



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-MV-004
Costco – Boston Boulevard

Address/Tax Map Parcels: 7375 Boston Boulevard
Tax Map Parcel 99-1 ((12)) 24
Nominator: David S. Houston, Bean, Kinney & Korman (Agent)
Supervisor District: Mount Vernon
Planning Area: Area IV
Planning District: Springfield Planning District, I-95 Corridor Industrial Area
Acreage: 2.81 acres
Current Plan Map/Text: Industrial use up to 0.50 Floor Area Ratio (FAR).

Nomination: Retail use to allow the subject site to consolidate with the abutting Costco parcel to allow for additional parking or a Costco member-only gas station.

Comprehensive Plan Considerations:

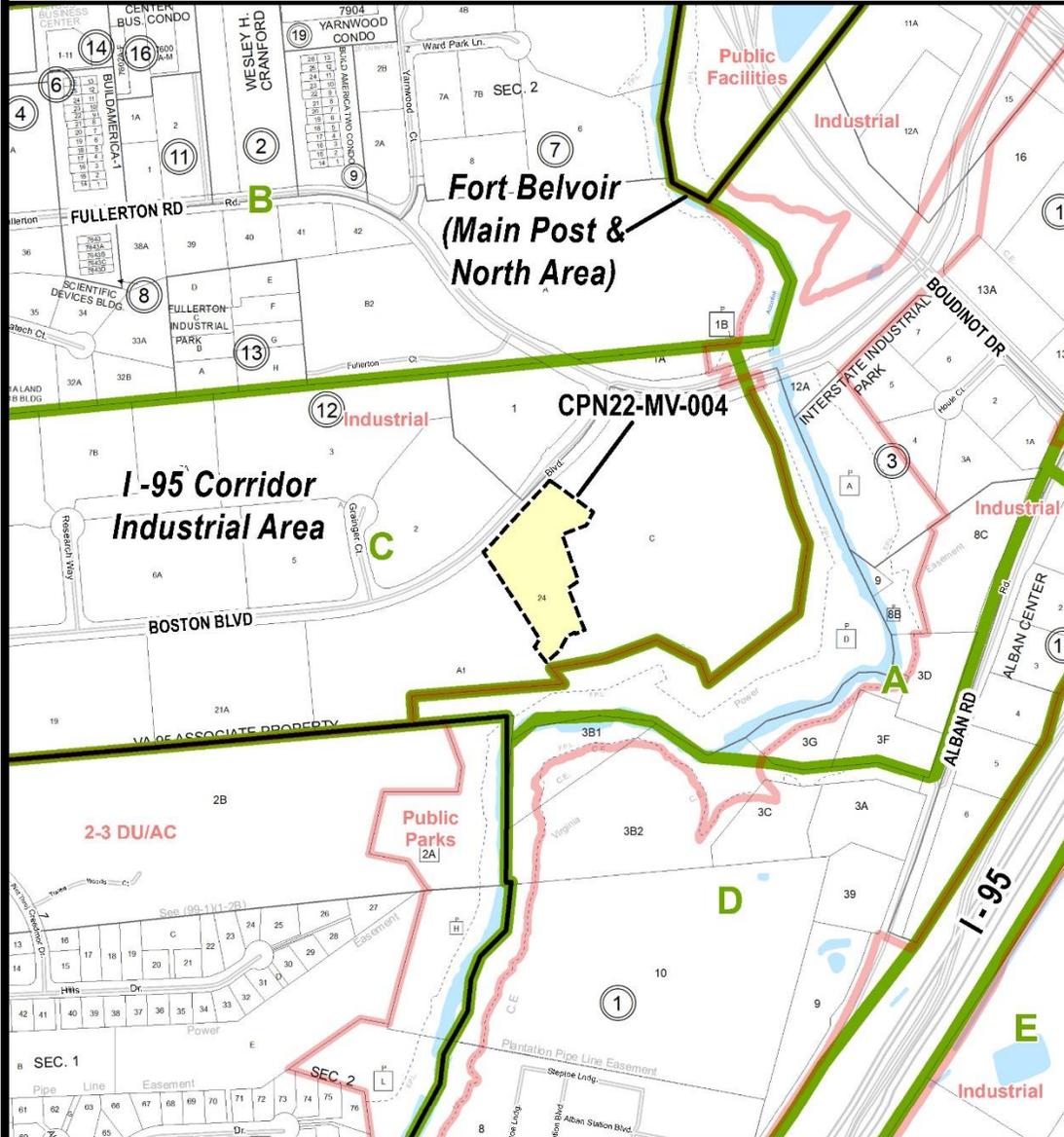
The subject site is located on the eastern portion of the Virginia 95 Business Park and is developed with a two-story office building totaling approximately 29,715 square feet. The site is surrounded by office buildings to the north and west, and Costco to the east. The Accotink Creek Stream Valley Park and a Resource Protection Area (RPA) run directly to the south of this site. This area is planned for public parks and acts as a buffer for Accotink Creek from the Business Park.

The subject site is planned in the Springfield Planning District, I-95 Corridor Industrial Area, Land Unit C, which recommends industrial uses up to 0.5 FAR throughout the Business Park. The plan also includes an option for the adjacent Costco as a community serving retail use. The overall plan for the Land Unit notes that infill uses should be of a compatible use and design with the existing uses and provide buffering to those uses. The Concept for Future Development recommends retaining an overall industrial orientation and suitable locations for industrially related uses. The Board-adopted Economic Success Plan further 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 nomination proposes a land use change that would facilitate the demolition of the office building on the site and replace it with either additional parking or a Costco gas station. The nomination's statement of justification indicates that the existing office building is under-performing, whereas the adjacent Costco warehouse is successful and, with the addition of the gas station, would provide the same service as other Costco warehouses elsewhere in the County. Considering consolidation of the subject parcel with the Costco warehouse for the purpose of providing an additional retail use would generally align with the adopted plan option, however, opportunities to increase multimodal circulation and landscape buffering on the site should be carefully considered in order to achieve compatibility of the nominated site with surroundings, including enhancing the site's function and appearance in line with the street and landscape design for the Business Park. Enhanced stormwater management controls to protect Accotink Creek from potential impacts should also be considered. Should the nomination advance to the Work Program, a concurrent development application should be evaluated to ensure these factors can be incorporated into the site planning process.

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CPN22-MV-004 Land Unit Baseline Plan Recommendation

500 FEET PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
MAP CURRENT TO OCTOBER 2022
OTPA_GRAPHICS\CS22_Items\2022 Site Specific Plan Amendment Process\NOMINATIONS