Seminary Road Rezoning
Inova Alexandria Hospital
May 3, 2021
Seminary Road Rezoning
Inova Alexandria Hospital

Existing Aerial
Seminary Road Rezoning
Inova Alexandria Hospital

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

Site 2: R-20
Site 1: R-8
Seminary Road Rezoning
Inova Alexandria Hospital

Proposed Rezoning
Proposed Zoning – RB/Townhouse Zone
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.
Seminary Road Rezoning

Inova Alexandria Hospital

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.
# Seminary Road Rezoning

## Inova Alexandria Hospital

## Trip Generation

Inova - Alexandria

<table>
<thead>
<tr>
<th>Site Trip Generation (1) - Peak Hour of the Adjacent Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Scenario</strong></td>
</tr>
<tr>
<td>---------------</td>
</tr>
<tr>
<td><strong>Existing Uses</strong></td>
</tr>
<tr>
<td>Hospital (3)</td>
</tr>
<tr>
<td>Clinic (4)</td>
</tr>
<tr>
<td><strong>Total Existing Trips</strong></td>
</tr>
<tr>
<td><strong>Proposed Redevelopment Options</strong></td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Redevelopment Change from Existing Uses</td>
</tr>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Redevelopment Change from Existing Uses</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.
Seminary Road Rezoning
Inova Alexandria Hospital

K-12 Student Generation

<table>
<thead>
<tr>
<th>Type of Unit (Built within last 30 years)</th>
<th>K-12 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>K-12 Students (0.2/unit)</th>
<th>K-12 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 and Master Plan Amendment Application Filing
• May 3, 2021 – Community Meeting #3
• June 1, 2021 – Planning Commission
• June 12, 2021 – City Council
Seminary Road Rezoning
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: 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
Landmark Redevelopment

Inova Alexandria Hospital