



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-MV-003
Supervisor District	Mount Vernon
Parcel ID Number(s)	99-1 ((12)) 10 and 15, 98-2 ((18)) 3, 11B, and 12
Parcel Address(es)	7600, 7700, 7702, and 7601 Boston Blvd., 8001 and 8000 Corporate Ct, Springfield, VA 22153
Nominator	Jennifer L. Garcia (Agent)
Plan Map Designation	Industrial
Comprehensive Plan Recommendation for Nominated Property	2017 Edition of the Comprehensive Plan, Area IV Volume as amended through November 9, 2021, I-95 Corridor Industrial Area, Land Unit C: This land unit, located west of Accotink Creek along both sides of Boston Boulevard, is planned for industrial use up to .50 FAR. The Virginia 95 Business Park occupies much of the land with low-rise buildings. Infill development should be of a compatible use and design with existing uses, and provide buffering to adjacent uses.
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	Residential: single-family attached, stacked two-over-two townhomes, low to mid-rise multifamily. Density range 20-25+ dwelling units per acre (du/ac).

Virginia 95 Business Park
SSPA Nomination Statement of Justification
November 8, 2022

Introduction

On behalf of the owners of the properties located at 7600 Boston Boulevard, 7700 & 7702 Boston Boulevard, 7601 Boston Boulevard, 8001 Corporate Court and 8000 Corporate Court (collectively, “the Properties”), the following statement of justification is submitted for a Site Specific Plan Amendment (“SSPA”) nomination for the western portion of the Virginia 95 Business Park.

The 28-acre nomination area is located in the Mount Vernon Magisterial District and is comprised of Tax Map Parcels 99-1 ((12)) 10, 98-2 ((18)) 3, 99-1 ((12)) 15, 98-2 ((18)) 11B, 98-2 ((18)) 12, and 99-1 ((12)) 11A (pt.). The Properties are located in the Springfield Planning District, I-95 Corridor Industrial Area, Land Unit C.

Existing Uses, Location and Surrounding Context

The Properties are bounded on the north by the Fullerton Industrial Park (Land Unit B) of the I-95 Corridor Industrial Area; on the east by Tax Map Parcels 99-1 ((12)) 19, 99-1 ((12)) 9, and 99-1 ((12)) 8 which contain office uses and vacant land; on the south by vacant Tax Map Parcel 98-2 ((1)) 9A, a KinderCare, and Green Hills Estates, a rental townhouse development; and on the west by Rolling Road. Appendix B, pages 2 and 3 depict the proximity of the Properties to these surrounding uses.

The Properties contain one-to-two story low-rise warehouse and office uses constructed in the mid-1980s through 1990s, which are now functionally obsolete. The southern portion of Tax Map Parcel 99-1 ((12)) 15 contains Resource Protection Area (RPA) associated with the Accotink Creek watershed. Vehicular access is provided via Boston Boulevard and Corporate Drive, which both terminate as cul-de-sacs. A pedestrian path is located between Tax Map Parcels 98-2 ((18)) 3 and 98-2 ((18)) 12. The path leads to Rolling Road, directly across from the Saratoga Shopping Center and the residential communities that surround the shopping center.

Adopted Comprehensive Plan

The Comprehensive Land Use Plan Map recommends industrial use. The Comprehensive Plan text (the “Plan”) for the Properties is found in the 2017 Edition of the Comprehensive Plan, Area IV Volume as amended through November 9, 2021, I-95 Corridor Industrial Area, Land Unit C. The adopted Plan guidance states this land unit is planned for industrial use up to 0.50 FAR. Infill development should be of a compatible use and design with existing uses and provide buffering to adjacent uses.

Nomination Proposal

Land Uses and Density

The nomination proposes to modify the adopted Comprehensive Plan to recommend single-family attached, stacked two-over-two townhomes, and mid-rise multifamily residential development. The contemplated density is in the range of 20 to 25+ dwelling units/acre (du/ac). Up to ten percent of the dwelling units are proposed as affordable or workforce dwelling units (ADUs/WDUs).

Open Space, Parks and Recreational Amenities

As depicted in the Illustrative Concept Plan, a number of parks dispersed throughout the residential community will serve as a noteworthy outdoor amenities and placemaking elements while also providing significant environmental benefits on a site that is entirely impervious. Additional active recreation amenities for residents (e.g. pickleball courts, a swimming pool, interior courtyards, rooftop terraces) complemented by landscaping and trees integrated throughout the site will provide a high-quality and attractive residential community. A portion of the approximately 150' buffer located along Rolling Road will be retained, and landscaped buffers are proposed between the Properties and non-residential uses to the north and east.

Transportation

Two connections to Rolling Road - one from Edinburgh Drive and the other further north in the vicinity of the Saratoga Shopping Center - would provide logical access to the Properties while also serving to connect this new community with the proximate established neighborhoods. This would also serve to “formalize” and improve upon the existing pedestrian access that connects the Properties to Rolling Road.

The property owners will work with the owner of Tax Map 99-1 ((12)) 11A to re-orient vehicular ingress/egress to the proposed cul-de-sac at the eastern boundary of the Properties. The proposed cul-de-sac at Boston Boulevard will serve to delineate and separate the residential uses from the warehouses, offices, and the Costco in the central and eastern portions of the business park. The vehicular trips generated by those uses will stay to the east and residential uses would be accessed from Rolling Road. This bifurcated condition ensures complete vehicular separation between the Properties and existing commercial uses, and the ability to create a logical traffic circulation pattern to serve the residential community.

Urban Design

The nomination proposes to amend the Plan to reference walkable blocks that will create a sense of community and offer opportunities for enhanced streetscapes. While the

architecture and building design will not be finalized with any Plan amendment, precedent imagery as depicted in Appendix B, Pages 6 and 7 are indicative of the overall character and quality of the architecture, residential building designs and outdoor amenities.

Implementation Considerations

The owners of the Properties are keenly interested in how the nomination advances through months of community and staff deliberations (assuming the Board moves the nomination forward to the Screening Phase on December 6), and understandably are not prepared to expend resources on a rezoning application until there is meaningful, positive feedback on this exciting SSPA nomination.

Stakeholders

The property owners would be delighted to meet with the Saratoga Community Association (SCA), Bristol Square, the Townhomes of Saratoga, Greene Hills Estates, the Mount Vernon Council of Citizens Associations (MVCCA), representatives of the Saratoga Shopping Center and other nearby and contiguous property owners and HOAs at the right time.

SSPA Justification and Considerations

Proximate and Contiguous to Residential Uses

Residential use in the westernmost quadrant of the Virginia 95 Business Park would complement the existing residential development on the west side of Rolling Road and attract additional patrons to the Saratoga Shopping Center. Furthermore, the parcels contiguous to the south are already planned for and developed with residential use. Any proposed residential development located adjacent to existing and planned residential uses would be expected to demonstrate compatible transitions in scale and include buffers, as depicted on the Illustrative Plan.

Warehouse, Industrial and Office Building Availability and Vacancy Rates

Two of the buildings have been entirely vacant for over six years, predating the pandemic and still struggling from its lingering impact, despite consistent marketing. The building located at 7700 Boston Boulevard has an assessed value that has dropped precipitously from a peak of \$26.4 million to its present assessed value of \$6.3 million. The current combined assessed value of the Properties is less than \$40 million. Residential development as proposed by the SSPA nomination is estimated to increase the assessed value at least tenfold, to upwards of \$400 million. This would result in a noteworthy boost of increased revenue to the County (in addition to bringing in construction jobs and dedicated affordable or workforce housing), compared to the economic drain that has resulted from commercial vacancies.

Appendix B, page 5 contains a table of current (as of October 18, 2022) rentable building area and vacancy rates of adjacent or surrounding warehouse, industrial and office buildings and a corresponding locator map. As the data clearly indicates, the vacancy rates tell a similar story, and are quite high in numerous buildings in the Fullerton, Virginia 95, and PS Business Parks (in total, over 55 percent vacancy or a half million square feet currently on the market and available to rent).

Repositioning this assemblage of properties would remove some of the competing office and warehouse product, which will help to stabilize the market over time, encourage reinvestment, and make it more likely that users and tenants will fill and occupy the half million square feet of available space just in this immediate vicinity.

Furthermore, the Policy Plan accurately acknowledges that “many older commercial office, retail, or service buildings can no longer compete with newer buildings built in transit-accessible, mixed-use activity centers, or cannot readily be leased due to spatial configurations that have become obsolete,” and also notes that reducing commercial vacancy is important to improving the County’s economy (Land Use Element of the Policy Plan, Appendix 13, Guidelines for Commercial Building Repurposing).

School Capacity and Student Membership

The Properties are within the Saratoga Elementary School, Key Middle School, and Lewis High school attendance areas. The Fairfax County Public Schools (FCPS) Capital Improvements Program (CIP) for FY 2023-27 projects sufficient capacity at Saratoga, Key, and Lewis for every school year through 2026-27.

The FCPS School Capacity dashboard includes historical data of projected and actual student membership and program capacity from every school year since 2012-13. The dashboard indicates that for each school year in the past decade, actual student membership at all three schools was below projected membership, and program capacity never exceeded membership (the program utilization rate has been and continues to be below 100%).

Consistency with Other Countywide Plans and Policies

Community-Wide Housing Strategic Plan

The Community-Wide Housing Strategic Plan published in 2018-2019 (the “Housing Strategic Plan”) describes the critical need for additional housing, and importantly, housing at a range of income levels:

- Fairfax County is not producing enough housing to close the existing housing gap and will not be able to meet future housing needs. The County would need to add 4,146 new units each year for 15 years to meet the 2032 target above, but the County

issued building permits for only 3,720 units in 2004 at the height of building in the 1992- 2016 period, before heading into the housing bubble.

- More price-appropriate housing is needed in Fairfax County at a range of income levels, in both the rental and homeownership markets.
- To support sustainable population growth and bolster our economy, it is important to think about how we plan for price-appropriate housing to address the current housing gap and to meet the needs of the growing workforce. As our community grows—it will need to grow in order to ensure economic vitality and prosperity—the County will add workers and families all along the income spectrum.

Fairfax County Strategic Plan

Adopted on October 5, 2021, the Fairfax County Strategic Plan sets a clear, unified, community-driven vision for the next 10-20 years, is a framework to align and integrate related countywide plans and provides a tool to prioritize County initiatives over the next 3-5 years. Included in the Strategic Plan are Community Outcome Areas. The SSPA nomination for the Subject Property aligns with and the Community Outcome Area that addresses housing and neighborhood livability, and that all people can live in communities that foster safe, enjoyable and affordable living experiences.

In order to achieve this goal, the County will need to increase the supply of affordable and quality housing. The Strategic Plan also acknowledges that in order to meet the housing needs of Fairfax County, there should be flexibility and adaptability of land use rules. Lastly, the housing supply should accommodate all income levels. The mix of housing types proposed by the SSPA nomination would include housing for a wide spectrum of income levels and household sizes, and additional density affords the opportunity for additional, committed affordable or workforce dwelling units.

Conclusion

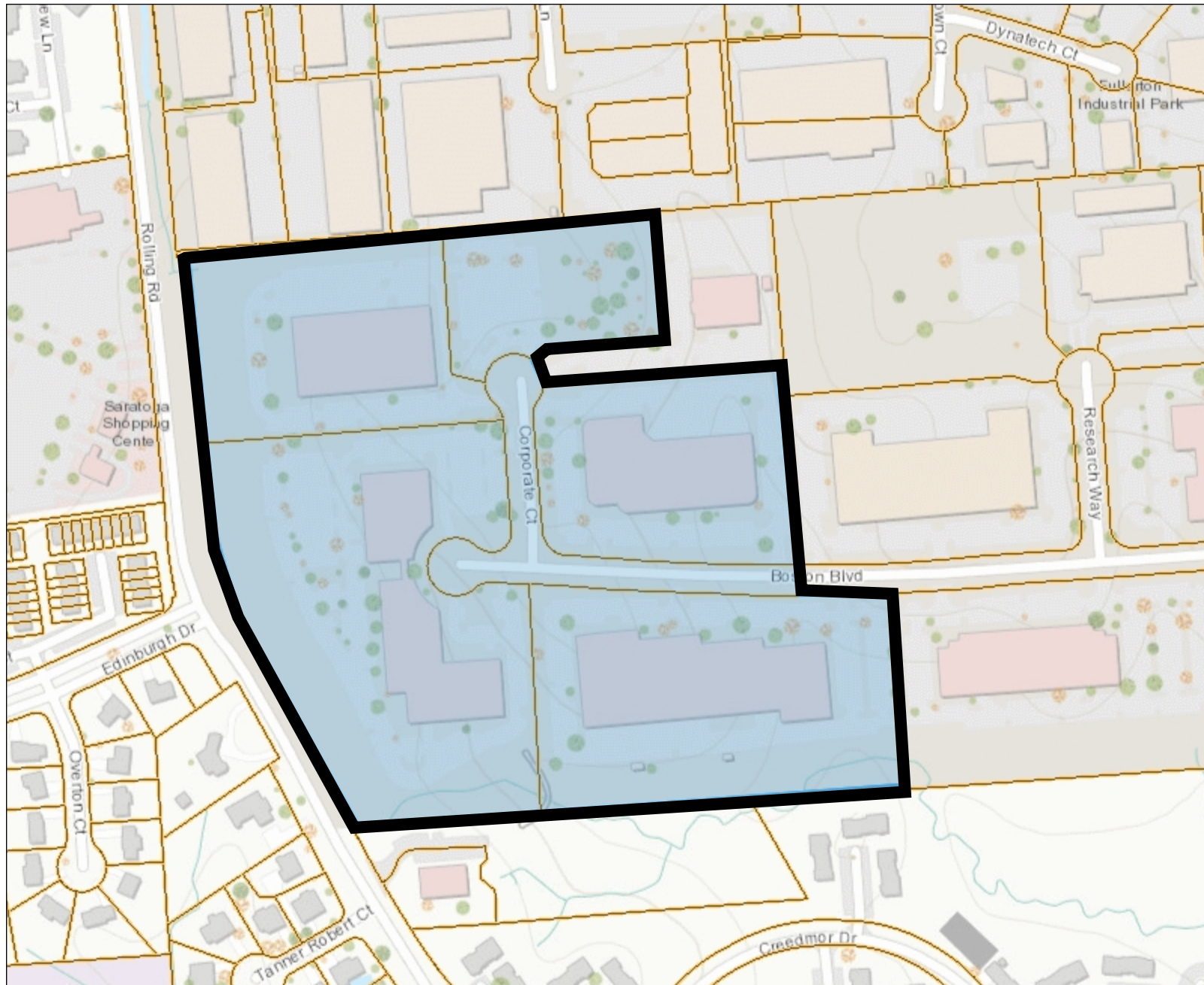
Amending the Comprehensive Plan to allow for residential use on a significant assemblage of nearly 30 acres affords Staff, the community, and the Board of Supervisors the opportunity to advance critical goals and objectives of the Community-Wide Housing Strategic Plan and Fairfax County Strategic Plan that otherwise would not be possible with the retention of obsolete commercial buildings that are not contributing to the County's economy. In fact, with an over 50 percent vacancy rate in this immediate vicinity, it is incumbent on the County to undertake bold, innovative and creative solutions (such as proposed by this SSPA nomination) to truly achieve the County's articulated, memorialized priorities.

Upgraded and modernized stormwater management controls/best management practices and compatibility and synergy with adjacent, surrounding residential uses are also benefits to the nomination. Office and warehouse vacancy rates of the Properties and in the immediate vicinity make it painfully clear that creative, strategic replanning efforts are needed to help reduce competition among similarly situated buildings along the I-95 Corridor, in turn making these office and warehouse uses more attractive to tenants.

The property owners and their team are grateful to the leadership of the Mount Vernon District, the community and to Staff for their favorable consideration of this important SSPA proposal.



Boston Boulevard SSPA Mount Vernon District



0 0.14 0.3 Miles

This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.



Legend

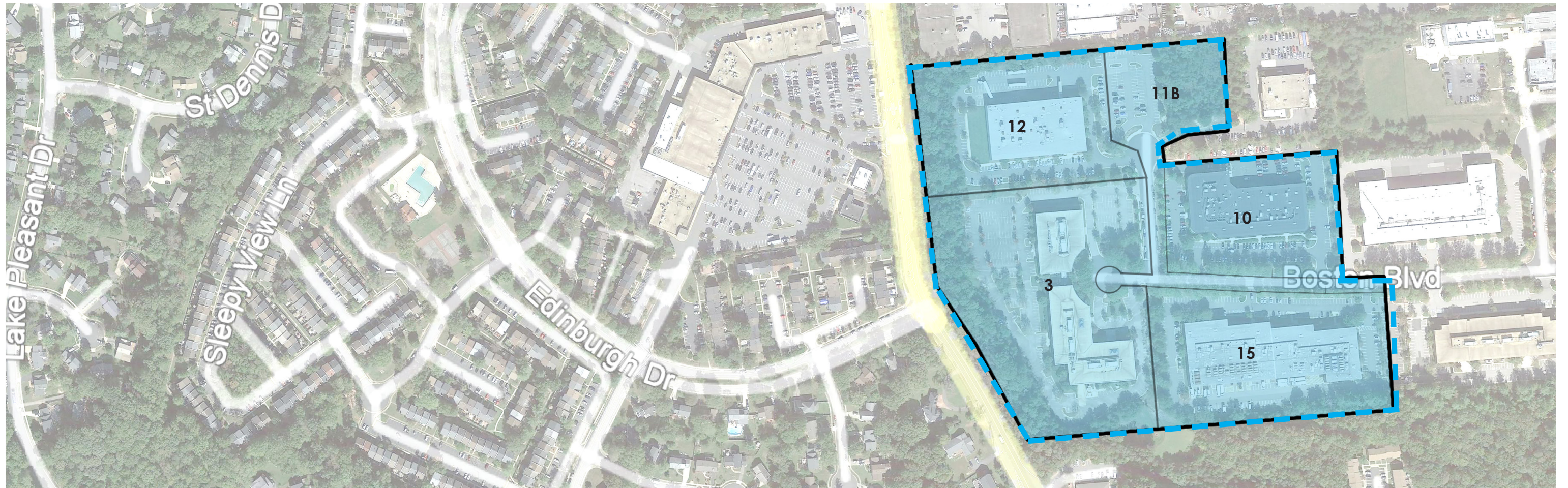
 Parcels

Notes:

Map produced: 10/26/2022

BOSTON BOULEVARD

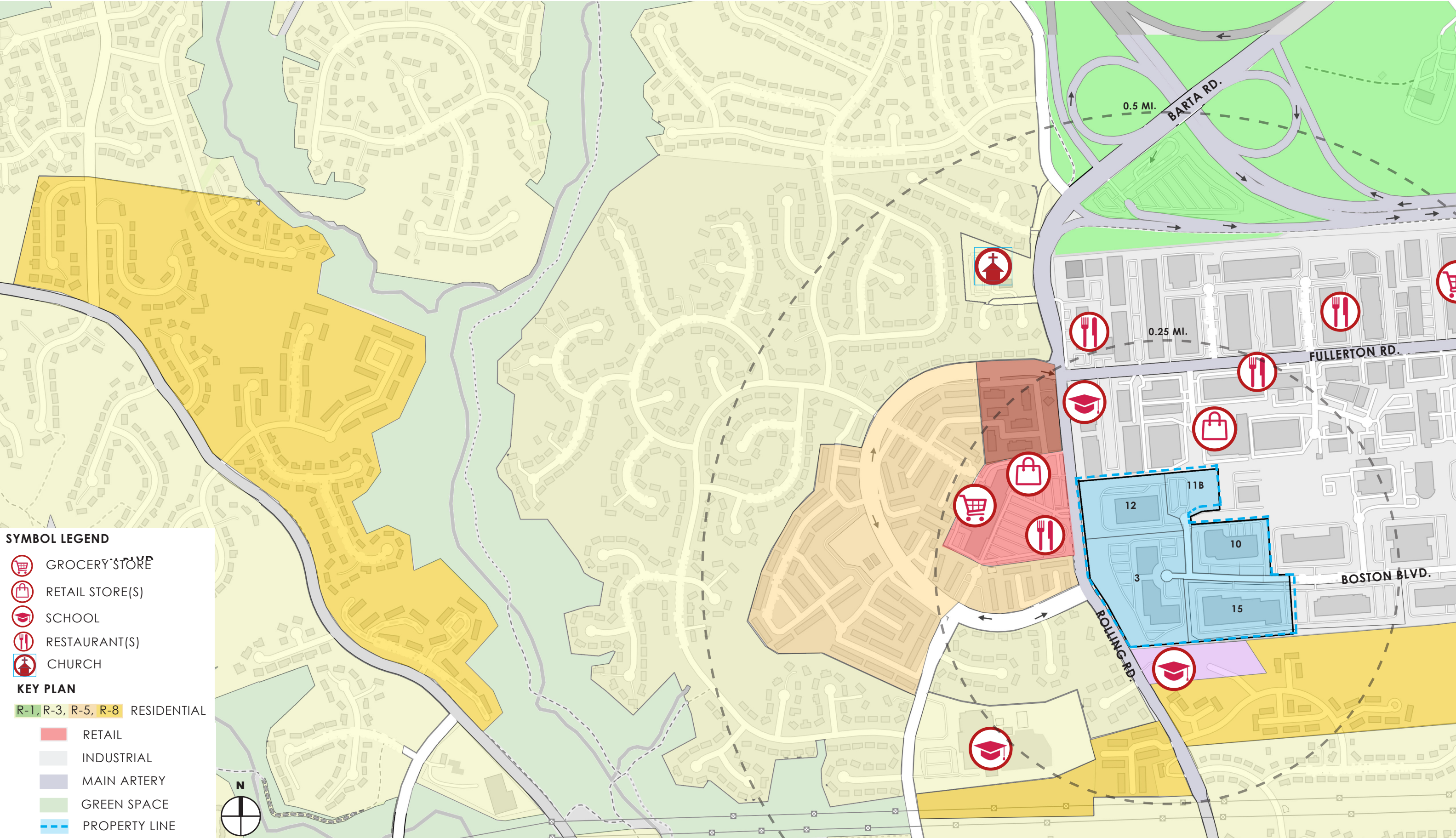
SPRINGFIELD, VIRGINIA



RE-ZONING APPENDIX B

25 OCTOBER 2022





SITE CONTEXT MAP



KEY PLAN

- AMENITY SPACE
- CONCEPTUAL ROAD NETWORK
- GREEN/TREE BUFFER
- RESIDENTIAL

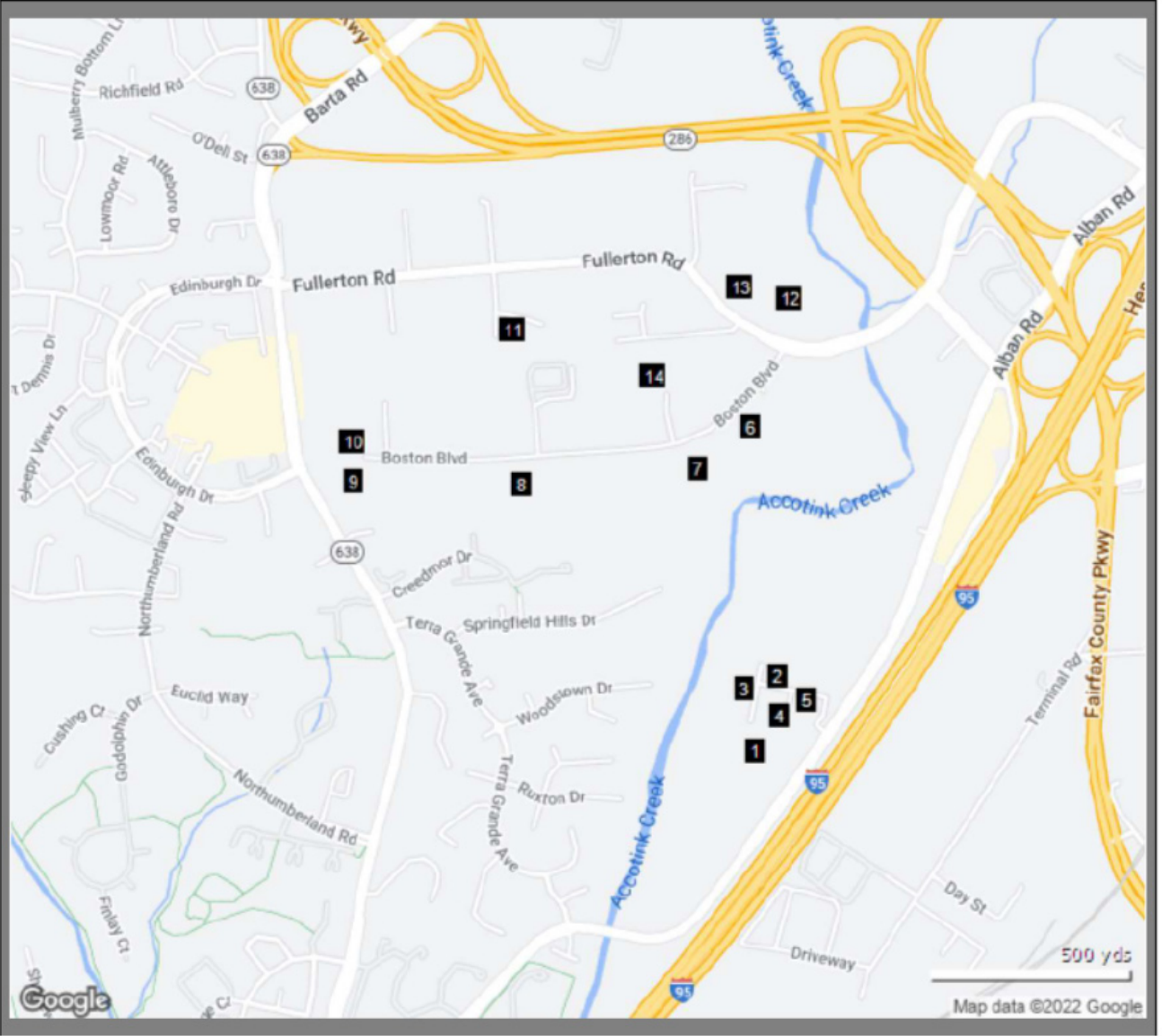


PROPOSED PROGRAMATIC DIAGRAM

Map Number	Building Address	Existing Rentable Bldg Area	Total % Vacant	Total SF Availabl	Avg Rate
1	8320 Alban Rd	71,004	51.9%	36,828	-
2	7420 Alban Station Blvd	28,064	12.3%	3,456	\$16.00/fs
3	7426-7432 Alban Station Blvd	46,898	6.7%	4,938	\$16.00/fs
4	7405-7411 Alban Station Ct	49,533	29.7%	3,268	\$16.56/nnn
5	7406 Alban Station Ct	25,554	5.2%	2,268	\$16.00/fs
6	7375 Boston Blvd	26,865	68.5%	18,400	-
7	7399-7435 Boston Blvd	103,557	100.0%	103,557	\$12.50/nnn
8	7501 Boston Blvd	81,768	100.0%	81,768	-
9	7700 Boston Blvd	82,224	100.0%	82,224	\$26.50/fs
10	7702 Boston Blvd	43,170	100.0%	43,170	\$26.50/fs
11	7955 Cameron Brown Ct	8,548	100.0%	8,548	\$15.00/m
12	7400 Fullerton Rd	111,294	33.0%	36,710	\$16.50/nnn
13	7420 Fullerton Rd	69,275	14.4%	57,549	\$13.19/nnn
14	8000-8080 Grainger Ct	88,775	20.0%	17,775	-
15	Grand Totals (14 Bldgs)	836,529	55.2%	500,459	\$14.25/nn

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10/18/2022
Page 1



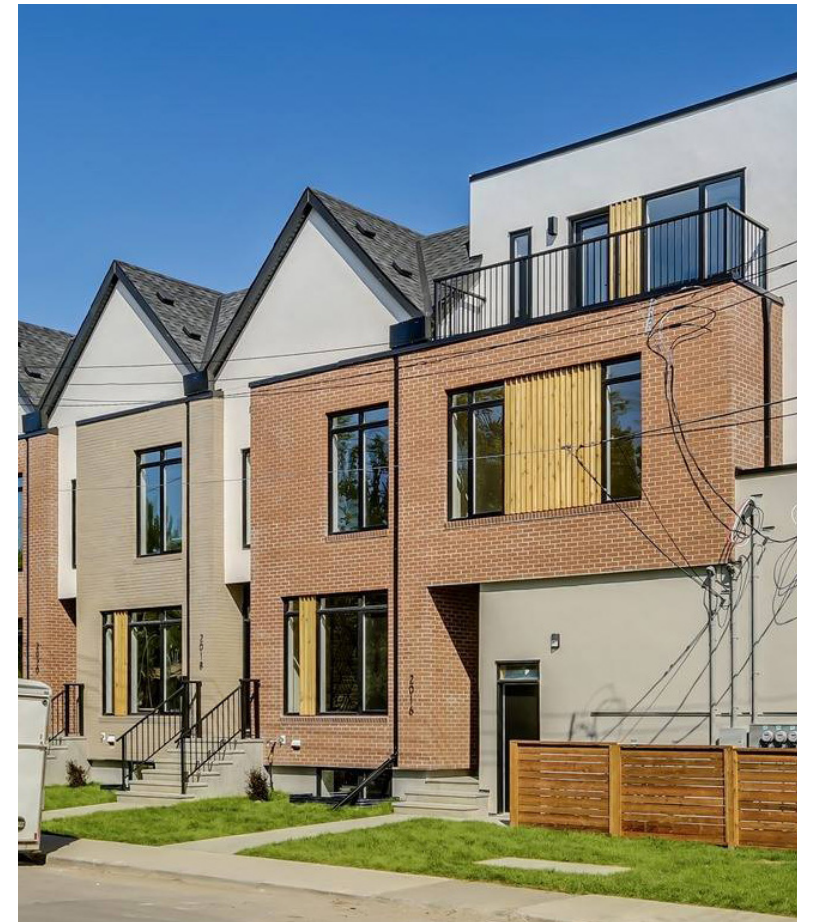
AVAILABILITY AND VACANCY BUILDING LIST



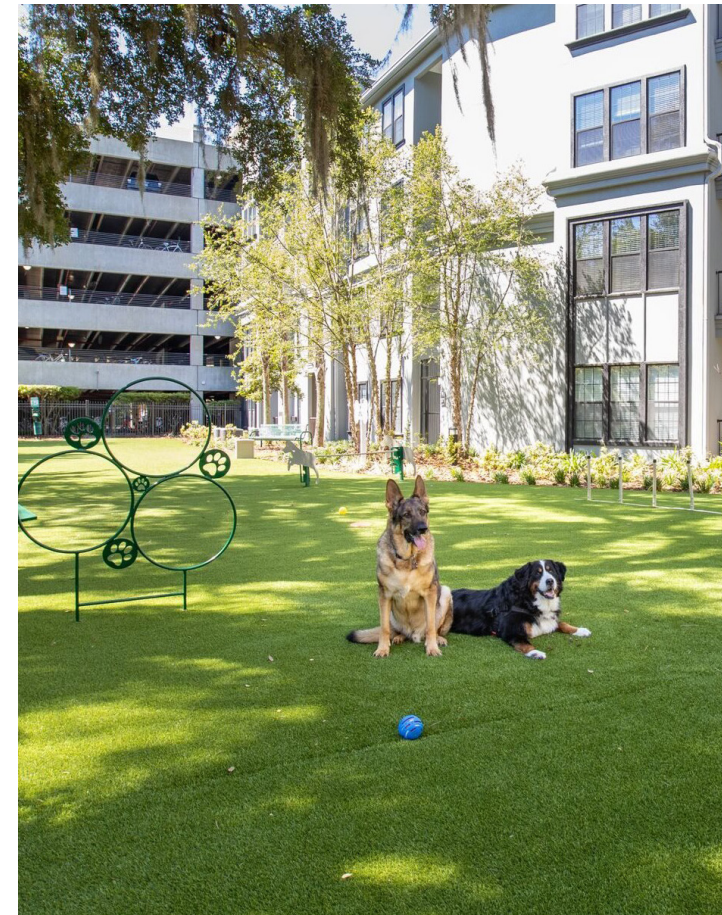
BOSTON BOULEVARD APPENDIX B

SPRINGFIELD, VIRGINIA | 25 OCTOBER 2022





STACKED AND 3 STORY TOWNHOME PRECEDENT IMAGERY



AMENITY PRECEDENT IMAGERY



PROPOSED PROGRAMATIC DIAGRAM



BOSTON BOULEVARD APPENDIX B

SPRINGFIELD, VIRGINIA | 25 OCTOBER 2022



Property Owner Consent Letter

October 18, 2022

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

RE: SSPA Nomination for:
7600 Boston Blvd., Springfield, VA 22153; Tax Map Parcel 99-1 ((12)) 10

To Whom it May Concern,

Va 95 / BUILDING 9 LIMITED PARTNERSHIP is the owner of real property known as Tax Map Parcel 99-1 ((12)) 10 ("the Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. On behalf of the owner, I have reviewed the subject nomination, consent to the Property being submitted for consideration, and understand the expectations for the process. I authorize DLA Piper LLP (US) and its employees to act as agents for the nomination, including participation in the review, analysis, and community engagement, as needed.

Please note the Property is part of a larger nomination area which includes Tax Map Parcels 98-2 ((18)) 3, 98-2 ((18)) 12, 98-2 ((18)) 11B, and 99-1 ((12)) 15.

Sincerely,



Jon Halle
The Halle Companies
2900 Linden Lane, Suite 300
Silver Spring, Maryland 20910
Email: jhalle@hallecompanies.com
Phone: (301) 495-1520

Agent contact:
Jennifer L. Garcia, AICP
Senior Land Use Planner
DLA Piper LLP (US)
11911 Freedom Drive, Suite 300
Reston, VA 20190
Email: Jennifer.garcia@us.dlapiper.com
Phone: (703) 773-4042

Property Owner Consent Letter

October 18, 2022

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

RE: SSPA Nomination for:
7700 & 7702 Boston Blvd., Springfield, VA 22153; Tax Map Parcel 98-2 ((18)) 3

To Whom it May Concern,

VA 95 Kingstowne KVP North LLC and VA 95 Cambridge Commons L.L.C are the owners of real property known as Tax Map Parcel 98-2 ((18)) 3 ("the Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. On behalf of the owner, I have reviewed the subject nomination, consent to the Property being submitted for consideration, and understand the expectations for the process. I authorize DLA Piper LLP (US) and its employees to act as agents for the nomination, including participation in the review, analysis, and community engagement, as needed.

Please note the Property is part of a larger nomination area which includes Tax Map Parcels 98-2 ((18)) 12, 98-2 ((18)) 11B, 99-1 ((12)) 10 and 99-1 ((12)) 15.

Sincerely,



Jon Halle
The Halle Companies
2900 Linden Lane, Suite 300
Silver Spring, Maryland 20910
Email: jhalle@hallecompanies.com
Phone: (301) 495-1520

Agent contact:
Jennifer L. Garcia, AICP
Senior Land Use Planner
DLA Piper LLP (US)
11911 Freedom Drive, Suite 300
Reston, VA 20190
Email: Jennifer.garcia@us.dlapiper.com
Phone: (703) 773-4042

Property Owner Consent Letter

October 18, 2022

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

RE: SSPA Nomination for:
8001 Corporate Ct., Springfield, VA 22153; Tax Map Parcel 98-2 ((18)) 11B

To Whom it May Concern,

SS 8001 Corporate LLC, FMI HERNDON 8001 Corporate LLC, and FMI PINEY 8001 Corporate LLC are the owners of real property known as Tax Map Parcel 98-2 ((18)) 11B ("the Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. On behalf of the owners, I have reviewed the subject nomination, consent to the Property being submitted for consideration, and understand the expectations for the process. I authorize DLA Piper LLP (US) and its employees to act as agents for the nomination, including participation in the review, analysis, and community engagement, as needed.

Please note the Property is part of a larger nomination area which includes Tax Map Parcels 98-2 ((18)) 12, 99-1 ((12)) 10, 99-1 ((12)) 15 and 98-2 ((18)) 3.

Sincerely,

SS 8001 Corporate LLC, a Virginia limited liability company, as a tenant in common in the Property

By: FINMARC Management, Inc., Authorized Signatory

By: 

Name: Marc F Solomon

Title: V.P.

Date: 10/17/22

FMI HERNDON 8001 Corporate LLC, a Virginia limited liability company, as a tenant in common in the Property

By: FINMARC Management, Inc., Authorized Signatory

By: 

Name: Marc F Solomon

Title: V.P.
Date: 10/17/2022

FMI PINEY 8001 Corporate LLC, a Virginia limited liability company, as a tenant in common in the Property

By: FINMARC Management, Inc., Authorized Signatory

By: [Signature]
Name: Marc F Solomon
Title: V.P.
Date: 10/17/2022

Jointly and severally

Agent contact:
Jennifer L. Garcia, AICP
Senior Land Use Planner
DLA Piper LLP (US)
11911 Freedom Drive, Suite 300
Reston, VA 20190
Email: Jennifer.garcia@us.dlapiper.com
Phone: (703) 773-4042

Property Owner Consent Letter

October 18, 2022

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

RE: SSPA Nomination for:
7601 Boston Blvd., Springfield, VA 22153; Tax Map Parcel 99-1 ((12)) 15

To Whom it May Concern,

SS 7601 BOSTON LLC, FMI HERDON 7601 BOSTON LLC, and FMI PINEY 7601 BOSTON LLC are the owners of real property known as Tax Map Parcel 99-1 ((12)) 15 ("the Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. On behalf of the owners, I have reviewed the subject nomination, consent to the Property being submitted for consideration, and understand the expectations for the process. I authorize DLA Piper LLP (US) and its employees to act as agents for the nomination, including participation in the review, analysis, and community engagement, as needed.

Please note the Property is part of a larger nomination area which includes Tax Map Parcels 98-2 ((18)) 12, 98-2 ((18)) 11B, 99-1 ((12)) 10 and 98-2 ((18)) 3.

Sincerely,

SS 7601 BOSTON LLC, a Virginia limited liability company, as a tenant in common in the Property

By: FINMARC Management, Inc., Authorized Signatory

By: 

Name: Marc F Solomon

Title: V.P.

Date: 10/17/2022

FMI HERNDON 7601 BOSTON LLC, a Virginia limited liability company, as a tenant in common in the Property

By: FINMARC Management, Inc., Authorized Signatory

By: 

Name: marc F Solomon

Title: V.P.
Date: 10/17/22

FMI PINEY 7601 BOSTON LLC, a Virginia limited liability company, as a tenant in common in the Property

By: FINMARC Management, Inc., Authorized Signatory

By: [Signature]
Name: Marc F Solomov
Title: V.P.
Date: 10/17/22

Jointly and severally

Agent contact:
Jennifer L. Garcia, AICP
Senior Land Use Planner
DLA Piper LLP (US)
11911 Freedom Drive, Suite 300
Reston, VA 20190
Email: Jennifer.garcia@us.dlapiper.com
Phone: (703) 773-4042

Property Owner Consent Letter

October 18, 2022

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, 7th Floor
Fairfax, VA 22035

RE: SSPA Nomination for:
8000 Corporate Ct., Springfield, VA 22153; Tax Map Parcel 98-2 ((18)) 12

To Whom it May Concern,

SS 8000 Corporate LLC, FMI HERNDON 8000 Corporate LLC, and FMI PINEY 8000 Corporate LLC are the owners of real property known as Tax Map Parcel 98-2 ((18)) 12 ("the Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. On behalf of the owners, I have reviewed the subject nomination, consent to the Property being submitted for consideration, and understand the expectations for the process. I authorize DLA Piper LLP (US) and its employees to act as agents for the nomination, including participation in the review, analysis, and community engagement, as needed.

Please note the Property is part of a larger nomination area which includes Tax Map Parcels 98-2 ((18)) 11B, 99-1 ((12)) 10, 99-1 ((12)) 15 and 98-2 ((18)) 3.

Sincerely,

SS 8000 Corporate LLC, a Virginia limited liability company, as a tenant in common in the Property

By: FINMARC Management, Inc., Authorized Signatory

By: 

Name: Marc F Solomon

Title: V.P.

Date: 10/17/22

FMI HERNDON 8000 Corporate LLC, a Virginia limited liability company, as a tenant in common in the Property

By: FINMARC Management, Inc., Authorized Signatory

By: 

Name: Marc F Solomon

Title: V.P.
Date: 10/17/22

FMI PINEY 8000 Corporate LLC, a Virginia limited liability company, as a tenant in common in the Property

By: FINMARC Management, Inc., Authorized Signatory

By: [Signature]
Name: Marc F Solomon
Title: V.P.
Date: 10/17/22

Jointly and severally

Agent contact:
Jennifer L. Garcia, AICP
Senior Land Use Planner
DLA Piper LLP (US)
11911 Freedom Drive, Suite 300
Reston, VA 20190
Email: Jennifer.garcia@us.dlapiper.com
Phone: (703) 773-4042