Construction of Reston's first village starts in the spring of 1963. It will feature a new 85-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 function that cities which "just grow" take centuries to achieve. It rejects the new look of suburbia. It frees architects to build what they dream...and people to live as they wish.

In the start of the first village, for example, there will be more than 30 variations of housing in the general categories of cluster houses, duplexes, village center apartments, chimney houses and efficiency units in 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 M. 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.
A clear distinction between private and public areas. Reston's clusterhousing style, eliminating space-wasting front yards and side yards, will create areas of authentic privacy for each family. Patios, for example, will be hidden from both neighbors and passersby. On the other hand, there will be plenty of public space for the sociably inclined. Even inside the house, the citizen may have his choice of privacy or sociability. Some of the houses in the first village will have a recreation room at the lower (or walkway) level, with a small patio in front of the entrance. This will be a perfect in-and-out room for the children, and a fine place from which to view the passing parade and chat with the neighbors.

Separation of pedestrians from automobiles. The walkways, linking homes with playgrounds, schools and village center, will be unmarred by motorists. Reston's network of automobile roads will be separated from walkways and bicycle paths. Parking facilities, where possible, will be either underground or behind the house. The Reston resident may leave his house by one door to walk to the village center, and by another door to drive there.
The first village center, on the opposite page, is designed to serve as a lively focus for living, neighborhood shopping and community activities. Its open pedestrian plaza looks out past attached village houses, shown above.
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.
Mansard roofs and studio windows give this lake-side cluster a special character. On a gentle, wooded slope, the upper houses overlook the lake, a marina or parks. Other houses are on the lake edge. Cars are excluded from the cluster's center.
GEDDES/BRECHER/QUALLS/CUNNINGHAM  This cluster of houses is centered around a strikingly designed community stable. Houses look out on the riding area. Bridle paths weave through this low density area, a portion of which is shown above.
Industry or government agencies may be accommodated in a wide variety of ways ranging from attached, small (5,000 square feet) units with group facilities, to much larger sites. Shown below, and opposite, are views of the attached units. Large acreage sites are nearby.
LOCATION:
Fairfax County, Virginia:

- immediately west of the Town of Herndon.
- 18 miles west of Washington, D.C.
- 4 miles east of the Dulles International Airport.
- 7 miles west of the new Cabin John Bridge.

The site, under one ownership, contains 6,800 acres or 10.6 square miles. It is 6 miles long and 3 1/2 miles wide at the widest points.

ACCESS:
Leesburg Pike (Route 7), connecting Washington, D.C. with Leesburg and Winchester, borders a portion of the site to the north. This road, when improved, will be a four-lane divided highway with a 160-foot right of way. *

Route 606 passes through the site east to west, connecting Route 7 with the Town of Herndon. This road will be four-lane divided with a 160-foot right of way. *

Route 602 passes through the site, north to south, connecting Route 7 with Route 665 which continues south to the City of Fairfax. This road will be four-lane divided with a 110-foot right of way. *

Route 665 and Route 673 border the site on the south. Route 673 connects Route 665 with Hunter Mill Road (Route 674) and will have a 60-foot right of way. *

Hunter Mill Road (Route 674) borders a portion of the site on the east, and connects Route 606 with Route 123. This road will be four-lane divided with an 80-foot right of way. *

The Washington Circumferential Interstate Highway, Route 495, is 5 miles east of Reston.

Interstate Route 66 is 3 1/2 miles south of Reston.

A 300-foot Outer Circumferential Highway is proposed on the western border of the Reston site.

The Washington and Old Dominion Railroad parallels the Dulles Airport highway through the middle of the site. *

GEOLOGY:
The soils of the eastern and largest portion of the site are the Piedmont Schist soil-rock group and the most desirable in the county for both agricultural use and urban development.

The western edge of the site lies within the Triassic Diabase and Syenite rock soil group, characterized by having numerous rounded stones of dark colored diabase rock on the surface.

Except for the small amount of shallow hard rock on the westerly portion of the site, the soils of the entire area are well suited for construction.

CLIMATE:
The average annual precipitation in the area is 42 inches.

The average summer temperature is 75 degrees and the average winter temperature is 35 degrees.

The prevailing wind is from the south to north in summer, and from the north to south in winter.
TOPOGRAPHY:
Most of the site has gentle slopes rising from an elevation of 250 feet in the east to about 460 feet in the west, with about 72 percent having a slope of 10 percent or less.

The site is in two major watersheds: Sugarland Run watershed on the west and Difficult Run watershed on the east.

The principal water courses which drain the site into Difficult Run are Piney Run, Colvin Run, Snakeden Branch, and The Glade.

UTILITIES:
A 24-inch water main owned by the City of Fairfax passes through the site on the north side of the Washington and Old Dominion Railroad. The Fairfax County Water Authority owns a 14-inch water main located in Floris Road, Route 608.

The Fairfax County Water Authority will furnish water to the site.
Sanitary sewers are scheduled to be available in the Difficult Run watershed by December, 1963.

The Colvin Run sanitary sewer line, a tributary of the Difficult Run watershed, will be constructed first to serve the first village.

High tension trunk lines of the Virginia Electric and Power Company pass through the site across the Washington and Old Dominion Railroad.

ZONING:
A new county zoning ordinance permits an over-all population density of 11 persons per acre. Under its provisions, there are three types of residential density:
(1) High Density – 60 persons per acre of gross residential area.
(2) Medium Density – 14 persons per acre of gross residential area.
(3) Low Density – 3.8 persons per acre of gross residential area.

The total number of dwelling units permitted is approximately 25,000.
About 14 percent of the Reston acreage will be reserved for employment centers, including both government and industry.

FACILITIES:
Reston's master plan provides for 7 villages, of about 10,000 persons each, served by community shopping and social centers.

The most important shopping area in the plan is the Town Center, a 100-acre commercial site located on Route 602.

An area adjacent to the Town Center has been planned for the development of medical facilities.
A convention center is proposed adjacent to the Town Center and close to the golf course.

Sites have been planned for 30 or more churches of all denominations serving the residents of Reston.

Fifteen elementary schools, two parochial schools and nine secondary schools (intermediate and high) are planned.

An existing 26-acre lake on the Snakeden watershed in the southern part of the site will provide fishing and boating facilities for the residents of Reston.

A 35-acre lake is being developed on the Colvin Run watershed, just below Route 606 at the site of the first village.

Two 18-hole golf courses and three nine-hole courses are planned.

The championship 7,000-yard golf course in the first village, on which construction started in October, 1962, will have greens averaging more than 7,500 square feet. The 18th green will be 9,000 square feet. The course follows the natural contours of the rolling hillside and includes ponds, meandering streams and open forest and woods.
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 who have expressed professional interest in the Reston Plan.
THE MASTER PLAN
High Density Residential
Medium Density Residential
Low Density Residential
Town Center
Village Centers
Industry and Government Reserve
Open Space, 5 golf courses, Major Parks and Schools
Lakes

LEGEND
OWNER AND DEVELOPER:
Simon Enterprises

PLANNERS:
Whittlesey & Conklin

ARCHITECTS:
Geddes, Brecher, Qualls & Cunningham
Charles M. Goodman Associates
Satterlee & Smith
Whittlesey & Conklin

ATTORNEYS:
Bauknight, Prichard, McCandlish & Williams
Booth, Dudley, Koontz and Blankingship
Gibson, Hix, Millsap & Hansbarger
Hays, Sklar & Herzberg
McLanahan, Merritt & Ingraham

AUDITORS:
George M. Sachs and Company

OTHER CONSULTANTS:
Administration: Ebasco Services Inc.
Economics: Arthur D. Little, Inc.
Larry Smith & Co.
Engineering: Massey Engineers
Springfield Surveys
Golf course design: Edmund R. Ault
Health and hospital planning: William T. Sanger, M.D.
Industrial planning and development: James M. Rice Associates
Landscape architecture and development: Dan Kiley
Meade Palmer
Playgrounds: David Aaron
Public Relations/Community Relations/Advertising: Victor Weingarten Co.
Traffic: Wilbur Smith & Associates