Seminary Road Rezoning
Inova Alexandria Hospital
February 17, 2021
Community Meeting #2
Seminary Road Rezoning
Inova Alexandria Hospital

Existing Aerial
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Existing Zoning

Site 1: R-8
Site 2: R-20

Existing Zoning
R-20/Single Family
R-8/Single Family
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Community Meeting #1
Proposed Zoning – RA/Multifamily Zone
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Community Meeting #2
Proposed Zoning – RB/Multifamily Zone
Illustrative Design Concepts for Potential RB Redevelopment

*Specific layout and design to be determined with future DSUP application by others.*
Tabulation:
- Single Family Detached: 0 du
- Townhouse: 380 du

Total: 380 du
Tabulation:

- Single Family Detached: 32 du
- Townhouse: 298 du

Total: 330 du

NOTE: INFORMATION SHOWN HEREON IS ILLUSTRATIVE IN NATURE
Tabulation:

- Single Family Detached: 47 du
- Townhouse: 273 du

Total: 320 du
Tabulation:
- Single Family Detached: 53 du
- Townhouse: 259 du

Total: 312 du

NOTE: INFORMATION SHOWN HEREON IS ILLUSTRATIVE IN NATURE
Tabulation:

- Single Family Detached: 17 du
- Townhouse: 333 du

Total: 350 du

NOTE: INFORMATION SHOWN HEREON IS ILLUSTRATIVE IN NATURE
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Option A – 380 units
Option B – 330 units
Option C – 320 units
Option D – 312 units
Option E – 350 units
Other Development Scheme

For illustrative purposes only.
## Trip Generation

**Seminary Road Rezoning**  
**Inova Alexandria Hospital**

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

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Amount</th>
<th>Units</th>
<th>Weekday AM Peak Hour (7:30AM - 8:30AM)</th>
<th>Weekday PM Peak Hour (4:30PM - 5:30PM)</th>
<th>Weekday Average Daily Trips</th>
<th>SAT Peak Hour of the Generator (3:00PM - 4:00PM)</th>
<th>Saturday 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>
<td>In</td>
<td>Out</td>
</tr>
<tr>
<td><strong>Hospital</strong> <em>(3)</em></td>
<td>395,926</td>
<td>GSF</td>
<td>285</td>
<td>134</td>
<td>419</td>
<td>123</td>
<td>261</td>
</tr>
<tr>
<td><strong>Clinic</strong> <em>(4)</em></td>
<td>8,912</td>
<td>GSF</td>
<td>26</td>
<td>7</td>
<td>33</td>
<td>8</td>
<td>21</td>
</tr>
<tr>
<td>Total Existing Trips</td>
<td></td>
<td></td>
<td>311</td>
<td>141</td>
<td>452</td>
<td>131</td>
<td>282</td>
</tr>
<tr>
<td><strong>Proposed Redevelopment Options</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family Detached</td>
<td>53</td>
<td>Dwellings</td>
<td>11</td>
<td>31</td>
<td>42</td>
<td>35</td>
<td>20</td>
</tr>
<tr>
<td>Townhomes</td>
<td>259</td>
<td>Dwellings</td>
<td>23</td>
<td>64</td>
<td>87</td>
<td>67</td>
<td>43</td>
</tr>
<tr>
<td>Residential</td>
<td>312</td>
<td>Dwellings</td>
<td>34</td>
<td>95</td>
<td>129</td>
<td>102</td>
<td>63</td>
</tr>
<tr>
<td>Redevelopment Change from Existing Uses:</td>
<td>(277)</td>
<td>(46)</td>
<td>(323)</td>
<td>(29)</td>
<td>(219)</td>
<td>(248)</td>
<td>(2,594)</td>
</tr>
<tr>
<td>Single-family Detached</td>
<td>0</td>
<td>Dwellings</td>
<td>33</td>
<td>94</td>
<td>127</td>
<td>98</td>
<td>62</td>
</tr>
<tr>
<td>Townhomes</td>
<td>380</td>
<td>Dwellings</td>
<td>33</td>
<td>94</td>
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<td>98</td>
<td>62</td>
</tr>
<tr>
<td>Residential</td>
<td>380</td>
<td>Dwellings</td>
<td>33</td>
<td>94</td>
<td>127</td>
<td>98</td>
<td>62</td>
</tr>
<tr>
<td>Redevelopment Change from Existing Uses:</td>
<td>(278)</td>
<td>(47)</td>
<td>(325)</td>
<td>(33)</td>
<td>(220)</td>
<td>(253)</td>
<td>(2,515)</td>
</tr>
</tbody>
</table>

**Note(s):**  
*(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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Alexandria City Public Schools K-12 Three Year Average Student Generation

<table>
<thead>
<tr>
<th>Type of Unit</th>
<th>Student Generation Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached (market rate)</td>
<td>0.2</td>
</tr>
<tr>
<td>Townhouse/Duplex (market rate)</td>
<td>0.2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Development</th>
<th>Units</th>
<th>Students (0.2/unit)</th>
<th>Students over Existing Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing (R-8 and R-20)</td>
<td>162</td>
<td>33</td>
<td>-</td>
</tr>
<tr>
<td>Option A (RB)</td>
<td>380</td>
<td>76</td>
<td>43</td>
</tr>
<tr>
<td>Option D (RB)</td>
<td>312</td>
<td>63</td>
<td>30</td>
</tr>
</tbody>
</table>
Seminary Road Rezoning
Inova Alexandria Hospital

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 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.
Seminary Road Rezoning

Inova Alexandria Hospital

Process – Overall Inova Schedule

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 or email the project team.

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inova.org/SeminaryRoad