



Lindsay Company Campus

**1511 N Quaker Lane,
1707 Osage Street, 1525 Kenwood Avenue**

DSUP #2020-10019

Planning Commission
January 5, 2021

Project Location



Project Description



- Construction of 3 new buildings with 279,996 gross square feet of new development.
- Parking: 260 surface spaces and 387 garage spaces.
- Enhanced streetscape with new sidewalks, street trees, and streetlights.

Building Design: Volvo Sales/Service (Site 1)

Illustrative Rendering of West Facade



East Elevation



Lindsay Campus - DSUP #2020-10019

Building Design: Lexus Sales (Site 2A)

Illustrative Rendering of West Facade



Illustrative Rendering of South Facade



Building Design: Lexus Service (Site 2B)



East Elevation



West Elevation



Consistency with SAP

Request is consistent with many of the goals of the **Fairlington/Bradlee Small Area Plan**, including:

- Preservation and protection of neighborhoods adjacent to the plan areas;
- Ensuring redevelopment is compatible with surrounding neighborhoods; and,
- Improvement of the visual appearance of the area.

SUPs and Modifications

Special Use Permits (SUPs)

- Coordinated Sign Plan
- Transportation Management Plan
- Loading space reduction

Modifications

- Zone transition line setback (Site 2B)
- Landscape islands

Project Benefits

- A \$20,000 contribution for maintenance and operation of the existing bike share facility on Radford Street;
- A voluntary contribution of \$309,697 to the Affordable Housing Trust Fund;
- Public art contribution consistent with the City's Public Art Policy, equivalent \$0.30 per gross square foot of development;
- Increase to the 25% crown cover requirement;
- Streetscape and pedestrian improvements and improved stormwater infrastructure
- Modern architecture in compliance with the 2019 Green Building Policy
- Electric Vehicle Charging



Community

Date	Community Meeting
March 2, 2020	Blessed Sacrament leadership
June 8, 2020	North Ridge Citizens Association
July 21, 2020	Kingsgate Condominium Board
July 30, 2020	Kingsgate Condominium
August 12, 2020	Fairlington Citizens Association
January 4, 2021	Woodbine Neighbors*

* Yesterday evening

Conditions Protecting Neighbors

- **Existing Conditions**

- **Lighting Controls:** see conditions #6, #7, and #8.
- **Noise Control:** see conditions #85 and #87.
- **Loading Restrictions:** see condition #86.
- **Vehicle Idling:** see condition #88.
- **Stormwater:** see conditions #67 through #77.

- **Proposed Conditions:**

- **Fence Height:** Increase the screen fence height from 6' to 8' (see condition #18b)
- **Trees:** 3 additional trees on Site 2B (see condition #18c)

Recommendation

- Staff recommends **approval** of the request subject to the conditions contained in the staff report.



Lexus Sales Building

Zone Transition Setback

- Zone transition setback modification requested for the south property line **ONLY**.
- Required Zone Transition Setback: 50'
(equal to height of the building)
- Proposed Zone Transition Setback: 21.5'
- Existing parking garage does not meet setback requirement

