

Seminary Road Rezoning

Inova Alexandria Hospital

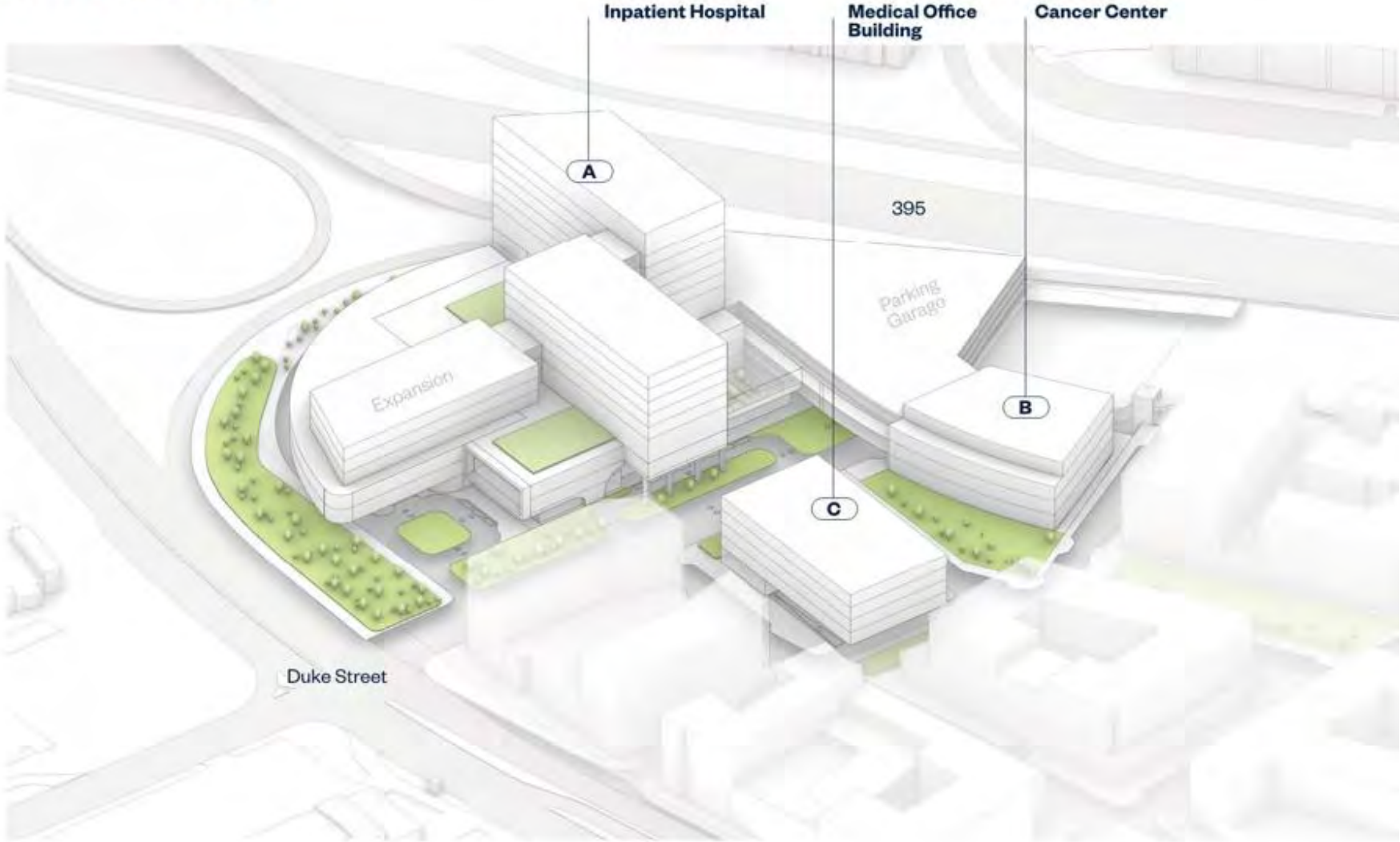
January 6, 2020



Landmark Redevelopment

Inova Alexandria Hospital

Concept Plan



Landmark Redevelopment

Inova Alexandria Hospital

Serving the Community: A New Alexandria Hospital Complex

- Patient-centered clinical programs and facilities
- ~ 230-Bed Hospital with all private rooms
- Larger Emergency room
- Level II Trauma service
 - 24- hour specialty services for brain injuries, complex fractures, etc.
 - One of only three in NOVA
- Advanced services for obstetrics, heart & vascular, neurosciences
- Full service cancer center, including radiation & infusion
- Medical Office Building
 - ~ 50 specialty physicians able to easily see inpatients

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Existing Aerial



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Proposed Land Use Diagram



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Zoning Analysis

Existing

- Site 1 (R-8 – Hospital Site)
 - 27.73 acres and 8,000 square feet per lot = 150 single family homes
- Site 2 (R-20 – Parking Lot Site)
 - 5.9 acres at 20,000 square feet per lot = 12 single family homes
- Total of 162 single family homes

Proposed

- Site 1 + 2 (RA to single family/townhouse use at an average of 9 dwelling units per acre across entire property)
 - 33.63 acres at 9 du/ac = 302 single family homes and townhouses

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Trip Generation

Inova - Alexandria

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

Scenario	Amount	Units	AM Peak Hour			PM Peak Hour			Weekday Average Daily Trips
			In	Out	Total	In	Out	Total	
<u>Existing Uses</u>									
Hospital	395,926	GSF	285	134	419	123	261	384	4,244
Clinic ⁽²⁾	8,912	GSF	<u>26</u>	<u>7</u>	<u>33</u>	<u>8</u>	<u>21</u>	<u>29</u>	<u>340</u>
	Total Existing Trips:		311	141	452	131	282	413	4,584
<u>Proposed Redevelopment</u>									
Residential	302	Dwellings	31	92	123	97	60	157	1,898
Redevelopment Change from Existing Uses:			(280)	(49)	(329)	(34)	(222)	(256)	(2,686)

Note(s):

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

(2) Calculated using Average Rate.



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Process – Seminary Rezoning Schedule

- January 6, 2021 – Community Meeting #1
- February 2021 – Preliminary Rezoning Application Filing
- February 2021 – Community Meeting #2
- March 2021 – Final Rezoning Application Filing
- March 2021 – Community Meeting #3
- April/May 2021 – Community Meeting #4 (if necessary)
- June 2021 – Planning Commission and City Council

Note: This schedule is preliminary and subject to change.

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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: June 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

