





Abbreviations

CEM CEMETERY
GC GOLF COURSE
GR GOVERNMENT RESERVE
HC HEALTH COMPLEX
HS HIGH SCHOOL
IND INDUSTRIAL AREA
IS INTERMEDIATE SCHOOL
P PARK

Legend

■ HIGH DENSITY RESIDENTIAL
 ▨ MED DENSITY RESIDENTIAL
 ▩ LOW DENSITY RESIDENTIAL
 ▣ COMMERCIAL AREAS
 ▤ INDUSTRIAL AREAS
 □ PERMANENT OPEN SPACE
 ▧ FLOOD PLAINS

0 500 1000 2000 Feet



RESTON MASTER PLAN

Fairfax County, Virginia

PALINDROME CORPORATION
 WHITTLESEY & CONKLIN

Developer
 City Planners

REVISED MAY 7 1962

Reston, Virginia; A Planned Community

In 1961, Robert E. Simon, the son of a New York real estate developer and heir to Carnegie Hall sold the world-famous venue and used the funds to purchase a 6,750-acre plot of land 20 miles from Washington D.C., in order to build a planned community.

Simon was a traveler who admired the vibrance and community-oriented living of European cities. He identified with the New Town movement () that was sweeping the United States in the second half of the 20th century, in response to the automobile-centered, socially vacuous culture that the first half of the century had engendered. Simon single-handedly initiated a private enterprise that would create a transit-oriented, pedestrian-friendly community, diverse in population, inclusive and supportive for both living and working. Armed with a list of seven essential principles for his new town, Simon went to work planning for an eventual population of 75,000 by the year 1980, spread out among seven village centers which would each feature high-density, intimate living conditions with all desired daily needs readily accessible. Reston would have ample common open spaces, parks, wooded areas, meadows, golf courses, pools, walking paths, lakes and tennis courts available for daily use by its diverse citizenry.

Planning and building began in 1962 by Simon Enterprises as the master developer and Conklin and Rossant as one of the architectural and planning firms entrusted with the vital task of making Simon's dream physical reality. By 1964, residents began moving into newly-built Lake Anne Village Center; families who were undoubtedly progressive risk-takers willing to uproot their lives elsewhere to take part in Simon's dream.

In 1967, Simon abruptly lost control of many aspects of Reston's growth when funding for the town ran out and Gulf Oil was brought in to save the venture. Led by a consultant not sympathetic with Simon and his cause (), Gulf's new ownership of Reston meant that architects, builders and planners of Reston changed hands and belonged to multiple people rather than being represented by a unified vision. The future development of Reston would be determined to a greater degree by market forces, rather than adherence to Simon's vision.

Today, the population of Reston numbers approximately 58,000. Rather than the seven, community-oriented village centers Simon had planned for, Reston now has five village centers only one of which truly represents Simon's hopes (), and one urban town center monopolized by up-scale retail stores and restaurants.