LANDMARK

MIXED-USE MASTER REDEVELOPMENT

JANUARY 4, 2021 COMMUNITY INFORMATION SESSION

Speaking
Jonathan Rak
## LANDMARK

### MIXED-USE MASTER REDEVELOPMENT

**JANUARY 4, 2021 COMMUNITY INFORMATION SESSION**

<table>
<thead>
<tr>
<th>Foulger-Pratt</th>
<th>City of Alexandria</th>
<th>Inova Health System</th>
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</thead>
<tbody>
<tr>
<td><strong>Cameron Pratt</strong>&lt;br&gt;Managing Partner &amp; CEO</td>
<td><strong>Mark Jinks</strong>&lt;br&gt;City Manager</td>
<td><strong>Dr. J. Stephen Jones</strong>&lt;br&gt;President &amp; CEO Inova Health Systems</td>
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<tr>
<td><strong>Brigg Bunker</strong>&lt;br&gt;Managing Partner &amp; COO</td>
<td><strong>Karl Moritz</strong>&lt;br&gt;Director of Planning &amp; Zoning</td>
<td><strong>Dr. Rina Bansal</strong>&lt;br&gt;President Inova Alexandria Hospital</td>
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**Moderator**

**Jonathan Rak**<br>Partner McGuireWoods

**Speaking**

Jonathan Rak
# LANDMARK – VIRTUAL INFORMATION SESSION

## Meeting Agenda

<table>
<thead>
<tr>
<th>Meeting Segment</th>
<th>Approx. Duration</th>
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<tr>
<td><strong>Project Introduction</strong></td>
<td>30 min</td>
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<tr>
<td>▪ Master Development</td>
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<td>▪ Inova Alexandria Hospital</td>
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<td>▪ City of Alexandria Partnership</td>
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<tr>
<td><strong>Q&amp;A / Discussion</strong></td>
<td>50 min</td>
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<td><em>Please submit questions and comments through Facebook or Alexandria.gov/Landmark</em></td>
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<tr>
<td><strong>Wrap-Up / Next Steps</strong></td>
<td>10 min</td>
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<td><em>Please note the Seminary Road Information Session will be held on January 6th</em></td>
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*Speaking*

Jonathan Rak
LANDMARK

PROJECT INTRODUCTION

JANUARY 4, 2021 COMMUNITY INFORMATION SESSION

Speaking
Cameron Pratt
LANDMARK REDEVELOPMENT
Master Development Introduction

There have been previous efforts to redevelop this site. **Why is this time different?**

Three equally critical elements and circumstances:

- **Inova Health System**’s plan to relocate and expand Inova Alexandria Hospital to the Landmark site;
- **Foulger-Pratt**’s local expertise, reimagined plan / programming, and creative partnership with current landowners; and,
- **City of Alexandria**’s continued leadership, pragmatism, shared vision, and financial investment in the community and its infrastructure.
LANDMARK REDEVELOPMENT
Master Development Introduction

Location & Background
Alexandria, VA
Landmark
West End

Entitlement Process

CDD
Coordinated Development District
June 2021

DSUPs
Development Special Use Permits (Infrastructure & Blocks)
1 – 1.5 years

FSPs & Permits
Final Site Plans & Construction Permits
2 – 3 years

Community Engagement
Degree of Detail
Revitalization of 52-acre unoccupied mall site to a mixed-use, walkable urban village

- *≈ 4 million square feet*, anchored by a world-class 1+ million-SF Inova Alexandria Hospital
- Diverse offering of rental and for-sale housing opportunities – including affordable housing, senior housing, market-rate apartments, condos, and townhouses
- Complementary mix of retail, commercial, and entertainment offerings – integrated into a cohesive neighborhood

A **catalyst** for the West End, and **gathering place** for all
LANDMARK REDEVELOPMENT
Master Development Introduction

- Interconnected, walkable, **urban street framework**, with network of **parks** and **public spaces**
- **Vibrant and activated** retail, restaurant, and ground-floor commercial uses (*programming for diverse uses*)
- **Prominent Central Plaza** (*primary outdoor community gathering area*)
- **Improved integration** with adjacent uses.
LANDMARK REDEVELOPMENT
Master Development Introduction

- Interconnected, walkable, urban street framework, with network of parks and public spaces
- Vibrant and activated retail, restaurant, and ground-floor commercial uses (programming for diverse uses)
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Master Development Introduction

- **Infrastructure improvements** *(at-grade access points in lieu of flyover and limited-access lanes)*

- **Multi-modal transportation network**
  - Transit hub (serving BRT, DASH, and Metrobus)
  - Five intersections for vehicular access and significant retail-adjacent parking
  - Pedestrian walkways, paseo
  - Bike facilities and lanes (and bike-friendly streets)

- **Affordable and workforce housing opportunities**

- **New Alexandria Fire-EMS station**
Inova Health System

Inova’s Mission

To provide world-class health care — every time, every touch — to each person in every community we have the privilege to serve.

Serving Northern Virginia with a comprehensive and integrated network of programs and services, offering a consistent and seamless system of Inova care.
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Inova Alexandria Hospital

Inova’s Eastern Region Development Plan

OBJECTIVES

- Serve community’s healthcare needs
- Expand services & integrated care network
- Elevate facilities per industry standard with flexibility for decades to come
- Responsibly reinvest Inova’s non-profit resources
- Provide welcoming & accessible anchor for the community

Inova’s Eastern Region Investments:

- Alexandria Hospital
- Oakville at Potomac Yard
- Mount Vernon Hospital
- Springfield Hospital
Serving the Community: A New Alexandria Hospital Complex

- Patient-centered clinical programs and facilities
- ~230-Bed Hospital with all private rooms
- Larger Emergency room
- Level II Trauma service
  - 24-hour specialty services for brain injuries, complex fractures, etc.
  - One of only three in NOVA
- Advanced services for obstetrics, heart & vascular, neurosciences
- Full service cancer center, including radiation & infusion
- Medical Office Building
  - ~50 specialty physicians able to easily see inpatients
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Inova Alexandria Hospital
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City of Alexandria Partnership

Proposed Public-Private Partnership (P3)

- Discussed as far back as 2004
- Referenced in 2009 Landmark-Van Dorn Small Area Plan
- Discussions for 16 years have largely focused not on “if” the City invests, but “how much?”
- Under the proposal, the City would provide
  - $76 million in site preparation and infrastructure investments
  - $54 million to acquire ≈10 acres and parking to be leased to Inova
- City investment would be bond financed
**Benefits of Public-Private Partnership (P3)**

- City investment in hospital land helps temper higher costs of urban hospital
- City investment in site preparation and infrastructure incents project to proceed
- Using Tax Increment Financing (TIF), revenue from site would repay bonds
- TIFs are common in the U.S. Nearby examples include:
  - Potomac Yard Metrorail Station
  - Mosaic District mixed use development
- Generates $778 million in new tax revenues over 30-year bond term
  - Funds $156 million for TIF bond repayment
  - Results in $622 million net gain for City that can be used to fund:
    - Repayment of land acquisition
    - General local government services such as public safety, schools, human services, transportation, environmental protection
Building on Past Efforts

The current proposal builds on previous planning efforts, including the 2018 – 2019 replanning process:

- 4 community engagement events
- Public hearings
- Background information at alexandriava.gov/landmark

2019 Landmark Chapter Amendment to the 2009 Plan
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City of Alexandria Partnership

A catalyst for the West End, and gathering place for all

Concepts subject to City and community review

The City will be reviewing topics, such as:
- Parks and Open Spaces
- Transportation
- Affordable Housing
- Transit
- Environmental Sustainability
- Sewer & Stormwater Management
- Fire Station
- Retail Uses & Programming
Civic Uses at Landmark

### Proposed Civic Uses
- Hospital
- Fire Station

- **Parking Deck** +/− 9 Acres
- **Hospital + Medical Office** +/− 10 Acres
- **Ground Level Open Space** +/− 4 Acres
- **Streets and Sidewalks** +/− 12 Acres

**Total** = +/− 35 Acres
**Remaining Developable Area** = +/− 17 Acres (33%)
Civic Use Site at Greenhill North

30,000 SF of land reserved for future dedication to the City for future construction of a school or other civic use at Greenhill North
Entitlement Process & Community Engagement

Community engagement opportunities at future Eisenhower West / Landmark Van Dorn Implementation Advisory Group Meetings

Visit alexandriava.gov/Landmark for:
- Meeting information and materials
- FAQs
- Applicant submission materials
- Landmark Van Dorn Corridor Plan and previous planning materials

Eisenhower-West Landmark Van Dorn Advisory Group Meeting
January 19th from 6:00-7:30
Value to the Community

Landmark Revitalization
Four million square feet of development, offering a new node of energy, commercial activity, placemaking, and neighborhood identity

Best-in-Class Regional Hospital & Health Campus
Full-service, comprehensive-care campus for the first and only multi-hospital* health system in the country with a perfect 5-star CMS rating for every hospital in the system

Economic Engine
• $2+ billion in private investment
• Significant incremental tax revenues over proposed TIF period (30 yrs)
• Direct and indirect employment opportunities
• A “rising tide” for the neighborhood and submarket

* Defined as having three or more hospitals in the system