

Reston Land Corporation

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RESTON TOWN CENTER FACTS

- PROJECT:** An 85-acre mixed-use urban center for Reston and western Fairfax County.
- LOCATION:** Extending from the Northern Virginia Regional Trail on the south, the future Town Center Parkway on the west, a future east-west connector on the north, Reston Avenue on the east, and some acreage east of Reston Avenue.
- REZONING APPLICATION AND DEVELOPMENT PLAN FOR THE URBAN CORE:** Application for rezoning and development was submitted in July 1985 to allow for the initial phase of development within the Urban Core which will establish a mixed-use activity core for various retail, community, residential, office, hotel, cultural and entertainment uses. These facilities will serve not only Reston but the surrounding area as well. This rezoning and development plan is in conformance with the Fairfax County Comprehensive Plan, the PRC zoning ordinance and the Reston Master Plan.
- PROJECT DESCRIPTION:** The design and character of Reston Town Center Urban Core as a down town destination with a mixed use of offices, hotels, commercial cultural and residential facilities will be established after approval of the Master Plan concept. The image of an urban down town will be created by the use of a grid system of streets running north-south and east-west. The area will be oriented toward pedestrian use with buildings fronting on streets, retail and restaurants at street level and urban parks for community activities. The intent is to create a down town that can be walked easily, streets that are interesting with active open spaces formed by building edges, streets that can accommodate the automobile but are equally designed for pedestrians, and parks that marry the surrounding natural environment (for which Reston is famous) to the more sophisticated images of the Urban Core. The Urban Core is part of the surrounding 460-acre Town Center Area.

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DEVELOPERS: Reston Land Corporation (RLC) a wholly owned subsidiary of Mobil Land Development Corporation, has owned the property since 1978 and is the principal Reston and Town Center developer. RLC and Himmel/Miller, Klutznick, Davis and Gray (one of the nation's most experienced large scale, mixed-use development firms) have announced their intentions to form a partnership for the initial development of the Urban Core.

URBAN DESIGN TEAM: RTKL Associates, Inc., Baltimore, Maryland, in conjunction with Land Design/Research Inc., Columbia, Maryland.

DESIGN STATUS: Actual or specific building and streetscape design concepts will be developed after approval of the rezoning and development plan.

PHASE ONE: Reston Town Center Phase One will include up to:

- o Hotel - 400-500 rooms
- o Office - 375-425,000 square feet
- o Retail - 75-100,000 square feet plus exhibition/gallery

TOTAL DEVELOPMENT: o Hotel - 1,200 rooms
o Office - 2,400,000 square feet
o Retail - 300,000 square feet
o Residential - 600-800 dwelling units

DEVELOPMENT HORIZON: Ten years with development of the total 85 acres occurring in phases. Each subsequent phase will reflect evolutions that occur in the marketplace.

RESTON TOWN CENTER
EXISTING DEVELOPMENTS: Town Center Office Building
Bowman Green Office Condominiums
Reston Corporate Center
Reston Regional Library
Fairfax County Government Center
Jonathan's Keepe Luxury Apartments
ACCESS Emergency Center
Reston Police Substation

RESTON TOWN CENTER
DEVELOPMENT UNDER
CONSTRUCTION: Reston Hospital Center
Cameron Glen Elderly Center
Reston Medical Office Building