RESTON

VIRGINIA

THE RESTON STORY

Robert E. Simon, Jr. goes over plans at the DeLong Bowman House at Reston.

A new city — and a new idea in planning — is beginning to take shape in the pastures and woodland of northern Virginia, 18 miles from Washington, D. C.

It is called Reston.

By 1965 Reston will be a lively complex of homes, industry, recreation and commerce. Projected for 1980, is a city of 75,000 people, living near where they work, shopping in a variety of commercial centers, attending its schools and churches, enjoying their leisure time on golf courses, tennis courts, lakes and bridle paths through the woods, and in other recreation areas that will be a part of the Reston community.

Reston is an innovation. It is the first major effort in this country to build a full-scale self-contained city on the perimeter of a large metropolitan area. It is a prompt response to Washington's "Year 2000 Plan," recently endorsed by the President of the United States. It suggests a creative solution to the twin dangers generated by America's enormous population increase — unsightly suburban sprawl and haphazard urban spread.

The Reston Plan is based on two convictions:

- *People should be able to do the things they enjoy, near where they live.*
- *Many Americans want the stability of belonging to one community for a lifetime. They are tired of rootlessness.*

As you turn these pages and become acquainted with the Reston Plan, you will see that it uses natural resources and modern skills to achieve sound social, economic and human goals. It offers not only a new kind of housing scheme and a new relation of home to recreation, but a third dimension — thoughtful planning for community life. The country-city of Reston is more than a place to live; it is a *way* to live.

As it comes into being, Reston demonstrates the essential strength of our democracy: the imagination and energy of private enterprise actively supported by government — federal, state and county — in serving the public weal. This teamwork, characteristically American, may well serve as a model for planners in the demanding era of urban problems which we are now entering.

Robert E. Simon Jr.

President, Simon Enterprises

Village Center Housing for Urban Excitement

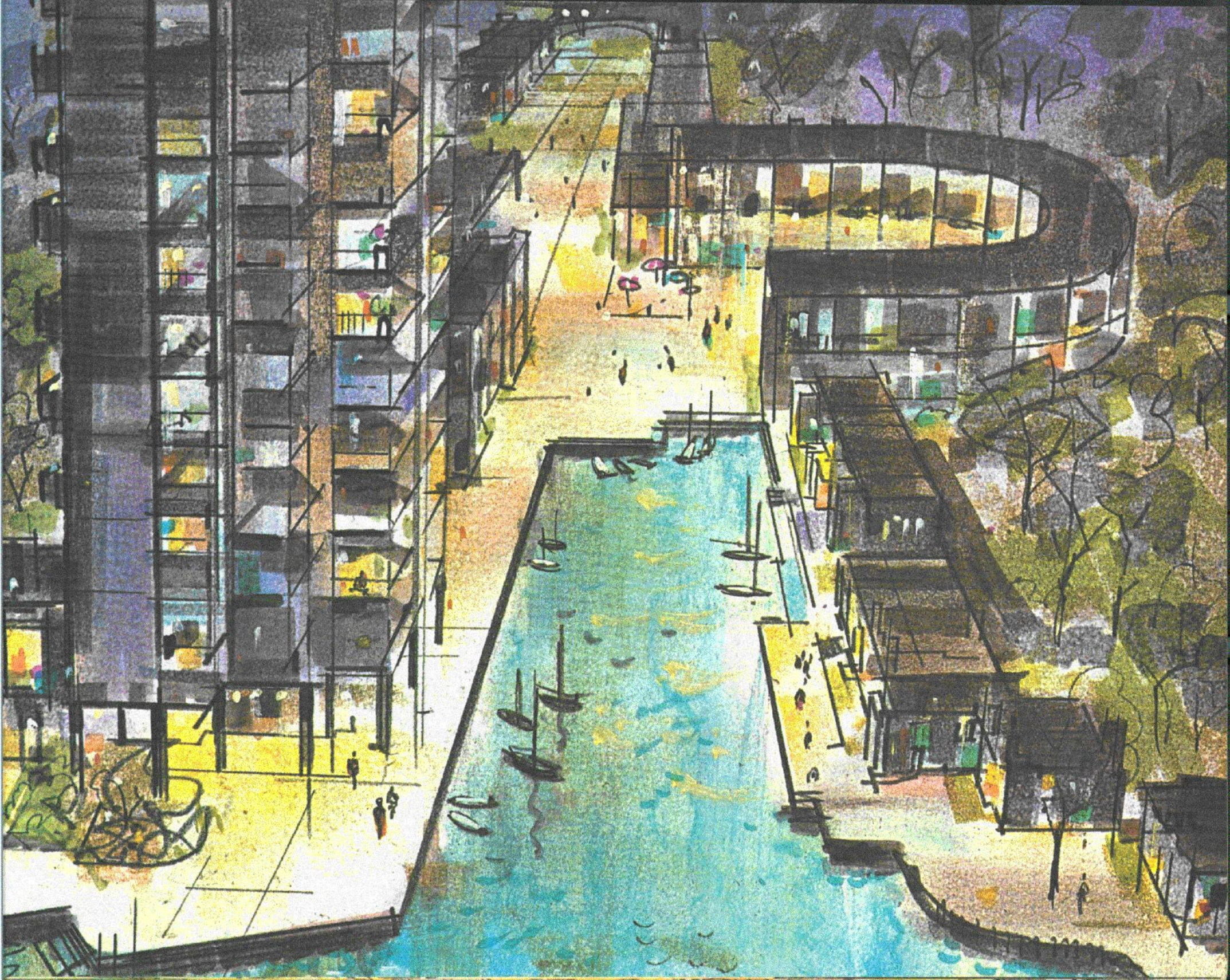
HOUSING 1

Living in the heart of the village center will be another possibility offering the excitement of city living with none of the drawbacks. Here there will be small town conveniences, from beauty shops to community center, at the doorstep. Stores and friends are close by, yet beach club, golf course and tennis court will be only a short ride, or even a walk, away.

The village centers may have high-rise apartments, groups of cluster houses and maisonettes; balconies will overlook a busy plaza or a tranquil lake or valley or woods.

Many single people and couples without children, who like to live where there is a concentration of people, will be found in the village centers.

Elderly couples, whose children have already flown the nest, may move *back* to the center of town to find convenient living with culture and commerce close at hand. Indeed, plans call for a portion of Reston's high density housing to be specially designed for elderly people.



Some Housing Clusters Will Focus on Shared Recreational Interests

HOUSING 2

In Reston, it will be possible to choose a place to live because it suits the family's style of life. For example, for those who like riding, a "horse village" is planned. Here, in the southerly half of town, there will be lots for attached houses and a housing cluster overlooking a community stable. When the village center is built it will have hitching posts so that the youngster can "ride to town" and do the shopping for mother. Families can share riding facilities with the neighbors by participating in a community stable, with its tackroom and clubroom. Professionally designed ring and jumps will also be provided. This area is at the start of miles of bridle paths winding through Virginia's superb hunt country.

For some, water sports are most satisfying. There will be two sizable lakes in Reston and several smaller ones. The housing clusters on their shores make possible a swim before supper (or breakfast); a quiet canoe trip or fishing excursion is at the front door.

For the inveterate golfer, tired of his arduous journey between home and tee, the opportunity exists to buy or build on the golf course borders.

In all cases, the resident of Reston can locate for leisure, with his favorite recreation awaiting him just beyond his doorstep.

From Fairways to Tennis Courts . . . A Variety of Easy-to-Reach Facilities

RECREATION FOR ADULTS

Reston is planned to meet the modern phenomenon of increasing leisure time. Recreation can be a natural component of day-to-day living if it is available and accessible. To make an active out-of-doors life possible, facilities in Reston will be within walking distance of the houses.

There will be two lakes, two eighteen-hole golf courses and three nine-hole courses.

Tennis courts, swimming pools and riding stables will be spotted throughout the city, each serving residents in the immediate area. Neighbors can join the community tennis club, beach club or riding club. When the facility is filled to capacity, space is available for more.

The Glade and Snakeden Valleys in the southern portion of the city — and a third area in the north — are slated for use as city-wide parks for hiking, horseback riding and camping. Smaller parks and picnic grounds on hilltops, in wooded valleys, and along streams will allow each neighborhood a country retreat.

Small Neighborhood Playgrounds Within Earshot of Mother

RECREATION FOR CHILDREN

Small children in playgrounds within calling distance of home will climb tree stumps, explore paths and scramble up hills (and roll down them). Sandboxes, see-saws and wading pools for little children are planned to complement playing areas nearby for older brothers and sisters.

Along the walks, an occasional group of rocks or grassy patch will become a favorite stopping place on the daily outing. In the village centers, children will find imaginative play areas to enjoy while mother shops: sculptures to climb on, blocks to push around, mounded shapes that beg for sliding upside down or head first onto a soft bed of sand.

Children can enjoy swimming, riding and tennis along with their parents and explore acres of informal play space built into each part of the city. Biking, hiking, and walking without fear of automobiles is possible because of Reston's plan. If residents desire, the community centers may supervise play areas and organize outdoor recreation for all age groups.

A Variety of Community Services, from Day Nurseries to Night Classes

COMMUNITY CENTERS

Social planning from the start gives Reston's unique physical plant its human dimension. The delicate balance between sound individual development and overweening paternalism — a self-respecting admixture of aloneness and togetherness — has come hard to older cities and towns. Reston benefits by their experience.

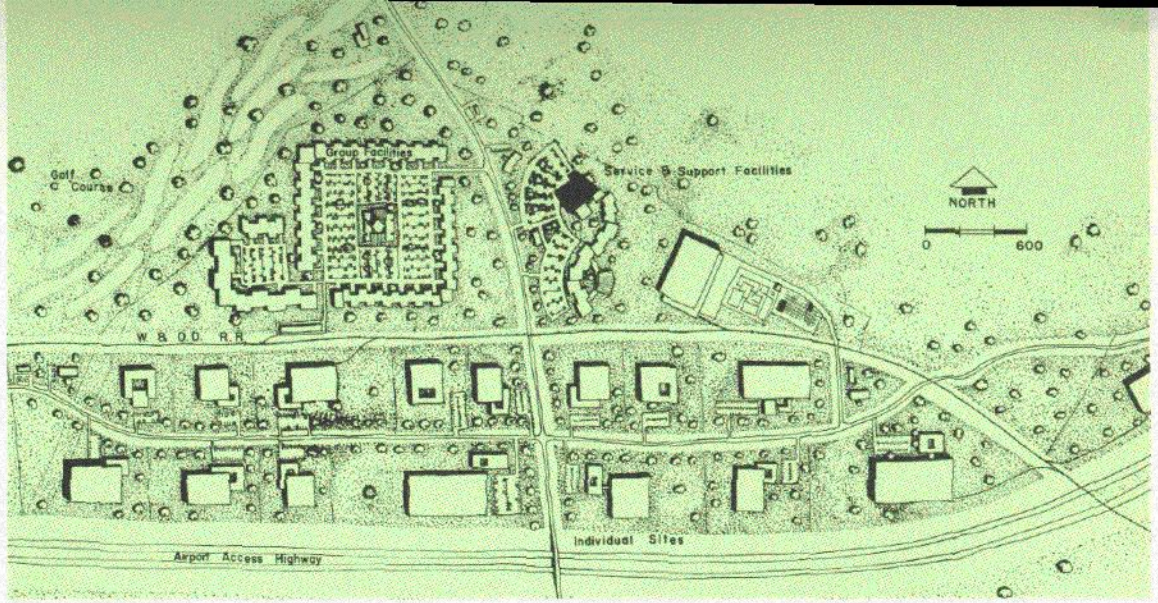
It provides a place for people to meet, and the facilities needed to help them create meaningful programs. To this end, a community center in every village is planned.

The center is a natural gathering place, giving people an opportunity to know their neighbors, especially important in the first years of Reston when everyone will be a newcomer and a stranger to almost everyone else. Residents will develop the programs they want; youth centers, nursery schools, child-guidance clinics, lectures and courses for adults might be among their choice.

A special nonprofit organization — the Reston Communities Foundation — will assist the people of each village in creating some of these programs.

As Reston's community centers take root and grow, they will enlarge their activities. A drama group might flower into a repertory theater; a painting class might spark an art exhibit; or a foreign policy discussion group might choose to organize a series of lectures with name speakers from Washington.

ART
EXHIBIT



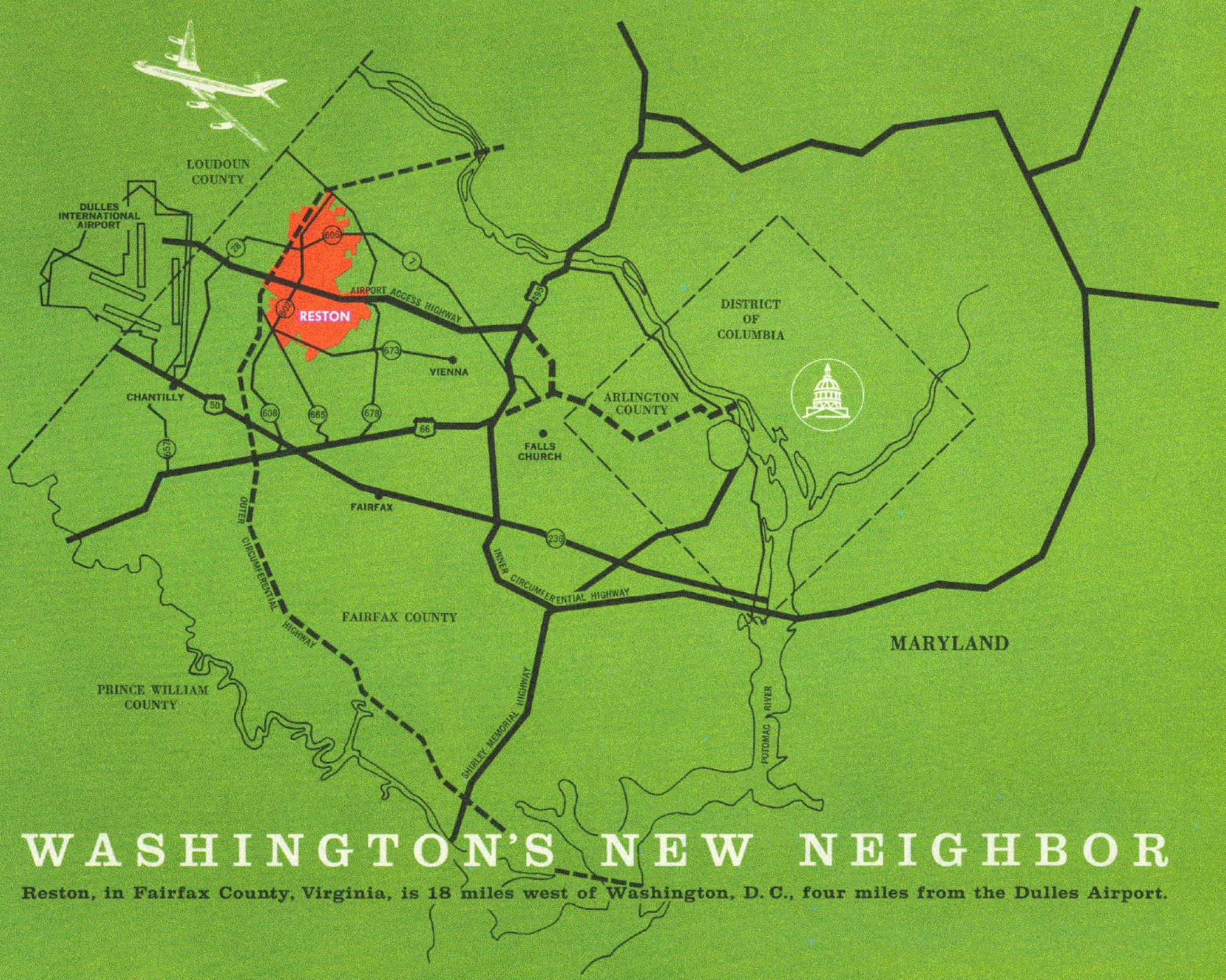
Large Proportion of Residents Can be Locally Employed

Center for Industry and Governmental Agencies

More than 900 acres in Reston — an economically sound 14% of the land — have been reserved for industrial plants and government agencies, to provide employment opportunities for a sizable proportion of Reston residents. Others will drive to job opportunities elsewhere in Fairfax County. Still others will commute to Washington. Reston's 75,000 citizens will themselves generate a need for local businessmen, doctors, lawyers, teachers, and service personnel.

Many Reston industries will want to be located along the Dulles Airport highway where they may be noted by the businessman, diplomat and statesman riding from capital to airport.

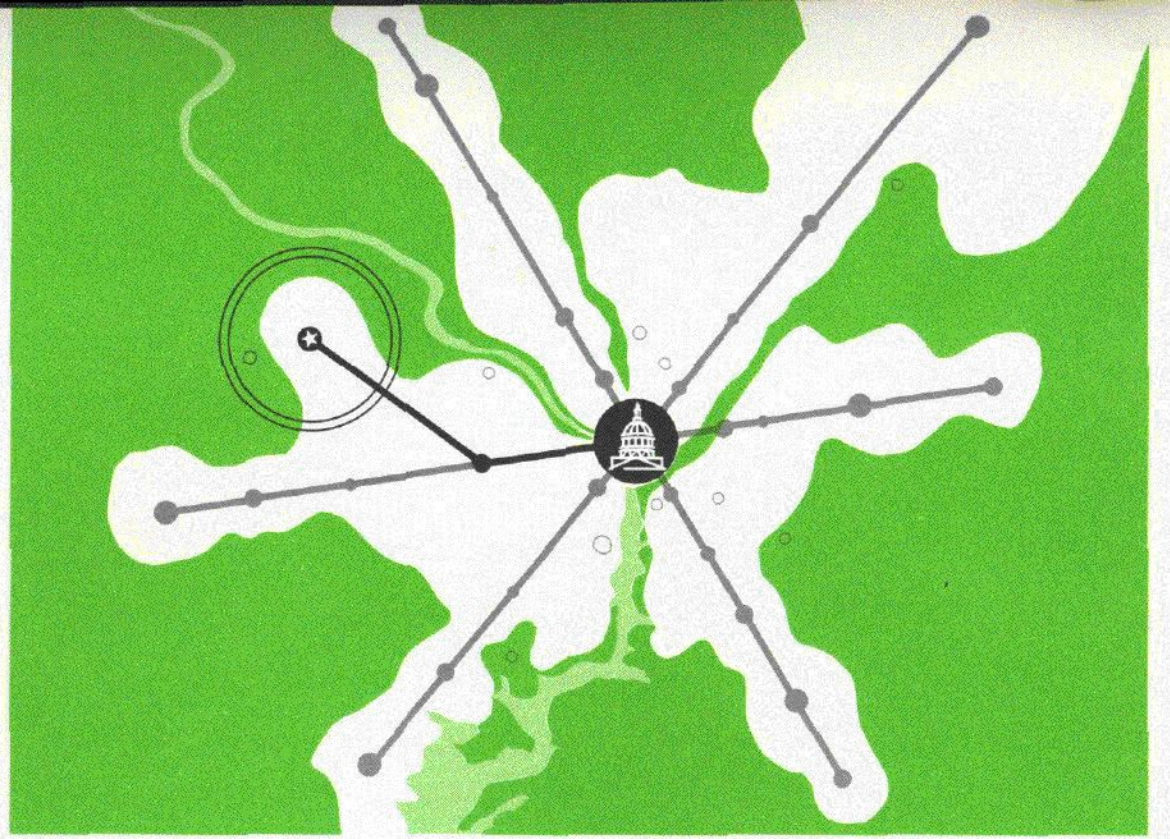
Industries in Reston will benefit from an advantageous personnel position. Rapid turnover of skilled and key personnel, a serious problem to research industries, can be reduced. Since *Reston is designed for all ages, it encourages a lifetime of steady employment.* The man who lives in Reston wants to stay; he is not likely to be lured elsewhere by industrial "headhunters" from rival corporations. A job in a desirable community is a job worth holding.



WASHINGTON'S NEW NEIGHBOR

Reston, in Fairfax County, Virginia, is 18 miles west of Washington, D. C., four miles from the Dulles Airport.

Reston is the first new city to be built as part of the "Year 2000 Plan," the growth pattern recommended by the National Capital Planning Commission and the National Capital Regional Planning Council for the Washington area.



How Reston was Planned as America's First Full-Scale Satellite City

THE BACKGROUND

The population boom in post-war America has reached staggering proportions. The pursuit of a place to live has caused sudden expansion. Unplanned, uncontrolled growth has blurred the boundary between city and country while people search in vain for open space, convenient recreation and natural beauty.

The malady of urban sprawl — gas stations, hot dog stands and dreary rows of "look-alike" houses — has created an all too familiar blight on the American landscape.

These problems confront Washington, D. C. Its area population will jump from two million to five million by the year 2000. Where will these people live? What can be done to preserve the surrounding countryside and woodlands?

A few years ago the National Capital Planning Commission took a worried look at the area's future and made specific recommendations. The creation of new communities "in corridors radiating from the central city" — with major portions of the intervening rural area reserved as permanent open space — is the heart of Washington's "Year 2000 Plan." In a 10-point memorandum to Federal agencies in November, 1962, President Kennedy strongly endorsed the corridor city recommendation. He directed that the plan be "supported by agencies of the Executive Branch as the basic development scheme for the National Capital Region," and that new facilities housing Federal agencies be planned and located to foster the development of the new cities.

The idea of such satellite cities — new planned communities built to complement a major urban center — was developed in European countries. Some twenty of them have already been built abroad and more are on the way. The possibility of building them in the United States has long been discussed by planners as a solution to the dangers of uncontrolled growth, destructive to city and country alike.

With Reston, the idea becomes a reality in the United States.

BREAKING THROUGH THE ZONING BARRIER

What will Reston look like? It will be unlike any town you have seen. Instead of the usual pattern — a crowded city center surrounded by row on row of houses — Reston's concentration of urban housing and shopping is arranged in sinews which wind from one end of the city to the other. Some recreational facilities are built right into the sinews.

The key to this concept is a new zoning plan. It took more than a year to create. By adopting this plan, Fairfax County officials broke through the barrier of conventional zoning. It makes a radically new approach to planning possible.

In Reston:

* The role of axe and bulldozer can be minimized by following the natural contours of the land, creating villages on a hilltop, a lake, a sloping meadow.

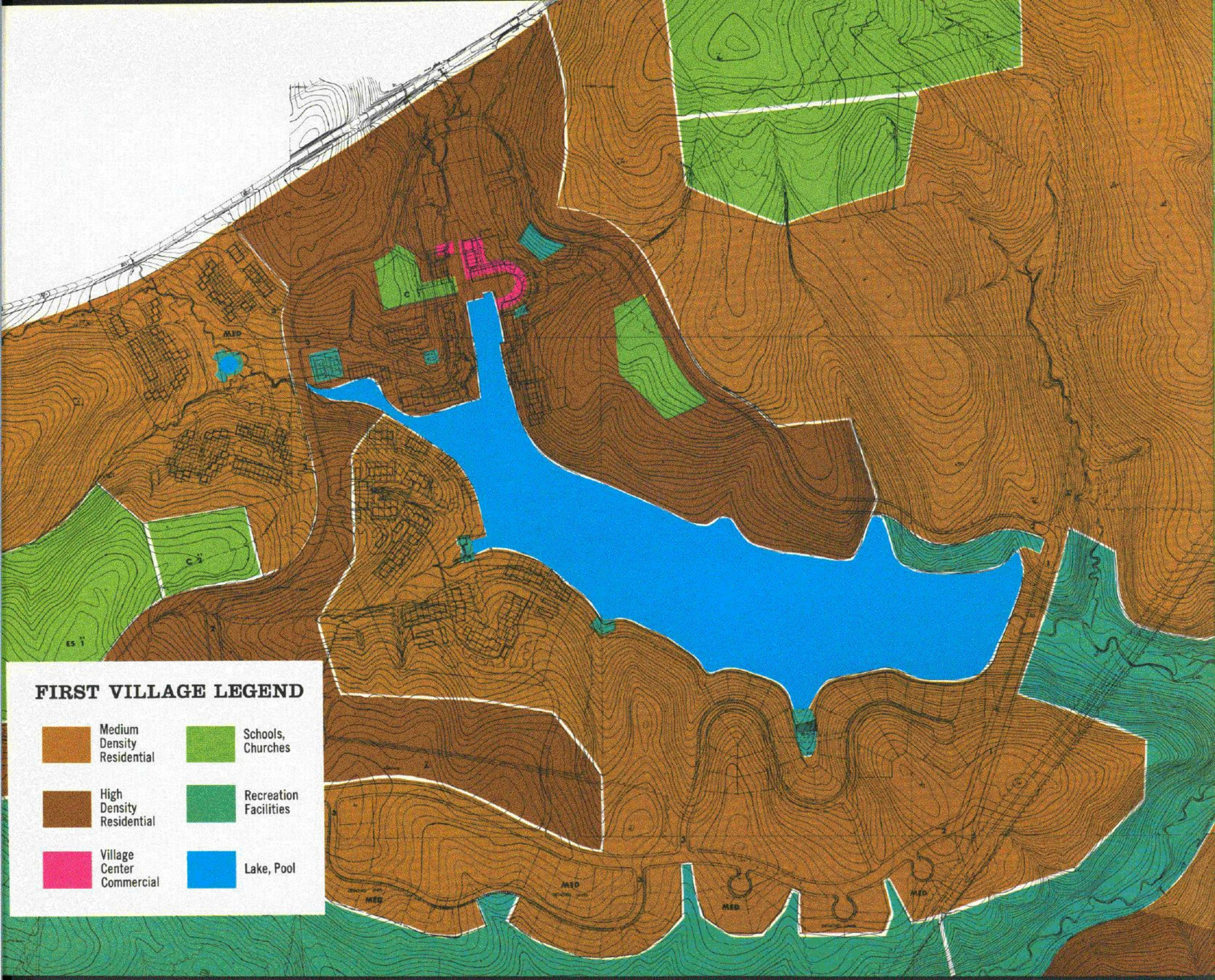
* A variety of housing, cluster houses, single houses and high-rise apartments are intermingled, creating both visual and social excitement. Discouraged are the "subdivision blues" — long rows of similar houses on individual lots.

* The fractions of land salvaged from house lots are combined into hundreds of acres of shared parks and sports facilities.

* Shopping centers, along the sinews, and recreation are convenient to every Reston family.

Reston's zoning is constructive, not constricting. The County's Board of Supervisors, Planning Commission and Planning Staff showed courage and confidence in breaking away from the strait-jacket of conventional zoning. This action has opened the way to imaginative, comprehensive planning.

CONTRAST *between clustered (above) and conventional housing is dramatically shown in these two drawings. Clustering, made possible by new zoning plan, permits consolidation of otherwise useless land space into large open areas, and frees planner and architect to make full use of the natural contours of the land.*


FIRST VILLAGE LEGEND
Medium Density Residential
Schools, Churches
High Density Residential
Recreation Facilities
Village Center Commercial
Lake, Pool