

REINVENTING THE SUBURBAN LANDSCAPE

RESTON HEIGHTS

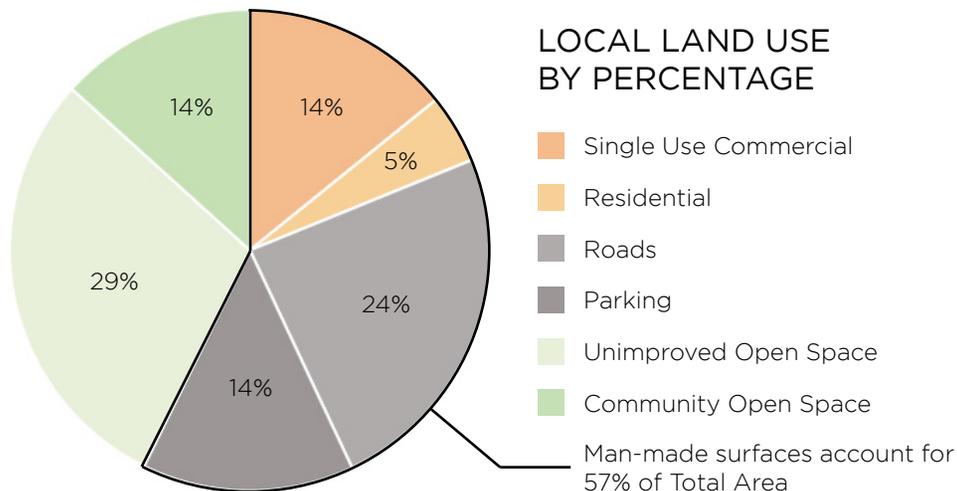


A SUBURBAN CONTEXT

Like much of the contemporary landscape in the United States, Northern Virginia is a region dominated by 20th century suburban land development patterns. The project site, located in Reston, VA, is a classic example of suburban land use distribution and character.

In a sample square mile area centered around the project site, over 57% of the land is covered with roads, asphalt parking and low-density commercial/residential buildings. Although the single-use buildings are modest in density and usage, their urban footprint is vast, causing an inefficiency in overall land use. Furthermore, the buildings do not create urban definition or frontage to form streets and blocks, rendering the streetscapes bare and difficult to relate to at the human scale.

The planning and construction of the new Silver Line metro system spurred a tipping point for Reston and this project site, with the new promise of a walkable, transit-oriented and mixed-use urban design.



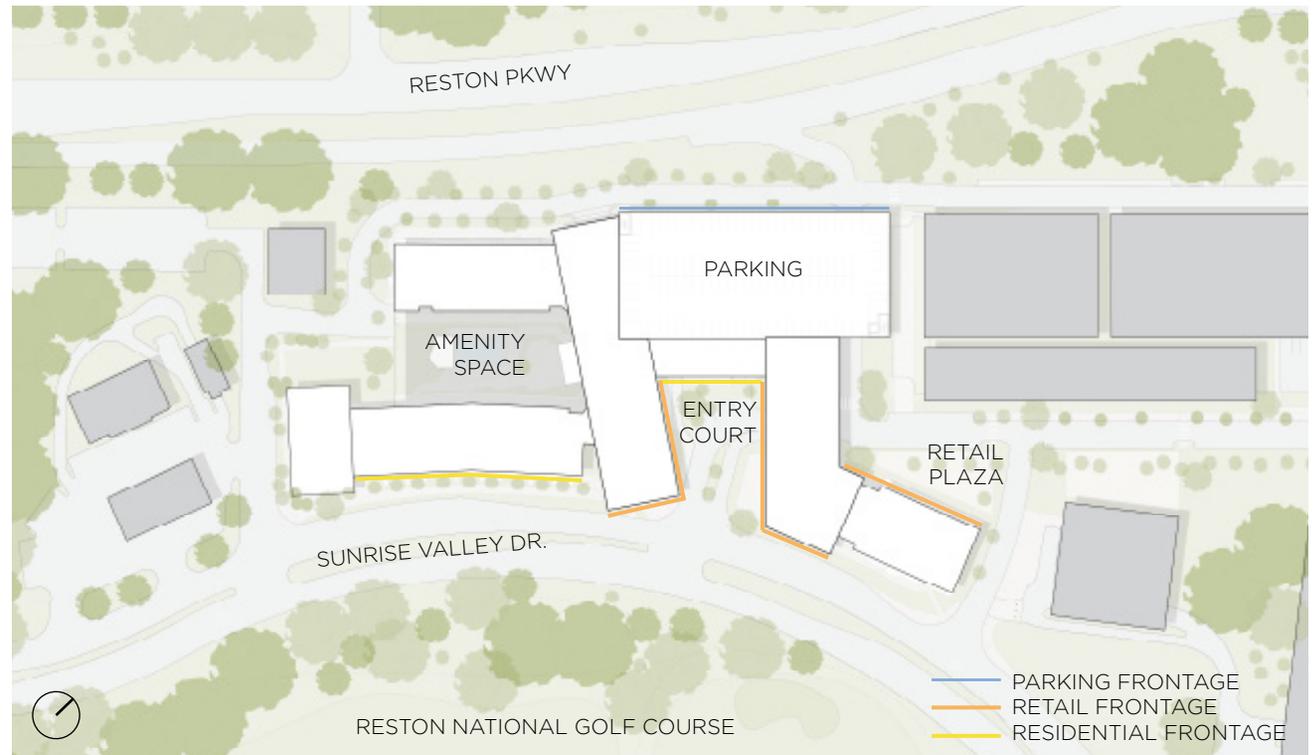
Previous Existing Site

SITE DESIGN AND MASSING

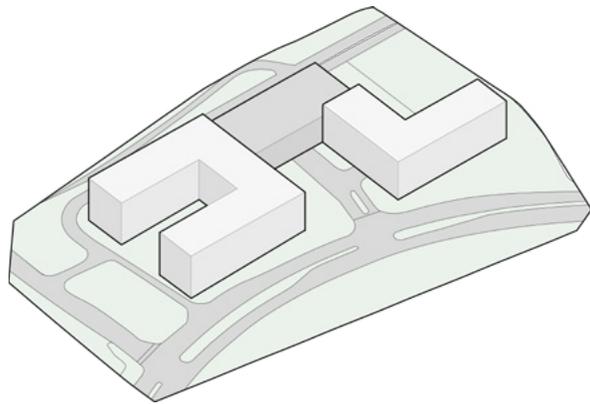
Reston Heights is located atop a topographic high point, and is prominently viewed from Sunrise Valley Drive and Reston Parkway. The mixed-use program incorporates 385 new residential units, 70,000 GSF of retail uses, and a six-story structured parking garage.

Careful attention was given to the urban design and placement of each of the land uses, including arranging retail and residential frontages to frame major streets. The facades along Sunrise Valley and Reston Parkway were developed with higher articulation and modularity, including a curvilinear garage screen made of glulam wood beams.

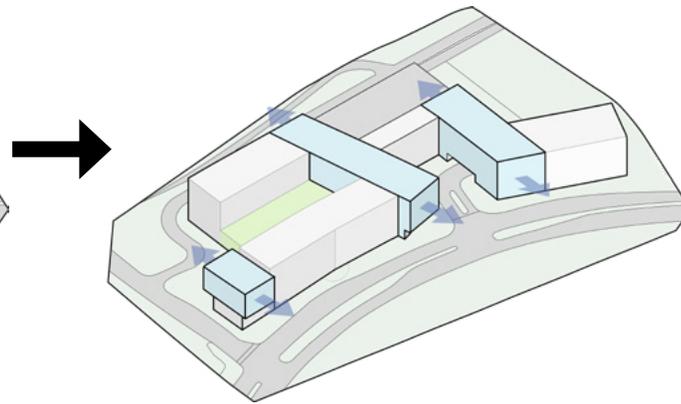
New urban spaces, such as an entry courtyard and a retail plaza, were created to give a sense of place within the larger site design. The streetscape was redesigned with pedestrian and bike-friendly details, encouraging a shift away from car-dominated suburban design.



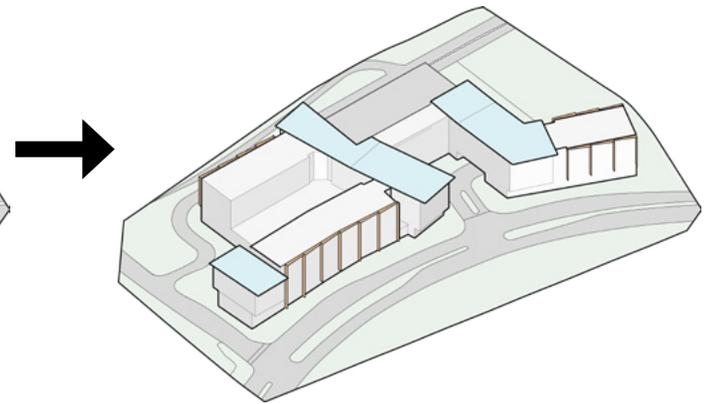
Site Plan



PHASE 1: Basic massing concept based on efficient residential floor plans



PHASE 2: Development of key elements to "reach out to nature" with cantilevers and projections



PHASE 3: Development of modular bays along major facades featuring glulam frames

PROJECT AT A GLANCE

NAME: Reston Heights

LOCATION: Reston, Virginia

CATEGORY: Mixed-Use Development
Multi-family Housing
Urban Planning and Design

BUILDING AREA: 488,000 GSF Total
70,000 GSF Retail
385 Residential Units



Articulated urban frontage and sidewalks along Sunrise Valley Drive



Reaching out to nature with cantilevered floor slabs



Using glulam beams and columns to frame modular facade bays



A CONNECTION TO NATURE

The urban form and architectural layout of Reston Heights is designed to maximize connections to its surroundings. Each unit was designed to have a special view of natural and human-made context. The eastern-facing units have views to Reston National Golf Course and the Tysons Corner / Washington DC skyline beyond. The western-facing units have views to Dulles Airport and a beautiful sunset over the Blue Ridge Mountains beyond.

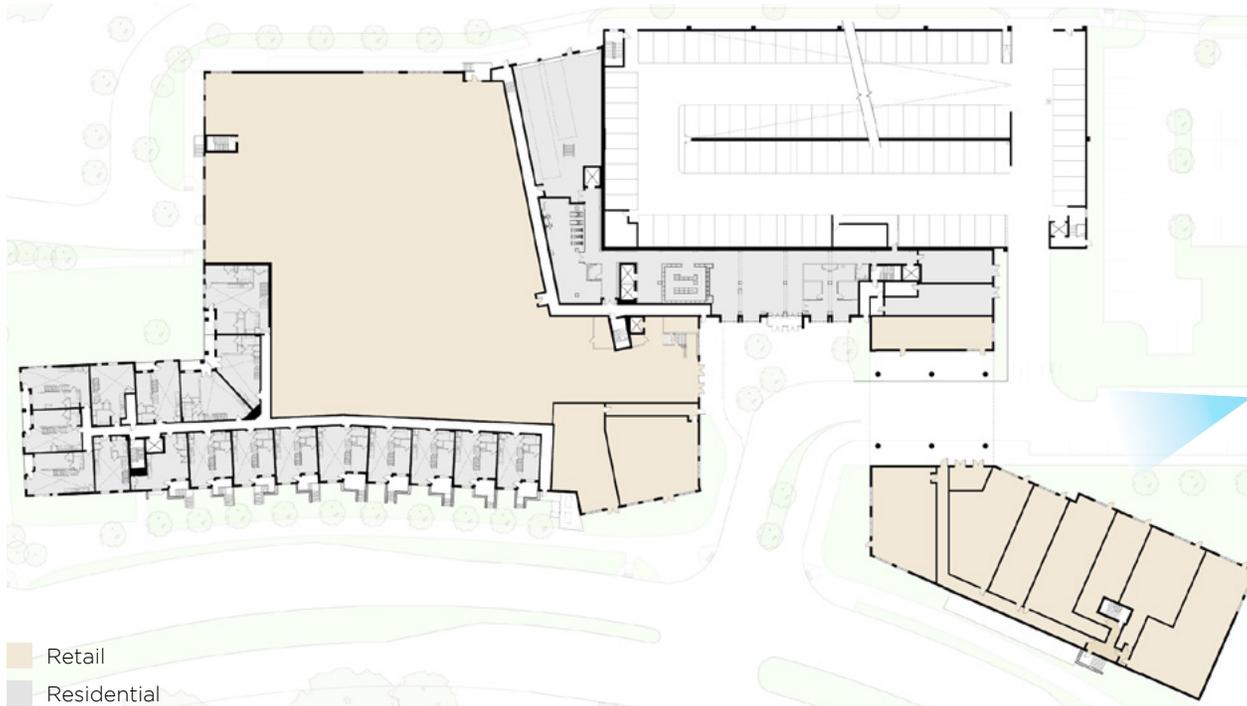


Typical Residential Floor Plan



Residential Entry Courtyard

Ground Floor Plan with Retail



Retail Plaza with Pavilion

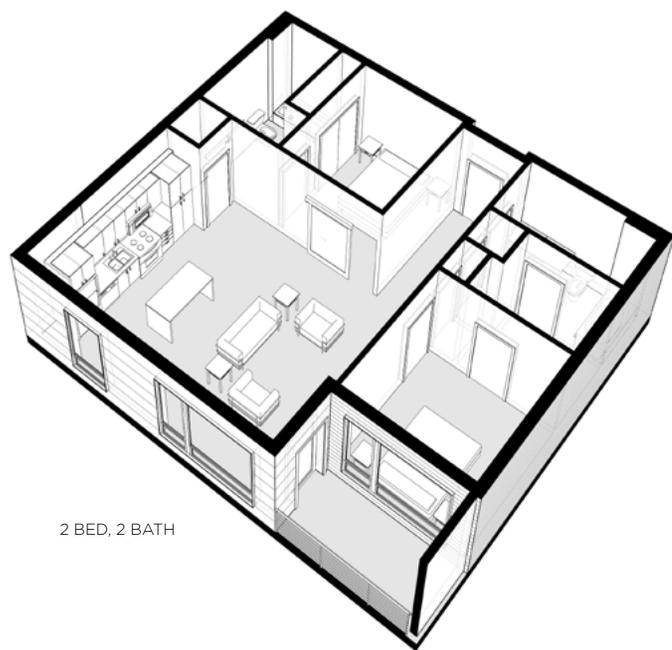


UNIT DESIGN

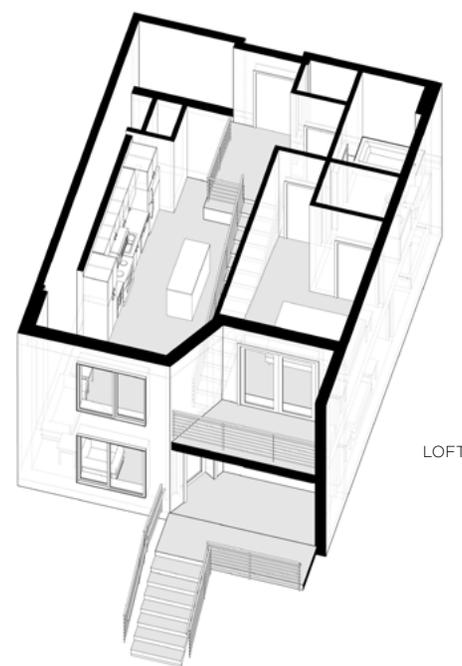
With the opportunity of higher-density housing at Reston Heights, the design explored different ways to connect residents with the outdoors.

The one-bedroom and two-bedroom units were designed with oversized large windows, rare in this type of wood-frame construction. These bedroom and living room windows maximize sunlight and fresh air, and build a sense of connection to nature.

Most units enjoy large outdoor balconies that are used as extensions of the living spaces. Ground floor residential units were designed with porches and outdoor space that engages with the urban streetscape.



2 BED, 2 BATH



LOFT

Floor to ceiling windows to bring a sense of nature into the units

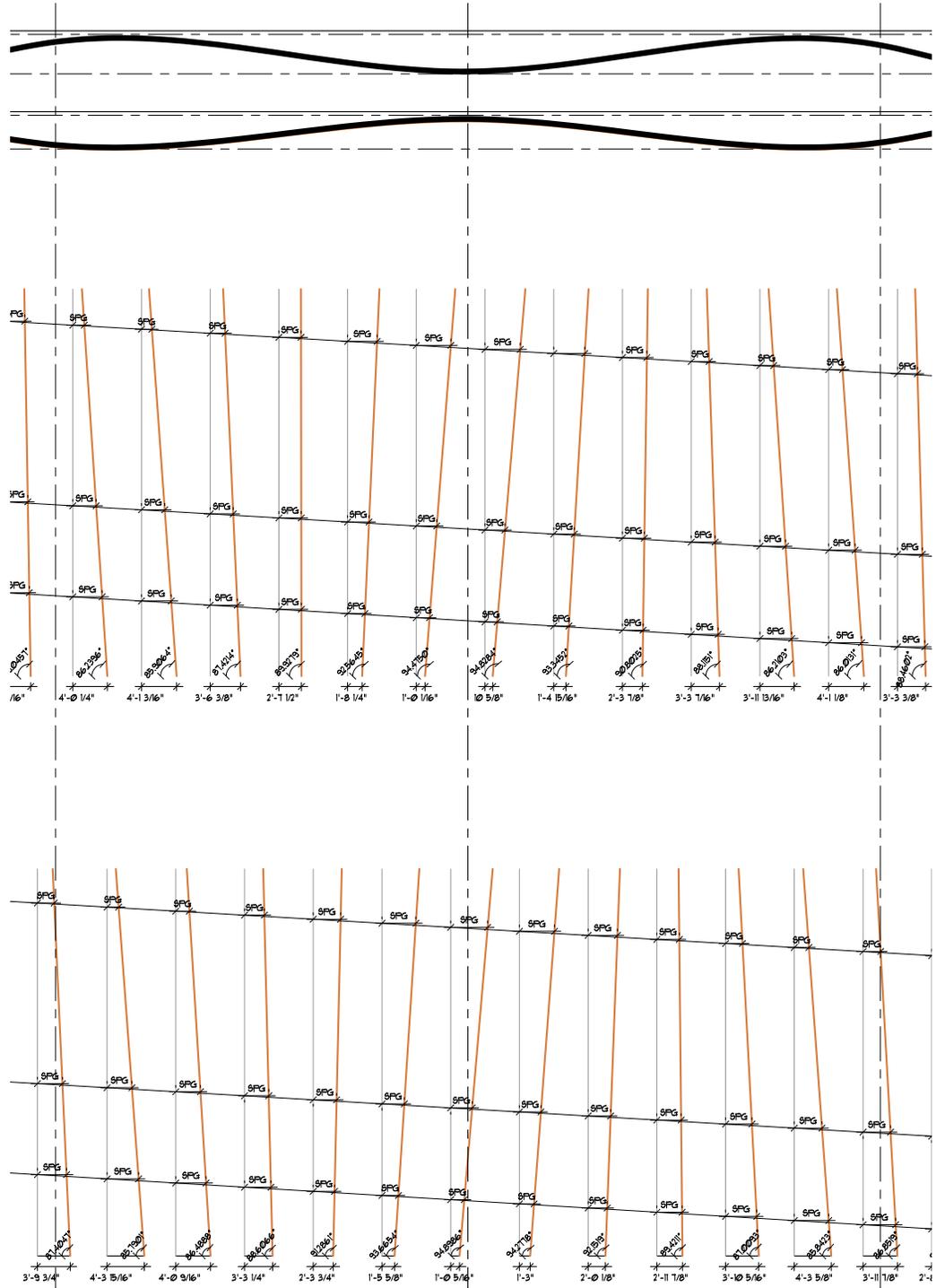




Residential lobby as an indoor/outdoor living space



Precast garage with glulam beam screening



Eccentricity sketch showing expressive geometry of beams

