FOR SALE 2.05 Acres







8306,08 & 12 RICHMOND HWY 8226 RUSSELL ROAD ALEXANDRIA, VA 22309

SUMMARY



8306, 08 & 12 Richmond Hwy 8226 Russell Road Alexandria, VA 22309

Opportunity Zone Census Tract 4216

Map-Block-Lot # 1014 010005B 1014 0400148

Asking Price Contact Us

Zoning C-8 / Highway Commercial

District

Land Area 89,285 Total

Road Frontage Richmond Hwy 186' Russell Road 194'

FAR .50 (by right)

.70 (with approval)

Current Condition Retail, wooded lot

The Project is located in the Mount Vernon Planning District, Area IV of the Fairfax County Comprehensive Plan. Transportation improvements include easy access by bus, Metrorail, pedestrian/bicyclist services from Fort Belvoir to the City of Alexandria. The Mount Vernon District known for its recent and dramatic growth of commercial businesses is also the historic heart of Fairfax County which includes Fort Hunt Park, Huntley Meadows Park, George Washington's Mount Vernon Estate and Gardens, the Frank Lloyd Wright designed Pope-Leighey House, River Farm and Woodlawn Plantation.



CRES, as exclusive agent, is pleased to offer the opportunity to acquire 2.05 acres on the Richmond Highway Corridor in Alexandria, Virginia. The Project located at the signalized intersection of Richmond Highway and Russell Road, offers a combined land area of 89,285 square feet with an approximately 2,679 square foot Seven Eleven store currently occupied. An additional structure of approximately 5,151 square foot bank building with drive through which is currently not leased.

A Fairfax County Bus Rapid Transit Station is planned at Mohawk Lane, a 3-minute walk from The Project.

The Project is in Phase 2 of the Virginia Department of Transportation Richmond Highway corridor improvements.

The Commons Mount Vernon, formerly known as The Original Mount Vernon High School is located just across Richmond Highway. This renovation and adaptive reuse project of the original Mount Vernon High School will provide pathways to opportunity for the community, with a focus on education, workforce development and life skills training programs. The new 149,000 square foot facility is a blend of new construction and historic renovation designed with flexibility in mind to accommodate the diverse programming needs of the community with planned substantial completion Late Fall 2026. The project supports the vision of One Fairfax and the County Strategic Plan.

PROPOSED FROFFERS (RZ 1997-LE-019) January 9, 1998

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 19501, as amended, the owners, on behalf of the rezoning applicant, themselves, their successors and assigns proffer the following conditions, provided that the property is rezoned to the C-8 District in accordance with the proffers set forth herein.

- 1. The rezoning application is granted for the purposes, structures and/or uses indicated in the generalized development plan (GDP) prepared by Ballifant, Hawes and Jeffers as revised on October 24, 1997 and entitled "Generalized Development Plan on the Land of Denise L. Kyriacou and C.A. Kyriacou", as qualified by these proffers.
- The property shall be developed in two phases, subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance.
- a. In "Phase I", the applicant seeks to operate, in accordance with proffer 2 above, but of the existing masonry building and, upon rezoning from C-3 to C-8, shall apply for a monresidential use permit allowing such operation. Prior to the issuance of the nonresidential use permit for Phase I use of the property, the applicant shall accomplish landscaping improvements as set forth in proffer 4:a) below, as well as install certain fencing in accordance with proffer 9 below. Hours of operation during Phase I shall be limited as set forth in proffer 8 below.

#800, Washington, DC 20004

- b. In Phase II, The subject property shall be developed by the applicant by expanding the existing masonry building to accommodate an office. A showroom, warehouse and loading space and providing the parking, landscaping and other improvements as shown on sheet I if the GDP.
- 3. <u>Design.</u> The architectural treatment of the Phase II addition which is proposed to the existing masonry structure shall be consistent with and utilize, to the extent such are available, the same construction materials as the existing onestory masonry cuilding. Building materials and design shall be similar on all external walls and shall utilize similarly colored brick or stone and earth-tone colors such as beige, green and brown. The addition to the existing structure in Phase II shall be further coordinated by use of similar roofing and window materials.
- 4. Landscaping. Landscaping on this site shall be designed to complement the existing landscaping as well as to enhance the site's attractiveness. Types of plantings and the locations of plantings shall be consistent with those set forth on the GDP and in conformance with all applicable barrier and screening requirements. Plantings shall be added to obtain the necessary screening between the parking areas on the site and the adjoining residential lots, in accordance with §13-300 of the Fairfax County Joning Ordinance and as approved by the Urban Forester, Department of Environmental Management (D.E.M.).

- A. Phase I Landscaping. Prior to the issuance of the nonresidential use permit for Phase I use of the property, plantings shall be added in accordance with the redesignation of the parking spaces at the northwest end of lot 14B, adjacent to residential lot 12 of the Blas G. Garcia subdivision.

 Furthermore, the carrier type "F" solid wood fence shall be constructed between the parking area and the residential lot upon the conclusion of the conservation planting and re-striping and re-curbing of that portion of the parking area. Plantings in the conservation area shall meet the required transitional yard provisions as shown in sheet 2 of the GDP. In addition, the proposed plantings as set forth in the parking area of lot 14B on sheet 2 of the GDP shall be added prior to the issuance of the nonresidential use permit for the Phase I use of the property.
- b. <u>Phase II Landscaping</u>. Prior to the issuance of the nonresidential use permit for the Phase II use of the property, all the remaining landscaping appearing on sheet 2 of the GDP shall be accomplished. This includes the planting in the frontage area along Richmond Highway as well as plantings and landscaping associated with the expansion of the masonry structure as well as in the parking area on lot 5B.

In both Phases, existing vegetation shall be utilized to the extent such is determined to be appropriate by the Urban Forester, D.E.M.

5. <u>Lighting.</u> Dutside lighting associated with the Phase I use of the property shall be limited to existing lighting on the

site, as shown on Sheet 1 of the GDP. Prior to the issuance of the nonresidential use permit for Phase II, the addition of low intensity post lighting appropriately spaced in the proposed new parking areas to illuminate the parking areas and walkways shall be accomplished as shown on Sheet 2 of the GDP. All lighting will be downward facing, shall conform to the applicable glare standards, and shall be positioned in a manner which shall not encroach upon the adjoining properties, but shall, within those standards, have sufficient lighting to ensure security and to discourage vandalism.

- 6. <u>Signage</u>. From to the issuance of the nonresidential use permit for the Shase II use of the property, the existing pole sign shall be removed and a monument-style sign with appropriate landscaping shall be installed, in accordance with the provisions of Article 12 of the Zoning Ordinance and the drawing on sheet 2 of the GDP.
- 7. Trash Area. The trash area shall be screened with solid, rated fencing and appropriate landscaping.
- 3. Hours of Operation. The maximum hours of operation, in both Phase I and Phase II, shall be as follows:

Office and Access Hours: 7:00 a.m. to 9:00 p.m. Monday through Saturday. Sunday: 10:00 a.m. to 5:00 p.m. There shall be no deliveries prior to or after these hours of operation.

9. <u>Fencing.</u> In addition to the fencing constructed prior to the issuance of the nonresidential use permit for Phase I as set forth above in proffer 4, as part of the development proposed

in Phase II. the applicant shall construct a six-foot high fence, barrier type "F": along the portion of the property which abuts the residential lots of the Blas G. Garcia sub-division (8, 501, 503, 11, 12) commencing at the northern edge of the proposed parking area where residential lot 8 begins and continuing along the residential lots until joined with the fencing previously constructed in Phase I. Fencing shall be wooden, in earth tones such as brown or gray in an effort to blend with the landscaping.

- 10. Storm Water Management. Prior to the issuance of the nonresidential use permit for Phase II, the applicant shall provide storm water management in accordance with applicable Chesapeake Bay ordinance and the D.E.M. regulations. Storm water management is to be accomplished on-site by underground infiltration trenches as set forth on the GDP to accommodate drainage from the subject parcel, subject to the approval of the Cirector, D.E.M.
- Phase II, or upon written request by the County or the Virginia Department of Transportation ("VDCT"), whichever occurs first, the applicant shall dedicate in fee simple for future use to the Board of Supervisors, for public road purposes, such land as is necessary from the center line of Richmond Highway to achieve a maximum of sixty-eight feet (68 feet) from the present center line.
- a. During Phase I use of the property, the ingress and egress onto the property shall remain as shown on sheet 1 of the

JDF.

- b. Prior to the issuance of the nonresidential use permit for Phase II use if the property, the applicant shall accomplish the modifications to ingress and egress, including the closing of the existing access to the property on the Richmond Highway side, and the opening of the new entrance as shown on sheet 2 of the GDP.
- 12. <u>Floor/Area Ratio</u>. In compliance with the C-8 Zoning requirements, the proposed F.A.R shall be that as set forth on the GDP, that is, 2.18.
- Zoning, the percentage of open space on the site after Phase II development shall be as shown on the GDP, that is, 17%. The open space as it appears on sheet 1 of the GDP shall remain so during Phase I of operation. It shall only be modified to the extent required to obtain the redesignation of the parking spaces adjacent to the residential lot 12, as set forth above. There shall not be clearing of the wooded area of lot 58, except for the cleanup of trash and debris and the manual removal of dead, dying or diseased trees and shrubs. There shall be no construction activity or structures in this area until site plan approval and construction begins during Phase II.
- 14. <u>Existing Canopy and Building</u>. The masonry building and canopy attached thereto which currently exist in the parking area of lot 14B, as shown on the GDP, shall remain during Phase I of operation. The canopy shall be repaired and maintained in good

repair, as determined by the director, C.E.M. There shall be no storage of any kind under the canopy, nor shall there be overnight parking if wehicles. Prior to the issuance of the nonresidential ise permit for the Phase II use of the property the masonry building and canopy shall be removed.

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute one in the same instrument.

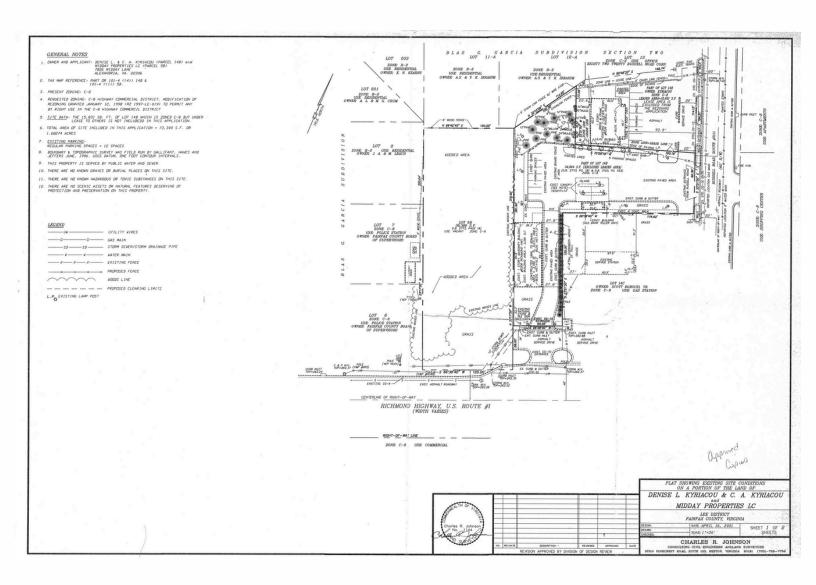
Denise L. Kyriacou - Owner

C. A. Kyraca

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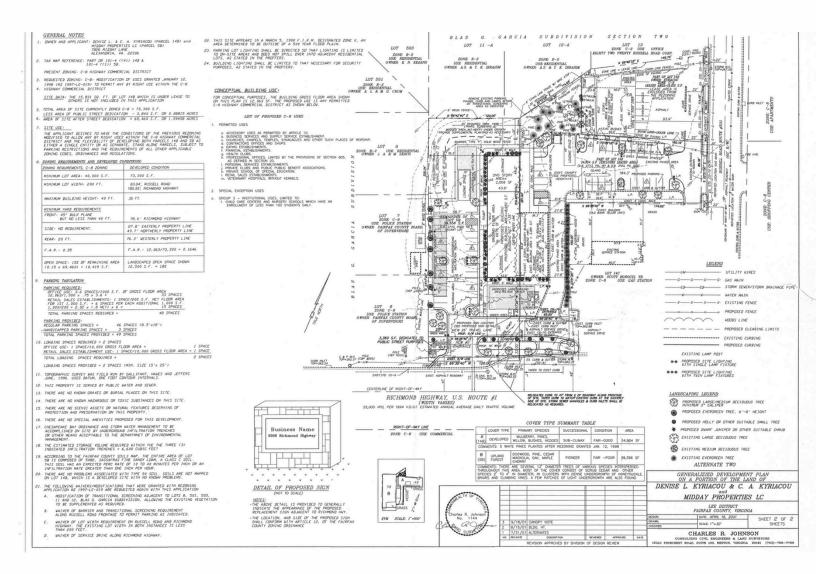
APPROVED PLAN





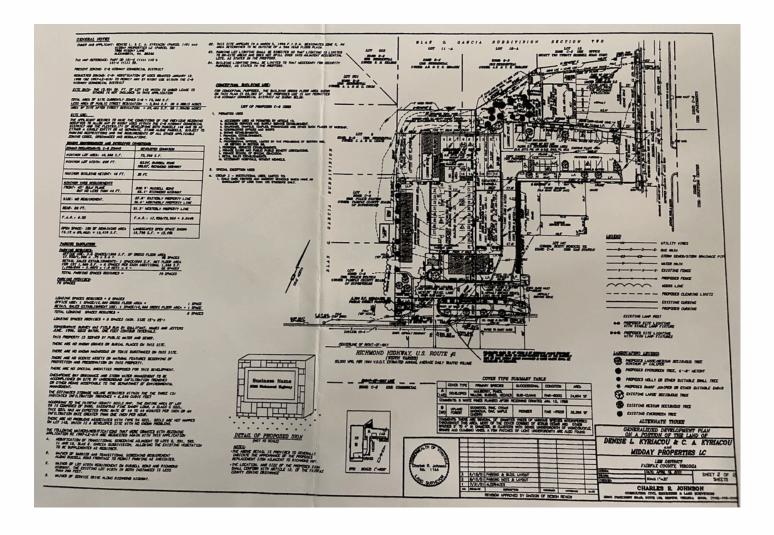
APPROVED PLAN





APPROVED PLAN





The information enclosed has been prepared by Carr Real Estate Services, LLC (CRES) to provide a summary to prospective buyers and to establish a preliminary level of interest in the property described herein. The information in this package and any supplemental information subsequently provided has been given to CRES by the property's owner or obtained from sources we deem reliable.

While we have no reason to doubt the accuracy of the information profiling the property, we do not guarantee it. It is your responsibility to independently confirm its accuracy to your satisfaction. It does not purport to present all material information regarding The Project and is not a substitute for a thorough due diligence investigation. The value of The Project to you will also depend on tax and other factors, which should be evaluated by your accounting and legal advisors.