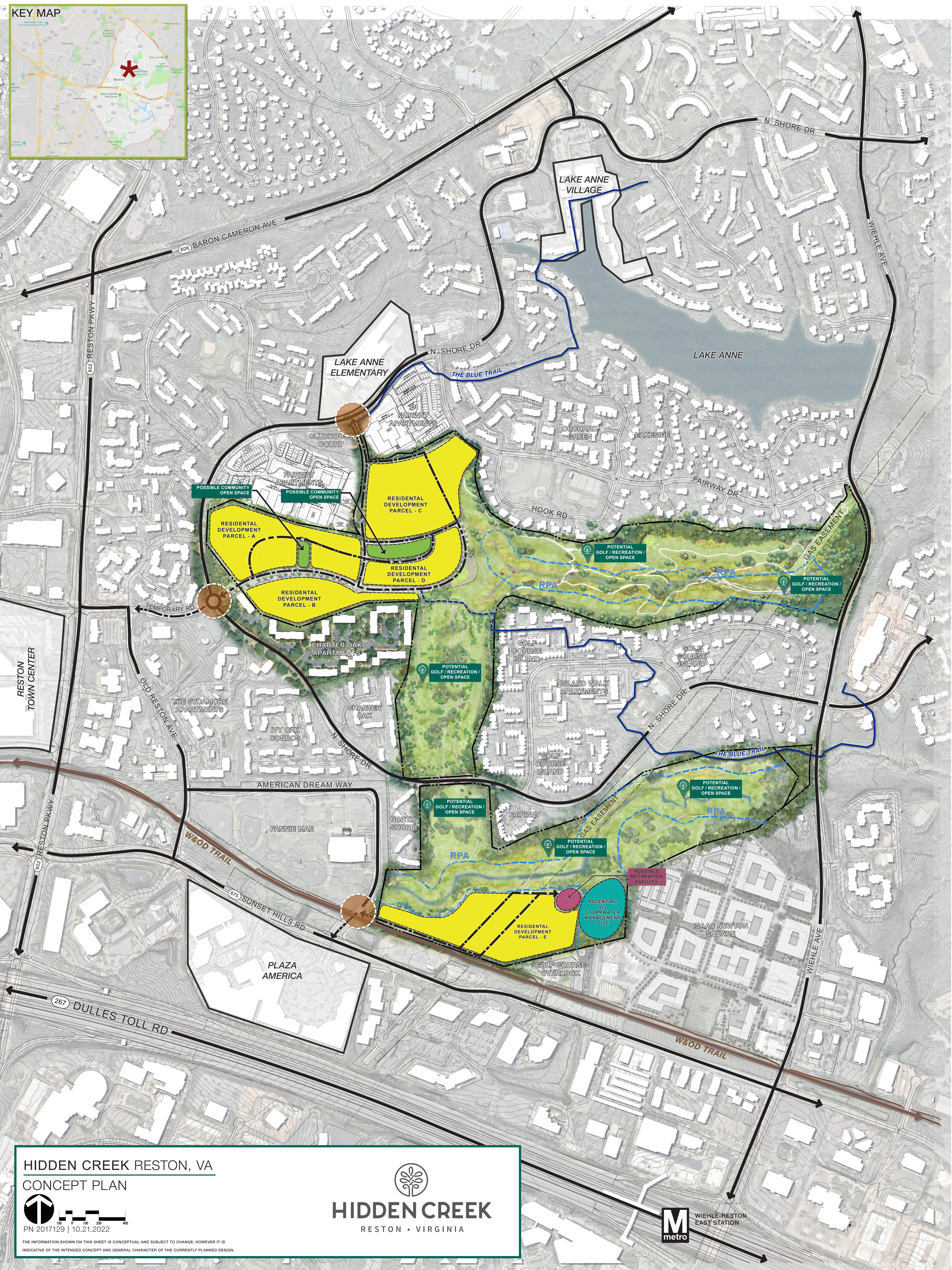
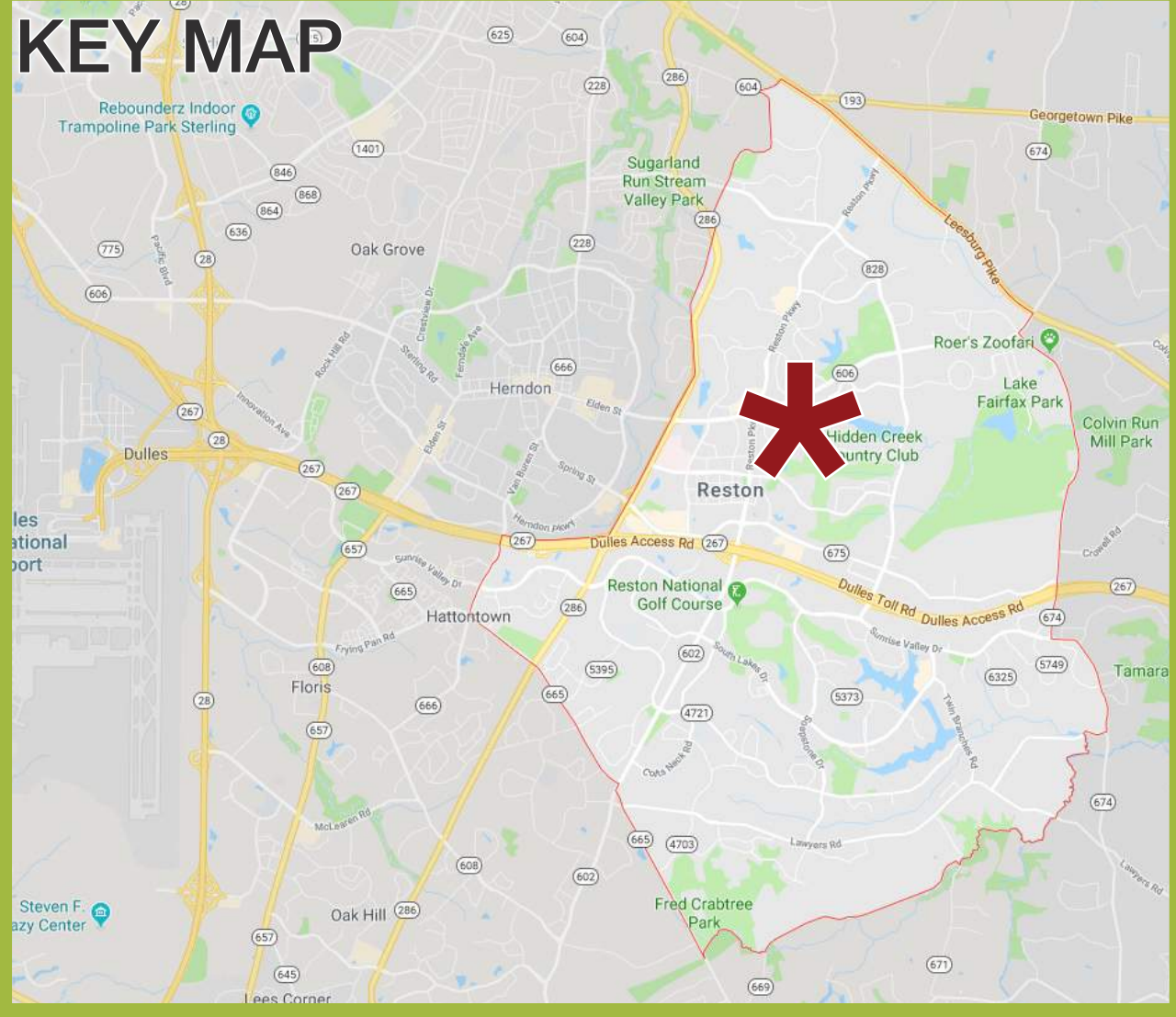
This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.



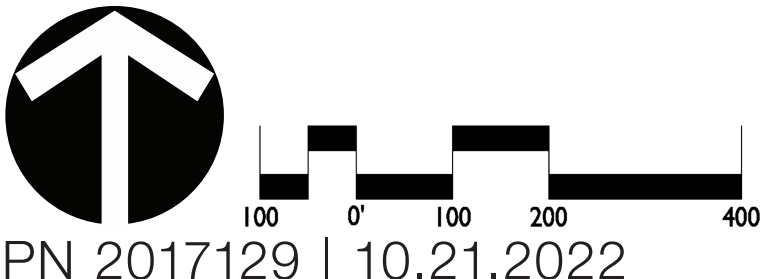
Legend

Notes:

Map produced: 10/27/2022



HIDDEN CREEK RESTON, VA
CONCEPT PLAN



THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE; HOWEVER IT IS INDICATIVE OF THE INTENDED CONCEPT AND GENERAL CHARACTER OF THE CURRENTLY PLANNED DESIGN.



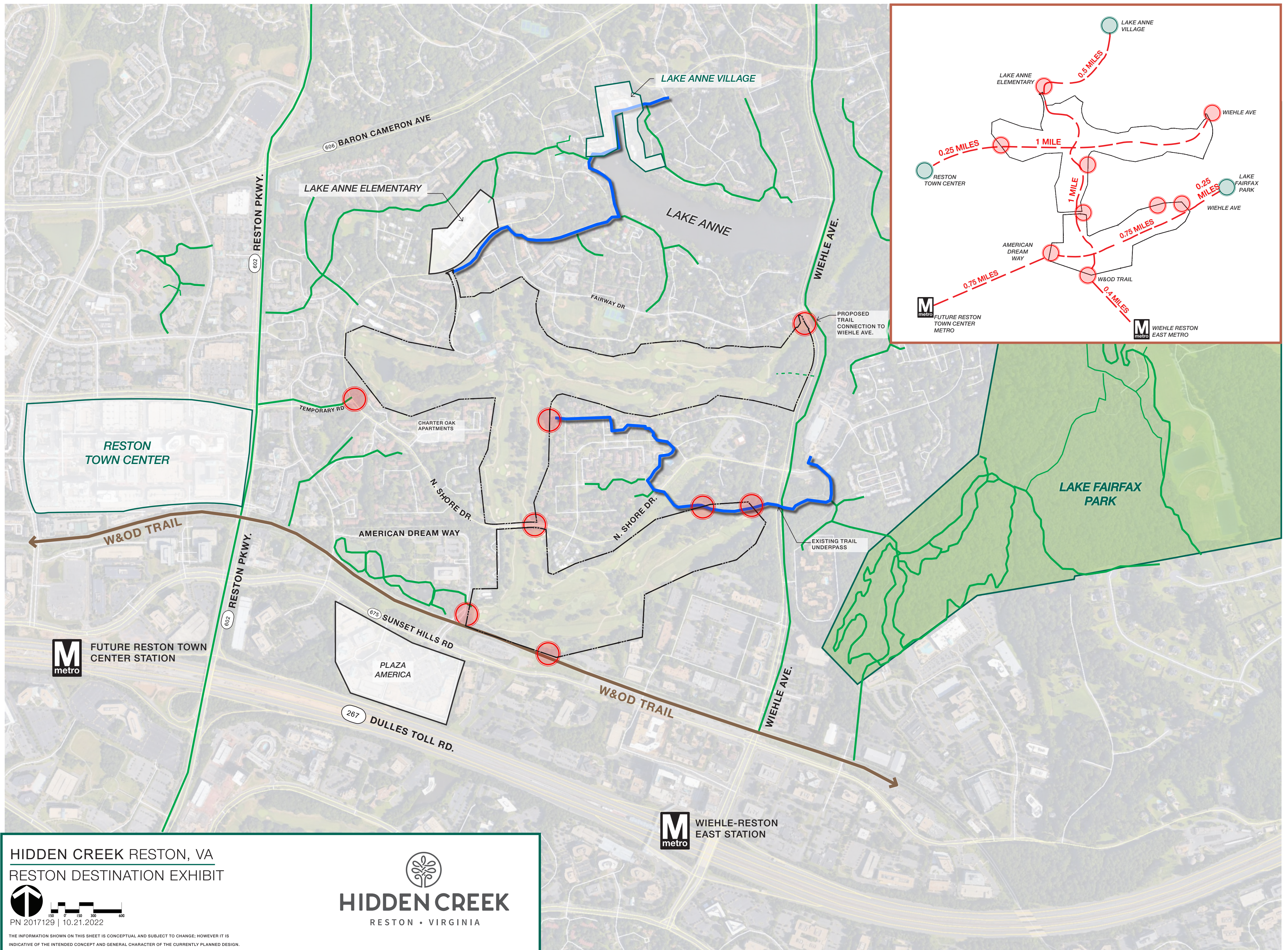
WIEHLE-RESTON EAST STATION

Hidden Creek SSPA Nomination – Diversity of Housing

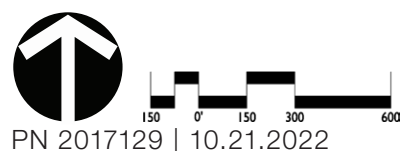


Hidden Creek SSPA Nomination – Diversity of Housing



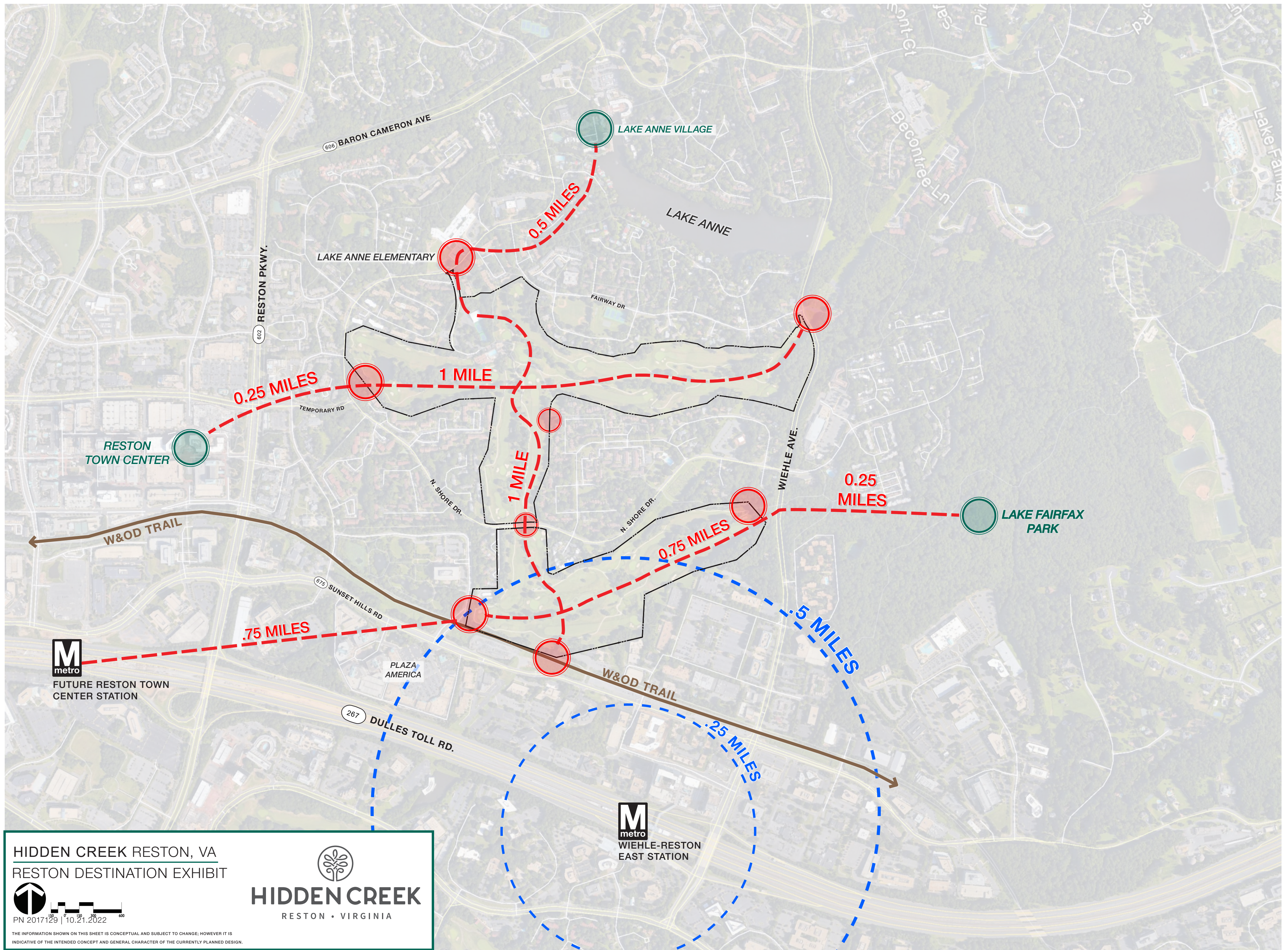


HIDDEN CREEK RESTON, VA
RESTON DESTINATION EXHIBIT



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HIDDEN CREEK RESTON, VA

RESTON DESTINATION EXHIBIT

PN 2017129 | 10.21.2022

THE INFORMATION SHOWN ON THIS SHEET IS CONCEPTUAL AND SUBJECT TO CHANGE; HOWEVER IT IS INDICATIVE OF THE INTENDED CONCEPT AND GENERAL CHARACTER OF THE CURRENTLY PLANNED DESIGN.

HIDDEN CREEK

RESTON • VIRGINIA

October 27, 2022

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 700
Fairfax, Virginia 22035

Re: SSPA Nomination for the Hidden Creek Country Club Property

To Whom it May Concern:

HCCC Manager LLC is the owner of the parcels identified as Fairfax County Tax Map 17-2 ((1)) 19, 17-2 ((24)) 1, 17- 4 ((1)) 11, 17-4 ((2))(37) 2, and 17-4 ((10)) 2 (the "Property").

HCCC Manager LLC hereby submits a Site-Specific Plan Amendment for the Property to Fairfax County's Department of Planning and Development and authorizes Cooley LLP to act as an agent on its behalf. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

HCCC Manager LLC

By: 

Name: Lawrence Settanni

Title: Authorized Signatory

Telephone Number: (203) 413-7700

Email Address: settanni@wheelockst.com

Mailing Address: 660 Steamboat Rd
Wheelock Street Capital, LLC
3rd Floor
Greenwich, CT 06830

HIDDEN CREEK SSPA NOMINATION

Current Comprehensive Plan Recommendation - Area III, Reston, Reston Neighborhoods,
Paragraph 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 use, more specifically to remain as golf courses. For further guidance, see the Parks, Recreation and Cultural Facilities section.”