



# **Lindsay Company Campus**

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

***DSUP #2020-10019***

City Council  
January 23, 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
<b>March 2, 2020</b>	Blessed Sacrament leadership
<b>June 8, 2020</b>	North Ridge Citizens Association
<b>July 21, 2020</b>	Kingsgate Condominium Board
<b>July 30, 2020</b>	Kingsgate Condominium
<b>August 12, 2020</b>	Fairlington Citizens Association
<b>December 14, 2020</b>	North Ridge Citizens Association
<b>January 4, 2021</b>	Woodbine Neighbors



# 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.

- **Added 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)

# Stormwater

- The existing buildings adjacent to the alley will be removed with the DSUP.
  - Roof drains and HVAC drains will no longer discharge to alley
- Parking lot will be regraded to direct runoff internally into an enclosed onsite stormwater system, reducing runoff into the alley.
- Decrease in overall runoff from the site in the Hooff's Run Watershed
  - 10% reduction in overall runoff
    - .34 acre decrease in impervious area,
    - Green infrastructure BMPs: 12 urban bioretention, 2 planter boxes and permeable pavement, and
    - Underground detention vaults.



# Recommendation

- Staff and Planning Commission recommended approval 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

