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Magnus

INTERNATIONAL  
COUNTRY CLUB  
RESTON, VIRGINIA



May 15, 1968

Mr. Robert H. Ryan  
Chairman of the Board  
Gulf Reston, Inc.  
Reston, Virginia

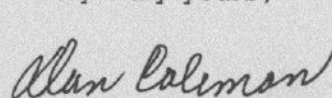
Dear Mr. Ryan:

The enclosed schematic plans and explanatory text are a statement of the preliminary concept of the proposed INTERNATIONAL COUNTRY CLUB at Reston, Virginia.

The envisioned complex includes an 18-hole golf course and complete club facilities within a contained, private residential neighborhood.

The design is based upon our understanding of the requirements of the Board of Trustees of International Country Club, Inc. and is a product of the coordinated efforts of the Gulf Reston staff, Urban Dynamics - Architectural Consultants, and Dan Coleman Associates - Planning Consultants.

Very truly yours,

A handwritten signature in cursive script, reading "Dan Coleman".

Dan Coleman  
DAN COLEMAN ASSOCIATES



## PURPOSE

The Board of Trustees of International Country Club, Inc. have apparently expressed a serious interest in locating their proposed facility at Reston, Virginia.

In order to assist the Board of Trustees in their comparison of the Reston site with other sites available, as well as to furnish the Board with graphical and cost information so that they might be better prepared to analyze the physical and fiscal feasibility of the Reston site, Gulf Reston, Inc. has instructed its staff and consultants to prepare the herein presented schematic studies and to furnish under separate cover all related cost information.



## PROGRAM

The preliminary program for the International Country Club facility was developed from discussions and correspondence with representatives of International Country Club, Inc. Additional information was furnished in the form of statistical results of a representative sampling of club members regarding the desirability factors of various recreational facilities, housing forms and clubhouse functional requirements.

Based upon the information thus obtained, the preliminary program evolved as follows:

Site:	A site of 300 acres or more of level or gently rolling land suitable for the development of complete country club facilities within a contained, private, residential neighborhood.
Location:	Convenient access to the State Highway system and to The Dulles Airport Access Highway.
Setting:	Quiet, wooded setting of high natural amenity.
Surrounding Environment:	High quality residential or campus type industrial surroundings.



Related Facilities:	Adjacent and readily available facilities for seminars, schools and cultural facilities in close proximity, shopping, horseback riding and boating facilities nearby.
On-Site Housing:	A totally planned site that would include areas reserved for club membership housing in various forms, ranging from single-family homesites to clubhouse hotel-type accommodations.
Site Definition:	Club facilities and related housing areas to be defined by a peripheral band of forest land. Access to be limited to one or two points allowing for the possibility of gated control facilities.
Golf Course:	A challenging 18-hole golf course complete with driving range and practice greens.
Tennis Courts:	Three en-tout-cas courts plus two clay courts.
Field Games:	Sports field for soccer, touch football, softball, etc.
Children's Playground	A playground for young children away from the adult recreation areas.



Clubhouse:

Dining room for 100, part of which could be closed off to serve other purposes;

Upstairs bar and snack bar;

Downstairs bar and snack bar near locker rooms;

Moderate-sized room for social purposes which could double for club business meetings, etc.;

A board room suitable for private dinners;

Six to eight twin-bed chambers;

Two suites, each containing a bed-chamber, a drawing room and dressing rooms;

An impressive main entrance, and a lobby or reception area;

A private entrance for top echelon visitors.



## THE RESTON LOCATION

The proposed site of the International Country Club lies within the planning boundaries of the "New Town" of Reston, Virginia. This new satellite community lies approximately 18 miles to the west of Washington, D. C. and 3 miles to the east of Dulles International Airport. The Dulles Airport Access Highway bisects Reston.

The reasons for, and the purpose of the new town of Reston as originally conceived, its goals and its future as now charted by Gulf Reston, Inc., were and are as stated in the original Reston Master Plan Report (dated May 1962), as follows:

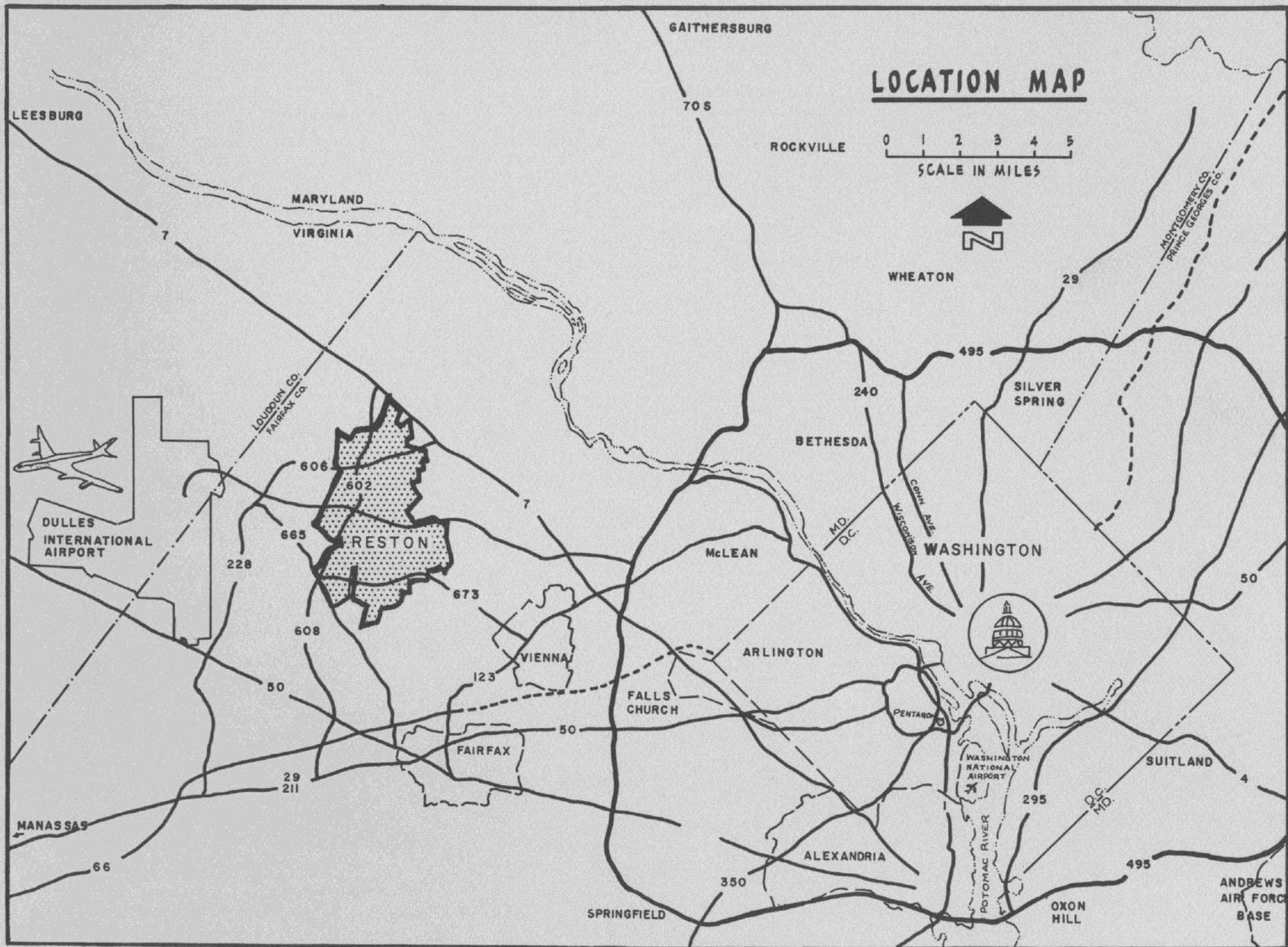
"The demands of the modern age require new concepts in the development of new communities. One of the principal goals for Reston is to build a balanced community, with facilities and social organization that can help meet the human requirements of our civilization. Reston, comprising 10 square miles in Fairfax County, Virginia is designed to house, and, to the maximum extent possible, provide the means of livelihood for 75,000 people by 1980".



"Reston plans to have both physical facilities and social leadership available to help its citizens employ their leisure. In the recreation areas alone, parks, lakes, golf courses and tennis courts, riding stables and bicycle paths, archery fields and countless other outdoor sport grounds are to be provided for every resident. Community centers in each village will contain indoor facilities both for recreation - gymnasiums, concert and exhibition halls, craft and photographic rooms - and for educational and vocational activities. Special attention will be paid to the needs and desires of the very young - the teenagers, the young mothers and the elderly. Careful planning of walkways, as distinct from roads, will make it possible for everyone to have the advantages of urban facilities in rural surroundings".

The International Country Club site has been planned as a private and self-contained element in its immediate environment, yet in its total concept is an integral part of the new community of Reston.







## THE INTERNATIONAL COUNTRY CLUB SITE

- Location: The site lies adjacent to, and westerly of, State Highway Route 602 at a point one mile southerly of the intersection of Route 602 with The Dulles Airport Access Highway. The site is bounded along its entire easterly side by Route 602. It is bounded on the north by the site of the new United States Geological Survey Office. It is bounded on the west by the proposed location of the outer beltway, and on the south by Fox Mill Road.
- Area: The site contains approximately 350 acres. The land is in the shape of the letter "L". The base of the "L" is at the junction of Route 602 and Frying Pan Road. The northerly leg of the "L" stretches westerly from Route 602 approximately 4,700 feet. The southerly leg of the "L" stretches southerly 7,000 feet from Frying Pan Road to Fox Mill Road.
- Access: Major access to the site is now, and will be in the future, from Route 602. This route is planned as a major four-lane arterial highway. Secondary access to the site may be made from Frying Pan or Fox Mill Roads.



Topography:	The site is comprised of level to gently rolling land with maximum grades of approximately 10 percent. A north-south trending ridge runs the length of the site parallel to Route 602. This north-south ridge is a major drainage divide.
Landscape:	The entire site is covered with a magnificent stand of native trees.
Drainage:	The site has no drainage problems since it lies at the top of the watershed. From the north-south ridge which bisects the site, drainage waters flow to the east across Route 602 into the Glade and Snakeden watersheds, and to the west into Horsepen Run and Sugarland Run. Sugarland Run which crosses the most westerly projection of the site contains a stream which flows throughout the year.
Water Supply:	<p>A 14-inch water supply main with sufficient capacity to serve the proposed International Country Club complex now exists in Route 602, and its northerly terminus is approximately 3,300 feet northerly of Fox Mill Road at a point opposite the Reston riding center.</p> <p>The live creek in Sugarland Run at the westerly limits of the Planning Area should be explored as a potential golf course water supply.</p>



Sanitary Sewers:

The northerly leg of the "L" shaped site which lies westerly of the north-south ridge drains into Sugarland Run. A sanitary sewer main is planned to be extended into this area and to the subject site by the fall of 1969. That portion of the northerly leg of the site which lies easterly of the north-south ridge drains into the Snakeden branch of Difficult Run. Sewer lines are not planned to serve this section of Reston for two or three years in the future. The southerly leg of the "L" shaped site which lies easterly of the north-south ridge drains into the Glade which lies within the presently developed Hunters Woods section of Reston. This section of the site can be served by existing sanitary sewer mains which terminate at the easterly side of Route 602 at the Reston riding center. That portion of the southerly leg of the site which lies westerly of the north-south ridge drains into Horsepen Run. There are no sewers existing or planned in the near future in Horsepen Run. Development in this watershed would require the installation of septic tanks.



Telephone, Electrical  
and Natural Gas  
Supply

Telephone, electrical and gas supply lines now exist on or adjacent to the site. Services to the site from each utility can readily be extended.

Easements,  
Rights-of-Way,  
etc.

The northwestern and southeastern corners of the site are traversed by gas line easements. No changes in these easements are contemplated. Frying Pan Road, an unimproved easement for a state road, traverses the northeast section of the site. The plan of development for the site proposes the abandonment of this unimproved road.

A 34,500 KVA electrical power line now lies within the present right-of-way of Frying Pan Road. The Master Plan proposes that this line be placed underground.

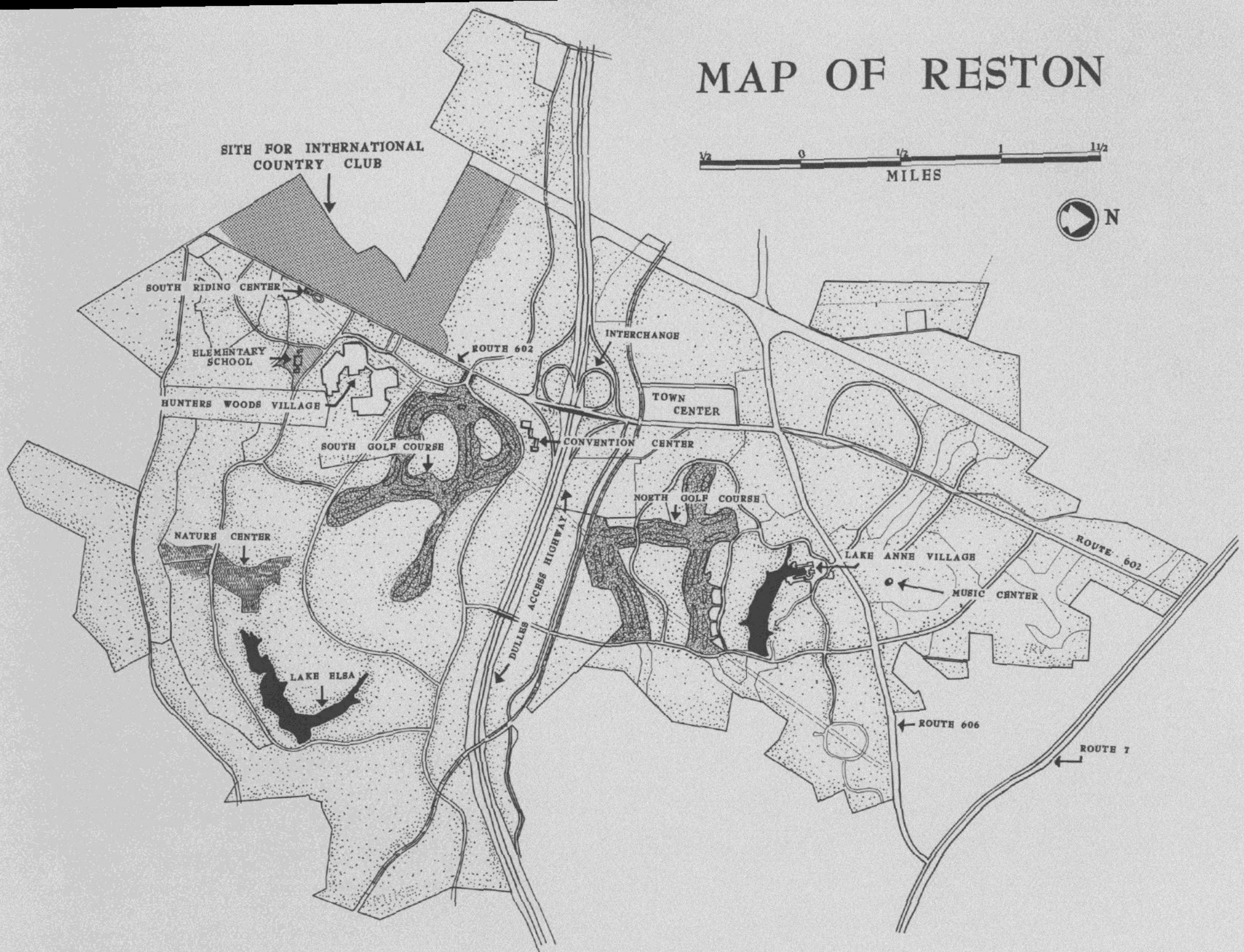
Zoning:

All lands lying within the subject site are presently zoned RE-1. This zoning classification permits single-family dwellings on sites of one acre or more. A rezoning application would be required to permit the housing types proposed within the International Country Club Master Plan. Rezoning in Fairfax County normally requires about a year for processing.

The golf course, clubhouse and related facilities are allowed under the present zoning subject to the obtaining of a Use Permit. This procedure would normally take one month.



# MAP OF RESTON














## THE MASTER PLAN

The Master Plan for the International Country Club envisions a recreational - residential complex hidden within, and entwined by, the peaceful isolation of the quiet woodlands of the Virginia countryside; while at the same time, enjoying the locational and cultural benefits of being a vital and contributing part of an internationally significant emerging urban form.



# MASTER PLAN INTERNATIONAL COUNTRY CLUB RESTON, VIRGINIA

DAN COLEMAN ASSOCIATES  
PLANNING - ENGINEERING - LANDSCAPE ARCHITECTURE  
201 SIR FRANCIS DRAKE BOULEVARD  
SAN FRANCISCO, GREENBRAE, CALIF., 94004

- LEGEND
-  CLUBHOUSE
  -  SINGLE FAMILY 30,000 SQ. FT. LOTS
  -  SINGLE FAMILY 15,000 SQ. FT. LOTS
  -  SEMI-DETACHED BUNGALOW
  -  GARDEN APARTMENTS
  -  GOLF COURSE
  -  PARKS & OPEN AREA
  -  LAKES
  -  EQUESTRIAN & PEDESTRIAN TRAILS





## MASTER PLAN ELEMENTS

### Clubhouse:

The International Country Clubhouse is the focal point of the proposed recreational - residential complex. Its architecture is planned as being sculptural, timeless, international, warm and understandable to all members, wherever their home, whatever their origin.

The clubhouse and all related elements are planned to be hidden from view at the proposed Route 602 entrance. Rather, the entrance road will penetrate a significant area of undisturbed forest and wind gently through the encompassing trees leaving behind the complexities of the urban scene, then break out dramatically on a ridge-top before the clubhouse formal driveway.

The clubhouse has been planned so that it will dominate a carefully selected point on the north-south ridge which bisects the site. From this point, the clubhouse will command excellent views of the golf course and related recreational facilities which border its northerly and southerly sides. Its most important vista, however, will be to the west where, because of the natural fall of the land, the dining room and the executive suites will overlook three-fourths of a mile of golf course fairways and in addition, will command a panoramic view of the pastoral scene beyond.





DAN COHEN & ASSOCIATES - URBAN DYNAMICS  
PLANNING & ARCHITECTURE  
401 OAK STREET, SUITE 200  
SAN FRANCISCO, CALIF. 94102



Golf Course:

The Master Plan of Development shows a challenging 18-hole golf course meandering throughout the central section of the gently rolling, beautifully wooded landscape.

Since the entire site is heavily forested, limiting tree cutting to only that necessary for golf course construction will result in a course that will appear mature from the outset.

The relationship between the golf course and the clubhouse is such that course play can be readily controlled from a pro-shop located at the southwesterly corner of the clubhouse.

Course interest can be achieved through utilization of the natural undulations of the landscape, judicious use of stands of existing trees and the creation of water features.



Golf Course:  
continued

Water features are shown on the Master Plan at the most westerly and southerly limits of the course as well as adjacent to the clubhouse.

The westerly water feature could be a sizeable water body formed by the development of a low dam across Sugarland Run. The small lake thus created might be also utilized as a storage area for a golf course water supply should further studies indicate that Sugarland Run has sufficient dry weather flow.

The water feature adjacent to the westerly side of the clubhouse will add interest to the clubhouse outlook by day and is planned to include a fountain and lighting for nighttime interest.

The course includes provision for a driving range, putting greens, maintenance buildings and cart paths.