County of Fairfax, Virginia
Planning Commission Meeting
February 25, 2026
Planning Commission Action

SE-2025-HM-00001 – COMSTOCK RESTON STATION HOLDINGS LC
(Hunter Mill District)

PLANNING COMMISSION RECOMMENDATIONS:
On February 25, 2026, the Planning Commission voted 11-0 (Commissioner Hancock was absent from the meeting) to recommend to the Board of Supervisors approval of SE-2025-HM-00001, subject to the development conditions dated February 23, 2026.

ATTACHED DOCUMENTS:
Development Conditions dated February 23, 2026

CD

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

MEMORANDUM

February 24, 2026

TO: Fairfax County Planning Commission

FROM: Katie Quinn, Zoning Evaluation Division, DPD

SUBJECT: Revised Development Conditions Dated February 23, 2026
SE-2025-HM-00001
Comstock Reston Station Holdings LC (Reston Station/Row Sign Plan)

PC DECISION: February 25, 2026

Below are staff responses to questions raised at the public hearing on January 14, 2026:

1. **How does the county measure nits for enforcement?**
   Staff have wireless light meters to measure candelas per meter, which staff then converts to nits (1 candela per meter squared equals 1 nit, or 1cd/m^2 = 1 nit). The light meter can measure at any 1° angle it receives but must be no more than 1 meter (or 3 feet) away from the light source. If there are varying levels of brightness and/or a mix of colors in the sign, then staff will take several measurements and use the average to determine overall brightness.

   For purposes of this application, staff included new development conditions (*Conditions #3e and 32*) requiring the applicant to certify nit levels of the existing JW Marriott signs within 30 days of approval of this SE and all other onsite digital display signs upon request. These conditions were added since some of the onsite signs are not at ground level and may require specialized equipment to get within range of measurement.

2. **Can the county regulate the size of text/logos/content on the proposed digital display signs per the Supreme Court's ruling on signage?**
   After additional consultation with the Office of the County Attorney, yes the county can because the conditions are not regulating the content of the signs, just the characteristics and manner in which the content may be displayed.

3. **Do Virginia's outdoor advertising regulations prohibit the (D1) digital display sign?**
   After reexamination, staff found that the DAAR is part of the National Highway System, but the proposed D1 sign could fall under an exemption because it is in an area that is zoned for commercial uses (the PDC District), meaning it may not be prohibited. Even if the Board of Supervisors approves this application, the Commonwealth Transportation Board could require changes (such as the size, lighting, and spacing). The applicant believes that the outdoor advertising regulations do not prohibit the D1 sign.

PLANNING & DEVELOPMENT

Department of Planning and Development
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia, 22035-5509
Phone: 703 324-1290 / Fax: 703 324-3924
www.fairfaxcounty.gov/planning-development/

Staff included a new development condition to permit removal of any signs in violation of the state code without requiring an amendment to this special exception to prevent the county from being in the middle of enforcing a state or federal requirement.

4. **Do the proposed digital signs conflict with dark sky regulations?**
Staff is not aware of dark sky policies in the Comprehensive Plan. Subsection 5109.5 of the Zoning Ordinance includes additional dark sky lighting standards, but only for properties located within a half mile of the Turner Farm Park Observatory; the subject property is approximately 3.3 miles away.

The additional Zoning Ordinance standards state that uplights or spotlights are permitted to have up to 300 lumens. The development conditions were revised to limit the JW Marriott and D1 electronic signs to 93 nits after dusk. 93 nits equate to approximately 319 lumens.

Attached are revised development conditions dated February 23, 2026. A summary of revisions follows.

- **Revised Condition 3(b) (Primary/Secondary/Crown Feature Hotel Wall Signs (F2))**
(a) Notwithstanding the notes on Sheet 40 of the SE, the two F2 Primary Hotel Signs are not permitted in addition to the two "Crown Feature" electronic signs (and are only permitted if the Crown Feature signs are removed); the Crown Feature signs must adhere to the locational requirements for the F2 Primary Hotel Signs (top 25% of the building); and, the F2 Secondary Hotel signs are not permitted to have electronic digital media displays.

(b) The two "Crown Feature" electronic sign ~~panel~~s must always have a plain black~~dark~~ background. ~~and t~~Text/content/logos displayed on each electronic sign~~panel~~ cannot exceed 240.28 square feet.

(c)The Crown Feature electronic display signs must be static. Any change in the imagery must be from one static image to another static image. ~~and~~ The electronic display sign cannot change more than once per day; the use of video and audio is not permitted. The background and logo cannot be patterned and cannot change colors. Illumination of crown feature electronic display sign must not exceed ~~155~~ 93 nits between dusk to dawn. The signs must be programmed to adjust the nits based on the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.

(~~e~~d) New sign permits for the Crown Feature signs must be issued in conformance with these conditions prior to the first issuance of any other onsite sign permit pursuant to this SE.

(e) Within 30 days of approval of this SE, the applicant must provide the Zoning Administrator with third-party certification that the existing Crown Feature signs do not exceed 93 nits between dusk and dawn.

Staff Analysis: The applicant proposed reduction of the existing JW Marriott signs to 93 nits to address illumination concerns raised at the Planning Commission hearing on January 14th.

Staff supports this modification because it mitigates visual impacts of the JW Marriott sign by requiring a plain black background, lower nit levels, and better enforcement.

- **Revised Condition 4 (Sign Content)**
  *4. * Sign Content: Regardless of the depictions or descriptions of the signs highlighted in the SE, content of a sign is not regulated by this SE. All signs must be consistent with the number, location, size, and height indicated in the SE and these conditions. The specific design, color palette, typography, and materials of signage may vary from that shown on the SE and may change over time, provided such signs are consistent throughout the project and remain in conformance with the overall limitations set forth in the SE. Nothing in this SE precludes individual tenant signs from incorporating various colors and typography within the individual tenant identification provided that such signs remain in conformance with the overall limitations set forth in the SE.*

  Staff Analysis: Staff supports this modification because it reinforces the requirement for compliance with these conditions.

- **Revised Condition 12 (Freestanding Sign Footers in Silva Cells)**
  12. Freestanding Sign Footers in Silva Cells: Any freestanding sign with a footer(s) located within a plant area or installed into a Silva Cell must be reviewed by the Forest Conservation Branch (FCON) prior to issuance of the sign permit to confirm that the footer(s) of such ~~Subject Freestanding~~ freestanding ~~Sign~~ sign do not adversely impact the approved soil volumes or Silva Cell. Sign permit applications for ~~a~~such ~~Subject f~~Freestanding ~~Sign~~ sign must include the relevant site plan sheet and landscaping sheet from the approved site plan depicting the specific area in which the ~~Subject Freestanding~~ freestanding ~~Sign~~ sign will be located. In the event FCON determines that the approved soil volumes or Silva Cell would be adversely impacted by the ~~Subject f~~Freestanding ~~s~~Sign, the applicant must:

  a) *Provide FCON with confirmation from either an ISA Certified Arborist or the Professional Landscape Architect that the sign footer(s) would not impact the approved soil volumes and/or Silva Cell;*

  b) *Relocate the impacted ~~Subject f~~Freestanding ~~S~~sign subject to review and approval of the Zoning Administrator; and/or*

  c) *Revise the site plan to adjust the affected soil volumes or Silva Cell.*

  Staff Analysis: Staff supports this modification because it cleans up text.

- **Revised Condition 18 (Electronic Digital Display D1 Sign)**

A. The digital media display background must always be plain black.
B. The electronic display sign cannot display text/logos/content greater than 200-square-feet in area (measured consistent with the 8-line rule demonstrated in Figure 7100.1 of the Zoning Ordinance) and cannot display more than 5 individual text/logos/content at any one time. The totality of all text/logo/content displayed on the electronic display cannot exceed 1,000 square feet.
~~A.~~C. Illumination of the D1 electronic digital media display sign's text/logos/ ~~must~~content areas must not exceed ~~155~~ 93 nits between dusk to dawn. The sign must be programmed to adjust the nit level based on the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.
~~B. The digital media display background must be black at all times.~~
~~C.~~D. Use of flashing, streaming, rolling, fading, or changeable imagery, text, or symbols is prohibited. The use of video is not permitted.
~~D.~~E. Use of the digital display must operate as a static image only. Any change in the imagery must be from one static image to another static image.
~~E. The electronic display cannot display text/logos/content greater than 200-square-feet in area (measured consistent with the 8-line rule demonstrated in Figure 7100.1 of the Zoning Ordinance) and cannot display more than 5 individual text/logos/content at any one time. The totality of all text/logo/content displayed on the electronic display cannot exceed 1,000 square feet.~~
F. Content is not permitted to change more frequently than once per day.
G. Sound is not permitted.

Staff Analysis: Staff supports this modification because it reorganizes text to be clearer and reduces nit levels of the D1 electronic display sign.

- **Revised Condition 19 (Garage Screening Sign A3.4)**

19. Garage Screening Sign A3.4:
A. Illumination of the A3.4 electronic digital media display sign must not exceed 155 nits between dusk to dawn. The sign must be programmed to adjust the nit level based on the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.
B. The digital media display background must be plain black at all times.
C. Use of flashing, streaming, rolling, fading, or changeable imagery, text, or symbols is prohibited. The use of video is not permitted.
D. Use of the digital display must operate as a static image only. Any change in the imagery must be from one static image to another static image.
E. Content is not permitted to change more frequently than once per day.
F. Sound is not permitted.

Staff Analysis: Staff supports this modification because it clarifies that the sign background must be plain black (not patterned).

- **New Condition 32 (Nit Certification)**
  32. Nit Certification: The Zoning Administrator may request third-party certification of the nit level of any onsite electronic display signs at any time; the applicant must provide such certification upon request.

  Staff Analysis: Staff supports this modification because it requires the applicant to provide third-party nit certification for signs that may be hard for staff to reach/measure.

- **New Condition 33 (State/Federal Law)**
  ~~31.~~33. State/Federal Law: The removal of any sign due to a violation of state or federal law does not require an amendment to the SE or approval of a minor modification by the Zoning Administrator

  Staff Analysis: Staff supports this modification because it permits removal of any prohibited signs without putting the county into a position of having to enforce state/federal requirements nor requiring the applicant to file a special exception amendment to remove any prohibited signs.

Conclusion

Staff continue to recommend approval of subject application.

Attachments

1. Development Conditions (Redlined)
2. Development Conditions (Clean)

PROPOSED DEVELOPMENT CONDITIONS

SE-2025-HM-00001

~~January 13~~February 23, 2026

If it is the intent of the Board of Supervisors to approve SE-2025-HM-00001, located at Tax Maps 17-4 ((1)) 17 E and 17L1-17L7, 17-4 ((20)) 1-8, 17-4 ((24)) 3, and 17-4 ((41)) A through C, for a Special Exception for Sign Modifications pursuant to Section 7102 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

These development conditions incorporate and supersede CSP-2016-HM-035 and CSPA-2009-HM-019-04, and all previous development conditions approved with those applications. Conditions previously approved (or with minor modifications) in a CSP are marked with an asterisk (*).

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferrable to other land.

2. The Special Exception (SE), entitled “Reston Station,” dated November 25, 2025, and consisting of 125 sheets, is approved only for those signs shown on the SE. Minor modifications may be permitted without an amendment to the SE when it is determined by the Zoning Administrator that such modifications are in substantial conformance with the SE.

3. Primary/Secondary/Crown Feature Hotel Wall Signs (F2):
(a) Notwithstanding the notes on Sheet 40 of the SE, the two F2 Primary Hotel Signs are not permitted in addition to the two “Crown Feature” electronic signs (and are only permitted if the Crown Feature signs are removed); the Crown Feature signs must adhere to the locational requirements for the F2 Primary Hotel Signs (top 25% of the building); and, the F2 Secondary Hotel signs are not permitted to have electronic digital media displays.

   (b) The two “Crown Feature” electronic sign ~~panel~~s must always have a plain black~~dark~~ background. ~~and t~~ Text/content/logos displayed on each electronic sign~~panel~~ cannot exceed 240.28 square feet.

   (c)The Crown Feature electronic display signs must be static. Any change in the imagery must be from one static image to another static image. ~~and~~ The electronic display sign cannot change more than once per day; the use of video and audio is not permitted. The background and logo cannot be patterned and cannot change colors. Illumination of crown feature electronic display sign must not exceed ~~155~~ 93 nits between dusk to dawn. The signs must be programmed to adjust the nits

based on the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.

(~~c~~d) New sign permits for the Crown Feature signs must be issued in conformance with these conditions prior to the first issuance of any other onsite sign permit pursuant to this SE.

(e) Within 30 days of approval of this SE, the applicant must provide the Zoning Administrator with third-party certification that the existing Crown Feature signs do not exceed 93 nits between dusk and dawn.

4. * Sign Content: Regardless of the depictions or descriptions of the signs highlighted in the SE, content of a sign is not regulated by this SE. All signs must be consistent with the number, location, size, and height indicated in the SE and these conditions. The specific design, color palette, typography, and materials of signage may vary from that shown on the SE and may change over time, provided such signs are consistent throughout the project and remain in conformance with the overall limitations set forth in the SE. Nothing in this SE precludes individual tenant signs from incorporating various colors and typography within the individual tenant identification provided that such signs remain in conformance with the overall limitations set forth in the SE.

5. * Existing Signs: Any existing signs that are inconsistent with the SE must be removed prior to issuance of any sign permits for signs approved pursuant to this SE.

6. By-Right Signage: Any by-right signage that would otherwise be allowed as set forth in Subsection 7101 of the Zoning Ordinance that is not shown on this SE Plat is not permitted and will require approval of a Special Exception Amendment.

7. * Sign Permits: All signs as defined in the Zoning Ordinance require a sign permit. A matrix must be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits, which includes the tenant name, address, sign type, sign height, sign area, and Residential/Non-Residential Use Permit number (if the RUP/Non-RUP has been issued) and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit, or package of sign permits, must be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.

8. * Illumination: Illumination of signs must be in conformance with the performance standards set forth in subsection 7101.1.B of the Zoning Ordinance except as otherwise noted in these conditions.

9. * Traffic Regulatory Signage: Traffic regulatory signage must meet the Manual of Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation standards.

10. * Freestanding Signs: Freestanding signs must not be located within public rights-of-way or impede or obstruct pedestrian or vehicle movement within areas located in a public access easement. Freestanding signs must be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways. All freestanding signs adjacent to a public right-of-way must also demonstrate that the placement of these signs may not obstruct or interfere with vehicular sight lines as defined by the Virginia Department of Transportation (VDOT).

11. Hotel Monument and Directional Signs, F3 and F4: Prior to issuance of any sign permit for the Hotel Monument F3 and/or Directional Signs F4, the applicant must demonstrate that the location of the Hotel Monument F3 and/or Directional Signs F4 do not interfere with a sight distance triangle (as defined by subsection 5100.2.D(c) of the Zoning Ordinance) on adjacent street corners (regardless of whether the street is public or private).

12. Freestanding Sign Footers in Silva Cells: Any freestanding sign with a footer(s) located within a plant area or installed into a Silva Cell must be reviewed by the Forest Conservation Branch (FCON) prior to issuance of the sign permit to confirm that the footer(s) of such ~~Subject Freestanding~~ freestanding ~~Sign~~ sign do not adversely impact the approved soil volumes or Silva Cell. Sign permit applications for ~~a~~such ~~Subject f~~Freestanding ~~Sign~~ sign must include the relevant site plan sheet and landscaping sheet from the approved site plan depicting the specific area in which the ~~Subject Freestanding~~ freestanding ~~Sign~~ sign will be located. In the event FCON determines that the approved soil volumes or Silva Cell would be adversely impacted by the ~~Subject f~~Freestanding ~~s~~Sign, the applicant must:

    a) Provide FCON with confirmation from either an ISA Certified Arborist or the Professional Landscape Architect that the sign footer(s) would not impact the approved soil volumes and/or Silva Cell;

    b) Relocate the impacted ~~Subject f~~Freestanding ~~S~~sign subject to review and approval of the Zoning Administrator; and/or

    c) Revise the site plan to adjust the affected soil volumes or Silva Cell.

13. * Building Mounted and Blade Signs: Building mounted and blade signs cannot project outward more than 3.5 feet from the building face and must not be located within areas located within a public access easement or public right-of-way.

14. Dulles Airport Access Road (DAAR) Frontage of Buildings 1, 2, and 3: Building mounted signage on the southern/DAAR frontage of Buildings 1, 2, and 3, are

limited to the sign locations and quantities shown on Sheet 33 of the SE, which include:

- No building mounted signs are permitted on this façade of Building 1.
- Building 2 is permitted one (E2) trophy tier sign, one (E2) Tier 1 sign, and one (H4) tenant raceway sign.
- Building 3 is permitted one (E2) trophy tier sign, one (E2) Tier 1 sign, one (H4) tenant raceway sign, and one (I1) garage entrance identity sign.
- In addition to the signs listed in this condition, up to eleven (11) non-electronic display (D1) unique signs, one (1) D1 electronic display sign, and one (K1) service dock sign per service dock entrance are permitted.

15. Unique Wall Signage (D1): Notwithstanding the quantity of D1 signs shown on Sheets 6, 32, and 33 of the SE, D1 signs are only permitted as follows:
   A. Building 3: Up to six (6) D1 signs at the upper left corner of the parking garage, as shown on Sheet 32 and with up to 200 square feet of sign area each. These signs are not permitted to be electronic display signs.
   B. Building 2: Up to five (5) D1 signs at the upper right corner of the parking garage, as shown on Sheet 32 and with up to 200 square feet of sign area each. These signs are not permitted to be electronic display signs.
   C. Bridge Connector: Up to one (1) electronic digital media display sign is permitted on the bridge connector between Buildings 3 and 2. This electronic sign is permitted up to 1,800 square feet of sign area and is further subject to Condition #18 below.
   D. Building 1: No D1 signs are permitted on Building 1.

16. * Office Wall Signs, E2: Notwithstanding the note on Sheet 36 of the SE, up to four (4) E2 wall signs are permitted per Reston Station building façade (except for the southern facades of Buildings 1, 2, and 3, as conditioned above) and up to three (3) E2 signs are permitted per Reston Row building façade; provided however that there must be no more than eight (8) E2 signs per building.

17. * Landscape Maintenance: All landscaping located near any sign must be maintained regularly by an ISA Certified Arborist to prevent overgrowth from obstructing the visibility of the sign and to minimize the excessive pruning of trees.

18. Electronic Digital Display D1 Sign:
   A. The digital media display background must always be plain black.
   B. The electronic display sign cannot display text/logos/content greater than 200-square-feet in area (measured consistent with the 8-line rule demonstrated in Figure 7100.1 of the Zoning Ordinance) and cannot display more than 5 individual text/logos/content at any one time. The totality of all text/logo/content displayed on the electronic display cannot exceed 1,000 square feet.

~~A.~~C. Illumination of the D1 electronic digital media display sign's text/logos/ ~~must~~content areas must not exceed ~~155~~ 93 nits between dusk to dawn. The sign must be programmed to adjust the nit level based on the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.

~~B. The digital media display background must be black at all times.~~

~~C.~~D. Use of flashing, streaming, rolling, fading, or changeable imagery, text, or symbols is prohibited. The use of video is not permitted.

~~D.~~E. Use of the digital display must operate as a static image only. Any change in the imagery must be from one static image to another static image.

~~E. The electronic display cannot display text/logos/content greater than 200-square-feet in area (measured consistent with the 8-line rule demonstrated in Figure 7100.1 of the Zoning Ordinance) and cannot display more than 5 individual text/logos/content at any one time. The totality of all text/logo/content displayed on the electronic display cannot exceed 1,000 square feet.~~

F. Content is not permitted to change more frequently than once per day.

G. Sound is not permitted.

19. Garage Screening Sign A3.4:

A. Illumination of the A3.4 electronic digital media display sign must not exceed 155 nits between dusk to dawn. The sign must be programmed to adjust the nit level based on the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.

B. The digital media display background must be plain black at all times.

C. Use of flashing, streaming, rolling, fading, or changeable imagery, text, or symbols is prohibited. The use of video is not permitted.

D. Use of the digital display must operate as a static image only. Any change in the imagery must be from one static image to another static image.

E. Content is not permitted to change more frequently than once per day.

F. Sound is not permitted.

20. * Placemaking Signs, B2:

A. Illumination of Placemaking Signs B2 must not exceed 3,400 nits between dawn to dusk and must reduce nits to 680 from dusk to dawn. The signs must be programmed to adjust the nits based on the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.

B. Use of flashing, streaming, rolling, fading, or changeable imagery, text, or symbols is prohibited. The use of video is not permitted.

C. Use of the digital display must operate as a static image only. Any change in the imagery must be from one static image to another static image.

D. Content is not permitted to change more frequently than once a day.

E. Sound is not permitted.

21. Placemaking Sign, B4:

A. Hours of Operation. As noted on Page 26 of the sign plan, the hours of operation for the (B4) Digital Monument sign are from 7:30 AM through 9:00

PM Sunday through Thursday, and 7:30 AM through 10:30 PM Friday and Saturday (collectively, the “Standard Operating Hours”).

B. Events. This condition does not preclude the use of the Media Display sign outside of the Standard Operating House for events such as, but not limited to concerts, movies on the plaza and sporting events (“Displayed Events”).

C. Illumination. Within the Standard Operating Hours, illumination of the B4 sign must not exceed 3,400 nits from 7:30 AM until dusk. After dusk, illumination of the B4 sign must be reduced to 680 nits. After Standard Operating Hours, the B4 sign must be reduced to 300 nits, unless being utilized after the Standard Operating Hours for an event then such sign must be turned off at the conclusion of the Displayed Event. The sign must be programmed to adjust the nits based on the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.

D. Audio. Any audio associated with the B4 sign must only be provided within the standard operating hours, must be non-continuous, event-oriented, and must comply with the Fairfax County Noise Ordinance.

22. * Placemaking Signs, B5:

A. Hours of Operation. Hours of operation for the (B5) Media Display signs are from 7:30 AM through 9:00 PM Sunday through Thursday, and 7:30 AM through 10:30 PM Friday and Saturday (collectively, the “Standard Operating Hours”).

B. Events. This condition does not preclude the use of the Media Display sign outside of the Standard Operating House for events such as, but not limited to concerts, movies on the plaza and sporting events (“Displayed Events”).

The applicant must notify residents of Building 4 and any building where residential units are located at Reston Row along Reston Station Boulevard of Displayed Events at least 48 hours in advance of Displayed Events. Notification of Displayed Events must include contact information for a management office or other contact person, that is available to receive and respond to residents that have illumination or audio concerns with the B5 signs during Displayed Events.

C. Illumination. Within the Standard Operating Hours, illumination of the B5 signs must not exceed 3,400 nits from 7:30 AM until dusk. After dusk, illumination of the B5 signs must be reduced to 680 nits. After Standard Operating Hours, the B5 signs must be turned off, unless being utilized after the Standard Operating Hours for an event then such sign must be turned off at the conclusion of the Displayed Event. The signs must be programmed to adjust the nits based on the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.

D. Audio.

i. RS Sign 1. Any audio associated with the B5 signs must only be provided within the standard operating hours, or for Displayed Events, and must comply with the Fairfax County Noise Ordinance. Any audio outside the Standard Operating Hours can only be for Displayed Events, and must comply with the Fairfax County Noise Ordinance.

ii. RS Sign 2. Sound is not permitted.

23. * Pedestrian Directional Sign, I11:
   A. Illumination of the (I11) Pedestrian Directional (Non-Static Option) sign must include a photocell to control brightness and automatically dim at sunset to a nighttime level of no more than 155 nits.
   B. Use of flashing, streaming, or changeable imagery, or symbols is prohibited. The use of video is not permitted.
   C. Changeable text is permitted, but is not permitted to change more frequently than once every 60 seconds.
   D. Sound is not permitted.

24. * Residential and Tenant Blade Signs (G4 and H9): Only one (H9) Tenant Blade Sign (Large) is permitted per building façade, with a maximum of two (H9) signs per building. The H9 signs must be installed in the locations identified on the Location Plan on Sheet 59 of the SE; provided, however that the H9 sign permitted on the southern/Reston Station Boulevard frontage of Building D in Reston Row may be relocated further east on such façade if required to accommodate the final design and engineering of Building D. Additionally, each residential building may only have one (G4) Residential Blade Identity sign. Buildings cannot have both a (G4) Residential Blade Identity or (H9) Tenant Blade Sign (Large) sign on the same building facade at any one time. (i.e. if a G4 sign is installed on Building 4, an H9 sign cannot also be installed on the same Building 4 façade).

25. * Commercial/Retail Signs: (H2) Awning, (H3) Canopy, and (H5) Blade signs are prohibited for non-office tenants located above ground level.

26. * Tenant Sidewalk Signs: Tenant Sidewalk Signs (H8) are permitted for retail uses during operating hours. Such signs are limited to a maximum size of eight square feet; limited to one per tenant; and must not be located on sidewalks and may be permitted within building zones if located as to not impede pedestrian or vehicular circulation.

27. * Tenant Sidewalk Signs, Food Trucks: Food trucks are permitted to have one Tenant Sidewalk Signs (H8) during operating hours. Such signs are limited to a maximum size of eight square feet; limited to one per truck; and must not be located in the areas that will impede pedestrian or vehicular circulation.

28. * Bicycle Wayfinding: Bicycle wayfinding must be added to the (I11) Pedestrian Direction Sign (Static Option).

29. * Temporary Signs, Sign Permits: Temporary (J1) Construction Banner and (J2) Leasing Banners signs will require sign permits. (J1) Construction Banners must be removed prior to issuance of an occupancy permit for the building on which the banner is located. (J2) Leasing Banners are permitted for a maximum of 24 months from the date of issuance of a sign permit. The temporary signs must be removed after the allotted time frame, and no new temporary (J2) Leasing Banners will be installed without the approval of an amendment to this SEA. Notwithstanding this condition, if the Zoning Ordinance is modified to include regulations regarding the timing of temporary leasing signs, the applicant may opt into the Zoning Ordinance regulations for temporary signage as it may apply to the J2 signs.

30. * Temporary Signs, Attachments: The applicant must demonstrate that (J2) Leasing Banners would be securely attached to the buildings so as to not present a hazard to the public in the event of strong windstorms, prior to issuance of a sign permit for such J2 signs.

31. Establishment of SE: This special exception is established upon approval by the Board of Supervisors.

32. Nit Certification: The Zoning Administrator may request third-party certification of the nit level of any onsite electronic display signs at any time; the applicant must provide such certification upon request.

~~31.~~33. State/Federal Law: The removal of any sign due to a violation of state or federal law does not require an amendment to the SE or approval of a minor modification by the Zoning Administrator

This approval, contingent on the above-noted conditions, will not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign pursuant to this Special Exception. The applicant will be responsible for obtaining the required sign permits through established procedures and the sign will not be valid until this has been accomplished.

The above-proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors.

PROPOSED DEVELOPMENT CONDITIONS

SE-2025-HM-00001

February 23, 2026

If it is the intent of the Board of Supervisors to approve SE-2025-HM-00001, located at Tax Maps 17-4 ((1)) 17 E and 17L1-17L7, 17-4 ((20)) 1-8, 17-4 ((24)) 3, and 17-4 ((41)) A through C, for a Special Exception for Sign Modifications pursuant to Section 7102 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

These development conditions incorporate and supersede CSP-2016-HM-035 and CSPA-2009-HM-019-04, and all previous development conditions approved with those applications. Conditions previously approved (or with minor modifications) in a CSP are marked with an asterisk (*).

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferrable to other land.

2. The Special Exception (SE), entitled “Reston Station,” dated November 25, 2025, and consisting of 125 sheets, is approved only for those signs shown on the SE. Minor modifications may be permitted without an amendment to the SE when it is determined by the Zoning Administrator that such modifications are in substantial conformance with the SE.

3. <u>Primary/Secondary/Crown Feature Hotel Wall Signs (F2):</u>
   (a) Notwithstanding the notes on Sheet 40 of the SE, the two F2 Primary Hotel Signs are not permitted in addition to the two “Crown Feature” electronic signs (and are only permitted if the Crown Feature signs are removed); the Crown Feature signs must adhere to the locational requirements for the F2 Primary Hotel Signs (top 25% of the building); and, the F2 Secondary Hotel signs are not permitted to have electronic digital media displays.

   (b) The two “Crown Feature” electronic signs must always have a plain black background. Text/content/logos displayed on each electronic sign cannot exceed 240.28 square feet.

   (c)The Crown Feature electronic display signs must be static. Any change in the imagery must be from one static image to another static image. The electronic display sign cannot change more than once per day; the use of video and audio is not permitted. The background and logo cannot be patterned and cannot change colors. Illumination of crown feature electronic display sign must not exceed 93 nits between dusk to dawn. The signs must be programmed to adjust the nits based on

the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.

(d) New sign permits for the Crown Feature signs must be issued in conformance with these conditions prior to the first issuance of any other onsite sign permit pursuant to this SE.

(e) Within 30 days of approval of this SE, the applicant must provide the Zoning Administrator with third-party certification that the existing Crown Feature signs do not exceed 93 nits between dusk and dawn.

4. * Sign Content: Regardless of the depictions or descriptions of the signs highlighted in the SE, content of a sign is not regulated by this SE. All signs must be consistent with the number, location, size, and height indicated in the SE and these conditions. The specific design, color palette, typography, and materials of signage may vary from that shown on the SE and may change over time, provided such signs are consistent throughout the project and remain in conformance with the overall limitations set forth in the SE. Nothing in this SE precludes individual tenant signs from incorporating various colors and typography within the individual tenant identification provided that such signs remain in conformance with the overall limitations set forth in the SE.

5. * Existing Signs: Any existing signs that are inconsistent with the SE must be removed prior to issuance of any sign permits for signs approved pursuant to this SE.

6. By-Right Signage: Any by-right signage that would otherwise be allowed as set forth in Subsection 7101 of the Zoning Ordinance that is not shown on this SE Plat is not permitted and will require approval of a Special Exception Amendment.

7. * Sign Permits: All signs as defined in the Zoning Ordinance require a sign permit. A matrix must be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits, which includes the tenant name, address, sign type, sign height, sign area, and Residential/Non-Residential Use Permit number (if the RUP/Non-RUP has been issued) and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit, or package of sign permits, must be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.

8. * Illumination: Illumination of signs must be in conformance with the performance standards set forth in subsection 7101.1.B of the Zoning Ordinance except as otherwise noted in these conditions.

9. * Traffic Regulatory Signage: Traffic regulatory signage must meet the Manual of Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation standards.

10. * Freestanding Signs: Freestanding signs must not be located within public rights-of-way or impede or obstruct pedestrian or vehicle movement within areas located in a public access easement. Freestanding signs must be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways. All freestanding signs adjacent to a public right-of-way must also demonstrate that the placement of these signs may not obstruct or interfere with vehicular sight lines as defined by the Virginia Department of Transportation (VDOT).

11. Hotel Monument and Directional Signs, F3 and F4: Prior to issuance of any sign permit for the Hotel Monument F3 and/or Directional Signs F4, the applicant must demonstrate that the location of the Hotel Monument F3 and/or Directional Signs F4 do not interfere with a sight distance triangle (as defined by subsection 5100.2.D(c) of the Zoning Ordinance) on adjacent street corners (regardless of whether the street is public or private).

12. Freestanding Sign Footers in Silva Cells: Any freestanding sign with a footer(s) located within a plant area or installed into a Silva Cell must be reviewed by the Forest Conservation Branch (FCON) prior to issuance of the sign permit to confirm that the footer(s) of such freestanding sign do not adversely impact the approved soil volumes or Silva Cell. Sign permit applications for such freestanding sign must include the relevant site plan sheet and landscaping sheet from the approved site plan depicting the specific area in which the freestanding sign will be located. In the event FCON determines that the approved soil volumes or Silva Cell would be adversely impacted by the freestanding sign, the applicant must:

    a) Provide FCON with confirmation from either an ISA Certified Arborist or the Professional Landscape Architect that the sign footer(s) would not impact the approved soil volumes and/or Silva Cell;

    b) Relocate the impacted freestanding sign subject to review and approval of the Zoning Administrator; and/or

    c) Revise the site plan to adjust the affected soil volumes or Silva Cell.

13. * Building Mounted and Blade Signs: Building mounted and blade signs cannot project outward more than 3.5 feet from the building face and must not be located within areas located within a public access easement or public right-of-way.

14. Dulles Airport Access Road (DAAR) Frontage of Buildings 1, 2, and 3: Building mounted signage on the southern/DAAR frontage of Buildings 1, 2, and 3, are

limited to the sign locations and quantities shown on Sheet 33 of the SE, which include:

- No building mounted signs are permitted on this façade of Building 1.
- Building 2 is permitted one (E2) trophy tier sign, one (E2) Tier 1 sign, and one (H4) tenant raceway sign.
- Building 3 is permitted one (E2) trophy tier sign, one (E2) Tier 1 sign, one (H4) tenant raceway sign, and one (I1) garage entrance identity sign.
- In addition to the signs listed in this condition, up to eleven (11) non-electronic display (D1) unique signs, one (1) D1 electronic display sign, and one (K1) service dock sign per service dock entrance are permitted.

15. Unique Wall Signage (D1): Notwithstanding the quantity of D1 signs shown on Sheets 6, 32, and 33 of the SE, D1 signs are only permitted as follows:
    A. Building 3: Up to six (6) D1 signs at the upper left corner of the parking garage, as shown on Sheet 32 and with up to 200 square feet of sign area each. These signs are not permitted to be electronic display signs.
    B. Building 2: Up to five (5) D1 signs at the upper right corner of the parking garage, as shown on Sheet 32 and with up to 200 square feet of sign area each. These signs are not permitted to be electronic display signs.
    C. Bridge Connector: Up to one (1) electronic digital media display sign is permitted on the bridge connector between Buildings 3 and 2. This electronic sign is permitted up to 1,800 square feet of sign area and is further subject to Condition #18 below.
    D. Building 1: No D1 signs are permitted on Building 1.

16. * Office Wall Signs, E2: Notwithstanding the note on Sheet 36 of the SE, up to four (4) E2 wall signs are permitted per Reston Station building façade (except for the southern facades of Buildings 1, 2, and 3, as conditioned above) and up to three (3) E2 signs are permitted per Reston Row building façade; provided however that there must be no more than eight (8) E2 signs per building.

17. * Landscape Maintenance: All landscaping located near any sign must be maintained regularly by an ISA Certified Arborist to prevent overgrowth from obstructing the visibility of the sign and to minimize the excessive pruning of trees.

18. Electronic Digital Display D1 Sign:
    A. The digital media display background must always be plain black.
    B. The electronic display sign cannot display text/logos/content greater than 200-square-feet in area (measured consistent with the 8-line rule demonstrated in Figure 7100.1 of the Zoning Ordinance) and cannot display more than 5 individual text/logos/content at any one time. The totality of all text/logo/content displayed on the electronic display cannot exceed 1,000 square feet.

C. Illumination of the D1 electronic digital media display sign's text/logos/content areas must not exceed 93 nits between dusk to dawn. The sign must be programmed to adjust the nit level based on the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.
D. Use of flashing, streaming, rolling, fading, or changeable imagery, text, or symbols is prohibited. The use of video is not permitted.
E. Use of the digital display must operate as a static image only. Any change in the imagery must be from one static image to another static image.
F. Content is not permitted to change more frequently than once per day.
G. Sound is not permitted.

19. Garage Screening Sign A3.4:
A. Illumination of the A3.4 electronic digital media display sign must not exceed 155 nits between dusk to dawn. The sign must be programmed to adjust the nit level based on the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.
B. The digital media display background must be plain black at all times.
C. Use of flashing, streaming, rolling, fading, or changeable imagery, text, or symbols is prohibited. The use of video is not permitted.
D. Use of the digital display must operate as a static image only. Any change in the imagery must be from one static image to another static image.
E. Content is not permitted to change more frequently than once per day.
F. Sound is not permitted.

20. * Placemaking Signs, B2:
A. Illumination of Placemaking Signs B2 must not exceed 3,400 nits between dawn to dusk and must reduce nits to 680 from dusk to dawn. The signs must be programmed to adjust the nits based on the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.
B. Use of flashing, streaming, rolling, fading, or changeable imagery, text, or symbols is prohibited. The use of video is not permitted.
C. Use of the digital display must operate as a static image only. Any change in the imagery must be from one static image to another static image.
D. Content is not permitted to change more frequently than once a day.
E. Sound is not permitted.

21. Placemaking Sign, B4:
A. Hours of Operation. As noted on Page 26 of the sign plan, the hours of operation for the (B4) Digital Monument sign are from 7:30 AM through 9:00 PM Sunday through Thursday, and 7:30 AM through 10:30 PM Friday and Saturday (collectively, the "Standard Operating Hours").

B. Events. This condition does not preclude the use of the Media Display sign outside of the Standard Operating House for events such as, but not limited to concerts, movies on the plaza and sporting events ("Displayed Events").

C. Illumination. Within the Standard Operating Hours, illumination of the B4 sign must not exceed 3,400 nits from 7:30 AM until dusk. After dusk, illumination of the B4 sign must be reduced to 680 nits. After Standard Operating Hours, the B4 sign must be reduced to 300 nits, unless being utilized after the Standard Operating Hours for an event then such sign must be turned off at the conclusion of the Displayed Event. The sign must be programmed to adjust the nits based on the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.

D. Audio. Any audio associated with the B4 sign must only be provided within the standard operating hours, must be non-continuous, event-oriented, and must comply with the Fairfax County Noise Ordinance.

22. * Placemaking Signs, B5:

A. Hours of Operation. Hours of operation for the (B5) Media Display signs are from 7:30 AM through 9:00 PM Sunday through Thursday, and 7:30 AM through 10:30 PM Friday and Saturday (collectively, the “Standard Operating Hours”).

B. Events. This condition does not preclude the use of the Media Display sign outside of the Standard Operating House for events such as, but not limited to concerts, movies on the plaza and sporting events (“Displayed Events”).

The applicant must notify residents of Building 4 and any building where residential units are located at Reston Row along Reston Station Boulevard of Displayed Events at least 48 hours in advance of Displayed Events. Notification of Displayed Events must include contact information for a management office or other contact person, that is available to receive and respond to residents that have illumination or audio concerns with the B5 signs during Displayed Events.

C. Illumination. Within the Standard Operating Hours, illumination of the B5 signs must not exceed 3,400 nits from 7:30 AM until dusk. After dusk, illumination of the B5 signs must be reduced to 680 nits. After Standard Operating Hours, the B5 signs must be turned off, unless being utilized after the Standard Operating Hours for an event then such sign must be turned off at the conclusion of the Displayed Event. The signs must be programmed to adjust the nits based on the approximate local sunrise/sunset time during each season to ensure nits correlate with seasonal ambient light.

D. Audio.

i. RS Sign 1. Any audio associated with the B5 signs must only be provided within the standard operating hours, or for Displayed Events, and must comply with the Fairfax County Noise Ordinance. Any audio

outside the Standard Operating Hours can only be for Displayed Events, and must comply with the Fairfax County Noise Ordinance.

ii. RS Sign 2. Sound is not permitted.

23. * Pedestrian Directional Sign, I11:
    A. Illumination of the (I11) Pedestrian Directional (Non-Static Option) sign must include a photocell to control brightness and automatically dim at sunset to a nighttime level of no more than 155 nits.
    B. Use of flashing, streaming, or changeable imagery, or symbols is prohibited. The use of video is not permitted.
    C. Changeable text is permitted, but is not permitted to change more frequently than once every 60 seconds.
    D. Sound is not permitted.

24. * Residential and Tenant Blade Signs (G4 and H9): Only one (H9) Tenant Blade Sign (Large) is permitted per building façade, with a maximum of two (H9) signs per building. The H9 signs must be installed in the locations identified on the Location Plan on Sheet 59 of the SE; provided, however that the H9 sign permitted on the southern/Reston Station Boulevard frontage of Building D in Reston Row may be relocated further east on such façade if required to accommodate the final design and engineering of Building D. Additionally, each residential building may only have one (G4) Residential Blade Identity sign. Buildings cannot have both a (G4) Residential Blade Identity or (H9) Tenant Blade Sign (Large) sign on the same building facade at any one time. (i.e. if a G4 sign is installed on Building 4, an H9 sign cannot also be installed on the same Building 4 façade).

25. * Commercial/Retail Signs: (H2) Awning, (H3) Canopy, and (H5) Blade signs are prohibited for non-office tenants located above ground level.

26. * Tenant Sidewalk Signs: Tenant Sidewalk Signs (H8) are permitted for retail uses during operating hours. Such signs are limited to a maximum size of eight square feet; limited to one per tenant; and must not be located on sidewalks and may be permitted within building zones if located as to not impede pedestrian or vehicular circulation.

27. * Tenant Sidewalk Signs, Food Trucks: Food trucks are permitted to have one Tenant Sidewalk Signs (H8) during operating hours. Such signs are limited to a maximum size of eight square feet; limited to one per truck; and must not be located in the areas that will impede pedestrian or vehicular circulation.

28. * Bicycle Wayfinding: Bicycle wayfinding must be added to the (I11) Pedestrian Direction Sign (Static Option).

29. * Temporary Signs, Sign Permits: Temporary (J1) Construction Banner and (J2) Leasing Banners signs will require sign permits. (J1) Construction Banners must

be removed prior to issuance of an occupancy permit for the building on which the banner is located. (J2) Leasing Banners are permitted for a maximum of 24 months from the date of issuance of a sign permit. The temporary signs must be removed after the allotted time frame, and no new temporary (J2) Leasing Banners will be installed without the approval of an amendment to this SEA. Notwithstanding this condition, if the Zoning Ordinance is modified to include regulations regarding the timing of temporary leasing signs, the applicant may opt into the Zoning Ordinance regulations for temporary signage as it may apply to the J2 signs.

30. * Temporary Signs, Attachments: The applicant must demonstrate that (J2) Leasing Banners would be securely attached to the buildings so as to not present a hazard to the public in the event of strong windstorms, prior to issuance of a sign permit for such J2 signs.

31. Establishment of SE: This special exception is established upon approval by the Board of Supervisors.

32. Nit Certification: The Zoning Administrator may request third-party certification of the nit level of any onsite electronic display signs at any time; the applicant must provide such certification upon request.

33. State/Federal Law: The removal of any sign due to a violation of state or federal law does not require an amendment to the SE or approval of a minor modification by the Zoning Administrator

This approval, contingent on the above-noted conditions, will not relieve the applicant from compliance with the provisions of any applicable ordinance, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign pursuant to this Special Exception. The applicant will be responsible for obtaining the required sign permits through established procedures and the sign will not be valid until this has been accomplished.

The above-proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors.