



## South County Federation Resolution

February 10th, 2026

**Costco Gas – Boston Blvd - SSPA 2023-IV-4S**

**RZ-2023-MV-00023 and SE-2023-MV-00045**

**WHEREAS**, the Board of Supervisors authorized consideration of Comprehensive Plan Amendment SSPA 2023-IV-4S for Tax Map Parcel 99-1 ((12)) 24, located at 7375 Boston Boulevard, within the Springfield Planning District, Land Unit C of the I-95 Corridor Industrial Area; and



**WHEREAS**, the proposed amendment considers consolidation of Parcel 24 with adjacent Parcel 99-1 ((12)) C to add an option allowing community-serving retail uses up to 0.25 FAR, including a members-only vehicle fueling station with up to twelve (12) fuel pump, and



WHEREAS, the subject property is adjacent to an existing Costco retail warehouse and represents a logical and integrated expansion of an established commercial use; and

WHEREAS, the proposed Plan option is compatible with surrounding land uses, will not adversely affect nearby residential areas, and is consistent with the Comprehensive Plan's objectives for infill development.

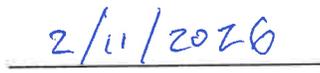
WHEREAS, the proposed amendment includes specific Plan conditions addressing vehicular circulation and queuing, enhanced pedestrian and bicycle facilities, buffering and landscaping, tree preservation, and protection of Accotink Creek and its associated Resource Protection Area and Environmental Quality Corridor; and

WHEREAS, the amendment promotes improved stormwater management and water quality protection measures, including the use of fuel and oil capturing devices and high-quality stormwater treatment features designed to exceed minimum requirements and minimize impacts to Accotink Creek; and

WHEREAS, there has been broad historical residential support for the addition of the gas service; and

**NOW, THEREFORE, BE IT RESOLVED**, the South County Federation supports this application with a request that the Costco membership be made aware of both the primary and secondary ingress/egress points and reviews the ingress/egress in a year's time to see if any modifications or improvements are necessary to ease traffic flow into the site.

  
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President

  
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Date