

Seminary Road Rezoning

Inova Alexandria Hospital

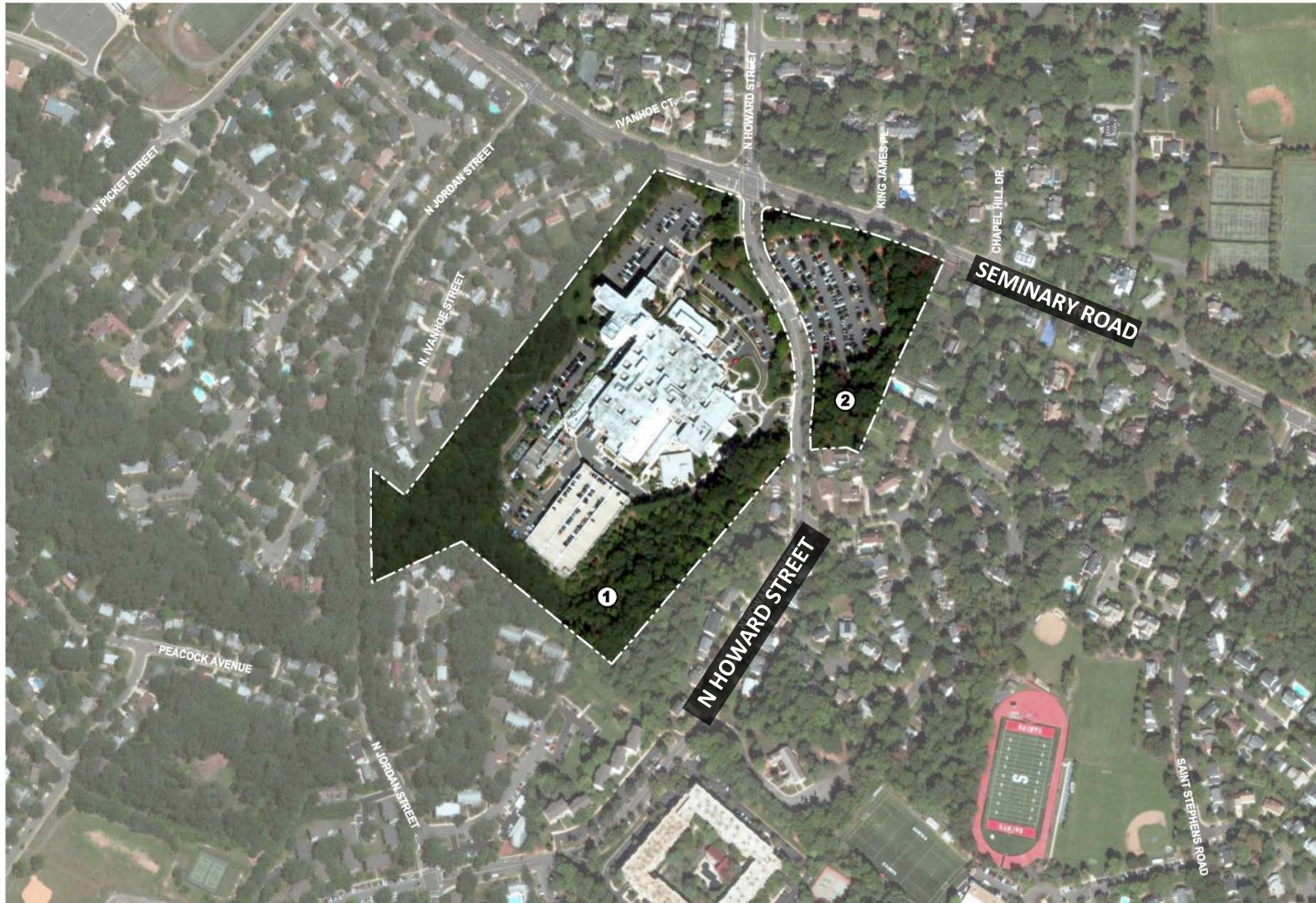
May 3, 2021



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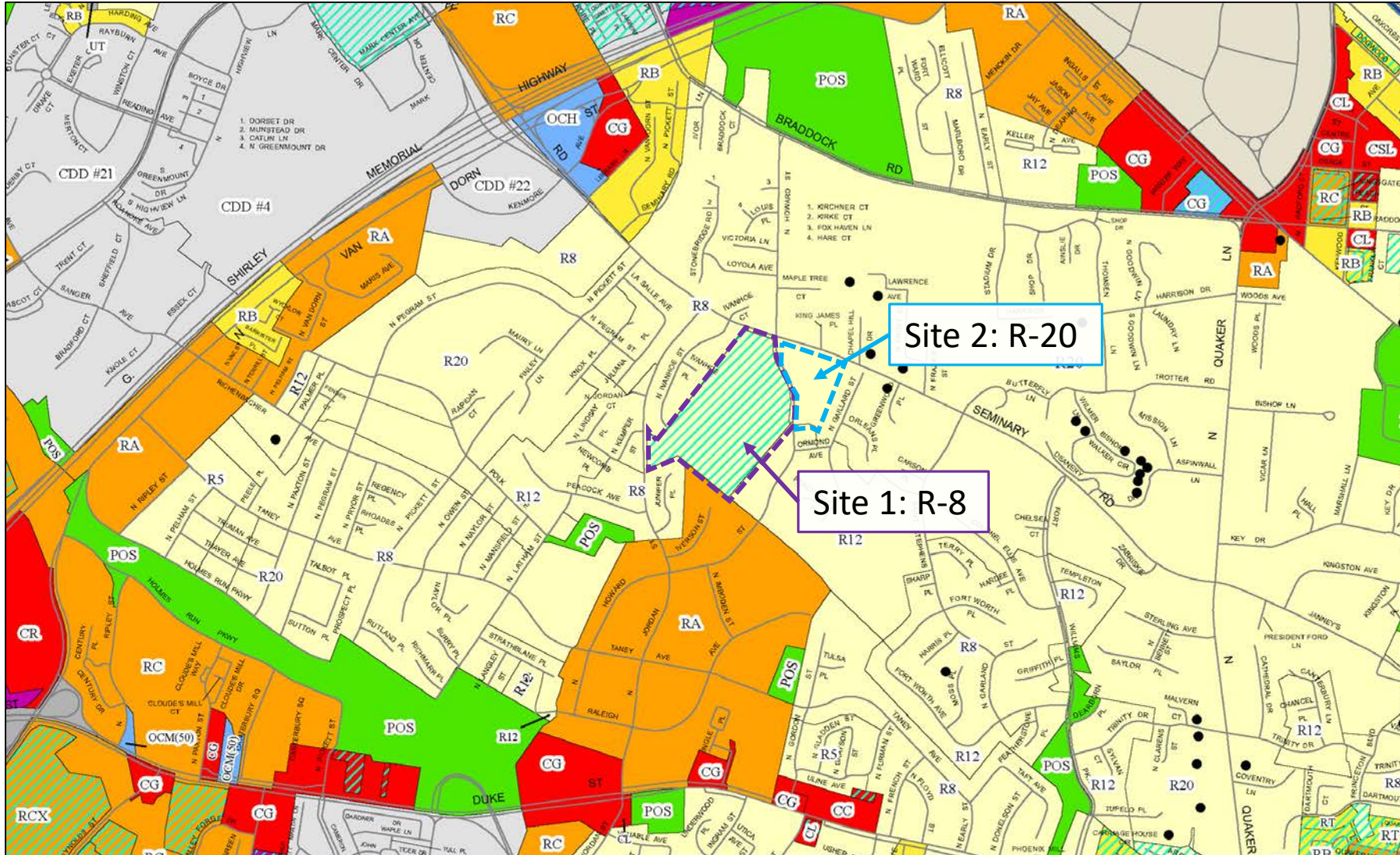
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Existing Aerial



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Existing Zoning
R-20/Single Family
R-8/Single Family

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Proposed Master Plan Amendment Request

- Amend the land use designation from “Institutional” to “Residential Medium,” consistent with the RB Zone.
- Revise the height map from a maximum of 35’ (30’ per zoning) to a maximum of 30’ for single and two family dwellings and 45’ for all other structures, consistent with the RB Zone.

Illustrative Design Concepts for Potential RB Redevelopment

*Specific layout and design to be determined
with future DSUP application by others.

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For illustrative purposes only.



Option A – 380 units



Option B – 330 units



Option C – 320 units



Option D – 312 units



Option E – 350 units



Other Development Scheme

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Trip Generation

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Site Trip Generation⁽¹⁾ - Peak Hour of the Adjacent Street

Scenario	Amount	Units	Weekday AM Peak Hour (7:30AM - 8:30AM)			Weekday PM Peak Hour (4:30PM - 5:30PM)			Weekday Average Daily Trips	SAT Peak Hour of the Generator ⁽²⁾ (3:00PM - 4:00PM)			Saturday Average Daily Trips
			In	Out	Total	In	Out	Total		In	Out	Total	
Existing Uses													
Hospital ⁽³⁾	395,926	GSF	285	134	419	123	261	384	4,244	156	175	331	3,057
Clinic ⁽⁴⁾	8,912	GSF	26	7	33	8	21	29	340				
	Total Existing Trips:		311	141	452	131	282	413	4,584	156	175	331	3,057
Proposed Redevelopment Options													
Residential	312	Dwellings	34	95	129	102	63	165	1,990	90	87	177	1,812
	Redevelopment Change from Existing Uses:		(277)	(46)	(323)	(29)	(219)	(248)	(2,594)	(66)	(88)	(154)	(1,245)
Residential	380	Dwellings	33	94	127	98	62	160	2,069	82	85	167	1,866
	Redevelopment Change from Existing Uses:		(278)	(47)	(325)	(33)	(220)	(253)	(2,515)	(74)	(90)	(164)	(1,191)

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' [Trip Generation Manual](#), 10th Edition.

(2) ITE [Trip Generation Manual](#), 10th Edition does not provide Saturday Peak Hour of the Adjacent Street data for any land use; Therefore Peak Hour of the Generator was used, where available.

(3) Saturday Peak Hour trips calculated using an independent variable of 168 Beds.

(4) Calculated using Average Rate.



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K-12 Student Generation

Type of Unit (Built within last 30 years)	K-12 Student Generation Rate
Single-Family Detached (market rate)	0.2
Townhouse/Duplex (market rate)	0.2

Proposed Development	Units	K-12 Students (0.2/unit)	K-12 Students over Existing Zoning
Existing (R-8 and R-20)	162	33	-
Option A (RB)	380	76	43
Option D (RB)	312	63	30

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Process – Seminary Rezoning Schedule

- January 6, 2021 – Community Meeting #1
- January 14, 2021 – Seminary Hill Association
- February 11, 2021 – Preliminary Rezoning Application Filing
- February 17, 2021 – Community Meeting #2
- March 2021 – Final Rezoning and Master Plan Amendment Application Filing
- **May 3, 2021 – Community Meeting #3**
- June 1, 2021 – Planning Commission
- June 12, 2021 – City Council

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Process – Overall Inova Schedule

Seminary Road

Rezoning: June 2021

DSUP/FSP/Permits: 2026-2028*

Hospital Moves to Landmark: 1st Quarter 2028

Existing Hospital Demolition: 2028

Residential Construction: 2028-2029*

Landmark Mall

CDD: July 2021

DSUP: 2021-2022

FSP/Permits: 2022-2024

Hospital Construction: 2024-2028

Hospital Moves to Landmark: 1st Quarter 2028

Note: This schedule is preliminary and subject to change.

*by others

Questions & Answers

For a copy of the presentation materials, meeting video, and other associated materials, please go to the project website.

inova.org/SeminaryRoad



Appendix

Landmark Redevelopment

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