



1985

RESTON

At Twenty-One, Reston Hits Record High.

In May, Reston concluded a six-month celebration of its Twentieth Birthday. Appropriate with turning twenty-one is a feeling of coming of age. Of excitement about the future.

And there's plenty to be excited about. Reston is flourishing. The signs are everywhere.

In 1984, investments in Reston hit a record \$250 million. The net sales of 771 new homes were \$85 million, up 21 percent from 1983. Residential resale volume reached \$100 million. And industrial/commercial construction exceeded \$65 million in one million square feet.

What's more, 1985 promises to deliver a repeat performance.

Reston has arrived in another way, long-anticipated. The Dulles Toll Road, locally known as the Reston Expressway, has brought Reston within 25 minutes of the Kennedy Center and Georgetown. And restaurants, shopping and other Tysons Corner attractions are now less than ten minutes away.

Reston is on the move in other ways too. As the town has grown, housing has become more diverse. Reston offers \$70,000 condominiums at South Lakes, \$120,000 patio homes in North Point Village and, in secluded coves, \$500,000 single-family homes. In between are homes in all price ranges and styles, from the sleekest contem-

porary to the stateliest Victorian.

Reston is not just a place to live. It's also a place to work. The Business Center has more than 900 businesses with 21,000 employees. And the Reston Expressway, with three interchanges to the Business Center, has created a boom in commercial/industrial development in Reston. Coldwell Banker Commercial Senior Sales Consultant John McEvilly says, "The Toll Road made believers out of everyone. As soon as it was actually underway, there was a virtual land rush out the corridor. The corridor is appealing to businesses because there are no used-car lots, no strip retail, no clutter. There are homes,



trees, village centers, all properly planned, plus an outstanding quality of life."

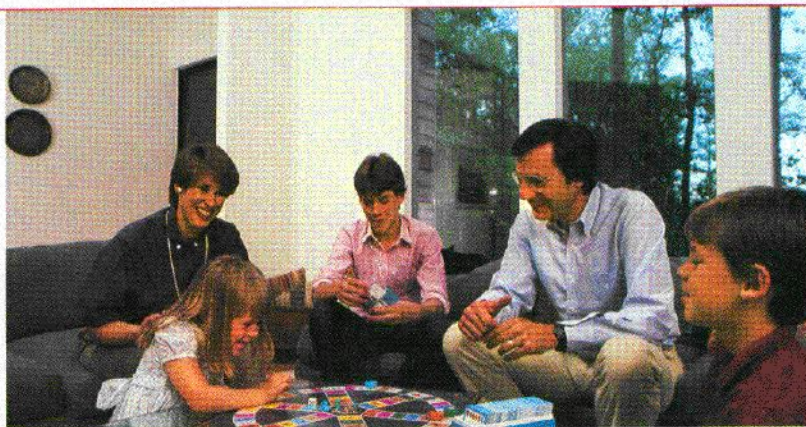
The Reston Business Center has attracted blue chip companies like GTE, GE, Satellite Business Systems, Sperry and AT&T as well as some of the premier regional and national developers including Centennial Development Corp., Trammell Crow, Mulligan/Griffin, The Sammis Co., and Walker & Co.

The Business Center is also becoming an architectural showcase for high technology. It includes buildings designed by Marcel Breuer, Skidmore, Owings & Merrill, Hellmuth, Obata & Kassabaum, Davis & Carter, Coupard Associates, SHWC and Clark, Tribble, Harris & Li, to mention a few.

As Reston matures, it also has more services to offer. Ground was broken this spring in Town Center for the 127-bed Reston Hospital Center, the first hospital to be constructed in western Fairfax County. An innovative complex for the elderly, including a nursing home and apartment complex, is planned nearby. And across town, Thoreau Place, a condominium for the elderly, offers health care facilities.

Reston's urban focal point will be Town Center. This 30-acre complex will host a first-class hotel, restaurants, shops, offices, business services, a town square and cultural amenities.

Construction of the first phase is scheduled to begin in the near future, bringing full circle Reston's 20-year-old commitment to building a successful city in the countryside.



The New Reston Of North Point Village.

At the northern end of Reston in North Point Village is the home of architect Phil Tobey and his family. Sunlight pours in from the skylights flooding the cathedral-ceilinged living room. From its Newport Cove Lane location, the Tobey home commands a view of Lake Newport, filtered by a stand of rough-barked oak trees.

This is Phil and Pam Tobey's third Reston home. A testament to the move-up phenomenon that lets Restonians keep their community as they change houses. Tobey said when his family moved to Reston in 1972, "We wanted to find more than a house. We were looking for a sense of community, a sense of place. And we found it here in Reston."

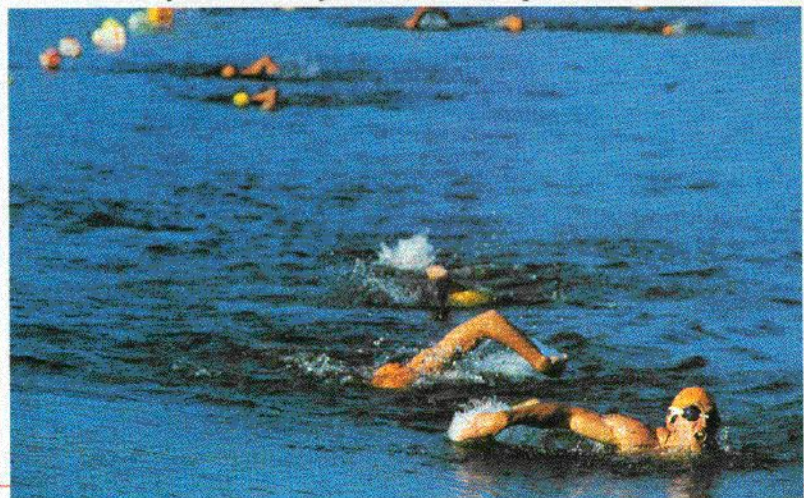
There is a quiet sense of living with nature in North Point, Reston's newest and final residential village. "I like the open fields and the trees,"

pipled up the Tobey's 13-year-old son Ned. "Last week we discovered a loon on Lake Newport," Pam said, "We fell in love with this wooded lot and its stunning views of the lake. You can't help becoming very conscious of wildlife here."

"You can't help becoming very conscious of wildlife here."

Ten-year-old Jay added, "We saw a redheaded woodpecker yesterday and Dad is going to help us build a birdhouse and feeder this afternoon."

The Tobey's may be pioneers in North Point, but they are surrounded by a reassuring community. Phil, who is a partner with Metcalfe & Associates in Georgetown, is on the Lake Anne Nursery Kindergarten (LANK) board and a commissioner on the 120-team (1,800 boys and girls) Reston Soccer Association, two longtime local institutions. The new Reston of North Point is not isolated from the more settled areas. Pam's favorite shopping is at Fresh Value supermarket in Lake Anne Village Center, a three-minute drive away. Jay and Ned can get on their bikes and visit friends in the Tobey's old Uplands neighborhood two miles away. "They get on the pathway in North Point, and with the system of underpasses, can ride all the way back to our old home without having to cross a single street," said Phil Tobey.



Another three-minute drive from the Tobey's is Autumnwood Park on Walnut Branch Road. Autumnwood will be one of the recreational focal points of North Point Village. Incorporating all the lessons of park building and recreation development in Reston's 20-year history, the 23-acre Autumnwood will offer a swimming complex, four all-weather tennis courts, jogging trails and open-play area for flying kites or throwing a frisbee. But there will be the quietude of nature too. Much of Autumnwood Park will be left in its natural state, preserving the land's stately oaks and winding streams.

Next to the Visitors Center, just a short walking distance from the

Tobey home, six tennis courts are being built and across N. Village Road, Reston's first 50-meter outdoor pool complex will be built soon. Another tangible commitment to a full range of amenities for even the newest residents.

Construction began this spring on the Neil Armstrong Elementary School site. Scheduled to open for the 1986-87 school year, this contemporary building will provide North Point Village with an important neighborhood and community focal point.

North Point Village exemplifies some of Reston's finest qualities. Concern for the environment. Relaxed lifestyle. And a true sense of a neighborhood.

South Lakes Village. A Vibrant Blend Of Housing, Commerce And Recreation.

For Joyce Hartnett, living in South Lakes Village is the best of two worlds. "It's like urban living in suburbia," said the former American Airlines stewardess and mother of two teenage girls, Heather and Shannon. "We lived outside Reston for six years. We felt isolated and alone at the bottom of a dark cul-de-sac. Since we discovered Reston and South Lakes Village, we have an entirely new lease on life. Everything is so convenient here, and there is a real sense of neighborhood."

Joyce's husband, John Hartnett, who is a media relations specialist

in Washington, marvels at how convenient Reston is to downtown. "Reston improved 12 million percent when the toll road opened," he said. "Washington just moved closer to Reston! I tell you there is no place during the rest of the century where you will see this happen again!" John's office at 15th and L Streets NW in the District used to be 45 minutes from Reston. Today it is 28 minutes.

The Hartnett's home in South Lakes Village is one of developer Chuck Veatch's roomy, lakefront Audubon Terrace townhouses. Joyce, who crewed on her father's

many boats while growing up in Salem, MA, has a 12-foot Puffer sailboat. Except for winter months, she sails two days a week on the lake outside her door.

In South Lakes Village, the Hartnetts have the privacy to do things within the family, or in a more public way. Joyce explained, "A marvelous, unexpected thing happened this year, the Reston Triathlon! The swimming event starts it all off right here on Lake

"Washington just moved closer to Reston!"

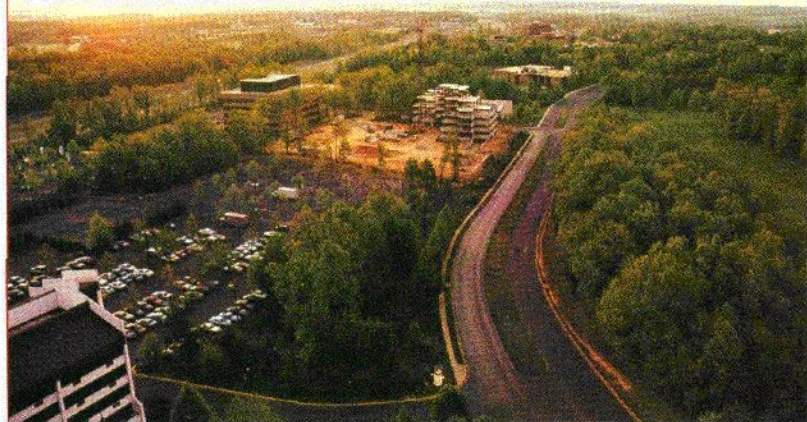
Audubon. It feels like our house is smack in the middle of it. We have a perfect view. So we thought it would be fun to throw a big party and invite all our neighbors over for a Triathlon bash. It turned out to be such a roaring success that we are going to make it an annual event."

The Hartnetts aren't the only ones enthralled with South Lakes Village. At Harbor Point, on the banks of Lake Thoreau right next to the Village Center, 100 condominium units sold out in just six months, mostly to young professionals. The condos, priced from \$80,000 to \$150,000, are loaded with skylights, penthouses, Jacuzzis and other California design concepts.

Builder Rex Wing said, "Buyers love the lake, urban environment and joy of walking out their door to go to the village center where you can do everything from eating at a gourmet restaurant to cashing a check to buying fresh-from-the-bay shellfish at the seafood store."

South Lakes Village, with its vibrant blend of housing, shopping and recreation, is a complete model of Reston master planning. The most recent additions include Reston's sixteenth community swimming pool which opened Memorial Day weekend, Reston's first high-rise condominium for senior citizens which is connected by an underpass to the Village Center, and 27 shops which are successfully satisfying the shopping needs of Village residents. It's little wonder families like the Hartnetts have found a new way of life.





Sunrise Valley Drive

Business Boom Attracts Major Office Park Developers.

The focus of much of Reston's high-paced business growth is Sunrise Valley Drive, which straddles Reston like a second belt parallel to the Dulles Toll Road. This 4.5-mile-long showcase of high technology is Reston's counterpart to Sunnyvale Road in Silicon Valley or Route 128 outside Boston.

At the eastern end is Walker and Company's Parkridge, a 46-acre multiphase business park that will eventually have 700,000 square feet of space. The first-phase building was leased before completion to three major telecommunications firms, AT&T, Hazeltine and CIT-Alcatel.

"We will never look like I-270 or Tysons," says Parkridge developer Chris Walker. "We are one important reason that Reston is not just another suburb, because we are not just building state-of-the-art, 1985 hybrid office/R&D space.

We are essentially running 'hotels' for high-tech industries." Walker explained that many of his tenants are in explosive markets such as telecommunications and can't forecast their needs beyond six months. At Parkridge, these firms get flexible, expandable space and a landlord who reviews their needs every three months.

At the corner of Sunrise Valley Drive and Wiehle Avenue is Cali-

fornia developer Lee Sammis' Campus Commons. This 34-acre master-planned park includes the two-story, 180,000-square-foot Campus Point for hybrid office/R&D users and the more architecturally exclamatory six-story 120,000-square-foot Campus West office building. The geometrically-shaped Campus West will later be complemented with a mirror image Campus East.

Across Wiehle is Executive III. This six-story, brick, arched office tower is the latest addition to Centennial Development Corporation's 27-acre Commerce Executive Park.

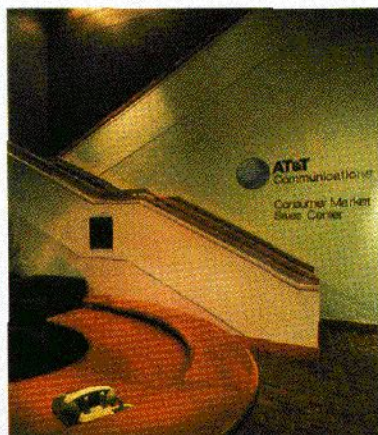
As Centennial brings in more sophisticated high-tech users for the company's space, firm President Pete Scamardo has escalated his commitment to architectural quality. The results are evident in Executive II, with its elegant lobby and crowning arches. Executive III carries out the theme of arches, but with more panache. The trend toward urban-style amenities is evident in future plans for the park, which call for a restaurant, fountain and plaza.

At the southwest corner of Sunrise Valley Drive and Reston Avenue is the recently-completed Cascades South. Like its two neighboring buildings in Walker and Company's Cascades Executive

Center, Cascades South is landscaped with waterfalls and ponds. Its first tenant is the Health Club of Reston, a million-dollar, 10,000-square-foot facility that will feature state-of-the-art equipment and programs.

Farther down the road, past the headquarters for Sperry, Tandem Computers' Eastern Division and the U.S. Geological Survey, is the 25-acre Sunrise Technology Park being developed by Centennial. When all phases are finished, Sunrise Tech Park will have 425,000 square feet, much of it "incubator" space for small entrepreneurial companies, many already tenants.

There are major corporations at Sunrise Tech Park too. Satellite Business Systems, another major telecommunications company, has two buildings in phase two. And, SBS' Skyline long-distance service division moved in this spring. Another new tenant is Fibertrak, a joint venture by Norfolk Southern and Santa Fe Southern Pacific railroads to develop a nationwide fiber optics communications network using rail right-of-ways.



Walker and Company's Parkridge lobby

On the opposite side of the drive, the nation's largest developer, Trammell Crow from Dallas, has staked his claim with a building emphasizing the trend toward upscale design and appointments. Trammell Crow's 80,000-square-foot Reston Plaza features a glass and granite atrium, satin bronze elevator doors, and lockers and showers.

Construction will begin soon on phase one of Centennial's The Summit at Reston, which will con-

sist of twin buildings designed by The Architects Collaborative of Cambridge. The six-story, terraced buildings, comprising 246,000 square feet, will front the Reston Expressway and have a clear sight line to Reston's future Town Center across the highway. Said TAC's lead architect John Sheehy, "One of the things we learned about Reston was that it was developing more of an urban feeling."

At the far end of Sunrise Valley is the 100-acre Tech Park Reston,

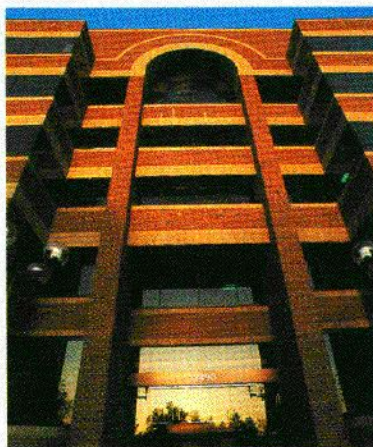
"We are essentially running 'hotels' for high-tech industries."

where GTE Telenet has relocated its headquarters from Tysons Corner, bringing about 1,500 employees. The fourth GTE building, which will be completed this summer, will house a health facility with basketball and volleyball courts, lockers and showers. Another example of the emerging relationship of business and fitness.

Just west of Parkridge, on Alexander Bell Drive, is the site of the new world headquarters of Sky Courier Network. This one-station wagon messenger service in the early 1970's has grown to a 1,300-employee "time-critical" air-freight service doing business all over the globe. "We were thrilled with Reston because of its excellent working conditions, good labor pool, cost of living and quality of life," said chief executive Joseph Wolinsky, who moved his company

to Reston in 1981.

The Overlook Building, 40,000 square feet of brick and glass, is on adjacent Robert Fulton Drive. It will be the national headquarters of W.H. Gordon & Associates, an eight-year-old firm whose specialty is land planning, surveying and civil engineering. Said president and founder Hank Gordon, "Reston



Executive II

is a great place to work and raise a company. We have grown so fast with Reston's successful development that we now require a building of our own. Right out the door is the W&OD Trail, 50 miles of park for biking, jogging or walking, that runs from Alexandria to the Blue Ridge Mountains."

The Reston success story continues on Preston White Drive. An imminent arrival to The Branches is Digital Analysis Corporation. DAC was founded in Reston just four years ago by Reston resident Dr. Elizabeth Nichols to specialize

in office systems integration, computers, word processors, accounting, telemarketing and electronic mail. Digital's new headquarters will consolidate offices now in three Reston locations.

Farther down Sunrise Valley is the future headquarters of Comsearch, one of only three firms in the world which tracks down interference on microwave systems. Only eight years old, Comsearch today has 125 employees and has rocketed to INC. magazine's 1984 list of fastest-growing companies. Another example of the caliber of companies found in Reston.

Road Drives Millions To Reston.

The Reston business boom began in 1981 when construction of the Dulles Toll Road was imminent and has continued at an amazing pace. 1984 brought \$65 million in new construction, over one million square feet of office and industrial space and 5,000 new jobs. With another million square feet currently under construction, the pattern of unparalleled expansion is expected to continue in 1985.

"1984 was the third consecutive year for record land sales," said J. Hunter Richardson, Jr., commercial marketing vice president for Reston Land Corporation. "In fact, industrial/commercial land sales were up seven times over those of 1980 when we hadn't yet reached three million square feet of space in Reston. So we have completed in four years what it earlier took sixteen years to accomplish," he said.

Reston employment has jumped 30 percent in the past eighteen months. Today, there are over 21,000 jobs in more than 900 companies with the largest growth area coming in technical manufacturing, computers and electronic research. Richardson estimates that this number will jump close to 25,000 by the end of this year. That's almost 10,000 more jobs than households.

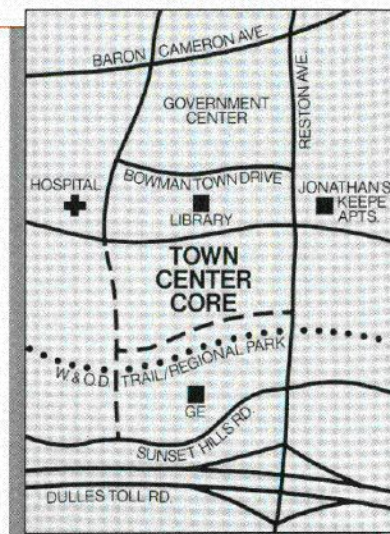


Reston Is A Haven For Relocation/Consolidation.

Next to the Overlook Building is the site for the future 46,000-square-foot home of Pracon Corporation, an eight-year-old health-care consulting firm that has outgrown its space in Fairfax City. A Reston relocation was a natural. "All three partners live in Reston," said director of finance Jan Perrell, "and because they travel extensively, they welcome the increased access resulting from opening of the Reston Expressway and all the new flights available at Dulles. We all

familiar refrain along Sunrise Valley Drive, president Mark R. Knowles said, "Reston represented an excellent investment for us. We love the location and the prospect of not having to drive into Washington."

On the brow of the hill, the American College of Radiology's new headquarters is being prepared for a fall move-in. Following the lead of over 70 associations, the ACR decided to move to the Washington area, consolidating its Chicago headquarters and its



Town Center. The Building of Reston's Downtown.

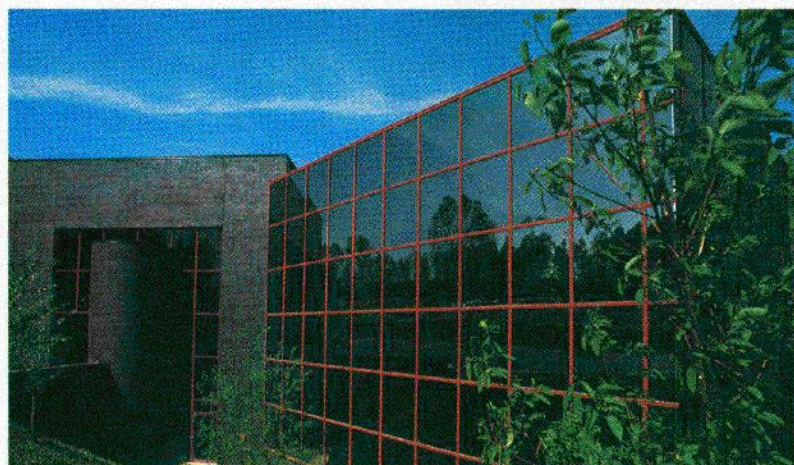
The Town Center, Reston's urban core, will be a mix of hotels and office buildings. All framing streets lined with trees, shops, restaurants, parks, and, soon, an urban residential environment.

Although the urban core ground-breaking isn't targeted until 1986, other parts of Reston's downtown are already underway. Construction has begun on the 127-bed Reston Hospital Center and the Fairfax County elderly care facility, Cameron Glen. And the first of 416 garden apartments opened for rental in Jonathan's Keepe.

Earlier this year, Town Center welcomed its first corporate citizen, the General Electric Data and Information Systems Division. It is located just a few hundred yards from the Dulles Toll Road ramps in the Reston Corporate Center.

The Fairfax County regional library is located nearby. And the Washington & Old Dominion Trail and Regional Park winds through Reston to the Blue Ridge.

Town Center will provide Reston with a whole new host of urban features and cultural amenities—the final element of Reston's 20-year-old success story.



The Branches

liked Reston because of its beauty and think it is on its way to becoming a true urban center." Pracon will move its 120 employees into its new V-shaped, atrium-accented building in the spring of 1986.

Down Sunrise Valley a bit more is The Branches, a top-of-the-line business park whose buildings snuggle against the sides of steep, tree-covered hills. At the western entrance to Preston White Drive is the recently completed headquarters of the Recreation Vehicle Industry Association and the sharply angular, prize-winning American Federation of Information Processing Society's headquarters.

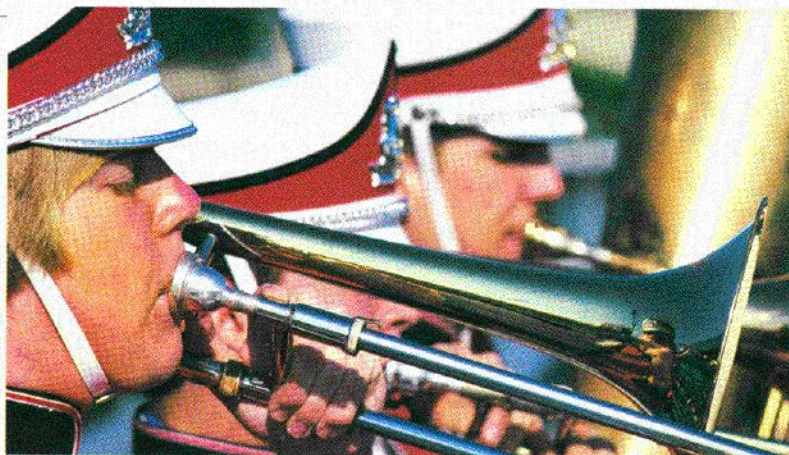
This summer, the National Pharmaceutical Council will move from the noise and congestion of 15th and L Streets NW in Washington to a new tree-sheltered headquarters in The Branches. Sounding a

Washington office. ACR Chairman Dr. Gerald D. Dodd said Reston was selected for relocation after a search of 280 properties throughout the United States, of which 75 were actually visited.

"We love the location and the prospect of not having to drive into Washington."

Five-year-old XMCO Inc. joined the migration from Tysons Corner to Reston. XMCO's new headquarters is in the 70,000-square-foot, first-of-three buildings that will comprise XMCO Plaza, overlooking the Reston Expressway.

Earlier this year, GE's Data and Information Systems Division moved into 176,000 square feet of the Reston Corporate Center, relocating over 400 employees from Arlington to Reston's Town Center.



Herndon Band

High Schools Recognized For Athletes And Scholars.

Herndon and South Lakes High Schools' students are motivated by their parents at an early age. Herndon's new principal, William Trussell, said his kids "have a real sense of desire for achievement." One example of this desire is the Principal's Award For Excellence in Writing which drew over 100 entries for its first competition. And the fully enrolled math, science and computer courses which reflect Northern Virginia's high-tech growth.

Herndon offers many unique programs such as a "team teaching" approach in English and Social Studies for more than 300 students in the gifted/talented program, an elective in film studies to examine modern communication techniques and two new foreign languages, Italian and Russian. In addition, students will actually construct their own plane in an aviation studies elective class.

One of Herndon's most talked-about programs is its new Navy Junior ROTC. "It has exceeded all our expectations," said Trussell. "Kids no longer make fun of uniforms. Plenty of kids today want to find out more about self-discipline."

South Lakes High has the same tradition of excellence, even though the school is only six years old. Last year, SLHS had the top three engineering students in the state in all testing categories. And two of the ten nationally awarded Angier

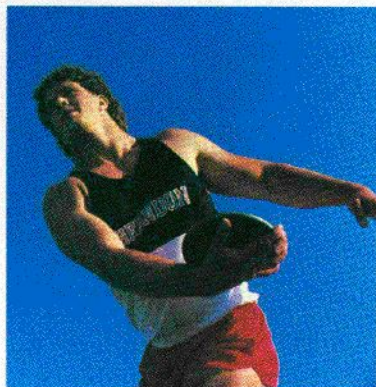
Biddle Duke Scholarships that cover all expenses at Duke University were won by South Lakes students. In 1984, the school produced 17 National Merit Scholars, the highest number in the county, and Laura Baldwin had the only perfect PSAT score in Virginia.

In extracurricular activities, Herndon's smart-stepping bands perennially march away with regional awards. And South Lakes' Swing Singers, run by Janet Lunsford of the choral department, wins top honors in competitions around the country.

Both schools are proud of their vocational training programs. Herndon offers among other specialties, career training in nursery

and greenhouse management and sales. While South Lakes offers a well-attended cosmetology program in which students can actually work to earn a beautician's license so they can get a job right at graduation.

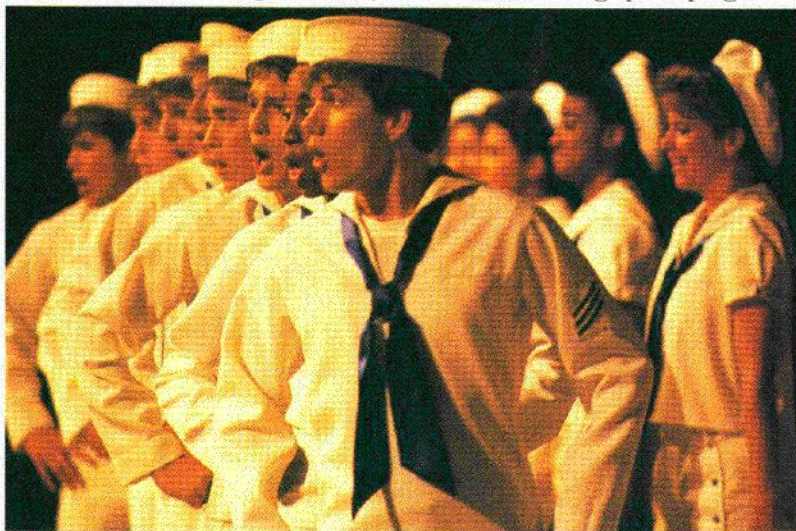
In sports, the two high schools are continual winners. The Herndon Hornets have produced a range of top-ranking athletes. Most recently, Tom Huminik was crowned as the state shot put champion. And this year, the South Lakes girl's basketball Seahawks were AAA Northern Virginia regional champions. Christy Winters was selected for the Washington Post's All Metropolitan Team. Brian Allen was named Fairfax Journal's Basketball Player of the Year and Christy



State Shot Put Champion, Tom Huminik

Winters, Girl's Player of the Year.

Last year, the South Lakes Seahawks won the Journal Cup, given to the county high school with the most outstanding sports program.



South Lakes' Swing Singers

Reston's State Of Fitness.

A goal of Reston's original master plan was a health-care complex incorporated into Town Center. Two decades later, that goal is being achieved. Construction has begun on the Reston Hospital Center, a 127-bed facility being built in Town Center by Hospital Corporation of America, which owns

or manages 395 hospitals with 56,500 beds around the world.

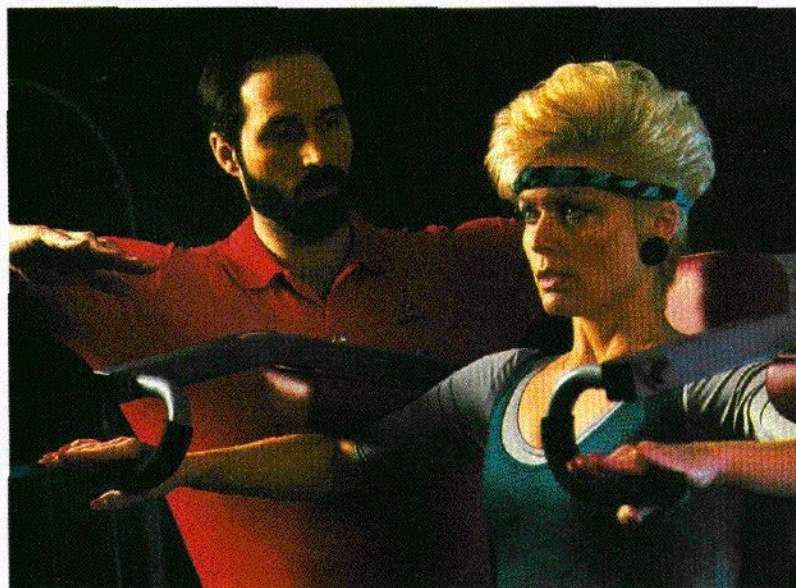
The Fairfax Hospital Association plans to build Cameron Glen, a health complex for the elderly, next door. The complex will include a 120-bed nursing home and 120-apartment home for adults as well as a \$5 million office building hous-

ing county services, including ones focusing on the elderly. The existing ACCESS, emergency care facility, was the first element of this campus complex.

Less than half a mile away, in Lake Anne Village, Kaiser Permanente, the pioneer in health maintenance organizations, operates a major HMO clinic that serves more than 22,000 residents from Reston and nearby areas. In addition to its clinic, the Reston headquarters offers a wide range of wellness classes covering everything from allergies to drug abuse to how to quit smoking.

Eight national associations devoted to health and wellness have already moved to Reston including the American Association of Public Health Dentists, the National Pharmaceutical Council and American College of Radiology.

Throughout Reston, a wide array of recreational facilities (20 public and private pools, 51 tennis courts, 50 miles of pathways, to name just some) help keep the town's 40,000 residents vigorous and fit. This spring the Health Club of Reston opened its million-dollar facilities. Another sign of the healthy state of fitness in Reston.



Reston At A Glance: Facts & Figures.

Location: 18 miles west of Washington, D.C., and 5 miles east of Washington Dulles International Airport, in Fairfax County, Virginia.

Transportation: Air: Washington Dulles International Airport
Bus: Reston Internal Bus System (RIBS), Reston Commuter Bus System and Washington Metro Service. Highways serving the area include I-495, I-66, I-95, I-270, Route 7, and the Dulles Parallel Lanes (Route 267).

Population: Nearly 42,000; projected population 1990's: 62,000.

Size: 7,400 acres; 11.5 square miles.

Housing: Over 11,000 single-family homes, townhouses and condominiums, and 3,540 apartments.

Education: Public Schools include six elementary, one junior high and one high school. There are nursery schools, day care centers and summer camps.

Houses of Worship: 14 Protestant, two Catholic, three Jewish.

Business: About half of the 1,000-acre Reston Business Center has been developed. Over 20,000 employees in over 900 firms.

Recreation: 16 public and 4 private swimming pools; 42 public and 11 private tennis courts; two golf courses; 44 ball fields; indoor tennis and racquetball club; a roller skating rink; a 32-lane bowling center; private country club; 850 acres of open space; four lakes; five miles of bridle paths; 50 miles of walkways and bike paths; and community centers with a theatre, banquet and meeting rooms.

Entertainment: Two cinemas, hotel, night club, two libraries and 24 restaurants.

*Reston, Virginia. It's all right here. For more information call (703) 620-4730.
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