



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-MV-003
Boston Boulevard

Address/Tax Map Parcels: 7600, 7700 7702, and 7601 Boston Boulevard, 8001 and 8000 Corporate Court
Tax Map Parcels 99-1 ((12)) 10, 11A (part) and 15, 98-2 ((18)) 3, 11B, and 12

Nominator: Jennifer L. Garcia, DLA Piper, LLP (Agent)

Supervisor District: Mount Vernon
Planning Area: Area IV
Planning District: Springfield Planning District, I-95 Corridor Industrial Area, Land Unit C
Acreage: 28 acres

Current Plan Map/Text: Industrial use up to 0.50 Floor Area Ratio (FAR)

Nomination: Residential use up to 20 to 25 + dwelling units per acre (du/ac) comprised of single-family attached, stacked two-over-two townhomes, and mid-rise multifamily. Up to ten percent of the dwelling units are proposed as affordable or workforce-dwelling units.

Comprehensive Plan Considerations:

The subject site, six parcels in total, are located in the western portion of the Virginia 95 Business Park in the I-95 Corridor Industrial Area. The site is developed with one- and two-story low-rise warehouses and offices, along with one vacant, wooded parcel. The site is bounded by the Fullerton Industrial Park (Land Unit B of the I-95 Corridor Industrial Area) to the north, which is similarly planned and developed with office and industrial uses. The area to the south of the subject site is planned for residential use at densities of 2-3 and 5-8 du/ac and developed with single family houses, townhomes, and a day care facility. The area west of the site is planned and developed with retail use as the Saratoga Shopping Center and for residential townhouses at 8-12 du/ac. The southwest is planned for residential use at 2-3 du/ac and developed with single-family detached homes, as well as Saratoga Elementary School, which is planned for public facilities. The balance of Land Unit C, to the east of the site, is planned and developed with office and warehouse uses.

The Concept for Future Development for the I-95 Corridor Industrial Area recommends retaining an overall industrial orientation. Industrial Areas are intended primarily to provide suitable locations for industrially related uses. Office and other commercial uses should be limited in these areas.

The statement of justification states that “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.” Two buildings have been vacant for over six years and the assessed value of the properties is decreasing over time, and residential development would increase the revenue while “bringing in construction jobs and dedicated affordable or workforce housing. The Economic Success Plan emphasizes the importance of preserving existing designated industrial areas to ensure county residents and businesses are close to resources such as manufacturing, warehousing, service, and distribution uses. The Land Use Compatibility objectives within the Policy Plan seek to achieve harmonious and compatible uses in scale with the surrounding area that can be supported by services, amenities, and transportation systems. Residential uses are not planned or developed elsewhere in the I-95 Corridor Industrial Area and are not considered compatible with industrial uses. Policy Plan guidance, such as Guidelines for Commercial Building Repurposing, provides alternative use considerations for commercial buildings, however, this guidance specifically does not recommend the repurposing of office buildings located in Industrial Areas for residential use. The Business Park, and specifically the subject sites, is buffered from the abutting

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2-3 DU/AC
8-12 DU/AC
5-8 DU/AC
2-3 DU/AC

WESLEY CRANFORD EST
FULLERTON INDUSTRIAL PARK
ROLLING - FULLERTON PH IV
VA 95 BUSINESS PARK
EDINBURGH DR
SARATOGA SHOPPING CENTER
SARATOGA ELEMENTARY SCHOOL
BRISTOL SQUARE
NEWINGTON STATION SEC. 1-T

I-95 Corridor
Industrial Center

CPN22-MV-003

Public Facilities
Public Parks
Retail and Other
Industrial

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
MAP CURRENT TO OCTOBER 2022

OTPA_GRAPHICS\22_items\2022 Site Specific Plan Amendment Process\NOMINATIONS