

Vision for C-3/C-4 (Sprint Campus) Transit Oriented Development (TOD)

Polo Fields Homeowners Association
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Vision Statement: Redevelop C-3 and C-4 (Sprint Campus) to provide an attractive easily-accessible suburban neighborhood destination of high end mixed-use development that is environmentally-friendly while protecting and enhancing the established residential community of single-family homes in the adjacent Polo Fields neighborhood.

Goal 1: Easy Accessibility

- Vehicular access via multiple routes (including Fairfax County Parkway) to relieve traffic from Sunrise Valley
- Safe pedestrian/bicycle access to/from Polo Fields

Goal 2: Locally Oriented, High End Mixed-Use Development

- Residential: High end, low density, moderate height multi-family with lowest profile closest to Polo Fields
- Commercial: Including HQ for an Eco-business
- Retail: Dining and specialty shopping and services (e.g., dry cleaner, spa, day care, corner grocery/bakery, ice cream/yogurt shop)
- Family/pet friendly open space
- Recreational facilities (e.g., indoor tennis, amphitheatre/picnic area)



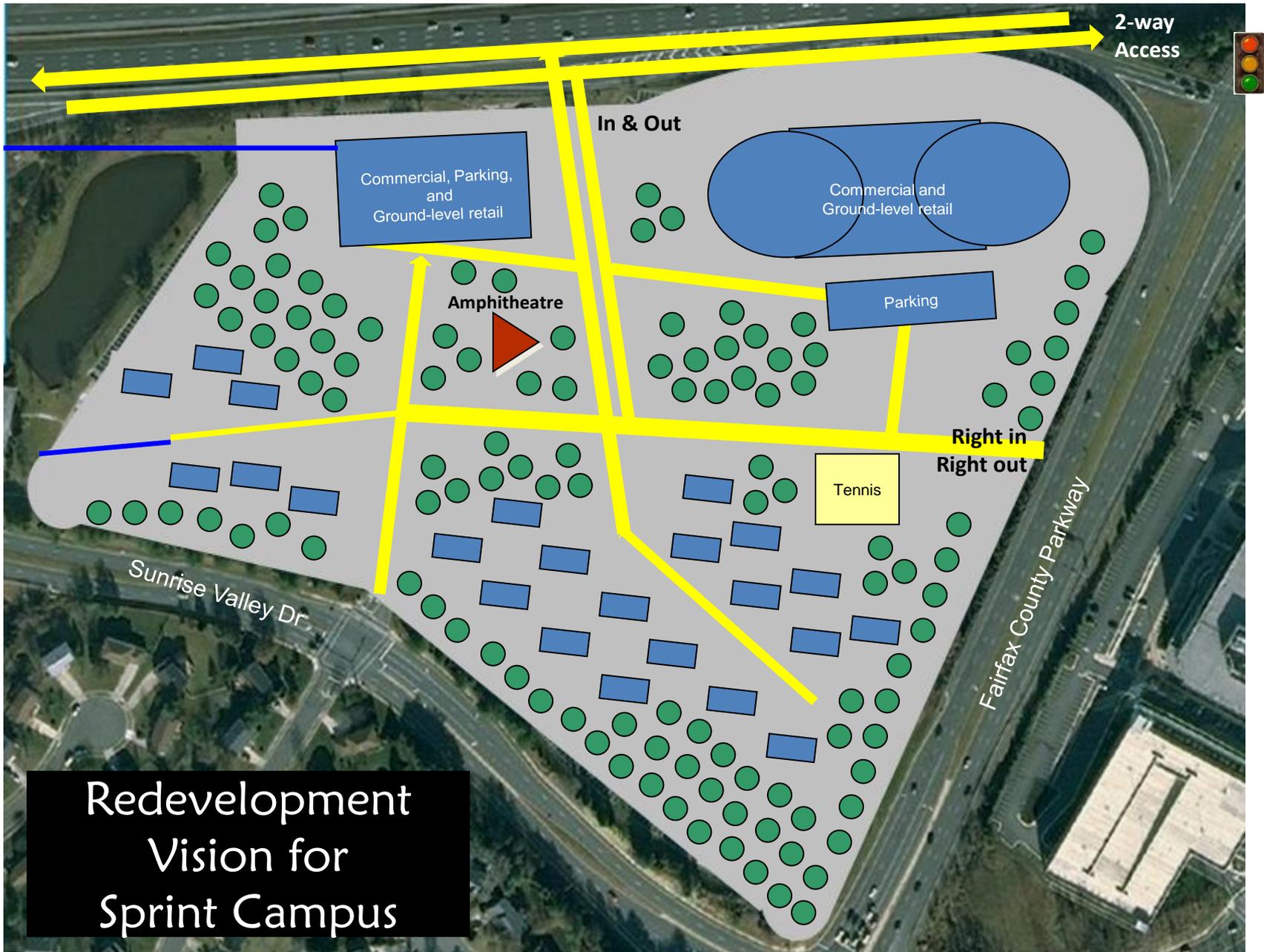
Park/Amphitheatre Concept



Goal 3: Environmentally and Neighborhood Friendly Development

- Building setbacks from Sunrise Valley
- Parking facility shared with Metro
- Residential friendly hours of retail operation
- Careful placement of lighting
- Extensive landscaping including Sunrise Valley median to aid in reducing noise and light pollution
- Green construction
- Architecture consistent with Reston Master Plan values
- Easy pedestrian/bicycle access to wetlands





**Redevelopment
Vision for
Sprint Campus**