

Docket Item # 5-B
DEVELOPMENT SPECIAL USE PERMIT #2001-0020
ALEXANDRIA HOSPITAL

Planning Commission Meeting
February 5, 2002

ISSUE: Consideration of a request for a development special use permit, with a site plan, to construct an addition to the hospital and for a freestanding parking structure.

APPLICANT: INOVA Alexandria Hospital
J. Howard Middleton, Jr., attorney

LOCATION: 4320 Seminary Road
Alexandria Hospital

ZONE: R-12/Residential and R-8/Residential (R-8 Proposed)

PLANNING COMMISSION ACTION, FEBRUARY 5, 2002: On a motion by Mr. Komoroske, seconded by Mr. Leibach, the Planning Commission voted to approve the request, subject to all applicable codes and ordinances and amended Conditions 28 a, 28 b, 31, 32 b, 32 j, 32 k, 40, 41, 52 and 56 as submitted by the applicant, added Condition 72 as submitted by the applicant, and conditionally deleted Condition #71. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission generally agreed with the staff analysis. The Planning Commission recommended the elimination of the affordable housing contribution (Condition #71) for the non-profit hospital if that was also recommended by the Affordable Housing Committee. Subsequent to the Planning Commission hearing, the Affordable Housing Committee recommended the deletion of this condition.

Speakers:

Howard Middleton, representing the applicant.

Bill Dickinson, representing Seminary Hills Civic Association, spoke in support of the application and the agreement with the hospital that addresses issues such as an additional conservation easement and a parking management plan. Requested the applicant to submit the easement agreement for review prior to the City Council hearing.

Frank Homberger, resident spoke in opposition of the proposal. Commented on the fact that the configuration of the parking structure has changed from what was originally represented to the residents. Recommended the parking structure be revised to be two levels below grade two levels above grade rather than three levels above grade.

Beth Levine, resident spoke in support of the application.

Sherry Delaney, resident spoke in support of the application.

Delana Bertucci, resident spoke in support of the application.

John Giles, resident spoke in support of the application and the additional parking that is being provided.

John Bromley, representing the Plaza Condominium Association spoke in support of the application.

Don Mulckahee, resident spoke in support of the application.

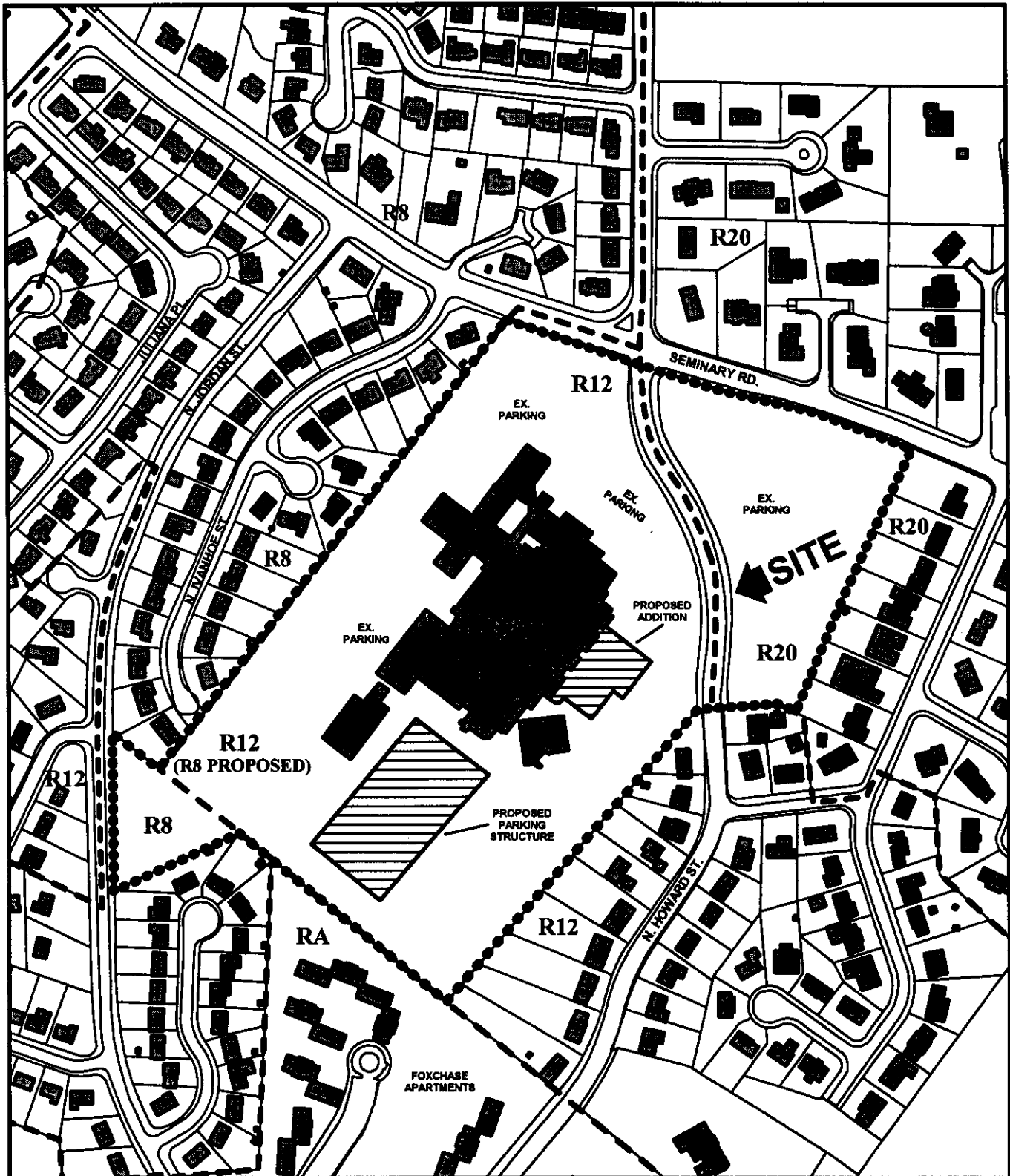
Sharon Annear, resident spoke in support of the application. Expressed concerns regarding the restriping on Seminary Road proposed by T&ES.

Joe Fischer, representing Seminary Hills Civic Association spoke in support of the application and the willingness of the hospital to resolve issues with citizens and the civic association. Expressed support for the project, agreement and the overall process.

Jack Sullivan, resident spoke in support of the application and the agreement between the residents and the hospital.

PLANNING COMMISSION ACTION, JANUARY 3, 2002: By unanimous consent, the Planning Commission deferred the request.

Reason: Staff requested the deferral.



DSUP #2001-0020

02/05/02



SUMMARY:

The applicant, Inova Alexandria Hospital, is requesting approval of a development special use permit with a site plan to construct a 85,990 sq. ft. building addition to the existing hospital and a 697 space freestanding parking structure on the 27.6 acre site at the intersection of Howard Street and Seminary Road. Staff is recommending approval of the development special use permit and the accompanying rezoning (REZ# 2001-0005). Staff believes the conditions regarding landscaping, building mass, lighting and parking outlined within the staff report will enable the proposal to be compatible with the residential character of the neighborhood. Staff believes the proposed expansion is consistent with the intent of the Seminary Hill/Strawberry Hill Small Area Plan section of the City's 1992 Master Plan. In addition, the proposal complies with Sec. 7-600 of the Zoning Ordinance.

The applicant has worked extensively with staff and the adjoining residents to address many of the initial concerns, including ensuring the adequacy of parking and screening the large parking structure; protecting existing open space and landscaping and providing additional landscape buffers; and the design of the proposed addition, including its compatibility with the neighborhood.

Adequacy of Parking

Staff and the community agree that the hospital needs more parking; today, overflow parking from the hospital impacts the surrounding neighborhoods. The proposed parking structure to be built over an existing surface lot at the rear of the hospital, will increase the total amount of parking at the hospital by 419 spaces, to a total of 1,135 spaces. Based upon the parking study, staff believes the proposed amount of parking spaces are sufficient to meet the employee and visitor parking demands of the hospital.

However, given the large number of different lots on the property with varying controls and restrictions, staff is concerned about the availability of convenient parking for visitors and also about the location and availability of parking for both employees and visitors during the construction of the parking structure and addition. Therefore, a recommendation of approval is the implementation of a parking management plan by the hospital. The intent of the parking management plan is to ensure that the visitor lots continue to be open and accessible for visitors, limiting the use of the parking structure to employees, clear identification of employee vehicles through a mechanism such as tags or decals, adequate parking during construction and encouraging mass transit ridership by employees. The plan also requires the applicant to provide an off-site location for employees and construction workers during the construction process. The additional parking spaces in combination with the parking management plan should address the needs of the hospital while also reducing the need for on-street parking on the adjoining residential streets, which has been a concern of many of the area residents.

Parking Structure:

The four level structure, with one level underground, is located at the rear of the hospital property. Given the length (183 ft. x 322 ft.) and height (25 ft.) of the parking structure and the proximity of the adjoining residential uses, appropriate architectural and landscape screening are essential to ensure that the structure does not intrude on the residential neighborhood. Typically, staff recommends architectural treatment and materials for a parking structure to be similar with the adjoining buildings. However, due to the setbacks from the adjoining streets and setbacks (240 ft.-400 ft.) from the adjoining residences, staff is recommending painting the entire parking structure an earth tone color, which in combination with significant landscaping/screening will minimize the visibility from the adjoining residences. This design approach requires a significant amount and variety of landscaping to be effective, and a recommendation of approval is an increase in the size and amount of landscaping surrounding the parking structure. The larger caliper trees and additional evergreen plantings recommended should provide a more effective and more immediate screen for the parking structure.

Staff has also worked with the hospital and residents on the issue of lighting to ensure that spillover lighting from the parking structure does not adversely impact the adjoining residences. Staff believes there needs to be a balance between accommodating the safety concerns for the hospital employees while also providing lighting respectful of the adjoining residences. In addition to the lighting within the parking structure, the applicant is installing panic hardware, security cameras and painting portions of the interior of the parking garage to enhance the security within the parking structure. Due to the lighting concerns and the proximity of the adjacent residences, staff is not forwarding the recommendation of the Police Department for 2-5 ft. candle lighting for the site. Rather, staff is recommending approval of a lighting and photometric plan by T&ES in consultation with the Chief of Police. The staff recommendation for lighting is intended to be a balance between the adjoining residences and security concerns. The taller more mature landscaping and additional plantings being recommended also will help screen and diffuse some of the projection of light and glare from the parking structure.

Landscaping

In addition to requiring additional landscaping screening for the parking structure, staff has also worked extensively with the hospital to significantly increase the amount and size of landscaping/screening adjacent to Howard Street. Staff is recommending additional landscaping to screen the surface parking adjacent to the proposed addition on Howard Street and the provision of additional street trees on the eastern portion of Howard Street. The additional landscaping will significantly enhance the streetscape and will screen the surface parking adjacent to the street.

Proposed Building Addition:

The proposed mass and design of the proposed addition are substantial design challenges because the addition needs to be compatible with the adjoining residential neighborhood while also providing a clearly identifiable entrance for patients and visitors. The proposed design reflects many design elements and materials of the existing complex. Staff generally supports the concept for the addition such as incorporating similar materials as the existing complex and a prominent corner element. However, staff has significant concerns regarding the perceived mass of the proposed addition.

The fundamental issues of building massing and design are generally resolved early in the review process. However, the applicant significantly revised the elevations only two weeks prior to the release of the staff report. Due to the time constraints of the hospital, staff has reluctantly allowed the application to go forward with the condition that the addition will require significant refinements as part of the final site plan process. Staff believes that the condition will enable the concerns regarding the perceived mass to be resolved. The applicant has agreed to the condition with the understanding that the building will undergo significant refinements during the final site plan process to address the concerns of staff. It is the intent of staff to coordinate with the adjoining residents to ensure that they remain apprised of the refinements to the building facade during the final site plan process. The revisions to the building addition are intended to reduce the overall mass of the building and will likely result in some rather dramatic changes to the building addition.

Community

Due to the extensive history of the project including previous expansions of the hospital and concerns of the adjoining residents, the applicant involved many of the adjoining residents and civic association very early in the formulation of the proposal. In fact, the applicant has reached conditional support by the Seminary Hills Civic Association based upon limiting future rezonings, F.A.R., implementation of a parking management plan and provision of a conservation easement that will serve as a buffer for the adjoining residences and other conditions as outlined in the attached correspondence.

Conclusion

Staff recommends approval of the project. We believe that the hospital use is a critical one for the city and are supportive of the improvements necessary to accommodate its ongoing operations. While this expansion does bring with it potential for increased impacts to the neighborhood, we believe that the conditions negotiated by the neighborhood in combination with staff's recommendations will minimize any impacts on the community.

STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. No road connection shall be permitted to North Jordan Street. (SUP #834)
2. The natural buffer of trees and shrubbery between the hospital and the properties on Juniper Place and Ivanhoe Street shall be maintained. (SUP #834)
3. Off-street parking provided for the Health Center shall be clearly marked and designated as parking for Health Center patients, visitors and employees. (SUP #949-A)
4. The rear outside ground area of the clinic site shall not be used as a play area for children and the area shall be maintained and operated in a neat and orderly condition at all times. (SUP #949-A)
5. The landscaped islands in the interior of the Howard Street parking lot shall be maintained with mature trees. (SUP #1067)
6. Screening vegetation bordering the Howard Street parking lot shall be maintained. (SUP #1067)
7. The public service helistop shall be utilized only in extreme emergency circumstances and non-emergency and taxi service are strictly prohibited. (SUP #1490)
8. ~~A fence shall be maintained surrounding the helistop pad.~~ (SUP #1490)
9. Evergreens shall be planted and maintained on the knoll south of the helipad between the hospital and the residences. (SUP #1490)
10. Both Seminary Road and Howard Street shall be designated as access routes. (SUP #1490)
11. No shock trauma unit of level #1 intensity is contemplated by the hospital. If that intent changes, an amendment to the special use permit is required. (SUP #1490)
12. **(REVISED CONDITION):** Within ten days of each emergency for which the helistop pad is used, the hospital shall file a complete report with the Department of Planning & Zoning City Manager detailing the exact nature and circumstance of the emergency. (SUP #1490)

13. Lots previously designated 39.00-04-11 and 39.00-04-30 shall remain consolidated and may not be subdivided. (SUP #2033)
14. ~~The applicant shall offer bus passes at cost to all employees to decrease parking needs and shall coordinate with Metro and Dash bus services.~~ (SUP #2033)
15. No on-site incineration is permitted at the hospital. (SUP #2033)
16. **(REVISED CONDITION):** The hospital shall maintain the parking management plan approved in 1987 as submitted for conveniently located employee and visitor parking spaces. ~~visitor parking.~~ (SUP #2033)
17. **(REVISED CONDITION):** The hospital shall not restrict parking in the Howard Street lot. Appropriate signs shall be posted, i.e., "~~Employee and~~ Visitor Parking - No Commuter Parking," "Additional Visitor Parking Across the Street." There shall be no control gates in the lot but, for employee management and security purposes, the hospital may secure Lot A from approximately Midnight to 7:30 a.m. Hours may be changed as recommended by the hospital administration and the building and grounds committee and as approved by the Alexandria Hospital Board of Directors. (SUP #2033)
18. The hospital shall not undertake to purchase, lease or rent any property which is zoned as single family residential (R-20, R-12, R-8, R-5) within one mile of the hospital. (SUP #2033)
19. The uses of the Patient Services Center Phase III shall be limited to medical services, health education, diagnostic treatment and administrative services. (SUP #2033)
20. Neither the Patient Services Center nor the space formerly occupied by the School of Nursing shall contain offices for physicians' private practice by individual physicians or groups of physicians, including physicians working for a health maintenance organization or similar prepaid health plan. Medical and administrative offices, as currently exist in the hospital, may be included in the Patient Services Center and the space previously occupied by the School of Nursing. (SUP #2033)
21. **(REVISED CONDITION):** The original scenic easement agreement between the hospital and the City and additional scenic easement shall be maintained. (SUP #2033)
22. ~~No exterior signs may be erected on the hospital site except the specific ones requested as part of the application filed with the City on February 22, 1994.~~ (SUP #2792)

23. **(REVISED CONDITION):** The placement of any traffic signs on North Howard Street shall be approved by the Director of Transportation and Environmental Services. (SUP #2033)
24. ~~All landscaping shown on Site Plan #87-046, approved on September 1, 1987, shall be maintained in good condition. (P&Z)~~
25. **(REVISED CONDITION):** The applicant shall submit detailed gross and net floor area ratio computations for the proposed addition expansion of the Emergency Department and all existing buildings with the building permit for the addition to ensure compliance with the permitted floor area ratio, after it is completed. (SUP#2000-0106)
26. The applicant shall revise the materials, design and operation of the freestanding parking structure to make it more compatible with the adjoining residential uses to the satisfaction of the Director of P&Z. The revisions shall at a minimum include the following:
 - a. The use of freestanding light poles on the top level shall be minimized and the height shall be the minimum necessary. The use of bollard lighting or similar light sources other than freestanding poles shall be encouraged.
 - b. The entire exterior of the parking structure shall be painted a darker earth tone color such as moss green to minimize its visibility from the adjoining residences. The final color shall be determined after an on-site inspection with P&Z staff and the hospital staff and architect.
 - c. The screening for the parked cars for each level shall continue to be precast concrete as generally depicted in the preliminary architectural elevations.
 - d. The window openings for the stair towers of the parking structure shall be as generally represented on the preliminary architectural elevations.
 - e. The height of the parking structure shall not be increased above what is generally represented on the preliminary plans.
 - f. The controlled access to the parking garage shall not impede the use of the parking garage by employees.
 - g. Strategic portions of the interior of parking garage shall be painted white such as columns and adjacent to stairways etc. in consultation with the Chief of Police.
 - h. The ceiling heights within the parking structure shall not exceed 7' 6" in height. (P&Z)
27. The parking structure shall be constructed and operational prior to issuance of a building permit for the proposed addition. (P&Z)

28. **CONDITION AMENDED BY THE PLANNING COMMISSION:** A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RC&PA. At a minimum the plan shall provide the level and quality of landscaping depicted on the revised preliminary landscape plan and shall also provide:
- a. Ten to eleven 2.5"-3" caliper shade trees such as Willow Oak on the western portion of parking lot-A to spaced approximately 35 ft. on-center. Concrete wheel stops shall be provided for each of the surface parking adjacent to each tree. The applicant shall plant the trees elsewhere on the site if they cannot be planted in this location.
 - b. The deciduous trees adjacent to the parking structure shall be a minimum of ~~4"-5"~~ 2.5"- 3" caliper at the time of planting. The evergreen plantings adjacent to the parking structure shall be a minimum height of 12'-15' at the time of planting.
 - c. To the extent possible the existing trees within the limit of disturbance adjacent to the parking structure shall be retained .
 - d. Additional evergreen plantings shall be provided on the northwestern portion of the parking structure to provide additional screening for the adjoining residences.
 - e. Replace the Cornus Kousa/ Kousa Dogwood with a tree type that grows to over ten feet in height.
 - f. The applicant shall maintain the landscape bond for a minimum period of 48 months from the date of installation of all landscaping.
 - g. The existing pine trees on the southeastern portion of the parking garage shall be preserved. The limit of disturbance shall be revised to exclude these existing trees. Locate the proposed BMP facility in a location that will retain the existing evergreen trees.
 - h. Locate all underground utilities and utility structures under proposed streets or away from proposed landscaped areas to the extent feasible to minimize any impact on the root systems of the proposed landscaping.
 - i. All landscaping shall be maintained in good condition and replaced as needed.
 - j. Provide note on plan which indicates that specification and grading of all plant materials shall be in accordance with The American Standard For Nursery Stock (ANSI Z60.1)-latest and most current edition as produced by the American Association of Nurserymen; Washington, DC.
 - k. Provide note on drawings which indicates that plantings will be installed in accordance with Landscape Specification Guidelines 4th Edition as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland

- i. Tree protection shall be installed, and approved by the City Arborist prior to beginning any demolition, clearing, or construction. (RC&PA) (Police) (P&Z) (PC)
29. To increase the ability for landscaping/screening adjacent to the parking structure, the sidewalk on the southern portion of the parking structure shall be relocated to the western portion of the parking structure. The grading surrounding the parking garage shall remain as generally depicted on the preliminary plan and shall not include retaining walls. The grading surrounding the parking structure shall only be permitted to change substantially if the grading is the result of berming to provide additional landscape screening. (P&Z)
30. Relocate the proposed storm sewer line on the western and southern portion of the parking structure to the satisfaction of the Director of P&Z and T&ES to provide the following:
 - a. On the western portion of the parking structure relocate the storm sewer line and “limit of disturbance” to the east to retain more of the existing trees.
 - b. Relocate the line on the south if possible to increase the possibility for screening on the perimeter of the structure. (P&Z)
31. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The final design for the building shall be consistent in material quality and overall design as generally depicted on the preliminary architectural elevations and also provide significant additional refinements prior to the approval of the final site plan. In the final design process, the applicant and City staff will consult with members of the community. The refinements to the building shall be to the satisfaction of the Director of Planning & Zoning that at a minimum shall include:
 - a. The building entrance and corner element shall be redesigned to reduce the perceived mass.
 - b. The materials and design for the porte cochere for the emergency and surgery entrance shall continue to be refined.
 - c. The design and materials for the medic entrance canopy shall continue to be refined.
 - d. High quality materials such as precast and brick shall continue to be used. (P&Z) (PC)

32. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The applicant shall provide a parking management plan which outlines mechanisms to maximize the use of the parking structure by the employees and ensures that employees do not park off-site, on the adjoining public streets, or private property to the satisfaction of the Directors of P&Z and T&ES. At a minimum the plan shall include the provisions proposed by the applicant and shall also provide the following:
- a. The applicant shall provide bus and transit fare media at cost or discounted cost for all employees. The fare media should include Metrorail, Metrobus, DASH and other public transportation system fare media. The availability of the discounted fare media will be prominently advertised. The level of discount will be approved as part of the final parking management plan.
 - b. The hospital will promote the use of carpooling by employees by the provision of convenient carpool spaces within the parking structure. Such carpool spaces shall be marked within the employee parking structure.
 - c. Lots A, C/D and ER and F be limited to temporary visitor parking spaces. Lots A, ER and F shall be free parking and shall not include controlled access.
 - d. The paid parking for lot C/D will be subject to the fee posted and will continue to have controlled access. Non-visitor parking as outlined by the applicant shall be permitted within lot C/D.
 - e. The applicant shall install all appropriate signage to minimize unauthorized parking within each of the on-site visitor parking lots.
 - f. The parking structure and lot B, E lot G/H shall be designated for employee/physician parking only.
 - g. The applicant shall explore the alternative of providing visitor parking for lot B and relocate the physician parking to another surface lot or within the parking structure.
 - h. Parking up to one car/employee shall be free for all employees and physicians.
 - i. All employees and physicians shall obtain and maintain a tag, decal or similar form of identification to clearly identify employee vehicles. The identification shall be prominently displayed at all times.
 - j. The applicant shall provide parking for the number of parking spaces that are displaced by the construction of the parking structure at an on off-site location. The parking shall be free and a shuttle or similar form of transportation shall be provided for the duration of the construction of the parking structure. The applicant shall be required to obtain all necessary approvals for the off-site parking. The applicant shall also maintain adequate off-street parking for patients and visitors during construction.

- k. The applicant shall provide on-site or off-site parking for construction workers without charge to the construction workers. This condition regarding parking for construction workers shall also apply to any construction project undertaken by the hospital in the future.
 - l. The applicant shall provide secure bicycle storage for employees within the parking structure.
 - m. The Casey Clinic visitor parking and employee parking shall be monitored by the clinic and offenders will be towed by the clinic.
 - n. Vendors, service and repair personnel that are not employees of the hospital shall be permitted to park within the visitor parking lots.
 - o. The emergency drive-thru and surgery drive-thru shall be restricted to patients and visitors for short term drop-off or pick-up.
 - p. It shall be the sole responsibility of the hospital staff and security personnel to monitor and enforce all provisions of the parking management plan. (P&Z) (PC)
33. No fewer than 1,554 parking spaces shall be provided and at a minimum 697 parking spaces shall be provided within the parking structure. (P&Z)
34. The proposed addition shall not include facilities for offices or examining rooms for use by physicians for their private patients. The height of the building shall be a maximum of 35 ft. above average finished grade as permitted within the R-8 zone. (P&Z)
35. Show existing and proposed street lights and site lights on the final site plan. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations and a photometric plan with the final site plan to verify that lighting meets City Standards. The lighting within the interior of the parking structure shall be designed in a manner that will minimize the projection of light onto the adjoining residences. The photometrics plan shall include the lighting levels at the southern and western property line to evaluate spillover lighting. The applicant shall increase the number of lighting fixtures if necessary to avoid "hotspots" within the parking structure. The lighting for the interior of the parking garage and exterior shall be to the satisfaction of the Director of T&ES in consultation with the Chief of Police. (T&ES) (P&Z)
36. The applicant shall provide two additional loading spaces adjacent to the three proposed loading spaces to provide the five loading spaces required by the Zoning Ordinance. (P&Z)

37. A temporary informational sign shall be installed on the site prior to approval of the final site plan for the project and shall be displayed until construction is complete; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z)
38. Prior to commencing and clearing, grading or construction for the site the hospital shall hold a meeting with all adjoining property owners to review the proposed construction phasing, construction schedule and parking management plan. The hospital shall designate an employee who will serve as a person of contact for questions regarding the project. (P&Z)
39. Additional freestanding signs other than the existing freestanding monument sign at the intersection of Seminary Road and Howard Street shall be prohibited. Additional freestanding signage shall be limited to traffic and directional signs. Additional flatwall signs shall be limited to the minimum necessary to identify the building and shall be limited to the eastern portion of the building to the satisfaction of the Director of P&Z. (P&Z)
40. **CONDITION AMENDED BY THE PLANNING COMMISSION:** Any subsequent use of the basement within the addition other than incidental storage that would generate the need for more than 10 % additional off-street parking spaces shall require a separate special use permit approval and subsequent hearings by the Planning Commission and City Council. The number of off-street parking spaces generated by the use shall be determined by the Director of Transportation & Environmental Services and Director of Planning & Zoning upon review of a parking study to be submitted by the applicant prior to issuance of a building permit for the basement. (P&Z) (PC)
41. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The applicant shall grant a scenic open space easement as generally depicted in the preliminary plan shall be approved by the City Attorney and recorded prior to the release of a building permit. The open space easement shall terminate fifty years from the date of approval or at such time as any hospital use or nursing home use on the property ceases to exist, whichever occurs first. The applicant shall also grant an extension of the existing scenic easement that will coincide with the new scenic easement. (P&Z)(PC)
42. A temporary construction trailer/structure shall be permitted and the period and location shall be subject to the approval of the Director of P&Z. The trailer shall be removed prior to the issuance of the certificate of occupancy permit for the proposed addition. (P&Z)
43. Any inconsistencies between the various drawing submitted by the applicant shall be reconciled to the satisfaction of the Director of P&Z and T&ES. (P&Z)

44. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of P&Z and T&ES. (P&Z)
45. Show all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or property. When such a location is not feasible, such structures shall be located behind the front building line and screened to the satisfaction of the Director of P&Z. (P&Z)
46. The applicant shall submit a final "as-built" plan for this phase prior to applying for certificate of occupancy permit for the proposed building addition. (P&Z)
47. Developer to comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance. (T&ES)
48. All stormwater designs, including stormwater quality, that require hydraulic analysis including computation of hydraulic gradients, stormwater routing, and design of special flow control structures, and non-standard or special stormwater management structures, must be sealed by a professional engineer registered in the State of Virginia. (T&ES)
49. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer registered in the State of Virginia.(T&ES)
50. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES.(T&ES)
51. Plan must demonstrate to the satisfaction of director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES)
52. **CONDITION AMENDED BY THE PLANNING COMMISSION:** Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. In preparing a traffic control plan for construction, the applicant will consult with neighboring residents. (T&ES) (PC)
53. Show the traffic signal recently installed at the parking lot entrance for Lot A on North Howard Street. (T&ES)

54. The internal "T" intersection located off the southern entrance on North Howard Street requires a STOP sign for northbound on-site traffic across the entrance. Provide channelization to separate the right turn and northbound lanes to the satisfaction of the Director of T&ES. (T&ES)
55. All private street signs that intersect a public street shall be marked with a fluorescent green strip to notify the plowing crews, (both City and contractor), that they are not to plow those streets. (T&ES)
56. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The proposed parking structure is located approximately 10 feet from the existing sanitary sewer easement. The parking structure shall be designed such that the foundation shall not bear on any portion of the existing sanitary sewer. Details of the foundation design shall be provided on the site plan prior to release and approval to the satisfaction of the Director of T&ES. (T&ES) (PC)
57. The hospital shall submit AM and PM peak hour traffic volume counts for exiting traffic on the northerly driveway for the years 2003 and 2004. If the traffic queue length exceeds the distance from Howard Street to the parking lot entrance, a traffic engineering study will be performed by the hospital and submitted to the Director of T & ES to examine ways to mitigate the queue length. (T&ES)
58. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. (T&ES)
59. The stormwater collection system is part of the Cameron / Holmes Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES)
60. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES)
61. All stormwater designs, including stormwater quality, that require hydraulic analysis including computation of hydraulic gradients, stormwater routing, and design of special flow control structures, and non-standard or special structures, must be sealed by a professional engineer registered in the State of Virginia. (T&ES)
62. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES)

63. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES)
64. Descriptive signage for the stormwater Best Management Practices (BMPs) required for this project shall be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES)
65. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES)
66. A "Certified Land Disturber" must be named on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Department of Conservation and Recreation guidelines. (T&ES)
67. A security survey shall be conducted for all construction trailers as soon as they are located on the site. (Police)
68. No trees shall be placed under or near lighting, (Police)
69. The parking structure shall have controlled access. If there is a security force on site, emergency/panic buttons shall be placed in three locations on each floor, the security force shall be provided 24 hours a day, 7 days a week. If security is not present emergency phones shall be provided, three on each floor with 911 access. (Police)
70. No trees or shrubs over three feet in height shall be closer than ten feet to any public walkway. (Police)
71. **CONDITION DELETED BY THE PLANNING COMMISSION:** ~~It is the City's policy that a standard voluntary contribution of \$.50 per gross square foot on all new housing and or commercial development and on additions to existing structures should be paid to the City prior to the issuance of the certificate of occupancy in the case of office, retail, hotel or rental apartments, and paid at sale to the end user in the case of condominium or single family houses. (Housing) (PC)~~

72. **CONDITION ADDED BY THE PLANNING COMMISSION:** The premises shall be policed for trash and litter on a regular basis by the applicant. (PC)

Special use permits and modifications requested by the applicant and recommended by staff:

1. Expansion of the existing hospital within a residential zone.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

BACKGROUND/HISTORY:

The applicant, Inova Alexandria Hospital, is requesting approval of a development special use permit with a site plan to construct an addition to the existing hospital facility that will consist of a redesigned emergency department, a revised entrance for medic units, additional monitored beds, a relocated helipad and an additional laboratory, office and storage space. In addition, the applicant requests approval to construct a four-level (one level below grade) parking structure. In conjunction with this application, the applicant also is requesting approval of a rezoning (REZ#2001-0005) to rezone the 27.64 acre site from R-12/Residential and R-8/Residential to R-8/Residential.

The subject property is surrounded by residential uses that range from single-family detached homes to multi-family uses. The single family uses are located on the northern and southern portion of the site and the multi-family uses (Foxchase Apartments) and single-family homes are located on the western portion of the site. The existing surface parking lot is located to the east of the site. The zoning for the adjoining parcels includes R-20, R-12, R-8, and RA/Multi-Family.

The existing hospital facility consists of the original building and a series of additions that were constructed primarily during the 1960s and 1970s. Since the opening of the initial facility in the early 1960s, the hospital building has expanded in stages from the original building. In 1974, the hospital more than tripled in size, with a 295,646 sq. ft. addition on the southern portion of the original building. With this expansion the hospital housed a total of 518 beds. Also during the 1970s, a public health center, nursing facility and new parking lot located were constructed. In the 1980s, a helipad, patient center, cancer center, surgeon center and additional parking were added on the site. Recently, in 2000 a small below-grade addition to house equipment was approved. A summary of the applications for the site is as follows:

<u>SUP #</u>	<u>USE</u>	<u>ACTION</u>	<u>DATE</u>
251	Original Hospital	Granted:	10/09/56 (expired)
334	Original Hospital (150 beds)	Granted:	02/10/59
834	Addition to Hospital (increase to 518 beds)	Granted:	05/25/71
863	Temporary parking lot (east side of N. Howard)	Granted:	02/23/72
863-A	Extension of temporary parking lot (east side of N. Howard)	Granted:	02/26/74
863-B	Extension of temporary parking lot (east side of N. Howard)	Granted:	10/22/74
863-C	Extension of temporary parking lot (east side of N. Howard)	Granted:	05/17/75
892	Construction of nursing facility	Granted:	11/29/72

DSUP #2001-0020
INOVA Alexandria Hospital

949-A	Public Health Center	Granted:	09/24/74
1067	Permanent parking lot (east side of N. Howard)	Granted:	06/22/76
1490	Helipad	Granted:	09/18/82
1490-A	Helipad (temporarily relocate)	Granted:	02/12/88
2033	Additions to hospital: cancer center, services center, surgical center, parking, nursing school (see also SP 87-046)	Granted:	09/12/87
2533	Portable building, trailer	Granted:	10/12/91
2792	Sign Area	Granted:	04/16/94
95-0040	Expansion of emergency department	Granted:	05/13/95
95-0166	Enclose connection bridge for hospital	Granted:	10/25/95
2000-0106	Minor amendment to construct a below-grade addition to house existing hospital equipment	Granted:	09/13/2000

In addition to the existing buildings for the site, six surface parking lots with a total of 803 spaces for visitors and staff surround the existing buildings. When combined with the 332 space visitor parking lot east of Howard Street, the hospital has a total of 1,135 existing parking spaces. The proposed parking structure provides 697 parking spaces, but also displaces 278 existing surface parking spaces for a net increase of 419 parking spaces.

The hospital has a helipad, which allows for the transport of patients to trauma units at neighboring hospitals. The applicant is proposing to relocate the helipad to the roof of the proposed addition. The existing hours of the hospital are 24 hours a day 7 day a week and are proposed to continue with the proposed addition. It is projected that an average of 150 people/day will be served by the expanded emergency room or approximately 55,000 patients/year. The hospital employs approximately 1,300 employees and approximately 150 physicians utilize the hospital. The employee shifts are staggered, ranging from 600-700 employees (725 employees after addition) present on the day shift to 150 employees on the night shift. According to the applicant the community's demand for health care, particularly for out-patient health care and emergency services, have been increasing with the increasing population in the City and the closure of many local hospitals during the 1980's and 1990's, such as Pentagon City, Jefferson Memorial and Circle Terrace.

The applicant has worked with the Seminary Hills Civic Association to address the concerns of the adjoining residents. The Civic Association supports the proposal as outlined in the correspondence (attached) contingent upon the following:

- An additional scenic easement on the perimeter of the site and extension of the existing scenic easement.
- A parking management plan will be approved as part of the special use permit.
- The parking structure will be designed to prevent lights from shining onto adjoining residential uses.
- The parking structure will be heavily landscaped.
- The hospital will utilize only the increase in F.A.R.
- Hospital agrees not to apply for a rezoning for the site to RA or other less restrictive zone for 25 years from rezoning approval or apply for a rezoning for the parcel east of Howard Street to R-12 or less restrictive zone for a period of 25 years from rezoning approval.
- No widening of roadway access from North Howard Street.
- The application will be subject to the previous SUP recommendations.

PROPOSED DEVELOPMENT:

The proposed addition will consist of a four level (one level below grade) 85,990 sq. ft. addition located on the southeastern portion of the existing hospital building in the location occupied by the helipad and a surface parking lot. The proposed addition consists of a basement which is proposed to remain vacant; a first floor which will be utilized for emergency space; a second floor (interstitial space) with laboratory, office and storage areas, the third floor will consist of monitored single bedrooms; and a helipad will be located on the roof of the proposed addition. According to the applicant, the helipad is used approximately three times a month, usually for carrying patients to other hospitals. The basement, which will not be completed at this time, but will serve as a future "contingency" space. A recommendation of approval is that the future use of the basement other than incidental storage require a separate special use permit.

The new emergency room will have a larger waiting area, additional seating and 10 additional emergency bays, increasing the number of emergency room bays from 27 to 37. According to the applicant, the existing emergency room is frequently at capacity, causing ambulances to be rerouted to other hospitals in the region. The proposed 37 monitored rooms will allow emergency rooms to become more readily available which will enable patients to be served in a more timely manner. The increase of private single rooms will serve patients with infectious diseases, provide space for new technology and equipment, and better accommodate the imbalance in patient gender differences.

Access to the hospital is provided by two curb cuts on the western portion of Howard Street and one curb cut on the eastern portion of Howard Street that provides access to the visitor parking lot. Both of the drive aisles on the western portion of Howard Street are connected by an internal roadway that is parallel to Howard Street. The applicant does not propose to revise the location of the curb cuts on Howard Street. The configuration of the drive aisle adjacent to the addition will be revised to accommodate the drop-off and pick-up for the proposed emergency room. In addition, an eleven space short-term parking lot will be added on the eastern portion of the proposed addition.

The proposed parking structure on the southwestern portion of the site will be four levels, including one level below grade. The parking structure will be constructed on a portion of an existing surface parking lot and therefore displaces 278 existing surface parking spaces for a net increase of 419 parking spaces. The parking structure will increase the total number of parking spaces from 1,135 to 1,554.

Zoning:

The property consists of two zones R-12/Residential and R-8/Residential. The triangular portion of the site adjacent to Jordan Street is zoned R-8, the remainder of the site is zoned R-12. The applicant is requesting approval to rezone the entire site to R-8/Residential. The zoning characteristics of the proposed development are summarized in the table below:

INOVA Hospital			
Property Address:	4320 Seminary Road		
Total Site Area:	27.65 Acres		
Zone:	R-8 and R-12 (Current Zoning) R-8 (Proposed Rezoning)		
Current Use:	Hospital		
Proposed Use:	Hospital		
	<u>Permitted</u>	<u>R-12 (R-8)</u>	<u>Proposed</u>
Floor Area	.30	(.35)	.34* (2,491 SF remaining)
Yards (R-8)			
Front	30 ft.		92 ft. (addition) 550ft. (pkg structure)
Side	1:1 min 25 ft.		142 ft. (addition) 285-400 ft. (pkg structure)
Rear	1:1 min 25 ft.		750 ft. (addition) 117 ft. (pkg structure)
Yards (R-12)			
Front	35 ft.		
Side	1:1 min 25 ft.		
Rear	1:1 min 25 ft.		
Height	35 ft	(35 ft.)	35 ft. (building addition) 25 ft. (parking structure)
Open Space	NA	(NA)	NA
Parking	<u>Hospital (Existing)</u> 1 sp /2 beds (416 beds) = 208 spaces Administration & Staff = 74 spaces <u>Clinic (Existing)</u> = 38 spaces 3,600 SF Office @ 1.2sp/400 = 11 spaces 5,380 SF Clinic @1/200 = 27 spaces <u>Surgery (Existing)</u> = 37 spaces <u>Patient Services Center (Existing)</u> = 207 spaces <u>Emergency Room Addition (Proposed)</u> = 57 spaces 1 sp/bed 35 (35 beds) = 35 spaces 7,100 SF Office @1.2/400 = 22 spaces <div style="display: flex; justify-content: space-between;"> <i>Total Spaces Required</i> <i>621 spaces</i> <i>1,554 spaces provided</i> </div>		
	Required loading spaces	5	3**
<p>* The FAR calculations do not include the proposed basement level or parking structure, both of which can be deducted from the FAR calculations.</p> <p>** Modification requested.</p>			

STAFF ANALYSIS:

Staff is recommending approval of the proposed addition and freestanding parking structure and accompanying rezoning. The applicant has worked extensively with staff and adjoining residents to provide a vegetative buffer for the perimeter of the site, provide additional landscaping/screening, provide treatment for the exterior of the parking structure, revise the building design, and implement a parking management plan for the site. While the proposed addition and parking structure generally comply with the zoning criteria for approval of hospital use, compliance with the findings is contingent upon the conditions of approval within the staff report.

Circulation:

While staff is not recommending additional improvements for pedestrian or vehicular circulation, an initial concern of staff was the pedestrian crossings on Howard Street and the proximity of the northern curb cut on Howard Street in relation to Seminary Road. An initial suggestion of staff was to install a new driveway entrance on the western portion of Howard Street opposite the existing curb cut into the parking lot on the east side of Howard Street and eliminate the northern hospital curb cut. By relocating the northern curb cut and drive aisle, the entrance would be at the existing traffic signal and the left turn from the hospital driveway would be safer and cause less delay.

To evaluate the possibility of relocating the northern curb cut, staff required the applicant's engineer to submit an analysis of the proposed relocation to evaluate the safety, capacity and design issues for the existing and proposed location of the driveways to the hospital and parking facilities. The study was submitted by Gorove/Slade Associates Inc. and included analysis from the engineering firm, PBS&J. The study indicated that the grade differential between Howard Street and the internal roadway was of such magnitude that the new driveway grade would not meet City or National standards for the slope of the roadway. Also, the relocation of the driveway would increase the traffic in front of the main hospital entrance and cause congestion and safety issues.

The last area of review was the new design of the southern entrance to the hospital emergency room and new parking garage. The traffic study reported that the driveway exit left turn would be a poor level of service during the PM peak hour, but because of the small amount of traffic volume, queues greater than five cars would not occur during the peak traffic hours.

In conclusion, due to the steep grade of an entrance opposite the driveway into the parking lot on the eastern side of Howard Street and the congestion and safety concerns induced by the additional traffic in front of the main entrance to the hospital, staff concurred with the results of the hospital's traffic and engineering study to keep the present driveway locations.

Parking:

An initial concern of staff and many of the adjoining residents has been the amount, location and availability of parking for the employees and visitors. In addition, many of the area residents have expressed concern that the adjoining streets are being utilized for hospital parking. To evaluate the current and future parking demand, staff required the applicant to submit a parking study that was prepared by Gorove/Slade Associates (attached). The parking study indicates that the peak parking demand occurs during the week (Wednesday) in the late morning (11:00 am-12:00 pm). The study indicates that the peak parking demand of 1,166 spaces creates a current parking deficit of approximately 30 spaces. The current deficit of parking spaces is considerable and, therefore, many of the employees and visitors currently are forced to park on the adjoining public streets (North Howard Street and Ormond Avenue). The frequent overflow onto adjoining residential streets by visitors and employees has been a complaint of many of the area residents. The current parking deficit will continue to increase in the upcoming years based upon the 1.78 % projected growth for the hospital.

To address the current and projected parking demands the applicant is requesting approval to construct a 697 space parking structure that will result in a net increase of 419 additional spaces from the existing condition. Based upon the projected growth rate of 1.78%/year and a circulation factor of 10%, the proposed parking will accommodate the peak volumes through 2010. The parking proposed by the applicant significantly exceeds the number required by the Zoning Ordinance and, based upon the parking study and growth projections, will be sufficient for the parking demands of hospital until 2010.

One of the concerns of staff has been how additional parking could be provided for the site beyond the year 2010 and to ensure that the current site configuration will not prohibit additional parking if needed by the hospital. While less than ideal the site layout does not preclude additional parking if needed by the hospital. The two possibilities for additional parking would be additional above-grade parking or underground parking. While the zoning proffer limits additional F.A.R., the current Zoning Ordinance does not include parking structures in the calculation of F.A.R. To ensure that the proposed spaces proposed by the current application are appropriately allocated; staff is recommending implementation of a parking management plan as outlined below.

Parking Management Plan:

The parking management plan proposed by the applicant is intended to supplement the hospital's existing parking policies to provide a mechanism to monitor and enforce parking policies. The proposed plan includes provisions for employee vehicle registration, parking regulations, means of access for each parking lot, parking enforcement procedures and commuting alternatives. While the

parking management plan proposed by the applicant addresses many of the parking issues, staff is recommending additional conditions to lessen the impacts of construction on available hospital parking for employees, ensure that visitors have direct access to hospital facilities and promote transportation alternatives for employees.

Parking Management during Construction

To minimize parking and access disruptions during construction, staff is recommending the construction and completion of the parking structure prior to construction of the proposed addition. This will minimize the loss of parking spaces during construction and ensure that the added parking spaces are available earlier due to the current parking deficit. Also staff is recommending that an off-site location and transportation for employees and construction workers be implemented during the construction of the parking garage.

In addition, staff is recommending the active promotion of commuting alternatives as a component of the plan. First, staff is recommending that the applicant provide heavily discounted or free transit media for a variety of regional transportation options such as Metro and Dash to employees who wish to utilize available mass transit options. Further, staff is recommending that the plan encourage carpooling, by reserving the most convenient parking spaces within the parking structure for those employees that participate in carpooling. Finally, a bike storage area should be provided to encourage bicycle use by employees.

Visitor Parking

A number of revisions can be made to the parking management plan to encourage the use of visitor lots and improve access and circulation. The lots in front of the hospital, including lots A, C/D and E/R should be designated as visitor lots, and parking within these lots should be prohibited and enforced by hospital security personnel. Visitor spaces within lot A should continue to be free to encourage visitors to park in these lots rather than on the adjacent streets. Currently lot B is limited to use by physicians. Staff is recommending that the applicant explore the relocation of the physician parking. Relocating the physician parking to another portion of the site would enable this lot that is closest to the primary entrance to the hospital to be utilized at least partially by visitors. Employees should be limited to the parking structure and lots F and G/H. Staff recommends that a revised parking management plan that addresses these issues be submitted by the applicant and approved by staff prior to the release of the final site plan.

Parking Structure:

An issue raised by the proposed parking structure is the calculation of the F.A.R. for the site. The applicant is proposing to rezone the site from R-8 to R-12 and increase the F.A.R. from .30 to approximately .35. The Zoning Ordinance does not require the parking structure to be included in

the F.A.R. calculations (because the ceiling heights are less than 7' 6"), although the structure adds mass to the site. If the parking structure was counted in the F.A.R. calculations the result would be an approximately .49 F.A.R. for the site. While the deduction of parking structure is permitted by the Zoning Ordinance and is routinely done by other projects, the F.A.R. (including the parking structure) is a better indication of the proposed mass as opposed to the technical requirement of the Zoning Ordinance. The proposed F.A.R. complies with the floor area requirements within the R-8 zone.

Given the mass of the parking structure, proximity of the adjoining residential uses and location at the top of the slope, appropriate architectural and landscape screening are essential to make the structure more compatible with the residential neighborhood. Typically, staff requires additional architectural treatments and materials to minimize the visibility of the structure to enable the parking structure to appear more as a building rather than simply a parking structure. However, in this case due to the setbacks of the parking structure, the design concept that staff is recommending is not to require architectural embellishments, but rather to treat the structure as a background element that will be minimized with a foreground of significant landscaping/screening. Therefore, staff is recommending painting the entire structure a medium value earth tone color rather than the exposed white concrete to enable the structure to become a background element of the landscaping. This design approach requires a significant amount and variety of landscaping to be effective.

Landscaping:

The applicant has worked extensively with staff and the area residents to significantly increase the amount and size of landscaping adjacent to Howard Street to screen the surface parking. The revised landscape plan prepared by the applicant addressed many of the concerns of staff regarding the screening of the parking structure. While the revised landscape plan addresses many of the areas of concern, staff has included a recommendation for increasing the size and height of the landscaping on the perimeter of the parking structure. The increased height and size of the landscaping/screening for the parking structure will also provide some screening for the projection of the light from the parking structure. In addition to the screening for the parking garage, staff also recommends additional landscaping on Howard Street to screen the surface parking and reinforce the importance of the pedestrian environment on Howard Street.

Lighting:

An initial concern of staff has been the concern regarding spillover lighting and glare for the adjoining residences, especially from the parking structure. Staff believes there needs to be a balance between accommodating the safety concerns for the hospital employees while also providing lighting respectful of the adjoining residences. In addition to the lighting within the parking garage, the applicant is installing panic hardware, security cameras and painting portions of the interior of the

parking garage to enhance the security within the parking structure. Due to the concerns regarding the adjacent residences, staff is not forwarding the recommendation of the Police Department of 2-5 ft. candle lighting for the site. Rather, staff is recommending approval of a lighting and photometric plan by T&ES in consultation with the Chief of Police that will balance the compatibility with the adjoining residences and security concerns. In addition staff is recommending limiting the number of freestanding light poles for the upper level of the parking structure. Staff is also recommending submission of a photometric plan during the final site plan to minimize spillover lighting for the adjoining residences.

Building Addition:

During the review process the applicant made several significant changes to the building elevations that often substantially changed the exterior of the building. The current design was revised only two weeks prior to the finalizing the staff report. The proposed design reflects many design elements and materials of the existing complex. Staff generally supports the current design, and believes that the overall concept in combination with the proposed setbacks and refinements proposed by staff could be a building that will be compatible with the neighborhood although significant revisions to the exterior will be required.

Therefore, staff is recommending that the applicant work with staff during the final site plan process to refine the design of the building to reduce the perceived mass of the building. The fundamental issues of building massing and design are generally resolved early in the review process, however as stated previously the applicant significantly revised the elevations prior only two weeks prior to the release of the staff report. Due to the time constraints of the hospital, staff has reluctantly allowed the application to go forward with the a condition that will require significant refinements to the building as part of the final site plan process. Staff believes that the condition will enable the concern regarding the perceived mass to be resolved. The applicant has agreed to the condition with the understanding that the building will likely undergo significant revisions during the final site plan process. It is the intent of staff to coordinate with the adjoining residents to ensure that they remain apprized of the refinements to the building facade.

Zoning:

Sec. 7-600, 7-601 of the Zoning Ordinance permits the continuation of the hospital contingent upon approval of a special use permit in the residential zone as long as there are specific findings by City Council regarding compliance with the provisions of the Zoning Ordinance, the Master Plan, that services are adequate for the use and the regulation of private physician offices. The findings required by the ordinance are as follows:

- I. That the proposed use is compatible with the development allowed by the basic provisions of the ordinance for the area in which it is proposed and it is not of such a nature in height, bulk or scale as to exercise any influence contrary to the purpose and intent of the Zoning Ordinance.

The intent of the provision is to ensure that the scale and mass of a hospital use is not incompatible with the purpose of the zoning district. The proposed addition complies with the provisions of the more restrictive height, setback and F.A.R. requirements of the lower density (R-8) zone. While the proposed F.A.R. is more than in several of the adjoining zones the proposed setbacks are considerably more than required within the R-8 or R-12 zones, which enables landscape buffers on the perimeter of the property and reduce the mass of the addition and parking structure.

- II. That the use is compatible with and/or implements planning goals and objectives in the City, as contained in the master plan, applicable small area plan and other pertinent policy resolutions particularly in terms of land use, housing goals, traffic impact and parking, impact on schools and public services and facilities, essential character of the neighborhood and any neighborhood planning goals contained in the applicable small area plan or consolidated master plan of the city.

The proposal is consistent with the intent of the Master Plan to “provide a full range of health care facilities and by improving citizen access to health care opportunities, services and resources in the community. In terms of land use the Master Plan identifies this area as “institutional” and the proposal is to continue use of the facility that has existed in this location since the early 1960's. The parking and traffic issues are outlined within the staff report and staff believes these issues have been adequately addressed. As stated previously the height and scale of the new addition generally be compatible with the character of the residential.

- III. That the proposed use of any office or examining rooms within the hospital by a physician for treatment of his or her private patients is required because such practice or treatment is not feasible outside the hospital.

As represented within the plans and application by the applicant, the proposed addition does not include any facilities for offices or examining rooms for use by physicians for their private patients. Staff has included as a recommendation of approval that the use shall not include office or examining areas for private physicians.

- IV. That the existing or proposed utility services are adequate for the proposed hospital use.

The addition is relatively modest and will not significantly increase the use of the City's services.

Staff Recommendation:

Staff recommends **approval** of the special use permit with the conditions as outlined within the staff report. The proposal complies with the findings of Sec.7-600 of the Zoning Ordinance that are necessary for approval. The agreements between the residents and the hospital and the additional staff conditions will enable the proposal to be more compatible with the residential neighborhood and enable the hospital to better provide medical services to the community.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development; and
Jeffrey Farner, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Planning & Zoning:

- C-1. Rooftop air conditioning units must be screened pursuant to Sec. 6-403(B)(1) of the zoning ordinance. Provide this note on the final site plan.
- F-1. Revise the crown coverage based upon the entire lot area of 1,204,324 sq.ft.
- F-2. Revise the zoning setback table at the time of final submission to accurately state the required side and rear yard setback is 25 ft. or 1:1 not 8 feet as noted on table,
- F-3. Applicant notes on plans that the plans that the ceiling height within the parking structure does not exceed 7' 6" although the building elevations indicate that the ceiling height of the parking structure is 7' 6". Revise the final site plan and architectural plans to be consistent and to reflect that the ceiling height within the garage is less 7' 6".

Transportation & Environmental Services:

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-8 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.

- C-9 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.
- C-10 All utilities serving this site to be placed underground.
- C-11 Provide site lighting plan to meet minimum city standards.

Code Enforcement:

- C-1 The emergency room addition requires to be protected with a fire sprinkler system. Please show the fire department connection and related fire hydrant for this system. This also applies to the parking structure unless it is designed as an open parking structure.
- C-2 Show fire department access to the parking structure.
- C-3 A soil investigation report is required to be submitted with the construction permit application.
- C-4 Applicant must provide Emergency Vehicle Easement on front and back side of building.
- C-5 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-7 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-8 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC ^{105.10}).
- C-9 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan.
- C-10 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300)

feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement.

- C-11 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements.
- C-12 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered.
- C-13 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-14 A fire prevention code permit is required for the proposed operation.
- C-15 Building Code Analysis: The following minimum building code data is required on the drawings: a) use group, b) number of stories, c) construction type, d) tenant area
- C-16 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application
- C-17 Certification is required from the owners or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos

Alexandria Sanitation Authority:

- C-1. Ensure that all discharges are in accordance with City of Alexandria Code 4035

Virginia American Water Company:

- F-1. Water service is available for domestic use and fire protection. Hydraulic calculations will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations.
- F-2. Show sizes of all existing and proposed water mains, and fire and domestic services.

- F-3. Fire and domestic services must be separate connections to the water main.
- F-4. Differentiate between new fire hydrants and existing fire hydrants to be retained. On relocated fire hydrants, show existing locations also.
- F-5. There shall be a minimum of 3.5' of cover on the main in the profile. Avoid excessive depths.
- F-6. Maintain a 10" horizontal separation between water and sewer mains measured edge to edge.
- F-7. When crossing sewer mains, water mains need to maintain 18" of vertical clearance.
- F-8. A gate valve is required on any service 1.5" or larger, and on any fire hydrant lateral.
- F-9. All fire hydrant laterals must be a minimum of 6" in diameter, and if longer than 50' must have another gate valve at the hydrant.
- F-10. Avoid locating water mains under curbs, planters, overhangs and other obstructions.

Health Department:

No comment

Police Department:

(The following recommendations related to lighting have not been included as conditions; rather, staff has recommended that the applicant prepare a lighting plan to the satisfaction of the Director of T&ES in consultation with the police, which will likely result in lower lighting levels than those desired by the Police. The recommendation regarding painting the interior of the garage has not been included because the white ceiling etc, will reflect the light which would likely impact the adjoining residences. Rather staff is recommending painting strategic areas of the interior such as columns and adjacent to the stairwells in consultation with the Chief of Police. The other recommendation that is not being forwarded is the recommendation regarding liming trees to a height of six feet. The intent of the majority of the proposed landscaping is to screen the surface parking and therefore staff is not forwarding this recommendation. Rather staff is forwarding the recommendation from the Police that limits the height of planting adjacent to public walkways. This will enable the safety of pedestrian will still enabling the parking and parking structure to be screened.

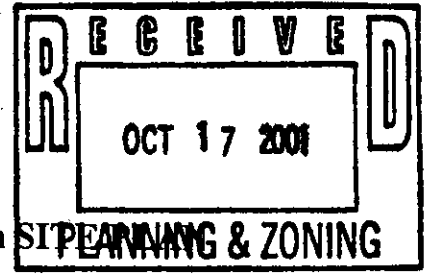
- R-1 Lighting on all sidewalks, park and common areas to be a minimum 2.0 foot candles minimum maintained. **(Not recommended by P&Z)**

- R-2. Lighting in the garage is to be a minimum 5.0 foot candles minimum maintained. **(Not recommended by P&Z)**
- R-3. The walls and the ceilings in the garage are to be painted white.**(Not recommended by P&Z)**
- R-4. All trees shall be limbed up to six feet. **(Not recommended by P&Z)**
- F-1. No light plan has been submitted.

Historic Alexandria (Archaeology):

- F-1. This property has the potential to yield archaeological resources associated with an eighteenth-century plantation on the outskirts of early Alexandria. Known as Vauxcleuse, it was the country seat of Francis Peyton, who inherited it from his grandfather, Valentine Peyton. The mansion was destroyed during the Civil War and rebuilt in 1901. It remained standing on the property until 1972, when it was torn down for construction of the Alexandria Hospital parking lot. While the amount of previous construction activity in the vicinity of this project makes it unlikely for archaeological resources near the surface to remain intact, it is possible that remains of more deeply buried features, such as wells, trash pits, or basement foundations, will still be present. (Archeology)
- C-1. Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds. (Archeology)
- C-2. Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C-3. The recommendations above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.(Archeology)

JF



AMENDED APPLICATION for DEVELOPMENT SPECIAL USE PERMIT with DSUP # 2001-0020

PROJECT NAME: Inova Alexandria Hospital: Building addition and parking structure.

PROPERTY LOCATION: 4320 Seminary Road
Alexandria, Virginia 22304

TAX MAP REFERENCE: 39.00-04-11 (formerly 39.00-04-11 and 39.00-04-30); 31.00-01-16

ZONE: R-8; R-20

APPLICANT Name: Inova Alexandria Hospital
Address: 4320 Seminary Road
Alexandria, Virginia 22304

PROPERTY OWNER Name: Alexandria Hospital
Address: 4320 Seminary Road
Alexandria, Virginia 22304

SUMMARY OF PROPOSAL: Special Use Permit for a hospital in a residential zone to construct a building addition to the principal hospital facility and to construct a parking structure for off-street parking.

MODIFICATIONS REQUESTED: None

SUP's REQUESTED: Special Use Permit pursuant to Section 7-600 of the Alexandria Zoning Ordinance

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article X1, Section 11 -301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

J. Howard Middleton, Reed Smith Hazel & Thomas LLP

Print Name of Applicant or Agent

3110 Fairview Park Drive - 13th Fl.

Mailing/Street Address

Falls Church, Virginia 22042

City and State Zip Code



Signature

703-641-4225 703-641-4340

Telephone #

Fax #

Revised October 17, 2001

Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received:

Received Plans for Completeness:

Fee Paid & Date:

Received Plans for Preliminary:

ACTION - PLANNING COMMISSION:

ACTION - CITY COUNCIL:

INOVA ALEXANDRIA HOSPITAL

Development Special Use Permit with Site Plan (DSUP) # 2001-0020

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring -special use permit approval.

1. The applicant is the (*check one*):

Owner (Service Facility) Contract Purchaser (Parking Deck Area)

Lessee Other:

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 ten percent.

Owner: Alexandria Hospital dba Inova Alexandria Hospital, a non-stock, not for profit corporation.

Alexandria Health Services Corporation, a non-stock, not for profit corporation, owns Alexandria Hospital.

Inova Health System Corporation, a non-stock, not profit corporation, is parent company

8110 Gatehouse Road, Suite 200
East Tower
Falls Church, Virginia 22042-1210

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

Yes. Provide proof of current City business license.

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

Development Special Use Permit with Site Plan (DSUP) # 2001-0020

NARRATIVE DESCRIPTION

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.

(Attach additional sheets if necessary)

Over the past decade, the Alexandria community's demand for health care, particularly for out-patient and emergency services, has grown steadily. The population has increased to approximately 128,000 persons. Just as significantly, the overall population includes a large percentage of elderly persons, while at the same time, the City has enjoyed an increase in school age children. In 1987, Alexandria citizens had access to three other hospitals while today Inova Alexandria Hospital is the City's acute care hospital.

A most significant and important development has been the increase in demand for emergency services. Indeed, the emergency room cannot accommodate all patients needing treatment, and therefore, is frequently on reroute which means the ambulance is diverted from coming to Inova Alexandria Hospital (the "Hospital") and instructed to take the patient to another hospital in Fairfax County or Arlington County. This experience is documented and is recognized throughout the Alexandria community as a medical services crisis. A study by an independent planning group specializing in hospital services corroborated this situation. The Hospital is, therefore, proposing an expansion project to strengthen its ability to serve Alexandria citizens for the foreseeable future. The proposed project will:

- enhance the ability to provide emergency services;
- increase the number of monitored beds;

- increase the number of single-bed rooms;
- accommodate state-of-the-art equipment for diagnosis and treatment of patients in the areas of radiology and cardiovascular/interventional services,
- improve parking facilities, and
- add two operating rooms.

In order to provide these medical services to the Alexandria community, the Hospital is proposing the following additions to its facilities.

1. the construction of a new emergency room extending out from the existing building where the emergency room is presently located. This new extension of the building, approximately 55,400 sq. ft. of floor area on 3 floors, will consist of a redesigned emergency department with additional seating in the waiting area for patients and families and 10 additional bays (from current 27 to 37) designed to shorten the waiting time and reduce overcrowding. An improved entrance will allow the medic units to manage the increased emergency room, while the second floor of new structure will house 36 telemetry/monitored single beds. The monitored beds will enable the medical staff to move a patient from the emergency room to the critical care area for monitoring. This, in turn, will free the existing emergency room bays for additional patients. Presently, approximately, 55,000 patient visits are anticipated in the emergency room each year, with this volume having grown dramatically over the past several years.
2. reconfiguration of the existing space within the hospital to provide approximately 44% proportion of single bed rooms. The increase in single-bed rooms is extremely important to accommodate the patients with infectious diseases and to accommodate an imbalance in gender difference. In addition, the single-bed rooms allow for the technology and equipment needs which have become more

sophisticated in recent years.

This new extension of the hospital building will cover the area presently utilized for parking and the helistop, and therefore, will not conserve existing green space. The helistop will be relocated to the roof of the structure. It is important that the hospital continue the use of the helistop. However, it is utilized approximately 3 times a month, and usually for carrying patients from the Hospital to another hospital having a trauma unit, either Fairfax Hospital or a Washington, DC hospital.

In addition, the construction plans will include a basement under the new emergency room building. The basement will be "shelled" but not completed at this time. It will serve as potential space for future contingency needs.

3. construction of the parking structure in the location presently utilized for surface parking, to the west of the hospital building. The surface parking lot presently contains approximately 250 parking spaces. The parking structure, which will be 2 levels above the ground will contain approximately 750 parking spaces, for a net increase of approximately 491 parking spaces. Total parking for the entire hospital site will be increased from 1,161 to 1,626 parking spaces. A frequent complaint by neighboring residents is the use of on-street parking by Hospital staff and visitors. To solve this neighborhood problem, we are proposing to increase the parking on site and to establish a more sophisticated parking management plan, especially to insure that hospital employees park on site and not in the public right-of-way. Employees will be required to park in the new parking structure to the rear of the Hospital. A traffic and parking study has been prepared by Gorove/Slade Associates, including a parking management plan, and

is included as exhibit to this application.

Inova Alexandria Hospital has submitted an application for a Certificate of Public Need to the appropriate Virginia state agency. The Health Systems Agency and the State Health Commissioner will review the application and determine whether a public need exists for the proposal made by Inova Alexandria Hospital. It is anticipated that this decision will be made in the Fall of 2001 during the course of our local application process.

In summary, the need for an expanded and enhanced emergency services department is clear and this proposal is intended to meet that need. The construction of the new emergency services room and facility for critical care beds is crucial for Inova Alexandria Hospital to serve the needs of the Alexandria community. The reconfiguration of the existing space in the Hospital will only further improve medical services. In addition, this proposal will enable the Inova Alexandria Hospital to provide the necessary off-street parking for its patients, employees and visitors, and thereby remove cars from on-street parking in the neighborhood to on-site parking for hospital use.

Hospital Zoning

The Alexandria Zoning Ordinance contains a special provision for hospitals in residential zones. The provision, Section 7-600 of the Zoning Ordinance, provides that a hospital located in any residential zone is subject to the conditions of the existing special use permit governing its use and provides that any change in such special use permit may be allowed upon finding that the proposal meets certain standards set forth in the ordinance. The standards and the applicant's responses are, as follows:

A) That the proposed hospital use is compatible with the development allowed under the basic provisions of this ordinance for the area in which it is proposed and it is not of such a nature in height, bulk or scale as to exercise any influence contrary to the purpose and intent of

this ordinance.

Inova Alexandria Hospital (the "Hospital") has existed in this location in a residential zone since the 1960's. In the 1970's the Hospital was expanded, and again in 1987, further alterations were made to the Hospital facility. Other amendments to the special use permit were also approved over the course of time. This is now the only hospital within the City of Alexandria, and plays a crucial role in furthering the health, welfare and safety of citizens in the community. The existing building and the proposed addition will conform to the height of the residential zone in which it is located, and will be no higher than the existing Hospital building. The proposal is compatible with the development allowed under this provision of the Zoning Ordinance. And, it will not exercise any influence contrary to the purpose and intent of the Zoning Ordinance.

Indeed, it will further the goal of providing necessary services to the citizens of the city.

B) That the proposed hospital use is compatible with and/or implements planning goals and objectives of the city, as contained in the master plan, applicable small area plan and other pertinent policy resolutions, particularly in terms of:

- 1) Land use policy;
- 2) Housing goals;
- 3) Traffic impact and parking;
- 4) Impact on schools, public services and facilities;
- 5) Essential character of the neighborhood, and
- 6) Any neighborhood planning goals contained in the applicable small area plan or consolidated master plan of the city.

The proposed hospital use is compatible with the planning goals and objectives of the city and assists in implementing these goals in relation to each and every one of the above-stated six standards.

1) Land use policy: The overall land use policy of the city is to provide a balanced community incorporating all of the services to accommodate the needs of its citizens. The Hospital has existed as a community hospital since 1872, and moved to its present location first in the 1960's and later with the full hospital use in the 1970's. It is certainly a planning goal of the city to provide its citizens with adequate medical services, particularly emergency care. The Hospital's present proposal is to create a new enlarged emergency room to accommodate the increased needs discussed elsewhere in this application. In addition, this will enable the Hospital to restructure a portion of its present facilities to provide for additional critical care rooms, single-bed rooms and surgical facilities. Adequate parking is, of course, part of the land use policy of the city, and the proposed parking structure will take cars off the neighboring streets and provide space for all employees and visitors to park on site.

The Seminary Hill/Strawberry Hill Small Area Plan designates this site for "institutional use" which includes hospitals. This designation for "institutional use" has existed since 1972, and exists in the current planning documentation of the city.

Furthermore, in the overall City Master Plan adopted May 20, 1989, the Goals and Objectives section of the document includes provisions for Health Facilities and Services. In this section of the Master Plan, the primary goal is "to encourage a full range of private sector health facilities within the community." One of the several objectives is to "establish, maintain and/or expand health facilities and create new facilities to meet the needs of the citizens of the City." (Master Plan, page 14) The Hospital proposal is in keeping with these specific goals and objectives for the city; and, the Seminary/Strawberry Hill small area plan specifies this location as a site for "institutional use" to accommodate the Hospital facilities.

2) Housing goals: The housing goals for the city in general, as well as for the west end portion of the city, is to provide high quality housing for its residents, of all income groups. As a result, the population of the city has grown dramatically over the last 10 years and, particularly in the western part of the city, new developments have emerged. Cameron Station is one example of a major residential development of varied income levels. As population increases, there is a need for improved medical services. The Hospital is proposing the expanded facility to accommodate the needs of this greater population. It must be noted, that as the population has grown, the number of elderly persons as well as the number of school children has increased. These are the two age groups most in need of hospital services, particularly emergency room services. The proposal conforms, therefore, to the city's housing goals.

3) Traffic impact and parking: Access to the Hospital is generally by way of Seminary Road and North Howard Street, with entrances into the Hospital facility from North Howard Street. The City's Master Plan designates Seminary Road as an arterial and North Howard Street between Seminary Road and North Jordan Street as a residential collector. The Hospital retained Gorove/Slade Associates, Inc., a transportation consultant, to perform a traffic impact analysis and parking study for this proposal. This study indicates that the proposed Hospital expansion will generate an additional thirty-five A.M. peak hour trips, and forty-three P.M. peak hour trips, both in and out of the Hospital site. (Table 6, page 22, Transportation Impact Analysis) This increase is modest and will not affect the traffic circulation along Seminary Road and North Howard Street either in the morning or afternoon rush hours. Hospital employee shifts are staggered, with no one starting or ending time dominating arrival and departure of employees.

One aspect of the Hospital proposal is to construct a parking structure to the rear of the principal building. This parking structure consists of ground level plus two additional levels of parking and will be located on the area presently used for surface parking. The new parking structure will provide an additional 491 off-street parking spaces, making a total of 1,626 off-street parking spaces for the entire site. The new parking structure will be utilized for employee parking only, which will result in removing employee cars from on-street parking and also make the surface parking lots available to visitors and patients.

Indeed, one of the basic purposes of the Hospital proposal is to alleviate the parking demands in the residential areas adjacent to the Hospital. Rather than exacerbating the parking problem in the area, the proposal will mitigate parking concerns.

4) Impact on schools, public services and facilities: The proposal to construct the new emergency room will, of course, not result in an impact on the local schools. In fact, the increase in availability of emergency services will be of benefit to the school-aged population within the city.

With respect to public services, the expanded emergency room can only assist the city in providing health services to the community. The city has just this year added a fifth medic unit to the Fire Department and this, together with the expanded emergency room will afford a new level of medical care to the entire community.

With respect to other public facilities, the proposed addition to the Hospital will have no negative impact. The Hospital will continue to provide its own solid waste disposal system, and other utilities are readily available.

5) Essential character of the neighborhood: The neighborhood is characterized by high quality residential use as well as institutional use including both public and private schools. The addition of the enlarged emergency services room and enhanced medical facilities in the Hospital will add to the quality of life in the neighborhood. In addition, the provision of additional off-street parking spaces should remove any concern of off-street parking presently existing in the neighborhood. The height of the new addition will be compatible with the existing Hospital building and residences in the area and the density will be the same as adjacent R-8 zoned residential land. The essential character of the neighborhood will be maintained and, in some instances, improved.

Scenic easements as shown on an easement plat submitted with this application will be granted to the City. These scenic easements will provide a substantial buffer between the Hospital facilities and surrounding residential neighborhoods.

6) Any neighborhood planning goals contained in the applicable small area plan or consolidated master plan of the city: A goal of the master plan and the applicable small area plan is to preserve the character, scale and density of existing residential uses. The Hospital, as an integral part of the residential community, is in keeping with the character of the neighborhood. In addition, the proposal will provide much needed services, not only to the city at large, but particularly to the immediate neighborhood in which the Hospital exists. The Hospital is requesting an increase in its floor area ratio permitted from .30 to .35, thereby allowing the additional facility to be placed on the property. The .35 floor area ratio is the same as the R-8 zone, which presently is the zoning classification of the adjacent residential area to the northwest of the Hospital. It is a much lower density than the RA zoning classification adjacent to the Hospital property on the south. Although it is slightly greater than the floor area ratio permitted in the area along North Howard Street and to the east of the Hospital, the significant

setbacks and landscaping protect these neighborhoods field of vision. from the Hospital use. In brief, the planning goals for the area are preserved with this proposal.

C) That the proposed use of any office or examining rooms within the hospital by a physician for treatment for his or her private patients is required because such practice for treatment is not feasible outside a hospital.

The proposal does not include any facilities for offices or examining rooms for use by physicians for their private patients.

D) That the existing or proposed utility services are adequate for the proposed Hospital use.

The proposed addition to the Hospital is modest in size and will not increase the use of the city's utility services by a measurable degree. The utility services are adequate for this proposed amendment.

In summary, the proposal meets all the standards set forth in Section 7-600 of the Zoning Ordinance. We respectfully request, therefore, that the City Counsel make such findings and approve the Special Use Permit Amendment.

3. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

The Hospital is in service 24 hours a day, 7 days per week. Approximately 150 persons on an average will arrive at the new and expanded emergency room on a daily basis, or approximately 55,000 patients per year.

4. How many employees, state and other personnel do you expect? Specify time period (i.e. day, hour, or shift).

The entire Hospital employs a total of approximately 1,300 persons. In addition, about 150 physicians utilize the Hospital regularly. Employees are present 24

hours a day, 7 days a week. The employee shifts are staggered and, therefore, employees are arriving and departing throughout the day and evening.

Approximately 650-700 employees are present on the daytime shift, less on the afternoon shift and about 150 employees on the night shift. After completion of the addition it is anticipated that about 725 employees will be present on the daytime shift.

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours
7 days per week	24 hours a day

6. Describe any potential noise emanating from the proposed Use:

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Noise is not anticipated to emanate from the Hospital facility. Ordinary mechanical equipment for heating and air conditioning will be utilized.

- B. How will the noise from patrons be controlled?

It is not anticipated that patrons will produce noise.

7. Describe any potential odors emanating from the proposed use and plans to control them:

Odors will not emanate from the facility

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

The additional emergency department bays and patient rooms will generate two types of trash: normal non-regulated trash and regulated medical waste.

B. How much trash and garbage will be generated by the use?

The normal non-regulated trash is negligible. The regulated medical waste will be approximately 4,475 lbs. per month

C. How often will trash be collected?

Non-regulated trash is collected in a sealed compactor six times per month.

Regulated medical waste is collected six days per week in sealed containers enclosed in a semi-trailer truck.

D. How will you prevent littering on the property, streets and nearby properties?

It is not anticipated that patients or visitors will litter on the property or streets nearby; however, the Hospital staff will monitor the area for litter.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.

No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Please refer to medical waste in question 8.

10. Will any organic compounds for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?
The Hospital has two security officers 24 hours per day, 7 days per week. There is also an Alexandria police office in the emergency department 7 nights per week.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200(A) of the zoning ordinance?

1 space for each 2 patient beds

1 space/200 square feet of clinic space

Please refer to Sheet No. 3 of 17 on plans

How many parking spaces of each type are provided for the proposed use:

Standard space: 1,626

C. Where is required parking located? (*check one*) on-site off-site.

If the required parking will be located off-site, where will it be located:

D. If a reduction in the required parking is requested, pursuant to Section 8-100(A)(4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per Section 8-200(B) of the zoning ordinance?

Approximately 20 ordinary spaces

B. How many loading spaces are available for the use?

The loading dock allows four semi-trailer trucks to unload at one time. Although the space could accommodate a greater number of ordinary loading spaces, it is designed to allow for the type of delivery required by the Hospital

C. Where are off-street loading facilities located?

The loading dock is located to the rear of the main Hospital facility.

D. During what hours of the day do you expect loading/unloading operations to occur?

Unloading occurs from 4:30 a.m. to 4:00 p.m.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate.

Five days per week

15. Is street access to the subject property adequate or are any street improvements, such as new turning lane, necessary to minimize impacts on traffic flow?

Street access is available and no street improvements are necessary.

PRELIMINARY ARCHAEOLOGICAL ASSESSMENT

DATE RECEIVED 7/27/01

DATE SITE CHECKED 8/7/01

COMMENTS:

See attached comments

RECOMMENDATION:

- 1. No archaeological action required
- 2. Call Alexandria Archaeology if artifacts or old structural remains are found
- 3. Call Alexandria Archaeology to set up monitoring schedule
- 4. Archaeological evaluation and resource management plan required with preliminary site plan.

CONTACT ARCHAEOLOGIST

Signature *Steven J. Shephard*

Date 8-7-01

CITY ARCHAEOLOGIST

Signature *P. Chesney*

Date 8-7-01

SUBMIT A COPY OF THIS FORM SIGNED BY THE CITY ARCHAEOLOGIST WITH YOUR PRELIMINARY SITE PLAN WHEN YOU FILE WITH THE CITY.

FROM : ALEXANDRIA ARCHAEOLOGY

FAX NO. : 7038386491

DSUP 2001-0020
Aug. 08 2001 11:36AM P5

FROM : ALEXANDRIA ARCHAEOLOGY

FAX NO. : 7038386491

Jul. 27 2001 12:14PM P2



ALEXANDRIA ARCHAEOLOGY

105 NORTH UNION STREET
ALEXANDRIA, VIRGINIA 22314
703/838-4399
FAX 838-6491

REQUEST FOR PRELIMINARY ARCHAEOLOGICAL ASSESSMENT

Form completion required for compliance with the Archaeological Protection Code, included in Zoning Ordinance, Section 11-411(D), 1992.

PROJECT NAME INOVA ALEXANDRIA HOSPITAL DATE 07/27/01

ADDRESS 1200 N. HOWARD STREET

TAX PARCEL NUMBER 039.00 - 04 - 11

ENGINEERS FOR HOSPITAL - PBS&J (703) 471-7275

APPLICANT Alexandria Hospital PHONE _____

OWNER ALEXANDRIA HOSPITAL PHONE contact Colleen Mahoney
Administrative Dept.

ADDRESS 1200 N. HOWARD STREET Property Address
4320 Seminary Rd Mailing Address
Alexandria, Va 22304

CONTACT Toni Woods PBS&J Engineers For Project PHONE (703) 471-7275

ADDRESS 620 Herndon Parkway FAX (703) 471-8021
Herndon, Va 20170

PROJECT ACTIONS 1. Demolition 2. New Construction 3. Addition

4. Restoration/Renovation 5. Landscaping 6. _____

Description of Project (attach additional pages if necessary) Demolition of

- Ex. Parking Lots E, F & ER (Emergency Room Parking Lot).
- Addition to Hospital As Shown (in yellow highlight).
- Addition of Parking Garage at Ex. Lot E.
- Relocation of Ex. Utilities (To be finalized with Submission of Site Plan) ^{Final}
- Landscaping As Shown

Please see attached Plan Info.

Submit a map showing the exact location of your property. If available please attach the following: maps showing existing structures, proposed demolition (if any) and construction; chain-of-title, historic maps; previous historical or archaeological research.

DSUP 2001-0020

PHONE (703) 471-7275

ADDRESS 620 Herndon Parkway
Herndon, Va 20170

FAX (703) 471-8021

PROJECT ACTIONS 1. [] Demolition 2. [] New Construction 3. [] Addition
4. [] Restoration/Renovation 5. [] Landscaping 6. [] _____

Description of Project (attach additional pages if necessary) Demolition of

- Ex. Parking Lots E, F & ER (Emergency Room Parking Lot).
- Addition to Hospital As Shown (in Yellow Highlight).
- Addition of Parking Garage at Ex. Lot E.
- Relocation of Ex. Utilities (To be finalized with Submission of ^{Final} Site Plan)
- Landscaping As Shown

Please see attached Plan Info.

Submit a map showing the exact location of your property. If available please attach the following: maps showing existing structures, proposed demolition (if any) and construction; chain-of-title, historic maps; previous historical or archaeological research.

OFFICE OF HISTORIC ALEXANDRIA
CITY OF ALEXANDRIA, VIRGINIA

Alexandria Archaeology Comments
1200 N. Howard Street, INOVA Alexandria Hospital
Preliminary Assessment
August 8, 2001

This property has the potential to yield archaeological resources associated with an eighteenth-century plantation on the outskirts of early Alexandria. Known as Vauxcleuse, it was the country seat of Francis Peyton, who inherited it from his grandfather, Valentine Peyton. The mansion was destroyed during the Civil War and rebuilt in 1901. It remained standing on the property until 1972, when it was torn down for construction of the Alexandria Hospital parking lot. While the amount of previous construction activity in the vicinity of this project makes it unlikely for archaeological resources near the surface to remain intact, it is possible that remains of more deeply buried features, such as wells, trash pits, or basement foundations, will still be present.

Recommendations:

Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.

Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

The recommendations above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.



ALEXANDRIA HOSPITAL
4320 Seminary Rd
DSUP #2001-0020

jf

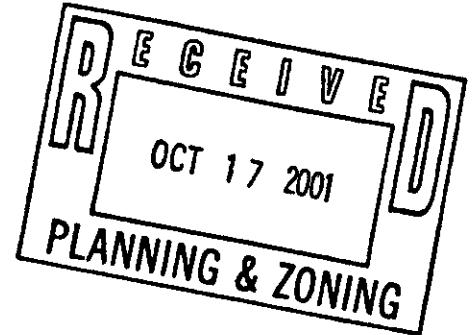
TECHNICAL MEMORANDUM

TO: Howard Middleton
Reed Smith

FROM: Christopher M. Tacinelli, P.E.
Anne Marie Salvanera

DATE: October 17, 2001

SUBJECT: INOVA Alexandria Hospital:
Response to City of Alexandria September 14, 2001 Comments



This technical memorandum responds to the City of Alexandria's traffic, growth rate, and parking related concerns about the INOVA Alexandria Hospital project addressed in a letter dated September 14, 2001. This technical memorandum identifies comments from the City of Alexandria's letter and follows with an appropriate response.

26. Additional information is necessary to more adequately assess parking. The following additional information should be provided:

a. Parking count/analysis for a weekend parking analysis or substantiation of the assertion that Wednesday is the peak day for parking demand.

Response to Comment No. 26a:

As discussed at the City and team coordination meeting, a number of hospital employees work schedules that result in their days off falling on Monday, Tuesday, Thursday and Friday. This creates a maximum attendance on Wednesday.

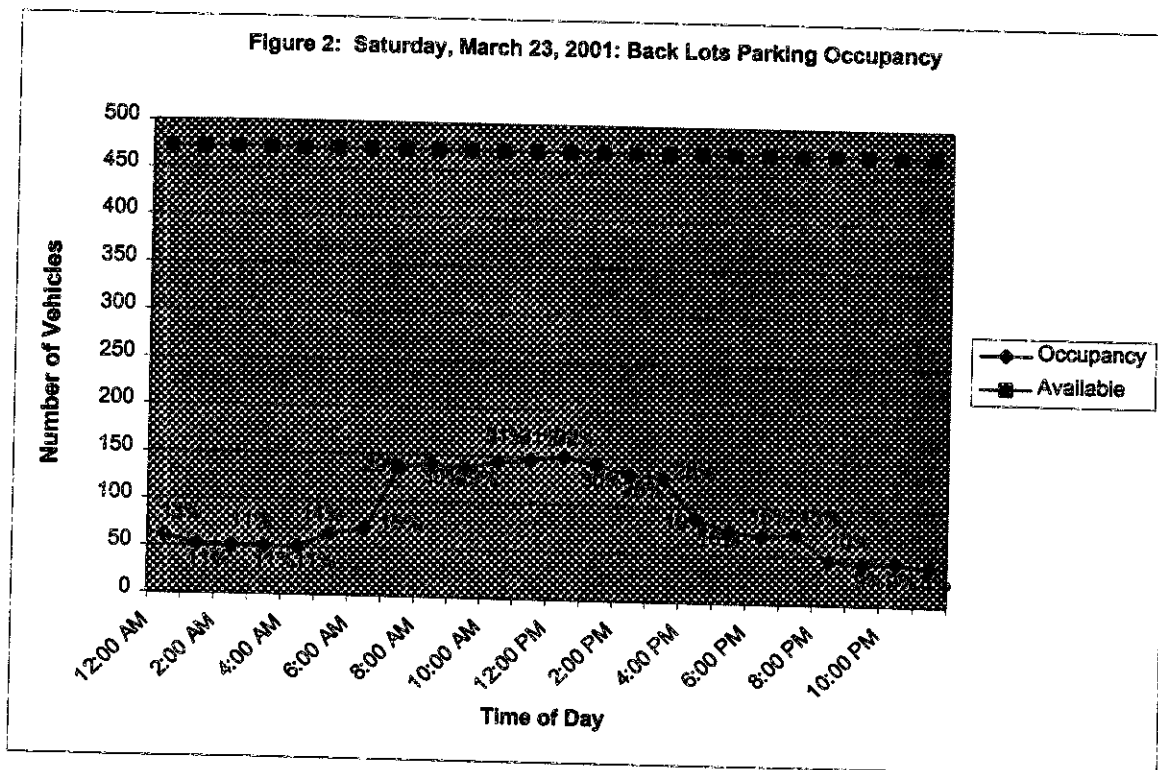
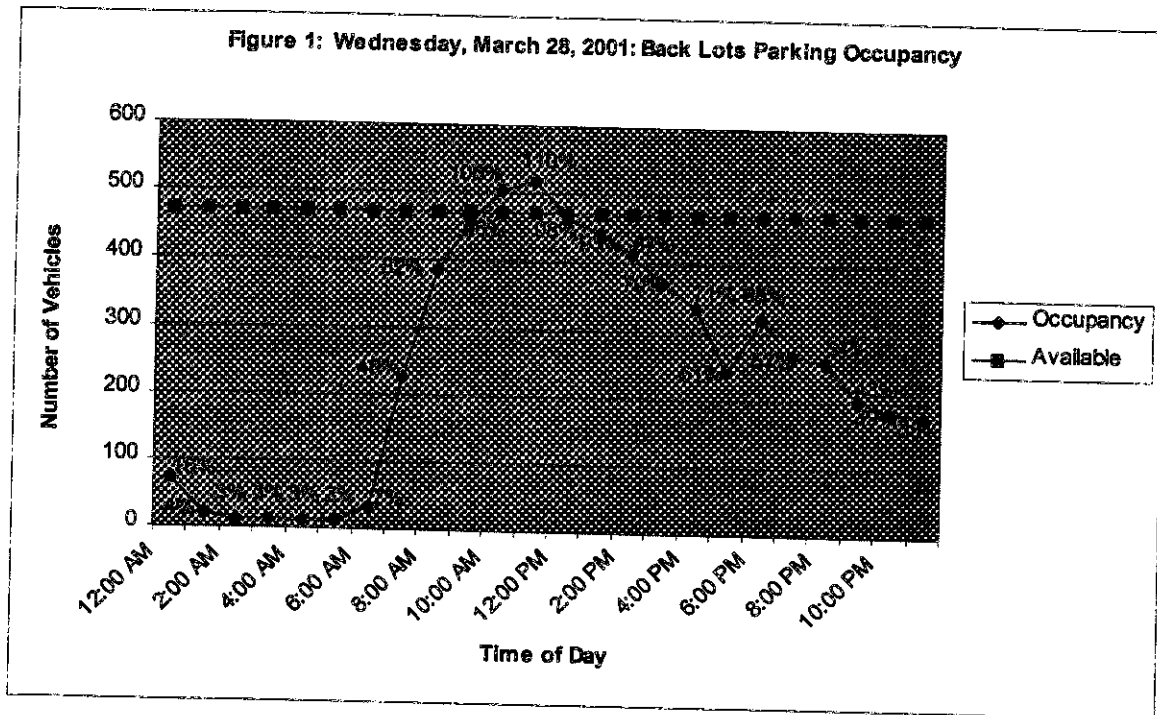
In addition, field data was collected throughout the week for parking occupancy at the Hospital. A graph illustrating the occupancy of the Lots E, F, G/H, and the Health Clinic is provided as Figures 1 and 2. Figure 1 illustrates the parking occupancy on a Wednesday while Figure 2 illustrates the parking occupancy on a Saturday. As indicated in these graphs, the total of these lots was approximately 31% full on Saturdays while on a Wednesday the lots were approximately 110% full. This clearly demonstrates that as a result of the employee and services schedule of the Hospital, the parking conditions peak on a Wednesday and drop off considerably over the weekend.

INOVA Alexandria Hospital:
Response to City of Alexandria September 14, 2001 Comments
October 17, 2001
Page 2

26c. Clarification of 30 parked vehicles that were within the "residential" lot. Is this the public street, residential streets, both? Please clarify.

Response to Comment No. 26c:

The 30 parked vehicles indicated in the Traffic Impact Analysis were not located in a "residential" lot but along Howard Street near the hospital. The vehicle count was isolated to Howard Street and did not examine any of the local neighborhood streets. People exiting these vehicles were observed to walk to the Hospital and to the bus stops on Seminary Road.



f. Why is the growth rate of 1.78% utilized. Is this the rate of growth experienced by the hospital within recent years? Are both patients and employees anticipated to grow at this rate? Please clarify.

Response to Comment No. 26f:

The Burlington Group, Inc. was contracted by INOVA Alexandria Hospital to estimate the growth in population and operations anticipated as part of the proposed expansion project and the historical growth in Hospital operations. This study analyzed the different departments within the hospital and determined a percent change for each department between the years of 2000 and 2010.

The Burlington Group, Inc. information was then incorporated into the C.O.P.N. study submitted to the State of Virginia and the local HSA by the INOVA Health System Strategic and Business Planning department. The study compiled the data prepared by the Burlington Group and identified the percent change for patient days, emergency visits, inpatient surgery, ambulatory surgery, diagnostic radiology, and CVIR/Cath. The results of this analysis determined that total patient days would increase by 19.3% from 2000 to 2010. After 2010 it is anticipated that the growth would level off.

Assuming that hospital services would grow to accommodate this increase, it was determined that the traffic volumes in and out of the Hospital would grow at 19.3% from 2000 to 2010. In order to evaluate traffic and parking conditions for interim years (i.e. 2005), the 19.3% increase was translated into an annual growth rate. A growth rate of 1.78% is the resulting annual growth rate that would result in a 19.3% growth rate from 2000 to 2010. This 1.78% is the rate utilized to evaluate interim traffic conditions.

g. A proffer of the rezoning is that the applicant will not request a rezoning (with conditions) in the next twenty-five years. Even the parking study states that the parking study indicates the proposed parking will be exceeded in approximately nine years.

Response to Comment No. 26g:

The parking analysis contained within the Traffic Impact Analysis indicated there would be an adequate supply of parking to meet the projected demand. An analysis of the 2010 parking conditions shows that there is a future demand to provide parking for 1,391 vehicles. In order to efficiently accommodate circulation and make it easier for motorists to find a parking space, it is necessary to provide 1,600 parking spaces to meet the functional demand. Therefore no parking deficit is projected within the next 10 years.

The table below provides a summary of parking demand for the next 10 years on a year by year basis:

**Table 1
 Parking Capacity and Demand**

Year	Supply (spaces)	Calculated Demand (spaces)			Parking Surplus (Deficit)
		Parking Demand (cars on site)	Circulation Factor (15% open spaces)	Functional Demand	
2001	1,135	1,166	174	1,340	(205)
2002	1,135	1,187	178	1,365	(230)
2003	1,135	1,209	181	1,390	(255)
2004	1,135	1,230	185	1,415	(280)
2005	1,626	1,252	188	1,440	186
2006	1,626	1,280	192	1,472	154
2007	1,626	1,308	196	1,504	122
2008	1,626	1,337	199	1,536	90
2009	1,626	1,363	205	1,568	58
2010	1,626	1,391	209	1,600	26

h. Provide a qualitative discussion of possible solutions and locations when the proposed level of parking is exceeded in 2009-2010.

Response to Comment No. 26h:

The parking is not anticipated to be exceeded in 2009-2010. Please refer to the response to Comment No. 26G above.

i. Table depicting the increased parking demand for each year from 2001-2010.

Response to Comment No. 26i:

Please refer to Table 1 above.

27. Provide additional analysis of the vehicle and pedestrian circulation and site circulation including the following:

a. Evaluation of the closure of the northernmost curb cut and aligning the curb cut with the entrance of the surface parking lot east of Howard Street at a signalized intersection.

Response to Comment No. 27a:

The following provides a summary of the benefits of the existing site geometry as it relates to vehicular access and circulation and pedestrian activity. Currently two driveways are located along the west side of Howard Street. These two driveways lead to an internal roadway which borders the Hospital. Having two access points to the internal roadway of the hospital is a benefit to both vehicular and pedestrian traffic at the hospital because it minimizes through traffic along this internal roadway and provides direct, separated access to the parking lots both north and south of this internal roadway.

The following are benefits of the design:

Access

- ◆ The current design separates the access to the hospital for the three primary uses; high frequency employee vehicular trips, lower frequency doctor and visitor vehicular trips and pedestrian traffic. The design isolates these movements at the southern driveway, northern driveway and mid block crossing on Howard Street respectively.
- ◆ The southern most of the two driveways leads to the parking lots that will experience the most activity during a typical weekday commuter peak hour (primarily the employee and ER lots).
- ◆ The northern most driveway leads to the parking lots that will experience less activity during the commuter peak hour, serving the lower turnover doctor and visitor lot.
- ◆ Mechanical 24 hour counts indicate the south driveway experiences more activity than the north driveway. Based on this data, during commuter peak hours the north driveway may be considered a secondary/relief driveway to the primary south driveway.
- ◆ Having two driveways allows ambulances and private cars clear, direct, and uncongested access to the emergency room and related parking.
- ◆ The presence of both the traffic signal at Seminary Road and the proposed pedestrian signal on Howard Street will provide gaps in traffic for motorists to safely travel from the hospital onto Howard Street.

Circulation

- ◆ Having two access points off of Howard Street minimizes traffic on the internal circulator road.

- ◆ More specifically, it helps minimize through traffic at both the patient and visitor entrances to the hospital.

Pedestrian Activity

- ◆ The current driveway configuration helps to isolate pedestrians from a direct conflict with emergency vehicles and high vehicular volumes during peak commuter hours.
- ◆ The pedestrians should be able to cross safely with the installation of a pedestrian signal on Howard Street at the Lot A driveway (driveway on east side of Howard Street).

Alternative Plan

Modified Northern Entrance with Coordinated Vehicular and Pedestrian Activity

A proposal for the access to the Hospital and its parking lots would be to shift the northern entrance to the south and consolidate it with the pedestrian access to Lot A at a signalized four-legged intersection. The primary concern with this proposal is that this change combines a number of activities, both vehicular and pedestrian, at a single entrance. This entrance would be tied into the Hospital internal road system in an area not able to accommodate this increase in volume and at a location where there is critical access to Hospital activities including pedestrian entrances and pick up and drop off areas for emergency patients and surgical patients.

The following are concerns with this proposal:

Access

- ◆ One problem with this scenario is the potential for grading problems. This is addressed in more detail by PBS&J.
- ◆ The intersection of the driveway with Howard Street will be coordinating both vehicular and pedestrian activity entering and exiting the Hospital destined for the visitor and doctor parking areas. This will result in an intersection at Howard Street with 12 separate vehicular movements plus the pedestrian crossings. This increased level of activity will result in increased delays for both pedestrians and vehicles traveling to and from the Hospital and along Howard Street.

Circulation

- ◆ This plan would require that the Howard Street intersection would be very close to the intersection of the driveway and the internal roadway. This could cause significant delay for vehicles wanting to exit the parking lots on either side of the hospital as well as vehicles dropping off people and returning to the Howard Street Lot.
- ◆ Congestion at this location will have an adverse affect on the pick up and drop off operations for the emergency room and surgical patients.

Pedestrian Activity

♦ With this scenario, the conflict between private vehicles and pedestrians will be much greater since the activity related to the hospital will be isolated from two intersections to one intersection forced to coordinate 12 vehicular movements and the pedestrian crossing.

b. T&ES disagrees with level of service calculations and conclusions contained in the Traffic Impact Study submitted with the development plan.

Response to Comment No. 27b:

The City of Alexandria T&ES department is proposing to restripe the eastbound approach to the Seminary Road/Howard Street intersection to provide a shared through/right-turn lane, a through lane and a left turn lane. This new lane configuration should improve the level of service for this intersection. The following table (Table 2) illustrates the level of service of the Seminary Road/Howard Street intersection under existing conditions, under future conditions with the existing geometry and under future conditions with the restriping. As indicated in the table, restriping the eastbound leg will significantly improve the overall operations of this intersection.

**Table 2
 Capacity Analysis Comparisons of the
 Seminary Road/Howard Street Intersection**

Roadway Intersection		Level of Service (Delay in Seconds)	
		AM Peak Hour	PM Peak Hour
Seminary Road & Howard Street -- Existing Conditions			
<i>Signalized</i>	Overall Intersection	C(31.9)	E(68.8)
	Eastbound Approach	C(29.6)	F(111.8)
	Westbound Approach	C(29.3)	C(21.8)
	Northbound Left Turn	D(37.9)	C(29.9)
	Southbound Left Turn	D(42.1)	C(32.3)
Seminary Road & Howard Street - Future Conditions with Existing Geometry			
<i>Signalized</i>	Overall Intersection	C(33.4)	F(94.1)
	Eastbound Approach	C(31.5)	F(157.1)
	Westbound Approach	C(30.7)	C(22.3)
	Northbound Left Turn	D(29.4)	C(31.0)
	Southbound Left Turn	D(42.4)	C(29.6)
Seminary Road & Howard Street - Future Conditions with Restriping			
<i>Signalized</i>	Overall Intersection	C(32.5)	C(32.3)
	Eastbound Approach	C(29.2)	D(37.8)
	Westbound Approach	C(30.4)	C(22.2)
	Northbound Left Turn	D(39.4)	C(31.0)

INOVA Alexandria Hospital:
Response to City of Alexandria September 14, 2001 Comments
October 17, 2001
Page 9

	Southbound Left Turn	D(42.4)	C(29.6)
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PARKING MANAGEMENT PLAN

This section of this report describes the hospital's existing "Policy and Procedure Manual: Parking Regulations and Enforcement" as well as several enhancements to this plan to improve existing conditions that are adversely affecting the operations of the hospital as well as the neighboring communities. The parking objectives at the Hospital are to provide adequate parking for the hospital operations including employees, patients and guests while maintaining a system to monitor the parking operations and enforce the plan objectives.

The plan will be administered by the hospital management with assistance from the members of the security department as it relates to monitoring of parking conditions and the enforcement of the objectives of the plan

The following outlines the structure of the proposed Parking Management Plan and provides the primary framework for organizing the parking conditions at the Hospital.

Plan Objectives

- Provide adequate parking for the operations of the hospital including employees, visitors and guests;
- Minimize unauthorized parking in the hospital parking lots as well as the adjacent public streets;
- Develop a system to monitor parking operations; and
- Develop an enforcement system to discourage parking conditions in conflict with the objectives of the plan.

Section 1.0 Vehicle Registration

All employees and staff must register for parking at the hospital. A color coded registration tag will be issued for each employee. The tag will be utilized to determine the owner of the vehicle if needed, and if the vehicle is parked in the correct lot. The procedures for obtaining and displaying the tags will be as follows:

- 1.1 All employees will report to the security department to obtain a tag.
- 1.2 Different staff levels (i.e. Doctors) will be given different tags consistent with their staff level.
- 1.3 Tags should be appropriately displayed.

Section 2.0 – Parking Regulations

All employees, staff, patients, and visitors are required to obey all posted traffic signs, regulations, and observe the vehicle code of the Commonwealth of Virginia. This includes parking in designated areas within striped parking spaces.

- 2.1 Employees found in violation of handicapped parking restrictions and/or fire lanes will be reported to the Alexandria Police Department (APD) for ticketing.
- 2.2 Employees with handicapped license plates shall park in the handicapped

- spaces in the parking structure or H lot.
- 2.3 Employees found in violation of hospital Parking Regulations, such as parking in Cancer Center spaces, Employee of the Year space, or any other lot except for the new parking garage or H lot will be ticketed by the Security Department as outlined in Section 4.0.
- 2.4 Casey Clinic parking spaces are monitored by the clinic. Offenders will be towed by the clinic.

Section 3.0 -Parking Lot Access

The revised Hospital plan will provide the addition of a parking structure in the rear of the property replacing a portion of the existing Lot E. This garage will be intended for the sole use of the hospital employees. This will provide an opportunity to consolidate employee parking while at the same time increase the availability for patient and visitor parking. The primary goal is to provide adequate parking for the needs of the hospital while minimizing all illegal parking on site and along residential roads. The following sections outlined the intended use of all of the proposed parking lots. The lots are displayed on Figure 5.

3.1 -Paid Parking Lot -All parking in this lot is subject to the posted fee and is not intended for use by the employees with the exceptions noted below:

All inpatients and outpatients, volunteers, clergy, blood donors, NICU patient family members, and members of TWIG, the Ladies Auxiliary and the Board of Lady Managers may park in this lot without charge. During regular working hours, the Volunteer Office validates tickets for all volunteers, members of TWIG, the Ladies Auxiliary, and the Board of Lady Managers. All other times, the Information Desk validates parking tickets for these individuals. The Information Desk also validates tickets for clergy; the Blood Donor Room validates tickets for blood donors; and inpatients and outpatients are validated when at the Information Desk or the place of service.

Medical staff members may park in this lot without charge.

Administrative departments with a parking validation stamp may validate parking tickets.

Off campus Inova employees may park in this lot while visiting for a short-term meeting.

3.2 -Howard Street Lot -This Lot will be gated and available only to patients and visitors of Inova Alexandria Hospital with the following rules:

- 1) Patients will be able to have their tickets validated for free parking.
- 2) Visitors will have to pay the same rate as the existing Paid Parking Lot.

3.3 -Emergency Drive-Thru - This drive-thru is restricted to Emergency Department patients for short-term drop off or pick up.

3.4 - Surgery Drive-Thru - This drive-thru is restricted to Surgery Department patients for short-term drop off or pick up.

3.4 -"H" Lot -This Lot is available to all employees.

3.5 *-Doctors Lot* -This Lot is restricted to members of the hospital Medical Staff and Administration.

3.6 *-Clinic Parking* -Reserved for the use of the clinic during the times the clinic is open. Available to employees at all other times.

3.7 *Employee Lot/Garage Access* -All employee lots and the garage at the rear of the hospital are accessed by using the Hospital ID card to activate the gate(s).

3.8 *Construction Crew/Service Repairmen/Vendor Parking* -Contractors, vendors, and repair workers conducting official business at the hospital must park in the Howard Street Lot. Only official company vehicles will be allowed to park by the loading dock under conditions set forth below.

o Procedures for Official Company Vehicles

- 1) Short-term vendor/contractor parking for drop off or pick up of equipment.
- 2) Vehicles parked by the loading dock without permits will be subject to immediate towing.
- 3) Engineering will be responsible for informing contractors and service repairmen of these parking procedures. Purchasing will be responsible for informing vendors.

Section 4.0 Parking Enforcement Procedures

The intent of the parking enforcement is to promote conformity with the procedures of the parking management plan. The goal is to educate the employees about the parking management structure and institute a violation system to help improve conformity with the plan. The following are the enforcement procedures:

- 4.1 At all times, the hospital reserves the right to tow any vehicles that may pose a threat to the safety of the hospital, employees, patients, visitors, or physicians.
- 4.2 First Violation -A copy of a violation/warning will be sent to the Department Head.
- 4.3 -Second Violation -A second violation of any parking policy within 6 months of the first violation will result in a written fine (\$ 20.00) to be payable within 30 days.
- 4.4 -Third Violation -A third violation within a year from the first violation will result in a written fine (\$ 50.00) and a written warning .
- 4.5 -Fourth Violation -A fourth violation within a year from the first violation will result in further use of the disciplinary process.

Section 5.0 Residential Parking Restrictions

The hospital does not endorse parking along residential roadways by employees and has taken measures to prevent any future occurrence. The development of a vehicle registration system and the provision of the new employee garage will be two key elements helpful in reducing this situation. If an employee is caught parking on residential streets, the Hospital will follow its Parking Enforcement Procedures as outlined in Section 4.0.

Section 6.0 -Promote Commuting Alternatives

In order to further decrease the demands on parking, the management team will help educate the employees on alternatives such as car pooling and public transportation. This will help reduce

the likelihood of illegally parked vehicles and vehicles parking on the residential streets. Some alternatives are listed below:

- 6.1 Metrobus and/or Dash bus stops exist along Howard Street and Seminary Road adjacent to the Hospital. Employees may choose to utilize these services for their commuting options.
- 6.2 The Hospital will promote ride sharing for employees as a means to reduce the need for parking spaces.
- 6.3 The hospital will designate certain parking spaces for individuals who carpool.

INOVA Alexandria Hospital
Alexandria, Virginia

DRAFT Traffic Impact Analysis
August 17, 2001

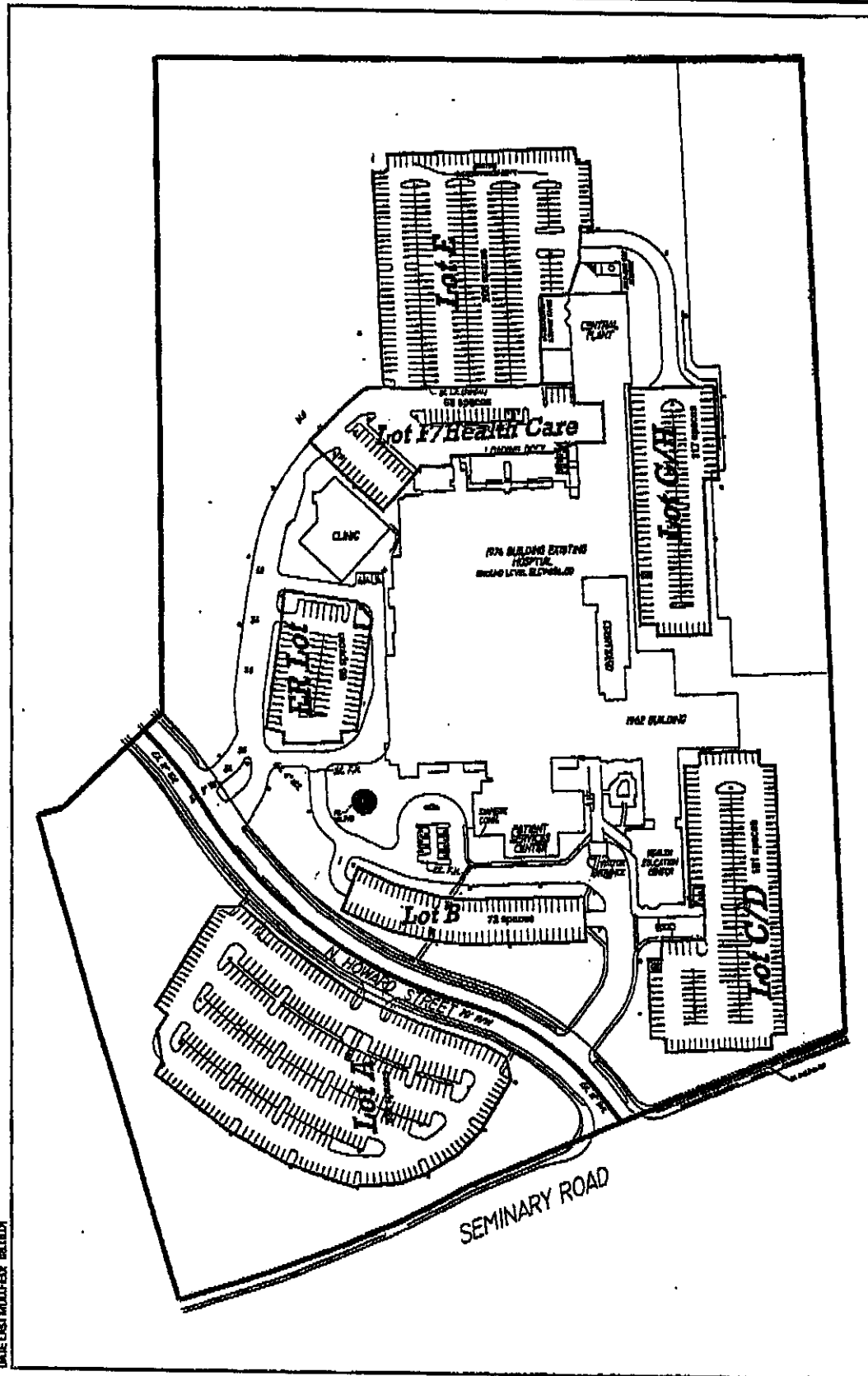


Figure 5
Existing Parking Location and Inventory

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DATE LAST MODIFIED: 08/14/01

View Number: 1



GOROVE/SLADE ASSOCIATES, Inc.

Suite 700 / 1140 Connecticut Ave. NW / Washington, DC 20036

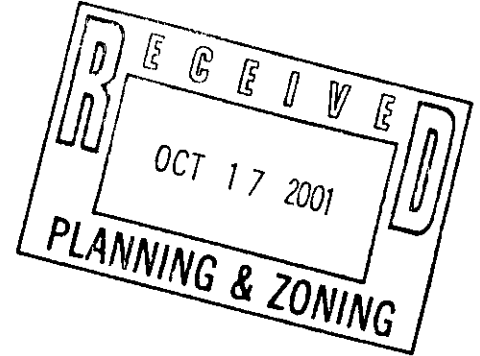
MEMORANDUM

TO: Howard Middleton
Reed Smith

FROM: Christopher M. Tacinelli, P.E.
Anne Marie Salvanera

DATE: October 9, 2001

SUBJECT: INOVA Alexandria Hospital:
Response to City of Alexandria September 14, 2001 Comments



This memorandum responds to the comment raised by the City of Alexandria related to the day of the week where peak operating conditions should be evaluated. The specific comment is reproduced below.

26. *Additional information is necessary to more adequately assess parking. The following additional information should be provided:*
- a. *Parking count/analysis for a weekend parking analysis or substantiation of the assertion that Wednesday is the peak day for parking demand.*

Response to Comment No. 26a:

As discussed at the City and team coordination meeting, a number of the Hospital activities are scheduled for Wednesdays. Alternating employee work schedules are designed in such a way as to have maximum attendance on Wednesdays. The flexible schedules concentrate days off all other days of the week.

In addition, field data was collected throughout the week for parking occupancy at the Hospital. A graph illustrating the occupancy of the Lots E, F, G/H, and the Health Clinic is provided as Figures 1 and 2. Figure 1 illustrates the parking occupancy on a Wednesday while Figure 2 illustrates the parking occupancy on a Saturday. As indicated in these graphs, the total of these lots was approximately 31% full on Saturdays while on a Wednesday the lots were approximately 110% full. This clearly demonstrates that as a result of the employee and services schedule of the Hospital, the parking conditions peak on a Wednesday and drop off considerably over the weekend.

Figure 1: Wednesday, March 28, 2001: Back Lots Parking Occupancy

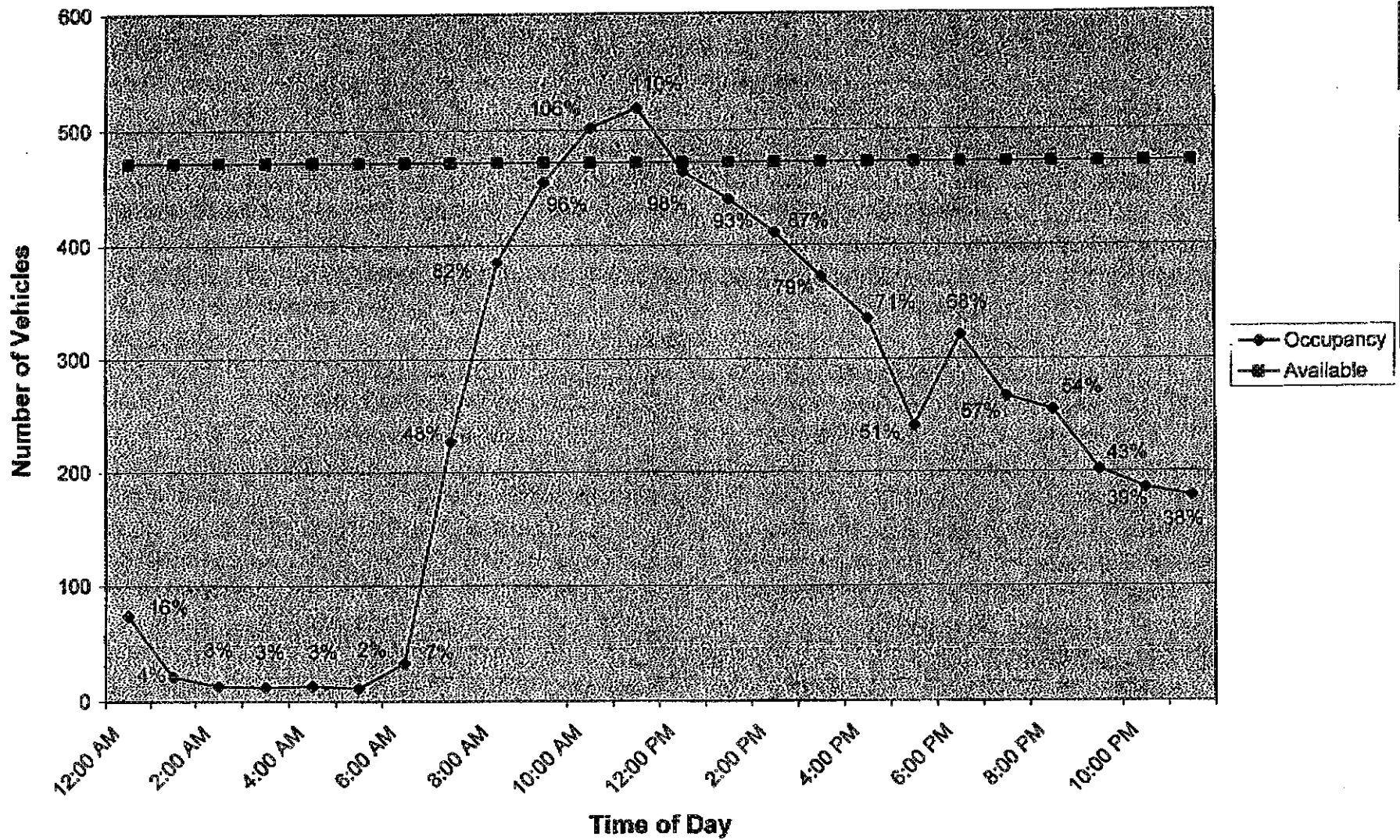
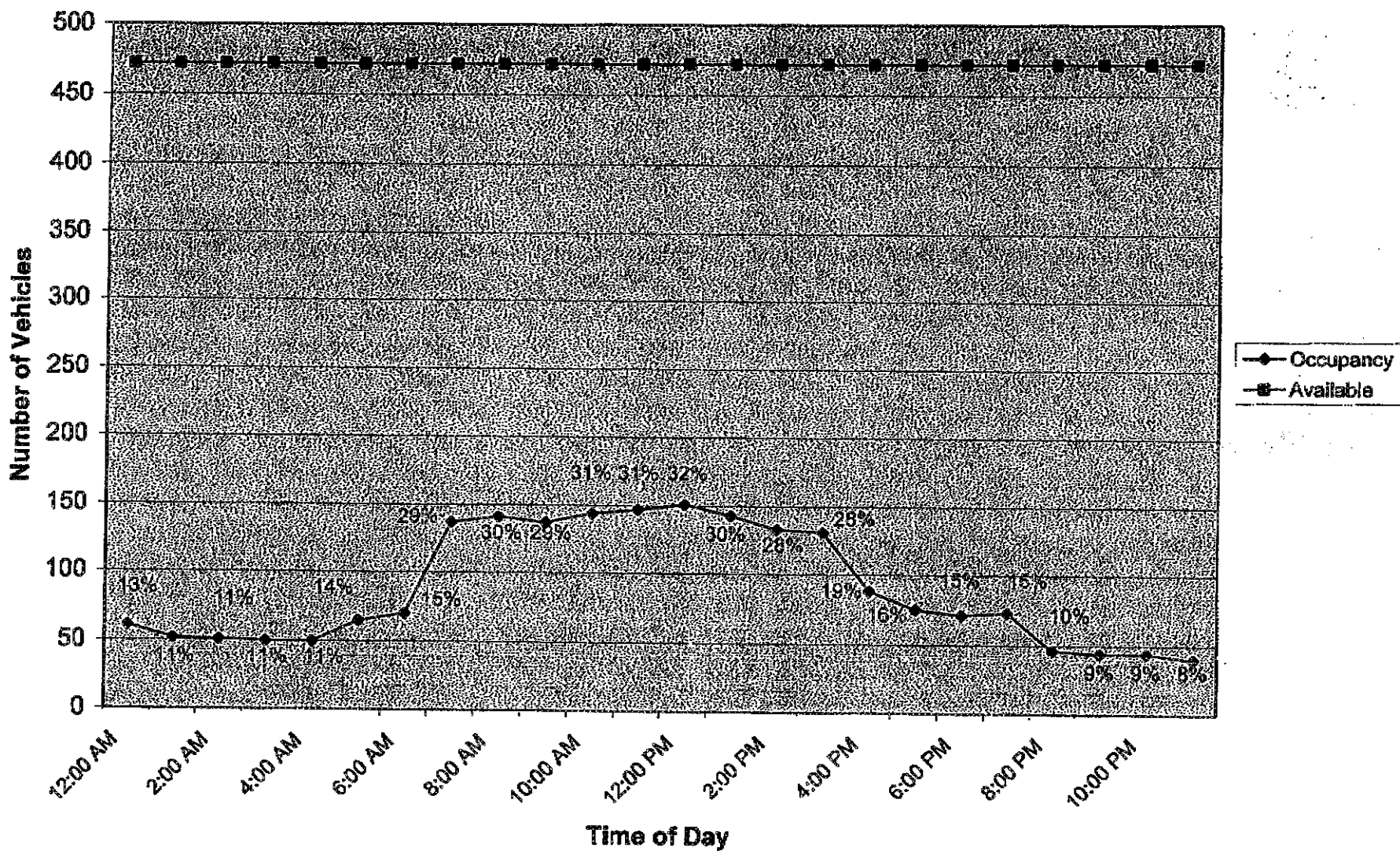


Figure 2: Saturday, March 23, 2001: Back Lots Parking Occupancy





MEMORANDUM

TO: Howard Middleton Reed Smith

FROM: Christopher M. Tacinelli, P.E.
Anne Marie Salvanera

DATE: October 10, 2001

SUBJECT: INOVA Alexandria Hospital:
Response to City of Alexandria September 14, 2001 Comments

This memorandum responds to the comment raised by the City of Alexandria related to the need to evaluate modifications to access along Howard Street. The specific comment is reproduced below.

27. *Provide additional analysis of the vehicle and pedestrian circulation and site circulation including the following:*
- a. *Evaluation of the closure of the northernmost curb cut and aligning the curb cut with the entrance of the surface parking lot east of Howard Street at a signalized intersection.*

Response to Comment No. 27a:

The following provides a summary of the benefits of the existing site geometry as it relates to vehicular access and circulation and pedestrian activity. Currently two driveways are located along the west side of Howard Street. These two driveways lead to an internal roadway which borders the Hospital. Having two access points on either end of this internal roadway of the hospital is a benefit to both vehicular and pedestrian traffic at the hospital because it minimizes through traffic along this internal roadway and provides direct, separated access to the parking lots both north and south of this internal roadway.

The following are benefits of the design:

Access

- ♦ The current design separates the access to the hospital for the three primary uses; high frequency employee vehicular trips, lower frequency doctor and visitor vehicular trips and pedestrian traffic. The design isolates these movements at the southern driveway, northern driveway and mid block crossing on Howard Street respectively.
- ♦ This separation creates 3 3-way intersections along Howard Street, each with half the number of movements of a full four-way intersection.

- ♦ The possibly does exist for delays exiting the northern driveway, however the traffic utilizing this driveway is primarily doctor and visitor traffic and is a non significant volume primarily occurring during off peak hours. The delays will continue to be minimal and will utilize gaps in traffic created by the Seminary Road and Howard Street Pedestrian signals.
- ♦ The southern most of the two driveways leads to the parking lots that will experience the most activity during a typical weekday commuter peak hour (primarily the employee and ER lots).
- ♦ The northern most driveway leads to the parking lots that will experience less activity during the commuter peak hour, serving the lower turnover doctor and visitor lot.
- ♦ Mechanical 24 hour counts indicate the south driveway experiences more activity than the north driveway. Based on this data, during commuter peak hours the north driveway may be considered a secondary/relief driveway to the primary south driveway.
- ♦ Having two driveways allows ambulances and private cars clear, direct, and uncongested access to the emergency room and related parking.
- ♦ The presence of both the traffic signal at Seminary Road and the proposed pedestrian signal on Howard Street will provide gaps in traffic for motorists to safely travel from the hospital onto Howard Street.

Circulation

- ♦ Having two access points on either end of the internal circulation roadway off of Howard Street minimizes traffic on the internal circulator road.
- ♦ More specifically, it helps minimize through traffic at both the patient and visitor entrances to the hospital.

Pedestrian Activity

- ♦ The current driveway configuration helps to isolate pedestrians from a direct conflict with emergency vehicles and high vehicular volumes during peak commuter hours.
- ♦ The pedestrians should be able to cross safely with the installation of a pedestrian signal on Howard Street at the Lot A driveway (driveway on east side of Howard Street).

Alternative Plan

Modified Northern Entrance with Coordinated Vehicular and Pedestrian Activity

A proposal for the access to the Hospital and its parking lots would be to shift the northern entrance to the south and consolidate it with the pedestrian access to Lot A at a signalized four-legged intersection. The primary concern with this proposal is that this change combines a number of activities, both vehicular and pedestrian, at a single entrance. This entrance would be tied into the Hospital internal road system in an area not able to accommodate this increase in volume and at a location where there is critical access to Hospital activities including pedestrian entrances and pick up and drop off areas for emergency patients and surgical patients.

The following are concerns with this proposal:

Access

- ◆ One problem with this scenario is the potential for grading problems. This is addressed in more detail by PBS&J.
- ◆ The intersection of the driveway with Howard Street will be coordinating both vehicular and pedestrian activity entering and exiting the Hospital destined for the visitor and doctor parking areas. This will result in an intersection at Howard Street with 12 separate vehicular movements plus the pedestrian crossings. This increased level of activity will result in increased delays for both pedestrians and vehicles traveling to and from the Hospital and along Howard Street.

Circulation

- ◆ This plan would require that the Howard Street intersection would be very close to the intersection of the driveway and the internal roadway. This could cause significant delay for vehicles wanting to exit the parking lots on either side of the hospital as well as vehicles dropping off people and returning to the Howard Street Lot.
- ◆ Congestion at this location will have an adverse affect on the pick up and drop off operations for the emergency room and surgical patients.

Pedestrian Activity

- ◆ With this scenario, the conflict between private vehicles and pedestrians will be much greater since the activity related to the hospital will be isolated from two intersections to one intersection forced to coordinate 12 vehicular movements and the pedestrian crossing.



To: Howard Middleton
From: Jeff Lohr, PE
Date: October 9, 2001
Subject: INOVA Alexandria Hospital: Response to 9/14/01 City Comments

This memorandum is in response to the City of Alexandria comment related to the need to evaluate modifications to access along Howard Street.

27. Provide additional analysis of vehicle and pedestrian circulation and site circulation including the following:

- a. Evaluation of the closure of the northernmost curb cut and aligning the curb cut with the entrance of the surface parking lot east of Howard Street at a signalized intersection.

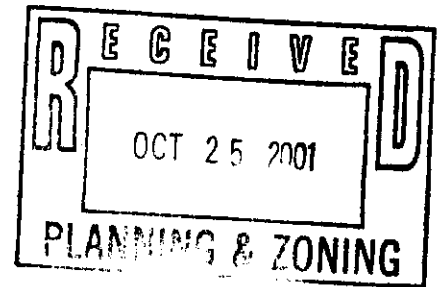
Response:

The cross-section A-A on the attached drawing is taken at the existing parking lot A entrance onto Howard Street. As the cross-section shows there is a dramatic change in elevation from Howard Street into the site. Given the vehicles per day anticipated with the consolidation of entrances to this point, the entrance should be at a grade of no greater than 2% into the site. A 2% grade at Section A-A is shown in profile on the attached drawing. If this 2% grade is carried through the site, then it could not be tied into existing travelways adjacent to the hospital without substantial regrading and major reconstruction. The distance from the property line at Howard Street to the internal roadways is very minimal at approximately 60 linear feet to the parking lot B travelway and 110 linear feet to the internal entrance road. In addition, we are providing Sections B-B, C-C, and D-D to demonstrate the grade separations between a proposed consolidated entrance at 2% and the existing travelways. These physical conditions will have a collective adverse impact as they relate to the consolidation of traffic, vehicular and pedestrian circulation, and geometry of a consolidated entrance at this location. These other factors are evaluated in more detail by Gorove/Slade Associates.

October 24, 2001

VIA HAND-DELIVERY

Mr. Jeffrey C. Farner
Urban Planner
Department of Planning and Zoning
301 King Street, Room 2100
Alexandria, Virginia 22314



Re: Inova Alexandria Hospital; Seminary Hills Association, Inc.

Dear Jeff:

As I mentioned to you at an earlier conversation, Inova Alexandria Hospital and Seminary Hills Association have entered into an agreement with respect to the proposed additions to the Hospital facilities. I have enclosed two copies for your review. Although the exhibits attached to the agreement are copies, I believe you have an original of the scenic easement exhibit along with our application documentation. If you would like additional copies of these exhibits please call at your convenience.

We look forward to working with the City Staff as we proceed.

Yours truly,

A handwritten signature in black ink, appearing to read "J. Howard Middleton".

J. Howard Middleton

JHM:trb
Enclosures
cc: Kenneth Kozloff

Reed Smith Hazel & Thomas LLP
3110 Fairview Park Drive
Suite 1400
Falls Church, VA 22042-0681
703.641.4200
Fax 703.641.4340

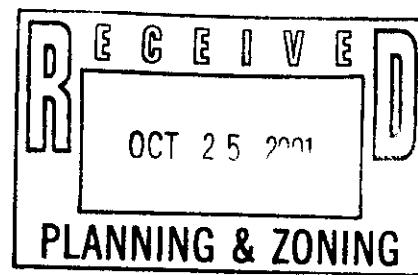
Delaware
New Jersey
New York
Pennsylvania
United Kingdom
Virginia
Washington, DC

AGREEMENT

This Agreement entered into as of the 19th day of October, 2001 by and between Inova Alexandria Hospital, a Virginia non-stock corporation ("Inova") and Seminary Hill Association, Inc., a Virginia non-stock corporation ("Seminary Hill") (the "Agreement").

RECITALS:

1. Inova is a Virginia non-stock, non-profit corporation operating a community hospital at 4320 Seminary Road, in the City of Alexandria, Virginia, which location consists of the parcels of land known as City of Alexandria tax parcels number 31-00-01-16 ("the Howard Street Parcel"), 39-00-04-11 (formerly known as parcels 39-00-04-11 and 39-00-04-30, together the "Principal Hospital Parcels") and the three (3) parcels are shown on the plat attached as Exhibit 2 and together consisting of approximately 33.6 acres are hereafter collectively referred to as the ("Property");
2. Seminary Hill is a non-stock, non-profit Virginia corporation operating as a residential civic association, the members of which reside in the area of the City of Alexandria, Virginia within which the Property is located;
3. Inova operates a community hospital on the property by reason of special use permits issued by the City of Alexandria, Virginia (the "City") as specified in Exhibit 1 attached hereto.
4. Inova wishes to construct a new emergency department, telemetry bed area, laboratories, a relocated helistop, reconfiguration of existing floor space and parking structure on the Principal Hospital Parcels (the "Proposed Improvements"), which will require rezoning one of those parcels from the R-12 to the R-8 zoning district and also the issuance of a new special use permit.



5. Inova presented its proposal for the Proposed Improvements at the Seminary Hill meeting on June 14, 2001;
6. Following the presentation, the President of Seminary Hill appointed a committee to meet with representatives of Inova to discuss Inova's proposal to provide needed medical services to the citizens as well as the concerns of the community related thereto;
7. The Seminary Hill Committee and representatives of Inova held meetings periodically over the summer and discussed at length Inova's proposals and community issues;
8. It was mutually understood by the members of the Seminary Hill Committee and the representatives of Inova that Inova needed to enhance its ability to provide emergency services and critical care facilities, as well as other medical service improvements, and also needed to provide additional off-street parking facilities to accommodate employees and visitors and eliminate the need for on-street parking; and it was also mutually understood that the community's concerns about the hospital's presence in a residential area must be accommodated.
9. The Seminary Hill Committee and Inova, following these discussions, made recommendations to Seminary Hill;
10. The Seminary Hill Committee recommended favorably the points of agreement as specified herein to the Seminary Hill Board of Directors, at its September 13, 2001 meeting; and
11. The purpose of this Agreement is to set forth the terms of the agreement between Inova and Seminary Hill with respect to Inova's proposal to construct the Proposed Improvements.

AGREEMENT:

Now, therefor, in consideration of the mutual covenants specified herein and other good and valuable consideration, the sufficiency of which is hereby acknowledged, Seminary Hill and Inova agree as follows:

1. Inova will grant a scenic open space easement (the "Scenic Easement") upon those portions of the Property shown shaded in green on the plat of the Property attached as Exhibit 2 which grant shall be specified as a condition of the special use permit approval requested by Inova in its application to the City. The Scenic Easement will include an area along the edge of the surface parking lot located on the Howard Street Parcel and, in addition, the triangular parcel of land located on the southwest corner of the hospital property presently zoned R-8 as those areas are more particularly specified by the metes and bounds description set forth on Exhibit 3. The Scenic Easement will (a) use similar terms found in the existing scenic easement for a portion of the Property dated October 7, 1987, a copy of which is attached hereto as Exhibit 4, subject to City review and approval; (b) be granted to the City, and include provisions specified in Section 10.1-1704 of the Virginia Code regarding open space easements; and (c) terminate fifty years from the date of approval by the City or at such time as any hospital or nursing home use on the Property ceases to exist, whichever occurs first. Inova will also in its special use permit application include as a requested condition therefor that an extension of the existing scenic easement (Exhibit 4) will be executed by Inova and the City to coincide in duration with the new Scenic Easement.

2. Inova will submit a parking management plan to the City as a condition of special use permit approval. The plan will include enforcement mechanisms to ensure that hospital employees park in the new parking structure and not on-street in the Neighborhood as defined in Exhibit 5 attached and to mitigate parking issues in the Neighborhood during construction. Inova representatives will consult with a neighborhood committee appointed by Seminary Hill (the "Neighborhood Committee") in the development of the plan, subject to City review and approval, and in making interim parking arrangements as may be necessary during construction. The parking management plan will include the provisions contained in Exhibit 5 attached hereto.

3. Inova will design the parking structure in such a manner as to prevent car lights from shining onto neighboring residential property. The parking structure will be heavily landscaped. Inova will consult with the Neighborhood Committee with respect to the landscaping.

4. Inova agrees to submit promptly a rezoning application to rezone a portion of newly renumbered Parcel 39-00-04-11 from the R-12 Zone to R-8 zoning district and as a part of and condition of that application, Inova will proffer to utilize only the increase in floor area necessary to accommodate the new building proposal, except for approximately 4,000 square feet of remaining space to be reserved for future use, subject to future special use permit approval. This point of agreement is subject to a final calculation of new floor area by the project's architect and civil engineer. In the event the final calculations of new floor area result in approximately 4,000 sq. ft. (plus or minus) of remaining floor area after the proposed new construction, this proffer will not be necessary.

5. With respect to the Principal Hospital Parcels, Inova will proffer as a condition of its rezoning application for a portion of newly renumbered Parcel 39-00-04-11 not to apply for a rezoning to the RA Zone or other less restrictive zoning district of the Principal Hospital Parcels for a period of twenty-five years from the date such application is approved by city council.
6. With respect to the Howard Street parcel (tax map 31.00-01-16), Inova will proffer as a condition of its rezoning application for a portion of newly renumbered Parcel 39-00-04-11 not to apply for rezoning of the Howard Street Parcel to R-12 or other less restrictive zone for a period of 25 years from the date the rezoning application is approved by city council.
7. Inova agrees that the final site plan submitted to the City for the special use permit now being proposed (a) will not include a widening of the roadway access from North Howard Street into the site (Tax Map 39.00-04-11), subject to City review, and (b) will not include any expansion of the asphalt area on the Howard Street Parcel (Tax Map 31.00-01-16), subject to City review.
8. Inova will, in its rezoning and special use permit application process, not seek release from the terms and conditions of the special use permits approved in 1987 and 1995 as specified in Exhibit 1 which are not in conflict with provisions of this Agreement or with City requirements.
9. Seminary Hill consents to, and will support before the Planning Commission and City Council, Inova's proposal to construct a new emergency department building not to exceed approximately 55,400 sq. ft. of floor area, as calculated under the Alexandria Zoning Ordinance, and to construct a 3-story parking structure

consisting of approximately 750 parking spaces at the rear of the hospital along with other elements of the Proposed Improvements, as shown conceptually on the plans attached as Exhibit 2, provided that such proposal is consistent with the provisions of this Agreement

10. Seminary Hill agrees to support, before the Planning Commission and City Council, the rezoning and special use permit applications required to accomplish the hospital's proposed building plans as specified above, provided that such applications are consistent with the provisions of this Agreement.
11. This Agreement shall be binding upon and inure to the benefit of the respective successors and assigns of the parties. The recitals set forth above and the Exhibits attached hereto are hereby incorporated as an integral part of this Agreement. This Agreement contains the final and entire agreement of the parties concerning the subject matter hereof and the parties shall not be bound by any terms, conditions, and statements or representations not herein contained. The Agreement may be supplemented or amended only by a written instrument executed by the parties' authorized representatives. Time is of the essence as to all terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective authorized representatives.

[Signature Page Follows]

Inova Alexandria Hospital

Kenneth Kozloff (SEAL)

Kenneth Kozloff
Vice President, Inova Health System
Administrator, Inova Alexandria Hospital

Seminary Hills Civic Association, Inc.

William Dickinson (SEAL)

William Dickinson
President

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Alexandria, to-wit:

The foregoing was acknowledged before me on the 19th day of October, 2001, by Kenneth Kozloff, who is the Vice President of Inova Health System, Administrator, Inova Alexandria Hospital, who signed the document on behalf of the hospital

Deane C. De Vera
Notary Public

My Commission Expires: 2-28-02

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Alexandria, to-wit:

The foregoing was acknowledged before me on the 19th day of October, 2001, by William Dickinson, who is the President of Seminary Hills Civic Association, Inc., who signed the document on behalf of the Association.

Deane C. De Vera
Notary Public

My Commission Expires: 2-28-02

Handwritten: 10/19/01
10/19/01

EXHIBIT 1

**LIST OF SPECIAL USE PERMITS ISSUED BY THE
CITY OF ALEXANDRIA CONCERNING THE PROPERTY**

<u>SUP</u>	<u>USE</u>	<u>ACTION</u>
251	Original Hospital	Granted: 10/09/56 but permit expired
334	Original Hospital (150 beds)	Granted: 2/10/59
834	Additional to Hospital (increase to 518 beds)	Granted: 5/25/71
863	Temporary parking lot (east side of N. Howard)	Granted: 2/23/72
863-A	Extension of temporary parking lot (east side of N. Howard)	Granted: 2/26/74
863-B	Extension of temporary parking lot (east side of N. Howard)	Granted: 10/22/74
863-C	Extension of temporary parking lot (east side of N. Howard)	Granted: 5/17/75
892	Construction of nursing facility	Granted: 11/29/72
949	Public Health Center	Withdrawn: 2/05/74
949-A	Public Health Center	Granted: 9/24/74
1067	Permanent parking lot (east side of N. Howard)	Granted: 6/22/76
1490	Helipad	Granted: 9/18/82
2003	Construction of a Patient Services Center Cancer Center, Surgi-Center	Withdrawn: 7/13/87
2033	Addition of Cancer Center, Patient Services Center, Surgi-Center,	Granted: 9/23/87

~~WDA~~ 10/19/01
WDA 10/19/01

parking to existing hospital complex
and incorporation of former nursing
school space.

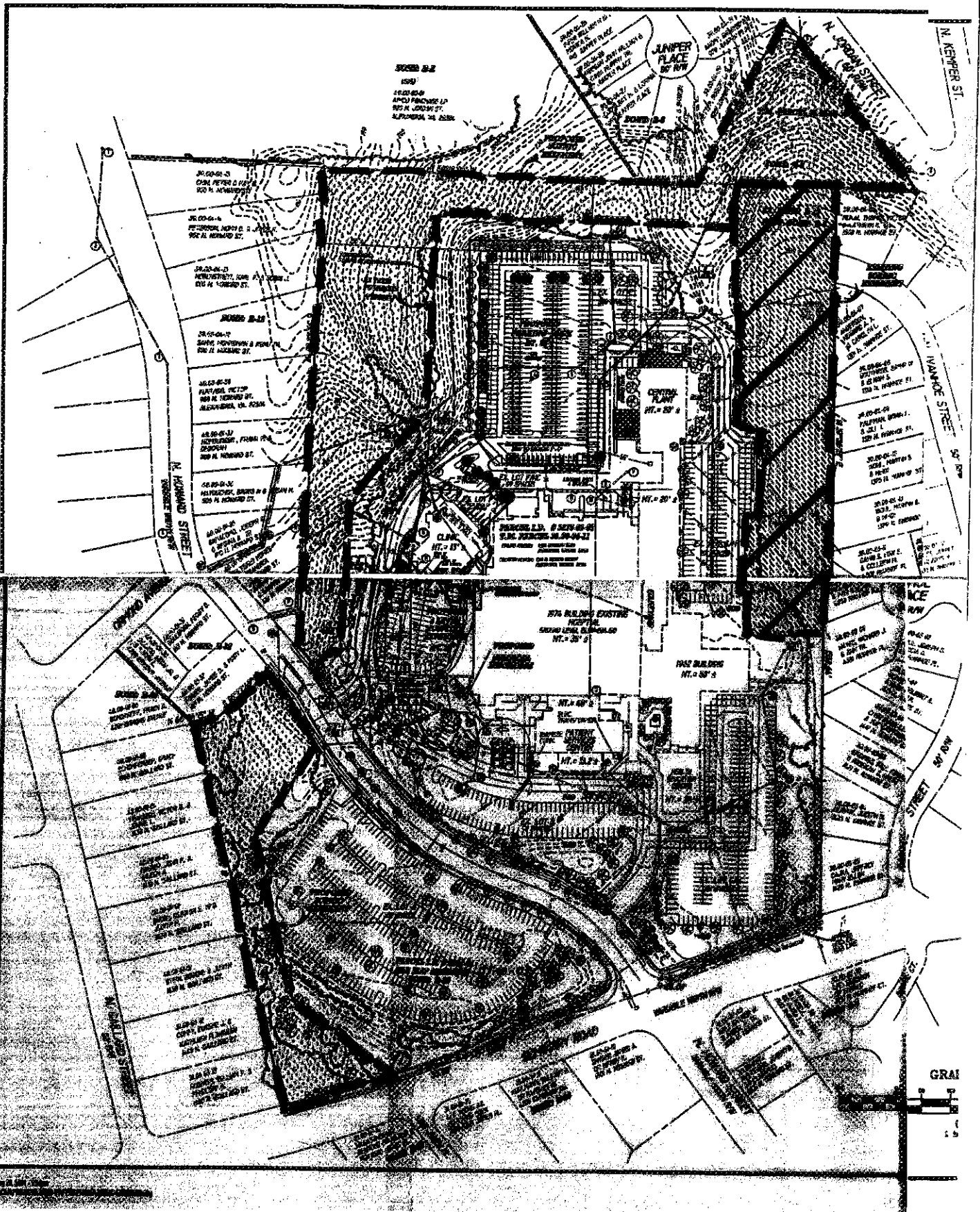
95-0040

Expansion of Emergency
Department

Granted: 5-13-95

\\REA\76190.4

EXHIBIT # 2



DSUP 2001-0020
INOVA ALEXANDRIA HOSPITAL

-  EXISTING
-  PROPOSED

DSUP 2001-0020

ReedSmith

J. Howard Middleton • 703.641.4225 • jmiddleton@reedsmith.com

November 6, 2001

Jeffrey C. Farner
Department of Planning and Zoning
City of Alexandria
City Hall
301 King Street
Alexandria, Virginia 22314

RE: INOVA Alexandria Hospital; DSUP 2001-0020, REZ 2001-0005; Intersection of Howard Street and Northernmost Entrance of Hospital

Dear Jeff:

At our meeting on October 19 with Richard Baier and others, we discussed the intersection of the northernmost entrance of the hospital and Howard Street.

It is our understanding from the meeting that this entrance will remain as shown in our plans. However, Richard Baier requested us to address the issue of the left turn movement leaving the hospital grounds at this entrance. It was agreed that we would propose a procedure for evaluating this left turn movement during critical hours in order to determine whether a "no left turn" sign should be placed at this location in the future. This procedure could be included as a condition to the special use permit.

Enclosed is a letter from Gorove/Slade Associates, our transportation consultant, to Colleen Mahoney proposing a procedure for this purpose. We believe this will work and look forward to hearing from Richard and you in the near future.

Yours truly,



J. Howard Middleton

JHM/lgd
Enclosure

Reed Smith Hazel & Thomas LLP
3110 Fairview Park Drive
Suite 1400
Falls Church, VA 22042-0681
703.641.4200
Fax 703.641.4340

Delaware
New Jersey
New York
Pennsylvania
Virginia
Washington, DC

Jeffrey C. Farner
November 6, 2001
Page 2

ReedSmith^{LLP}

cc: Richard Baier, Department of Transportation and Environmental Services
Colleen Mahoney
Christopher M. Tacinelli



GOROVE/SLADE ASSOCIATES, Inc.

Suite 700 / 1140 Connecticut Ave. NW / Washington, DC 20036

Phone: (202) 296-8625
Fax: (202) 785-1276
Toll Free: (888) 212-4242

November 5, 2001

Colleen Mahoney
Associate Administrator of Operations
INOVA Alexandria Hospital
4320 Seminary Road
Alexandria, VA 22304

Dear Colleen:

The following provides a means of evaluating the future need of a "No Left-Turn" sign at the intersection of the northern most driveway of INOVA Alexandria Hospital and Howard Street. A number of industry sources were reviewed to determine if there was a standard set of criteria outlining the warrants associated with the installation of this sign. Based on our review, no information was found after researching ITE sources and the MUTCD.

The following is the proposed criteria to be evaluated to determine the need for the sign installation:

- A study will be performed the first full year of operation of the expansion and then every three years thereafter.
- The study hours will focus on 7:00 - 9:00 AM and 4:00 - 6:00 PM
- The study should evaluate the number of times during these critical hours that the northbound left turning traffic queued at the Howard Street/Seminary Road intersection blocks the northern Hospital driveway.
- Observations should include counting the number of vehicles queued up in the northbound left turn lanes on Howard Street during the maximum queue and the number of times these vehicles extended past the Hospital driveway.
- These counts should be done every time the light turns green for the northbound direction. There are approximately 32 cycles an hour, and therefore there should be 64 queue measurements during the two-hour peak periods.
- If the queue extends beyond the driveway more than 50% of the time during either peak period (i.e. more than 32 times in a two hour period), then the installation of the sign will be warranted.

According to this criteria and based on existing field observations, the northern driveway does not require a "No Left-turn" sign at this time.

Sincerely,

Christopher M. Tacifelli, P.E.
Principal Associate

CC: Howard Middleton
Jeff Lohr
John Scoggin
Joan Dannemann

GENERAL NOTES:

- NO TITLE REPORT FURNISHED.
- THE PROPERTY SHOWN HEREON IS LOCATED ON ASSESSMENT MAP 100-00-00-000.

LOT AREA TABLE

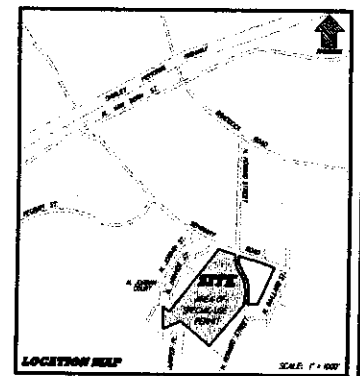
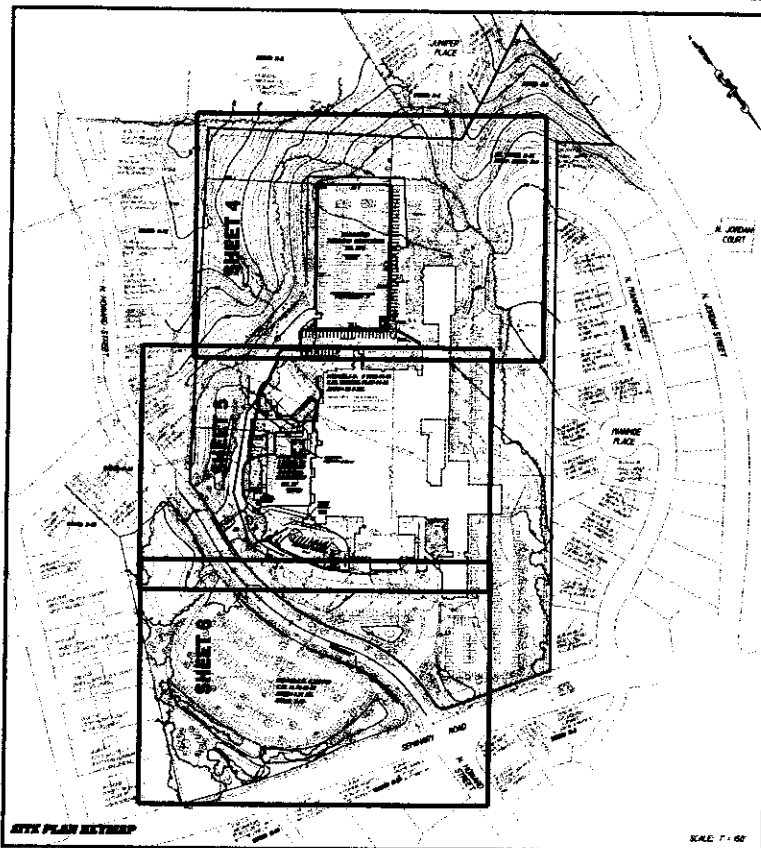
LOT AREA ZONED R-2	AREA OF 20.3600 AC
LOT AREA ZONED R-4	AREA OF 1.50 AC
AREA IN EXCESS OF 30' NORTH HOWARD STREET	AREA OF 0.80 AC
TOTAL	AREA OF 22.66 AC

- CURRENT OWNER: ALEXANDRIA HOSPITAL, 4320 SEMINARY ROAD, ALEXANDRIA, VA, 22304. LEGAL DESCRIPTION: PARCEL A, PROPERTY OF ALEXANDRIA HOSPITAL.
- INFORMATION SHOWN HEREON TAKEN FROM EXISTING PLAN & DATA PREPARED BY AC FIELD, JR. & ASSOCIATES.
- UNDERGROUND UTILITIES ARE SHOWN PER AVAILABLE RECORDS.
- KNOWN UNDERGROUND STORAGE TANKS ARE SHOWN NEAR THE SOUTHWEST CORNER OF THE CENTRAL PLANT.
- THERE ARE NO KNOWN AREAS LOCATED WITHIN 500 FEET OF A FORMER SANITARY LANDFILL, CLUMP OF DISPOSAL AREA.
- THERE ARE NO KNOWN AREAS OF POTENTIAL CONTAMINATING COMBUSTIBLE GASES.
- LAND DESIGNATION: THE EXISTING AND PROPOSED USE IS CONSISTENT WITH THE SEMINARY HILLS/STROMWATER HILL SMALL AREA PLANNING CHAPTER OF THE MASTER PLAN, WHICH DESIGNATES THE PROPERTY AS INSTITUTIONAL.
- BOUNDARY INFORMATION BY SURVEYING ENGINEERING. TOPOGRAPHIC INFORMATION BY AIR SURVEY & DESIGN, INC.
- THE SITE DOES NOT FALL WITHIN A FLOOD HAZARD PROTECTION AREA. STORM WATER MANAGEMENT QUALITY CONTROL (SWP) WILL BE PROVIDED WITH A SWP STRUCTURE (STRUCTURED SAND FILTER OR EQUAL) LOCATED WEST OF THE PROPOSED BUILDING. A SECOND SWP STRUCTURE WILL BE LOCATED SOUTH OF THE PROPOSED EMERGENCY DEPARTMENT TOWER.
- THERE ARE NO DESIGNATED FLOOD PLAINS ON SITE.

ARCHITECTURAL NOTES:

CONTACT: ALEXANDRIA ARCHITECTURE (703) 438-4390 TWO WEEKS PRIOR TO ANY MAJOR DISTURBING ACTIVITY SUCH AS CONING, GRADING, PILING, VEGETATION REMOVAL, UNDERGROUND UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER SIMILAR AS DEFINED IN SECTION 210.6 OF THE ZONING ORDINANCE ON THIS PROPERTY. CITY ARCHITECTS OFFICE WILL PROVIDE ON-SITE INSPECTIONS TO RECORD SIGNIFICANT FINDS.

CALL ALEXANDRIA ARCHITECTURE IMMEDIATELY (703) 438-4390 IF ANY BARRIERS, STRUCTURAL, MOVING, FOUNDATION, WELLS, PRIVATE, CISTERNS, ETC. OF CONCENTRATIONS OF AIRPOLLUTANTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHITECTOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.



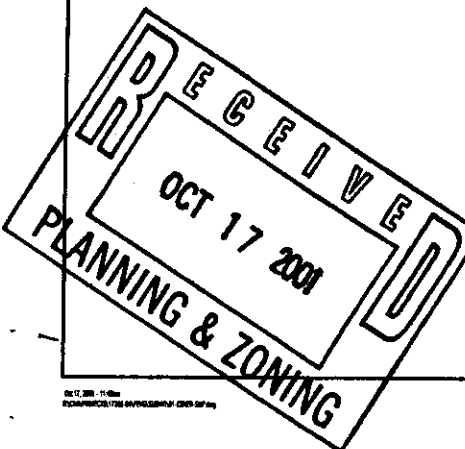
PROJECT NARRATIVE:

ALEXANDRIA HOSPITAL IS PROPOSING THE FOLLOWING ADDITIONS TO ITS FACILITIES:

- THE CONSTRUCTION OF A NEW EMERGENCY ROOM EXTENDING EAST FROM THE EXISTING BUILDING WHERE THE EMERGENCY ROOM IS PRESENTLY LOCATED. THIS NEW EXTENSION OF THE BUILDING, APPROXIMATELY 1,200 SQ. FT. OF FLOOR AREA ON 3 FLOORS, WILL CONSIST OF A REDESIGNED EMERGENCY DEPARTMENT WITH ADDITIONAL SEATING IN THE WAITING AREA FOR PATIENTS AND FAMILIES AND IS ADDITIONAL BAYS WITH CURRENT 17 TO 20 OCCUPANCY TO SUPPORT THE WAITING TIME AND REDUCE OVERCROWDING. AN IMPROVED SYSTEM WILL ALLOW THE FLOOR BAYS TO HANDLE THE INCREASED EMERGENCY DEPARTMENT VISITS. THE FIRST FLOOR OF THE NEW BUILDING WILL HOUSE THE EMERGENCY ROOM, WHILE THE SECOND FLOOR OF THE NEW STRUCTURE WILL HOUSE 30 TELEPHYSICIANSHIP SMALL BAYS. THE HORIZONTAL BAYS WILL HANDLE THE PATIENTS START TO HAVE A PATIENT FROM THE EMERGENCY ROOM TO THE OFFICE, CARE AND FOR MONITORING. THIS IN TURN WILL FREE THE EXISTING EMERGENCY ROOM BAYS FOR ADDITIONAL PATIENTS. PRESENTLY, APPROXIMATELY 1500 PATIENTS VISITS ARE ANTICIPATED IN THE EMERGENCY ROOM EACH YEAR WITH THIS VOLUME HAVING GROWN SIGNIFICANTLY OVER THE PAST SEVERAL YEARS.
- RECONFIGURATION OF THE EXISTING SPACE WITHIN THE HOSPITAL TO PROVIDE APPROXIMATELY 600 IN PROPORTION OF SINGLE BED ROOMS. THE INCREASE IN SINGLE-BED ROOMS IS EXTREMELY IMPORTANT TO ACCOMMODATE THE PATIENTS WITH IMPROVED CARE AND TO ACCOMMODATE AN INCREASE IN CONSUMER DEMAND. IN ADDITION, THE SINGLE-BED ROOMS ALLOW FOR THE TECHNOLOGY AND EQUIPMENT AREAS WHICH HAVE BECOME MORE SOPHISTICATED IN RECENT YEARS. THIS NEW EXTENSION OF THE HOSPITAL BUILDING WILL COVER THE AREA PRESENTLY UTILIZED FOR PARKING AND THE RELEVANT AND PROPOSED WILL NOT CONSUME EXISTING GREEN SPACE. THE HELIPAD WILL BE RELOCATED TO THE ROOF OF THE STRUCTURE. IT IS IMPORTANT THAT THE HOSPITAL CONTINUE THE USE OF THE HELIPAD. HOWEVER, IT IS UTILIZED APPROXIMATELY 3 TIMES A MONTH AND USUALLY FOR EMERGENCY PATIENTS FROM THE HOSPITAL TO ANOTHER HOSPITAL, MAKING A TRIPWAY UNIT, OTHER TRIPWAY HOSPITAL OR A HOSPITAL IN THE AREA. THE CONSTRUCTION PLANS WILL INCLUDE A BASEMENT UNDER THE NEW EMERGENCY ROOM BUILDING. THE BASEMENT WILL BE "DROPPED" BUT NOT COMPLETED AT THIS TIME. IT WILL BECOME A POTENTIAL SPACE FOR FUTURE CONTINGENCY NEEDS.
- CONSTRUCTION OF THE PARKING STRUCTURE IN THE LOCATION PRESENTLY UTILIZED FOR SURFACE PARKING TO THE WEST OF THE HOSPITAL BUILDING. THE SURFACE PARKING LOT PRESENTLY CONTAINS APPROXIMATELY 200 PARKING SPACES. THE NEW STRUCTURE, WHICH WILL BE 2 LEVELS ABOVE THE GROUND WILL CONTAIN APPROXIMATELY 700 PARKING SPACES FOR A NET INCREASE OF 500 PARKING SPACES. TOTAL PARKING FOR THE ENTIRE HOSPITAL SITE WILL BE INCREASED FROM 200 TO 900 PARKING SPACES. A FREQUENT COMPLAINT BY NEIGHBORING RESIDENTS IS THE USE OF ON-STREET PARKING BY HOSPITAL STAFF AND VISITORS. TO SOLVE THIS NEIGHBORHOOD PROBLEM, WE ARE PROPOSING TO INCREASE THE PARKING ON-SITE AND TO ESTABLISH A MORE SOPHISTICATED PARKING MANAGEMENT PLAN ESPECIALLY TO ASSURE THAT HOSPITAL EMPLOYEES PARK ON-SITE AND NOT IN THE PUBLIC RIGHT-OF-WAY. EMPLOYEES WILL BE REQUIRED TO PARK IN THE NEW PARKING STRUCTURE TO THE REAR OF THE HOSPITAL.

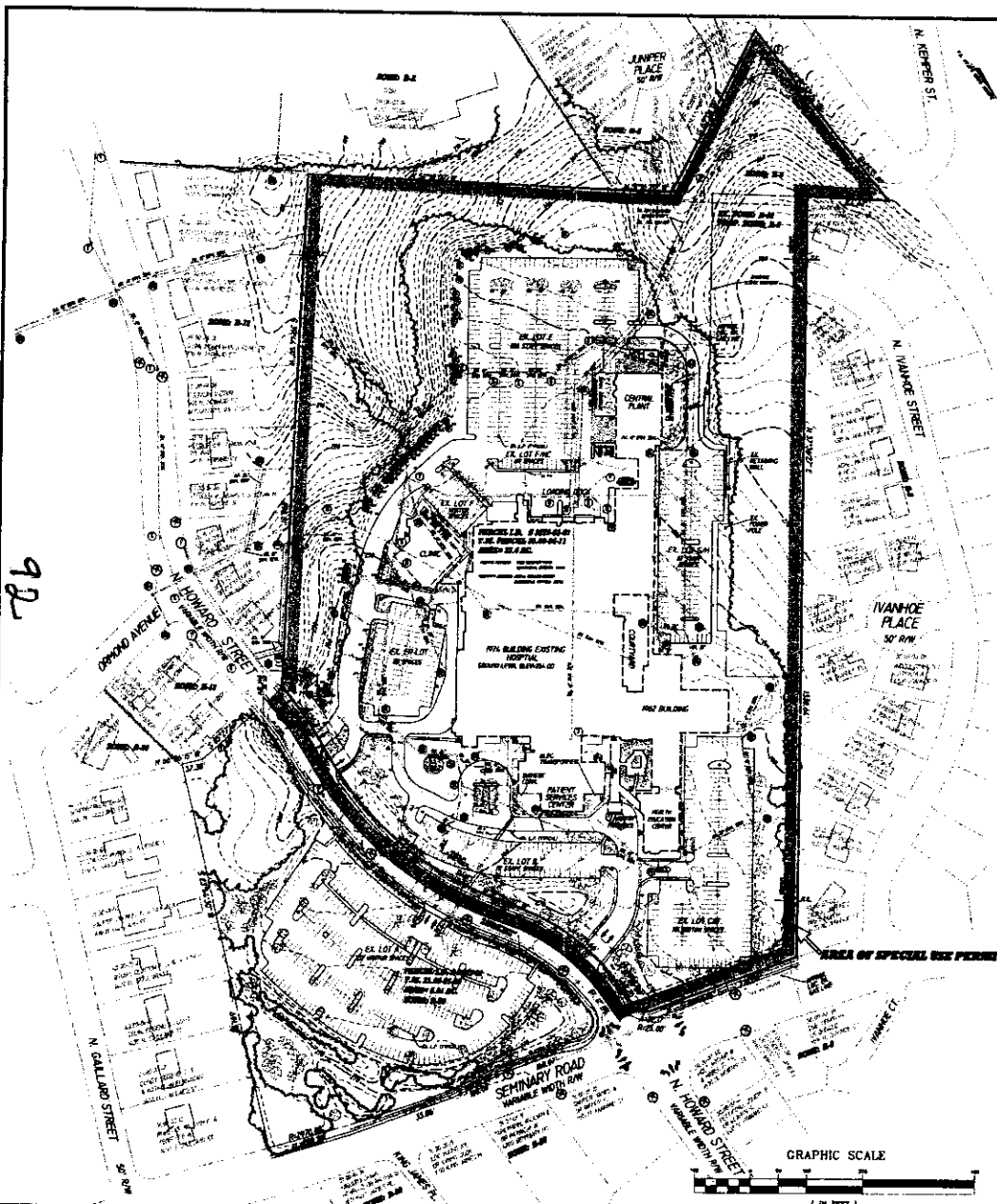
SHEET INDEX

SITE:	BUILDING ADDITION:	PARKING STRUCTURE:
1. COVER SHEET	A-1. ARCHITECTURAL SITE PLAN	P-1. LOWER LEVEL FLOOR PLAN
2. EXISTING CONDITIONS	A-2. BASEMENT FLOOR PLAN	P-2. ENTRY LEVEL FLOOR PLAN
3. OVERALL SCHEMATIC	A-3. GROUND FLOOR PLAN	P-3. SECOND LEVEL FLOOR PLAN
4 - 6. SPECIAL USE PERMIT PLANS	A-4. FIRST FLOOR PLAN	P-4. THIRD LEVEL FLOOR PLAN
7 - 11. STORMWATER QUALITY PLANS	A-5. SECOND FLOOR PLAN	P-5. EXTERIOR ELEVATIONS
12 - 14. LANDSCAPE IDENTIFICATION	A-6. ROOF/THIRD FLOOR PLAN	P-6. CROSS SECTION
15 - 17. LANDSCAPE PLANS	A-7. EXTERIOR ELEVATIONS	P-7. SITE LINE STUDY
18. SCENIC EASEMENT EXHIBIT	A-8. EXTERIOR ELEVATIONS WITH BUILDING SECTION	



ALEXANDRIA HOSPITAL
 4320 Seminary Rd
 DSUP #2001-0020

DATE: 10/17/01	SCALE: 1" = 600'
DESIGNED BY: AC FIELD, JR. & ASSOCIATES	
PREPARED BY: AC FIELD, JR. & ASSOCIATES	
DATE: OCT 17 2001	
SCALE: AS SHOWN	
PROJECT NO.: 2001-0020	
SHEET NO.: 1-18	
CITY OF ALEXANDRIA	
PLANNING & ZONING DEPARTMENT	



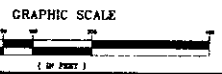
LEGEND

	EXISTING LANDSCAPING		EXISTING LIGHT POLE (L/P)
	EXISTING TREE LINE		REMOVE AND/OR RELOCATE EX. LIGHT POLE (L/P)
	EXISTING GAS LINE		PROPOSED LIGHT POLE
	EXISTING TELEPHONE		EX. NO PARKING SIGN
	EXISTING UNDERGROUND ELECTRIC		EX. PARKING SIGN / PARKING BETWEEN SIGNS ONLY
	EXISTING WATER LINE		EX. NO U-TURN SIGN
	EXISTING SANITARY SEWER STRUCTURE		BUILDING ENTRANCE
	EXISTING STORM SEWER STRUCTURE		DELETED CROSSWALK
	APPROXIMATE LIMITS OF CLEARING & GRADING		

NOTE: INFORMATION SHOWN FOR STORM & SANITARY SEWER TAKEN FROM AVAILABLE RECORDS. SEE DRAWINGS REFERRED TO.

① TOP: 251.0 12" IN FRESH ① 257.54 12" IN FRESH ② 261.32 30" OUT ③ 268.43	① TOP: 256.30 12" IN ② 261.75 12" OUT ③ 266.75	① TOP: 262.43 (11) 12" IN FRESH ② 268.2 12" IN FRESH ③ 268.79 30" OUT ④ 268.76	① TOP: 251.17 12" IN ② 268.51 12" OUT ③ 268.49
① TOP: 256.28 12" IN ② 258.46 12" OUT ③ 255.35	① TOP: 256.50 12" IN ② 263.00 12" OUT ③ 264.75	① TOP: 253.48 (11) 12" IN ② 261.87 12" OUT ③ 256.86	① TOP: 252.23 12" IN ② 268.21 12" OUT ③ 268.45
① TOP: 256.84 (BENT) 12" IN ② 258.72 12" OUT ③ 254.88	① TOP: 256.88 12" IN ② 263.74 12" OUT ③ 263.49	① TOP: 253.30 12" IN ② 259.87 12" OUT ③ 256.00	① TOP: 252.25 12" IN ② 252.24 12" OUT ③ 254.49
① TOP: 256.84 (BENT) 12" IN ② 255.72 12" OUT ③ 256.34	① TOP: 256.88 12" IN ② 263.74 12" OUT ③ 263.49	① TOP: 256.84 12" IN ② 259.85 12" OUT ③ 255.58	① TOP: 252.25 12" IN ② 252.24 12" OUT ③ 254.49
① TOP: 256.84 (BENT) 12" IN ② 258.96 12" OUT ③ 259.47	① TOP: 256.88 12" IN ② 263.74 12" OUT ③ 263.49	① TOP: 256.84 12" IN ② 259.85 12" OUT ③ 255.58	① TOP: 252.25 12" IN ② 252.24 12" OUT ③ 254.49
① TOP: 256.84 (BENT) 12" IN ② 261.8 12" OUT ③ 268.45	① TOP: 256.88 12" IN ② 263.74 12" OUT ③ 263.49	① TOP: 256.84 12" IN ② 259.85 12" OUT ③ 255.58	① TOP: 252.25 12" IN ② 252.24 12" OUT ③ 254.49
① TOP: 256.19 12" IN ② 261.13 12" OUT ③ 263.90	① TOP: 256.88 12" IN ② 263.74 12" OUT ③ 263.49	① TOP: 256.84 12" IN ② 259.85 12" OUT ③ 255.58	① TOP: 252.25 12" IN ② 252.24 12" OUT ③ 254.49
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① TOP: 256.19 12" IN ② 261.13 12" OUT ③ 263.90	① TOP: 256.88 12" IN ② 263.74 12" OUT ③ 263.49	① TOP: 256.84 12" IN ② 259.85 12" OUT ③ 255.58	① TOP: 252.25 12" IN ② 252.24 12" OUT ③ 254.49

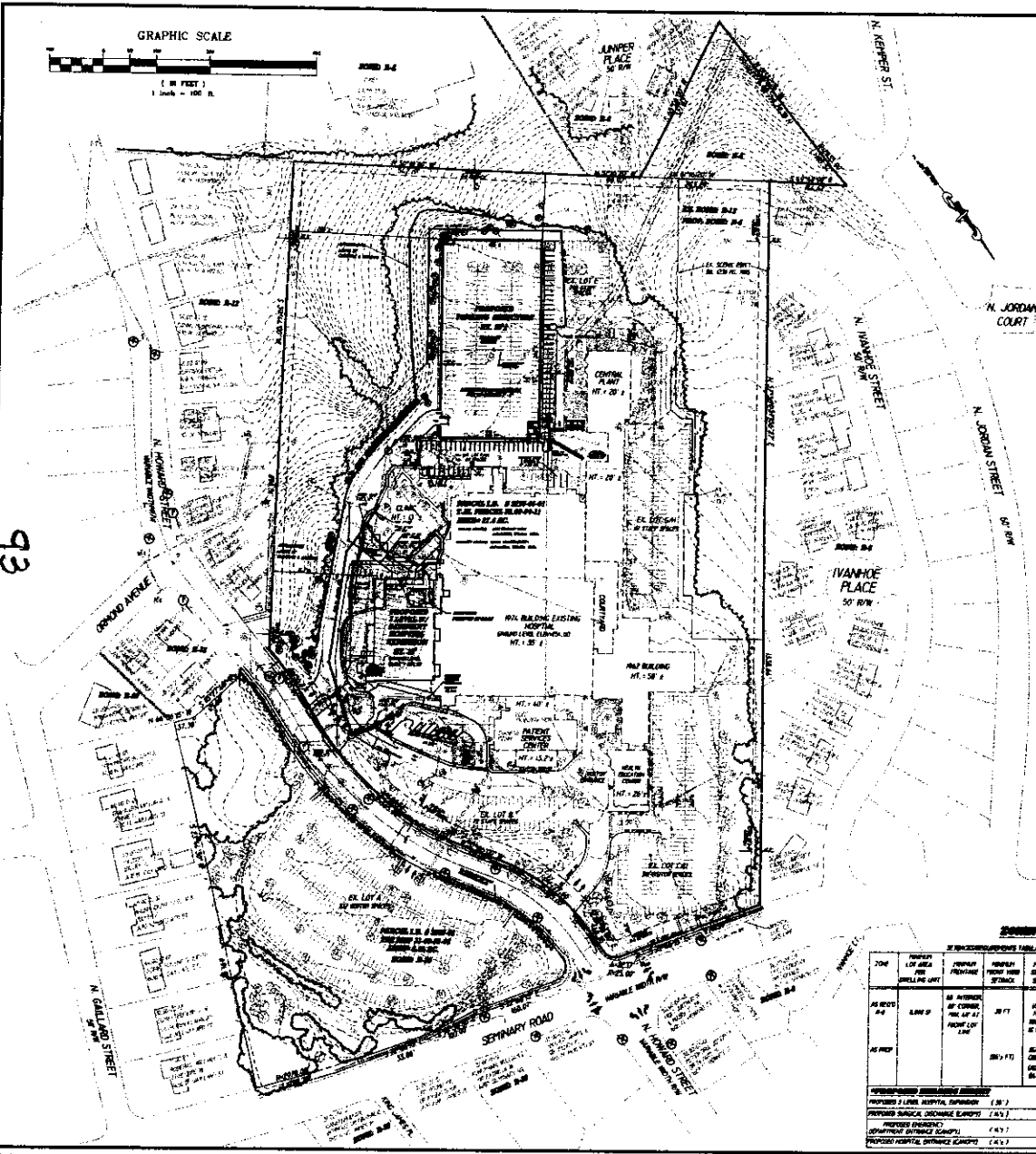
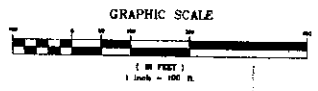
FOR CITY USE ONLY



OWNER/DEVELOPER CIVIL ENGINEERING CONSULTANTS 1400 WASHINGTON BLVD ALEXANDRIA, VA 22304	
SPECIAL USE PERMIT INOVA ALEXANDRIA HOSPITAL CITY OF ALEXANDRIA - ALEXANDRIA, VIRGINIA	
EXISTING CONDITIONS PLAN	
DATE: 11/15/2011 TIME: 10:30 AM DRAWN BY: JLM CHECKED BY: JLM SCALE: AS SHOWN	SHEET NO. 2-18 TOTAL SHEETS: 18

92

2



GENERAL TABULATION

SITE: 144 PAR PARCEL # 24-04-0-4
ZONING: R-4 (R-4)
USE: HEALTH CARE
PARCEL #: 24-04-0-4
TOTAL SITE AREA: 144,000 SF

EXISTING FLOOR AREA (GROSS)	PROPOSED FLOOR AREA (GROSS)
ALLOWED	ALLOWED
144,000 (CALC'D BY 1.5X)	144,000 (CALC'D BY 1.5X)
144,000 (CALC'D BY 1.5X)	144,000 (CALC'D BY 1.5X)
TOTAL:	TOTAL:
144,000	144,000

F.A.S. TABULATION

AREA DESCRIPTION	AREA (SQ FT)	PERCENTAGE OF TOTAL	ALL FLOOR AREA (SQ FT)
EXISTING BLDG. FOOTPRINT	144,000	100%	144,000
PROPOSED BLDG. FOOTPRINT	144,000	100%	144,000
TOTAL	288,000	100%	288,000

PERMITTED TABULATION

PERMITTED FLOOR AREA (GROSS)

PERMITTED FLOOR AREA (GROSS)	PERMITTED FLOOR AREA (NET)
144,000	144,000
144,000	144,000
TOTAL	TOTAL
144,000	144,000

PERMITTED RETAILERS

TYPE	PERMITTED FLOOR AREA (GROSS)	PERMITTED FLOOR AREA (NET)
RETAIL	144,000	144,000
RETAIL	144,000	144,000
TOTAL	288,000	288,000

OVERALL SCHEMATIC

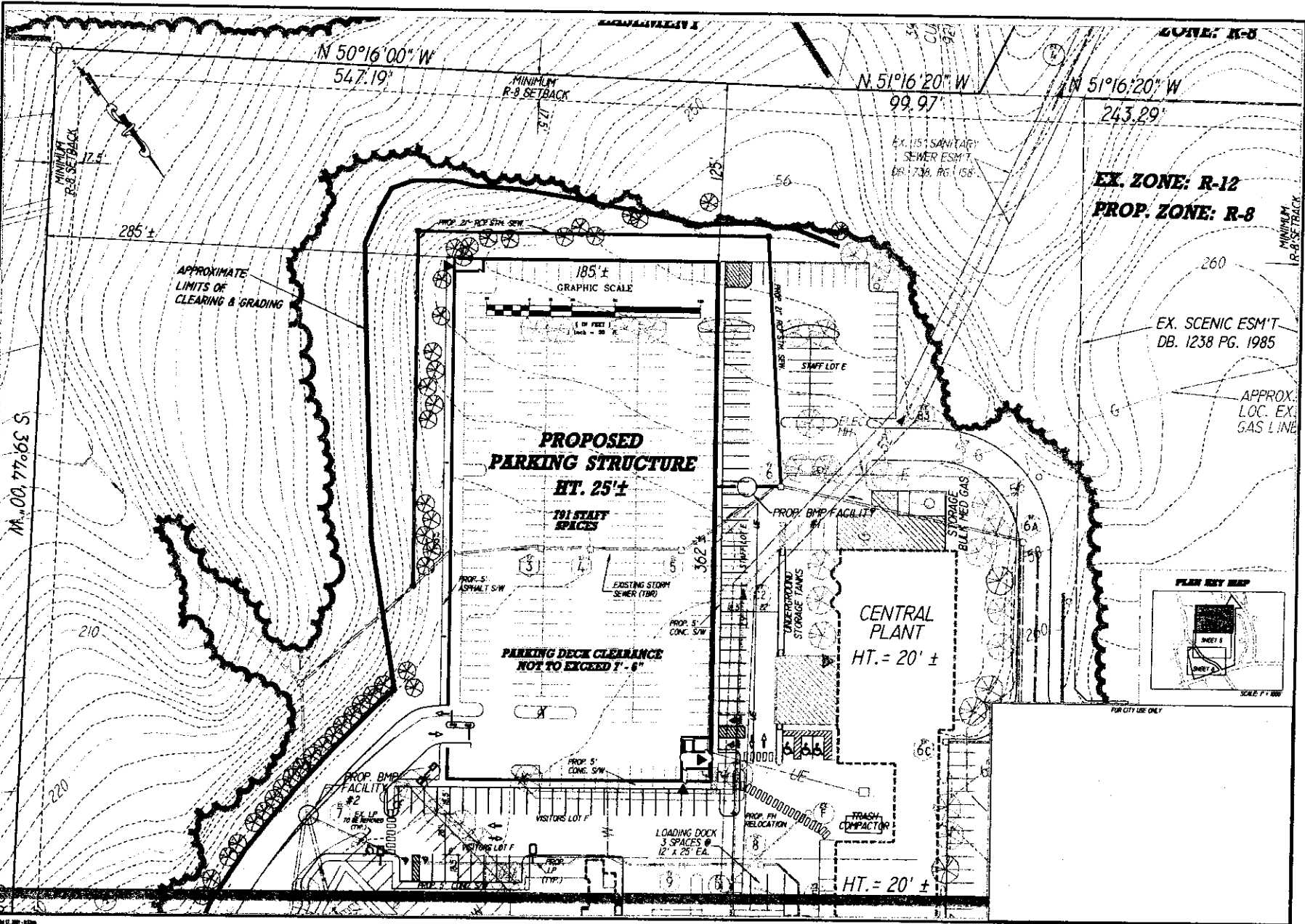
SPECIAL USE PERMIT
INOVA ALEXANDRIA HOSPITAL
 CITY OF ALEXANDRIA, VIRGINIA

PREPARED BY: PBSI
DATE: 11/11/2022
SCALE: 1" = 100'

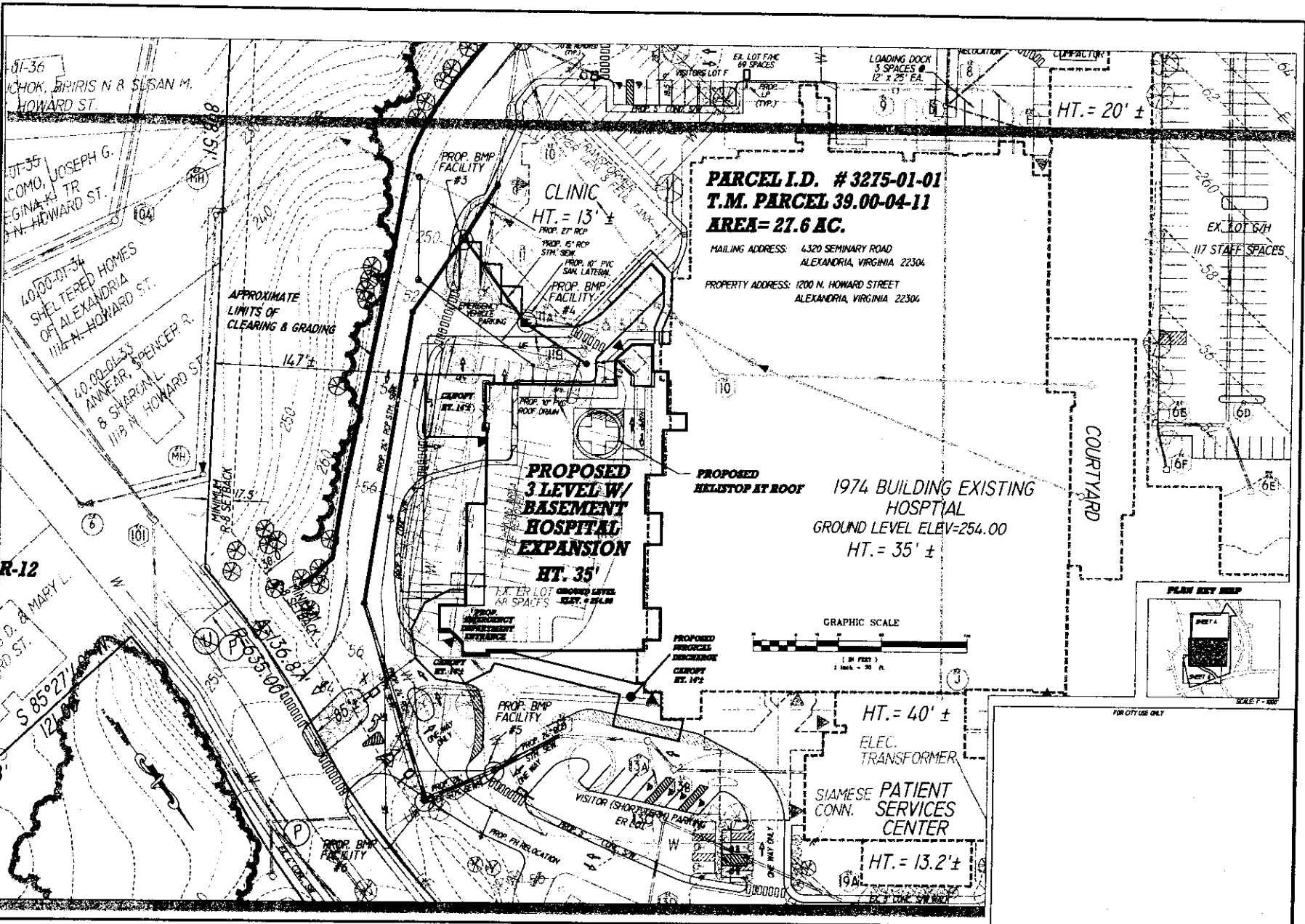
APPROVED BY: [Signature]

FOR CITY USE ONLY

714



OWNER/DEVELOPER	INNOVATIVE DEVELOPMENT CORPORATION 4500 WOODBURN ROAD ALEXANDRIA, VIRGINIA 22304
DESIGNER	PBS&J PARKING & SITE SERVICES 10117 LEE HIGHWAY VALENTIA, CALIFORNIA 94089
CITY OF ALEXANDRIA	SPECIAL USE PERMIT
NOVA ALEXANDRIA HOSPITAL	SPECIAL USE PERMIT
CITY OF ALEXANDRIA, VIRGINIA	
DATE	NOV 19 1988
SCALE	AS SHOWN
SHEET NO.	A
TOTAL SHEETS	4-18



PARCEL I.D. # 3275-01-01
T.M. PARCEL 39.00-04-11
AREA= 27.6 AC.

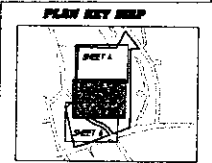
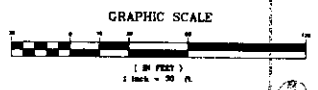
MAILING ADDRESS: 4320 SEMINARY ROAD
 ALEXANDRIA, VIRGINIA 22304
 PROPERTY ADDRESS: 1200 N. HOWARD STREET
 ALEXANDRIA, VIRGINIA 22304

PROPOSED HELISTOP AT ROOF
 1974 BUILDING EXISTING HOSPITAL
 GROUND LEVEL ELEV=254.00
 HT. = 35' ±

PROPOSED 3 LEVEL W/ BASEMENT HOSPITAL EXPANSION
 HT. 35'

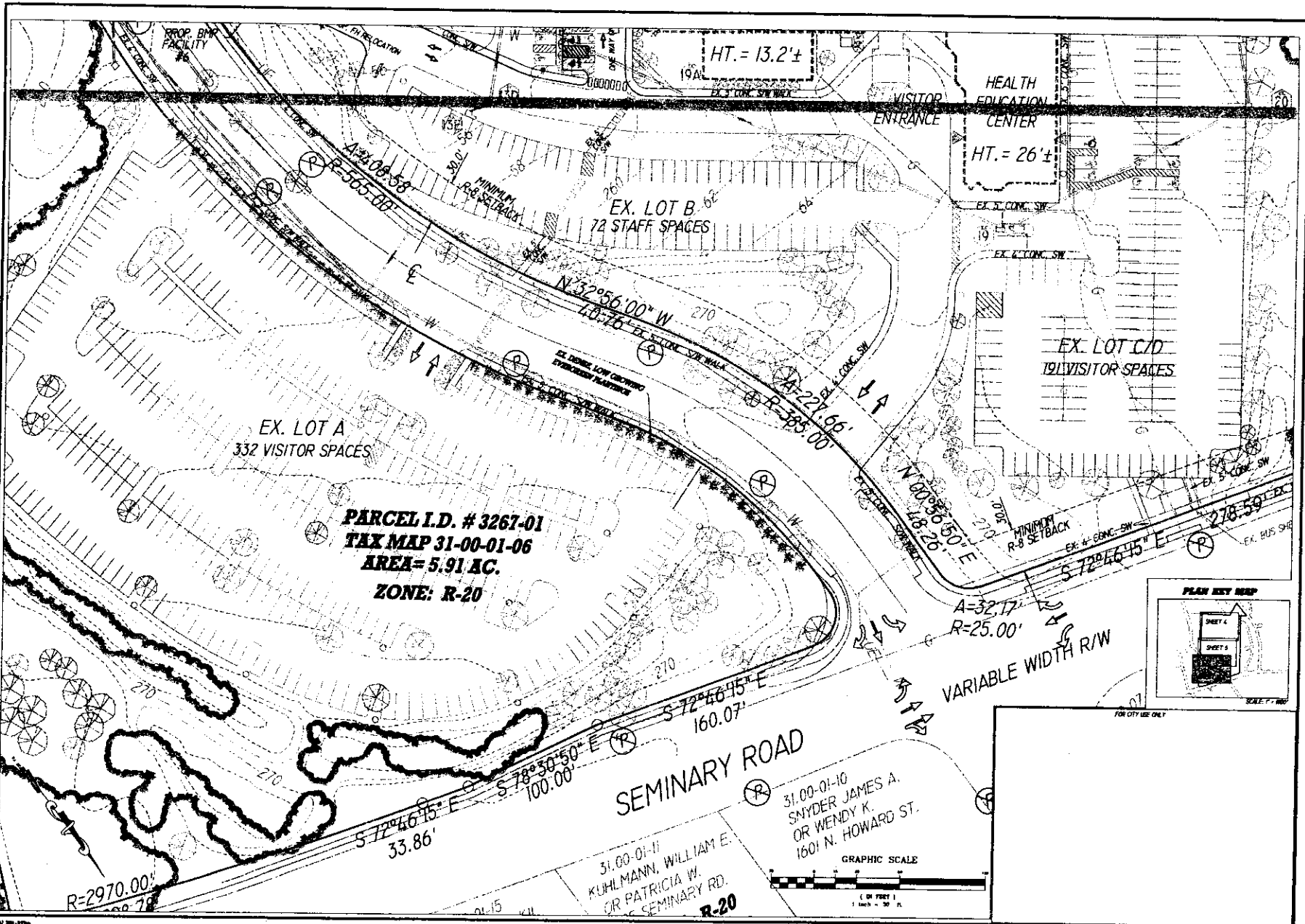
CLINIC
 HT. = 13' ±

HT. = 40' ±
 ELEC. TRANSFORMER
 SIAMESE PATIENT SERVICES CENTER
 HT. = 13.2' ±



OWNER/DEVELOPER UNITED STATES OF AMERICA FEDERAL BUREAU OF INVESTIGATION 400 MOUNTAIN VIEW DRIVE ALEXANDRIA, VIRGINIA 22304	
PBSI	
SPECIAL USE PERMIT INOVA ALEXANDRIA HOSPITAL CITY OF ALEXANDRIA, ALEXANDRIA, VIRGINIA	SPECIAL USE PERMIT
DATE: 11/11/11	SCALE: 5"=10'

96



6412 289-2230
COMMUNICATIONS BY PHONE OR FAX

OPINION DEVELOPER

PBS&J
P.L.L.C.
1000 COMMONWEALTH AVENUE
ALEXANDRIA, VIRGINIA 22304
TEL: 703-549-5000
FAX: 703-549-5001

STATE OF VIRGINIA
OFFICE OF THE CLERK OF THE SUPREME COURT
OFFICE OF THE CLERK OF THE SUPREME COURT
OFFICE OF THE CLERK OF THE SUPREME COURT

SPECIAL USE PERMIT
NOVA ALEXANDRIA HOSPITAL
CITY OF ALEXANDRIA, ALEXANDRIA, VIRGINIA

SPECIAL USE PERMIT

DATE OF PERMIT	11/18/02	CITY ENGINEER	DAVID L. BROWN
DATE OF EXPIRY	11/18/05	CITY ENGINEER	DAVID L. BROWN
DATE OF REVIEW	11/18/02	CITY ENGINEER	DAVID L. BROWN
DATE OF REVISION	11/18/02	CITY ENGINEER	DAVID L. BROWN
SCALE	1" = 30'	SHEET NO.	6 of 10

ALEXANDRIA, VIRGINIA
STORMWATER
LOADING COMPUTATIONS

WORKSHEET B: REDEVELOPMENT

1. Complete site-specific data:

	PRE-DEVELOPMENT	POST-DEVELOPMENT
A ¹	= 27.64 acres	= 27.64 acres
L	= 4.37 acres	= 5.96 acres
parking lot	= 6.15 acres	= 5.74 acres
roadway	= 1.81 acres	= 2.06 acres
Total L	= 12.29 acres	= 12.86 acres
I = (Total L/A) x 100	= 44.5 percent assumed as whole number	= 46.5 percent assumed as whole number
R ₁ = 0.95 + (0.059 x I)	= 0.95	= 0.97
C ₁ = 20 - 1.08 (adj) (C ₂ = 0.26 (adj))	= 1.08 (adj)	= 1.08 (adj)

*A is the total area of the site
**L is the total impervious cover on the site

2. Calculate the pre-development load (L_{pre}):

$$L_{pre} = R_{1pre} \times C_{1pre} \times A$$

$$= 0.95 \times 1.08 \times 27.64$$

$$= 291.4 \text{ pounds per year}$$

3. Calculate the post-development load (L_{post}):

$$L_{post} = R_{1post} \times C_{1post} \times A$$

$$= 0.97 \times 1.08 \times 27.64$$

$$= 296.4 \text{ pounds per year}$$

4. Calculate the pollutant removal requirement (RR):

$$RR = L_{post} - (RR \times L_{pre}) \quad \text{RR} = (RR \times L_{pre}) \times 100$$

$$= 296.4 - (0.9 \times 291.4) \quad = (159/291.4) \times 100$$

$$= 15.9 \text{ pounds per year} \quad = 13.9\%$$

ALEXANDRIA, VIRGINIA
STORMWATER
LOADING COMPUTATIONS

WORKSHEET C: COMPLIANCE

Select BMP options using screening tools and list those below. Then calculate the load removed for each option. DO NOT LIST BMP'S IN SERIES HERE.

BMP	Selected Option	Screening Efficiency (%)	Fraction of CPM ₁ Loadage Area Treated (assumed as Actual Area)	L _{pre} (pounds/year)	Load removed (pounds/year)
BMP #1	STORMCEPTOR STC 488	15%	0.86	114.5	0.96
BMP #2	STORMCEPTOR STC 488	15%	0.82	114.5	0.30
BMP #3	STORMCEPTOR STC 488	15%	0.91	114.5	0.17
BMP #4	STORMCEPTOR STC 488	15%	0.83	114.5	0.06
BMP #5	STORMCEPTOR STC 488	15%	0.82	114.5	0.36
BMP #6	STORMCEPTOR STC 488	15%	0.91	114.5	0.17

PROJECT DESCRIPTION

REDEVELOPMENT DRAINAGE AREA	IMPERVIOUS	PERVIOUS	TOTAL
SITE AREA	12.86 AC	14.78 AC	27.64 AC
ON-SITE TREATED	1.08 AC	0 AC	1.08 AC
OFF-SITE TREATED	0 AC	0 AC	0 AC
TOTAL TREATED	1.08 AC	0 AC	1.08 AC
ON-SITE IMPERVIOUS AREA DISCONNECTED BY A VEGETATED BUFFER	0 AC		
TOTAL TREATED OR DISCONNECTED			1.08 AC

Stormwater Quality Management Notes:

The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMPs are constructed and installed as designed and in accordance with the approved Final Site Plan. In addition, aggregate layers and collector pipes may not be installed unless the design engineer or his representative is present.

The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any scheduling utilities, catalog cuts on any mechanical or electrical equipment, and a schedule of routine maintenance for the BMPs and supporting equipment, and a copy of the maintenance agreement with the City.

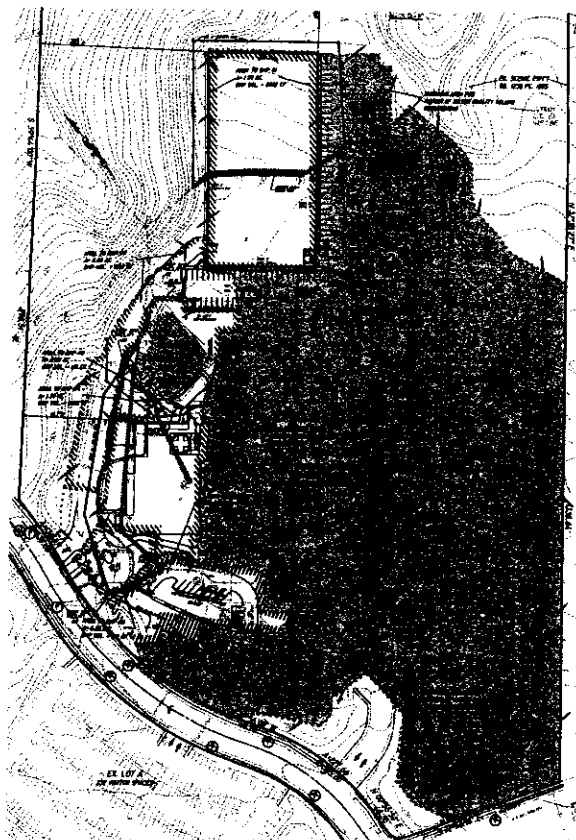
Stormwater Quality Management Narrative:

The existing predevelopment site encompasses 27.64 acres with 12.29 acres of impervious surface (building and pavement). The proposed redevelopment of the site proposes to increase the impervious surface by 4.8% to 12.86 acres.

Under The City Environmental Ordinance (Article XII), it is required that structural BMPs be installed on the redevelopment site to achieve a 10% reduction in the target pollutant, phosphorus. Also, that the entire water quality volume of the first 1/2-inch of water across the impervious surfaces of the site be treated.

The proposed Stormwater Quality Plan for this site uses 6 BMPs to treat the runoff from only the drainage sub-basin areas that are impacted by the redevelopment. The area being treated is 4.88 acres or 17% of the total site area. The proposed BMPs achieve a pollutant reduction of 2.67 lbs/yr or 2.5% of the total load. This reduction is 16% of the pollutant generated by the impacted areas.

A waiver is being requested to allow for those drainage areas not impacted by this redevelopment to be considered under the "Waiver Plan" approach for this site and it is the owners intent to address the water quality issues of those remaining sub-basins of the time when those areas are impacted by redevelopment.



OVERALL STORMWATER QUALITY MANAGEMENT PLAN

DATE: N/A

FOR CITY USE ONLY

Water Treatment on site

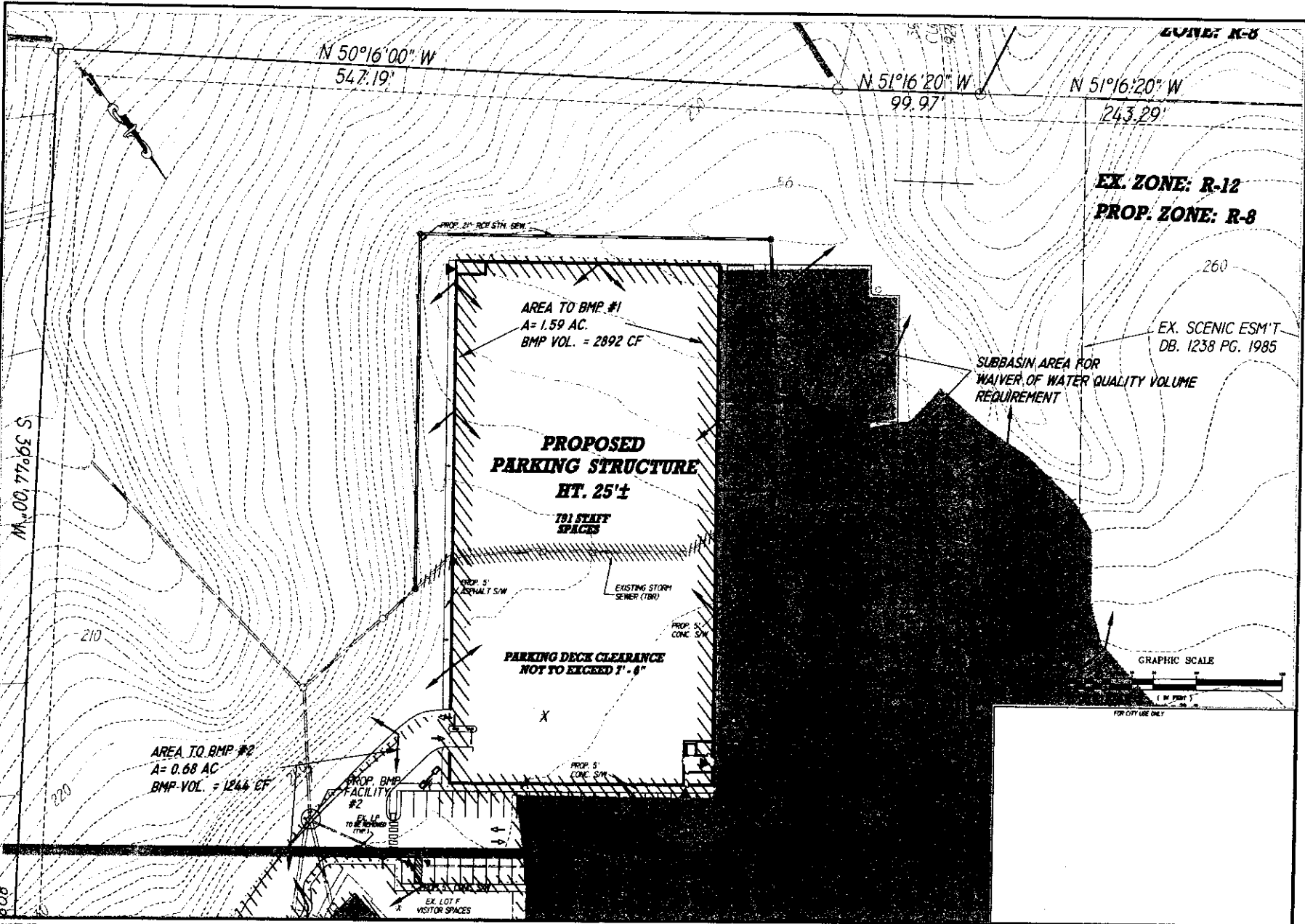
BMP	BMP Type	Area treated by BMP (acres)	Impervious area treated by BMP (acres)	BMP efficiency (%)
BMP #1	STORMCEPTOR STC 488	1.59	1.59	15%
BMP #2	STORMCEPTOR STC 488	0.68	0.68	15%
BMP #3	STORMCEPTOR STC 488	0.09	0.09	15%
BMP #4	STORMCEPTOR STC 488	1.38	1.38	15%
BMP #5	STORMCEPTOR STC 488	0.66	0.66	15%
BMP #6	STORMCEPTOR STC 488	0.28	0.28	15%

Miscellaneous

Total WQV treated: **yes** *no*

Detention on site: **yes** *no*

<p>OWNER/CONSULTER:</p> <p>CHERRY LAMAR VONDER 1010 COMMONWEALTH BLVD ALEXANDRIA, VIRGINIA 22304</p>	
<p>ENGINEER:</p> <p>PBS</p> <p>PAUL B. SMITH, PE, CIVIL ENGINEER 1010 COMMONWEALTH BLVD, SUITE 100 ALEXANDRIA, VIRGINIA 22304</p>	
<p>APPROVED BY:</p> <p><i>[Signature]</i> JAMES E. LONN No. 20022 PROFESSIONAL ENGINEER</p>	
<p>SPECIAL USE PERMIT</p> <p>INOVA ALEXANDRIA HOSPITAL CITY OF ALEXANDRIA, ALEXANDRIA, VIRGINIA</p> <p>STORMWATER QUALITY CALCULATIONS AND NOTES</p>	
<p>DATE: 02/20/2018</p> <p>TIME: 02:41:59 PM</p> <p>FILE: 1010 COMMONWEALTH BLVD</p> <p>USER: J. LONN</p> <p>SCALE: AS SHOWN</p>	<p>7-18</p>



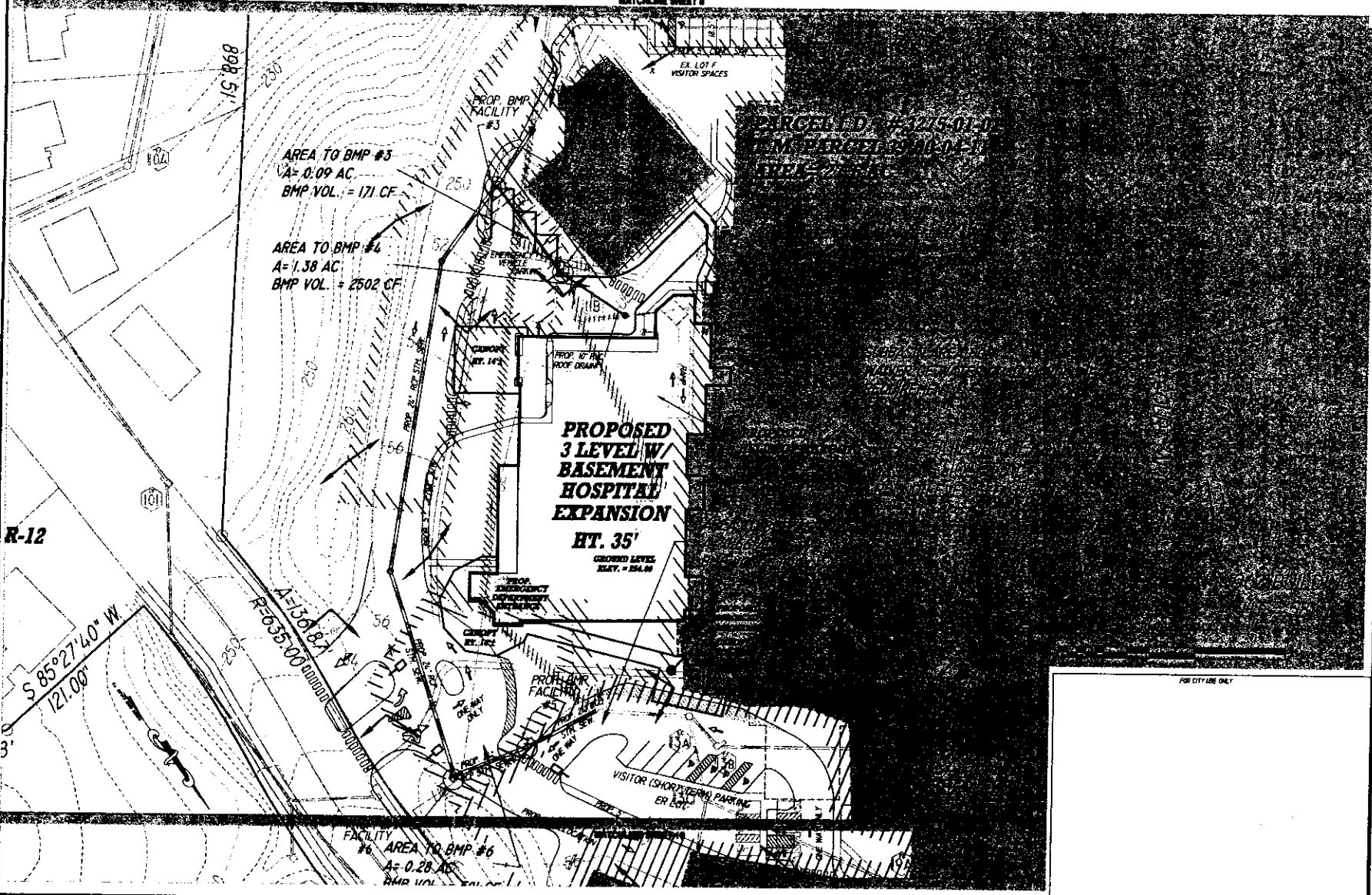
98

8

8/11/2014 10:28 AM
 AutoCAD 2014
 1/10/2014 10:28 AM

OWNER/DEVELOPER	
PROJECT: ALEXANDRIA HOSPITAL 1234 EAST MAIN ST ALEXANDRIA, VIRGINIA 22304	
SPECIAL USE PERMIT INOVA ALEXANDRIA HOSPITAL CITY OF ALEXANDRIA, ALEXANDRIA, VIRGINIA STORMWATER QUALITY DRAINAGE AREA PLAN	
DATE: 10/10/14 DRAWN BY: JH SCALE: 1" = 20'	SHEET NO.: 8 of 18

MATCHLINE SHEET 8



PARCELS ID. # 2245-01-0
 100' PARCELS # 2245-01-01
 100' PARCELS # 2245-01-02
 100' PARCELS # 2245-01-03

99

R-12

S 85° 27' 40" W
 121.00'

A= 150.82 AC
 R= 0.35:1.00

FOR CITY USE ONLY

OWNER/DEVELOPER <small>INNOVATION HOSPITAL 1000 EASTMAN DRIVE ALEXANDRIA, VA 22304</small>	
 <small>DESIGNED BY THE BLACK, WHITE & GREEN ARCHITECTS 1000 EASTMAN DRIVE ALEXANDRIA, VA 22304</small>	
 <small>OFFICE OF THE CITY ENGINEER 1000 EASTMAN DRIVE ALEXANDRIA, VA 22304</small>	
SPECIAL USE PERMIT INOVA ALEXANDRIA HOSPITAL <small>CITY OF ALEXANDRIA, ALEXANDRIA, VIRGINIA</small> STORMWATER QUALITY DRAINAGE AREA PLAN	
<small>DATE OF PERMIT 08/14/18</small> <small>DATE OF EXPIRATION 08/14/23</small> <small>DATE OF REVIEW 08/14/18</small> <small>DATE OF ISSUE 08/14/18</small> <small>DATE OF REVISION 08/14/18</small> <small>DATE OF CLOSURE 08/14/18</small> <small>DATE OF REMOVAL 08/14/18</small>	<small>PROJECT NO. 18-00000</small> <small>DATE 08/14/18</small> <small>SCALE 1" = 10'</small> 9-18

100

10

MATCHLINE SHEET 8

FACILITY #6
AREA TO BMP #6
A=0.28 AC
BMP VOL. 351 CF

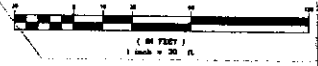
PARCEL I.D. # 3261-01
TAX MAP 31-00-01-06
AREA= 5.91 AC.
ZONE: R-20

EX. FENCE LOW GROWING
HYDRANGEA PLANTINGS

VARIABLE WIDTH R/W

SEMINARY ROAD

GRAPHIC SCALE

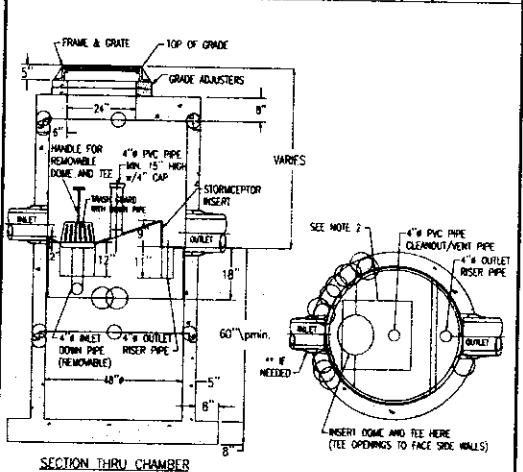


20

<p>CONTRACT DEVELOPER</p> <p>PBS&J</p> <p>PAUL B. BUCKLEY, DONALD E. BROWN, JR., JEFFREY E. LOEUFER, JAMES M. WATSON, JR., JAMES H. WATSON, JR.</p>	
<p>SPECIAL USE PERMIT INNOVA ALEXANDRIA HOSPITAL CITY OF ALEXANDRIA, ALEXANDRIA, VIRGINIA</p> <p>STORMWATER QUALITY DRAINAGE AREA PLAN</p>	
<p>DATE: 11-27</p>	<p>10-18</p>

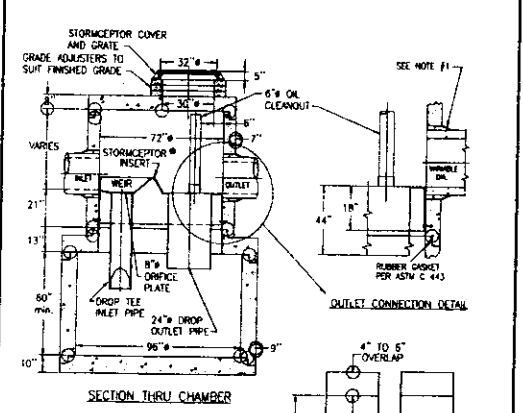
8/12/2008 11:25am
P:\Projects\1756\1756.dwg

CSR **Hydro Conduit** DR. BY: N. BALDWIN
 CK. BY: DATE: MARCH 20, 2000
 PROJECT: STC 450i Precast Concrete Stormceptor
 (400 US Gallon Capacity) SCALE: N.T.S.
 LOCATION: DWG. #



- NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE 4" INLET CLEANOUT/VENT PIPE AND THE 4" INLET DOWN PIPE.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.
 4. CONTRACTOR TO PROVIDE FRAME TO SET UNIT (HEAVIEST SECTION WEIGHS 5000 LB)

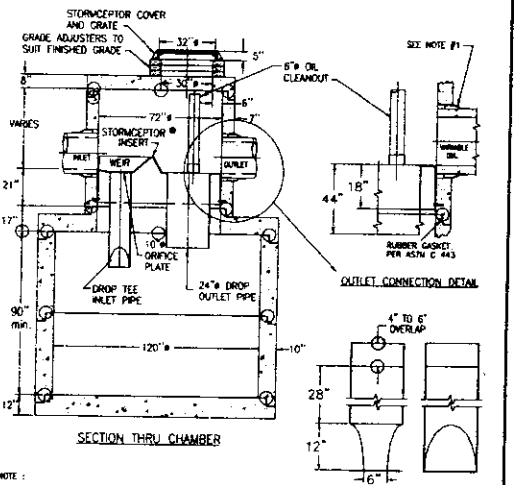
CSR **Hydro Conduit** DR. BY: DATE: MARCH 20, 2000
 CK. BY: DATE: SCALE: N.T.S.
 PROJECT: STC 2400 Precast Concrete Stormceptor
 (1900 US Gallon Capacity) LOCATION: DWG. #



- NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE OIL CLEANOUT PIPE.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.

REV.	DESCRIPTION	BY:	DATE

CSR **Hydro Conduit** DR. BY: DATE: MARCH 20, 2000
 CK. BY: DATE: SCALE: N.T.S.
 PROJECT: STC 4800 Precast Concrete Stormceptor
 (4800 US Gallon Capacity) LOCATION: DWG. #



- NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE OIL CLEANOUT PIPE.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.

REV.	DESCRIPTION	BY:	DATE

101

11

DESIGNED BY: _____
 CHECKED BY: _____
 DATE: _____

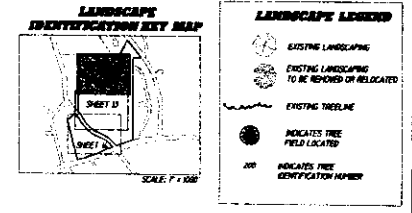
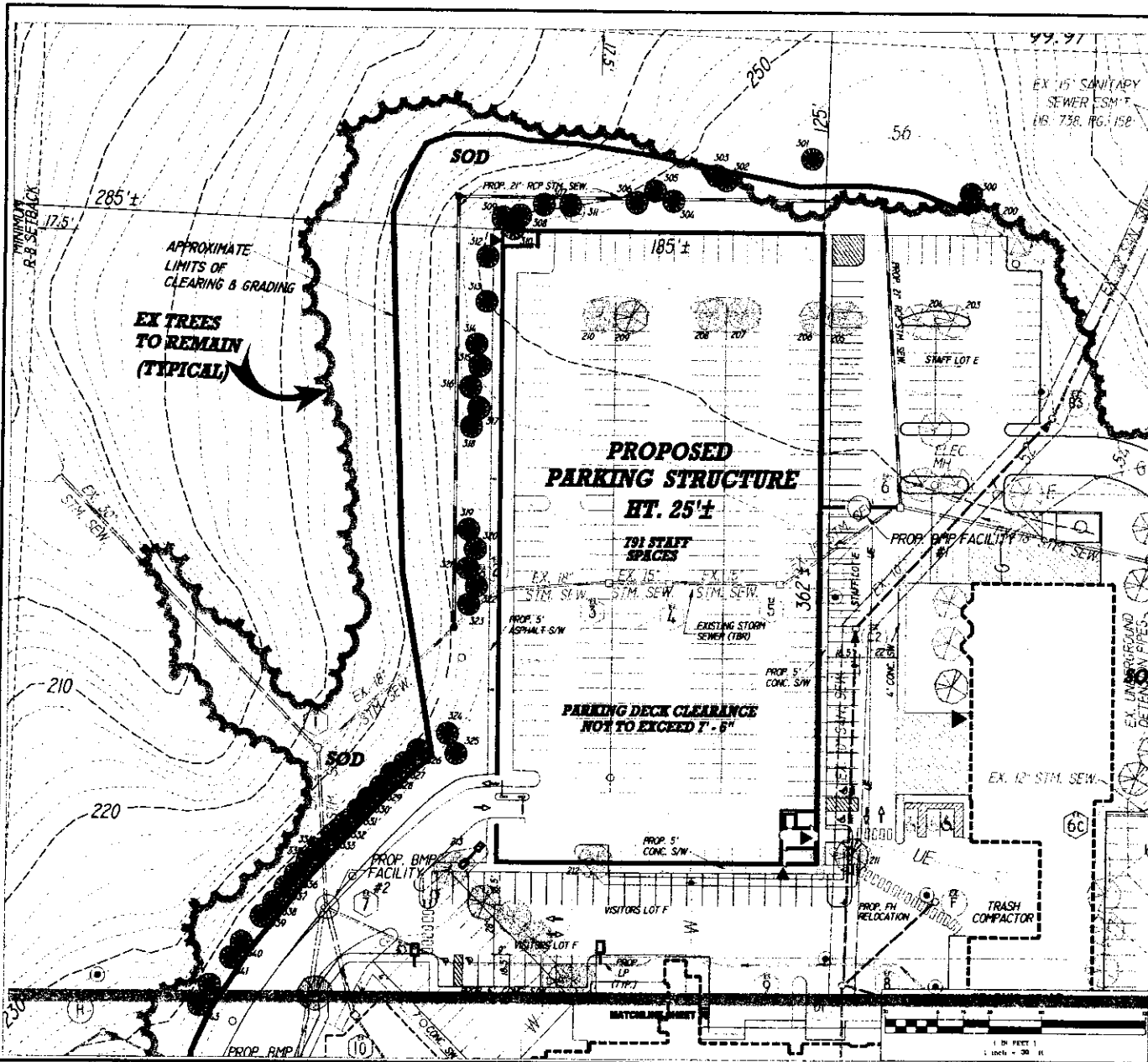
PBSI
 PRECAST CONCRETE SYSTEMS
 1100 UNIVERSITY AVENUE
 BIRMINGHAM, ALABAMA 35202
 (205) 948-8200
 FAX: (205) 948-8201
 WWW.PBSI.COM

SPECIAL USE PERMIT
 INOVA ALEXANDRIA HOSPITAL
 CITY OF ALEXANDRIA, ALEXANDRIA, VIRGINIA

STORMWATER QUALITY DETAILS

DATE: _____	BY: _____
DATE: _____	BY: _____
DATE: _____	BY: _____
DATE: _____	BY: _____
DATE: _____	BY: _____
DATE: _____	BY: _____
DATE: _____	BY: _____
DATE: _____	BY: _____
DATE: _____	BY: _____
DATE: _____	BY: _____

11-18



LANDSCAPE IDENTIFICATION KEY MAP

LANDSCAPE LEGEND

- EXISTING LANDSCAPING TO BE REMOVED OR RELOCATED
- EXISTING TREE LINE
- INDICATES TREE FIELD LOCATION
- INDICATES TREE IDENTIFICATION NUMBER

TREE SURVEY INFORMATION

TREE NO.	DIM. CLASS	COMMON NAME	SCIENTIFIC SPECIES	CONDITION
200	3	Pine oak	Quercus prinus	VG
201	8	Honey locust	Casahuate mexicana	VG
202	6	Honey locust	Casahuate mexicana	P
203	6	Honey locust	Casahuate mexicana	F
204	7	Honey locust	Casahuate mexicana	F
205	7	Honey locust	Casahuate mexicana	F
206	4	Honey locust	Casahuate mexicana	VG
207	8	Honey locust	Casahuate mexicana	F
208	8	Honey locust	Casahuate mexicana	VG
209	8	Honey locust	Casahuate mexicana	F
210	8	Pine oak	Quercus prinus	F
211	8	Pine oak	Quercus prinus	VG
212	7	Pine oak	Quercus prinus	F
213	8	Dogwood	Cornus florida	F
214	8	Crab apple	Malus sp.	VG
215	10	Crab apple	Malus sp.	G
216	10	Crab apple	Malus sp.	VG
217	14	Chastnut oak	Quercus prinus	VG
218	11	American arbutus	Tilia americana	VG
219	7	Black locust	Zoropsis americana	F
220	7	White cedar	Thuja occidentalis	F
221	7	White cedar	Thuja occidentalis	F
222	7	White cedar	Thuja occidentalis	F
223	8	Crab apple	Malus sp.	F
224	18	Red oak	Quercus rubra	VG
225	14	Crab apple	Malus sp.	F
226	12	Pine oak	Quercus prinus	F
227	7	Crab	Malus sp.	F
228	18	Red oak	Quercus rubra	VG
229	8	Crab apple	Malus sp.	VG
230	8	Crab apple	Malus sp.	VG
231	8	White cedar	Thuja occidentalis	F
232	8	White cedar	Thuja occidentalis	F
233	8	White cedar	Thuja occidentalis	F
234	8	White cedar	Thuja occidentalis	F
235	7	White cedar	Thuja occidentalis	F
236	7	White cedar	Thuja occidentalis	F
237	7	White cedar	Thuja occidentalis	F
238	7	White cedar	Thuja occidentalis	F
239	7	White cedar	Thuja occidentalis	F
240	7	White cedar	Thuja occidentalis	F
241	7	White cedar	Thuja occidentalis	F
242	7	White cedar	Thuja occidentalis	F
243	7	White cedar	Thuja occidentalis	F
244	7	White cedar	Thuja occidentalis	F
245	7	White cedar	Thuja occidentalis	F
246	7	White cedar	Thuja occidentalis	F
247	7	White cedar	Thuja occidentalis	F
248	7	White cedar	Thuja occidentalis	F
249	7	White cedar	Thuja occidentalis	F
250	7	White cedar	Thuja occidentalis	F
251	7	White cedar	Thuja occidentalis	F
252	7	White cedar	Thuja occidentalis	F
253	7	White cedar	Thuja occidentalis	F
254	7	White cedar	Thuja occidentalis	F
255	7	White cedar	Thuja occidentalis	F
256	7	White cedar	Thuja occidentalis	F
257	7	White cedar	Thuja occidentalis	F
258	7	White cedar	Thuja occidentalis	F
259	7	White cedar	Thuja occidentalis	F
260	7	White cedar	Thuja occidentalis	F
261	7	White cedar	Thuja occidentalis	F
262	7	White cedar	Thuja occidentalis	F
263	7	White cedar	Thuja occidentalis	F
264	7	White cedar	Thuja occidentalis	F
265	7	White cedar	Thuja occidentalis	F
266	7	White cedar	Thuja occidentalis	F
267	7	White cedar	Thuja occidentalis	F
268	7	White cedar	Thuja occidentalis	F
269	7	White cedar	Thuja occidentalis	F
270	7	White cedar	Thuja occidentalis	F
271	7	White cedar	Thuja occidentalis	F
272	7	White cedar	Thuja occidentalis	F
273	7	White cedar	Thuja occidentalis	F
274	7	White cedar	Thuja occidentalis	F
275	7	White cedar	Thuja occidentalis	F
276	7	White cedar	Thuja occidentalis	F
277	7	White cedar	Thuja occidentalis	F
278	7	White cedar	Thuja occidentalis	F
279	7	White cedar	Thuja occidentalis	F
280	7	White cedar	Thuja occidentalis	F
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283	7	White cedar	Thuja occidentalis	F
284	7	White cedar	Thuja occidentalis	F
285	7	White cedar	Thuja occidentalis	F
286	7	White cedar	Thuja occidentalis	F
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290	7	White cedar	Thuja occidentalis	F
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293	7	White cedar	Thuja occidentalis	F
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300	7	White cedar	Thuja occidentalis	F

OWNER/DEVELOPER

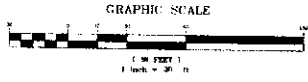
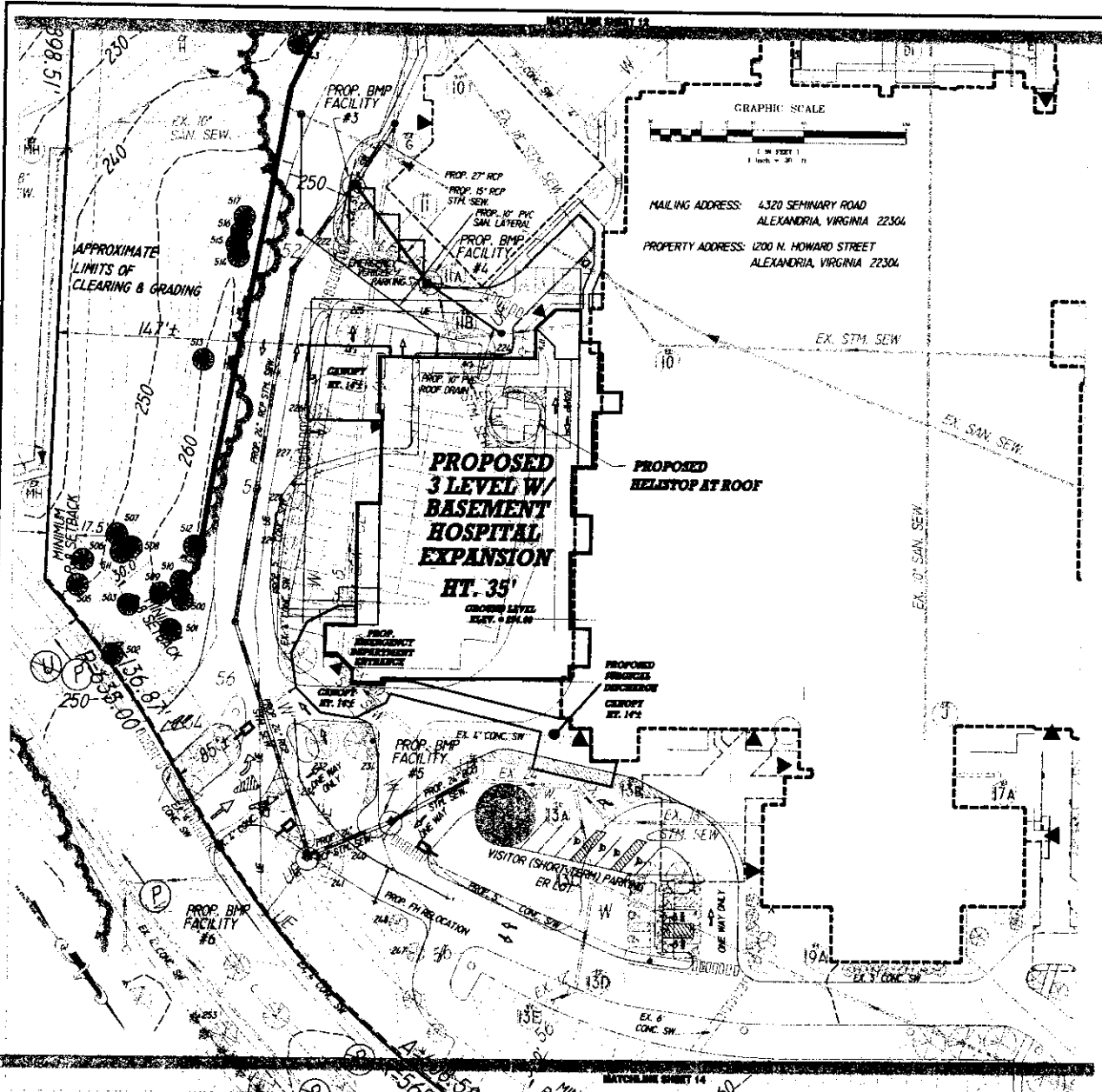
PBS

SPECIAL USE PERMIT
INOVA ALEXANDRIA HOSPITAL
CITY OF ALEXANDRIA, VIRGINIA

LANDSCAPE IDENTIFICATION

DATE: 12/18

103



MAILING ADDRESS: 4320 SEMINARY ROAD
ALEXANDRIA, VIRGINIA 22304
PROPERTY ADDRESS: 1200 N. HOWARD STREET
ALEXANDRIA, VIRGINIA 22304

LANDSCAPE IDENTIFICATION KEY MAP

LANDSCAPE LEGEND

- EXISTING LANDSCAPING
- EXISTING LANDSCAPING TO BE REMOVED OR RELOCATED
- EXISTING TREE LINE
- INDICATES TREE FIELD LOCATED
- INDICATES TREE IDENTIFICATION NUMBER

TREE SURVEY INFORMATION

TREE NO.	DWG. CLASS.	COMMON NAME	SEVERAL SPECIES	CONDITION
221	7	White oak	Prunus americana	VG
222	7	Red maple	Acer rubrum	VG
223	7	Red maple	Acer rubrum	VG
224	6-0	Zelkova	Zelkova spp.	G
225	6-0	Zelkova	Zelkova spp.	G
226	6-0	Zelkova	Zelkova spp.	G
227	6-0	Zelkova	Zelkova spp.	G
228	6-0	Zelkova	Zelkova spp.	G
229	6-0	Zelkova	Zelkova spp.	G
230	6	Shady tree	Quercus palustris	VG
231	14	Pin oak	Quercus palustris	VG
232	14	Pin oak	Quercus palustris	VG
233	14	Pin oak	Quercus palustris	VG
234	14	Pin oak	Quercus palustris	VG
235	14	Pin oak	Quercus palustris	VG
236	14	Pin oak	Quercus palustris	VG
237	14	Pin oak	Quercus palustris	VG
238	14	Pin oak	Quercus palustris	VG
239	14	Pin oak	Quercus palustris	VG
240	14	Pin oak	Quercus palustris	VG
241	14	Pin oak	Quercus palustris	VG
242	14	Pin oak	Quercus palustris	VG
243	14	Pin oak	Quercus palustris	VG
244	14	Pin oak	Quercus palustris	VG
245	14	Pin oak	Quercus palustris	VG
246	14	Pin oak	Quercus palustris	VG
247	14	Pin oak	Quercus palustris	VG
248	14	Pin oak	Quercus palustris	VG
249	14	Pin oak	Quercus palustris	VG
250	14	Pin oak	Quercus palustris	VG
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252	14	Pin oak	Quercus palustris	VG
253	14	Pin oak	Quercus palustris	VG
254	14	Pin oak	Quercus palustris	VG
255	14	Pin oak	Quercus palustris	VG
256	14	Pin oak	Quercus palustris	VG
257	14	Pin oak	Quercus palustris	VG
258	14	Pin oak	Quercus palustris	VG
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298	14	Pin oak	Quercus palustris	VG
299	14	Pin oak	Quercus palustris	VG
300	14	Pin oak	Quercus palustris	VG

OWNER/DEVELOPER:
INOVA ALEXANDRIA HOSPITAL
1200 N. HOWARD STREET
ALEXANDRIA, VIRGINIA 22304

PBSA
PROFESSIONAL SERVICE
1200 N. HOWARD STREET
ALEXANDRIA, VIRGINIA 22304

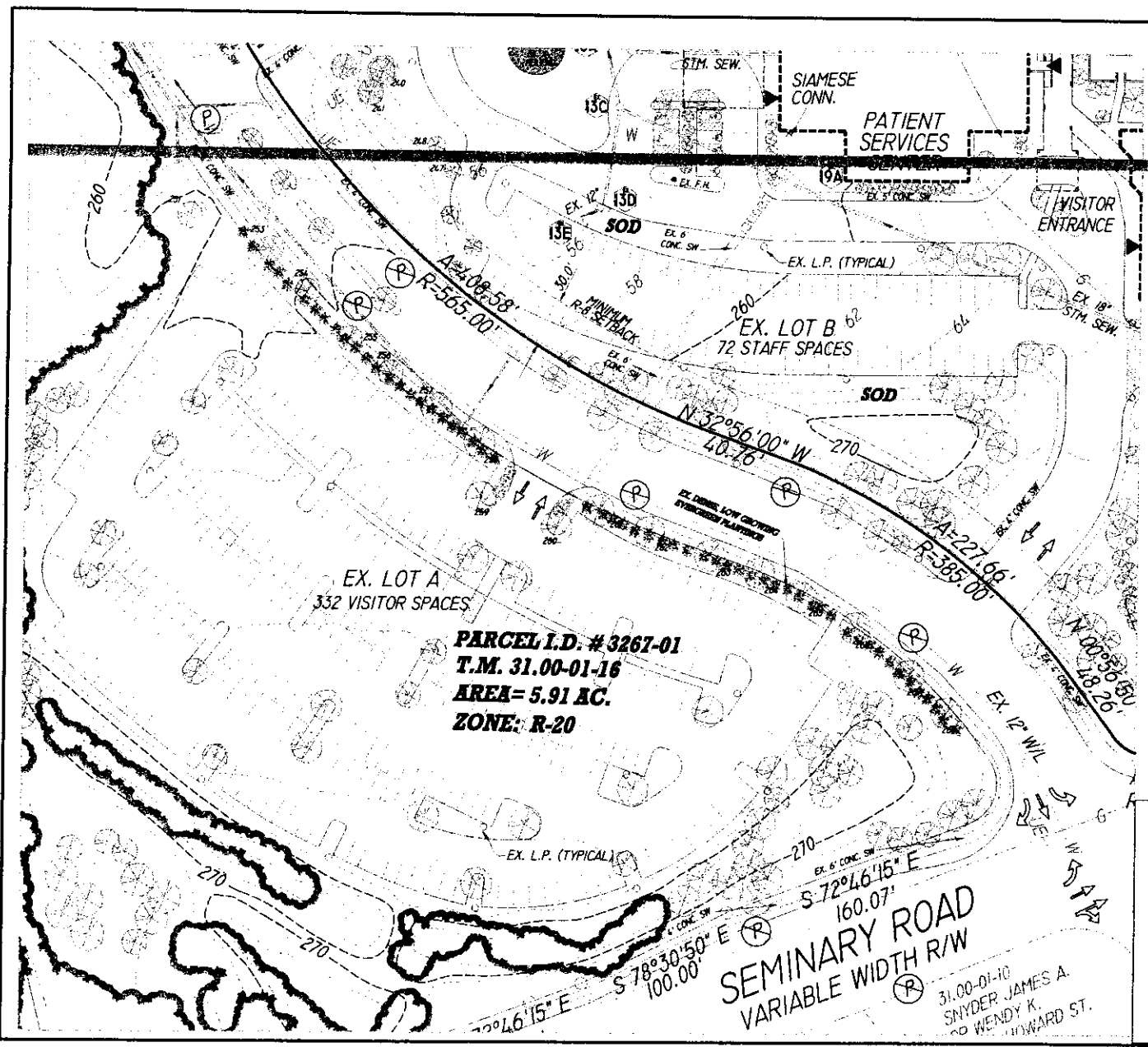
HEALTH OF VIRGINIA
EXERCISE 1, LOW
NOV. 2022
PROFESSIONAL LICENSE

SPECIAL USE PERMIT
INOVA ALEXANDRIA HOSPITAL
CITY OF ALEXANDRIA, VIRGINIA

LANDSCAPE IDENTIFICATION

DATE: 11/15/18
BY: [Signature]
SCALE: 1" = 20'

101

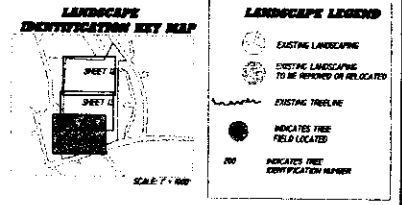


EX. LOT A
332 VISITOR SPACES

PARCEL I.D. # 3267-01
T.M. 31.00-01-16
AREA= 5.91 AC.
ZONE: R-20

SEMINARY ROAD
VARIABLE WIDTH R/W

31.00-01-10
SNYDER JAMES A.
OP WENDY K.
OP WARD ST.



TREE INVENTORY INFORMATION

TREE NO.	DBH CLASS	COMMON NAME	GENUS SPECIES	CONDITION
251	8	Redwood pine	Pinus colorata	VG
252	10	Zelkova	Zelkova oak	VG
253	10	Zelkova	Zelkova oak	VG
254	10	Zelkova	Zelkova oak	VG
255	10	Zelkova	Zelkova oak	VG
256	11	Zelkova	Zelkova spp.	VG
257	10	Zelkova	Zelkova oak	VG
258	10	Zelkova	Zelkova oak	VG
259	10	Zelkova	Zelkova oak	VG
260	10	Zelkova	Zelkova oak	VG
261	10	Zelkova	Zelkova oak	VG
262	10	Zelkova	Zelkova oak	VG
263	10	Zelkova	Zelkova oak	VG
264	10	Zelkova	Zelkova oak	VG
265	10	Zelkova	Zelkova oak	VG
266	10	Zelkova	Zelkova oak	VG
267	10	Zelkova	Zelkova oak	VG
268	10	Zelkova	Zelkova oak	VG
269	10	Zelkova	Zelkova oak	VG
270	10	Zelkova	Zelkova oak	VG
271	10	Zelkova	Zelkova oak	VG
272	10	Zelkova	Zelkova oak	VG
273	10	Zelkova	Zelkova oak	VG
274	10	Zelkova	Zelkova oak	VG
275	10	Zelkova	Zelkova oak	VG
276	10	Zelkova	Zelkova oak	VG
277	10	Zelkova	Zelkova oak	VG
278	10	Zelkova	Zelkova oak	VG
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280	10	Zelkova	Zelkova oak	VG
281	10	Zelkova	Zelkova oak	VG
282	10	Zelkova	Zelkova oak	VG
283	10	Zelkova	Zelkova oak	VG
284	10	Zelkova	Zelkova oak	VG
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286	10	Zelkova	Zelkova oak	VG
287	10	Zelkova	Zelkova oak	VG
288	10	Zelkova	Zelkova oak	VG
289	10	Zelkova	Zelkova oak	VG
290	10	Zelkova	Zelkova oak	VG
291	10	Zelkova	Zelkova oak	VG
292	10	Zelkova	Zelkova oak	VG
293	10	Zelkova	Zelkova oak	VG
294	10	Zelkova	Zelkova oak	VG
295	10	Zelkova	Zelkova oak	VG
296	10	Zelkova	Zelkova oak	VG
297	10	Zelkova	Zelkova oak	VG
298	10	Zelkova	Zelkova oak	VG
299	10	Zelkova	Zelkova oak	VG
300	10	Zelkova	Zelkova oak	VG

FOR CITY USE ONLY

OWNERS/DEVELOPER
INNOVATION DEVELOPMENT
1000 W. WASHINGTON ST.
ALEXANDRIA, VA 22304

PBSA
PUBLIC BENEFIT SOCIETY OF ALEXANDRIA

HEALTH OF THE CITY OF ALEXANDRIA
OFFICIAL LICENSE
NO. 20032
PROFESSIONAL SEAL

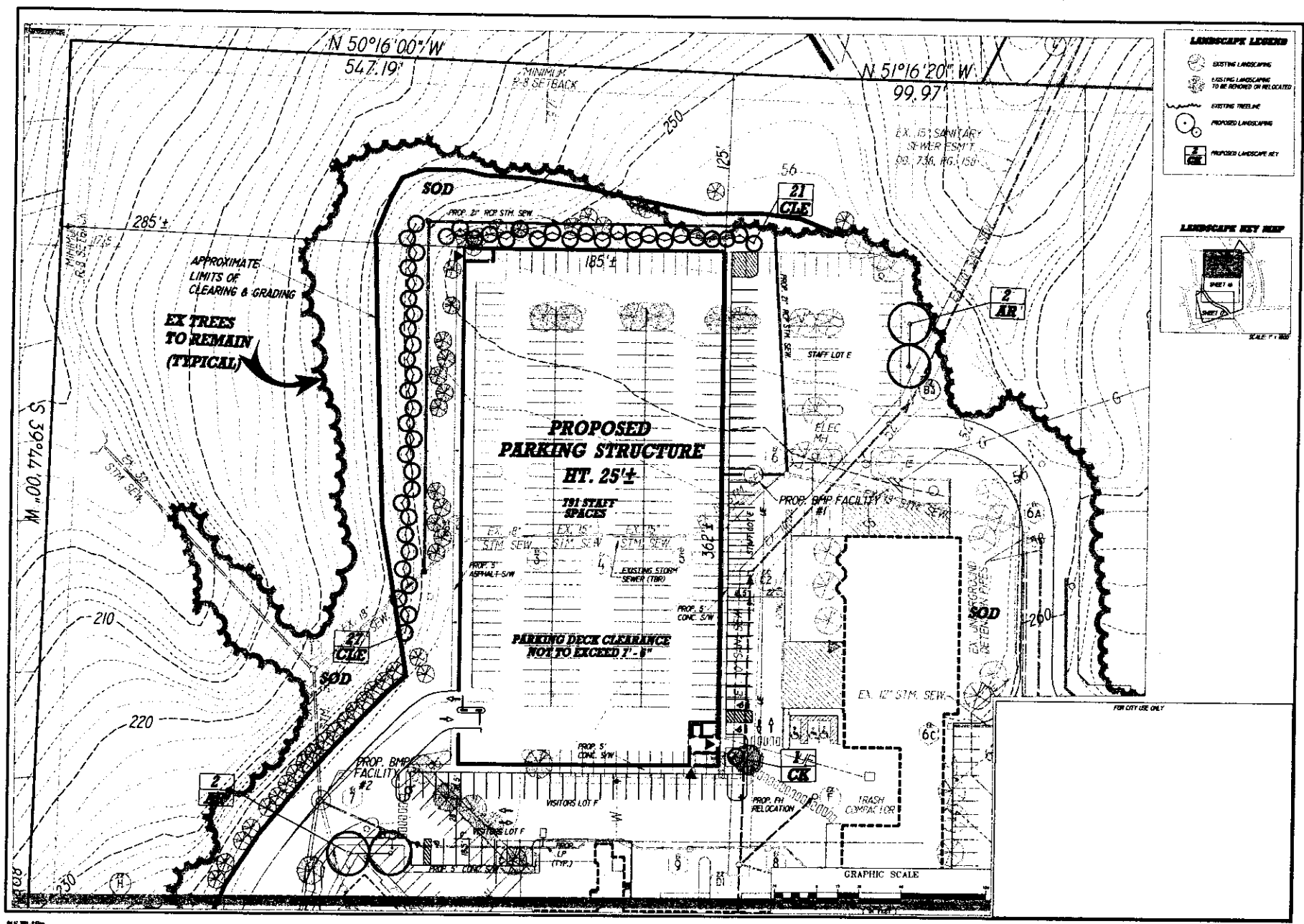
SPECIAL USE PERMIT
INOVA ALEXANDRIA HOSPITAL
CITY OF ALEXANDRIA, VIRGINIA

LANDSCAPE IDENTIFICATION

DATE: 11/17/18
SCALE: 1" = 100'

14 of 18

105



LANDSCAPE LEGEND

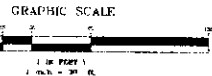
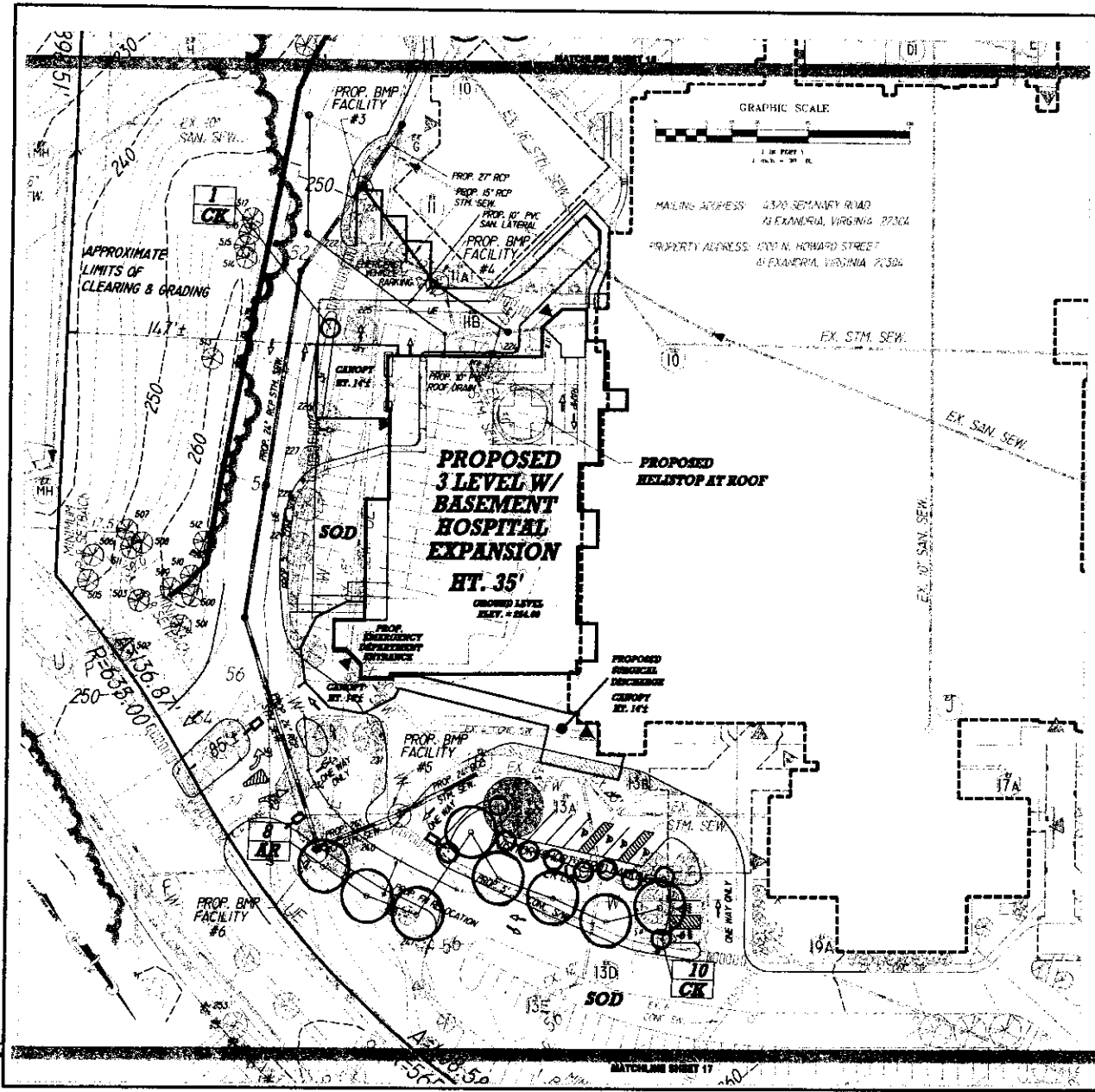
- EXISTING LANDSCAPE
- EXISTING LANDSCAPE TO BE REMOVED OR RELOCATED
- EXISTING TREE LINE
- PROPOSED LANDSCAPE
- PROPOSED LANDSCAPE KEY

LANDSCAPE KEY MAP

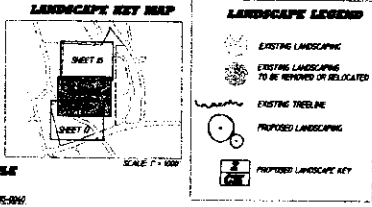
K&E F 105

<p style="text-align: center;">PROFESSIONAL DEVELOPER</p> <div style="text-align: center;"> <p>PBSI</p> <p>PROFESSIONAL DEVELOPER</p> <p>1000 COMMONWEALTH BLVD. N.W.</p> <p>ARLINGTON, VIRGINIA 22204</p> </div>	<p style="text-align: center;">SPECIAL USE PERMIT</p> <p style="text-align: center;">INOVA ALEXANDRIA HOSPITAL</p> <p style="text-align: center;">CITY OF ALEXANDRIA - ALEXANDRIA, VIRGINIA</p> <p style="text-align: center;">LANDSCAPE PLAN</p>
<p>DATE: 08/20/2024 TIME: 09:00 AM SCALE: 1/4" = 1'-0" SHEET NO: 105 SHEET TOTAL: 15</p>	<p>DATE: 08/20/2024 TIME: 09:00 AM SCALE: 1/4" = 1'-0" SHEET NO: 105 SHEET TOTAL: 15</p>

AS OF 08/20/2024
 SUBMITTED TO THE CITY OF ALEXANDRIA

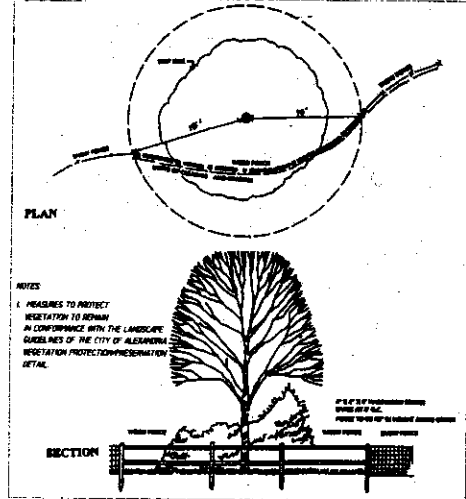


MAILING ADDRESS: 4370 SEMINARY ROAD
ALEXANDRIA, VIRGINIA 22304
PROPERTY ADDRESS: 10771 N. HOWARD STREET
ALEXANDRIA, VIRGINIA 22304



LANDSCAPE SCHEDULE
SYSTEMS CALCULATIONS FROM SHEET 16-2000
BY: PETERSON, PETERSON & ASSOCIATES, INC.
TOTAL SITE AREA: 38,734 SF
LANDSCAPING REQUIRED: 35,495 SF
EXISTING LANDSCAPING: 28,644 SF

KEY	BOTANICAL / COMMON NAME	QUANTITY	CROWN COVERAGE ALLOWANCE	SIZE	CONDITION	COVERAGE (SQ. FT.)
AM	ACER RUBRA / RED MAPLE	42	1250 SF	12'-42"	MM	52,500 SF
CM	CORNUS ACUTA / FRAGRANT DOGWOOD	42	250 SF	4'-8"	MM	10,500 SF
CL	CORYMPHOSPERMA LEVLANDEI / LEFLAND CYPRESS	42	250 SF	4'-8"	MM	10,500 SF
TOTAL PROPOSED LANDSCAPING						73,500 SF



NOTES
1. MEASURES TO PROTECT VEGETATION TO REMAIN IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE CITY OF ALEXANDRIA VEGETATION PROTECTION/RESTORATION ACT.

OWNER/DEVELOPER

SPECIAL USE PERMIT
NOVA ALEXANDRIA HOSPITAL
CITY OF ALEXANDRIA - ALEXANDRIA, VIRGINIA

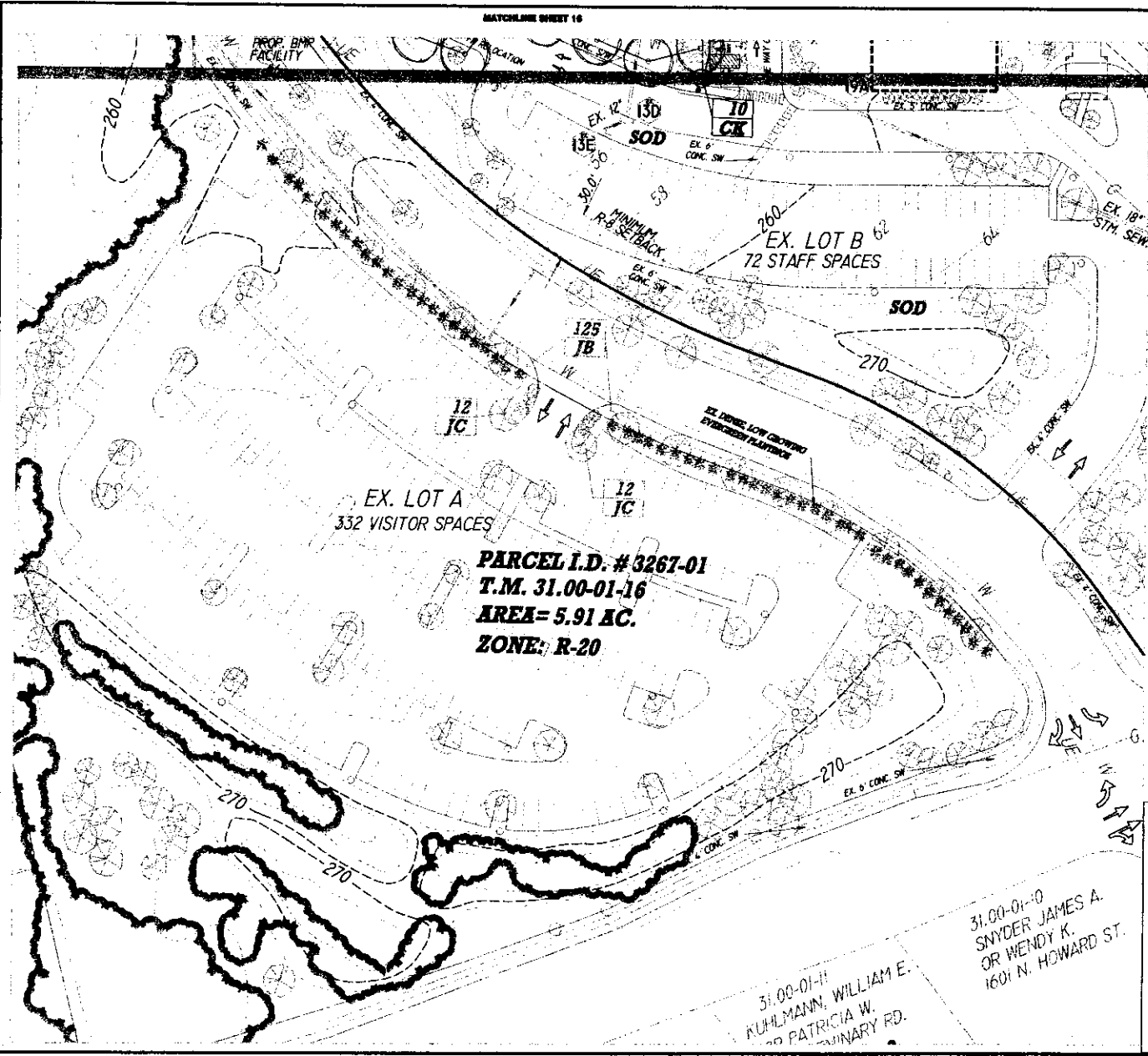
LANDSCAPE PLAN

DATE: 08/18/2022
SCALE: 1\"/>

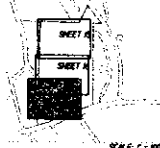
106

21

MATCHLINE SHEET 18



LANDSCAPE KEY HELP



SCALE: 1" = 50'

LANDSCAPE LEGEND

- EXISTING LANDSCAPING
- EXISTING LANDSCAPING TO BE REMOVED OR RELOCATED
- EXISTING TREE LINE
- PROPOSED LANDSCAPING
- PROPOSED LANDSCAPE KEY
- EX. PLANTING: JEFFERSON - ALLIGATOR BARKED SCOTCH PINE - BRIMLEY ALBANY
- EX. PLANTING: CROWN VINE - BLUE OAK - JEFFERSON SCOTCH PINE - JEFFERSON CHERRY
- EX. PLANTING: CROWN VINE - BLUE OAK - JEFFERSON SCOTCH PINE - JEFFERSON CHERRY
- EX. PLANTING: CROWN VINE - BLUE OAK - JEFFERSON SCOTCH PINE - JEFFERSON CHERRY

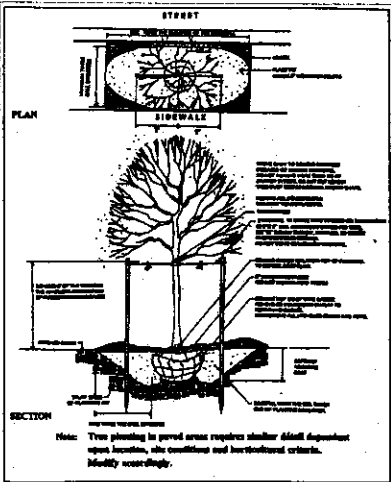


Figure 62 City of Alexandria-Seven Tree Planting Detail (Planned Area) in 2002

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107

17

OWNER/DEVELOPER
 1000 CALVERT ROAD
 ALEXANDRIA, VIRGINIA 22304

PBS
 PROFESSIONAL BUSINESS SERVICES
 1000 CALVERT ROAD
 ALEXANDRIA, VIRGINIA 22304
 PHONE: 703.461.1111
 FAX: 703.461.1112
 WWW.PBS.COM

HEALTH OF THE CITY OF ALEXANDRIA
 DEPARTMENT OF PUBLIC WORKS
 PROFESSIONAL ENGINEER
 LICENSE NO. 1000000000

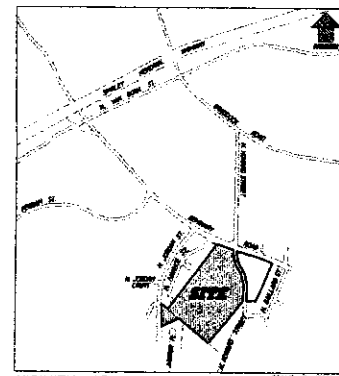
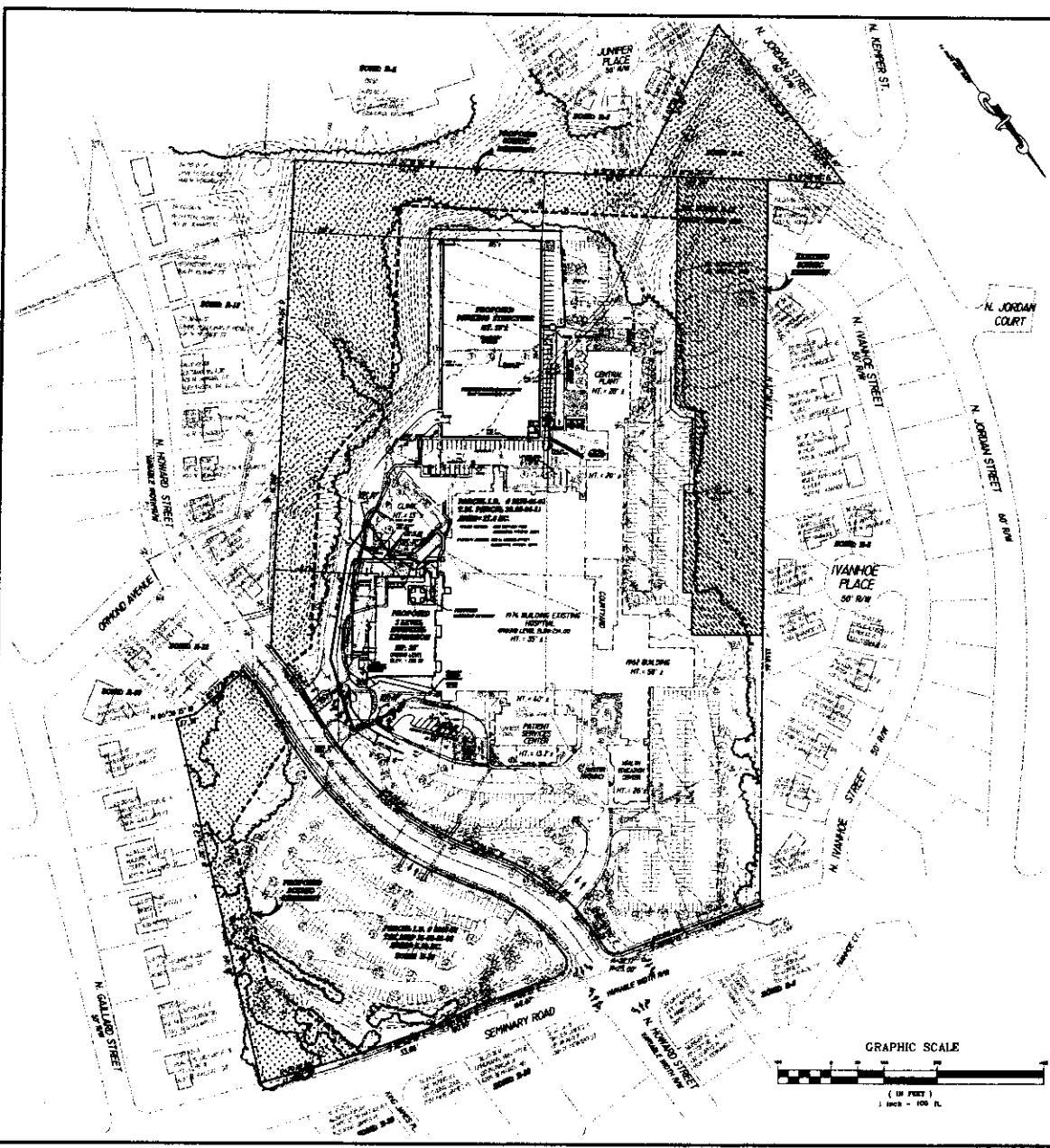
SPECIAL USE PERMIT
 NOVA ALEXANDRIA HOSPITAL
 CITY OF ALEXANDRIA, ALEXANDRIA, VIRGINIA

LANDSCAPE PLAN

DATE: 01/11/01	SCALE: AS SHOWN
DRAWN BY: J. W. HARRIS	CHECKED BY: J. W. HARRIS
DATE: 01/11/01	SCALE: AS SHOWN
DRAWN BY: J. W. HARRIS	CHECKED BY: J. W. HARRIS
DATE: 01/11/01	SCALE: AS SHOWN
DRAWN BY: J. W. HARRIS	CHECKED BY: J. W. HARRIS

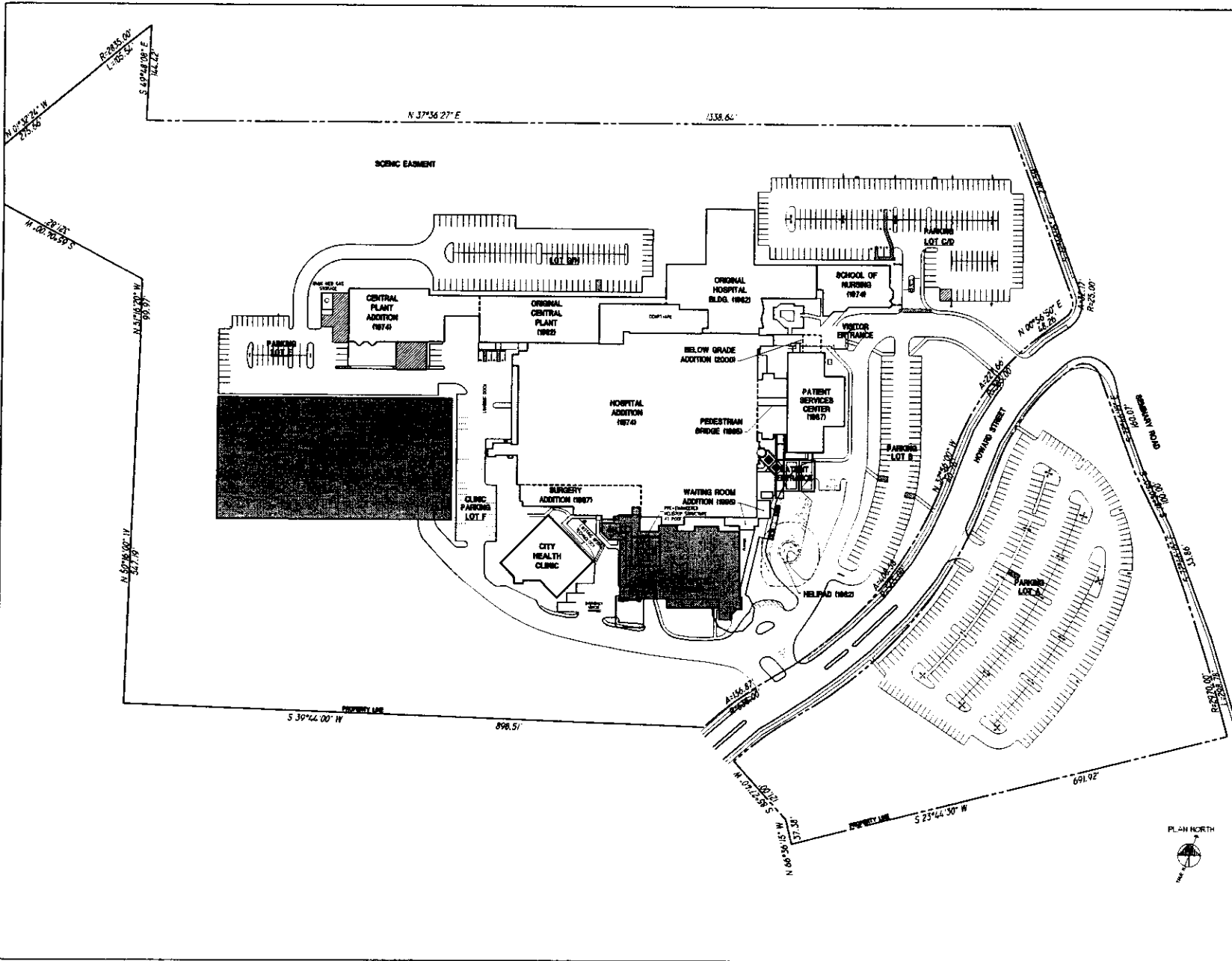
17 of 18

168



SPECIAL USE PERMIT INOVA ALEXANDRIA HOSPITAL <small>CITY OF ALEXANDRIA, VIRGINIA</small>		SCENIC EASEMENT EXHIBIT	
PREPARED BY: DATE: SHEET NO.: TOTAL SHEETS: SCALE:	CITY OF ALEXANDRIA, VIRGINIA OFFICE OF THE CITY ENGINEER 200 N. BROADWAY ALEXANDRIA, VIRGINIA 22304	APPROVED: CITY ENGINEER DATE: 10/17/2022 PROFESSIONAL SEAL	SHEET NO. TOTAL SHEETS DATE:
18 of 18			

109

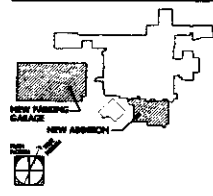


Revisions	Date	No.

INOVA ALEXANDRIA HOSPITAL 2010 BUILDING ADDITION

ARCHITECTURAL SITE PLAN

KEY PLAN



ARCHITECTURE • PLANNING • DESIGN
1910 LANTANA DRIVE
FALLS CHURCH, VA 22034
703-920-6000
www.rsginc.com



WILMOT SANZ
ARCHITECTURE
PLANNING

18318 Montgomery Village Avenue
Golfbrogue, Maryland 20879
301-990-2900 Fax: 301-990-8150

Project Number: 0918.01
Scale: 1/8" = 1'-0"
Date: OCTOBER 15, 2009

Drawing No.: A1

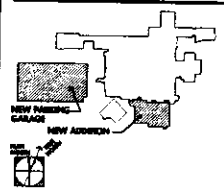
61

Revisions	Date	No.

INOVA[®] ALEXANDRIA
HOSPITAL 2010
BUILDING ADDITION

BASEMENT FLOOR
PLAN NEW WORK

KEY PLAN



401 L...
F...
T...
P...



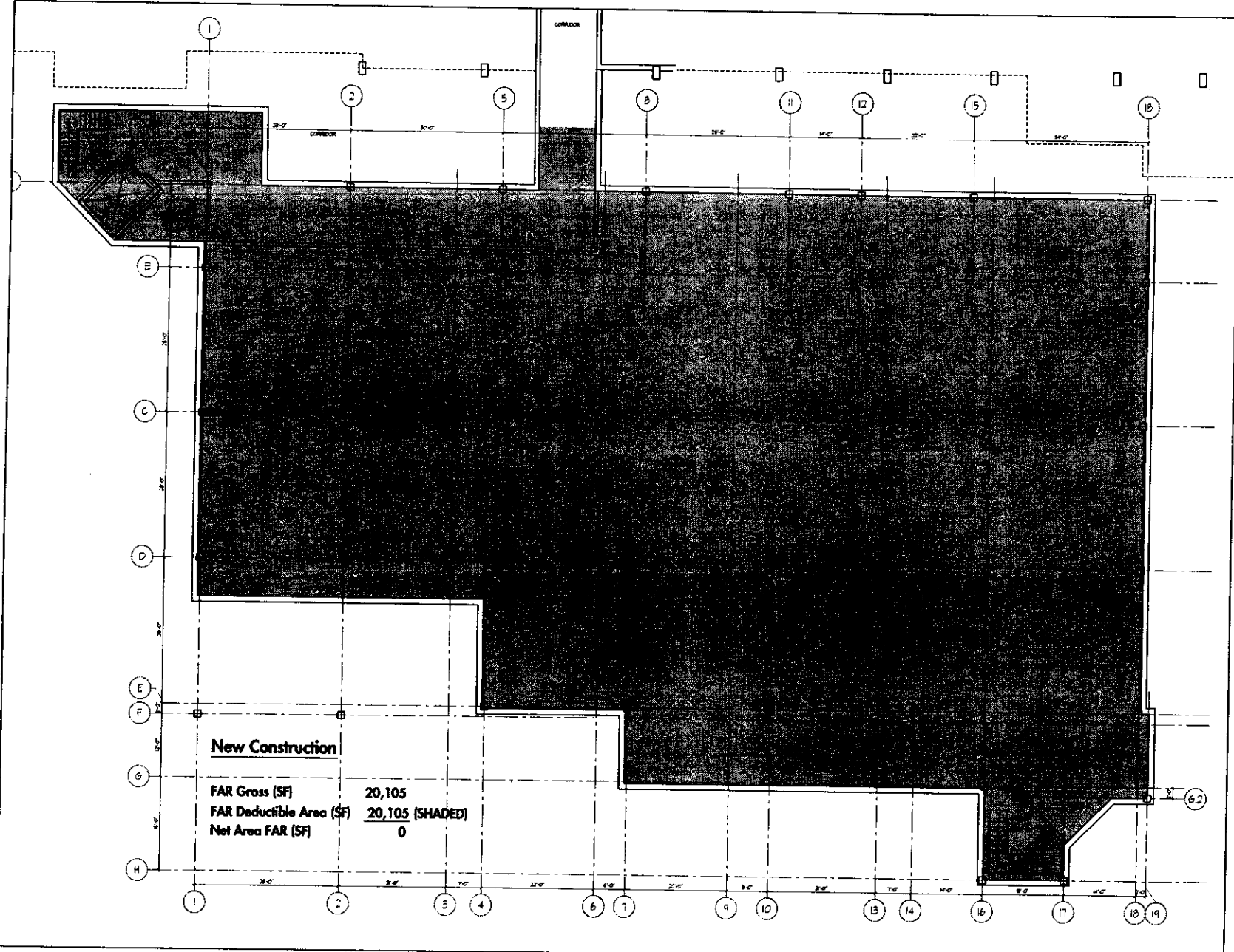
WILMOT SANZ
ARCHITECTURE
PLANNING

12318 Montgomery Village Avenue
Columbia, Maryland 21079
301-990-2900 Fax 301-990-8150

Project Number: 0018.01
Scale: 1/8" = 1'-0"
Date: OCTOBER 13, 2007

Drawing No.: A2

110

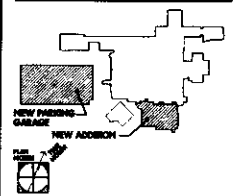


Revisions	Date	No.

**INOVA ALEXANDRIA
HOSPITAL 2010
BUILDING ADDITIO**

**GROUND FLOOR
PLAN NEW WORK**

KEY PLAN



REGISTERED ARCHITECTS
AND PLANNERS
7048-0275-6888
ALEXANDRIA, VA 22304

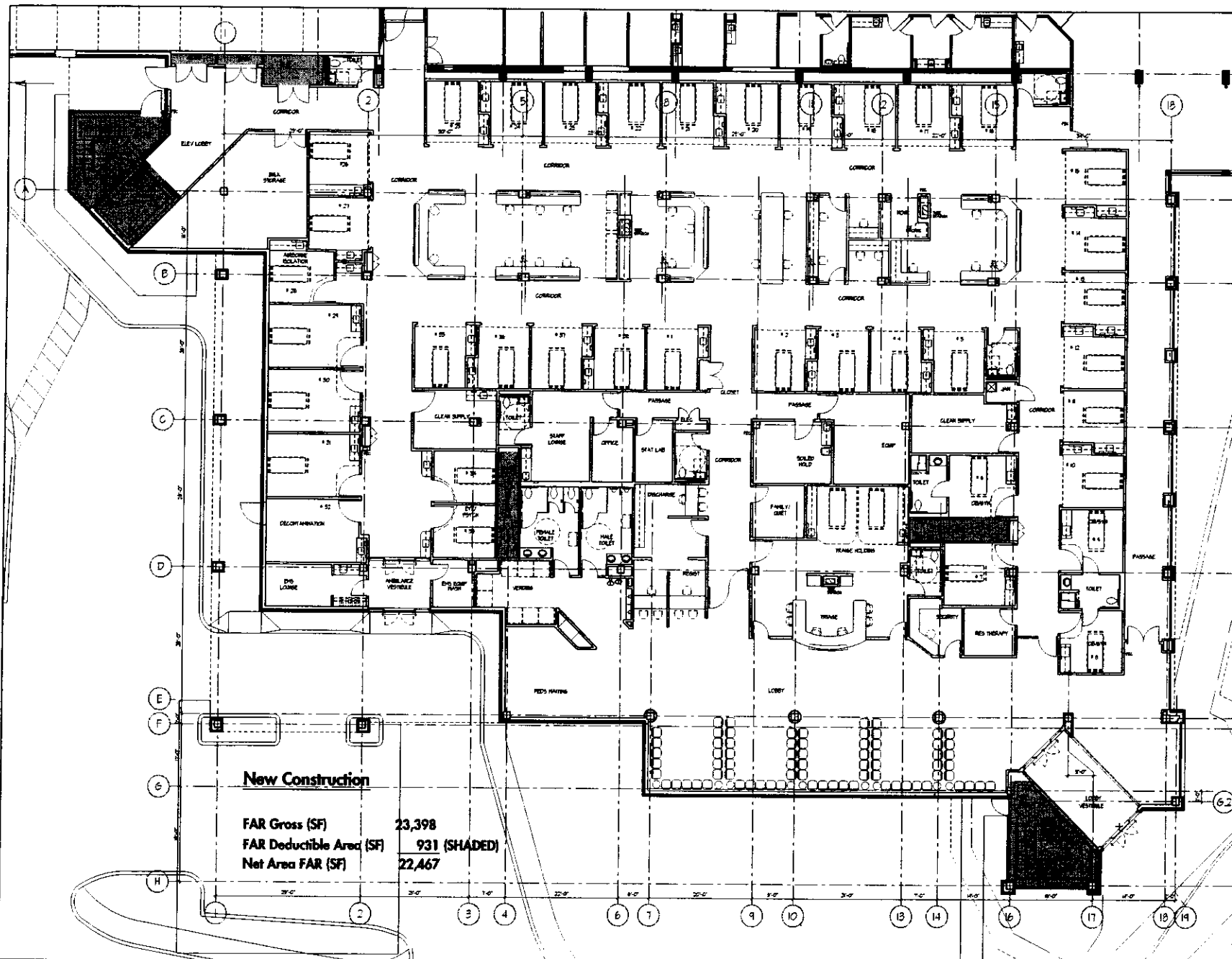


**WILMOT SANZ
ARCHITECTURE
PLANNING**

16310 Montgomery Village Avenue
Bethesda, Maryland 20814
301-296-2700 Fax 301-296-6150

Project Number: 10118.01
Scale: 1/8" = 1'-0"
Date: OCTOBER 15, 2001

Drawing No.: **A3**



New Construction
FAR Gross (SF) 23,398
FAR Deductible Area (SF) 931 (SHADED)
Net Area FAR (SF) 22,467

111

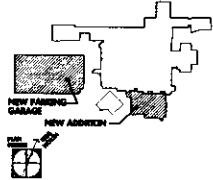
18

Revisions	Date	No.

INOVA ALEXANDRIA HOSPITAL 2010 BUILDING ADDITION

FIRST FLOOR (INTERSTITIAL) PLAN NEW WORK

KEY PLAN



Office
665 Leesville Road
Farmingdale, NY 11737
Tel: 516-246-0000
Fax: 516-246-0000

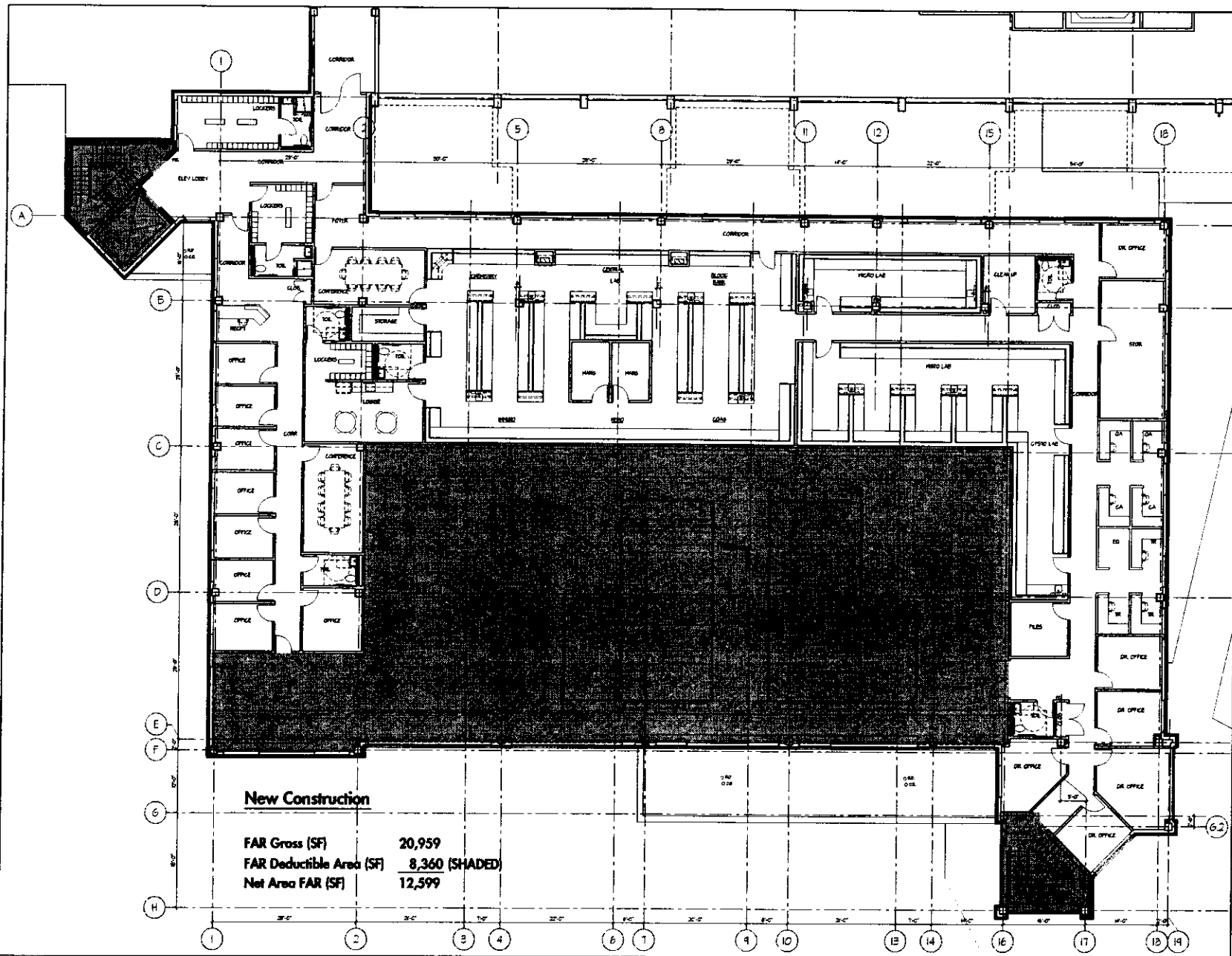


WILMOT SANZ ARCHITECTURE PLANNING

10310 Montgomery Village Avenue
Gaithersburg, Maryland 20879
301-990-9100 Fax: 301-990-0100

Project Number: 9818.01
Scale: 1/8" = 1'-0"
Date: OCTOBER 15, 2009

Drawing No.: **A4**



New Construction

FAR Gross (SF)	20,959
FAR Deductible Area (SF)	8,360 (SHADED)
Net Area FAR (SF)	12,599

112

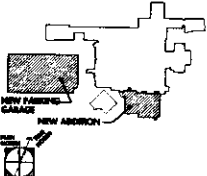
20

Revisions	Date	No.

**INOVA ALEXANDRIA
HOSPITAL 2010
BUILDING ADDITION**

**SECOND FLOOR
PLAN NEW WORK**

KEY PLAN



1615
80 Loring Blvd
Alexandria, VA 22304
Tel: 703-244-8888
Fax: 703-244-8888

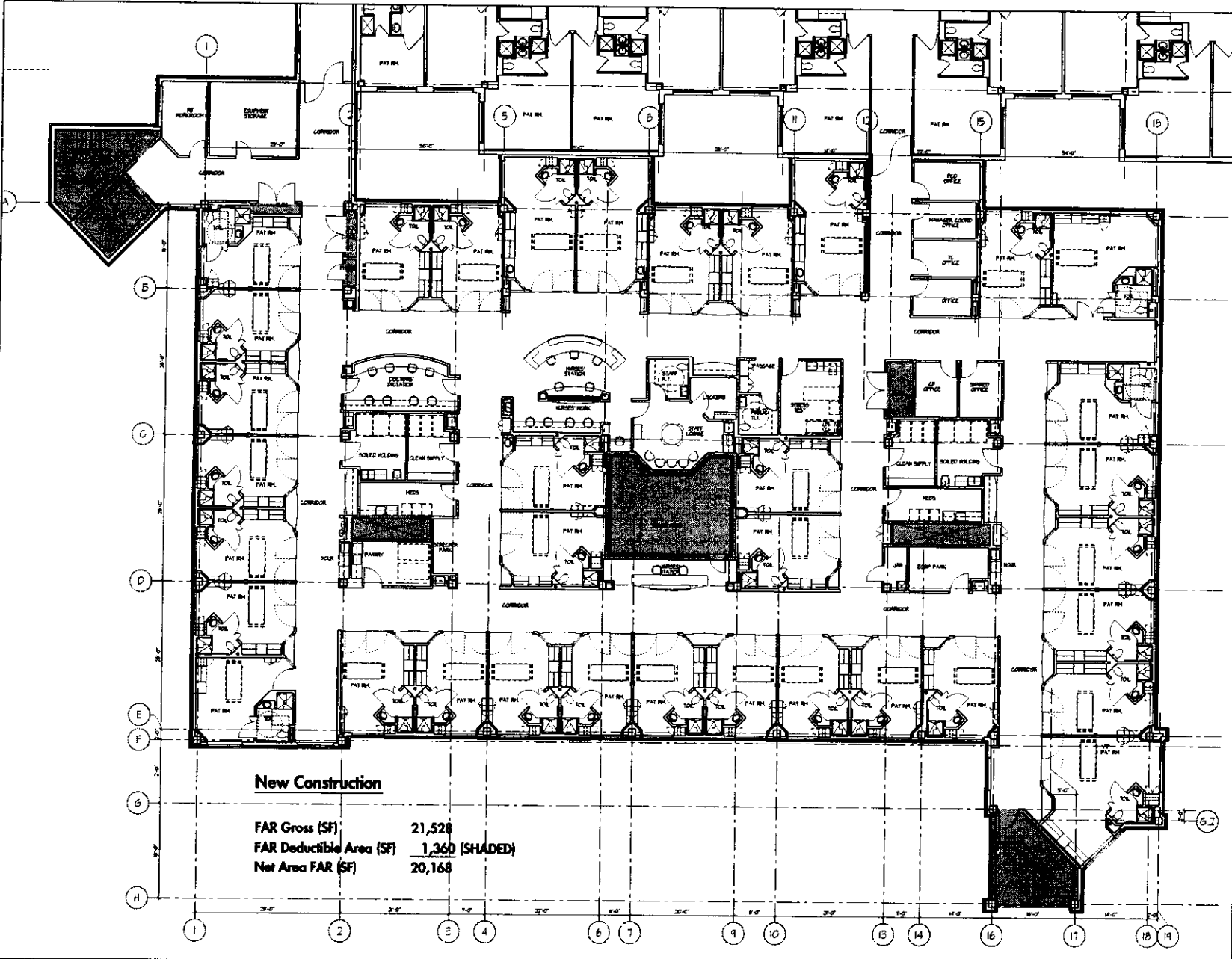


WILMOT SANZ
ARCHITECTURE
PLANNING

12316 Montgomery Village Avenue
Catharsis, Maryland 20829
301-999-9900 Fax 301-999-9100

Project Number: 9818.01
Scale: 1/8" = 1'-0"
Date: OCTOBER 15, 2009

Drawing No.: **A5**



1/3

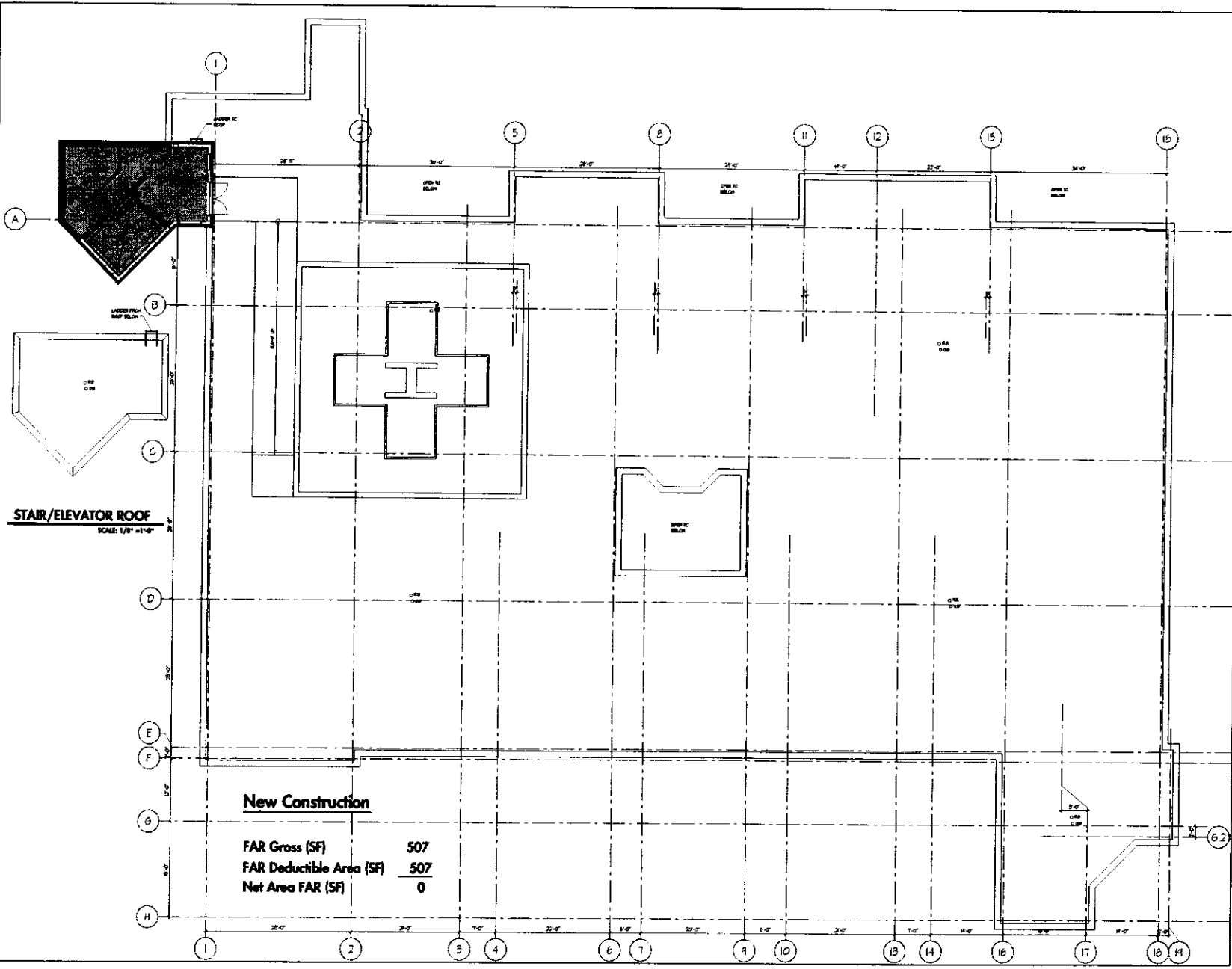
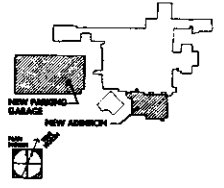
23

Revisions	Date	No.

INOVA ALEXANDRIA HOSPITAL 2010 BUILDING ADDITION

THIRD FLOOR/ROOF PLAN NEW WORK

KEY PLAN



New Construction

FAR Gross (SF)	507
FAR Deductible Area (SF)	507
Net Area FAR (SF)	0



RSg
ARCHITECTURE & PLANNING



WILMOT SANZ
ARCHITECTURE
PLANNING

18310 Montgomery Village Avenue
Columbia, Maryland 20719
301-590-2000 Fax 301-590-0150

Project Number: 0610.01
Scale: 1/8" = 1'-0"
Date: OCTOBER 15, 2009

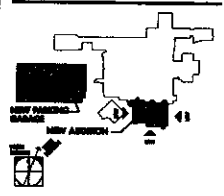
Drawing No.: A6

Revisions	Date	No.

INOVA ALEXANDRIA HOSPITAL 2010

EXTERIOR ELEVATIONS

KEY PLAN

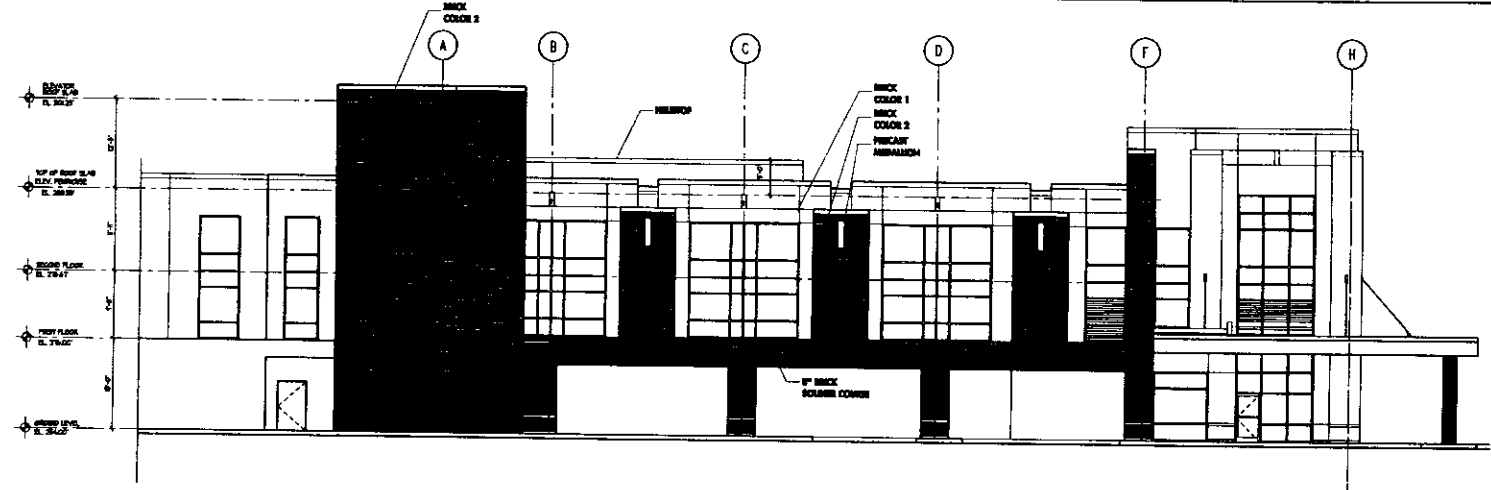


WILMOT SANZ ARCHITECTURE PLANNING

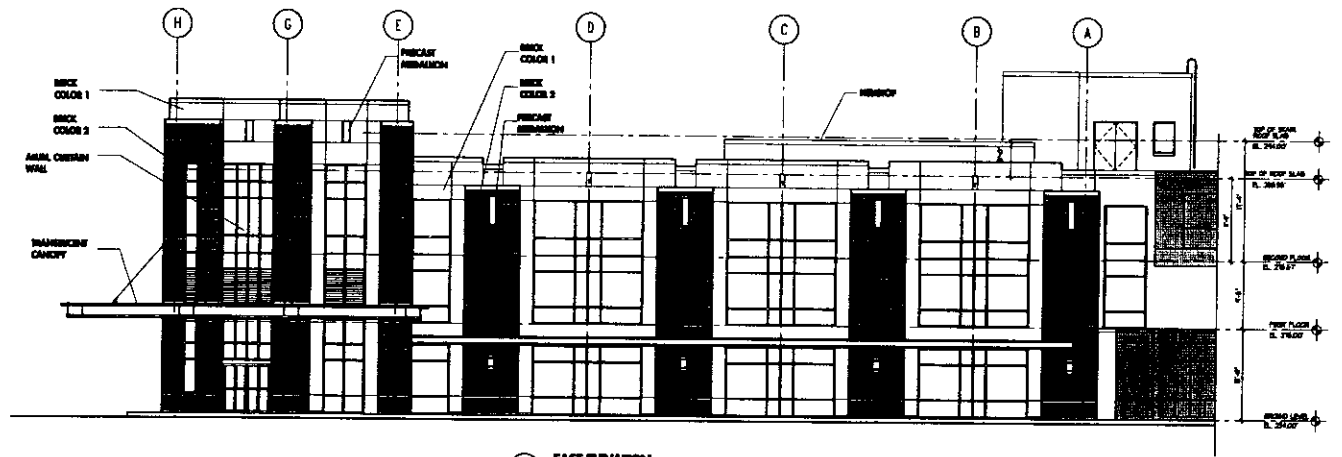
10310 Montpelier Village Avenue
GaitHERSBURG, MARYLAND 20877
301-490-5200 Fax: 301-490-6100

Project Number: 0910.01
Scale: 1/8" = 1'-0"
Date: OCTOBER 16, 2009

Drawing No.: **A7**



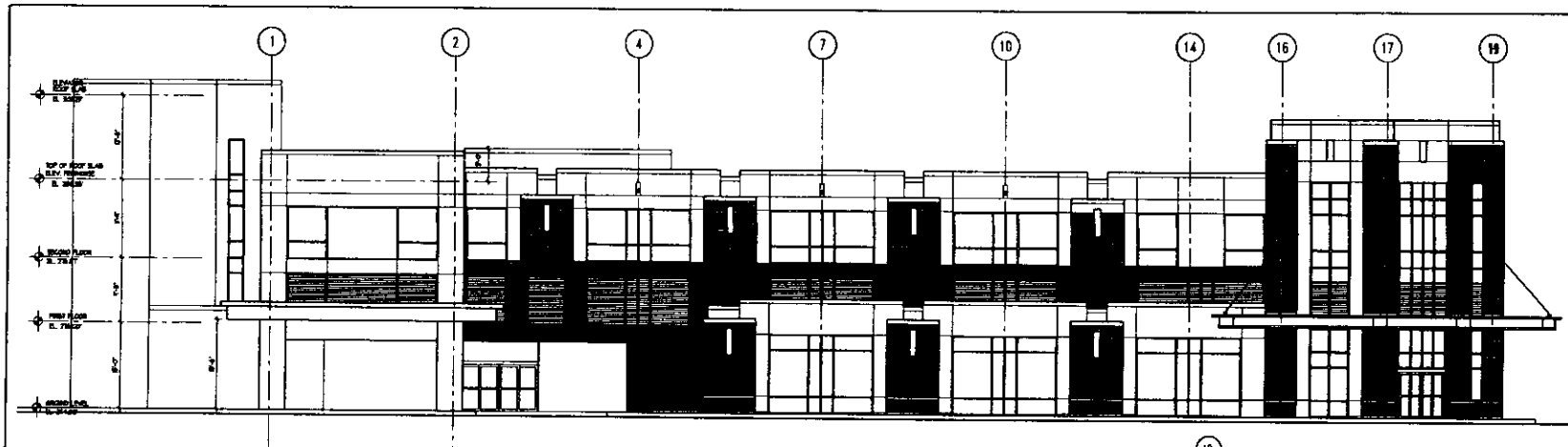
WEST ELEVATION
VIEW FROM SIBBER PLACE



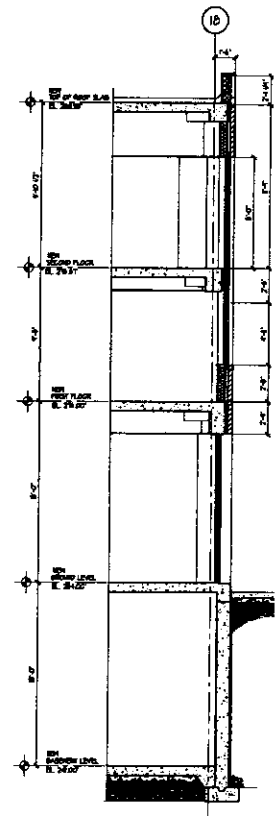
EAST ELEVATION
VIEW FROM HOWARD STREET PARKING LOT

115

22



SOUTH ELEVATION
 VIEW FROM HIGGINS DRIVE @ CAMDEN AVENUE
 SCALE 1/4" = 1'-0"

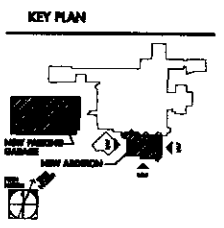


TYPICAL WALL SECTION
 SCALE 1/4" = 1'-0"

Revisions	Date	No.

INOVA ALEXANDRIA HOSPITAL 2010

EXTERIOR ELEVATION TYPICAL WALL SECTION



3500 ...
 Falls Church, VA 22044
 Telephone 703-759-7500
 Fax 703-759-7505



WILMOT SANZ
ARCHITECTURE
PLANNING

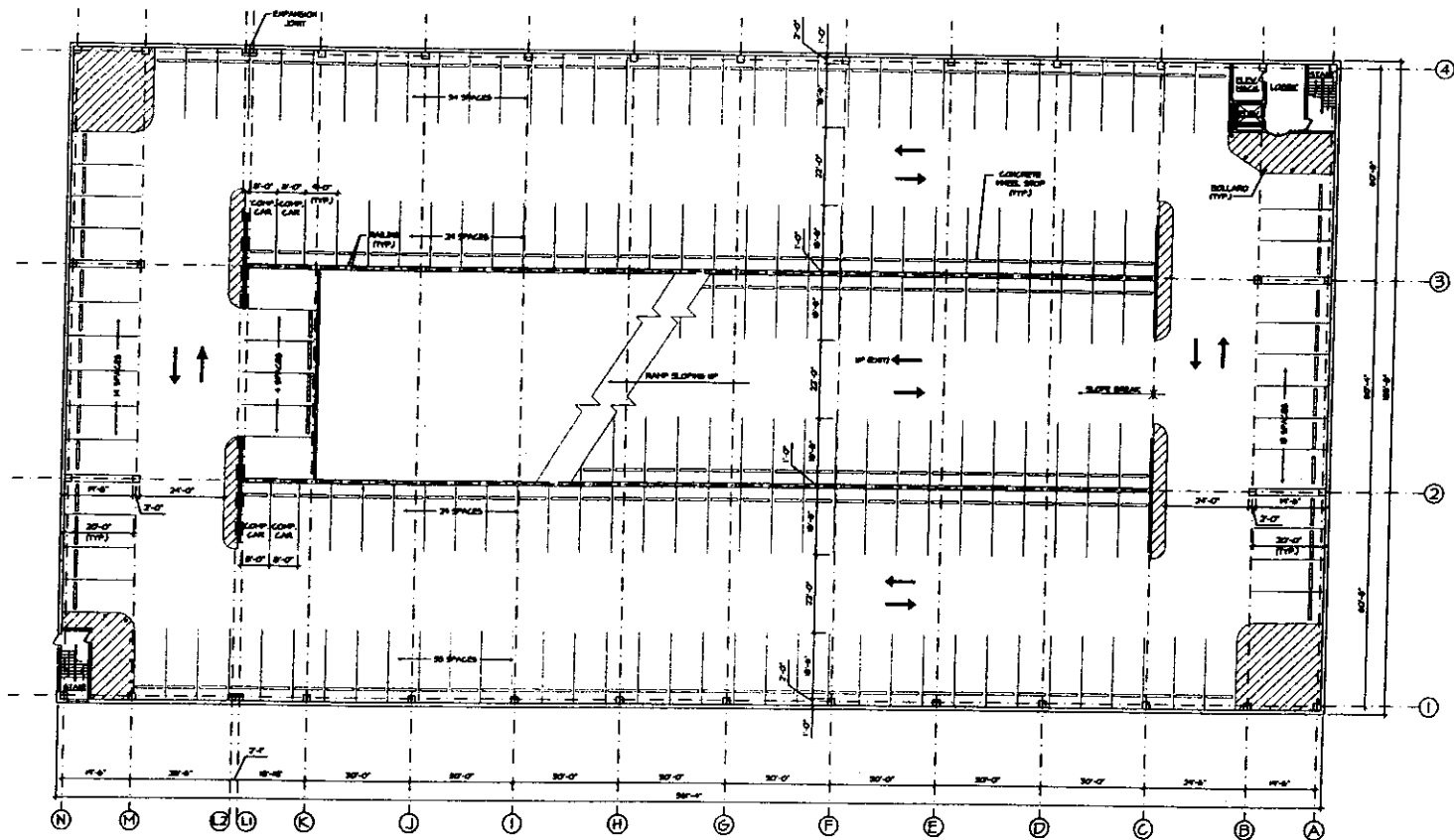
14210 Montgomery Village Avenue
 Gaithersburg, Maryland 20879
 301-990-2900 Fax 301-990-4188

Project Number: 5019.01
 Scale: AS NOTED
 Date: OCTOBER 14, 2001

Drawing No.: **A8**

116

26



LOWER LEVEL PLAN
150 STANDARD PARKING SPACES
& 4 COMPACT PARKING SPACES
154 TOTAL SPACES

PARKING SUMMARY				
LEVEL	STANDARD	COMPACT	PLC	TOTAL
LOWER LEVEL	150	4	-	154
ENTRY LEVEL	183	2	16	207
SECOND LEVEL	204	8	-	212
THIRD LEVEL/ROOF	210	8	-	218
TOTAL	747	28	16	791

Revisions	Date	No.

INOVA ALEXANDRIA HOSPITAL 2010
PARKING STRUCTURE



architectural planning design
315 E. Main Street
Farmingdale, NY 11737
Tel: 631-452-8815
Fax: 631-452-8111



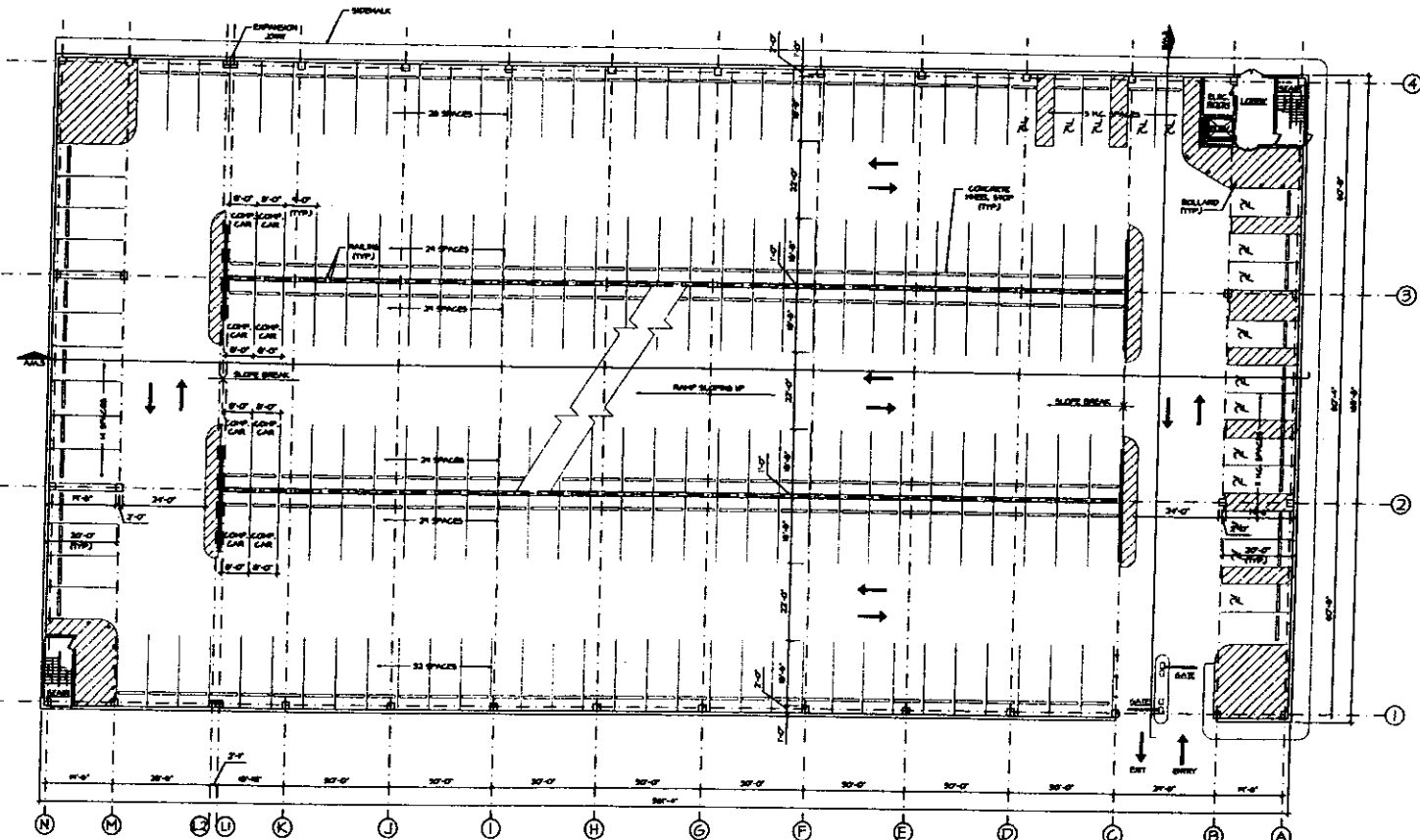
WILMOT SANZ ARCHITECTURE PLANNING

15110 Huntington Village Avenue
GaitHERSBURG, Virginia 22182
703-585-5000 - Fax: 703-585-5150
Project Number: 04116.01/0000-01-05
Scale: 1/8" = 1'-0"
Date: October 15, 2001

111

27

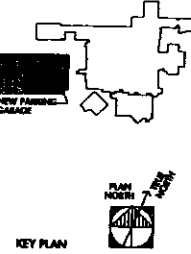
11/1



ENTRY LEVEL PLAN
 183 STANDARD PARKING SPACES
 8 COMPACT PARKING SPACES
 16 H.C. PARKING SPACES
 207 TOTAL SPACES

Revisions	Date	No.

INOVA ALEXANDRIA HOSPITAL 2010 PARKING STRUCTURE



RS&G
 ARCHITECTURE PLANNING ENGINEERING
 8540
 225 Eastpark Blvd.
 Falls Church, VA 22044
 703-548-7760
 Fax: 703-548-7761



WILMOT SANZ ARCHITECTURE PLANNING

16110 Montgomery Village Avenue
 Gaithersburg, Maryland 20878
 301-990-2000 Fax: 301-990-6130

Project Number: 0016.01/0000-0148
 Scale: 1/16" = 1'-0"
 Date: October 15, 2007
 Drawing No.: P2

Revisions	Date	No.

INOVA ALEXANDRIA HOSPITAL 2070
PARKING STRUCTURE



RSg
ARCHITECTURE PLANNING DESIGN

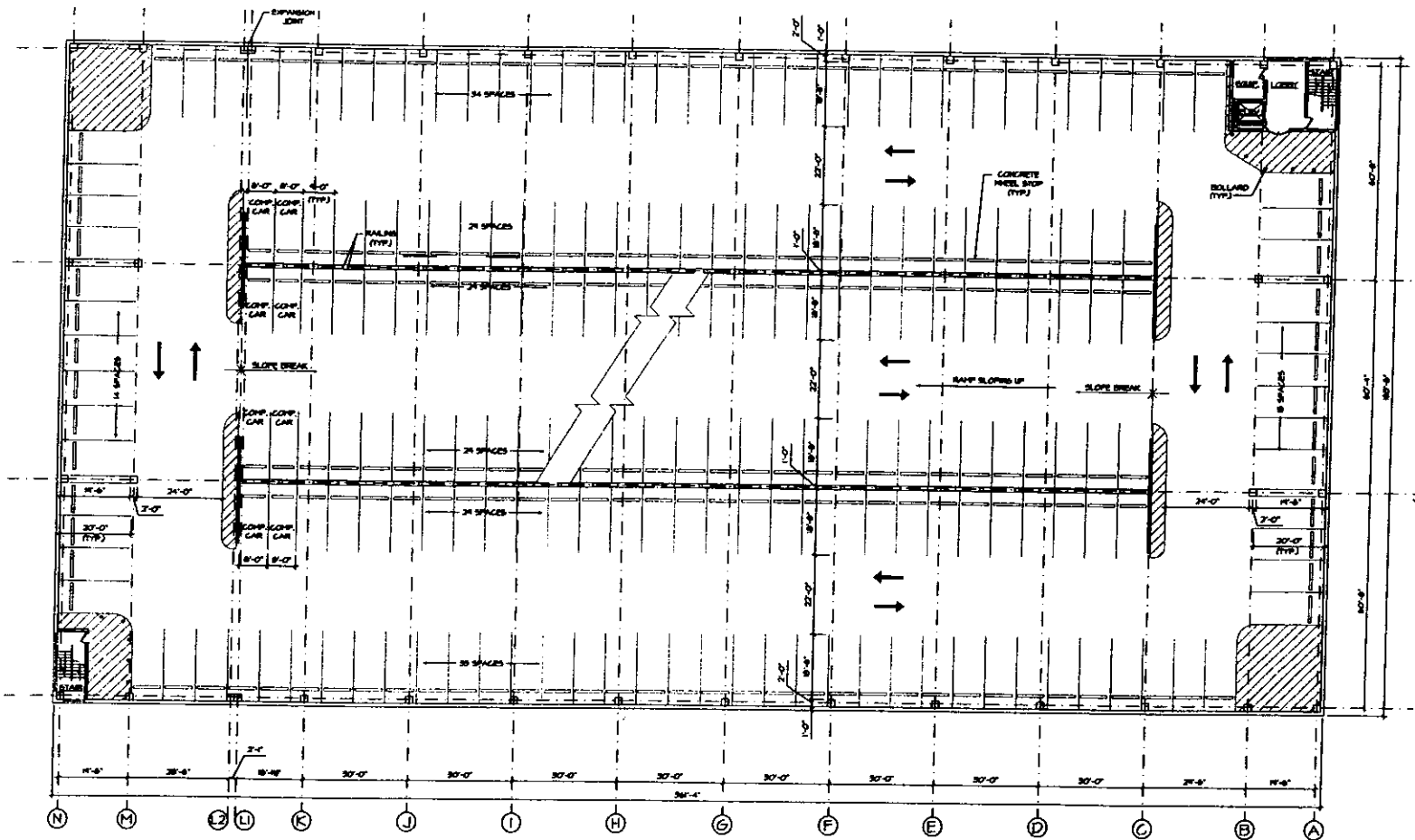
311 Lakeside Plaza
Frostburg, Maryland 21508
Tel: 410-201-4200
Fax: 410-201-4201

WILMOT SANZ ARCHITECTURE PLANNING INC.

14370 Montgomery Village Avenue
Gaithersburg, Maryland 20878
301-990-2900 Fax 301-990-0150

Project Number: 0918.04/0925-01.05
Scale: 1/2" = 1'-0"
Date: October 15, 2001

Drawing No.: P3

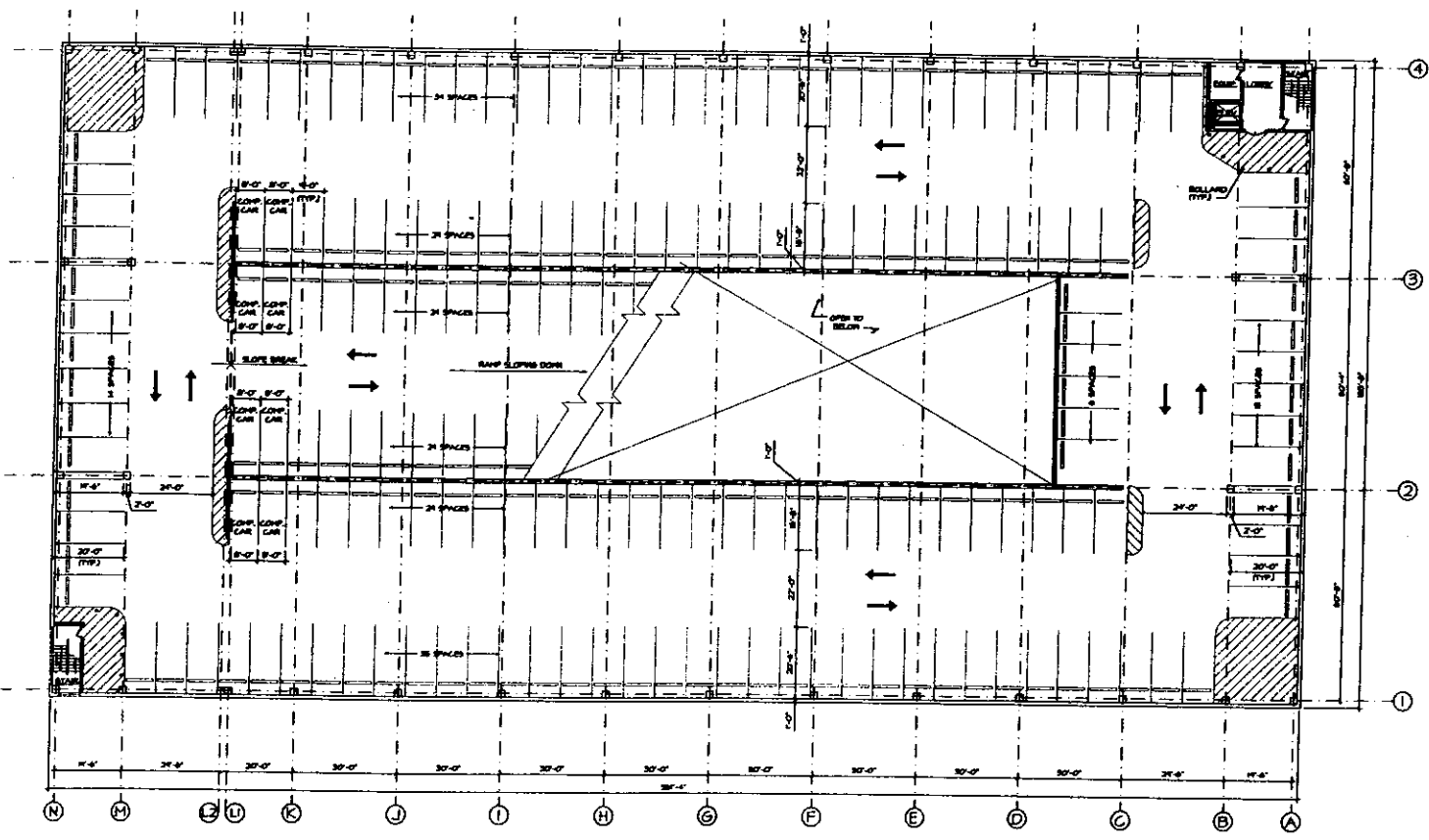


SECOND FLOOR PLAN
204 STANDARD PARKING SPACES
8 COMPACT PARKING SPACES
212 TOTAL SPACES

b11

b2

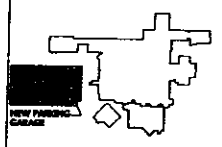
120



THIRD FLOOR (ROOF) PLAN
 210 STANDARD PARKING SPACES
 8 COMPACT PARKING SPACES
 218 TOTAL SPACES

Revisions	Date	No.

INOVA[®] ALEXANDRIA HOSPITAL 2010 PARKING STRUCTURE



KEY PLAN



115 Littlefield Blvd.
 Alexandria, VA 22304
 Tel: (703) 836-8888
 Fax: (703) 836-6171

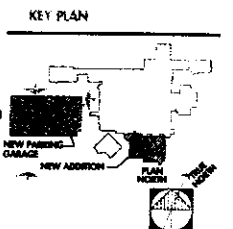


WILMOT SANZ ARCHITECTURE PLANNING

18210 Montgomery Village Avenue
 Gaithersburg, Maryland 20878
 301-251-7000 • Fax 301-251-9111
 Project Number: 0810-007000-0000
 Scale: 1/8" = 1'-0"
 Date: December 15, 2004

Revisions	Date	No.

INOVA ALEXANDRIA HOSPITAL 2010 PARKING STRUCTURE



REGISTERED PROFESSIONAL ARCHITECTS
2010
15318 Montgomery Village Avenue
Gaithersburg, Maryland 20878
301-990-2926 Fax 301-990-6150

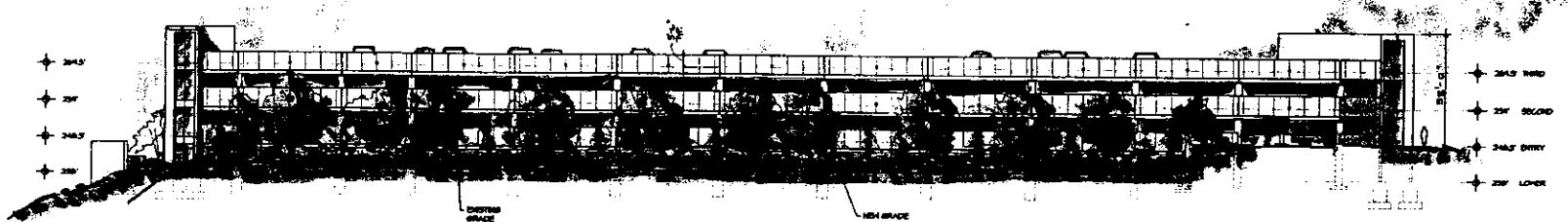


WILMOT SANZ
ARCHITECTURE / PLANNING

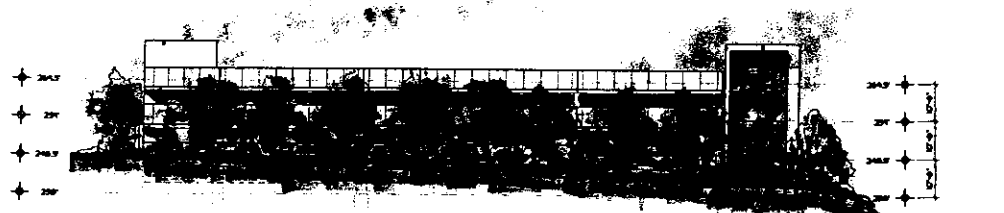
15318 Montgomery Village Avenue
Gaithersburg, Maryland 20878
301-990-2926 Fax 301-990-6150
Project Number: 9818.01
Scale: 1/4" = 1'-0"
Date: OCTOBER 15, 2001

121

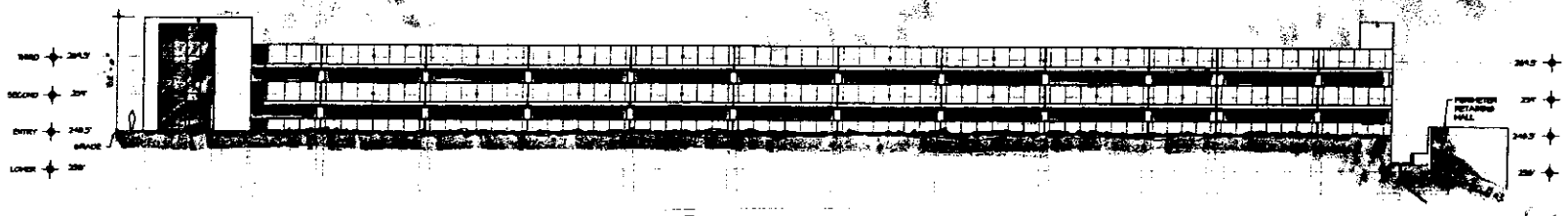
31



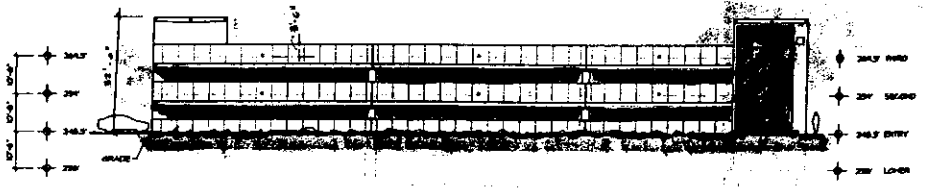
1 ELEVATION - SOUTH
VIEW FROM HOWARD STREET



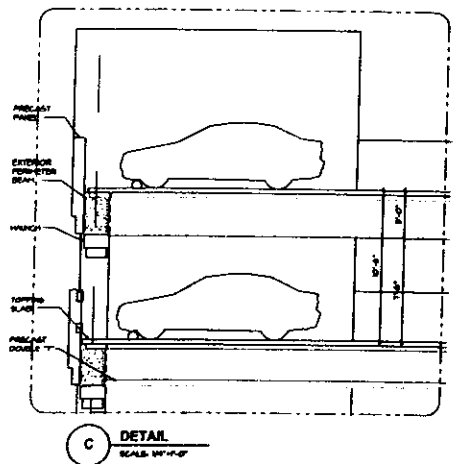
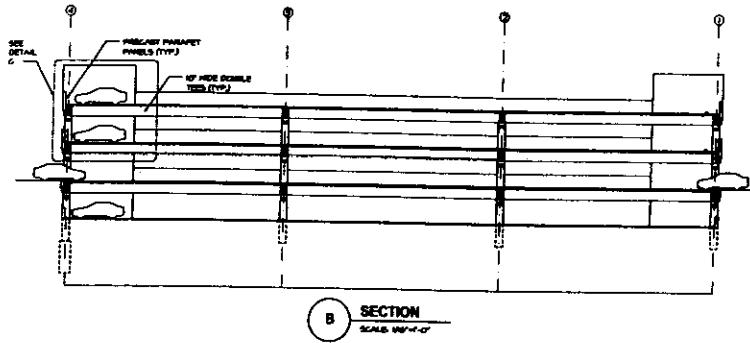
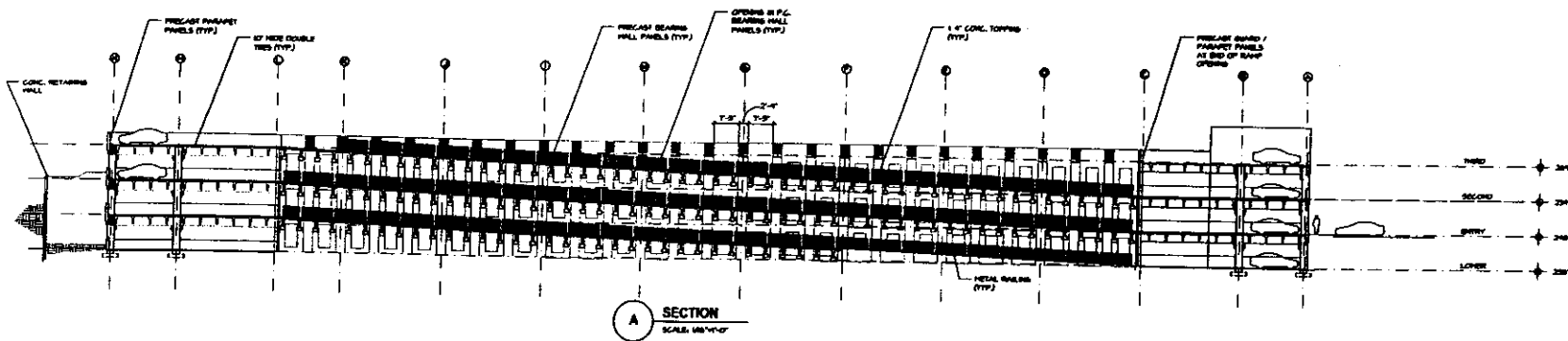
2 ELEVATION - WEST
VIEW FROM JUNIPER STREET



3 ELEVATION - NORTH
VIEW FROM IVANHOE STREET



4 ELEVATION - EAST
VIEW FROM HOSPITAL



Revisions	Date	No.

INOVA[®] ALEXANDRIA
HOSPITAL 2010
PARKING STRUCTURE



KEY PLAN



RSg
215 Lakeside Blvd.
Farmingdale, NY 11735
760-4837-0000 Fax: 760-4837-4411



WILMOT SANZ
ARCHITECTURE
PLANNING

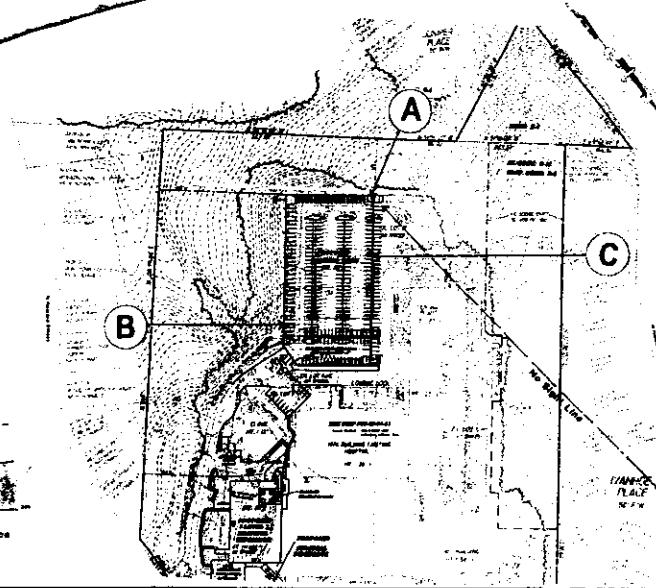
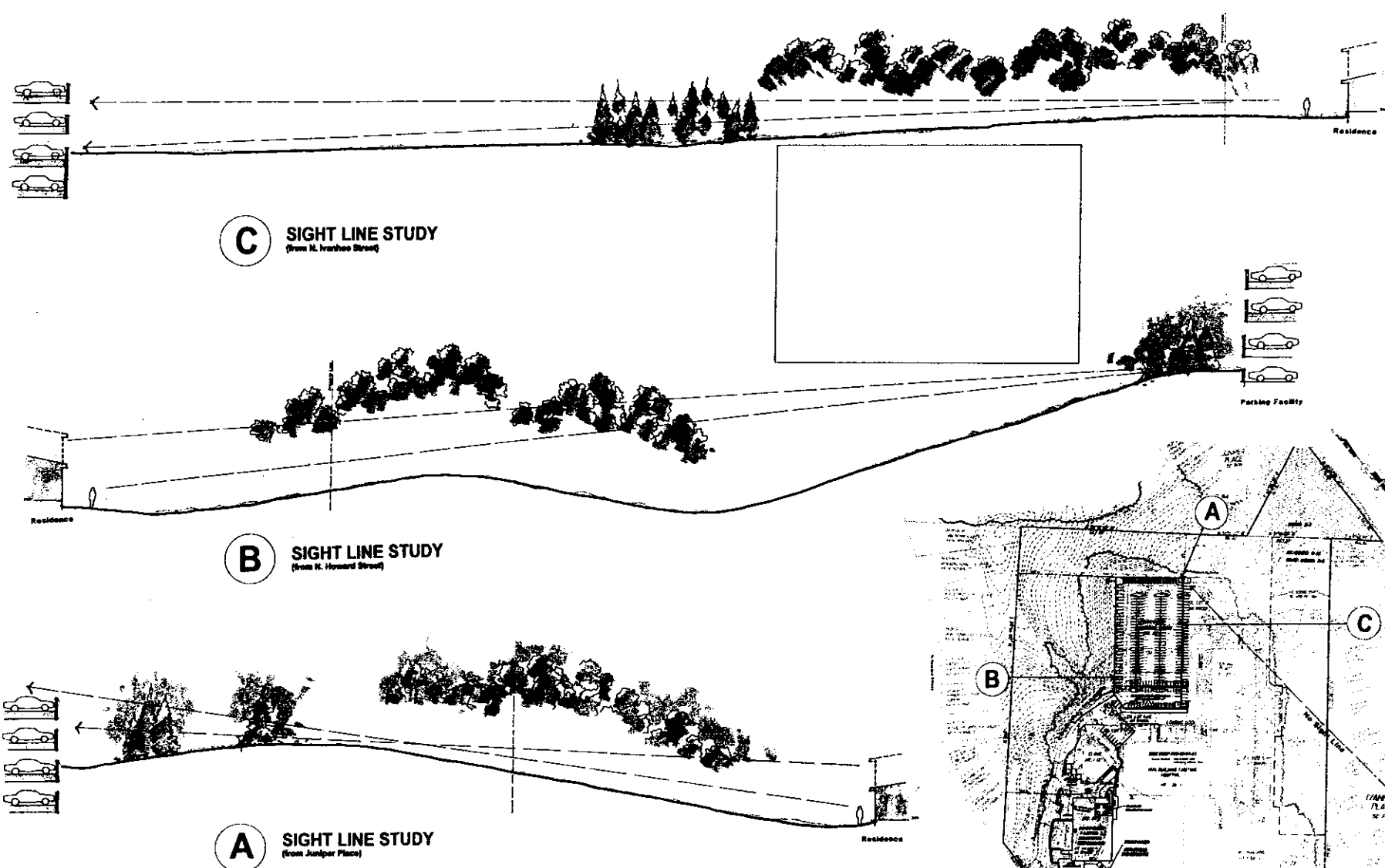
1200 Montgomery Village Avenue
Gaithersburg, Maryland 20878
301-990-2000 Fax: 301-990-6100
Project Number: 091624/P0020 01-10
Scale: 1/8\"/>

Date: October 15, 2007

102

32

123



Architecture
Planning
Design

**INOVA ALEXANDRIA
HOSPITAL 2010**

**SIGHT LINE STUDY
KEY PLAN**

Project Number: WILMOT SANZ 010
Scale: 1/8" = 1' 0"
Date: October 15, 2009

**WILMOT SANZ
ARCHITECTURE
PLANNING**



ReedSmith

MEMORANDUM

TO: The Honorable Chairman and Members of the
Planning Commission
City of Alexandria
City Hall
301 King Street
Alexandria, Virginia 22314

DATE: February 4, 2002

FROM: J. Howard Middleton *JHM*

RE: Docket Item 5B: Development Special Use Permit No. 2001-0020; Alexandria; Proposed Amendments to Conditions

Members of the Inova Alexandria Hospital team worked closely with City planning staff and members of the community in fashioning the proposed hospital additions. However, the staff report contains a lengthy set of conditions and, following close review of the recommended conditions, the applicant is requesting the Planning Commission to adopt certain amendments. Our proposed changes are as follows:

A. Inova Alexandria Hospital Requests

1. Condition 28a: The preliminary landscape plan shall provide: "Ten to eleven 2.5 in-3 in. caliper shade trees such as Willow Oak on the western portion of Parking Lot A spaced approximately 35 ft. on-center. Concrete wheel stops shall be provided for each of the surface parking adjacent to each tree."

We request that the Planning Commission delete this Condition from the approval documents. At present there are shade trees along the street frontage of the Howard Street parking lot which are approximately 20-30 ft. on-center. It is our landscape architect's considered opinion that

3110 Fairview Park Drive	Delaware
Suite 1400	New Jersey
Falls Church, VA 22042-0681	New York
703.641.4200	Pennsylvania
Fax 703.641.4340	United Kingdom
	Virginia
	Washington, DC

"Reed Smith" refers to Reed Smith LLP and related entities.

these shade trees are more than sufficient to provide attractive streetscape. In addition, the hospital recently planted shrubs along the edge of the parking lot as a beautification measure and also to channelize the pedestrians into the Howard Street crosswalk over to the main hospital site. It is our view that adding 10 - 11 additional trees is not necessary, and is unwise from a landscape perspective. In addition, these trees will add an additional cost to an already large budget for landscaping throughout the project.

2. Condition 28b: The landscape plan shall provide: "The deciduous trees adjacent to the parking structure shall be a minimum of 4 in.-5 in. caliper at time of planting. The evergreen plantings adjacent to the parking structure shall be a minimum height of 12 ft.-15 ft. at the time of planting."

We are requesting the Planning Commission to change the first sentence of this Condition to read as follows:

The deciduous trees adjacent to the parking structure shall be a minimum of ~~4 in.-5 in.~~ 2.5 in.-3 in. caliper at time of planting.

It is our landscape architect's view that 4 in.- 5 in. caliper trees would not have a good chance of living on the area to the western side of the parking structure. She is of the opinion that it would not be horticulturally appropriate to plant this size trees in this location. In addition, we are planting other significant trees including evergreen trees which will shield the parking structure and provide a greater buffer than is already provided by the existing wooded area.

3. Condition 28g: The landscape plan shall provide: "The existing pine trees on the southeastern portion of the parking garage shall be preserved. The limit of disturbance shall be revised to

exclude these existing trees. Locate a proposed BMP facility in a location that will retain the existing evergreen trees"

We propose the following amended Condition:

"The existing pine trees on the southeastern portion of the parking garage may be preserved; except that from 3 - 5 of the pine trees will be removed in order to construct the BMP facility. Following construction of the BMP facility, such pine trees will be replaced by additional pine trees. The limit of disturbance shall be revised to exclude these existing trees. Locate the proposed BMP Facility in a location that will retain the existing evergreen trees; except for the 3 - 5 trees specified above.

In reviewing the City's proposed Conditions, it came to the applicant's attention that the City requirement of an enlarged BMP Facility would necessitate the disturbance of a certain number of the existing pine trees in the location mentioned in this Condition. The engineers have studied the matter to identify a construction technique that would have the least impact. However, this still necessitates the removal of 3 - 5 of the existing pine trees. Following completion of construction of the facility, the trees will be replaced with existing evergreen trees on the site.

4. Condition 40: "Any subsequent use of the basement within the addition other than incidental storage shall require a separate Special Use Permit approval and subsequent hearings by the Planning Commission and City Council."

The applicant is requesting the Planning Commission to delete this Condition. As stated in the Staff Report, the basement area will be utilized only for storage in the immediate future; however, it will be available for other hospital use in future years. Since it is a basement area

with no windows, the area may not be used for patient rooms. It can, however, be used for medical technology, testing and laboratory space.. It is our view that the hospital should not be required to return for another Special Use Permit to utilize this basement area for anything other than storage. It has been common practice for the hospital to shift functions and uses around within the hospital structure without obtaining any further planning or zoning approvals. This practice, of course, extends not to just the hospital but to other use categories in the City. We feel it would be an extreme burden to require the hospital to come back for a Special Use Permit merely to shift hospital uses within the basement when no exterior construction or modifications are being made.

5. Condition 56: The second sentence of this Condition should be amended to read as follows:

The parking structure shall be designed such that the foundation shall not bear on any portion of the existing sanitary sewer.

This change merely corrects a typographical error in the document.

B. Neighboring Residents' Requests

1. Condition 31: This Condition should be amended to add the following sentence:

In the final design process, the applicant and City staff will consult with members of the community.

2. Condition 32b: "The hospital will promote the use of carpooling by employees by provision of convenient carpool spaces within the parking structure."

The applicant suggests that this sentence be amended to read as follows:

The purpose of this change is to conform to the Agreement with the Seminary Hills Civic Association.

6. Condition 52: "Prior to release of the final site plan, provide a traffic control plan for construction detailing proposed controls to traffic movement, land closures, construction entrances, haul routes and storage and staging."

This condition should be amended to add the following sentence:

In preparing a traffic control plan for construction, the applicant will consult with neighboring residents.

This amendment is made at the request of neighbors who wish to have input into the traffic control plan required by the City.

7. New Condition 72: The premises shall be policed for trash and litter on a regular basis by the applicant.

Neighboring residents have recognized the major efforts made by the present hospital administration to keep the premises free of trash and litter. However, they are requesting this condition to be assured that all future hospital administrations will retain the policy of maintaining the property and keeping it clean. We, therefore, are agreeable to this Condition.

Some of the changes have been requested by neighboring residents, and other changes are requested by the Applicant. We appreciate your kind consideration of these proposed amendments.

cc: Eileen Fogarty

Jeffrey Farmer

Ken Kozloff

~~7-~~

Parking Management Plan

The attached Parking Management Plan has been amended to reflect discussions with the neighboring community and others in the recent past. However, this plan does not include all of the amendments requested in the City's Conditions. These changes will be made if approved and adopted by the Planning Commission and City Council.

3.5 -*Doctors Lot* -This Lot is restricted to members of the hospital Medical Staff and Administration.

3.6 -*Clinic Parking* -Reserved for the use of the clinic during the times the clinic is open. Available to employees at all other times.

3.7 *Employee Lot/Garage Access* – All employees must use either the garage or Lot “H”. The employee lot and the garage at the rear of the hospital are accessed by using the Hospital ID card to activate the gate(s).

3.8 *Construction Crew/Service Repairmen/Vendor Parking* -Contractors, vendors, and repair workers conducting official business at the hospital must park in the Howard Street Lot or other lots as designated by the hospital. Only official company vehicles will be allowed to park by the loading dock under conditions set forth below.

o Procedures for Official Company Vehicles

- 1) Short-term vendor/contractor parking for drop off or pick up of equipment.
- 2) Vehicles parked by the loading dock without permits will be subject to immediate towing.
- 3) Engineering will be responsible for informing contractors and service repairmen of these parking procedures. Purchasing will be responsible for informing vendors. Contracts will include a penalty clause for violation of this policy.

Section 4.0 Parking Enforcement Procedures

The intent of the parking enforcement is to promote conformity with the procedures of the parking management plan. The goal is to educate the employees about the parking management structure and institute a progressive disciplinary process to help improve conformity with the plan. The following are the disciplinary procedures:

- 4.1 At all times, the hospital reserves the right to tow any vehicles that may pose a threat to the safety of the hospital, employees, patients, visitors, or physicians.
- 4.2 First Violation -A copy of a violation/warning will be sent to the Department Head. The employee will be reminded about the Hospital’s policy that has been violated and reinstructed in the proper means of following that policy,
- 4.3 -Second Violation -A second violation, the employee will be called into a private conference with his/her supervisor. During this conference the employee will be given a strict, specific verbal warning regarding the violation and warned that continuation of the violation will result in progressively more severe penalties. When a verbal warning is given to an employee, the supervisor should make a “file memo” detailing the date and circumstances of the warning in order to be able to refresh his/her recollection at a later date if necessary. It is good supervisory practice to give a copy of the “file memo” to the employee.
- 4.4 -Third Violation – At the third violation, the employee will be given a specific warning in writing on the “Memorandum of Employee Conference” form about the violation in policy. The written warning should be specific, provide all details and indicate that failure to correct the problem will result in further, more severe, disciplinary action. It must be dated and all recommended corrective action listed. It is advisable that the employee sign this written warning acknowledging its receipt. If the

- employee refuses to sign such an acknowledgement, this refusal should be witnessed and noted. A copy will be kept in the department employee file, a copy given to the employee and the original to the Human Resources Department.
- 4.5 -Fourth Violation – If previous warning fails and the problem remains uncorrected, at the next violation the employee may be suspended without pay. This suspension must be written up on the “Memorandum of Employee Conference” form and completely documented along with effective dates of suspension, date to return to work and indication that failure to correct the problem will result in further disciplinary action, including termination.
 - 4.6 – Fifth Violation – If the disciplinary suspension fails and the problem remains uncorrected, at the next violation the employee may be terminated. Termination is the final step in the progressive disciplinary system and should only be utilized when all other methods of discipline have failed to achieve the desired result or when the rule violation is so serious that separation from employment is warranted.
 - 4.7 If violations are noted by the residents, they may notify Greg Brison, Manager of Security and Hospital Safety Officer by calling 703-504-3000 and asking for him to be paged.

Section 5.0 Residential Parking Restrictions

The hospital does not endorse parking along residential roadways by employees and has taken measures to prevent any future occurrence. The development of a vehicle registration system and the provision of the new employee garage will be two key elements helpful in reducing this situation. If an employee is caught parking on residential streets, the Hospital will follow its Parking Enforcement Procedures as outlined in Section 4.0.

Section 6.0 -Promote Commuting Alternatives

In order to further decrease the demands on parking, the management team will help educate the employees on alternatives such as car pooling and public transportation. This will help reduce the likelihood of illegally parked vehicles and vehicles parking on the residential streets. Some alternatives are listed below:

- 6.1 Metrobus and/or Dash bus stops exist along Howard Street and Seminary Road adjacent to the Hospital. Employees may choose to utilize these services for their commuting options.
- 6.2 The Hospital will promote ride sharing for employees as a means to reduce the need for parking spaces.
- 6.3 The hospital will designate certain parking spaces for individuals who carpool.

INOVA Alexandria Hospital
Alexandria, Virginia

DRAFT Traffic Impact Analysis
August 17, 2001

NO TRAFFIC CONTROL WHEN PARKING SPACE
DATE LAST REVISION: 08.03.01

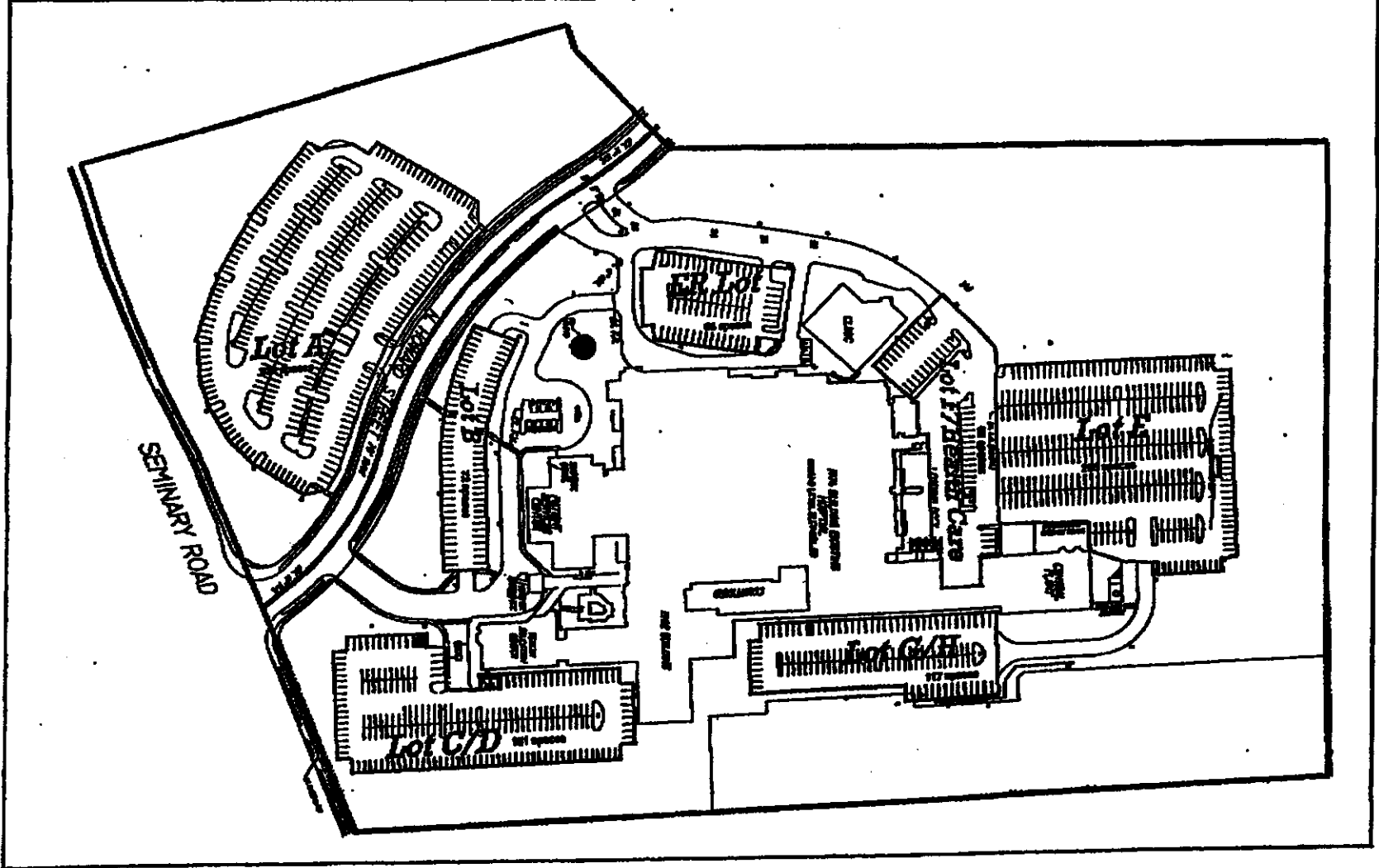


Figure 5
Existing Parking Location and Inventory

Scale: 1/8" = 1'-0"

25'

133

Gorove/Slade Associates, Inc.



GOROVE/SLADE ASSOCIATES, Inc.
Suite 700 / 1140 Connecticut Ave. NW / Washington, DC 20036

Phone: (202) 296-8625
Fax: (202) 785-1276
Toll Free: (888) 212-4242

TECHNICAL MEMORANDUM

TO: Colleen A. Mahoney
Ken Kozloff
INOVA Alexandria Hospital
INOVA Alexandria Hospital

CC: Howard Middleton
Reed Smith

FROM: Anne Marie M. Salvanera
Erwin N. Andres
Christopher M. Tacinelli, P.E.

DATE: January 7, 2002

SUBJECT: INOVA Alexandria Hospital:
Future Parking Analysis

INTRODUCTION

This memorandum presents additional analysis to support the SUP application for a proposed parking structure to serve the projected peak parking demand of INOVA Alexandria Hospital. The revised plan provides 697 spaces within the proposed structured parking facility. The resulting projected parking supply throughout the entire INOVA Alexandria Hospital property consists of a total of 1,554 spaces, which is projected to serve the projected peak parking demand of the hospital.

PARKING ANALYSIS

The parking analysis prepared for INOVA Alexandria Hospital has forecasted the future parking demand to be equal to the total of the following:

1. Parking Demand (Cars on Site). Parking spaces equal to the number of cars anticipated to be on site during the peak operating conditions (previously documented as Wednesday midday).
2. Circulation Factor (Additional open Parking Spaces). Extra parking spaces to be provided as a buffer to provide for ease of circulation in finding a parking space.

The calculation of the Parking Demand has been based on the existing parking supply observed on site, increased at a rate equal to the growth in anticipated Hospital activity. The circulation factor provides a benefit to the operations of the parking facilities as it provides a buffer of free spaces that make it easier to locate an open parking space. As documented in the original Traffic

Impact Study and supplemental materials, the range for this factor is between 10 and 15% of the anticipated parking demand. The 10% circulation factor will provide for adequate operations on site, however to be conservative and provide maximum ease in locating parking, the higher end of the range, 15%, was utilized to estimate the future circulation factor.

The City of Alexandria staff has agreed that the 15% factor may be higher than is necessary and that 10% is appropriate for this type of land use. The employees who will be parking on the campus will be familiar with the available parking and the layout of the facility. They will also have an understanding of the daily variance in parking and the location of open parking spaces. It is for this reason that the circulation factor of 10% will be adequate to calculate future parking demand. The parking analysis presented in Table 1 has been revised to reflect the 10% circulation factor for the property.

The table below provides a summary of parking demand for the next 10 years on a year by year basis:

**Table 1
 Parking Capacity and Demand**

Year	Supply (spaces)	Calculated Demand (spaces)			Parking Surplus (Deficit)
		Parking Demand (cars on site)	Circulation Factor (10% open spaces)	Functional Demand	
2001	1,135	1,166	117	1,283	(148)
2002	1,135	1,187	119	1,306	(171)
2003	1,135	1,209	121	1,330	(195)
2004	1,135	1,230	123	1,353	(218)
2005	1,554	1,252	125	1,377	177
2006	1,554	1,280	128	1,408	146
2007	1,554	1,308	131	1,439	115
2008	1,554	1,337	134	1,471	83
2009	1,554	1,363	136	1,499	55
2010	1,554	1,391	139	1,530	24

As indicated in Table 1, there is currently a parking deficit for the hospital. This parking deficit will continue to increase until the project is completed and operational in 2005. From 2005 through 2010, there will be a parking surplus, ranging from 177 vehicles in 2005 to 24 vehicles in 2010. The decrease in parking surplus from 2005 to 2010 is due to the expected operation growth of the hospital. The determination of the parking demand from year 2001 to 2010 is based on the projected growth of the hospital and is the same calculation presented in the previously submitted Traffic Impact Analysis. Based on the peak parking demand projections, the proposed campus supply of 1,554 spaces will be adequate to meet the projected parking demand of 1,530 spaces in year 2010.

**ALEXANDRIA
CHAMBER
OF COMMERCE**

801 N. FAIRFAX ST.
SUITE 402
ALEXANDRIA
VA 22314

PH 703.549.1000
FX 703.739.3805

www.alexchamber.com

February 5, 2002



Ms. Eileen Fogarty
Director, Planning & Zoning
City Hall, Room 2100
301 King Street
Alexandria, VA 22314

Accredited by the
Chamber of Commerce
of the United States of America

Dear Ms. ^{EILEEN}~~Fogarty~~:

On behalf of the Alexandria Chamber of Commerce, its Board of Directors, and its 1100 members, I am again writing to support Project 2010, INOVA Alexandria Hospital's proposed expansion.

After conducting a thorough study of this issue last year, the Chamber concluded that the growing health, safety, and welfare needs of the Alexandria community required a modern hospital capable of accommodating the local population. In a letter sent to the City Council on October 5, 2001, the Chamber explained the demonstrated need for modifications to the existing hospital. With three area hospital closings over the past two decades, and population in Alexandria on the rise, adequate health care cannot be provided in a building structure designed for fewer emergency room visits and fewer overnight stays. Equipment and supplies also must be updated if quality hospital care is to continue.

2001 ANNUAL
CORPORATE SPONSORS:



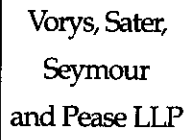
METROPOLITAN WASHINGTON
AIRPORTS AUTHORITY



We believe Project 2010 appropriately addresses these challenges and, ultimately, will improve the level of services currently offered the citizens of Alexandria. The Chamber is particularly encouraged by the internal restructuring as proposed by INOVA, which has the benefit of updating hospital needs while maintaining INOVA's agreement with neighboring residents. This nonintrusive strategy will enable the local community to remain stable while allowing the hospital to properly serve the large geographical area it currently covers.



As you well know, superior health care services are an essential part of a vigorous community and it is important to maintain a strong hospital system for the benefit of Alexandria citizens. To that end, the Chamber respectfully requests that the Planning Commission approve Project 2010 with appropriate zoning and planning adjustments.



Thank you for your consideration of this important health care matter.

Sincerely,

Ken Moore
President & CEO



#5-B

DSUP 2001-0020
INOVA

SUBMITTED BY APPLICANT
AT P.C. MTG. of 2-5-02

Condition 40: Any subsequent use of the basement within the addition other than incidental storage that would generate the need for more than 10% additional off-street parking spaces shall require a separate Special Use Permit approval and subsequent hearings by the Planning Commission and City Council. The number of off-street parking spaces generated by the use shall be determined by the Director of Transportation & Environmental Services and Director of Planning and Zoning upon review of a parking study to be submitted by the applicant prior to issuance of a building permit for the basement..

EXHIBIT NO. 2

*Sent to
cc 2/8/02*

9E10
2-23-02



Jere718@aol.com
02/08/02 12:15 PM

To: Beverly I Jett@Alex, Phil Sunderland@Alex, DSpeck@aol.com @
INTERNET, council-woodson@home.com @ INTERNET,
jmw@woodsongroup.com @ INTERNET, Mildrilyn Davis@Alex

cc:

Subject: Housing Trust Fund - Alexandria Hospital

Dear Mayor Donley and Members of Council: On 2/7/02 the Affordable Housing Advisory Committee (AHAC) voted 6-2 to credit INOVA Alexandria Hospital \$43,000.00, instead of requiring the 50 cent per square foot contribution to the Housing Trust Fund. The Hospital is undergoing an expansion of its emergency room. The credit was granted in recognition of the free health care provided indigent patients at Alexandria Hospital. I voted against the credit and would like to explain my vote. The Hospital provided only information on the value of its charitable care, and that information was lacking in detail. It did not provide any information to enable AHAC to determine the overall financial health of the Hospital. A statistic of \$12 million was presented as the stated value of unreimbursed charitable care for the last year, with \$2.6 million attributable to Alexandria residents. Although these amounts are substantial, it was impossible to put these numbers in any meaningful context given the lack of other financial information. Of course I want the hospital to be successful, and that means financially healthy. But I am concerned that a financially well off institution is avoiding a HTF contribution it can readily afford. The fact that the Hospital is a "not-for-profit" organization does not mean that its revenues are not substantial. I suspect that executives at the Hospital are well paid, and deservedly so. I also suspect the expansion of the Emergency Room will generate substantial revenue. If the Hospital is financially secure, it may be in the City's interest to require the HTF contribution.

I requested a postponement of this item to allow the Hospital to provide more financials, but I was outvoted. The Hospital is a major employer in the City. Large numbers of its employees are paid only modest salaries, and are in need of affordable housing. The Hospital should be encouraged to participate in programs which provide for the common good, including housing. I urge Council to inquire further into the hospital's request for a waiver of, or credit for, its HTF contribution. What monies does the hospital receive from the City (and other sources) to offset the charitable care? Does it ever refuse care when indigents are in need? Does its overall financial health justify this request? Is the burden of compliance with the HTF requirement outweighed by the need to apply the 50 cent contribution evenly to ensure adequate funds for affordable housing? Thank you for your consideration of this matter.

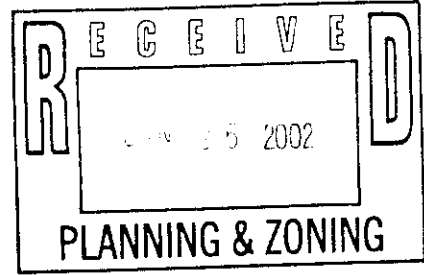
Jeremy Flachs
1521 Oronoco Street
Alexandria, Virginia 22314
703-354-7700
jere718@aol.com

EXHIBIT NO. 3

10
2-23-02

ALEXANDRIA HOSPITAL
4320 Seminary Rd
DSUP #2001-0020

jf



INOVA Alexandria Hospital Traffic Impact Analysis



Prepared For

**INOVA Alexandria Hospital
Alexandria, Hospital**

Prepared by



Grove/Slade Associates, Inc.
1140 Connecticut Avenue NW
Suite 700
Washington, D.C. 20036
202-296-8625

August 31, 2001

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EXECUTIVE SUMMARY

This report presents the findings of a traffic impact and parking analysis for the planned expansion of INOVA Alexandria Hospital (Alexandria Hospital) in Alexandria, VA. The major components of the Alexandria Hospital expansion include the following:

- ◆ A new emergency department and additional monitored beds;
- ◆ Increasing employee and patient levels by 19.3% over a ten year period (growth rate provided by the hospital) at approximately 1.78% per year; and
- ◆ Construction of a new 750 parking space garage in Lot E would provide an adequate supply of parking spaces to accommodate future numbers of patients, employees, and visitors of the Hospital.

The hospital expansion and garage projects are scheduled to be complete by the year 2005; however, patient and employee levels are not projected to reach maximum levels until the year 2010. The analysis completed in this report analyzed future conditions through 2005 (four years into the future).

Based on analysis, the following major conclusions were determined:

- ◆ The proposed hospital expansion will not cause a significant impact along Howard Street or Seminary Road.
- ◆ The new parking garage that is planned to be constructed along with the hospital expansion will provide enough parking to accommodate future conditions.
- ◆ Calculations indicate that there will be a sufficient number of parking spaces to accommodate the future number of patients, employees, and visitors in 2010.
- ◆ The hospital has an established parking policy which describes the use for each parking lot and the procedures that employees are recommended to follow when parking at the hospital. This plan will be updated and improved to monitor and control future parking to ensure acceptable parking conditions.
- ◆ The City of Alexandria has indicated that a pedestrian signal is planned for pedestrians crossing Howard Street to/from Lot A and the hospital building. Fencing and bushes are planned to be placed along the east side of Howard Street which will encourage pedestrians to cross Howard Street at only one point.
- ◆ The results of the capacity analysis indicate that under existing conditions the Howard Street/Seminary Road intersection operates at an overall Level of Service E under PM conditions. The problem with this intersection is that only one eastbound through lane is currently provided and additional capacity is necessary to accommodate existing traffic volumes. No hospital traffic utilizes this through lane to either approach or leave the hospital and therefore the additional traffic generated by the Hospital does not exacerbate this condition.

INTRODUCTION

This report presents the findings of a traffic impact and parking analysis for the planned expansion of INOVA Alexandria Hospital (Alexandria Hospital) in Alexandria, VA. The major components of the Alexandria Hospital expansion include the following:

- ♦ A new emergency department and additional monitored beds;
- ♦ Increasing employee and patient levels by 19.3% over a ten year period (growth rate provided by the hospital) at approximately 1.78% per year; and
- ♦ Constructing a 750 parking space garage that would increase the number of parking spaces from 1,135 spaces to 1,682 parking spaces. (The 750 parking space garage will replace 203 existing parking lot spaces in the employee Lot E.)

The hospital expansion and garage projects are scheduled to be complete by the year 2005; however, patient and employee levels are not projected to reach maximum levels until the year 2010. The analysis completed in this report analyzed future conditions through 2005 (four years into the future).

The following tasks were undertaken as part of this study in accordance with direction received from city staff (scoping letter attached in Technical Appendix):

- ♦ Field reconnaissance in the vicinity of the site was performed to collect information related to existing traffic controls, roadway geometry, and traffic flow characteristics;
- ♦ Manual vehicle traffic volume counts were conducted 6:00 AM to 7:00 PM on Wednesday, June 27 and Thursday, June 28 (summary sheets provided in Technical Appendix);
- ♦ Automatic Traffic Recorder counts were conducted at all three driveways for two 24-hour weekdays and one 24-hour Saturday time period (summary sheets provided in Technical Appendix);
- ♦ Pedestrian volume counts were conducted on May 8, 2001 and May 9, 2001 during the 7:00 AM to 9:00 AM and 4:00 to 6:00 PM and from 9:00 AM to 4:00 PM on June 27, 2001 and June 28, 2001 (summary sheets provided in Technical Appendix);
- ♦ Saturday pedestrian volume counts were conducted on June 30, 2001 from 9:00 AM to 6:00 PM (summary sheets provided in Technical Appendix);
- ♦ Parking inventory and occupancy surveys were conducted to determine existing parking characteristics;
- ♦ Future traffic and parking conditions were projected based on employee and patient projections; and
- ♦ Intersection capacity analyses were performed for existing, future background only, and total future (2005) peak hour traffic conditions at the intersections contained within the study area.

Sources of data for this study include the INOVA Alexandria Hospital, the City of Alexandria, and the office files and field reconnaissance efforts of Gorove/Slade Associates.

Scope of Study

The following intersections were identified for inclusion in this study:

- ♦ Seminary Road and Howard Street;
- ♦ Howard Street and Lot A driveway;
- ♦ Howard Street and the south hospital driveway; and
- ♦ Howard Street and the north hospital driveway.

This report presents a discussion and the findings of analyses performed for the following conditions:

- ***Existing Conditions (2001):***
Considers existing traffic volumes and existing roadway configurations
- ***Future Background Only Conditions (2005):***
Considers existing traffic volumes after applying a growth rate to the background traffic.
- ***Total Future Conditions (Year 2005):***
Considers future traffic volumes related to the hospital expansion and garage development projects.
- ***Parking Management Plan Implementation:***
This section discusses the existing parking situation at the Hospital and the future conditions of the parking situation with the planned parking garage.

EXISTING CONDITIONS

Existing Roadway Network and Site Access

Alexandria Hospital is located on the southwest corner of the Seminary Road/Howard Street intersection as shown on Figure 1.

The roadways included as part of the study area are described as follows:

Seminary Road is a four-lane east-west arterial roadway in the vicinity of the hospital. A traffic signal is provided at the intersection of Seminary Road with Howard Street. The eastbound approach was striped to have one exclusive left-turn lane, one through lane, and one exclusive right-turn lane. The westbound approach is striped to have one exclusive left-turn, one through lane, and one shared through/right-turn lane.

Howard Street is a two-lane roadway in the vicinity of the hospital. At its intersection with Seminary Road, the northbound approach is striped to provide an exclusive left-turn lane and a shared through/right-turn lane. The southbound approach is striped to provide an exclusive left-turn lane and a shared through/right-turn lane, however the shared through/right-turn lane operates as exclusive lanes for each movement. This is due to the fact that an island separates the two movements and provides a wide radius for right-turns.

Access to the hospital is provided off Howard Street via three driveways. The driveway on the east side of Howard Street provides access to Parking Lot A. The remaining two driveways, located on the west side of Howard Street, provide direct access to the hospital. The southern driveway provides primary access to Parking Lots E, F (Clinic Parking), G/H and the Emergency Room. The northern driveway provides primary access to Parking Lots C/D (pay lot) and B (physician's lot). Both driveways are connected by an internal roadway that runs along the front of the hospital. The two driveways on the west side of Howard Street are stop sign controlled.

The roadway network including the number of lanes, lane usage, and traffic controls are illustrated in Figure 2.

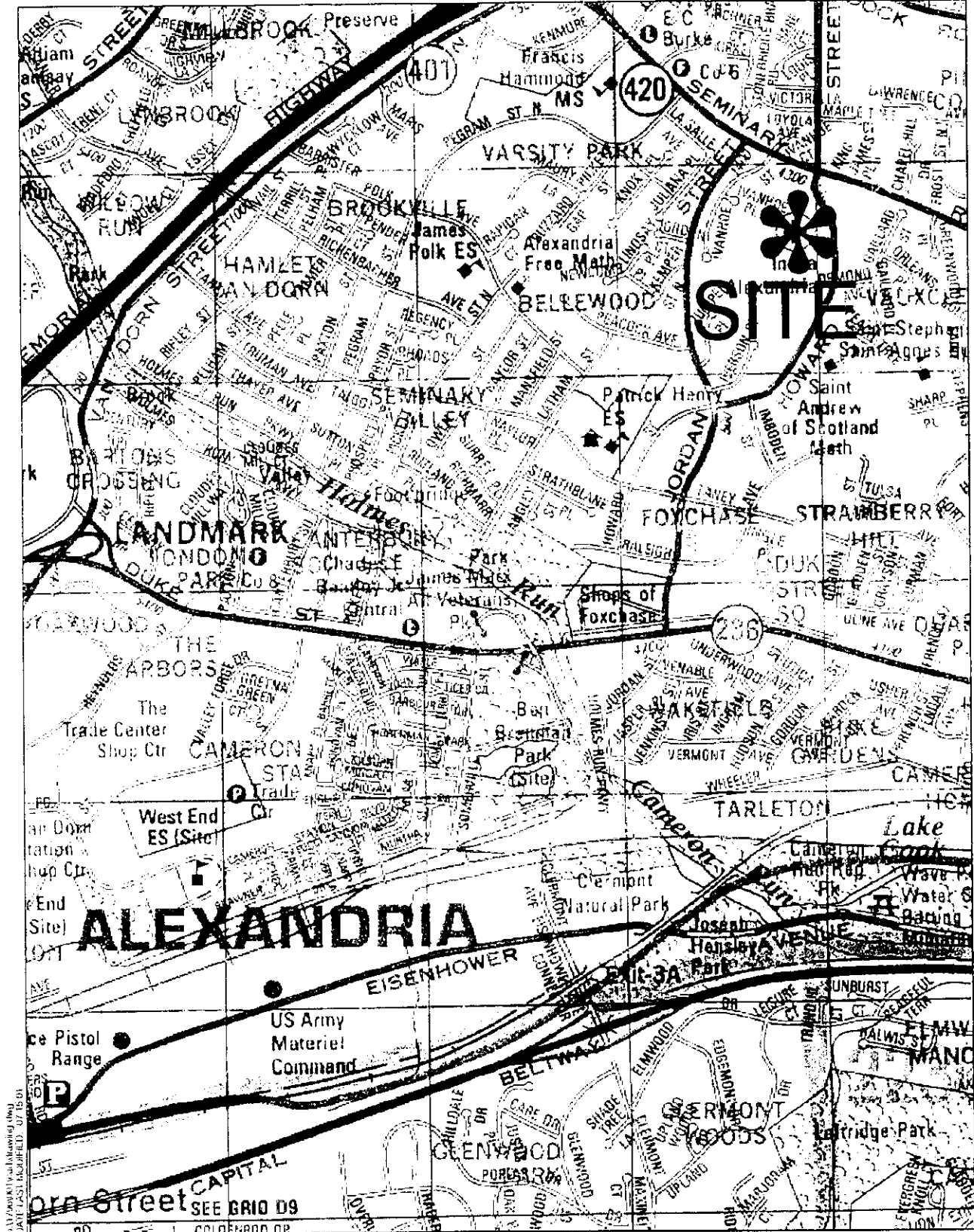
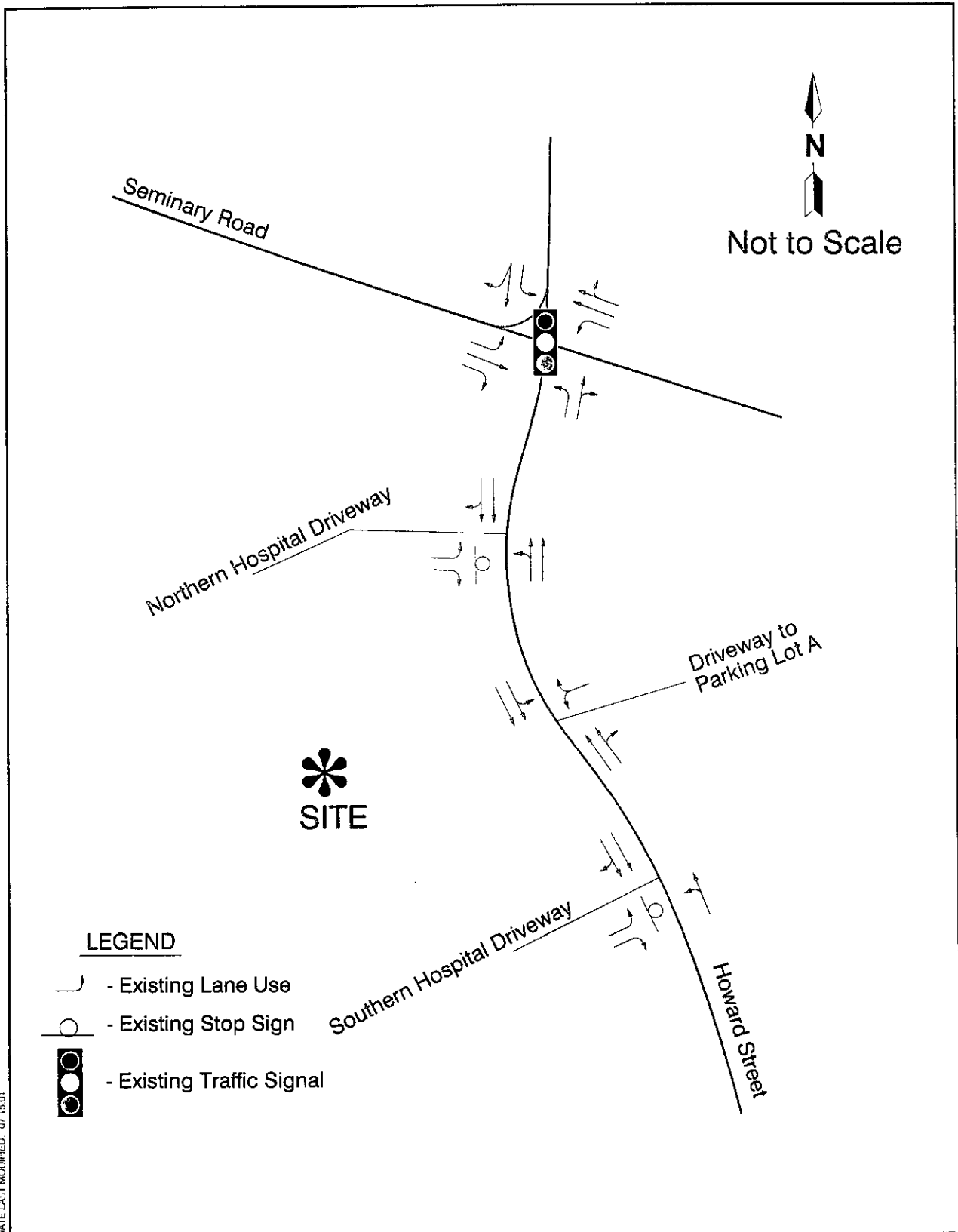


Figure 1
Site Location Map



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Hospital Operations

INOVA Alexandria Hospital provides both inpatient and outpatient services. Currently, 339 beds are provided for inpatient services. Typical outpatient operations usually begin around 8:00 AM and end at 4:00 PM, however, some departments may end later in the evening.

For hospital employees, the primary shift is the morning shift which usually begin about 7:00 am and typically end between 3:00 PM and 5:00 PM depending on the department. The major shift change occurs at 3:00 PM.

In addition to the regular day-to-day operations of the hospital, the hospital may provide various classes on certain days of the week and will attract additional people to the hospital.

INOVA Alexandria Hospital is the primary hospital to which the City of Alexandria Fire and EMS Department transports patients. Table 1 summarizes volumes of EMS transports by hospital. All the information provided to G/SA by the Fire and EMS department is located in the Technical Appendix.

**Table 1
 EMS Transports by Hospital**

Hospital	FY 1995	FY 1999	FY 2000
Alexandria	7,489	7,272	7,126
No Va Community	15	84	287
Pentagon City (closed 10/99)	40	200	57
Fairfax	17	18	30
Mt Vernon	9	50	156
Washington Hosp.	17	18	17
Ft Washington	0	1	3
Medivac Transport	21	39	50
Other	14	27	58
Total	7,622	7,709	7,784

Table 1 summarizes only EMS (ambulance) transports and does not show the number of people coming to the emergency room by car; therefore, this table does not represent the true operations of INOVA Alexandria Hospital's emergency department. Also, notice that the volume of EMS transports to other hospitals have increased while INOVA Alexandria Hospital's volume of EMS transports have been similar each year. This may be attributed to INOVA Alexandria's emergency department being too busy and EMS transports need to be redirected to the other hospitals.

Existing Traffic Volumes

Typically commuter peak times occur between the hours of 7:00 AM to 9:00 AM in the morning and 4:00 PM to 6:00 PM in the evening. In order to determine the peak hours for the roadways in the vicinity of the hospital, the commuter peak periods from the 13-hour counts on June 27, 2001 and June 28, 2001 were isolated and the peak times were chosen to be 8:00 AM to 9:00 AM

and 4:30 PM to 5:30 PM. The existing AM and PM peak hour traffic volumes for the intersections within the study are shown in Figure 3. The peak times are as follows:

- AM Peak Hour 8:00 AM to 9:00 AM.
- PM Peak Hour 4:30 PM to 5:30 PM

These time periods represent the typical time periods when commuter traffic in the vicinity of the hospital is heaviest. The peak hours of operation for the hospital may not coincide with the commuter peak hours; however, the commuter peak hours were selected as the analysis periods in order to reflect worst case overall traffic conditions.

Existing Trip Generation

The manual turning movement counts conducted at each of the three driveways utilized by the hospital employees, visitors, and patients indicated how many vehicles are generated by the hospital during the peak hours. Summarizing the counts yielded the following existing trip generation for the hospital displayed in Table 2:

**Table 2
 Existing Site Trip Generation**

Development	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
North Driveway	133	38	171	139	24	163
Lot A Driveway	135	75	210	101	42	143
South Driveway	28	68	96	132	146	278
Total Existing Hospital Trips	296	181	477	372	212	584

Existing Directional Distribution

The manual counts conducted at the driveways and the Howard Street/Seminary Road intersection were used to determine a directional distribution for vehicles approaching and exiting from the hospital. This percentage distribution of traffic is illustrated in Figure 4.

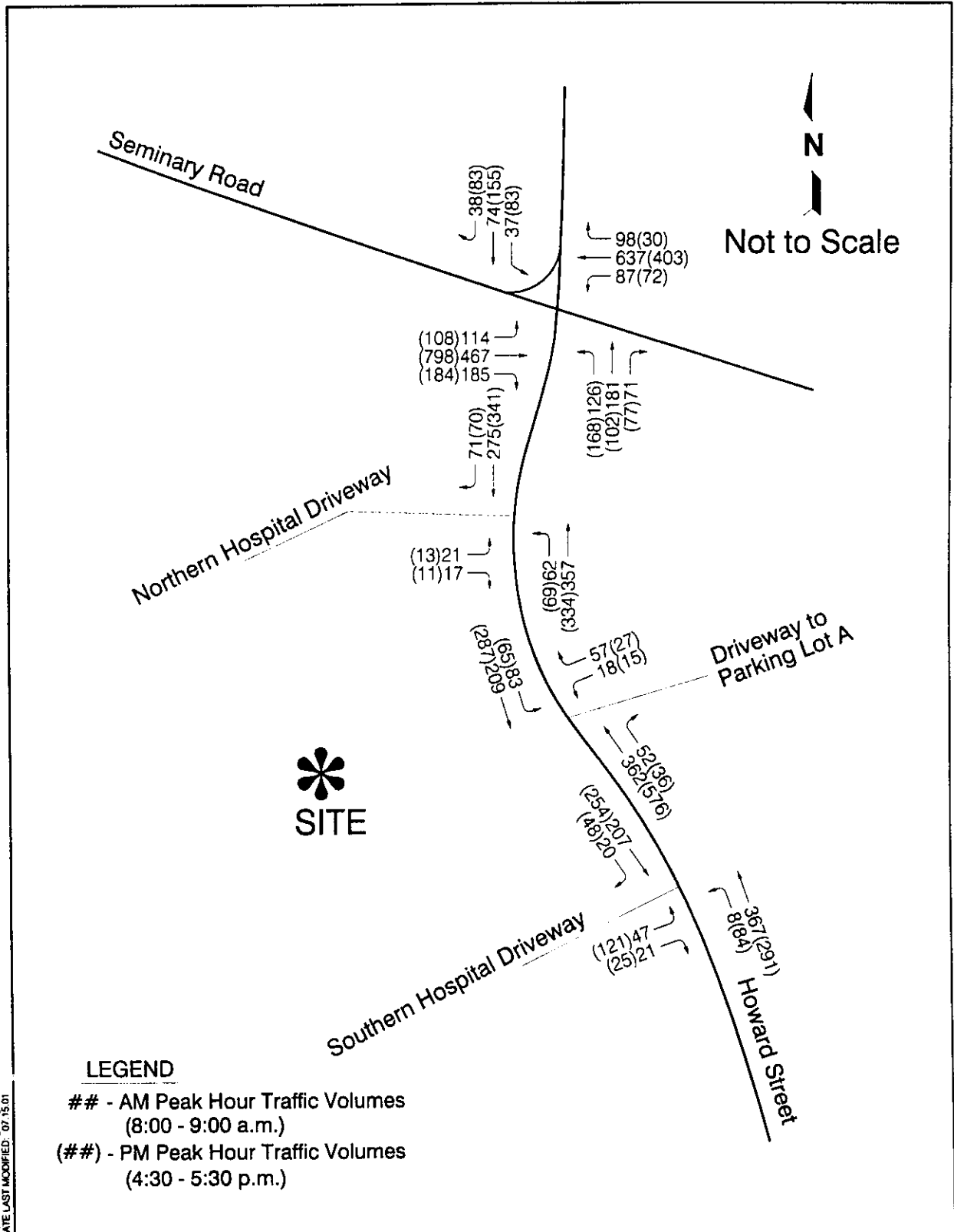


Figure 3
Existing Traffic Volumes

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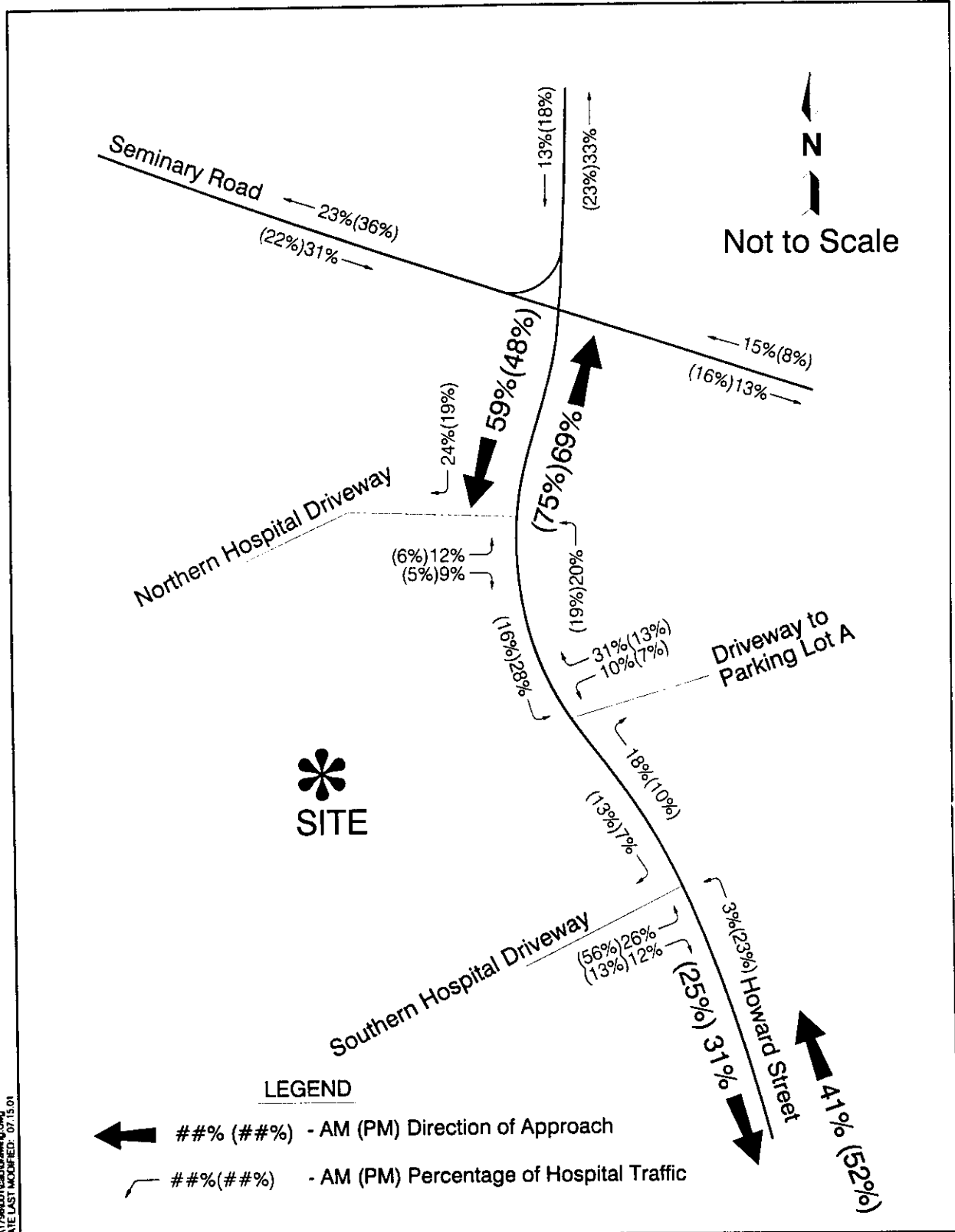


Figure 4
Existing Directional Distribution

14

Existing Parking Conditions

According to the current site plan and manual counts of the emergency room parking lot, the hospital currently has a parking supply of 1,135 spaces (including clinic spaces).

The peak day and time of the week for hospital operations is a Wednesday during late morning, therefore, manual parking occupancy counts were conducted on Wednesday, March 28, 2001 between 11:00 a.m. and 12:00 p.m. These counts indicated that 1,155 vehicles were parked during the peak time period. (Note: illegally parked vehicles and hospital related vehicles parked on Howard Street are included in this total). In addition, a few cars were observed circulating Lot A in search of a parking space and approximately five vehicles were waiting to enter Lot C/D even though the lot was already full. These additional circulating vehicles brought the current parking demand up to 1,164. (NOTE: The hospital has indicated that there may be an additional parking demand associated with patients or visitors who want to park at the hospital but are unable to because of an insufficient supply. An additional parking survey was conducted to observe this phenomenon on Wednesday, May 23, 2001. No one was observed leaving the premises because they could not find a parking space.) The Hospital has conducted its own parking occupancy survey from the week of May 14, 2001 through the week of June 18, 2001 to supplement what had been completed for analysis; these sheets are provided in the Technical Appendix.

In order to account for demands that may exceed the counted peak and to allow for easy turnover of parking spaces, parking lots are typically designed to operate at 85% - 90% capacity. Therefore, the counted parking demand should be increased by a factor of 1.15 in order to determine the current parking requirement (supply needed to meet current demand). Under these considerations, the hospital will require 1,340 spaces to satisfy its current demand. This parking calculation is summarized in Table 3.

**Table 3
Parking Capacity and Demand**

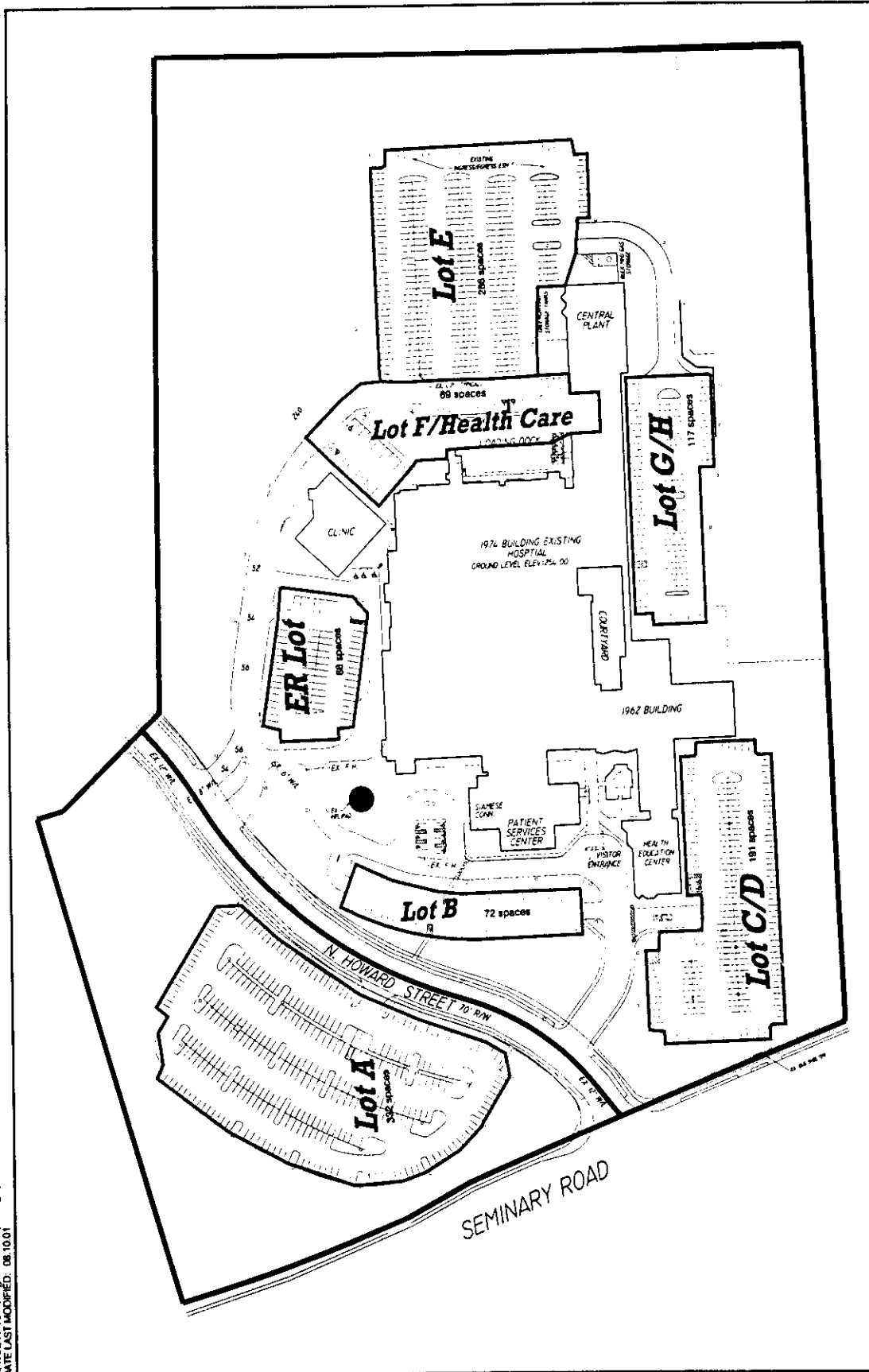
Parking Lot	Supply	Parked Vehicles (11:00 am to 12:00 pm)
Lot A	332	341
Lot B	72	60
Lot C/D	191	191
Lot E & Lot G/H	403	403
Lot F/Health Clinic	69	61
ER Lot	68	68
Residential	N/A	30
circulating and waiting	N/A	10**
Counted Demand	1,135	1,164
Required Parking Supply (includes 1.15 parking factor)		1,340

** Five vehicles were observed circulating Lot A while the lot was completely full and five additional vehicles were observed waiting to enter Lot C/D although the lot was completely full as well.

In addition to the previous table, the following graph (Figure 6) illustrates the existing parking occupancy as compared to parking capacity.

The only parking lot which requires payment is Lot C/D. Rates for the parking lot are as follows: \$1.00 for the first hour, an additional \$0.50 for any additional hour or fraction, and has a maximum \$2.50 charge per day. Lots E and G/H are employee lots and require a key card for access. Lot F is just the clinic parking lot which is considered separate from the hospital. Lot B is the physician's parking lot. Lot A provides free parking for all hospital related vehicles. The emergency parking lot is currently located as indicated in the figure which is currently in front of the emergency room entrance. The locations of the parking lots are illustrated in Figure 5.

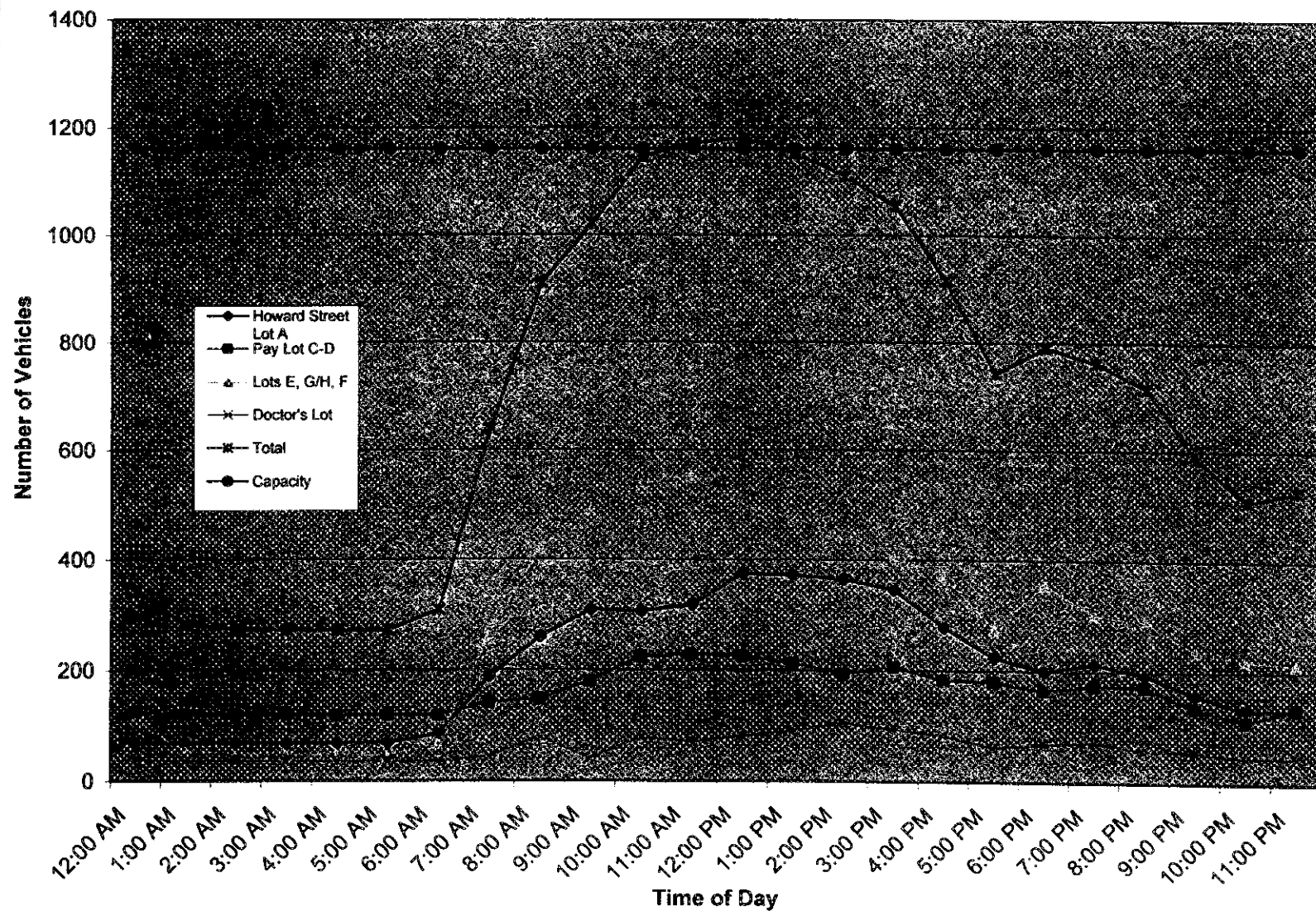
The hospital has an established parking policy which describes the use for each parking lot and the procedures that employees are recommended to follow when parking at the hospital. A more detailed description of this policy is included in this report under the "Parking Management Plan" section.



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Figure 5
Existing Parking Location and Inventory

Figure 6: Existing Parking Occupancy vs. Capacity



Existing Conditions Capacity Analysis

Capacity analyses were performed for the AM and PM peak hours for all of the intersections within the study area for existing conditions. Table 4 shows the existing individual levels of service by movement or approach at each intersection.

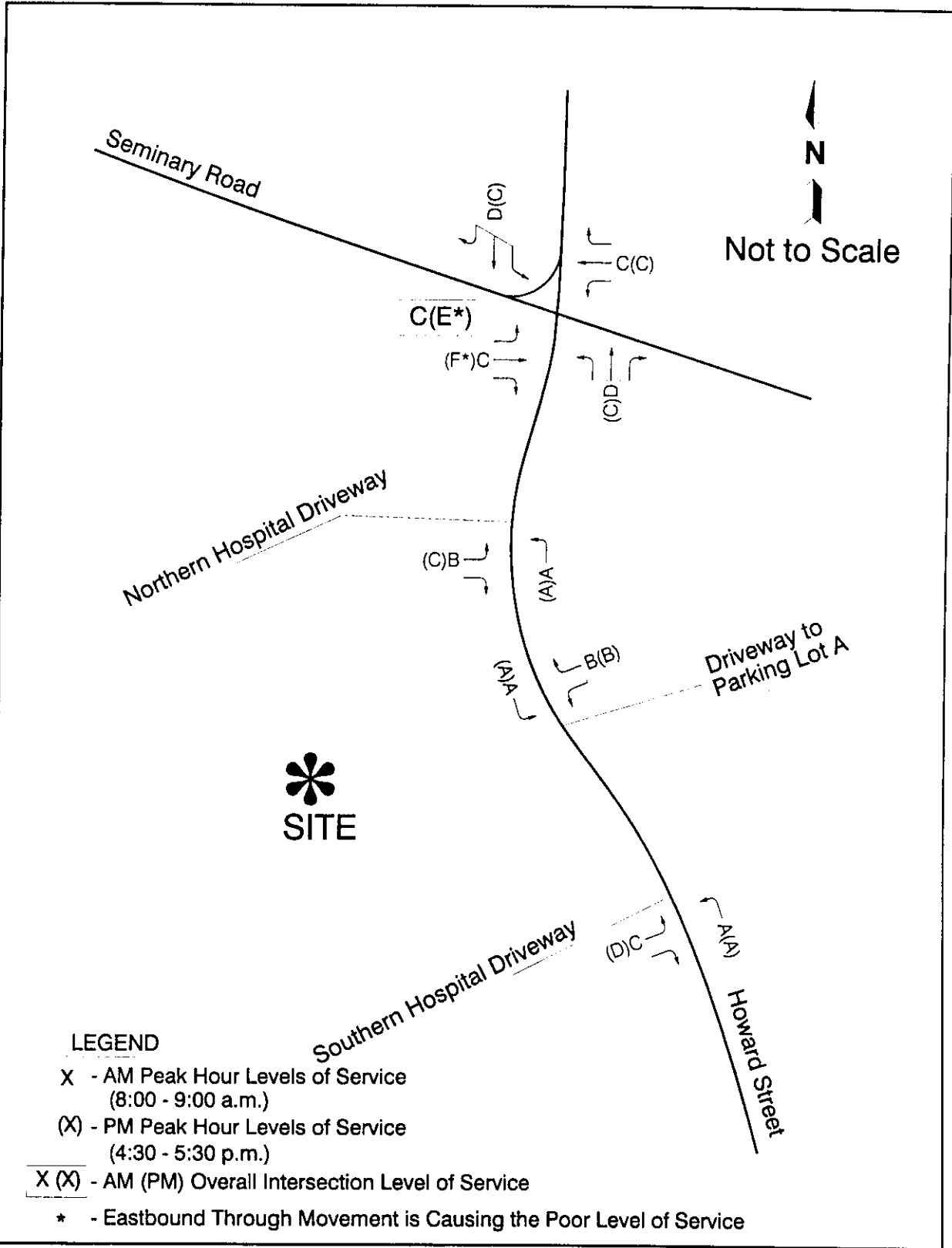
**Table 4
Existing Capacity Analysis**

Roadway Intersection		Level of Service (Delay in Seconds)	
		AM Peak Hour	PM Peak Hour
Seminary Road & Howard Street <i>signalized</i>	Overall Intersection	C(31.9)	E(68.8)
	Eastbound Approach	C(29.6)	F(111.8)
	Westbound Approach	C(29.3)	C(21.8)
	Northbound Left Turn	D(37.9)	C(29.9)
	Southbound Left Turn	D(42.1)	C(32.3)
Howard Street & North Driveway on Howard Street <i>unsignalized</i>	Overall Intersection	N/A	N/A
	Eastbound Approach	B(12.4)	C(17.2)
	Northbound Left	A(8.2)	A(9.1)
Howard Street & Parking Lot A Driveway <i>unsignalized</i>	Overall Intersection	N/A	N/A
	Westbound Approach	B(12.9)	B(12.7)
	Southbound Left	A(8.7)	A(8.5)
Howard Street & South Driveway on Howard Street <i>unsignalized</i>	Overall Intersection	N/A	N/A
	Eastbound Approach	C(15.6)	D(29.9)
	Northbound Left	A(7.8)	A(8.3)

N/A - The HCS 2000 software does not calculate total intersection delay for two-way unsignalized intersections.

The acceptable range for levels of service is typically Level of Service A to Level of Service D. The results of the analysis, however, indicate that the Howard Street/Seminary Road intersection operate at an overall Level of Service E under PM conditions. The problem with this intersection is that only one eastbound through lane is currently provided and additional capacity is necessary to accommodate existing traffic volumes. No hospital traffic utilizes this through lane to either approach or leave the hospital and therefore the additional traffic generated by the Hospital does not exacerbate this condition.

Figure 7 illustrates the levels of service for each movement, approach, and/or overall intersection where necessary. The capacity analysis worksheets can be found in the Technical Appendix following this report.



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Figure 7
Existing Levels of Service

Pedestrians

Pedestrian counts were conducted to observe the number of pedestrians crossing Howard Street from Lot A to the hospital. Pedestrians were counted crossing at each of the three crosswalk locations and at the southern most driveway. The counts indicate that a total of 182 crossed Howard Street during the AM peak hour, and 150 during the PM peak hour. The additional pedestrian counts for the remainder of the weekday and on Saturday are provided in the Technical Appendix.

Field observations indicate that vehicles driving along Howard Street will stop when they see pedestrians in the cross walk. There are pedestrian crossing signs with yellow flashing lights that instruct vehicles to always stop for pedestrians. In addition, pedestrians only attempted to cross Howard Street when breaks in traffic permitted crossing.

Signal Warrant Analysis

A signal warrant analysis was conducted at the hospital's southern most driveway. This signal warrant analysis is based on the *Manual on Uniform Traffic Control Devices* (MUTCD). Based on the criteria of the 11 warrants established for the signal warrant analysis, a signal is not needed at this intersection under existing conditions. The worksheet used for this analysis is provided in the Technical Appendix.

FUTURE BACKGROUND ONLY (2005)

In order to analyze future conditions without the new development, the background traffic in the vicinity of the hospital was increased by a factor of 3% per year for 4 years. The City of Alexandria provided a range from 2.5% to 3.5% to use for the background growth rate, therefore the median of 3% was used for analysis. The resulting volumes are illustrated in Figure 8.

Capacity Analysis

After the growth rate was applied to the background traffic a capacity analysis was conducted again for all intersections included in this study. Table 5 and Figure 9 summarizes the results of this analysis.

**Table 5
Future Background Only (2005) Capacity Analysis**

Roadway Intersection		Level of Service (Delay in Seconds)	
		AM Peak Hour	PM Peak Hour
Seminary Road & Howard Street <i>signalized</i>	Overall Intersection	C(33.3)	F(91.7)
	Eastbound Approach	C(31.5)	F(157.7)
	Westbound Approach	C(30.7)	C(22.3)
	Northbound Left Turn	C(39.1)	C(31.3)
	Southbound Left Turn	C(42.3)	C(32.7)
Howard Street & North Driveway on Howard Street <i>unsignalized</i>	Overall Intersection	N/A	N/A
	Eastbound Approach	B(13.0)	C(18.9)
	Northbound Left	A(8.3)	A(9.3)
Howard Street & Parking Lot A Driveway <i>unsignalized</i>	Overall Intersection	N/A	N/A
	Westbound Approach	B(13.3)	B(13.4)
	Southbound Left	A(8.9)	A(8.7)
Howard Street & South Driveway on Howard Street <i>unsignalized</i>	Overall Intersection	N/A	N/A
	Eastbound Approach	C(17.3)	E(36.9)
	Northbound Left	A(7.9)	A(8.4)

N/A - The HCS 2000 software does not calculate total intersection delay for two-way unsignalized intersections.

The intersections of Howard Street with the North Driveway and the Lot A Driveway operate at acceptable levels of service of Level of Service C or better. The eastbound approach at the intersection of Howard Street and the South Driveway, however, operates at a Level of Service E under PM conditions. The primary movement that contributes to the level of service of this eastbound approach is the eastbound left-turn movement. Existing conditions analysis indicate that the queue length for this movement is three vehicles as compared to the four vehicles calculated in the future background only condition.

Also, the Howard Street/Seminary Road intersection operates at a Level of Service F under PM conditions. This is due to the eastbound approach and more specifically the eastbound through movement. No hospital traffic utilizes this through lane to either approach or leave the hospital and therefore the additional traffic generated by the Hospital does not exacerbate this condition.

Signal Warrant Analysis

With an increase in background traffic the signal warrant analysis was conducted again for the southern most driveway. Again, based on the 11 warrants provided in the MUTCD, a signal is not warranted at this intersection under future background only conditions. The worksheet used for this analysis is provided in the Technical Appendix.

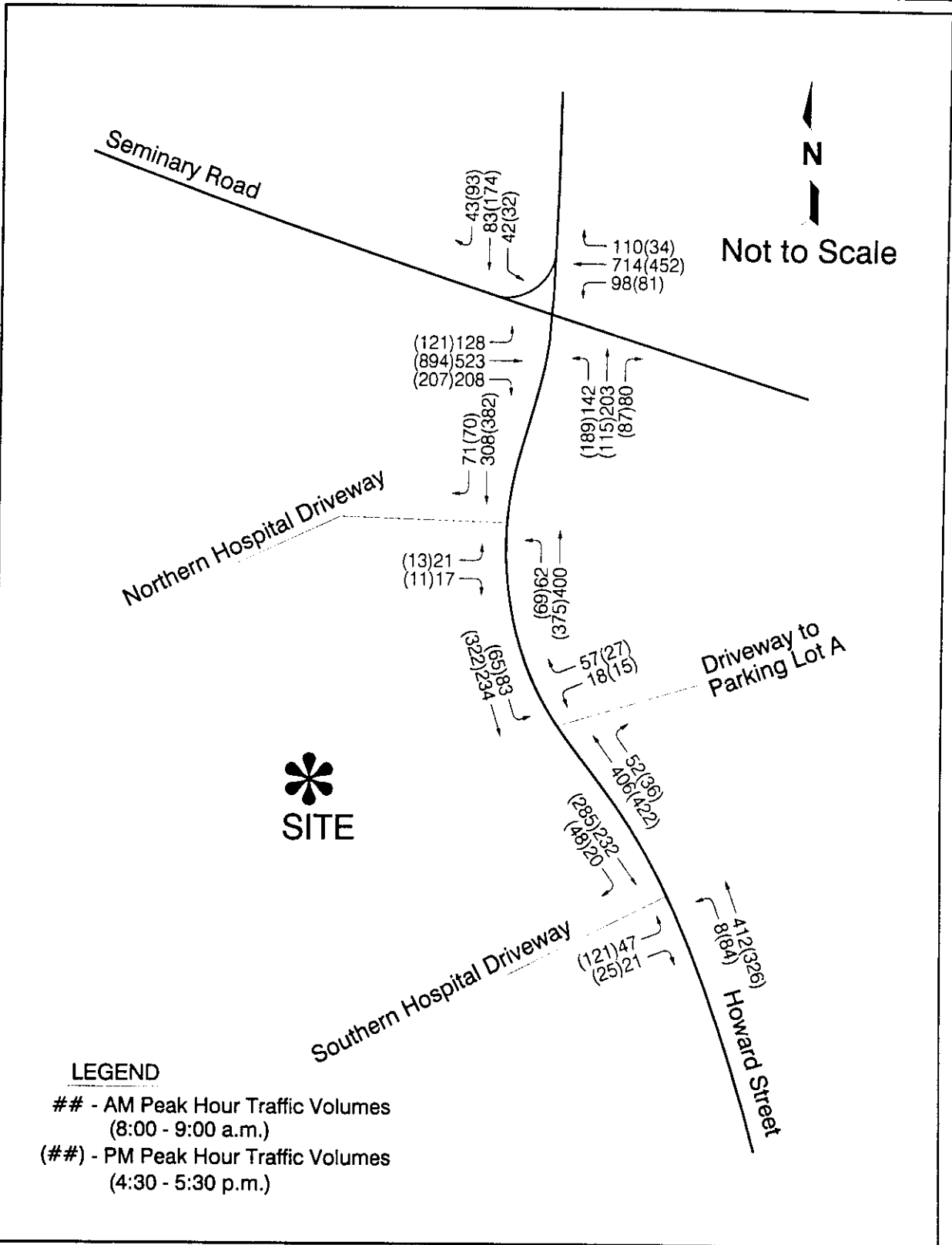
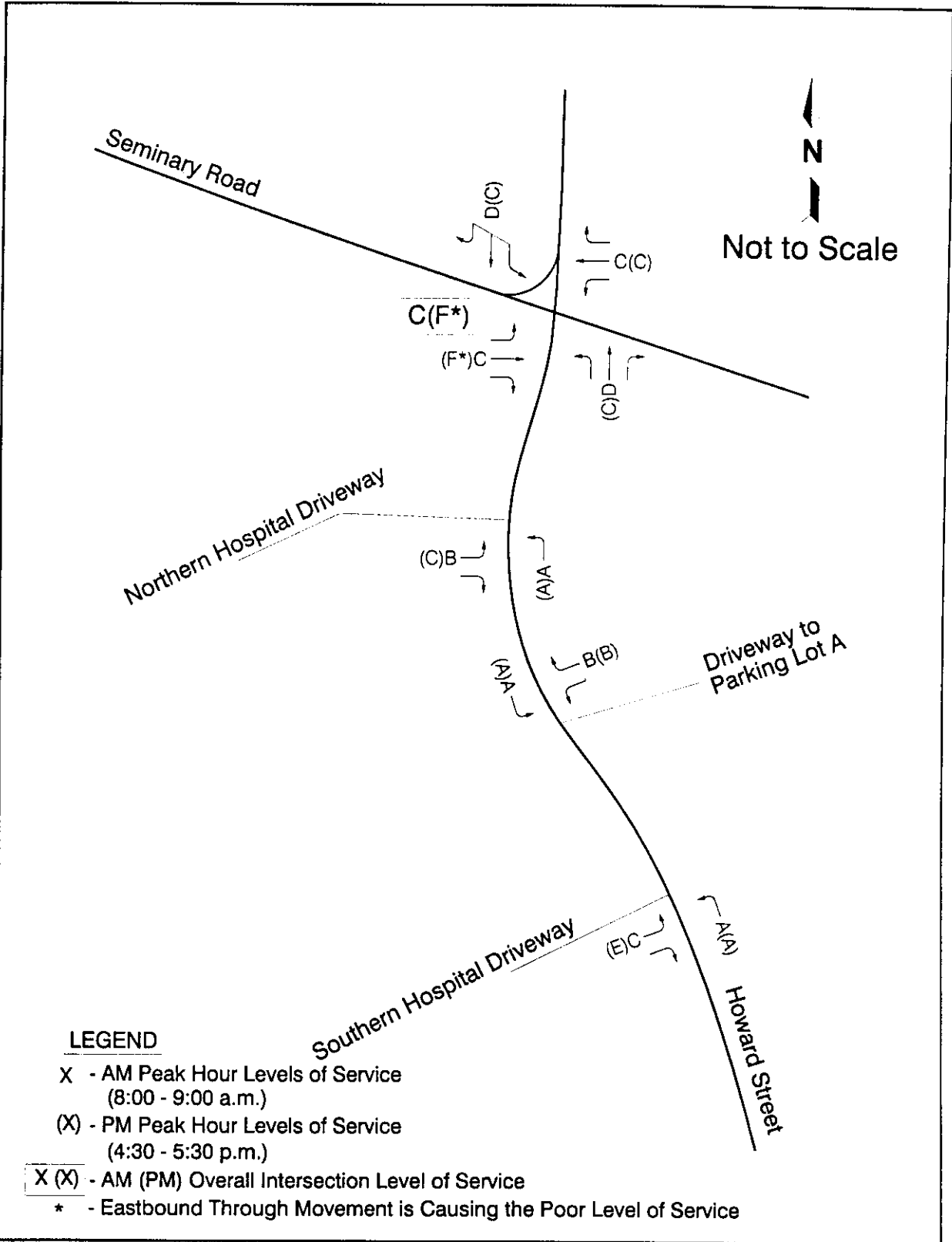


Figure 8
Future Background Only Traffic Volumes (2005)

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Figure 9
Future Background Only Levels of Service (2005)

TOTAL FUTURE CONDITIONS (2005)

Roadway Network

The existing roadway network is not expected to change in the future.

Hospital Operations

The planned hospital expansion will be used for a new emergency department and for additional monitored beds. The current type of hospital activity will remain the same. The increase in size will allow the hospital to treat more people in keeping with the nature of the existing services.

Proposed Expansion Trip Generation

The Hospital has provided that the employee and patient growth rate will be 19.3% over ten years. From this ten year rate, the yearly growth rate for employee and patient growth was calculated to be 1.78% per year. Applying this growth rate to the existing trip generation over four years will yield the future trip generation of the hospital in 2005. These new volumes are presented in Table 6.

**Table 6
Site Trip Generation Calculations (2005)**

Development	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Existing Hospital	296	181	477	372	212	584
Proposed Hospital Expansion	22	13	35	27	16	43
Future Traffic Generation	318	194	512	399	228	627

Proposed Traffic Distribution and Assignment

The new hospital trips were assumed to follow the existing directional distribution along Howard Street and Seminary Road. The only difference between existing and future conditions is the new parking garage expected to be constructed at the current location of the employee Lot E. This will probably lead more people into the southern most driveway due to more parking spaces available. As a result, it was assumed that the same amount of trips will enter at the Lot A driveway and the northern most driveway and the remaining trips will enter and exit at the southern most driveway. This directional distribution is illustrated in Figure 10 and Figure 11 illustrates new hospital only traffic volumes.

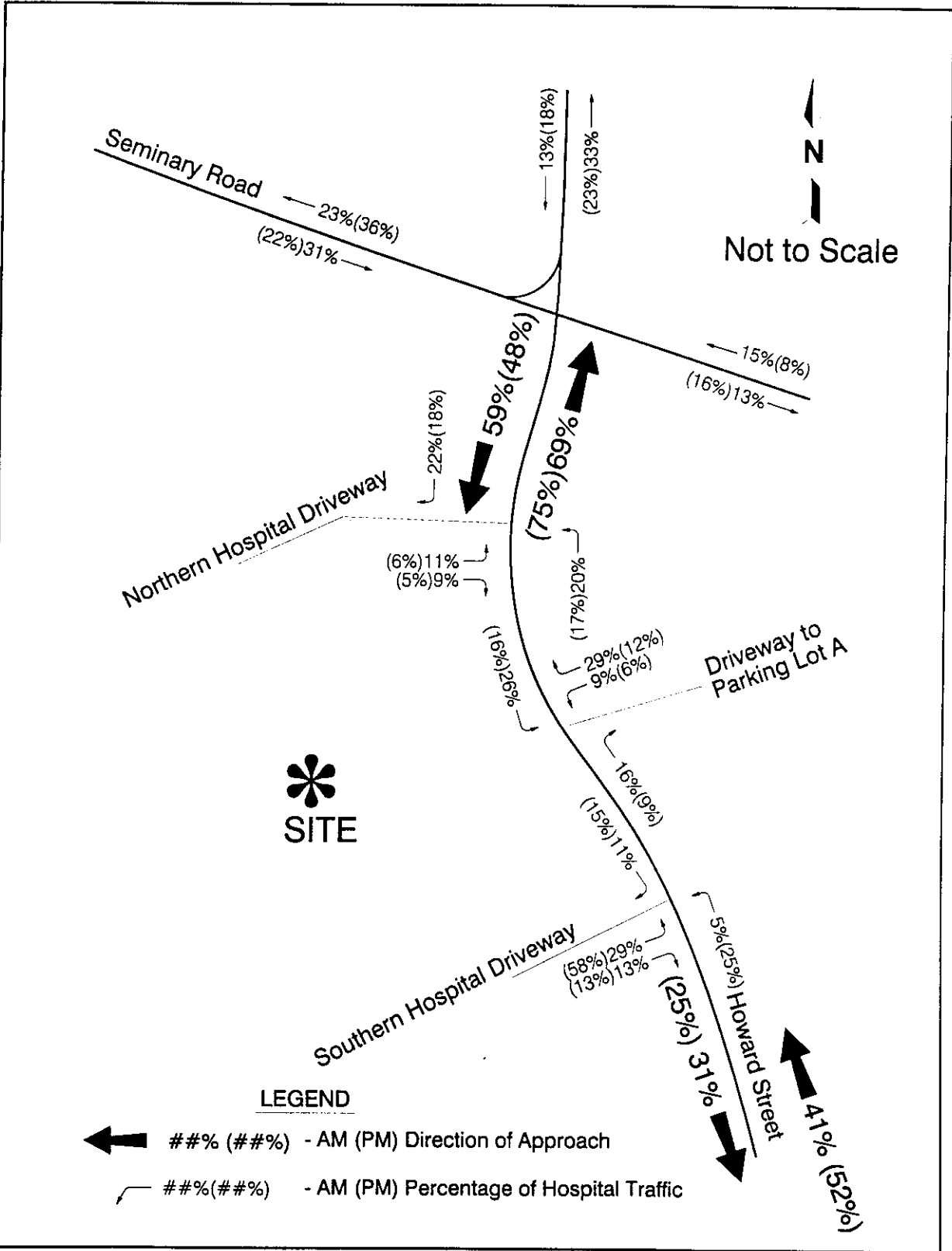


Figure 10
Future Directional Distribution

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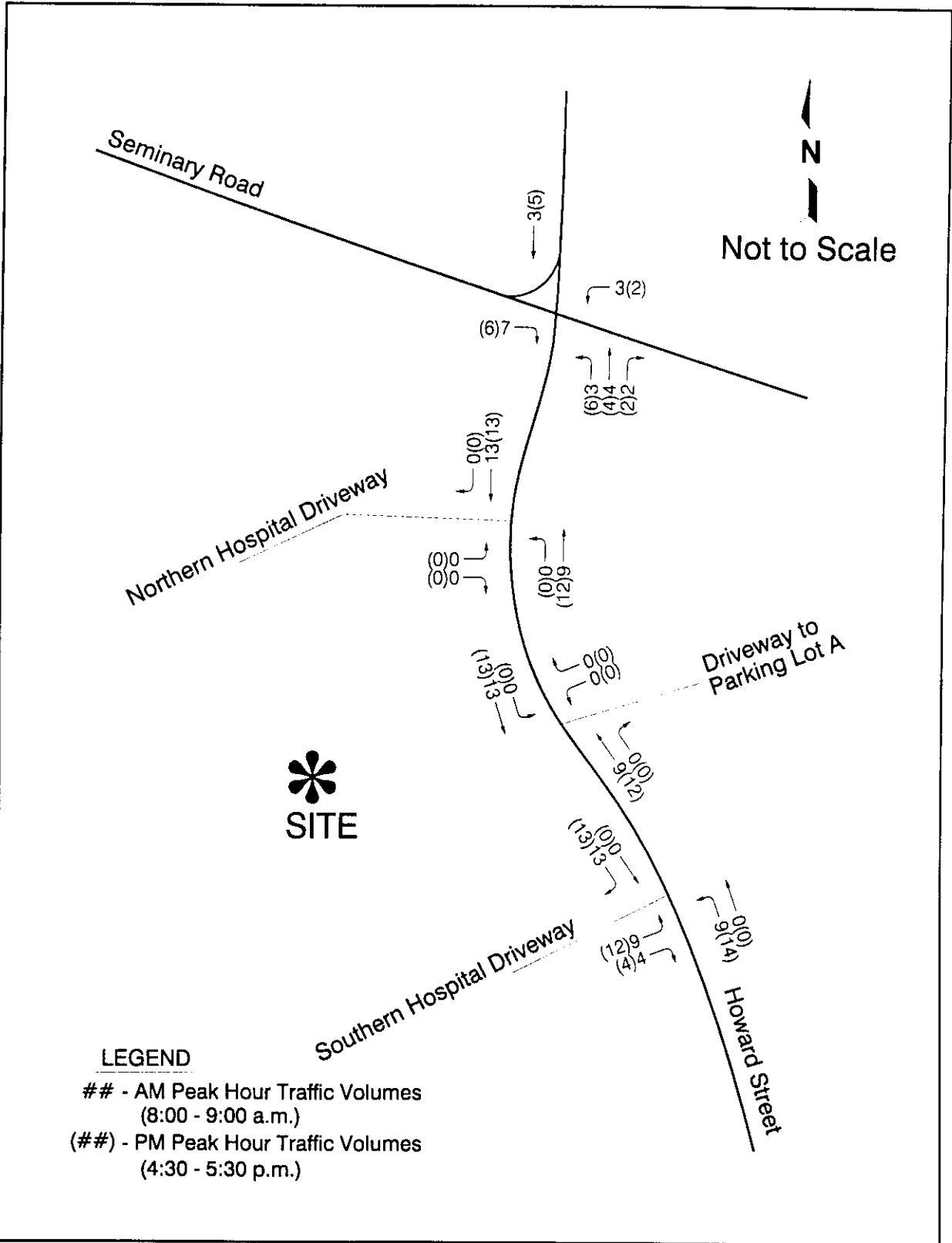


Figure 11
Future Hospital Only Traffic Volumes (2005)
(New Traffic Only)

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Future Parking Conditions

A new parking garage is planned along with the hospital expansion. With this new parking garage the hospital will be able to provide 1,682 parking spaces from the current 1,135 parking spaces. This is 547 more spaces than what is currently provided.

As indicated in the Existing Conditions portion of this report, the current parking needs for the hospital is approximately 1,340 spaces (this number includes a 1.15 parking factor). In order to determine what the needs are for future conditions the 1.78% per year growth factor was applied to the patient population and hospital related vehicles trips into and out of the hospital driveways to the project future 2005 parking demand. After the 1.78% per year growth rate was applied to the 1,340 needed parking spaces the resulting future parking requirements is approximately 1,440 parking spaces.

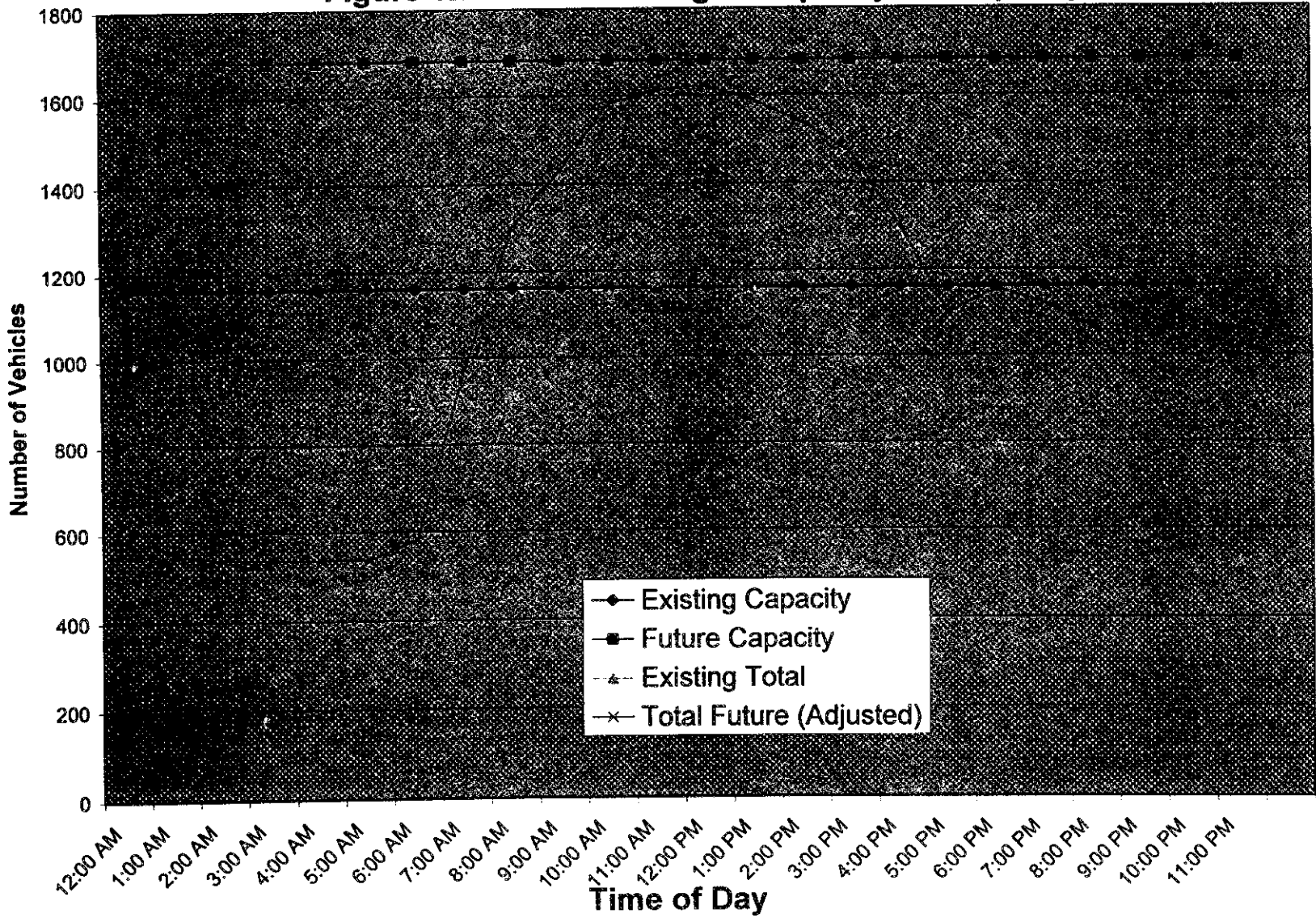
Although the hospital addition and parking garage will be complete in 2005 it will not be utilized fully until 2010. Taking the 19.3% over ten year growth factor and applying it to the existing parking requirements of 1,340 spaces, the future 2010 parking requirements is estimated to be 1,600 parking spaces. The following graph (Figure 12) illustrates how the future parking occupancy compares with the future parking capacity.

The hospital does not plan to deviate from its existing parking policies and procedures as established in the hospital's "Policy and Procedure Manual". A summary of these policies and procedures may be found in this report under the section for "Parking Management Plan".

Future Traffic Volumes

In order to determine the affects of the added hospital traffic on the surrounding roadway network, the new hospital traffic volumes were added to the existing volumes. These volumes are illustrated in Figure 13.

Figure 12: Future Parking Occupancy vs. Capacity



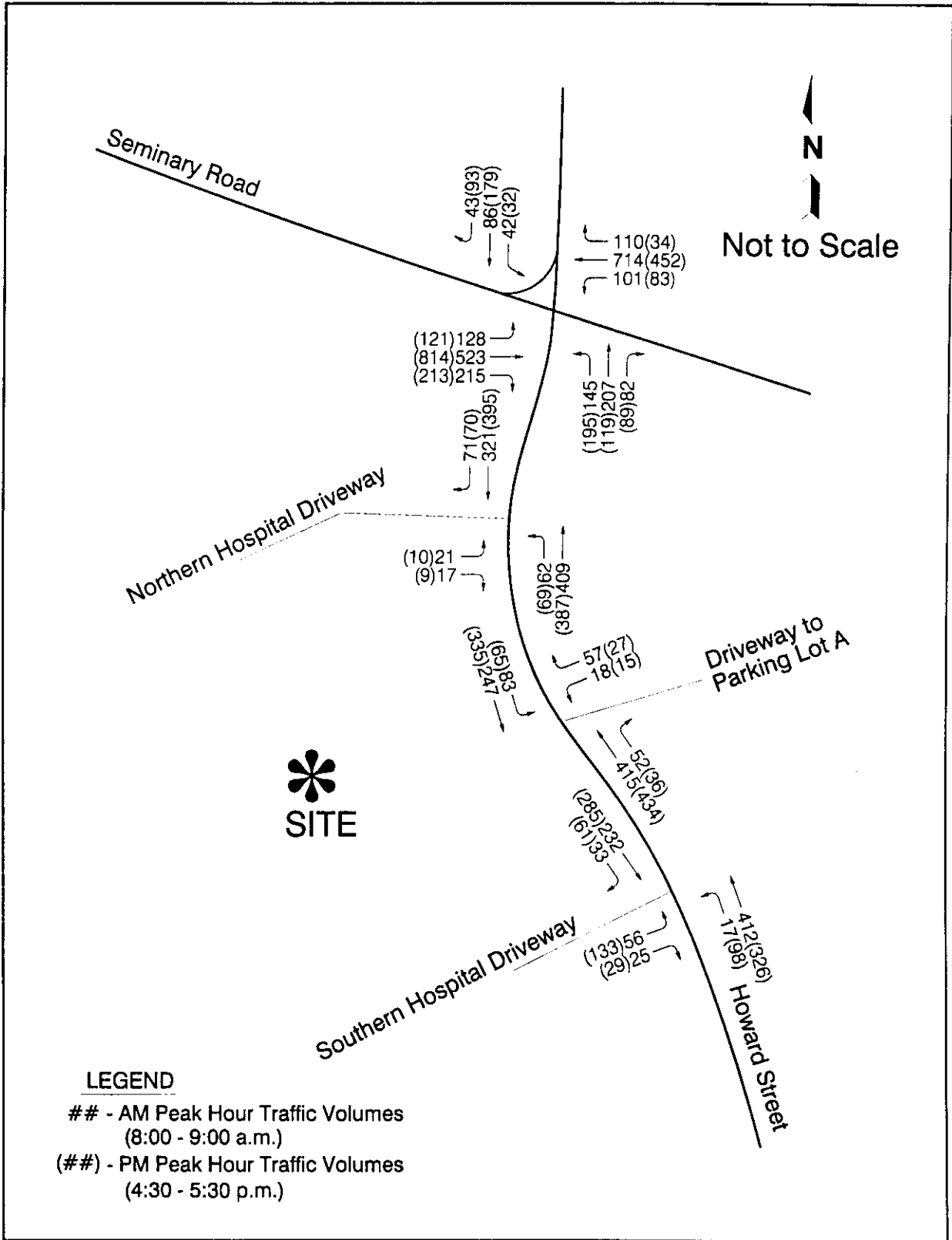


Figure 13
Total Future Traffic Volumes (2005)

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Future Development Capacity Analysis

A capacity analysis was performed for the year 2005 future conditions with development for the intersections contained within this study with the results of the capacity analysis summarized in Table 7 and Figure 14. The HCS analysis worksheets for all scenarios are provided in the technical appendix of this report.

**Table 7
Total Future Capacity Analysis (2010)**

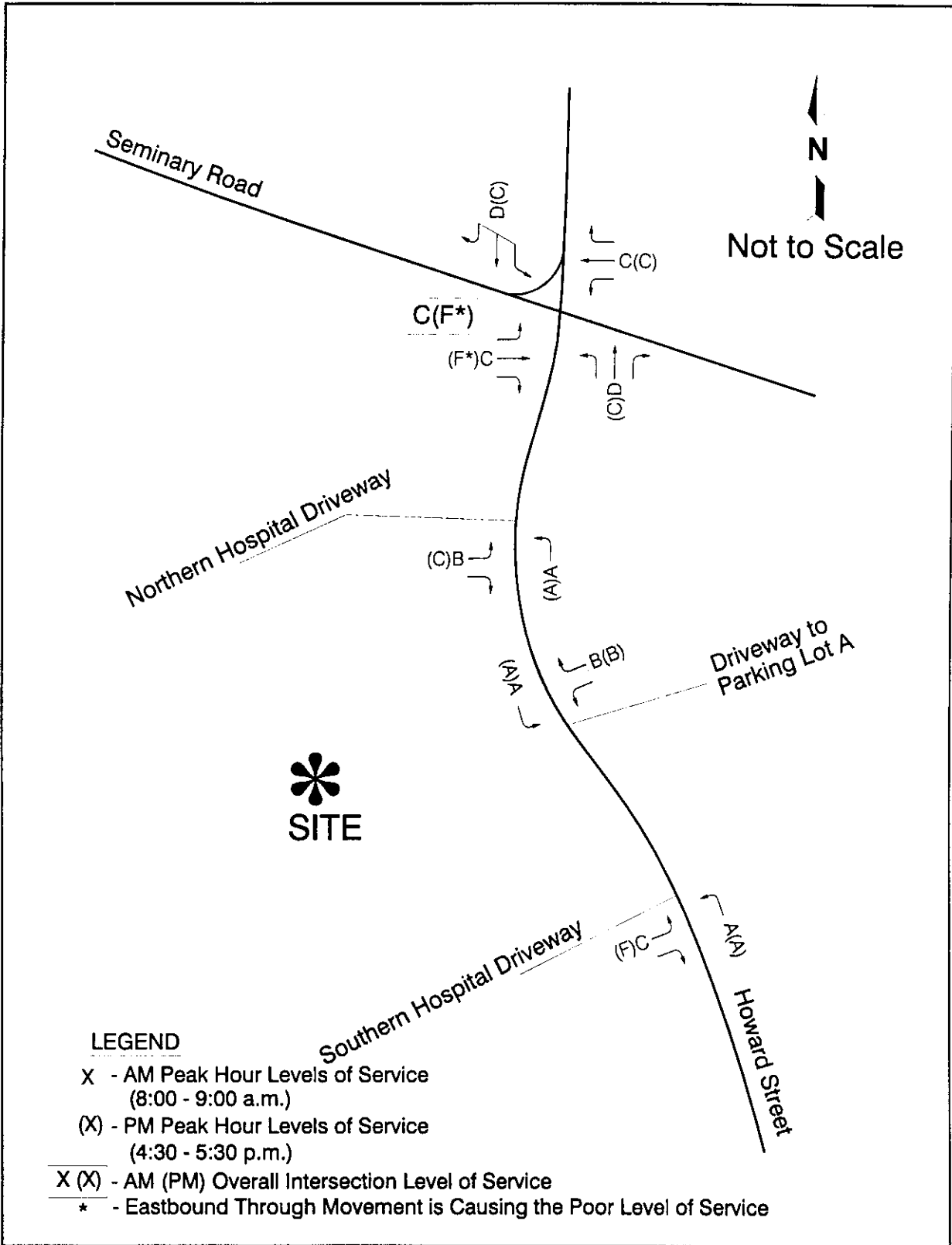
Roadway Intersection		Level of Service (Delay in Seconds)	
		AM Peak Hour	PM Peak Hour
Seminary Road & Howard Street <i>signalized</i>	Overall Intersection	C(33.4)	F(94.1)
	Eastbound Approach	C(31.5)	F(157.1)
	Westbound Approach	C(30.7)	C(22.3)
	Northbound Left Turn	D(39.4)	C(31.0)
	Southbound Left Turn	D(42.4)	C(29.6)
Howard Street & North Driveway on Howard Street <i>unsignalized</i>	Overall Intersection	N/A	N/A
	Eastbound Approach	B(13.2)	C(19.5)
	Northbound Left	A(8.3)	A(9.4)
Howard Street & Parking Lot A Driveway <i>unsignalized</i>	Overall Intersection	N/A	N/A
	Westbound Approach	B(13.5)	B(13.6)
	Southbound Left	A(8.9)	A(8.7)
Howard Street & South Driveway on Howard Street <i>unsignalized</i>	Overall Intersection	N/A	N/A
	Eastbound Approach	C(18.9)	F(50.1)
	Northbound Left	A(8.0)	A(8.5)

N/A - The HCS 2000 software does not calculate total intersection delay for two-way unsignalized intersections.

As Table 7 indicates, the same problem identified in the future background only condition still exists. The eastbound approach at the southern most driveway at the Seminary Road/Howard Street intersection operates poorly at a Level of Service F.

The problem at the southern most driveway began with increasing the background traffic under the Future Background Only Condition. Taking a closer look at the queue length, as was done with the future background only condition, the maximum number of vehicles queued making the eastbound left-turn lane is five vehicles. This is only one more than the future background only condition and only two more than existing conditions. In addition, as is discussed in this section, a traffic signal is not warranted based on these traffic volumes.

The problem with the Seminary Road/Howard Street intersection, the eastbound approach operates poorly as it did under existing and future background conditions. As stated earlier, the reason for the poor operation of this approach is the eastbound through movement, however, no hospital traffic utilizes this through lane to either approach or leave the hospital and therefore the additional traffic generated by the Hospital does not exacerbate this condition.



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Pedestrians

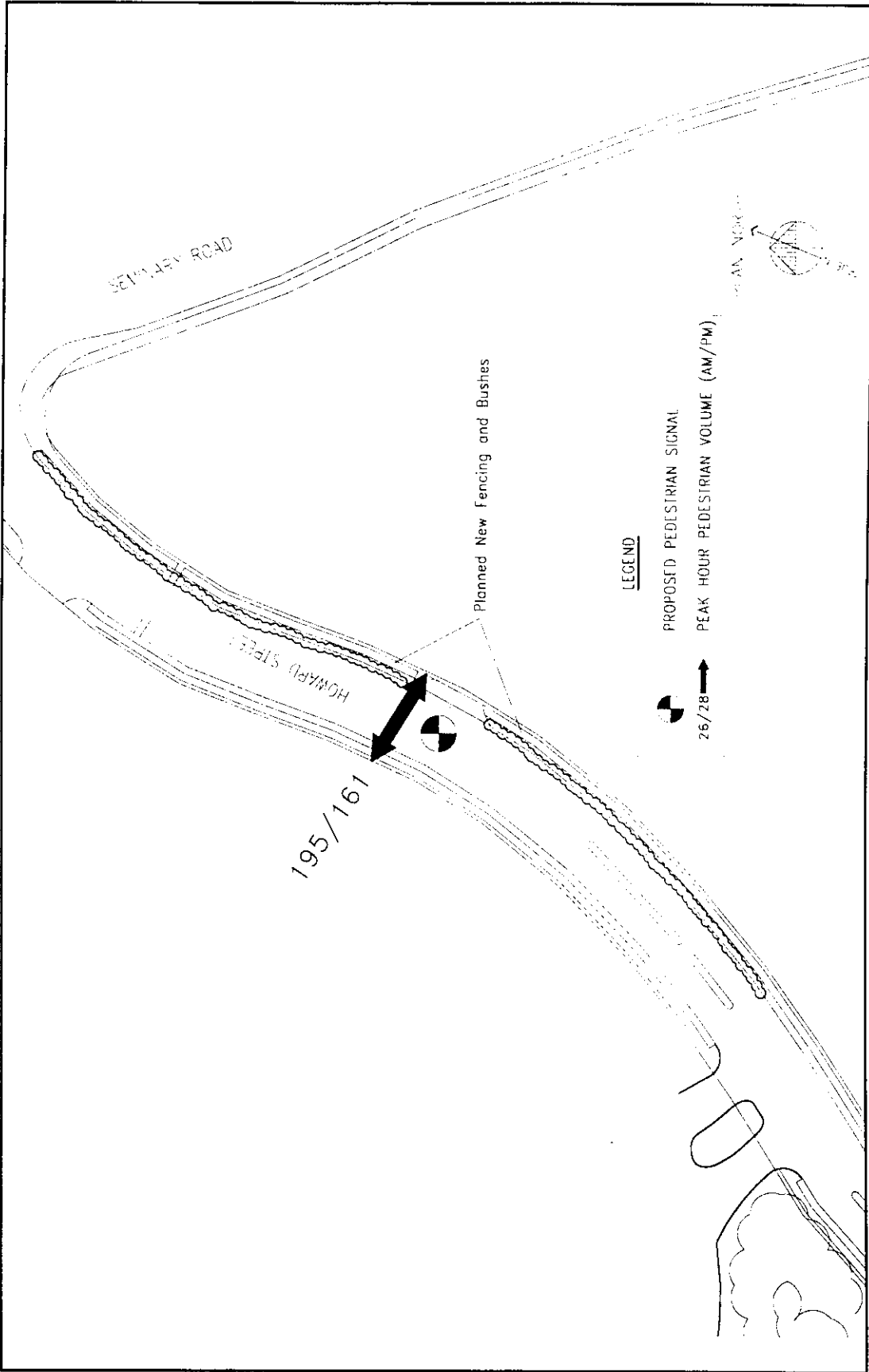
The 1.78% per year growth factor (from the 19.3% over ten year growth rate supplied by the hospital) was applied to the existing number of pedestrians to determine the future number of pedestrians. This resulted in 195 pedestrians crossing Howard Street during the AM peak hour and 161 pedestrians during the PM peak hour.

The City of Alexandria has indicated that a pedestrian signal will be installed near the driveway that leads to Lot A on the east side of Howard Street. With this signal, fence, and bushes will be planted along Howard Street on the same side as Lot A. The new fence and bushes will encourage pedestrians to cross Howard Street to/from Lot A to the Hospital at one point with a pedestrian signal. This will minimize the number of conflicts between pedestrians and vehicles on Howard Street.

Figure 15 illustrates the expected pedestrian traffic volumes crossing Howard Street and how the planned bushes will be placed along Howard Street.

Signal Warrant Analysis

Under Total Future conditions, there will be an increase in both hospital and background traffic as compared to existing conditions. As a result, another signal warrant analysis was conducted at the southern most driveway to determine if a traffic signal will be needed in the future (2005). Again, based on the 11 warrants found in the MUTCD, a signal is not needed at this intersection in 2005. The worksheet used for this analysis is provided in the Technical Appendix.



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Figure 15
Future Pedestrian Activity

RIGHT-TURN LANE ANALYSIS

As requested by the City of Alexandria, the report NCHRP 279 was used to determine if an exclusive right-turn lane was required for the eastbound approach and the northbound approach at the Howard Street/Seminary Road intersection.

Currently, the eastbound approach provides an exclusive right-turn lane along with an exclusive left-turn and a through lane. After conducting the capacity analysis for existing conditions, it is evident that this movement will need a second through lane; therefore, the existing right-turn lane is recommended to be converted to a shared through/right-turn lane under existing conditions.

The NCHRP 279 report right-turn lane guidelines are primarily for rural intersections. There report did, however, state the following:

No specific warrants or guidelines are apparent for low speed, urban intersections. Engineers generally rely on capacity analyses and accident experience when considering right-turn lanes. In rural areas, focus is primarily on a combination of through and right-turning volume.

According to the NCHRP 279 report, since this intersection is an urban intersection the main factor used to determine if a right-turn lane is needed is to use the capacity analysis results. According to the Level of Service, a northbound or eastbound exclusive right-turn lane is not necessary. Due to other reasons (ie. Emergency service vehicles), however, an exclusive right-turn lane may be necessary.

PRELIMINARY PARKING MANAGEMENT PLAN

This "Preliminary Parking Management Plan" is currently being reviewed by the Hospital. The intent of this plan is to guide the hospital as they create a formal Parking Management Plan for future operations.

This section of this report describes the hospital's existing "Policy and Procedure Manual: Parking Regulations and Enforcement" as well as several enhancements to this plan to improve existing conditions that are adversely affecting the operations of the hospital as well as the neighboring communities. The parking objectives at the Hospital are to provide adequate parking for the hospital operations including employees, patients and guests while maintaining a system to monitor the parking operations and enforce the plan objectives.

The plan will be administered by the administration department of the hospital with assistance from the members of the security department as it relates to monitoring of parking conditions and the enforcement of the objectives of the plan. The primary shortcomings of the existing parking operations have been the lack of an organized parking scheme, the illegal parking of vehicles and the lack of a fair and consistent enforcement program.

The following outlines the structure of the proposed Parking Management Plan and provides the primary framework for organizing the parking conditions at the Hospital.

Plan Objectives

- ◆ Provide adequate parking for the operations of the hospital including employees, visitors and guests;
- ◆ Minimize illegal parking in the hospital parking lots as well as the adjacent public streets;
- ◆ Develop a system to monitor parking operations; and
- ◆ Develop an enforcement system to discourage parking conditions in conflict with the objectives of the plan.

Section 1.0 - Vehicle Registration

All employees and staff must register vehicles they will be parking at the hospital with the Security Department. A color coded registration sticker will be issued for each vehicle depending on the employees position at the hospital. The stickers will be utilized to identify the level of staff member and determine if the vehicle is appropriately parked. The procedures for obtaining and displaying the stickers will be as follows:

- ◆ 1.1 - All employees will report to the security department to obtain a sticker for their vehicle.
- ◆ 1.2 - Different staff levels (i.e. Doctors, Board Members, maintenance staff) will be given different stickers consistent with their staff level.
- ◆ 1.3 - Stickers should be displayed on the driver's side window toward the rear.
- ◆ 1.4 - Motorcycles should display the sticker on the rear fender.

Section 2.0 - Parking Regulations

All employees, staff, patients, and visitors are required to obey all posted traffic signs, regulations, and observe the vehicle code of the Commonwealth of Virginia. This includes parking in legally designated areas within striped parking spaces.

- ♦ 2.1 - Employees found in violation of handicapped parking restrictions and/or fire lanes will be reported to the Alexandria Police Department (APD) for ticketing.
- ♦ 2.2 - Employees with handicapped license plates shall park in the handicapped spaces in the rear employee lot.
- ♦ 2.3 - Employees found in violation of hospital Parking Regulations, such as parking in Cancer Center spaces, Employee of the Year space, or Clinic spaces, ER/outpatient parking lot, or any other lot except for the new parking garage will be ticketed by the Security Department as outlined in Section 4.0.

Section 3.0 - Parking Lot Access

The revised Hospital plan will provide the addition of a parking structure in the rear of the property replacing a portion of the existing Lot E. This garage will be intended for the sole use of the hospital employees. In addition, this lot will house all general employees. This will provide an opportunity to consolidate employee parking while at the same time increase the availability for patient and visitor parking. The primary goal is to provide adequate parking for the needs of the hospital while minimizing all illegal parking on site and along residential roads. The following sections outlined the intended use of all of the proposed parking lots. The lots are displayed on Figure 5.

- ♦ 3.1 - Paid Parking Lot - All parking in this lot is subject to the posted fee and is not intended for use by the employees with the exceptions noted below:
 - All inpatients and outpatients, volunteers, clergy, blood donors, NICU patient family members, and members of TWIG, the Ladies Auxiliary and the Board of Lady Managers may park in this lot without charge. During regular working hours, the Volunteer Office validates tickets for all volunteers, members of TWIG, the Ladies Auxiliary, and the Board of Lady Managers. All other times, the Information Desk validates parking tickets for these individuals. The Information Desk also validates tickets for clergy; the Blood Donor Room validates tickets for blood donors; and inpatients and outpatients are validated when at the Information Desk or the place of service.
 - All MCP employees Level 9 and above may park in this lot.
 - Members of the Board of Directors, medical staff members, and retirees holding a yellow retiree courtesy card may park in this lot without charge.
 - Administrative departments with a parking validations stamp may validate parking tickets.
 - Senior Health Access Program members may park in this lot for a not to exceed cost of \$.50 per day. Proper Senior Health Access membership identification and Health Promotion and Wellness identification must be presented upon exiting the lot in order to receive this discount.

- ♦ 3.2 - *Howard Street Lot* - This Lot will be gated and available only to patients and visitors of Alexandria Hospital with the following rules:
 - 1) Patients will be able to have their tickets validated for free parking.
 - 2) Visitors will have to pay the same rate as the existing Paid Parking Lot.
- ♦ 3.3 - *Emergency/Outpatient Lot* - This Lot is restricted to outpatients and Emergency Department patients with the following exceptions:
 - On-call Personnel:
 - 1) The Security Department will issue an appropriate number of on-call parking permits to selected department directors.
 - 2) The permits are not transferable among departments.
 - 3) Personnel may park in this lot with a valid on-call parking permit between the hours of 1700 - 0800.
 - 4) The permit must be displayed on the car dashboard.
 - 5) All cars displaying the on-call permit must also have a valid Hospital parking sticker as outlined in Section 1.0.
- ♦ 3.4 - *"H" Lot* - This Lot is accessible through the main employee lot, and is available to all employees.
- ♦ 3.5 - *Doctors Lot* - This Lot is restricted to members of the hospital Medical Staff and Board of Director members.
- ♦ 3.6 - *Clinic Parking* - Reserved for the use of the clinic during the times the clinic is open. Available to patients and visitors at all other times.
- ♦ 3.7 - *Employee Lot/Garage Access* - All employee lots and the garage at the rear of the hospital are accessed by using the Hospital ID card to activate the gate(s). Parking spaces in all areas are open to employees on a first come first serve basis.
- ♦ 3.8 - *Construction Crew/Service Repairmen/Vendor Parking* - Contractors, vendors, and repair workers conducting official business at the hospital may park their company vehicles in the designated area at the rear of the hospital by the loading dock. Non-official vehicles of construction crews and other non-employee workers must park in the Howard Street lot. Only official company vehicles will be allowed to park by the loading dock under conditions set forth below.
 - Procedures for Official Company Vehicles
 - 1) All outside contractors, repair persons and vendors conducting official business at the hospital must register with Security each company vehicle they wish to park in the loading dock area.
 - 2) Security will issue a permit for each company vehicle which will include the name of the company, the name and number of the principal contact person, and a number of description of the work area(s) where the owner can be contacted should the vehicle have to be moved.

- 3) Vehicles parked by the loading dock without permits will be subject to immediate towing.
- 4) Non-company vehicles must park in the Howard Street Lot.
- 5) Engineering will be responsible for informing contractors and service repairmen of these parking procedures. Purchasing will be responsible for informing vendors.

Section 4.0 - Parking Enforcement Procedures

The intent of the parking enforcement is to promote conformity with the procedures of the parking management plan. The goal is to educate the employees about the parking management structure and institute a violation system to help improve conformity with the plan. The following are the enforcement procedures:

- ♦ 4.1 - At all times, the hospital reserves the right to tow any vehicles that may pose a threat to the safety of the hospital, employees, patients, visitors, or physicians.
- ♦ 4.2 - First Violation - A copy of a violation/warning will be sent to the Department Head and Vice President.
- ♦ 4.3 - Second Violation - A second violation of any parking policy within 6 months of the first violation will result in a written fine to be payable within 30 days.
- ♦ 4.4 - Third Violation - A third violation within a year from the first violation will result in an immediate suspension for a period of time determined by the administration.
- ♦ 4.5 - Fourth Violation - A fourth violation within a year from the first violation will result in significant disciplinary action up to and including termination.

Section 5.0 - Residential Parking Restrictions

The hospital does not endorse parking along residential roadways by employees and has taken measures to prevent any future occurrence. The development of a vehicle registration system and the provision of the new employee garage will be two key elements helpful in reducing this situation. If an employee is caught parking on residential streets, the Hospital will follow its Parking Enforcement Procedures as outlined in Section 4.0.

Section 6.0 - Promote Commuting Alternatives

In order to further decrease the demands on parking, the hospital administration will make an effort to help educate the employees on alternative choices of commuting. This will help reduce the likelihood of illegally parked vehicles and vehicles parking on the residential streets. Some alternatives are listed below:

- ♦ 6.1 - Metrobus and Dash bus stops exist along Howard Street and Seminary Road adjacent to the Hospital. Employees may choose to utilize these services for their commuting options.
- ♦ 6.2 - The Hospital could make an effort to promote carpooling and ride sharing for employees as a means to reduce the need for parking spaces.

CONCLUSIONS

This report presents the findings of a traffic impact and parking analysis for the planned expansion of INOVA Alexandria Hospital (Alexandria Hospital) in Alexandria, VA. The major components of the Alexandria Hospital expansion include the following:

- ♦ A new emergency department and additional monitored beds;
- ♦ Increasing employee and patient levels by 19.3% over a ten year period (growth rate provided by the hospital) at approximately 1.78% per year; and
- ♦ Construction of a new 750 parking space garage in Lot E would provide an adequate supply of parking spaces to accommodate future numbers of patients, employees, and visitors of the Hospital.

The hospital expansion and garage projects are scheduled to be complete by the year 2005; however, patient and employee levels are not projected to reach maximum levels until the year 2010. The analysis completed in this report analyzed future conditions through 2005 (four years into the future).

Based on analysis, the following major conclusions were determined:

- ♦ The proposed hospital expansion will not cause a significant impact along Howard Street or Seminary Road.
- ♦ The new parking garage that is planned to be constructed along with the hospital expansion will provide enough parking to accommodate future conditions.
- ♦ Calculations indicate that there will be a sufficient number of parking spaces to accommodate the future number of patients, employees, and visitors in 2010.
- ♦ The hospital has an established parking policy which describes the use for each parking lot and the procedures that employees are recommended to follow when parking at the hospital. This plan will be updated and improved to continue to monitor and control future parking to ensure acceptable parking conditions.
- ♦ The City of Alexandria has indicated that a pedestrian signal is planned for pedestrians crossing Howard Street to/from Lot A and the hospital building. Fencing and bushes are planned to be placed along the east side of Howard Street which will encourage pedestrians to cross Howard Street at only one point.
- ♦ The results of the capacity analysis indicate that under existing conditions the Howard Street/Seminary Road intersection operate at an overall Level of Service E under PM conditions. The problem with this intersection is that only one eastbound through lane is currently provided and additional capacity is necessary to accommodate existing traffic volumes. No hospital traffic utilizes this through lane to either approach or leave the hospital and therefore the additional traffic generated by the Hospital does not exacerbate this condition.



TECHNICAL APPENDIX

APPENDIX A

EXISTING MANUAL TRAFFIC VOLUMES

APPENDIX B

AUTOMATIC TRAFFIC RECORDER VOLUMES

APPENDIX C

MANUAL PEDESTRIAN COUNTS

APPENDIX D

HIGHWAY CAPACITY ANALYSIS

APPENDIX E

SIGNAL WARRANT ANALYSIS WORKSHEETS: SOUTHERN DRIVEWAY

APPENDIX F

AMBULANCE INFORMATION
(CITY OF ALEXANDRIA FIRE & EMS DEPARTMENT)

APPENDIX G

SUPPLEMENTAL PARKING OCCUPANCY SURVEY
(CONDUCTED BY HOSPITAL STAFF)

APPENDIX H

SCOPING LETTER FROM CITY OF ALEXANDRIA

APPENDIX A
EXISTING MANUAL TRAFFIC VOLUMES

Intersection Traffic Volume Counts and Peak Hour Volume

AM PEAK HOUR

JOB NAME: Alexandria Hospital
 PROJECT NO.: 1796 001
 LOCATION: Alexandria Hospital
 CITY/COUNTY: Alexandria

COUNTED BY: Tyrone Green
 DAY & DATE: May 9, 2001
 INTERVAL: 15 minute
 WEATHER: Sunny

NB. APPROACH: Howard Road
 SB. APPROACH: Howard road

EB. APPROACH: Emergency Room Entrance
 WB. APPROACH: Emergency Room Entrance

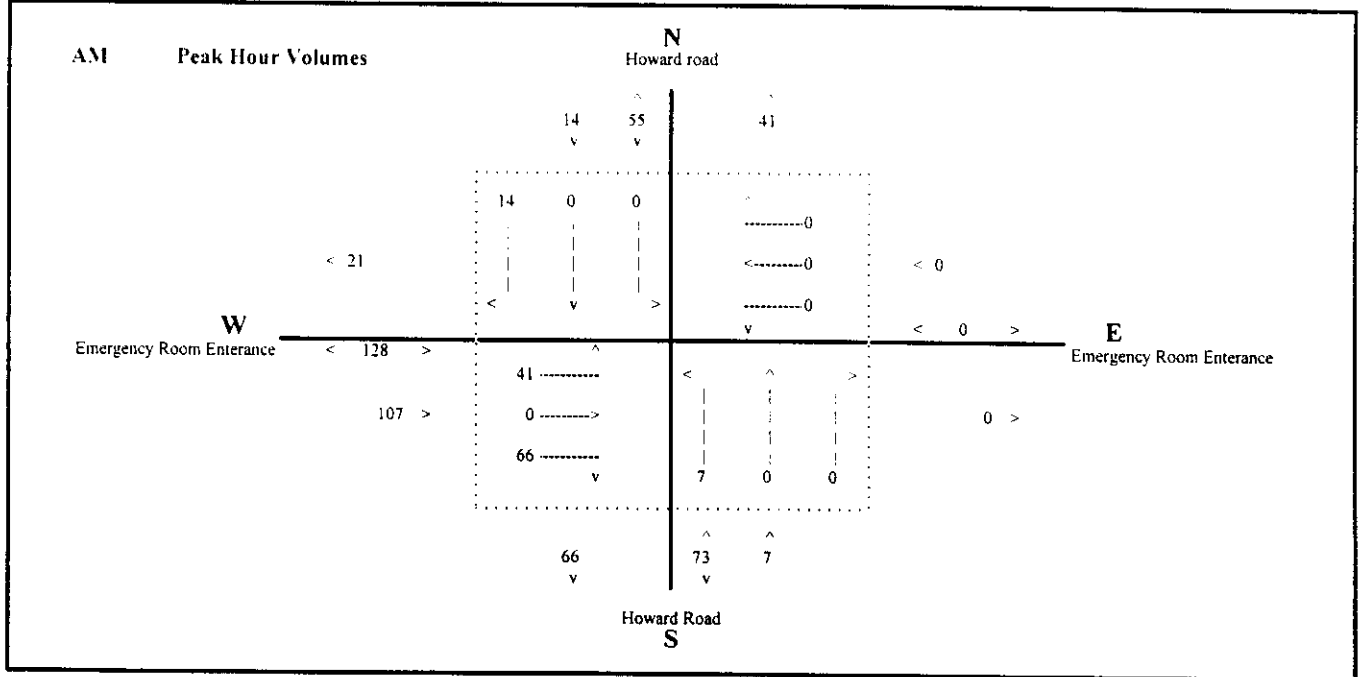
COUNTS

AM	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
7:00 AM	- 7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	26	123	0.81
7:15 AM	- 7:30 AM	2	0	0	0	0	0	0	0	0	0	0	0	29	128	0.84
7:30 AM	- 7:45 AM	3	0	0	0	0	0	0	0	0	2	0	0	38	121	0.80
7:45 AM	- 8:00 AM	3	0	0	0	0	0	0	0	0	2	0	0	30	108	0.87
8:00 AM	- 8:15 AM	6	0	0	0	0	0	0	0	0	3	0	0	31	94	0.76
8:15 AM	- 8:30 AM	6	0	0	0	0	0	0	0	0	1	0	0	22	63	0.63
8:30 AM	- 8:45 AM	4	0	0	0	0	0	0	0	0	0	0	0	25	41	0.41
8:45 AM	- 9:00 AM	2	0	0	0	0	0	0	0	0	4	0	0	16	16	0.25
9:00 AM	- 9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
9:15 AM	- 9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
9:30 AM	- 9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
9:45 AM	- 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
10:00 AM	- 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
10:15 AM	- 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
10:30 AM	- 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
10:45 AM	- 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
AM	TOTAL	26	0	0	0	0	0	0	0	12	117	0	62	217	128	

PEAK HOUR VOLUMES

AM	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF	
		R	T	L	R	T	L	R	T	L	R	T	L				
7:15 AM	- 7:30 AM	2	0	0	0	0	0	0	0	0	0	17	0	10	29	---	---
7:30 AM	- 7:45 AM	3	0	0	0	0	0	0	0	0	2	19	0	14	38	---	---
7:45 AM	- 8:00 AM	3	0	0	0	0	0	0	0	0	2	14	0	11	30	---	---
8:00 AM	- 8:15 AM	6	0	0	0	0	0	0	0	0	3	16	0	6	31	---	---
TOTAL		14	0	0	0	0	0	0	0	7	66	0	41	128			

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

PM PEAK HOUR

JOB NAME: Alexandria Hospital
 PROJECT NO.: 1796 001
 LOCATION: ALEXandria Hospital
 CITY/COUNTY: Alexandria

COUNTED BY: Tyrone Green
 DAY & DATE: May 9, 2001
 INTERVAL: 15 minute
 WEATHER: Sunny

NB. APPROACH: Howard Road
 SB. APPROACH: Howard road

FB. APPROACH: Emergency Room Entrance
 WB. APPROACH: Emergency Room Entrance

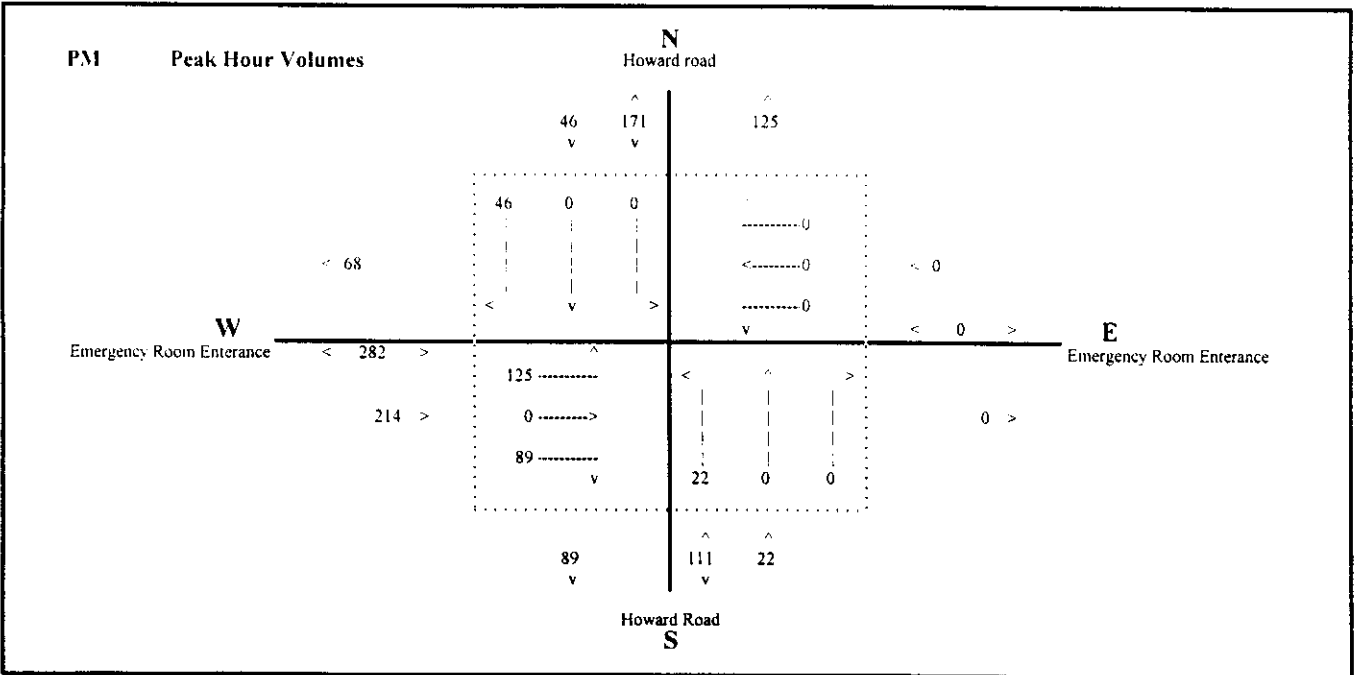
COUNTS

PM	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF	
		R	T	L	R	T	L	R	T	L	R	T	L				
4:00 PM	- 4:15 PM	14	0	0	0	0	0	0	0	0	0	0	0	28	75	282	0.89
4:15 PM	- 4:30 PM	12	0	0	0	0	0	0	0	0	0	0	0	32	79	278	0.88
4:30 PM	- 4:45 PM	9	0	0	0	0	0	0	0	0	0	0	0	37	73	278	0.88
4:45 PM	- 5:00 PM	11	0	0	0	0	0	0	0	0	0	0	0	28	55	269	0.85
5:00 PM	- 5:15 PM	15	0	0	0	0	0	0	0	0	0	0	0	29	71	263	0.83
5:15 PM	- 5:30 PM	13	0	0	0	0	0	0	0	0	0	0	0	27	79	192	0.61
5:30 PM	- 5:45 PM	9	0	0	0	0	0	0	0	0	0	0	0	22	64	113	0.44
5:45 PM	- 6:00 PM	11	0	0	0	0	0	0	0	0	0	0	0	14	49	49	0.25
6:00 PM	- 6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
6:15 PM	- 6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
6:30 PM	- 6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
6:45 PM	- 7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
7:00 PM	- 7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
7:15 PM	- 7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
7:30 PM	- 7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
7:45 PM	- 8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
PM TOTAL		94	0	0	0	0	0	0	0	0	54	180	0	217	545	282	

PEAK HOUR VOLUMES

PM	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
4:00 PM	- 4:15 PM	14	0	0	0	0	0	0	0	7	26	0	28	75	---	---
4:15 PM	- 4:30 PM	12	0	0	0	0	0	0	0	7	28	0	32	79	---	---
4:30 PM	- 4:45 PM	9	0	0	0	0	0	0	0	6	21	0	37	73	---	---
4:45 PM	- 5:00 PM	11	0	0	0	0	0	0	0	2	14	0	28	55	---	---
TOTAL		46	0	0	0	0	0	0	0	22	89	0	125	282		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

AM PEAK HOUR

JOB NAME: Alexandria Hospital
 PROJECT NO.: 1796 001
 LOCATION: A Alexandria Hospital
 CITY/COUNTY: Alexandria

COUNTED BY: Tyrone Green
 DAY & DATE: May 9, 2001
 INTERVAL: 15 minute
 WEATHER: Sunny

NB. APPROACH: Howard Road
 SB. APPROACH: Howard road

EB. APPROACH: Vistor Parking Lot
 WB. APPROACH: Vistor Parking Lot

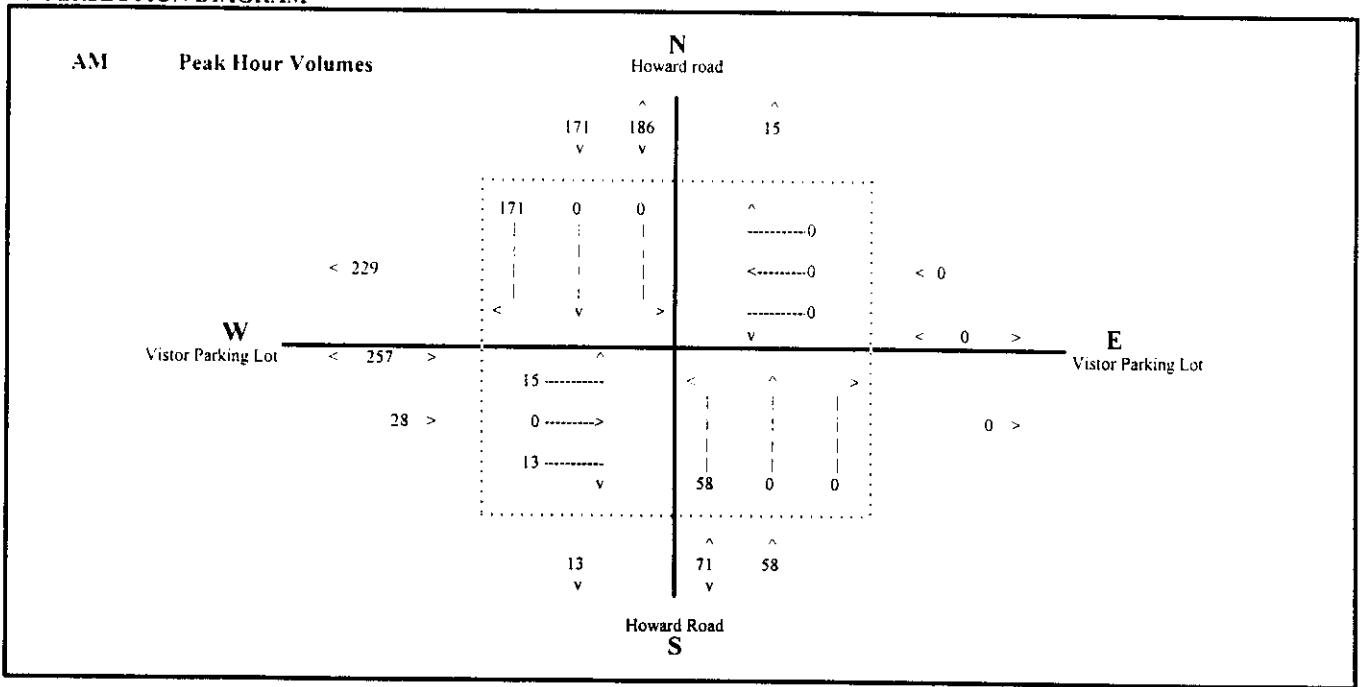
COUNTS

AM	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
7:00 AM	- 7:15 AM	18	0	0	0	0	0	0	0	17	3	0	4	42	252	0.47
7:15 AM	- 7:30 AM	15	0	0	0	0	0	0	0	16	2	0	3	36	249	0.46
7:30 AM	- 7:45 AM	20	0	0	0	0	0	0	0	8	3	0	4	135	257	0.48
7:45 AM	- 8:00 AM	17	0	0	0	0	0	0	0	19	1	0	2	39	167	0.93
8:00 AM	- 8:15 AM	18	0	0	0	0	0	0	0	12	5	0	4	39	171	0.95
8:15 AM	- 8:30 AM	16	0	0	0	0	0	0	0	19	4	0	5	44	132	0.73
8:30 AM	- 8:45 AM	17	0	0	0	0	0	0	0	16	5	0	7	45	88	0.49
8:45 AM	- 9:00 AM	20	0	0	0	0	0	0	0	15	3	0	5	43	43	0.25
9:00 AM	- 9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
9:15 AM	- 9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
9:30 AM	- 9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
9:45 AM	- 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
10:00 AM	- 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
10:15 AM	- 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
10:30 AM	- 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
10:45 AM	- 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
AM	TOTAL	241	0	0	0	0	0	0	0	122	26	0	34	423	257	

PEAK HOUR VOLUMES

AM	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
7:30 AM	- 7:45 AM	120	0	0	0	0	0	0	0	8	3	0	4	135	---	---
7:45 AM	- 8:00 AM	17	0	0	0	0	0	0	0	19	1	0	2	39	---	---
8:00 AM	- 8:15 AM	18	0	0	0	0	0	0	0	12	5	0	4	39	---	---
8:15 AM	- 8:30 AM	16	0	0	0	0	0	0	0	19	4	0	5	44	---	---
TOTAL		171	0	0	0	0	0	0	0	58	13	0	15	257		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

PM PEAK HOUR

JOB NAME: Alexandria Hospital
 PROJECT NO.: 1796 001
 LOCATION: Alexandria Hospital
 CITY/COUNTY: Alexandria

COUNTED BY: Tyrone Green
 DAY & DATE: May 9, 2001
 INTERVAL: 15 minute
 WEATHER: Sunny
 STATE VA

NB. APPROACH: Howard Road
 SB. APPROACH: Howard road

EB. APPROACH: Vistor Parking Lot
 WB. APPROACH: Vistor Parking Lot

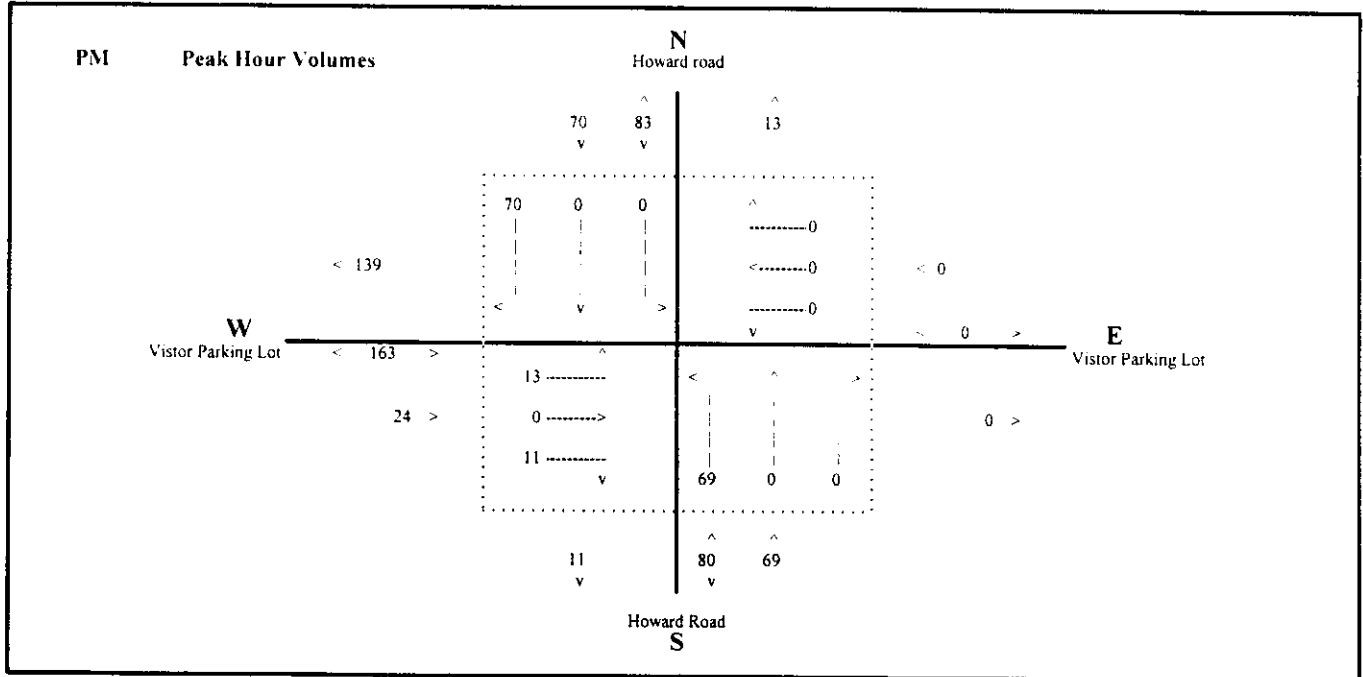
COUNTS

PM	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
4:00 PM	- 4:15 PM	20	0	0	0	0	0	0	0	17	10	0	6	53	152	0.72
4:15 PM	- 4:30 PM	8	0	0	0	0	0	0	0	8	1	0	2	19	146	0.78
4:30 PM	- 4:45 PM	18	0	0	0	0	0	0	0	16	3	0	4	41	163	0.87
4:45 PM	- 5:00 PM	15	0	0	0	0	0	0	0	17	2	0	5	39	152	0.81
5:00 PM	- 5:15 PM	20	0	0	0	0	0	0	0	19	5	0	3	47	129	0.69
5:15 PM	- 5:30 PM	17	0	0	0	0	0	0	0	17	1	0	1	36	82	0.57
5:30 PM	- 5:45 PM	18	0	0	0	0	0	0	0	7	1	0	4	30	46	0.38
5:45 PM	- 6:00 PM	3	0	0	0	0	0	0	0	9	2	0	2	16	16	0.25
6:00 PM	- 6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
6:15 PM	- 6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
6:30 PM	- 6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
6:45 PM	- 7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
7:00 PM	- 7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
7:15 PM	- 7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
7:30 PM	- 7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
7:45 PM	- 8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
PM	TOTAL	119	0	0	0	0	0	0	0	110	25	0	27	281	163	

PEAK HOUR VOLUMES

PM	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
4:30 PM	- 4:45 PM	18	0	0	0	0	0	0	0	16	3	0	4	41	---	---
4:45 PM	- 5:00 PM	15	0	0	0	0	0	0	0	17	2	0	5	39	---	---
5:00 PM	- 5:15 PM	20	0	0	0	0	0	0	0	19	5	0	3	47	---	---
5:15 PM	- 5:30 PM	17	0	0	0	0	0	0	0	17	1	0	1	36	---	---
TOTAL		70	0	0	0	0	0	0	0	69	11	0	13	163		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

AM PEAK HOUR

JOB NAME: Alexandria Hospital
 PROJECT NO.: 1796 001
 LOCATION: Alexandria Hospital
 CITY/COUNTY: Alexandria

COUNTED BY: Tyrone Green
 DAY & DATE: May 9, 2001
 INTERVAL: 15 minute
 WEATHER: Sunny
 STATE VA

NB. APPROACH: Howard Road
 SB. APPROACH: Howard road

EB. APPROACH: Parking Lot Entrance
 WB. APPROACH: Parking Lot Entrance

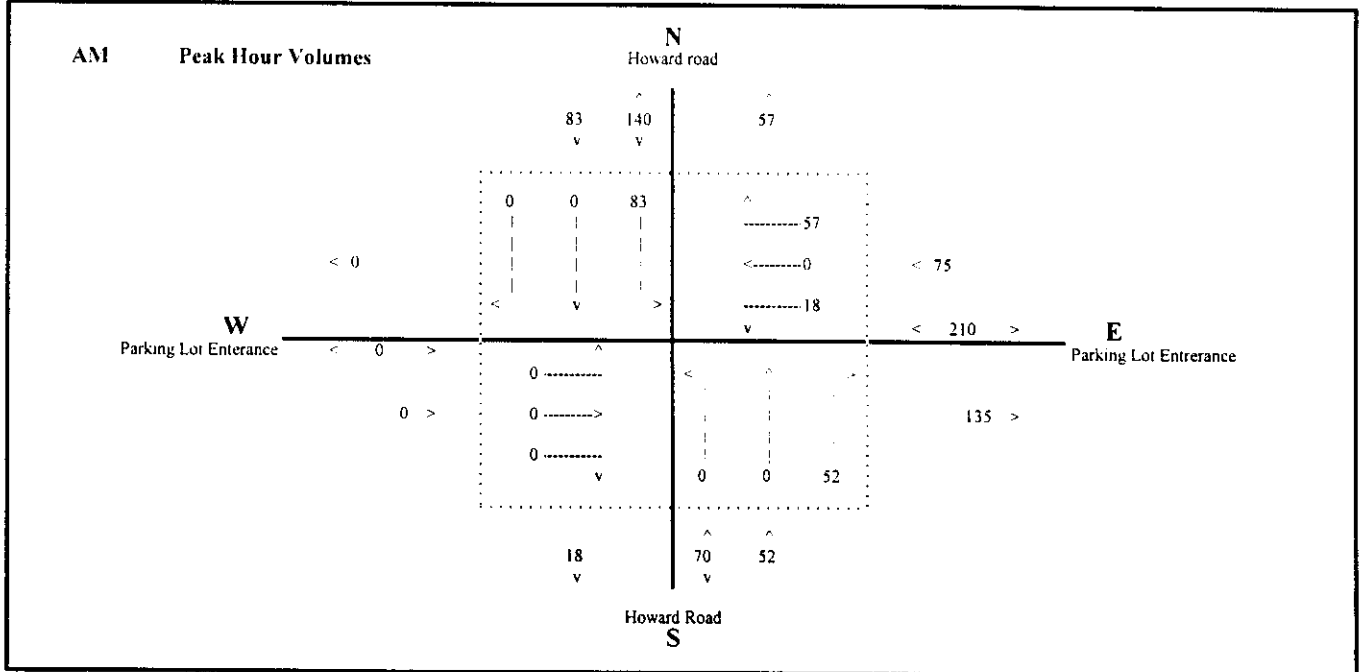
COUNTS

AM	MOVEMENT #.	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
7:00 AM	- 7:15 AM	0	0	21	9	0	4	11	0	0	0	0	0	45	122	0.68
7:15 AM	- 7:30 AM	0	0	13	7	0	2	6	0	0	0	0	0	28	119	0.71
7:30 AM	- 7:45 AM	0	0	9	2	0	5	4	0	0	0	0	0	20	139	0.72
7:45 AM	- 8:00 AM	0	0	11	6	0	6	6	0	0	0	0	0	29	176	0.77
8:00 AM	- 8:15 AM	0	0	16	11	0	6	9	0	0	0	0	0	42	210	0.83
8:15 AM	- 8:30 AM	0	0	20	15	0	2	11	0	0	0	0	0	48	168	0.67
8:30 AM	- 8:45 AM	0	0	25	13	0	4	15	0	0	0	0	0	57	120	0.48
8:45 AM	- 9:00 AM	0	0	22	18	0	6	17	0	0	0	0	0	63	63	0.25
9:00 AM	- 9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
9:15 AM	- 9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
9:30 AM	- 9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
9:45 AM	- 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
10:00 AM	- 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
10:15 AM	- 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
10:30 AM	- 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
10:45 AM	- 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
AM TOTAL		0	0	137	81	0	35	79	0	0	0	0	0	332	210	

PEAK HOUR VOLUMES

AM	MOVEMENT #.	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
8:00 AM	- 8:15 AM	0	0	16	11	0	6	9	0	0	0	0	0	42	---	---
8:15 AM	- 8:30 AM	0	0	20	15	0	2	11	0	0	0	0	0	48	---	---
8:30 AM	- 8:45 AM	0	0	25	13	0	4	15	0	0	0	0	0	57	---	---
8:45 AM	- 9:00 AM	0	0	22	18	0	6	17	0	0	0	0	0	63	---	---
TOTAL		0	0	83	57	0	18	52	0	0	0	0	0	210		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

PM PEAK HOUR

JOB NAME: Alexandria Hospital
 PROJECT NO.: 1796 001
 LOCATION: Alexandria Hospital
 CITY/COUNTY: Alexandria

COUNTED BY: Tyrone Green
 DAY & DATE: May 9, 2001
 INTERVAL: 15 minute
 WEATHER: Sunny
 STATE VA

NB. APPROACH: Howard Road
 SB. APPROACH: Howard road

EB. APPROACH: Parking Lot Entrance
 WB. APPROACH: Parking Lot Entrance

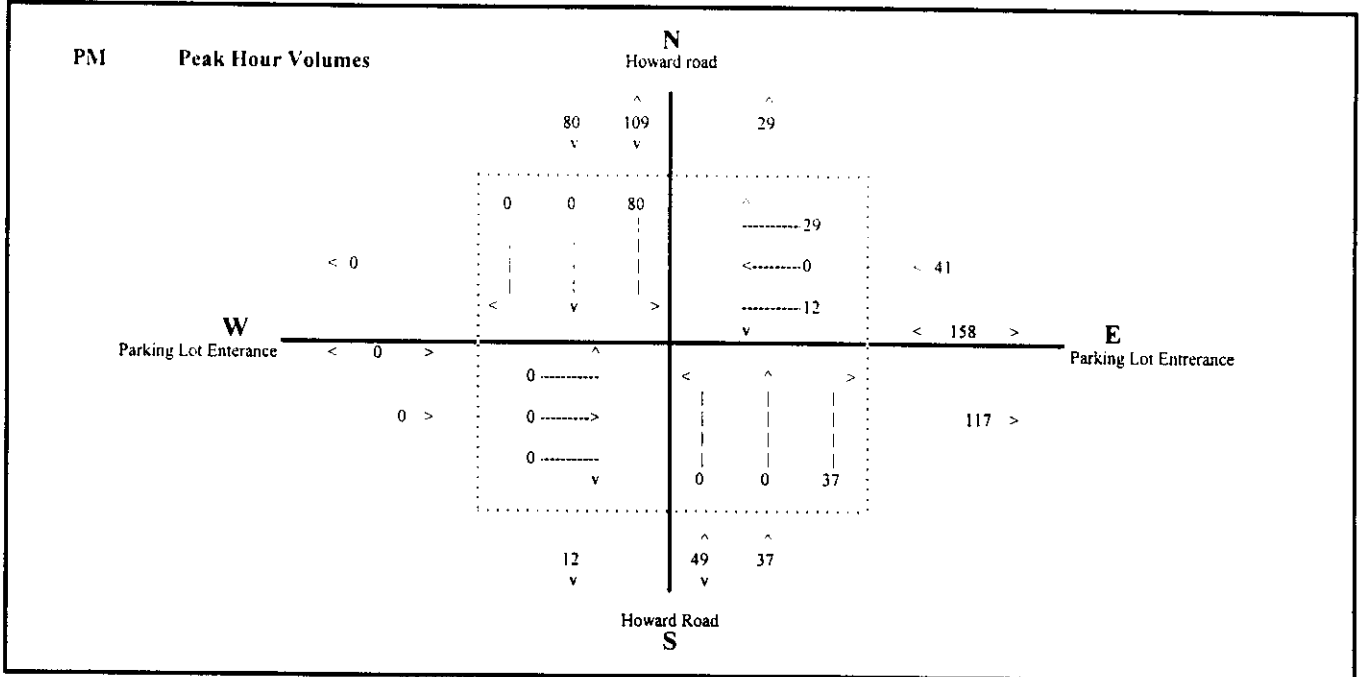
COUNTS

PM	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF	
		R	T	L	R	T	L	R	T	L	R	T	L				
5:00 PM	- 5:15 PM	0	0	28	6	0	2	10	0	0	0	0	11	12	46	158	0.84
5:15 PM	- 5:30 PM	0	0	15	8	0	2	8	0	0	0	0	0	0	33	144	0.77
5:30 PM	- 5:45 PM	0	0	24	6	0	5	12	0	0	0	0	0	0	47	143	0.76
5:45 PM	- 6:00 PM	0	0	13	9	0	3	7	0	0	0	0	0	0	32	135	0.87
6:00 PM	- 6:15 PM	0	0	15	8	0	2	7	0	0	0	0	0	0	32	144	0.88
6:15 PM	- 6:30 PM	0	0	13	4	0	5	10	0	0	0	0	0	0	32	112	0.68
6:30 PM	- 6:45 PM	0	0	20	6	0	2	11	0	0	0	0	0	0	39	80	0.49
6:45 PM	- 7:00 PM	0	0	19	2	0	6	14	0	0	0	0	0	0	41	41	0.25
7:00 PM	- 7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
7:15 PM	- 7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
7:30 PM	- 7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
7:45 PM	- 8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
8:00 PM	- 8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA
8:15 PM	- 8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
8:30 PM	- 8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
8:45 PM	- 9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.25
PM	TOTAL	0	0	147	49	0	27	79	0	0	0	0	0	0	302	158	

PEAK HOUR VOLUMES

PM	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF	
		R	T	L	R	T	L	R	T	L	R	T	L				
5:00 PM	- 5:15 PM	0	0	28	6	0	2	10	0	0	0	0	11	12	46	---	---
5:15 PM	- 5:30 PM	0	0	15	8	0	2	8	0	0	0	0	0	0	33	---	---
5:30 PM	- 5:45 PM	0	0	24	6	0	5	12	0	0	0	0	0	0	47	---	---
5:45 PM	- 6:00 PM	0	0	13	9	0	3	7	0	0	0	0	0	0	32	---	---
TOTAL		0	0	80	29	0	12	37	0	0	0	0	0	0	158		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

AM PEAK HOUR

JOB NAME: INOVA
PROJECT NO.: 1796-001
LOCATION: SEMINARY/HOWARD
CITY/COUNTY: ALEXANDRIA

COUNTED BY: PAJEWSKI/BOYD
DAY & DATE: 06/27/01 WEDNESDAY
INTERVAL: 15 minute
STATE: WEATHER: CLEAR

NB. APPROACH: HOWARD ST
SB. APPROACH: HOWARD ST

EB. APPROACH: SEMINARY RD
WB. APPROACH: SEMINARY RD

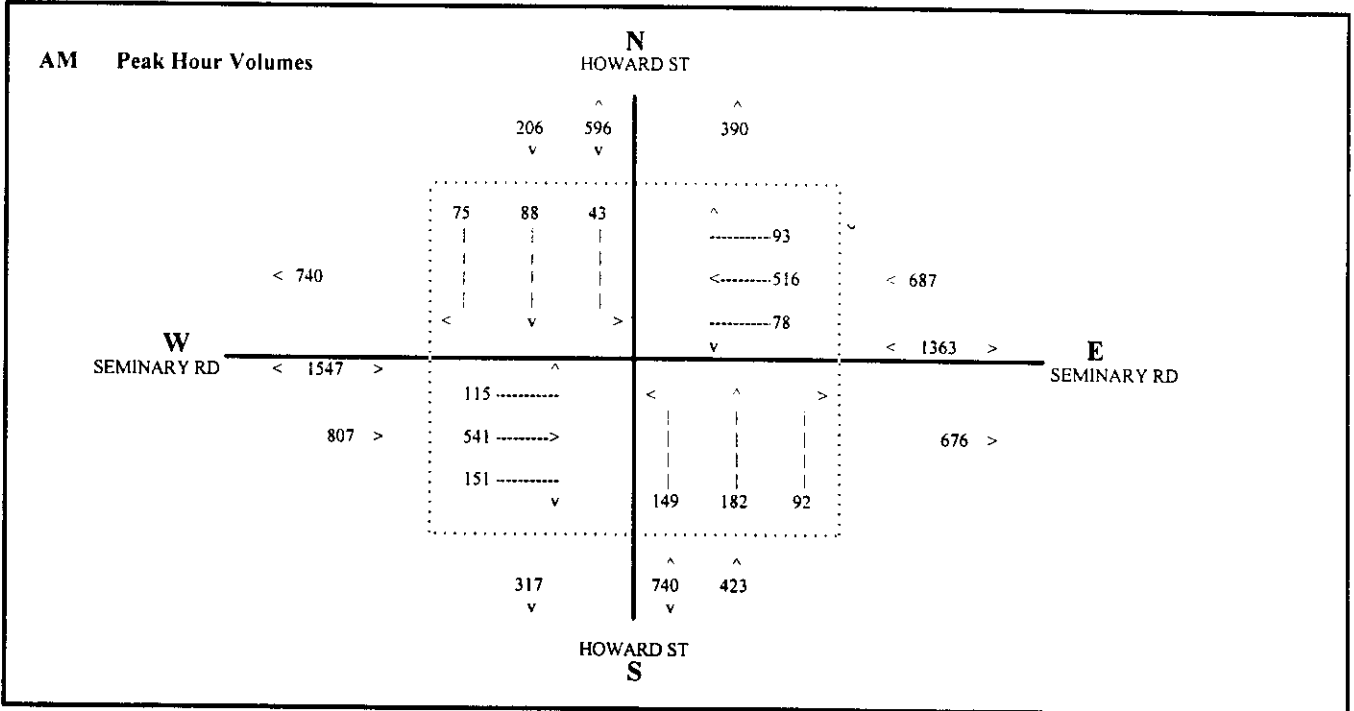
COUNTS

AM	MOVEMENT #:	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
6:00 AM	- 6:15 AM	3	0	0	0	15	4	3	3	2	7	15	2	54	911	0.72
6:15 AM	- 6:30 AM	6	6	3	6	65	15	3	8	10	46	49	11	228	1223	0.84
6:30 AM	- 6:45 AM	7	12	2	5	90	27	10	13	17	65	61	6	315	1380	0.90
6:45 AM	- 7:00 AM	6	16	4	9	92	34	5	24	16	52	47	9	314	1548	0.80
7:00 AM	- 7:15 AM	14	13	1	8	115	16	10	21	42	51	56	19	366	1714	0.89
7:15 AM	- 7:30 AM	10	14	1	20	117	20	14	26	27	40	80	16	385	1867	0.90
7:30 AM	- 7:45 AM	13	21	3	8	143	25	17	49	46	39	109	10	483	1953	0.94
7:45 AM	- 8:00 AM	14	25	2	18	152	21	18	52	33	29	86	30	480	2065	0.87
8:00 AM	- 8:15 AM	16	21	6	26	144	23	23	58	35	32	110	25	519	2123	0.89
8:15 AM	- 8:30 AM	16	22	8	19	111	15	20	32	34	38	129	27	471	2033	0.85
8:30 AM	- 8:45 AM	21	20	7	29	139	20	32	46	42	45	169	25	595	1961	0.82
8:45 AM	- 9:00 AM	22	25	22	19	122	20	17	46	38	36	133	38	538	1757	0.82
9:00 AM	- 9:15 AM	29	21	4	15	112	19	11	29	30	32	100	27	429	1608	0.94
9:15 AM	- 9:30 AM	29	32	11	6	109	6	12	19	34	28	93	20	399		0.30
9:30 AM	- 9:45 AM	24	16	7	16	105	16	10	24	26	39	86	22	391		0.28
9:45 AM	- 10:00 AM	20	13	6	7	95	14	16	15	35	44	109	15	389		0.27
AM	TOTAL	250	277	87	211	1726	295	221	465	467	623	1432	302	6356	2123	

PEAK HOUR VOLUMES

AM	MOVEMENT #:	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
8:00 AM	- 8:15 AM	16	21	6	26	144	23	23	58	35	32	110	25	519	---	---
8:15 AM	- 8:30 AM	16	22	8	19	111	15	20	32	34	38	129	27	471	---	---
8:30 AM	- 8:45 AM	21	20	7	29	139	20	32	46	42	45	169	25	595	---	---
8:45 AM	- 9:00 AM	22	25	22	19	122	20	17	46	38	36	133	38	538	---	---
TOTAL		75	88	43	93	516	78	92	182	149	151	541	115	2123		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

MID-DAY PEAK HOUR

JOB NAME: INOVA
PROJECT NO.: 1796-001
LOCATION: SEMINARY/HOWARD
CITY/COUNTY: ALEXANDRIA

COUNTED BY: PAJEWSKI/BOYD
DAY & DATE: 06/27/01 WEDNESDAY
INTERVAL: 15 minute
WEATHER: CLEAR

NB. APPROACH: HOWARD ST
SB. APPROACH: HOWARD ST

EB. APPROACH: SEMINARY RD
WB. APPROACH: SEMINARY RD

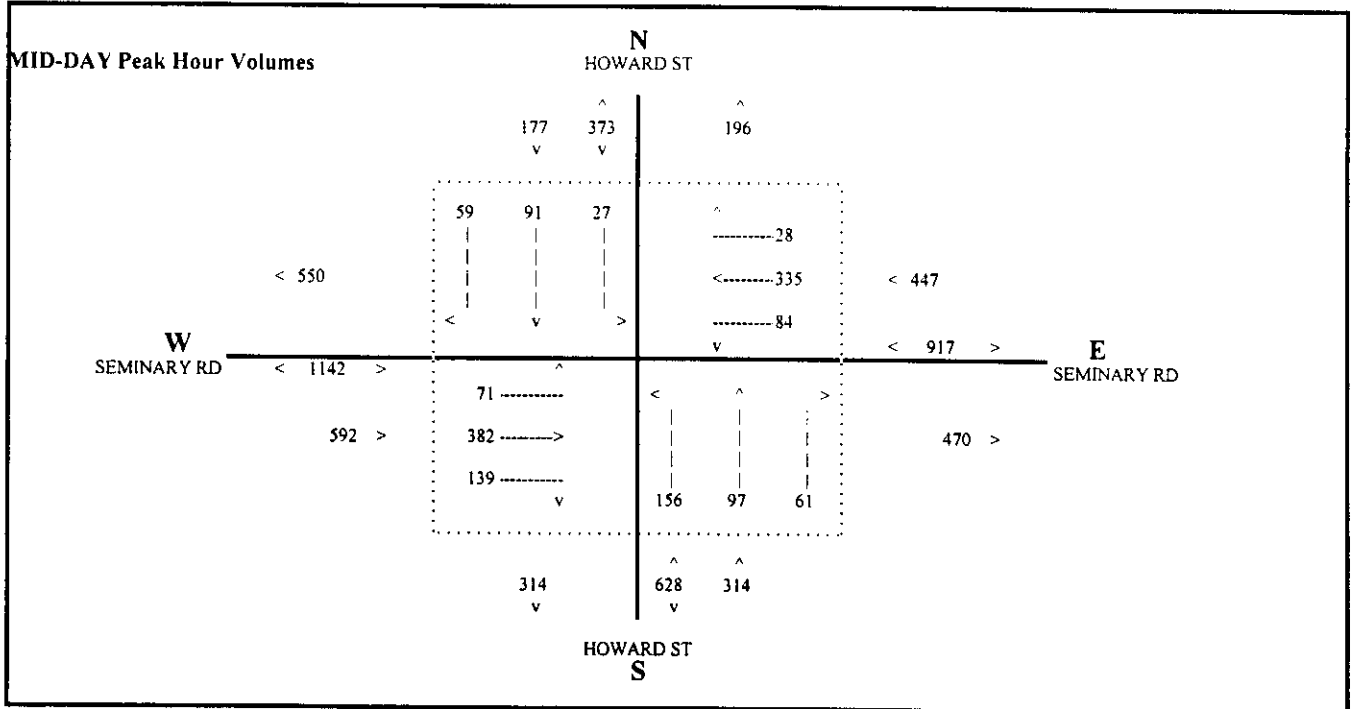
COUNTS

MID-DAY MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
	R	T	L	R	T	L	R	T	L	R	T	L			
10:00 AM - 10:15 AM	10	25	5	7	87	13	16	27	32	44	108	13	387	1473	0.87
10:15 AM - 10:30 AM	7	17	2	9	85	20	20	19	33	22	58	2	294	1397	0.83
10:30 AM - 10:45 AM	15	19	4	6	72	17	18	19	30	35	124	12	371	1421	0.84
10:45 AM - 11:00 AM	26	23	5	8	81	18	17	37	28	44	122	12	421	1394	0.83
11:00 AM - 11:15 AM	11	18	0	14	69	28	20	37	34	11	67	2	311	1395	0.83
11:15 AM - 11:30 AM	22	18	6	11	67	11	17	17	27	24	94	4	318	1477	0.88
11:30 AM - 11:45 AM	23	8	8	8	58	28	13	16	24	34	116	8	344	1512	0.90
11:45 AM - 12:00 PM	25	21	6	7	54	21	12	22	47	39	142	26	422	1530	0.91
12:00 PM - 12:15 PM	15	26	5	11	96	20	15	29	43	33	87	13	393	1473	0.94
12:15 PM - 12:30 PM	10	28	12	7	103	14	15	22	31	34	69	8	353	1454	0.97
12:30 PM - 12:45 PM	9	16	4	3	82	29	19	24	35	33	84	24	362	1453	0.97
12:45 PM - 1:00 PM	8	34	13	7	83	20	13	15	23	34	97	18	365	1413	0.94
1:00 PM - 1:15 PM	12	26	12	1	80	24	9	22	40	39	103	6	374	1423	0.95
1:15 PM - 1:30 PM	10	24	5	5	73	18	8	32	35	28	102	12	352		0.30
1:30 PM - 1:45 PM	9	33	4	10	65	9	15	22	31	29	82	13	322		0.28
1:45 PM - 2:00 PM	9	32	5	4	69	19	25	27	36	38	89	22	375		0.27
MID-DAY TOTAL	221	368	96	118	1224	309	252	387	529	521	1544	195	5764	1530	

PEAK HOUR VOLUMES

MID-DAY MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
	R	T	L	R	T	L	R	T	L	R	T	L			
11:45 AM - 12:00 PM	25	21	6	7	54	21	12	22	47	39	142	26	422
12:00 PM - 12:15 PM	15	26	5	11	96	20	15	29	43	33	87	13	393
12:15 PM - 12:30 PM	10	28	12	7	103	14	15	22	31	34	69	8	353
12:30 PM - 12:45 PM	9	16	4	3	82	29	19	24	35	33	84	24	362
TOTAL	59	91	27	28	335	84	61	97	156	139	382	71	1530		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

PM PEAK HOUR

JOB NAME: INOVA
PROJECT NO.: 1796-001
LOCATION: SEMINARY/HOWARD
CITY/COUNTY: ALEXANDRIA

COUNTED BY: PAJEWSKI/BOYD
DAY & DATE: 06/27/01 WEDNESDAY
INTERVAL: 15 minute
WEATHER: CLEAR

NB. APPROACH: HOWARD ST
SB. APPROACH: HOWARD ST

EB. APPROACH: SEMINARY RD
WB. APPROACH: SEMINARY RD

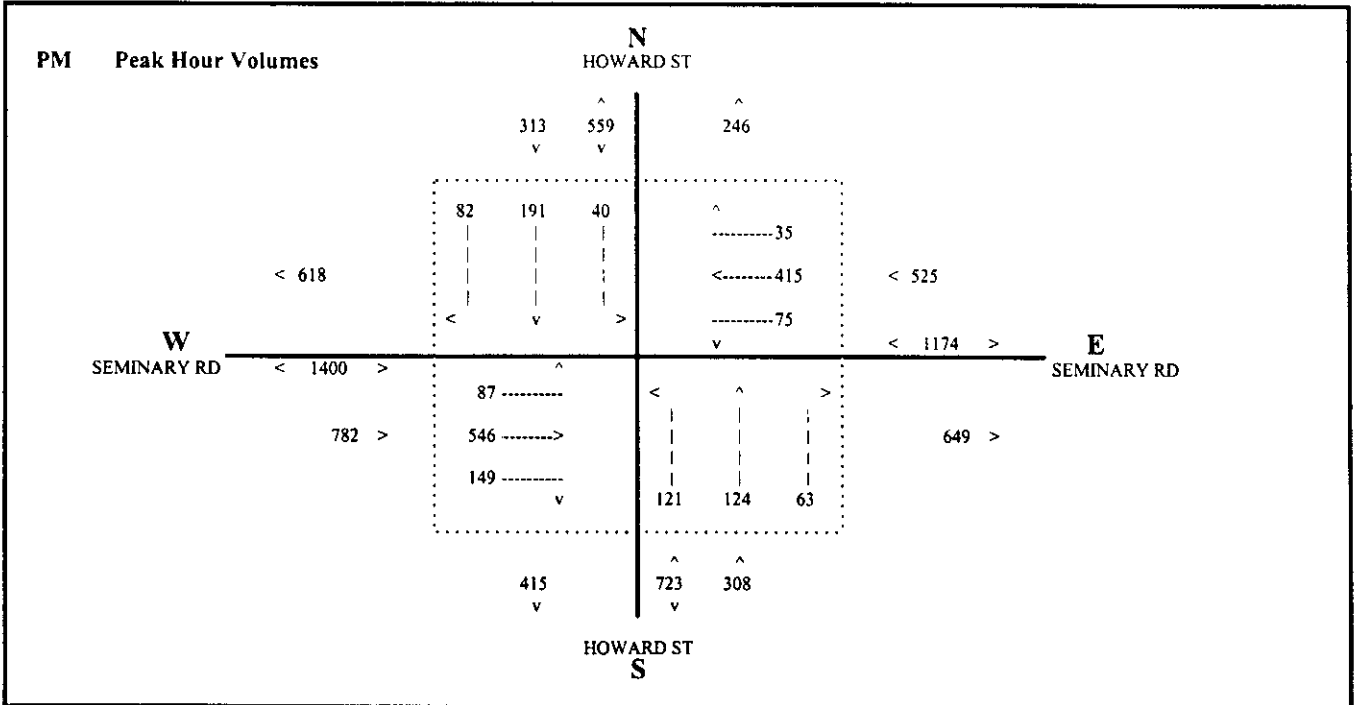
COUNTS

PM	MOVEMENT #.	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
2:00 PM	- 2:15 PM	7	26	6	7	67	30	20	20	34	39	96	18	370	1532	0.91
2:15 PM	- 2:30 PM	7	23	7	10	68	17	15	22	40	33	80	13	335	1652	0.84
2:30 PM	- 2:45 PM	9	28	9	2	73	16	19	27	42	44	120	17	406	1770	0.90
2:45 PM	- 3:00 PM	4	18	4	10	109	16	17	16	39	40	127	21	421	1765	0.90
3:00 PM	- 3:15 PM	12	31	8	9	109	19	24	20	69	30	151	8	490	1745	0.89
3:15 PM	- 3:30 PM	22	39	12	7	73	11	22	20	59	36	142	10	453	1618	0.89
3:30 PM	- 3:45 PM	12	24	9	5	71	5	22	25	60	31	122	15	401	1592	0.93
3:45 PM	- 4:00 PM	9	31	12	6	78	14	13	14	43	43	125	13	401	1592	0.93
4:00 PM	- 4:15 PM	6	26	12	7	79	19	12	19	38	29	107	9	363	1616	0.95
4:15 PM	- 4:30 PM	13	35	10	7	93	12	15	22	40	41	123	16	427	1730	0.91
4:30 PM	- 4:45 PM	15	58	6	8	70	11	16	24	39	24	111	19	401	1789	0.92
4:45 PM	- 5:00 PM	10	47	5	3	91	10	21	28	35	33	124	18	425	1855	0.95
5:00 PM	- 5:15 PM	20	53	9	9	89	26	20	35	37	31	129	19	477	1928	0.97
5:15 PM	- 5:30 PM	23	44	11	10	94	18	10	33	37	36	141	29	486	1928	0.30
5:30 PM	- 5:45 PM	15	42	14	5	118	19	18	26	29	31	133	17	467	1928	0.29
5:45 PM	- 6:00 PM	24	52	6	11	114	12	15	30	18	51	143	22	498	1928	0.27
PM TOTAL		208	577	140	116	1396	255	279	381	659	572	1974	264	6821	1928	

PEAK HOUR VOLUMES

PM	MOVEMENT #.	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
5:00 PM	- 5:15 PM	20	53	9	9	89	26	20	35	37	31	129	19	477	---	---
5:15 PM	- 5:30 PM	23	44	11	10	94	18	10	33	37	36	141	29	486	---	---
5:30 PM	- 5:45 PM	15	42	14	5	118	19	18	26	29	31	133	17	467	---	---
5:45 PM	- 6:00 PM	24	52	6	11	114	12	15	30	18	51	143	22	498	---	---
TOTAL		82	191	40	35	415	75	63	124	121	149	546	87	1928		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

PM II PEAK HOUR

JOB NAME: INOVA
PROJECT NO.: 1796-001
LOCATION: SEMINARY/HOWARD
CITY/COUNTY: ALEXANDRIA

COUNTED BY: PAJEWSKI/BOYD
DAY & DATE: 06/27/01 WEDNESDAY
INTERVAL: 15 minute
STATE: WEATHER: CLEAR

NB. APPROACH: HOWARD ST
SB. APPROACH: HOWARD ST

EB. APPROACH: SEMINARY RD
WB. APPROACH: SEMINARY RD

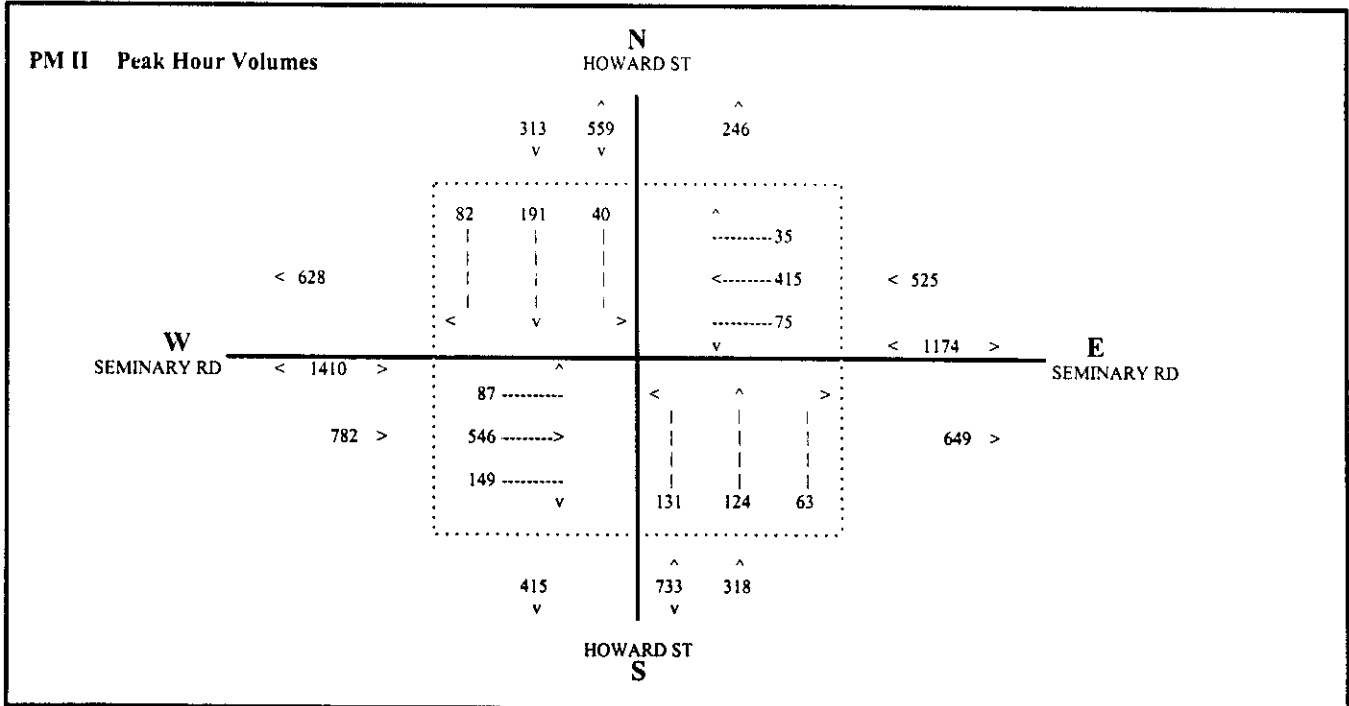
COUNTS

PM II	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
		1	2	3	4	5	6	7	8	9	10	11	12			
3:00 PM	- 3:15 PM	12	31	8	9	109	19	24	20	69	30	151	8	490	1745	0.89
3:15 PM	- 3:30 PM	22	39	12	7	73	11	22	20	59	36	142	10	453	1618	0.89
3:30 PM	- 3:45 PM	12	24	9	5	71	5	22	25	60	31	122	15	401	1592	0.93
3:45 PM	- 4:00 PM	9	31	12	6	78	14	13	14	43	43	125	13	401	1592	0.93
4:00 PM	- 4:15 PM	6	26	12	7	79	19	12	19	38	29	107	9	363	1616	0.95
4:15 PM	- 4:30 PM	13	35	10	7	93	12	15	22	40	41	123	16	427	1712	0.93
4:30 PM	- 4:45 PM	15	58	6	8	70	11	16	24	39	24	111	19	401	1771	0.91
4:45 PM	- 5:00 PM	10	47	5	3	91	10	21	28	35	33	124	18	425	1837	0.94
5:00 PM	- 5:15 PM	20	53	9	9	89	26	20	35	37	31	129	1	459	1920	0.94
5:15 PM	- 5:30 PM	23	44	11	10	94	18	10	33	37	36	141	29	486	1919	0.94
5:30 PM	- 5:45 PM	15	42	14	5	118	19	18	26	29	31	133	17	467	1920	0.94
5:45 PM	- 6:00 PM	24	52	6	11	114	12	15	30	28	51	143	22	508	1790	0.88
6:00 PM	- 6:15 PM	23	36	16	13	106	8	14	31	28	45	117	21	458	1663	0.85
6:15 PM	- 6:30 PM	20	39	7	11	132	16	12	26	25	39	139	21	487		0.29
6:30 PM	- 6:45 PM	13	30	6	10	39	15	12	17	28	35	121	11	337		0.28
6:45 PM	- 7:00 PM	13	28	7	12	67	16	15	23	27	51	101	21	381		0.26
PM II TOTAL		250	615	150	133	1423	231	261	393	622	586	2029	251	6944	1920	

PEAK HOUR VOLUMES

PM II	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
5:00 PM	- 5:15 PM	20	53	9	9	89	26	20	35	37	31	129	19	477	---	---
5:15 PM	- 5:30 PM	23	44	11	10	94	18	10	33	37	36	141	29	486	---	---
5:30 PM	- 5:45 PM	15	42	14	5	118	19	18	26	29	31	133	17	467	---	---
5:45 PM	- 6:00 PM	24	52	6	11	114	12	15	30	28	51	143	22	508	---	---
TOTAL		82	191	40	35	415	75	63	124	131	149	546	87	1938		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

AM PEAK HOUR

JOB NAME: INOVA
PROJECT NO.: 1796-001
LOCATION: SEMINARY/HOWARD
CITY/COUNTY: ALEXANDRIA

COUNTED BY: PAJEWSKI/BOYD
DAY & DATE: 06/28/01 THURSDAY
INTERVAL: 15 minute
WEATHER: CLEAR

NB. APPROACH: HOWARD ST
SB. APPROACH: HOWARD ST

EB. APPROACH: SEMINARY RD
WB. APPROACH: SEMINARY RD

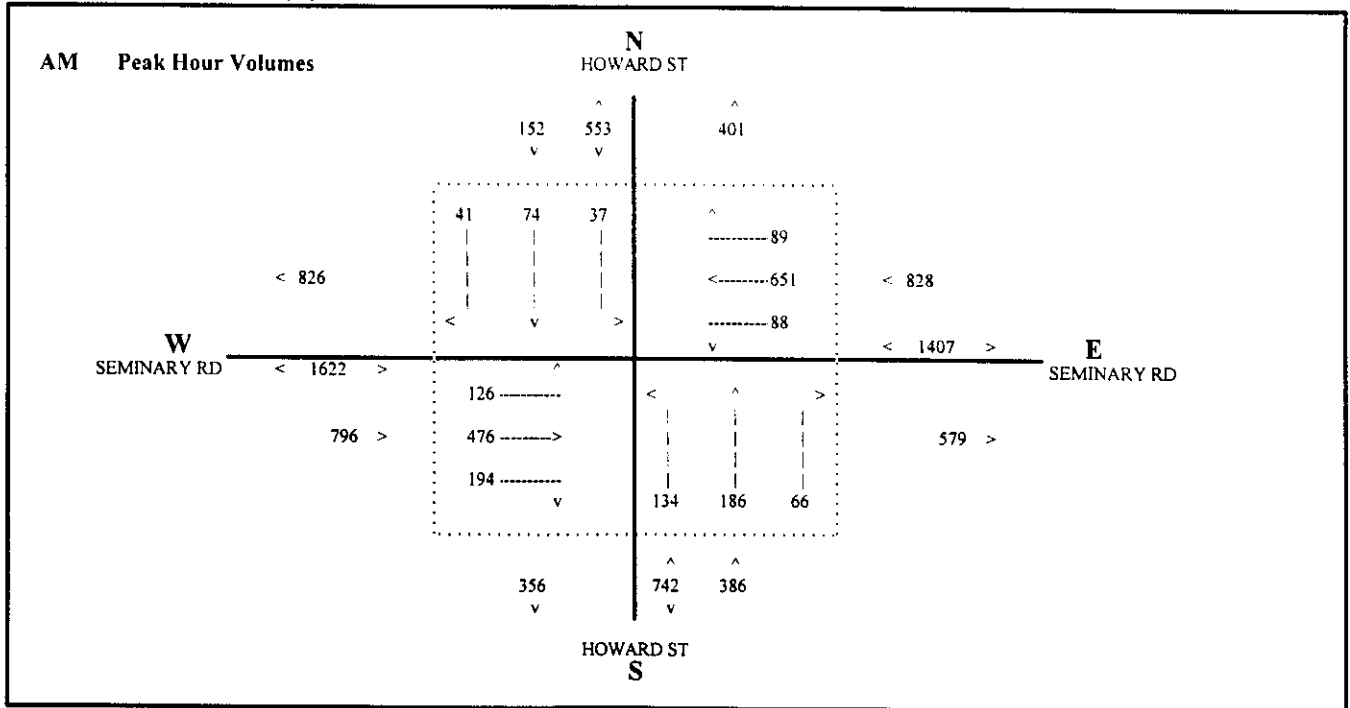
COUNTS

AM	MOVEMENT #:	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
6:00 AM	- 6:15 AM	3	13	1	1	48	9	4	6	10	29	26	6	156	987	0.71
6:15 AM	- 6:30 AM	5	9	3	6	71	15	7	13	16	42	31	3	221	1174	0.84
6:30 AM	- 6:45 AM	5	9	6	4	69	27	7	17	16	62	34	5	261	1326	0.89
6:45 AM	- 7:00 AM	7	8	2	14	90	32	5	16	25	103	43	4	349	1491	0.88
7:00 AM	- 7:15 AM	7	16	2	13	112	18	13	31	29	60	37	5	343	1648	0.81
7:15 AM	- 7:30 AM	3	12	3	10	113	30	10	34	39	41	64	14	373	1759	0.87
7:30 AM	- 7:45 AM	11	18	4	16	147	20	17	37	36	34	74	12	426	1922	0.90
7:45 AM	- 8:00 AM	24	25	11	14	145	14	19	47	53	41	91	22	506	2029	0.95
8:00 AM	- 8:15 AM	9	18	5	28	133	18	18	42	29	31	101	22	454	2115	0.89
8:15 AM	- 8:30 AM	9	11	8	20	192	26	18	55	34	46	89	28	536	2162	0.91
8:30 AM	- 8:45 AM	10	29	11	23	137	19	16	41	26	67	131	23	533	2026	0.86
8:45 AM	- 9:00 AM	10	16	13	27	175	24	19	43	37	41	146	41	592	1882	0.79
9:00 AM	- 9:15 AM	12	18	5	19	147	19	13	47	37	40	110	34	501	1679	0.84
9:15 AM	- 9:30 AM	6	19	3	11	140	11	19	23	29	41	80	18	400		0.30
9:30 AM	- 9:45 AM	14	21	3	13	133	18	17	26	32	33	72	7	389		0.28
9:45 AM	- 10:00 AM	8	29	3	6	92	26	15	19	24	67	89	11	389		0.27
AM TOTAL		143	271	83	225	1944	326	217	497	472	778	1218	255	6429	2162	

PEAK HOUR VOLUMES

AM	MOVEMENT #:	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
8:15 AM	- 8:30 AM	9	11	8	20	192	26	18	55	34	46	89	28	536	---	---
8:30 AM	- 8:45 AM	10	29	11	23	137	19	16	41	26	67	131	23	533	---	---
8:45 AM	- 9:00 AM	10	16	13	27	175	24	19	43	37	41	146	41	592	---	---
9:00 AM	- 9:15 AM	12	18	5	19	147	19	13	47	37	40	110	34	501	---	---
TOTAL		41	74	37	89	651	88	66	186	134	194	476	126	2162		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

MID-DAY PEAK HOUR

JOB NAME: INOVA
PROJECT NO.: 1796-001
LOCATION: SEMINARY/HOWARD
CITY/COUNTY: ALEXANDRIA

COUNTED BY: PAJEWSKI/BOYD
DAY & DATE: 06/28/01 THURSDAY
INTERVAL: 15 minute
WEATHER: CLEAR

NB. APPROACH: HOWARD ST
SB. APPROACH: HOWARD ST

EB. APPROACH: SEMINARY RD
WB. APPROACH: SEMINARY RD

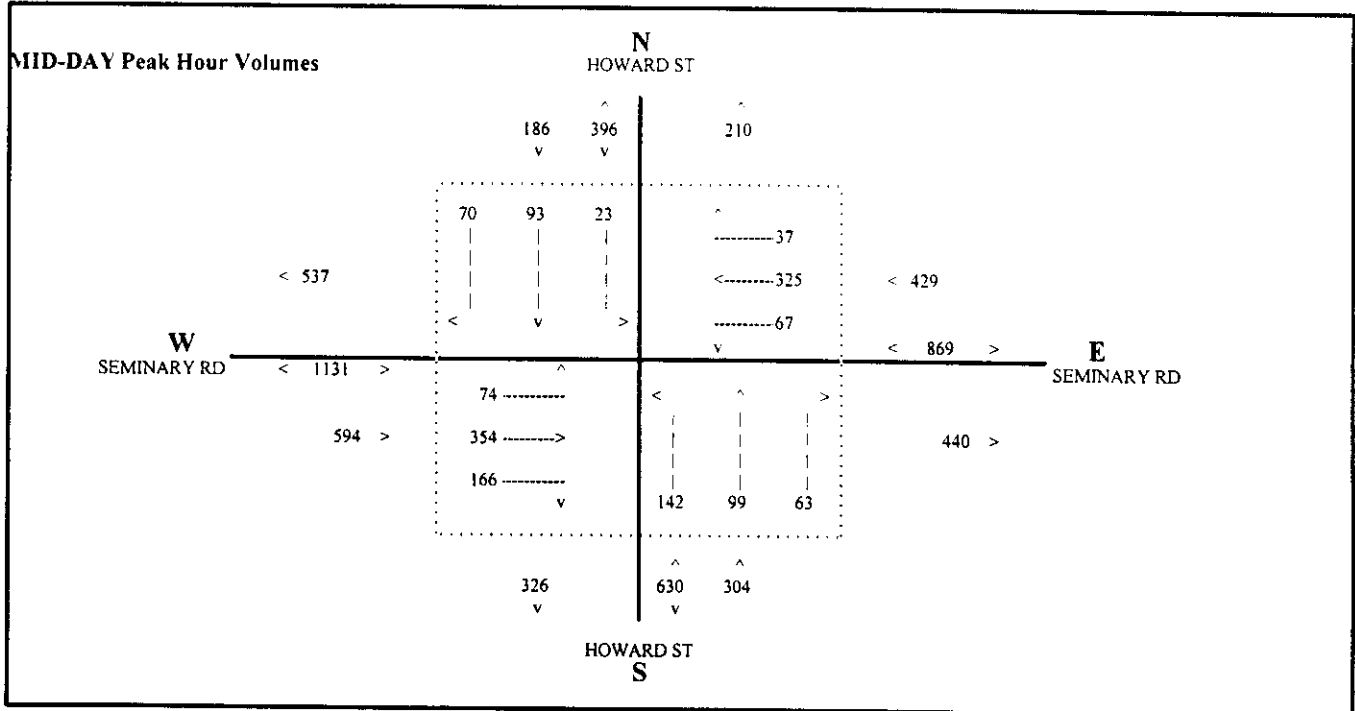
COUNTS

MID-DAY	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
	R	T	L	R	T	L	R	T	L	R	T	L			
MOVEMENT #:	1	2	3	4	5	6	7	8	9	10	11	12			
10:00 AM - 10:15 AM	11	19	2	12	110	16	12	18	51	24	69	17	361	1459	0.94
10:15 AM - 10:30 AM	14	23	4	6	79	23	11	11	26	31	99	11	338	1448	0.93
10:30 AM - 10:45 AM	17	27	8	5	84	23	20	23	27	49	72	17	372	1400	0.90
10:45 AM - 11:00 AM	21	14	7	4	86	21	17	30	30	49	92	17	388	1350	0.87
11:00 AM - 11:15 AM	12	28	5	5	67	13	23	16	38	38	94	11	350	1275	0.91
11:15 AM - 11:30 AM	12	17	6	2	88	10	16	19	29	20	61	10	290	1290	0.88
11:30 AM - 11:45 AM	12	11	5	6	78	15	18	17	27	29	91	13	322	1386	0.90
11:45 AM - 12:00 PM	7	15	6	8	74	9	11	24	34	33	78	14	313	1415	0.92
12:00 PM - 12:15 PM	18	24	5	8	77	13	12	23	39	33	98	15	365	1513	0.92
12:15 PM - 12:30 PM	13	24	4	13	73	19	21	24	27	44	103	21	386	1462	0.89
12:30 PM - 12:45 PM	20	19	5	7	83	14	15	22	27	50	71	18	351	1458	0.89
12:45 PM - 1:00 PM	19	26	9	9	92	21	15	30	49	39	82	20	411	1507	0.92
1:00 PM - 1:15 PM	18	27	6	10	53	12	12	21	17	37	82	19	314	1468	0.92
1:15 PM - 1:30 PM	10	29	4	7	100	17	8	14	38	29	110	16	382		0.30
1:30 PM - 1:45 PM	14	30	6	10	87	19	15	27	45	31	98	18	400		0.28
1:45 PM - 2:00 PM	8	19	8	6	94	8	20	26	41	49	83	10	372		0.27
MID-DAY TOTAL	226	352	90	118	1325	253	246	345	545	585	1383	247	5715	1513	

PEAK HOUR VOLUMES

MID-DAY	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
	R	T	L	R	T	L	R	T	L	R	T	L			
MOVEMENT #:	1	2	3	4	5	6	7	8	9	10	11	12			
12:00 PM - 12:15 PM	18	24	5	8	77	13	12	23	39	33	98	15	365	---	---
12:15 PM - 12:30 PM	13	24	4	13	73	19	21	24	27	44	103	21	386	---	---
12:30 PM - 12:45 PM	20	19	5	7	83	14	15	22	27	50	71	18	351	---	---
12:45 PM - 1:00 PM	19	26	9	9	92	21	15	30	49	39	82	20	411	---	---
TOTAL	70	93	23	37	325	67	63	99	142	166	354	74	1513		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

PM PEAK HOUR

JOB NAME: INOVA
PROJECT NO.: 1796-001
LOCATION: SEMINARY/HOWARD
CITY/COUNTY: ALEXANDRIA

COUNTED BY: PAJEWSKI/BOYD
DAY & DATE: 06/28/01 THURSDAY
INTERVAL: 15 minute
WEATHER: CLEAR

NB. APPROACH: HOWARD ST
SB. APPROACH: HOWARD ST

EB. APPROACH: SEMINARY RD
WB. APPROACH: SEMINARY RD

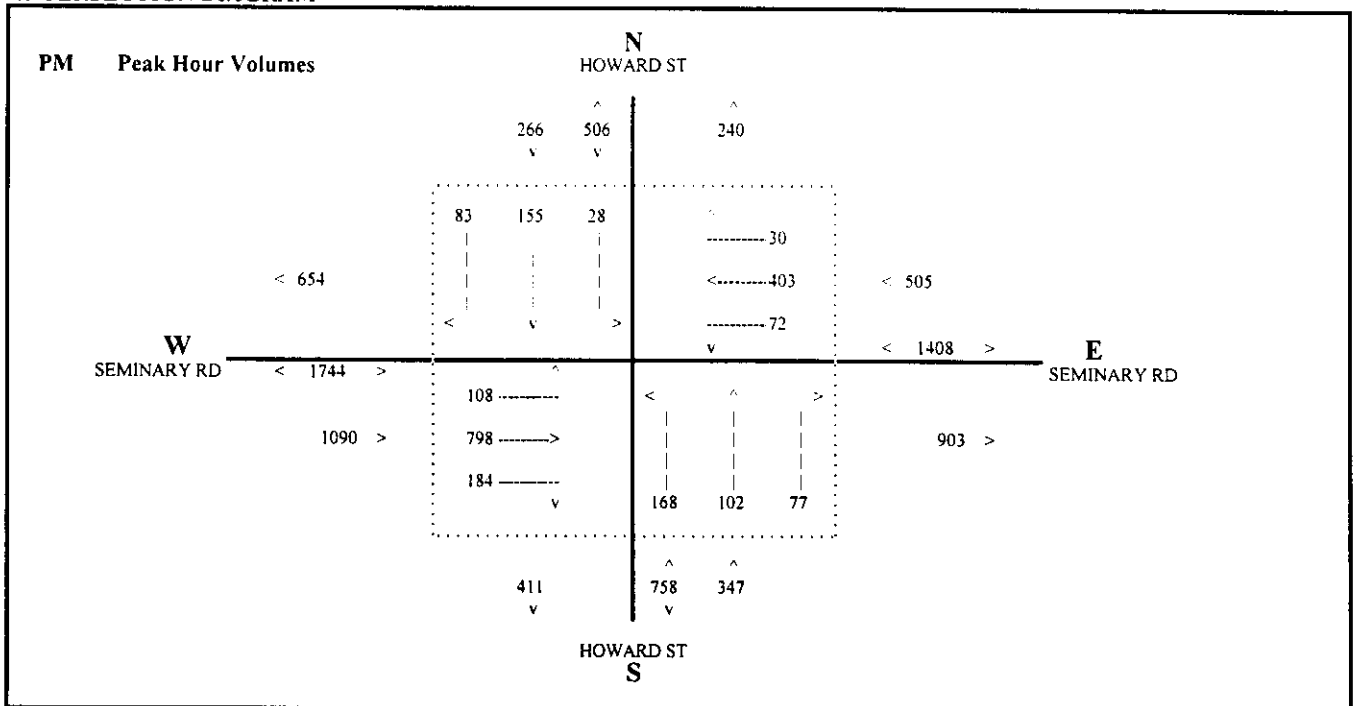
COUNTS

PM	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
2:00 PM	- 2:15 PM	7	17	10	8	70	19	28	16	38	39	102	20	374	1658	0.93
2:15 PM	- 2:30 PM	17	26	6	6	83	22	22	13	43	43	119	27	427	1821	0.85
2:30 PM	- 2:45 PM	13	21	5	9	84	18	14	22	53	41	112	20	412	1921	0.89
2:45 PM	- 3:00 PM	14	25	12	10	98	18	13	26	48	50	110	21	445	2032	0.95
3:00 PM	- 3:15 PM	16	27	12	16	122	16	20	18	59	68	136	27	537	2026	0.94
3:15 PM	- 3:30 PM	23	29	17	14	94	16	30	22	51	36	175	20	527	1917	0.91
3:30 PM	- 3:45 PM	27	30	11	11	106	12	26	16	66	49	144	25	523	1838	0.88
3:45 PM	- 4:00 PM	14	29	7	6	82	15	20	25	45	40	132	24	439	1821	0.90
4:00 PM	- 4:15 PM	32	35	6	6	94	18	22	24	28	27	125	11	428	1928	0.88
4:15 PM	- 4:30 PM	17	41	8	9	85	16	22	22	52	42	119	15	448	2090	0.89
4:30 PM	- 4:45 PM	28	36	6	7	92	16	22	22	50	44	156	27	506	2208	0.94
4:45 PM	- 5:00 PM	12	37	8	8	92	14	22	18	44	48	210	33	546	2183	0.93
5:00 PM	- 5:15 PM	21	53	7	6	110	21	19	28	44	36	224	21	590	2119	0.90
5:15 PM	- 5:30 PM	22	29	7	9	109	21	14	34	30	56	208	27	566		0.30
5:30 PM	- 5:45 PM	14	25	9	10	108	29	17	26	34	43	145	21	481		0.28
5:45 PM	- 6:00 PM	17	47	13	6	112	14	14	22	38	53	124	22	482		0.27
PM	TOTAL	294	507	144	141	1541	285	325	354	723	715	2341	361	7731	2208	

PEAK HOUR VOLUMES

PM	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
4:30 PM	- 4:45 PM	28	36	6	7	92	16	22	22	50	44	156	27	506	---	---
4:45 PM	- 5:00 PM	12	37	8	8	92	14	22	18	44	48	210	33	546	---	---
5:00 PM	- 5:15 PM	21	53	7	6	110	21	19	28	44	36	224	21	590	---	---
5:15 PM	- 5:30 PM	22	29	7	9	109	21	14	34	30	56	208	27	566	---	---
TOTAL		83	155	28	30	403	72	77	102	168	184	798	108	2208		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

PM II PEAK HOUR

JOB NAME: INOVA
 PROJECT NO.: 1796-001
 LOCATION: SEMINARY-HOWARD
 CITY/COUNTY: ALEXANDRIA

COUNTED BY: PAJEWSKI/BOYD
 DAY & DATE: 06/28/01 THURSDAY
 INTERVAL: 15 minute
 WEATHER: CLEAR

NB. APPROACH: HOWARD ST
 SB. APPROACH: HOWARD ST

EB. APPROACH: SEMINARY RD
 WB. APPROACH: SEMINARY RD

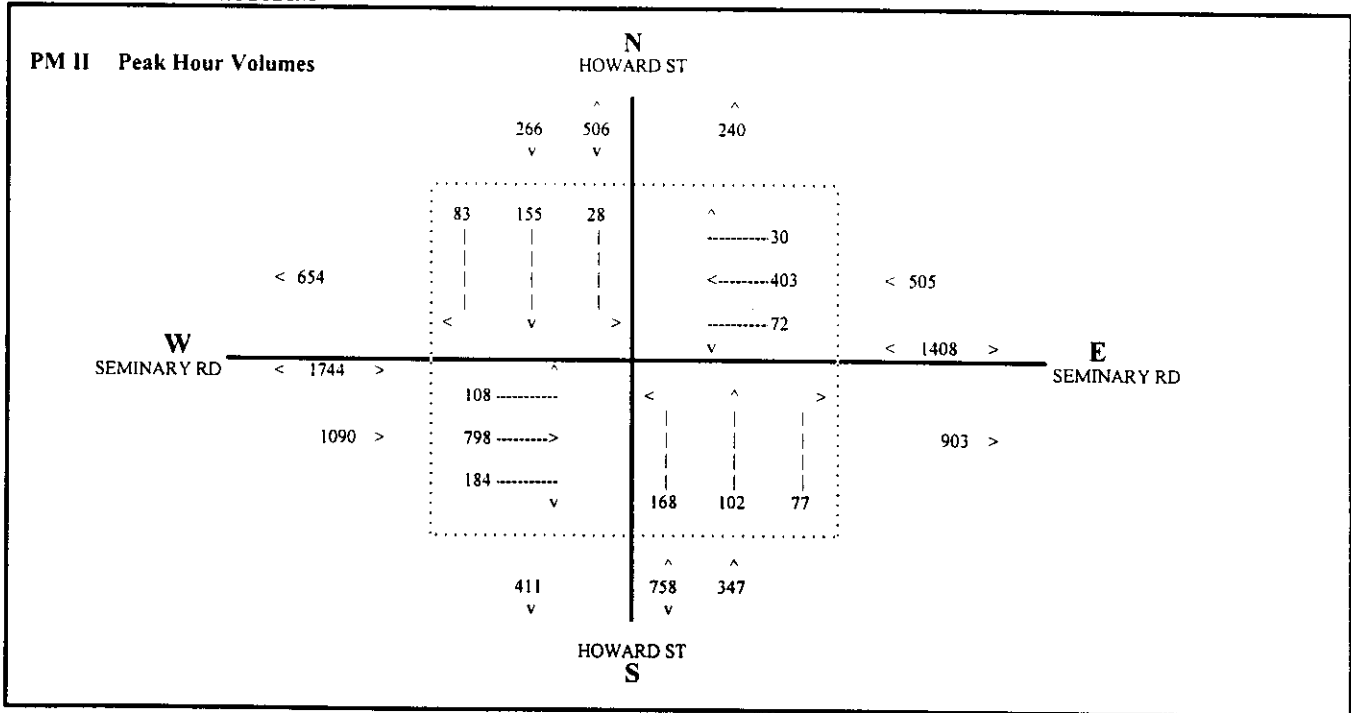
COUNTS

PM II	MOVEMENT #:	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
3:00 PM	- 3:15 PM	16	27	12	16	122	16	20	18	59	68	136	27	537	2026	0.94
3:15 PM	- 3:30 PM	23	29	17	14	94	16	30	22	51	36	175	20	527	1917	0.91
3:30 PM	- 3:45 PM	27	30	11	11	106	12	26	16	66	49	144	25	523	1838	0.88
3:45 PM	- 4:00 PM	14	29	7	6	82	15	20	25	45	40	132	24	439	1821	0.90
4:00 PM	- 4:15 PM	32	35	6	6	94	18	22	24	28	27	125	11	428	1928	0.88
4:15 PM	- 4:30 PM	17	41	8	9	85	16	22	22	52	42	119	15	448	2090	0.89
4:30 PM	- 4:45 PM	28	36	6	7	92	16	22	22	50	44	156	27	506	2208	0.94
4:45 PM	- 5:00 PM	12	37	8	8	92	14	22	18	44	48	210	33	546	2183	0.93
5:00 PM	- 5:15 PM	21	53	7	6	110	21	19	28	44	36	224	21	590	2129	0.90
5:15 PM	- 5:30 PM	22	29	7	9	109	21	14	34	30	56	208	27	566	2067	0.91
5:30 PM	- 5:45 PM	14	25	9	10	108	29	17	26	34	43	145	21	481	1958	0.93
5:45 PM	- 6:00 PM	17	47	13	16	112	14	14	22	38	53	124	22	492	1897	0.90
6:00 PM	- 6:15 PM	13	40	4	11	125	25	36	36	47	41	136	14	528	1837	0.87
6:15 PM	- 6:30 PM	10	32	3	8	70	10	10	24	27	59	187	17	457		0.29
6:30 PM	- 6:45 PM	11	41	3	5	100	17	17	18	38	28	128	14	420		0.28
6:45 PM	- 7:00 PM	6	17	7	9	85	17	17	15	20	56	169	14	432		0.26
PM II	TOTAL	283	548	128	151	1586	277	328	370	673	726	2518	332	7920	2208	

PEAK HOUR VOLUMES

PM II	MOVEMENT #:	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
4:30 PM	- 4:45 PM	28	36	6	7	92	16	22	22	50	44	156	27	506	---	---
4:45 PM	- 5:00 PM	12	37	8	8	92	14	22	18	44	48	210	33	546	---	---
5:00 PM	- 5:15 PM	21	53	7	6	110	21	19	28	44	36	224	21	590	---	---
5:15 PM	- 5:30 PM	22	29	7	9	109	21	14	34	30	56	208	27	566	---	---
TOTAL		83	155	28	30	403	72	77	102	168	184	798	108	2208		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

AM PEAK HOUR

JOB NAME: INOVA
PROJECT NO.: 1796-001
LOCATION: SEMINARY-HOWARD
CITY/COUNTY: ALEXANDRIA

COUNTED BY: BURRELL PAJEWSKI
DAY & DATE: 06/30/01 SATURDAY
INTERVAL: 15 minute
WEATHER: CLEAR

NB. APPROACH: HOWARD
SB. APPROACH: HOWARD

EB. APPROACH: SEMINARY
WB. APPROACH: SEMINARY

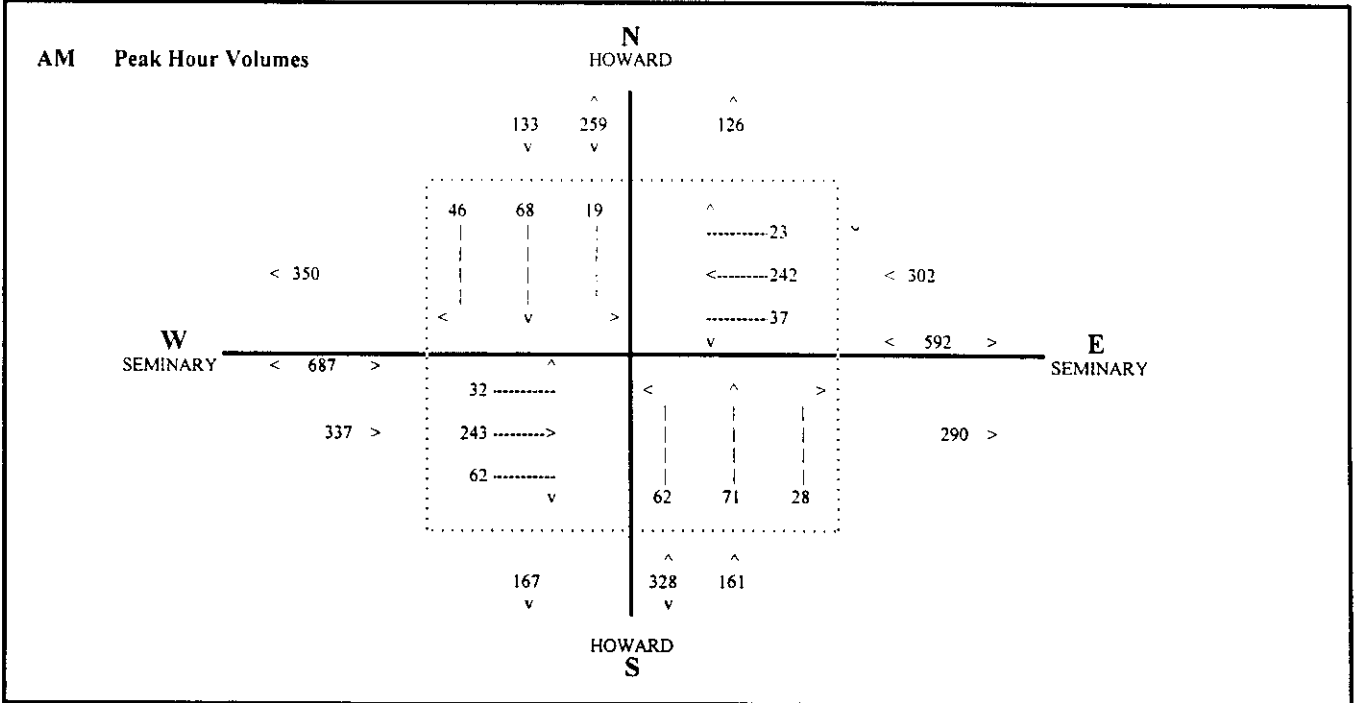
COUNTS

AM	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
6:00 AM - 6:15 AM	3	5	2	0	11	14	0	2	13	11	13	0	74	488	0.65	
6:15 AM - 6:30 AM	4	2	4	0	10	12	1	6	5	16	18	5	83	561	0.74	
6:30 AM - 6:45 AM	2	2	1	1	35	16	3	10	16	37	15	4	142	614	0.81	
6:45 AM - 7:00 AM	3	14	2	2	22	18	7	8	13	63	32	5	189	659	0.87	
7:00 AM - 7:15 AM	2	10	3	0	29	10	6	4	20	28	29	6	147	657	0.88	
7:15 AM - 7:30 AM	10	3	1	2	25	4	8	3	25	20	31	4	136	667	0.89	
7:30 AM - 7:45 AM	3	6	2	2	37	5	15	7	44	31	32	3	187	688	0.92	
7:45 AM - 8:00 AM	8	10	4	1	45	9	19	7	19	19	33	13	187	665	0.89	
8:00 AM - 8:15 AM	5	3	1	4	38	4	5	15	12	18	45	7	157	678	0.85	
8:15 AM - 8:30 AM	7	10	3	0	46	2	2	16	15	12	42	2	157	750	0.82	
8:30 AM - 8:45 AM	8	10	2	2	44	4	5	8	12	11	45	13	164	815	0.89	
8:45 AM - 9:00 AM	12	16	1	3	53	2	6	11	14	20	56	6	200	864	0.94	
9:00 AM - 9:15 AM	5	20	1	1	61	9	6	16	9	20	74	7	229	933	0.87	
9:15 AM - 9:30 AM	10	11	6	7	56	11	6	16	18	11	62	8	222		0.31	
9:30 AM - 9:45 AM	21	9	5	6	54	8	6	17	14	8	54	11	213		0.29	
9:45 AM - 10:00 AM	10	28	7	9	71	9	10	22	21	23	53	6	269		0.27	
AM TOTAL		113	159	45	40	637	137	105	168	270	348	634	100	2756	933	

PEAK HOUR VOLUMES

AM	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
9:00 AM - 9:15 AM	5	20	1	1	61	9	6	16	9	20	74	7	229	---	---	
9:15 AM - 9:30 AM	10	11	6	7	56	11	6	16	18	11	62	8	222	---	---	
9:30 AM - 9:45 AM	21	9	5	6	54	8	6	17	14	8	54	11	213	---	---	
9:45 AM - 10:00 AM	10	28	7	9	71	9	10	22	21	23	53	6	269	---	---	
TOTAL		46	68	19	23	242	37	28	71	62	62	243	32	933		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

MID DAY PEAK HOUR

JOB NAME: INOVA
 PROJECT NO.: 1796-001
 LOCATION: SEMINARY/HOWARD
 CITY/COUNTY: ALEXANDRIA

COUNTED BY: BURRELL PAJEWSKI
 DAY & DATE: 06:30:01 SATURDAY
 STATE VA INTERVAL: 15 minute
 WEATHER: CLEAR

NB. APPROACH: HOWARD
 SB. APPROACH: HOWARD

EB. APPROACH: SEMINARY
 WB. APPROACH: SEMINARY

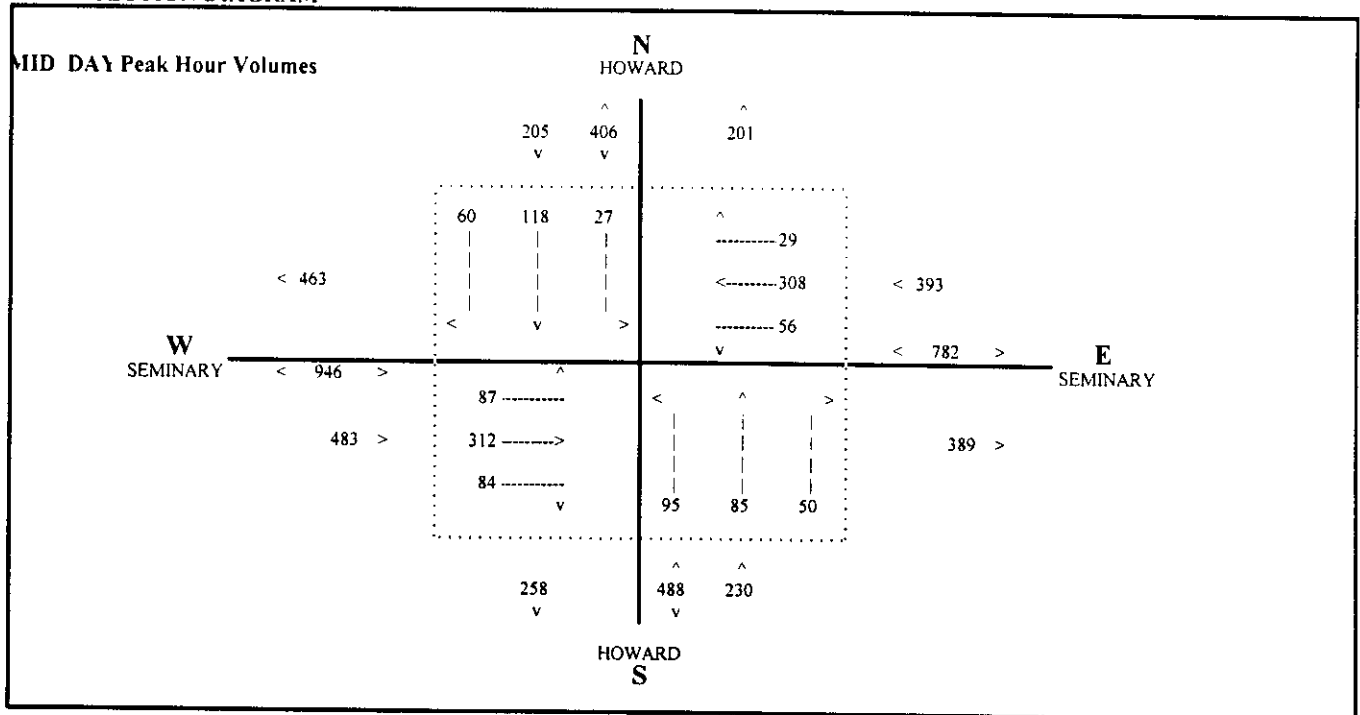
COUNTS

MID_DAY	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
10:00 AM - 10:15 AM	13	22	4	7	77	11	24	18	16	31	56	18	297	1063	0.89	
10:15 AM - 10:30 AM	6	21	4	7	74	10	14	13	18	26	64	12	269	1019	0.95	
10:30 AM - 10:45 AM	17	20	2	10	49	10	9	12	12	22	61	7	231	1147	0.72	
10:45 AM - 11:00 AM	12	21	4	4	70	13	8	25	23	14	57	15	266	1212	0.76	
11:00 AM - 11:15 AM	8	15	12	7	43	8	7	19	12	22	82	18	253	1276	0.80	
11:15 AM - 11:30 AM	15	22	11	12	99	23	16	35	32	22	81	29	397	1311	0.83	
11:30 AM - 11:45 AM	17	23	7	5	74	9	12	18	23	18	70	20	296	1217	0.92	
11:45 AM - 12:00 PM	19	43	4	7	76	18	11	12	24	16	78	22	330	1231	0.93	
12:00 PM - 12:15 PM	9	30	5	5	59	6	11	20	16	28	83	16	288	1196	0.96	
12:15 PM - 12:30 PM	12	29	3	7	63	14	17	24	20	27	79	8	303	1209	0.98	
12:30 PM - 12:45 PM	10	16	6	10	76	9	8	17	29	25	85	19	310	1175	0.95	
12:45 PM - 1:00 PM	12	30	5	6	65	7	8	21	19	17	96	9	295	1197	0.90	
1:00 PM - 1:15 PM	9	29	1	4	88	12	8	18	22	25	76	9	301	1152	0.87	
1:15 PM - 1:30 PM	13	25	3	7	63	14	14	15	29	16	64	6	269		0.30	
1:30 PM - 1:45 PM	9	22	5	10	87	5	16	22	26	15	98	17	332		0.28	
1:45 PM - 2:00 PM	11	16	3	8	51	11	9	24	22	19	71	5	250		0.26	
MID_DAY TOTAL		192	384	79	116	1114	180	192	313	343	343	1201	230	4687	1311	

PEAK HOUR VOLUMES

MID_DAY	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
11:15 AM - 11:30 AM	15	22	11	12	99	23	16	35	32	22	81	29	397	---	---	
11:30 AM - 11:45 AM	17	23	7	5	74	9	12	18	23	18	70	20	296	---	---	
11:45 AM - 12:00 PM	19	43	4	7	76	18	11	12	24	16	78	22	330	---	---	
12:00 PM - 12:15 PM	9	30	5	5	59	6	11	20	16	28	83	16	288	---	---	
TOTAL		60	118	27	29	308	56	50	85	95	84	312	87	1311		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

PM PEAK HOUR

JOB NAME: INOVA
 PROJECT NO.: 1796-001
 LOCATION: SEMINARY/HOWARD
 CITY/COUNTY: ALEXANDRIA

COUNTED BY: BURRELL PAJEWSKI
 DAY & DATE: 06.30.01 SATURDAY
 INTERVAL: 15 minute
 WEATHER: CLEAR
 STATE VA

NB. APPROACH: HOWARD
 SB. APPROACH: HOWARD

EB. APPROACH: SEMINARY
 WB. APPROACH: SEMINARY

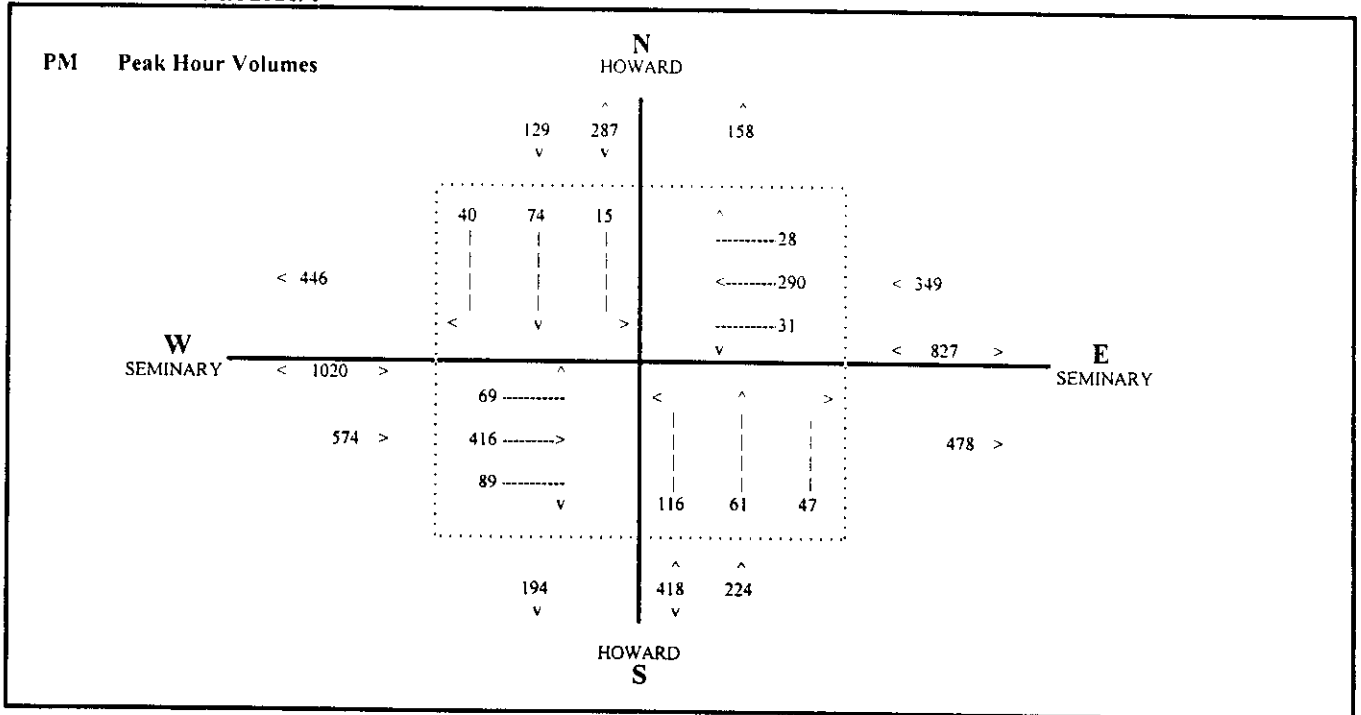
COUNTS

PM	MOVEMENT #:	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
2:00 PM	- 2:15 PM	14	16	7	3	63	7	5	9	24	22	94	8	272	1161	0.95
2:15 PM	- 2:30 PM	7	11	2	7	77	13	12	13	17	27	83	13	282	1214	0.93
2:30 PM	- 2:45 PM	11	14	1	8	70	13	21	13	20	22	90	17	300	1224	0.94
2:45 PM	- 3:00 PM	13	10	3	11	68	17	8	15	22	33	85	22	307	1247	0.96
3:00 PM	- 3:15 PM	7	20	7	7	63	17	16	26	33	27	88	14	325	1254	0.96
3:15 PM	- 3:30 PM	12	21	6	6	70	12	11	20	38	17	59	20	292	1233	0.95
3:30 PM	- 3:45 PM	5	20	3	4	76	9	18	22	43	23	79	21	323	1276	0.95
3:45 PM	- 4:00 PM	9	21	6	9	71	10	5	11	19	20	115	18	314	1270	0.95
4:00 PM	- 4:15 PM	12	16	2	5	59	4	12	14	27	15	121	17	304	1201	0.90
4:15 PM	- 4:30 PM	14	17	4	10	84	8	12	14	27	31	101	13	335	1154	0.86
4:30 PM	- 4:45 PM	10	15	5	6	91	10	10	22	24	21	93	10	317	1086	0.86
4:45 PM	- 5:00 PM	3	23	4	5	56	9	7	22	17	22	65	12	245	1017	0.95
5:00 PM	- 5:15 PM	6	26	1	2	80	9	13	8	10	15	74	13	257	978	0.92
5:15 PM	- 5:30 PM	10	16	5	4	77	12	10	10	17	19	77	10	267		0.29
5:30 PM	- 5:45 PM	12	9	3	8	84	6	9	9	22	16	55	15	248		0.27
5:45 PM	- 6:00 PM	9	17	6	5	51	9	6	12	10	12	56	13	206		0.26
PM TOTAL		154	272	65	100	1140	165	175	240	370	342	1335	236	4594	1276	

PEAK HOUR VOLUMES

PM	MOVEMENT #:	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
3:30 PM	- 3:45 PM	5	20	3	4	76	9	18	22	43	23	79	21	323	---	---
3:45 PM	- 4:00 PM	9	21	6	9	71	10	5	11	19	20	115	18	314	---	---
4:00 PM	- 4:15 PM	12	16	2	5	59	4	12	14	27	15	121	17	304	---	---
4:15 PM	- 4:30 PM	14	17	4	10	84	8	12	14	27	31	101	13	335	---	---
TOTAL		40	74	15	28	290	31	47	61	116	89	416	69	1276		

INTERSECTION DIAGRAM



Intersection Traffic Volume Counts and Peak Hour Volume

PMII PEAK HOUR

JOB NAME: INOVA
PROJECT NO.: 1796-001
LOCATION: SEMINARY:HOWARD
CITY/COUNTY: ALEXANDRIA

COUNTED BY: BURRELL PAJEWSKI
DAY & DATE: 06.30.01 SATURDAY
INTERVAL: 15 minute
STATE: VA **WEATHER:** CLEAR

NB. APPROACH: HOWARD
SB. APPROACH: HOWARD

EB. APPROACH: SEMINARY
WB. APPROACH: SEMINARY

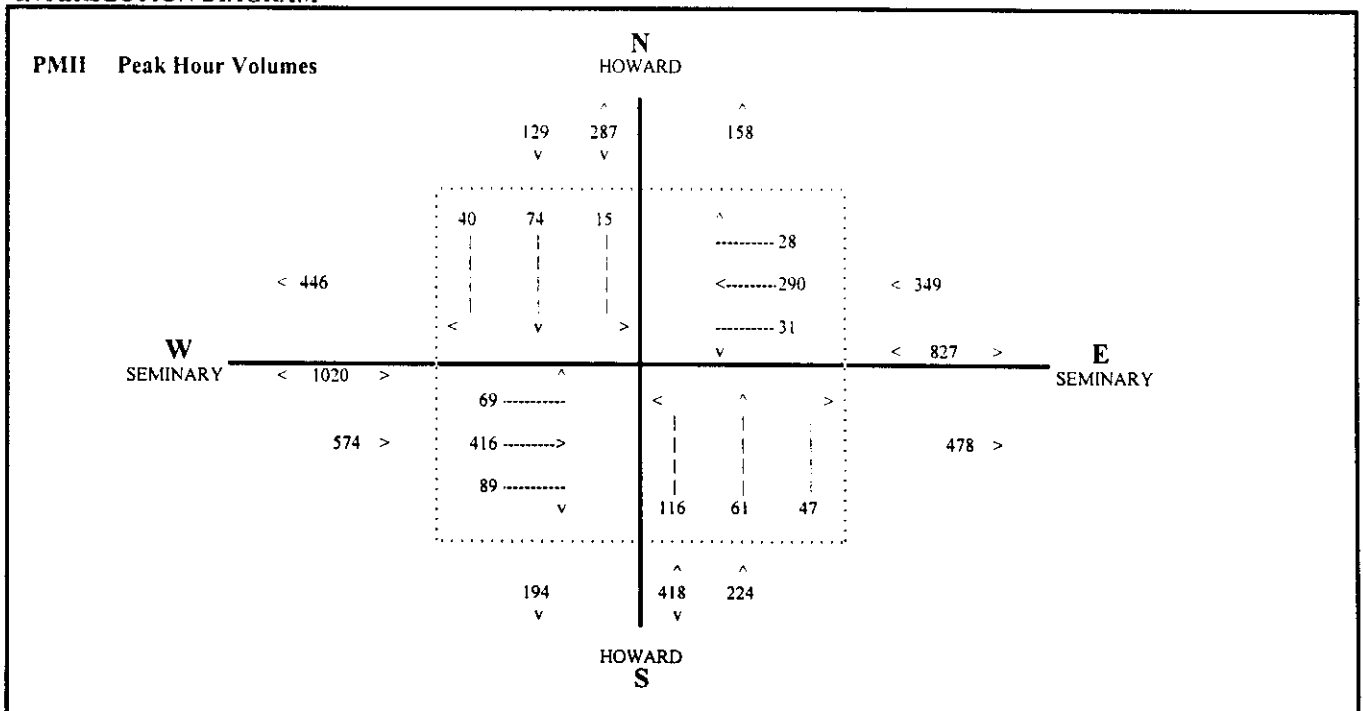
COUNTS

PMII	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
3:00 PM - 3:15 PM	7	20	7	7	63	17	16	26	33	27	88	14	325	1254	0.96	
3:15 PM - 3:30 PM	12	21	6	6	70	12	11	20	38	17	59	20	292	1233	0.95	
3:30 PM - 3:45 PM	5	20	3	4	76	9	18	22	43	23	79	21	323	1276	0.95	
3:45 PM - 4:00 PM	9	21	6	9	71	10	5	11	19	20	115	18	314	1270	0.95	
4:00 PM - 4:15 PM	12	16	2	5	59	4	12	14	27	15	121	17	304	1201	0.90	
4:15 PM - 4:30 PM	14	17	4	10	84	8	12	14	27	31	101	13	335	1154	0.86	
4:30 PM - 4:45 PM	10	15	5	6	91	10	10	22	24	21	93	10	317	1086	0.86	
4:45 PM - 5:00 PM	3	23	4	5	56	9	7	22	17	22	65	12	245	1017	0.95	
5:00 PM - 5:15 PM	6	26	1	2	80	9	13	8	10	15	74	13	257	978	0.92	
5:15 PM - 5:30 PM	10	16	5	4	77	12	10	10	17	19	77	10	267	975	0.91	
5:30 PM - 5:45 PM	12	9	3	8	84	6	9	9	22	16	55	15	248	975	0.91	
5:45 PM - 6:00 PM	9	17	6	5	51	9	6	12	10	12	56	13	206	989	0.93	
6:00 PM - 6:15 PM	14	10	4	5	70	17	12	11	26	11	64	10	254	1066	0.94	
6:15 PM - 6:30 PM	12	13	5	5	69	11	12	24	21	21	66	8	267		0.30	
6:30 PM - 6:45 PM	13	8	7	7	62	8	3	11	19	31	82	11	262		0.28	
6:45 PM - 7:00 PM	14	18	3	5	73	16	12	12	20	32	66	12	283		0.27	
PMII TOTAL		162	270	71	93	1136	167	168	248	373	333	1261	217	4499	1276	

PEAK HOUR VOLUMES

PMII	MOVEMENT #	Southbound			Westbound			Northbound			Eastbound			TOTAL VEH.	HOURLY TOTAL	PHF
		R	T	L	R	T	L	R	T	L	R	T	L			
3:30 PM - 3:45 PM	5	20	3	4	76	9	18	22	43	23	79	21	323	---	---	
3:45 PM - 4:00 PM	9	21	6	9	71	10	5	11	19	20	115	18	314	---	---	
4:00 PM - 4:15 PM	12	16	2	5	59	4	12	14	27	15	121	17	304	---	---	
4:15 PM - 4:30 PM	14	17	4	10	84	8	12	14	27	31	101	13	335	---	---	
TOTAL		40	74	15	28	290	31	47	61	116	89	416	69	1276		

INTERSECTION DIAGRAM



APPENDIX B
AUTOMATIC TRAFFIC RECORDER VOLUMES

Weather :
 Counted by :
 Board # :
 Other :

JAMAR Technologies, Inc.
 TAS for Windows
 Copyright 1999

Site Code : 00000000000
 Start Date: 06/26/2001
 File I.D. : C:\PROGRAM FI
 Page : 1

Begin Time	Tues. 06/26		Wed. 06/27		Combined	
	1 A.M.	2 P.M.	1 A.M.	2 P.M.	A.M.	P.M.
12:00		33		37	70	
12:15		35		54	89	
12:30		50		58	108	
12:45		33		67	100	
01:00		31		48	79	
01:15		47		51	98	
01:30		39		59	98	
01:45		49		59	108	
02:00		66		39	105	
02:15		54		38	92	
02:30		78		54	132	
02:45		42		44	86	
03:00		76		39	115	
03:15		62		53	115	
03:30		36		44	80	
03:45		36		41	77	
04:00		56		36	92	
04:15		32		24	56	
04:30		37		37	74	
04:45		44		48	92	
05:00		49		26	75	
05:15		47		46	93	
05:30		42		24	66	
05:45		25		32	57	
06:00		28		44	72	
06:15		28		41	69	
06:30		41		66	107	
06:45		29		67	96	
07:00		30		27	57	
07:15		27		31	58	
07:30		31		25	56	
07:45		32		23	55	
08:00		26		17	43	
08:15		18		15	33	
08:30		16		18	34	
08:45		28		14	42	
09:00		34		2	43	
09:15		10		1	11	
09:30		14		16	30	
09:45		24		22	46	
10:00		12		12	24	
10:15		8		10	18	
10:30		6		28	34	
10:45		18		32	50	
11:00		23		15	38	
11:15	5	29	0	14	5	43
11:30	44	34	34	4	78	39
11:45	51	16	39	4	90	20
Totals	100	1658	73	1612	173	3270
Day Totals		1758		1685		3443
% Total		3.9%	48.1%	2.1%	46.8%	
Peaks	11:00	02:30	11:00	12:15	11:00	02:30
Volume	100	255	73	227	173	445
P.H.F.	.49	.83	.46	.84	.48	.86

INVA

Box 3286

North driveway (L2) TUESDAY 6/26/01 11:00 AM - THURSDAY 6/28/ 1:30 PM

INVA

Weather :
 Counted by :
 Board # :
 Other :

JAMAR Technologies, Inc.
 TAS for Windows
 Copyright 1999

Site Code : 00000000000
 Start Date: 06/26/2001
 File I.D. : C:\PROGRAM FI
 Page : 2

Begin Time	Thur. 06/28	1		2		Combined		Fri. 06/29	1		2		Combined	
		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00		7	46	7	40	14	86							
12:15		7	46	5	60	12	106							
12:30		7	47	2	77	9	124							
12:45		3	50	0	74	3	124							
01:00		5	42	2	49	7	91							
01:15		3	52	2	47	5	99							
01:30		1	34	2	41	3	75							
01:45		3	*	2	*	5	*							
02:00		1	*	0	*	1	*							
02:15		7	*	1	*	8	*							
02:30		3	*	1	*	4	*							
02:45		3	*	1	*	4	*							
03:00		3	*	5	*	8	*							
03:15		1	*	1	*	2	*							
03:30		1	*	1	*	2	*							
03:45		5	*	4	*	9	*							
04:00		7	*	4	*	11	*							
04:15		3	*	1	*	8	*							
04:30		5	*	5	*	10	*							
04:45		7	*	9	*	16	*							
05:00		3	*	1	*	4	*							
05:15		4	*	7	*	16	*							
05:30		3	*	9	*	14	*							
05:45		11	*	13	*	24	*							
06:00		11	*	15	*	26	*							
06:15		14	*	22	*	36	*							
06:30		12	*	45	*	57	*							
06:45		27	*	75	*	102	*							
07:00		19	*	46	*	65	*							
07:15		57	*	68	*	125	*							
07:30		57	*	52	*	109	*							
07:45		50	*	56	*	106	*							
08:00		34	*	53	*	87	*							
08:15		30	*	67	*	97	*							
08:30		35	*	57	*	92	*							
08:45		41	*	49	*	90	*							
09:00		39	*	44	*	93	*							
09:15		31	*	50	*	81	*							
09:30		48	*	76	*	124	*							
09:45		32	*	84	*	116	*							
10:00		47	*	52	*	93	*							
10:15		48	*	70	*	118	*							
10:30		47	*	65	*	112	*							
10:45		37	*	73	*	110	*							
11:00		54	*	53	*	107	*							
11:15		38	*	37	*	75	*							
11:30		40	*	65	*	105	*							
11:45		44	*	41	*	85	*							
Totals		1004	317	1400	388	2404	765		0	0	0	0	0	0
Day Totals			1321		1788		3109							
% Total		31.2%	10.2%	45.0%	12.4%									
Peaks		07:15	12:30	09:30	12:15	09:30	12:15							
Volume		198	191	282	260	451	445							
P.H.F.		.86	.91	.83	.84	.90	.89							

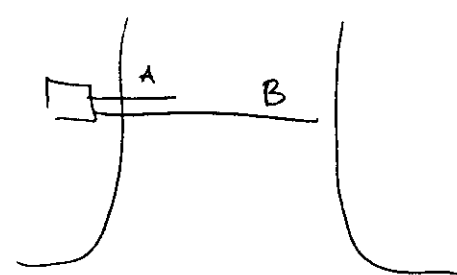
Weather :
 Counted by :
 Board # :
 Other :

JAMAR Technologies, Inc.
 TAS for Windows
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Site Code : 0000000000
 Start Date : 06/28/2001
 File I.D. : C:\PROGRAM FI
 Page : 1

Begin Time	Thur. 06/28	1		2		Combined	Fri. 06/29	1		2		Combined	
		A.M.	P.M.	A.M.	P.M.			A.M.	P.M.	A.M.	P.M.		
12:00													
12:15													
12:30													
12:45													
01:00													
01:15													
01:30													
01:45			47		44				91				
02:00			40		56				96				
02:15			50		45				95				
02:30			48		55				103				
02:45			46		74				103				
03:00			41		54				95				
03:15			40		46				86				
03:30			52		41				93				
03:45			46		50				96				
04:00			55		41				96				
04:15			58		38				94				
04:30			36		36				72				
04:45			54		37				91				
05:00			51		41				92				
05:15			29		33				62				
05:30			33		27				63				
05:45			34		51				86				
06:00			44		36				80				
06:15			32		39				70				
06:30			47		45				95				
06:45			42		47				139				
07:00			22		26				48				
07:15			26		36				62				
07:30			38		31				69				
07:45			18		14				32				
08:00			36		26				53				
08:15			30		5				35				
08:30			24		15				39				
08:45			8		7				15				
09:00			26		4				30				
09:15			16		4				20				
09:30			17		10				27				
09:45			16		23				29				
10:00			11		12				23				
10:15			17		6				23				
10:30			11		12				23				
10:45			10		30				40				
11:00			16		24				40				
11:15			32		11				43				
11:30			33		9				42				
11:45			7		7				14				
Totals		0	1341	0	1281	0	2622	953	2415	1231	1347	2184	2763
Day Totals			1341		1281		2622		2369		2578		4946
% Total			51.1%		49.9%			29.2%	29.6%	24.8%	27.2%		
Peaks			03:30		02:00		02:00	07:30	01:00	06:45	12:15	07:30	12:45
Volume			211		230		414	197	106	240	208	435	383
P.H.F.			.90		.77		.86	.71	.80	.82	.95	.77	.89

Box 03287 (LZ) (ONFIG
 North Driveway
 Saturday 6/30/01
 Sunday 7/1/01



Weather :
 Counted by :
 Board # :
 Other :

JAMAR Technologies, Inc.
 TAS for Windows
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Site Code : 000000000000
 Start Date: 06/28/2001
 File I.D. : C:\PROGRAM FY
 Page : 2

Begin Time	Sat. 06/30				Sun. 07/01			
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00	16	34	21	13	13	37	13	33
12:15	9	34	0	45	11	79	4	44
12:30	11	26	0	18	11	44	12	38
12:45	1	10	2	13	3	23	12	48
01:00	16	4	34	11	50	0	30	54
01:15	3	34	0	34	3	68	0	54
01:30	6	14	1	17	6	31	0	50
01:45	1	34	1	21	2	55	0	79
02:00	1	27	1	27	2	54	0	64
02:15	3	32	1	27	4	59	0	54
02:30	1	17	1	36	2	53	0	58
02:45	1	32	3	39	4	71	0	62
03:00	1	17	1	37	2	54	0	69
03:15	3	18	1	16	4	34	4	51
03:30	3	21	1	37	4	58	4	93
03:45	1	36	1	13	2	49	0	46
04:00	1	30	1	20	2	50	0	43
04:15	1	13	3	12	4	25	0	53
04:30	1	27	1	16	4	43	0	43
04:45	1	12	3	43	6	55	0	31
05:00	1	9	5	12	10	21	0	50
05:15	1	17	1	25	2	42	0	34
05:30	1	11	5	5	10	16	0	31
05:45	1	9	5	23	10	32	0	33
06:00	1	25	5	13	10	38	0	49
06:15	1	19	5	34	6	53	0	32
06:30	1	13	21	20	30	33	0	29
06:45	1	27	27	55	50	82	14	59
07:00	1	15	17	29	34	44	14	66
07:15	3	13	19	19	50	32	16	51
07:30	7	27	12	18	84	45	14	31
07:45	2	9	27	12	55	21	47	51
08:00	1	18	18	17	34	35	26	42
08:15	1	18	18	11	28	29	14	41
08:30	1	21	14	6	24	27	14	38
08:45	1	13	28	8	42	21	10	25
09:00	4	13	10	4	14	17	4	25
09:15	1	10	15	9	22	19	10	25
09:30	1	2	28	5	43	7	10	18
09:45	1	10	12	5	27	15	6	17
10:00	1	10	33	10	57	20	15	10
10:15	1	8	22	6	33	14	10	20
10:30	1	10	27	18	46	28	14	20
10:45	1	10	14	36	45	46	20	32
11:00	1	20	36	11	51	31	14	36
11:15	1	21	30	6	51	26	18	32
11:30	1	23	22	6	45	28	22	18
11:45	1	18	19	2	37	20	18	21
Totals	521	883	530	951	1051	1834	436	1829
Day Totals		1404		1481		2855		2693
% Total	19.0%	30.6%	18.3%	32.9%			16.1%	32.7%
Peaks	07:00	01:45	10:30	02:15	07:00	02:00	08:00	02:45
Volume	150	110	107	139	225	237	137	120
P.H.F.	.52	.80	.74	.89	.66	.63	.72	.90

Weather :
 Counted by :
 Board # :
 Other :

JAMAR Technologies, Inc.
 TAS for Windows
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Site Code : 0000000000
 Start Date: 06/23/2001
 File I.D. : C:\PROGRAM FI
 Page : 3

Begin Time	Mon. 07/02				Tues. 07/03			
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00	11	25	3	47	14	72	12	49
12:15		46	4	59	11	105	6	45
12:30	3	38	2	59	5	97	8	32
12:45	3	37	0	46	3	83	4	42
01:00		40	4	50	5	90	4	40
01:15	3	48	0	45	5	93	0	39
01:30	1	41	0	31	1	72	0	36
01:45		56	0	50	1	106	4	39
02:00		47	0	36	1	83	0	45
02:15	1	29	0	37	1	66	0	36
02:30		35	0	49	1	84	0	30
02:45	1	45	0	55	1	100	1	46
03:00	1	43	0	42	1	85	1	46
03:15	5	48	0	32	5	80	1	49
03:30	3	40	3	31	6	71	4	37
03:45	1	28	1	25	2	53	0	51
04:00	1	46	1	38	0	84	0	34
04:15	5	34	1	33	6	67	1	48
04:30	6	53	6	26	12	79	0	35
04:45	4	34	4	23	12	57	1	51
05:00	0	48	4	34	4	82	1	24
05:15	4	38	2	40	6	78	0	19
05:30	6	26	5	39	11	65	0	23
05:45	8	35	5	21	12	56	0	30
06:00	6	19	13	26	19	45	0	35
06:15	12	32	24	29	36	61	0	21
06:30	10	31	31	52	42	93	0	18
06:45	20	27	57	32	77	65	0	18
07:00	11	19	40	35	51	54	0	19
07:15	65	31	45	36	110	67	0	48
07:30	51	21	62	8	113	29	0	45
07:45	45	17	51	10	96	27	0	67
08:00	27	42	61	21	88	63	0	50
08:15	27	20	59	13	86	33	0	37
08:30	25	16	43	5	68	21	0	19
08:45	39	10	54	9	93	19	0	32
09:00	13	16	30	24	43	40	0	15
09:15	31	18	50	14	81	32	0	3
09:30	27	12	59	3	86	15	0	7
09:45	26	10	30	10	56	20	0	46
10:00	34	12	40	8	74	20	0	21
10:15	31	10	43	8	74	18	0	10
10:30	41	6	52	27	93	33	0	34
10:45	41	14	52	26	93	40	0	10
11:00	32	22	45	15	77	37	0	16
11:15	38	40	37	10	75	50	0	22
11:30	24	20	32	3	56	23	0	27
11:45	25	14	35	5	60	19	0	33
Totals	883	1439	1093	1393	1876	2822	895	1257
Day Totals		2223	2476		4698		2170	2002
% Total	16.6%	30.6%	23.0%	29.4%			22.1%	27.0%
Peaks	07:15	01:15	07:30	12:15	07:15	12:15	07:15	12:15
Volume	189	192	233	214	407	375	189	150
P.H.F.	.72	.85	.93	.90	.90	.89	.87	.80

Weather :
 Counted by :
 Board # :
 Other :

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 TAS for Windows
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Site Code : 00000000000
 Start Date: 06/28/2001
 File I.D. : C:\PROGRAM FI
 Page : 4

Begin Time	Wed. 07/04				Thur. 07/05			
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00	5	14	1	4	3	36	3	23
12:15	5	26	1	2	4	45	1	20
12:30	5	20	1	4	5	42	4	15
12:45	5	20	2	6	5	45	0	16
01:00	7	24	2	8	5	50	0	10
01:15	1	24	0	5	1	53	0	3
01:30	1	33	2	9	1	40	4	11
01:45	1	27	2	11	1	38	0	3
02:00	5	14	0	11	5	34	0	13
02:15	5	27	1	19	5	46	0	5
02:30	7	27	3	16	1	43	2	4
02:45	7	25	2	8	1	43	5	6
03:00	1	35	0	9	1	43	1	4
03:15	1	28	0	7	1	35	1	2
03:30	1	18	0	3	1	21	1	2
03:45	1	18	0	5	1	22	1	2
04:00	1	16	1	2	1	19	1	2
04:15	3	18	1	3	3	11	3	10
04:30	1	20	3	3	1	7	1	4
04:45	5	15	2	5	5	7	10	12
05:00	1	15	0	5	1	10	4	17
05:15	1	22	0	7	1	4	4	11
05:30	3	15	4	13	3	4	4	9
05:45	7	21	4	11	7	0	11	9
06:00	3	22	2	11	3	11	1	20
06:15	5	21	5	12	5	24	24	33
06:30	15	16	26	13	17	41	41	58
06:45	25	13	26	26	26	47	47	73
07:00	17	19	6	11	16	31	31	56
07:15	53	25	7	10	53	59	59	112
07:30	57	15	10	5	44	46	46	90
07:45	25	11	11	17	22	39	39	81
08:00	24	17	19	8	36	56	56	92
08:15	5	17	20	7	25	37	37	68
08:30	7	19	6	5	28	50	50	78
08:45	17	17	15	17	32	37	37	59
09:00	11	10	16	7	27	42	42	84
09:15	9	13	14	6	23	45	45	81
09:30	7	13	12	5	19	30	30	69
09:45	21	9	13	9	19	39	39	78
10:00	25	11	16	10	41	39	39	78
10:15	17	13	12	4	29	29	29	71
10:30	17	7	12	24	24	23	23	67
10:45	8	9	21	23	19	29	29	65
11:00	8	23	22	18	30	28	28	58
11:15	20	23	22	6	40	30	30	79
11:30	25	27	14	5	39	25	25	77
11:45	28	9	4	5	32	11	11	39
Totals	534	901	368	436	902	1331	288	243
Day Totals		1435		798		2263	916	116
% Total	23.9%	40.3%	16.4%	19.2%			40.4%	5.1%
Peaks	07:15	02:30	10:45	10:30	07:15	02:15	10:00	07:15
Volume	164	115	79	71	211	165	74	375
P.H.F.	.71	.82	.89	.73	.78	.69	.84	.83

Address :
 Counted by :
 Board # :
 Other :

TAS for Windows
 Copyright 1999

Site Code : 060000000000
 Start Date : 03/22/2001
 File I.D. : HOWARDSTREET
 Page : 1

Begin Time	1		2		Combined		Friday
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	
12:00 03/22	*	*	*	*	*	*	
12:15	*	*	*	*	*	*	
12:30	*	*	*	*	*	*	
12:45	*	*	*	*	*	*	
01:00	*	*	*	*	*	*	
01:15	*	*	*	*	*	*	
01:30	*	*	*	*	*	*	
01:45	*	*	*	*	*	*	
02:00	*	*	*	*	*	*	
02:15	*	*	*	*	*	*	
02:30	*	*	*	*	*	*	
02:45	*	*	*	*	*	*	
03:00	*	*	*	*	*	*	
03:15	*	*	*	*	*	*	
03:30	*	*	*	*	*	*	
03:45	*	*	*	*	*	*	
04:00	*	*	*	*	*	*	
04:15	*	*	*	*	*	*	
04:30	*	*	*	*	*	*	
04:45	*	*	*	*	*	*	
05:00	*	1	*	0	*	1	
05:15	*	6	*	14	*	20	
05:30	*	10	*	14	*	24	
05:45	*	7	24	16	44	23	68
06:00	*	14	*	12	*	26	
06:15	*	17	*	7	*	24	
06:30	*	17	*	7	*	24	
06:45	*	13	61	10	36	23	97
07:00	*	12	*	11	*	23	
07:15	*	7	*	16	*	23	
07:30	*	15	*	10	*	25	
07:45	*	5	39	11	59	17	98
08:00	*	3	*	9	*	11	
08:15	*	5	*	10	*	15	
08:30	*	5	*	13	*	18	
08:45	*	0	13	9	36	5	49
09:00	*	1	*	3	*	6	
09:15	*	2	*	7	*	9	
09:30	*	1	*	7	*	8	
09:45	*	0	4	6	25	6	29
10:00	*	1	*	6	*	7	
10:15	*	4	*	3	*	7	
10:30	*	0	*	1	*	1	
10:45	*	1	6	2	10	3	18
11:00	*	1	*	6	*	7	
11:15	*	0	*	4	*	4	
11:30	*	2	*	6	*	8	
11:45	*	0	3	1	17	1	20
Totals	0	150	0	229	0	379	
Day Totals		150		229		379	
Split %	*	39.5%	*	60.4%	*		

Peak Hour 06:00 07:00 08:45
 Volume 61 59 104
 P.H.F. .89 .73 .74

LOT A Driveway
 3/22 - 3/29

Counted by:
Board # :
Other :

TAS for Windows
Copyright 1999

Site Code : 00000000000
Start Date: 03/22/2001
File I.D. : HOWARDSTREET
Page : 2

Begin Time	1		2		Combined		Saturday					
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.						
12:00 03/23	2	11	6	14	9	25						
12:15	0	14	0	9	0	23						
12:30	0	4	0	10	0	20						
12:45	0	11	44	3	0	21	89					
01:00	1	15	0	15	1	30						
01:15	0	10	0	14	0	24						
01:30	0	6	0	13	1	19						
01:45	0	7	39	0	1	9	51	0	2	16	89	
02:00	0	10	0	16	0	16						
02:15	0	7	0	9	0	10						
02:30	0	11	0	15	0	27						
02:45	0	8	34	0	0	12	52	0	0	17	86	
03:00	0	10	0	20	0	30						
03:15	0	13	0	19	0	32						
03:30	0	12	0	27	0	39						
03:45	1	1	12	47	0	0	22	88	1	1	34	135
04:00	0	11	0	19	0	30						
04:15	0	9	0	12	0	20						
04:30	1	7	0	31	1	39						
04:45	1	0	13	39	0	0	15	77	1	2	29	116
05:00	2	10	0	11	2	21						
05:15	2	10	0	12	2	22						
05:30	4	9	0	16	4	14						
05:45	12	20	11	39	1	14	53	13	21	25	92	
06:00	11	9	0	8	12	16						
06:15	18	9	0	11	21	20						
06:30	24	9	0	9	26	19						
06:45	44	97	10	37	4	10	10	38	48	107	27	75
07:00	27	6	0	2	29	19						
07:15	26	13	0	6	32	27						
07:30	8	9	0	7	13	16						
07:45	29	90	4	34	0	10	42	34	108	14	76	
08:00	17	0	0	11	19	16						
08:15	15	3	0	11	20	14						
08:30	12	5	0	6	16	11						
08:45	15	59	1	14	7	19	35	19	74	9	49	
09:00	16	5	0	4	23	9						
09:15	9	3	0	10	14	13						
09:30	5	1	0	5	10	6						
09:45	12	42	3	17	4	4	23	16	63	12	40	
10:00	8	2	0	9	17	6						
10:15	9	5	0	4	17	9						
10:30	9	0	0	11	20	3						
10:45	9	35	3	10	8	36	1	12	17	71	4	22
11:00	11	3	0	10	7	10						
11:15	4	2	0	9	2	4						
11:30	9	4	0	10	10	14						
11:45	9	33	1	10	4	23	19	72	5	33		
Totals	382	363	147	539	529	902						
Day Totals		745		686		1431						
Split %	72.2%	40.2%	27.2%	59.7%								
Peak Hour	06:30	12:15	11:15	03:00	06:30	03:00						
Volume	121	48	39	88	135	135						
P.H.F.	.68	.8	.97	.81	.70	.86						

Weather :
 Counted by :
 Board # :
 Other :

TAS for Windows
 Copyright 1999

Site Code : 00000000000
 Start Date: 03/22/2001
 File I.D. : HOWARDSTREET
 Page : 3

Begin Time	1		2		Combined		Sunday
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	
12:00 03/24	0	6	2	15	0	21	
12:15	1	13	1	10	1	23	
12:30	0	10	0	9	0	19	
12:45	1	7	36	0	41	14	77
01:00	0	11	1	10	1	21	
01:15	0	4	0	10	0	14	
01:30	0	5	2	9	3	13	
01:45	1	11	30	0	41	4	15
02:00	1	7	0	17	1	24	
02:15	2	8	2	9	4	16	
02:30	0	7	0	5	0	12	
02:45	1	10	32	1	44	7	76
03:00	1	5	0	13	1	18	
03:15	1	10	0	16	1	26	
03:30	0	4	0	16	0	20	
03:45	0	5	24	0	61	2	85
04:00	1	7	0	7	1	14	
04:15	0	10	3	9	3	20	
04:30	0	8	0	11	0	19	
04:45	0	3	30	0	32	1	62
05:00	1	0	0	3	1	10	
05:15	1	8	0	9	1	16	
05:30	0	3	2	5	2	9	
05:45	0	5	24	0	26	7	50
06:00	1	10	0	6	2	16	
06:15	1	3	1	8	11	17	
06:30	1	4	0	3	17	3	
06:45	36	65	24	3	4	69	67
07:00	1	6	0	9	2	15	
07:15	2	5	0	9	2	14	
07:30	2	5	1	16	3	21	
07:45	10	21	27	6	40	27	67
08:00	1	3	4	11	11	14	
08:15	2	0	0	16	0	18	
08:30	3	1	1	7	6	9	
08:45	9	20	9	7	41	29	49
09:00	5	0	0	3	5	5	
09:15	3	1	2	4	5	5	
09:30	7	0	1	0	8	0	
09:45	7	20	5	7	11	29	12
10:00	8	0	1	2	9	4	
10:15	9	6	3	5	11	11	
10:30	5	3	2	1	7	4	
10:45	8	29	14	6	9	41	23
11:00	11	1	6	1	17	2	
11:15	9	4	4	5	13	9	
11:30	6	1	8	4	14	5	
11:45	7	33	9	6	12	57	21
Totals	259	275	74	377	282	652	
Day Totals		483		451		934	
Split %	23.7%	42.1%	26.2%	57.8%			
Peak Hour	06:15	10:15	10:45	03:00	06:15	03:45	
Volume	70	41	24	61	74	88	
P.H.F.	.48	.79	.75	.95	.47	.84	

Counted by:
Board # :
Other :

TAS for Windows
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Site Code : 00000000000
Start Date: 03/23/2001
File I.D. : HOWARDSTREET
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Begin Time	1		2		Combined		Monday
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	
10:00 03/25	4	7	4	5	8	12	
10:15	0	8	1	6	1	14	
10:30	2	5	3	5	5	16	
10:45	0	7	27	8	12	18	49
01:00	0	3	0	8	0	11	
01:15	0	7	0	9	0	12	
01:30	0	9	0	4	0	13	
01:45	0	16	0	7	29	14	54
02:00	1	10	0	9	3	15	
02:15	1	0	0	6	1	12	
02:30	0	4	1	15	1	19	
02:45	2	17	40	3	39	5	79
03:00	1	3	0	12	3	11	
03:15	0	7	0	10	0	17	
03:30	0	9	1	12	1	11	
03:45	0	4	29	3	15	49	78
04:00	1	10	0	11	1	21	
04:15	0	9	0	11	0	12	
04:30	0	6	0	13	0	11	
04:45	0	1	33	0	12	47	50
05:00	0	3	0	8	0	17	
05:15	0	11	0	7	0	14	
05:30	0	9	0	9	0	11	
05:45	3	3	8	16	34	3	70
06:00	4	7	1	3	5	11	
06:15	6	6	1	6	7	12	
06:30	12	7	2	7	14	14	
06:45	19	41	8	5	23	20	51
07:00	7	8	1	13	8	20	
07:15	1	7	0	6	1	11	
07:30	3	4	4	13	7	17	
07:45	4	15	4	7	11	43	67
08:00	2	4	1	11	3	15	
08:15	4	2	0	4	4	6	
08:30	7	3	1	9	8	12	
08:45	11	24	1	4	26	13	36
09:00	9	0	3	0	11	0	
09:15	1	1	1	2	2	3	
09:30	2	0	0	1	2	1	
09:45	5	16	3	5	3	6	7
10:00	6	0	1	1	7	1	
10:15	4	1	3	1	7	2	
10:30	7	2	6	2	13	4	
10:45	8	25	5	18	7	16	12
11:00	7	2	9	3	1	16	
11:15	9	1	3	3	12	4	
11:30	10	4	5	5	15	9	
11:45	9	35	9	23	11	15	20
Totals	169	271	78	332	247	603	
Day Totals		440		410		850	
Split %	68.4%	44.2%	31.5%	55.0%			
Peak Hour	06:15	02:45	10:15	03:45	10:45	02:45	
Volume	44	42	26	50	59	85	
P.H.F.	.57	.61	.72	.83	.92	.91	

Counted by:
Board # :
Other :

TAS for Windows
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Site Code : 003000000000
Start Date: 03/22/2001
File I.D. : HOWARDSTREET
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Begin Time	1		2		Combined		Tuesday	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00 03/26	0	22	0	0	0	0	0	22
12:15	1	11	0	0	1	1	1	11
12:30	1	12	0	0	1	1	1	12
12:45	0	14	59	1	1	13	3	118
01:00	0	11	0	0	0	15	0	11
01:15	0	15	0	0	0	13	0	15
01:30	0	8	0	0	0	0	0	8
01:45	0	10	44	0	1	10	0	89
02:00	0	9	0	0	0	19	0	9
02:15	0	11	0	0	0	8	0	11
02:30	0	16	0	0	0	24	0	16
02:45	0	19	55	0	0	14	0	119
03:00	0	7	0	0	0	17	0	7
03:15	0	14	0	0	0	24	0	14
03:30	0	14	0	0	0	22	0	14
03:45	0	10	45	0	0	22	0	130
04:00	1	9	0	0	1	17	1	9
04:15	1	10	0	0	1	16	1	10
04:30	3	12	0	0	1	31	4	12
04:45	0	14	45	0	2	25	89	134
05:00	0	6	0	0	0	18	0	6
05:15	3	10	0	0	0	10	3	10
05:30	2	13	0	0	0	10	3	13
05:45	13	16	45	1	2	13	53	98
06:00	12	15	0	0	0	6	12	15
06:15	13	18	0	3	0	15	22	18
06:30	32	9	0	4	0	9	36	9
06:45	41	11	53	0	9	10	40	113
07:00	31	18	0	3	0	20	24	18
07:15	20	9	0	2	0	16	22	9
07:30	20	9	0	2	0	14	22	9
07:45	34	7	43	5	12	14	64	107
08:00	23	4	0	1	0	13	24	4
08:15	23	7	0	9	0	17	32	7
08:30	15	4	0	4	0	11	19	4
08:45	19	2	17	4	18	7	48	98
09:00	14	3	0	12	0	3	26	3
09:15	19	3	0	11	0	7	30	3
09:30	10	1	0	10	0	6	20	1
09:45	12	0	7	8	41	10	26	96
10:00	20	1	0	7	0	3	27	1
10:15	20	1	0	15	0	1	35	1
10:30	19	0	0	20	0	1	41	0
10:45	12	71	3	15	59	2	7	130
11:00	11	2	0	16	0	4	27	2
11:15	16	2	0	5	0	7	21	2
11:30	12	3	0	13	0	6	25	3
11:45	17	56	4	11	49	0	19	105
Totals	488	427	194	599	682	1708	1026	
Day Totals		915		793				
Split %	71.5%	41.6%	28.4%	58.3%				
Peak Hour	06:30	05:30	10:15	04:15	10:00		00:30	
Volume	114	62	68	90	130		135	
P.H.F.	.69	.86	.77	.72	.79		.84	

Counted by:
 Board # :
 Other :

TAS for Windows
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Site Code : 00000000000
 Start Date : 03/11/2001
 File I.D. : HOWARDSTREET
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Begin Time	1		2		Combined		Wednesday
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	
12:00 03/27	1	*	0	*	1	*	
12:15	0	*	0	*	0	*	
12:30	0	*	0	*	0	*	
12:45	0	1	0	*	0	*	
01:00	0	*	0	*	0	*	
01:15	0	*	0	*	0	*	
01:30	0	*	0	*	0	*	
01:45	0	*	0	*	0	*	
02:00	0	*	0	*	0	*	
02:15	0	*	0	*	0	*	
02:30	0	*	1	*	1	*	
02:45	0	*	0	1	0	1	
03:00	0	*	0	*	0	*	
03:15	1	*	0	*	1	*	
03:30	2	*	0	*	2	*	
03:45	0	3	0	*	0	3	
04:00	0	*	0	*	0	*	
04:15	2	*	0	*	2	*	
04:30	1	*	0	*	1	*	
04:45	0	3	0	*	0	3	
05:00	2	*	0	*	2	*	
05:15	1	*	0	*	1	*	
05:30	3	*	0	*	3	*	
05:45	13	19	2	2	15	21	
06:00	18	*	2	*	20	*	
06:15	20	*	1	*	21	*	
06:30	35	*	0	*	35	*	
06:45	32	105	16	19	48	124	
07:00	1	*	0	*	1	*	
07:15	0	*	0	*	0	*	
07:30	0	*	0	*	0	*	
07:45	1	2	0	*	1	2	
08:00	0	*	0	*	0	*	
08:15	0	*	0	*	0	*	
08:30	0	*	0	*	0	*	
08:45	2	2	0	*	2	2	
09:00	0	*	0	*	0	*	
09:15	0	*	0	*	0	*	
09:30	0	*	0	*	0	*	
09:45	0	*	0	*	0	*	
10:00	0	*	0	*	0	*	
10:15	0	*	0	*	0	*	
10:30	0	*	0	*	0	*	
10:45	0	*	0	*	0	*	
11:00	0	*	0	*	0	*	
11:15	0	*	0	*	0	*	
11:30	0	*	0	*	0	*	
11:45	*	*	*	*	*	*	
Totals	135	0	28	0	163	0	
Day Totals	135	*	17.1%	*	163	*	
Split %	82.8%						

Peak Hour 06:00 06:00 06:00
 Volume 105 19 124
 P.H.F. .75 .29 .64

Weather :
 Counted By:
 Board # :
 Other :

TAS for Windows
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Site Code : 00000000000
 Start Date: 03/27/2001
 File I.D. : C:\HOWARDSTRE
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Begin Time	1		2		Combined		Wednesday	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		
12:00 03/27	*	21	*	16	*	37		
12:15	*	12	*	16	*	28		
12:30	*	22	*	17	*	39		
12:45	*	17	72	*	53	29	125	
01:00	*	22	*	21	*	43		
01:15	*	17	*	19	*	36		
01:30	*	8	*	9	*	17		
01:45	*	13	60	*	58	26	116	
02:00	*	13	*	17	*	30		
02:15	*	16	*	12	*	28		
02:30	*	20	*	24	*	44		
02:45	*	19	68	*	72	38	140	
03:00	*	10	*	27	*	37		
03:15	*	19	*	16	*	35		
03:30	*	17	*	32	*	49		
03:45	*	8	54	*	93	26	147	
04:00	*	6	*	23	*	29		
04:15	*	9	*	21	*	30		
04:30	*	26	*	22	*	48		
04:45	*	21	62	*	100	45	160	
05:00	*	14	*	19	*	33		
05:15	*	11	*	14	*	25		
05:30	*	15	*	14	*	29		
05:45	*	16	56	*	59	28	115	
06:00	*	15	*	10	*	25		
06:15	*	16	*	15	*	31		
06:30	*	17	*	9	*	26		
06:45	0	18	66	0	47	31	113	
07:00	25	14	6	20	31	34		
07:15	19	9	3	25	22	34		
07:30	20	8	0	16	20	24		
07:45	39	103	5	36	87	47	120	123
08:00	29	4	6	8	35	12		
08:15	19	4	5	12	24	16		
08:30	18	1	8	10	26	11		
08:45	10	76	2	11	38	24	109	49
09:00	19	1	15	10	34	11		
09:15	16	0	14	8	30	8		
09:30	10	1	10	4	20	5		
09:45	11	56	3	5	30	21	105	35
10:00	32	0	24	2	56	2		
10:15	21	2	24	3	45	5		
10:30	23	2	21	2	44	4		
10:45	38	114	0	4	72	217	1	12
11:00	34	0	21	6	55	6		
11:15	30	5	24	4	54	9		
11:30	13	2	12	12	25	14		
11:45	24	101	0	7	40	174	2	31
Totals	450	501	275	667	725	1168		
Day Totals		951		942		1893		
Split %	62.0%	42.8%	37.9%	57.1%				
Peak Hour	10:30	12:30	10:00	04:00	10:30	04:15		
Volume	125	78	103	100	225	166		
P.H.F.	.82	.88	.75	.78	.78	.71		

Counted Ly:
Board # :
Other :

TAS for Windows
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Site Code : 000000000000
Start Date: 03/27/2001
File I.D. : C:\HOWARDSTRE
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Begin Time	1		2		Combined		Thursday					
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.						
12:00 03/28	1	22		21	3	49						
12:15	0	23		16	0	49						
12:30	0	21		18	0	39						
12:45	1	13	79	1	3	31	161					
01:00	1	7		12	1	19						
01:15	0	10		13	0	18						
01:30	0	19		10	0	29						
01:45	0	11	48	0	1	21	103					
02:00	0	10		15	0	25						
02:15	0	10		16	0	16						
02:30	0	13		19	1	31						
02:45	0	16	51	0	1	26	121					
03:00	0	21		25	0	46						
03:15	0	13		30	0	43						
03:30	1	9		32	1	41						
03:45	0	7	50	0	1	38	168					
04:00	0	14		25	0	39						
04:15	0	12		23	0	35						
04:30	2	13		28	3	41						
04:45	0	9	48	0	1	30	145					
05:00	0	10		20	0	30						
05:15	3	15		17	3	31						
05:30	2	12		22	3	34						
05:45	13	9	46	2	3	11	70	15	21	20	116	
06:00	15	13		6		16		19		19		
06:15	23	15		6		15		29		23		
06:30	26	11		4		11		30		22		
06:45	54	118	18	57	3	14	12	44	57	132	30	101
07:00	22	19		3		16		25		16		
07:15	15	10		3		14		18		14		
07:30	18	8		6		18		24		16		
07:45	30	85	6	43	2	14	14	62	32	99	20	105
08:00	21	6		6		17		27		23		
08:15	16	5		4		10		20		17		
08:30	12	1		3		17		15		18		
08:45	17	66	2	14	4	17	3	49	21	83	5	63
09:00	17	1		15		19		32		23		
09:15	14	2		15		10		29		12		
09:30	13	1		12		2		25		3		
09:45	11	55	1	5	16	58	2	33	27	113	3	38
10:00	19	0		10		0		29		0		
10:15	18	0		26		0		44		0		
10:30	20	3		12		3		32		6		
10:45	19	76	2	5	16	64	1	4	35	140	3	9
11:00	21	2		24		6		45		8		
11:15	13	1		19		4		32		5		
11:30	17	2		8		5		25		7		
11:45	5	56	1	6	10	61	3	18	15	117	4	24
Totals	480	452	236	938	702	716	1870	1154				
Day Totals		932										
Split %	67.0%	39.1%	32.9%	60.9%								
Peak Hour	06:15	12:00	10:15	08:00	10:15	03:00						
Volume	125	79	78	149	156	187						
P.H.F.	.57	.85	.75	.92	.86	.91						

Weather :
 Counted by:
 Board # :
 Other :

Version 1.0 (03/27/2001)
 IAS for Windows
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Site Code : 000000000000
 Start Date: 03/27/2001
 File I.D. : C:\HOWARDSTRE
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Begin Time	1		2		Combined		Friday
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	
12:00 03/29	1	*	1	*	2	*	
12:15	0	*	0	*	0	*	
12:30	0	*	0	*	0	*	
12:45	0	1	1	*	1	2	*
01:00	1	*	2	*	3	*	
01:15	0	*	0	*	0	*	
01:30	0	*	1	*	1	*	
01:45	0	1	0	*	0	4	*
02:00	0	*	0	*	0	*	
02:15	0	*	0	*	0	*	
02:30	0	*	1	*	1	*	
02:45	0	*	0	1	0	1	*
03:00	0	*	0	*	0	*	
03:15	1	*	0	*	1	*	
03:30	1	*	0	*	1	*	
03:45	0	2	0	*	0	2	*
04:00	0	*	0	*	0	*	
04:15	2	*	2	*	4	*	
04:30	0	*	0	*	0	*	
04:45	0	2	0	2	0	4	*
05:00	0	*	0	*	0	*	
05:15	1	*	0	*	1	*	
05:30	4	*	1	*	5	*	
05:45	15	20	2	3	17	23	*
06:00	9	*	1	*	10	*	
06:15	0	*	0	*	0	*	
06:30	0	*	0	*	0	*	
06:45	0	9	0	1	0	10	*
07:00	0	*	0	*	0	*	
07:15	0	*	0	*	0	*	
07:30	0	*	0	*	0	*	
07:45	0	*	0	*	0	*	*
08:00	3	*	2	*	5	*	
08:15	0	*	0	*	0	*	
08:30	*	*	*	*	*	*	
08:45	*	*	*	*	*	5	*
09:00	*	*	*	*	*	*	
09:15	*	*	*	*	*	*	
09:30	*	*	*	*	*	*	
09:45	*	*	*	*	*	*	*
10:00	*	*	*	*	*	*	
10:15	*	*	*	*	*	*	
10:30	*	*	*	*	*	*	
10:45	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	
11:15	*	*	*	*	*	*	
11:30	*	*	*	*	*	*	*
11:45	*	*	*	*	*	*	*
Totals	38	0	14	0	52	0	
Day Totals		38		14		52	
Split %	73.0%	*	26.9%	*			

Peak Hour 05:15 10:45 05:15
 Volume 29 4 33
 P.H.F. .48 .5 .48

Weather :
 Counted by :
 Board # :
 Other :

JAMAR Technologies, Inc.
 TAS for Windows
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Site Code : 000000000000
 Start Date : 07/10/2001
 File Loc. : C:\PROGRAM FI
 Page : 1

Begin Time	Tues. 07/10				Wed. 07/11								
	1 A.M.	1 P.M.	2 A.M.	2 P.M.	1 A.M.	1 P.M.	2 A.M.	2 P.M.					
12:00		67		58		10	64	4	45	14	129		
12:15		71		69		2	60	2	35	4	93		
12:30		75		66		4	54	0	49	4	103		
12:45		65		37		12	59	4	71	16	130		
01:00		53		41		10	62	0	58	10	120		
01:15		61		68		4	67	2	52	6	119		
01:30		64		54		2	63	6	57	8	120		
01:45		52		57		4	69	6	51	10	120		
02:00		70		46		10	66	6	53	16	119		
02:15		82		54		6	64	2	30	8	94		
02:30		75		93		2	77	6	94	8	171		
02:45		87		97		6	95	4	82	10	177		
03:00		120		49		0	102	10	48	10	150		
03:15		78		47		14	86	6	30	20	106		
03:30		111		59		8	62	10	46	18	128		
03:45		77		49		6	73	2	32	4	105		
04:00		69		29		6	60	2	42	4	132		
04:15		75		36		2	60	2	28	4	89		
04:30		79		18		2	86	18	18	10	122		
04:45		81		22		2	78	14	32	14	110		
05:00		60		18		14	72	12	16	18	88		
05:15		69		20		6	58	20	24	24	81		
05:30		52		16		4	56	22	22	26	71		
05:45		52		42		16	63	24	22	28	77		
06:00		45	0	30	4	11	49	41	30	30	79		
06:15	15	50	66	28	81	11	48	73	22	44	70		
06:30	15	43	104	44	119	23	39	107	29	130	47		
06:45	27	47	127	30	154	16	33	111	27	127	43		
07:00	41	45	78	33	119	41	43	85	19	126	82		
07:15	45	68	74	37	119	43	42	57	33	111	95		
07:30	30	57	74	26	104	29	52	91	24	114	81		
07:45	37	29	84	28	121	39	30	31	17	130	47		
08:00	37	41	57	14	94	22	44	60	18	82	84		
08:15	28	40	79	2	107	37	16	78	19	115	56		
08:30	37	34	107	17	144	49	25	74	17	121	42		
08:45	52	32	67	15	119	40	18	66	19	116	57		
09:00	49	26	67	26	115	49	20	74	15	123	36		
09:15	48	26	67	18	115	48	22	61	19	106	41		
09:30	36	12	59	16	95	45	24	51	23	98	47		
09:45	54	16	65	10	119	44	34	61	21	105	55		
10:00	62	28	65	10	125	38	25	62	15	100	45		
10:15	53	28	47	20	100	51	26	76	27	107	58		
10:30	69	26	39	20	108	74	24	61	27	140	81		
10:45	41	29	49	20	90	59	21	41	17	100	39		
11:00	84	51	59	16	143	56	42	39	23	95	65		
11:15	68	56	62	10	130	62	66	48	15	110	79		
11:30	66	31	62	8	128	54	26	21	11	75	27		
11:45	77	19	60	8	137	73	18	55	7	128	25		
Totals	1072	2614	1618	1631	2690	4245	1164	2496	1791	1522	2955	4018	
Day Totals		3686		3249		6935		3660		3313		6973	
% Total		15.4%	37.6%	23.3%	23.5%		16.6%	35.8%	25.6%	21.8%			
Peaks		11:00	02:45	06:30	02:15	11:00	02:15	10:30	02:30	06:15	02:00	06:30	02:30
Volume		295	396	383	293	538	657	256	360	376	259	483	654
P.H.F.		.87	.82	.75	.75	.94	.89	.81	.88	.84	.69	.92	.85

(ER LOT)
 SOUTH DRIVEWAY
 WEEKDAY
 6AM 7/10/01 - 3:45 PM 7/13/01

1 - OUT
 2 - IN

Weather :
 Counted by :
 Board # :
 Other :

JAMAR Technologies, Inc.
 TAS for Windows
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Site Code : 00000000000
 Start Date: 07/10/2001
 File I.D. : C:\PROGRAM FI
 Page : 2

Begin Time	Thur. 07/12	1		2		Combined		Fri. 07/13	1		2		Combined	
		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00	14	61	3	47	17	108	8	64	3	71	13	135		
12:15	12	44	9	25	21	69	12	56	3	49	15	105		
12:30	18	57	7	59	25	116	10	49	5	54	17	103		
12:45	12	67	3	69	15	136	14	69	9	60	19	129		
01:00	4	39	9	33	13	71	8	64	9	46	17	109		
01:15	8	44	7	55	15	99	4	49	4	49	8	98		
01:30	14	51	3	47	17	99	6	59	0	65	6	123		
01:45	14	51	1	70	15	121	8	71	4	41	12	113		
02:00	4	74	7	62	11	136	6	64	4	68	13	119		
02:15	10	47	1	34	11	81	10	62	5	57	16	119		
02:30	4	91	7	91	11	182	4	74	3	67	7	141		
02:45	10	79	3	93	13	172	15	90	3	62	22	157		
03:00	10	96	5	45	15	141	5	59	3	44	10	133		
03:15	10	114	9	57	19	171	3	90	3	42	6	132		
03:30	14	93	11	48	15	138	6	87	16	34	24	121		
03:45	4	79	3	29	7	108	2	43	3	34	10	97		
04:00	6	68	9	37	15	105	3	63	16	42	8	108		
04:15	10	75	5	47	15	122	11	61	16	42	8	108		
04:30	1	67	13	49	15	116	4	61	10	41	19	119		
04:45	2	60	23	23	25	83	2	61	10	30	30	119		
05:00	8	87	11	34	19	121	7	71	14	21	21	119		
05:15	10	70	21	24	31	94	7	71	11	17	17	119		
05:30	10	75	23	24	25	99	7	71	10	31	31	119		
05:45	10	47	41	16	51	63	5	61	10	45	45	119		
06:00	9	44	47	24	56	68	18	61	10	63	63	119		
06:15	8	37	81	20	56	57	7	61	10	60	60	119		
06:30	16	29	80	22	96	51	27	61	10	108	108	119		
06:45	15	54	133	50	148	104	21	61	110	137	137	119		
07:00	35	47	73	26	114	73	50	61	68	116	116	119		
07:15	31	69	69	38	100	107	31	61	74	104	104	119		
07:30	30	42	89	22	101	64	35	61	77	119	119	119		
07:45	37	44	93	16	130	60	34	61	77	109	109	119		
08:00	17	50	79	24	96	74	31	61	66	97	97	119		
08:15	41	20	87	14	128	34	24	61	78	100	100	119		
08:30	46	21	73	18	119	39	40	61	78	119	119	119		
08:45	34	16	70	15	108	31	37	61	73	110	110	119		
09:00	43	21	50	19	92	40	39	61	68	103	103	119		
09:15	50	25	56	27	106	52	50	61	63	115	115	119		
09:30	41	25	65	17	106	42	56	61	64	120	120	119		
09:45	65	25	89	25	154	50	53	61	63	116	116	119		
10:00	71	34	53	11	106	45	59	61	47	106	106	119		
10:15	46	14	63	5	129	19	73	61	77	150	150	119		
10:30	66	12	56	13	122	25	54	61	55	109	109	119		
10:45	78	32	63	29	141	61	62	61	59	121	121	119		
11:00	55	39	39	7	94	46	83	61	53	136	136	119		
11:15	59	68	33	17	94	95	66	61	40	106	106	119		
11:30	54	34	46	5	100	39	44	61	33	77	77	119		
11:45	53	20	52	13	105	33	73	61	69	142	142	119		
Totals	1015	2457	1909	1592	3118	4049	1255	2123	1802	876	3591	2639		
Day Totals		3672		3495		7167		3417		2712		5130		
% Total		16.9%	34.2%	16.5%	22.2%		24.4%	15.6%	15.7%	17.0%				
Peaks	10:00	02:45	06:45	02:30	09:45	02:30	10:15	02:45	10:15	02:00	10:15	02:30		
Volume	261	382	370	286	561	666	272	350	359	246	516	563		
P.H.F.	.83	.83	.69	.76	.89	.91	.81	.99	.77	.91	.86	.89		

Weather :
 Counted by :
 Board # :
 Other :

JAMAR Technologies, Inc.
 TAS for Windows
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Site Code : 000000300000
 Start Date : 06/28/2001
 File I.D. : C:\PROGRAM FI
 Page : 1

Begin Time	Thur. 06/28	1		2		Combined		Fri. 06/29	3		4		Combined	
		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00									58	83	2	15	111	
12:15									14	60	10	39	101	
12:30									14	96	8	40	98	
12:45									14	47	11	42	96	
01:00									16	50	7	51	103	
01:15									11	58	10	51	104	
01:30									8	74	0	57	131	
01:45									12	58	12	45	98	
02:00									14	41	7	53	144	
02:15									14	40	7	62	145	
02:30									14	46	7	59	145	
02:45									11	67	5	81	148	
03:00									11	35	4	39	134	
03:15									17	46	4	41	129	
03:30									16	109	2	42	152	
03:45									14	14	0	47	127	
04:00									14	7	4	31	91	
04:15									14	73	6	76	124	
04:30									17	47	14	24	95	
04:45									14	14	0	21	41	
05:00									10	12	1	14	47	
05:15									14	47	16	14	65	
05:30									14	61	21	19	86	
05:45									11	47	10	26	71	
06:00									14	31	47	19	84	
06:15									11	17	42	21	52	
06:30									17	31	117	43	73	
06:45									14	31	119	17	88	
07:00									11	71	60	17	69	
07:15									46	16	74	19	85	
07:30									10	31	70	35	93	
07:45									16	14	56	11	79	
08:00									17	30	72	27	77	
08:15									14	38	79	21	87	
08:30									11	14	47	21	79	
08:45									17	21	69	22	43	
09:00									11	30	71	16	51	
09:15									11	15	58	17	35	
09:30			29		16		45		11	30	59	4	36	
09:45			15		26		41		11	10	64	14	34	
10:00			19		21		40		11	14	52	4	18	
10:15			30		19		49		10	20	67	16	36	
10:30			25		24		53		10	15	59	19	29	
10:45			21		32		53		11	16	52	25	51	
11:00			45		8		53		17	41	34	21	63	
11:15			59		10		69		14	56	28	15	71	
11:30			33		8		41		10	31	56	11	42	
11:45			21		2		23		11	25	47	5	30	
Totals		0	297	0	170	0	467	1277	2420	1795	1455	3028	3877	
Day Totals			297		170		467		2682		3250		6905	
% Total		0%	63.6%	0%	36.4%			17.9%	35.7%	26.0%	21.0%			
Peaks			10:45		10:00		10:30	11:00	11:00	06:30	02:00	06:30	02:00	
Volume			158		100		238	51	378	375	156	492	582	
P.H.F.			.66		.79		.82	.41	.44	.78	.74	.46	.98	

Box 03288 (L1) COL FIC

SOUTH ORIVERWAY

SATURDAY 6/30/01

SUNDAY 7/1/01

1-OUT
 2-IN

Weather :
 Counted by:
 Board # :
 Other :

JAMAR Technologies, Inc.
 TAS for Windows
 Copyright 1999

Site Code : 00000000000
 Start Date: 06/28/2001
 File I.D. : C:\PROGRAM FI
 Page : 2

Begin Time	Sat. 06/30		1		2		Combined		Sun. 07/01		1		2		Combined	
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00	17	27	5	15	11	21	16	26	10	20	4	14	13	23	20	46
12:15	15	31	11	21	11	21	16	26	8	39	8	23	16	23	16	62
12:30	7	22	7	11	14	24	14	24	15	23	15	23	15	23	30	46
12:45	7	22	3	19	14	24	14	24	11	27	3	15	14	14	42	42
01:00	9	30	1	13	14	24	14	24	9	21	3	11	8	32	32	32
01:15	7	24	3	14	14	24	14	24	11	24	9	17	20	51	51	51
01:30	9	25	3	13	14	24	14	24	6	12	3	23	8	35	35	35
01:45	5	22	5	27	12	22	12	22	7	32	5	19	12	51	51	51
02:00	3	32	3	21	14	24	14	24	11	26	3	19	14	45	45	45
02:15	1	28	6	37	14	24	14	24	3	26	1	31	6	57	57	57
02:30	5	34	8	33	14	24	14	24	22	22	3	21	10	43	43	43
02:45	7	38	2	39	14	24	14	24	3	31	1	49	4	80	80	80
03:00	19	60	2	27	14	24	14	24	3	32	5	21	8	53	53	53
03:15	3	63	8	20	14	24	14	24	9	58	4	24	13	82	82	82
03:30	7	50	0	23	14	24	14	24	7	29	2	8	9	46	46	46
03:45	7	30	0	23	14	24	14	24	11	27	6	16	17	41	41	41
04:00	3	26	2	17	14	24	14	24	4	19	8	14	17	42	42	42
04:15	4	22	6	23	14	24	14	24	3	30	2	20	5	50	50	50
04:30	0	24	6	27	14	24	14	24	8	13	8	21	13	43	43	43
04:45	6	20	10	11	14	24	14	24	3	14	6	17	9	45	45	45
05:00	4	28	10	17	14	24	14	24	11	33	12	33	23	68	68	68
05:15	5	18	4	13	14	24	14	24	3	31	18	26	25	58	58	58
05:30	7	20	5	19	14	24	14	24	10	18	2	21	17	34	34	34
05:45	10	12	20	6	14	24	14	24	4	25	8	25	17	50	50	50
06:00	8	18	20	10	14	24	14	24	1	11	10	17	19	48	48	48
06:15	6	15	24	28	14	24	14	24	9	15	28	21	31	40	40	40
06:30	8	27	64	26	14	24	14	24	10	24	38	31	43	45	45	45
06:45	24	25	106	37	13	23	13	23	13	22	32	23	35	45	45	45
07:00	34	27	38	17	14	24	14	24	13	34	20	17	45	51	51	51
07:15	30	51	24	23	14	24	14	24	11	44	6	25	27	69	69	69
07:30	26	29	20	19	14	24	14	24	21	40	11	17	32	57	57	57
07:45	5	43	12	19	14	24	14	24	9	26	9	15	18	61	61	61
08:00	13	25	6	9	14	24	14	24	14	34	15	9	26	33	33	33
08:15	12	21	10	10	14	24	14	24	11	23	13	13	24	36	36	36
08:30	16	22	20	14	14	24	14	24	7	21	17	5	24	26	26	26
08:45	14	12	18	6	14	24	14	24	11	19	19	5	30	24	24	24
09:00	14	28	18	12	14	24	14	24	19	25	7	17	26	42	42	42
09:15	14	17	4	12	14	24	14	24	11	11	11	7	22	18	18	18
09:30	12	27	14	18	14	24	14	24	7	19	13	15	20	34	34	34
09:45	16	13	18	20	14	24	14	24	13	13	13	7	26	20	20	20
10:00	8	15	20	8	14	24	14	24	15	13	13	11	28	24	24	24
10:15	16	16	27	8	14	24	14	24	13	11	17	7	30	18	18	18
10:30	24	19	16	12	14	24	14	24	3	17	21	13	28	30	30	30
10:45	13	17	26	24	14	24	14	24	17	7	15	13	32	20	20	20
11:00	29	34	27	18	14	24	14	24	11	9	13	7	24	16	16	16
11:15	45	48	15	8	14	24	14	24	21	45	27	14	48	59	59	59
11:30	23	18	17	16	14	24	14	24	27	19	29	8	56	27	27	27
11:45	25	10	35	12	14	24	14	24	31	7	21	6	52	13	13	13
Totals	600	1285	732	857	1332	2142	2142	2142	540	1221	607	837	1147	2058	2058	2058
Day Totals		1885		1589		3474	3474	3474		1761		1444		3205	3205	3205
% Total		17.2%		36.9%		21.0%	24.6%	24.6%		16.8%		18.1%		18.9%		26.1%
Peaks	11:00	02:45	06:15	02:15	06:30	02:45	02:45	02:45	11:15	02:45	06:15	02:15	06:15	02:45	02:45	02:45
Volume	122	211	232	126	326	326	326	326	90	159	168	122	220	261	261	261
P.H.F.	.67	.83	.54	.80	.62	.67	.67	.67	.72	.68	.51	.62	.57	.79	.79	.79

Weather :
 Counted by :
 Board # :
 Other :

JAMAR Technologies, Inc.
 TAS for Windows
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Site Code : 00000000000
 Start Date: 06/28/2001
 File I.D. : C:\PROGRAM F
 Page : 3

Begin Time	Mon. 07/02		Tue. 07/03		Combined		Tues. 07/03		Combined			
	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		
12:00	31	73	4	41	25	114	17	93	39	24	133	
12:15	9	92	0	59	9	151	11	82	9	56	20	139
12:30	11	74	9	39	19	113	11	61	9	48	20	106
12:45	7	64	7	70	9	134	5	60	11	65	16	125
01:00	7	68	4	61	11	109	11	86	10	55	21	141
01:15	1	65	0	56	3	103	15	72	10	47	25	119
01:30	5	72	2	43	5	115	12	67	3	49	14	116
01:45	3	48	3	49	6	97	6	61	8	47	14	128
02:00	5	69	5	37	10	106	14	67	8	45	16	110
02:15	9	67	1	59	10	126	10	70	6	53	10	133
02:30	1	67	1	53	2	120	1	94	0	79	0	173
02:45	6	82	3	85	9	167	4	66	4	103	8	169
03:00	0	82	3	37	3	119	6	134	4	54	10	188
03:15	4	105	11	36	15	141	9	130	4	36	12	166
03:30	4	83	7	34	5	117	4	94	2	56	6	150
03:45	2	71	1	37	3	108	1	91	1	37	4	119
04:00	4	85	10	28	14	113	6	89	9	49	10	137
04:15	9	78	4	30	9	110	4	66	6	35	10	94
04:30	7	72	12	22	19	94	12	94	14	54	22	138
04:45	7	63	13	16	25	99	11	80	12	29	23	108
05:00	7	56	6	31	13	85	14	50	21	24	30	76
05:15	1	62	14	23	15	95	16	63	23	36	39	99
05:30	5	62	14	23	23	86	8	64	23	34	31	89
05:45	5	50	24	20	29	70	0	50	43	23	45	60
06:00	13	44	26	15	49	62	10	64	21	30	21	96
06:15	16	37	1	26	9	61	6	53	24	26	34	79
06:30	14	44	21	39	105	43	18	55	107	20	125	75
06:45	20	51	115	49	125	100	11	17	91	26	103	43
07:00	35	41	24	23	109	64	42	41	63	20	105	61
07:15	36	68	47	21	103	76	39	44	14	22	116	66
07:30	40	72	49	17	109	90	46	45	51	14	98	59
07:45	31	57	31	23	121	65	32	31	51	27	113	58
08:00	13	42	22	23	80	65	28	27	65	25	93	52
08:15	37	34	19	13	116	47	43	43	65	17	108	60
08:30	60	31	27	11	153	40	34	31	75	11	112	50
08:45	36	19	26	17	101	32	32	20	94	17	128	42
09:00	47	15	33	17	100	32	40	43	54	17	94	60
09:15	47	23	31	21	98	44	48	13	47	19	95	32
09:30	46	25	35	23	101	48	42	23	43	17	85	40
09:45	32	33	43	21	75	54	49	22	79	11	127	33
10:00	51	29	35	27	96	56	54	18	60	5	114	23
10:15	43	17	45	17	108	34	43	18	55	17	98	35
10:30	65	12	13	11	138	29	79	25	49	21	109	46
10:45	79	34	33	35	132	69	51	23	43	31	94	54
11:00	75	43	33	19	108	58	63	41	61	11	124	52
11:15	50	55	23	13	83	68	39	54	45	11	84	65
11:30	43	37	48	9	91	46	74	38	61	9	135	47
11:45	70	23	42	9	112	32	65	22	55	11	120	33
Totals	1141	2578	1741	1509	3852	4084	1185	2674	1821	1596	3006	4270
Day Totals		3717		3249		6966		4858		3417		7276
% Total		16.3%		14.9%		21.6%		16.2%		16.7%		21.9%
Peaks		10:30		02:45		06:15		02:00		10:15		02:30
Volume		369		352		371		234		506		547
P.H.F.		.85		.83		.81		.68		.91		.81

82

Weather :
 Counted by :
 Board # :
 Other :

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 TAS for Windows
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Site Code : 000000000000
 Start Date: 06/28/2001
 File I.D. : C:\PROGRAM FI
 Page : 4

Begin Time	Wed. 07/24			Thur. 07/05			Combined					
	A.M.	P.M.	Combined	A.M.	P.M.	Combined	A.M.	P.M.	Combined			
12:00	4	34	14	5	38	43	17	50	12	33	19	83
12:15	6	23	5	20	13	43	17	54	6	68	23	122
12:30	7	29	7	29	14	58	11	59	4	41	15	100
12:45	7	28	5	13	12	41	9	63	8	47	17	115
01:00	7	31	1	17	14	48	5	62	2	50	7	112
01:15	11	33	3	22	14	55	5	64	0	52	5	116
01:30	13	16	9	16	22	32	1	65	0	58	1	123
01:45	9	19	2	21	19	40	7	64	0	54	9	118
02:00	11	38	3	21	14	56	1	65	2	55	3	120
02:15	7	25	1	17	9	42	7	*	0	*	7	*
02:30	7	29	7	33	14	62	5	*	2	*	7	*
02:45	9	35	3	59	12	94	5	*	0	*	5	*
03:00	9	56	3	26	12	82	11	*	12	*	23	*
03:15	9	40	3	16	8	56	7	*	4	*	11	*
03:30	14	39	3	14	22	52	3	*	4	*	7	*
03:45	10	22	1	22	6	44	15	*	2	*	1	*
04:00	12	12	9	12	16	24	10	*	4	*	14	*
04:15	9	21	5	30	9	41	0	*	10	*	10	*
04:30	9	31	13	17	20	48	2	*	16	*	18	*
04:45	9	17	13	19	22	36	1	*	31	*	32	*
05:00	15	13	9	19	24	32	1	*	*	*	1	*
05:15	15	25	7	17	8	40	3	*	6	*	9	*
05:30	15	33	1	11	6	44	5	*	12	*	17	*
05:45	15	15	10	15	15	30	13	*	46	*	59	*
06:00	13	19	15	15	28	34	7	*	47	*	54	*
06:15	13	23	19	11	26	34	4	*	59	*	63	*
06:30	12	19	27	27	79	56	6	*	89	*	95	*
06:45	20	17	78	11	99	28	20	*	94	*	114	*
07:00	27	27	22	18	49	55	24	*	58	*	82	*
07:15	29	42	8	14	31	56	38	*	66	*	104	*
07:30	23	35	12	8	25	41	14	*	56	*	70	*
07:45	15	21	10	10	25	41	19	*	74	*	93	*
08:00	7	20	14	6	21	26	26	*	72	*	98	*
08:15	9	14	4	14	13	26	32	*	78	*	110	*
08:30	11	19	16	4	27	23	36	*	66	*	102	*
08:45	9	10	14	9	23	28	34	*	58	*	92	*
09:00	16	11	16	6	31	19	34	*	62	*	96	*
09:15	13	10	19	8	31	18	36	*	44	*	80	*
09:30	9	16	16	6	25	22	56	*	42	*	98	*
09:45	9	14	21	16	30	30	28	*	49	*	77	*
10:00	16	16	27	4	42	20	56	*	49	*	105	*
10:15	31	10	19	16	50	26	41	*	43	*	84	*
10:30	7	7	11	10	18	17	58	*	69	*	127	*
10:45	15	30	13	20	28	50	56	*	63	*	119	*
11:00	29	32	27	6	56	36	52	*	33	*	85	*
11:15	23	45	25	12	49	57	61	*	42	*	103	*
11:30	21	15	20	6	41	21	58	*	34	*	92	*
11:45	18	19	22	14	38	33	60	*	49	*	109	*
Totals	561	1178	665	758	1221	1936	1041	546	1606	458	2647	1004
Day Totals		1739		1418		3157		1537		2064		3651
% Total	17.7%	27.3%	20.9%	24.0%			28.5%	14.9%	43.9%	12.5%		
Peaks	06:45	02:45	06:00	02:15	06:30	02:30	11:00	01:15	06:30	01:15	10:00	01:15
Volume	93	169	190	135	258	294	231	258	307	219	435	477
P.H.F.	.86	.75	.60	.57	.65	.78	.94	.99	.81	.94	.85	.96

APPENDIX C
MANUAL PEDESTRIAN COUNTS

Pedestrian	Eastbound	Westbound	
7:00-7:15	12	27	
7:15-7:30	8	19	
7:30-7:45	11	27	
7:45-8:00	8	19	Patient Parking
8:00-8:15	11	21	
8:15-8:30	11	15	
8:30-8:45	18	24	
8:45-9:00	23	19	

Pedestrian	Eastbound	Westbound	
4:00-4:15	11	29	
4:15-4:30	9	22	
4:30-4:45	12	25	
4:45-5:00	2	27	Patient Parking
5:00-5:15	12	11	
5:15-5:30	11	15	
5:30-5:45	9	19	
5:45-6:00	16	18	

	Eastbound	Westbound	
7:00-7:15	7	1	
7:15-7:30	3	0	
7:30-7:45	5	2	Howard and Visitor Parking Entrance
7:45-8:00	5	1	
8:00-8:15	2	0	
8:15-8:30	4	1	
8:30-8:45	3	5	
8:45-9:00	1	1	

4:00-4:15	9	2	
4:15-4:30	5	1	
4:30-4:45	2	0	
4:45-5:00	9	1	Howard and Visitor parking Entrance
5:00-5:15	8	2	
5:15-5:30	5	0	
5:30-5:45	2	0	
5:45-6:00	5	1	

	Eastbound	Westbound	
7:00-7:15	0	0	
7:15-7:30	0	1	
7:30-7:45	0	2	Emergency Room Entrance
7:45-8:00	0	2	
8:00-8:15	1	5	
8:15-8:30	2	6	
8:30-8:45	1	3	
8:45-9:00	0	5	

4:00-4:15	1	4	
4:15-4:30	0	2	
4:30-4:45	0	9	
4:45-5:00	1	4	Emergency Room Entrance
5:00-5:15	0	8	
5:15-5:30	2	5	
5:30-5:45	1	6	
5:45-6:00	1	3	

Intersection Traffic Volume Counts and Peak Hour Volume

Weekday Pedestrian Counts PEAK HOUR

JOB NAME: Alexandria Hospital
PROJECT NO.: 1796-001
LOCATION: Alexandria
CITY/COUNTY: Alexandria

COUNTED BY: Bob Burnell
DAY & DATE: Wednesday 6/27/01
INTERVAL: 15 min
STATE: VA **WEATHER:**

NB. APPROACH: Howard Street
SB. APPROACH: Howard Street

EB. APPROACH: North Crosswalk
WB. APPROACH: North Crosswalk

COUNTS

Pedestrian Counts	Southbound			Westbound			Northbound			Eastbound			TOTAL	HOURLY	PHF	Weekday Pedestrian Counts
	R	T	L	R	T	L	R	T	L	R	T	L	VEH	TOTAL		
09:00 AM - 09:15 AM					1							2	3	5	0.42	09:00 AM - 09:15 AM
09:15 AM - 09:30 AM					0							0	0	2	0.50	09:15 AM - 09:30 AM
09:30 AM - 09:45 AM					1							0	1	3	0.75	09:30 AM - 09:45 AM
09:45 AM - 10:00 AM					1							0	1	3	0.75	09:45 AM - 10:00 AM
10:00 AM - 10:15 AM					0							0	0	6	0.38	10:00 AM - 10:15 AM
10:15 AM - 10:30 AM					1							0	1	10	0.63	10:15 AM - 10:30 AM
10:30 AM - 10:45 AM					1							0	1	14	0.70	10:30 AM - 10:45 AM
10:45 AM - 11:00 AM					2							2	4	15	0.75	10:45 AM - 11:00 AM
11:00 AM - 11:15 AM					0							4	4	14	0.70	11:00 AM - 11:15 AM
11:15 AM - 11:30 AM					4							1	5	13	0.65	11:15 AM - 11:30 AM
11:30 AM - 11:45 AM					1							1	2	10	0.83	11:30 AM - 11:45 AM
11:45 AM - 12:00 PM					0							3	3	11	0.92	11:45 AM - 12:00 PM
12:00 PM - 12:15 PM					0							3	3	12	0.75	12:00 PM - 12:15 PM
12:15 PM - 12:30 PM					0							2	2	9	0.56	12:15 PM - 12:30 PM
12:30 PM - 12:45 PM					0							3	3	10	0.63	12:30 PM - 12:45 PM
12:45 PM - 01:00 PM					0							4	4	10	0.63	12:45 PM - 01:00 PM
01:00 PM - 01:15 PM					0							0	0	8	0.67	01:00 PM - 01:15 PM
01:15 PM - 01:30 PM					0							3	3	10	0.83	01:15 PM - 01:30 PM
01:30 PM - 01:45 PM					1							2	3	9	0.75	01:30 PM - 01:45 PM
01:45 PM - 02:00 PM					1							1	2	12	0.50	01:45 PM - 02:00 PM
02:00 PM - 02:15 PM					2							0	2	17	0.61	02:00 PM - 02:15 PM
02:15 PM - 02:30 PM					2							0	2	25	0.63	02:15 PM - 02:30 PM
02:30 PM - 02:45 PM					2							4	6	33	0.83	02:30 PM - 02:45 PM
02:45 PM - 03:00 PM					4							3	7	40	0.77	02:45 PM - 03:00 PM
03:00 PM - 03:15 PM					4							6	10	49	0.77	03:00 PM - 03:15 PM
03:15 PM - 03:30 PM					1							9	10	39	0.61	03:15 PM - 03:30 PM
03:30 PM - 03:45 PM					5							8	13	29	0.45	03:30 PM - 03:45 PM
03:45 PM - 04:00 PM					4							12	16	16	0.25	03:45 PM - 04:00 PM
04:00 PM - 04:15 PM													0	0	NA	04:00 PM - 04:15 PM
04:15 PM - 04:30 PM													0	0	NA	04:15 PM - 04:30 PM
04:30 PM - 04:45 PM													0	0	NA	04:30 PM - 04:45 PM
04:45 PM - 05:00 PM													0	0	NA	04:45 PM - 05:00 PM
05:00 PM - 05:15 PM													0	0	NA	05:00 PM - 05:15 PM
05:15 PM - 05:30 PM													0	0	NA	05:15 PM - 05:30 PM
05:30 PM - 05:45 PM													0	0	NA	05:30 PM - 05:45 PM
05:45 PM - 06:00 PM													0	0	NA	05:45 PM - 06:00 PM
06:00 PM - 06:15 PM													0	0	NA	06:00 PM - 06:15 PM
06:15 PM - 06:30 PM													0	0	NA	06:15 PM - 06:30 PM
06:30 PM - 06:45 PM													0	0	NA	06:30 PM - 06:45 PM
06:45 PM - 07:00 PM													0	0	NA	06:45 PM - 07:00 PM
07:00 PM - 07:15 PM													0	0	NA	07:00 PM - 07:15 PM
07:15 PM - 07:30 PM													0	0	NA	07:15 PM - 07:30 PM
07:30 PM - 07:45 PM													0	0	NA	07:30 PM - 07:45 PM
07:45 PM - 08:00 PM													0	0	NA	07:45 PM - 08:00 PM
08:00 PM - 08:15 PM													0	0	NA	08:00 PM - 08:15 PM
08:15 PM - 08:30 PM													0	0	NA	08:15 PM - 08:30 PM
08:30 PM - 08:45 PM													0	0	NA	08:30 PM - 08:45 PM
08:45 PM - 09:00 PM													0	0	NA	08:45 PM - 09:00 PM
Weekday Pedestrian Counts TOTAL	0	0	0	0	38	0	0	0	0	0	0	73	111	49		Weekday Pedestrian Counts TOTAL

Intersection Traffic Volume Counts and Peak Hour Volume

Weekday Pedestrian Counts PEAK HOUR

JOB NAME: Alexandria Hospital	COUNTED BY: Bob Burnell	
PROJECT NO: 1796-001	DAY & DATE: Wednesday 6/27/01	
LOCATION: Alexandria	INTERVAL: 15 min	
CITY/COUNTY: Alexandria	STATE: VA	WEATHER:

NB. APPROACH: Howard Street	EB. APPROACH: Middle Crosswalk
SB. APPROACH: Howard Street	WB. APPROACH: Middle Crosswalk

COUNTS

Hourly Pedestrian Counts	Southbound			Westbound			Northbound			Eastbound			TOTAL	HOURLY	PHF	Weekday Pedestrian Counts
	R	T	L	R	T	L	R	T	L	R	T	L	VEH.	TOTAL		
09:00 AM - 09:15 AM					0							2	2	30	0.63	09:00 AM - 09:15 AM
09:15 AM - 09:30 AM					1							3	4	38	0.79	09:15 AM - 09:30 AM
09:30 AM - 09:45 AM					9							3	12	54	0.68	09:30 AM - 09:45 AM
09:45 AM - 10:00 AM					4							8	12	49	0.61	09:45 AM - 10:00 AM
10:00 AM - 10:15 AM					4							6	10	42	0.53	10:00 AM - 10:15 AM
10:15 AM - 10:30 AM					10							10	20	43	0.54	10:15 AM - 10:30 AM
10:30 AM - 10:45 AM					3							4	7	28	0.64	10:30 AM - 10:45 AM
10:45 AM - 11:00 AM					2							3	5	25	0.57	10:45 AM - 11:00 AM
11:00 AM - 11:15 AM					4							7	11	41	0.49	11:00 AM - 11:15 AM
11:15 AM - 11:30 AM					1							4	5	43	0.51	11:15 AM - 11:30 AM
11:30 AM - 11:45 AM					3							1	4	60	0.68	11:30 AM - 11:45 AM
11:45 AM - 12:00 PM					12							9	21	90	0.66	11:45 AM - 12:00 PM
12:00 PM - 12:15 PM					5							8	13	96	0.71	12:00 PM - 12:15 PM
12:15 PM - 12:30 PM					9							13	22	89	0.65	12:15 PM - 12:30 PM
12:30 PM - 12:45 PM					13							21	34	82	0.60	12:30 PM - 12:45 PM
12:45 PM - 01:00 PM					15							12	27	66	0.61	12:45 PM - 01:00 PM
01:00 PM - 01:15 PM					5							1	6	60	0.71	01:00 PM - 01:15 PM
01:15 PM - 01:30 PM					4							11	15	68	0.81	01:15 PM - 01:30 PM
01:30 PM - 01:45 PM					7							11	18	67	0.80	01:30 PM - 01:45 PM
01:45 PM - 02:00 PM					8							13	21	77	0.69	01:45 PM - 02:00 PM
02:00 PM - 02:15 PM					3							11	14	73	0.65	02:00 PM - 02:15 PM
02:15 PM - 02:30 PM					7							7	14	80	0.71	02:15 PM - 02:30 PM
02:30 PM - 02:45 PM					9							19	28	99	0.75	02:30 PM - 02:45 PM
02:45 PM - 03:00 PM					8							9	17	104	0.79	02:45 PM - 03:00 PM
03:00 PM - 03:15 PM					8							13	21	108	0.82	03:00 PM - 03:15 PM
03:15 PM - 03:30 PM					6							27	33	87	0.66	03:15 PM - 03:30 PM
03:30 PM - 03:45 PM					2							31	33	54	0.41	03:30 PM - 03:45 PM
03:45 PM - 04:00 PM					2							19	21	21	0.25	03:45 PM - 04:00 PM
04:00 PM - 04:15 PM													0	0	NA	04:00 PM - 04:15 PM
04:15 PM - 04:30 PM													0	0	NA	04:15 PM - 04:30 PM
04:30 PM - 04:45 PM													0	0	NA	04:30 PM - 04:45 PM
04:45 PM - 05:00 PM													0	0	NA	04:45 PM - 05:00 PM
05:00 PM - 05:15 PM													0	0	NA	05:00 PM - 05:15 PM
05:15 PM - 05:30 PM													0	0	NA	05:15 PM - 05:30 PM
05:30 PM - 05:45 PM													0	0	NA	05:30 PM - 05:45 PM
05:45 PM - 06:00 PM													0	0	NA	05:45 PM - 06:00 PM
06:00 PM - 06:15 PM													0	0	NA	06:00 PM - 06:15 PM
06:15 PM - 06:30 PM													0	0	NA	06:15 PM - 06:30 PM
06:30 PM - 06:45 PM													0	0	NA	06:30 PM - 06:45 PM
06:45 PM - 07:00 PM													0	0	NA	06:45 PM - 07:00 PM
07:00 PM - 07:15 PM													0	0	NA	07:00 PM - 07:15 PM
07:15 PM - 07:30 PM													0	0	NA	07:15 PM - 07:30 PM
07:30 PM - 07:45 PM													0	0	NA	07:30 PM - 07:45 PM
07:45 PM - 08:00 PM													0	0	NA	07:45 PM - 08:00 PM
08:00 PM - 08:15 PM													0	0	NA	08:00 PM - 08:15 PM
08:15 PM - 08:30 PM													0	0	NA	08:15 PM - 08:30 PM
08:30 PM - 08:45 PM													0	0	NA	08:30 PM - 08:45 PM
08:45 PM - 09:00 PM													0	0	NA	08:45 PM - 09:00 PM
Hourly Pedestrian Counts TOTAL	0	0	0	0	164	0	0	0	0	0	0	286	0	450	108	Weekday Pedestrian Counts TOTAL

APPENDIX D
HIGHWAY CAPACITY ANALYSIS



HCS2000: Signalized Intersections Release 4.1

Analyst: AMS Inter.: Howard Street/Seminary Road
 Agency: Gorove/Slade Associates Area Type: All other areas
 Date: 7/15/01 Jurisd: City of Alexandria
 Period: AM Peak Hour Year : Existing 2001
 Project ID: 1796-001 Alexandria Hospital
 E/W St: Seminary Road N/S St: Howard Street

SIGNALIZED INTERSECTION

SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	1	1	1	2	0	1	1	0	1	1	1
LGConfig	L	T	R	L	TR		L	TR		L	T	R
Volume	114	467	185	87	637	98	126	181	71	37	74	38
Lane width	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	12.0
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas
 Signal

Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A	A	A
Thru					Thru		A	A
Right					Right		A	A
Peds					Peds			
WB Left		A			SB Left	A		A
Thru					Thru			A
Right					Right			A
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green		15.0	55.0			10.0	5.0	28.0
Yellow		4.0	4.0			4.0	4.0	4.0
All Red		0.0	1.0			0.0	0.0	1.0

Cycle Length: 135.0 secs

Intersection Performance

Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/c	Delay	LOS	Delay	LOS
Eastbound								
L	391	1805	0.30	0.55	17.6	B		
T	774	1900	0.63	0.41	33.5	C	29.6	C
R	658	1615	0.29	0.41	27.2	C		
Westbound								
L	409	1805	0.22	0.55	18.4	B		
TR	1441	3538	0.53	0.41	30.6	C	29.3	C
Northbound								
L	526	1805	0.25	0.38	28.5	C		
TR	499	1820	0.53	0.27	42.6	D	37.9	D
Southbound								
L	351	1805	0.11	0.28	35.8	D		
T	394	1900	0.20	0.21	44.4	D	42.1	D
R	335	1615	0.12	0.21	43.6	D		
Intersection Delay = 31.9 (sec/veh)					Intersection LOS = C			

HCS2000: Signalized Intersections Release 4.1

Analyst: AMS Inter.: Howard Street/Seminary Road
 Agency: Gorove/Slade Associates Area Type: All other areas
 Date: 7/15/01 Jurisd: City of Alexandria
 Period: PM Peak Hour Year : Existing 2001
 Project ID: 1796-001 Alexandria Hospital
 E/W St: Seminary Road N/S St: Howard Street

SIGNALIZED INTERSECTION

SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	1	1	1	2	0	1	1	0	1	1	1
LGConfig	L	T	R	L	TR		L	TR		L	T	R
Volume	108	798	184	72	403	30	168	102	77	28	155	83
Lane width	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	12.0
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas
 Signal

Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A		
Thru					Thru		A	
Right			A		Right			A
Peds					Peds			
WB Left		A			SB Left	A		
Thru					Thru		A	
Right			A		Right			A
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green		12.0	38.0			10.0	22.0	
Yellow		4.0	4.0			4.0	4.0	
All Red		0.0	1.0			0.0	1.0	

Cycle Length: 100.0 secs

Intersection Performance

Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	515	1805	0.23	0.54	12.2	B		
T	722	1900	1.23	0.38	145.8	F	111.8	F
R	614	1615	0.33	0.38	22.3	C		
Westbound								
L	311	1805	0.26	0.54	18.7	B		
TR	1358	3573	0.35	0.38	22.4	C	21.8	C
Northbound								
L	406	1805	0.46	0.36	24.1	C		
TR	391	1777	0.51	0.22	35.4	D	29.9	C
Southbound								
L	383	1805	0.08	0.36	21.4	C		
T	418	1900	0.41	0.22	34.1	C	32.3	C
R	355	1615	0.26	0.22	32.6	C		
Intersection Delay = 68.8 (sec/veh)					Intersection LOS = E			

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL
SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: AM Peak Hour
 Intersection: Howard Street/Visitor Lot (N)
 Jurisdiction: City of Alexandria
 Analysis Year: Existing 2001
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: North Drive
 North/South Street: Howard Street

Intersection Orientation: NS study period (hrs): 0.25

Vehicle volumes and Adjustments

Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		62	357			275	71
Peak-Hour Factor, PHF		0.95	0.95			0.95	0.95
Hourly Flow Rate, HFR		65	375			289	74
Percent Heavy Vehicles		0	--	--		--	--
Median Type		Undivided					
RT Channelized?							
Lanes		0	2			2	0
Configuration		LT T				T	TR
Upstream Signal?		No				No	

Minor Street:	Approach Movement	Westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					21		17
Peak Hour Factor, PHF					0.95		0.95
Hourly Flow Rate, HFR					22		17
Percent Heavy Vehicles					0		0
Percent Grade (%)			0			0	
Median Storage							
Flared Approach: Exists?		Storage					
RT Channelized?							
Lanes					1		1
Configuration					L		R

Delay, Queue Length, and Level of Service

Service Approach Movement Lane Config	NB	SB	Westbound			Eastbound		
	1 LT	4	7	8	9	10 L	11	12 R
v (vph)	65					22		17
C(m) (vph)	1207					389		836
v/c	0.05					0.06		0.02
95% queue length	0.17					0.18		0.06
Control Delay	8.2					14.8		9.4
LOS	A					B		A
Approach Delay							12.4	
Approach LOS							B	

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL
SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: PM Peak Hour
 Intersection: Howard Street/Visitor Lot (N)
 Jurisdiction: City of Alexandria
 Analysis Year: Existing 2001
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: North Drive
 North/South Street: Howard Street

Intersection Orientation: NS Study period (hrs): 0.25

Vehicle volumes and Adjustments

Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		69	334			341	70
Peak-Hour Factor, PHF		0.68	0.68			0.68	0.68
Hourly Flow Rate, HFR		101	491			501	102
Percent Heavy Vehicles		0	--	--		--	--
Median Type		Undivided					
RT Channelized?							
Lanes		0	2			2	0
Configuration		LT T				T	TR
Upstream Signal?		No				No	

Minor Street:	Approach Movement	westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					13		11
Peak Hour Factor, PHF					0.68		0.68
Hourly Flow Rate, HFR					19		16
Percent Heavy Vehicles					0		0
Percent Grade (%)			0			0	
Median Storage							
Flared Approach: Exists?		Storage					
RT Channelized?							
Lanes					1		1
Configuration					L		R

Delay, Queue Length, and Level of Service

Service Approach Movement Lane Config	NB		westbound			Eastbound		
	1	4	7	8	9	10 L	11	12 R
v (vph)	101					19		16
C(m) (vph)	984					219		700
v/c	0.10					0.09		0.02
95% queue length	0.34					0.28		0.07
Control Delay	9.1					23.0		10.3
LOS	A					C		B
Approach Delay							17.2	
Approach LOS							C	

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL
SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: AM Peak Hour
 Intersection: Howard Street
 Jurisdiction: City of Alexandria
 Analysis Year: Existing 2001
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: Driveway to Lot A
 North/South Street: Howard Street

Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume			376	52	83	209	
Peak-Hour Factor, PHF			0.83	0.83	0.83	0.83	
Hourly Flow Rate, HFR			453	62	100	251	
Percent Heavy Vehicles			--	--	0	--	--
Median Type		Undivided					
RT Channelized?							
Lanes			2	0		0	2
Configuration			T	TR		LT	T
Upstream Signal?			No			No	

Minor Street:	Approach Movement	westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume		18		57			
Peak Hour Factor, PHF		0.83		0.83			
Hourly Flow Rate, HFR		21		68			
Percent Heavy Vehicles		0		0			
Percent Grade (%)			0			0	
Median Storage							
Flared Approach: Exists?			No				
Storage							
RT Channelized?							
Lanes		0		0			
Configuration			LR				

Delay, Queue Length, and Level of Service

Service Approach Movement Lane Config	NB 1	SB 4 LT	westbound			Eastbound		
			7	8 LR	9	10	11	12
v̄ (vph)		100		89				
C(m) (vph)		1061		546				
v/c		0.09		0.16				
95% queue length		0.31		0.58				
Control Delay		8.7		12.9				
LOS		A		B				
Approach Delay				12.9				
Approach LOS				B				

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL
SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: PM Peak Hour
 Intersection: Howard Street
 Jurisdiction: City of Alexandria
 Analysis Year: Existing 2001
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: Driveway to Lot A
 North/South Street: Howard Street

Intersection Orientation: NS study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		376	36		65	287	
Peak-Hour Factor, PHF		0.88	0.88		0.88	0.88	
Hourly Flow Rate, HFR		427	40		73	326	
Percent Heavy Vehicles		--	--		0	--	--
Median Type	Undivided						
RT Channelized?							
Lanes		2	0		0	2	
Configuration		T	TR		LT	T	
Upstream Signal?		No				No	

Minor Street:	Approach Movement	Westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume		15		27			
Peak Hour Factor, PHF		0.88		0.88			
Hourly Flow Rate, HFR		17		30			
Percent Heavy Vehicles		0		0		0	
Percent Grade (%)			0				
Median Storage							
Flared Approach: Exists?	Storage		No				
RT Channelized?							
Lanes		0		0			
Configuration			LR				

Delay, Queue Length, and Level of Service

Service Approach Movement	NB 1	SB 4	Westbound			Eastbound		
			7	8	9	10	11	12
Lane Config		LT		LR				
v̄ (vph)		73		47				
C(m) (vph)		1105		516				
v/c		0.07		0.09				
95% queue length		0.21		0.30				
Control Delay		8.5		12.7				
LOS		A		B				
Approach Delay				12.7				
Approach LOS				B				

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL
SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: AM Peak Hour
 Intersection: Howard Street/South Drive
 Jurisdiction: City of Alexandria
 Analysis Year: Existing 2001
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: South Driveway (Emerg, Etc.)
 North/South Street: Howard Street

Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Northbound				Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R	
Volume		8	367			207	20	
Peak-Hour Factor, PHF		0.76	0.76			0.76	0.76	
Hourly Flow Rate, HFR		10	482			272	26	
Percent Heavy Vehicles		0	--	--		--	--	
Median Type	Undivided							
RT Channelized?								
Lanes		0	1			2	0	
Configuration			LT			T	TR	
Upstream Signal?			No			No		

Minor Street:	Approach Movement	Westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					47		21
Peak Hour Factor, PHF					0.76		0.76
Hourly Flow Rate, HFR					61		27
Percent Heavy Vehicles					0		0
Percent Grade (%)			0			0	
Median Storage							
Flared Approach: Exists?							
Storage							
RT Channelized?							No
Lanes					1		1
Configuration					L		R

Delay, Queue Length, and Level of Service

Service Approach Movement	NB 1 LT	SB 4	Westbound			Eastbound		
			7	8	9	10 L	11	12 R
v (vph)	10					61		27
C(m) (vph)	1275					330		877
v/c	0.01					0.18		0.03
95% queue length	0.02					0.67		0.10
Control Delay	7.8					18.4		9.2
LOS	A					C		A
Approach Delay							15.6	
Approach LOS							C	

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL
SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: PM Peak Hour
 Intersection: Howard Street/South Drive
 Jurisdiction: City of Alexandria
 Analysis Year: Existing 2001
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: South Driveway (Emerg, Etc.)
 North/South Street: Howard Street

Intersection Orientation: NS Study period (hrs): 0.25

Vehicle volumes and Adjustments

Major Street:	Approach Movement	Northbound				Southbound		
		1 L	2 T	3 R		4 L	5 T	6 R
Volume		84	291			254	48	
Peak-Hour Factor, PHF		0.83	0.83			0.83	0.83	
Hourly Flow Rate, HFR		101	350			306	57	
Percent Heavy Vehicles		0	--	--		--	--	
Median Type	Undivided							
RT Channelized?								
Lanes		0	1			2	0	
Configuration		LT				T	TR	
Upstream Signal?			No			No		

Minor Street:	Approach Movement	westbound				Eastbound		
		7 L	8 T	9 R		10 L	11 T	12 R
Volume						121	25	
Peak Hour Factor, PHF						0.83	0.83	
Hourly Flow Rate, HFR						145	30	
Percent Heavy Vehicles						0	0	
Percent Grade (%)			0			0		
Median Storage								
Flared Approach: Storage	Exists?						No	
RT Channelized?								
Lanes						1 L	1 R	
Configuration								

Delay, Queue Length, and Level of Service

Service Approach Movement Lane Config	NB	SB		westbound				Eastbound		
	1 LT	4		7	8	9		10 L	11	12 R
v (vph)	101							145		30
C(m) (vph)	1207							264		836
v/c	0.08							0.55		0.04
95% queue length	0.27							3.04		0.11
Control Delay	8.3							34.1		9.5
LOS	A							D		A
Approach Delay									29.9	
Approach LOS									D	

HCS2000: Signalized Intersections Release 4.1

Analyst: AMS
 Agency: Gorove/Slade Associates
 Date: 7/15/01
 Period: AM Peak Hour
 Project ID: 1796-001 Alexandria Hospital
 E/W St: Seminary Road

Inter.: Howard Street/Seminary Road
 Area Type: All other areas
 Jurisd: City of Alexandria
 Year : Future Bkgd Only 2005
 N/S St: Howard Street

SIGNALIZED INTERSECTION

SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	1	1	1	2	0	1	1	0	1	1	1
LGConfig	L	T	R	L	TR		L	TR		L	T	R
Volume	128	523	208	98	714	110	142	203	80	42	83	43
Lane width	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	12.0
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas
 Signal

Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			Left	A	A	A
Thru					Thru		A	A
Right					Right		A	A
Peds					Peds			
WB Left		A			SB Left	A		A
Thru					Thru			A
Right					Right			A
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green		15.0	55.0			10.0	5.0	28.0
Yellow		4.0	4.0			4.0	4.0	4.0
All Red		0.0	1.0			0.0	0.0	1.0

Cycle Length: 135.0 secs

Intersection Performance

Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/c	Delay	LOS	Delay	LOS
Eastbound								
L	359	1805	0.37	0.55	18.9	B		
T	774	1900	0.70	0.41	36.2	D	31.5	C
R	658	1615	0.33	0.41	27.7	C		
Westbound								
L	365	1805	0.28	0.55	20.1	C		
TR	1441	3538	0.60	0.41	32.0	C	30.7	C
Northbound								
L	520	1805	0.28	0.38	28.9	C		
TR	499	1820	0.59	0.27	44.3	D	39.1	D
Southbound								
L	326	1805	0.13	0.28	36.0	D		
T	394	1900	0.22	0.21	44.7	D	42.3	D
R	335	1615	0.13	0.21	43.8	D		
Intersection Delay = 33.3			(sec/veh)			Intersection LOS = C		

HCS2000: Signalized Intersections Release 4.1

Analyst: AMS Inter.: Howard Street/Seminary Road
 Agency: Gorove/Slade Associates Area Type: All other areas
 Date: 7/15/01 Jurisd: Future Bkgd Only 2005
 Period: PM Peak Hour Year : Existing 2001
 Project ID: 1796-001 Alexandria Hospital
 E/W St: Seminary Road N/S St: Howard Street

SIGNALIZED INTERSECTION

SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	1	1	1	2	0	1	1	0	1	1	1
LGConfig	L	T	R	L	TR		L	TR		L	T	R
Volume	121	894	207	81	452	34	189	115	87	32	174	93
Lane width	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	12.0
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas
 Signal

Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left	A	A			NB Left	A	A	
Thru		A			Thru		A	
Right		A			Right		A	
Peds					Peds			
WB Left	A	A			SB Left	A	A	
Thru		A			Thru		A	
Right		A			Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	12.0	38.0			10.0	22.0		
Yellow	4.0	4.0			4.0	4.0		
All Red	0.0	1.0			0.0	1.0		

Cycle Length: 100.0 secs

Intersection Performance

Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/c	Delay	LOS	Delay	LOS
Eastbound								
L	487	1805	0.28	0.54	12.5	B		
T	722	1900	1.38	0.38	208.6	F	157.7	F
R	614	1615	0.37	0.38	22.8	C		
Westbound								
L	311	1805	0.29	0.54	18.8	B		
TR	1357	3572	0.40	0.38	22.8	C	22.3	C
Northbound								
L	388	1805	0.54	0.36	25.3	C		
TR	391	1777	0.58	0.22	36.9	D	31.3	C
Southbound								
L	362	1805	0.10	0.36	21.7	C		
T	418	1900	0.46	0.22	34.7	C	32.7	C
R	355	1615	0.29	0.22	32.9	C		
Intersection Delay = 91.7 (sec/veh)					Intersection LOS = F			

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL

SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: AM Peak Hour
 Intersection: Howard Street/South Drive
 Jurisdiction: City of Alexandria
 Analysis Year: Future Bkgd Only 2005
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: South Driveway (Emerg, Etc.)
 North/South Street: Howard Street

Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and

Adjustments

Major Street:	Approach Movement	Northbound				Southbound		
		1 L	2 T	3 R		4 L	5 T	6 R
Volume		8	412			232	20	
Peak-Hour Factor, PHF		0.76	0.76			0.76	0.76	
Hourly Flow Rate, HFR		10	542			305	26	
Percent Heavy Vehicles		0	--	--		--	--	
Median Type		Undivided						
RT Channelized?								
Lanes		0	1			2	0	
Configuration		LT				T	TR	
Upstream Signal?		No				No		

Minor Street:	Approach Movement	Westbound				Eastbound		
		7 L	8 T	9 R		10 L	11 T	12 R
Volume						47	21	
Peak Hour Factor, PHF						0.76	0.76	
Hourly Flow Rate, HFR						61	27	
Percent Heavy Vehicles						0	0	
Percent Grade (%)			0			0		
Median Storage								
Flared Approach: Storage								
RT Channelized?							No	
Lanes						1	1	
Configuration						L	R	

Delay, Queue Length, and Level of

Service Approach Movement	NB 1 LT	SB 4	Westbound				Eastbound		
			7	8	9		10 L	11	12 R
v (vph)	10						61	27	
C(m) (vph)	1240						288	856	
v/c	0.01						0.21	0.03	
95% queue length	0.02						0.78	0.10	
Control Delay	7.9						20.8	9.3	
LOS	A						C	A	
Approach Delay								17.3	
Approach LOS								C	

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL
SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: PM Peak Hour
 Intersection: Howard Street/South Drive
 Jurisdiction: City of Alexandria
 Analysis Year: Future Bkgd Only 2005
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: South Driveway (Emerg, Etc.)
 North/South Street: Howard Street

Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		84	326			285	48
Peak-Hour Factor, PHF		0.83	0.83			0.83	0.83
Hourly Flow Rate, HFR		101	392			343	57
Percent Heavy Vehicles		0	--	--		--	--
Median Type	Undivided						
RT Channelized?							
Lanes		0	1			2	0
Configuration		LT				T	TR
Upstream Signal?			No			No	

Minor Street:	Approach Movement	Westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					121		25
Peak Hour Factor, PHF					0.83		0.83
Hourly Flow Rate, HFR					145		30
Percent Heavy Vehicles					0		0
Percent Grade (%)			0			0	
Median Storage							
Flared Approach: Exists?							
Storage							
RT Channelized?							No
Lanes					1		1
Configuration					L		R

Delay, Queue Length, and Level of Service

Service Approach Movement	NB 1 LT	SB 4	Westbound			Eastbound		
			7	8	9	10 L	11	12 R
v (vph)	101					145		30
C(m) (vph)	1170					234		814
v/c	0.09					0.62		0.04
95% queue length	0.28					3.67		0.11
Control Delay	8.4					42.6		9.6
LOS	A					E		A
Approach Delay							36.9	
Approach LOS							E	

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL

SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: AM Peak Hour
 Intersection: Howard Street/Visitor Lot (N)
 Jurisdiction: City of Alexandria
 Analysis Year: Future Bkgd Only - 2005
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: North Drive
 North/South Street: Howard Street

Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and

Adjustments

Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		62	400			308	71
Peak-Hour Factor, PHF		0.95	0.95			0.95	0.95
Hourly Flow Rate, HFR		65	421			324	74
Percent Heavy Vehicles		0	--	--		--	--
Median Type	Undivided						
RT Channelized?							
Lanes		0	2			2	0
Configuration			LT T			T	TR
Upstream Signal?			No			No	

Minor Street:	Approach Movement	Westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					21		17
Peak Hour Factor, PHF					0.95		0.95
Hourly Flow Rate, HFR					22		17
Percent Heavy Vehicles					0		0
Percent Grade (%)			0			0	
Median Storage							
Flared Approach:	Exists? Storage						
RT Channelized?							No
Lanes					1 L		1 R
Configuration							

Delay, Queue Length, and Level of

Service Approach Movement Lane Config	NB	SB	Westbound			Eastbound		
	1 LT	4	7	8	9	10 L	11	12 R
v (vph)	65					22		17
C(m) (vph)	1172					356		815
v/c	0.06					0.06		0.02
95% queue length	0.18					0.20		0.06
Control Delay	8.3					15.8		9.5
LOS	A					C		A
Approach Delay							13.0	
Approach LOS							B	

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL

SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: PM Peak Hour
 Intersection: Howard Street/Visitor Lot (N)
 Jurisdiction: City of Alexandria
 Analysis Year: Future Bkgd Only 2005
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: North Drive
 North/South Street: Howard Street

Intersection Orientation: NS

Study period (hrs): 0.25

Vehicle volumes and

Adjustments

Major Street:	Approach Movement	Northbound				Southbound		
		1 L	2 T	3 R		4 L	5 T	6 R
Volume		69	375			382	70	
Peak-Hour Factor, PHF		0.68	0.68			0.68	0.68	
Hourly Flow Rate, HFR		101	551			561	102	
Percent Heavy Vehicles		0	--	--		--	--	
Median Type	Undivided							
RT Channelized?								
Lanes		0	2			2	0	
Configuration			LT T			T	TR	
Upstream Signal?			No			No		

Minor Street:	Approach Movement	Westbound				Eastbound		
		7 L	8 T	9 R		10 L	11 T	12 R
Volume						13	11	
Peak Hour Factor, PHF						0.68	0.68	
Hourly Flow Rate, HFR						19	16	
Percent Heavy Vehicles						0	0	
Percent Grade (%)			0			0		
Median Storage								
Flared Approach: Storage	Exists?							
RT Channelized?							No	
Lanes						1	1	
Configuration						L	R	

Delay, Queue Length, and Level of

Service Approach Movement Lane Config	NB	SB	Westbound			Eastbound		
	1 LT	4	7	8	9	10 L	11	12 R
v (vph)	101					19		16
C(m) (vph)	935					190		670
v/c	0.11					0.10		0.02
95% queue length	0.36					0.33		0.07
Control Delay	9.3					26.0		10.5
LOS	A					D		B
Approach Delay							18.9	
Approach LOS							C	

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL
SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: AM Peak Hour
 Intersection: Howard Street
 Jurisdiction: City of Alexandria
 Analysis Year: Future Bkgd Only 2005
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: Driveway to Lot A
 North/South Street: Howard Street

Intersection Orientation: NS Study period (hrs): 0.25

Vehicle volumes and Adjustments

Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		406	52		83	234	
Peak-Hour Factor, PHF		0.83	0.83		0.83	0.83	
Hourly Flow Rate, HFR		489	62		100	281	
Percent Heavy Vehicles		--	--		0	--	--
Median Type	Undivided						
RT Channelized?							
Lanes		2	0		0	2	
Configuration		T	TR		LT	T	
Upstream Signal?		No				No	

Minor Street:	Approach Movement	westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume		18		57			
Peak Hour Factor, PHF		0.83		0.83			
Hourly Flow Rate, HFR		21		68			
Percent Heavy Vehicles		0		0			
Percent Grade (%)			0			0	
Median Storage							
Flared Approach: Exists?	Storage		No				
RT Channelized?							
Lanes		0		0			
Configuration			LR				

Delay, Queue Length, and Level of Service

Service Approach Movement Lane Config	NB		westbound			Eastbound		
	1	4	7	8	9	10	11	12
		LT		LR				
v (vph)		100		89				
C(m) (vph)		1029		520				
v/c		0.10		0.17				
95% queue length		0.32		0.61				
Control Delay		8.9		13.3				
LOS		A		B				
Approach Delay				13.3				
Approach LOS				B				

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL

SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: PM Peak Hour
 Intersection: Howard Street
 Jurisdiction: City of Alexandria
 Analysis Year: Future Bkgd Only 2005
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: Driveway to Lot A
 North/South Street: Howard Street

Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and

Adjustments

Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume			422	36	65	322	
Peak-Hour Factor, PHF			0.88	0.88	0.88	0.88	
Hourly Flow Rate, HFR			479	40	73	365	
Percent Heavy Vehicles			--	--	0	--	--
Median Type	Undivided						
RT Channelized?							
Lanes			2	0	0	2	
Configuration			T	TR		LT T	
Upstream Signal?			No			No	

Minor Street:	Approach Movement	Westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume		15		27			
Peak Hour Factor, PHF		0.88		0.88			
Hourly Flow Rate, HFR		17		30			
Percent Heavy Vehicles		0		0			
Percent Grade (%)			0			0	
Median Storage							
Flared Approach: Exists?			No				
Storage							
RT Channelized?							
Lanes		0		0			
Configuration			LR				

Delay, Queue Length, and Level of

Service Approach Movement Lane Config	NB		Westbound			Eastbound		
	1	4	7	8	9	10	11	12
		LT		LR				
v̄ (vph)		73		47				
C(m) (vph)		1057		477				
v/c		0.07		0.10				
95% queue length		0.22		0.33				
Control Delay		8.7		13.4				
LOS		A		B				
Approach Delay				13.4				
Approach LOS				B				

HCS2000: Signalized Intersections Release 4.1

Analyst: AMS Inter.: Howard Street/Seminary Road
 Agency: Gorove/Slade Associates Area Type: All other areas
 Date: 7/15/01 Jurisd: City of Alexandria
 Period: AM Peak Hour Year : Total Future 2005
 Project ID: 1796-001 Alexandria Hospital
 E/W St: Seminary Road N/S St: Howard Street

SIGNALIZED INTERSECTION

SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	1	1	1	2	0	1	1	0	1	1	1
LGConfig	L	T	R	L	TR		L	TR		L	T	R
Volume	128	523	215	101	714	110	145	207	82	42	86	43
Lane width	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	12.0
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas
 Signal

Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A	A	A
Thru		A			Thru	A	A	
Right		A			Right	A	A	
Peds					Peds			
WB Left	A	A			SB Left	A	A	
Thru		A			Thru		A	
Right		A			Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	15.0	55.0			10.0	5.0	28.0	
Yellow	4.0	4.0			4.0	4.0	4.0	
All Red	0.0	1.0			0.0	0.0	1.0	
								Cycle Length: 135.0 secs

Intersection Performance

Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/c	Delay	LOS	Delay	LOS
Eastbound								
L	359	1805	0.37	0.55	18.9	B		
T	774	1900	0.70	0.41	36.2	D	31.5	C
R	658	1615	0.34	0.41	27.8	C		
Westbound								
L	365	1805	0.29	0.55	20.1	C		
TR	1441	3538	0.60	0.41	32.0	C	30.7	C
Northbound								
L	516	1805	0.29	0.38	29.0	C		
TR	499	1820	0.60	0.27	44.7	D	39.4	D
Southbound								
L	320	1805	0.14	0.28	36.0	D		
T	394	1900	0.23	0.21	44.8	D	42.4	D
R	335	1615	0.13	0.21	43.8	D		
Intersection Delay = 33.4 (sec/veh)					Intersection LOS = C			

HCS2000: Signalized Intersections Release 4.1

Analyst: AMS
 Agency: Gorove/Slade Associates
 Date: 7/15/01
 Period: PM Peak Hour
 Project ID: 1796-001 Alexandria Hospital
 E/W St: Seminary Road

Inter.: Howard Street/Seminary Road
 Area Type: All other areas
 Jurisd:
 Year : Total Future 2005
 N/S St: Howard Street

SIGNALIZED INTERSECTION

SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	1	1	1	2	0	1	1	0	1	1	1
LGConfig	L	T	R	L	TR		L	TR		L	T	R
Volume	121	894	213	83	452	34	195	119	89	42	86	43
Lane width	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	12.0
RTOR Vol			0			0			0			0

Duration 0.25 Area Type: All other areas
 Signal

Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left		A			NB Left	A		
Thru					Thru	A		
Right					Right		A	
Peds					Peds			
WB Left		A			SB Left	A		
Thru					Thru		A	
Right					Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green		12.0	38.0			10.0	22.0	
Yellow		4.0	4.0			4.0	4.0	
All Red		0.0	1.0			0.0	1.0	

Cycle Length: 100.0 secs

Intersection Performance

Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/c	Delay	LOS	Delay	LOS
Eastbound								
L	487	1805	0.28	0.54	12.5	B		
T	722	1900	1.38	0.38	208.6	F	157.1	F
R	614	1615	0.39	0.38	22.9	C		
Westbound								
L	311	1805	0.30	0.54	18.9	B		
TR	1357	3572	0.40	0.38	22.8	C	22.3	C
Northbound								
L	463	1805	0.47	0.36	24.2	C		
TR	391	1778	0.59	0.22	37.3	D	31.0	C
Southbound								
L	357	1805	0.13	0.36	21.9	C		
T	418	1900	0.23	0.22	32.3	C	29.6	C
R	355	1615	0.14	0.22	31.5	C		
Intersection Delay = 94.1 (sec/veh)					Intersection LOS = F			

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL
SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: AM Peak Hour
 Intersection: Howard Street/South Drive
 Jurisdiction: City of Alexandria
 Analysis Year: Total Future 2005
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: South Driveway (Emerg, Etc.)
 North/South Street: Howard Street

Intersection Orientation: NS Study period (hrs): 0.25

vehicle volumes and
Adjustments

Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		17	412		232	33	
Peak-Hour Factor, PHF		0.76	0.76		0.76	0.76	
Hourly Flow Rate, HFR		22	542		305	43	
Percent Heavy Vehicles		0	--	--	--	--	
Median Type	Undivided						
RT Channelized?							
Lanes		0	1		2	0	
Configuration			LT		T	TR	
Upstream Signal?			No		No		

Minor Street:	Approach Movement	Westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					56	25	
Peak Hour Factor, PHF					0.76	0.76	
Hourly Flow Rate, HFR					73	32	
Percent Heavy Vehicles					0	0	
Percent Grade (%)			0				
Median Storage							
Flared Approach: Storage	Exists?						
RT Channelized?							No
Lanes					1	1	
Configuration					L	R	

Delay, Queue Length, and Level of Service

Service Approach Movement Lane Config	NB		Westbound			Eastbound		
	1	4	7	8	9	10 L	11	12 R
\bar{v} (vph)	22					73		32
C(m) (vph)	1222					272		846
v/c	0.02					0.27		0.04
95% queue length	0.05					1.06		0.12
Control Delay	8.0					23.0		9.4
LOS	A					C		A
Approach Delay							18.9	
Approach LOS							C	

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL

SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: PM Peak Hour
 Intersection: Howard Street/South Drive
 Jurisdiction: City of Alexandria
 Analysis Year: Total Future 2005
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: South Driveway (Emerg, Etc.)
 North/South Street: Howard Street

Intersection Orientation: NS Study period (hrs): 0.25

Vehicle volumes and

Adjustments

Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		98	326			285	61
Peak-Hour Factor, PHF		0.83	0.83			0.83	0.83
Hourly Flow Rate, HFR		118	392			343	73
Percent Heavy Vehicles		0	--	--		--	--
Median Type		Undivided					
RT Channelized?							
Lanes		0	1			2	0
Configuration		LT				T	TR
Upstream Signal?		No				No	

Minor Street:	Approach Movement	Westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					133		29
Peak Hour Factor, PHF					0.83		0.83
Hourly Flow Rate, HFR					160		34
Percent Heavy Vehicles					0		0
Percent Grade (%)			0			0	
Median Storage							
Flared Approach: Exists?		Storage					
RT Channelized?							
Lanes					1		1
Configuration					L		R

Delay, Queue Length, and Level of

Service Approach Movement Lane Config	NB	SB	westbound			Eastbound		
	1 LT	4	7	8	9	10 L	11	12 R
v̄ (vph)	118					160		34
C(m) (vph)	1154					215		804
v/c	0.10					0.74		0.04
95% queue length	0.34					5.04		0.13
Control Delay	8.5					58.6		9.7
LOS	A					F		A
Approach Delay							50.1	
Approach LOS							F	

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL

SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: AM Peak Hour
 Intersection: Howard Street/Visitor Lot (N)
 Jurisdiction: City of Alexandria
 Analysis Year: Total Future - 2005
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: North Drive
 North/South Street: Howard Street

Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and

Adjustments

Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		62	409			321	71
Peak-Hour Factor, PHF		0.95	0.95			0.95	0.95
Hourly Flow Rate, HFR		65	430			337	74
Percent Heavy Vehicles		0	--	--		--	--
Median Type	Undivided						
RT Channelized?							
Lanes		0	2			2	0
Configuration			LT T			T	TR
Upstream Signal?			No			No	

Minor Street:	Approach Movement	westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					21		17
Peak Hour Factor, PHF					0.95		0.95
Hourly Flow Rate, HFR					22		17
Percent Heavy Vehicles					0		0
Percent Grade (%)			0			0	
Median Storage							
Flared Approach: Storage	Exists?						No
RT Channelized?							
Lanes					1		1
Configuration					L		R

Delay, Queue Length, and Level of

Service	Approach Movement	westbound			Eastbound				
		NB 1 LT	SB 4	7	8	9	10 L	11	12 R
v (vph)		65					22		17
C(m) (vph)		1159					347		807
v/c		0.06					0.06		0.02
95% queue length		0.18					0.20		0.06
Control Delay		8.3					16.1		9.6
LOS		A					C		A
Approach Delay								13.2	
Approach LOS								B	

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL
SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: PM Peak Hour
 Intersection: Howard Street/Visitor Lot (N)
 Jurisdiction: City of Alexandria
 Analysis Year: Total Future 2005
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: North Drive
 North/South Street: Howard Street

Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		69	387			395	70
Peak-Hour Factor, PHF		0.68	0.68			0.68	0.68
Hourly Flow Rate, HFR		101	569			580	102
Percent Heavy Vehicles		0	--	--		--	--
Median Type		Undivided					
RT Channelized?							
Lanes		0	2			2	0
Configuration		LT T				T	TR
Upstream Signal?		No				No	

Minor Street:	Approach Movement	westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					13		11
Peak Hour Factor, PHF					0.68		0.68
Hourly Flow Rate, HFR					19		16
Percent Heavy Vehicles					0		0
Percent Grade (%)			0			0	
Median Storage							
Flared Approach: Exists?		Storage					
RT Channelized?							
Lanes					1		1
Configuration					L		R

Delay, Queue Length, and Level of Service

Service Approach Movement Lane Config	NB	SB	westbound			Eastbound		
	1	4	7	8	9	10 L	11	12 R
v (vph)	101					19		16
C(m) (vph)	920					182		661
v/c	0.11					0.10		0.02
95% queue length	0.37					0.34		0.07
Control Delay	9.4					27.1		10.6
LOS	A					D		B
Approach Delay							19.5	
Approach LOS							C	

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL
SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: AM Peak Hour
 Intersection: Howard Street
 Jurisdiction: City of Alexandria
 Analysis Year: Future Bkgd Only 2005
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: Driveway to Lot A
 North/South Street: Howard Street

Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		415	52		83	247	
Peak-Hour Factor, PHF		0.83	0.83		0.83	0.83	
Hourly Flow Rate, HFR		500	62		100	297	
Percent Heavy Vehicles		--	--		0	--	--
Median Type	Undivided						
RT Channelized?							
Lanes		2	0		0	2	
Configuration		T	TR		LT	T	
Upstream Signal?		No				No	

Minor Street:	Approach Movement	westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume		18		57			
Peak Hour Factor, PHF		0.83		0.83			
Hourly Flow Rate, HFR		21		68			
Percent Heavy Vehicles		0		0			
Percent Grade (%)			0			0	
Median Storage							
Flared Approach: Exists?	Storage		No				
RT Channelized?							
Lanes		0		0			
Configuration			LR				

Delay, Queue Length, and Level of Service

Service Approach Movement Lane Config	NB		westbound			Eastbound		
	1	4	7	8	9	10	11	12
		LT		LR				
v (vph)		100		89				
C(m) (vph)		1019		511				
v/c		0.10		0.17				
95% queue length		0.33		0.63				
Control Delay		8.9		13.5				
LOS		A		B				
Approach Delay				13.5				
Approach LOS				B				

HCS2000: Unsignalized Intersections Release 4.1

TWO-WAY STOP CONTROL

SUMMARY

Analyst: AMS
 Agency/Co.: Gorove/Slade Associates
 Date Performed: 7/15/01
 Analysis Time Period: PM Peak Hour
 Intersection: Howard Street
 Jurisdiction: City of Alexandria
 Analysis Year: Total Future 2005
 Project ID: 1796-001 Alexandria Hospital
 East/West Street: Driveway to Lot A
 North/South Street: Howard Street

Intersection Orientation: NS

Study period (hrs): 0.25

Vehicle Volumes and

Adjustments

Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume			434	36	65	335	
Peak-Hour Factor, PHF			0.88	0.88	0.88	0.88	
Hourly Flow Rate, HFR			493	40	73	380	
Percent Heavy Vehicles			--	--	0	--	--
Median Type	Undivided						
RT Channelized?							
Lanes			2 T	0 TR		0 LT	2 T
Configuration							
Upstream Signal?			No			No	

Minor Street:	Approach Movement	westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume		15		27			
Peak Hour Factor, PHF		0.88		0.88			
Hourly Flow Rate, HFR		17		30			
Percent Heavy Vehicles		0		0			
Percent Grade (%)			0			0	
Median Storage							
Flared Approach: Exists?			No				
Storage							
RT Channelized?							
Lanes		0		0			
Configuration			LR				

Delay, Queue Length, and Level of

Service Approach Movement Lane Config	NB		westbound			Eastbound		
	1	4	7	8	9	10	11	12
		LT		LR				
v (vph)		73		47				
C(m) (vph)		1045		467				
v/c		0.07		0.10				
95% queue length		0.22		0.33				
Control Delay		8.7		13.6				
LOS		A		B				
Approach Delay				13.6				
Approach LOS				B				

APPENDIX E
SIGNAL WARRANT ANALYSIS WORKSHEETS: SOUTHERN DRIVEWAY

WEEKDAY SIGNAL WARRANT ANALYSIS (EXISTING)

									Warrants										
Day/Date	Time of Day	Volume	Hourly	Left	Right	Right Reduction	New Total	Major Street	1	2	3	4	5	6	7	8	9	10	11
Thursday 7/12/2001	6:00 AM	9	9	7	2	2	8												
	6:15 AM	5	14	11	4	2	13												
	6:30 AM	16	30	23	8	5	28												
	6:45 AM	15	45	34	11	8	42	466											
	7:00 AM	35	71	53	18	12	66	543											
	7:15 AM	31	97	73	24	17	90	587											
	7:30 AM	32	113	85	28	20	105	599											
	7:45 AM	37	135	101	34	24	125	593											
	8:00 AM	17	117	88	29	20	108	595											
	8:15 AM	41	127	95	32	22	117	612											
	8:30 AM	46	141	106	35	25	130	637											
	8:45 AM	38	142	107	36	25	131	618											
	9:00 AM	43	168	126	42	29	155	616											
	9:15 AM	50	177	133	44	31	164	561											
	9:30 AM	41	172	129	43	30	159	514											
	9:45 AM	65	199	149	50	35	184	494											
	10:00 AM	71	227	170	57	40	210	439											
	10:15 AM	46	223	167	56	39	206	425											
	10:30 AM	66	248	186	62	43	229	428											
	10:45 AM	78	261	196	65	46	241	399											
	11:00 AM	55	245	184	61	43	227	427											
	11:15 AM	59	258	194	65	45	239	404											
	11:30 AM	54	246	185	62	43	228	361											
	11:45 AM	53	221	166	55	39	204	344											
	12:00 PM	61	227	170	57	40	210	328											
	12:15 PM	44	212	159	53	37	196	387											
	12:30 PM	57	215	161	54	38	199	415											
	12:45 PM	67	229	172	57	40	212	458											
	1:00 PM	38	206	155	52	36	191	458											
	1:15 PM	44	206	155	52	36	191	434											
	1:30 PM	51	200	150	50	35	185	458											
	1:45 PM	51	184	138	46	32	170	453											
	2:00 PM	74	220	165	55	39	204	457											
	2:15 PM	47	223	167	56	39	206	489											
	2:30 PM	91	263	197	66	46	243	461											
	2:45 PM	79	291	218	73	51	269	457											
	3:00 PM	96	313	235	78	55	290	491											
	3:15 PM	114	380	285	95	67	352	456											
	3:30 PM	93	382	287	96	67	353	485											
	3:45 PM	79	382	287	96	67	353	479											
	4:00 PM	68	354	266	89	62	327	446											
	4:15 PM	75	315	236	79	55	291	486											
4:30 PM	67	289	217	72	51	267	496												
4:45 PM	60	270	203	68	47	250	520												
5:00 PM	87	289	217	72	51	267	552												
5:15 PM	70	284	213	71	50	263	545												
5:30 PM	75	292	219	73	51	270	523												
5:45 PM	47	279	209	70	49	258	538												
6:00 PM	44	236	177	59	41	218	594												
6:15 PM	37	203	152	51	36	188	597												
6:30 PM	29	157	118	39	27	145	616												
6:45 PM	54	164	123	41	29	152	565												
									no	no	n/a	n/a	no	n/a	no	no	no	no	no

115

7/16/01
AMS

WEEKDAY SIGNAL WARRANT ANALYSIS (FUTURE BACKGROUND ONLY)

Warrants

Time of Day	Minor St.	Major Street	Mjr. St. w/growth	1	2	3	4	5	6	7	8	9	10	11
6:00 AM	8													
6:15 AM	13													
6:30 AM	28													
6:45 AM	42	466	522											
7:00 AM	66	543	608											
7:15 AM	90	587	658											
7:30 AM	105	599	671											
7:45 AM	125	593	664											
8:00 AM	108	595	667											
8:15 AM	117	612	685											
8:30 AM	130	637	714											
8:45 AM	131	618	692											
9:00 AM	155	616	690											
9:15 AM	164	561	629											
9:30 AM	159	514	576											
9:45 AM	184	494	553											
10:00 AM	210	439	491											
10:15 AM	206	425	476											
10:30 AM	229	428	479											
10:45 AM	241	399	447											
11:00 AM	227	427	479											
11:15 AM	239	404	452											
11:30 AM	228	361	404											
11:45 AM	204	344	386											
12:00 PM	210	328	367											
12:15 PM	196	387	433											
12:30 PM	199	415	465											
12:45 PM	212	458	513											
1:00 PM	191	458	512											
1:15 PM	191	434	486											
1:30 PM	185	458	513											
1:45 PM	170	453	507											
2:00 PM	204	457	512											
2:15 PM	206	489	547											
2:30 PM	243	461	516											
2:45 PM	269	457	512											
3:00 PM	290	491	550											
3:15 PM	352	456	511											
3:30 PM	353	485	543											
3:45 PM	353	479	536											
4:00 PM	327	446	499											
4:15 PM	291	486	544											
4:30 PM	267	496	556											
4:45 PM	250	520	582											
5:00 PM	267	552	619	X										
5:15 PM	263	545	610	X										
5:30 PM	270	523	586											
5:45 PM	258	538	602	X										
6:00 PM	218	594	665	X										
6:15 PM	188	597	668											
6:30 PM	145	616	690											
6:45 PM	152	565	633											
				no	no	n/a	n/a	no	n/a	no	no	no	no	no

911

7/16/01
MMS

WEEKDAY SIGNAL WARRANT ANALYSIS (TOTAL FUTURE)

Time of Day	Minor St.	Minor St. w/growth	Mjr. St. w/growth	Warrants																	
				1	2	3	4	5	6	7	8	9	10	11							
6:00 AM	8		9																		
6:15 AM	13		14																		
6:30 AM	28		30																		
6:45 AM	42		45	522																	
7:00 AM	66		70	608																	
7:15 AM	90		96	658																	
7:30 AM	105		112	671																	
7:45 AM	125		134	664																	
8:00 AM	108		116	667																	
8:15 AM	117		126	685																	
8:30 AM	130		140	714																	
8:45 AM	131		141	692																	
9:00 AM	155		167	690																	
9:15 AM	164		176	629																	
9:30 AM	159		171	576																	
9:45 AM	184		198	553																	
10:00 AM	210		225	491																	
10:15 AM	206		221	476																	
10:30 AM	229		246	479																	
10:45 AM	241		259	447																	
11:00 AM	227		243	479																	
11:15 AM	239		256	452																	
11:30 AM	228		244	404																	
11:45 AM	204		219	386																	
12:00 PM	210		225	367																	
12:15 PM	196		210	433																	
12:30 PM	199		213	465																	
12:45 PM	212		227	513																	
1:00 PM	191		204	512																	
1:15 PM	191		204	486																	
1:30 PM	185		199	513																	
1:45 PM	170		183	507																	
2:00 PM	204		218	512																	
2:15 PM	206		221	547																	
2:30 PM	243		261	516																	
2:45 PM	269		289	512																	
3:00 PM	290		311	550																	
3:15 PM	352		377	511																	
3:30 PM	353		379	543																	
3:45 PM	353		379	536																	
4:00 PM	327		351	499																	
4:15 PM	291		313	544																	
4:30 PM	267		287	556																	
4:45 PM	250		268	582																	
5:00 PM	267		287	619	X																
5:15 PM	263		282	610	X																
5:30 PM	270		290	586																	
5:45 PM	258		277	602	X																
6:00 PM	218		234	665	X																
6:15 PM	188		202	668	X																
6:30 PM	145		156	690																	
6:45 PM	152		163	633																	

no no n/a n/a no n/a no no no no no

117

7/16/01
AMS

APPENDIX F
AMBULANCE INFORMATION
(CITY OF ALEXANDRIA FIRE & EMS DEPARTMENT)

611

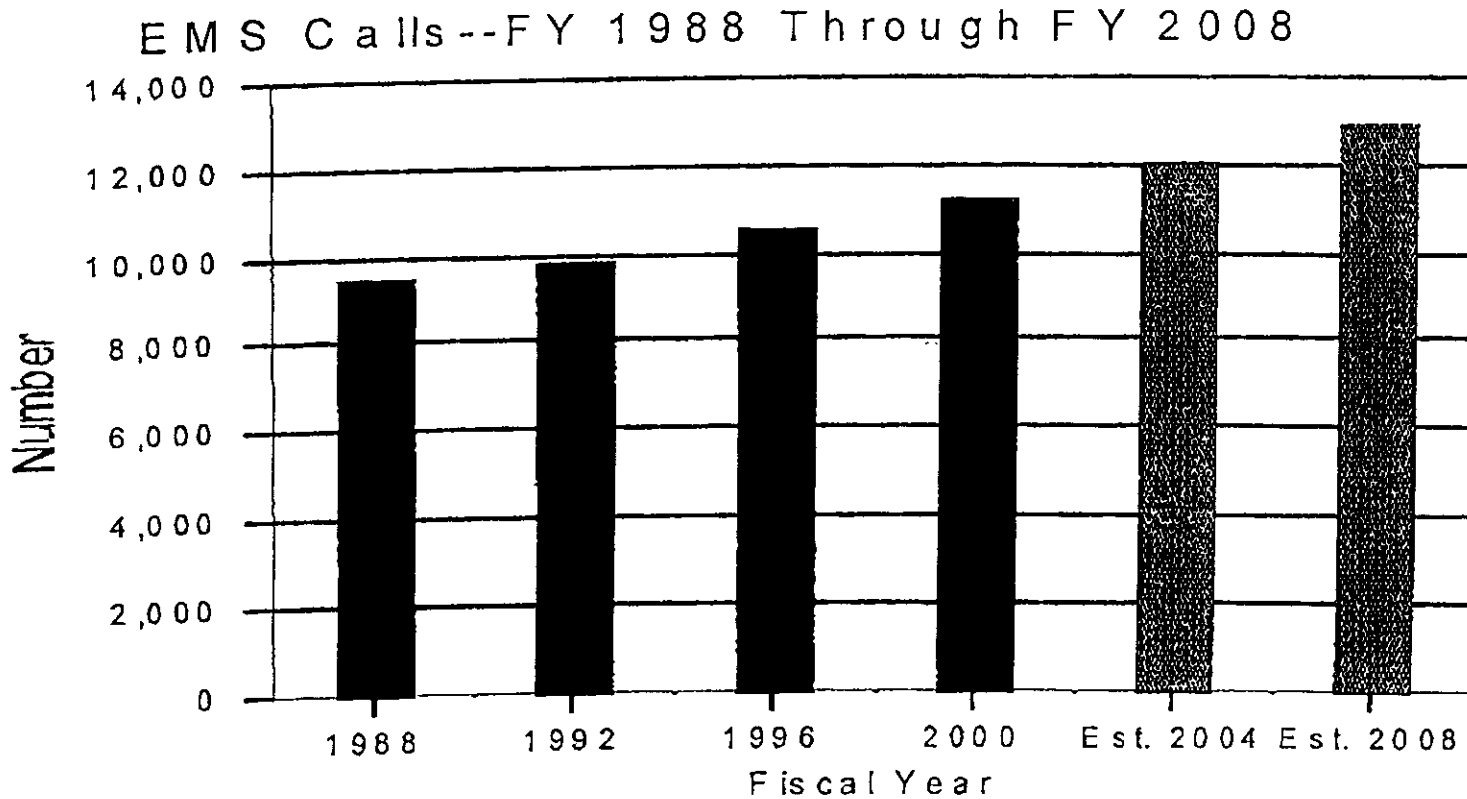
EMS Transports by Hopital

Hospital	FY 2001				FY 2001			
	FY 1995	FY1999	FY 2000	Projected	FY 1995	FY1999	FY 2000	Projected
Alexandria	98.3%	94.3%	91.5%	92.3%	7,489	7,272	7,126	6,623
No Va Community	0.2%	1.1%	3.7%	3.2%	15	84	287	227
Pentagon City (Closed 10/99)	0.5%	2.6%	0.7%	0.0%	40	200	57	
Fairfax	0.2%	0.2%	0.4%	1.9%	17	18	30	134
Mt Vernon	0.1%	0.6%	2.0%	1.3%	9	50	156	90
Wash Hosp	0.2%	0.2%	0.2%	0.0%	17	18	17	3
Ft Washington	0.0%	0.0%	0.0%	0.0%	0	1	3	0
Medivac Transport	0.3%	0.3%	0.6%	0.9%	21	39	50	68
Other	0.2%	0.4%	0.7%	0.4%	14	27	58	29
Total	100.0%	100.0%	100.0%	100.0%	7,622	7,709	7,784	7,172



Emergency Medical incident volume increases

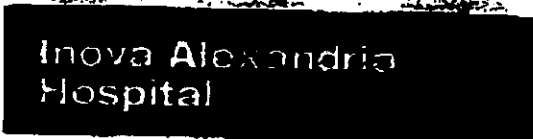
5th Medic Proposal



City of Alexandria Fire
Department
Emergency Medical Service

120

APPENDIX G
SUPPLEMENTAL PARKING OCCUPANCY SURVEY
(CONDUCTED BY HOSPITAL STAFF)



Fax

To: CHADS	From: Colleen Mahoney
Fax: 202-785-1276	Pages: 6
Phone:	Date: 7/6/01
Re: PARKING LOT SURVEY	CC:

Urgent
 For Review
 Please Comment
 Please Reply
 Please Recycle

PARKING LOT SURVEY
NUMBER OF EMPTY SPACES
 MONDAY - FRIDAY

DATE - Week of May 14-18, 2001

EMPLOYEE LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday			34	29	18	16	4	19	89	109
Tuesday	131	82	30	10	3	15	13	31	96	122
Wednesday	127	72	28	8	2	10	9	12	70	132
Thursday	120	44	25	1	2	4	3	11	63	115
Friday	100	43	34	1	4	0	1	13	90	130

PAY LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday			74	43	32	10	20	25	33	69
Tuesday	101	11	56	25	17	33	42	33	49	72
Wednesday	99	88	45	17	0	3	5	12	34	58
Thursday	100	75	25	10	0	1	1	3	17	43
Friday	98	85	63	9	1	4	5	4	64	87

ED LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday	20	15	3	0	0	0	0	1	0	4
Tuesday	26	11	0	0	0	0	0	0	2	6
Wednesday	16	15	3	0	1	2	3	0	2	0
Thursday	16	17	0	0	0	0	0	0	11	3
Friday	15	0	0	0	2	1	0	0	1	2

HOWARD LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday	115	6	0	0	0	0	0	2	157	191
Tuesday	124	71	0	0	2	12	2	10	183	196
Wednesday	123	25	0	2	2	3	0	0	81	188
Thursday	120	34	0	0	0	0	3	0	28	210
Friday	120		12	1	3	0	0	3	109	184

123

DATE: 05/14/01 TIME: 10:00 AM

PAGE: 0070

PARKING LOT SURVEY
NUMBER OF EMPTY SPACES
 MONDAY - FRIDAY

DATE - Week of May 25, 2001

EMPLOYEE LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday	143	86	23	11	0	?	11	9	78	101
Tuesday	101	47	2	0	0	0	6	3	67	154
Wednesday			18	10	0	0	6	11	81	166
Thursday	116	43	32	24	16	13	8	16		

PAY LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday	121	110	81	38	11	10	7	19	21	37
Tuesday	95	101	51	0	0	32	27	26	19	22
Wednesday	90	95	73	35	30	32	27	26	19	22
Thursday	77	86	82	41	28	31	34	16		

ED LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday	28	20	10	0	0	0	3	3	4	1
Tuesday	36	26	0	0	0	0	0	0	5	3
Wednesday			3	2	4	0	0	0	1	1
Thursday	12	3	3	0	0	0	0	0	1	0

HOWARD LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday	93	64	18	0	0	0	15	12	95	191
Tuesday	119	45	0	0	0	0	0	8	98	188
Wednesday			23	13	3	0	1	8	104	198
Thursday	143	62	59	2	2	0	0	0	100	120

124

C 11 C070 00M

PARKING LOT SURVEY
NUMBER OF EMPTY SPACES
 MONDAY - FRIDAY

DATE - Week of June 4, 2001

EMPLOYEE LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday	122	120	56	32	20	6	8	12	65	91
Tuesday	142	96		11		7		4	41	73
Wednesday	124			9		0	3		78	88
Thursday	161	101	66	43	23	12	7	18	52	71
Friday			105			27	32	33	54	110

PAY LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday	82	80	67	44	20	21	32	16	27	22
Tuesday	91	82		13		0		23	58	32
Wednesday				47		0	23		58	32
Thursday	92	103	81	0	0	11	7	27	27	24
Friday			87	78		54	64	16	81	108

ED LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday	25	22	3	0	0	2	0	6	7	5
Tuesday	20	14		0		3		2	6	1
Wednesday	29			0		0	3		14	11
Thursday	17	4	3	1	0	0	1	2	1	0
Friday			3	0		0	0	0	1	0

HOWARD LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday	138	100	25	1	0	2	5	10	34	97
Tuesday	89	29		2		3		3	37	81
Wednesday	112			0		0	0		58	94
Thursday	146	70	22	2	0	0	0	0	47	68
Friday		26	40	14		0	5	8	82	108

125

PARKING LOT SURVEY
NUMBER OF EMPTY SPACES
 MONDAY - FRIDAY

DATE - 06-11- 2001

EMPLOYEE LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday	149	104	50	28	18	13	9	15	60	80
Tuesday	150	122	56	21	4	0	15	17	51	109
Wednesday	146	101	70	30	10	4	12	20	58	93
Thursday	129	89	60	27	6	0	3	21	43	115
Friday	128	130			5	0	50	20	55	81

PAY LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday	130	120	94	47	18	10	27	29	38	50
Tuesday	95	94	69	27	25	10	33	43	45	81
Wednesday	96	113	78	55	20	7	13	21	30	63
Thursday	93	80	67	45	17	5	37	35	23	53
Friday	95		70				41	16	24	50

ED LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday	31	24	4	0	0	3	0	0	1	4
Tuesday		16	4	0	0	0	4	5	2	3
Wednesday	30	18	11	0	1	3	0		1	0
Thursday	39	13		4	1	0	0	1	3	2
Friday			5				1	0	0	0

HOWARD LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday	67	13	0	0	0	0	0			
Tuesday	85	74	2	0	0	0	4	2	71	124
Wednesday	88	20	1	0	0	0	1	0	81	112
Thursday	107	49	0	0	0	0	0	5	84	121
Friday			0				2	0	29	89

126

C. 17 0070 100

PARKING LOT SURVEY
NUMBER OF EMPTY SPACES
 MONDAY - FRIDAY

DATE - June 18-22, 2001

EMPLOYEE LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday				40	15					
Tuesday	158	102	74	35	23	18	25	10	49	114
Wednesday	151	103	42	35	27	18	16	16		
Thursday		64	47	41	18	10	14	18	32	108
Friday	191	125	69	59	18	5	62	85	94	102

PAY LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday				49	37	39	19	5		
Tuesday	103	106	89	45	19	18	14	8	20	149
Wednesday	89	108	60	50	29	15		54		
Thursday		82	21	13			12	9	26	52
Friday	89	108	64	43			10	10	45	33

ED LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday				0	2	0	0	1	2	4
Tuesday	7	5	2	0	0	0	0	0	3	5
Wednesday	22	26	5	4	0	0	0	0	0	0
Thursday		3	1	0	0	0	0	0	4	4
Friday	14	4	4	3	0	0	4	0	2	1

HOWARD LOT

	7a	8a	9a	10a	11a	12p	1p	2p	3p	4p
Monday				21	0	0	0	4	50	120
Tuesday	138	65	35	2	0	0	0	3	54	150
Wednesday	98	90	0	0	0	2	1	5	49	148
Thursday		42	0	0	0	0	0		34	127
Friday	141	56	10	1			10	10	59	133

137

0 1 0070 001

APPENDIX H
SCOPING LETTER FROM CITY OF ALEXANDRIA

JUN-15-2001 17:05
JUN-14-2001 THU 11:44 AM



City of Alexandria, Virginia

DEPARTMENT OF PLANNING AND ZONING

301 King Street, Room 2100
P. O. Box 178
Alexandria, Virginia 22304
(703) 838-4066
FAX (703) 838-8393



June 14, 2001

Howard Middleton
Reed, Smith, Hazel & Thomas LLP
3110 Fairview Park Drive
13th Floor
Falls Church, VA 22042

RE: Alexandria Hospital Proposal/Transportation and Parking Analysis

Dear Howard:

When P&Z staff met with you and the Alexandria Hospital representatives several weeks ago, we indicated that we would consult with staff in the Department of T&ES and provide you with more detailed guidance as to a required transportation/parking study for the Alexandria Hospital project. I know that, in the interim, T&ES staff has met separately with Alexandria Hospital representatives and their traffic consultant and provided some preliminary guidance on the necessary study. Attached is a more detailed list of information and analysis T&ES and P&Z believe is needed to evaluate the forthcoming hospital proposal.

I am faxing a copy of this list to Colleen Annear, who has been coordinating on traffic issues with T&ES for the hospital.

Sincerely,

Kimberley Johnson
Chief/Development

cc: Fileon Fogarty
Richard Baier
Doug McCobb
✓ Colleen Annear

JUN-14-2001 THU 11:44 AM

FAX NO.

P. 03

TRANSPORTATION AND PARKING STUDY: ALEXANDRIA HOSPITAL

Parking Analysis

1. Inventory of all existing and proposed parking facilities (spaces by location)
2. Survey of parking utilization (existing and projected)
 - identification of peak usage periods
 - identification of level of utilization for various periods
3. Information on parking generators (both existing and projected w/improvements)
 - number of employees per shift *estimated*
 - number of visitors & times *estimated*
 - number of patients, number of emergency room patients & times
4. Parking Management (existing and projected)
 - Information on parking charges, if any
 - locations/spaces reserved for specific groups
 - location and proposed location of employee spaces
 - location of any controlled access into parking areas

Traffic/Pedestrian Analysis

Intent: Analyze the traffic impact of the existing Hospital operations and analyze the traffic impacts at build-out of the new improvements. In particular, interested in volume of activity generated by Hospital in immediate vicinity of hospital.

1. Intersections to be analyzed:
 - Hospital entrances/Howard Street
 - Seminary/Howard intersection
2. Counts:
 - 24 hour counts at hospital entrances on at least two weekdays and one weekend day; include counts of pedestrians crossing Howard
 - 6am-7pm counts at Seminary/Howard intersection on at least two weekdays and one weekend day.
3. Analysis
 - NCHRP 279 right-turn analysis for 1) right-turn lane from NB Howard to EB Seminary; and for right turn lane from Howard to site.
 - Traffic signal warrants analysis, including assessment of impact of aligning hospital entrance with parking lot entrance across Howard.
4. Addl info:
 - Historic information on ambulance trips (time and quantity);
 - Projected changes at build-out.

Recommendations

Generate recommendations to address issues identified and to manage parking effectively.

← CITY OF ALEXANDRIA
VINCE WHITMORE
EMS (703) 838-6413
EXISTING + PROPOSED
+ Report For MEDC UNIT
To justify
Dedman
Dedman
130

EXHIBIT NO. 4

INOVA ALEXANDRIA HOSPITAL
4320 Seminary Road
Alexandria, Virginia

10

2-23-02

DSUP #2001-0020

10

2-23-02

INOVA ALEXANDRIA HOSPITAL
4320 Seminary Road
Alexandria, Virginia

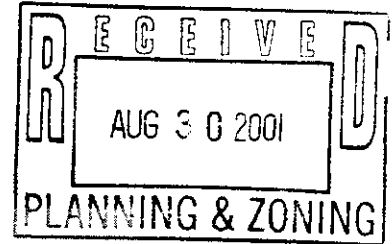
DSUP #2001-0020

CORRESPONDENCE

Sent to CC, AZ #53

Alex. Hoop.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission



Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name:

Loni M. Baughman

Address:

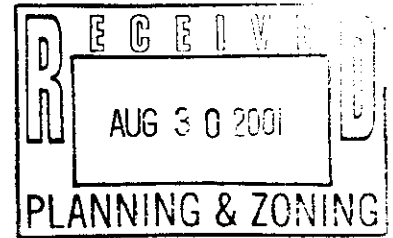
4421 Seminary Rd



sent to CC, P+Z #53

Alex. Hosp.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



Dear Sir or Madam:

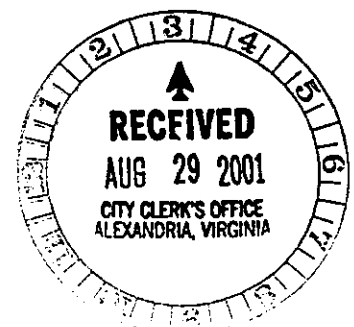
I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

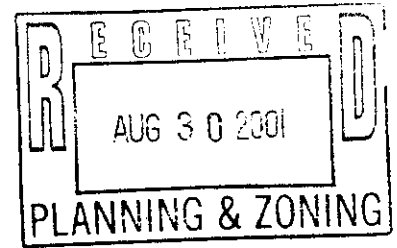
As a City of Alexandria business, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name: *Stephan J. Collins*
Organization *Watersgate at Landmark*
Address: *711 Youkum Parkway*
Alexandria, VA 22304



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

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- Improving parking on hospital grounds, and
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Sincerely,

Name: Edwin M. Costner
Organization: Service Source
Address: 6795 Edsall Rd #175
Alexandria Va 22312



Sent to CC; P 5 2 (#53)

Alex. Hospital

TO THE CITY CLERK: PLEASE COPY THIS MESSAGE AND DISTRIBUTE TO THE MAYOR AND ALL MEMBERS OF COUNCIL:

TO THE ALEXANDRIA CITY COUNCIL: "A PLEA FOR FAIRNESS"

I (We) the undersigned, have heard the arguments for and against for requiring a zoning change on the land on which Inova Alexandria Hospital is sited in order to allow additional expansion of hospital and parking facilities.

While we want adequate medical facilities for Alexandria, we fully understand the concern of the hospital neighbors, members of the Seminary Hill Association, Inc., about the probability of Inova Alexandria Hospital, which no longer is community controlled, asking for even greater expansion in the future and in the process damaging further one of the City's important residential neighborhoods.

We join in the "Plea for Fairness" to ask that no new special use permits or re-zonings requested by the Hospital for its 2010 Plan be granted by the City unless guarantees are given by the Hospital that are acceptable to the neighbors.

SIGNED:

NAME:

Judith H. Miller

ADDRESS:

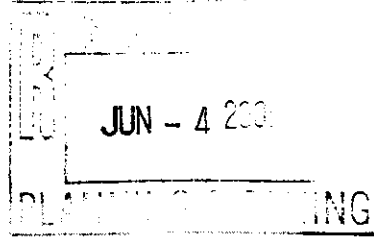
507 N. View Terrace

FAX TO: (703) 838-6433 -- City Clerk

sent to CC, CU, P&Z #53

future

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission



Dear Sir or Madam:

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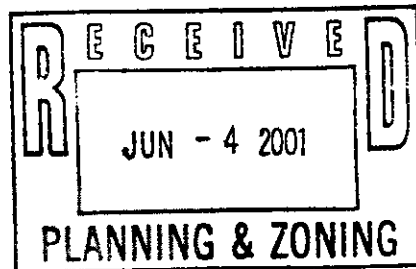
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Sincerely,

Name: Harvey L. Gray
Address: 1501 Princess St.
Alex VA. 22314



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission



Dear Sir or Madam:

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Sincerely,

A handwritten signature in cursive script, appearing to read "Michelle Linden".

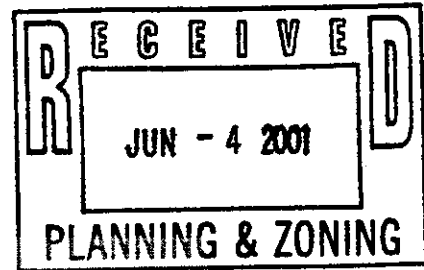
Name:

Michelle Linden

Address:

220 N. Saint Asaph St
Alexandria VA 22314

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission



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Sincerely,

Name:

BERTHA E. DOWELL

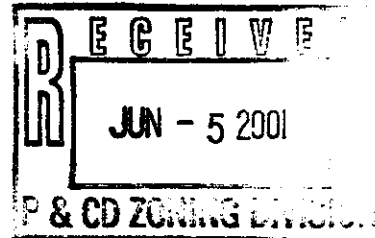
Address:

217 E. Glendale Ave, #5-

Alex. VA. 22301

Sent to CC, RZ

#53 future



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission

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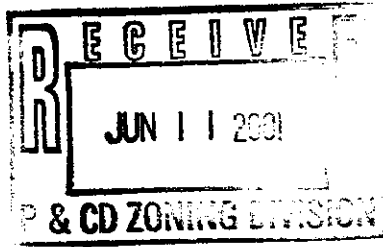
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Sincerely,

Name: Vivian Craddock
 Address: 217 E. Glendale Ave #5
Alexandria, Va. 22301





Sent to CC, FAZ #53

future

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission

Dear Sir or Madam:

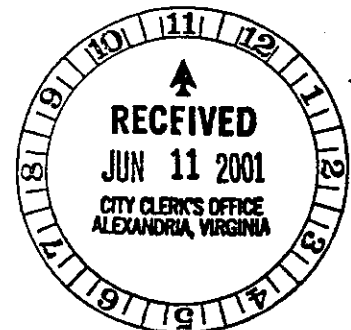
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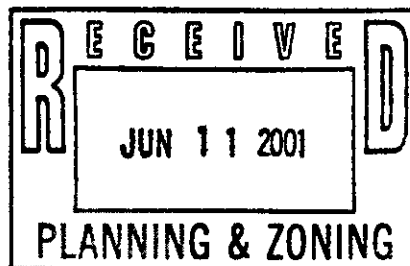
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Sincerely,

Name: CORA LACY
Address: 6394 PATIENCE Ct.
Alexandria, Va. 22315



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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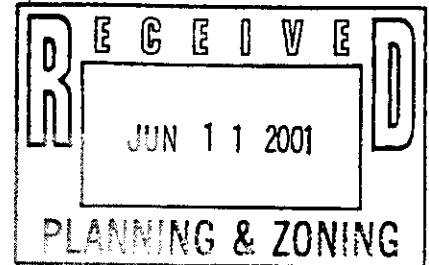
Sincerely,

Ronnie L. Hight
Delores Hight
5904 Benfield Dr.
Alex. Va 22310

Name:

Address:

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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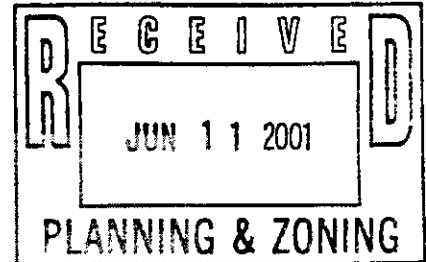
Name:

David Garrett

Address:

1409 Woodbine St
Alexandria, VA 22302

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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Name:

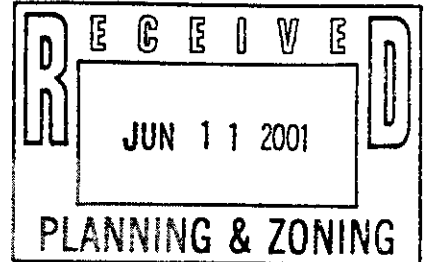
Mary Jane Fowler

Address:

5401 Richerbacher Ave

Alexandria, VA. 22304

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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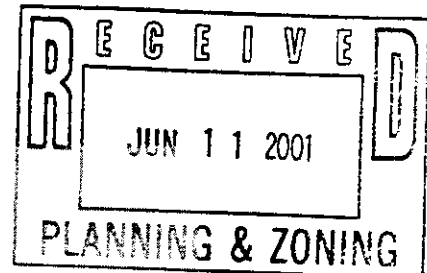
Sincerely,

Name:

Address:

Cyrus J. Bryant 703-671-4328
1500 Woodbine St
Alexandria, VA 22302

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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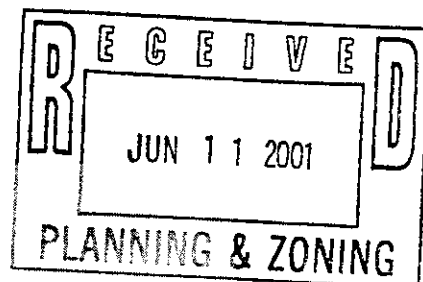
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Sincerely,

Name: Cerina Scott
Address: 1301 Channel Pl,
Alexandria, Va. 22314

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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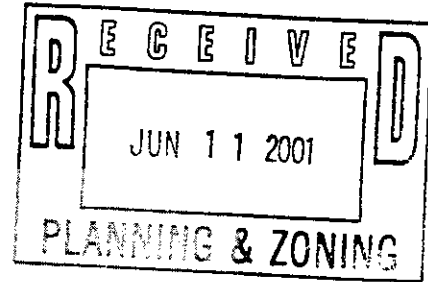
Sara S. Via

Name: Sara S. Via

Address: 3615 Oval Dr

Alex VA 22305

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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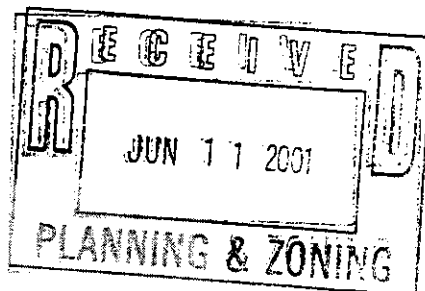
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Sincerely, *Violet B. Kerns*

Name: *Violet B. Kerns*

Address: *5904 BRONFIELD DR.*
ALEX, VA 22310

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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Sincerely,

Frances P. Morris

Name:

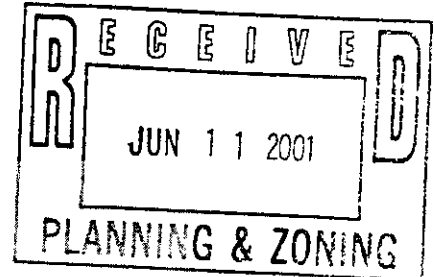
FRANCES P. MORRIS

Address:

4318 LOUIS PLACE

ALEXANDRIA, VA 22304

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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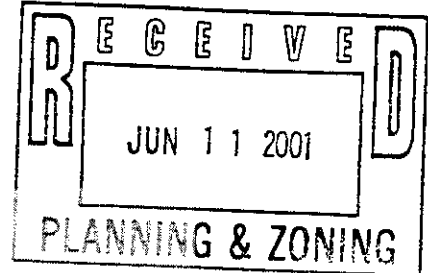
Sincerely,

Name:

Address:

Jim Hubbard
6400 Cypress Dr
Alex VA 22307-1311

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission



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Sincerely,

I do not support the Alexandria Hospital Project

Name:

PLABIER

Address:

8008 Quarry Edge Way
Bethesda, Md 20817

1316 Ivanhoe St
Alexandria, Va 22304

Sent to QC, P+Z #53

future

Mayor Kerry Donley;
Members of the Alexandria City Council;
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Sincerely,

Name: Raymond A. Camp
Address: 3713 Templeton Pl.
Alexandria, Va 22304



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Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission

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Sincerely,

Name: LARRY & GLEEN BARRETT
Address: 4500 N JORDAN COURT
ALEXANDRIA VA 22304

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Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission

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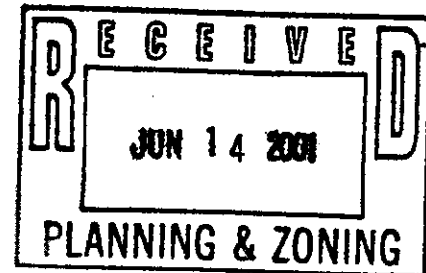
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Sincerely,

Name: Kenneth A. Barnett
Address: 1101 N. Howard Street
Alex. VA. 22304

1100 North Howard Street
Alexandria, Virginia 22304
June 12, 2001

Mr. Eric R. Wagner, Chairman
Alexandria Planning Commission
P.O. Box 178
Alexandria, Virginia 22313



Dear Chairman Wagner:

I would like to express my concern over several aspects of the proposed "Inova Alexandria 2010" project. As homeowners whose property is adjacent to Inova Alexandria Hospital, my husband and I would be directly affected by this proposal.

This is not the first time Alexandria Hospital has proposed construction inappropriate for a residential neighborhood (R-12 and R-8 zoning). An agreement between homeowners and the hospital limiting expansion was reached only 13 years ago. Although the agreement was not legally binding, the hospital administration's refusal to honor the spirit of the agreement shows a lack of good faith in dealing with its neighbors. System-wide, Inova Fair Oaks is doubling in size (including a four-story tower); Inova Fairfax has expanded to include a ten-story tower and numerous surrounding buildings. With such a track record, it seems unlikely that "Inova Alexandria 2010" will end the expansion plans of our large and influential neighbor.

Homeowners on Howard and Ivanhoe Streets are especially concerned about the projected construction of a concrete parking garage that would present an eyesore to homes on both streets. Because the hospital property is elevated, the structure would appear even higher than the currently planned three stories. While this design may be appropriate in commercial areas such as Landmark Mall, it would be grossly out of place in a residential area.

My husband and I are long-time residents of the area and have been impressed with Alexandria government's responsiveness to community concerns. As Inova Alexandria continues its high profile public relations campaign to garner support, we ask that you carefully consider our views and advise us of your position on this proposal.

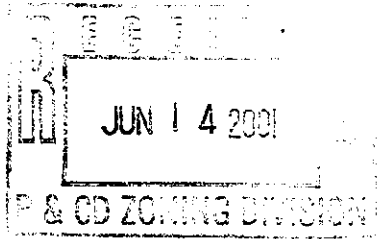
Sincerely,

A handwritten signature in cursive script, appearing to read "Deborah Zajac Homburger".

Deborah Zajac Homburger

Sent to CC, P. 2 #53

future



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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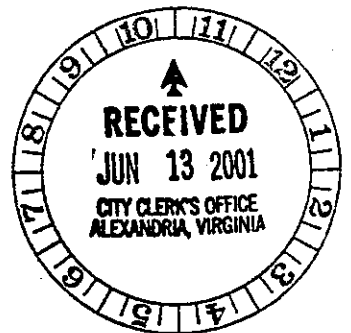
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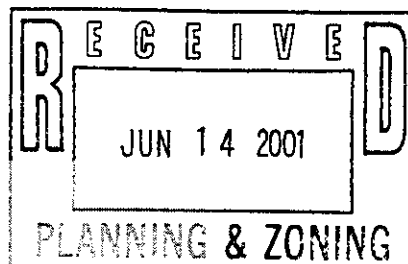
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Sincerely,

Name: John Reiner
 Address: 1250 S. Washington
Alex. VA 22314



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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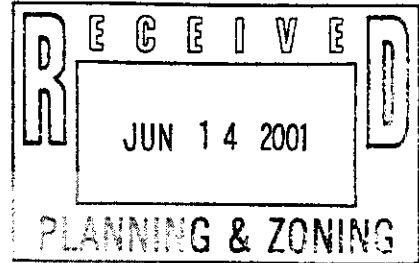
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Sincerely,

Name: Margaret M. Calhane
Address: 1115 Beverly Drive
Alexandria, VA 22302

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission



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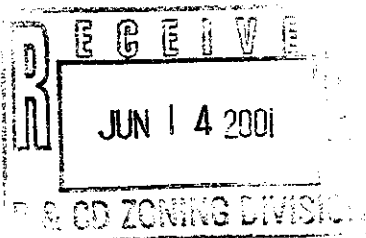
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Sincerely,

Name: W. Beverley Mantle
Address: 811 Cameron St
Alexandria, VA 22314



Received by CC, send to PrZ #53
future

1100 North Howard Street
Alexandria, Virginia 22304
June 12, 2001

The Honorable Kerry J. Donley
P.O. Box 178
Alexandria, Virginia 22313

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Sincerely,

Deborah Zajac Homburger





**INOVA ALEXANDRIA
HOSPITAL**

Sent to CC, P&Z #53

Alex Hosp.

4320 Seminary Road
Alexandria, VA 22304

Tel 703 504 3000

June 15, 2001

Mayor Kerry Donley
Members of the Alexandria City Council
Chairman Eric Wagner
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 22314

To Whom It May Concern:

I am writing to express my support of INOVA Alexandria Hospital and its proposed "INOVA Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to the physicians that deliver care to the residents of Alexandria by:

- Reducing emergency room reroute
- Improving patient's access to vital health care services, and;
- Improving parking on hospital grounds.

As a physician who lives in the City of Alexandria, and practices at INOVA Alexandria Hospital, I believe that it is important to support our community's only remaining acute care hospital. Please vote in support of INOVA Alexandria Hospital to insure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Russell R. Houk, M.D.

RRH:daw





**INOVA ALEXANDRIA
HOSPITAL**

4320 Seminary Road
Alexandria, VA 22304

Tel 703 504 3000

June 15, 2001

Mayor Kerry Donley
Members of the Alexandria City Council
Chairman Eric Wagner
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 22314

To Whom It May Concern:

I am writing to express my support of INOVA Alexandria Hospital and its proposed "INOVA Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to the physicians that deliver care to the residents of Alexandria by:

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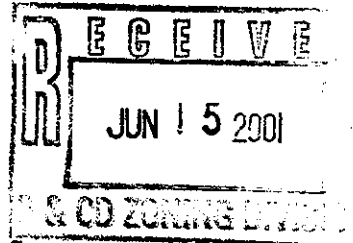
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Sincerely,

Russell R. Houk, M.D.

RRH:daw



1100 North Howard Street
Alexandria, Virginia 22304
June 12, 2001

Ms. Donna Fossum
Alexandria Planning Commission
P.O. Box 178
Alexandria, Virginia 22313

Dear Ms. Fossum:

I would like to express my concern over several aspects of the proposed "Inova Alexandria 2010" project. As homeowners whose property is adjacent to Inova Alexandria Hospital, my husband and I would be directly affected by this proposal.

This is not the first time Alexandria Hospital has proposed construction inappropriate for a residential neighborhood (R-12 and R-8 zoning). An agreement between homeowners and the hospital limiting expansion was reached only 13 years ago. Although the agreement was not legally binding, the hospital administration's refusal to honor the spirit of the agreement shows a lack of good faith in dealing with its neighbors. System-wide, Inova Fair Oaks is doubling in size (including a four-story tower); Inova Fairfax has expanded to include a ten-story tower and numerous surrounding buildings. With such a track record, it seems unlikely that "Inova Alexandria 2010" will end the expansion plans of our large and influential neighbor.

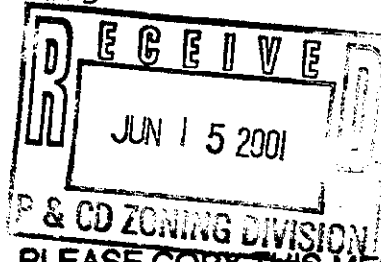
Homeowners on Howard and Ivanhoe Streets are especially concerned about the projected construction of a concrete parking garage that would present an eyesore to homes on both streets. Because the hospital property is elevated, the structure would appear even higher than the currently planned three stories. While this design may be appropriate in commercial areas such as Landmark Mall, it would be grossly out of place in a residential area.

My husband and I are long-time residents of the area and have been impressed with Alexandria government's responsiveness to community concerns. As Inova Alexandria continues its high profile public relations campaign to garner support, we ask that you carefully consider our views and advise us of your position on this proposal.

Sincerely,

A handwritten signature in cursive script that reads "Deborah Zajac Homburger".

Deborah Zajac Homburger



sent to CC, P&Z #53

Alex. Hosp.

TO THE CITY CLERK: PLEASE COPY THIS MESSAGE AND DISTRIBUTE TO THE MAYOR AND ALL MEMBERS OF COUNCIL:

TO THE ALEXANDRIA CITY COUNCIL: "A PLEA FOR FAIRNESS"

I (We) the undersigned, have heard the arguments for and against for requiring a zoning change on the land on which Invoa Alexandria Hospital is sited in order to allow additional expansion of hospital and parking facilities.

While we want adequate medical facilities for Alexandria, we fully understand the concern of the hospital neighbors, members of the Seminary Hill Association, Inc., about the probability of Inova Alexandria Hospital, which no longer is community controlled, asking for even greater expansion in the future and in the process damaging further one of the City's important residential neighborhoods.

We join in the "Plea for Fairness" to ask that no new special use permits or re-zonings requested by the Hospital for its 2010 Plan be granted by the City unless guarantees are given by the Hospital that are acceptable to the neighbors.

SIGNED:

NAME: Chet Avery Sabra Avery

ADDRESS: 16 E. Linden St., Alexandria, VA 22301

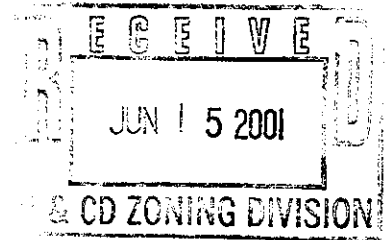
FAX TO: (703) 838-6433 -- City Clerk

From: Chet + Sabra Avery
Tel 703-549-4617

Send to CC, P+Z #53

Alex Hosp.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission



Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Handwritten signature of Edward F. Smith III in cursive.

Name:

EDWARD F. SMITH III

Address:

903 N. KEMPER ST.
ALEXANDRIA, VA. 22304

sent to CC & PC_{omm.} #53

914 Juniper Pl
Alexandria, VA 22304-1518
703-212-4812, cmhowe@patriot.net
15 June 2001

future

Dear Mayor Donley and Members of City Council,

I was persuaded by the presentation of two people from the hospital of the merits of the hospitals request for approval of its facilities and urge you to approve it. As I listened, I was reminded of a truism that sports writers use occasionally: So-and-so played within himself. I mentally applied it to the hospital. It seems to me that collectively it has a clear vision of its role in our city.

On a separate matter, enclosed find a flyer that I have created and am starting to circulate. I suggest that the complex of ideas and capabilities driving Linux (and open source software generally) is something that has already started to influence and change lives and that it is the best interests of the City to at least look on the progress of LUG Alexandria benevolently. I would like to let it be known that I am prepared to meet with anyone to talk about topics related to this organization, including the possibility that software exists that might be applied to administrative problems and objectives.

Sincerely,

Charles M Howe
Charles M Howe



LUGAlexandria

Alexandria area Linux Operating System Computer User Group

June 14, 2001 – Increasingly, as computer usage seeps into everyday life, what goes on behind the scenes is both invisible and immensely important. What do we accept as a reasonable cost? When do we fight back? For those who shrug their shoulders at inevitability, remember the costs of long distance telephone calls three decades ago, then look at them now. Some things aren't inevitable after all. How do we begin to take charge? With knowledge and tools. That is the premise of the Linux Operating System.

We are forming LUGAlexandria.. In finding people and resources, it will bring to the collective attention of people who live or work in or near Alexandria many desirable traits and characteristics of Linux. Start with the facts that it is free (\$0.00), is stable and reliable and is supported by a vast, worldwide community. There are thousands of programs in various stages of development. Because the Linux movement is still gathering momentum, many not ready for prime time but quite a few polished, useful and mature. There are programs for use in everything from demanding commercial and governmental environments to games for children of kindergarten age.

A prominent aspect of Linux is that it can be installed on old machines, even 386s (not on 286 machines) and useful tasks can be performed on them, such as be a communications server for a home network. It can coexist with Windows. A feature of LUGs is that they hold public installation events ("installfests"). The general public is invited to bring their machines to a specified location and installmeisters are mobilized to perform installations of Linux on them. LUGAlexandria can't start off that way, but individuals who interested are invited to inquire about getting Linux installed on their machine. No fee.

A noteworthy aspect of Linux is its language support. Early in the installation process you are asked what language you want. Most of us will choose English, of course, but any one of dozens of languages can be selected. Spanish should be a hit with many Hispanics.

Much is required to make LUGAlexandria a success – places to meet (not just a venue for the monthly meeting, which may be in hand) and publicity, including low tech ways of spreading the word – posting notices in apartment and condominium common area, getting in church bulletins, handing out trifolds, etc, at places and events such as youth games, picnics, bus stops, etc. Workshops (SIGs, Special Interest Groups, in the jargon of the computer world) specializing in various topics need to be formed and leaders and facilitators found. Among the obvious topics are basics such as finding information on the Internet, using email, learning installation, using standard utilities managing desktops.

Change the world. Change Alexandria. Volunteer. Take control. Charles M Howe, 703-212-4812, cmhowe@patriot.net.

Sent to CC, P+Z #53 future

GASTROENTEROLOGY & HEPATOLOGY ASSOCIATES, P.C.

SURESH K. MALHOTRA, M.D., F.A.C.P.
RONALD J. BARKIN, M.D.
JUSTIN D. BENNET, M.D., Ph.D.

4660 KENMORE AVENUE, SUITE 810
ALEXANDRIA, VIRGINIA 22304-1306

Tel (703) 823-0333
Fax (703) 823-8611

June 14, 2001

Mayor Kerry Donley
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

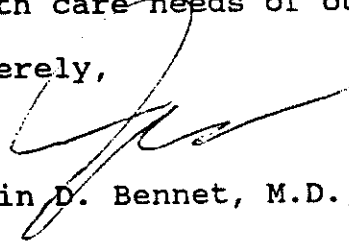
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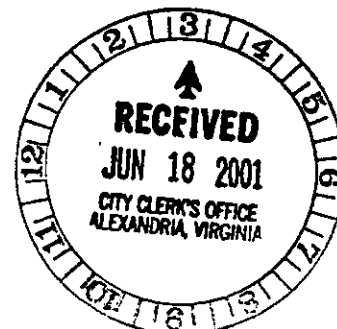
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- * Improving patient access to vital health care services; and
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As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,



Justin D. Bennet, M.D., Ph.D.





JOSEPH B. WHITE M.D.
Orthopedic and
Spine Surgery

2 Skyline Place
5203 Leesburg Pike, Suite 1601
Falls Church, VA 22041
703-671-2225
FAX 703-671-2261

June 15, 2001

Mayor Kerry Donley,
Members of the Alexandria City Council
Chairman Eric Wagner
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Readers:

I am writing to express my support of the INOVA Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to the physicians who deliver care to the residents of Alexandria by:

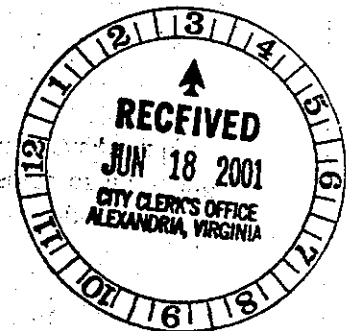
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As a physician who practices at Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Joseph B. White, M.D.

JBW/bb
6-15-02



SAMPLE LETTER FOR PHYSCIAN RESIDENT OF ALEXANDRIA

Physician Letterhead

Date

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

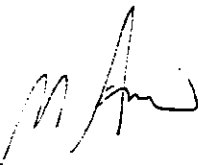
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Sincerely,

Name 

Mayorletterresident

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SURESH K. MALHOTRA, M.D., F.A.C.P.
RONALD J. BARKIN, M.D.
JUSTIN D. BENNET, M.D., Ph.D.

4660 KENMORE AVENUE, SUITE 810
ALEXANDRIA, VIRGINIA 22304-1306

Tel (703) 823-0333
Fax (703) 823-8611

June 14, 2001

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Members of the Alexandria City Council;
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Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

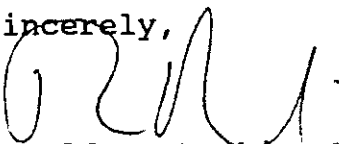
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Sincerely,



Ronald J. Barkin, M.D.



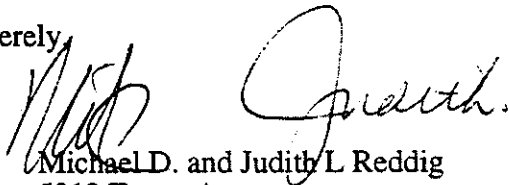
Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission

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Sincerely,



Michael D. and Judith L. Reddig
5313 Taney Ave
Alexandria, VA 22304
703-823-9654

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Sincerely,

Name:

Robert Ray

Address:

1603 King James Pk.
Alex, VA. 22304

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name:

Ralph and Mildred Lewis

Address:

3111 Holly St
Alexandria Va 22305

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission

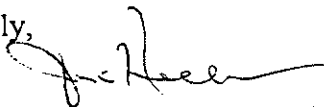
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Sincerely,



Col. Mac JC Howell

Name: Col. Mac JC Howell

Address: 4112 OAKLAND PLACE

Alexandria, VA 22304

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Chairman Eric Wagner; and
Members of the Alexandria Planning Commission

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Sincerely,

Name:

Robert H. John Mays

Address:

907 N. Howard St
Alexandria, VA 22304



DRS. COCHRAN, EBERLY & HOWE, P.C.

1500 N. Beauregard Street • Suite 300 • Alexandria, Virginia 22311
Phone: (703) 845-1500 Fax: (703) 845-1300

June 15, 2001

NEUROLOGY

John W. Cochran, M.D., F.A.C.P.
Lewis B. Eberly, M.D.
Simon Fishman, M.D.
Lori Smith-Williamson, RN-C, MSN

NEUROLOGICAL SURGERY

James R. Howe, M.D., F.A.C.S.
Joy R. Shewbridge, PA-C

NEUROSCIENCE RESEARCH

Carolyn Restak, R.N.

NEUROPSYCHOLOGY

Jorge M. Rodriguez, Ph. D.

ADMINISTRATOR

Carol A. Kofalt

SLEEP LAB

(703) 933-DOZE (3613)
www.TheSleepLab.com

BILLING INQUIRIES

(301) 562-7889

Mayor Kerry Donley;
Members of the Alexandria City Council;
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Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

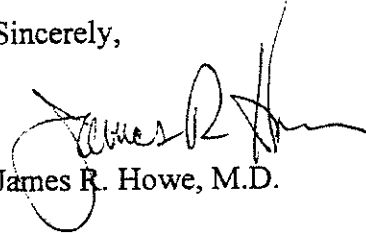
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James R. Howe, M.D.

JRH/pdw

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Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name: M. Josephine Edsberg
Address: 1417 Kingston Ave.
Alex. Va. 22302

ALEXANDRIA PODIATRY ASSOCIATES

Podiatric Medicine and Surgery

Telephone: 379-0700

Dr. J. S. Coster

Dr. K. R. Wilhelm

Dr. A. A. Coster
(1934-1999)

ANNANDALE PROFESSIONAL BUILDING
7023 LITTLE RIVER TURNPIKE
SUITE 105
ANNANDALE, VIRGINIA 22003

OFFICE BUILDING
WEST BRADDOCK ROAD
ALEXANDRIA, VIRGINIA 22302

June 14, 2001

Mayor Kerry Donley
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

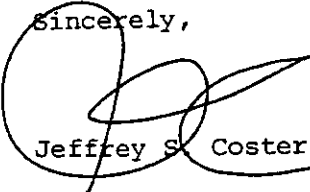
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Sincerely,



Jeffrey S. Coster, DE, P.M., F.A.C.F.A.S.

Mayorletternon-resident

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Members of the Alexandria City Council;
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301 King Street
Alexandria, VA 22314

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Sincerely,

Name:

Patricia M. Hancock

Address:

3 - S. French St.

Alexandria, Va. 22304

ALEXANDRIA PODIATRY ASSOCIATES

Podiatric Medicine and Surgery

Telephone: 379-0700

Dr. J. S. Coster

Dr. K. R. Wilhelm

Dr. A. A. Coster

(1934-1999)

ANNANDALE PROFESSIONAL BUILDING

7023 LITTLE RIVER TURNPIKE

SUITE 105

ANNANDALE, VIRGINIA 22003

OFFICE BUILDING
ADDOCK ROAD
VIRGINIA 22302

September 14, 2001

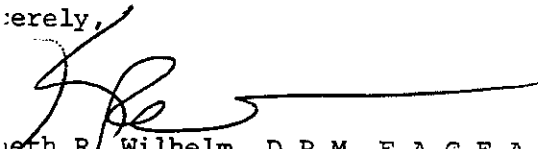
Dear Mr. Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
King Street
Alexandria, VA 22314

Whom It May Concern:

In writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The Hospital's project aims to address some of the health care issues most important to the physicians who deliver care to the residents of Alexandria. I have had difficulty in the past admitting patients to the Hospital, due to no available beds. This project will improve your residents access to proper and timely medical care.

As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please continue in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,


Keith R. Wilhelm, D.P.M., F.A.C.F.A.S.

cc: letter non-resident

Date 6/14/01

LESLIE M. BRANDWIN M.D.
GREENSPRING VILLAGE
MEDICAL CENTER
7440 SPRING VILLAGE DRIVE
SPRINGFIELD, VA. 22150

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,



Name Leslie M. Brandwin MD



The Pediatric Group

Lake Ridge Office

12506A Lake Ridge Drive
Lake Ridge, VA 22192
703-494-4811 (Office)
703-494-2098 (Fax)

Vito A. Giannuzzi, M.D.
Indrani Sinha, M.D.
Kim McCuen, CPNP
Jacqueline De Cola, CPNP

Patriot Square Office

10527 Braddock Road
Fairfax, VA 22032
703-425-3300 (Office)
703-323-3950 (Fax)

Candace Fugate, M.D.
Elizabeth Palumbo, M.D.
Saleena Dakin, M.D.
Mary Grigis, CPNP

Betsy F. Giannuzzi, CPNP
Practice Administrator
703-551-4324

Manchester Lakes Office

7015C Manchester Boulevard
Alexandria, VA 22310
703-971-6900 (Office)
703-971-7673 (Fax)

Evie K. Cavros, M.D.
Nancy J. Leykam, M.D.
Rajesh Punn, M.D.
Kathryn Miller, CPNP

June 14, 2001

Mayor Kerry Donley,
Members of the Alexandria City Council,
Chairman Eric Wagner, and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

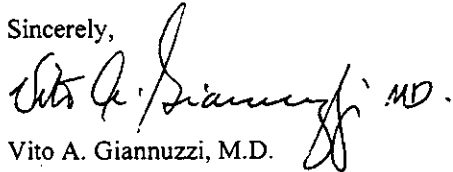
To whom it may concern:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The Hospital's project aims to address some of the health care issues most important to the physicians who deliver care to the residents of Alexandria by:

- Reducing emergency room reroute,
- Improving patient access to vital health care services, and
- Improving parking on hospital grounds

As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

 Vito A. Giannuzzi, M.D.

Vito A. Giannuzzi, M.D.

BEAUREGARD MEDICAL CENTER, LTD.

JOHN S. PULIZZI, M.D.
STEPHEN C. KAUFFMAN, M.D.
RODRIGO C. HURTADO, M.D.
NIKITA TREGUBOV, M.D.
NARENDRA G. DESAI, M.D., F.A.C.P.
SURENDRA P. AMIN, M.D.

3450 North Beauregard Street
Suite 1
Alexandria, Virginia 22302
Telephone (703) 820-7000
Fax (703) 379-1751

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

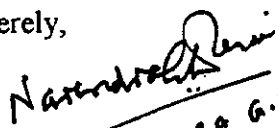
To Whom It May Concern:

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- Improving patient access to vital health care services; and
- Improving parking on hospital grounds

As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,


Name NARENDRA G. DESAI, M.D.
c.c. Alex. Hosp. 6/15/01

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission

Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Room must be made for progress!

Sincerely,

Name:

Keating C. Carrier

Address:

3834 Seminary Road

Alexandria, VA 22304-1733

13 June 2001

Keating Carrier
3834 Seminary Rd
Alexandria VA 22304-1733

Received by CC, sent to
CW #53

SEMINARY HILL ASSOCIATION INC.
805 NORTH QUAKER LANE
ALEXANDRIA, VIRGINIA 22302
<http://www.seminaryhillassn.org>

futura

June 15, 2001

The Honorable Kerry Donley
Mayor, City of Alexandria
City Hall
301 King Street
Alexandria, VA 22314

Dear Mayor Donley:

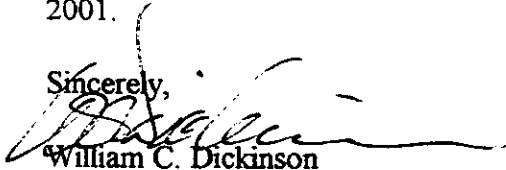
We are writing you in support of requests you have received from the Caryle-Eisenhower Civic Association and other neighborhood groups in Alexandria urging you to closely examine the lack of proposed amenities on the street level of the soon to be constructed Patent and Trade Mark Office. We encourage you and other members of Council to exercise your responsibility to improve what could result a deplorable situation. If changes are not insisted upon now, Alexandrians, twenty years in the future, will ask why this particular City Council allowed creation of urban blight at the Caryle tract.

It is our understanding that when Council finally approved this project it was agreed that certain amenities would be insisted upon to assure that this massive governmental complex possesses some degree of livability and conformity with other areas of the city. This includes park space, gardens, restaurants, retail establishments, etc.

The US General Service Administration has a "Good Neighbor Policy" that promotes both livability and building security in government occupied buildings. GSA should insist that LCOR, the builder and operator of the PTO complex, comply with these policies. Alexandria does not need a sterile area of town.

The Seminary Hill Association Board agreed to this position by resolution dated June 14, 2001.

Sincerely,



William C. Dickinson
President

Copies: Members of Council
City Clerk
Caryle Eisenhower Civic Assn.



Sent to CC, ~~Page 2~~ #53

Alex. Hosp.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission

Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name: Larina Cook
Address: 919 Juniper Place
Alexandria, VA 22304



ARNOLD J. KAPLIN, M.D., LTD.

5021 SEMINARY ROAD
BERKELEY SUITE #123 & #229
ALEXANDRIA, VIRGINIA 22311
TELEPHONE (703) 931-5050

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

To Whom It May Concern:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The Hospital's project aims to address some of the health care issues most important to the physicians who deliver care to the residents of Alexandria by:

- Reducing emergency room reroute,
- Improving patient access to vital health care services; and
- Improving parking on hospital grounds

As a physician who lives in the City of Alexandria and practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name



ARNOLD J. KAPLIN, M.D.

Mayorletterresident

CHILDREN'S MEDICAL ASSOCIATES OF NORTHERN VIRGINIA, P.C.

PEDIATRIC AND ADOLESCENT MEDICINE

Gary J. Bergman, M.D.

Linda A. Friehling, M.D. • Faith E. Frankel, M.D. • Karen R. McElfish, M.D.
Roman M. Kishi, M.D. • Noah B. Kohn, M.D. • Dawn M. Estabrook, M.D.
Deirdre D. Makinen, C.P.N.P. • Constance S. Nelson, C.P.N.P. • Karen K. Szafran, C.P.N.P.
Paula A. Manion, C.P.N.P. • Theresa P. Tangherlini, C.P.N.P. • Kristin S. McHarg, C.P.N.P.
Laura M. Rose, C.P.N.P. • Victoria Youcha, Ed.D.
Judith C. Dray, R.N., Practice Administrator

5001 SEMINARY ROAD, SUITE 117
ALEXANDRIA, VIRGINIA 22311
(703) 931-7300
FAX: (703) 671-0697

10657 BRADDOCK ROAD
FAIRFAX, VIRGINIA 22032
(703) 691-4700
FAX: (703) 691-4791

June 18, 2001

**Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314**

To Whom It May Concern:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The Hospital's project aims to address some of the health care issues most important to the physicians who deliver care to the residents of Alexandria by:

- * Reducing emergency room reroute,**
- * Improving patient access to vital health care services; and**
- * Improving parking on hospital grounds**

As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,



Noah B. Kohn, MD

1600 N. Oak Street
Apartment 810
Arlington, VA 22209

Ronaldo Schkolnik, MD

June 16, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

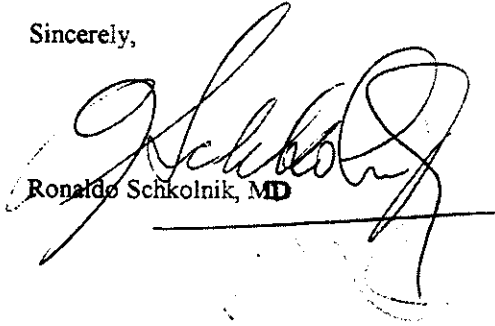
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As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,



Ronaldo Schkolnik, MD

growing health care needs of our community
In support of Inova Alexandria Hospital
to ensure the hospital will continue meeting the growing health care needs of our community.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name:

ERMA S. KIMMEL

Address:

200 N. Pickett St #301

ALEXANDRIA, VA 22304

RICHARD HUBERMAN, M.D., LTD.
ALAN J. POLLACK, M.D.
DISEASES AND SURGERY OF THE EYE

June 18, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 22314

To Whom It May Concern:

I am writing to express my support of "Inova Alexandria Hospital 2010" project .
The Hospital's project aims to address some of the healthcare issues most
important to the physicians who work for, and deliver care to the residents of
Alexandria, and the residents to whom we deliver this care, by:

1. Reducing emergency room reroutes of ill patients awaiting beds,
2. Improving patients access to vital health care services; and
3. Improving parking on hospital grounds.

As a physician who practices at Inova Alexandria hospital, I believe it is important
to support our community's only remaining acute care hospital. Please vote in
support of Inova Alexandria Hospital to insure that the hospital will continue
meeting the growing health-care needs of our community.

Sincerely,



Richard Huberman, M.D.
(Chief of Ophthalmology)

SAMPLE LETTER FOR PHYSCIAN NON-RESIDENT OF ALEXANDRIA

Physician Letterhead

Date

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

To Whom It May Concern:

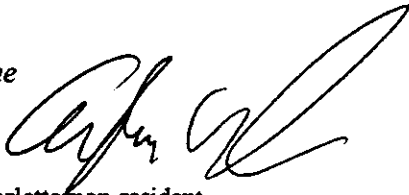
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- Improving patient access to vital health care services; and
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As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name



Mayor letter non-resident



Sent to CC, ~~P&Z~~ #53

Alex. Hosp.

Arthur H. Mensch, M.D.
Alexandria Pathology Associates, P.C.
P.O. Box 3593
Alexandria, VA 22302

June 15, 2001

Mayor Kerry Donley
Members of the Alexandria City Council
Chairman Eric Wagner
Members of the Alexandria Planning
Commission
301 King Street
Alexandria, VA 22314

To Whom It May Concern:

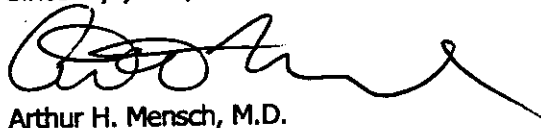
I am a pathologist who has practiced at Alexandria Hospital since 1980. During this time I was Chief of the Department of Laboratory Medicine for twelve years. I have over these twenty-one years been fortunate to be associated with this first-rate medical facility which has continually provided excellent medical care to the citizens of Alexandria and to members of the community at large.

To do this and keep up with both advances in the delivery of medical care as well as an increasing population with increasing medical needs, the hospital has over the years come to the City government and requested their approval for expansion of our facilities. We have been fortunate that we have been granted approval for the major portion of our past requests. Not all that was requested was granted in that the City felt the political necessity to balance the needs of the Hospital with the wishes of the immediate local community.

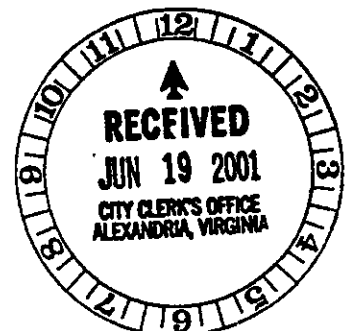
At this juncture the Hospital has once again requested approval for addition to its facilities. The need for this is obvious once one considers the following facts. The departure of Circle Terrace Hospital and the closures of Jefferson Memorial Hospital and Pentagon City Hospital (the former National Orthopedic Hospital) leave our Hospital as the only acute care hospital in the City. During this same time our geographic area has seen a surge in development. This has resulted in a critical situation with a deficit in acute care beds so that many times ambulances picking up acutely ill citizens cannot bring them here but must search for an emergency department that has room in its hospital. This situation of "emergency room reroute" has become more and more frequent as has been reported in the local media.

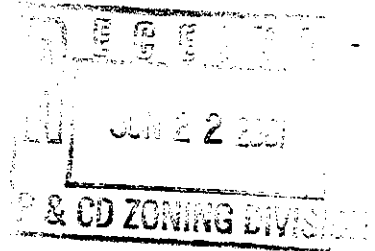
I therefore urge you to vote in support of the Hospital and allow it to maintain its ability to fulfill our mission to care for the health needs of all our community.

Sincerely yours,



Arthur H. Mensch, M.D.





Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Anne L. Downs

Name:

Anne L. Downs

Address:

1329 N. Ivanhoe St.
Alex VA 22304-1508

703 370-6531

Eric Mat and I both support this project. Feel free to give us a call. Hope the family well - A

1306 Kingston Avenue
Alexandria, Virginia 22302
703.370.8811

*Sent to
cc, cm.
Planning*

June 19, 2000

Mr. Kerry Donley
Mayor
City of Alexandria
City Hall
Alexandria, VA 22314

Dear Mayor Donley:

I would like to call to your attention the subdivision of the property located at 1100 Francis Hammond Parkway, in the Ballantrae area of Alexandria. Since you grew up on Kingston Avenue, I am guessing you might remember this contemporary house owned by Mr. and Mrs. Ralph Grant. Recently they secured a contract on their property from Meushaw Development, a residential building firm, which wishes to raze the existing house and build two new houses on the existing property. As a member of the neighborhood, I want to voice our concern as to what could happen to the property, thus changing the character of our neighborhood forever.

Nowhere in the Planning Commission's report does it mention the marine clay situation of the Ballantrae development. Does the Commission know that the Grants filled in their existing swimming pool years ago? How will this affect the digging and building of the foundations of these structures? Has anyone with the City checked what this development will do to the current "creek" which runs through the back yard of the property and down through Forest Park? So many issues arise from a request of this nature, that I am asking for a more detailed study of the request. I fear what type of precedent we are setting for this neighborhood and others like it within our city.

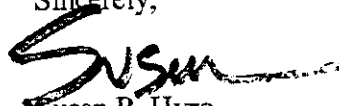
I believe once again, developers are trying to build the largest, hugely out of proportion structures possible, which are out of character with our neighborhood. City Planning staff have identified this in the document they presented after exploring the zoning request. They qualified this as acceptable since the houses would be at the end of Francis Hammond. How does this justify it as acceptable? Those of us who live near the end don't see this as any more acceptable than if they were to request this variance at the beginning of the street where it would be much more visible to the rest of the city. Furthermore, the builder has yet to show any definitive plans which meet all the zoning requirements of a maximum height of 35 feet, a 35 foot front yard setback, and 50% required front side and/or rear yard use (Section 7-1005 zoning) for parking and driveways. In short, Meushaw Development appears to be trying to jam two out-of-scale, large homes on small lots, which are not compatible with the adjacent structures and, with the neighborhood. As a neighbor of this development, I am quite concerned about the City granting

Page 2
June 19, 2001

this request without proper documentation and plans by Meushaw Development. Once permission to subdivide the lot has been granted we are at the mercy of Meushaw Development. During meetings with Meushaw Development and our neighbors, they have done little to provide any comfort level regarding this project.

What type of precedent will the City be setting if we let this type of development continue to overrun our neighborhoods? **I urge you not to allow the subdivision of this lot to occur.** Should you wish to learn more about this issue, the city planning commission has made a report on the request and numbered the item as SUB#2001-0002.

Thank you for your consideration, and I look forward to hearing from you. This issue will be before the planning commission on July 3, 2001.

Sincerely,

Susan P. Hyre

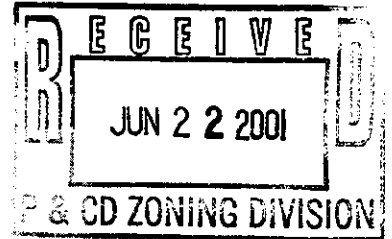
CC: Members of the Alexandria City Council



Sent to CC, P+Z

Mayor Kerry Donley
Members of the Alexandria City Council
Alexandria Planning Commission
301 King St.
Alexandria
Virginia 22314

Alex. Hospital



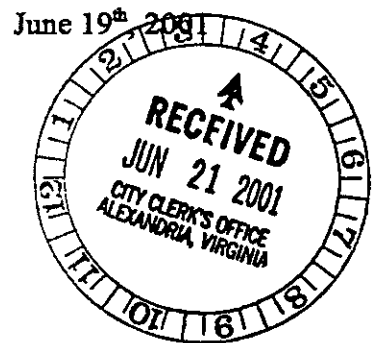
To Whom It May Concern;

I think we are close to a crisis situation here at Alexandria Hospital. I would like to support the "Inova Alexandria Hospital 2010 Project." Now that Jefferson and Crystal City Hospitals are closed there is more pressure on Alexandria Hospital. E.R. visits have increased and especially in winter the shortage of beds is critical. More patients are being sent to Inova Fairfax Hospital which is quite a distance from Alexandria. It is important to reduce the E.R. reroute and enable sick patients to stay in the city of Alexandria. With the increase in beds more parking will be needed on hospital grounds. As a physician who practices at Alexandria Hospital and an Alexandria resident I think it is important to support our only acute care hospital. Please vote in support of the improvements.

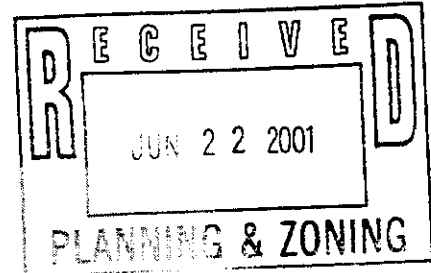
Sincerely yours,

Robert H. Anderson, M.D.
Robert H. Anderson, M.D.

400 W. Windsor Ave.
Alexandria, Va., 22302



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



Dear Sir or Madam:

~~I~~^{we are} am writing to express ~~my~~^{our} support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, ^{we} I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

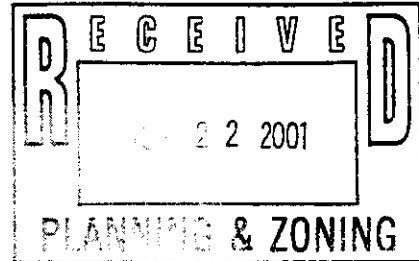
Sincerely,

Name: Samuel O. Erskine
Norma R. Erskine
Address: 5500 Holmes Run Pkwy, #802
ALEXANDRIA, VA 22304

Robert A. Nussbaum, M.D.
6355 Walker Lane
Suite 309
Alexandria, Virginia 22310

June 18, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner;
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 22314



To Whom It May Concern:

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As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

A handwritten signature in cursive script that reads "Robert A. Nussbaum, M.D.".

Robert A. Nussbaum, M.D.



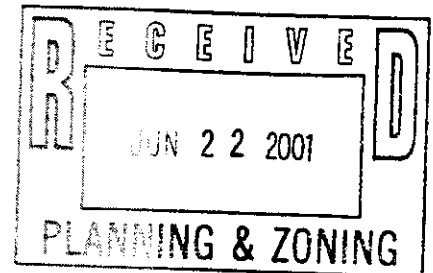
Donna G. Hurlock, M.D., P.C.

FACOG
Board Certified ~ Gynecology
205 South Whiting Street
Suite #303
Alexandria, VA 22304

Phone: (703) 823-1533 Fax: (703) 823-5873

June 18, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



To Whom It May Concern:

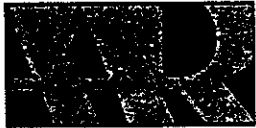
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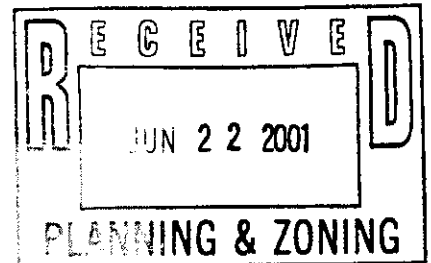
Sincerely,

Donna G. Hurlock, M.D.



ASSOCIATION
OF ALEXANDRIA
RADIOLOGISTS, PC

June 18, 2001



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner, and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 22314

To Whom It May Concern:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The Hospital's project aims to address some of the health care issues most important to the physicians who deliver care to the residents of Alexandria by:

CARLOS ARTILES MD
DEBORAH N. BLAIR MD
WALTER S. CHOI MD
MICHAEL H. FRIEDMAN MD
WILLIAM V. HINDLE MD
KENNETH S. RHOLL MD
KEITH M. STERLING MD
RHONDA R. STEWART MD
ARINA VAN BREDA MD
STEVEN S. WINN MD

IRA J. GREEN MD
EMERITUS

- Reducing emergency room reroute,
- Improving patient access to vital health care services; and
- Improving parking on hospital grounds

As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

William V. Hindle, M. D.

JODIE EVANS
BUSINESS MANAGER

2853 Duke Street
Alexandria, VA 22314

Telephone:
(703) 751-7200
Fax:
(703) 751-0760



OB-Gyn Associates
of Northern Virginia, Ltd.

Sent to CC, P&Z

Alex Hospital

Jerome Stein, M.D.

David Z. Axelrod, M.D.

Norman Tackill, M.D.

Marion Bissell, M.D.

June 24, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

To Whom It May Concern:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to the physicians who deliver care to the residents of Alexandria by:

- Reducing emergency room reroute,
- Improving patient access to vital health care services; and
- Improving parking on hospital grounds

As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Jerome Stein, M.D.

Women's Care for All Generations

Inova Franconia-Springfield Healthplex • 6355 Walker Lane, Suite 408 • Alexandria, Virginia 22310 • 703-719-5901

Send to CC, P+Z

Alex. Hoop.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission

Dear Sir or Madam:

OPPOSITION

I am writing to express my ~~support~~ of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to ~~support~~ our community's only ~~remaining~~ acute care hospital. Please vote in ~~support~~ of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

MAINTAIN THE AREA SURROUNDING

ING

MAC

OPPOSITION

Sincerely,

Name:

C. Joseph Baker

Address:

1420 W. IVAN HOE ST

ALEXANDRIA 22304

P. S. THE HOSPITAL IS RUNNING A SICK CAMPAIGN BUT YOU SHOULD REALIZE THEIR WHOLE PLAN IS FUZZY.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name: JUAN MANUEL- ELIZABETH- AQUILAR

Address: 136 ROBERTS LANE #101
ALEXANDRIA, VA. 22314

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name:

Lea Gapping

Address:

612 S. Lee
Alexandria, Va
22314

SAWSAN A. TALIB, M.D.
PEDIATRICS & ADOLESCENT MEDICINE

June 26, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

To Whom It May Concern:

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Sincerely,



Sawsan A. Talib, M.D.

June 26, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

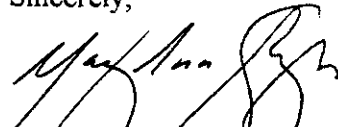
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- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

Woodbine Rehabilitation & Healthcare Center is a 307 subacute and LTC health provider in Alexandria. Inova Alexandria Hospital is the closest acute care hospital for our patients. As a result of the emergency room rerouting, Woodbine Rehabilitation & Healthcare Center has experienced problems with family and patient complaints.

Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,



Mary Ann Steigh
Administrator

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

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Sincerely,

Name:

Margie J. Linné

Address:

5900 Bush Hill Dr,

Alexandria, VA 22310

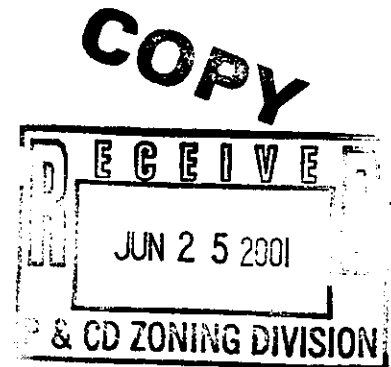
AIMCO

Apartment Investment and Management Company

Re: ALEXANDRIA HOSPITAL

06-21-01

Mr. Kenneth Kozloff
Administrator
Inova Alexandria Hospital
4320 Seminary Road
Alexandria, Virginia 22304



Dear Mr Kozloff,

It was a pleasure to meet with you the other day to become informed of your planned 2010 project. I appreciate the opportunity to provide support for your organization, as our relationship has been very beneficial for Foxchase of Alexandria and its residents.

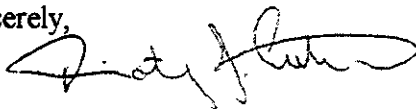
Foxchase of Alexandria has a large population of mature residents who are able to enjoy the proximity to your facility. Many of our residents have chosen Foxchase for the high quality conveniences and services Alexandria offers and your services are often on the top of the list as a desired amenity in apartment living.

Your employees have provided a steady stream of high quality residents for our community and have contributed greatly to the positive social atmosphere and standard of living at Foxchase.

I can appreciate the concerns of adjacent neighbors who are anxious of institutional enhancements in their back yard. I would be too, and have found that these kinds of improvements play a critical role in the valuation of real estate and the perceived quality of life in a given community. The high quality of health care received at Inova Alexandria Hospital is widely known and most definitely has had a positive impact on real estate values in the West End.

Additionally the improvement in care that will be appreciated by clients of your facility will save lives and improve those that reside in the City of Alexandria.

Sincerely,



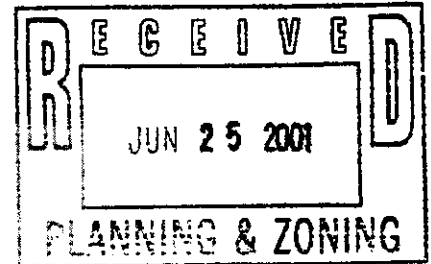
Timothy, J. Cutrona
Senior Regional Property Manager
AIMCO

Cc: Mayor Kerry Conley
Members of City Council
✓ Chairman Eric Wagner
Alexandria Planning Commission

RICHARD A. BISHOP
ATTORNEY AND COUNSELOR AT LAW
1600 H STREET, N.W.
2ND FLOOR
WASHINGTON, D.C. 20006
(202) 898-4884

June 21, 2001

Mr. Eric Wagner, Chairman
Alexandria Planning Commission
City Hall, Room 2100
301 King Street
Alexandria, Virginia 22314

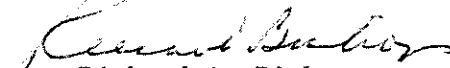


Dear Mr. Wagner:

Enclosed herewith is a letter of protest regarding the application of Inova Alexandria Hospital Project 2010 pending before the Commission. The letter is self-explanatory, and I would appreciate it being distributed to the Commission members.

I was a long time member of the Commission during the time that Mr. T. Edward Braswell was chairman. Accordingly, I have a high regard for the Commission.

Sincerely,

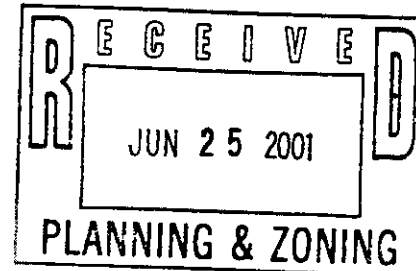

Richard A. Bishop

Encl.

4103 Orleans Place
Alexandria, VA 22304

June 20, 2001

The Honorables, The Mayor and Members
of the Alexandria City Council
301 King Street
Alexandria, Virginia 22314



Re: The Application of Inova Alexandria Hospital
2010 Project

Dear Ms. Walker, Mayor Donley and Members:

Mrs. Bishop and I are long time residents of the subdivision known as Vauxcleuse, which is adjacent to the Alexandria Hospital property. We wish to be on record opposing the expansion of that facility, and for reasons therefor;

1. The mailing received from the applicant is voluminous without discussing the problems that persist in our neighborhood, which will be aggravated and worsen, if this plan is enacted. Traffic is a major problem, and while our neighborhood has cooperated in being aware of the patients and visitors to the hospital and of their safe pedestrian use of the marked walkways across Howard Street, the increase in their numbers not using the marked areas does create a growing safety problem.

2. The parking facilities should be ample for daily use, if properly managed by the hospital. There are areas around the building itself that stand empty during certain times of day. I was a member of the Alexandria Planning Commission when the hospital was granted the use of property on the east side of Howard Street, which is now parking lot "A." At the time the Commission approved the use permit, restrictions were attached to limit lighting of the area that would not be disruptive or inconvenience the neighborhood. Also there was a strict limitation on overnight camping vehicles on that lot "A." The parking area has been the scene of drug drop-offs, sexual activity and of littering.

If the parking facility next to the main building is permitted, the next move by the hospital will be to enlarge the area of Lot "A" either for parking or other uses.

3. The hospital operation is creating more congestion each year, since large over-the-road trucks are delivering commodities of all descriptions onto the premises, which has created a dangerous traffic situation. Many of the employees of the hospital are coming from the District and Maryland operating from Duke Street, through Foxchase, or alternatively, westbound on Seminary Road, with little regard to the speed limits. For neighbors using either private conveyance or Metrobus service this becomes a more dangerous undertaking. I have personal knowledge of that problem since I must cross either Howard Street or Seminary Road to reach the Metro stop.

Discussion

Hospitals occupy a favorite position in our daily lives, however, what has been deemed a non-profit, charitable service, has become a for-profit business in a residential neighborhood. Originally, it was contemplated that the emergency services and more critical needs would be kept in downtown Alexandria. The Seminary Road facility was considered to be more of a lying-in facility for recuperating patients. That theory has long been exploded.

I remember at the time I served on the Commission that the use permit was under discussion, and the hospital was queried regarding the use of the land to the west contiguous to Jordan Street. It was suggested that there be an entrance to the hospital ground from Jordan Street, but that was objected to by the residents on that street. As a result, that land has been permanently preserved and unusable.

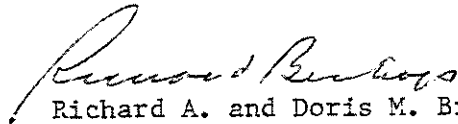
The time has come when the hospital should consider other choices. It seems as the city has expanded to the west that Cameron Valley and/or the RFP property should be considered for expansion of services.

The hospital has asked the neighbors not to object to this expansion, however, it has not stated what it will do in return to preserve the ambience of our area.

Conclusion

We urge the Council to deny the application as presented, and that the hospital be required to develop the property within the present zoning restrictions. The adjoining neighbors are paying some of the highest real estate taxes in the city and are deserving of consideration by Council in this matter.

Respectfully,


Richard A. and Doris M. Bishop

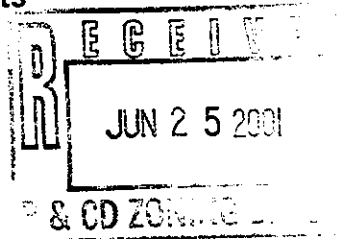
Sent to CC, ~~42~~ #53

F: Alex. Hospital

PEDIATRIX

MEDICAL GROUP

Neonatology &
Pediatric Intensive Care
Specialists



06/19/01

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

To Whom It May Concern:

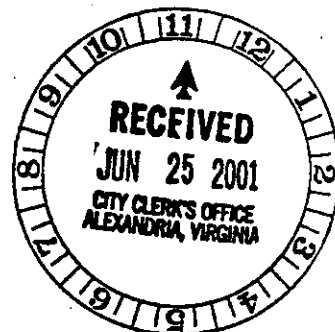
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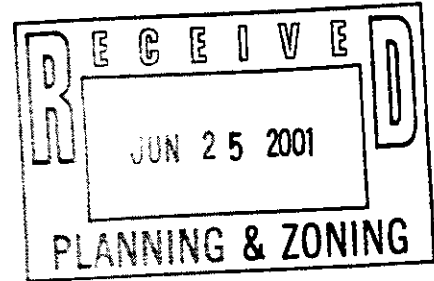
Micheal Holliday, MD
Associate Neonatologist
Neonatal Intensive Care Unit
Inova Alexandria Hospital



PEDIATRIX
MEDICAL GROUP
Neonatology &
Pediatric Intensive Care
Specialists

06/19/01

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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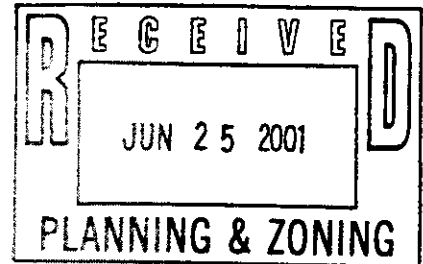
A handwritten signature in black ink, appearing to read "Margaret France".

Margaret France, MD
Associate Neonatologist
Neonatal Intensive Care Unit
Inova Alexandria Hospital

PEDIATRIX
MEDICAL GROUP
**Neonatology &
Pediatric Intensive Care
Specialists**

06/19/01

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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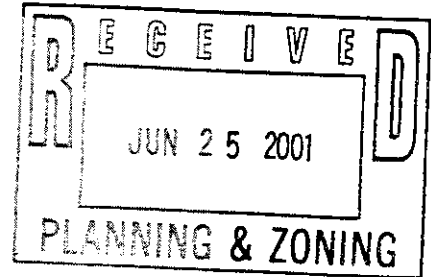
A handwritten signature in cursive script that reads "Luis F. Vera".

Luis F. Vera, MD
Senior Neonatologist
Neonatal Intensive Care Unit
Inova Alexandria Hospital

PEDIATRIX
MEDICAL GROUP
Neonatology &
Pediatric Intensive Care
Specialists

06/19/01

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Alexandria, VA 22314



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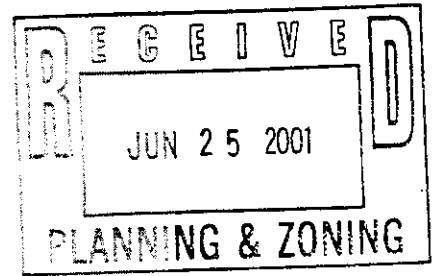
Sincerely,

Lisa Goldberg, DO
Medical Director
Neonatal Intensive Care Unit
Inova Alexandria Hospital

RICHARD HUBERMAN, M.D., LTD.
ALAN J. POLLACK, M.D.
DISEASES AND SURGERY OF THE EYE

June 21, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 22314



To Whom It May Concern:

I am writing to express my support of "Inova Alexandria Hospital 2010" project . The Hospital's project aims to address some of the healthcare issues most important to the physicians who work for, and deliver care to the residents of Alexandria, and the residents to whom we deliver this care, by:

- Reducing emergency room reroutes of ill patients awaiting beds,
- Improving patients access to vital health care services; and
- Improving parking on hospital grounds.

As a physician who practices at Inova Alexandria hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to insure that the hospital will continue meeting the growing health-care needs of our community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alan Pollack".

Alan Pollack, M.D.

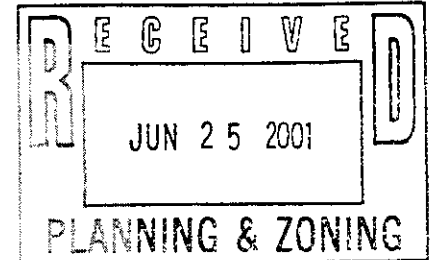
Barry S. Rothman, M.D., F.A.C.O.G.
Fern L. Grapin, M.D., F.A.C.O.G.
Alice M. McKnight, M.D., F.A.C.O.G.
Marc E. Siegel, M.D., F.A.C.O.G.
Cheryl A. Ferrier, M.D., F.A.C.O.G.
Kenneth A. DeSandies, M.D., F.A.C.O.G.



4660 Kenmore Avenue, Suite 1100
Alexandria, Virginia 22304-1309
PHONE (703) 370-0400
FAX (703) 370-2843

OBSTETRICS * GYNECOLOGY * INFERTILITY

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner, and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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Sincerely,

A handwritten signature in black ink, appearing to read "Barry S. Rothman".

Barry S. Rothman, M.D.

GASTROENTEROLOGY & HEPATOLOGY ASSOCIATES, P.C.

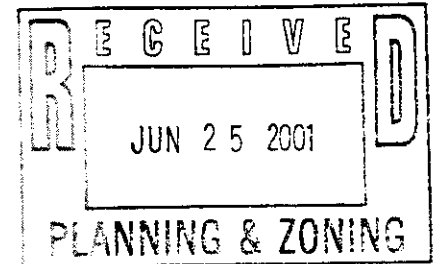
SURESH K. MALHOTRA, M.D., F.A.C.P.
RONALD J. BARKIN, M.D.
JUSTIN D. BENNET, M.D., Ph.D.

4660 KENMORE AVENUE, SUITE 810
ALEXANDRIA, VIRGINIA 22304-1306

Tel (703) 823-0333
Fax (703) 823-8611

June 14, 2001

Mayor Kerry Donley
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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Sincerely,

A handwritten signature in cursive script that reads "Suresh K. Malhotra".

Suresh K. Malhotra, M.D., F.A.C.P.

Washington Nephrology Associates

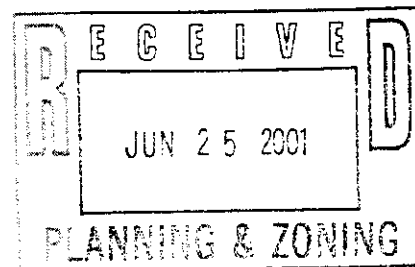
Ramon E. Mendez, M.D. *
Ronaldo S. Mayuga, M.D. *
Gail L. Seiken, M.D., F.A.C.P. *
V. Bala Subramanian, M.D., M.R.C.P., (U.K.) *
Suzanne E. Warren, L.N.P.

4141-A Duke Street
Alexandria, VA 22304-2415
(703) 461-3556
Fax (703) 461-8075

* Diplomates, American Board of
Internal Medicine and Nephrology
June 18, 2001

2280 Opitz Blvd., Suite #210
Woodbridge, VA 22191-3310
(703) 583-1334
Fax (703) 583-1123

Mayor Kelly Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 223114



To Whom It May Concern:

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Sincerely,

A handwritten signature in black ink, appearing to read "Ramon E. Mendez". The signature is stylized and written over the printed name below.

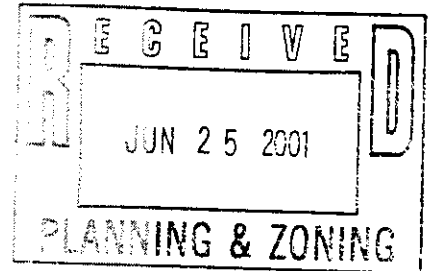
Ramon E. Mendez, M.D.

SAMPLE LETTER FOR PHYSICIAN RESIDENT OF ALEXANDRIA

Physician Letterhead

Date

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



To Whom It May Concern:

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Sincerely,

Cheng-Tan Chen, M.D.

Name

Cheng-Tan Chen, M.D.

Mayorletterresident

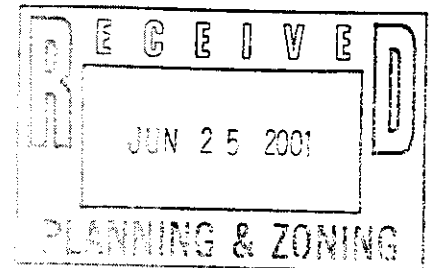
*312 S. Washington St, #6B
Alexandria, VA 22314
(703)-683-3133.*

SAMPLE LETTER FOR PHYSCIAN NON-RESIDENT OF ALEXANDRIA

Physician Letterhead

Date

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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Sincerely,

John E. Ball, M.D.

Name

John E. Ball, M.D.

Pt. Safety Committee Chairman, IAH

Mayor/letter non-resident

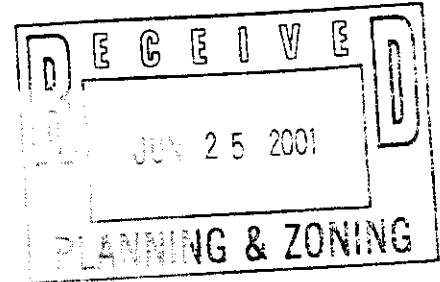


THE SENDI CENTER FOR COSMETIC SURGERY, INC.

**H. Michael Sendi, M.D., F.A.C.S.
Susan K. Buenaventura, M.D.**

June 20, 2001

Mayor Kerry Donley
Members of the Alexandria City Council
Chairman Eric Wagner and
Members of the Alexandria Planning Commission
301 King St
Alexandria, Va 22314



To whom it may concern:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The Hospital's project aims to address some of the health care issues most important to the physicians who deliver care to the residents of Alexandria by:

Reducing emergency room reroute
Improving patient access to vital health care services
Improving parking on hospital grounds

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Sincerely,

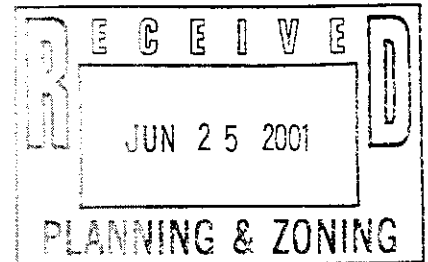
H. Michael Sendi, M.D. /BB
Susan K. Buenaventura, M.D. /BB

H. Michael Sendi, M.D.
Susan K. Buenaventura, M.D.

SAMPLE LETTER FOR PHYSCIAN NON-RESIDENT OF ALEXANDRIA

Physician Letterhead

Date 6/20/2001



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

David K. Ho, MD

Name DAVID K. HO, MD

312 S. Washington St. Alexandria, VA. 22314.

Mayor letter non-resident

Tel. 703-683-0999

Pediatric Associates of Alexandria, Inc.

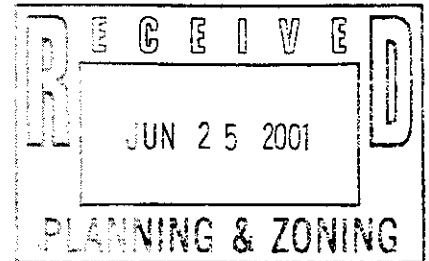
Erwin A. Bondareff, M.D.
Peter J. Nachajski, M.D.
Kathleen O. Parente, M.D.
Patricia F. Rappaport, M.D.
Wendy L. Garrity, M.D.
Valerie Tom, M.D.
Nancy M. McCarthey, CPNP
Maureen M. Deehan, CPNP

Alexandria
4601 Pinecrest Office Park Dr.
Suite B
Telephone: 703-642-1100
Facsimile: 703-642-2214
E-mail: www.pedsalex.com

Woodbridge
14904 Jefferson Davis Hwy.
Suite 405
Telephone: 703-490-1600
Facsimile: 703-490-5564

Date 6-15-01

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



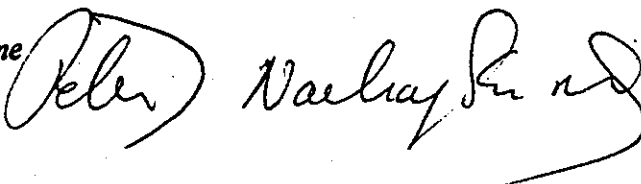
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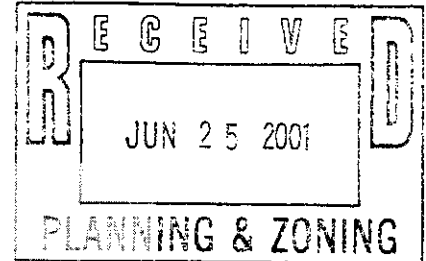
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Members of the Alexandria City Council;
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Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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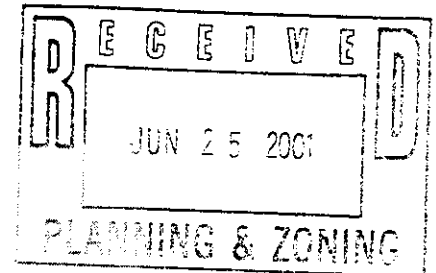
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Sincerely,

Name: Linda Barker Smith
Address: 1102 Baylis Drive
Alexandria, Virginia
22302



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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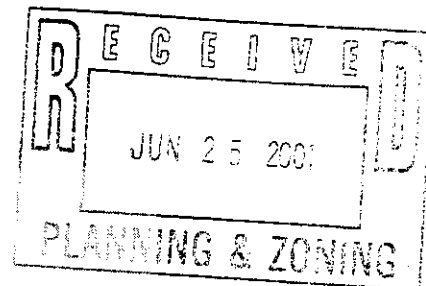
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Sincerely,

Name: Divian H. Kelley
Address: 5709 COLFAX AVE.
Alexandria, VA

*even tho I pay
taxes to Fairfax
But am a member
of Ref Bd - and
want little they -*

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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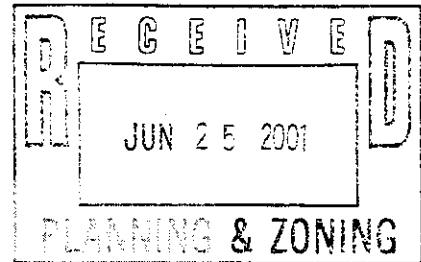
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Sincerely,

Name: Yolanda C. Markey
Address: 5856 Doris Dr.
Alexandria, VA 22311

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission



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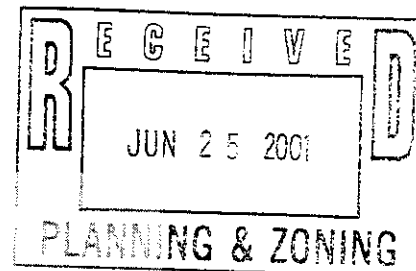
Sincerely,

Mrs. Thomas H. Barfield

Name: Mrs. Lorraine P Barfield

Address: 911 Juniper Place
Alexandria, VA 22304

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission



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Sincerely,

James H. Nix Jr

Name:

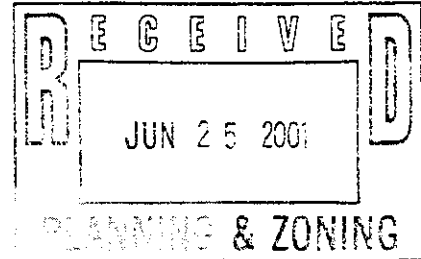
JAMES H. NIX JR

Address:

4601 NEWCOMB PL.

ALEXANDRIA, VA 22304-1504

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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Sincerely, *Alison Payne*

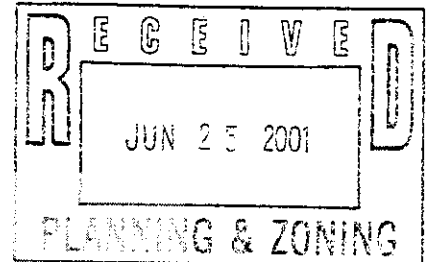
Name: _____

Address: _____

ALISON Payne
7406 Spring Village Dr.
Apt. HP508
Springfield VA 22150-4480

I recently moved from Peacock Ave., Alexandria, where I lived for 24 years. It is a fine city; I miss it. I am still a Senior Volunteer at the Alexandria Hospital and a 15-year member of ^{its} the Board of Lady Managers.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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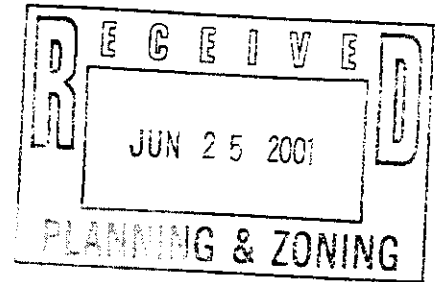
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Sincerely,

Name: Shirley M Craddock
Address: 205 Yorkum Pkwy #1202
Alex. VA 22304

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission



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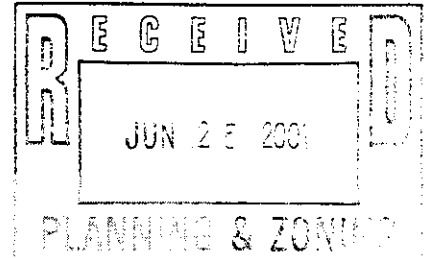
A handwritten signature in cursive script that reads "Robert E. Williams".

Name:

ROBERT E. WILLIAMS
4612 NEWCOMB PLACE
ALEXANDRIA, VIRGINIA 22304

Address:

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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Sincerely, *Jane B. Ottman*

Name: JANE B. OTTMAN

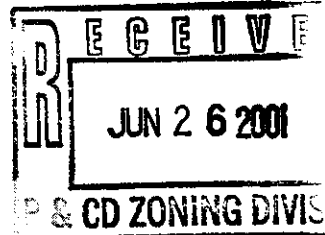
Address: 2411 Menokin Dr # 11
Alex Va 22302



Sent to
cc: [unclear] #53
Gutierrez (Alex Hosp)

4103 Orleans Place
Alexandria, VA 22304

June 20, 2001



The Honorables, The Mayor and Members
of the Alexandria City Council
301 King Street
Alexandria, Virginia 22314

Re: The Application of Inova Alexandria Hospital
2010 Project

Dear Ms. Walker, Mayor Donley and Members:

Mrs. Bishop and I are long time residents of the subdivision known as Vauxclease, which is adjacent to the Alexandria Hospital property. We wish to be on record opposing the expansion of that facility, and for reasons therefor;

1. The mailing received from the applicant is voluminous without discussing the problems that persist in our neighborhood, which will be aggravated and worsen, if this plan is enacted. Traffic is a major problem, and while our neighborhood has cooperated in being aware of the patients and visitors to the hospital and of their safe pedestrian use of the marked walkways across Howard Street, the increase in their numbers not using the marked areas does create a growing safety problem.

2. The parking facilities should be ample for daily use, if properly managed by the hospital. There are areas around the building itself that stand empty during certain times of day. I was a member of the Alexandria Planning Commission when the hospital was granted the use of property on the east side of Howard Street, which is now parking lot "A." At the time the Commission approved the use permit, restrictions were attached to limit lighting of the area that would not be disruptive or inconvenience the neighborhood. Also there was a strict limitation on overnight camping vehicles on that lot "A." The parking area has been the scene of drug drop-offs, sexual activity and of littering.

If the parking facility next to the main building is permitted, the next move by the hospital will be to enlarge the area of Lot "A" either for parking or other uses.

3. The hospital operation is creating more congestion each year, since large over-the-road trucks are delivering commodities of all descriptions onto the premises, which has created a dangerous traffic situation. Many of the employees of the hospital are coming from the District and Maryland operating from Duke Street, through Foxchase, or alternatively, westbound on Seminary Road, with little regard to the speed limits. For neighbors using either private conveyance or Metrobus service this becomes a more dangerous undertaking. I have personal knowledge of that problem since I must cross either Howard Street or Seminary Road to reach the Metro stop.

Discussion

Hospitals occupy a favorite position in our daily lives, however, what has been deemed a non-profit, charitable service, has become a for-profit business in a residential neighborhood. Originally, it was contemplated that the emergency services and more critical needs would be kept in downtown Alexandria. The Seminary Road facility was considered to be more of a lying-in facility for recuperating patients. That theory has long been exploded.

I remember at the time I served on the Commission that the use permit was under discussion, and the hospital was queried regarding the use of the land to the west contiguous to Jordan Street. It was suggested that there be an entrance to the hospital ground from Jordan Street, but that was objected to by the residents on that street. As a result, that land has been permanently preserved and unusable.

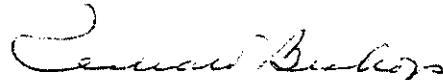
The time has come when the hospital should consider other choices. It seems as the city has expanded to the west that Cameron Valley and/or the RFP property should be considered for expansion of services.

The hospital has asked the neighbors not to object to this expansion, however, it has not stated what it will do in return to preserve the ambience of our area.

Conclusion

We urge the Council to deny the application as presented, and that the hospital be required to develop the property within the present zoning restrictions. The adjoining neighbors are paying some of the highest real estate taxes in the city and are deserving of consideration by Council in this matter.

Respectfully,



Richard A. and Doris M. Bishop

AIMCO

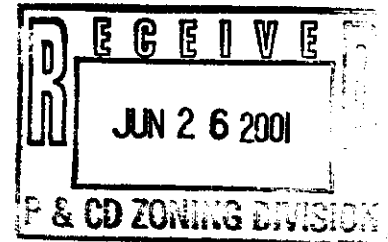
Apartment Investment and Management Company

sent to CC, PZ #53

F: Alex. Hospital
COPY

06-21-01

Mr. Kenneth Kozloff
Administrator
Inova Alexandria Hospital
4320 Seminary Road
Alexandria, Virginia 22304



Dear Mr Kozloff,

It was a pleasure to meet with you the other day to become informed of your planned 2010 project. I appreciate the opportunity to provide support for your organization, as our relationship has been very beneficial for Foxchase of Alexandria and its residents.

Foxchase of Alexandria has a large population of mature residents who are able to enjoy the proximity to your facility. Many of our residents have chosen Foxchase for the high quality conveniences and services Alexandria offers and your services are often on the top of the list as a desired amenity in apartment living.

Your employees have provided a steady stream of high quality residents for our community and have contributed greatly to the positive social atmosphere and standard of living at Foxchase.

I can appreciate the concerns of adjacent neighbors who are anxious of institutional enhancements in their back yard. I would be too, and have found that these kinds of improvements play a critical role in the valuation of real estate and the perceived quality of life in a given community. The high quality of health care received at Inova Alexandria Hospital is widely known and most definitely has had a positive impact on real estate values in the West End.

Additionally the improvement in care that will be appreciated by clients of your facility will save lives and improve those that reside in the City of Alexandria.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy J. Cutrona".

Timothy, J. Cutrona
Senior Regional Property Manager
AIMCO

Cc: Mayor Kerry Conley
Members of City Council
Chairman Eric Wagner
Alexandria Planning Commission

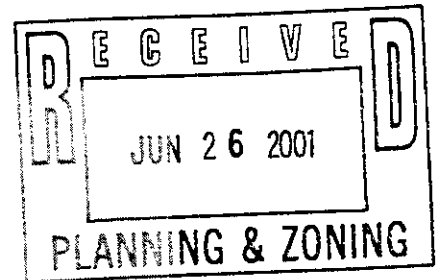


Adult & Pediatric Urologists of Northern Va, LTD.

John W. Klousia, M.D., F.A.C.S. George W. Tawil, M.D., F.A.C.S. Yousef H. Salem, M.D., F.A.C.S.

June 22, 2001

Mayor Kerry Donley,
Members of the Alexandria City Council,
Chairman Eric Wagner, and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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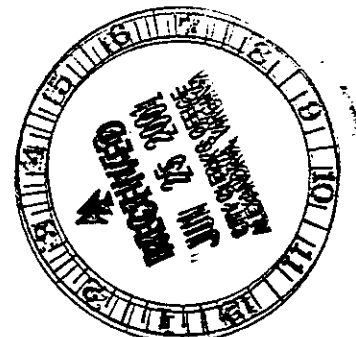
Improving parking on hospital grounds

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Sincerely

A handwritten signature in black ink, appearing to read "Yousef H. Salem". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Yousef H. Salem, M.D.



Adult
and
Pediatric Urology

Male Infertility
and
Impotency

Urology Oncology

Phone:
(703) 370-2132
Fax:
(703) 370-8117
Billing:
(703) 461-8865

Address all
Correspondence to:

4660 Kenmore Ave.
Suite #735
Alexandria, VA 22304

7910 Andrus Road
Suite #6
Alexandria, VA 22306

15 N. George Mason Dr.
Suite #101
Arlington, VA 22205

DIGESTIVE DISEASE PHYSICIANS, P.C.

LAWRENCE S. PETERS, M.D.

ALAN F. ANSHER, M.D.

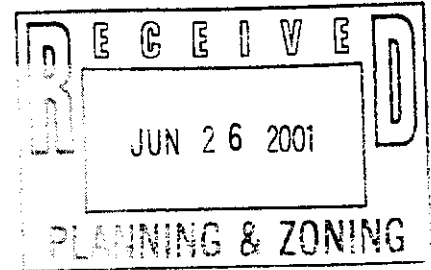
ROBERT J. HALLY, M.D.

ALEXANDRIA HOSPITAL PROFESSIONAL CENTER

4660 KENMORE AVENUE, SUITE 305

ALEXANDRIA, VIRGINIA 22304

TELEPHONE (703) 751-5763



June 18, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia

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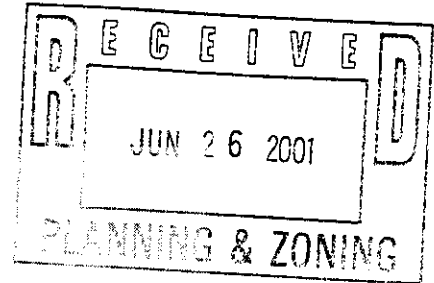
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Sincerely,

Robert J. Hally, M.D.



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Name:

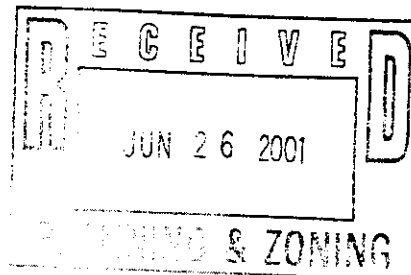
Lynn Humphries

Address:

3132 Wellington Road
Alexandria, VA 22302



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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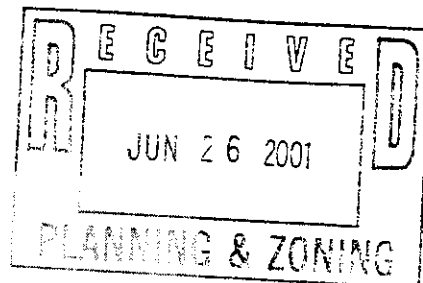
Name:

Wayne W. King

Address:

1113 BEVERLY DR
ALEXANDRIA VA

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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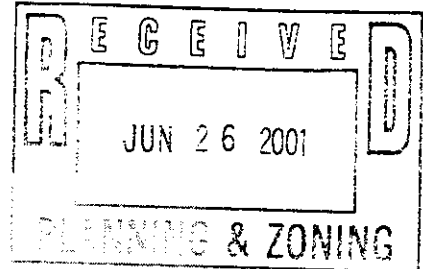
Name:

Rebel Dwyer

Address:

1123 BEVERLY DR
ALEX VA 22302

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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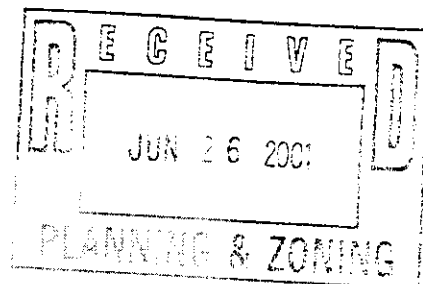
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Sincerely,

Name: Lynda A. Pearson
Address: 1018 Beverley Drive
Alexandria, Va. 22302-2420

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

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Sincerely,

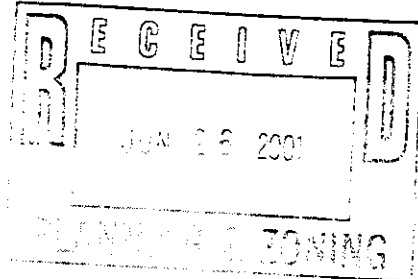
Name:

Catherine J. Asher

Address:

1121 Beverley Drive
Alexandria, Va. 22302

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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Sincerely,

A handwritten signature in cursive script that reads "Paul Kempt".

Name:

Paul Kempt

Address:

1100 Beverly Dr
Alexandria VA

Sent to CC, P & Z

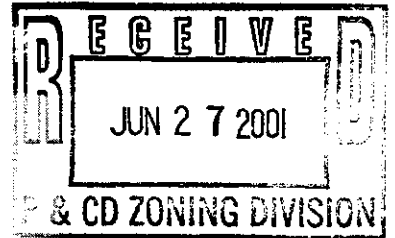
BEAUREGARD MEDICAL CENTER, LTD.

JOHN S. PULIZZI, M.D.
STEPHEN C. KAUFFMAN, M.D.
RODRIGO C. HURTADO, M.D.
NIKITA TREGUBOV, M.D.
NARENDRA G. DESAI, M.D., F.A.C.P. ✓
SURENDRA P. AMIN, M.D.

Alex. Hospital

3450 North Beauregard Street
Suite 1
Alexandria, Virginia 22302
Telephone (703) 820-7000
Fax (703) 379-1751

JUN 22 2001



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

To Whom It May Concern:

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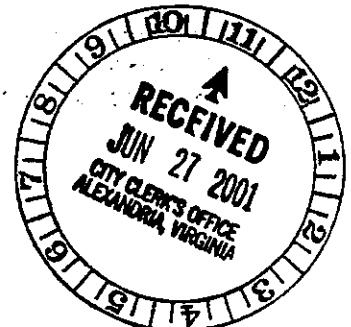
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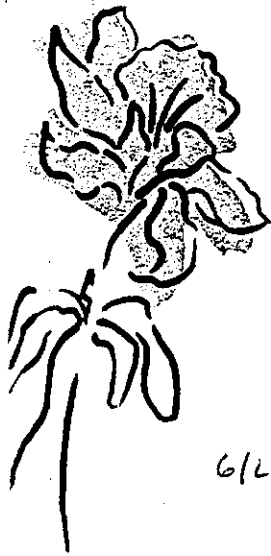
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Sincerely,

Narendra Desai
Name NARENDRA G. DESAI, M.D.

C.C. Clerk, Hosp. 6/15/01

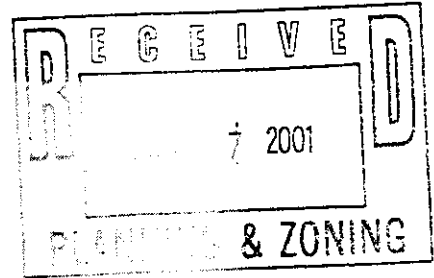




Women's
HealthCare
Associates
of Northern Virginia P.C.

6/23/01

Mayor Kerry Donley;
 Members of the Alexandria City Council;
 Chairman Eric Wagner; and
 Members of the Alexandria Planning Commission
 301 King Street
 Alexandria, VA 22314



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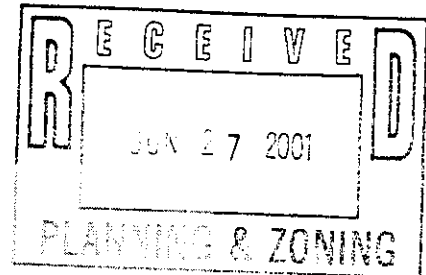
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Sincerely,

Mark R. Fracasso

OBSTETRICS & GYNECOLOGY

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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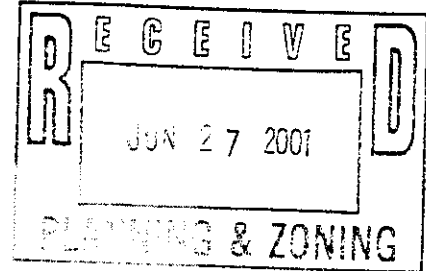
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Sincerely,

Name: Robert & Brenda Morris
Address: 700 W. Outlaw St.
Alex VA 22304-2254

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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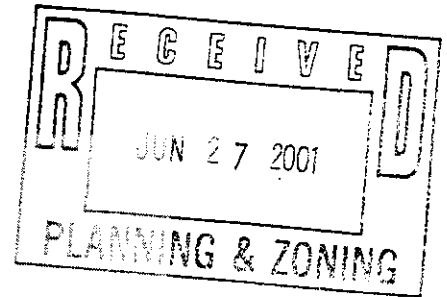
Name:

Jin Druce

Address:

333 Laveine Ave
Alexandria 22305

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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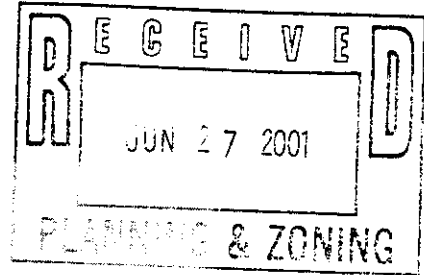
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Sincerely,

Name: William Lambert
Address: 605 Meiruse Street
Alex VA 22302

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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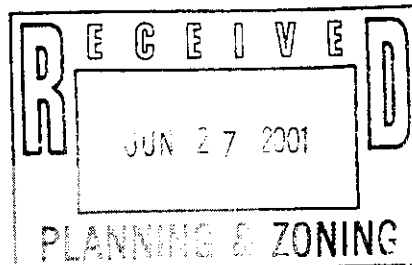
Name:

Lauri Nant

Address:

605 Michon St.
Alexandria VA 22302

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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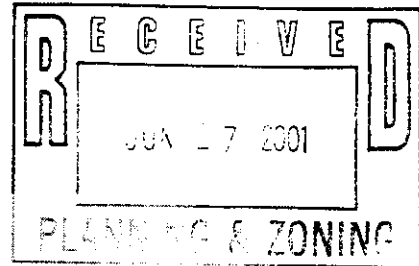
Name:

Frank & Frank Lueker

Address:

*5903 Mt. Eagle Dr # 618
Alexandria 22303*

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission



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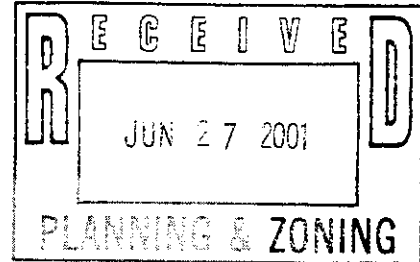
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Sincerely,

Name: CDP
Address: 254 GETHA GLEN CT
ALEXANDRIA VA 22304

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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Sincerely,

Name:

Address:


254 GREENWOOD
ALEX. VA 22304

sent to CC, CM, T&ES, T+Z

future

2181 Jamieson Avenue, #1503
Alexandria, VA 22314
June 27, 2001

Mayor Kerry J. Donley
Alexandria City Hall
Room 2300
301 King Street
Alexandria, VA 22314

Dear Mayor Donley:


We are writing to oppose the proposed extension of regular construction hours to 9 P.M. as requested by the construction company for the new Patent Trademark Office.

Since the extended work hours would result in little reduction in a very lengthy construction period and would deliver the new building only a few weeks earlier than planned, and since the extended hours would provide maximum disruption of life and quality of life for those of us who live in adjacent Carlyle Towers, we ask you to insure that your Director of Transportation and Environmental Services deny any waiver of regular construction hours.

Thank you for your favorable consideration of our request.

Sincerely,


A. Blair Crowover


Ormond L. Andrew, Jr.



Sent to CC, #53

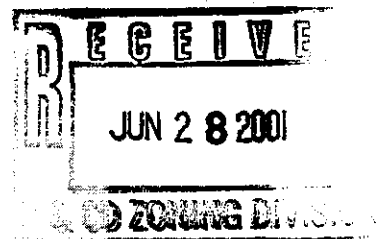
Rebecca M. Thomas
2204 Rollins Drive
Alexandria, VA 22307
Ph: (703) 765-2103
FAX: (703) 765-5241
mambert@doubled.com

Alex. Hosp.

writing about topics in health and association management

June 26, 2001

Mayor Kerry Donley
Members of Alexandria City Council
Members of Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



Dear Fellow Alexandrians,

Picture this:

Your wife, your husband, your child or your grandchild is suddenly, surprisingly – and acutely – ill. You call for an ambulance, which arrives immediately. You follow them in your car to the hospital.

But when you get to the Alexandria Hospital, it takes you 20 minutes to find a parking space that is a 15 minute walk to the hospital. You get inside, only to find your loved one lying on a stretcher in the hallway because there is no place else to go.

When the doctor finally sees you in the Emergency Room, he says several tests are necessary – but the hospital doesn't have the equipment, or staff, to perform those procedures. His diagnosis is made without that vital information. To top things off, the patient has to be admitted to another hospital 20 miles away because Alexandria Hospital has run out of rooms.

Sounds like your worst medical nightmare, doesn't it? Do you know what's even more frightening? This scenario will become a common one if you don't support the proposed Inova Alexandria Hospital 2010 project.

I urge each of you to vote in favor of the Inova Alexandria Hospital 2010 project.

The Inova Alexandria Hospital 2010 Project addresses such vital issues as:

- increasing the Emergency Room ability to handle more patients more efficiently
- restructuring space to accommodate the latest equipment for patient care
- increasing the number of single bed rooms for the increasing number of seriously ill patients who require them
- improving parking for the greater number of community residents using the only acute care facility in the city.

As a resident of Alexandria since 1962, I'm growing concerned about the ability of our hospital to continue providing quality care to our community if it can't keep up with our needs for medical services and state-of-the-art-treatment. Aren't you getting worried too?

Alexandria City Council
June 26, 2001
Page Two of Two

I know some people oppose this project because it will inconvenience them with noise or additional traffic. Imagine their sense of inconvenience, though, when they can't get the medical services they need – and expect – their city to provide!

Over the years, our city council has done a wonderful job of growing Alexandria into a wonderful place to live! Won't you continue that tradition by ensuring that residents can continue to rely on quality health care at their own community hospital?

Thank you so much for your support. Please don't hesitate to contact me if need be.

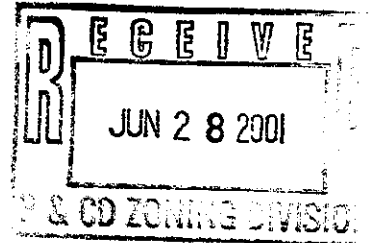
Sincerely,



Rebecca M. Thomas

Sent to CC, P. 2 #53

Alex. Hop.



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name:

Mirella Meouti Belshé

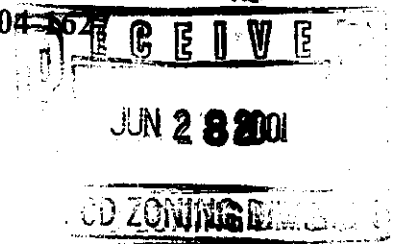
Address:

600 S. Royal
Alexandria VA 22314

sent to CC, P-2 #53

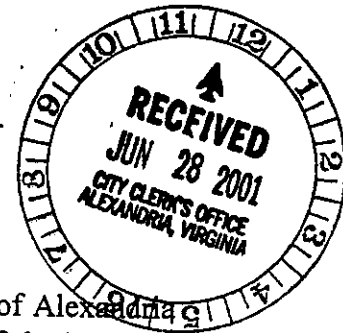
Alex. Dep.

Jerome A. Paulson, M.D. & Gwen Paulson
1113 North Howard Street, Alexandria, Virginia 22304-3641



June 24, 2001

Mayor Kerry J. Donley
Members of the Alexandria City Council
Chairman Eric Wagner and Members of the Alexandria Planning Commission
City Hall
301 King Street
Alexandria, VA 22314



Dear Sir or Madam:

We are writing to voice our very strong **OPPOSITION** to the planned expansion of Alexandria Hospital. This opposition comes after hearing a presentation by representatives of the Hospital explain their reasons for thinking that they need to expand. Our thoughts on this matter are based on our professional experience. Jerome Paulson is a pediatrician on the faculty of George Washington University and Gwen Paulson has her own company which consults on health care issues.

The Hospital's primary concern is the alleged over crowding of the current emergency room and the subsequent need to re-route patients to other hospitals. However, one of the emergency room physicians told us, after a recent meeting of the Seminary Hills Association, that at least 20% of the patients presenting to the emergency room do not have emergent complaints. The physician agreed that if these non-emergent patients could be diverted to their own physicians's or to an urgent care or primary care facility, then there would be ample room to care for patients who truly need emergent care.

It seems to us that the first priority should not be to build more emergency care space for patients who do not need emergency care. The first priority should be to build links with primary care physicians, and create if needed, off-site urgent and primary care facilities.

In addition, seeing non-urgent patients in an emergency room is not only medically inappropriate, but it also is very expensive. Since the City underwrites some of the uncompensated care delivered at the emergency room, it would make sense to move this care to a less expensive and more appropriate venue.

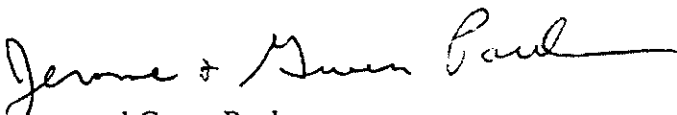
While the hospital plans to expand the emergency room, it does not plan to expand the number of licensed beds in the hospital. This is nonsensical. They claim that the hospital is currently operating at capacity. If they are going to be able to take more emergent patients, where will those patients go when they need to be admitted to the hospital? While it can be argued that a hospital would not

need more bed space if it were going to provide more care to non-emergent cases in the emergency room, by definition, if the hospital is providing more emergent care, some, if not many of those patients will need to be admitted. If there is no room in the hospital, then these patients will occupy beds in the emergency room and the hospital will be back on re-route status again.

Alternatively, one has to wonder if we are seeing the beginning of a bait-and-switch ploy. At the present time the Hospital does not want to expand its bed capacity, it just wants to expand its emergency room. If they are allowed to do that, will the Hospital be back in two or three years to request an expansion of bed space saying that patients are being left in the emergency room too long a time?

We believe very strongly that the Hospital is extremely inefficient, is inappropriately treating a large number of non-emergent patients and has not planned this proposed expansion very well. Therefore, they should not be given permission to move forward. They should be directed to come up with a more realistic plan to serve the needs of the community.

Sincerely,

A handwritten signature in cursive script that reads "Jerome + Gwen Paulson". The signature is written in black ink and is positioned above the printed name.

Jerome and Gwen Paulson

cc: Seminary Hills Civic Association

Sent to CC, P+Z

ALEXANDRIA OSTEOPATHIC FAMILY MEDICINE, LTD.
LIE-PING CHANG, D.O., F.A.C.O.F.P., M.P.H.
BOARD CERTIFIED IN FAMILY PRACTICE

Alex. Hosp.

4660 KENMORE AVE., SUITE 1001
ALEXANDRIA, VIRGINIA 22304

TELEPHONE 703-823-6016
FAX 703-370-1144

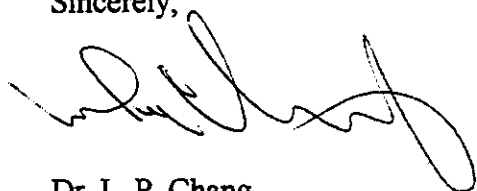
June 26, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 22314

Dear Madam/Sir:

As a physician who lives in the City of Alexandria and practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,



Dr. L. P. Chang



Washington Nephrology Associates

Ramon E. Mendez, M.D. *
Ronaldo S. Mayuga, M.D. *
Gail L. Seiken, M.D., F.A.C.P. *
V. Bala Subramanian, M.D., M.R.C.P., (U.K.) *
Suzanne E. Warren, L.N.P.

4141-A Duke Street
Alexandria, VA 22304-2415
(703) 461-3556
Fax (703) 461-8075

* Diplomates, American Board of
Internal Medicine and Nephrology
June 18, 2001

2280 Opitz Blvd., Suite #210
Woodbridge, VA 22191-3310
(703) 583-1334
Fax (703) 583-1123

Mayor Kelly Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 223114

To Whom It May Concern:

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Sincerely,



V. Bala Subramanian, M.D., M.R.C.P. (U.K.)



Sent To CC, CM, P&Z
6/29/01



Sacha@aol.com
06/29/01 01:35 PM

To: Beverly I Jett@Alex, tmw@his.com @ INTERNET
cc:
Subject: Re: NECA: Old colony redevelopment openspace

Ms. Jett

Please forward my comments to the appropriate Alexandria City Leaders.

Thank You David J Sacha
910 Portner Place
Alexandria VA 22312

Resident, Home Owner, NECA Memeber and a voter.

Dear City of Alexandria Leaders

As our Nation's Birthday approaches I am writing to you on a subject that they fought hard to secure for us. FREEDOM. In this case I am talking about the FREEDOM of OPEN SPACE. In other words, please help us keep OPEN SPACE FREE from development. Specifically, the pool at Old Colony should remain free and open! It represents precious open space in the community.

Please listen to the RESIDENTS and not the developers on the issue of OPEN SPACE. We need that space to live. The more that is taken away the less space there is remaining to share. We have too many needs for our open space, lets not develop it. There seems to be a constant attack on open space from developers. Look at the proposals for Potamac Yards and developement at the Metro stations. All are attacking open space. Please help stop the attack on open space.

Kids, Adults and Dogs all need space to live. Not just buildings.

We don't want to become a 'canyon' city of only buildings like Crystal City.

Thanks

Dave Sacha In a message dated 6/29/01 11:55:23 AM Eastern Daylight Time, tmw@his.com writes:

> Please try to come to this meeting to express your desire:
> - to keep the GW parkway appropriate - OPEN SPACE and amenities that > the present design with pool offers and to;
> - not replace these with a corner stone Townhouse or other buildings.
>>> Tom
>> P.S. If you can't make meeting, please send your comments to the City > Clerk Beverly I. Jett, Beverly.Jett@ci.alexandria.va.us and ask she > forward to Planning Commission. > Sacha



FRANWILL96@aol.co
m

07/02/01 07:41 AM

To: Beverly I Jett@Alex
cc:
Subject: Open Space at Old Colony Inn

*Sent to
CC, CRM, #53
Planning
PF 9/15/01*

Hello Ms Jett,

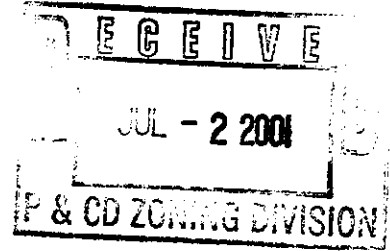
I am a resident in Nethergate in the Northeast section of Old Town Alexandria. While I love living in the city of Alexandria, I am quite concerned about the need to preserve open space and recreation space in this beautiful city. Therefore, I would urge you to pass on to the city council and the planning board my request that the Old Colony redevelopment be approved, BUT THAT THE POOL AND THE OPEN SPACE BE RETAINED AS A COMMUNITY AMENITY.

Thank you,

Bill and Francine Gemmill
1105 Portner Road
Alexandria, Virginia 22314
703-548-3584

Sent to CC, P&Z #53

Alex. Hoop.



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

6/28/01

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Sincerely,

Name: MRS. PAULINE BACAJ

Address: 810 RAPIDAN COURT

ALEX - VA - 22304

IAH Foundation member
ER volunteer since 1997



ALEXANDRIA PULMONARY AND CRITICAL CARE ASSOCIATES

2817 Duke Street

Alexandria, Virginia 22314

Tel: 703-751-47 00

Fax: 703-461-0267

June 28, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

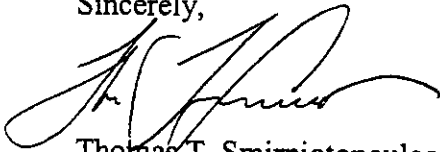
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- Improving patient access to vital health care services; and
- Improving parking on hospital grounds

As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,



Thomas T. Smirniotopoulos, M.D.

Alex. Hoop.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission

Dear Sir or Madam:

that I do not support

I am writing to express ~~my support of~~ Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. ~~The hospital's project aims to address some of the health care issues most important to Alexandria residents:~~

- ~~Reducing emergency room reroute,~~
- ~~Improving parking on hospital grounds, and~~
- ~~Improving patient access to vital health care services.~~

To date Inova has not demonstrated any concern for the neighborhood.

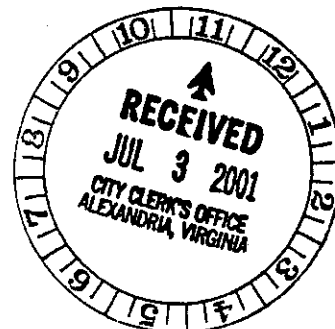
do not vote for

~~As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.~~

Expanding the present facility.

Sincerely,

Name: John Hanna
Address: 1410 N. Gallows St.
Alex. Va. 22304



Sent to CC, P & Z #53

ALEXANDRIA PULMONARY AND CRITICAL CARE ASSOCIATES

**2817 Duke Street
Alexandria, Virginia 22314**

Alex. Hosp.

Tel: 703-751-47 00

Fax: 703-461-0267

June 28, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

To Whom It May Concern:

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Sincerely,



Zita B. Buky, M.S.N., F.N.P.-C.



Adult & Pediatric Urologists of Northern Va, LTD.

John W. Klousia, M.D., F.A.C.S. George W. Tawil, M.D., F.A.C.S. Yousef H. Salem, M.D., F.A.C.S.

June 22, 2001

Mayor Kerry Donley,
Members of the Alexandria City Council,
Chairman Eric Wagner, and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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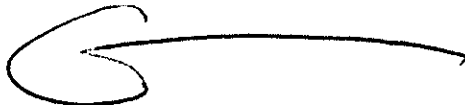
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Sincerely,



George W. Tawil, M.D.

Adult
and
Pediatric Urology

Male Infertility
and
Impotency

Urology Oncology

Phone:

(303) 370-2132

Fax:

(303) 370-8117

Billing:

(303) 461-8865

Address all
correspondence to:

1000 Kenmore Ave.
Suite #735
Alexandria, VA 22304

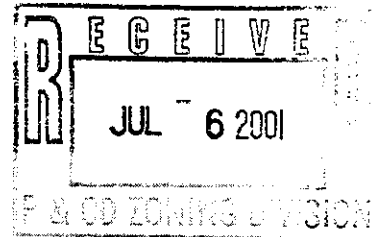
1000 Andrus Road
Suite #6
Alexandria, VA 22306

1000 George Mason Dr.
Suite #101
Arlington, VA 22205

Sent to CC, P. Z #53

Alex. Hoop.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name:

Nancy A. Allen

Address:

3401 Sterling Ave
Alexandria VA 22304



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

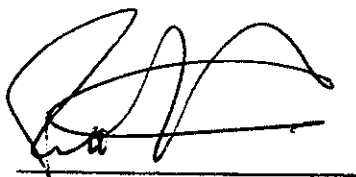
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As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name:



Address:

605 Danney's Lane
Alexandria, VA 22302

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name: Leanne C. Feder

Address: 605 Jarney's Lane
Alexandria, VA 22302

Sent to CC, P#2 #53

Alex. Hoop.



ASSOCIATION
OF ALEXANDRIA
RADIOLOGISTS, PC

July 2, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner, and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 22314

To Whom It May Concern:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The Hospital's project aims to address some of the health care issues most important to the physicians who deliver care to the residents of Alexandria by:

CARLOS ARTILES MD
DEBORAH N. BLAIR MD
WALTER S. CHOI MD
MICHAEL H. FRIEDMAN MD
WILLIAM V. HINDLE MD
KENNETH S. RHOLL MD
KEITH M. STERLING MD
RHONDA R. STEWART MD
ARINA VAN BREDA MD
STEVEN S. WINN MD

- Reducing emergency room reroute,
- Improving patient access to vital health care services; and
- Improving parking on hospital grounds

IRA J. GREEN MD
EMERITUS

As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

JODIE EVANS
BUSINESS MANAGER

Sincerely,

Carlos Artiles, M. D.

2853 Duke Street
Alexandria, VA 22314

Telephone:
(703) 751-7200
Fax:
(703) 751-0760





ASSOCIATION
OF ALEXANDRIA
RADIOLOGISTS, PC

July 2, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner, and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 22314

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Sincerely,


Deborah N. Blair, M.D.

CARLOS ARTILES MD
DEBORAH N. BLAIR MD
WALTER S. CHOI MD
MICHAEL H. FRIEDMAN MD
WILLIAM V. HINDLE MD
KENNETH S. RHOLL MD
KEITH M. STERLING MD
RHONDA R. STEWART MD
ARINA VAN BREDA MD
STEVEN S. WINN MD
IRA J. GREEN MD
EMERITUS

JODIE EVANS
BUSINESS MANAGER

2853 Duke Street
Alexandria, VA 22314

Telephone:
(703) 751-7200
Fax:
(703) 751-0760

ALEXANDRIA PULMONARY AND CRITICAL CARE ASSOCIATES

2817 Duke Street

Alexandria, Virginia 22314

Tel: 703-751-47 00

Fax: 703-461-0267

June 28, 2001

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Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,



Rashid Nayyar, M.D.

SAMPLE LETTER FOR PHYSCIAN NON-RESIDENT OF ALEXANDRIA

Physician Letterhead

Date

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

To Whom It May Concern:

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Sincerely,



Name

Alicia M. Kelly, MD

Mayorletternon-resident

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Joe H. Sikes

Name: JOE H. SIKES

Address: 3565 MARTHA CASTLE DR

Alex, VA 22302

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name:

Malcolm A. Smith

Address:

3470 Gunston Rd
ALEXANDRIA, VA

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Gary R. Hall
Julianne R. Gilmore
Gary R. Hall
Julianne R. Gilmore

Name:

Julianne R Gilmore

Address:

1441 Martha Custis

Alexandria VA 22302

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

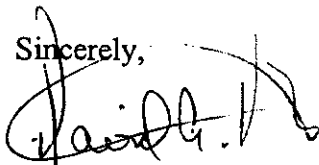
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Sincerely,



Name:

David A. Bush

Address:

3759 Gouston Road
Alex, VA 22302

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name:

Maia T. Wilkes

Address:

3452 Martha Custis Drive
Alexandria, VA 22302

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name: Nelson A. Bush
Address: 3707 LYONS LANE
ALEXANDRIA, VA 22302



Sent to AC, P, Z #53

alex. Hosp.

CONSULTATIVE AND INTERVENTIONAL CARDIOLOGY

Cleveland Francis, Jr., MD Minh Van Ngo, MD
Bruce P. Tinker, MD Azita Moalemi, MD
Arnold J. Rosenblatt, MD Naghmeh Tebyanian, MD
George A. Besch, MD John Y. Sunew, MD
Narian P. Rajan, MD

PHYSICIAN NON-RESIDENT OF ALEXANDRIA

Physician Letterhead

Date

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Narian P. Rajan
Name
Narian P. Rajan
Mayor/lettermon-resident



ALEXANDRIA PULMONARY AND CRITICAL CARE ASSOCIATES

2817 Duke Street

Alexandria, Virginia 22314

Tel: 703-751-47 00

Fax: 703-461-0267

June 28, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

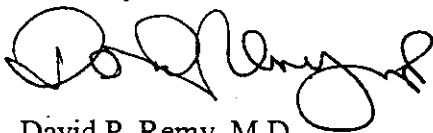
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Sincerely,



David P. Remy, M.D.



Mayor Kerry Donley;
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Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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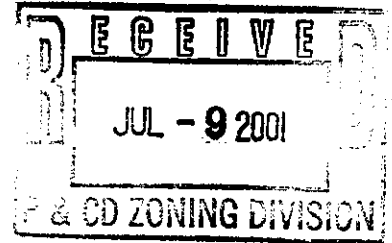
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Sincerely,

Name: Margaret M. Linn
Address: 2717 Hemlock Ave.
Alex., VA 22305





Rabbi Jack Moline

2908 Valley Drive Alexandria, VA 22308
Voice: 703.998.6460 Fax: 703.998.5848 E-mail: jmoline@kosher.com

June 28, 2001

Hon. Eric Wagner, Chairman
Members of the Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Chairman and Commisioners,

I am writing in support of the plans to expand Inova Alexandria Hospital through its "Inova Alexandria Hospital 2010" project. As our city grows in population and stature, the necessity to provide highest quality health care to the residents and visitors to our city grows as well. This plan, by increasing the capacity of the Emergency Room, patient access to vital health services and (not incidentally) parking, will serve that purpose.

The site of the hospital is the only sensible place to expand the hospital. There may be those who prefer that these services be delivered in someone else's back yard, but the true needs of the many must, in these circumstances, outweigh the desires of the few.

Please support the hospital improvement project.

Sincerely,

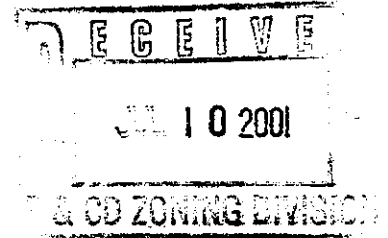
A handwritten signature in black ink, appearing to read "Jack Moline".

Jack Moline

Sent to CC, P#2 #53

Alex. Heap.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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Sincerely,

Elvira & Julian Saunders

Name: Mr. & Mrs. Julian Saunders

Address: 1108 Vassar Rd.

Alexandria, VA 22314



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name:

Winifred D. Beardslee

Address:

204 1/2 Adams Ave.

Alexandria, VA 22301

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name:

Evelyn V. Gould

Address:

50 So Gordon St
Alex, Va 22304

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name: Worothy Pitta
Address: 167 W. Mason Ave
Alex. Va 22301

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name:

Anita De Luca

Address:

#307 Yorkum Pkwy. (Apt 1022)
Alex. Va. 22304

Telephone Log
Alexandria Hospital

6/15/01 John & Gladys Giles supports 100%
1333 Ivanhoe St.
Alex, Va. 22304

6/18/01 anonymous caller close Ormond St.
and go out of
Seminary - would
never have traffic
problem

Received by CC, sent to P&Z #53

Alex Hoop.

4800 Fillmore Avenue, Apt. 1351
Alexandria, VA 22311

July 5, 2001

Mayor Kerry J. Donley
Alexandria City Council
301 King Street
Alexandria, VA 22314

Dear Kerry::

I am writing to urge support for the Inova Alexandria Hospital Plan 2010. As you know, my association with the hospital goes back many years and included service as chairman of the board. At present I serve for six hours every Tuesday at the Emergency Room.

I have never known the hospital to be as crowded as it now is, with unacceptable impact on the residents of Alexandria who go there as patients.

It is not at all uncommon for people who come to the Emergency Room to have to wait two hours or longer to be treated. Patients are screened by the triage nurse and registered quite promptly. If they exhibit life-threatening conditions, they are whisked into the Emergency Room for treatment. Patients with less critical conditions go on a waiting list generally in the order in which they arrived, and it is they who have to wait. Patients whose survival is not in immediate danger can still be feeling a great deal of pain or nausea while waiting for professional relief.

One morning recently, I arrived at my post to find that there were fourteen patients waiting in the Emergency Room for beds to become available in the nursing units. They needed further treatment in the hospital, but there was no place to send them. Meanwhile they occupied Emergency Room space that might otherwise have been used for patients in the waiting room.

A friend in Goodwin House recently suffered a very damaging fall. He was taken to Fairfax Hospital because Alexandria Hospital was too full to serve him..

Clearly the hospital needs considerably larger capacity in its Emergency Department, and the increase must be achieved while continuing to provide emergency care during the renovation and without reducing the number of beds in the nursing units. Indeed, the number of beds available for use in the nursing units sorely needs to be increased, and there need to be more single-bed rooms to allow for great flexibility.

All of these objectives would be achieved by 2010 plan. I hope you and your colleagues will give this plan your support. I'll be happy to expand on any of the points I have made here. My telephone number is 703-739-1888.

Respectfully,

Bill Bryant

William C. Bryant



Sent to CC, RZ #53

Alex. Hoop.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name:

Address:

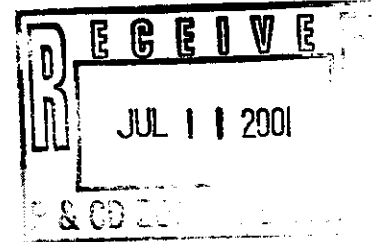
John E. Giles & Gladys L. Giles
1333 Ivanhoe Street
Alexandria, VA 22304



4800 Fillmore Avenue, Apt. 1351
Alexandria, VA 22311

July 5, 2001

Chairman Eric Wagner
Alexandria Planning Commission
City Hall
301 King Street
Alexandria, VA 22314



Dear Mr. Chairman:

I am writing to urge approval of the Inova Alexandria Hospital Plan 2010. My association with the hospital goes back many years and included service as chairman of the board. At present I serve for six hours every Tuesday at the Emergency Room.

I have never known the hospital to be as crowded as it now is, with unacceptable impact on the residents of Alexandria who go there as patients.

It is not at all uncommon for people who come to the Emergency Room to have to wait two hours or longer to be treated. Patients are screened by the triage nurse and registered quite promptly. If they exhibit life-threatening conditions, they are whisked into the Emergency Room for treatment. Patients with less critical conditions go on a waiting list generally in the order in which they arrived, and it is they who have to wait. Patients whose survival is not in immediate danger can still be feeling a great deal of pain or nausea while waiting for professional relief.

One morning recently, I arrived at my post to find that there were fourteen patients waiting in the Emergency Room for beds to become available in the nursing units. They needed further treatment in the hospital, but there was no place to send them. Meanwhile they occupied Emergency Room space that might otherwise have been used for patients in the waiting room.

A friend in Goodwin House recently suffered a very damaging fall. He was taken to Fairfax Hospital because Alexandria Hospital was too full to serve him.

Clearly the hospital needs considerably larger capacity in its Emergency Department, and the increase must be achieved while continuing to provide emergency care during the renovation and without reducing the number of beds in the nursing units. Indeed, the number of beds available for use in the nursing units sorely needs to be increased, and there need to be more single-bed rooms to allow for great flexibility.

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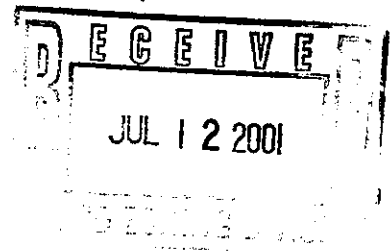
Respectfully,

A handwritten signature in cursive script that reads 'William C. Bryant'.

William C. Bryant

sent to CC, P&Z #53

Alex. Hosp.



Managing Director
INOVA Alexandria Hospital
4320 Seminary Road
Alexandria, VA 22304

Dear Sir:

As a satisfied user of your facility, and neighbor I take considerable interest in the plans of the hospital. As a business person I admit to having little confidence in the content of information/sales pitch that relate to "planning" because of it's obvious purpose - to sell the immediate concept! The explanation of your near-term objective is clear, you and the staff have obviously worked hard to develop a comprehensive plan that meet the needs the hospital is experiencing. In my opinion the community should be fully supportive of this immediate action plan! However, the greater question is what's next? Does support of this near-term project open the door for the unknown? What are the future plans!

Should red warning flags cause us to worry about the next phase - the possibility of a large multi level parking ramp on the east side of Howard, a new tall wing on the hospital or something just as intrusive that negatively impacts the community! The community, families and respective lifestyles were here when the hospital arrived, a critical goal going forward must be to preserve our community which may mean a choice between a bigger hospital and the housing community and families. Putting aside the increased frequency of high pitched sirens that often times seem constant, the hospital is a quality contributor to the community, and we all are hopeful it will remain that for years to come.

Growth of the hospital to service Alexandria should be our mutual primary objective, our second objective, to reduce the heavy traffic pattern and street parking, lastly, to reduce the dependency on providing medical/hospital support for the entire surrounding area. Currently, 15-20% of the emergency traffic activity that I see arriving by ambulance is from Fairfax, Arlington, the airport, private ambulance services, not to mention the day and night helicopter arrivals, are from outside of our city. Emergency ambulance traffic, the wailing sirens, constant noise and increasing road traffic and speed on Seminary Road is causing a greater safety hazard than we should allow increasing.



Therefore, to support increased "work load" that doesn't relate to the needs of this city, beyond this immediate proposal, should be fought with all the effort this community can muster. We should aggressively work with the Mayor and City Council to ensure that no hidden agendas are around the "planning corner", if necessary change from being your greatest support to your worst nightmare to protect the community.

This is a wonderful neighborhood of homes, families, and children don't need more problems associated with congestion. If major expansion plans were your goal, I would strongly suggest that another site be located, purchased and built to meet the financial goals, facility and support needs required of a twenty-first century world class trauma center. Please don't attempt to re-work today's hospital and only partially meet that objective. I doubt that the Hospitals long-range goals will be achieved; the neighborhood goals will not be met!

I would think that the same principal held true when this facility was built to replace the old downtown Alexandria. Perhaps your facing the same challenge ten to fifteen years from now, therefore, it maybe the best plan is to complete your intended project as described in your May 21 letter, then pull back, take a fresh look at the needs and provide Alexandria with the appropriate leadership.

My message to the Mayor is to support the project you've specified in the May 21 memo. For the future, look beyond the space and today's capability – build new for the future, bring in the best of medical technologies and staff to keep us healthy. Find a site to meet the expanding needs, team with the political leadership of Alexandria – replicate the plan elsewhere in the next phase of growth.

Regards,



William F. Roberts
1450 N Gaillard Street
Alexandria, VA 22304

Cc: The Mayor, Alexandria City Council

Sent to CC, Pz #53

Washington Nephrology Associates

Ramon E. Mendez, M.D. *
Ronaldo S. Mayuga, M.D. *
Gail L. Seiken, M.D., F.A.C.P. *
V. Bala Subramanian, M.D., M.R.C.P., (U.K.) *
Suzanne E. Warren, L.N.P.

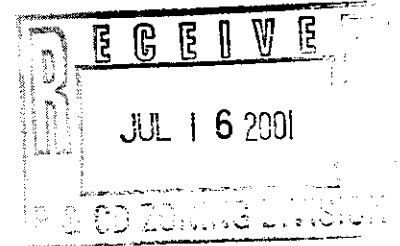
Alex. Hosp.

4141-A Duke Street
Alexandria, VA 22304-2415
(703) 461-3556
Fax (703) 461-8075

2280 Opitz Blvd., Suite #210
Woodbridge, VA 22191-3310
(703) 583-1334
Fax (703) 583-1123

* Diplomates, American Board of
Internal Medicine and Nephrology
June 18, 2001

Mayor Kelly Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 223114



To Whom It May Concern:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The Hospital's project aims to address some of the health care issues most important to the physicians who deliver care to the residents of Alexandria by:

- Reducing emergency room reroute,
- Improving patient access to vital health care services; and
- Improving parking on hospital grounds

As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,



Gail L. Seiken, M.D.





MICHAEL J. NATHAN, M.D.
ADAM M. SHAPIRO, M.D.
ERIC MASON, M.S., P.A.

Associates in Otolaryngology

Head and Neck Surgery of Northern Virginia

June 20, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner;
And Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 22314

To Whom It May Concern:


I am writing to express my support of INOVA Alexandria Hospital and it's proposed "INOVA Alexandria Hospital 2010" project.

The hospital's project aims to address some of the health care issues most important to the physicians who deliver care to the residents of Alexandria by:

- reducing emergency room re-route,
- improving patient access to vital health care services; and
- improving parking on hospital grounds

As a physician who lives in the city of Alexandria and practices at INOVA Alexandria hospital, I believe that it is important to support our communities only remaining acute care hospital. Please vote in support of INOVA Alexandria hospital to ensure that the hospital will continue meeting the growing health care needs of our community.

Sincerely,


Adam M. Shapiro, M.D., F.A.C.S.
AMS/ln/070601

Cc:

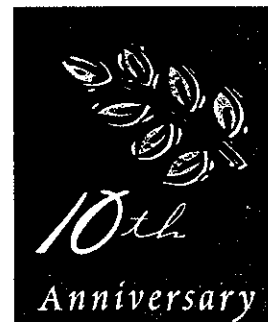
INOVA Alexandria Hospital
Medical Staff Office
4320 Seminary Road
Alexandria, Virginia 22304



INOVA ALEXANDRIA
CANCER CENTER

STEPHEN J.M. BANKS, MD
DANIEL H. CLARKE, MD
JANE GRAYSON, MD

4320 Seminary Road
Alexandria, VA 22304
Tel (703) 504-7900
Fax (703) 504-7979



July 10, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

To Whom It May Concern:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The Hospital's project aims to address some of the health care issues most important to the physicians who deliver care to the residents of Alexandria by:

- o Reducing emergency room reroute,
- o Improving patient access to vital health care services; and,
- o Improving parking on hospital grounds.

As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Stephen Banks, M.D.

SB:cag



7/11/01

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name:

Address:



Louis Hofheimer
5055 Seminary Rd Apt 1340
Alexandria, VA 22311

- Hi Kerry!

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name: *Elizabeth (Betty) Balsucky*
Address: *5807 Oakview Gardens Dr. #2012*
Falls Church, Va. 22041

July 4, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner, and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Va. 22314

Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project.

I'd like to tell you a little bit about myself. I live in Arlington, right on the boundary line of Alexandria and Arlington. I was born in the old Alexandria Hospital and my children and grandchildren have all been born in the new Alexandria Hospital. I have been in the Alexandria area my whole life. My father was even born in the Jones Point Lighthouse, so I am very dedicated to Alexandria.

I have been working at Inova Alexandria Hospital for the past 19 years and know first hand of its needs to be able to care for our community. I hope that you will vote in support of the project so that when my family needs its service it will be there.

Sincerely,

Diane Kremposky

Diane Kremposky



sent to CC, P, Z #53

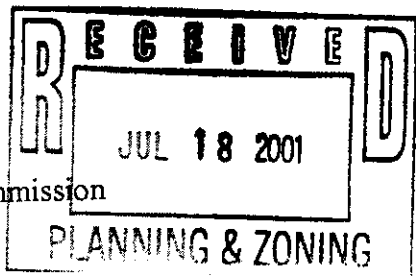
Alex. Hosp.

Francis D. Dickson M.D., P.C.

Obstetrics, Infertility, and Gynecology-Women's Health

7-12-01

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



To Whom It May Concern:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to the physicians who deliver care to the residents of Alexandria by:

- Reducing emergency room reroute,
- Improving patient access to vital health care services; and
- Improving parking on hospital grounds

As a physician who lives in the City of Alexandria and practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute area hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Francis D. Dickson
Francis D. Dickson M.D.

Francis D. Dickson, M.D.
Fellow American College of
Obstetrics & Gynecology

Benezer Nettey M.D.
Fellow American College of
Obstetrics & Gynecology

Carol DeHaven, C.N.M.
Certified Nurse Midwife

Main Office
801 Old Branch Avenue
Suite 400
Clinton, MD 20735
301) 856-0334
301) 856-0709 Fax

Valdorf Office
Lakeview Professional Park
103 Post Office Road
Suite 108
Valdorf, MD 20602
301) 932-8580
301) 705-1904 Fax



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name: Estelle Greenwood

Address: 150 Normandy Hill Dr.
Alexandria, VA-22304

Sent to CC, P-2 #53

Dear Sir or Madam, alextrap.

I am a volunteer at Alexandria Hospital and I am writing to express my support for the proposed "Inova Alexandria Hospital 2010" project. This project will address health care issues important to the community. Please vote in support of the project. Thank you!

Sincerely,
Laura Messinger

3304 Wooden Valley Ct.
Alexandria, Va
22310



Dear Sir or Madam,
I am a student volunteer at Inova
Alexandria Hospital. I am writing to
say that I support the expansion
of the hospital. I know people
who have had to wait 2 hours
in the emergency room waiting
room before being seen. This
expansion is a great idea.

Sincerely,

Michelle Cook

Dear Sir or Madam,

I wish to express my support for the Inova Alexandria Hospital project ~~2010~~ project. I am a student volunteer and believe that the expansion would help the hospital due to reducing emergency room reroute improve hospital parking, and improved patient access to vital health care services. I believe that this expansion would be a good investment.

Sincerely
Israel Feldman

Dear Sir:

I am very much in favor of the proposed improvement and expansion of Alexandria Hospital.

As a volunteer at the hospital for eight years and a user of the various hospital facilities for twenty years, I have ~~seen~~^{experienced} first-hand the need for such action. Long waits in the E.R. and turnaround the fucking lot looking for a space are just two examples of the need for these improvements.

Sincerely

Robert Cheering

Dear Sir or Madam,

I am a volunteer at Inoba Alexandria Hospital. I noticed that patients were waiting for long periods before receiving attention. I believe this project will help reduce the waiting period. Plus this project will benefit the community & the people who live in it.

- Daniel -

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

+ Thank you -

Name:

Elias E. & Ellen R. Gray

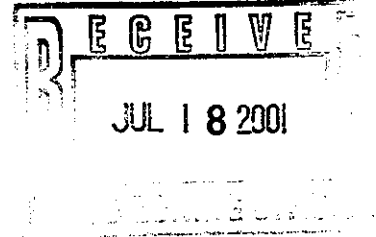
Address:

*400 Princeton Blvd.
Alexandria, Virginia 22314*

Sent to CC, P, Z #53

Alex. Hosp.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



Dear Sir or Madam:

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- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

A handwritten signature in cursive script that reads "William J. Sullivan". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Name:

William J. Sullivan

Address:

1022 N. Pelham St.

Alexandria, VA 22304

RECEIVED

JUL 18 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Lois M. Roberts
Name: Lois M. Roberts
Address: 4320 Louis Place
Alex. VA 22304



July 3, 2001

~~Chairman Eric Wagner~~

Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Mr. Wagner and Members of the Alexandria Planning Commission:

I am writing to express my support of the proposed renovations at INOVA Alexandria Hospital, known as the INOVA Alexandria Hospital 2010 Project.

There are certainly some major issues regarding space and patient access to vital health care services, and this project aims to address those. It will certainly improve the ability of Alexandria Hospital to care for the citizens of Alexandria.

As a physician who practices at Alexandria Hospital, I believe it is important to support these efforts to improve the quality of health care for the community. I ask you to vote in support of the proposed changes to ensure that the hospital continues to meet the growing health care needs of our community.

Sincerely,

William F. Deegan III, M.D.
WFD.m.mp.22451

William S. Gilbert, M.D.
L. Edward Perraut, Jr., M.D.
A. Raymond Pilkerton, M.D.
Manfred A. von Fricken, M.D.
Richard A. Garfinkel, M.D.
Michael B. Rivers, M.D.
Reginald J. Sanders, M.D.
Geoffrey R. Kaplan, M.D.
William F. Deegan III, M.D.

LOW VISION SERVICES
Sulciman S. Alibhai, O.D.

5454 Wisconsin Avenue #1540
Chevy Chase, MD 20815-6948
301-656-8100
301-652-2957 FAX

8316 Arlington Boulevard #424
Fairfax, VA 22031-5216
703-698-9335
703-207-0038 FAX

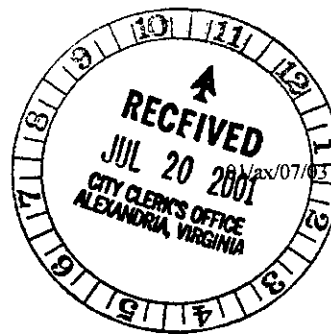
7500 Greenway Cntr Drive #940
Greenbelt, MD 20770-3502
301-441-4577
301-220-0396 FAX

4660 Kenmore Avenue #204
Alexandria, VA 22304-1305
703-751-1091
703-751-1173 FAX

9131 Piscataway Road #500
Clinton, MD 20735-2580
301-868-8747
301-856-6064 FAX

110 North Washington Street #204
Rockville, MD 20850-2221
301-315-2198
301-315-2187 FAX

A Professional Corporation





Sent to CC, CM, T&ES,
P&Z #53

COMMONWEALTH of VIRGINIA

Office of the Governor

James S. Gilmore, III
Governor

July 18, 2001

Shirley J. Ybarra
Secretary of Transportation

The Honorable Kerry J. Donley
Mayor, City of Alexandria
301 King Street – Suite 2300
Alexandria, Virginia 22314

Dear Mayor Donley:

Thank you for your inquiry regarding a potential construction staging area for the Woodrow Wilson Bridge project on Vine Street in Fairfax County. The Virginia Department of Transportation (VDOT) fully shares your objective of improving the transportation network in your City, as throughout the Commonwealth, while concurrently enhancing the quality of life for area residents.

Last year VDOT completed a review of the Vine Street site. While this site offered certain advantages, several overriding concerns were also evident. Among these were the following:

- relatively poor condition of Vine Street
- further distance from the Woodrow Wilson Bridge Project site
- need for improving the Vine Street and Van Dorn intersection
- suspected wetland impacts and significant loss of forestation
- uncertainty of rail access due to grade differentials
- possibility of hazardous materials on the site, and
- uncertain compatibility with further improvements to the Beltway between the Woodrow Wilson Bridge project and the Springfield Interchange project

Accordingly, we do not anticipate proceeding with the acquisition of this potential site. Although VDOT continues to believe that the existing staging area parcel in the Eisenhower Valley is well-situated to serve both the Springfield Interchange and Woodrow Wilson Bridge Corridor projects, the Department is willing to explore alternative, "win-win" solutions that meet VDOT's needs, protect taxpayer assets, accommodate local government concerns, and keep VDOT in compliance with the environmental impact statement and record of decision for the project. In the meantime, the Department is allowing the contractor doing the foundation work on the bridge to store material and equipment. We also are taking steps to locate our project management office on the site by the time our lease for the current location expires. It is expected that the ground improvement contractor will also use a part of the site. This project will be advertised this fall.



184

The Honorable Kerry J. Donley
Page 2
July 18, 2001

Again, thank you for your inquiry as well as your continued cooperation and that of the City Council and staff regarding the Woodrow Wilson Bridge Project.

Sincerely,


Shirley J. Ybarra

SJY/smm

cc: The Honorable John Warner
Mr. Charles D. Nottingham

Sent to CC, Puz #53

PULMONARY ASSOCIATES, LTD.

BERNARD GRAND, M.D., F.A.C.P., F.C.C.P.
ROGER B. WIGTON, M.D., F.C.C.P.
ROBERT D. HERSCOWITZ, M.D.

Alex. Hosp

(703) 931-4746
Fis: Service (301) 369-8076
Fax (703) 931-1794
5216 DAWES AVENUE
ALEXANDRIA, VA 22311

DIPLOMATES, AMERICAN BOARD INTERNAL MEDICINE, PULMONARY DISEASE & CRITICAL CARE

July 19, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

To Whom It May Concern:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. As a physician who has practiced at Inova Alexandria Hospital for the past 31 years, I am greatly concerned about the frequency of emergency room reroutes, of lack of appropriate bed availability in the Intensive Care Unit, of the difficulty in transferring patients from the Intensive Care Unit because of lack of beds in the regular rooms of the hospital.

Please vote in support of the hospital project to ensure that the healthcare needs of the community will be met.

Sincerely,

Bernard Grand

Bernard Grand, M.D., F.A.C.P., F.C.C.P.

BG/ejp





NEUROLOGY SERVICES, INC.

www.neuro-doc.com

P.G. Bernad, MD, MPH, FACP
Medical Director

Aysegul C. Soyer, MD

David T. Finkelstein, MD

Raymond D. Laurent, MD

Brenda R. Peterman, CFNP

July 19, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

To Whom It May Concern:

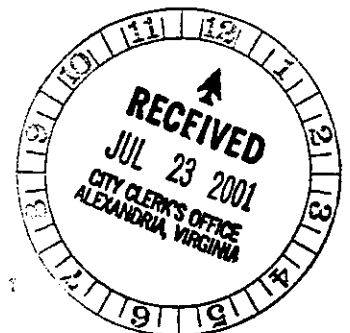
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- Reducing emergency room reroute,
- Improving patient access to vital health care services; and
- Improving parking on hospital grounds

As a physician who practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health needs of our community.

Sincerely,

Aysegul Soyer, M.D.



FAIRFAX MEDICAL CENTER
10721 Main Street
Suite 200
Fairfax, Virginia 22030-6902

SHERWOOD HALL MEDICAL CENTER
2616 Sherwood Hall Lane
Suite 201
Alexandria, Virginia 22306-3154
(703) 222-2222

THE POTOMAC CENTER
2296 Opitz Boulevard
Suite 360
Woodbridge, Virginia 22191-3300
(703) 978-0600

METROPOLITAN MEDICAL CENTER
2112 F Street NW
Suite 303
Washington, DC 20037-2754
(202) 728-0099

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name: Stephen Baker Edward B. Baker Jr.
Address: 820 RAPIDAN CT
ALEXANDRIA, VA 22304



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

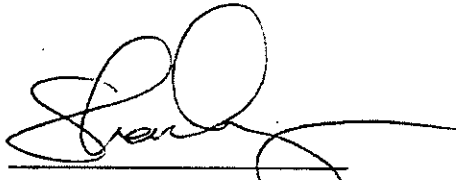
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Sincerely,

Name:



Address:

JACK J. SHARKEY
815 RAPIDAN CT
ALEXANDRIA, VA 22304

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Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name:

Jane Lee Picot

Address:

825 Rapidan Ct.
Alex, Va. 22304

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
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301 King Street
Alexandria, VA 22314

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Sincerely,

Name: Nadine Bacaj
Address: 7135 Rock Ridge Lane, Apt. J
Alexandria, Va. 22315

Sent to CC, P+Z #53

Alex. Hosp.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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Sincerely,

Name:

Lori Kester

Address:

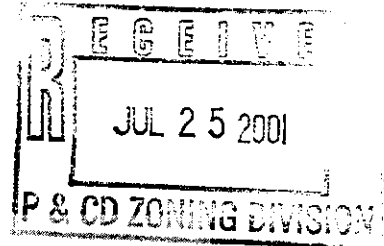
800 Radford Ct
Alex VA 22304



Sent to CC, RZ #53

Alex. Hosp.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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Sincerely, 

Name: Marian Van Landuyt
Address: 1100 Cameron St.
Alexandria, VA 22314



Richard F. Sforza
5799 Rayburn Avenue, #263
Alexandria, Virginia 22311
703-931-1403

*cc received -
sent to #53
PEZ
alex Hosp file.*

July 21, 2001

Dr. Barry Rothman
4660 Kenmore Avenue
Suite 1100
Alexandria, Virginia 22304-1309

Dear Dr. Rothman,

It is of the utmost importance to have Inova Hospital (Alexandria) expanded in size in order to adequately serve the city of Alexandria. I thank you for concerning yourself with this issue and bringing it before the Alexandria City Council.

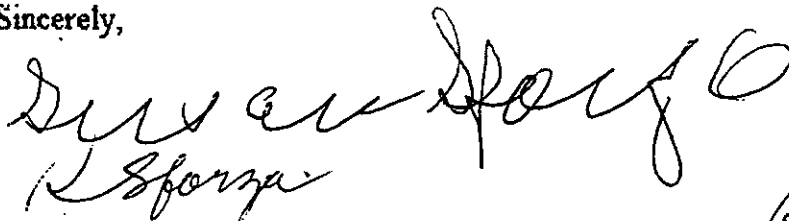
My wife, who now has serious heart problems, was admitted to Inova Hospital last fall. To think that today they would probably turn her away and send her to Northern Virginia Community Hospital (Vencor) is frightening. I would not entrust anyone with potentially serious or known serious problems there.

We need hospitals that are well run, contain up-to-date equipment and possess adequate medical supplies. They must be staffed with medical personnel reflecting a variety of experience- not only in their areas of specialty, but younger doctors under the supervision of those who are well seasoned.

To think that any one of us could end up in Northern Virginia Community Hospital is totally unacceptable. My daughter had the unfortunate experience of being admitted there and now has some anxiety issues over it.

We would appreciate your help in rectifying this situation immediately. What happens if someone dies from this - my question is has this happened already?

Sincerely,



Richard F. Sforza and Susan S. Sforza

/jmr

cc: Files



Nancy S. Rosenberg
5799 Rayburn Avenue, #263
Alexandria, Virginia 22311
703-931-1403

July 21, 2001

Dr. Barry Rothman
4660 Kentmore Avenue
Suite 1100
Alexandria, Virginia 22304-1309

Dear Dr. Rothman,

Thank you for taking this important issue to the Alexandria City Council regarding the much needed expansion of Alexandria Hospital (Inova).

On Friday, June 30th my family had to summons the ambulance service (they were excellent and timely) to my residence because I was having sharp chest pains particularly on the left side. Expecting to go to nearby Alexandria Hospital (Inova) the ambulance instead sped its way out Carlin Springs Road to Northern Virginia Community Hospital in Arlington. This was anxiety producing on its own which I did not need.

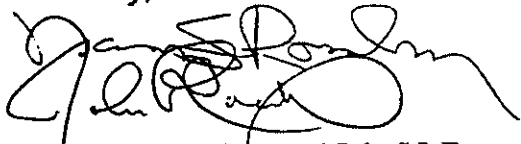
Below are a number of points detailing from my experience at Northern Virginia Community Hospital why I think this facility should be closed, or, at the very least, Alexandria City residents should not be taken there.

- 1.) It is a hospital that is insufficiently equipped, thereby making credible diagnostic analysis both difficult and risky.
- 2.) The staff is primarily young- not reflecting a broad spectrum of years of experience and expertise.
- 3.) There seemed to be a shortage of even the most basic hospital supplies such as hot/cold packs.
- 4.) I am reasonably certain that there were no doctors other than the one in the ER, available past 5:00 in the evening.
- 5.) I was wondering who was running the hospital over the weekend.
- 6.) I thus lost confidence in the hospital's ability to provide proper care and attention should serious complications have occurred.
- 7.) After 3 days in the hospital - only one test was performed as well as the blood enzyme tests for my heart. I was released without knowing the cause of the severe pain that had brought me to the hospital. I would have preferred being transferred to a better facility for further testing. Instead I have been left to haphazardly try to put together my own plan and find doctors and get tested for a variety of things. It is truly an extremely anxiety provoking experience and has left me wondering what we can do to rectify this situation as I still do not

know what is wrong as they deemed it unnecessary to find out. I did not have a heart attack I still could be seriously ill. To add insult to injury a friend of mine had the same thing happen to her only she went to a quality hospital. After a 24 hour period to rule out a heart attack, they did further testing and within 48 hours she was released with a conclusive diagnosis.

I can't help but feel that if I had gone to Alexandria Hospital the outcome would have been much different. Whatever can be done to rectify this situation, please- let's not stall and perhaps cost lives in the process. Any one of us could lose our lives over this situation. It is a chilling thought. Thanking you for your effort.

Sincerely,

A handwritten signature in black ink, appearing to be 'Nancy S. Rosenberg and John M. Rosenberg', written in a cursive style.

Nancy S. Rosenberg and John M. Rosenberg

/nsr

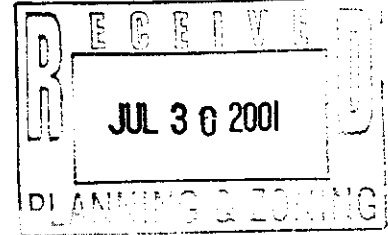
cc: Alexandria Hospital - Administration
Files

EF
PK

Hermitage

In Northern Virginia

5000 Fairbanks Avenue • Alexandria, Virginia 22311-1241 • (703) 820-2434
FAX (703) 820-1816 • Marketing (703) 820-5687



July 24, 2001

Members of the Alexandria Planning Commission
301 King Street, Room #2100
Alexandria, VA 22314

Dear Members of the Alexandria Planning Commission:

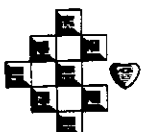
The residents of The Hermitage in Northern Virginia depend on Alexandria Hospital for emergency medical care. It is the only hospital in Alexandria and is in need of expanding its facilities to accommodate the needs of the ever-growing senior population in Alexandria. We have seen proposal 2010 they have made for improving and upgrading the hospital to take care of these needs. The proposed expansion does not spread out the hospital so there is no logical reason to not allow this to proceed.

Many times residents from our home have to be transported to other hospitals that are some distance away, which can be life threatening. Both patients and visitors find it impossible to park on the hospital grounds and are parking in the surrounding residential area, some distance from the hospital. Their proposal addresses these problems.

The residents have asked me to write this letter of support for the remodeling of the hospital. We can only hope you will approve this move. There are two other, large retirement/health care facilities near us who need this as much as we do.

Sincerely,

Anthony C. Brode, Sr.
Chairman Residents Council
The Hermitage

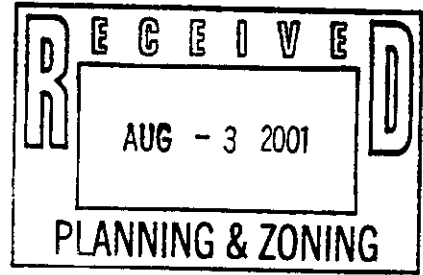


*The mission of Virginia United Methodist Homes Inc.
is to provide facilities, services and programs to
enhance the quality of life for older persons.*



John

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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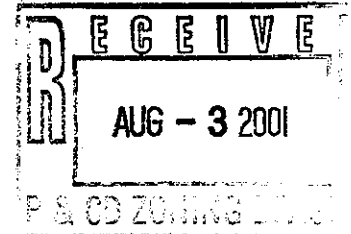
Name: *Albert Debona*
 Address: *205 YOAKUM PKWY. #625*
ALEXANDRIA, VA 22304-3816

703-751-2646

BROOKVILLE-SEMINARY VALLEY CIVIC ASSOCIATION

*Sent to
cc Planning
#53*

Nancy E. Harris
Secretary
4705 Surry Place
Alexandria, VA 22304-2237
703-751-0539



July 31, 2001

Mayor Kerry Donley
Members of the Alexandria City Council
Chairman Eric Wagner and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Mafam:

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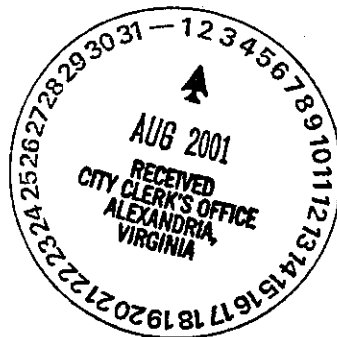
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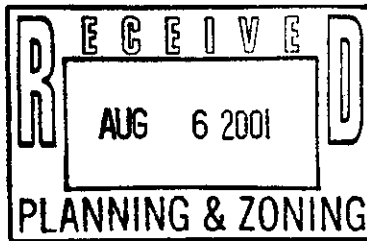
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Sincerely,

Nancy E. Harris

Nancy E. Harris
Secretary





Sent to
CC, Planning
Hospital

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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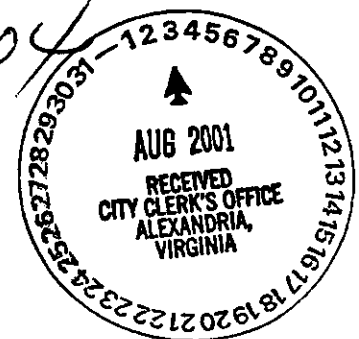
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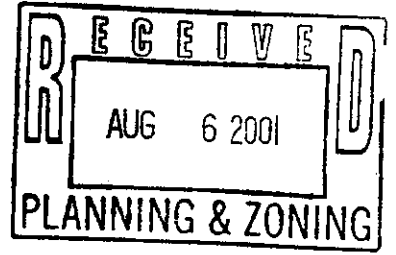
Name: *Joseph M. Jamban B.S. M.Ed. Ed.D.*

Address: *205 Yorkum Parkway #626
Alexandria, Virginia 22304*



Sent
CC, Planning
Hospital

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
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Alexandria, VA 22314



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Sincerely, *William Logan Smith*

Name: WILLIAM L. SMITH
Address: 307 YUAKUM PARKWAY (812)
ALEXANDRIA, VA 22304

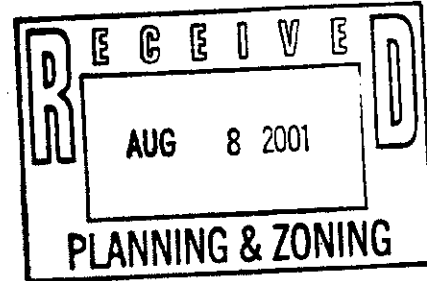




4320 Seminary Road
Alexandria, Virginia 22304
Tel 703 504-3000

August 3, 2001

Mr. Kenneth Kozloff
Administrator
Inova Alexandria Hospital
4320 Seminary Road
Alexandria, VA 22304



Dear Mr. Kozloff:

I would like to express my enthusiastic support for the Inova Alexandria expansion project. I believe that full implementation of this project is crucial if the hospital is to continue to provide state of the art health care in a timely fashion. Currently, many departments, including Cardiovascular Services, are stressed well beyond their capacity to provide these necessary services to their constituents. If current trends continue, a growing number of patients will experience delays receiving essential health care while others will need to be transported to other hospitals for their health care.

The Department of Cardiovascular Services at Inova Alexandria Hospital has long prided itself in being on the cutting edge of health care. We, the Interventional Radiologists at INOVA Alexandria Hospital, have been and continue to be involved in developing new, less invasive techniques in the treatment of vascular disease. These procedures result in shorter hospital stays, quicker and more comfortable patient recovery and an earlier return of patients to normal activities. For instance, the Interventional Radiologists in a joint effort with the Cardiothoracic Surgeons performed the first non-operative abdominal aortic aneurysm repair in the Northern Virginia area. To date, the hospital has been very supportive of our efforts, providing equipment and staff to perform these procedures. The many applications of Interventional Radiology techniques as well as the appeal these techniques hold for our patients have created a growing demand for Interventional Radiology services at Inova Alexandria Hospital. Last year the Cardiovascular and Interventional Radiology Section performed over 5000 IR procedures.

In Alexandria and surrounding communities, 46% of the population is age 45 or older. As patients age, they become much more likely to suffer from cardiovascular diseases such as PVD, stroke, carotid artery stenosis and abdominal aortic aneurysm. *Washingtonian Magazine* recently identified the City of Alexandria as the local suburb with the highest percentage of heart disease (April 2000). They projected an increase in this percentage to 51% over the next few years. IAH has a very real and acute need to be prepared to meet the challenge provided by the projected increase in age-related illness in our community. This "graying" of our community has led to phenomenal growth in the utilization of IR services at IAH. Over the last four years, 10 to 15% per year growth has been realized. This growth is clearly expected to continue. The department of Cardiovascular Services itself is now suffering from an increasing severe shortage of space. Our current space includes only 2 suites dedicated to each Interventional Radiology services and Cardiac services. With the overwhelming case volume being experienced, the rooms are busy long into the evenings. It is becoming increasingly difficult to perform emergency services while providing timely, convenient services to our growing outpatient population.

A clear example of this is in the evolving treatment of patients with acute stroke. There is a growing body of evidence that a patient experiencing an acute thrombotic stroke will have a significantly improved outcome IF they are treated with direct infusion of thrombolytic "clot buster" drugs in the affected artery within the first six hours of the onset of their symptoms. Given the time lost to discovery of the patient, transport of the patient and initial diagnosis, this leaves little time for the Interventional Radiology

Mr. Kenneth Kozloff

Page 2

procedure to begin. The current backlog of cases may preclude the timely delivery of this potentially life-saving therapy. As noted, this backlog is predicted to grow steadily in the foreseeable future. Additional angiographic rooms are essential if we are to keep pace with demand and provide emergent services to those in need of them.

A second area of concern is the growing shortage of beds for the increased patient volume we are experiencing. This includes not only inpatient beds, but also outpatient recovery beds. This has increasingly led to rescheduling and or canceling of scheduled outpatient procedures. Our limited acute recovery space cannot begin to cope with current patient volumes, let alone the predicted increase. As patients wait in our acute recovery area for a bed to open, they occupy a space necessary for preparation and subsequent recovery of following patients, disrupting the entire flow of patients through our department. Our patients have let us know in no uncertain terms their frustration with this problem. Without appropriate expansion there will be increasing numbers of procedures cancelled, rescheduled and or redirected to other facilities out of the Alexandria area.

In summary, the Department of Cardiovascular Services is committed to providing rapid, efficient state of the art health care to its patients. The proposed expansion project for Inova Alexandria Hospital is crucial if the hospital is to continue to provide the superlative care that has become customary in the Northern Virginia area.

Sincerely,

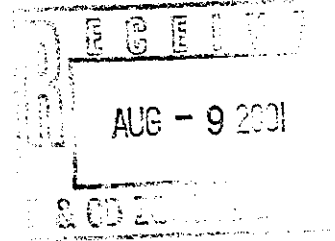
A handwritten signature in black ink, appearing to read 'KR', written over a horizontal line.

Kenneth S. Rholl, M.D.
Director, Cardiovascular & Interventional Radiology
Inova Alexandria Hospital

*Sent to ce,
Manning
Hosp file*

August 4, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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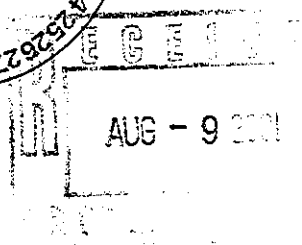
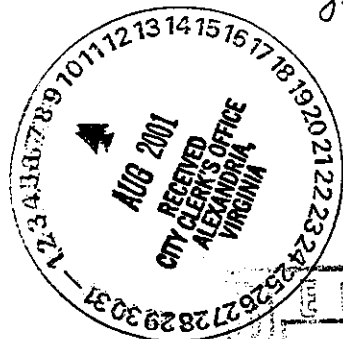
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Sincerely, *Frank Manning*

Name: FRANK E. MANNING
Address: 213 CAMERON ST.
ALEXANDRIA, VA 22314



*sent to
cc, ~~...~~
Hosp file*



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission

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Sincerely,

Name: Capt & Mrs James C. Alexander
Address: 4615 Newcomb Rd
Alex. Va.



TREASURY BANK

1199 N. Fairfax Street
Suite 500
Alexandria, VA 22314

August 6, 2001

Hon. Kerry Donnely
Mayor
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mr. Mayor,

I am writing to ask you, and by copies of this letter the entire City Council and Planning Commission, to lend your support and approval to the proposed "Inova Alexandria Hospital 2010" expansion project.

In the past, Alexandrians have not fully recognized that the expansion restrictions placed on the hospital would, at some point in time, result in hampering its mission to provide premiere health care for this community. That time has come, particularly in the hospital's ability to provide emergency care. The expansion proposed is long overdue and needs immediate attention and expedited approval.

When I dial 911, I know that the EMS is going to transport me to Inova Alexandria --- if it has space and is not turning away ambulances. For most of us in Alexandria's growing retired population, getting to the hospital quickly is a matter of life or death. Knowing this destination and its combination with our outstanding EMS service, has made me and my wife feel proud of being Alexandrians for the past 23 years. As an employer of a rapidly expanding bank, the combination of Inova Alexandria with superior EMS is one of the reasons that my son and I chose to relocate Treasury Bank here from the District.

As a member of the Inova Alexandria Hospital Foundation Board, I know directly how pressed the hospital is to continue its community mission under its current space restrictions. In many respects, the 2010 expansion project is just a "catch up" in what the hospital must eventually do. We all have to remember that Inova Alexandria is provided by Alexandrians for Alexandrians. It is not owned by some faceless, for profit, health care conglomerate. It "belongs" to the community and is our way of serving each other. The hospital is trying hard to make its plan comfortable for the surrounding residential area, and should never be viewed as an "outsider". To paraphrase a commercial, "Inova Alexandria is Us" and we must expand this vital community service for our own self interest.

Hon. Kerry Donnelly
August 6, 2001

I hope you will join me in helping Inova Alexandria continue its unstinting service to this community by approving the 2010 plan. Please do not hesitate to call me if I can be of service to you on this matter.

Sincerely,



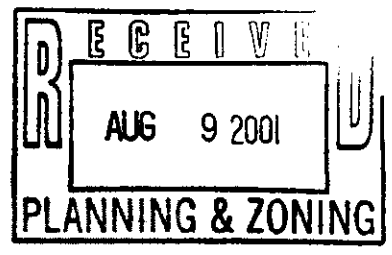
Edward E. Furash
Chairman

cc:

H. Stewart Dunn, Planning Commission
Claire M. Eberwein, City Council
William D. Euille, City Council
Eileen Fogarty, Director of Planning and Zoning
Donna Fossum, Planning Commission
Ludwig Gaines, Planning Commission
John Komoroske, Planning Commission
Ken Kozloff, INOVA Alexandria Administrator
Richard Leibach, Planning Commission
Redella S. Pepper, City Council
J. Lawrence Robinson, City Council
David G. Speck, City Council
Phil Sunderland, City Manager
Joe Viar, INOVA Alexandria Hospital Foundation Chairman
Eric R. Wagner, Planning Commission Chairman
Joyce Woodson, City Council

*Sent to
cc, Planning
Staff*

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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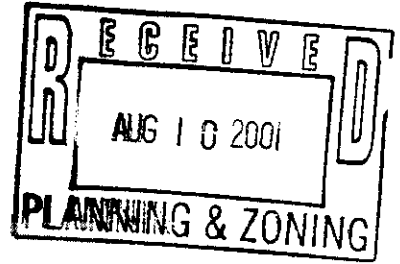
Sincerely,

Name: *[Signature]*
Address: *205 Yoakum Parkway #325
Alexandria, Va. 22304*



*Sent to
CC, Planning
Hospital*

Mayor Kerry Donley;
Members of the Alexandria City Council;
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Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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Sincerely,

Name: Dolores Perez
Address: 205 Yoakum Pkwy #325
Alexandria, VA. 22304



Sent to CC, Pr 2 #53

Alex. Hoop.

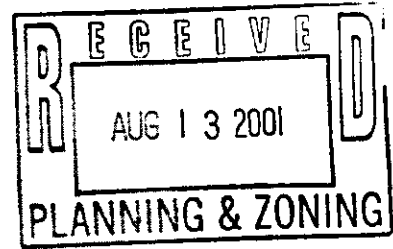
THE PHYSICIAN AND MIDWIFE COLLABORATIVE PRACTICE, P.C.

4660 Kenmore Avenue
Suite 902
Alexandria, Virginia 22304
Telephone: (703) 370-4300
Fax: (703) 370-0044

2616 Sherwood Hall Lane
Suite 208
Alexandria, Virginia 22306
Telephone: (703) 780-6900
Fax: (703) 780-3418

12508 Lake Ridge Drive
Lake Ridge, Virginia 22192
Telephone: (703) 491-1122
Fax: (703) 690-6533

August 8, 2001



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street Alexandria, VA 22314

To Whom It May Concern:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The Hospital's project aims to address some of the health care issues most important to the physicians who deliver care to the residents of Alexandria by:

- Reducing emergency room reroute
- Improving patient access to vital health care services; and
- Improving parking on hospital grounds

As a physician who lives in the City of Alexandria and practices at Inova Alexandria Hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

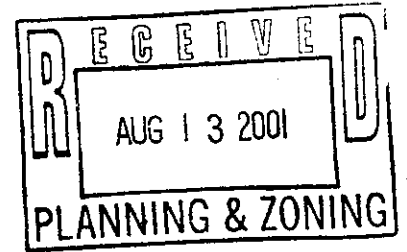
Anne C. Kisthardt, MD



David C. Giammittorio, M.D., Mary E. Cutting, M.D., Habib Ahdoot, M.D., Lalitha Rambhala, M.D., Anne Kisthardt, M.D.
Catherine Armstrong, MS, CNM, Karen Gonzales, MS, CNM, Pat Jackson, MS, CNM, Susan Lee, MS, CNM
Amy Nathans, MS, CNM, Patrice Valle, MS, CNM

Aurora Highlands Civic Association (AHCA)
POB 25201
Arlington VA 22202-9201

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria VA 22314
9 August 2001



Dear Madam or Sir:

The Aurora Highlands Civic Association voted unanimously to support Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to our members:

- * Reducing emergency room re-route,
- * Improving parking on hospital grounds, and
- * Improving patient access to vital health care services.

Although we are not Alexandria residents, many of our members use Inova Alexandria Hospital, as it is the closest hospital to our neighborhood. Additionally, many of our members have family residing in Alexandria, many work in Alexandria, and many have economic or other ties to Alexandria. We believe it is important to support this Hospital as an important community & regional asset. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community

Sincerely,

A handwritten signature in cursive script that reads "Leslie C. Garrison".

Leslie C. Garrison
President, Aurora Highlands Civic Association (AHCA)
703-549-3419; AABBN@JUNO.COM





CLARKE & SAMPSON, INC.
INSURANCE - REAL ESTATE
118 NORTH SAINT ASAPH STREET
ALEXANDRIA, VIRGINIA 22314-3186
TELEPHONE: (703) 683-6601
FAX: (703) 739-8967
www.clarkeandsampson.com

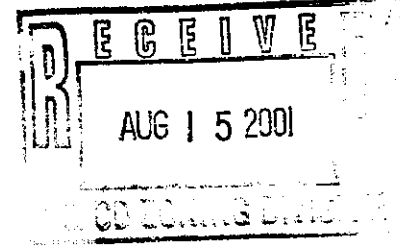
Sent to CC, P. 2 #53

Alex Hosp



EF
BR

August 12, 2001



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 22314

RE: Proposed Alexandria Hospital Renovation

Dear Sir or Madam,

As an employer in the City of Alexandria I am writing in strong support of the INOVA Alexandria Hospitals Emergency Department project. I am certain by now that the hospital has presented an outline of the critical need for this project.

As an employer we have supported the hospital because it is our community hospital and we want the best care available for our employees, in our city. Rerouting and overcrowding is simply another issue for discussion until it happens to you or someone you love. This project is needed and is a benefit to all Alexandria residents.

Please give this matter your strongest consideration and I pray that you will vote favorably to continue to provide the resident of Alexandria the best possible health care facility.

Best regards,

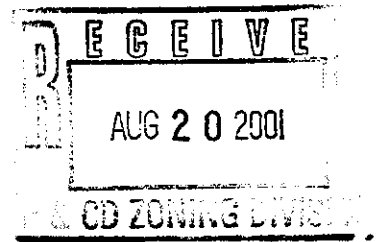
William B. Howard



Sent to CC, P+Z #53

Alex. Hosp.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name: Mr & Mrs Ronald Collins
Address: 203 Yoakum Parkway #507
Alexandria VA 22304





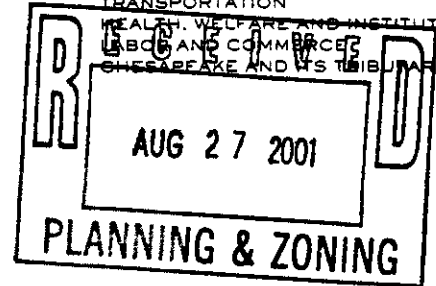
COMMONWEALTH OF VIRGINIA
HOUSE OF DELEGATES
RICHMOND
August 1, 2001

Sent to CC, P+Z #53

Alex. Hoop.

BRIAN J. MORAN
301 KING STREET, BOX 65
ALEXANDRIA, VIRGINIA 22314
FORTY-SIXTH DISTRICT

COMMITTEE ASSIGNMENTS:
COURTS OF JUSTICE
TRANSPORTATION
HEALTH, WELFARE AND INSTITUTIONS
LABOR AND COMMERCE
SHEEPRAKE AND ITS TRIBUTARIES



The Honorable Kerry Donley
301 King Street
Alexandria, Virginia 22314

Dear Kerry,

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. It is my understanding that the project intends to address some of the health care issues important to Alexandria residents: expand the emergency room to accommodate the greater number of patients seeking care; increase internal efficiency of space; improve parking by building an employee garage.

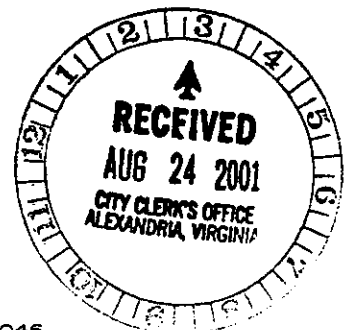
I trust that the Inova Alexandria Hospital will reach out to the immediate community and civic association for valuable input and participation as the plan is developed. I have personally attended numerous presentations by the hospital to a variety of groups. Creating a cooperative open environment amongst all the stakeholders in an important component.

The 2010 project provides a long-term vision in meeting the health care needs of Alexandria residents. I support this project of Alexandria's only remaining acute care hospital and ask for your vote in support of the 2010 project to ensure that the growing health care needs of our residents continue to be met.

Sincerely yours,

Brian J. Moran

cc: Alexandria City Council
Chairman Eric Wagner and the Alexandria Planning Commission
Arlene Hewitt





VICTORY

950 South Pickett Street
Alexandria, Virginia 22304

Telex 1440019 VVC Alex
Fax (703) 461-6400
Telephone (703) 751-5200

Sent to CC, P&Z #53

Alex. Hoop.



August 28, 2001



Mayor Kerry Donley;
Members of Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



Dear Sir or Madam:



I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents, including improving patient access, much needed parking and a reduction in emergency room reroutes.

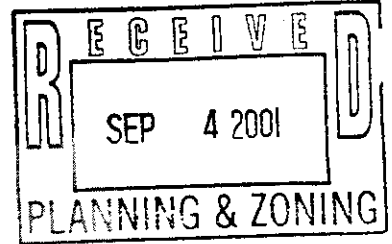


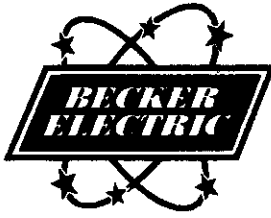
As a City of Alexandria business and a corporate health care client of the hospital, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.



Very truly yours,

H. Randolph Barbee, Jr.
President





BECKER ELECTRIC COMPANY INC.

EST. 1949

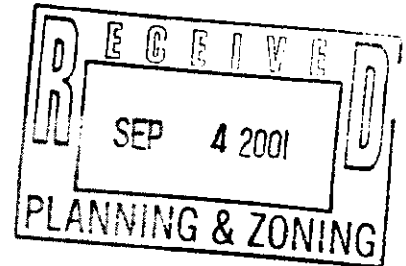
820 Gibbon Street, Alexandria, Va 22314-4197
703-683-5888 Fax: 683-0754

DESIGN BUILD ♦ SERVICE ♦ REPAIRS

RESIDENTIAL ♦ COMMERCIAL ♦ INDUSTRIAL

LICENSED ♦ BONDED ♦ INSURED

Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



RE: INOVA Alexandria Hospital 2010

Dear Sir or Madam,

Please accept my letter in support of Alexandria Hospital and its proposed "INOVA Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Better emergency room facilities and handling.
- Improved parking on hospital grounds.
- Improved patient access.

As a City of Alexandria businessman, I believe it is important that our community's only acute care hospital take the proposed steps to assure its standing as a top facility in our area. Please vote in support of INOVA Alexandria Hospital.

Sincerely,
Becker Electric Company



Frank M. Becker, CEO

Send to CC, P+2 #53



BECKER ELECTRIC COMPANY INC.

EST. 1949

820 Gibbon Street, Alexandria, Va 22314-4197
703-683-5888 Fax: 683-0754

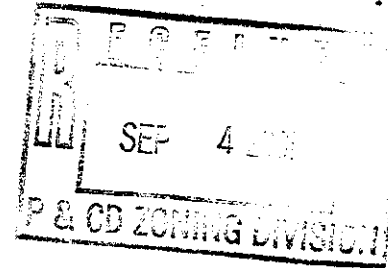
Alex Hoop

DESIGN BUILD ♦ SERVICE ♦ REPAIRS

RESIDENTIAL ♦ COMMERCIAL ♦ INDUSTRIAL

LICENSED ♦ BONDED ♦ INSURED

Mayor Kerry Donley
301 King Street
Alexandria, VA 22314



RE: INOVA Alexandria Hospital 2010

Dear Kerry,

Please accept my letter in support of Alexandria Hospital and its proposed "INOVA Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Better emergency room facilities and handling.
- Improved parking on hospital grounds.
- Improved patient access.

As a City of Alexandria businessman, I believe it is important that our community's only acute care hospital take the proposed steps to assure its standing as a top facility in our area. Please vote in support of INOVA Alexandria Hospital.

Sincerely,
Becker Electric Company

Frank M. Becker, CEO



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria business, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name: Calvin Dook
Organization: Calvert Masonry Inc
Address: 308 Calvert Ave.
Alexandria, VA 22301

**ALEXANDRIA
NEIGHBORHOOD
HEALTH
SERVICES**

P.O. Box 350
Alexandria, Virginia 22304
703-838-3333
Fax: 703-838-3300
Email: info@ahs.com

Board of Directors

Officers:

Stephen Hart, Chair
Jennell Charles
Linda Dwyer
Judith Trent

Directors:

Donna Baughcum
Becky Bostick
Carol Boyd
Lynnwood Campbell
Donna Clausen
Mary Ferrand
Gina Galloway
Isabel Hughlette
Leslie Klingensmith
Janis Reed
Laura Lea Shuba
Deborah Tatum
Terry Woodward

Ex-Officio Directors

Dr. Charles Konigsberg
Dr. Martha Welman
Jan Gurtner

Executive Director

Susan S. Abramson

Development Director

Nyrma Hernandez

Director, Family Support

Julie C. Lopez

Tax ID#: 54-1849891

Chairman Eric Wagner
Alexandria Planning Commission
City Hall
301 King Street
Alexandria, Virginia 22314

September 4, 2001

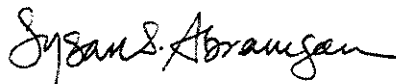
Dear Chairman Wagner and Members of the Alexandria Planning Commission:

The Board of Directors of Alexandria Neighborhood Health Services, Inc. (ANHSI), voted this summer to support the proposed Inova Alexandria Hospital 2010 project. We had the opportunity to hear a clear and concise presentation of the Hospital's plans for expansion, ask questions, and then discuss it among ourselves. The Board felt that the proposed hospital expansion would benefit all segments of the Alexandria community for inpatient, outpatient and emergency services. It would be good for our clients at the Arlandria Health Center as well as for the Board, their neighbors, and their friends.

The ANHSI Board of Directors urges you to endorse the Inova Alexandria Hospital 2010 project. It is an opportunity to strengthen the system of tertiary care for all residents of the City.

Thank you for your consideration.

Sincerely,



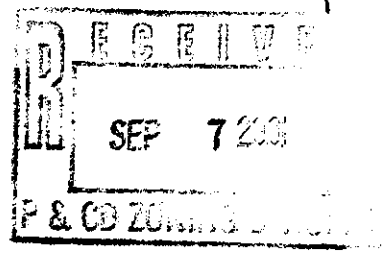
Susan S. Abramson
Executive Director, ANHSI

RECEIVED
SEP 7 2001

Sent to CC, P, Z #53

**ALEXANDRIA
NEIGHBORHOOD
HEALTH
SERVICES**

Alex. Hosp.



P.O. Box 358
Alexandria, VA 22313
Tel: (703)370-7630
Fax: (703)370-8986
Email: anhsi@aol.com

Mayor Kerry Donley
Members of City Council
City Hall
301 King Street
Alexandria, Virginia 22314

September 4, 2001

Dear Kerry:

Board of Directors

Officers:

Stephen Hart, Chair
Jennell Charles
Linda Dwyer
Judith Trent

Directors:

Donna Baughcum
Becky Bostick
Carol Boyd
Lynnwood Campbell
Donna Clausen
Mary Ferrand
Gina Galloway
Isabel Hughlette
Leslie Klingensmith
Janis Reed
Laura Lea Shuba
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Dr. Martha Welman
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Nyrma Hernandez

Director, Family Support

Julie C. Lopez

Tax ID#: 54-1849891

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The ANHSI Board of Directors urges you and the City Council to endorse the Inova Alexandria Hospital 2010 project. It is an opportunity to strengthen the system of tertiary care for all residents of the City.

Thank you for your consideration.

Sincerely,



Susan S. Abramson
Executive Director, ANHSI

Cc: Members of City Council



September 5, 2001

The Honorable Mayor and Members of City Council
City Hall
301 King Street
Alexandria, Virginia 22313

Dear Kerry:

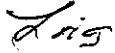
It is my hope (and expectation) that both the Planning Commission and City Council will give its approval to the proposed renovations to Inova Alexandria Hospital (i.e. redesigning of the emergency room to add bays,) creating additional parking space for visitors by building an employe gara ge, and modifications of hospital space for state-of-the-art equipment.

We are all well a ware of the acute shortage of emergency room availability in the Washington Metropolitan area. Anyone who has had occasion to go to Inova Alexandria or Fairfax in the last couple of years knows of the severe space limitations.

As a Washington House resident I am fully aware of the need for a close-by emergency room. Re-routing is NOT an option.

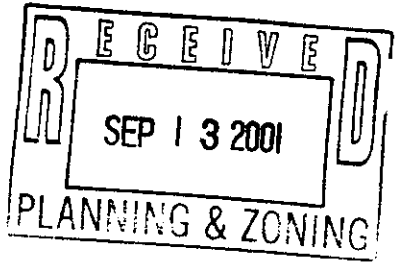
Thank you for your consideration.

Sincerely,



Lois Van Valkenburgh

Leholder



September 10, 2001

Members of the Alexandria Planning Commission
301 King Street
Alexandria, Virginia 22314

Dear Members:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute;
- Improving parking on hospital grounds; and
- Improving patient access to vital health care services.

As a City of Alexandria business, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

James R. Horner
President

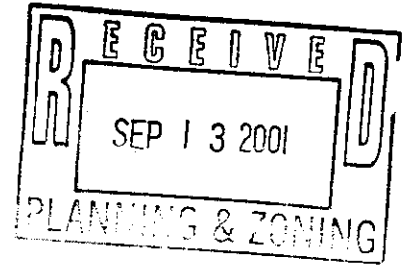


222

Sent to CC, Pa 2 #53



Alex. Hoop.



September 10, 2001

Mayor Kerry Donley
301 King Street
Alexandria, Virginia 22314

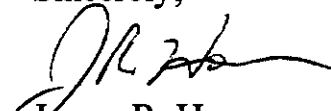
Dear Mayor Donley:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

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- Improving parking on hospital grounds; and
- Improving patient access to vital health care services.

As a City of Alexandria business, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,


James R. Horner
President



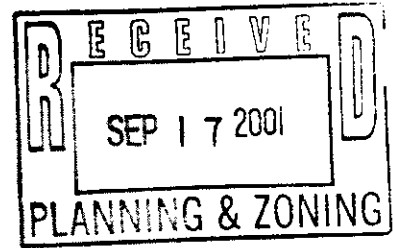
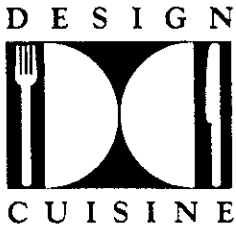
117 Clermont Avenue, Alexandria, Virginia 22304-4837 • Voice: 703-370-9070 • Fax: 703-370-9179
Web site: www.watermgt.com • e-mail: watermgt@watermgt.com



WE ALL LIVE DOWNSTREAM

Sent to CC, P & Z #53

Alex. Hoop.



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

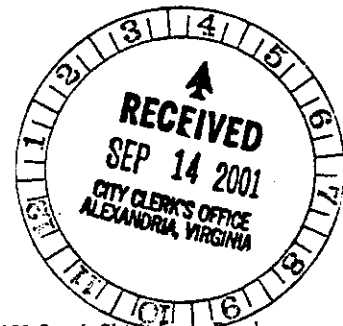
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- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services

As a City of Alexandria business, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Jean-Marie Dean Lattie
Director of Human Resources



2659 South Shirlington Road
Arlington, Virginia 22206
TEL 703-979-9400
FAX 703-979-8632

Sent to CC, PIZ #53

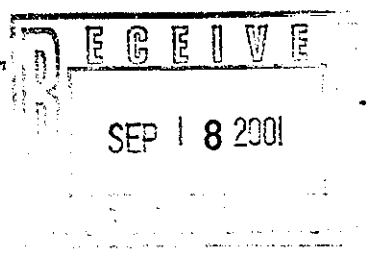


Alex. Hosp.

KENNETH KOZLOFF, FACHE
Vice President, Inova Health System
Administrator, Inova Alexandria Hospital

4320 Seminary Road
Alexandria, Virginia 22304
Tel 703-504-3000
Fax 703-504-3700
ken.kozloff@inova.com

September 6, 2001



Mr. Ronald H. Frazier
Director, Alexandria Department
Of Human Services
Office of Youth Services
2525 Mount Vernon Avenue; Unit 4
Alexandria, VA 22301

Dear Mr. Frazier:

Thank you for allowing me to present the Inova Alexandria Hospital 2010 expansion program to the Youth Policy Committee. As you requested, please find below those important changes that will help the youth in Alexandria with regard to our new project.

1. Children requiring ambulance transportation will be diverted less often with the addition of space and personnel to our facility.
2. A specified child-friendly area in our Emergency Department is being designed to treat children and shield them from the noise and drama of the trauma/cardiac patients.
3. Children will have enhanced access to pediatricians in the Emergency Department.
4. The availability of more treatment rooms allows for children, especially young athletes, to be seen in appropriate timeliness due to the configuration of our new facility.
5. Additional physicians and support staff will be hired to decrease the amount of waiting time our children spend with their parents in our waiting room.

If you have any questions or require additional information, please feel free to contact me.

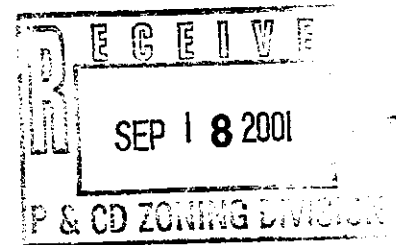
Sincerely,

Kenneth Kozloff
Administrator

KK:pjd

Cc: Mayor Kerry Donley ✓
Philip Sunderland





September 10, 2001

Chairman Eric Wagner
301 King Street
Alexandria, Virginia 22314

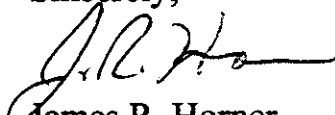
Dear Chairman Wagner:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

- Reducing emergency room reroute;
- Improving parking on hospital grounds; and
- Improving patient access to vital health care services.

As a City of Alexandria business, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,


James R. Horner
President

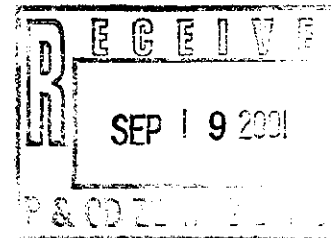




Sent to CR, P+Z #53

Alex. Hosp.

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



Dear Sir or Madam:

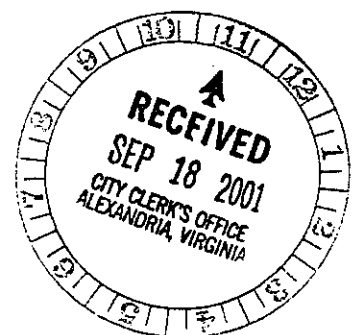
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- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria business, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Carole Dickert-Scherr
Vice President, Human Resources
Public Broadcasting Service



ALEXANDRIA COMMISSION ON HIV/AIDS

A City Council Appointed Commission

September 17, 2001

Mr. Scott E. Schwartz
1326 Bayliss Drive
Alexandria, VA 22302

Mayor Kerry Donley
Members of Alexandria City Council
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Fellow Alexandrians:

On July 16, 2001, Mr. Ken Kozloff of Inova Alexandria Hospital presented the Alexandria Commission on HIV/AIDS [ACoHA] with the Hospital's 2010 Project. The 2010 Project addresses vital issues including:

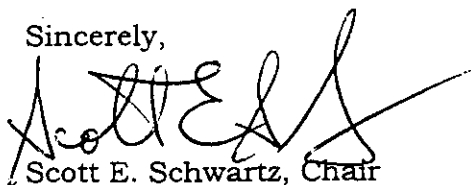
- increasing the Emergency Room ability to handle more patients efficiently
- restructuring space to accommodate the latest equipment for patient care
- increasing the number of single bed rooms available for the increasing number of seriously ill patients who require them
- expanding parking facilities for the growing number of community residents using the only acute care facility in the city.

Following Mr. Kozloff's presentation, ACoHA voted unanimously to support Inova Alexandria Hospital's plans for expansion and enhancement of the hospital facilities.

ACoHA recognizes and appreciates the essential community contribution of Inova Alexandria Hospital, the only acute care hospital in the City. The Commission believes that due to the co-factors of population growth and the recent closures of three other area hospitals, the 2010 Project is a reasonable and necessary action to ensure the health and welfare of our City residents.

The Alexandria Commission on HIV/AIDS therefore urges you to enthusiastically support the Hospital's plans and allow the 2010 Project to proceed without delay.

Sincerely,



Scott E. Schwartz, Chair
Alexandria Commission on HIV/AIDS





United Way
of the National
Capital Area

ALEXANDRIA UNITED WAY

300 North Washington Street, Suite 100, Alexandria, Virginia 22314
Tel. (703) 549-4447, FAX (703) 548-8894, Email: alexuw@uwnca.org

9 1 1 1 1

SEP 21 2001

ALEXANDRIA UNITED WAY

September 19, 2001

Chairman Eric Wagner and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Chairman Wagner and Commission Members:

The Alexandria United Way believes that the proposed changes and modifications at Inova Alexandria Hospital are essential to the ongoing provision of quality healthcare in this community. Over the years the United Way has partnered with the hospital on a variety of healthcare issues and has always supported the efforts of the hospital to serve the community. We believe that Alexandrians deserve an institution of the highest caliber with a modern and efficient facility to meet the challenges of future healthcare needs.

On behalf of the Alexandria United Way I urge your approval of this request and encourage your continued support of the work of our community hospital.

Sincerely,

Kimberly Mitchell Fiske
Chair
Alexandria United Way

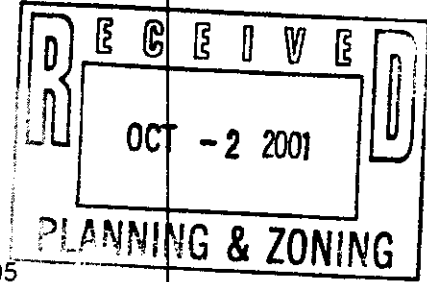
*sent to
ee, PJ
Alex Hosp
10/1/01*

**City of Alexandria Website Contact Us - EMail for Beverly Jett
(beverly.jett@ci.alexandria.va.us)**

Time: [Mon Oct 01, 2001 15:20:54] IP Address: [206.158.3.150]

First Name: Rosa
Last Name: Byrd
Street Address: 203 Wesmond Drive
City: Alexandria
State: VA
Zip: 22305
Email Address: rbyrd@acps.k12.va.us

Lynhaven Citizens Association
P. O. Box 2301 Alexandria, Va 22305



October 1, 2001

TO: Mayor Kerry Donley
Members of City Council

Comments: FR: Ruby Tucker, President
Lynhaven Citizens Association

RE: INOVA ALEXANDRIA HOSPITAL

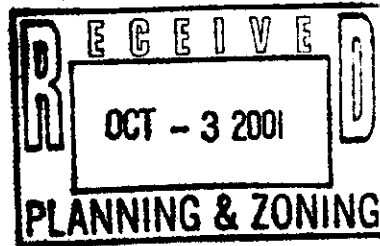
At the September 4, 2001 meeting of the Lynhaven Citizens Association, members voted to support the proposed INOVA Alexandria Hospital project if there is a statement of understanding with surrounding neighborhood associations.

sent to CC, P & Z #53

October 1, 2001

Alex. Hoop.

Mayor Kerry Donley
Members of the Alexandria City Council
Chairman Eric Wagner; and Members of the
Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



Dear Alexandria City Officials

My wife and I support plans to redesign the Inova Alexandria Hospital. The proposed plan will improve emergency room care, increase the number of single-bed rooms, and increase the number of parking spaces. We believe the changes are in the long-term best interest of the City and the residents served by the hospital.

We are aware of concerns being expressed by adjacent homeowners. We understand their desire to maintain privacy and screen their homes from view of the hospital. However, we suggest any agreements made with local property owners not unreasonably prohibit future growth or development if future expansion is needed.

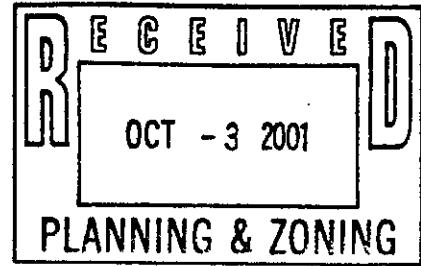
We have been long time City residents. We support changes that will reduce inconvenience in the emergency room, improve existing healthcare service, and improve parking on hospital grounds.

Sincerely,

Dave & Susan Cavanaugh
4008 Fort Worth Avenue
Alexandria, VA 22304



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



Dear Sir or Madam:

I am writing to express my support of Inova Alexandria Hospital and its proposed "Inova Alexandria Hospital 2010" project. The hospital's project aims to address some of the health care issues most important to Alexandria residents:

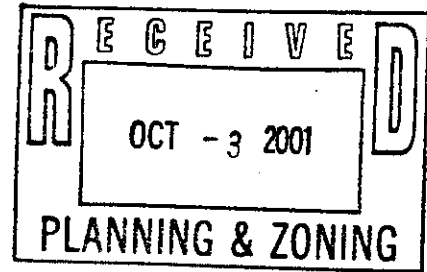
- Reducing emergency room reroute.
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name: Dave & Susan Cavanaugh
Address: 4008 Fort Worth Ave.
Alexandria, VA 22304

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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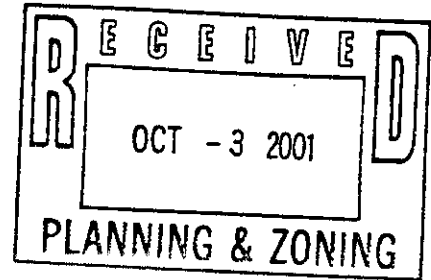
- Reducing emergency room reroute,
- Improving parking on hospital grounds, and
- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Name: Jayson Price
Address: 805 W Howard St #396
Alexandria, VA 22304

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



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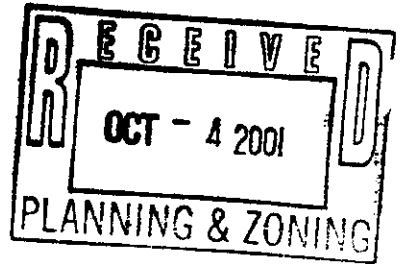
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- Improving parking on hospital grounds, and
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Sincerely,

Name: Carolyn B. Sowdon
Address: 801 W. Howard St. #105
Alexandria, VA 22304

Leida



Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

Dear Sir or Madam:

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- Improving patient access to vital health care services.

As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

I am glad to hear that a pedestrian stop is being put in on N. Howard St. It will be

Sincerely, *Deborah A. Catter*

Name: Deborah Catter
Address: 805 N. Howard St #228
Alexandria, VA 22304

Sent to CC, P. Z #53

Alex. Hoop.

Lynhaven Citizens Association

P. O. Box 2301 Alexandria, Va 22305

OCT - 4 2001

October 1, 2001

TO: Mayor Kerry Donley
Members of City Council

FR: Ruby Tucker, President
Lynhaven Citizens Association

RE: INOVA ALEXANDRIA HOSPITAL

2001 OCT - 2 PM 3:38

At the September 4, 2001 meeting of the Lynhaven Citizens Association, members voted to support the proposed INOVA Alexandria Hospital project if there is a statement of understanding with surrounding neighborhood associations.



236

Finder

THE KEYSTONE PLUS CONSTRUCTION CORPORATION

703-924-7270

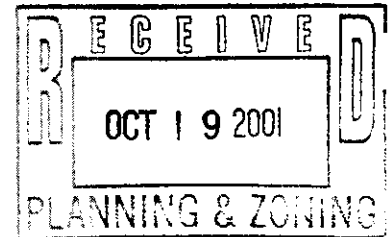
5416 Oakwood Road, Alexandria, VA 22310

Fax 703-924-9833

Sent to CC, P, Z #53

October 16, 2001 *Alex. Hoop.*

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314



Dear Sir or Madam:

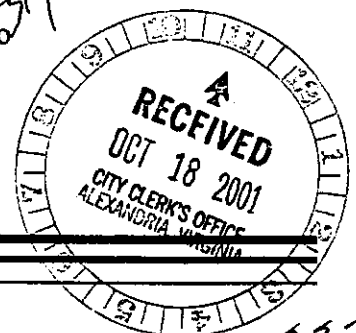
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Sincerely,

for Carlos Perdomo
Carlos Perdomo
President



Sent to CC, P & Z #53

Alex. Hoop.

[Stamp]

OCT 23 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

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As a City of Alexandria resident, I believe it is important to support our community's only remaining acute care hospital. Please vote in support of Inova Alexandria Hospital to ensure the hospital will continue meeting the growing health care needs of our community.

Sincerely,

Gail Hansen

Name: GAIL HANSEN

Address: 805 NORTH HOWARD ST. #340
ALEXANDRIA, VA 22304

10-20-01



THE PLAZA

September 25, 2001

Mayor Kerry Donley;
Members of the Alexandria City Council;
Chairman Eric Wagner; and
Members of the Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

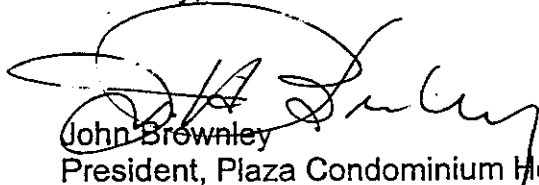
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Sincerely,



John Brownley
President, Plaza Condominium Homeowners Association

JB:pjd

Members, Plaza Condominium Homeowners Association

Judy Platt
807 N. Howard #314
Alexandria, Va. 22304

A. Alexander
803 N. Howard St #554
Alexandria, VA 22304

Robert J. Seppan
1706 Oakcrest Drive
Alexandria, VA 22302

(Association Council)
Evelyn R. Ruxton
805 N. Howard St #427
Alexandria VA 22304

John F. Johnson
807 N. Howard St #116
Alexandria VA 22304

Al Lang
803 N. Howard St. #258
Alexandria, Va. 22304

Sydney M. W. W. W.
803 N. Howard St #348
Alexandria, VA. 22304

Nan Rudin
807 N. Howard St - 414
Alexandria, Va 22304

Kim Peacock
805 N. Howard #342
Alexandria, VA 22304

Alice Gordon
801 N. Howard St.
Alexandria, VA 22304

Leonard J. Finkel
807 N. Howard St. - #414
Alexandria, VA 22304

Hilda S. Herlock
803 N. Howard St. 445
Alexandria, VA 22304-5464

Members, Plaza Condominium Homeowners Association

Alan P. Borden
801 N. Howard St #268
Alexandria Va 22304

Katherine Kim Slavin
805 N. HOWARD ST #323
ALEXANDRIA, VA. 22304

Emma C. Howerkamp
805 N. Howard St.
Alexandria, VA 22304

Frank Mat
157 DALE Street
Alexandria VA
22305

Sheryl Lyns
801 N. Howard Street
Alexandria, VA 22304

J Brophy
805 N. Howard
Alex, VA 22304

Suzanne Feeder
808 N. Howard St. #354
Alex. VA. 22304

Lou Don Hill
807-N. Howard #114
Alexandria, VA 22304

Arta Arini
7521 Westmore Dr.
Springfield, VA 22151

Walter Shafik
3500 Courtland Dr
Falls Church, VA 22041

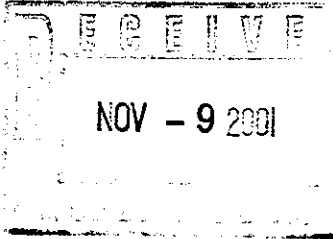
Elaine T. Joseph
4600 S Four Mile Rd #1136
ARLINGTON, VA 22204
(PLAZA STAFF)

Dr. Debra Cuy
801 N. Howard #549
Alexandria, Va 22304

Members, Plaza Condominium Homeowners Association

Kate Heisey
801 N. Howard St #108
Alex VA 22314

Ed Heisey
801 N. Howard St #108
Alex VA 22314



Sent to CC, P, Z #53
DSUP 2001-0020
Alex. Hoop.

1100 North Howard Street
Alexandria, Virginia 22304
November 7, 2001


The Honorable Kerry Donley
P.O. Box 178
Alexandria, Virginia 22313

Dear Mayor Donley:

I read with interest the October 25 article in *The Washington Post*, "Hospital, Residents Reach Deal", in which you were quoted. Although an agreement has been reached between Inova Alexandria Hospital and its neighbors on the proposed "Inova Alexandria 2010" project, issues with regard to the construction of the three-story parking garage remain. As the Planning Commission and City Council prepare to consider the Inova project, I would like to ensure that these issues are considered.

The scenic easement agreed to by the hospital and the neighborhood does not protect all the current green space existing between the hospital and its neighbors. In some cases, the easement protects 50 percent or less of the green space currently providing a buffer between hospital buildings and neighboring homes. Site plans call for the removal of mature evergreens, to be replaced by "landscaping". Inova plans to build a concrete structure three stories high and 300 feet long a few hundred feet from neighbors' property lines; it is imperative that this commercial structure be screened, not merely planted with low-lying bushes.

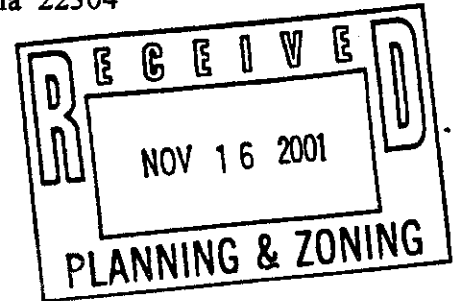
The Memorandum of Understanding for this project notes that Inova will "consult with the neighborhood with respect to landscaping". With the City's assistance, we look forward to working together to ensure that this project does not repeat the mistakes made at The Reserve at Potomac Yard or the Eisenhower Avenue approaches to the Patent and Trademark Office.

Sincerely,

Deborah Zajac Homburger

cc: Alexandria City Council
Alexandria Planning Commission
Director of Planning and Zoning
The Washington Post

DSUP 2001-0020

1100 North Howard Street
Alexandria, Virginia 22304
November 7, 2001



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Sincerely,

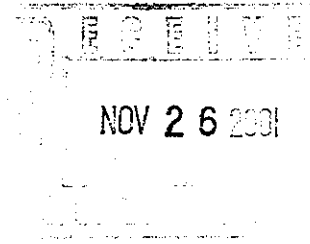
Deborah Zajac Homburger

cc: Alexandria City Council
Alexandria Planning Commission
Director of Planning and Zoning
The Washington Post

DSUP 2001-0020 sent to CC, Planning

Seminary Ridge Civic Association, Inc
November 18, 2001

F: Alex Hoop

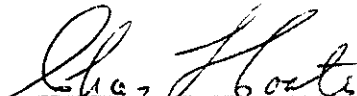


Mayor Kerry Donley
Members of the Alexandria City Council
Chairman Eric Wagner; and Members of the
Alexandria Planning Commission
301 King Street
Alexandria, VA 22314

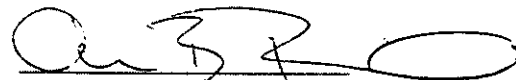
Dear Alexandria City Official

The Seminary Ridge Civic Association Board supports plans to redesign the Inova Alexandria Hospital. The proposed plan will improve emergency room care, increase the number of single-bed rooms, and increase the number of parking spaces. We believe the changes are in the long-term best interest of the City and the residents served by the hospital.


We are aware of concerns being expressed by adjacent homeowners. We understand their desire to maintain privacy and screen their homes from view of the hospital. However, we suggest any agreements made with local property owners not unreasonably prohibit future growth or development if future expansion is needed.



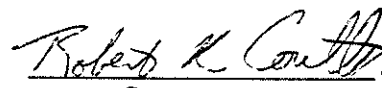
President



1st Vice President



2nd Vice President



Secretary



ADDENDUM

10

2-23-02

INOVA ALEXANDRIA HOSPITAL
4320 Seminary Road
Alexandria, Virginia

DSUP #2001-0020

CORRESPONDENCE

DSUP 2001-0020
alex. Hospital

January 31, 2002

Kenneth Kozloff
INOVA Alexandria Hospital
Administrator's Office
4320 Seminary Road
Alexandria, VA 22304

HAND DELIVERED

Dear Mr. Kozloff:

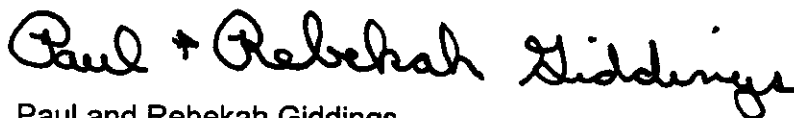
As residents of North Ivanhoe Street, we'd like to express our concern over the hospital's proposed parking management plan.

Currently, the plan indicates penalties for employees who park in violation of the policy on hospital grounds. At the January 28, 2002, meeting a discussion ensued as to the legality of the hospital also ticketing employees who park on residential streets. The hospital representatives indicated that they would ask their legal staff to provide further information on the issue.

Our concern focuses on employees, contractors, and visitors parking on North Ivanhoe Street and using our property (1421 N. Ivanhoe Street) as an access route to the hospital. Currently, when standing on North Ivanhoe Street and looking toward the hospital property, there is a clear view of the hospital building and the adjoining gated parking lot, via our property. Employees, contractors, and visitors can walk through our yard and very quickly enter this parking lot, without looking out of place. While we're opposed to the use of North Ivanhoe Street as overflow hospital parking, we understand that the street itself is public property, and aside from the hospital fining their employees, there is little that can be done about this issue. As such, we firmly believe a formidable row of trees and shrubs and other landscaping alternatives, such as a berm, will prevent hospital employees, contractors, and visitors from using our property as an access route. If the gated parking lot cannot be seen from North Ivanhoe Street and if would-be trespassers know that they will have to walk through dense brush to reach the hospital property, we feel that there will be a greatly diminished possibility that our property will be used as an access route and, additionally, that North Ivanhoe Street will be used as overflow employee parking.

In response to our concerns, we respectfully request that the hospital plant dense trees and shrubs and make use of other landscaping alternatives to block this access to the gated parking lot as a component of the proposed parking management plan.

Thank you,



Paul and Rebekah Giddings
1421 North Ivanhoe Street
Alexandria, Virginia 22034
703-212-0767

cc: Jeffrey Farner, Urban Planner
City of Alexandria Planning Commission

246

Docket Nos. 5-A/5-B
Development Special Use Permit #2001-0020
Remarks Before the Alexandria Planning Commission

By
Manmohan Sahn
906 N. Howard Street, Alexandria, Va., 22304-1624
February 5, 2002

As an **impacted homeowner**, I object to the 4-level parking structure proposed by the Inova Alexandria Hospital. I do, however, **support a 3-level structure (one underground level, one at grade, and one above grade)**. I have been a resident at this address for nearly 27 years. This is my first appearance before this commission, because of the potential impact to our quality of life.

My support is based on two considerations: (1) the need to expand the valuable health care services provided at the Alexandria Hospital, and (2) previous discussions between the Seminary Hill Association Committee and the Hospital Administration.

During these discussions, architectural concerns as well as the cost issues pertaining to an underground parking level were discussed extensively. Possibilities discussed were the **need for 3 levels of parking, (architecturally, either one-full level or at least one-half level needed to be underground)**. Based on these discussions, a three-level structure was detailed in the Memorandum of Understanding (MOU) that was signed by the Alexandria Hospital and the Seminary Hill Association. **My support of this final MOU was based on the clear understanding that there would be no more than two levels above ground (one at grade and one above grade).**

On January 30, 2002, I was **shocked** to learn that the Hospital has applied to the Planning Commission for rezoning to include a 4-level parking structure, three levels above ground and one level underground. Architectural concerns were cited, again, as the compelling reasons for the change. **My dissent to the Hospital's proposal is based on the following:**

1. The proposed 4-level structure will be **75-103'** higher than the grade above my property/house (25-33' for the **monstrous structure** plus the normal elevation difference of about 50-70').
2. The size of the structure clearly qualifies it as a Commercial Parking Lot, unfit to exist in a residential neighborhood setting.
3. There will be a potential loss of property value, or an adverse impact on its growth, due to the increasing commercialization.
4. The traffic congestion caused by the Cameron Station development (residents of which are using North Howard Street as a Commuter link), will be further exacerbated.
Note: The recent introduction of the pedestrian traffic light in front of Parking Lot A (East North Howard Street) has started to contribute to the traffic back up during rush hours.

5. Homeowners on the west side of North Howard Street, where my property is located, will be sandwiched between increased vehicular traffic both in the front and the back, with the consequential concerns relating to privacy, security, peace and quiet.

Like its previous development project, the current Development Special Use Permit #2001-0020 includes underground facilities, and yet, to the best of my knowledge, no other existing parking areas within the Hospital campus were considered for underground parking. May I suggest two aesthetically and environmentally feasible alternatives to the proposed parking structure behind our property?

a) Build an underground parking level in front of the Hospital (adjacent to Seminary Road and Howard Street) including Lot A, and connect them with an underground tunnel for pedestrians and automobiles crossing over. After completing the underground construction, restore and maintain the surface parking lots as they exist now. This will increase the number of parking spaces far above the level the Hospital will get from the multi-level structure in question, pedestrian safety will be completely assured, and we can remove the traffic light as well. The neighborhood would find no change in the environment and surroundings, regardless of the location of an individual's property. All the tax-paying homeowners will share equally in the inconvenience and discomfort during the construction phase.

b) Build underground parking only under the current surface parking lot in front of the original hospital building and leave Lot A unchanged. This recommendation has minimal long-term impact on neighborhood residents but provides the hospital with the requisite additional parking spaces.

Finally, I'd like to raise some long-term planning issues that I hope will be addressed and included in your deliberations:

1. The Planning Commission staff has recognized that "While the Zoning proffer limits additional F.A.R., the current Zoning Ordinance does not include parking structures in the calculations of F.A.R." *Does this mean that the Alexandria Hospital can come back to the City for additional parking facilities without any involvement or intervention of the neighborhood residents?*
2. The staff considers the Hospital proposal in keeping with the specific goals and objectives of the City Master Plan, in particular the Hospital's location as suitable for 'institutional use'. *If so, is this proposal a harbinger of more targeted commercial development of the like we have seen on Beauregard Street?*

My concerns are based upon the fact that we are impacted more than the other residents, and you must appreciate the total scenario that surrounds the Special Use Request.

Immediate impact of this development is on property owners located on Ivanhoe Avenue on the East of the Hospital, Juniper Street on the South, and the Vaucleuse Sub-division on the West of the Hospital. The parking structure proposal **will not** impact the Ivanhoe residents, because part of the proposed structure is obscured by existing hospital plant and a surface level parking lot, (which will

remain unaffected). The residents on the south or southeast side of Ivanhoe, as well as those on Juniper Street, are protected by a large buffer of untouched landmass which the hospital has committed to leaving unchanged. Further, the residents on Juniper Street will be protected by the planning staff restriction not to use that land for an opening into the hospital campus.

On the west of the hospital, Vauclease residents east of Howard Street are impacted minimally, barring the street parking concerns, which are being seriously dealt with by the hospital and the planning staff. These neighbors are also protected from the traffic concerns because their access to the sub-division is through one gateway (Ormond Avenue). This leaves the homeowners on North Howard Street, between Jordan and Seminary, most vulnerable to the proposed changes, particularly the residents on the west of the street. Of these, some of us are impacted more than others. Because the bulk of the proposed structure is directly behind our property, we will be impacted the most. Hence the need for my appeal.

I would appreciate feedback on the results of the Commission's deliberations and decisions, as well as on the resolution of the issues raised above.

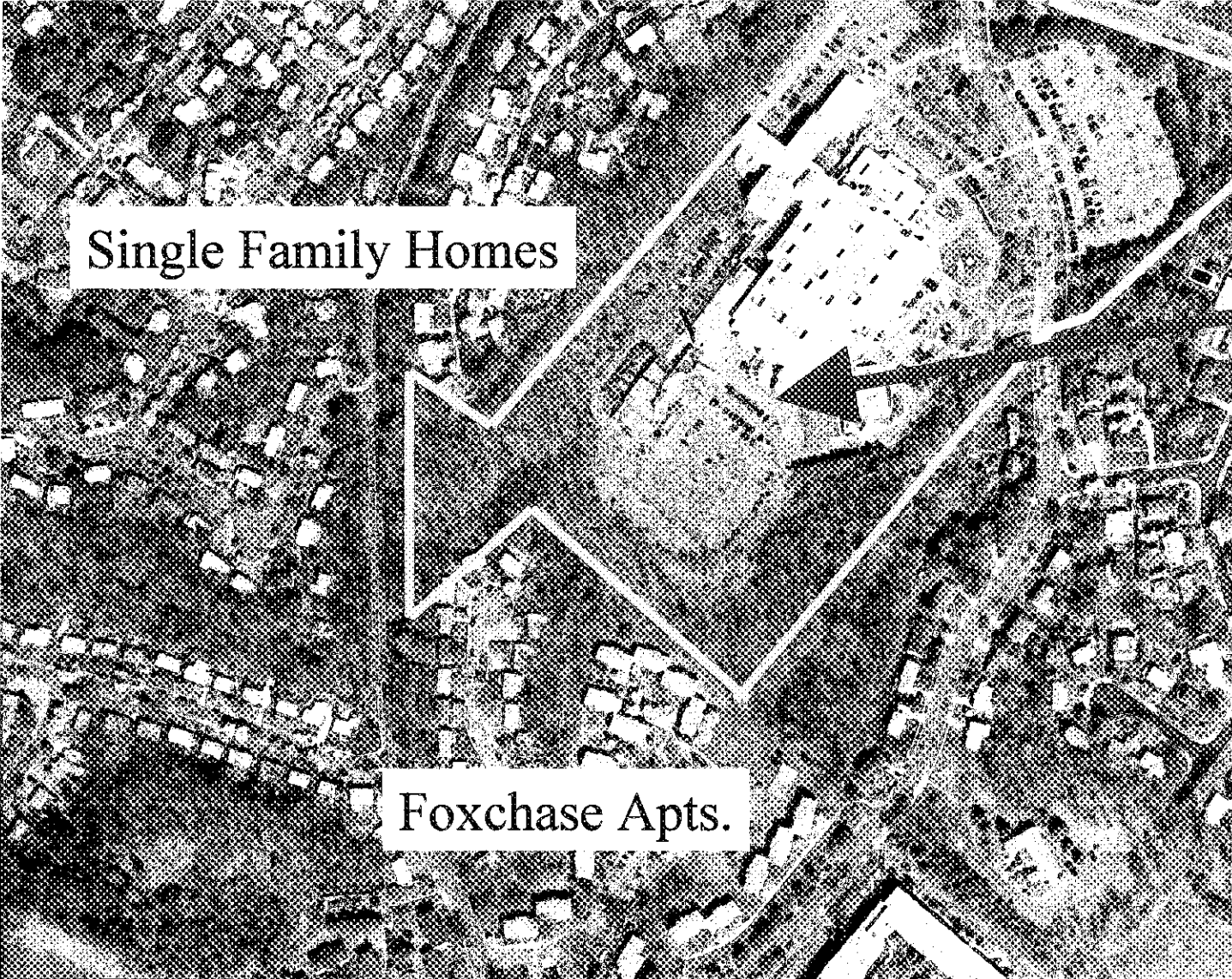
Please feel free to contact me at 703-751-6904 for further input or clarification.

Thank you for your time and attention.



INOVA Alexandria Hospital

LOCATION MAP

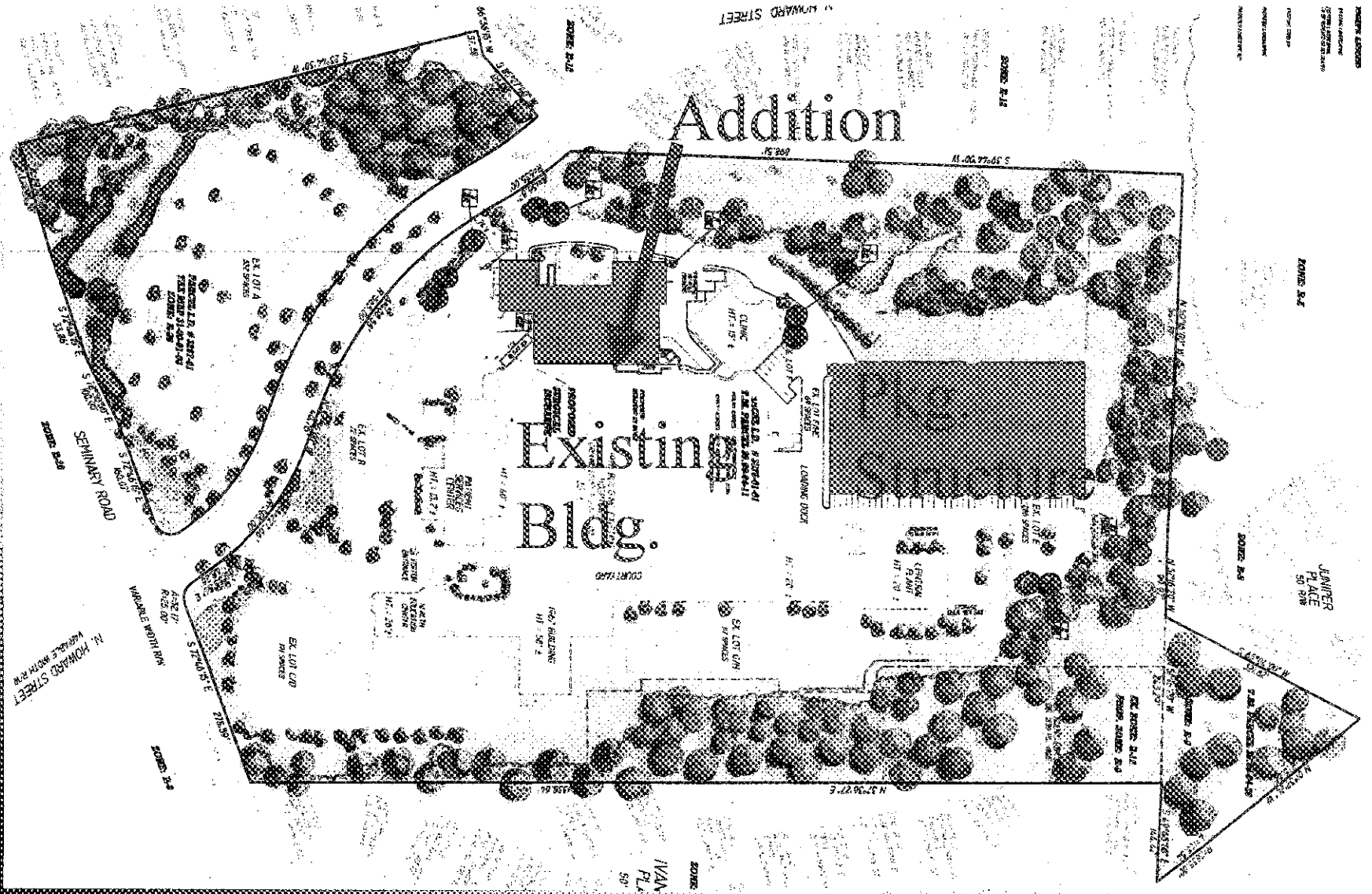


SITE

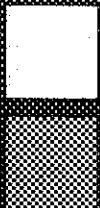
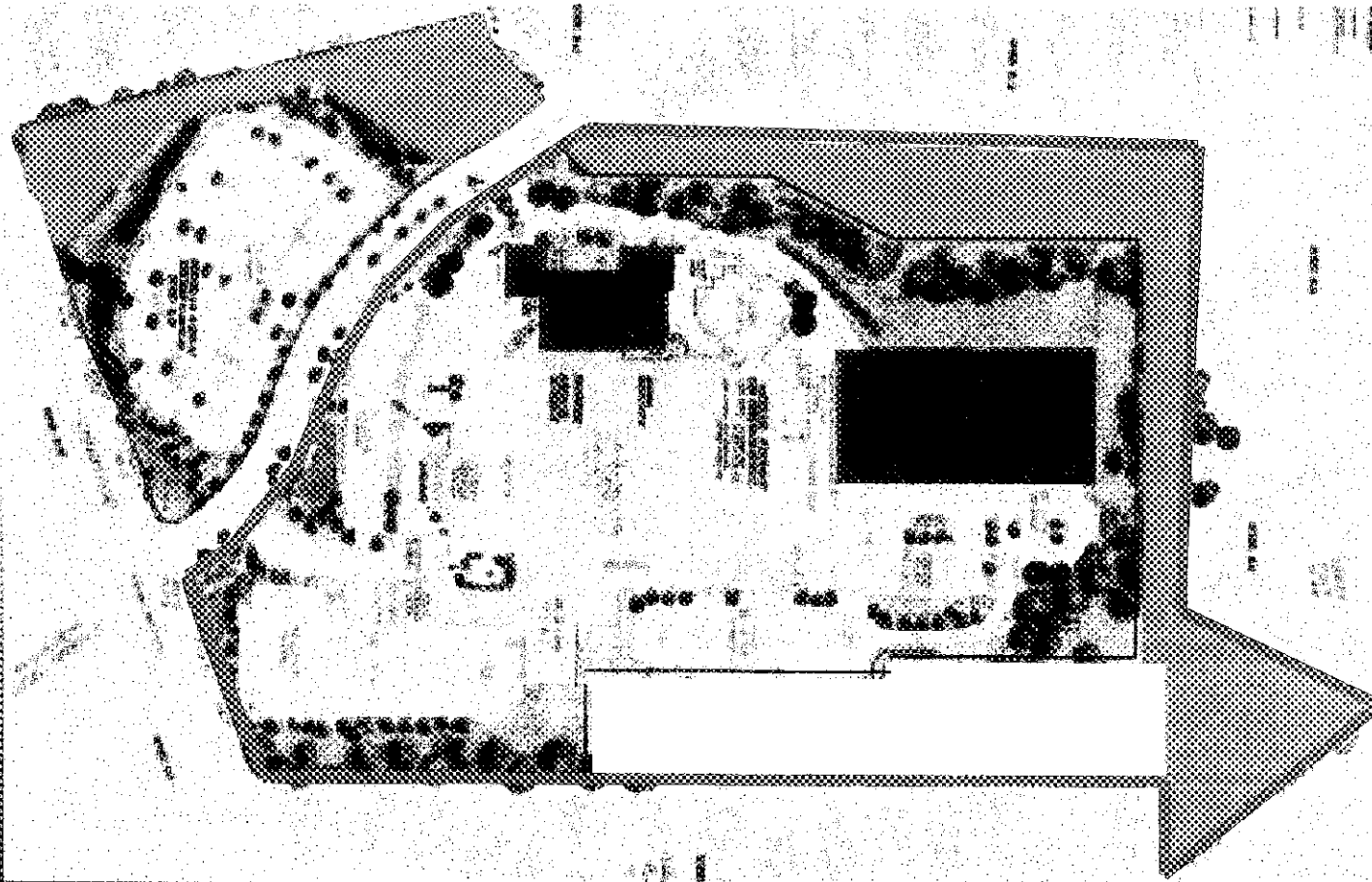
EXHIBIT NO. 5

10
2-23-02

INOVA Alexandria Hospital



INOVA Alexandria Hospital



Existing Conservation Easement

Proposed Conservation Easement

Key Elements- Neighborhood Agreement:

- Additional Conservation Easements
- No rezoning for 25 yrs
- Adhere to existing SUP conditions

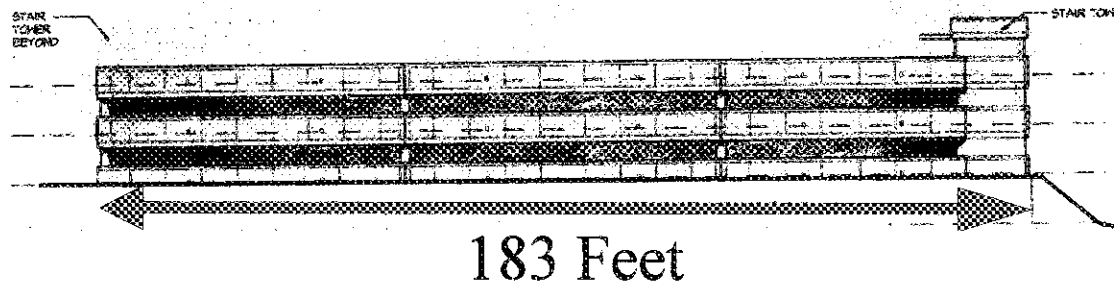
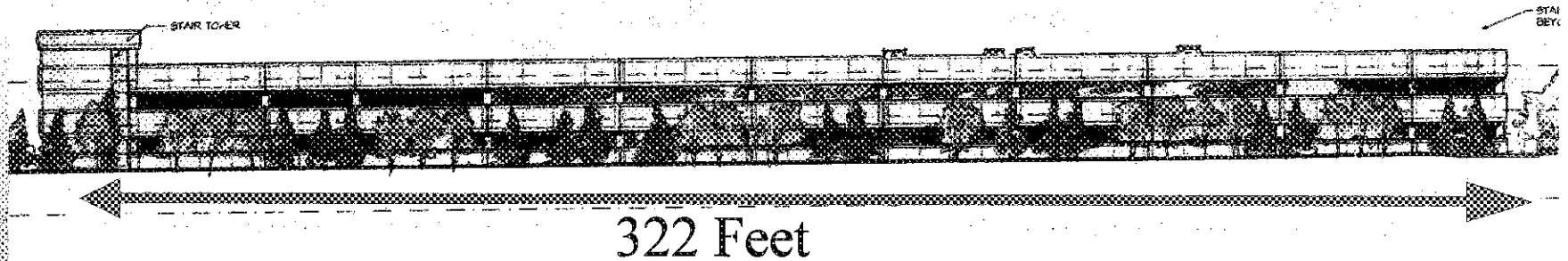
REMAINING ISSUES

- Screening of Parking Deck
- Reducing the spillover lighting onto adjoining residences
- Landscaping along Howard Street
- Amount and Management of Parking
- Design of Building Addition

INOVA Alexandria Hospital

PARKING STRUCTURE

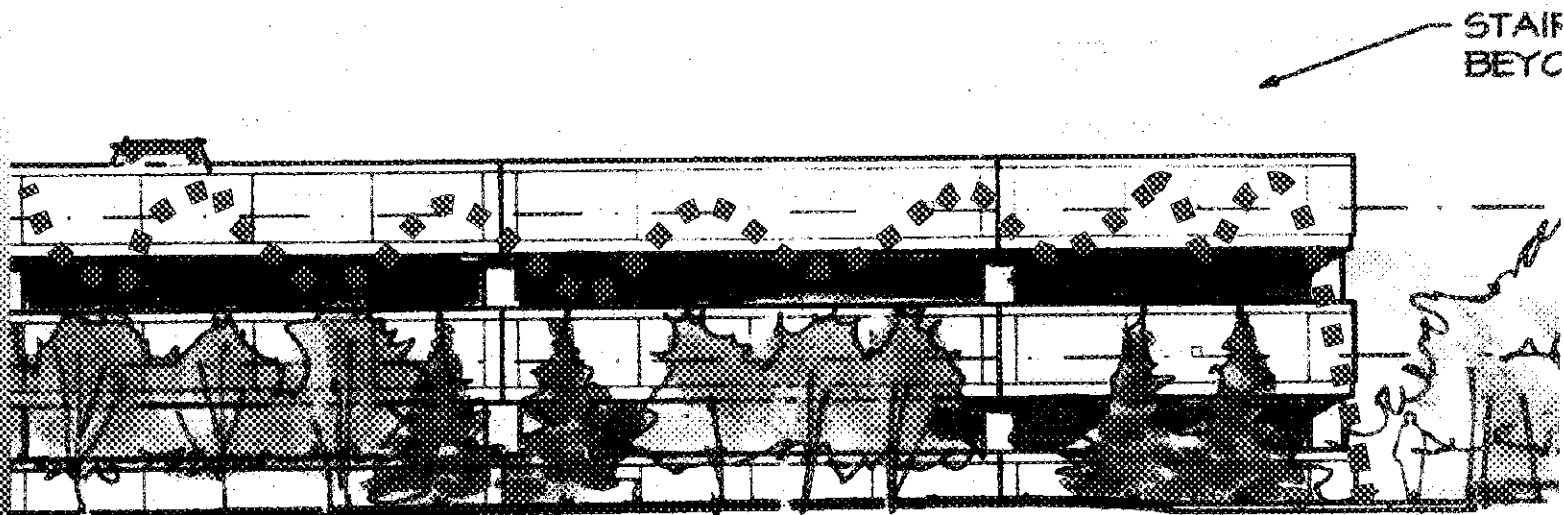
South Elevation



West Elevation

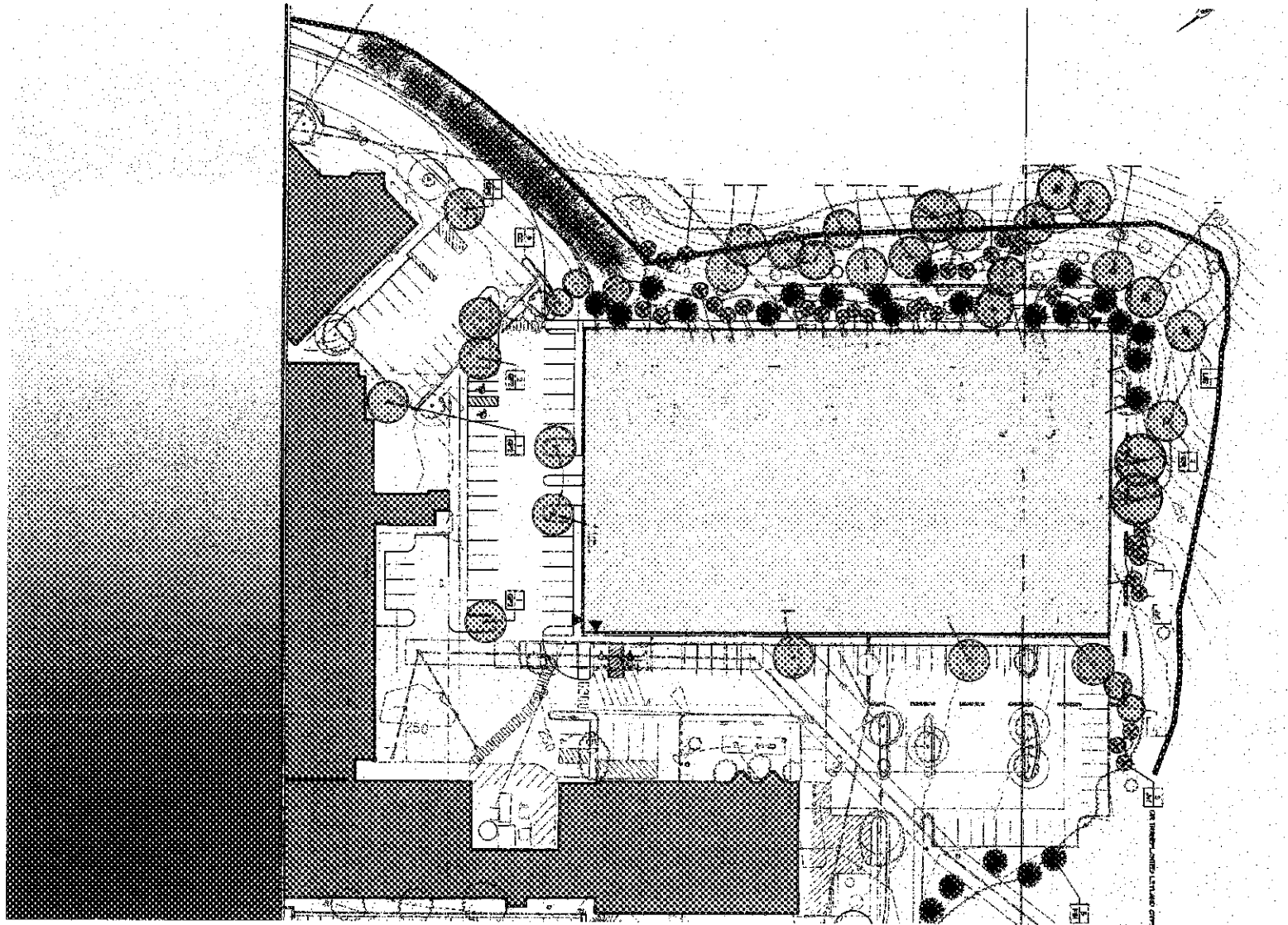
INOVA Alexandria Hospital

PARKING STRUCTURE LANDSCAPING/SCREENING

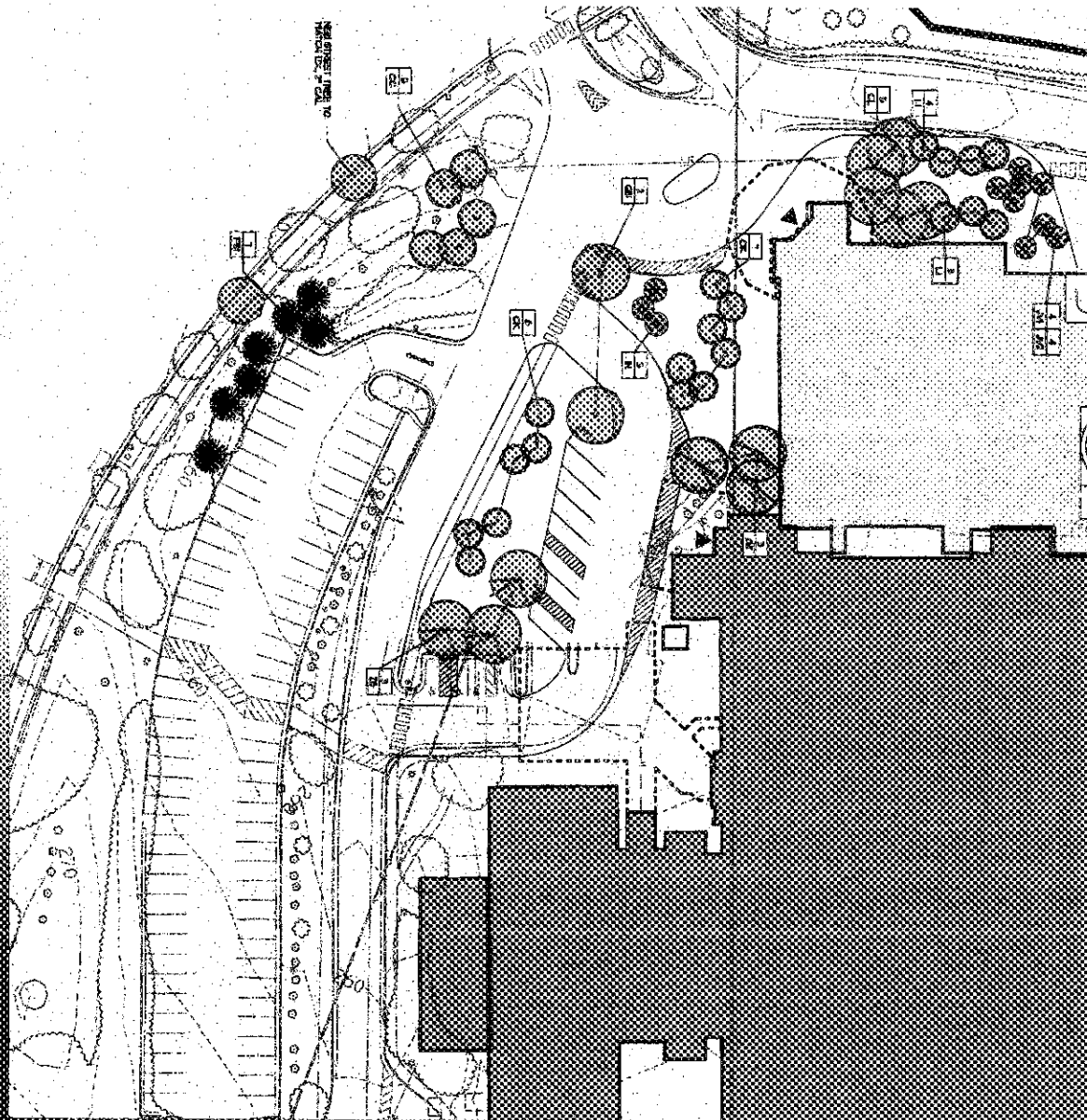


INOVA Alexandria Hospital

Additional Landscaping to Screen Garage



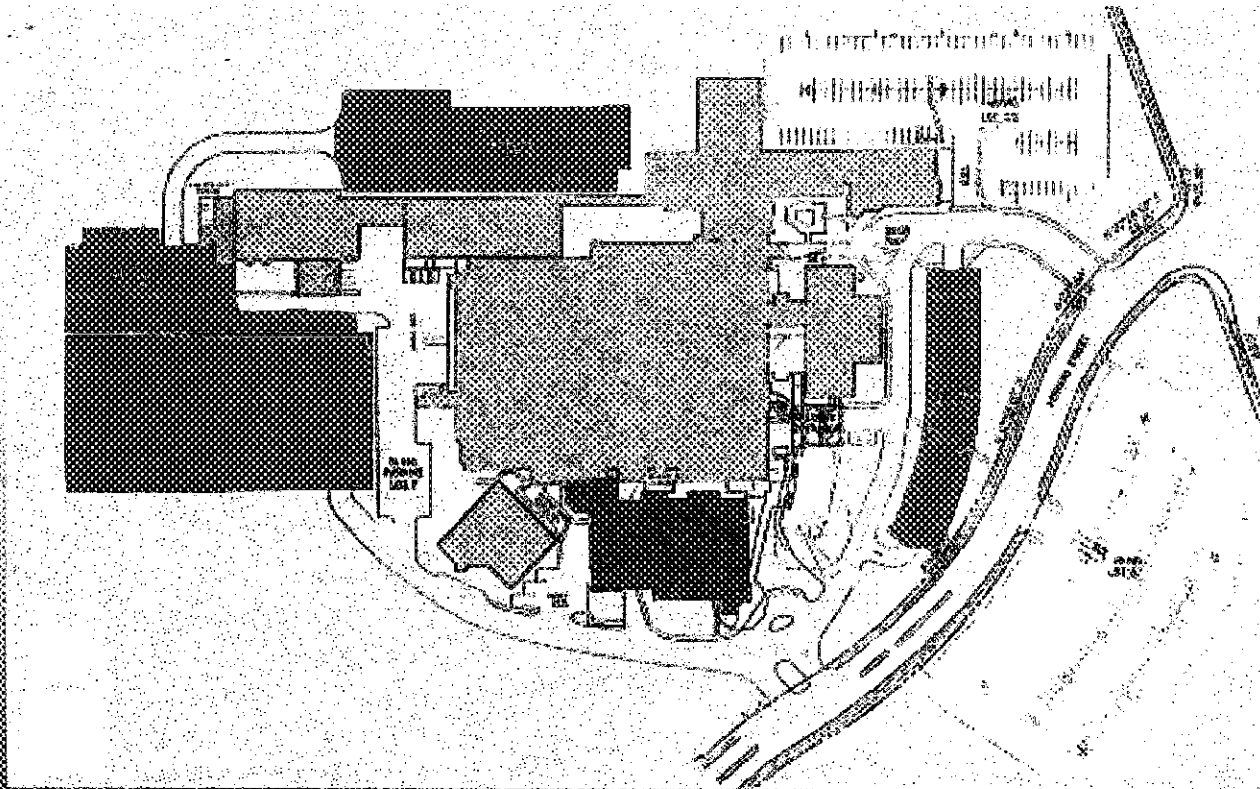
INOVA Alexandria Hospital



Additional
Landscaping
Adjacent to
Howard Street

INOVA Alexandria Hospital

PARKING



Additional Parking
(697 spaces)

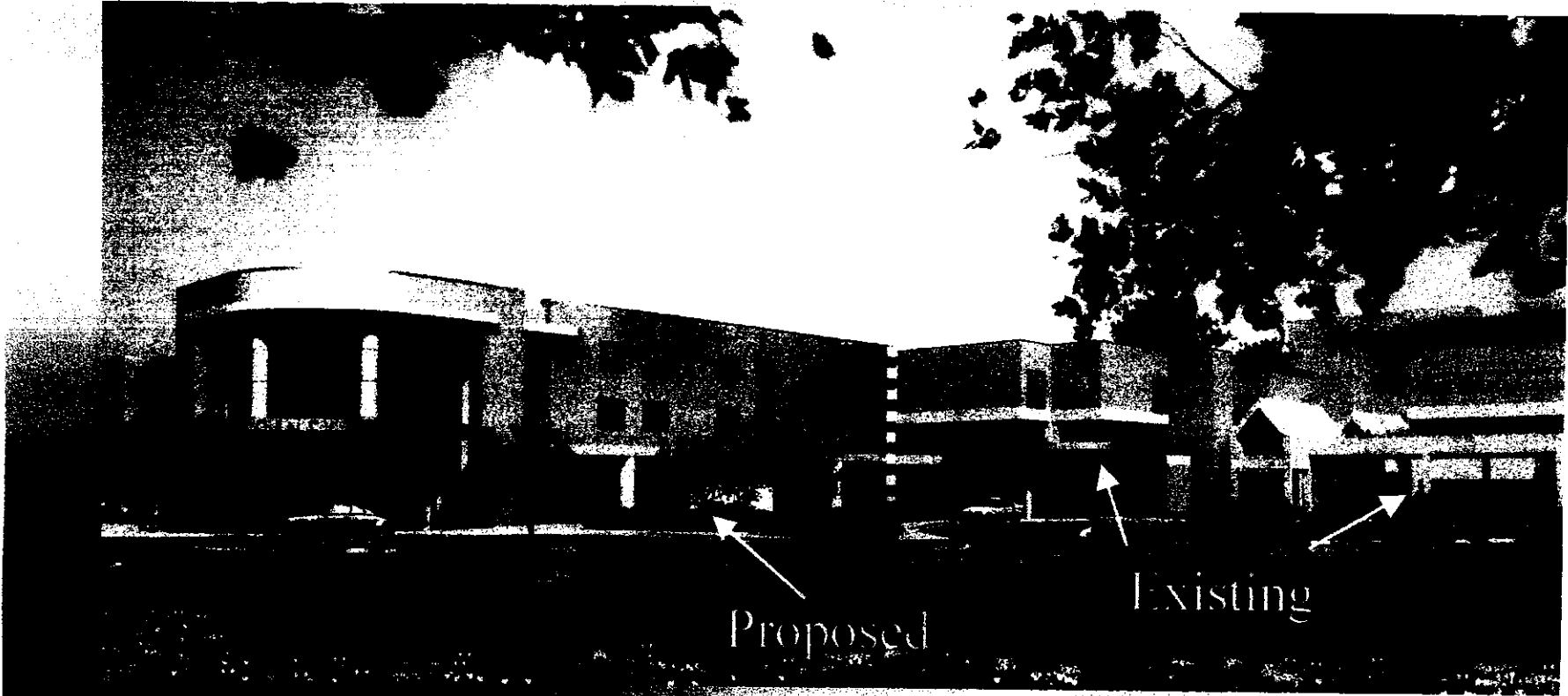
Parking
Management
Plan

■ Visitor Parking

■ Employee Parking

INOVA Alexandria Hospital

BUILDING ELEVATION



Howard Street Elevation

INOVA Alexandria Hospital

PLANNING COMMISSION

Unanimous Recommendation of Approval

Docket No. 10
Development Special Use Permit No. 2201-0020
Remarks Before the Alexandria City Council

By
Manmohan Sahni
906 North Howard Street, Alexandria, Va., 22304-1624
February 23, 2002

My name is Manmohan Sahni. I have lived at 906 North Howard Street, Alexandria for about 27 years. In all that time, this is the first time that I am appearing before this Council. I am here because of my concerns relating to Inova Alexandria Hospital's expansion plans, in particular, its proposal to construct a four-level parking garage directly behind our back yard.

There are four points that I want to make before this Council. The Council must recognize the fact that I am an ordinary average citizen who has no power, influence or connections. I am making these points in the public forum with a firm conviction that you are in a position to make a difference, and that you will heed the concerns and just demands of your city's residents. If you don't, who will!

The points that I want to make are:

1. I oppose the parking garage as proposed, particularly the three above ground levels. In its finished state, the structure as proposed, would be **75-103' above the grade of my house.**

Such a structure is **invasive**, and environmentally, **cannot be corrected by landscaping alone**. A Commercial lot of that size **does not** properly belong in a residential setting right in the center of housing all around it. **If** the Hospital must have four levels of parking, **at least two of these should be underground.**

2. In the Proffer that the Staff has recommended, parking is left out because of the way the FAR is calculated. Parking restrictions should be **spelled out** in the Proffer.
3. More weight should be given to the views and wishes of the citizens who are **impacted the most** by the proposals in question. It is **easy for any one to come before you to support the proposal when it impacts them minimally or not at all.**

Property owners on the West Side of North Howard are the most impacted. They have cooperated in the past and are doing so again. However, the Hospital needs to recognize that there are limits to cooperation. The **residents** deserve the Council's utmost attention to this problem.

As a case in point, the helicopter noise may affect all neighbors, but more so the West Side residents whose houses vibrate with the noise. It can also pose potential danger to life and limb through an unfortunate happenstance – a slight human error or mechanical failure.

To give you **another example**, in the correspondence section of the package submitted to you, there are about **150 support letters**. **Of these as a group, under 10 are from residents in the immediate vicinity of the hospital and each and every one of them is a form letter prepared by some PR entity.** I'd like to draw your attention to **three letters found on pages 80, 128 and 165, in particular the letter from a family living on North Howard Street, who are in the medical field and who oppose the hospital project.** That letter is on **Page 128** in the Correspondence Section.

4. There is a **long-term impact due to the Hospital' proposed expansion**, particularly within the **context** of the following:
 - a) Public knowledge about opening an access to traffic from the South on HOV I-395 to Seminary Road;
 - b) Permission to the Hospital to build a commercial size parking garage; and
 - c) Talk of the Master Plan vis-à-vis suitability of the hospital expansion and future commercialization of the area.

In conclusion, I hope that you will **approve** the four-level structure **only if two of them are underground.**

I thank you for your time and attention.

9210
2-23-02

Docket No. 10
Development Special Use Permit No. 2001-0020
Alexandria City Council Meeting on February 23, 2002

North Howard Street Neighborhood Objection

We, the homeowners on the west of North Howard Street, collectively wish to submit to the Alexandria City Council, our **objection** to the expansion plans of the INOVA Alexandria Hospital, particularly its proposed multi-level above ground parking garage. Besides its impact on the increasing traffic on our street, a **parking garage of the size proposed does not belong in a residential neighborhood.**

Residents on North Howard Street whose homes are located on the same side as the Hospital are **impacted the most** by the proposed four-level structure. Given the height of the proposed structure, landscaping alone will not mitigate the deterioration of the scenic and environmental uniqueness of our back yards.

In the spirit of good neighborliness, we have cooperated with the Hospital in the past and will continue to do so. However, we **strongly object** to the size of the parking structure as designed. We request that the parking garage be limited to no more than two levels above ground (one at grade and one above grade).

We hope that the City Council will approve the four level garage only if two levels are underground.

David P. Hapstuch
D. Hapstuch

Frank P. Jankovic
J. G. H. H. H.

Ann Salby
Victor Lantado 908 N. Howard St. Alex, VA. 22304

Doris J. Hebenstreit 904 N. Howard St

Steve J. Hebenstreit 904 N. Howard St

Mannohan Sahni, 906 N. HOWARD ST., ALEX., VA 22304

Testimony of Frank P. Homburger
Alexandria City Council
February 23, 2002

Mayor Donnelly and Members of the City Council. My name is Frank Homburger and I live at 1100 North Howard Street. I appreciate this opportunity to appear here this morning to advise you of my concerns regarding Alexandria Hospital's request for a special use permit, particularly with respect to the construction of a 4-level parking structure.

My home is adjacent to the hospital property and immediately behind the proposed garage, so my wife and I are directly impacted by this plan. We have attended meetings with hospital personnel, the Seminary Hill Association and other concerned neighbors in order to learn the scope of the hospital's plans. I also participated in the meetings of the working group set up under the auspices of the association, which resulted in a formal Agreement between the association and the hospital.

Throughout this process, our chief concern has been to ensure that the neighborhood is shielded from intrusive construction and that the residential character of the area is maintained. The scenic easement agreed to by the Seminary Hill Association and the Hospital is an important step in the right direction. The additional landscaping required by the staff of the Planning Commission, which includes a large number of mature trees, will also help in this respect.

As this proposal goes forward, I ask that you ensure that the commitments that have been agreed to by the hospital are kept. I urge that a committee be established consisting of neighborhood representatives, Planning Commission staff and hospital authorities. This committee should meet on a regular basis to address all issues of concern as this proposal continues through the planning, design and construction phases.

The potential for a negative impact from a project of this magnitude is clear-- just look at the Inova facility in Fairfax. While no one questions the importance of quality health care for Alexandria residents, we must ensure that the quality of life and the character of our city are not sacrificed in the process.

STATEMENT OF WILLIAM C. DICKINSON, PRESIDENT, SEMINARY HILL ASSOCIATION (SHA) BEFORE THE ALEXANDRIA CITY COUNCIL ON FEBRUARY 23, 2001 REGARDING THE REQUEST FOR EXPANSION OF ALEXANDRIA INOVA HOSPITAL

Good Morning:

I'm Bill Dickinson – President of SHA

I am here today to speak about the agreement our association has entered into with Inova Hospital and subsequent agreements we have worked out with City staff and the Hospital. With me are Joe Fischer, Chair of the SHA Hospital TF, Dick Hobson, our legal counsel, Jack Sullivan, Sharon Annear and other members of the SHA/Hospital Task force and many of the impacted neighbors.

When the hospital was first constructed in 1959, it was located in an already established residential community on the historic Valchuse property. It was then intended to be a branch of the Hospital already located in downtown Alexandria. Being built in a residential community, SUP's were required. Even then, nearby residents expressed anxiety as to what this facility would eventually grow into. Over 40 years ago, they realized community had a growing need for enhanced medical treatment facilities. Since then there has been 16 attempted SUP's for the Hospital – 13 which were granted – all to increase the range, quality, and quantity of health care services provided to the community. Each SUP attempt to obtain generated considerable skepticism by immediate neighbors and by the West End community in general. One was an attempt to build a Doctors Office building on the hospital property. That was defeated and an alternative site was found on Seminary Road adjacent to the Burke Library. For those who can remember, past City Councils expended considerable angst and time to balance out acceptable arrangements.

When Ken Kozloff, the new Alexandria Hospital Administrator, approached Seminary Hill Association with a plan to further expand the Hospital with a much-enlarged emergency room and a parking garage in the spring of 2001, neighbors became apprehensive, skeptical, and fearful. They recognized Alexandria hospital had become in fact a regional facility. Only Alexandria, Mt. Vernon, Arlington, and Fairfax Hospitals and a number of emergency health care facilities remain to serve a rapidly growing area population. We had seen the rapid growth in those hospitals and how the impacted neighbors had been dealt with. We feared this new expansion of Inova Alexandria could be the beginning of the end for the neighborhood on Howard and Ivanhoe Streets.

At the urging of many of you, members of City Council, and others, Mr. Kozloff pursued the path of negotiation rather than power confrontation. Instead of Seminary Hill Association passing a resolution opposing Hospital expansion, on June 14, 2001 my Board established a SHA task force to work with the Hospital. My charge to the Task Force was to attempt to work out a MOU that would provide for protection of surrounding neighborhoods yet allow for appropriate growth of the Hospital. The SHA TF consisted of Candice Bean, Sharon Annear, Nell Vetter, Jack Sullivan, and Dick Hayes, all impacted stakeholders. Joe Fischer, a resident of Quaker lane and former SHA President chaired the TF. Anyone who uses the Hospital recognize the problems of reroute due to the constraints on the Hospitals Emergency room and the ever increasing parking problem generated not only by hospital staff, but by visitors, and contractor personnel are very real.

Over this past summer the Task Force met on numerous occasions with Administrator Kozloff, his attorney Howard Middleton, and other Hospital staff. While the TF did not have the expertise to question the need for expanded medical facilities, they did challenge the need for a parking garage. Throughout they were

vitaly concerned about the open space buffers established between residential homes and the Hospital Plant per se.

Inova Alexandria Hospital also needed a zoning change to provide the FAR necessary for expansion. To residents of Seminary Hill, a change in zoning is a very serious matter. We have a 50-year history of opposing such changes.

SHA – by a full Board vote – approved the agreement that had been laboriously fashioned through negotiation.

What the neighborhood gains is:

- A management plan that will govern parking arrangements for contractors and construction personnel during the construction phase and in the future - this will encourage those persons to refrain from parking on surrounding residential streets
- 8 ½ acres of scenic open space easement surrounding the hospital plant for a period of 50 years. This easement will be assigned to the City for enforcement. We will continue to work with the Hospital on the easement document before it is officially recorded.
- Hospital employees will park in Hospital provided facilities
- A voice in the design details of the proposed parking structure
- Assurance that the Hospital will not seek any further rezoning for a period of 25 years. This I note could be overridden by future Councils but we consider that to do so would violate a moral commitment by this Council not to do so. This should be the last attempt by the Hospital to obtain more FAR.
- Adherence to past SUP requirements that are not in conflict with this agreement or new City requirements
- Agreement that should the hospital find it can no longer operate at this location because of FAR or other constraints, the facility will shift to use as a nursing home.

I would like to express the appreciation of SHA and the neighbors for the extraordinary pro-bona service of our attorney Dick Hobson who worked with Howard Middleton, the Hospital Attorney, through the final details of our agreement to protect the enormous investment of time made by the TF, neighbors and the Hospital in resolving our differences.

Since signing the agreement, neighbors and the SHA TF have met with Hospital to attend to the details of the parking garage, parking management issues and landscaping. We are in substantial agreement with the Hospital and the City on virtually all of these points. Some changes have been necessary to the plan since we signed the agreement. The primary one is the parking garage now to be 3 stories above grade and one beneath. Given its height does not increase beyond 24 feet from grade line (except for the stair tower), we believe this change is within the intent of the agreement.

Thanks go to Ken Kozloff and his staff, Coleen Mahoney, and their Attorney Howard Middleton for their patience and resolve in working with us in fashioning an agreement benefiting all Alexandrians. We particularly thank Mr. Farmer of the City's planning staff and to Mr. Hicks with the City's Department Transportation and Environmental Service for their professionalism in working out some last minute glitches that could have derailed our agreement.

Our agreement was well received by Planning Commission and we hope will be similarly received by you.

I would be glad to answer any questions you may have.

THIS SCENIC OPEN SPACE EASEMENT AGREEMENT, is made this _____ day of _____, 2002, by and between ALEXANDRIA HEALTH SERVICES CORPORATION, a Virginia not-for-profit, non-stock corporation, owner of Inova Alexandria Hospital ("Inova"); and THE CITY OF ALEXANDRIA, a Virginia municipal corporation, (the "City").

I. RECITALS

R-1. Inova is the owner of certain real property in the City of Alexandria, Virginia identified as Tax Map Parcels 39.00-04-11 and 31.00-01-16 (collectively, the "Property").

R-2. The City is a public body empowered under the Open Space Land Act, sections 10.1-1700 through 10.1-1705 of the Code of Virginia, to accept easements in gross in real property for the purpose of preserving open space land for scenic purposes.

R-3. Tax Map Parcel 39.00-04-11 is subject to a scenic open space easement granted to the City by instrument dated October 7, 1987 and recorded in Deed Book 1238, at page 1985 (the "Existing Easement") among the land records of the City of Alexandria, Virginia.

R-4. The parties desire to preserve as open space for scenic purposes a certain portion of the Property under the terms and conditions set forth below, and to amend the Existing Easement so that the term of said Existing Easement coincides with the term of this Easement, as set forth below.

II. AGREEMENT

1. For and in consideration of the premises, Inova does hereby grant to the City a scenic open space easement subject to the terms and conditions set forth below,

over that portion of the Property shown as "PROP. SCENIC EASEMENT" on the plat attached hereto and made a part hereof entitled "Plat Showing Proposed and Existing Scenic Easements on Tax Map Parcels 39.00-04-11 & 31.00-01-16 Being the Lands of The Alexandria Hospital City of Alexandria, Virginia", dated October, 2001, and prepared by PBS&J, of Chantilly, Virginia, a copy of which is attached hereto as Exhibit A (which plat includes a metes and bounds description as a part thereof).

2. The term of the easement shall be, subject to the provisions of paragraph 10 hereof, a minimum of five (5) years from the date of this agreement and shall continue for (a) the period of time as long as the Property or any part thereof shall be used as a hospital or nursing home as those terms are defined in the Alexandria Zoning Ordinance at the time of the proposed termination, or (b) for a period of fifty (50) years from the date of this Agreement, whichever period is shorter.

3. No tree exceeding four (4) inches in diameter at breast height within said easement area may be cut without the permission of the City, which permission shall not be unreasonably withheld. This prohibition shall not apply to dead or damaged trees which should be removed in the exercise of sound forestry principles.

4. No building, structure, roadway, driveway or parking lot shall be constructed or located in the easement area except as provided in paragraph 5 below.

5. Inova agrees to preserve the easement area as a scenic natural asset and reserves the right to use and maintain the easement area in the following manner, subject only to obtaining the prior concurrence of the City, which shall not be unreasonably withheld, and which shall be the concurrence of the City Manager or his designee: installation and maintenance of underground utilities; installation of fencing; use of the easement area to service, repair and maintain uses and structures on the Property adjacent to the easement area; and use of the easement in any manner not inconsistent with its

preservation as a natural asset. INOVA may by approval of its administrator conduct or approve beautification and conservation projects within the easement area not inconsistent with its preservation as a natural asset.

6. No foreign material, debris, ashes, grass or vegetation clippings, trash, sawdust, or other unsightly or offensive material shall be placed or dumped in said easement area.

7. No commercial sign, billboard, or advertisement shall be displayed, placed, or permitted to remain in said easement area.

8. With advance permission of Inova, which will not be unreasonably withheld, and at a mutually agreeable time, the City or its agents may enter said easement area during the usual business hours for employees of the City of Alexandria for the purpose of inspection of any violation of the provisions hereof.

9. Nothing herein shall be construed to convey a right to the public of access to or use of the property and Inova shall retain exclusive right to such access and use subject only to the provisions herein recited.

10. The City reserves the right to convert or divert the easement area or parts thereof from scenic open space land, except that, pursuant to Section 10.1-1704 of the Code of Virginia, neither the easement area nor any part thereof shall be converted or diverted from open space land unless (i) the conversion or diversion is determined by the public body to be (a) essential to the orderly development and growth of the locality and (b) in accordance with the official comprehensive plan for the locality in effect at the time of conversion or diversion and (ii) there is substituted other real property which is (a) of at least equal fair market value, (b) of greater value as permanent open space land

than the land converted or diverted and (c) of as nearly as feasible equivalent usefulness and location for use as permanent open space land as is the land converted or diverted.

11. The Existing Easement is hereby modified so that the term of said Existing Easement shall coincide with the term of this easement as specified in paragraph 2 hereof.

12. This agreement shall be binding upon and inure to the benefit of the respective successors and assigns of the parties. The recitals set forth above and the Exhibit A attached hereto are hereby incorporated as an integral part of this agreement. This agreement contains the final and entire agreement of the parties concerning the easement and the parties shall not be bound by any terms, conditions, and statements or representations not herein contained. The agreement may be supplemented or amended only by a written instrument executed by the parties' authorized representatives. Time is of the essence as to all terms of this agreement.

WITNESS the following signatures and seals:

ALEXANDRIA HEALTH SERVICES
CORPORATION

By: _____

Name: _____

Title: _____

STATE OF

CITY/COUNTY OF _____ to wit:

This day personally appeared before me _____, the _____ of ALEXANDRIA HEALTH SERVICES CORPORATION, whose name is signed to the foregoing and acknowledge the same.

Given under my hand this ____ day of _____, 2002.

NOTARY PUBLIC

My commission expires: _____

THE CITY OF ALEXANDRIA

Approved as to Form: _____

By: _____

CITY MANAGER

STATE OF

CITY/COUNTY OF

to wit:

This day personally appeared before me _____, the City Manager of the City of Alexandria, whose name is signed to the foregoing and acknowledge the same.

Given under my hand this ____ day of _____, 2002.

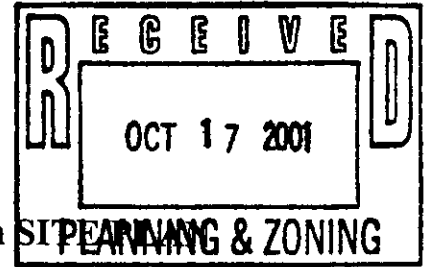
NOTARY PUBLIC

My commission expires: _____

\\REA\104973.3

JF

10



**AMENDED
APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLANNING & ZONING
DSUP # 2001-0020**

PROJECT NAME: Inova Alexandria Hospital: Building addition and parking structure.

PROPERTY LOCATION: 4320 Seminary Road
Alexandria, Virginia 22304

TAX MAP REFERENCE: 39.00-04-11 (formerly 39.00-04-11 and 39.00-04-30); 31.00-01-16 ZONE: R-8; R-20

APPLICANT Name: Inova Alexandria Hospital
Address: 4320 Seminary Road
Alexandria, Virginia 22304

PROPERTY OWNER Name: Alexandria Hospital
Address: 4320 Seminary Road
Alexandria, Virginia 22304

SUMMARY OF PROPOSAL: Special Use Permit for a hospital in a residential zone to construct a building addition to the principal hospital facility and to construct a parking structure for off-street parking.

MODIFICATIONS REQUESTED: None

SUP's REQUESTED: Special Use Permit pursuant to Section 7-600 of the Alexandria Zoning Ordinance

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11 -301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

J. Howard Middleton, Reed Smith Hazel & Thomas LLP

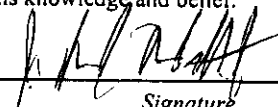
Print Name of Applicant or Agent

3110 Fairview Park Drive - 13th Fl.

Mailing/Street Address

Falls Church, Virginia 22042

City and State Zip Code



Signature
703-641-4225 703-641-4340
Telephone # Fax #
Revised October 17, 2001
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received:

Received Plans for Completeness:

Fee Paid & Date:

Received Plans for Preliminary:

ACTION - PLANNING COMMISSION: 2/5/02 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: **2/23/02PH-- See attached.**

INOVA ALEXANDRIA HOSPITAL

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

8. Public Hearing and Consideration of the Proposed Alexandria Spring 2002 Gypsy Moth Suppression Program. (#11 2/12/02)

There were no speakers on this item; therefore, the public hearing was closed.

Arborist Noelle and Recreation, Parks and Cultural Activities Director Whitmore responded to questions posed by Councilwoman Woodson about the spraying.

City Council approved the program as recommended by staff, with the following components:

1. Aerial application of Bacillus thuringiensis (B.t.) over one 91-acre spray block including the Virginia Theological Seminary and a small area in Seminary Hill (Attachment 1 to the City Manager's memorandum). This program will be carried out in cooperation with the Virginia Department of Agriculture and Consumer Services (VDACS);

2. Declaration that the aerial and ground spray programs are to be voluntary, that a 200-foot buffer zone will be maintained around the property of any owner who objects to aerial spraying, and that ground spraying will be provided on all properties within a buffer zone unless the owners object, and opt out of having their properties included in the ground spray program;

3. Authorization for the City to enter into an agreement with a private contractor for the ground spray application of B.t.; and

4. Implementation of other gypsy moth suppression measures to include the distribution of burlap for banding trees and educational materials in cooperation with the Virginia Department of Agriculture and Consumer Services.

Council Action: _____

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

City Council considered item nos. 9 and 10 together and under one motion.

9. REZONING #2001-0005
4320 SEMINARY RD
ALEXANDRIA HOSPITAL
Public Hearing and Consideration of a request to change the zoning of the subject property from R-12/Residential to R-8/Residential. Applicant: Inova Alexandria Hospital, by J. Howard Middleton, Jr., attorney.

COMMISSION ACTION: Recommend Approval 7-0

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

10. DEVELOPMENT SPECIAL USE PERMIT #2001-0020
4320 SEMINARY RD
ALEXANDRIA HOSPITAL
Public Hearing and Consideration of a request for a development special use permit, with site plan, to construct an addition to the hospital and for a structured parking facility; zoned R-12/Residential (R-8/Residential pending). Applicant: Inova Alexandria Hospital, by J. Howard Middleton, Jr., attorney.

COMMISSION ACTION: Recommend Approval 7-0

Councilman Euille disclosed that he serves on the Board of Directors of the Inova Alexandria Hospital Foundation and of the corporate board at Inova Health System; however, he will be participating in the discussion and voting on this matter.

Councilwoman Woodson posed questions about the parking garage and Attorney Middleton responded to her inquiries

City Council approved the Planning Commission recommendation on docket item no. 9. City Council approved the Planning Commission recommendation on docket item no.10 with the amendment to condition #32 to add the standard language about off-street employee parking. Staff is to insert this language where appropriate.
Council Action: _____

City Council considered docket item nos. 11 and 12 together but under separate motions.

11. SPECIAL USE PERMIT #2001-0120
221 W GLEBE RD
Public Hearing and Consideration of a request for a special use permit for a restaurant; zoned CG/Commercial General. Applicant: Pamela Cheng.

COMMISSION ACTION: Recommend Approval 7-0

Councilman Speck asked questions of Planning and Zoning Deputy Director Ross about the SUPs for this facility, and City Attorney Pessoa explained that the City's control is in the lease termination provision at year five, which applies to both SUP uses as well as to the by-right use.

City Council approved the Planning Commission recommendation with the change in condition #11 to delete the requirement for free off-street parking for employees and replace it with the standard language relating to off-street employee parking.
Council Action: _____

SPEAKER'S FORM

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM.**

DOCKET ITEM NO. 9+10

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: HOWARD MIDDLETON
2. ADDRESS: 3110 FARVIEW PARK DR, FAZLS CHURCH, GA
TELEPHONE NO. 703-641-4225 E-MAIL ADDRESS: hmiddletn@redsonline.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? applicant
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
ATTORNEY
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL? YES NO

This form shall be kept as a part of the Permanent Record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of 5 minutes will be allowed for your presentation. If you have a prepared statement, please leave a copy with the City Clerk.

Additional time, not to exceed 15 minutes, may be obtained with the consent of the majority of the Council present, provided that notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at Public Hearing Meetings, and not at Regular Meetings. Public Hearing Meetings are usually held on the Saturday following the second Tuesday in each month; Regular Meetings are regularly held on the Second and Fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item can be waived by a majority vote of Council members present, but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at Public Hearing Meetings. The Mayor may grant permission to a person, who is unable to participate in public discussion at a Public Hearing Meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- All speaker request forms for the public discussion period must be submitted by the time the item is called by the City Clerk.
- No speaker will be allowed more than 5 minutes, and that time may be reduced by the Mayor or presiding member.
- If more than 6 speakers are signed up or if more speakers are signed up than would be allotted for in 30 minutes, the Mayor will organize speaker requests by subject or position, and allocate appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30-minute public discussion period.
- If speakers seeking to address Council on the same subject cannot agree on a particular order or method that they would like the speakers to be called, the speakers shall be called in the chronological order of their request forms' submission.
- Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.