

Seminary Road Rezoning

Inova Alexandria Hospital

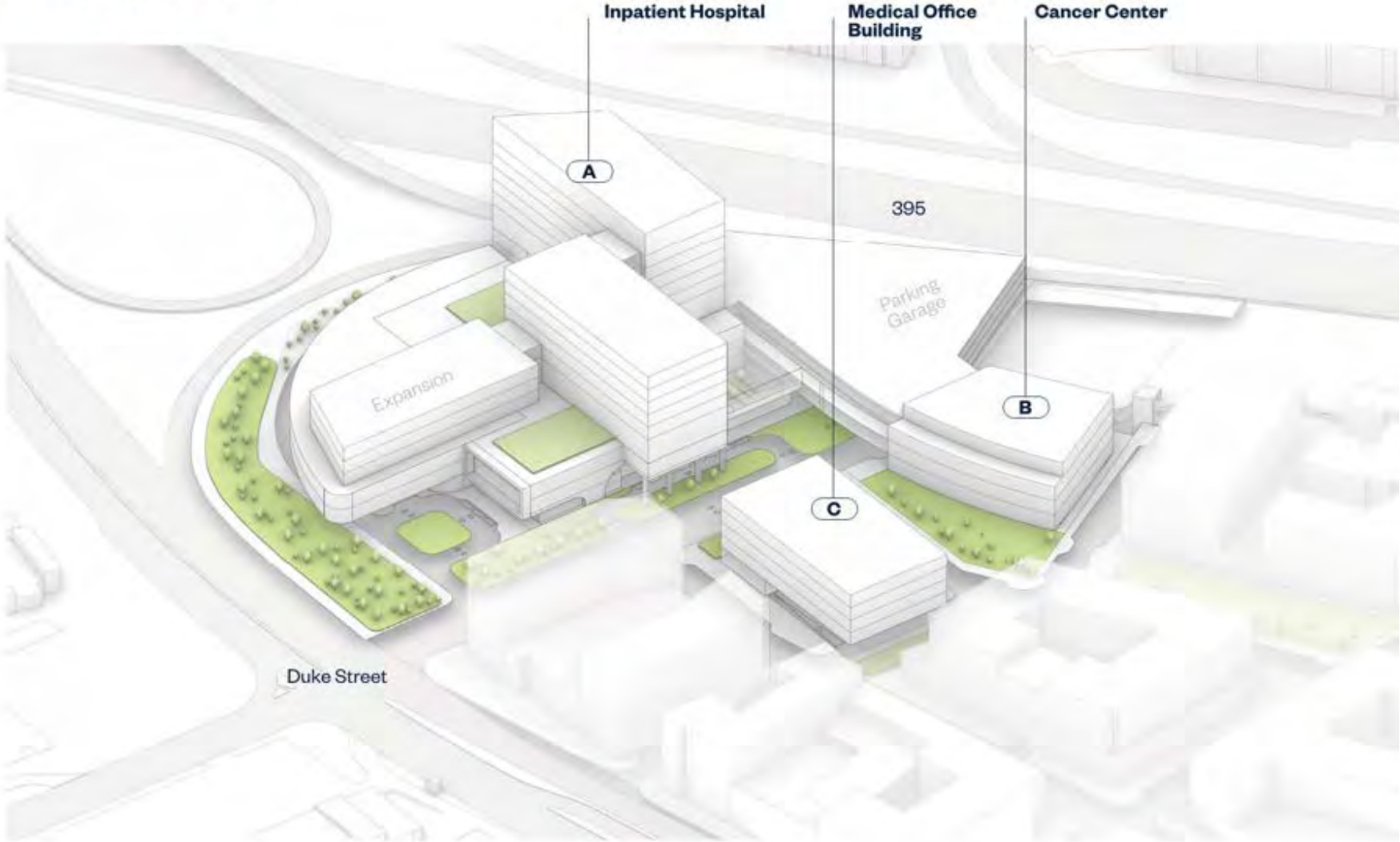
January 6, 2021



Landmark Redevelopment

Inova Alexandria Hospital

Concept Plan



Landmark Redevelopment

Inova Alexandria Hospital

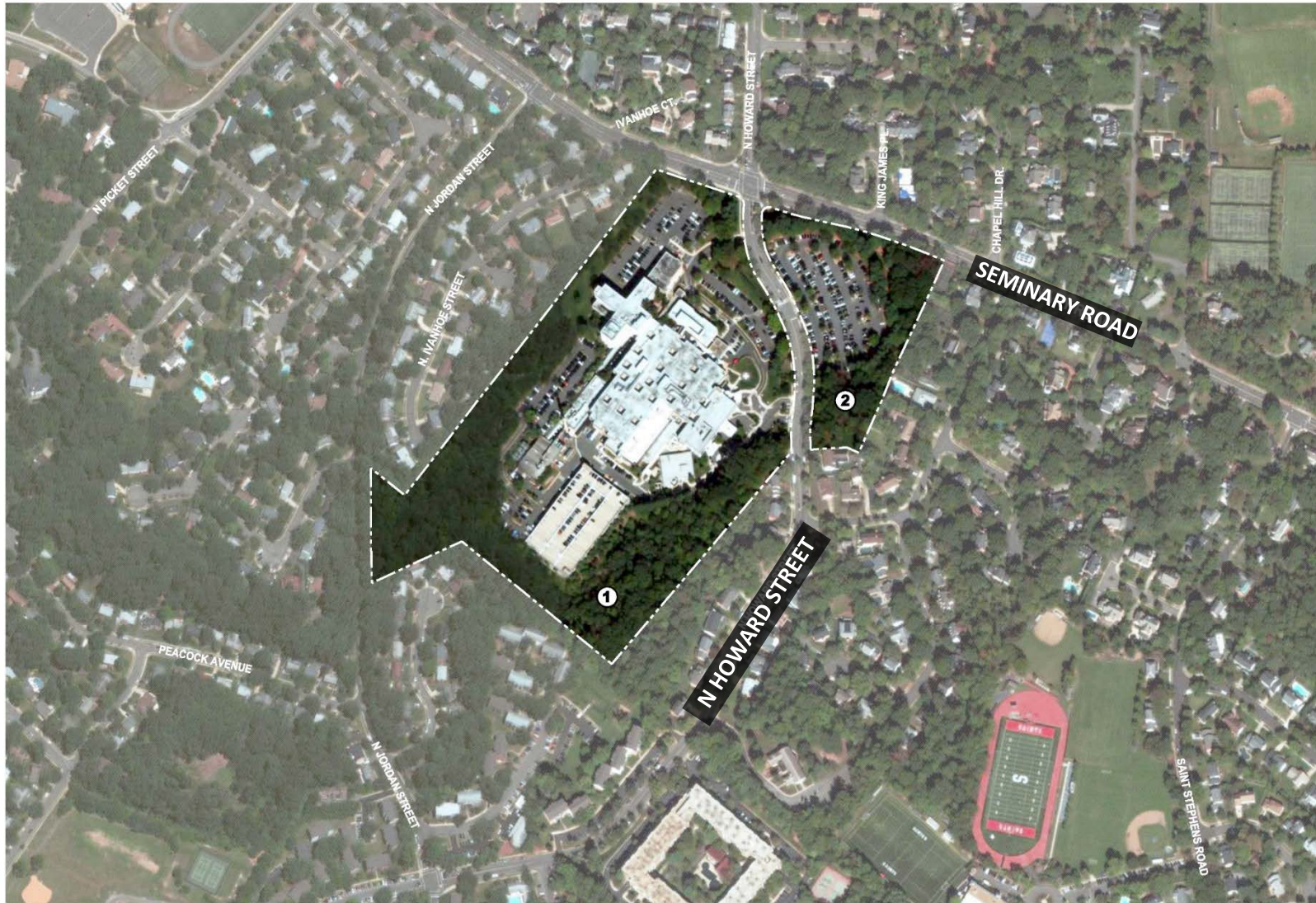
Serving the Community: A New Alexandria Hospital Complex

- 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

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Existing Aerial



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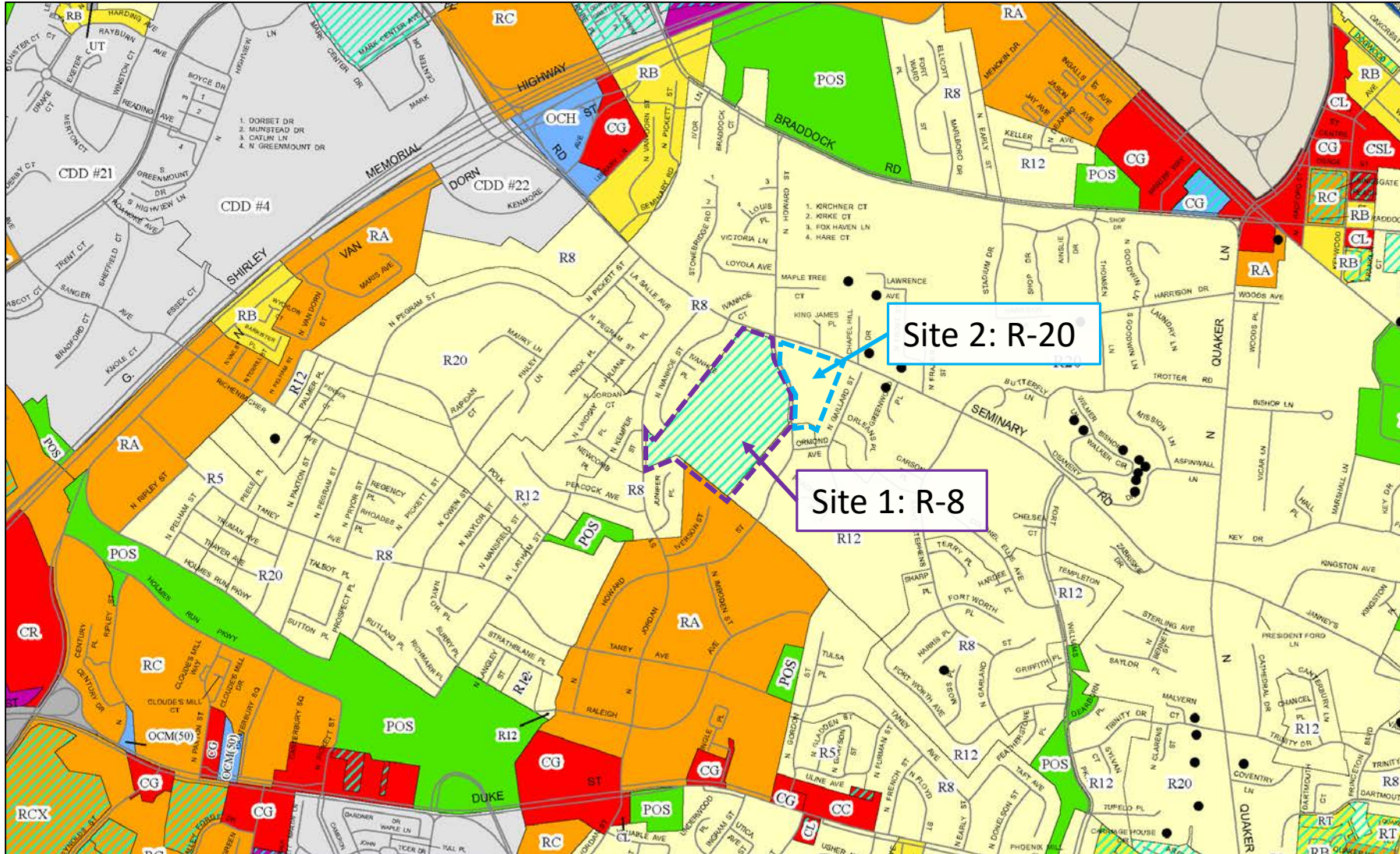
Proposed Land Use Diagram



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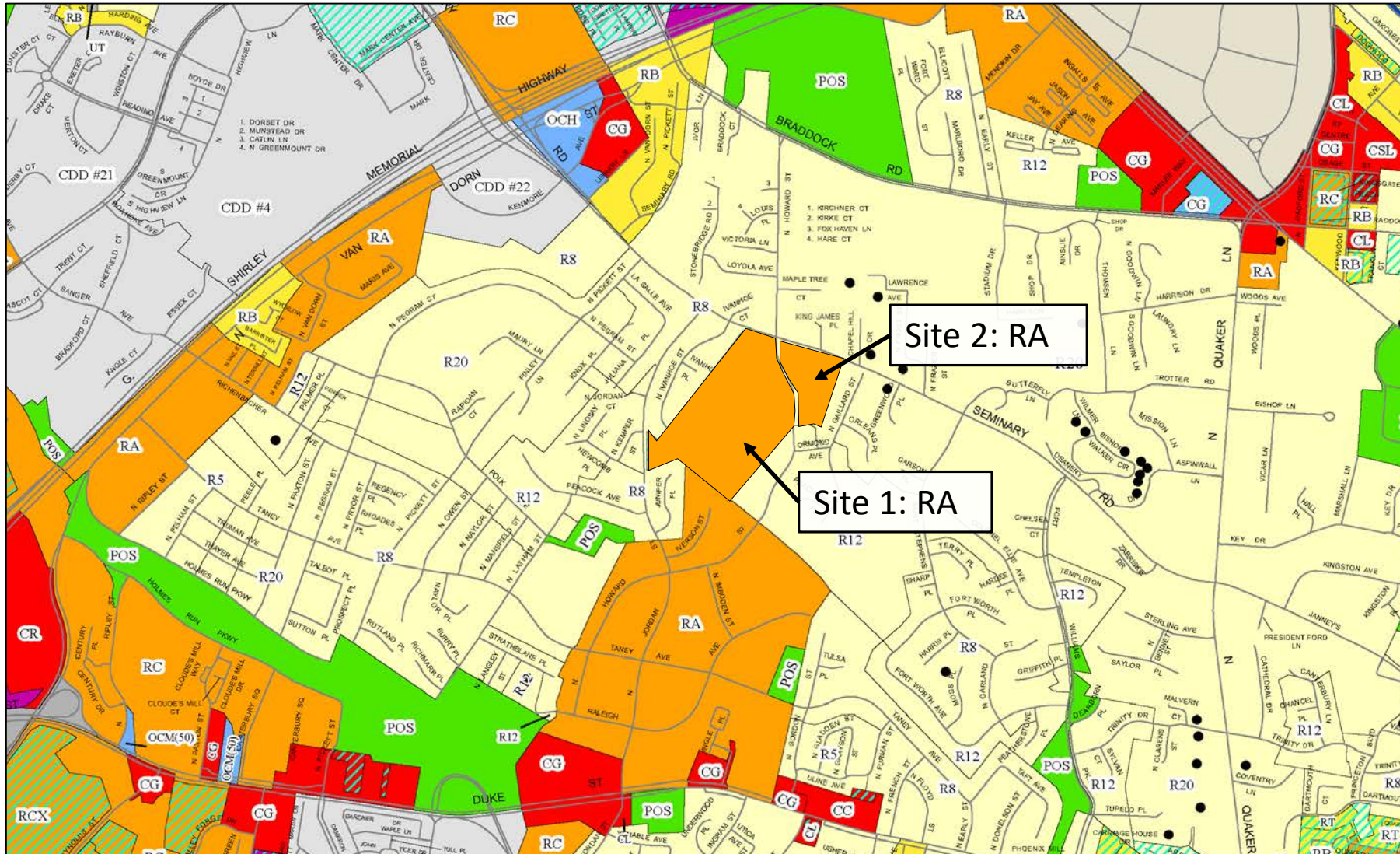
Existing Zoning



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Proposed Zoning



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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	
Existing Uses									
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
Proposed Redevelopment									
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

