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 Nathan Randall, Urban Planner (P&Z), nathan.randall@alexandriava.gov Katherine Carraway, Urban Planner (P&Z), katherine.carraway@alexandriava.gov Erin Bevis-Carver, Acting Division Chief (T&ES), erin.beviscarver@alexandriava.gov Ryan Knight, Civil Engineer (Traffic Engineering), ryan.knight@alexandriava.gov Jeffrey Farner, Deputy Director (P&Z), jeffrey.farner@alexandriava.gov Carrie Beach, Division Chief, (P&Z), carrie.beach@alexandriava.gov Karl Moritz, Director, (P&Z), karl.moritz@alexandriava.gov

CITY COUNCIL ACTION, JUNE 19, 2021: City Council approved the Planning Commission recommendation.

PLANNING COMMISSION ACTION, JUNE 1, 2021:
On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to adopt a resolution recommending approval of the Master Plan Amendment #2021-00002. The motion carried on a vote of 5 to 1 (Commissioner Brown voting against and Chair Macek recused).

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of REZ#2021-00001 with the proposed proffer, provided as Attachment . The motion carried on a vote of 5 to 1 (Commissioner Brown voting against and Chair Macek recused).

Reason: The Planning Commission agreed with the staff analysis that RB is an appropriate zoning district to apply to the site.

Commissioner Brown expressed support of the RB zone as suitable for the site, however he disagreed with the process of combining the rezoning and the master plan amendment in this application and stated his desire for a community planning process for the master plan amendment to address topics such as open space, access, and affordable housing prior to rezoning of the site.

Commissioner Koenig expressed the importance that future development be subject to a Development Special Use Permit (DSUP) to ensure discretion of future development review applications. He also stated the importance of open space and affordable housing in future development on the site.

Commissioner McMahon expressed support for RB zoning as a minimum acceptable change on the site and also expressed the importance that future development be subject to a DSUP.

Commissioner Lyle stated her support for RB zoning and the proffer.

Commissioner Goebel expressed strong support for the application.

Commissioners supported the addition of a draft proffer (Attachment 3) proposed by the applicant during the meeting. The proposed proffer would require that future development on the site be subject to a Cluster DSUP, thus allowing for discretion as part of a future development review process.

Several commissioners voiced interest in conducting a future community planning process to further study development options on the site, particularly to study ways of incorporating affordable housing.

Speakers:
Maria Garcia, representing Tenants and Workers United, expressed the desire for affordable rental housing that would be accessible to low wealth residents.

James Allgood, resident, expressed concern over the rezoning and voiced the desire to maintain the current zoning of the site to make it more consistent with the surrounding single-family neighborhoods. Mr. Allgood also expressed that he felt that community outreach should have been conducted by the City to better understand the concerns of the neighborhood.

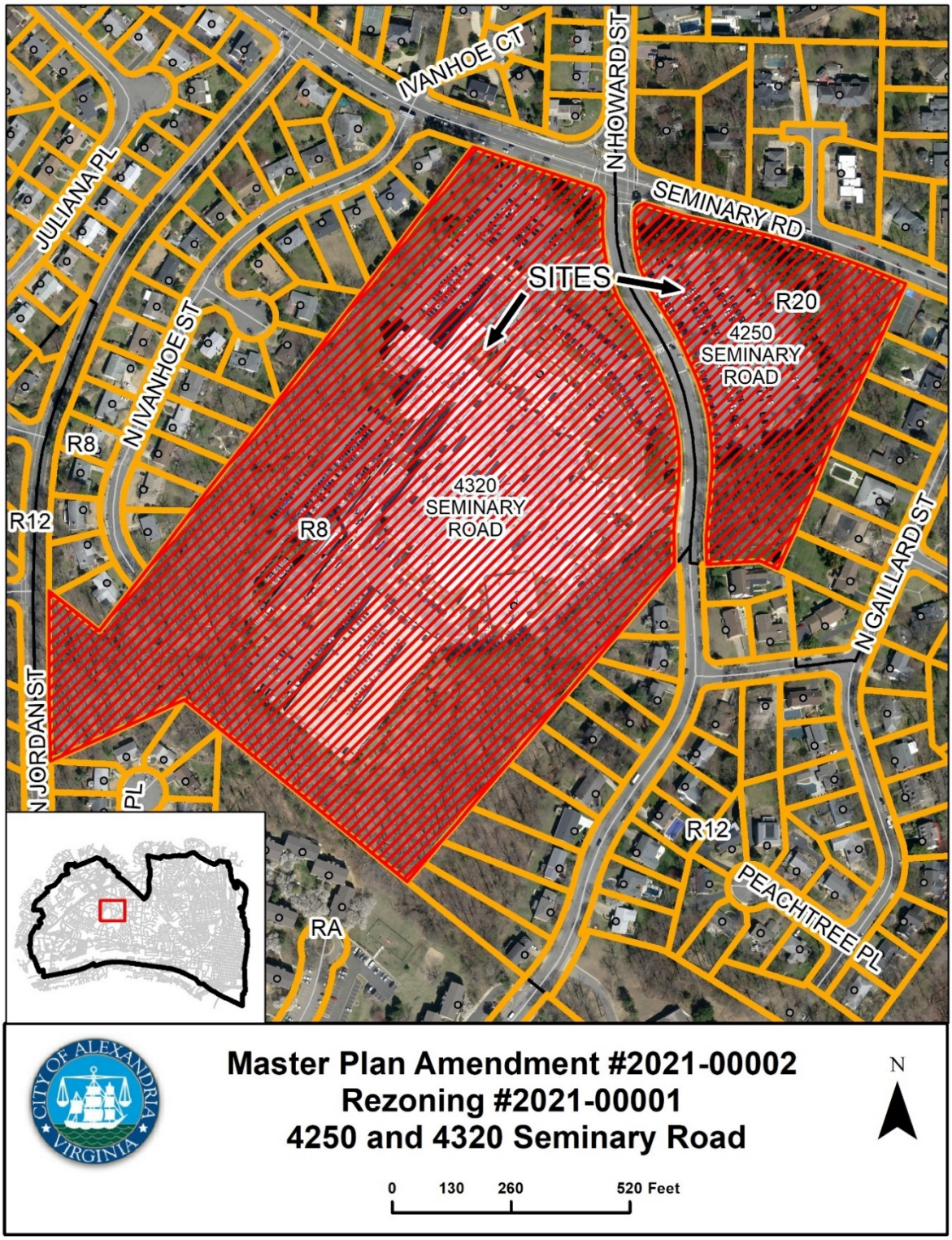
Kevin Brady, resident, encouraged denial of the rezoning and expressed concern about a lack of required affordable housing.

Zachary DesJardins, resident, encouraged the denial of the rezoning and discussed concern over the potential racially exclusionary nature of single-family homes and townhomes. He also expressed concern about a lack of required affordable housing.

Andrew Macdonald, resident, encouraged delaying the rezoning and expressed concern over the potential loss of the existing green space on the site. Mr. Macdonald discussed the desire to protect the land within the existing scenic easement from future development.

Jack Sullivan, resident, expressed concern over the potential that Ivanhoe Street be extended to connect to any future development on the site.

PROJECT LOCATION MAP



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. 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

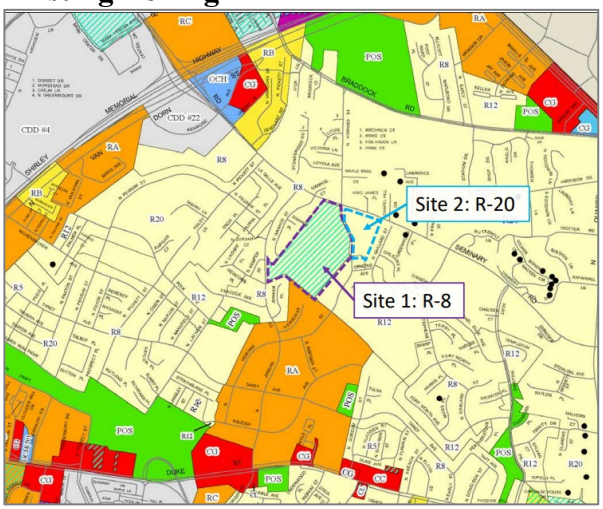
Health System merged and the hospital adopted its current name of Inova Alexandria Hospital. The hospital and parking structure were further expanded in the early and mid 2000s.

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

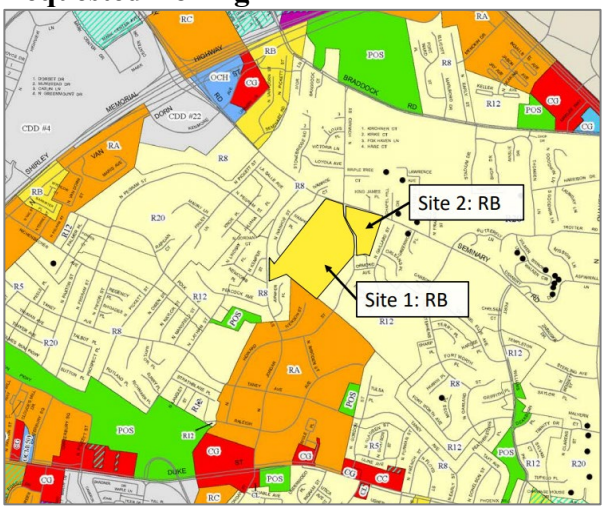


Table 1, below, compares the density and dimensional standards that apply to the two existing zones and the requested RB zone. Zones allow some flexibility regarding dimensional standards, and additional flexibility can be achieved through a special use permit. Table 2 below displays both the uses permitted 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	1:2 (8 ft min)	1:2 (12 ft min)	1:3 (8 ft min) [3]
Rear setback	1:1 (8 ft min)	1:1 (12 ft min)	1:1 (8 ft min)

[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.
[3] 1:3 side yard setback ratio for single-family and two-family dwellings and townhouse end lots
NOTE: This table is intended to generally illustrate current standards in the Zoning Ordinance. For more detail and information, please refer directly to the Zoning Ordinance.

TABLE 2: Permitted Uses, RB Zoning District

Permitted Uses	Special Uses
• 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	• 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

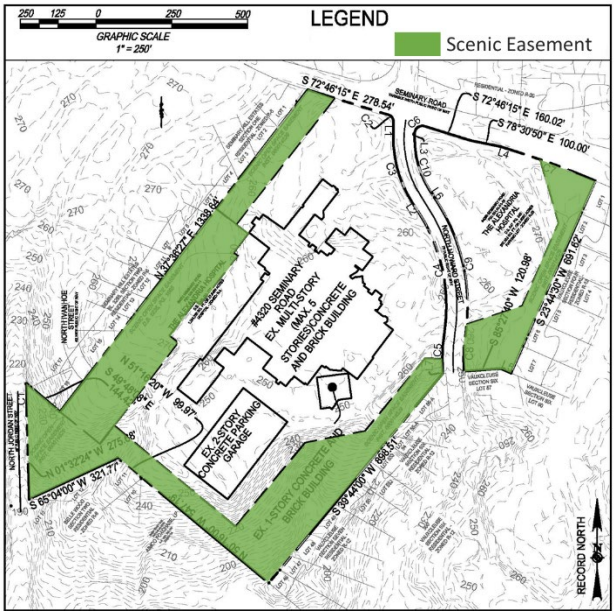
The requested zone for this location is consistent with a number of City goals, including mobility, environmental, and regional housing. Full build-out under the proposed zone will both decrease vehicle trips from the current hospital use, and increase the potential number of housing units in a transit-accessible 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

Scenic Easements



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

			Weekday AM Peak Hour (7:30AM - 8:30AM)			Weekday PM Peak Hour (4:30PM - 5:30PM)			Weekday Average	SAT Peak Hour of the Generator[2] (3:00PM - 4:00PM)			Saturday Average
Scenario	Amount	Units	In	Out	Total	In	Out	Total	Daily Trips	In	Out	Total	Daily Trips
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)**

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

WELLS + ASSOCIATES

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.

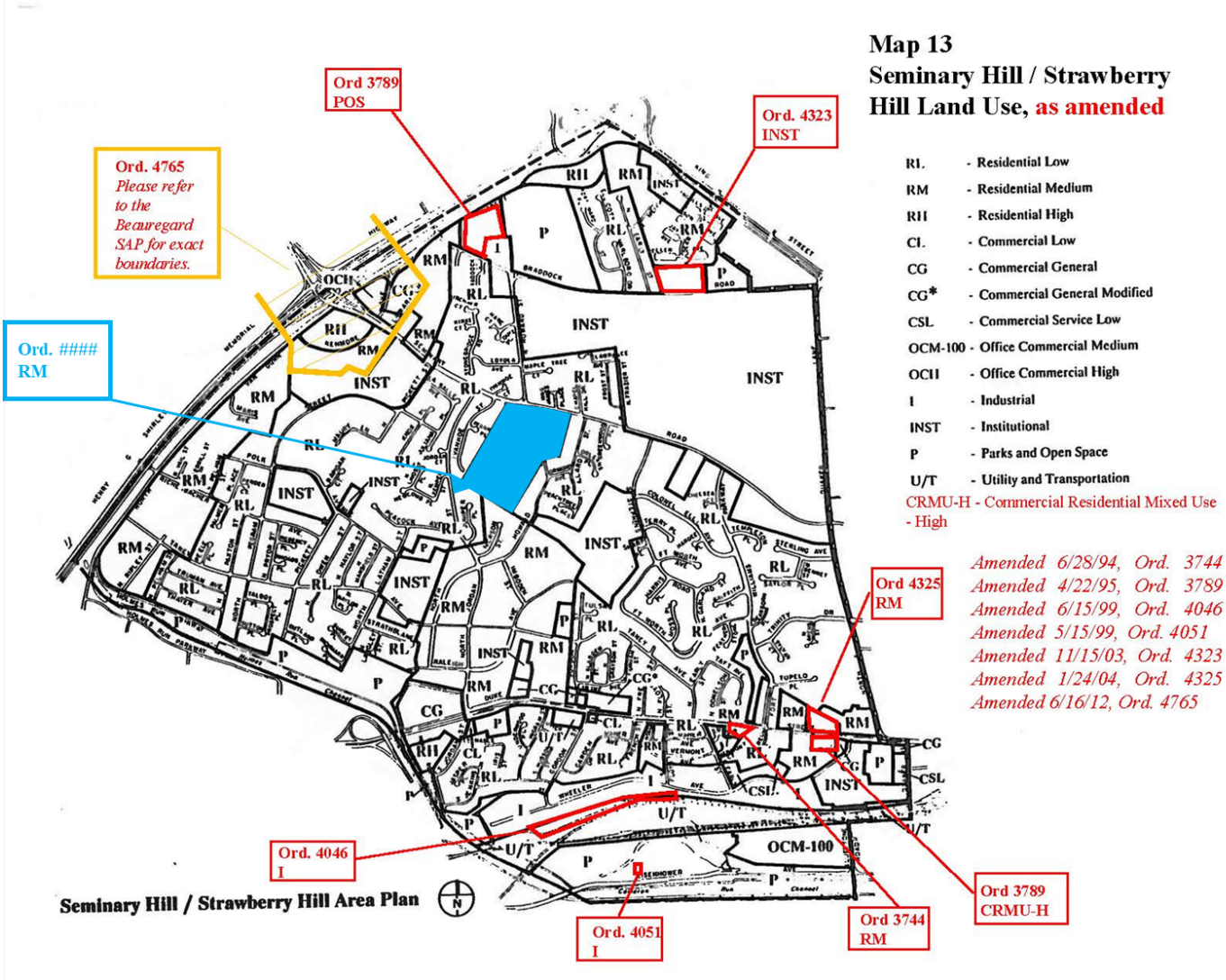
IV. CONCLUSION

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

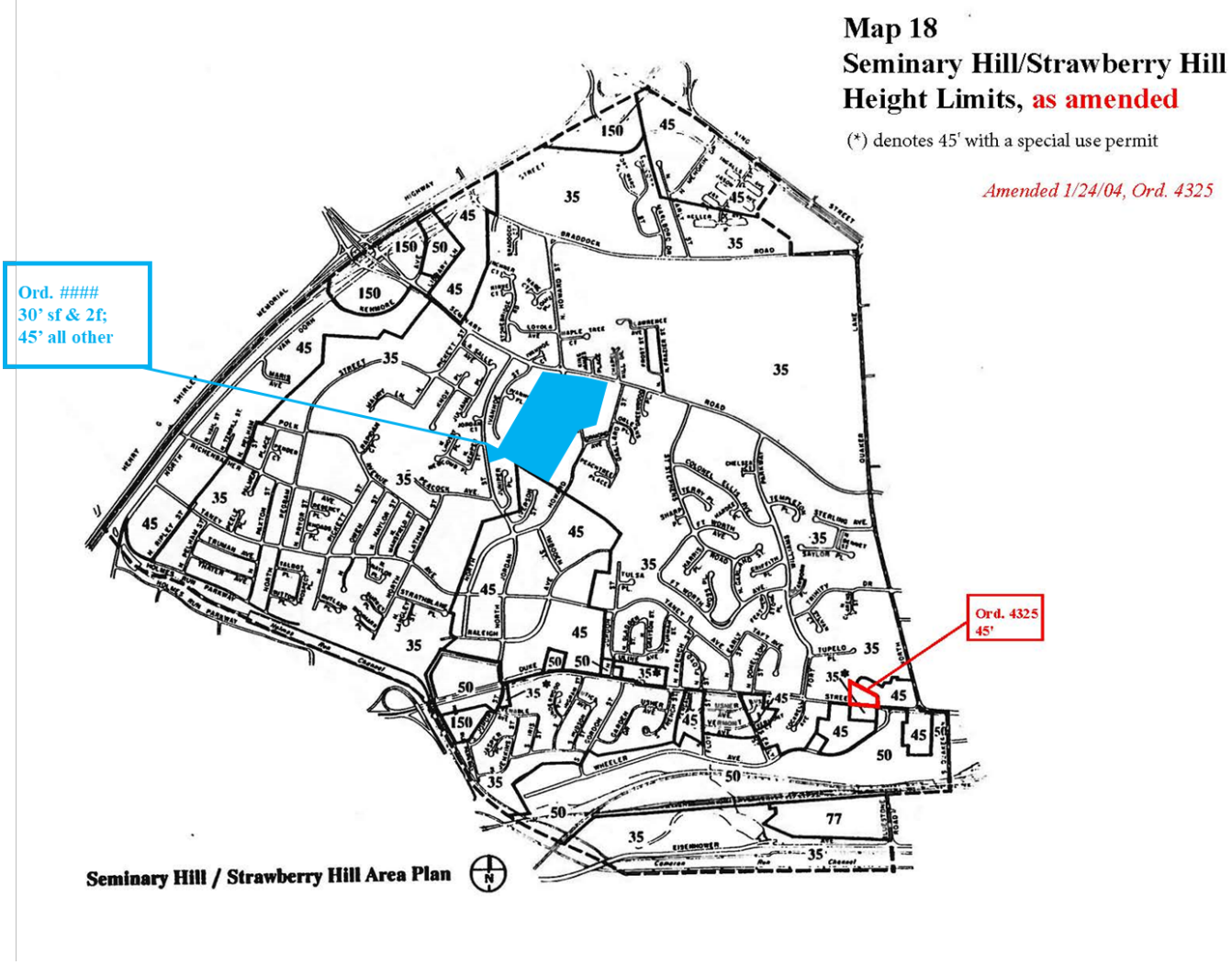
V. ATTACHMENTS

1. ***Seminary Hill/Strawberry Hill Land Use Map with proposed amendment***
2. ***Seminary Hill/Strawberry Hill Building Heights Map with proposed amendment***
3. ***Proposed Proffer***
4. ***Master Plan Amendment Resolution***
5. ***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



Attachment 3 – Proposed Proffer

Pursuant to Section 11-804 of the 1992 Zoning Ordinance of the City of Alexandria, as amended (the "Ordinance"), the owner of the property known as 4250 and 4320 Seminary Road, Alexandria, VA, also identified in the City of Alexandria Real Estate records as tax map parcels 031.03-01-16 and 039.02-04-11 (the "Property"), as part of the request for a map amendment to rezone the Property from the R-20/Single-family with proffer and R-8/Single-family with proffer to RB/Townhouse, does hereby proffer that, notwithstanding any provisions to the contrary in the Ordinance, any proposed redevelopment of the Property in the RB/townhouse zone shall be subject to approval of a Cluster Development Special Use Permit as set forth in Section 11-600 of the Zoning Ordinance.

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:

- 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.**

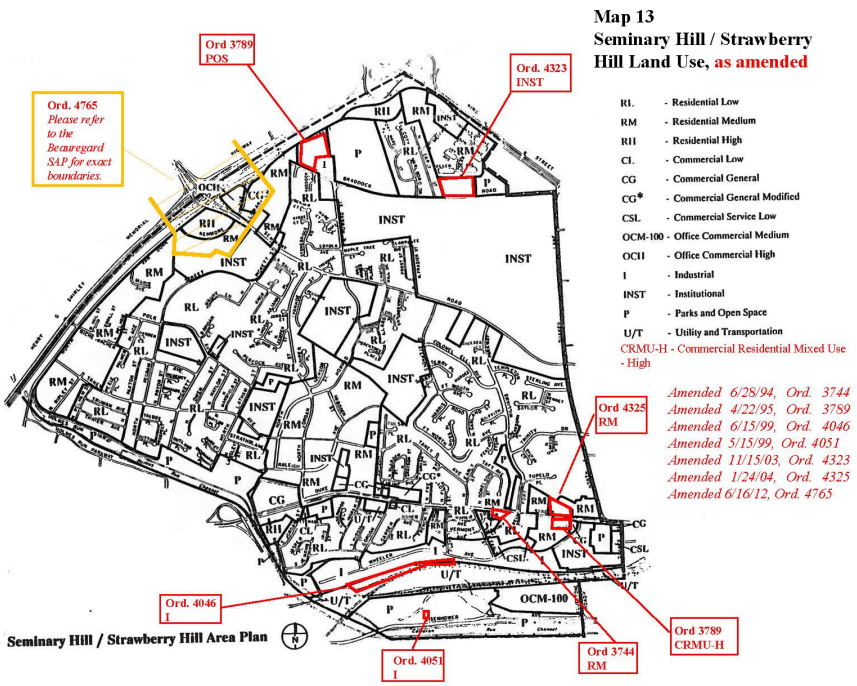
Melissa McMahon, Vice Chair
Alexandria Planning Commission

ATTEST: Karl Moritz

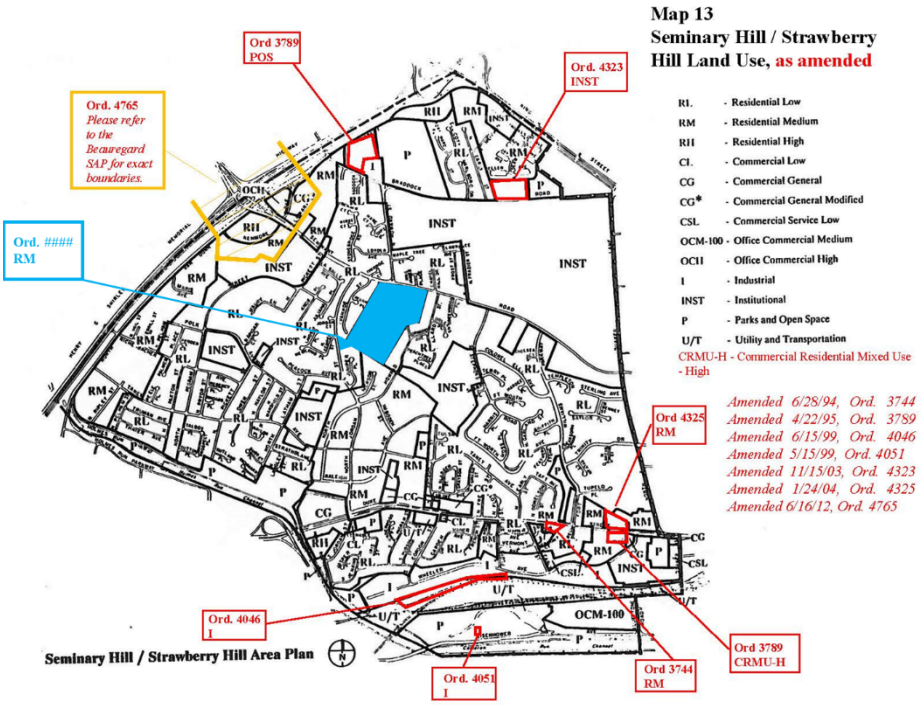
Karl Moritz, Secretary

Attachment

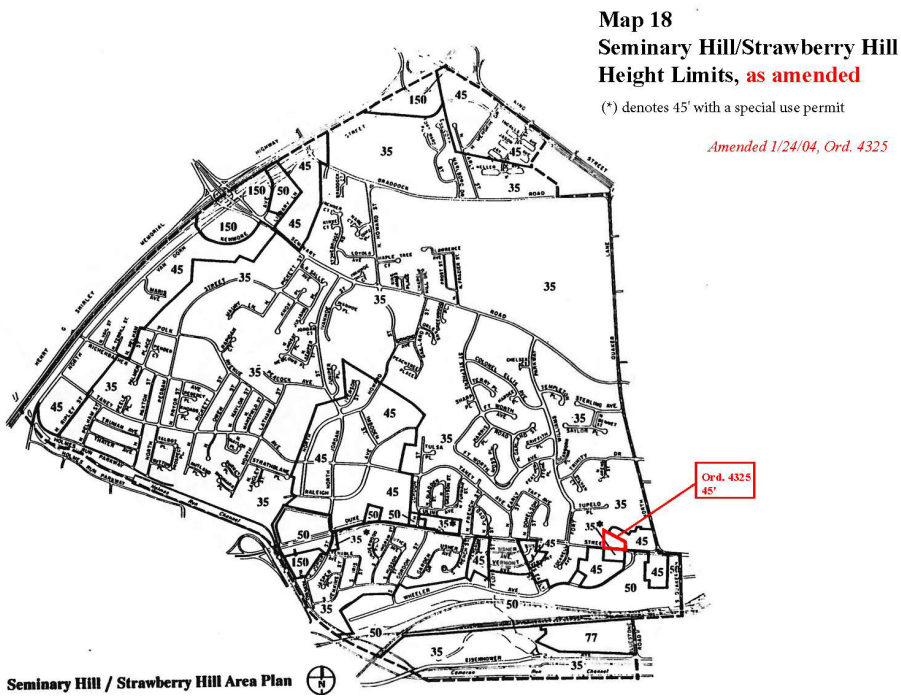
Map 13: Seminary Hill/Strawberry Hill Land Use Map, as amended



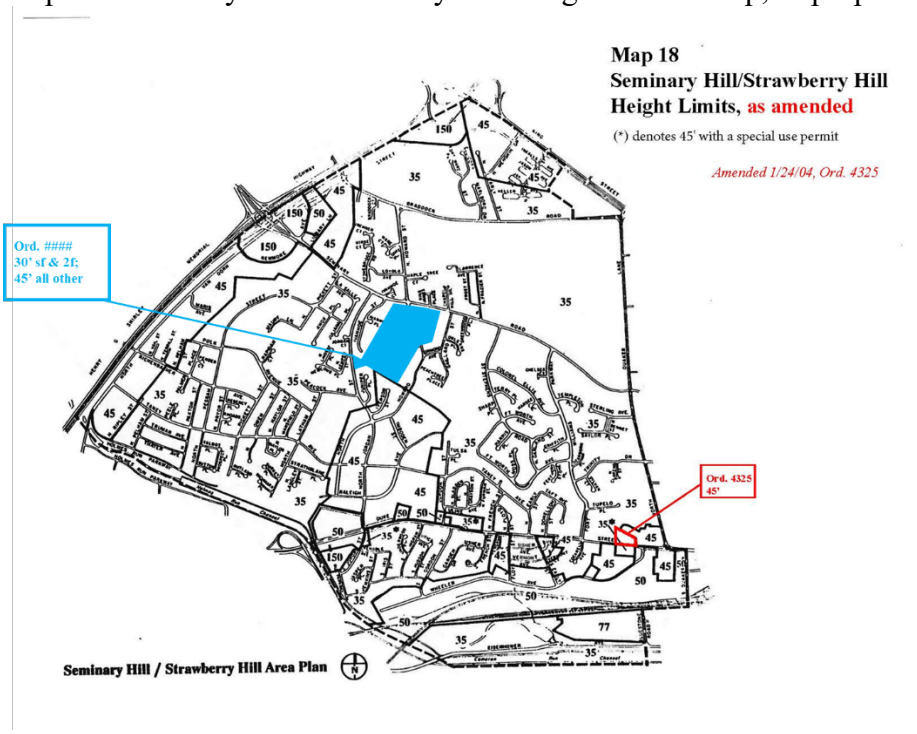
Map 13: Seminary Hill/Strawberry Hill Land Use Map, as proposed



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



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



APPLICATION

☑ **Master Plan Amendment MPA#** _____

☑ **Zoning Map Amendment REZ#** _____

PROPERTY LOCATION: 4250 and 4320 Seminary Road

APPLICANT

Name: Inova Health Care Services

Address: 8110 Gatehouse Road, Suite 200E, Falls Church, VA 22042

PROPERTY OWNER:

Name: Inova Health Care Services

Address: 8110 Gatehouse Road, Suite 200E, Falls Church, VA 22042

Interest in property:

◉ Owner ○ Contract Purchaser

○ Developer ○ Lessee ○ Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

○ Yes: If yes, provide proof of current City business license.

○ No: If no, said agent shall obtain a business license prior to filing application.

N/A

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

M. Catharine Puskar
Print Name of Applicant or Agent

MC Puskar
Signature

2200 Clarendon Blvd, Suite 1300
Mailing/Street Address

703-528-4700 Telephone #
703-528-4700 Fax #

Arlington, VA 22201
City and State Zip Code

2/11/2021
Date

REVISED 3/16/2021 REVISED 3/23/2021

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Fee Paid: $_____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

application master plan amend.pdf
11/2019 Pnz\Applications, Forms, Checklists\Planning Commission

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)**
1 4250 Seminary Road 031.03-01-16	hospital	residential	institutional	residential	R-20	RB	5.9087 ac 1,4577.44 ft
2 4320 Seminary Road 039.02-04-11	hospital	residential	institutional	residential	R-8	RB	27.6459 ac 1,590.41 ft
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: Inova Health Care Services Extent of Interest: 100%

   Address: 8110 Gatehouse Road, Suite 200E, Falls Church, VA 22042

2. Name: _____ Extent of Interest: _____

   Address: _____

3. Name: _____ Extent of Interest: _____

   Address: _____

4 . Name: _____ Extent of Interest: _____

   Address: _____

MPA #	_____
REZ #	_____

JUSTIFICATION FOR AMENDMENT
(attach separate sheets if needed)

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:

See attached.

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:

See attached.

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.

See attached.

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):

See attached.

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

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 McDaniel

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. Inova Health Care Services*	8110 Gatehouse Road, Suite 200E	100%
2.	Falls Church, VA 22042	
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 4320 and 4350 Seminary Road (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 require 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 the12-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 indicated 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. Inova Health Care Services	None	None
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	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.

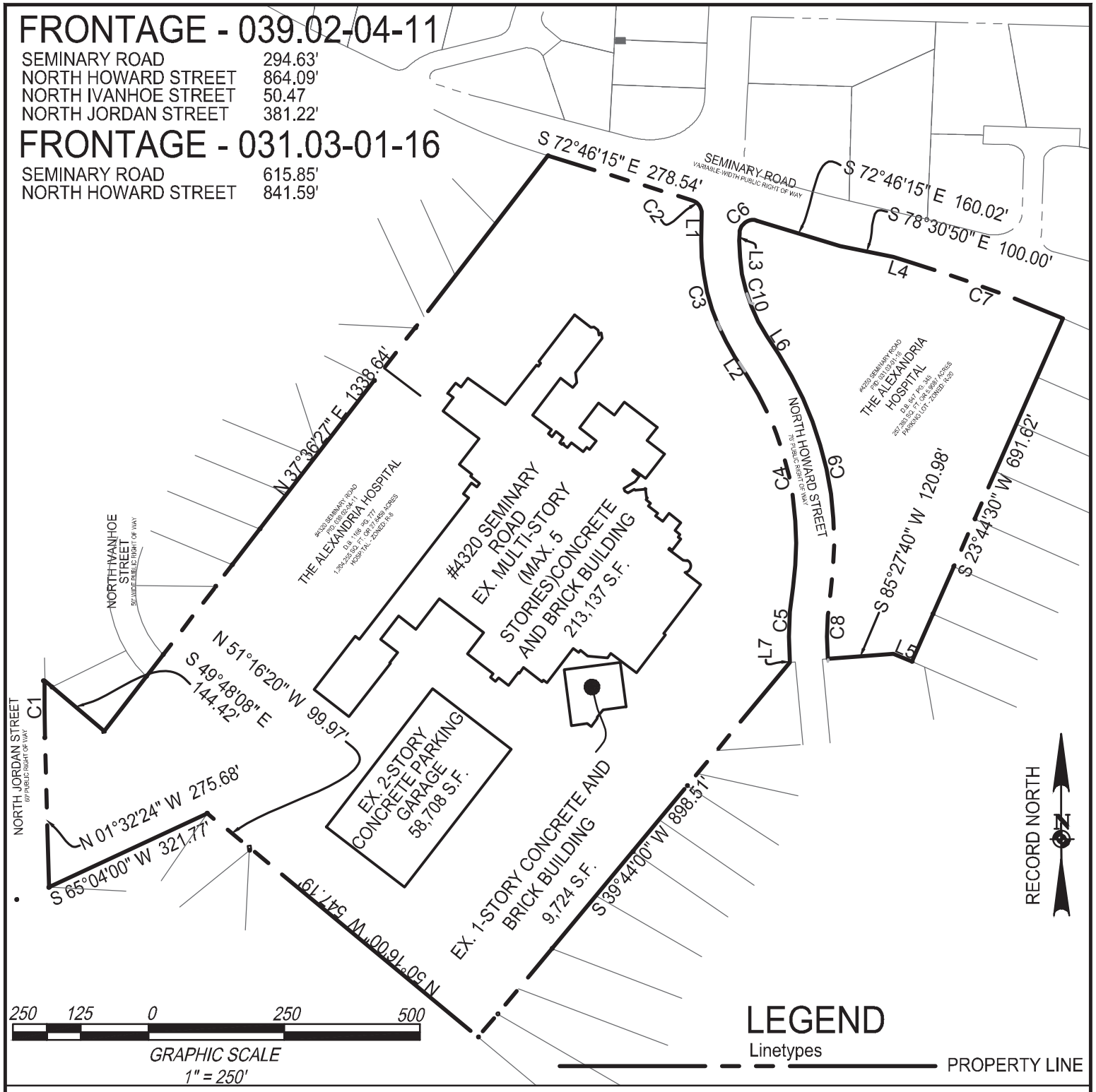
Inova Health Care Services
Agents:
J. Stephen Jones
Stephan Motew
Alice Pope
John F. Gaul
Jennifer W. Siciliano
Michael Forehand
H. Thomas McDuffie
Johnny F. Weaver
Stacy Bell
Dominic J. Bonaiuto
Melissa Riddy

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'



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'

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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	SCALE: 1"=250'
DRAWN: JLH	
CHECKED: KMW	SHEET:
DATE: 2021-02-04	01 OF 01

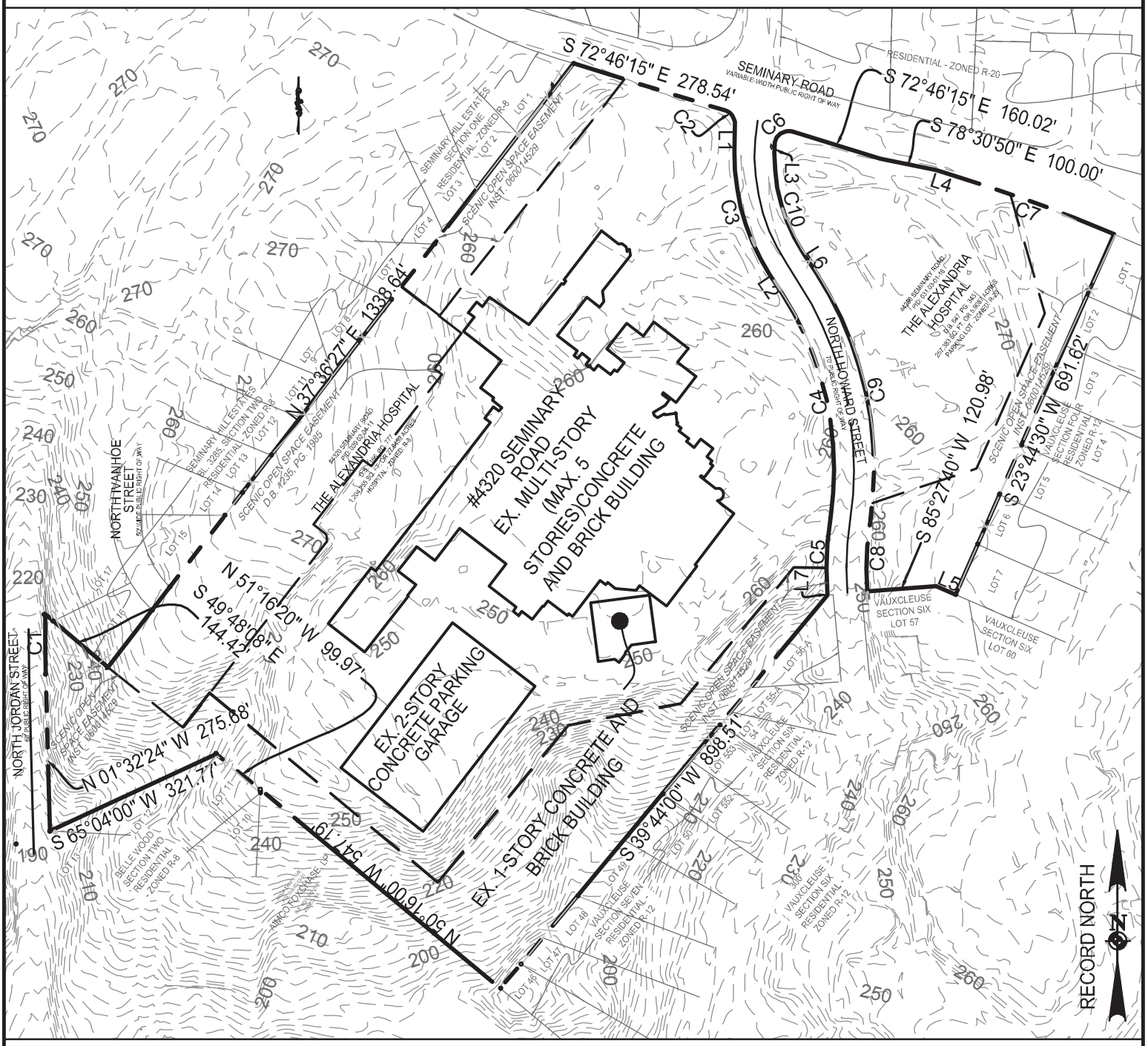
250 125 0 250 500

GRAPHIC SCALE
1" = 250'

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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9900 main st
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fairfax, va 22031
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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

350 175 0 350 700

GRAPHIC SCALE
1" = 350'

RECORD NORTH

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suite 400
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VICINITY MAP
INOVA HOSPITAL
4320 & 4250 SEMINARY ROAD
CITY OF ALEXANDRIA

DESIGN: JLH	SCALE: 1"=350'
DRAWN: JLH	
CHECKED: KMW	SHEET:
DATE: 2021-02-04	01 OF 01

christopher consultants

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, Vauxcleuse, 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 Vauxcleuse, 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, Vauxcleuse;

Thence, departing Vauxcleuse, 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 Vauxcleuse, 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.

christopher consultants

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, Vauxcleuse, Section 6;

Thence, with the westerly lines of Vauxcleuse, 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 Vauxcleuse, 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.

[EXTERNAL]Fwd: Your Alex311 request detail: 21-00012775 - Open

JAMES ALLGOOD <allgoodje@aol.com>

Fri 5/28/2021 1:13 PM

To: PlanComm <PlanComm@alexandriava.gov>

Dear Planning Commission,
FYI/FYA. Below is a request I sent to the City Council.
Regards,
Jim Allgood
1308 N Ivanhoe St

Begin forwarded message:

> **From:** Alex311 <alex311@alexandriava.gov>
> **Date:** May 28, 2021 at 11:49:07 AM EDT
> **To:** allgoodje@aol.com
> **Subject: Your Alex311 request detail: 21-00012775 - Open**

ref:_00D1UtpPp._5001UmVBuk:ref

Visit Alex311 Websit

Visit alexandriava dot gov

Dear Alex311 Customer,

Thank you for submitting the following request to the City of Alexandria:

Request Number:	**21-00012775**
Request Type:	**Contact Mayor, Vice Mayor and/or City Council**
Request Submitted:	**5/28/2021**

Your Comments:
TO: Mayor, City Council, and Involved Boards/Commissions

SUBJECT: Proposal to Delay Meetings (Planning Commission

6/1/21 and City Council 6/19) regarding Inova-Seminary Road Rezoning and Master Plan Amendment for 4320 and 4250 Seminary Road to Enable Useful, Adequate Fact-based Decision-making Analysis and Support

Context:
• Inova Health Care Services is requesting that subject property be rezoned from single-family (R-8 and R-20) to RB (townhouses, two-family, and single family). The request would also require approval of a height amendment from 35' to 45' to accommodate townhomes. If/when the hospital is demolished (Inova estimates demolition will occur between 2026 and 2028), the current green/open space easements to the west, south and east of the hospital complex would no longer exist.
• The P&Z Staff has recommended that the requested rezoning be approved.
Issue: The Planning and Zoning(P&Z) Staff has not provided useful, adequate analysis to the Planning Commission and the City Council to enable those bodies to make objective, fact-based decisions regarding the proposed amendment to rezone the land located at 4320 and 4350 Seminary Road.

Proposal: Delay Planning Commission and City Council meetings regarding the 4320 and 4350 Seminary Road proposed rezoning amendment until such time as useful, adequate analysis can be completed by the City's staffs.
Rationale for Proposed Delay. The City's staffing (reference MPA2021-00002 Staff Report) has two major shortcomings. First, the report makes a faulty comparison; second, it lacks sufficient information – it does not address some important factors, such as how the City could best use this key property in the future and budget/financial impacts on the City.

Faulty Comparison. The P&Z report compares the requested future rezoning to the current zoning (i.e., INST – hospital). It would be more helpful to compare future options – the approved zoning (R-8 / R-20 single family) vs. the requested zoning change (RB – townhomes, 2 family, single family). While it would seem logical for the City to consider several

uses / zoning options for this significant site, the two obvious options are: A (approved zoning) and B (rezoning request). The comparison factors below are those used by P&Z staff in the analysis section of its report.

* Master Plan. Option A best reflects the City's "long-term desire for the site to be residential." The Inova Hospital is surrounded on all sides by single-family homes. Developing the site with single-family homes (option A) would be more congruent with the surrounding neighborhoods than option B would be.

* Zoning Map. Several subfactors were included in this area; the more relevant ones were consistency with the Seminary Hill / Strawberry Hill Small Area Plan (SAP), consistency with the type of area, and consistency with City goals.
** SAP. The SAP's goals include: "preserve and protect the character, scale, and density of existing residential uses"; "ensure preservation of open space." Option A is more consistent.
** Type of Area. As previously mentioned, the Inova Hospital is surrounded on all sides by single-family homes. Again, option A is more consistent.
** City Goals. The three main areas addressed in the report were "mobility, environmental, and regional housing." Option A would reduce traffic congestion and have less adverse environmental impact than Option B. The City's goal to increase housing density runs counter to the Small Area Plan's goal to not increase density. Regarding affordable housing, either option A or B could be considered for that at a later date as the report suggests for option B. Overall, option A is more consistent with the City's goals.

* Open Space. Logically, developing the site with option A's single-family homes (~ 100) vs. option B's 312-to-380 dwellings being contemplated would favor option A in terms of open space.

* Transportation. The lower population increase for option A would reduce congestion more so than option B.

* Sewer. The report states that sewer capacity could handle option B, so it could logically handle option A.

* School. Staff report: “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.” Option A would add fewer additional students to the already-over-capacity schools than option B.

Insufficient Information. Below are some considerations/factors that would seem to be particularly pertinent and useful for the Planning Commission and City Council to make informed rezoning recommendations and decisions. However, the P&Z report does not address these factors.

1. City/Community Priority Needs. How could the City best use the Seminary Road property to address priority needs? It would seem appropriate to analyze/assess several options. For example, one option worth contemplating would be retaining the property as a medical facility. According to the P&Z report, the current Inova Hospital has a capacity of 518 beds. However, an Alexandria Times article dated 1/7/2021 states that the new hospital at Landmark will have a bed capacity of 230. No doubt the new hospital is projected to have state-of-the art care. Nevertheless, in light of the City’s continued population growth, should it retain the old hospital and build a new one to accommodate the increasing volume of medical care needed?

2. Budget/Financial Impacts. What are the financial implications of rezoning or not for the City and its citizens? The citizens and City’s decision-makers should know that up front. It appears that Inova’s development of the new hospital complex at Landmark is contingent upon a sale of the Seminary Road property at a premium price. What are the City’s planned/projected financial options and commitments?

3. Community Outreach. The City’s web site states: “Public comment will be received at the meeting. The public may submit comments in advance to Planning & Zoning staff.”

Conversely, Inova has held several community meetings to advocate for the rezoning. Why has the City not held any community outreach meetings? Without doing so, the City does not know the positions/views of the citizens of the hospital's adjoining neighborhoods, nor those of its citizens writ large.
Summary. Recommend delaying Delay Planning Commission and City Council meetings regarding the 4320 and 4350 Seminary Road proposed rezoning amendment until such time as useful, adequate analysis can be completed by the City's staffs. The P&Z staff report does not provide the Planning Commission and the City Council the useful and accurate information/data needed to make an informed rezoning decision for the Inova Hospital property at Seminary Road. Delaying recommendations and decisions would enable the P&Z staff to give this matter due diligence and provide key information to the City and its citizens. In addition, since actual demolition of the hospital property is five years downstream, it appears that the City has time to gather the additional needed information.

Your request has been forwarded to the member or members of City Council you specified. If your request was addressed to the entire City Council, Alex311 staff will review it to determine if staff work is necessary. You will receive an additional email if your request is assigned to staff.

If your request does not involve staff work or was addressed to an individual member of City Council, your request will be closed in the Alex311 system but you may still be contacted by one or more members of City Council.

VIEW YOUR REQUEST

To check the status of your request at any time, or for additional assistance, please use any of the following options and refer to Request Number **21-00012775**:

- Visit the Alex311 online portal
- Use the Alex311 mobile app for iOS or Android
- Call 311 or 703.746.4311

TO: Mayor, City Council, and Involved Boards/Commissions

SUBJECT: Proposal to Delay Meetings (Planning Commission 6/1/21 and City Council 6/19) regarding Inova-Seminary Road Rezoning and Master Plan Amendment for 4320 and 4250 Seminary Road to Enable Useful, Adequate Fact-based Decision-making Analysis and Support

Context:

- Inova Health Care Services is requesting that subject property be rezoned from single-family (R-8 and R-20) to RB (townhouses, two-family, and single family). The request would also require approval of a height amendment from 35' to 45' to accommodate townhomes. If/when the hospital is demolished (Inova estimates demolition will occur between 2026 and 2028), the current green/open space easements to the west, south and east of the hospital complex would no longer exist.
- The P&Z Staff has recommended that the requested rezoning be approved.

Issue: The Planning and Zoning(P&Z) Staff has not provided useful, adequate analysis to the Planning Commission and the City Council to enable those bodies to make objective, fact-based decisions regarding the proposed amendment to rezone the land located at 4320 and 4350 Seminary Road.

Proposal: Delay Planning Commission and City Council meetings regarding the 4320 and 4350 Seminary Road proposed rezoning amendment until such time as useful, adequate analysis can be completed by the City's staffs.

Rationale for Proposed Delay. The City's staffing (reference MPA2021-00002 Staff Report) has two major shortcomings. First, the report makes a faulty comparison; second, it lacks sufficient information – it does not address some important factors, such as how the City could best use this key property in the future and budget/financial impacts on the City.

Faulty Comparison. The P&Z report compares the requested future rezoning to the current zoning (i.e., INST – hospital). It would be more helpful to compare future options – the approved zoning (R-8 / R-20 single family) vs. the requested zoning change (RB – townhomes, 2 family, single family). While it would seem logical for the City to consider several uses / zoning options for this significant site, the table below compares the two obvious ones: option A (approved zoning) and B (rezoning request). The comparison factors in the table are those used by P&Z staff in the analysis section of its report. To facilitate the comparison, a basic rating scale was used: 1 (less favorable) and 2 (more favorable) to the City/community.

Factors	Options		Comments
	A – R-8 & R-20	B – RB (Townhomes,	

	(Single Family)	2 Fam, Sgl Fam)	
Master Plan	2	1	Option A best reflects the City's "long-term desire for the site to be residential." The Inova Hospital is surrounded on all sides by single-family homes. Developing the site with single-family homes (option A) would be more congruent with the surrounding neighborhoods than option B would be.
Zoning Map	2	1	Several subfactors were included in this area; the more relevant ones were consistency with the Seminary Hill / Strawberry Hill Small Area Plan (SAP), consistency with the type of area, and consistency with City goals. * SAP. The SAP's goals include: "preserve and protect the character, scale, and density of existing residential uses"; "ensure preservation of open space." Option A is more consistent. * Type of Area. As previously mentioned, the Inova Hospital is surrounded on all sides by single-family homes. Again, option A is more consistent. * City Goals. The three main areas addressed in the report were "mobility, environmental, and regional housing." Option A would reduce traffic congestion and have less adverse environmental impact than Option B. The City's goal to increase housing density runs counter to the Small Area Plan's goal to not increase density. Regarding affordable housing, either option A or B could be considered for that at a later date as the report suggests for option B. Overall, option A is more consistent with the City's goals.
Open Space	2	1	Logically, developing the site with option A's single-family homes (~ 100) vs. option B's 312-to-380 dwellings that are being contemplated would favor option A in terms of open space.

Transportation	2	1	The lower population increase for option A would reduce congestion more than option B.
Sewer	--	--	The report states that sewer capacity could handle option B, so it could logically handle option A.
School	2	1	Staff report: "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." Option A would add fewer additional students to the already-over-capacity schools than option B.
Total	**10**	**5**	**Option A would be more favorable for the City/community than option B.**

Insufficient Information. Below are some considerations/factors that would seem to be particularly pertinent and useful for the Planning Commission and City Council to make informed rezoning recommendations and decisions. However, the P&Z report does not address these factors.

1. **City/Community Priority Needs**. How could the City best use the Seminary Road property to address priority needs? It would seem appropriate to analyze/assess several options. For example, one option worth contemplating would be retaining the property as a medical facility. According to the P&Z report, the current Inova Hospital has a capacity of 518 beds. However, an Alexandria Times article dated 1/7/2021 states that the new hospital at Landmark will have a bed capacity of 230. No doubt the new hospital is projected to have state-of-the art care. Nevertheless, in light of the City's continued population growth, should it retain the old hospital and build a new one to accommodate the increasing volume of medical care needed?

2. **Budget/Financial Impacts**. What are the financial implications of rezoning or not for the City and its citizens? The citizens and City's decision-makers should know that up front. It appears that Inova's development of the new hospital complex at Landmark is contingent upon a sale of the Seminary Road property at a premium price. What are the City's planned/projected financial options and commitments?

3. **Community Outreach**. The City's web site states: "Public comment will be received at the meeting. The public may submit comments in advance to Planning & Zoning staff." Conversely, Inova has held several community meetings to advocate for the rezoning. Why has the City not held any community outreach meetings? Without doing so, the City does not know the

positions/views of the citizens of the hospital's adjoining neighborhoods, nor those of its citizens writ large.

Summary. Recommend delaying Delay Planning Commission and City Council meetings regarding the 4320 and 4350 Seminary Road proposed rezoning amendment until such time as useful, adequate analysis can be completed by the City's staffs. The P&Z staff report does not provide the Planning Commission and the City Council the useful and accurate information/data needed to make an informed rezoning decision for the Inova Hospital property at Seminary Road. Delaying recommendations and decisions would enable the P&Z staff to give this matter due diligence and provide key information to the City and its citizens. In addition, since actual demolition of the hospital property is five years downstream, it appears that the City has time to gather the additional needed information.

-James Allgood

May 31, 2021

Mr. Nate Macek
Chair
Planning Commission
City of Alexandria

Re: Inova-Seminary Road Rezoning and Master Plan Amendment
Docket Item #7, Master Plan Amendment #2021-00002, Rezoning #2021-00001

Dear Chair Macek and Planning Commission members,

I am a resident of the Seminary Hill neighborhood, and I support more residential density than proposed at this site if needed to help the City achieve its affordable housing targets.

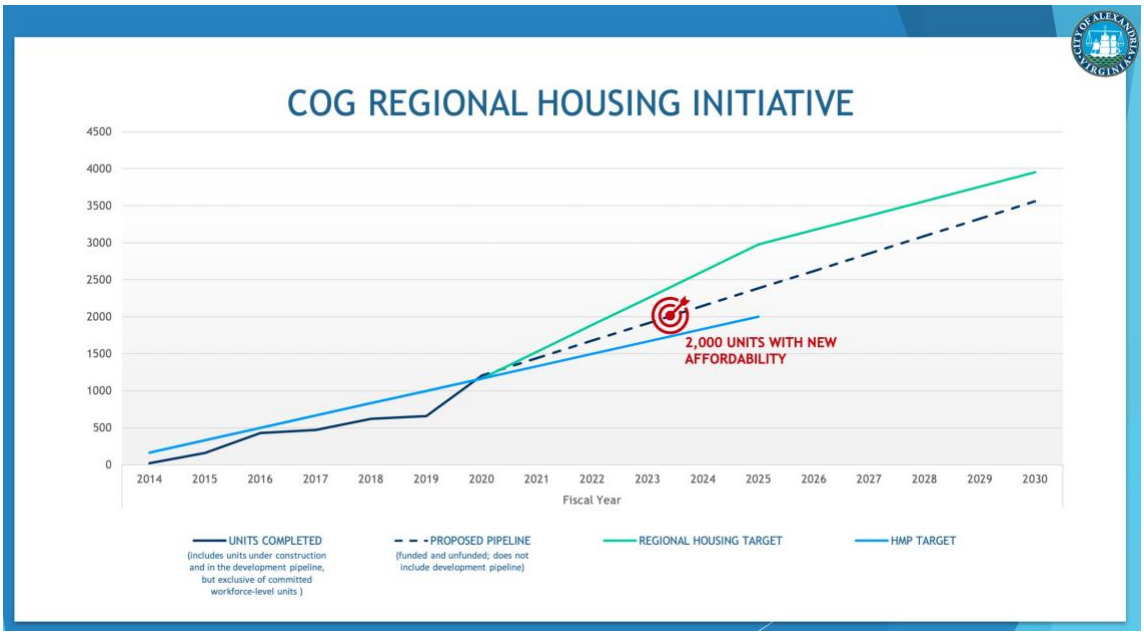
If the City determines that there is not enough zoning and redevelopment capacity near our Metro stations and along high-capacity transit corridors to accommodate our need for dedicated affordable units, then sites like Inova-Seminary Road must be considered. The City will need to determine how and where we can meet our 2030 affordable housing production targets, and then if RB zoning on this site is sufficient to provide the contribution needed.

For reference, citywide, the green line in the chart below shows the progress that Alexandria needs to make, but we've fallen short the past two years according to HAND: https://hit.handhousing.org

Thank you for your consideration.

Bill Pugh

Bill Pugh
1200 N Quaker Ln
Alexandria, VA 22302



Source: Alexandria Housing Summit, January 11, 2020

Alexandria, like many cities across the country, is experiencing an affordable housing crisis that is only getting worse by the day. One in five households here earns less than $50,000 per year, and many families are spending well over 30% of their monthly income on rent. On behalf of Grassroots Alexandria, and as a homeowner wanting our city to prioritize equity, I **strongly urge** the city to **reject** INOVA's zoning request, and insist on an RA/Multifamily zoning that would maximize onsite affordable units.

Our mayor and City Council, verbally and in writing, have committed to achieving goals around racial equity, affordable housing, and walkable neighborhoods. We literally cannot afford to approve zoning for INOVA that would exacerbate our housing crisis and go against the above goals for our city. Thank you for your time."

-Kevin Brady

Statement to Planning Commision

I respectfully ask that the Commissioners reject the application to rezone the INOVA hospital site because its proposed designation of townhouses and single family homes will worsen racial segregation in the city's housing supply.

After racial covenants were banned more than 100 years ago, our government, from local to federal, turned to zoning to segregate our neighborhoods. Racial zoning intensified after World War II when whites bought cheap single family homes and townhouses in the suburbs using federally guaranteed mortgages while blacks were explicitly forbidden from those loans. After annexing the west end from Fairfax County, our city zoned single family homes along neighborhood streets and relegated apartments to the edges of our city along major roads. Considering all that has happened in the past year, with racial injustice in the news every day, on the 100th anniversay of the Tulsa massacre and 1st anniversary of George Floyd's murder, a zone which perpetuates racial segregation in housing is a slap in the face.

INOVA has sought this racial zoning from the beginning. Although the applicant proposed RA/Multifamily homes, their land use attorney claimed in their first public meeting that she did not know that RA allowed multifamily homes. Really? Ms. Puskar has appeared before this board many times, arguing far more complex applications, so the idea that she would be unaware that RA allowed multifamily homes is improbable. The only reason RA/Multifamily was originally proposed was so that the applicant could say we listened to neighbors and downzoned at their request. We have a racial justice crisis and a housing crisis, we should not play games with people's lives. Are applicants required to be truthful in their applications?

Let's talk about public outreach. Please ask the applicant, did they talk to people who were not white or who lived in apartments? Did they hear from anyone who was not white? If you only heard from white homeowners or only the civic association, neither group is representative of our city and those people should not have a veto on who gets to live in their neighborhood, even with a private agreement. Please ask the city attorney if they have weighed in on the legality of such an agreement.

In recent years, this commission and the City Council have strongly supported including affordable housing units on site where feasible. This is one of our best tools for combating racial segregation in housing. Why is there ZERO affordable housing proposed for the site? The applicant said that affordable housing would be offsite and that she has pushed for affordable housing elsewhere in the city. That is exactly what city planners envisioned in the 1950's and 1960's by relegating apartments to the fringes. This is one of the largest sites to be rezoned in recent years so affordable housing should be on site, no ifs, ands or buts.

You may also hear that a future developer could propose to upzone the property in the future. We should not rely on the hypothetical good will of a future developer when we have an application before us now. Townhouses and single family homes are spectacularly profitable so it is unlikely a developer would want to push for a higher zone.

You will likely hear that selling this land quickly is essential to keeping the hospital move on-track. This is not true. Should INOVA wish to keep the project on track, they can access a commercial loan until the land is sold. Only the most incompentent applicant would not have this in the works as a backup. This is a small price to pay for proposing a racial segregated zone. Please reject this application in the name of racial equity.

-Zachary DesJardins

ENVIRONMENTAL
COUNCIL
OF ALEXANDRIA

Memo

June 1, 2021

From: Andrew Macdonald, Chair, *Environmental Council of Alexandria, Virginia (ECA)*

To: Chair and Members of the Planning Commission

Subject: Inova Hospital Master Plan and Rezoning Changes – Docket #7

Dear Chair and Members of the Planning Commission:

The *Environmental Council of Alexandria* (ECA) strongly opposes the proposed "rezoning" changes to the INOVA Hospital site.

The proposed master plan and rezoning amendments have been rushed through the planning process by the City and INOVA Health Care Services. The community has not had enough time to review the proposed changes and consider their potential environmental impacts.

The ECA is particularly concerned about the impact of the rezoning changes on an undeveloped, high-quality forest ecosystem that surrounds the hospital today (see Fig. 8 below). This approximately 10 acre property is subject to a **temporary** open space easement, which is conveniently set to expire when this land is redeveloped.

"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."

Unfortunately, the City has restricted development on this land only temporarily – it has failed to **permanently** protect this important natural area. This is the opposite of good eco-city planning. We believe that this green space should be protected and preserved in perpetuity.

The importance of acquiring and protecting this sort of green space has not decreased with time, it has increased exponentially. Alexandria's planners and elected officials have failed to recognize this fact, preferring instead to let developers dictate what gets saved.

The ECA believes that this green open space buffer around the hospital should be off limits to all future development with the exception of trails for walking, running and birdwatching. The City should acquire this land and not allow developers or INOVA to use it to meet future open space requirements for any new residential development.

The public should be concerned about this entire rezoning plan: What sort of impact it will have on school capacity? On open space and green space? We know that Alexandria doesn't have enough active open recreational space on a per capita basis either.

Conclusion

The ECA believes that this site contains one of the most important natural areas in the City. INOVA Health Services and City planners appear interested, however, in only one thing: maximizing the land's value even if that comes at the expense of the environment and quality of life for Alexandria residents.

The City has done little to acquire, protect and preserve additional natural green areas. Alexandria is becoming paved over, hotter, and biologically less rich. These master plan and rezoning amendments should not be approved until the environmental impacts (etc) of this rezoning plan are better understood and addressed. The community should be fully consulted. It has not been fully consulted so far.

Fig. 8. Old-age Oak-Heath Forest with large Chestnut Oak (*Quercus montana*) at the northwestern edge of the INOVA Alexandria Hospital Scenic Easement. Photo by R.H. Simmons.

Good evening members of the planning commission and city staff,

My name is Maria Pilar, and I am a member of Tenants and Workers United. I've lived in the city for many years and the lack of affordable housing has been one of my biggest concerns.

Many of us live the hard reality of needing to have 2-3 jobs in order to be able to live in this city.

Which is why I am here today to let you know to please reconsider INOVA's proposal. Just having single family homes and not affordable rental units, it is excluding our working class with a low income.

Our families earn 40% of the area median income or below and this proposal is not taking into consideration our families. The city always emphasizes equity in everything that is said and stated and approving this proposal will be sending a different message in what is typically said.

We know INOVA is a non-profit organization that its mission statement mentions they are about improving the health for the diverse community and we know that stabled housing improves community health. INOVA has a big opportunity to create more equitable practices that can benefit all of the community especially those that do not have access to affordable housing, regardless of their socio-economic status.

We want this development to be something positive for our families here in Alexandria, not something that will create a negative impact on our neighborhoods that will displace us quicker.

We want this to be an opportunity for all that live in the city, especially those that have been suffering the impact of the lack of actions and priorities from the city on affordable housing.
Thank you for giving me the time to express myself.

June 1, 2021

Re: Inova-Seminary Road Rezoning and Master Plan Amendment Docket Item #7, Master Plan Amendment #2021-00002, Rezoning #2021-00001

Dear Chair Macek and Planning Commission members,

As a community grassroots organization who has been in Alexandria over 35 years, we have seen how for decades, gentrification has been closing in on us, and COVID-19 has only made things worse. And as a planning commission, you must be keenly aware of the housing crisis that our community faces, especially our working-class communities who earn 40% area median income or less.

We know this evening you will discuss INOVA's proposal and as an organization we are in opposition of the current proposal.

If INOVA's mission as a non-profit is to, "to critically examine and address our own systems and outcomes, partnering with our communities on actions that promote and support health equity, and advocating efforts for broader change...", this proposal is not prioritizing our diverse communities in the housing crisis we are in. Housing is a social determinant of health, and sustainable action is long overdue.

INOVA needs to make this proposal more inclusive and we hope that as the Planning Commission you make the right decision as your actions will show whether or not you are dedicated to affordable housing and racial and social equity. We hope you are with us.

Thank you.

Ingris Moran
Lead Organizer
Ingris Moran

INOVA's mission statement

Cc: Mayor Wilson and City Council Members

Tenants and Workers United ◆ Inquilinos y Trabajadores Unidos
3801 Mount Vernon Avenue, Alexandria, VA 22305 *phone* 703.684.5697 *fax* 703.684.5714 www.twsc.org

[EXTERNAL]Paul Giddings - tonight's meeting

Paul Giddings <Giddings@comcast.net>

Tue 6/1/2021 8:19 PM

To: Patrick Silva <Patrick.Silva@alexandriava.gov>; PlanComm <PlanComm@alexandriava.gov>
Cc: JAMES ALLGOOD <allgoodje@aol.com>; Sullivan Jack <jack.sullivan9@verizon.net>

Unfortunately I am going to have to drop off the meeting now and won't be able to speak.
I don't support the zoning change and think it is very important that the hospital keeps the promise that it made to the neighborhood not to change the zoning for 25 years.

It is also very important that the staff does further analysis with keeping the zoning the same. My neighbor Jim Allgood made several good points that should be addressed.

Thanks
Paul Giddings
N Ivanhoe St up

DISCLAIMER: This message was sent from outside the City of Alexandria email system.
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A PETITION TO THE ALEXANDRIA CITY COUNCIL UNDER SECTION 11:808 OF THE ZONING ORDINANCE FROM THE SEMINARY HILL ASSOCIATION, INC.

1. The Seminary Hill Association, Inc., fully supports the move of Inova Alexandria Hospital to Landmark.

2. Our concern is the lack of a formal request by Inova Alexandria Hospital to amend the contractual agreement with the Seminary Hill Association and neighbors concluded in 2001 not to ask for a less restrictive zoning for the hospital property for 25 years, in return for which the hospital gained 55,000 square feet of additional construction area.

3. Inova Hospital, in violation of that contractual agreement, has approached the city to rezone once more without any formal effort to amend the agreement with the Association and neighbors.

4. The Association has approached the hospital with a proposal to better protect neighbors from less restrictive zoning in the future and is willing to amend the existing agreement on that or other mutually agreed basis.

5. As a result the undersigned submit this petition that no action be taken by City Council on the Inova rezoning application pending resolution of this serious contractual issue.

Signature	Print	Address
John H. Sullivan	JOHN H. SULLIVAN	4300 IVANHOE PL
Paula M. Sullivan	PAULA M. SULLIVAN	4300 Ivanhoe Pl.
[illegible]	K. Mukai	1300 No Ivanhoe St

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FROM
FOR

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Signature	Print	Address
J.E. Allgood	James E. Allgood	1308 N. Ivanhoe St.
A.Y. Allgood	A.Y. ALLGOOD	1308 N. Ivanhoe St.
Richard S Califf	RICHARD S CALIFF	1312 N. IVANHOE ST
Elham S. Boutros	ELHAM S BOUTROS	1315 N. Ivanhoe St

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Signature	Print	Address
[illegible]	George Perdue	1320 N Ivanhoe St
[illegible]	Teresa Perdue	1320 N Ivanhoe St
[illegible]	Harold Downs	1329 N. Ivanhoe St
[illegible]	Anne L Downs	1329 N. Ivanhoe St.

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Signature	Print	Address
D.L. Choat	D.L. CHOAT	1332 N. Ivanhoe St.
Gary J. Cregan	GARY J. CREGAN	1423 N. IVANHOE ST.
Jill Vanman	Jill Vanman	1423 N. Ivanhoe St
Paul E Giddings	Paul Giddings	1421 N IVANHOE ST

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Signature	Print	Address
Danny Chan	DANNY CHAN	1417 N Ivanhoe St.
[illegible]	Amy M Mintu	1413 N. Ivanhoe St.
[illegible]	Aaron Gibson	1316 N Ivanhoe St.

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Signature	Print	Address
Richard Hayes	RICHARD HAYES	4301 IVANHOE PLACE ALEXANDRIA, VA
Ann Hayes	ANN HAYES	4301 IVANHOE PLACE ALEXANDRIA, VA

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1. The Seminary Hill Association, Inc., fully supports the move of Inova Alexandria Hospital to Landmark.

2. Our concern is the lack of a formal request by Inova Alexandria Hospital to amend the contractual agreement with the Seminary Hill Association and neighbors concluded in 2001 not to ask for a less restrictive zoning for the hospital property for 25 years, in return for which the hospital gained 55,000 square feet of additional construction area.

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5. As a result the undersigned submit this petition that no action be taken by City Council on the Inova rezoning application pending resolution of this serious contractual issue.

Signature	Print	Address
James W Forbes	James Forbes	1121 N. Howard Street Alexandria, VA 22304

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Signature	Print	Address
	Jessica Richardson	1440 N. Gaillard St
	John Richardson	1440 N. Gaillard Street

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Signature	Print	Address
[illegible]	Clinton E. Brush	1420 N. Gaillard St
Judith P Brush	Judith P Brush	1420 N. Gaillard St
[illegible]	Edward H Wolfrey Henderson	1109 N. Howard ST.
David L. Mitchell	David F. Mitchell	1105 N. Howard St.

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Signature	Print	Address
Mary Schwidde	Mary Schwidde	4200 ORMOND Ave 22304 Alexandria VA
Charles R. Schwidde	Charles R. Schwidde	4200 ORMOND Ave Alex. VA 22304
John M. Allen	John M. Allen	1200 N Gaillard st Alexandria, VA 22304
Abby Allen	Abby Allen	1200 N Gaillard st Alexandria VA 22304

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Signature	Print	Address
Robert C. Shelburne	Robert C. Shelburne	1415 N. Gaillard St
Charlotte C. Edmonds	Charlotte C. Edmonds	1415 N Gaillard St.
Arden Dougan	Arden D. Dougan	4208 Ormond Ave.

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Signature	Print	Address
Frank P. Homburger	Frank P. Homburger	1100 N. Howard St.
Signature	Print	Address
Thomas F. Swean Jr	Thomas F. Swean JR	907 N Howard St.
Signature	Print	Address
[illegible]	JAY WARD	908 N. HOWARD ST.
Signature	Print	Address
Signature	Print	Address

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Signature	Print	Address
	MORDECHAI NEWMAN	4301 SEMINARY RD

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Signature	Print	Address
	DAVID V. MASON	1602 KING JAMES PL. ALEXANDRIA, VA 22304
Wendy Snyder	Wendy Snyder	1601 N. Howard St Alexandria VA 22304

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Signature	Print	Address
	Jill Canfield	915 Juniper
	Charlie Jackson	922 Juniper Pl
	Laura Withers	922 Juniper Pl

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Signature	Print	Address
J Hong	Jennifer Hong	4205 Seminary Rd
[illegible]	Jennifer Halsted	4421 Seminary Rd

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Signature	Print	Address
Rebecca Sugarman	Rebecca Sugarman	1603 King James Place
[illegible]	Gregory Brazzle	1603 King James Place
[illegible]	Berket Woldu	1601 King James Pl
[illegible]	William Nelson	1600 King James Pl

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Signature	Print	Address
Bradley M. Knopp	Bradley M. Knopp	920 Juniper Pl.