



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

☐ **Change of Ownership**

☒ **Minor Amendment**

[must use black ink or type]

PROPERTY LOCATION: 6055 Duke Street

TAX MAP REFERENCE: 047.02-03-10

ZONE: CDD #29

APPLICANT

Name: Inova Health Care Services

Address: 8095 Innovation Park Drive, Fairfax, VA 22031

PROPERTY OWNER

Name: The Industrial Development Authority of the City of Alexandria

Address: 1940 Duke Street, Suite 6700, Alexandria, VA 22314

SITE USE: Hospital campus

Business Name:

Current: Inova Landmark

Proposed (if changing): N/A

☐ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

Inova Health Care Services By: M. Catharine Puskar Attorney/Agent

Print Name of Applicant or Agent

2200 Clarendon Boulevard, Suite 1300

Mailing/Street Address

Arlington, VA 22204

City and State

Zip Code

Signature

7035284700

Telephone #

cpuskar@thelandlawyers.com

Email address

9.25.2026

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

3. Describe any proposed *changes* to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in 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, any noise emitted by the use, etc. (Attach additional sheets if necessary)

The Applicant, Inova Health Care Services, requests a minor amendment to the Coordinated Sign Program ("CSP") Special Use Permit ("SUP") for the Inova Alexandria at Landmark hospital campus. Due to final design considerations, minor revisions to the approved plan are requested as reflected in the attached plans.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

4. **Is the use currently open for business?** ☐ Yes ☒ No

If the use is closed, provide the date closed.

_____/_____/_____
month day year

5. **Describe any proposed changes to the conditions of the special use permit:**

N/A

6. **Are the hours of operation proposed to change?** ☐ Yes ☒ No

If yes, list the current hours and proposed hours:

Current Hours:

N/A

Proposed Hours:

N/A

7. **Will the number of employees remain the same?** ☐ Yes ☒ No

If no, list the current number of employees and the proposed number.

Current Number of Employees:

N/A

Proposed Number of Employees:

N/A

8. **Will there be any renovations or new equipment for the business?** _____ Yes ☒ No

If yes, describe the type of renovations and/or list any new equipment proposed.

N/A

9. **Are you proposing changes in the sales or service of alcoholic beverages?** _____ Yes ☒ No

If yes, describe proposed changes:

N/A

- 10. Is off-street parking provided for your employees?** ☐ Yes ☒ No

If yes, how many spaces, and where are they located?

N/A

- 11. Is off-street parking provided for your customers?** ☐ Yes ☒ No

If yes, how many spaces, and where are they located?

N/A

- 12. Is there a proposed increase in the number of seats or patrons served?** ☐ Yes ☒ No

If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

N/A

Proposed:

N/A

- 13. Are physical changes to the structure or interior space requested?** ☐ Yes ☒ No

If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

- 14. Is there a proposed increase in the building area devoted to the business?** ☐ Yes ☒ No

If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

N/A

Proposed:

N/A

- 15. The applicant is the** (check one) ☐ Property owner ☐ Lessee



other, please describe: Cooridnated Sign Progarm

- 16. The applicant is the** (check one) ☒ Current business owner ☐ Prospective business owner



other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term “ownership interest” shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

See attached

September 25, 2026

Inova Health System Foundation appoints the Board of Inova Health Care Services. Inova Health System Foundation is a non-stock, non-profit corporation.

Inova Health Care Services Agents:

J. Stephen Jones

Stephan Motew

Alice Pope

John F. Gaul H.

Thomas McDuffie

Johnny F. Weaver

Stacy Bell

Dominic J. Bonaiuto



**INOVA Health Care Services
C/O Inova Realty
8095 Innovation Park Drive, Building 7D
Fairfax, Virginia 22031**

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

**Re: Authorization to File Coordinated Sign Special Use Permit
6055 Duke Street
Tax Map ID: Tax Map ID: 047.02-03-10 (the "Property")**

Dear Mr. Moritz:

INOVA Health Care Services authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Coordinated Sign Special Use Permit application and any related applications for the Property.

Very truly yours,

INOVA Health Care Services

By: H. Thomas McDuffie

Its: Senior Vice President

Date: 11/13/2023

ALEXANDRIA INDUSTRIAL DEVELOPMENT AUTHORITY

November 13, 2023

Directors

Jennifer Atkins

Chair

Christopher Hartman

Vice Chair

Erik Strickland

Secretary

Dwight Dunton

Lisa Edouard

Dak Hardwick

Thomas Hyde

Counsel to the AIDA

Michael W. Graff, Jr.

McGuireWoods LLP

Staff to the AIDA

Wynn Hunsaker

Stephanie Landrum

Christina Mindrup

AEDP, Inc.

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

Re: Consent to File Coordinated Sign Special Use Permit
6055 Duke Street
Tax Map ID: 047.02-03-10 (the "Property")

Dear Mr. Moritz:

The Industrial Development Authority of the City of Alexandria, as the owner of the above-referenced Property, hereby consents to the filing of a Coordinated Sign Special Use Permit application and any related applications for the Property.

Very truly yours,

Industrial Development Authority of the City
of Alexandria

By:



Its:

Administrator

Date: November 13, 2023

601 PRINCE STREET, ALEXANDRIA, VIRGINIA 22314

PHONE: (703) 739-3820

<https://alexandriaecon.org/business-climate/industrial-development-authority/>

EXHIBIT B

June 5, 2026

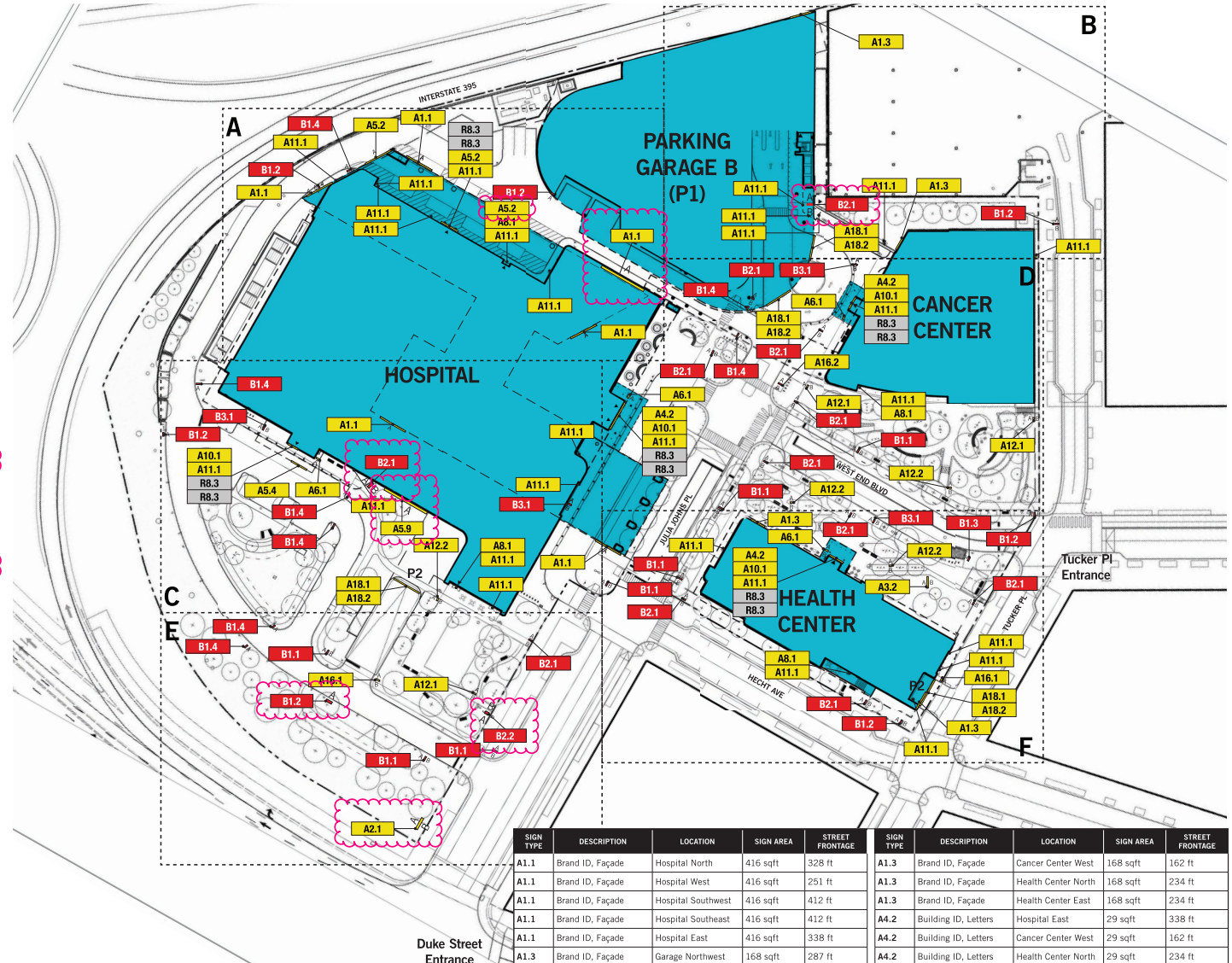
SIGNAGE LOCATION PLAN OVERVIEW

All exterior signs included in the Coordinated Sign Program for Inova Alexandria at Landmark are indicated on this location plan. These include building mounted and freestanding signs used for both wayfinding and identification.

Sign types are indicated with a unique code (e.g. A1.1, B1.2, etc.). The Sign Family is summarized on the next two pages, followed by descriptions for each unique sign type.

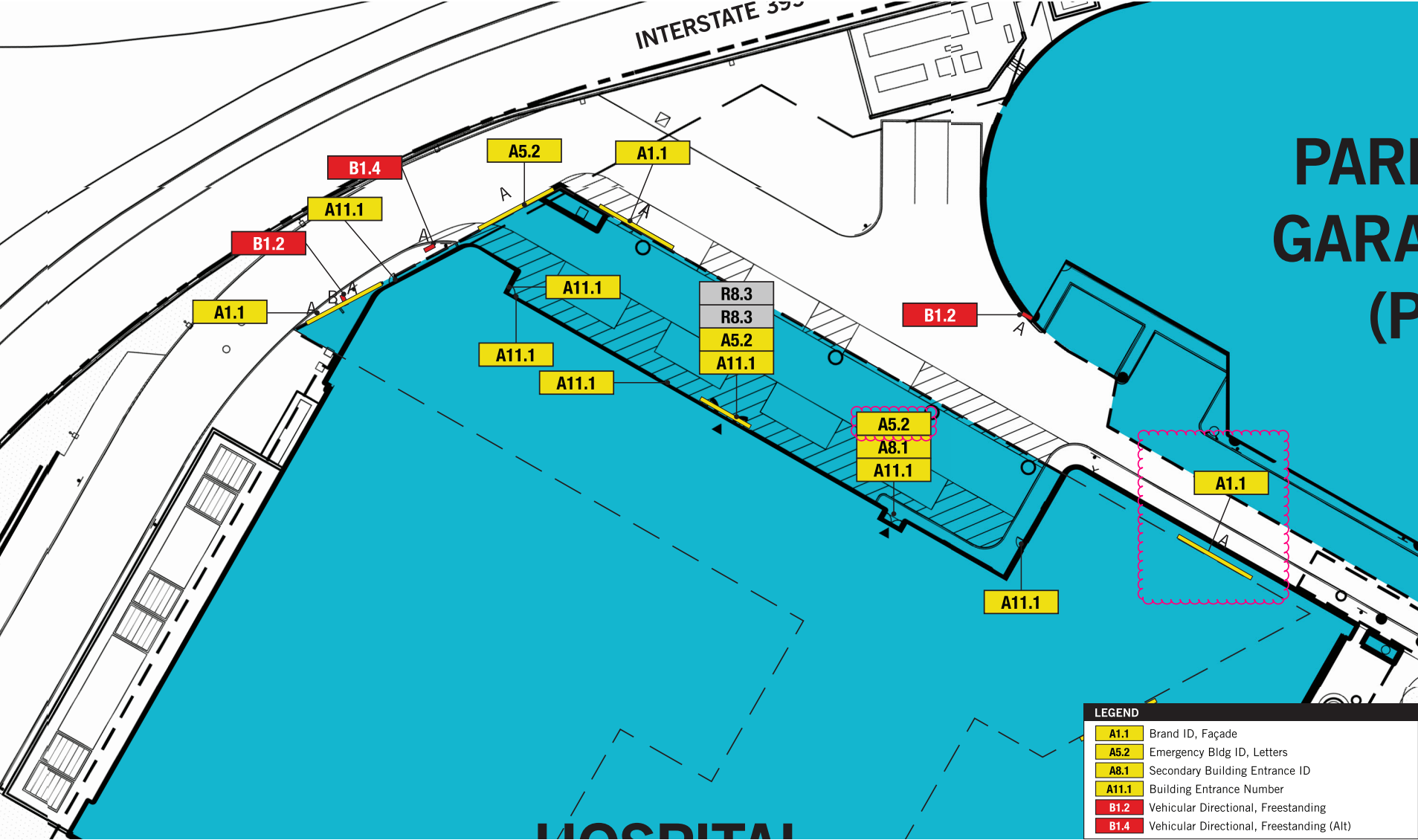
▲ = Sign type taller than 7ft

LEGEND	QTY
A1.1 Brand ID, Façade	5
A1.3 Brand ID, Façade	4
A2.1 Site ID, Portrait	1
A3.2 Site ID, Landscape	1
A4.2 Building ID, Letters	3
A5.2 Emergency Bldg ID, Letters	3
A5.4 Emergency Bldg ID, Canopy Letters	1
A5.9 Emergency Bldg ID, Channel Letters	1
A6.1 Building ID, Freestanding	4
A8.1 Secondary Building Entrance ID	4
A10.1 Building Address ID	4
A11.1 Building Entrance Number	27
A12.1 Park ID, Freestanding	3
A12.2 Park ID Non-Regulatory, Freestanding	4
A16.1 Parking ID, Digital	2
A16.2 Parking ID, Digital / Directional	1
A18.1 Parking ID, Letters	4
A18.2 Parking Entrance/Exit, Letters	4
B1.1 Vehicular Directional, Freestanding	7
B1.2 Vehicular Directional, Freestanding	7
B1.3 Vehicular Directional, Freestanding	1
B1.4 Vehicular Directional, Freestanding (Alt)	8
B2.1 Pedestrian Directional & Map, Freestanding	13
B2.2 Pedestrian Greeting, Freestanding	1
B3.1 Valet ID / Drop-Off ID	4
R8.3 Entrance Information	10



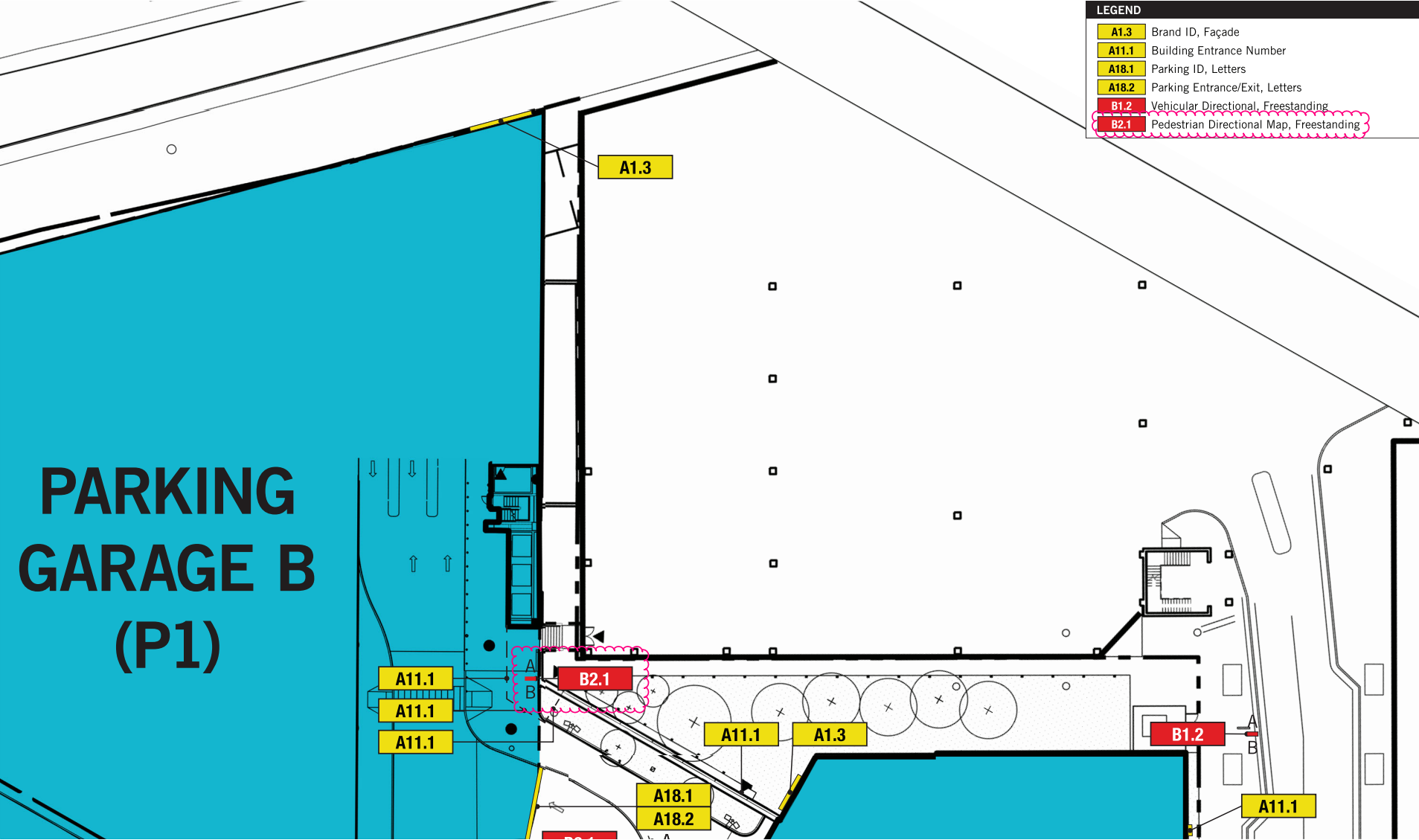
SIGNAGE LOCATION PLAN A

EXHIBIT B
June 5, 2026



SIGNAGE LOCATION PLAN B

EXHIBIT B
June 5, 2026



SIGNAGE LOCATION PLAN C

EXHIBIT B

June 5, 2026

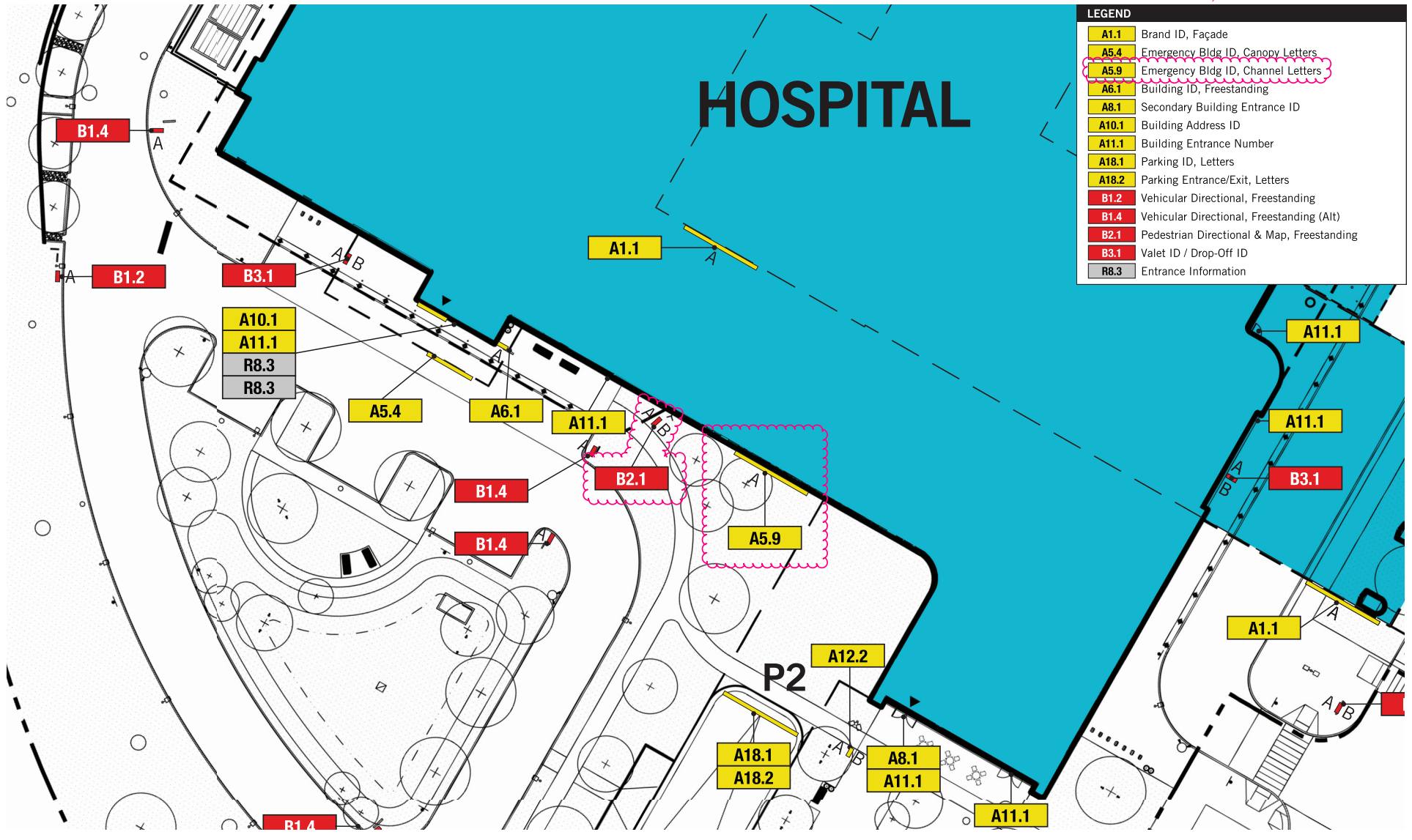
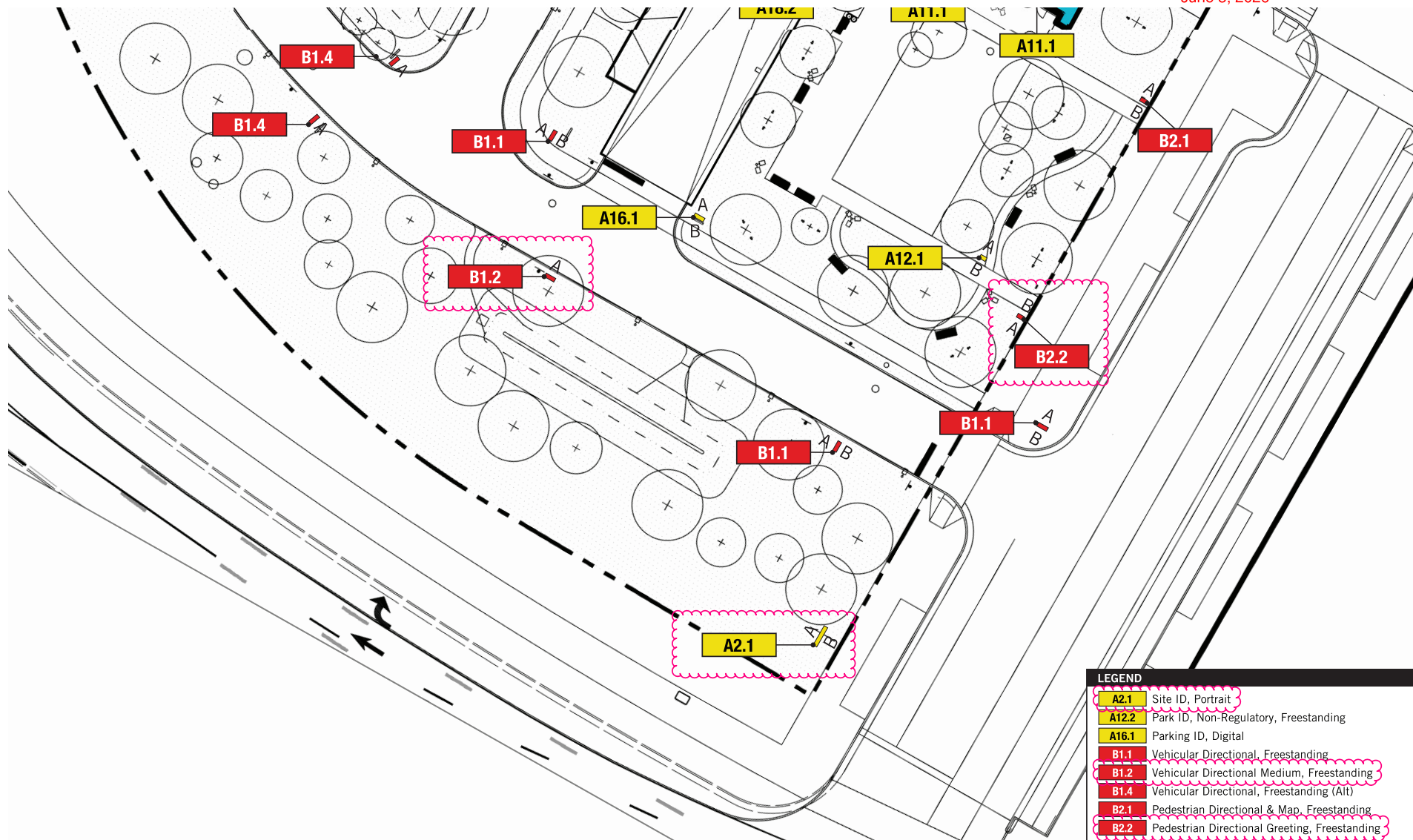


EXHIBIT B

June 5, 2026

SIGNAGE LOCATION PLAN E



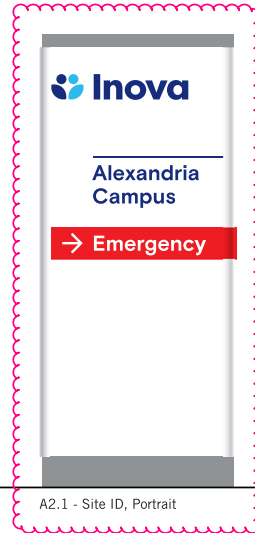
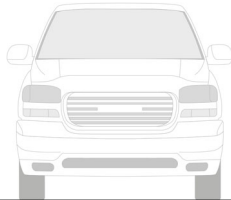
SIGNAGE FAMILY

EXHIBIT B

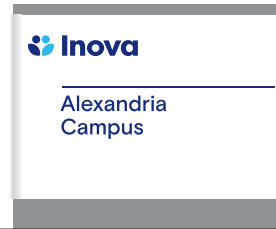
June 5, 2026



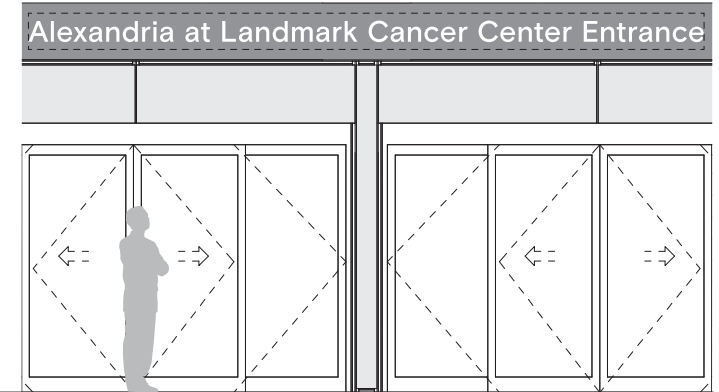
A1.1 - Brand ID, Façade



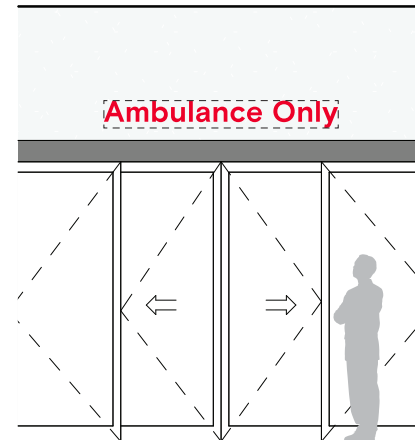
A2.1 - Site ID, Portrait



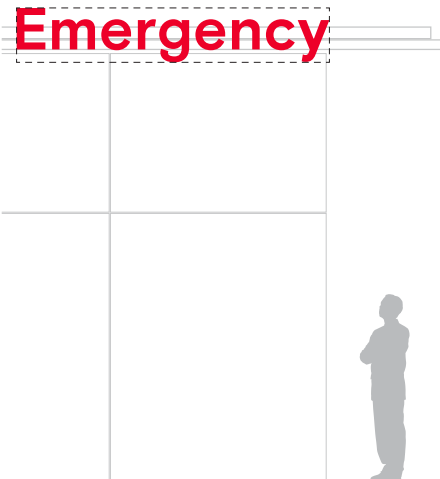
A3.2 - Site ID, Landscape



A4.2 - Building ID, Letters



A5.2 - Emergency Building ID, Letters



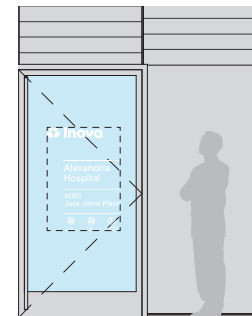
A5.4 - Emergency Building ID, Canopy Letters



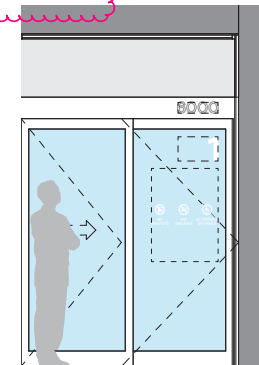
A5.9 - Emergency Building ID, Channel Letters



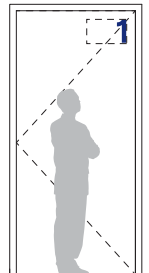
A6.1 - Building ID, Freestanding



A8.1 - Secondary Building Entrance ID



A10.1 - Building Address ID
A11.1 - Building Entrance Number
R8.3 - Entrance Information



A11.1 - Building Entrance Number (Alternative)

SIGNAGE FAMILY

EXHIBIT B

June 5, 2026

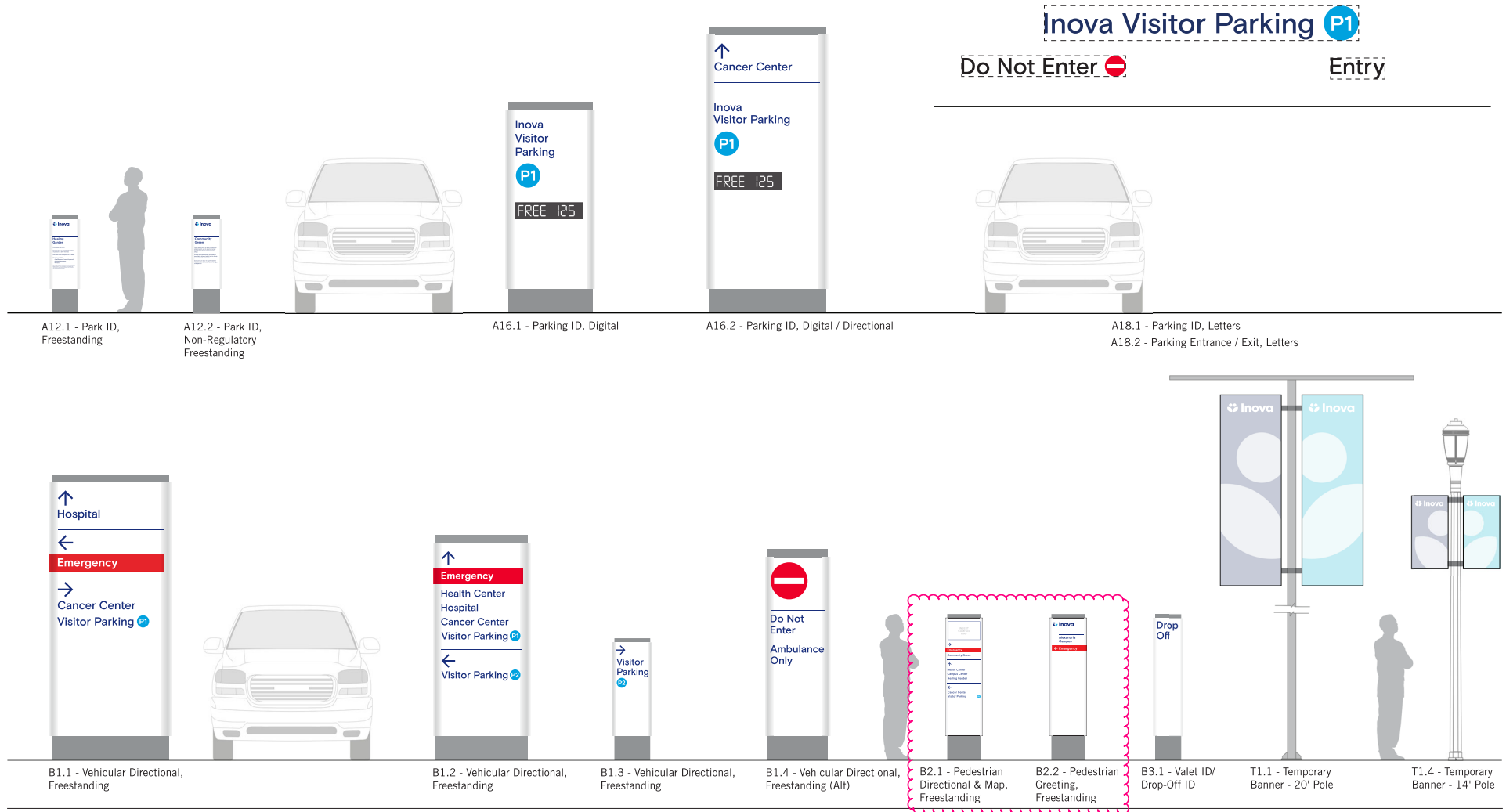


EXHIBIT B

June 5, 2026

A2.1 - SITE ID, PORTRAIT

QTY: 1

A freestanding monument sign located at the Duke Street entrance. This sign serves as the "front" entrance confirmation for drivers entering both the Inova Landmark campus and the WestEnd district.

The vertical orientation of this sign is intended to distinguish the Inova campus identification from the WestEnd district identification monument signs programmed for the corner across Julia Johns Place.

Design Specifications

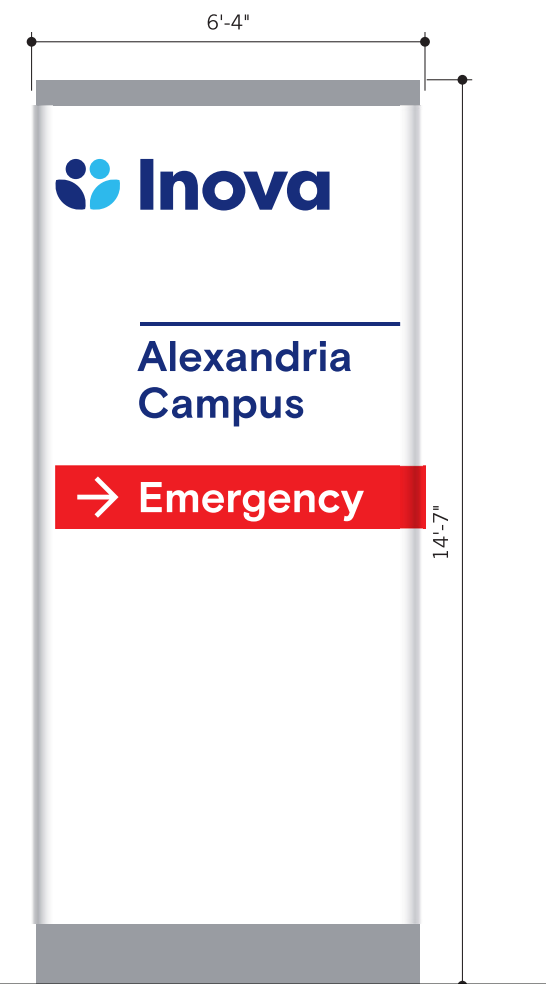
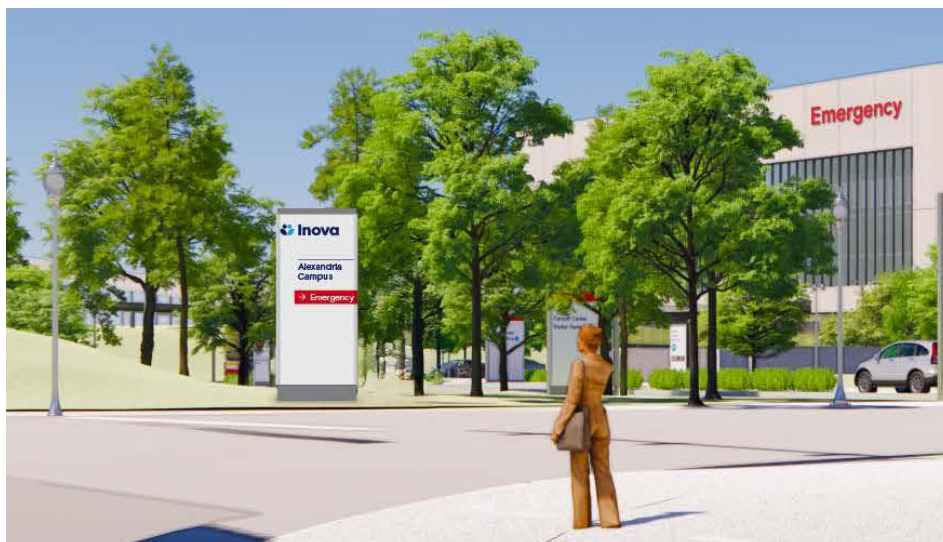
- Dimensions: 6'-4"w x 14'-7"h, Sign Area: 92.4 sqft.
- Double-sided free-standing sign with halo-lit painted metal sign panels applied to front and back sides of concrete sign core.
- External in-ground uplighting to illuminate graphics on sign panel(s).

Light temperature 3000K (warm white).

Light fixture outputs 714 lumens per linear foot. This sign utilizes two rows of 5-foot lengths to evenly illuminate the sign face, resulting in 7140 total lumens.

Time clock lighting control system. Anticipated lighting time is dusk to dawn (adjusting per seasonal changes utilizing time clock).

Sign messages shown on elevation for design intent only. Final content TBD.



entro

135 West 26th Street, 12th Floor, New York, NY 10001 T: 212.929.6302 entro.com

Coordinated Sign Program

Inova Alexandria Hospital at Landmark // January 5, 2024 // Page 17

June 5, 2026

A2.1 - SITE ID, LANDSCAPE

QTY: 1

A freestanding monument sign located at the Duke Street entrance. This sign serves as the "front" entrance confirmation for drivers entering both the Inova Landmark campus and the WestEnd district.

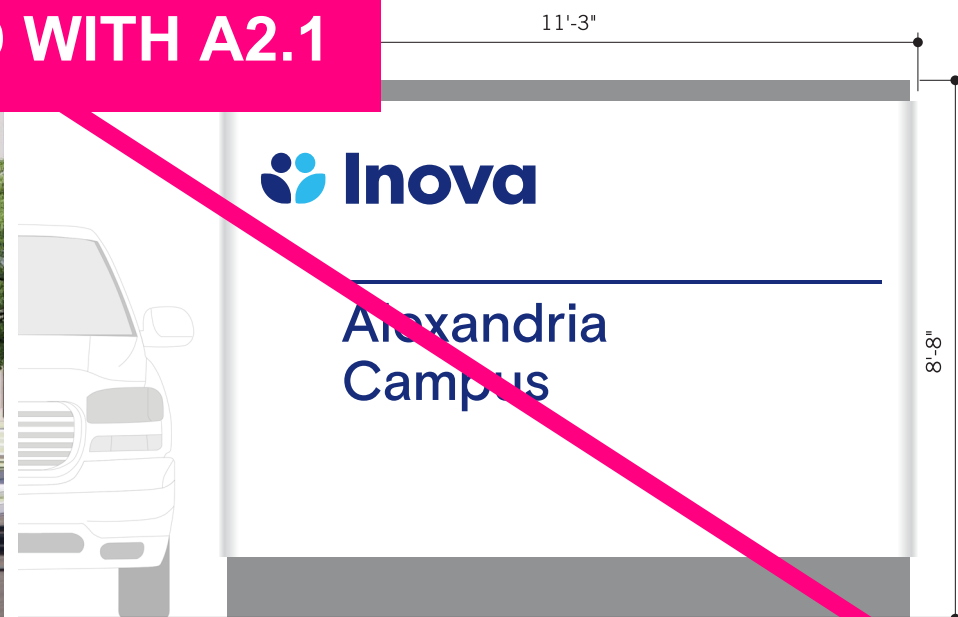
The horizontal orientation of this sign is intended to distinguish the Inova campus identification from the WestEnd district identification monument signs programmed for the corner across Julia Johns Place.

Design Specifications

- Dimensions: 11'-3"w x 8'-8"h, Sign Area: 97.5 sqft.
- Double-sided free-standing sign with halo-lit painted metal sign panels applied to front and back sides of concrete sign core.
- External in-ground uplighting to illuminate graphics on sign panel(s).

Sign messages shown on elevation for design intent only. Final content TBD.

REPLACED WITH A2.1



A5.2 - EMERGENCY BUILDING ID, LETTERS

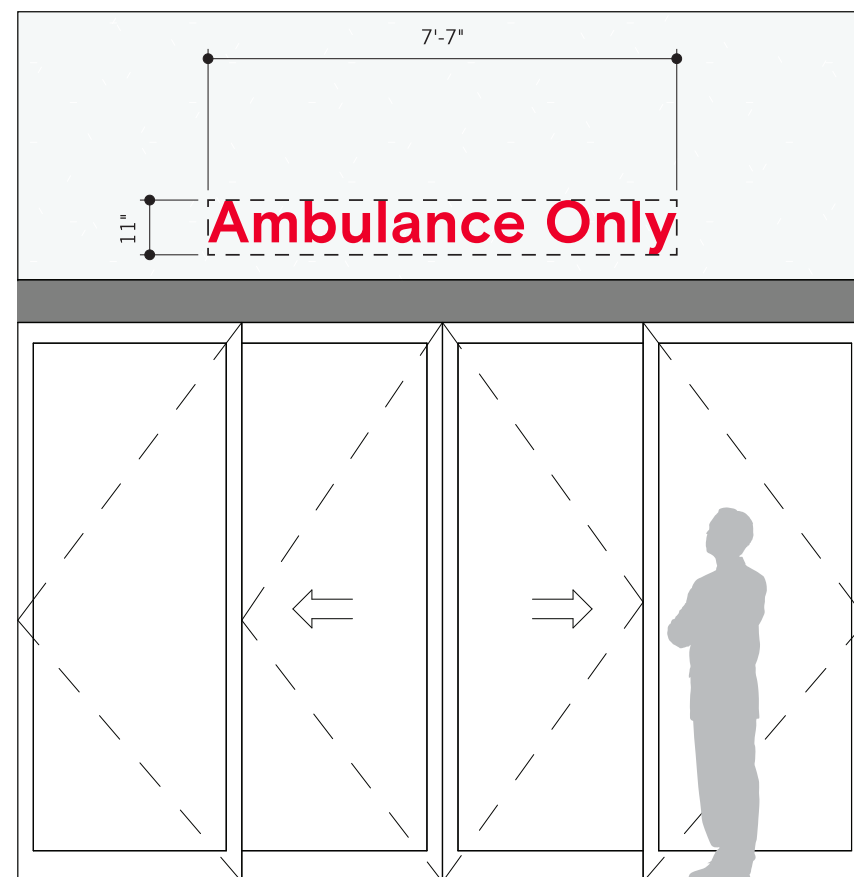
QTY: 3

Elevated dimensional letters with red illuminated faces identify entrances designated exclusively for Ambulance drivers.

This sign is scaled smaller than the Emergency entrance signs intended for the public, but the color and illumination are intentional to alert users to the exclusive nature of this entrance.

Design Specifications

- Dimensions: 7'-7"w x 11"h, Sign Area: 6.95 sqft. (accommodates varying messages)
- Internally illuminated LED Channel Letters with painted gray metal returns, red faces during day and illuminated red faces at night.
- Face of letters sit 1 1/2-inches proud of building facade.



A5.9 - EMERGENCY BUILDING ID, CHANNEL LETTERS

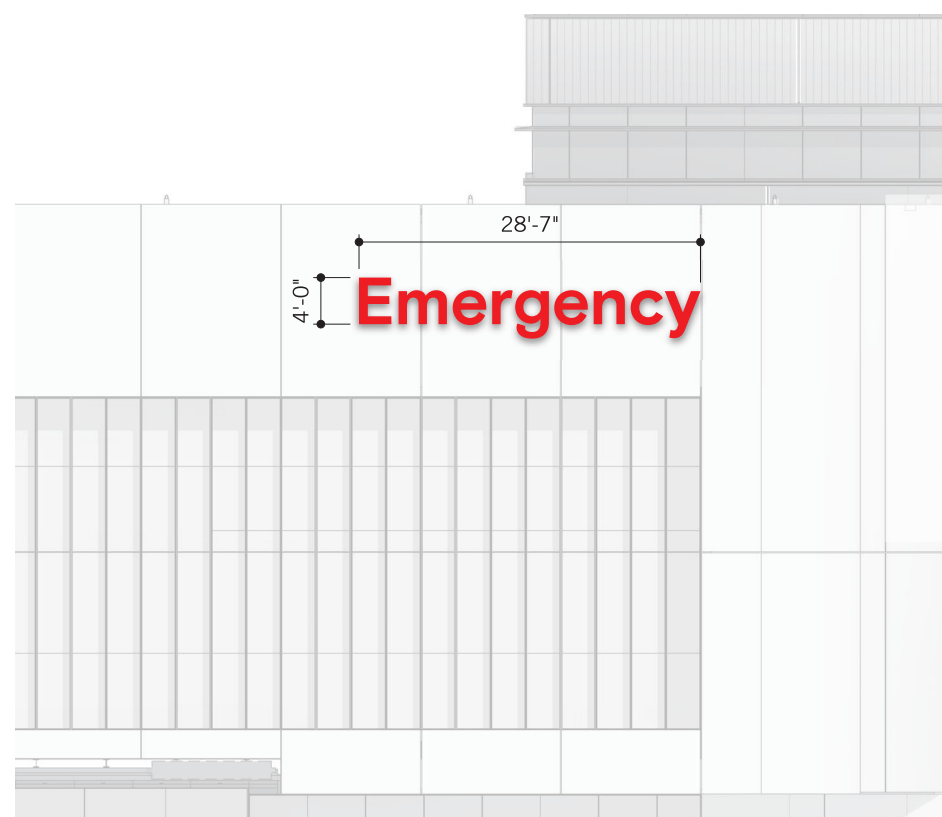
QTY: 1

Elevated dimensional letters with red illuminated faces create a visual landmark and clearly identify the emergency drop off for the hospital.

The sign is scaled larger than the public canopy sign because of its intent to alert users as they first navigate the campus during potentially stressful driving situations.

Design Specifications

- Dimensions: 28'-7" w x 4'-0" h, Sign Area: 114 sqft.
- Internally illuminated LED Channel Letters with painted red metal returns, red faces during day and illuminated red faces at night.
- Face of letters sit 1 1/2-inches proud of building facade.



B1.2 - VEHICULAR DIRECTIONAL, FREESTANDING

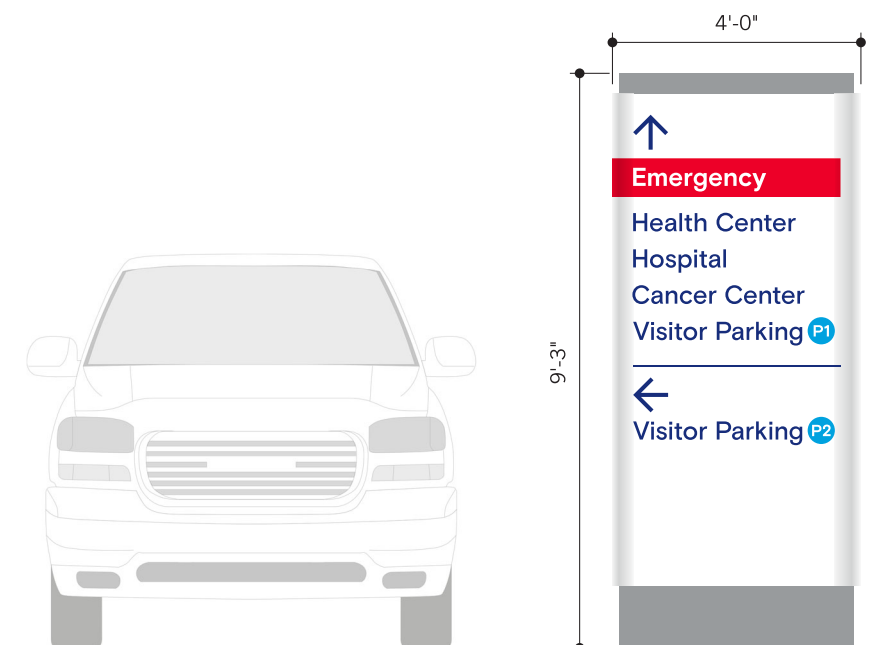
QTY: 7

Smaller scale directional free-standing sign located at Tucker Place and at the perimeter of the Hospital. The reduced size of this sign is more appropriate for the denser intersections and throughways where traffic will be moving slower and the directional signs should not compete with adjacent identification signs.

Design Specifications

- Dimensions: 4'-0"w x 9'-3"h, Sign Area: 37 sqft.
- Double-sided free-standing sign with halo-lit painted metal sign panels applied to front and back sides of concrete sign core.
- External in-ground uplighting to illuminate graphics on sign panel(s)

Sign messages shown on elevation for design intent only. Final content TBD.



B2.1 - PEDESTRIAN DIRECTIONAL & MAP, FREESTANDING

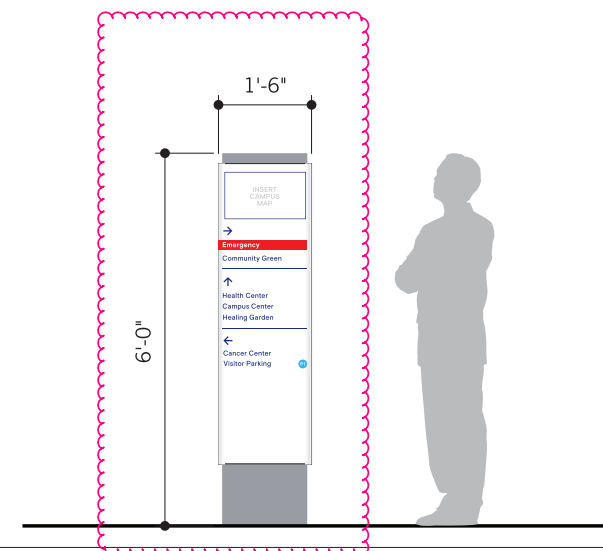
QTY: 13

Pedestrian scale directional free-standing signs are located at major intersections to aid visitors in navigating the multi-building Hospital campus. More information is able to be provided at eye level to pedestrians who can orient themselves through directional information or directory maps.

Design Specifications

- Dimensions: 1'-6"w x 6'-0"h, Sign Area: 9 sq.
- Double-sided free-standing sign with painted metal sign panels applied to front and back sides of concrete sign core.
- External ambient lighting to illuminate graphics on sign panels.

Sign messages shown on elevation for design intent only. Final content TBD.



B2.2 - PEDESTRIAN DIRECTIONAL / GREETING, FREESTANDING

QTY: 1

Pedestrian scale welcome free-standing signs are located at major campus entrances to serve as clear thresholds to the Hospital campus. They serve as introductions to the pedestrian scale wayfinding system and delineate from surrounding businesses and developments.

Design Specifications

- Dimensions: 1'-6"w x 6'-0"h, Sign Area: 9 sq.
- Double-sided free-standing sign with painted metal sign panels applied to front and back sides of concrete sign core.
- External ambient lighting to illuminate graphics on sign panels.

Sign messages shown on elevation for design intent only. Final content TBD.

