A GUIDE TO RESTON VIRGINIA

Washington's New Neighbor
RESTON, as planned, will be a 10 1/2 square mile city-in-the-country with an unprecedented abundance and variety of recreational facilities. Its residents, expected to total 75,000 by 1980, will be served by a major Town Center, and will live in seven distinctive villages. Residents of the First Village are expected to be moving in during Spring, 1964. They will be able to enjoy a 35-acre lake, an 18-hole, 7,000-yard championship golf course, and a wealth of other leisure time facilities.

Reston's First Village soon will be a lively community of homes, schools, stores and neighborhood facilities. Traffic-free walkways will put all of these things within safe, pleasant, walking distance. Children's playgrounds will abound. Whether its residents build their own homes, buy Reston houses, or rent apartments, they will all share the benefits of the Reston idea - that people want to be able to do the things they enjoy near where they live.

Reston's fresh approach to housing design, its enlightened long-range planning under a new zoning law, and its breathtaking magnitude have made it a focus of interest throughout the country.

Whether you choose to build, buy or rent at Reston, the following are among the many advantages you will enjoy:
Reston teems with recreation facilities. Lake Anne and the golf course, two tennis courts, a swimming pool, and a marina are prominent parts of the First Village. For those who like to ride, an area in the southerly section of Reston features stables and a network of bridle trails. Additional space for tennis courts, swimming pools and riding stables has been provided to handle future needs as the population grows.

Architecture is imaginatively varied, avoiding the usual monotonous regularity of suburbia. Four nationally known architects were commissioned to design the first phase of Reston. Housing will be available for families of all sizes, with units ranging from efficiency apartments to five-bedroom houses.
Pedestrian Pleasures

A network of pedestrian walks, safely separated from automobile traffic, links houses, schools, churches, stores and recreation areas. The pleasures and convenience of walking will be rediscovered at Reston.

Schools

Space has been reserved for at least 15 elementary, two parochial, six intermediate and three high schools. County officials are cooperating in determining the timing and sites for Reston schools.

Community Centers

A place to meet your neighbors, share common interests, develop nursery schools, hobby shops and other needed community services is provided. The First Village Community Center includes an auditorium, reading room, teen-age lounge and kitchen facilities.

Houses of Worship

Space for more than 35 houses of worship has been reserved. Five are planned for the First Village, two in its first phase.
Parklands at Your Doorstep

Reston's natural beauty, including its tall oaks, poplars, holly and dogwood trees, and its gently rolling hills are preserved. A country retreat is at your doorstep... parklands are a permanent and prominent part of Reston.

A Children's Outdoor Paradise

Playgrounds for children, many within hailing distance of home, and other imaginative play areas for older children, give all youngsters exceptional opportunities for a safe, active outdoor life.

Shopping

Neighborhood stores for the First Village, including a restaurant and supermarket, are within a few minutes' walk or ride of every home. Space for doctors' and dentists' offices is also available.
FIRST VILLAGE, RESTON, VIRGINIA

- housing
- church
- shopping
- walkway
- playground
- marina
- elementary and intermediate schools
- 18 hole golf course
- community center
- swimming pool
- exhibit and sales office
- lots
- Lake Anne
- e.s.
- i.s.
Town Center

Reston's Town Center is to include a full range of larger stores as well as hotels, a theater, museum, library and other entertainment, cultural and conference facilities.

Light Industry and Offices

Research and development industry, offices, and governmental agencies will be located in a special industrial reserve of some 900 acres which border on the Dulles Airport Highway.
Your Investment is Protected

Protective covenants will provide a means for conserving the natural beauty of residential property and prohibiting detrimental uses of the land. Actual cost of maintenance of community facilities will be paid for by a modest annual assessment of not more than $40 a year through 1966. After that, it will not exceed one per cent of the assessed value of the lot. Automatic membership in the non-profit Home Owners Association is accorded to all homeowners who build or buy. The Association will be in charge of enforcing the protective covenants, will fix assessments to cover
actual costs and see that community facilities are maintained. (Copies of the covenants and the Charter and By-Laws of the Association are available upon request.)

Trees and the "Year 2000 Plan"

Reston is the first new community to be built as part of the "Year 2000 Plan," the recommended growth pattern for the Washington area. The Plan, endorsed by President Kennedy, envisions the creation of new communities on six corridors radiating from the capital. The corridor plan would save a maximum amount of open, rural countryside and still accommodate an expected doubling of population in the Washington area by the year 2000.

In addition, Reston itself places great stress on the conservation of countryside. A new County zoning statute, known as the Residential Planned Community, has made it possible for planners and architects to allocate large portions of Reston for parks, recreation and other public uses.

Whether you build, buy or rent at Reston, there will be trees to see, trees to climb and trees to sit under.

The First Village

Construction of the First Village, just south of Route 606, is scheduled to begin in Summer, 1963. Homes and apartments there are expected to be ready for sale and rental in the Spring of 1964.

The First Village center is at one end of the lake and is built around a pedestrian plaza. (Map of First Village shows the planned location of schools, lots, recreation facilities, churches, shopping, walks, and housing.)
A multi-story apartment building, and two, three and four-level houses will be available on or close to the pedestrian plaza.

Other housing, of varied sizes, is located a few minutes' walk away in two housing clusters:

**LAKESIDE CLUSTER**

There are ninety houses ranging in size from two to five bedrooms in this group. Some are directly on the lake, others are situated around open park areas. Most of the houses have views of Lake Anne. A boat marina is adjacent to this cluster.

**HILL CLUSTER**

There are ninety houses, in three groups, ranging from two to six bedrooms. A large wooded dell is the central feature.

**You Can Build at Reston**

A limited number of building sites are now available.

In the First Village, 46 lots are directly on Lake Anne or the golf course; others, with attractive lake views, are close by.

In the southerly section of Reston, an unusual group of lots near community riding facilities are also available. These have been sited to capitalize on the terrain, and provide a perfect setting for those who enjoy horseback riding and other outdoor activities. Seven miles of bridle paths weave through the area, and all home sites are adjacent to parklands.

Prices, depending on location and size, range from $4,250 to $10,000. Qualified purchasers will be eligible for loans of up to 75% of the purchase price.
for more
INFORMATION

Please fill out the attached form and mail to:

Residential Division
RESTON
Virginia

Or call: 471-4300 in Reston, Virginia

I would like an appointment with a Reston representative to discuss:

☐ Building Site  ☐ Home  ☐ Apartment

Name__________________________________________

Address________________________________________

City____________________________________________

Telephone_______________________________________