



DOCKET ITEM #7
Master Plan Amendment #2021-00002
Rezoning #2021-00001
**Inova Hospital Rezoning and Master Plan Amendment – 4320
 and 4250 Seminary Road**

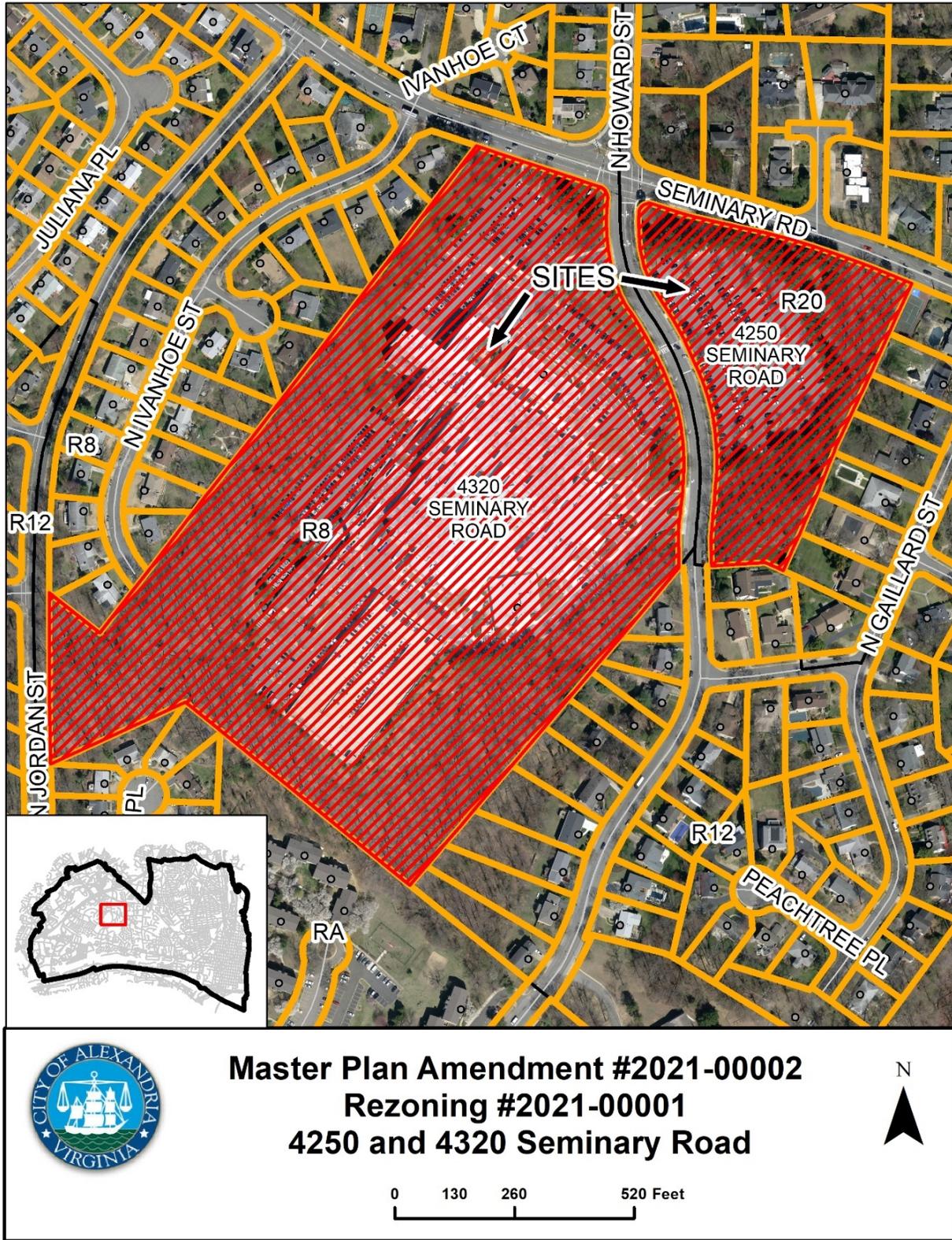
Application		
Project Name: Inova-Seminary Road Rezoning and Master Plan Amendment	PC Hearing	June 1, 2021
	CC Hearing	June 19, 2021
	Site Acreage	33.55 acres
Location: 4320 & 4250 Seminary Road	Existing Zone	R-8/Single-family with proffer and R-20/Single-family with proffer
	Proposed Zone	RB
Applicant: Inova Health Care Services, represented by M. Catharine Puskar, Attorney	Small Area Plan	Seminary Hill / Strawberry Hill
	Existing Land Use & Height	INST Institutional, 35 ft
	Proposed Land Use & Height	RM Residential Medium, 30 ft for single and two-family dwellings and 45 ft for other structures

Purpose of Application

Inova Health Care Services has submitted requests to amend the official zoning map and the Seminary Hill/Strawberry Hill Small Area Plan at 4250 Seminary Road and 4320 Seminary Road. The request for a zoning map amendment is to rezone the property from *R-20/Single-family with proffer* and *R-8/Single-family with proffer* to *RB/Townhouse*. The request for a master plan amendment includes two changes in the plan: First, to change the land use category from *INST Institutional* to *RM Residential Medium*; second, to change the recommended heights in the small area plan from 35' for all buildings to 30' for single and two-family dwellings and 45' for all other structures.

Staff Recommendation: APPROVAL

Staff Reviewers:
 Nate Baker, Urban Planner (P&Z), nathaniel.baker@alexandriava.gov
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PROJECT LOCATION MAP

I. Discussion

A. Request

The applicant, Inova Health Care Services, has submitted requests to amend the zoning map and the Seminary Hill/Strawberry Hill Small Area Plan at 4250 Seminary Road and 4320 Seminary Road. The request for a zoning map amendment is to rezone the property from *R-20/Single-family with proffer* and *R-8/Single-family with proffer* to *RB/Townhouse*. The request for a master plan amendment includes two changes in the small area plan: First, to change the land use category from *INST Institutional* to *RM Residential Medium*; second, to change the recommended heights in the small area plan from 35 feet for all buildings to 30 feet for single and two-family dwellings and 45 feet for all other structures.

B. Site Background

General Information

The hospital is located at the intersection of Seminary Road and Howard Street and is comprised of two parcels: a 27.6-acre site on the west side of Howard Street, and a 5.9-acre parcel on the east side of Howard Street. The smaller parcel is devoted entirely to parking and landscaping, while improvements on the western parcel include the hospital, emergency room, Casey Health Center, associated buildings and a parking structure, and surface parking lots. The southern and western portion of the site contain steep slopes and are primarily wooded. The hospital is generally surrounded by single-family homes to the west, north, and east of the site, and multi-family homes (Foxchase Apartments and Plaza Condominium) to the south.

Site/Hospital History

The hospital has moved several times throughout its long history. As the Alexandria Infirmary in the late 19th Century, it first occupied a site at the corner of Duke Street and South Fairfax Street, moving several times to locations throughout Old Town. It changed its name to Alexandria Hospital in 1902 and then moved to the Corner of Duke Street and Washington Street. The current facility was built at the Seminary Road location and opened in 1962.

The hospital has been in operation at this site since the early 1960s and originally opened as a 150-bed facility. It expanded during the 1970s with an increase in capacity to 518 beds. During the 1970s, approvals were granted for a nursing center, a new public health center, parking lot extensions, and the construction of a permanent parking lot on the east side of Howard Street. This expansion nearly tripled the size of the facility with the construction of an addition on the southern portion of the original building.

In the 1980s, the hospital constructed a helipad, patient services center, cancer center, surgical center, and numerous other additions to the main facility. In the 1990s, changes to the hospital included an expansion of the emergency department, construction of a new sign area, and

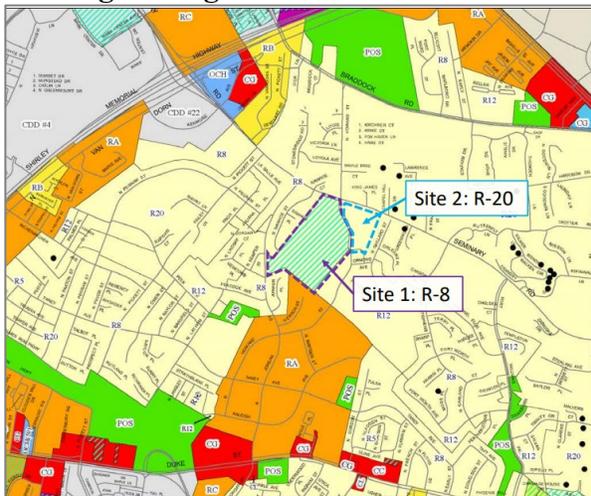
enclosure of a connection bridge within the facility. In 1997, Alexandria Hospital and Inova Health System merged and the hospital adopted its current name of Inova Alexandria Hospital. The hospital and parking structure were further expanded in the early and mid 2000s.

Inova is now proposing to relocate, expand, and modernize its hospital facilities on the Landmark site. Following a rezoning of the existing hospital site and permitting and construction of a new hospital at Landmark, Inova anticipates the sale of the existing hospital property, and application for development permits and eventual demolition of the hospital (by the new owner/developer) between 2026 and 2028. According to the applicant, residential construction would not begin before 2028 or 2029.

C. Zoning

The parcel on which the hospital currently sits is zoned R-8 with a proffer. The parcel used for parking on the east side of Howard Street is zoned R-20 with a proffer. Hospitals are not permitted uses in residential zones. However, Section 7-600 of the Zoning Ordinance allows existing hospitals which legally existed within residential zones on June 24, 1992 to continue, contingent on approval of a special use permit and findings by the City Council that the use is compatible with the development. As long as the hospital remains, it would continue to be a permitted use in the RB zone under Section 7-600. The zoning for the surrounding parcels includes RA/Multi-Family, R-8, R-12, and R-20.

Existing Zoning



Requested Zoning

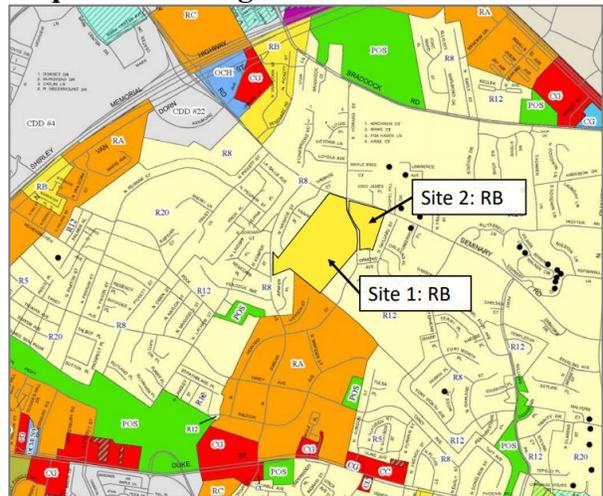


Table 1, below, compares the density and dimensional standards that apply to the two existing zones and the requested RB zone. Zones allow some flexibility regarding dimensional standards, and additional flexibility can be achieved through a special use permit. Table 2 below displays both the uses permitted by-right and the special uses that may be permitted in the RB zone.

TABLE 1: General Zoning Density and Dimensional Standards

	Existing Zones		Proposed Zone
	R8	R20	RB
Uses	SF	SF	SF, TH, 2F
Max FAR	.35	.25	.75
Lot size	8,000 sf	20,000 sf	1,980 sf [1]
Lot width	65 ft	100 ft	18 ft [2]
Private Open Space			800 sf/unit
Height	30 ft	30 ft	SF/2F: 30 ft Other: 45 ft
Front setback	30 ft	40 ft	20 ft
Side setback	8 ft	12 ft	8 ft
Rear setback	8 ft	12 ft	25 ft

[1] In the case of unusual circumstances or exceptional design, a minimum land area of 1,600 square feet for each dwelling unit may be provided if approved pursuant to a special use permit.
 [2] 26 feet for end lots and 38 feet for corner lots.

TABLE 2: Permitted Uses, RB Zoning District

Permitted Uses	Special Uses
<ul style="list-style-type: none"> • Single-family dwelling • Two-family dwelling • Townhouse dwelling • Accessory uses • Child or elder care home • Church • Home occupation • Public park • Public school • Utilities, as permitted by section 7-1200 	<ul style="list-style-type: none"> • Cemetery • Day care center • Continuum of care facility • Reserved • Nursing or convalescent home or hospice • Private school • Rooming house • Seminary, convent and monastery • Church or school parking

Existing Proffers

The hospital property was rezoned to its current zoning in 2002 to allow for the hospital’s expansion. As part of an agreement with the community, two proffers were applied to the R-8 and R-20 zones on the property. The proffers read as follows:

1. The applicant (INOVA Alexandria Hospital and including any related parties or successors in interest) shall not apply for a rezoning of the subject property (Tax Map

39.00-04-11) to the RA/Multifamily Zone or other less restrictive zone for a period of 25 years from February 23, 2002.

2. The applicant (INOVA Alexandria Hospital and including any related parties or successors in interest) shall not apply for a rezoning of the property it also owns on the east side of Howard Street (Tax Map 31.00-01-16) to the R-12/Single-family Zone or other less restrictive zone for a period of 25 years from February 23, 2002.

City Council has the authority to approve zoning map changes, including the removal of proffers, as part of a zoning application. In addition to the zoning proffers there is also a private agreement between Inova and the Seminary Hill Association that would require a future amendment between the two parties.

II. STAFF ANALYSIS

Staff recommends approval of the proposed zoning map amendment and master plan amendment. New development was anticipated to residential in the Master Plan for the site. The current residential zoning (R-8 and R-20) reflect the long-term desire for the site to be residential. The proposed zoning (RB) allows single-family houses and townhouses. The RB zone provides certainty in areas without detailed plans because it has clearly defined standards for dimensions, setbacks, open space and land uses. It is common for a development special use permit (DSUP) to accompany a rezoning application. This application is unique because there is no requested DSUP. Prior to any development occurring on the site, development proposals would be required to go through the City's development review process and involve a community outreach process for feedback from the community. Based on what the applicant has stated, it is anticipated that development proposals would likely be submitted by a future owner/developer (not Inova) in 2026-2028.

A. Master Plan Amendment

The change to the small area plan land use category from INST Institutional to RM Residential Medium meets the policy intent of the Seminary Hill/Strawberry Hill small area plan for this area to be residential (see Attachment 1). The amendment of height from 35 feet to 45 feet for townhomes is necessary for the townhouses permitted within the RB zone is generally consistent with height in the vicinity of the site (see Attachment 2).

B. Zoning Map Amendment

The proposal meets the City's Criteria for Rezoning Without a Master Plan Study for the area. The criteria, which contains five parts, were established to provide guidance for rezoning applications in locations that are not designated to undergo a small area plan update in the near future and are of a lesser scale such that the proposal would not warrant a new plan or study on its own. The project's conformance with each individual criterion is detailed below.

1. Consistency with Small Area Plan

The proposed RB zoning is consistent with the intent of the small area plan. Goals of the plan are to preserve the primarily residential Seminary Hill/Strawberry Hill area and to protect its residential neighborhoods from incompatible intensive redevelopment of adjacent commercial or industrial parcels. The RB zone would accomplish this while allowing for moderately higher residential densities than those that currently exist to the west, north, and east of the property.

2. Consistency with Type of Area

This criterion asks if the requested zone is consistent with the type of development in the surrounding area and whether the surrounding area is expected to undergo large-scale redevelopment. The surrounding area of the hospital property is not slated for significant redevelopment or encouraged for revitalization. The requested RB zone would not be inconsistent with or a departure from the other existing uses in the area.

3. Isolated Parcel

This criterion asks whether similarly situated sites in the area could request similar rezonings, possibly leading to extensive redevelopment that could be best addressed through a special planning study. The hospital property is not located within a cluster of properties holding the potential for redevelopment. It is possible that the Foxchase property to the south, currently zoned RA Multifamily, could be considered for redevelopment in the future, but it is already zoned at a higher intensity than the hospital property and would likely remain multifamily.

4. Status of Planning for the Area

There is currently no small area plan or other planning study in progress or slated to begin within the next fiscal year as documented in City Council's draft FY 2022 Long Range Planning Interdepartmental Work Program.

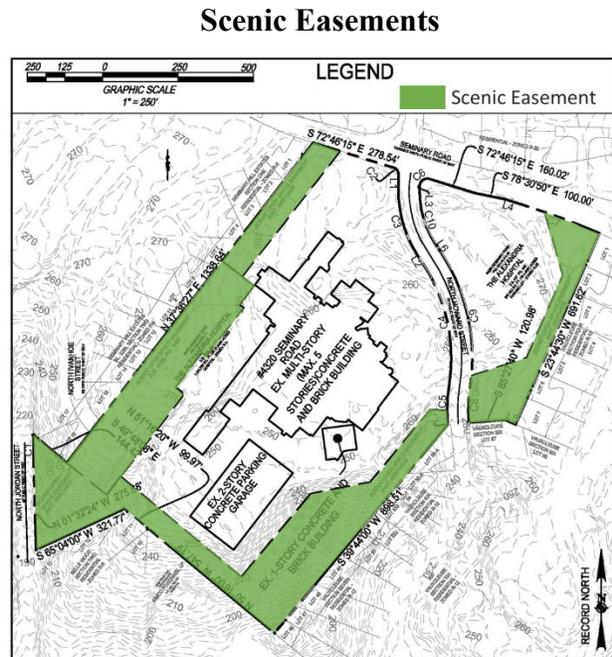
5. Application's Consistency with City Goals

The requested zone for this location is consistent with a number of City goals, including mobility, environmental, and regional housing. Full build-out under the proposed zone will both decrease vehicle trips from the current hospital use, and increase the potential number of housing units in a transit-accessible area – adjacent to existing bus stops and routes, within a mile of planned high capacity transit along Duke Street to the south and Southern Towers to the west connecting to regional Metrorail. Potential environmental benefits from the rezoning include reduction of impermeable/untreated surfaces and compliance with the City's Green Building Policy and stormwater requirements in effect at the time of redevelopment of the site. The existing site contains significant amounts of impervious surface coverage including the hospital buildings, surface parking, and parking structure.

The site’s rezoning to residential use contributes to the City’s participation in the Council of Government’s (COG) regional housing production goals. Affordable housing continues to be a top priority for the City, and as such, at the time future DSUPs for the subject sites are submitted for review, such DSUPs will provide housing contributions on their base density (e.g., the density permitted under the current zones—R8 and R20) consistent with the City’s Procedures Regarding Affordable Housing Contributions in effect at the time. In addition, a future developer could use Section 7-700 of the City’s Zoning Ordinance which allows up to 30 percent in additional residential density in exchange for affordable housing. Furthermore, the City is currently in the process of assessing a potential inclusionary zoning ordinance, which could guarantee affordable housing on the site.

C. Open Space

To buffer the hospital use and parking areas from the surrounding residential neighborhoods, two scenic/open space easements were placed on the property, first in 1987 with a subsequent easement added in 2005. The easements were established through development special use permit conditions and restrict development and the removal of trees over a certain size. The easements run along the western southern, and eastern edges of the property, including the parcel on the east side of Howard Street. The easements are temporary and expire either (1) when the hospital is demolished or (2) 50 years from the date the easements were adopted (2037 and 2055), whichever length of time is shorter. When the hospital is demolished, the easements would no longer exist on the property following the demolition. As part of the future redevelopment of the site, the RB zone will require that each lot provide a minimum of 800 sq. feet of open space for each dwelling unit. The Zoning Ordinance also requires that at least 25 percent tree canopy be provided for new developments.



D. Transportation

The proposed zoning is projected to reduce the vehicle trips by 325 vehicle trips in the AM peak hour and 253 vehicle trips in the PM Peak hour, 2,515 trips during the average weekday, 164 trips during the Saturday peak hour, and 1,191 trips during the average Saturday, compared to the existing hospital use. As such, the proposed land use does not result in an increased impact on the existing transportation network. The below table displays trip generation from three different

scenarios: the existing hospital uses, a redevelopment option with 259 townhomes and 53 single family homes, and a development scenario with 380 townhomes.

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)
Development Scenario													
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)

Notes

- (1) Trip generation based on the Institution 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



In addition to this analysis, when a development proposal is submitted in the future a detailed transportation study will be submitted for review as part of the proposed development, including future recommendations for additional infrastructure and infrastructure improvements based on the future development.

E. Sewer

The Inova hospital site is located in a basin that currently has sufficient sewer capacity. The site was modelled by the City to study potential sewer capacity impacts from redevelopment under the requested RB zone. In the scenario that full build-out occurs under the proposed RB zoning, the analysis indicates there is sufficient capacity to support the potential development with the RB zone. Both in the existing hospital use and in the modeled RB zoned residential scenario, sanitary sewer flow is at less than 50 percent of capacity of the infrastructure. Similar to the transportation study a more detailed analysis of the sewer conveyance, including potential upgrades will be required as part of the future redevelopment of the site.

F. School

The applicant for this proposal is not submitting a development application for a proposed project and is instead applying for a rezoning. Student generation estimates in this case are

therefore based on a potential maximum residential yield from the site under the proposed rezoning and using a future phased development timeline provided by the applicant. Using the applicant's timeline, it is projected that redevelopment of the site would likely be phased over five years in order to construct infrastructure and the residential units, and not anticipated to begin before 2028. Based on the proposed rezoning, the estimated student generation is 76 total students at full build-out distributed across elementary, middle, and high school and spread over the five-year period. Once an actual development application is submitted, an estimate based on the actual number and type of units will be provided as part of that review process.

This site is located within the Patrick Henry K-8 School, Francis C. Hammond Middle School and Alexandria City High School attendance areas. Per ACPS's 2019-2020 school enrollment data, these schools are over capacity. Additional students entering ACPS as a result of this development project will be considered in subsequent ACPS CIP proposals. Per School Board policy, ACPS evaluates school boundaries every five years and prior to the opening of each new school to determine if any adjustments are needed for capacity, diversity, or other reasons.

III. COMMUNITY OUTREACH

The applicant provided information on the proposed rezoning at three community meetings. Each meeting was advertised through Alexandria eNews. Meetings were hosted and conducted by the applicant on Zoom and observed by City staff. During each meeting, the applicant introduced and presented updates on the application, and answered questions from attendees. Recordings and links to the presentation are available on the applicant's project website (<https://www.inova.org/seminaryroad>). The applicant also met with the Seminary Hill Association on January 14. Community meetings were held on the following dates:

- | | |
|-----------------------------------|--|
| Community Meeting #1: January 6 | The applicant introduced the project and the anticipated timeline. The initial intent was to request a rezoning to RA/Multifamily zone. Attendees asked several questions about timing, traffic, other project details, and the zoning district and whether the applicant would consider RB. |
| Community Meeting #2: February 17 | The applicant provided project and timeline updates. The applicant shared the new intent to request a rezoning to the RB zone and displayed concept drawings of potential development scenarios. Attendees asked questions about traffic and the project timeline. |
| Community Meeting #3: May 3 | The applicant provided project timeline updates. Attendees asked questions about the ITE traffic numbers and potential future developers. |

In general, the community feedback about the project proposal has been neutral to positive. Many members of the community feel positively about the departure of the hospital while at the same time expressing some general concerns about potential traffic impacts.

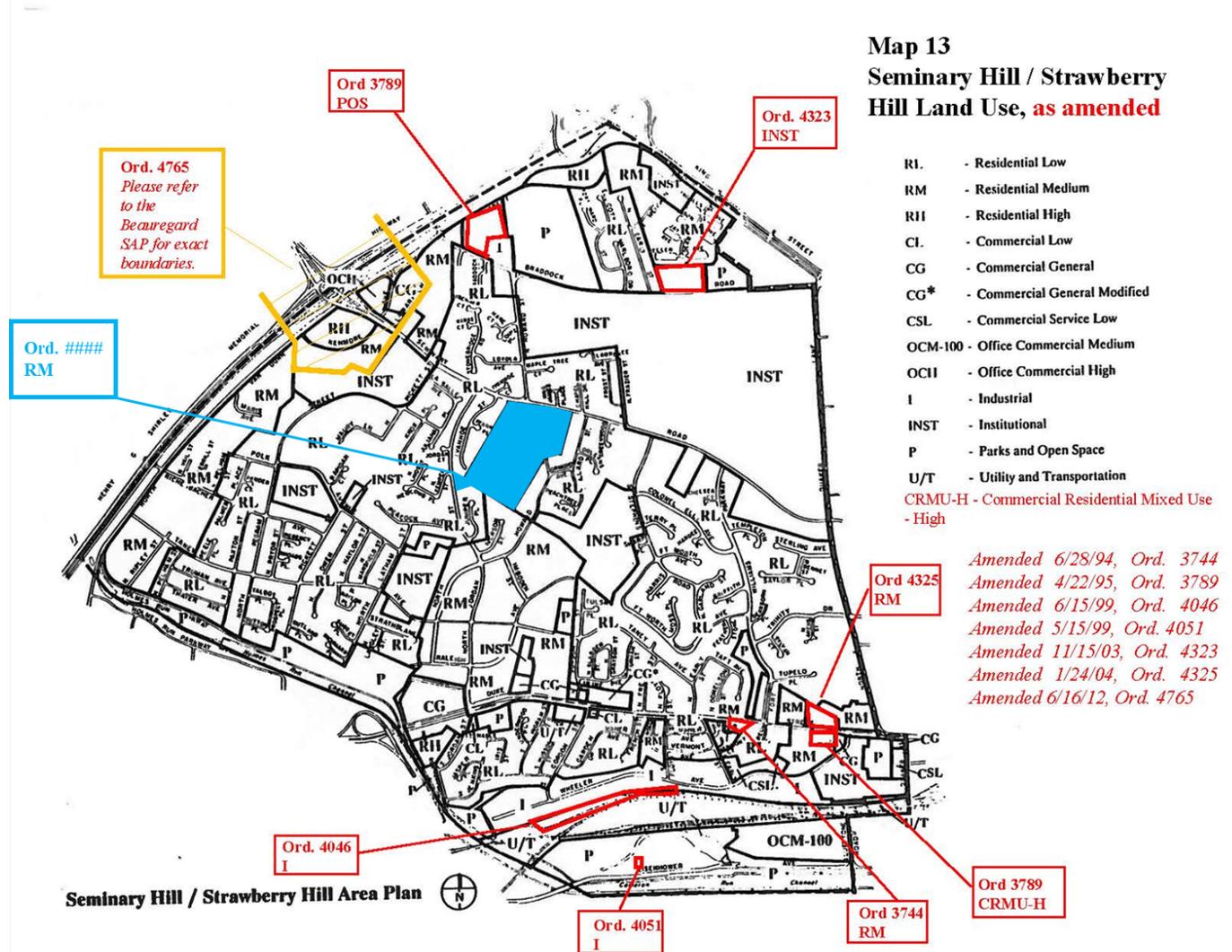
IV. CONCLUSION

Staff recommends approval of the requested zoning map amendment and the Master Plan Amendment.

V. ATTACHMENTS

1. *Seminary Hill/Strawberry Hill Land Use Map with proposed amendment*
2. *Seminary Hill/Strawberry Hill Building Heights Map with proposed amendment*
3. *Master Plan Amendment Resolution*
4. *Application*

Attachment 1 - Seminary Hill/Strawberry Hill Land Use Map with proposed amendment



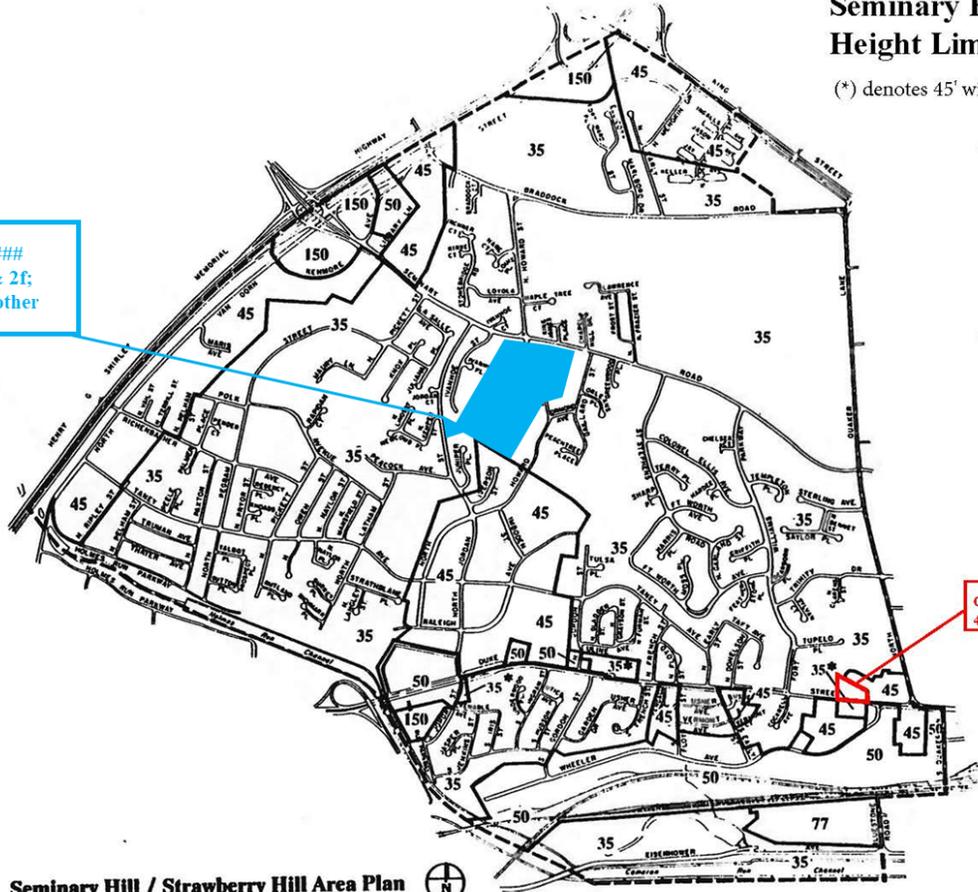
Attachment 2 - Seminary Hill/Strawberry Hill Building Heights Map with proposed amendment

Map 18
Seminary Hill/Strawberry Hill
Height Limits, as amended

(*) denotes 45' with a special use permit

Amended 1/24/04, Ord. 4325

Ord. #####
30' sf & 2f;
45' all other



Ord. 4325
45'

Seminary Hill / Strawberry Hill Area Plan

RESOLUTION NO. **MPA 2021-00002**

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, the proposed amendments will amend the **Seminary Hill/Strawberry Hill Small Area Plan** chapter of the 1992 Master Plan; and

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **June 1, 2021** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

1. The proposed amendments are necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the **Seminary Hill/Strawberry Hill Small Area Plan** sections of the City; and
2. The proposed amendments are generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the **Seminary Hill/Strawberry Hill Small Area Plan** chapter of the 1992 Master Plan; and
3. The proposed amendments show the Planning Commission's long-range recommendations for the general development of the **Seminary Hill/Strawberry Hill Small Area Plan**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendments to the **Seminary Hill/Strawberry Hill Small Area Plan** chapter of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The attached amendments to the **Seminary Hill/Strawberry Hill Small Area Plan** are hereby adopted in their entirety amending the Seminary Hill/Strawberry Hill Small Area Plan chapter of the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:

Rezoning #2021-00001
Master Plan Amendment #2021-00002
Inova Hospital Rezoning and Master Plan Amendment

- Amend Map 13: Seminary Hill/Strawberry Hill Land Use Map to reflect the land use designation for the applicable parcels as Residential Medium (RM); and
 - Amend Map 18: Seminary Hill/Strawberry Hill Height Limits Map to reflect a maximum allowable height for the applicable parcels of 30' for single and two-family dwellings and 45' for all other structures.
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the **1st day of June, 2021.**

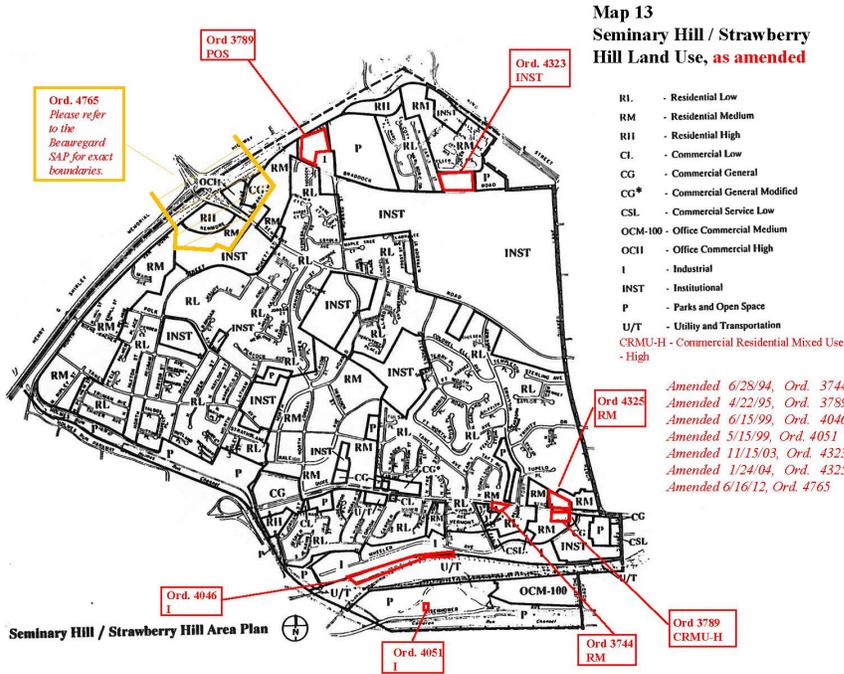
Nate Macek, Chair
Alexandria Planning Commission

ATTEST: _____
Karl Moritz, Secretary

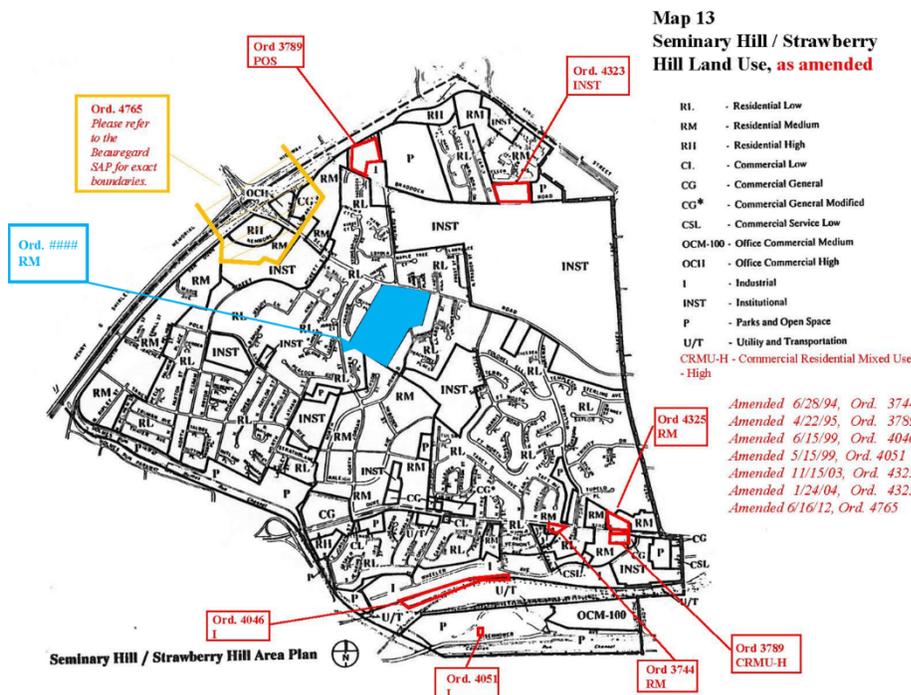
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Attachment

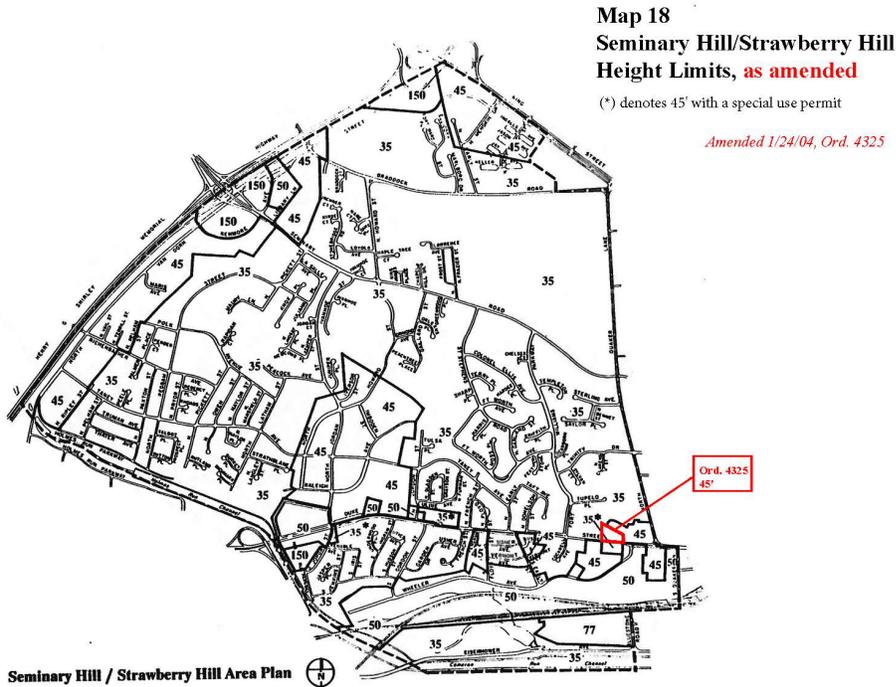
Map 13: Seminary Hill/Strawberry Hill Land Use Map, as amended



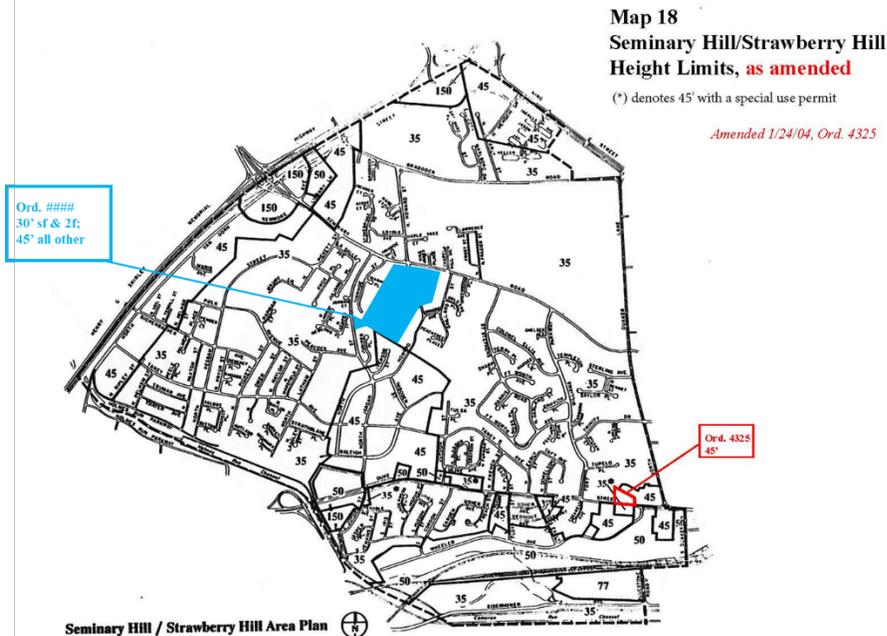
Map 13: Seminary Hill/Strawberry Hill Land Use Map, as proposed



Map 18: Seminary Hill/Strawberry Hill Height Limits Map, as amended



Map 18: Seminary Hill/Strawberry Hill Height Limits Map, as proposed



MPA # _____
REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed		Master Plan Designation Existing - Proposed		Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
	hospital	residential	institutional	residential		
1 _____ _____	_____	_____	_____	_____	_____	_____
2 _____ _____	hospital	residential	institutional	residential	_____	_____
3 _____ _____	_____	_____	_____	_____	_____	_____
4 _____ _____	_____	_____	_____	_____	_____	_____

PROPERTY OWNERSHIP

Individual Owner Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

1. Name: _____ Extent of Interest: _____
Address: _____
2. Name: _____ Extent of Interest: _____
Address: _____
3. Name: _____ Extent of Interest: _____
Address: _____
4. Name: _____ Extent of Interest: _____
Address: _____

4250 and 4320 Seminary Road
Inova Alexandria Hospital

REVISED
March 23, 2021

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies.

The Applicant requests a Master Plan Amendment to amend the land use designation from “Institutional” to “Residential Medium” and to revise the height map from 30’ to a maximum of 30’ for single and two family dwellings and maximum of 45’ for all other structures, consistent with the RB zone. The existing land use designation for the property is “Institutional.” However, the underlying zoning is single family residential, which corresponds to “Residential Low.” The surrounding properties are designated “Residential Low” and “Residential Medium.” The proposed “Residential Medium” land use designation is in character with the predominant residential land uses in the Seminary Hill/Strawberry Hill Small Area Plan. As the hospital is planning to relocate to Landmark Mall, changing the land use designation from “Institutional” to “Residential Medium” will benefit the surrounding properties by reducing the impacts of the existing hospital use. Additionally, current City policies promote the expansion of a variety of housing opportunities throughout Alexandria.

2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:

The Applicant proposes a rezoning from R-8/R-20 (single family zones) to RB (townhouse zone). The Seminary Hill/Strawberry Hill Small Area Plan states, "The predominant land use [in the Plan area] is residential with a full range of housing types and densities." Similarly, the goals of the Plan are to “preserve the primarily residential Seminary Hill/Strawberry Hill area to protect its residential neighborhoods from incompatible intensive redevelopment of adjacent commercial and industrial parcels.” The proposed rezoning to RB, which permits both townhouse and single family residential development, is in character with the surrounding residential properties, representative of the range of housing types and densities anticipated in the Plan area, and consistent with other nearby properties zoned RB.

3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.

The proposed rezoning of the existing hospital property will facilitate the removal of the existing hospital and redevelopment consistent with the RB zone. The Property is adequately served by public infrastructure. Preliminary analyses show that the residential density permitted through the rezoning will reduce impacts on traffic and sanitary sewer capacity compared to the existing hospital. Future redevelopment consistent with the RB zoning will be designed to meet current stormwater management requirements, which are much more stringent than when the hospital and subsequent additions were built. New streets, parking, and fire access will be provided with any future redevelopment plan and will be designed to meet all applicable City standards. The hospital will remain on the Property until approximately 2028 when the new hospital at Landmark Mall is completed. As such, any additional student generation would not be realized until the construction of the new residential development is complete (approximately two years after 2028) and can be accommodated at that time through renovated and planned school facilities in the West End.

4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

As part of the map amendment/rezoning application, the Applicant is requesting removal of the existing proffer in order to achieve the proposed map amendment/rezoning.

INOVA Health Care Services
8110 Gatehouse Road
Suite 200E.
Falls Church, Virginia 22042

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent/Authorization to File a Master Plan Amendment and Rezoning
Application
4250 and 4320 Seminary Road
Tax Map ID #031.03-01-16 and 039.02-04-11

Dear Mr. Moritz:

INOVA Health Care Services, as the owner of the above-referenced Property, hereby consents to the filing of a Master Plan Amendment and Rezoning Application on the Property.

INOVA Health Care Services, hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing of and representation associated with a Master Plan Amendment and Rezoning Application on the Property.

Very truly yours,

INOVA Health Care Services

By: H. Thomas McDuffie

Its: Senior Vice President

Date: March 11, 2021

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

*a non-profit corporation, the sole member is Inova Health System Foundation. Inova Health Care Services is the 100% owner of Inova Alexandria Hospital

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Same as above.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here.](#)

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

1/27/2021 H. Thomas McDuffie 

 Date Printed Name Signature

January 25, 2021

Inova Health Care Services is the 100% owner of Inova Alexandria Hospital. Inova Health System Foundation appoints the board of Inova Health Care Services Inova Health System Foundation is a non-stock, non-profit corporation.

Inova Health Care Services

Agents:

J. Stephen Jones

Stephan Motew

Alice Pope

John F. Gaul

Jennifer W. Siciliano

Michael Forehand

H. Thomas McDuffie

Johnny F. Weaver

Stacy Bell

Dominic J. Bonaiuto

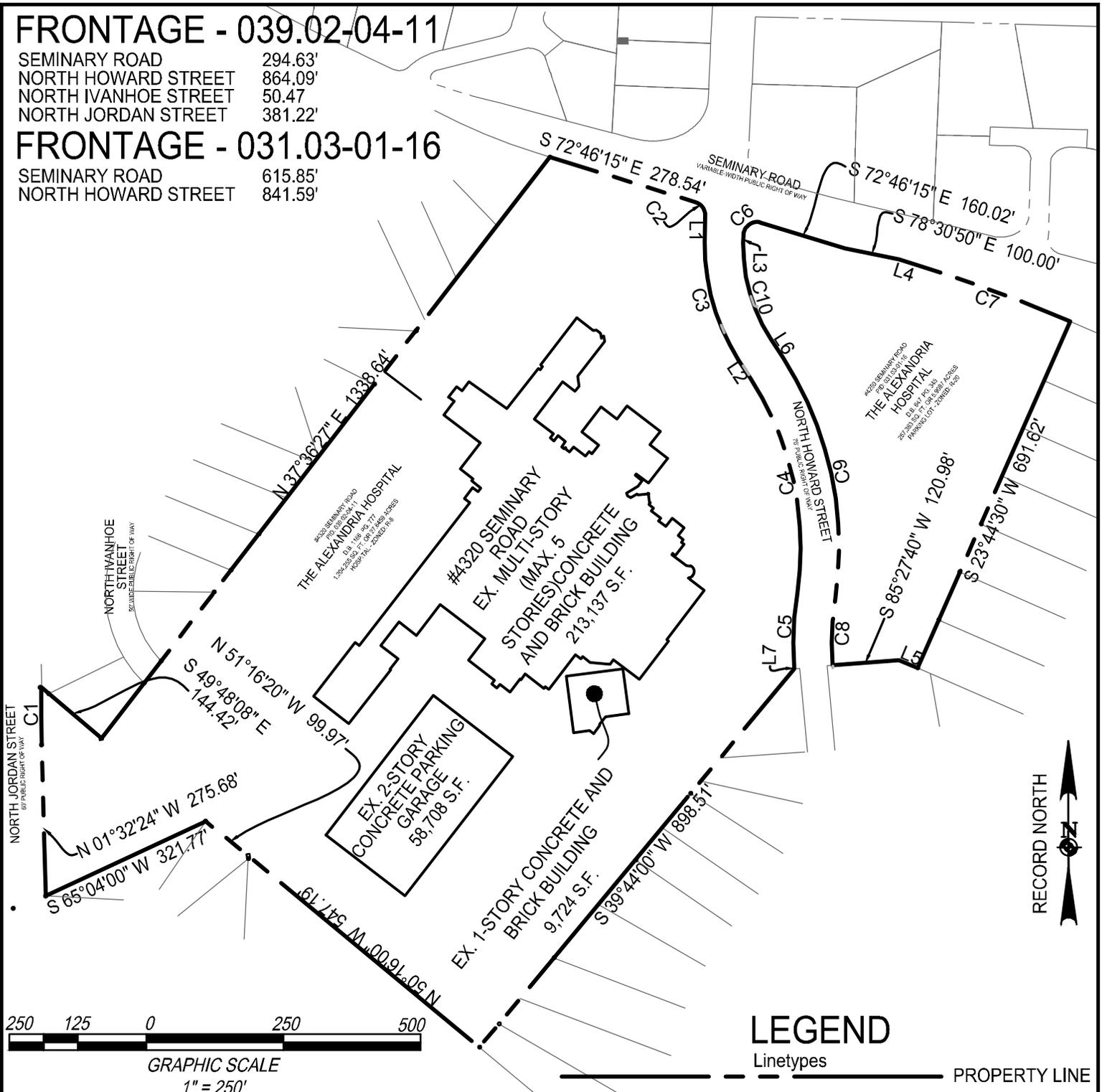
Melissa Ridy

FRONTAGE - 039.02-04-11

SEMINARY ROAD 294.63'
 NORTH HOWARD STREET 864.09'
 NORTH IVANHOE STREET 50.47'
 NORTH JORDAN STREET 381.22'

FRONTAGE - 031.03-01-16

SEMINARY ROAD 615.85'
 NORTH HOWARD STREET 841.59'



LEGEND

Linetypes PROPERTY LINE

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	2835.00'	105.54'	2°07'58"	52.78'	N 00°28'25" W	105.53'
C2	25.00'	32.17'	73°43'42"	18.75'	S 35°54'24" E	30.00'
C3	385.00'	227.65'	33°52'44"	117.26'	S 15°59'39" E	224.35'
C4	565.00'	408.58'	41°26'00"	213.68'	S 12°13'00" E	399.74'
C5	635.00'	136.87'	12°20'59"	68.70'	S 02°19'31" W	136.61'
C6	25.00'	46.37'	106°16'20"	33.34'	N 54°05'00" E	40.00'
C7	2970.00'	298.78'	5°45'50"	149.52'	S 69°53'20" E	298.65'
C8	565.00'	121.90'	12°21'43"	61.19'	N 02°19'10" E	121.67'
C9	635.00'	459.21'	41°26'02"	240.16'	N 12°13'00" W	449.27'
C10	315.00'	186.15'	33°51'33"	95.88'	N 16°00'15" W	183.45'

LINE DATA

LINE	BEARING	DISTANCE
L1	S 00°56'43" W	48.32'
L2	S 32°56'00" E	40.76'
L3	N 00°56'50" E	13.19'
L4	S 72°46'15" E	33.86'
L5	N 66°36'15" W	37.34'
L6	N 32°56'00" W	40.76'
L7	S 03°51'00" E	1.91'



christopher consultants

9900 main st suite 400 fairfax, va 22031 p 703.273.6820

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FRONTAGE MAP

INOVA HOSPITAL
 4320 & 4250 SEMINARY ROAD
 CITY OF ALEXANDRIA

DESIGN: JLH

DRAWN: JLH

CHECKED: KMW

DATE:

2021-02-04

SCALE: 1"=250'

SHEET:

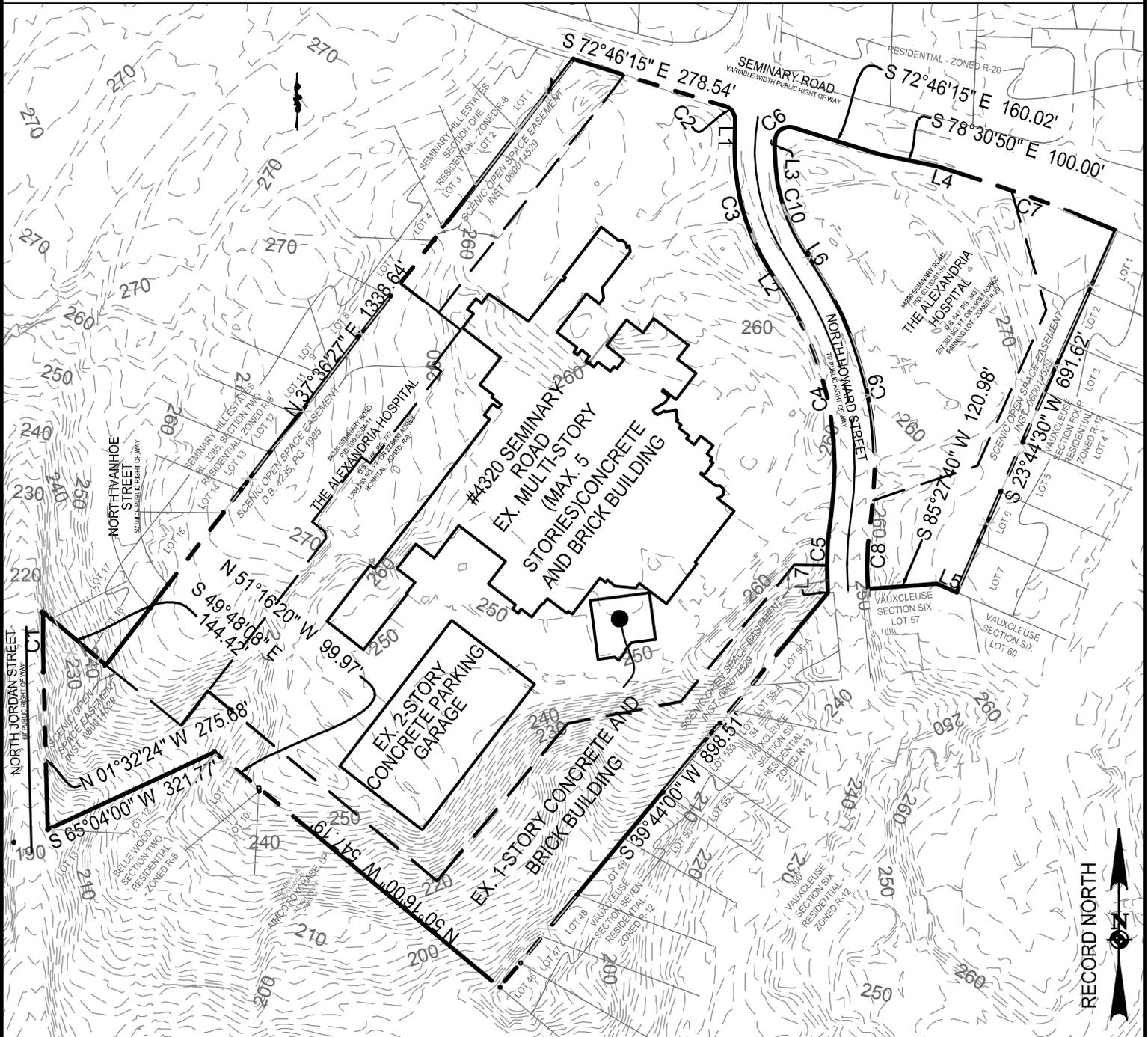
01 OF **01**



LEGEND

Linetypes

PROPERTY LINE



CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	2835.00'	105.54'	2°07'58"	52.78'	N 00°28'25" W	105.53'
C2	25.00'	32.17'	73°43'42"	18.75'	S 35°54'24" E	30.00'
C3	385.00'	227.65'	33°52'44"	117.26'	S 15°59'39" E	224.35'
C4	565.00'	408.58'	41°26'00"	213.68'	S 12°13'00" E	399.74'
C5	635.00'	136.87'	12°20'59"	68.70'	S 02°19'31" W	136.61'
C6	25.00'	46.37'	106°16'20"	33.34'	N 54°05'00" E	40.00'
C7	2970.00'	298.78'	5°45'50"	149.52'	S 69°53'20" E	298.65'
C8	565.00'	121.90'	12°21'43"	61.19'	N 02°19'10" E	121.67'
C9	635.00'	459.21'	41°26'02"	240.16'	N 12°13'00" W	449.27'
C10	315.00'	186.15'	33°51'33"	95.88'	N 16°00'15" W	183.45'

LINE DATA

LINE	BEARING	DISTANCE
L1	S 00°56'43" W	48.32'
L2	S 32°56'00" E	40.76'
L3	N 00°56'50" E	13.19'
L4	S 72°46'15" E	33.86'
L5	N 66°36'15" W	37.34'
L6	N 32°56'00" W	40.76'
L7	S 03°51'00" E	1.91'

NOTES:

- 1.) THERE IS SIGNIFICANT VEGETATION WITHIN THE EXISTING SCENIC OPEN SPACE EASEMENT.
- 1.) CONTOUR INTERVALS = 2'

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METES AND BOUNDS MAP
 INOVA HOSPITAL
4320 & 4250 SEMINARY ROAD
 CITY OF ALEXANDRIA

DESIGN: JLH
 DRAWN: JLH
 CHECKED: KMW
 DATE: 2021-02-04

SCALE: 1"=250'
 SHEET: **01** OF **01**

ALL PROPERTIES SHOWN ON THIS PLAN ARE
IN THE SEMINARY HILL/STRAWBERRY HILL SAP



GRAPHIC SCALE
1" = 350'

RECORD NORTH



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9900 main st suite 400 fairfax, va 22031

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VICINITY MAP
INOVA HOSPITAL
4320 & 4250 SEMINARY ROAD
CITY OF ALEXANDRIA

DESIGN: JLH

DRAWN: JLH

CHECKED: KMW

DATE:

2021-02-04

SCALE: 1"=350'

SHEET:

01 OF 01



Description of
East Parcel
Being
Tax Map Parcel #031.03-01-16
The Alexandria Hospital
Deed Book 647, Page 345
City of Alexandria, Virginia
February 1, 2021

Beginning at a point on the southerly right-of-way line of Seminary Road, a variable width public right of way, said point being a corner common with Lot 1, Vauxcluse, Section 4, and said point being the northeast corner of the herein described property;

Thence, departing the southerly right of way line of Seminary Road and with the westerly line of said Vauxcluse, Section 4, S 23°44'30" W a distance of 691.62 feet to a point in the northerly line of Lot 57, Section 6, Vauxcluse;

Thence, departing Vauxcluse, Section 4 and with said Lot 57 the following 2 (two) courses and distances:

1. N 66°36'15" W a distance of 37.34 feet to a point;
2. S 85°27'40" W a distance of 120.98 feet to a point in the easterly right of way line of North Howard Street, a 60 foot wide public right of way;

Thence, departing Vauxcluse, Section 6, Lot 57, and with said right of way line of North Howard Street, 121.90 feet along the arc of a curve to the right having a radius of 565.00 feet, a delta of 12°21'43", a chord bearing of N 02°19'10" E, and a chord distance of 121.67 feet to a point;

Thence, 459.21 feet along the arc of a curve to the left having a radius of 635.00 feet, a delta of 41°26'02", a chord bearing of N 12°13'00" W, and a chord distance of 449.27 feet to a point;

Thence, N 32°56'00" W a distance of 40.76 feet to a point;

Thence, 186.15 feet along the arc of a curve to the right having a radius of 315.00 feet, a delta of 33°51'33", a chord bearing of N 16°00'15" W, and a chord distance of 183.45 feet to a point;

Thence, N 00°56'50" E a distance of 13.19 feet to a point;

Thence, 46.37 feet along the arc of a curve to the right having a radius of 25.00 feet, a delta of 106°16'20", a chord bearing of N54°05'00" E, and a chord distance of 40.00' to a point in the southerly right of way line of the aforementioned Seminary Road;

Thence, departing the easterly right of way line of North Howard Street and with said right of way line of Seminary Road the following 3 (three) courses and distances:

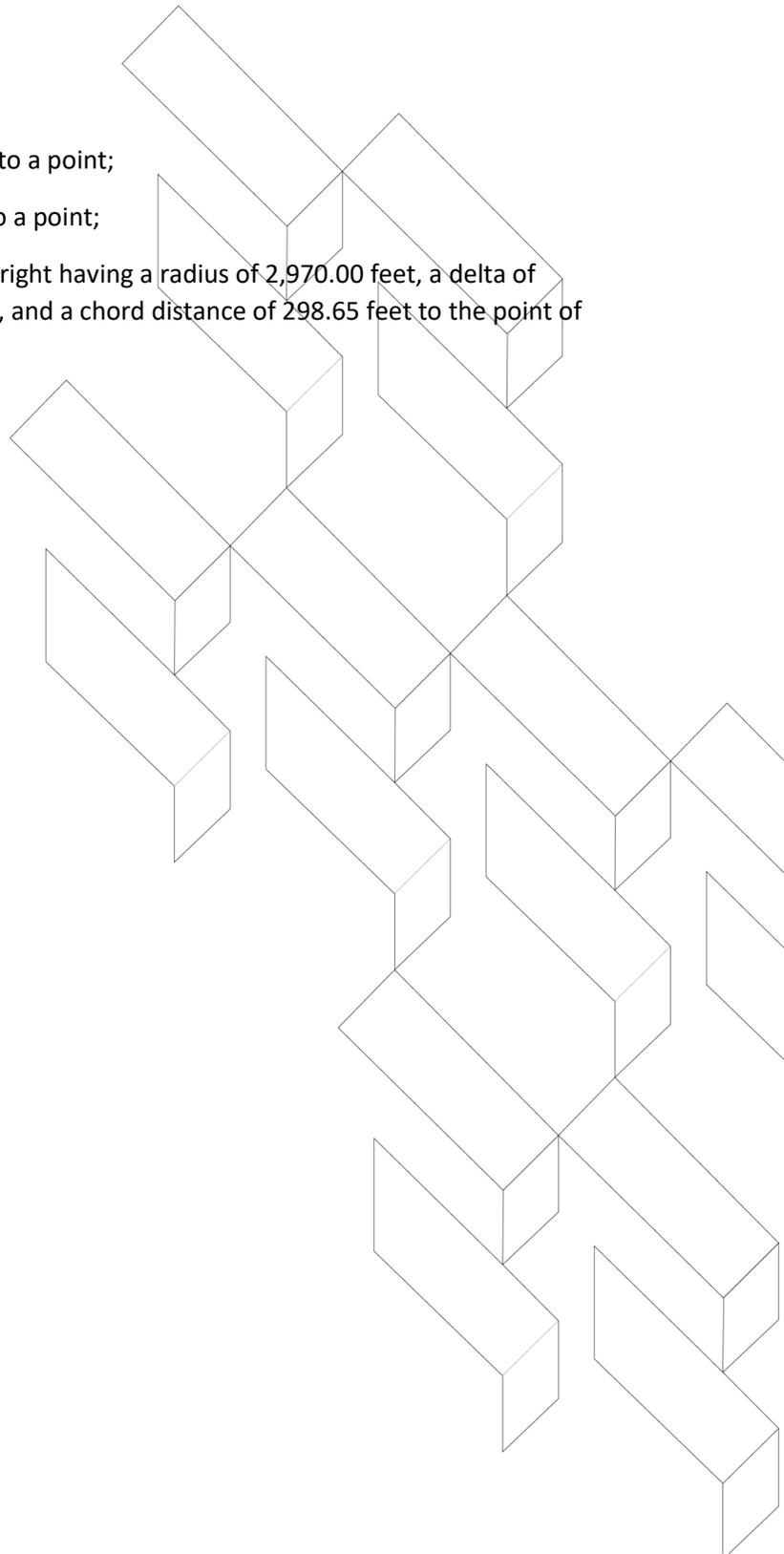
1. S 72°46'15" E a distance of 160.02 feet to a point;

2. S 78°30'50" E a distance of 100.00 feet to a point;

3. S 72°46'15" E a distance of 33.86 feet to a point;

Thence, 298.78 feet along the arc of a curve to the right having a radius of 2,970.00 feet, a delta of 05°45'50", a chord bearing of S 69°53'20" E, and a chord distance of 298.65 feet to the point of beginning.

Containing 257,383 square feet, or 5.9087 acres.



Description of
West Parcel
Being

Tax Parcel #039.02-04-11
The Alexandria Hospital
Deed Book 1166, Page 777
City of Alexandria, Virginia
February 1, 2021

Beginning at a point in the southerly right of way line of Seminary Road, a variable width public right-of-way, said point being a corner common with Lot 1, Section 1, Seminary Hills Estates, and said point being the northwest corner of the herein described property;

Thence, with the said right of way line of Seminary Road, S 72°46'15" E a distance of 278.54 feet to a point on the westerly right of way line of North Howard Street, a 70 foot wide public right of way.

Thence, departing the southerly right of way line of Seminary Road and with the said westerly right of way line of North Howard Street, 32.17 feet along the arc of a curve to the right having a radius of 25.00 feet, a delta of 73°43'42", a chord bearing of S 35°54'24" E and a chord distance of 30.00 feet to a point;

Thence, S 00°56'43" W a distance of 48.32 feet to a point.

Thence, 227.65 feet along the arc of a curve to the left having a radius of 385.00 feet, a delta of 33°52'44", a chord bearing of S 15 59'39" E and a chord distance of 224.35 feet to a point;

Thence, S 32°56'00" E a distance of 40.76 feet to a point;

Thence, 408.58 feet along the arc of a curve to the right having a radius of 565.00 feet, a delta of 41°26'00", a chord bearing of S 12°13'00" E and a chord distance of 399.74 feet to a point;

Thence, 136.87 feet along the arc of a curve to the left having a radius of 635.00 feet, a delta of 12°20'59", a chord bearing of S 02°19'31" W and a chord distance of 136.61 feet to a point;

Thence, S 03°51'00" E a distance of 1.91 feet to a point, a corner common to Lot 56-A, Vauxcluse, Section 6;

Thence, with the westerly lines of Vauxcluse, Sections 6 & 7, S 39°44'00" W a distance of 898.51 feet to a point in the northerly line of the property of Aimco Foxchase, LP;

Thence, departing Vauxcluse, Section 7 and with said northerly line of Aimco Foxchase, LP, N 50°16'00" W a distance of 547.19 feet to a point in the northerly line of Belle Wood, Section 2, Lot 11;

Thence, departing Aimco Foxchase and with said Belle Wood, Section 2 the following 2 (two) courses and distances:

1. N 51°16'20" W a distance of 99.97 feet to a point;
2. S 65°04'00" W a distance of 321.77 feet to a point in the easterly right of way line of North Jordan Street, a 60 foot wide public right of way;

Thence, departing Belle Wood, Section 2 and with the said right of way line of North Jordan Street N 01°32'24" W a distance of 275.68 to a point;

Thence, 105.54 feet along the arc of a curve to the right having a radius of 2,835.00 feet, a delta of 02°07'58", a chord bearing of N 00°28'25" W and a chord distance of 105.53 feet to a point, a corner common with Lot 17, Block 3285, Section 2, Seminary Hill Estates;

Thence, continuing with North Jordan Street, and thence with Block 3285, Section 2, Seminary Hill Estates, and thence with Seminary Hill Estates, Section 1, the following 2 (two) courses:

1. S 49°48'08" E a distance of 144.42 feet to a point;
2. N 37°36'27" E a distance of 1,338.64 feet to the point of beginning.

Containing 1,204,255 square feet, or 27.6459 acres, more or less.