

[EXTERNAL]Woodbine Street Residents - Concerns about Lindsay Dealership Redevelopment

Bradley Kinder <bradley.kinder@gmail.com>

Sun 12/27/2020 2:19 PM

To: Puskar, M. Catharine <cpuskar@thelandlawyers.com>

Cc: Charles Kent <chuckent@comcast.net>; Russ Bailey <rrussell.bailey@gmail.com>; Amy Burwell <amy.burwell@me.com>; John Fehrenbach <johnfehrenbach@comcast.net>; Amy Krafft <amykrafft@comcast.net>; Kay Stimson <kstimson@me.com>; Justin Wilson <justin.wilson@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Natalie <natcurls@gmail.com>; Ben Kraut <krautb@gmail.com>; cristidono@gmail.com <cristidono@gmail.com>; zwhbest@gmail.com <zwhbest@gmail.com>; elainecperkins@gmail.com <elainecperkins@gmail.com>

 1 attachments (251 KB)

Woodbine St Community Letter_Lindsay Redevelopment Plans.pdf;

Dear Ms. Puskar and Mr. Lindsay,

I am writing to communicate the concerns of the residents of Woodbine Street regarding the proposed redevelopment of the Lindsay car dealership in Alexandria, VA. The attached letter describes these concerns and proposed remedies in detail.

Thus far, we have been disappointed by the lack of direct engagement with residents of our street. We only learned of these plans after a story appeared in ALX Now. The dealership's current operations and proposed changes have significant impact on our property values, privacy, and the enjoyment of our community – particularly because we share an alley with the dealership.

We are hopeful, however, from recent communication with Ms. Puskar that a separate community meeting will be held in early January with the residents of Woodbine Street.

Thank you for consideration of these concerns. We look forward to engaging you in the future on the redevelopment plans.

Sincerely,
The Residents of Woodbine Street

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

Michael Lindsay
Lindsay Automotive Group
1525 Kenwood Ave.
Alexandria, VA 22302

Catharine Puskar
Walsh, Colucci, Lubeley & Walsh
2200 Clarendon Blvd.
Arlington, VA 22201

Date: December 27th, 2020
RE: Lindsay Proposed Redevelopment

Dear Mr. Lindsay and Ms. Puskar,

I am writing to communicate the concerns of the residents of Woodbine Street regarding the proposed redevelopment of the Lindsay car dealership in Alexandria, VA. On December 22nd, residents saw a news article in ALX Now about the proposed redevelopment. Shortly thereafter, we learned that two meetings had taken place with the Northridge Citizen's Community Association. To our knowledge, no residents of Woodbine Street were present during these meetings. We are dismayed by the lack of direct engagement with residents of our street. The dealership's current operations and proposed changes have significant impact on our property values, privacy, and the enjoyment of our community – particularly because we share an alley with the dealership.

We are hopeful, however, from recent communication with Ms. Puskar that a separate community meeting will be held in early January with the residents of Woodbine Street. In advance of this meeting, we have collected residents' concerns and comments on current operations and the proposed changes. This letter summarizes these concerns and offers several solutions, which we hope will be considered in conjunction with the redevelopment plans.

In addition to the concerns summarized below, we would like to request frequent, direct communication as the redevelopment moves forward. Ideally, the dealership could designate a community liaison who is knowledgeable about the redevelopment, proactive in communication, and able to effectively and efficiently address our concerns. We believe a strong relationship built on trust and dialogue is essential to a successful, positive coexistence in this community.

Thank you in advance for considering our concerns and remedies below. We look forward to an opportunity to discuss them further.

Sincerely,
The Residents of Woodbine Street

Contact: Brad Kinder, bradley.kinder@gmail.com, 202-329-8593

CC:
Northridge Citizen's Association
City of Alexandria Planning Commission
Mayor of the City of Alexandria, Justin Wilson
Alexandria City Council

Woodbine Street Residents' Concerns **Related to Lindsay Proposed Redevelopment**

Background: The Residents of Woodbine Street (Residents) hold significant concerns related to Lindsay's proposed redevelopment plan. Woodbine Street is located directly adjacent to the Lindsay dealership. Residents share an alley with the dealership, which is used frequently as a place of recreation, exercise, and play for children. A barbed wire fence, parking lot, patchy greenery, and a red brick building currently abuts the alley on the dealership side. Current conditions at the dealership and proposed changes impact property value, privacy, and enjoyment of our community and private residences. This letter provides the first opportunity for the Resident to voice concern related to proposed redevelopment (Proposal) and construction considerations. It also provides feedback and concerns on current conditions that Residents have noted in the past to the dealership (through Jim Redden) and to the City of Alexandria (through the 311 service or the police). Some of these concerns have been addressed, but many others have not or have only been addressed temporarily. Residents are dismayed by the lack of direct outreach or engagement on the redevelopment plans. The Residents seek an ongoing dialogue with the dealership and the City to address the proceeding concerns and proposed remedies.

Current Conditions: Several current conditions are offered below for Lindsay's consideration for improvement in conjunction with the Proposal.

Noise: Current activities impact Residents along the Woodbine Alley related to noise that could be addressed both in the near term and in conjunction with the Proposal.

- Early morning trash trucks/Emptying of dumpster. *Residents have been trying for over a year to stop the 6 am dumpster dropping with no resolution. Residents propose relocating these services away from private residences and/or constructing sufficient noise mitigation.*
- Noise of other car repair services such as painting/spray painting. *Resident's propose relocating these services away from private residences and/or constructing sufficient noise mitigation.*

Alley Conditions: Current state of Lindsay owned property detracts from Residents' property value and use of the Woodbine Street Alley that could be addressed in conjunction with the Proposal.

- Sediment runoff from dealership property remains on alley pavement, blocks drainage and creates significant dust in summer and muddy/polluted conditions from fall to winter. *Recommend appropriate re-grading and/or retaining wall should the berm abutting the alley and Lindsay's facilities remain after construction. Residents also note private beautification efforts along the alley should attempt to be preserved if possible.*

- Summer condensation drainage from Lindsay facilities creates pools of water in the alley, contributing to persistent mosquito issues in the alley. *Recommend new facilities drainage not flow into the alley.*
- Graffiti Mitigation. *Residents appreciate Lindsay's effort to combat graffiti in the alley but note, with concern, that installed security cameras may unintentionally impact certain Residents' privacy. Recommend that future facilities, if utilizing security cameras, to the extent possible, not impact Residents' privacy.*

Chemical use/smell: Chemical fumes/smell from car repair/painting is a persistent issue in the alley and a health and safety concern. *Residents propose relocating these services away from private residences.*

Residents' Comment on the Proposal: In addition to the above noted recommendations, Residents note the following concerns for Lindsay's consideration related to the Proposal.

Privacy: Current plans provided to Residents by file titled "DSUP2020-10019 StaffReport.pdf" (attached to planning commission docket for a Jan. 5 meeting) do not describe with particularity Lindsay's proposed construction along the Woodbine alley. Residents are concerned about the proposed parking facility's view into residences and property, the proposed greenery improvements, and barrier between the newly proposed parking lot and the alley.

- Proposed plans for a three-story parking structure with roof top parking offers a potential significant reduction in privacy for Residents. *Residents seek to better understand design plans for this structure and what privacy mitigations may be available e.g. extra height for alley facing wall to prevent viewing into residences and adjoining property, contiguous wall without windows to prevent viewing into residences and adjoining property, no egress from structure/parking lot into alley.*
- Proposed plans for a PVC 6' privacy fence along the remaining alley will significantly reduce privacy and offer limited noise protection. In addition, it is unclear from the Proposal if pedestrian or vehicular entrance/egress is planned. *Residents urge Lindsay to consider rejecting any entrance/egress plans to the Woodbine alley and following of best soundproofing practices by considering a masonry wall that is sufficiently tall for privacy (greater than 6').*
- The Proposal appears to envision beautification projects. *Residents recommend greenery improvements that incorporate both beautification objectives and furthers privacy of residences along the alley, i.e., tall shrubbery or trees.*

Beautification: The Proposal appears to envision beautification and improvements along Kenwood and other outward facing streets but does not address improvements to along the Woodbine alley. *Residents support Lindsay's consideration of beautification along the Woodbine alley that adequately supports and compliments current residents' efforts for beautification while addressing issues identified in the Privacy section of **Residents' Comment on the Proposal** and the Alley Conditions section of the **Current Conditions** section.*

Opportunity for Residents' input regarding beautification to allow for garden plots, flower beds or other usable space, should the berm abutting the alley be removed/regraded, would be welcome. Residents note that some property owners have engaged in extensive beautification efforts along the alley that benefit all who use the alley and request consideration of preserving such efforts where possible.

Construction Considerations: Construction on the Proposal will have a significant near and mid-term impact on Residents – particularly for those along the Woodbine Alley. Construction considerations including timeline, hours of construction, noise, debris, runoff, hazardous material remediation, dust, and parking will all impact short term property values, safety, and enjoyment of Residents' private property. Residents note the following concerns for Lindsay's consideration related to the Proposal.

Timeline: Residents seek the overall Proposal's anticipated start and finish date and timelines for specific stages of construction directly impacting Residents, e.g., structure demolition and construction, paving, beautification, installation of privacy fence, etc.

Noise: Residents seek the accommodation by Lindsay for set hours of construction restricted to 7AM – 5PM with no construction occurring on weekends. It is also of note that many Residents are currently teleworking. Further, Residents seek to better understand how Lindsay will address potential construction-related violation of the city code for noise.

Debris/Dust/Runoff/Hazardous Materials: Residents request to better understand the Proposal's plan to limit the impact of debris, dust, construction/demolition-related runoff, and Hazmat remediation. Given the nature of Lindsay's services provided by their current facilities, Residents are concerned about the presence and leakage of oils, solvents, aerosols, and other potentially hazardous materials, particularly during demolition. Residents request assurances from Lindsay that appropriate measures are or will be in place to prevent impact on the health, safety, and property of owners along the Woodbine alley.

Parking: Parking on Woodbine Street does not meet current residential requirements, particularly at the time of this letter due to significantly increased requirement for Residents to work from home. Residents seek to better understand Lindsay's plan for employee parking during the implementation of the Proposal and how it will impact parking on Woodbine Street.

Use of Lindsay building for Pizzaiolo: Residents request to better understand the future of this restaurant- an anchor for the Northridge/Kenwood Towers community.

Re: Woodbine Street Residents - Concerns about Lindsay Dealership Redevelopment

Puskar, M. Catharine <cpuskar@thelandlawyers.com>

Sun 12/27/2020 5:53 PM

To: Bradley Kinder <bradley.kinder@gmail.com>

Cc: Charles Kent <chuckent@comcast.net>; Russ Bailey <rrussell.bailey@gmail.com>; Amy Burwell <amy.burwell@me.com>; John Fehrenbach <johnfehrenbach@comcast.net>; Amy Krafft <amykrafft@comcast.net>; Kay Stimson <kstimson@me.com>; Justin Wilson <justin.wilson@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>; Natalie <natcurls@gmail.com>; Ben Kraut <krautb@gmail.com>; cristidono@gmail.com <cristidono@gmail.com>; zwhbest@gmail.com <zwhbest@gmail.com>; elainecperkins@gmail.com <elainecperkins@gmail.com>

I heard back from Michael Lindsay and we are available for a meeting at 6 pm on Monday the 4th if that works for you. You can send me the names and email addresses or I can forward you the link to share with your Facebook group, whichever works best for you. Let's coordinate tomorrow.

Best,

Cathy

Sent from my iPhone

On Dec 27, 2020, at 5:44 PM, Bradley Kinder <bradley.kinder@gmail.com> wrote:

?

Cathy,

Thank you for your prompt reply! We appreciate the meetings you had with NRCA, and I'm thankful they put us in touch. So many of us have been in touch with the dealership over the years for various issues that we were surprised we hadn't heard about this directly from them. Great news that we'll have another opportunity to engage. Looking forward to it!

Regarding the Woodbine Residents - we have a Facebook group of 54 individuals. This is the group that worked together on the letter. I will gather up the names and emails of those in the group that would like the meeting invitation and get back to you as soon as possible. Many of them are indeed copied in this email.

Best regards,
Brad

On Sun, Dec 27, 2020 at 2:43 PM Puskar, M. Catharine
<cpuskar@thelandlawyers.com><mailto:cpuskar@thelandlawyers.com>> wrote:

Mr. Kinder - thank you for your email. Per our prior email exchange, I am checking with my client to see if we might be able to do a special meeting with you and your neighbors in advance of the Planning Commission hearing.

In order to facilitate the meeting, I note that you sign your letter and email "the residents of Woodbine Street." Can you please provide names and emails of those who join in your concerns so that we can invite them to the meeting? Are they cc'd on this email? Any info would be helpful in making sure we include the right parties.

Also, as you note, we reached out to the Northridge Civic Association, who you also reached out to, as the neighborhood conduit for information regarding this project. They have a very broad reach and do a great job of communicating (as they did by putting you in contact with me after your original email to Mr. Kent) so I am surprised that you and your neighbors did not receive notice of either of the meetings, as our goal is to have maximum participation by interested parties. That being said, we appreciate you sharing your concerns in advance of our meeting and look forward to discussing with you. I will get back to you as soon as I hear from my client.

Best,

Cathy

Sent from my iPhone

On Dec 27, 2020, at 2:19 PM, Bradley Kinder
<bradley.kinder@gmail.com<mailto:bradley.kinder@gmail.com>> wrote:

?

External Sender. Be aware of links, attachments and requests.

Dear Ms. Puskar and Mr. Lindsay,

I am writing to communicate the concerns of the residents of Woodbine Street regarding the proposed redevelopment of the Lindsay car dealership in Alexandria, VA. The attached letter describes these concerns and proposed remedies in detail.

Thus far, we have been disappointed by the lack of direct engagement with residents of our street. We only learned of these plans after a story appeared in ALX Now. The dealership's current operations and proposed changes have significant impact on our property values, privacy, and the enjoyment of our community - particularly because we share an alley with the dealership.

We are hopeful, however, from recent communication with Ms. Puskar that a separate community meeting will be held in early January with the residents of Woodbine Street.

Thank you for consideration of these concerns. We look forward to engaging you in the future on the redevelopment plans.

Sincerely,

The Residents of Woodbine Street

< Woodbine St Community Letter_Lindsay Redevelopment Plans.pdf>

Attorney-Client Privileged Communication: The information in this email and attachments is attorney-client privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please delete it and immediately notify us by email or by phone. Thank you.



WALSH COLUCCI
LUBELEY & WALSH PC

M. Catharine Puskar
(703) 528-4700 Ext. 5413
cpuskar@thelandlawyers.com

January 5, 2021

Planning Commission
City Hall
301 King Street, Room 2100
Alexandria, VA 22314

Re: Docket Item #12

Dear Members of the Planning Commission:

In response to concerns that have been raised, on behalf of my client, Lindsay Motor Car Company, I am writing to request the following conditions be added to DSUP 2020-1019:

18(b) The Applicant shall increase the height of the fence along the property line from 6' to 8' in height.

18(c) The Applicant shall add three trees on Site 2C as reflected on the Exhibit entitled "Site 2B: Additional Planting Exhibit" prepared by Parker Rodriguez Inc. and dated January 4, 2021.

Thank you for your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

M. Catharine Puskar

MCP/mnm

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664



City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 5, 2021

TO: CHAIR MACEK AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR; DEPARTMENT OF PLANNING & ZONING

SUBJECT: DSUP #2020-10019 / LINDSAY COMPANY CAMPUS

ISSUE:

To provide updates and clarifications to the Planning Commission.

Issues Raised from January 4, 2021 Community Meeting

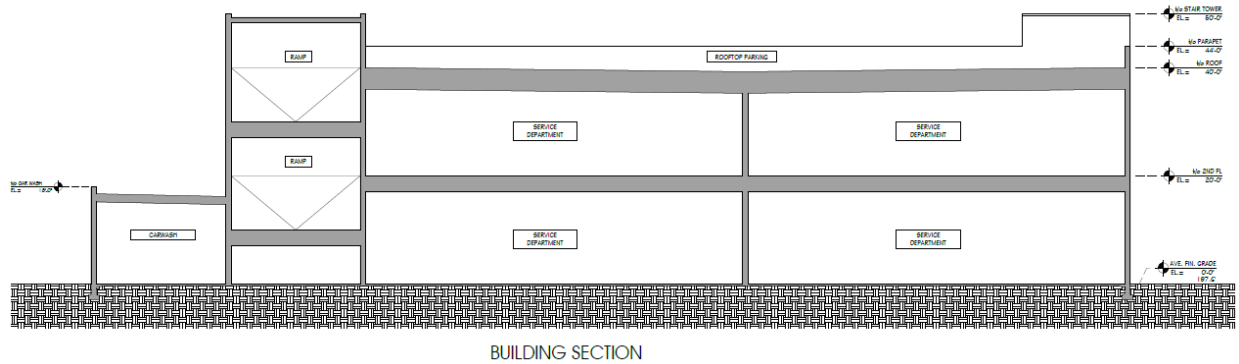
In response to the letter from the Woodbine Residents, dated December 27, 2020, the applicant held a virtual community meeting with the residents along Woodbine and Dogwood Drive at 6:00 pm on January 4, 2021. The meeting reflected the concerns outlined in the December 27th letter and mainly focused on concerns regarding noise from vehicle repair and delivery trucks, privacy and screening, automobile associated fumes, stormwater issues in the adjacent alley, site lighting, and employee and customer parking along Woodbine Street.

In response to these concerns, the applicant has proposed the following new DSUP conditions, which have been outlined the applicant's memo sent to the Planning Commission the morning of January 5th:

- *New Condition 18(b): The Applicant shall increase the height of the fence along the property line from 6' to 8' in height.*
- *New Condition 18(c): The Applicant shall add three trees on Site 2C as reflected on the Exhibit entitled "Site 2B: Additional Planting Exhibit" prepared by Parker Rodriguez Inc. and dated January 4, 2021.*

Lexus Service Facility Height Clarification

Staff has incorrectly referred to the Lindsay Lexus Service building as "3-stories" in height when it is in fact "2-stories" in height. The first floor of the building will contain service bays and storage as well as a 1-story car wash facility. The second floor of the building will contain service bays and storage. The rooftop, which has incorrectly been referred to as a third floor, will contain rooftop parking with a 6' parapet wall. The stairwells and vehicle ramp will extend about 10' from the base of the base of the rooftop. Please see the diagram on the next page for reference.



The staff report for the City Council will be updated with changes denoted in underline and bold. For example, “**text**”. Staff will also update the City Council staff report to reflect the neighborhood meeting that occurred on Monday, January 4, 2021.

Zone Transition Modification Clarification

The applicant is requesting a modification to the zone transition setback as part of the DSUP request. Staff would like to clarify that the zone transition modification is for the Lexus Service Building (Site 2B) south zone transition line, **only**. The required zone transition setback for both the south and west is equivalent to the height of the building, which is 50’. While the west side of the 2-story Lexus Service Building meets the requirement at a setback of about 52’, the south side setback at approximately 21.5 feet, does not. It is pertinent to note that the existing 2-story garage (to be removed) also does not meet the zone transition setback requirement.



[EXTERNAL]1/5 Docket #12 DSUP2020-10019 - Lighting Request

mo <isawmogo@yahoo.com>

Tue 1/5/2021 2:03 PM

To: PlanComm <PlanComm@alexandriava.gov>

Planning Commission -

Request a briefing with illustrations on the lighting plan with metrics, lighting scheme and materials be shared with the Woodbine St residents prior to final approval for our understanding and input.

Reference Document: DSUP-2020-10019

VIII. Staff Recommendations

A. Site Plan Items 6., 7., and 8.

Thank You,
Maureen Mancias
1432 Woodbine St
Alexandria VA 22302
703.989.3554

**DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted source.**

Planning Commission
City of Alexandria, VA

RE: Development Special Use Permit #2020-10019

Dear Members of the Planning Commission for the City of Alexandria,

We, the residents of Woodbine Street (Residents), are writing regarding the Development Special Use Permit #2020-10019, the Redevelopment of the Lindsay auto sales and service facilities. Residents recently submitted a letter to Ms. Puskar and Mr. Lindsay regarding our concerns related to the current operation of the Lindsay facilities and the proposed redevelopment. The letter is included as an attachment to the docket for this evening's (Jan 5th) planning commission meeting. We share an alleyway with the Lindsay facilities; therefore, current conditions and proposed changes impact property value, privacy, and enjoyment of our community and private residences.

After submitting the letter with our concerns, Ms. Puskar, Mr. Lindsay, and their team held a community webinar on January 4th to discuss these issues and answer our questions. We greatly appreciated this opportunity and their effort to engage us directly – in addition to their proposed change to the fence height from 6 ft. to 8 ft. between the future Lindsay facility and the alleyway.

A few issues remain in which we'd like to ask for assistance from the planning commission and from Ms. Puskar and Mr. Lindsay:

1. **Construction:** Residents request continued, direct engagement with Ms. Puskar and Mr. Lindsay to improve understanding of measures to mitigate the impact of debris, dust, construction/demolition-related runoff on adjacent residences in addition to rodent control measures and Hazmat remediation.
2. **Light Pollution:** Residents request review of and ability to provide input into the lighting plan before lighting is installed to mitigate light pollution.
3. **Tree Planting:** Residents would like to see more trees planted adjacent to the fence line **on the Lindsay property**. Although Lindsay may need to give up several parking spaces, we think the benefits to the community would be substantial.
4. **Alleyway beautification:** Since the alleyway and berm that abuts the applicant's property is city-owned, residents ask that the City Arborist and/or City Landscape Architects assist in landscaping and beautifying the alleyway. Residents are willing and able to participate in this effort and hope Lindsay could provide financial support. We ask the planning commission for specific contacts at relevant departments such as contacts at Transportation and Environmental Services that can assist in this effort.

Thank you for the opportunity to express our concerns. We look forward to continuing to work with the Planning Commission, Ms. Puskar, and Mr. Lindsay as this project moves forward.

Sincerely,

The Residents of Woodbine Street (DSUP2020-10019 Site Plan, Pg4 "C3.00" Adjacent Owner Information)

Contact: bradley.kinder@gmail.com