County of Fairfax, Virginia
Planning Commission Meeting
July 9, 2025
Planning Commission Action

PCA/CDPA/FDPA-2016-HM-035-03 (RZPA-2024-HM-00052) – COMSTOCK RESTON STATION HOLDINGS, LC
(Hunter Mill District)

PLANNING COMMISSION RECOMMENDATIONS:
On July 9, 2025, the Planning Commission voted 11-0 (Commissioner Hancock was absent from the meeting) to recommend to the Board of Supervisors the following actions:

- Approval of PCA/CDPA-2016-HM-035-03, subject to the execution of proffers consistent with those dated June 17, 2025;

- Modification of subsection 2105.4(C)1(a)(1) of the Zoning Ordinance to permit the gross floor area of residential uses to exceed 50 percent of the gross floor area of principal uses (office) in the PDC district for PCA/CDPA/FDPA-2016-HM-035-03;

- Modification of subsection 5100.2.D(4)(c) of the Zoning Ordinance on the Use Limitations on Corner Lots to permit the proposed buildings, landscaping, and sign locations within sight triangles formed by streets along the corner lot as shown on the CDPA/FDPA and as proffered;

- Modification of subsection 5108.5.B and 5108.5.C of the Zoning Ordinance of the transitional screening and barrier requirements in favor of that shown on the CDPA/FDPA;

- Modification of subsection 6101 of the Zoning Ordinance to allow a reduction of loading spaces required in the favor of the spaces shown on the CDPA/FDPA; and

- Modification of subsection 8100.7.E(4) of the Zoning Ordinance for the widening of Sunset Hills Road in favor of that shown on the CDPA/FDPA and as proffered.

In a related action, the Planning Commission voted 11-0 (Commissioner Hancock was absent from the meeting) to approve FDPA-2016-HM-035-03.

ATTACHED DOCUMENTS:
Proffers dated June 17, 2025

CD

Reston Row (fka Reston Station Promenade)

Conceptual/Final Development Plan Amendment and Proffer Condition Amendment

CDPA/FDPA/PCA 2016-HM-035-03

April 4, 2025
May 23, 2025
May 29, 2025
June 9, 2025
June 17, 2025

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 8100.2.D of the Zoning Ordinance of Fairfax County (1978, as amended, the "***Zoning Ordinance***"), Comstock Reston Station Holdings, LC for itself and its successors and assigns (the "***Applicant***"), proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Map as 17-4 ((20)) 1 - 8 and 17-4 ((41)) A, B and C (the "***Property***") will be in accordance with: (i) the conditions approved by the Fairfax County Board of Supervisors (the "***Board***") on April 10, 2018 (the "***Original Proffers***") pursuant to Rezoning RZ 2016-HM-035 (the "***Rezoning***"); (ii) as amended and/or supplemented by the proffers approved by Board on January 28, 2020 (the "***2020 Proffers***") pursuant to PCA 2016-HM-035 (the "***2020 PCA***"); (iii) further amended and/or supplemented by the proffers approved by the Board on September 12, 2023 (the "***2023 Proffers***") pursuant to PCA 2016-HM-035-02 (the "***2023 PCA***"); and (iv) further amended and/or supplemented by the proffers proposed herein (the "***2025 Proffers***"); if, and only if, Proffered Condition Amendment 2016-HM-035-03 (the "***2025 PCA***") is granted. In the event the 2025 PCA is denied, the 2025 Proffers will immediately be null and void, and the Original Proffers together with the 2020 Proffers and the 2023 Proffers and any and all development conditions applicable to the Property, will remain in full force and effect.

2023 Proffer 1 (Substantial Conformance) amended as follows:

1. Substantial Conformance. The Applicant will develop the Property in substantial conformance with the Conceptual Development Plan Amendment CDPA 2016-HM-035-03 dated April 4, 2025, prepared by Urban Ltd (the "***2025 CDPA***"). Unless specifically noted otherwise, (i) all references to the Conceptual Development Plan, the CDP, the Conceptual Development Plan Amendment and/or the CDPA in the Original Proffers, the 2020 Proffers and/or the 2023 Proffers mean the 2025 CDPA; (ii) all references to the Final Development Plan, the FDP, the Final Development Plan Amendment and/or the FDPA in the Original Proffers, the 2020 Proffers and/or the 2023 Proffers mean the Final Development Plan Amendment approved with FDPA 2016-HM-035-03 (the "***2025 FDPA***") (the 2025 PCA, the 2025 CDPA and the 2025 FDPA collectively, the "***2025 Entitlements***"); and (iii) all defined terms in the Original Proffers, the 2020 Proffers and the 2023 Proffers have the same meaning in the 2025 Proffers.

2023 Proffer 9(G) (Architecture and Materials) amended as follows:

G. Bird-Friendly Design. While building materials have already been selected and pre-ordered for the four buildings within the Proposed Development as of the date of these 2025 Proffers, in an effort to reduce bird injury and death due to in-flight collisions, the Applicant will incorporate one or more bird-friendly design practices into the proposed pedestrian bridge connecting Office Buildings A and B (as shown on the 2025 CDPA/2025 FDPA, the "***Pedestrian Bridge***") to make it more visible to birds in flight. The bird-friendly design element(s) will be selected by the Applicant in its sole discretion and may include, but are not limited to the use of color, texture, opacity, fritting, frosting, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds, the angling of outside lights, curbing of excessive or unnecessary night-time illumination in the Pedestrian Bridge, the use of decoys, or division of glass swaths. The element(s) selected will be identified in the building permit submission set for the Pedestrian Bridge and installed prior to issuance of a Non-RUP for the Pedestrian Bridge.

New 2025 Proffer 9(I) (Pedestrian Bridge) added as follows:

I. Pedestrian Bridge. The Applicant may but is not required to construct the pedestrian bridge from Buildings A and B, as shown on Sheet 30A the CDPA/FDPA (the "***Pedestrian Bridge***"). The quality and character of the architectural design of the Pedestrian Bridge will be in conformance with Buildings A and B and will include materials consistent with Original Proffer 9A. The Pedestrian Bridge will be located between the fourth and seventh stories of the Office Buildings, but no less than fifty feet above the ground plane. In the event the Applicant elects to construct the Pedestrian Bridge, the Applicant will not remove any street trees impacted by the Pedestrian Bridge and will provide revised tree canopy calculations deleting from the worksheet any impacted street trees from the ten -year tree canopy credit at the time of site plan revision.

New Proffer 47 (Monetary Contributions) added herein:

47. Monetary Contributions. Notwithstanding anything to the contrary in Original Proffers 29 (Reston Road Fund) and 35 (Athletic Field Contribution), the contributions proffered therein (the "***Proffered Contributions***") may be partially paid based on the square footage of secondary uses constructed in Building A, B and/or D prior to issuance of the Non-RUPs for each such secondary use, provided the balances of such contributions are paid prior to issuance of the Non-RUP or RUP for the primary use in each such Building, to wit: office uses in Buildings A and B, and residential uses in Building D. The contributions for Building C shall be paid based on the square footage of hotel and residential uses prior to issuance of the Non-RUP for the hotel use and RUP for the residential uses, respectively.

[SIGNATURES FOLLOW]