Seminary Road Rezoning
Inova Alexandria Hospital
January 6, 2021
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
Seminary Road Rezoning

Inova Alexandria Hospital

Existing Aerial
Seminary Road Rezoning
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Proposed Land Use Diagram
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Existing Zoning

Site 1: R-8

Site 2: R-20
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Proposed Zoning

Site 1: RA
Site 2: RA
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
## Trip Generation

### Inova - Alexandria

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Amount</th>
<th>Units</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
<th>Weekday Average Daily Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Uses</strong></td>
<td></td>
<td></td>
<td>In</td>
<td>Out</td>
<td>Total</td>
</tr>
<tr>
<td>Hospital</td>
<td>395,926</td>
<td>GSF</td>
<td>285</td>
<td>134</td>
<td>419</td>
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<tr>
<td>Clinic (2)</td>
<td>8,912</td>
<td>GSF</td>
<td>26</td>
<td>7</td>
<td>33</td>
</tr>
<tr>
<td><strong>Total Existing Trips:</strong></td>
<td>404,838</td>
<td>GSF</td>
<td>311</td>
<td>141</td>
<td>452</td>
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<tr>
<td><strong>Proposed Redevelopment</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>302</td>
<td>Dwellings</td>
<td>31</td>
<td>92</td>
<td>123</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Redevelopment Change from Existing Uses:</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(280)</td>
<td>(329)</td>
</tr>
<tr>
<td></td>
<td>(34)</td>
<td>(256)</td>
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</tbody>
</table>

Note(s):


(2) Calculated using Average Rate.
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Inova Alexandria Hospital

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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Inova Alexandria Hospital

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