had been constructed. Commercial and industrial space will increase to 2,255,000 square feet by the end of 1973.

The Booz. Allen Report reveals still another important realm of employment and tax benefit to the County - construction jobs. It says that, in total, residential property with an appraised value of almost $800 million has or will be constructed in the development of Reston. Add to this the 11 million plus square feet of additional industrial/commercial facilities, and it all means the provision of abundant business and employment opportunities for construction firms and residents in Fairfax County.

Today, Reston provides 12% of all County revenues coming from construction. That is a significant volume percentage coming from one 11 square mile area positioned against the County's 400 plus square miles. As Reston is completed and building is phased out, the construction revenues will be replaced - and exceeded! - by industrial/commercial and residential tax revenues.

Dedication of 18% of Reston's 11 square miles (1,300 acres) for industrial use, and the promotion of Reston and the County as ideal locations for business, have been supported by Gulf Reston in several ways.
As mentioned earlier in this Study, Gulf Reston gave a certified check for $281,000 to the Virginia Department of Highways for construction of the vital eastern ramps at the Reston interchange to the Dulles Expressway for traffic to and from Washington, D.C. Initially, these ramps can only be used by commuter buses. But the stage is set for future use of these ramps for frontage road construction adjacent to the Dulles Expressway for auto commuter traffic.

However, opening these eastern ramps to commuter buses will encourage commuter bus use which has already taken some 1,200 cars daily off the roads to and from Washington. Not only do Reston residents use the buses, but also many Fairfax County residents from the surrounding areas.

Gulf Reston also took the initiative with the Department of Highways and paid for the construction of the western ramps at the Dulles - Reston Avenue intersection in 1970. This opened up all of Reston to a speedy seven or eight minute commute to Dulles International Airport. This single initiative had a profound impact on Reston Industrial sales.

As a direct result, new contracts were written for land sales to the American Newspaper Publishers Association - relocating from New York City, and the American Press Institute - relocating from Columbia University in New York.
Because of the convenient access to both Dulles Airport and Washington, coupled with Reston's environmental excellence and quality of life, the giant National Education Association bought 30 acres for future expansion, and ten national affiliates of the NEA bought an adjacent 27 acres for the development of a condominium campus for educational associations.

(3) The Grand Opening in 1973 of the $10 million Reston International Center and Sheraton Inn and Conference Center Complex has been another major cause for an accelerated industrial/commercial sales program in the past year.

(4) The initiative-related story of Reston's first Federal Agency - the U.S. Geological Survey - must be mentioned here. A portion of the 105-acre site had been donated and the balance had been purchased by the Federal Government at a cost substantially below market value. When the U.S.G.S. could not obtain government funding for construction of its new Reston International Headquarters, Gulf Reston arranged the financing to build the facility, with a 20 year lease-option to purchase agreement.

The Grand Opening of the one million square foot U.S.G.S. Headquarters Building, sometime around the first of the year (1974), will initially bring 2,300 new employees to Reston and Fairfax County. Occupancy of the building will start in August, 1973.
(5) It should also be noted here that Gulf Reston's Grand Opening of the Hunters Woods Village Center (Reston's second) in December, 1972—followed by the immediate site preparation for village center number three—Tall Oaks (due for a Spring, 1974, Grand Opening), paved the way for increased business opportunities in Reston, and the County, and the provision for a greatly heightened list of conveniences and services for the Reston/County resident.
RESTON, VIRGINIA: A DECADE OF IMPROVING THE QUALITY OF LIFE IN URBAN AMERICA

RESTON CITIZENS INSTITUTIONS BENEFIT THE COUNTY

The Reston Homeowners Association (RHOA)

RHOA programs and facilities supplement, and in some cases take the place of, many County programs. A non-profit organization, RHOA maintains and operates permanently dedicated open lands and facilities. At least 40 percent of Reston will be public factor land, held by RHOA or owned by Cluster Associations.

Supported primarily by volunteer effort, the Association is administered by an Executive Director and a paid staff, which includes a full-time Recreation Director, the Nature Center Director and a maintenance crew of seasonally varying size.

Of the $746,000 budget total for 1973, about 41 percent will cover user-funded activities, such as swimming and tennis. From the true $440,000 operating income, one of every three dollars - $147,000 - will pay for open space management and development. The rest is earmarked for RHOA's recreation and information programs, maintenance of community buildings, walkway lighting, and other expenses, including administration.

By early 1973, RHOA's community-owned assets had a net worth of $1,041,000 debt free! -- and included:
350 acres of open space parklands

Seven swimming pools (1972)

30-acre Lake Anne, stocked for fishing and rental boats

Over 25 miles of paved and lighted walkways, plus walkway bridges

Eight underpasses, and one overpass

18 tennis courts, one-third lighted for night play

Two multi-purpose hard surface courts

Seven ball fields and playgrounds

One 40-stall riding stable (with indoor ring), one do-it-yourself 12-stall stable, plus bridlepaths

Ski slope

Two garden plot locations

Five meeting rooms (administered)

Financing: Many residents regard the low, yearly dues ($50) assessed by RHOA against each residence as 'taxes' -- additions to those paid the County to help support similar programs and facilities elsewhere in the County. Landlords pay for tenants who use all facilities.

In addition to paying operating costs, dues include monies for future repair and development. With sound escrow practices, residents will avoid special assessments to cover future needs.
By 1972, annual dues has reached $277,500. Growth each year insures increasing supplies of funds.

The Developer has donated over $1 million toward establishing Association-owned open spaces. Gulf Reston has subsidized programs, like the Nature Center, which residents alone cannot yet support.

When the Developer and RHOA joint venture, Gulf Reston, in effect, contributes twice -- once directly, and once indirectly as a RHOA dues payer.

Management: Every Reston buyer receives a copy of a Deed of Dedication, covering General Covenants and, additionally, Residential Property Covenants. Compliance and enforcement are the domain of the RHOA-appointed Covenants Committee; maintaining quality of the community need never become a County concern.

All decisions ultimately must be approved by the nine-member RHOA Board of Directors; currently six are appointed by the Developer, three are elected by the community, with each privately owned residential unit entitled to one vote.

Future: Already Gulf Reston is preparing for the New Town's completion. Citizens then will be left with a multi-million dollar enterprise, performing services normally expected of the County, and offering even more. Mechanics of the transfer are under constant review by Developer and residents.
Cluster Associations

Many projects of a Cluster are those which otherwise might become the County's responsibility.

A neighborhood townhouse association, and a registered Virginia Corporation, the Cluster is a mini-homeowners association with powers to levy its own dues and manage shared lands and facilities for Cluster residents' use.

As of July, 1973, Reston had 35 Clusters, representing 2,163 townhouses, with annual budgets of $350,000.

The Nature Center

A separate department of the Reston Homeowners Association, The Nature Center is a unique Reston institution whose creative programs have benefited Reston/County residents, public school classes, governmental agencies and activities of ecology groups since its origin in 1967.

These programs address themselves to two vital urban concerns: environmental education and environmental management.
1. Environmental education promotes wise use, not abuse, of surrounding parks, open space and common grounds through classes, nature walks, special projects, a newsletter, published articles and a library. The Nature Center sponsors programs such as research into Milky Spore distribution for preservation of trees and plant life, the ecology of Lake Anne, the study of local bird habitats in conjunction with the Virginia Cooperative Wildlife Research unit and the Southeastern Forest Experiment Station, to name a few.

2. Environmental management programs include teaching the Reston resident how to live in balance with inherited wildlife and permanent open space. These programs initiate innovative ideas for citizen participation such as the Reston Trailblazer and Youth Maintenance projects: here the Center has sought professional help in landscape design and then has hired teens to survey, clean, mulch, repair and build playgrounds and totlots all in conjunction with the Reston Homeowners Association (RHOA).
Restonians Want To Be Part of the County's Future

From Reston's earliest days, involved citizens have supported County needs and issues. Political participation in Reston is keen. Voter activities remain well above County averages. In the 1972 National election, each Reston precinct had far over 80 percent of its registered voters participating. Two of the three precincts with heaviest County votes were in Reston.

By early 1973, there were at least 115 flourishing and formally organized political and civic, community service, cultural, special interest, youth, religious and governance groups in Reston, for 22,000 people.

The Reston Community Association (RCA)

Perhaps the largest volunteer group, the Reston Community Association is very active in County affairs. It has shown that it can effectively represent at least one element of citizens' desires to the County government which seeks ways to strengthen identification with communities within it.

The Common Ground Foundation

Located in Lake Anne Village, the Common Ground Foundation offers many services the County does not provide. Dependent upon donations for support, this
A local Episcopal clergyman, new to Reston, had need for a meeting place, as he did not wish to be encumbered with the demands of a church edifice. In 1969, the Common Ground Coffee House opened its doors on Washington Plaza. This was to become the headquarters for Reston’s Episcopal Parish. As people came, they brought community concerns and before long enterprises were launched to meet those needs. The single idea became a Foundation.

Today, the Common Ground offers the Coffee House, where 60-70 volunteers each donate two hours weekly, and where lunch and dinner is served six days a week. In addition, the CGF provides a Youth Job Service, Home Service Corps (meeting temporary social work needs), Counselling and Referral Service (for bigger problems), Home Nursing Service, newspaper pickup service (for recycling), Open Air Market, meeting rooms, a Child Care Center and the Community Bus Service.

Worship: Pilot Programs Which Could be Adopted Elsewhere in the County

Several of Reston’s dozen denominations were launched as pilot projects, often with special authorizations, as in the cases of the Episcopal and Roman Catholic congregations. Successful results can lead to applications in other churches.
In concert, seven religious groups organized as Reston Interfaith Housing Corporation, Inc., to initiate a 200-unit low/moderate income housing project, now under way.

Recognizing the need for meaningful, issue-oriented, "today" religion, the need to appeal to people where they live, and the futility of ecumenical competition, and ministry/physical plant duplication, five Reston denominations - United Presbyterian Church in the U.S.A., the Presbyterian Church of the U.S., the United Methodist Church, the Christian Church (Disciples of Christ), and the United Church of Christ - formed the United Christian Parish of Reston - the only known ecumenical Christian congregation in the U.S. made up of five denominations.

One church (Episcopal) operates out of the Coffee House with no intention ever to build; two dissimilar groups (Methodist and Hebrew) have shared a common facility; one denomination (Baptist) is physically a part of Lake Anne Plaza, and shares space with the Lutherans; two denominations (Catholic and Unitarian) will have buildings which can be used by the entire Reston community.

Leisure-Time Activities Replace Many the County Might Have to Provide

If there were no Reston, numerous programs upon which many persons outside the New Town depend for enjoyment, enlightenment and participation also would not exist.
Included among these programs, are the prize-winning Reston Community Players, an art gallery, the Reston Chorale and Music Center, independent recreation programs, clubs, and RHOA's programs of arts, crafts, drama and athletics. In 1972, these programs had over 3,125 registrants, about one of every six or seven residents.

Thousands from Northern Virginia, Maryland and the District come each year to the RCA-sponsored annual Spring Festival, and even more attend the Black Focus Festival in September.

Supported by a heavy subsidiary ($182,000 in five years) from Gulf Reston, the Northern Virginia Music Center attracted serious music students from all over the East Coast to its Reston Summer Camp. A professional staff of performing musicians provided serious music courses by day, and the students provided Restonians and County residents with a summer of outstanding concerts.

Recreation: Reston Supplies Leisure-Time Facilities, Programs, Participation

Abundant recreation opportunities are a boon to a County whose leisure-time resources and contributions to Reston remain minimal.
o All-season athletic programs largely take place on RHOA land; many of the facilities also come from RHOA. Individuals give time and raise money to organize, equip, schedule, umpire or referee, with the major private endeavor in behalf of kids mounted by the Reston Youth Athletic Association. Estimates of the number of participants in a recent 12-month period vary, but it is thought well over 2,000 registrants were in various programs, including several from outside Reston.

o Many sports facilities are not exclusively for Reston boys and girls. Availability of the Golf and Country Club's indoor olympic pool for practice made possible formation of a swim team for nearby Herndon High School.

Reston, itself, is a recreational area for the County. Visitors by the thousands flock to the showcase new community.

**Self-Help Suggests New Ways to Stretch Education's Beleaguered Dollars**

1. Dedication of land for schools is part of the Reston plan.

   o Gifts of elementary and intermediate sites from the Developer, true windfalls for taxpayers, are part of the RPC ordinance, and both exist under no other County ordinance.
Already schools are up at half of the six dedicated elementary sites; planned are eight more such locations, if all are needed, and some will serve children from outside Reston.

Reston's example has led to the expanded requirement for elementary school site donations in some other County ordinances, and to the volunteering of such sites by some developers elsewhere.

- High school land is sold by the Developer at less than market prices. One donated intermediate school location contiguous with a subsidized high school site has provided one 60-acre joint facility site for construction of both schools together.

2. Some pre-school, child care activities have implications far beyond the New Town.

- Lake Anne Nursery-Kindergarten (LANK) opened in 1965 with Developer sponsorship. Backed by locally sold bonds, LANK, in 1972 opened a new building hailed as an architectural triumph and a better answer to children's needs than sites usually found in use for nursery kindergartens.

- The Child Care Center of the Common Ground Foundation moved into the space vacated by LANK. It proved another self-help success with a two-part program, pre-school and child care, with hours tailored to meet family needs.
The Special Pre-School for Children with Developmental Difficulties, Inc., was designed as a pilot project for the County which must provide similar programming, mandated by State law, by 1976-77. It offers very early help to children with mild to moderate disabilities, and has captured the imagination and monies of private groups and the Fairfax County Public School Administration.

3. Reston community involvement in public school programs helps extend education's framework, a goal of County academic leaders.

Volunteers at Lake Anne, Forest Edge and Hunters Woods Elementary Schools share knowledge in special disciplines, or bolster children by identifying on the basis of one-to-one. One year, at Lake Anne School there was one volunteer for each three children every week.

Secondary schools in Herndon also increasingly use volunteers. And adult and student leadership from Reston helped Herndon High School in its revamping and extending of programming, and helped bring students into the decision making process.

RASSP is code name for the Reston Area Secondary School Planning Committee whose many members help plan a school singularly 'right' for Reston.
Reston's support of Countywide efforts to pass a school Bond Issue in 1972 included active voter participation well above the average. This was repeated in 1973, when over 95% of Reston's heavy vote supported the successful referendum.

4. Unique to Reston is the New Towns Study Center of Virginia Polytechnic Institute and State University, operating with fiscal support of the U.S. Department of Housing and Urban Development and Gulf Reston, Inc. Also supported by several grants from the Gulf Oil Corporation, VPI has established a vigorous Reston branch which now offers undergraduate and graduate programs to several thousand Reston and Northern Virginia residents.

Transportation Innovations Represent Prototypes for the County and Nation

1. At-home needs are being met.

   - The Community Bus, creation of the Common Ground Foundation, runs on set schedules eight hours daily Monday through Saturday. Ridership is free. The mini buses, financed by donations, are kept running by free servicing at the local Gulf Service Station, which also provides free gasoline. They are driven by volunteers on two-hour shifts.

   - Over 25 miles of paved, lighted walkways connect schools, churches, shopping and residential areas. The Developer provides the basic structure, and the Reston Homeowners Association picks up the maintenance. This walkway system has become a model for Fairfax County.
2. The Reston Commuter Bus

Perhaps 23 persons climbed aboard the first bus one March day in 1968, little dreaming they might be pioneering a mass transit breakthrough. Sharing the risk were Gulf Reston, committed to pay off the month's charter if the bus failed, and RCA, taking on the bus as a committee.

Success was spectacular. The pattern which evolved was one additional bus to and from Washington for every thousand new persons in Reston.

Every work day in February 1973, the Reston Commuter Bus carried about 10 per cent of all the Reston residents who work in the District of Columbia. There were over 50 trips daily. Average busload was 40. Approximately 1,200 cars were kept off Virginia highways as a result.

Basics of the Reston Commuter Bus program remain unchanged from the first day. Except for the secretary and typist recently hired, all work is done by volunteers. By 1973, the operation's budget had grown to $625,680.

The system has run in the black from the very first day. No Developer subsidy ever was required, although it had been pledged, in the beginning, if the need for it arose.
Reston Initiatives May Relieve Future Calls on Some County Health Services

Restonians already are well below the County average in their use of County health and social agencies.

Residents for many years have planned directly with Georgetown University for a Reston health package program, with Gulf Reston in the past subsidizing much of the planning cost.

Georgetown had felt that it could not launch a New Town medical program while inner city needs of Washington, D.C. remained unmet. But in January 1973, it was announced that two foundations and the U.S. Department of Health, Education and Welfare were funding experimental centers for three years in the District of Columbia and contributing to support of one Reston center to be staffed full time by physicians and support personnel.

In April 1973, Georgetown opened a fully-staffed, 5,000 square foot facility in the Hunters Woods Village Center.

Home care and up to a year's hospitalization are part of the preventative health care plan. Present plans indicate it will cost an average family $700 yearly, and $80 extra will cover prescription charges over $1.00 each. The package is not envisioned as replacement for existing family plans.
In March 1973, Gulf Reston announced the sale of ten acres at the intersection of Reston Avenue and Route 606 for the construction of a full-service private hospital for the Upper Potomac Regional area, subject to Government approval.

Residents and Developer Support Libraries with Cash and Use

Space for a new branch library in the Hunters Woods Village Center has been leased by the County due to Developer and citizen support.

In response to a massive Reston effort, led by the Friends of the Herndon-Reston Library, early in 1973 the Board of Supervisors was persuaded not to divert windfall state library aid money into the General Fund, but to commit it to establishing the new outlet.

To cover initial operation, until the branch can become part of the annual budget, Restonians raised well over $7,000, and Gulf Reston leased the required space to the County at a price below market. The Developer has also offered a choice of new subsidized sites for a future regional library.