



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-MV-004
Supervisor District	Mount Vernon
Parcel ID Number(s)	99-1 ((12)) 24
Parcel Address(es)	7375 Boston Boulevard, Springfield, VA 22153
Nominator	David S. Houston
Plan Map Designation	Industrial
Comprehensive Plan Recommendation for Nominated Property	Industrial use up to 0.50 FAR (see site-specific guidance attached as a Supplemental Document)
Proposed Land Use	Retail_OtherCommercial
Summary of Proposed Comprehensive Plan Change	This SSPA proposes that the Property be considered for consolidation with the abutting Costco parcel (TM 099-1 ((12)) C) as part of the community serving retail recommendation option for Land Unit C in the I-95 Corridor Industrial Area of Comprehensive Plan that was first approved in 1990 in Plan Amendment Case No. S90-IV-S1. The Property would then be integrated into the existing retail center and used either for a members-only vehicle fueling facility or as a customer/member parking lot. Either use would not increase the overall FAR for the combined parcels. An existing underperforming office building containing 29, 715 square feet of gross floor area on the Property would be removed.

7375 Boston Boulevard SSPA
Statement of Justification
Revised November 7, 2022

Site Specific Plan Amendment Application of 7375 Boston Boulevard, Newington, VA
Tax Map: #099-1 ((12)) 0024 (the "Property")

1. Introduction

Costco Wholesale Corporation (the "Applicant") and the Nominator, as the Applicant's agent, seek to update the recommendations for the Property within Land Unit C of the Springfield Planning District, I-95 Corridor Industrial Area guidance of the Comprehensive Plan, to provide an option to allow Costco, as a long-time vibrant and successful member of the Virginia 95 Business Park community, to expand its existing retail operation by incorporating the Property into the immediately adjacent parcel to better serve its members and customers in the immediate vicinity and greater Fairfax County.

2. The Subject Property

The Property consists of 122,608 SF or 2.81 acres of land currently improved with a 29,715 square foot building constructed in 1987. The building is currently vacant except for one non-industrial tenant using a portion of the building as a restaurant. The Property is zoned I-5, General Industrial District. The Property abuts the existing Costco retail warehouse located at 7373 Boston Boulevard and sits on 14.8 acres of land which is zoned C-6 (Community Retail) (TM 099-1 ((12)) C).

3. Proposed Use and Development

This SSPA proposes that the Property be considered for consolidation with the Costco parcel as part of the community serving retail recommendation option for Land Unit C in the I-95 Corridor Industrial Area of Comprehensive Plan that was first approved in 1990 in Plan Amendment Case No. S90-IV-S1. With the Property included and clarifying language added to the land use recommendation, the Applicant could redevelop the currently underperforming building with a state-of-the-art members-only vehicle fueling facility to integrate all 17+ acres (i.e., Parcels 099-1 ((12)) 24 and C) into the Costco Wholesale retail experience with the same departments and features Costco includes in any new developments and which exist in many other locations in Fairfax County and across Virginia. Alternatively, with the incorporation and integration of the Property, Costco could locate the fueling facility on the existing retail parcel and choose to use the Property for customer/member parking. Under either scenario, the Property would be part of a single integrated center.

The ability to acquire additional abutting land has eluded Costco at this location for many years. There is now an opportunity to accomplish this and upgrade and revitalize the overall operation of a successful business that was established thirty years ago.

4. Proposed Comprehensive Plan Amendments

The SSPA requests that the Comprehensive Plan language which provides “community-serving retail” if changes to Boston Boulevard and Fullerton Road are made in addition to other conditions. Those criteria were achieved some years ago which permitted the establishment of the Costco as a community serving retail use. The specific conditions applicable to the community serving retail center contained in the current Comprehensive Plan address matters such as transportation, design, environmental, stormwater management and have all been satisfied. The language “the development is designed as a single integrated center and does not appear as a strip commercial center” seeks to prevent strip commercial centers which are typically exemplified by multiple tenants arranged in a row, with sidewalk frontage.

The SSPA requests that clarifying language concerning the meaning of “single integrated center” be included. The current language intends to preclude strip centers with differing tenants but should allow one tenant/user with multiple services located on one integrated site (retail goods/tires/home improvement/fuel).

5. Address Emerging Community Interests of Changes in Circumstance

The SSPA proposal could allow the Property, which is currently underperforming, to be integrated into a cohesive Costco facility. Fairfax County’s Department of Planning and Development has studied the critical issue of vacant office which have reached historic levels across the county. Working Groups have been created to address the problem which is particularly prevalent in aging class B or C office markets. Recommendations center around repurposing and repositioning vacant office. These solutions can be implemented in locations where the market can support such changes. Given the current state of the demand for office space market within the Virginia 95 Business Park, it is unlikely that there is an opportunity for the Property to become fully occupied by office tenants. By changing the land use recommendations, this SSPA does provide an opportunity to replace vacant office with a harmonious use which will bring continuity to this portion of the Business Park.

6. Advance Objectives of County’s Policy, Plans, and Concepts for Future Development

The proposed land use recommendation changes will further several county objectives, plans, and policies. Objective 14 of the Land Use Policy seeks to achieve a “harmonious and attractive development pattern” which limits undesirable impacts created by incompatible uses. The recommended updates will encourage redevelopment in an established area that is compatible with existing and planned land use with the surrounding area. Consolidating the two parcels under a unified recommendation would harmonize the two and create an attractive development pattern and allow Costco to make needed upgrades and provide services that its members desire and demand.

7. Align with County Goals

Objective 1 of the Economic Development Policy of the Comprehensive Plan encourages the county to “provide an environment where businesses flourish, and jobs are created.” This can be

done by promoting a framework that stimulates “business development and expansion.” The Fairfax County Countywide Strategic Plan offers several economic strategies to attract and support businesses including, “collaborate with the business community to explore innovative approaches to enhance efforts to attract, retain, support, and expand businesses, particularly in target industries across various types and sizes.”

Redeveloping vacant office space unlikely to be repurposed or repositioned, that expands a thriving adjacent community retail business is the kind of innovative approach that a change in the land use recommendations could foster.

8. Next Steps for Implementation and Timeline

Costco Wholesale Corporation is currently negotiating a purchase and sale agreement with the property owner for the Property. If successful in the purchase, Costco would immediately begin the land use entitlement process. A Pre-Application for Zoning Cases was submitted in August and has been completed by staff (Record Number PRE-2022-MV-00111). The planning staff made comments regarding the existing I-5 zoning and Comprehensive Plan guidance for the Property may not support a Special Exception application to add a Vehicle Fueling Facility to serve only the Applicant’s existing warehouse members because the use would not be part of industrial building or complex. This SSPA nomination would revise the Comprehensive Plan to allow the Property to be considered part of the community-serving retail component for Land Unit C. The Zoning Evaluation Division is aware that this nomination has been submitted.

The land use entitlement process would consist of (1) a special exception application to permit a vehicle fueling facility, (2) a rezoning of the Property from I-5 (General Industrial District) to C-6 (Community Retail Commercial District), (3) possibly a Proffered Condition Amendment for Rezoning Case No. RZ C-526 (approved in 1977), and (4) possibly a Proffered Condition Amendment for Rezoning Case RZ 90-L-048 which applies to the existing Costco warehouse parcel. This process would commence as soon as the Applicant is permitted to file. Concurrent processing with the SSPA may be requested if that is possible. If the zoning entitlements are approved, the Applicant would immediately process the site plan and other development approvals. The Applicant estimates that the zoning and site plan process would take approximately 18-24 months to complete. Construction would begin thereafter.

9. Community Outreach

At this time, the Applicant has not initiated any formal engagement with community stakeholders. There are no residential communities immediately abutting the Property or the Costco Warehouse parcel. The Applicant has conducted one meeting with the Mount Vernon District Supervisor’s Chief of Staff and Land Use Aide in September to introduce the project and to solicit the names of the stakeholders that should be contacted. From that meeting, it was recommended that the

Applicant work with the South County Federation's Land Use Committee. Meetings with this group will be set up soon.

10. Conclusion

The proposed SSPA changes offer an opportunity to consolidate two adjacent parcels, continue a logical development pattern, and harmonize that area of the Virginia 95 Business Park. Further, it provides a solution where vacant distressed office can be replaced with a use that can activate the area, provide a service to Fairfax County residents, and allow the business community to grow.



7375 Boston Boulevard SSPA Map



Legend

Parcels

Notes:

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.

Map produced: 10/26/2022

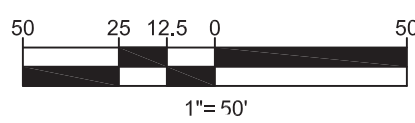


FOR REFERENCE PURPOSES ONLY
FINAL DESIGNS SUBJECT TO CHANGE

COSTCO NEWINGTON

7375 BOSTON BOULEVARD
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES
TAX MAP: 99-1 ((12)) 24
AREA: 2.81 ACRES



OCTOBER 2022

October 24, 2022

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

Re: SSPA Nomination for 7375 Boston Boulevard, Springfield, VA

To Whom it May Concern,

SS 7375 Boston LLC, FMI Herndon 7375 Boston LLC and FMI Piney 7375 Boston LLC (collectively the "Owners") are the sole owners of the property located at 7375 Boston Boulevard (Tax Map 99-1 ((12)) 0024), Springfield, VA 22153 ("Property"). The undersigned, as the authorized representative of the Owners, hereby authorizes David S. Houston of Bean Kinney & Korman, PC ("Nominator") to nominate the Property for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. The Owners further designate Bean Kinney & Korman, PC to be the Owners' designated agent/attorney and point of contact for this nomination. The Owners acknowledge that Mr. Houston is working on behalf of Costco Wholesale Corporation in regard to this nomination. I have reviewed the subject nomination and, on behalf of the Owners, consent to the Property being submitted for consideration. Furthermore, the Owners understand the expectations for the process and are willing to participate in the review, analysis, and community engagement, as needed.

Sincerely,

SS 7375 Boston LLC
FMI Herndon 7375 Boston LLC
FMI Piney 7375 Boston LLC,
all Virginia limited liability companies

By: Finmarc Management, Inc.,
their Authorized Signatory

By: Marc Solomon
Name: Marc Solomon
Title: VP

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