

RESTON NATIONAL

 Neighborhood Study Group

Envision the Possibilities

The Neighborhood Study Group Mission

- An entirely **different approach** than previous land use debates.
- Contribute to solutions by facilitating a **fact-based discussion**.
- Respect the **seven Simon principles** for Reston.
- Earn support in the community for a **citizen process** to evaluate options.



Bob Simon

The Neighborhood Status Quo Presents Problems

- **50 years of deferred investment** has challenged the environment and infrastructure.
- Housing faces rising life-cycle costs while unique RA rules **hinder investment** and upgrades.
- Widespread erosion, and deteriorating vegetation and **tree canopy**.
- RA budget pressures mean **disinvestment** in environment and facilities.
- Poor connectivity to services and open space: The Neighborhood **drives everywhere**.
- **Few open spaces** and limited amenities in South Reston.

Our Guidelines for Any Changes

1

Where there is no open space today, **create new, permanent space** for the entire community to enjoy.

2

Use best practices by placing any new amenities close to existing and planned infrastructure while **ensuring walkability** for the Neighborhood.

3

Invest in neighboring clusters to improve views, upgrade common areas, connect them to new spaces and **add value for all property owners**.

Initial Study Group Findings

Environment

A survey of 100 acres (60 on golf course/40 on neighboring land) showed rapid deterioration of the tree canopy. The golf course presents specific environmental issues for vegetation and water quality. Remediation will require years and a \$6 million investment.

Sources: WSSI and BioHabitats

Gaps, Amenities and Walkability

A significant amenity gap exists between North and South Reston. Poor walkability and fewer amenities contribute to lower property values in the Neighborhood compared to others. Property in the Neighborhood is much older and has few walkable options.

Sources: Datastory

Value Creation

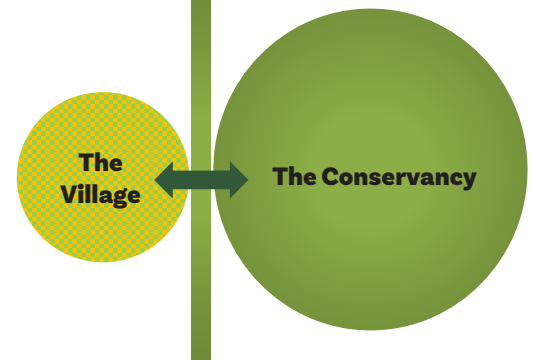
In case studies where golf courses have been changed to mixed open space, property values have increased. Walkable amenities and improved walk scores increase property values as well. Investing in and connecting the clusters to a coherent Neighborhood experience that will add value for every stakeholder.

Sources: Tracy Cross & Associates

One Possible Vision

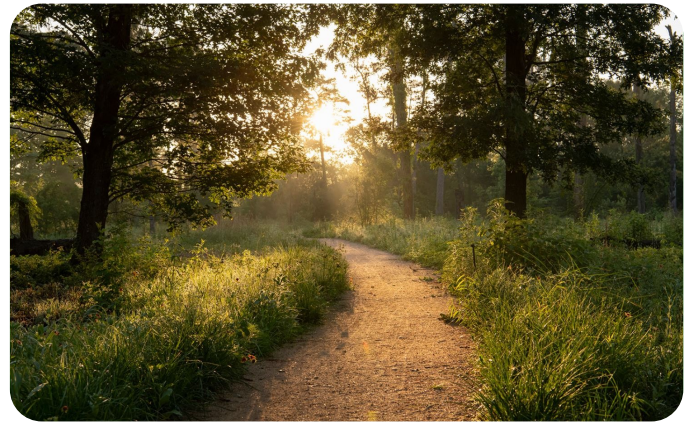
- Create a **Conservancy** that restores the land and opens it up to the Neighborhood, providing **permanent open space**.
- Create a half-mile-long **Linear Park** that offers space for a wide range of neighborhood activities.
- Establish a **neighborhood-scale Village** to introduce new walkable services, shopping, and community gathering places.
- Homes adjacent to new walkable open space and amenities will experience **increased value**.
- **Better connections** to amenities, new transit and Reston Town Center also add value.

The Linear Park



The Conservancy: A Living Landscape

- A **self-funded, not-for-profit** group that assures local governance and programming.
- Around two-thirds of the property (+/- 100 acres) will be reclaimed from golf course use and restored to a natural state, creating the **largest open space in Reston**.
- Remediation on adjacent parcels will **open up views and connect the Neighborhood** to amenities.
- Restore meadows with **native grasses and wildflowers**, while planting new deciduous and evergreen trees.
- Partnerships with **Reston cultural organizations** for performances, public art installations, or community gatherings.



The Linear Park

- A **half-mile long park** runs through the entire Neighborhood.
- Planted fields for produce and **community gardens** and open-air events.
- Opportunity for **cultural master plan** in collaboration with groups like Public Art Reston.



The Village

- Shops, grocery, restaurants, arts and Neighborhood **gathering space**.
- **Neighborhood scale**, tree-lined, small-scale streets.
- Transit accessible.
- The **essential** economic anchor to revitalize the Neighborhood.



How Can We Ensure that We Live Up to Bob Simon's Vision in South Reston?

Data from our study group findings suggests that South Reston is older, has less connectivity, and has a **notable discrepancy in amenities** as compared to North Reston. Metro and mass transit oriented density creates separation of North and South Reston. Our vision helps to address these factors and bring needed community investment to South Reston. **Together, we can make a truly great place.**



To learn more about the findings from our study or get involved with the Study Group, visit **www.restonnationalstudygroup.org** or scan the QR code.