This Master Plan Report is a description of the proposed land uses for Reston, but also includes the principles and aims that will guide the future detailed planning of the property. The report has been prepared by the Planners with the assistance of the other consultants.

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Reston is one of the NCPC new towns to have five urban centers. The Year 2000 Plan for the Washington area prepared by the National Capital Planning Commission studies several alternate methods of development for the surrounding regions of Washington, D.C. Recognizing the population growth of three million that can be expected for the region, the study concludes that the development of new satellite towns arrayed in corridors out from Washington, represents the optimal pattern of population distribution. Between these new towns it will then be possible to preserve open country and a very low density of development. By concentrating the development of the population into distinct new towns, better methods of transportation, better planning for utilities and for schools are made possible.

Reston is planned to be one of these new towns. The Fairfax County Master Plan now being completed, proposes that there be five urban centers in the western part of the county, one of these to be Reston-Herndon. These centers would receive new population resulting from growth of the county, and from decentralization of both population and industry from Washington, D.C. This Fairfax County Plan contemplates the development of balanced self-contained communities, and is an appropriate outgrowth from the master plan studies for the county which began in 1953.

Fairfax County is expected to increase by 425,000 between 1960 and 1980. The appropriate population for Reston has been considered by county planners within the framework of the total population growth expected for the
county, and a figure of approximately 75,000 has been arrived at for the Reston Area. The planning of such a town requires far more responsibility and consideration than has characteristically gone into suburban development. The real purpose of building new towns of population concentration and surrounding open space is to provide a better structure for the life of the whole region. Thus, although the present planning report is concerned only with the planning of the town itself, the implications and benefits accrued will be felt throughout the entire county.

Provision of a framework for population growth will assist in the planning of the whole region. The development of regional park systems will be facilitated. Their location and the timing of their development can be planned. The planning of the highways can be developed with greater assurance of their appropriateness for the future. School planning can be greatly facilitated by working within a known density framework. Regional utility plans can be developed with calculable future loads.

These largely quantitative considerations weigh heavily in the considerations of population distribution. But perhaps even more important are the qualitative factors. The plans for Reston put greater emphasis upon the kind of life to be lived and upon the visual character of the community. Suburban sprawl with its characteristic problems is commonly criticized as much for its looks and life as it is for its traffic and school problems.
The Reston site has 6,750 acres. The site for the new town of Reston lies to the east of Herndon, and consists of about 10 square miles of land in single ownership. The property is partially bordered by Route 7, the Leesburg Pike on the north, and is crossed by state Routes 602 and 606. The Washington International Airport Access Highway bisects the property, with the Airport 3 miles to the west. Fairfax is 5 miles south, and Washington, D.C., is 18 miles to the east.

Gentle slopes characterize the property. The site for Reston is pleasantly rolling land rising from an elevation of 250 feet in the east to about 460 feet in the western part of the property. Most of the land has gentle slopes, with about 28% having a slope of 10% or more. The property is dry and well-drained, partly because it is at the top of the watershed and partly because of the nature of the soil and underlying strata. The principal water courses are Snakeden Branch, The Glade and Colvin Run which drain the property toward the east into Difficult Run.

Oak stands and lakes add to the great natural beauty. Most of the property is now covered with existing stands of trees, with the dominant variety oak. Even the areas of the property which have been cleared usually contain occasional free-standing trees. Virtually no construction now exists on the site. The small cluster of buildings at Sunset Hills is the only exception.

In the southern portion of the property a lake exists at the juncture of the Glade and Snakeden valleys. Numerous small hills and valleys and special stands of trees give variety and
character to the land, and will become important and valuable features in the development of the town of Reston.

The main approach to the community is from Routes 606 and 602 connecting to Route 7. Additional entrance points are provided from Route 674 and Route 665 to the south. When connections to the Airport Access Highway are completed, high speed vehicular travel will be possible directly to downtown Washington from the town. During the period of the development of the town, the outer circumferential may be constructed. Thus as the population of the town grows, vehicular access will be continually improved. Both the immediate means of access and the ultimate completed approaches lead to a focal point near Route 602 between Route 606 and the Airport Highway. This is the location indicated in the Master Plan for the major town center.

The Master Plan as described in this report and illustrated by the accompanying maps is for the development of a complete and balanced town which is planned to reach its population of about 75,000 by 1980. The plans and charts illustrate the land use patterns, the roads and utilities, and the school plans appropriate for this ultimate population. The residential portion of the town consists of about 5,350 acres which will have an overall population density of about 14 persons per acre. A total of 1,150 acres of land is reserved for employment areas.

The pattern of development of the residential portion of the town places great emphasis upon the visual and social form of the community.
The ranges of recreational facilities will be very great, and these will be interwoven with residential areas. Housing facilities will include, in addition to single detached houses, many new types of grouped houses -- town houses, lake houses and hilltop houses. These housing types will be arranged in the plan in a new pattern. In order to avoid the vast and often monotonous areas characteristic of the low density edges of old towns and of suburbia, the Reston plan calls for the town to be structured with sinews of higher density housing types.

Sinews of form and activity

These sinews of higher density development will form the activity spines of the residential areas. In addition to the town houses located along their central walkways, all the village centers of activity will also be located along their route. These busy ways will lead to the local shopping center and to the schools. Along these walkways the pedestrian will have uninterrupted access to the full range of neighborhood facilities. These walks will have something of the busy life and character of a fine city street, with all of its visual and social interest, without its problems of automobile traffic.

The pedestrian gets his way

These sinews of life and activity will be within walking distance of almost every house in Reston. These walkways will, of course, be used by children and teenagers in their daily trips to school, by bicycle or walking.

Consideration has been given to the possibility of utilizing along these neighborhood ways new small forms of transportation vehicles.
compatible with pedestrians. If small individual transportation vehicles like the present golf buggies come into use, as has been predicted for the future, then these walkways would be ideally planned for their use. If small scale, slow-moving trainlike vehicles are developed, then they, too, could use these neighborhood walkways.

These residential areas will be developed at an over-all density of 14 persons per acre, with the low density single detached house areas averaging about 3.8 dwelling units per gross acre, and the higher density sinews averaging about 20 dwelling units per gross acre. The population will be fairly evenly spread over the entire area. More than 80% of the residential land will be developed with single detached houses, and less than 20% will have town houses or other forms of attached and multiple housing facilities.

Clustering gives form to individual houses

The individual house areas are planned to make the maximum use of the available land and to minimize outdoor maintenance problems -- the bane of the suburbanite. Hence, the houses will be grouped in compact clusters with maximum land areas on the private rear portions of the houses. By this means it will be possible to have wooded recreational space adjacent to the house, of far greater value to children and adults alike than useless front lawns. Some housing clusters will have parking facilities for adjacent houses grouped together, and some of the housing clusters will have common play space for younger children. Sizes and types of individual houses will be developed according to the projections of the market reports,
and with the developing market. The clusters of houses will each have architectural coherence and group character. Within the cluster house areas the design and price of houses will differ greatly, but the land area for each will be approximately the same.

In addition to the cluster housing, ample space will be available for individually designed houses. Many areas of special terrain, along lake fronts and elsewhere, are ideally suited to this kind of development.

The Reston plan calls for a higher proportion of town houses, attached houses, and other multiple housing facilities than now characteristically occurs in Fairfax County. A portion of these multiple housing facilities may in the future be in high-rise buildings. The schedule calls for about 5.8% of the ultimate population to be living in elevator apartments. These higher density areas will have housing for a wide range of income groups and age groups. Special housing for the elderly will occur in these areas. All of these higher density areas will have superb access to schools and recreation.

The residential area of Reston is not strongly characterized by separate self-contained neighborhoods, but rather by the continuous interweaving of lakes and wooded areas, medium and low density housing areas into a complex fabric. But, on an approximate basis, Reston is served by 7 community shopping and social centers, and hence is divided roughly into 7 villages of 10,000 persons each.
Each has an individual form. These seven centers will each have a strongly individual character determined by their topography. Each is located on special ground and its architectural form is derived from this topography and natural features of the site. As numbered on the plan, First Village is located at the head of the new lake created by the dam in Colvin Run. It will have at its heart an exclusively pedestrian area, located at the water's edge, with shopping, churches and housing overlooking the lake and hills beyond.

Fifth Village is located on a high hill at the intersection of the Glade and Snakeden and has heavily wooded cliffs at its edges. The Sixth Village is planned around a natural valley which looks across from South Reston to North Reston and into the old Sunset Hills area.

The village centers will be lively. Each of the seven villages will have a center for convenience shopping, but this center is planned to be much more than the usual strip of stores. The area for these village centers will include about 15 acres for the population of 10,000, but within this area will also be uses other than the stores themselves. Housing will be built in the village centers, as well as churches and community buildings. These village centers will have direct pedestrian access to much of the village, as well as generous parking areas for automobiles. By building housing into the village centers, as well as other uses, the pedestrian walks and civic spaces will be kept lively and busy social foci of the whole village area.

15 elementary schools. The population of Reston will require, according to the best present projections, 15
elementary schools, each serving a population of about 5,000 people, and these schools will be placed near the center of their population group. Included in this number will be at least two parochial schools. Elementary schools are relatively more important in new communities than they are in old ones. This is due to the high number of children to be expected in any new town. The plan for Reston will provide for easy access for the children to their elementary school, and will place the school in locations which can be of broad service to the community. Particularly during the early stages of town development, these schools should be planned for maximum use of grounds and buildings by the community after school.

The Reston plan assumes an average of 10 acres for each elementary school, and of this, about 8 acres will be playgrounds and open space. However, exact acreage will necessarily vary with topography, adjacent park or playground area and parking space. It would be highly desirable for the elementary schools also to have kindergartens. At the present time, no public kindergartens exist in Fairfax County.

Ultimately at least 6 secondary schools (intermediate and high) will be needed in Reston -- one of which should be a specialized technical high school, providing 13th and 14th years. In view of the new high school in Herndon and the additional schools planned for 1963, it will probably not be necessary to provide for a full Reston High School before 1964 or later. However, in order not to overcrowd the present intermediate school, there should probably be
an intermediate school built by the time the first full village is completed. Experience indicates that between 800 and 1,200 pupils should be enrolled in an intermediate school and that 15 to 20 acres will be needed. The accompanying chart gives the distribution of population for the 15 planned elementary schools. Included is also the approximate number of families in medium and low density housing areas for each elementary school district.

Recreation, open space and commons

With constantly increasing hours of leisure time in the future for the American people, provision of recreation space is of critical importance. Open space is only a part of recreation planning, but the site of Reston offers unique opportunities to build into the plan of a town, parks and wilderness areas as well as active recreation areas.

Both sports facilities and natural wooded areas

In the first area to be developed, a lake will be created which will become the heart of the village, and nearby will be an 18-hole golf course. A large sports park on ground that is already cleared will be built in the Third Village. In the southern portion of Reston the great natural valleys of the Glade and the Snakeden will be preserved as a natural park for hiking and horseback riding and other woodland activities. The National Recreation Association standard of 9.7 acres per 1,000 persons for public recreation areas will be exceeded in major open spaces alone.

Active recreation will be developed for each local area, as well as the sizable parks for the community as a whole. These neighborhood facilities will include playgrounds which may
be adjacent to, or part of, the school playgrounds. They will include tennis courts and swimming pools, as appropriate. Horseback riding will be planned for throughout the park areas, with space provided for stables in several of the villages.

The cluster housing technique will make possible additional open space and access to park or "commons" as an integral part of the neighborhood life.

**NRA standards exceeded**

The total land area devoted to recreation and open space, by all the elements of the community, thus will probably be about 20 acres per 1,000 persons within the area of Reston itself. The parks of Reston are planned to join and extend the regional park areas planned to be adjacent to portions of the town.

**Plans for the employment area**

About 17% of the acreage of Reston will be reserved for the establishment of employment centers, which will include both industry and government. The required areas have been derived from the accompanying economic report, and are planned to provide employment opportunities for a large portion of Reston residents. The areas chosen to be reserved for this purpose are generally in the western portion of the site, where the soils are less suitable for residential development and the ground is flatter, thus making it more appropriate to employment facilities than to housing. In addition to these areas, those portions of the property adjacent to the Washington and Old Dominion Railroad and the existing distillery are also reserved.

**Employment opportunities in both government and industry**

Industries of the type currently expanding in
the Washington Metropolitan Area (research and development, printing and publishing) and light manufacturing (machine parts and electric components) are planned for. Industrial enterprises will be grouped into industrial parks.

Business and shopping areas will serve not only Reston but also nearby areas in the county. The most important shopping area, situated on a hill on the north section, will constitute the town center itself. The accompanying economic reports indicate the need for about one million square feet of commercial space in the town center when full development of the town is reached. One hundred acres are reserved for this purpose. In addition to this commercial area, many non-commercial uses will occur near this central shopping area, and an additional 50 acres is reserved for these. Besides the principal shopping facilities and office buildings, this central core area will contain an auditorium, a regional library, a museum, and many diverse forms of community space. Meeting rooms will be provided for both young and adult groups, for political conferences, professional committees and other social gatherings that will give vitality and strength to the new community.

Plans for a regional library in the Reston Town Center coincide with the existing proposal of the Fairfax County Public Library Board of Trustees to establish a branch to serve the northern reaches of the county. The space sought (up to 30,000 square feet) will be reserved in the Town Center and detailed plans worked on as appropriate. In addition, rental
space can be made available as desired by the Library officials in the first neighborhood, so that library facilities can be easily reached by early occupants of Reston.

Adjacent to the Reston Town Center is space for an inclusive Medical Center. Initial suggestions for medical facilities have been discussed with the Hospital and Health Center Commission of Fairfax County. Detailed plans not only for a voluntary hospital, but also for a medical and professional building, as well as nursing and related home care, and facilities for nurses' training will be developed as Reston and the surrounding communities grow in population. Appropriate land is also being reserved for a branch Public Health Center, to be established at such time as the State Public Health Director deems desirable. Space for health facilities and doctors' consulting rooms will also be available in neighborhood centers.

Social organizations and cultural and educational programs, so frequently lacking in "new communities", necessarily will depend upon the desires and leadership of the residents, but every effort is being made by the developers, in cooperation with the Welfare and Health Council of Fairfax County, to see that advance planning of physical facilities will further the best and earliest possible evolution of such programs.

In addition to the community space in the Town Center, community facilities are planned for each neighborhood. In some cases the