

Seminary Road Rezoning

Inova Alexandria Hospital

February 17, 2021

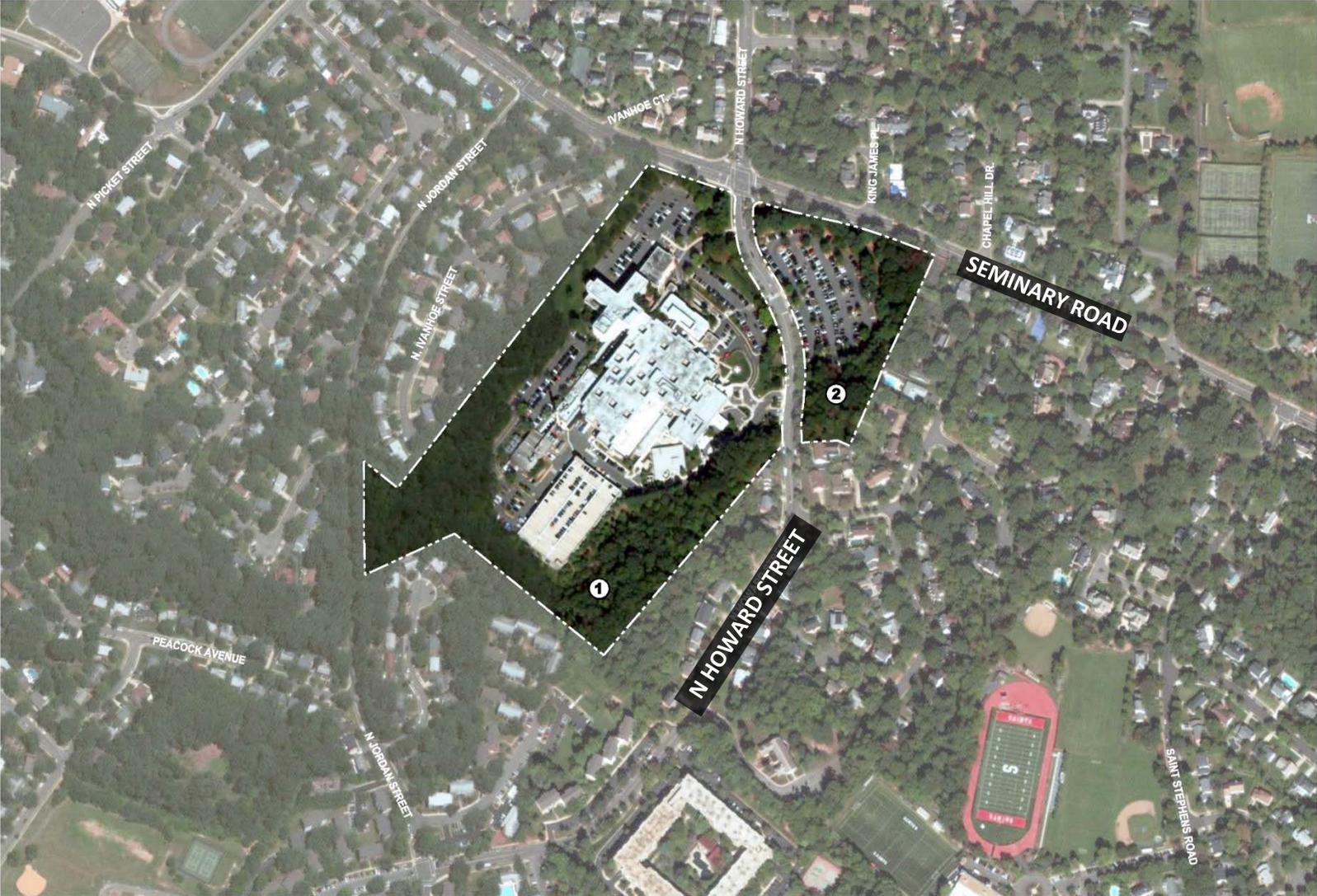
Community Meeting #2



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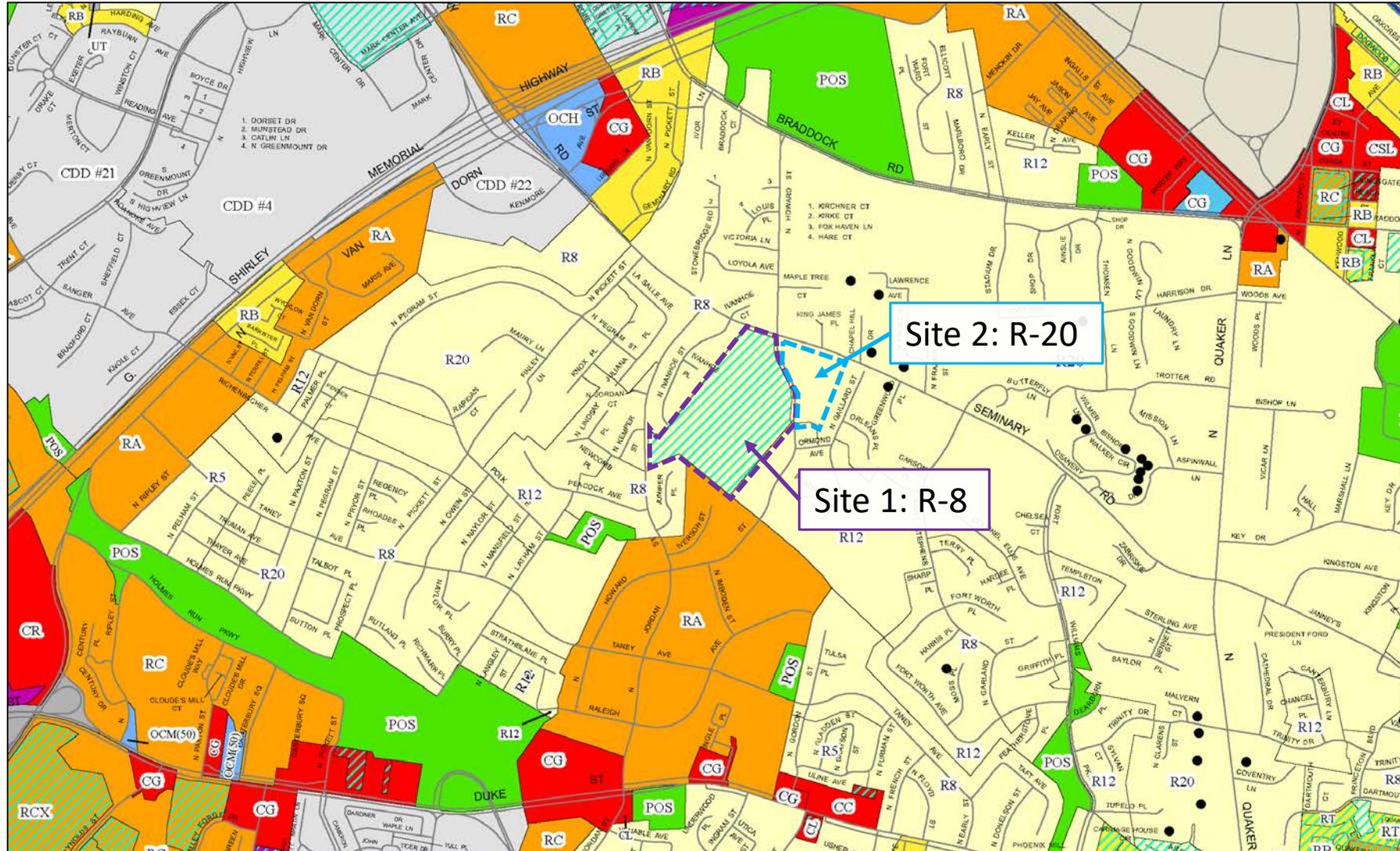
Existing Aerial



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Existing Zoning

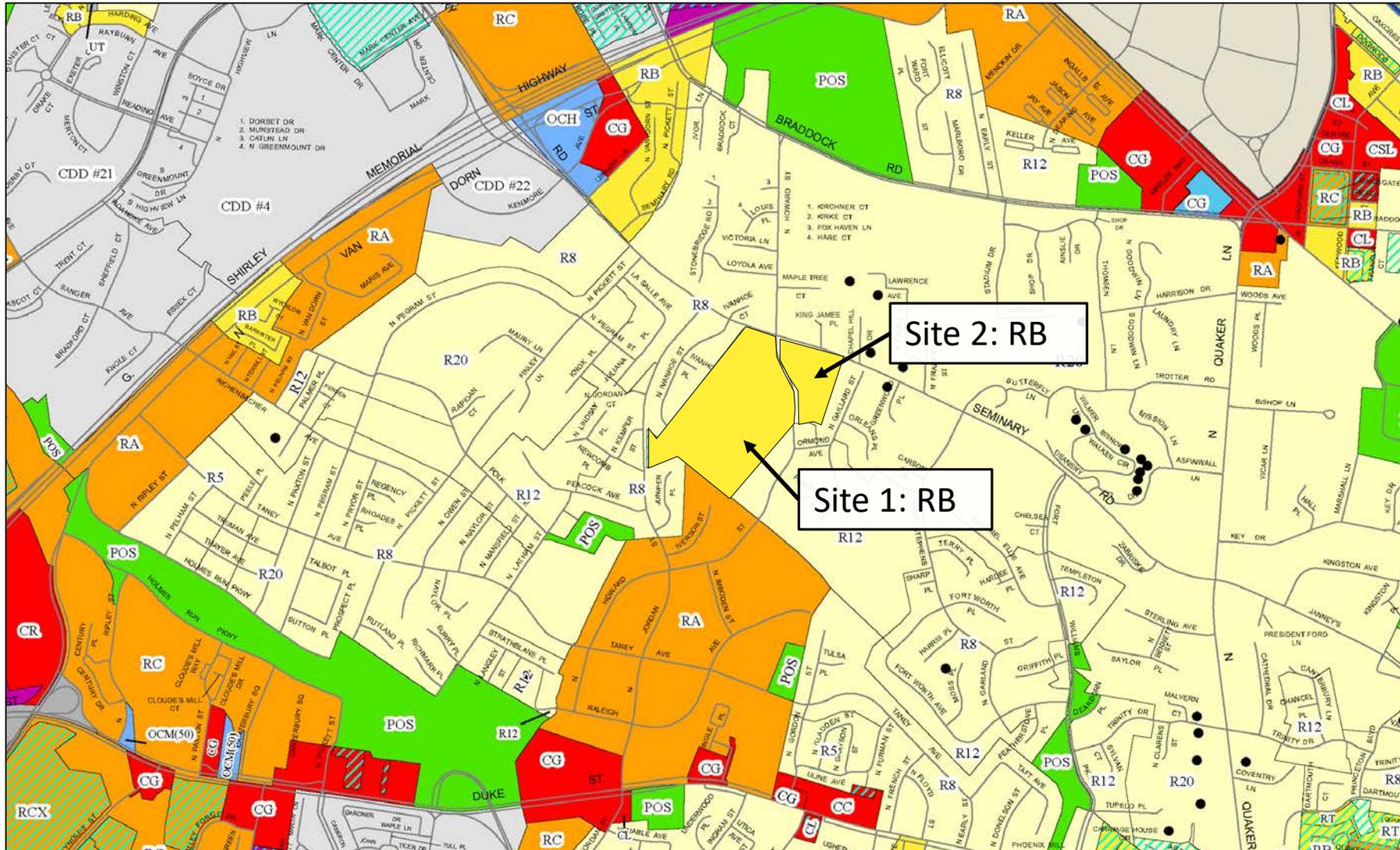


Existing Zoning

- R-20/Single Family
- R-8/Single Family

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Community Meeting #2
Proposed Zoning –
RB/Multifamily Zone

Illustrative Design Concepts for Potential RB Redevelopment

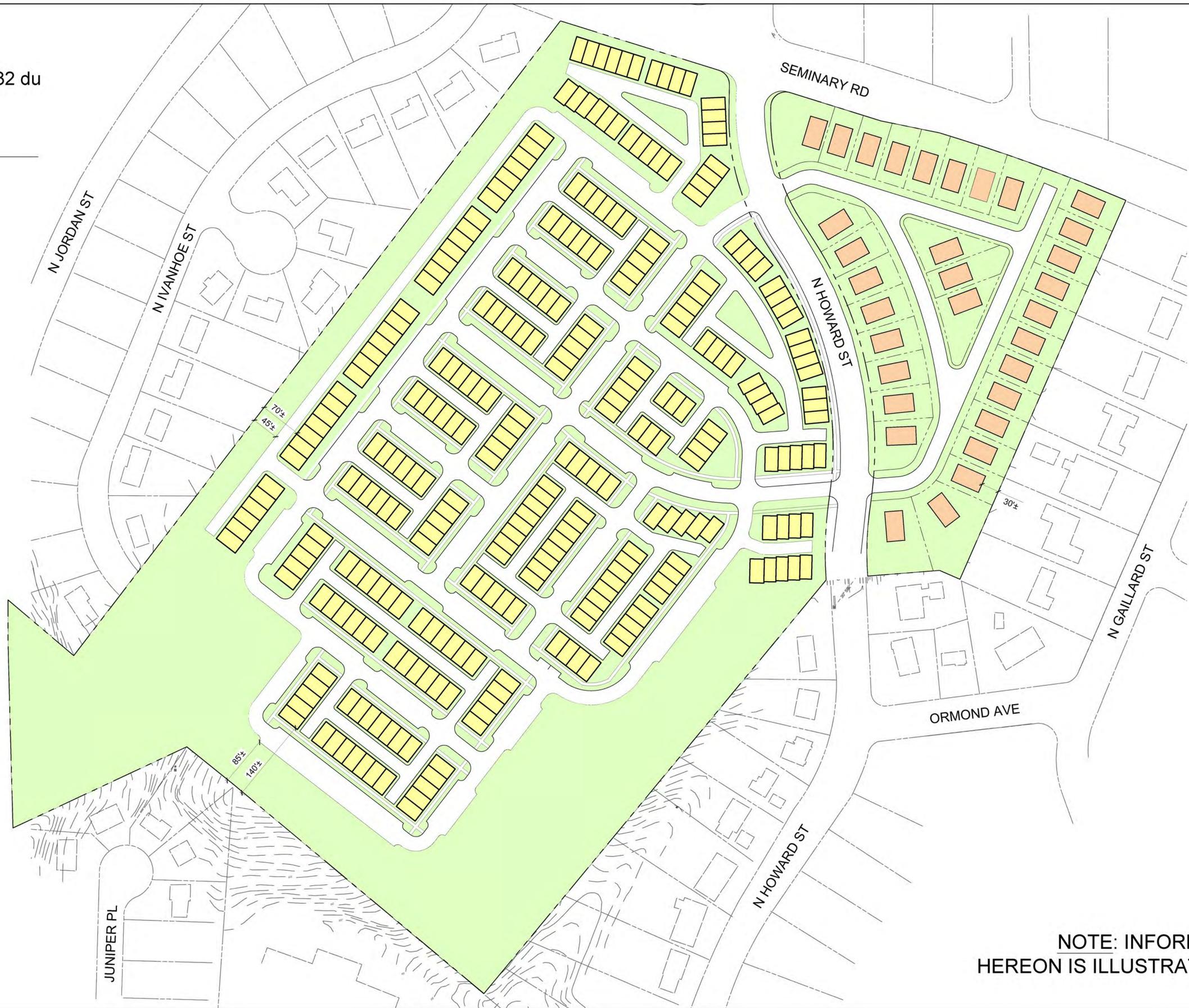
*Specific layout and design to be determined
with future DSUP application by others.

Tabulation:

Single Family Detached: 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



NOTE: INFORMATION SHOWN
HEREON IS ILLUSTRATIVE IN NATURE



Tabulation:

Single Family Detached: 53 du

Townhouse: 259 du

Total: 312 du



NOTE: INFORMATION SHOWN
HEREON IS ILLUSTRATIVE IN NATURE

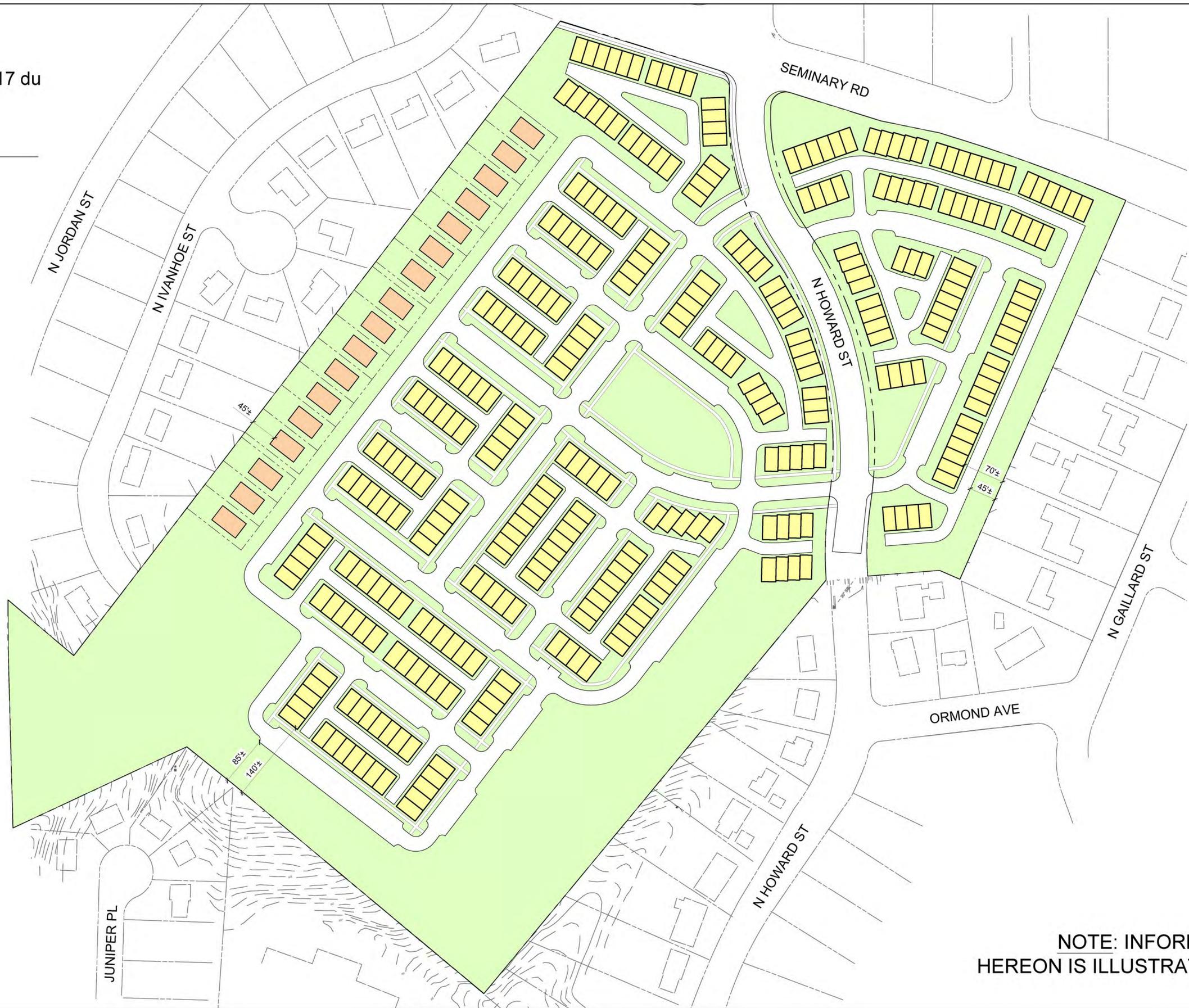


Tabulation:

Single Family Detached: 17 du

Townhouse: 333 du

Total: 350 du



NOTE: INFORMATION SHOWN
HEREON IS ILLUSTRATIVE IN NATURE



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For illustrative purposes only.



Option A – 380 units



Option B – 330 units



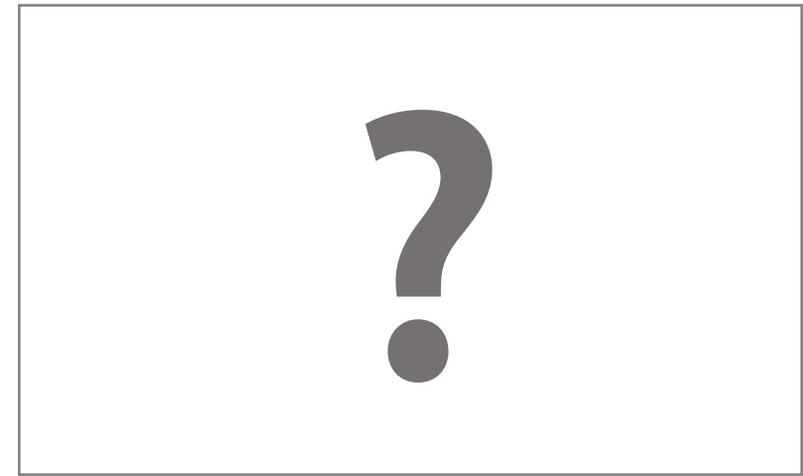
Option C – 320 units



Option D – 312 units



Option E – 350 units



Other Development Scheme

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Trip Generation

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 | | | | | | | | | | | | | |
| Single-family Detached | 53 | Dwellings | 11 | 31 | 42 | 35 | 20 | 55 | 580 | 34 | 29 | 63 | 540 |
| Townhomes | 259 | Dwellings | 23 | 64 | 87 | 67 | 43 | 110 | 1,410 | 56 | 58 | 114 | 1,272 |
| 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) |
| Single-family Detached | 0 | Dwellings | | | | | | | | | | | |
| Townhomes | 380 | Dwellings | 33 | 94 | 127 | 98 | 62 | 160 | 2,069 | 82 | 85 | 167 | 1,866 |
| 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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Alexandria City Public Schools K-12 Three Year Average Student Generation

| Type of Unit | Student Generation Rate |
|--------------------------------------|-------------------------|
| Single-Family Detached (market rate) | 0.2 |
| Townhouse/Duplex (market rate) | 0.2 |

| Proposed Development | Units | Students (0.2/unit) | 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 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 or email the project team.

seminaryroad@inova.org

inova.org/SeminaryRoad

