

THE

RESTON

STORY

RESTON

1980

**A Lively Complex of Homes,
Education, Commerce and Industry**

How would you plan a city for 75,000 people?

Reston's creators have evolved an exciting plan for people of diverse tastes, talents, incomes and ages. The plan envisions a strong community life. Paternalism is avoided and individualism encouraged. In every way, the plan respects both human needs and natural beauty.

There are seven distinct villages, each with a different design and focus, its own village center, its own recreational and commercial facilities. The villages are linked by walks, bicycle and bridle paths, while a network of automobile roads is carefully separated from pedestrian traffic.

The Town Center — at the juncture of Route 606 and Route 602 — is designed to serve Reston and also Fairfax County's half-million residents. It occupies 100 acres. Here thousands can shop at specialty stores, have dinner, go to movies, theater or bowling alleys, and enjoy the town's museum, libraries and other community facilities.

A large hospital with clinic facilities is planned at the north end of the Town Center. Hotels and office buildings will rise above its streets.

At the northeast corner of Reston, a Conference Center, in a fine stand of oaks, looks out over the golf course valley. Professional and academic groups will find hotel and conference facilities for meetings and discussions.

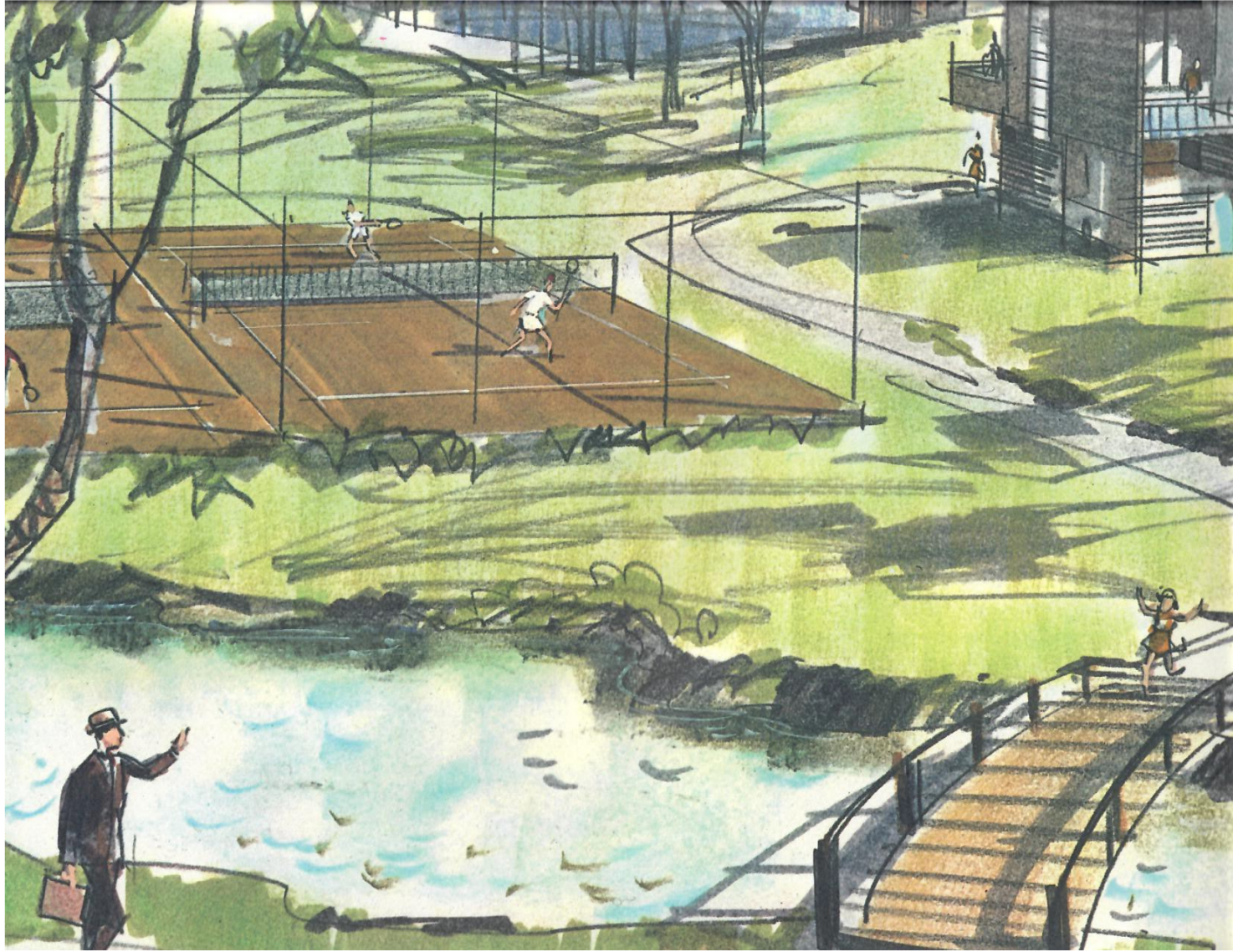
Reston will be a city-in-the-country, and much of the countryside will remain *inside* the city. Imaginative residential clusters will make full use of the land and open space. Many homes will have woods and fields for back yards. Open space will be a functional part of the city, offering unprecedented opportunities for an active outdoor life. Forty-two percent of the land — about three times the average — is planned for public use. Play areas for children will be within hailing distance of the house.

Schools and churches will abound. Fifteen elementary schools, six intermediate schools, three high schools, at least one college, and more than 30 churches are planned.

Employment opportunities can be provided for a large proportion of its residents. Fourteen percent of the land is reserved for use by industry and government. Industries will include research and development, publishing and light manufacturing.

Reston is for people — a place where they can live, work, and play — a place where personal freedom and family fulfillment are natural parts of daily life.

This booklet describes the basic thinking and planning behind Reston. It is in no sense a precise blueprint. Changing technology and the sheer magnitude of the undertaking will require continuing review and adjustment as the city progresses. In many instances, its realization requires close collaboration with public officials as well as interested civic groups. All plans, of course, are subject to official approval. Land and homes are not being offered for sale by this booklet which has been designed for planners, architects, social scientists, financial institutions and others.





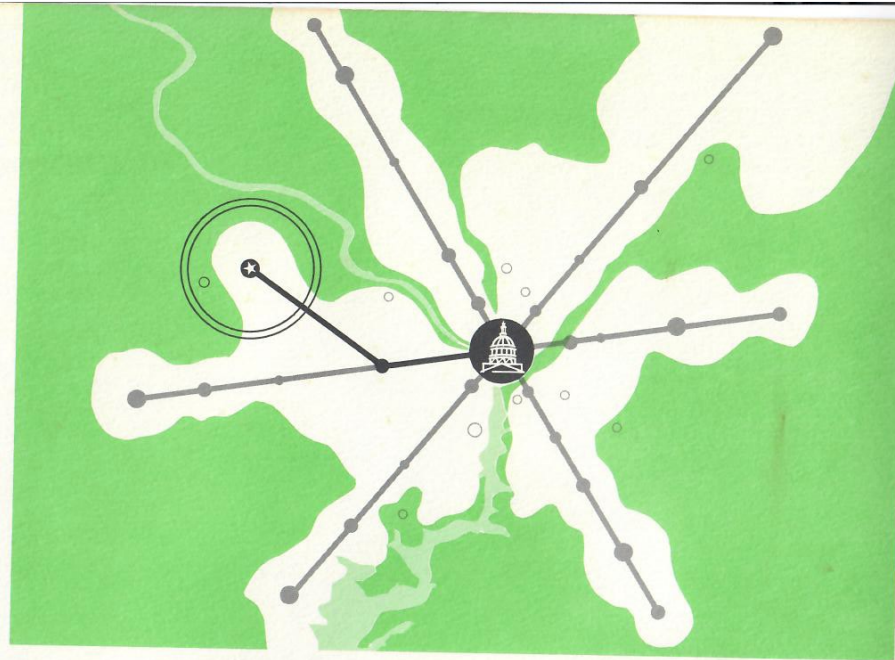
M. GOODMAN ASSOCIATES

Only 1,500 feet from the village center, this cluster of 90 homes in three "blocks" capitalizes on the contoured terrain and a wooded dell. The houses are linked by a network of pedestrian paths. Houses are sited to offer a variety of vistas of open space.





Reston is the first new city to be built as part of the "Year 2000 Plan," the growth pattern recommended by the National Capital Planning Commission and the National Capital Regional Planning Council for the Washington area.



How Reston was Planned as America's First Full-Scale Satellite City

THE BACKGROUND

The population boom in post-war America has reached staggering proportions. The pursuit of a place to live has caused sudden expansion. Unplanned, uncontrolled growth has blurred the boundary between city and country while people search in vain for open space, convenient recreation and natural beauty.

The malady of urban sprawl — gas stations, hot dog stands and dreary rows of "look-alike" houses — has created an all too familiar blight on the American landscape.

These problems confront Washington, D. C. Its area population will jump from two million to six million by the year 2000.

Two years ago the National Capital Planning Commission took a worried look at the future and made specific recommendations. The creation of new communities “in correlative from the central city” — with major portions of the intervening rural area as permanent open space — is the heart of Washington’s “Year 2000 Plan.” In a memorandum to Federal agencies in November, 1962, President Kennedy strongly endorsed the corridor city recommendation. He directed that the plan be “supported by the Executive Branch as the basic development scheme for the National Capital and that new facilities housing Federal agencies be planned and located to foster the growth of the new cities.

The idea of such satellite cities — new planned communities built to complement a major center — was developed in European countries. Some twenty of them have already been built and more are on the way. The possibility of building them in the United States has been discussed by planners as a solution to the dangers of uncontrolled growth, destruction and country alike.

In Reston, the idea becomes a reality in the United States.

BREAKING THROUGH THE ZONING BARRIER

What will Reston look like? It will be unlike any town you have seen. Instead of the usual crowded city center surrounded by row on row of houses — Reston’s concentrated urban housing and shopping is arranged in sinews which wind from one end of the town to the other. Some recreational facilities are built right into the sinews.

The key to this concept is a new zoning plan. It took more than a year to create. By adopting the plan, Fairfax County officials broke through the barrier of conventional zoning. It was a radically new approach to planning possible.

Reston:

The role of axe and bulldozer can be minimized by following the natural contours of the land. The resulting villages on a hilltop, a lake, a sloping meadow.

A variety of housing, cluster houses, single houses and high-rise apartments are intermingled, creating both visual and social excitement. Discouraged are the “subdivision blues” — rows of similar houses on individual lots.

The fractions of land salvaged from house lots are combined into hundreds of acres of parks and sports facilities.

Shopping centers, along the sinews, and recreation are convenient to every Reston family.

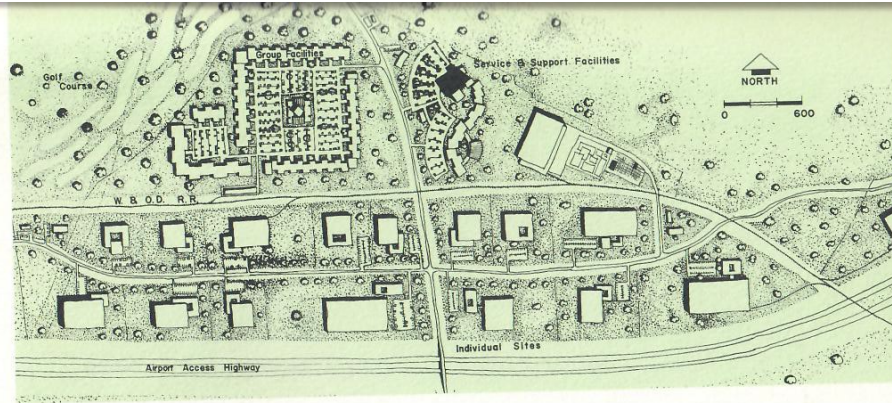
Reston’s zoning is constructive, not constricting. The County’s Board of Supervisors, Planning Commission and Planning Staff showed courage and confidence in breaking away from the strait-jacket of conventional zoning. This action has opened the way to imaginative, sensitive planning.



CONTRAST between clustered (above) and conventional housing is dramatically shown in these two drawings. Clustering, made possible by new zoning plan, permits consolidation of otherwise useless land space into large open areas, and frees planner and architect to make full use of the natural contours of the land.







Large Proportion of Residents Can be Locally Employed

Center for Industry and Governmental Agencies

More than 900 acres in Reston — an economically sound 14% of the land — have been reserved for industrial plants and government agencies, to provide employment opportunities for a sizable proportion of Reston residents. Others will drive to job opportunities elsewhere in Fairfax County. Still others will commute to Washington. Reston's 75,000 citizens will themselves generate a need for local businessmen, doctors, lawyers, teachers, and service personnel.

Many Reston industries will want to be located along the Dulles Airport highway where they may be noted by the businessman, diplomat and statesman riding from capital to airport.

Industries in Reston will benefit from an advantageous personnel position. Rapid turnover of skilled and key personnel, a serious problem to research industries, can be reduced. Since Reston is designed for all ages, it encourages a lifetime of steady employment. The man who lives in Reston wants to stay; he is not likely to be lured elsewhere by industrial "headhunters" from rival corporations. A job in a desirable community is a job worth holding.



THE FIRST VILLAGE

Preview to the Reston Plan

Construction of Reston's first village starts in the spring of 1963. It will feature a new 35-acre lake, a new 18-hole championship golf course, and a village center with an open plaza at the head of the lake.

The first village will have a character of its own, yet will include many elements basic to the six villages to follow. Among these are:

- * Housing of many sizes and designs.
- * A lively village center with neighborhood stores, offices, community facilities and residential units.
- * Playgrounds for children and separate recreational facilities for teen-agers.
- * Schools and churches.
- * Walks and bicycle paths separated from automobile roads.
- * Outdoor activities for adults (in this case, tennis, golf, a swimming pool and a lake).

Housing in the first village is designed to range from efficiency apartments, for single persons or couples without children, to 5-bedroom houses for large families. The schedule calls for some 350 units in cluster houses, in apartments in a 14-story building on the lake shore, and in other dwellings in the heart of the village center, overlooking its main plaza. A person might spend a lifetime in this one village — from bachelorhood to retirement — moving three or four times as his life situation demands.

The first cluster homes, as designed by three of the nation's leading architects, will be grouped around the headwaters of Lake Anne. Some are directly on the lake, others on the hillside above it. The majority are priced in the \$20,000 range, some less, some more. It will be possible for single persons with incomes as low as \$5,000, and families with incomes as low as \$7,500, to find rental apartments suitable to their needs.

In addition, about 200 lots near the lake and the golf course will be available for purchase by those who want to build individual homes.

Most of the houses are within easy walking distance of the village center where a supermarket, a restaurant, and service stores are planned around the plaza. A community center, also on the plaza, will be ready in time to serve the first residents.

Some people want a balcony for sunning, others a fireplace; some a tree by the window, others a view over the hill. Some like the warmth of a family kitchen, others a neat efficiency counter. For every individual there are different requirements, a different set of standards.

Reston will be built for all people. It has the variety of design and location that cities which "just grow" take centuries to achieve. It is the new look of suburbia. It frees architects to build what they want . . . and people to live as they wish.

In the start of the first village, for example, there will be more than a dozen variations of housing in the general categories of cluster houses, duplexes, village center apartments, chimney houses and efficiency units and an elevator building.

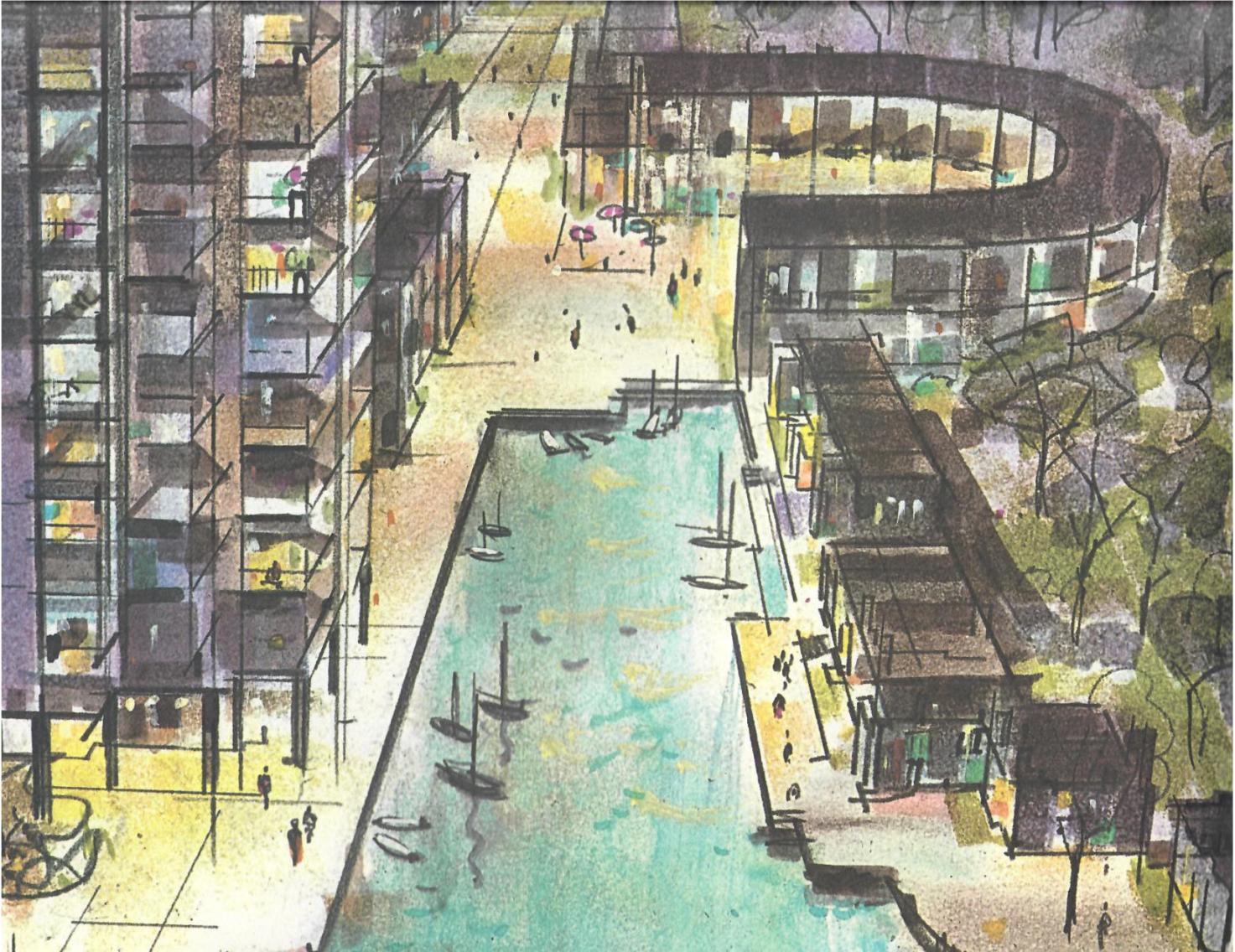
Four of the country's top architectural firms have thus far been commissioned to design parts of Reston. Whittlesey & Conklin, of New York, created the master plan and are designing the first village center. Two noted Washington firms, Satterlee & Smith, and Charles Goodman Associates, are planning separate but related clusters

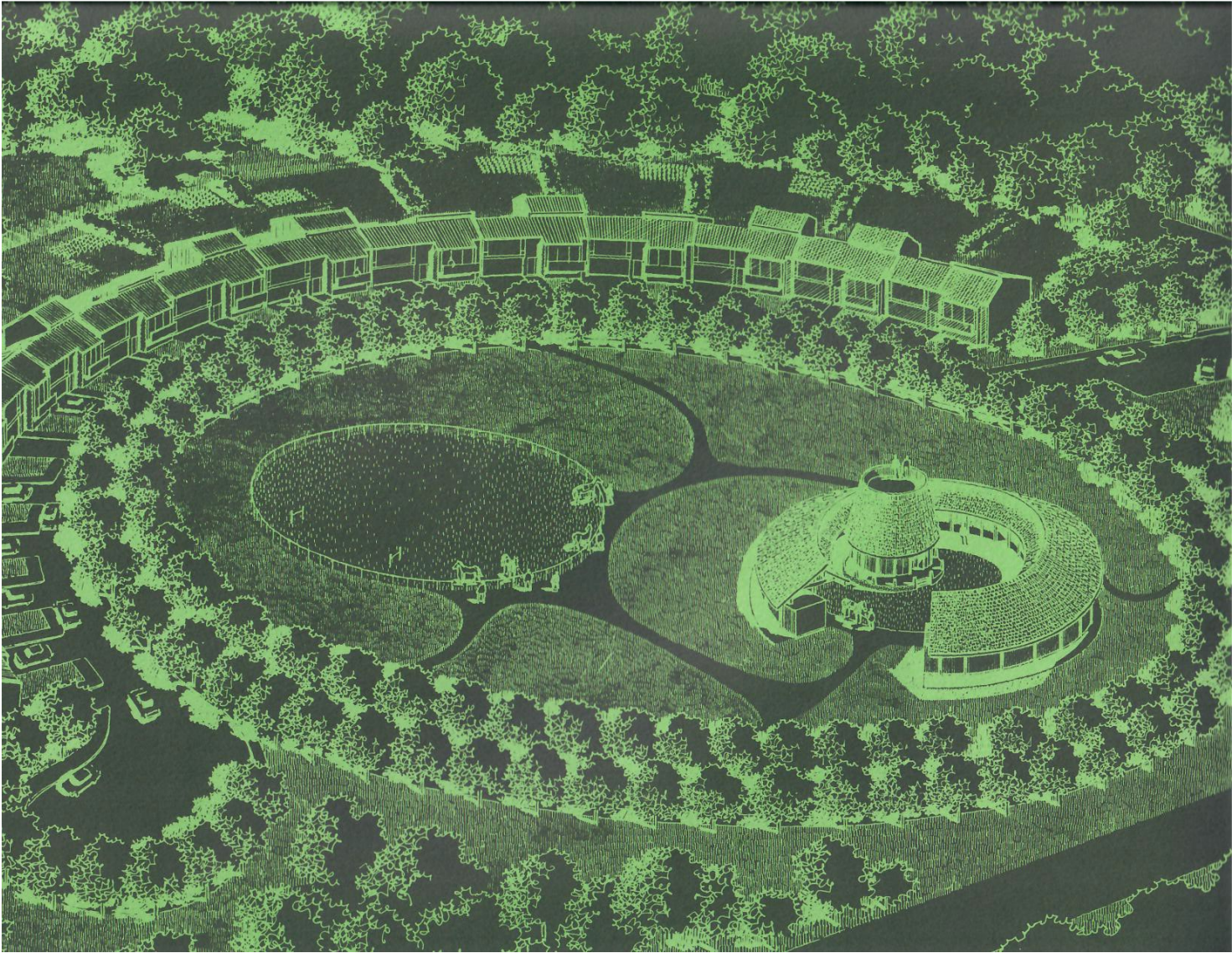
in the first village. Geddes, Brecher, Qualls & Cunningham, a leading Philadelphia firm, has designed the community stable and surrounding homes located in the southerly section of Reston. Other architects will be commissioned as successive villages take shape.

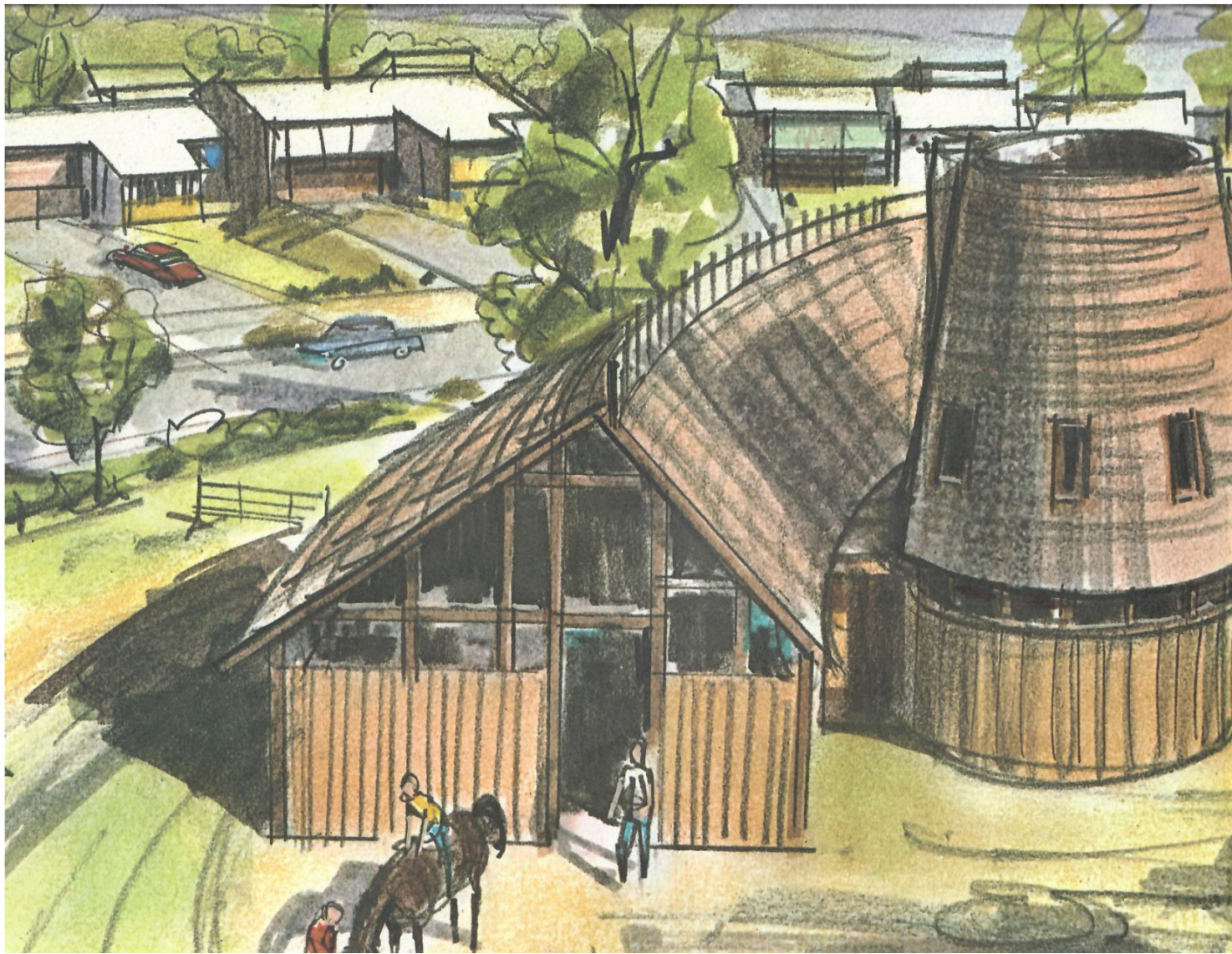
Families who buy lots in Reston will select their own architects and plan their individual homes, insuring still more diversification. Yet each area in the city, residential or commercial, will have a visual unity to give it a distinct character.

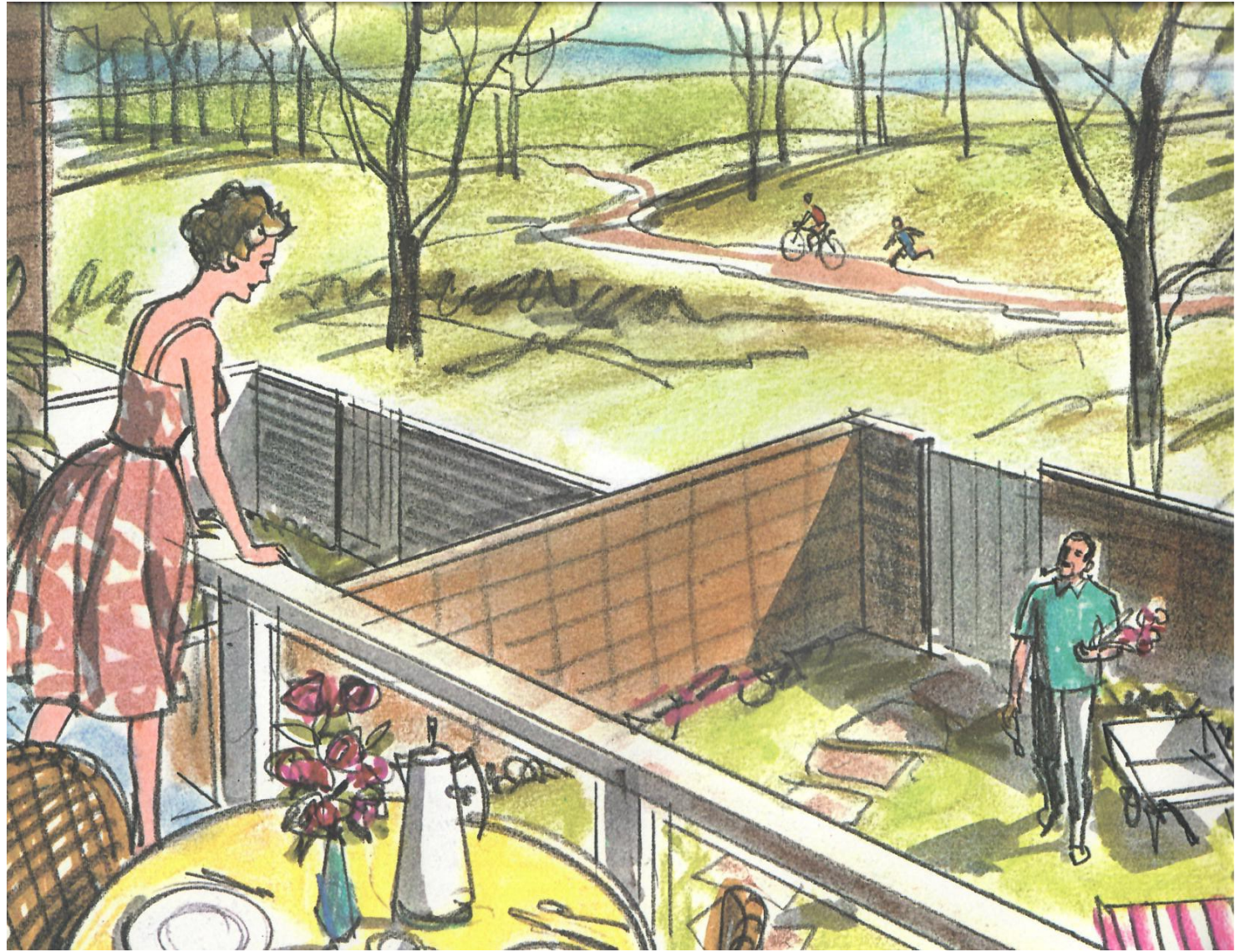
Throughout Reston the great variety of architectural solutions will be based on a single set of guiding principles. These are:

Topography dictates design. Village designs will focus on lakes, woods, valley or hilltops — in each case the topography of the region dictating the architectural approach. The first village, for example, is lake-oriented. Walkways will wind down to the lake's edge; houses will be clustered along the shore; the village center, situated at one end of the lake, can offer facilities for boating and other water pleasures.











THE MASTER PLAN