LANDMARK

MIXED-USE MASTER REDEVELOPMENT WITH INOVA ALEXANDRIA HOSPITAL

MAY 13TH, 2021
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

Agenda

I. Introduction To The Team
II. Master Redevelopment Program
III. Inova Alexandria Hospital Campus
IV. Entitlement Timeline
V. Question and Answer
I. Introduction to the Team
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

Foulger-Pratt Introduction: About Us

- 60+ years of experience in the DC metro area
- Family owned and operated
- Vertically integrated
- Experienced operator of various asset types
- 7+ million stabilized square feet
MISSION STATEMENT:
We create inspired places - one building, one relationship, one person at a time.

WHY CULTURE MATTERS:
Our culture is guided by our Core Values. These strong principles inform all of our decisions and allow us to manage risk and relationships effectively.

CORE VALUES:
• We Treat People the Way We Want to be Treated
• We Plan Thoroughly and Execute Effectively to Deliver a Quality Product
• We Constantly Strive to Learn and Improve
• We Are Accountable for Our Actions and Behaviors and Hold Others Accountable as Well
• We Maximize Our Resources to Manage Risk and Create Profit for the Benefit of our Stakeholders
• We Strive to Have Fun!
II. Master Redevelopment Program
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Project Context: Background & Context

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.

Building upon previous efforts and community engagement

- Long history of robust community involvement
- Prescriptive Small Area Plan (Ch. 10, 2019)
- Ongoing collaboration with City Staff and community groups
Location & Background

Alexandria, VA

Landmark

West End

Entitlement Process

CDD
Coordination Development District
July 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
**COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT**

*Existing Condition: Rezoning Process*

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**Detail throughout the Redevelopment Process**

<table>
<thead>
<tr>
<th>CDD/MPA (Current Phase)</th>
<th>DSUPs (Future Phases)</th>
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</thead>
<tbody>
<tr>
<td>Types of uses allowed across the site (e.g., residential, commercial)</td>
<td>Specific uses and size and number of units for each building</td>
</tr>
<tr>
<td>Range of allowed building heights</td>
<td>Specific building heights and building articulation/architecture</td>
</tr>
<tr>
<td>Open space size, programming and locations across the site</td>
<td>Design of parks and specific open spaces associated with buildings</td>
</tr>
</tbody>
</table>

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**Examples**

**More Detailed**

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CDD = Coordinated Development District | MPA = Master Plan Amendment | DSUP = Development Special Use Permit
Key Recommendations of the 2019 Landmark Small Area Plan

- Lively urban neighborhood with activated ground floors and a mix of uses, including institutional and community facilities
- Distinctive architecture and urban design
- Network of parks and open spaces, including a min. 3.5 acres of publicly accessible parks
- New housing with affordable options
- New centrally located transit hub within a grid of streets with enhanced pedestrian and cycling connections
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Master Vision & Program: Project Overview

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

Revitalization of 52-acre unoccupied mall site into a mixed-use, walkable urban village

- ≈ 4 million square feet, anchored by a world-class 1+ million-SF Inova Hospital

- Diverse offering of rental and for-sale housing opportunities – including affordable housing, senior housing, market-rate apartments, condos, and townhouses

- Complementary mix of vibrant and active retail, commercial, entertainment and green space offerings – integrated into a cohesive neighborhood

- Improved integration with adjacent neighborhood.
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Master Redevelopment Site Plan & Programming

- **Inova anchored** site offering gracious entry sequence
- Wide range of **rental housing** opportunities: AL/IL, AAC, and Affordable multifamily
- **For-sale residential** sites: condo flats, 2-over-2’s, and traditional townhomes
- **Municipal fire station** and transit hub
- **Activated retail streets** and **Central Plaza**

For illustrative purposes only
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
SAP Goals and Objectives: General Land Use

Small Area Plan – Ch. 10 (Amended 2019)

CDD Submission

LEGEND
- Red: Required Active Retail Streets
- Dark Red: Preferred Active Retail Streets
- Orange: Mixed-Use (Minimum 20% Non-residential)
- Green: Fixed Public Parks (Central Plaza (1) and Terrace Park)
- Blue: Framework Streets
- Dashed Blue: Future Extensions
- Grey: Existing Above Grade Parking Structure to be Redeveloped with Future Phases
- Black: Existing Connector
- Interim Connector
- Signalized Intersections

- Residential
- INOVA
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
SAP Goals and Objectives: Framework Streets

Small Area Plan – Ch. 10 (Amended 2019)

CDD Submission

“Key to a reimagined Landmark neighborhood is the introduction of an interconnected street framework, a structure on which walkable, urban-scale blocks and parks emerge.”

— 2019 Amendment to the Small Area Plan
COMMUNITY MEETING: LANDMARK REDEVELOPMENT
SAP Goals and Objectives: SAP & CDD Comparison

Key Consistencies & Proposed Refinements

<table>
<thead>
<tr>
<th></th>
<th>Small Area Plan</th>
<th>As Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max density (SF)</td>
<td>5.6 million SF</td>
<td>4.2 million SF</td>
</tr>
<tr>
<td>Majority uses category</td>
<td>Multifamily</td>
<td></td>
</tr>
<tr>
<td>Non-residential % of total density</td>
<td>Min 20%</td>
<td></td>
</tr>
<tr>
<td>Active retail on Main Streets</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Activated retail core around Central Plaza</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Retail extended to Duke St.</td>
<td>Preferred</td>
<td>Included</td>
</tr>
<tr>
<td>Parks &amp; Open Space</td>
<td>Min. 3.5 acres of publicly accessible parks</td>
<td></td>
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</tbody>
</table>

“Integral to the success of the neighborhood as a whole will be concentrating ground floor retail uses around the activated retail core where buildings frame the central plaza…”
— 2019 Amendment to the Small Area Plan
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

Open Space: Compliance with SAP

Publicly Accessible Open Space

- **Min 3.5 acres** of publicly accessible at-grade open space
- The open space will be physically and visually connected by **Road 1**, functioning as a “green street”
- Comprised of the **Central Plaza**, the **Terrace Park** (per nomenclature in Small Area Plan), and **Neighborhood Parks**.

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**LEGEND**

- **PUBLICLY ACCESSIBLE OPEN SPACE**
- **ADDITIONAL AT GRADE OPEN SPACE**
- **GREEN STREET**
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

Open Space: Vision

Connected Open Space System

Connection to Holmes Run Stream Valley Parks and Trails
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Open Space: Applicant Proposal

Activation Intensity
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Open Space: Public Realm Framework
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

Open Space: Precedent Images

- Rain Garden
- Multi-Use Lawn
- Urban Plaza
- Connectivity & Accessibility
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Multimodal Transportation: Existing Conditions

Vehicular
• Limited intersections for site access
• Exclusively outdated auto-centric transportation

Pedestrians
• Significant barriers to walking and rolling along and across high-volume roadways
• Site currently without pedestrian walkways or integration into surrounding community

Bicycles
• Significant barriers in the form of high-volume arterial roadways (Duke Street and Van Dorn Street) and no dedicated bicycle connectivity
• Closest bicycle facilities are along Stevenson Avenue approximately 0.3 miles to the southwest of the site
• Only one Capital Bikeshare station located within one mile of the site
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Multimodal Transportation: Summary of Infrastructure Changes

- New internal street grid
- External roadway improvements
- Transit hub
- Bike lanes
- Pedestrian/Bicycle Enhancements (non-applicant work)
Removal of highway-style connections and replacement with at-grade intersections supporting the street grid

- Removal of flyover ramp into the site from eastbound Duke Street
- Five improved signalized intersections with crosswalks across Duke and Van Dorn Streets
- Creation of an interconnected street grid with multiple points of entry
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Multimodal Transportation: Proposed Infrastructure Elements

**Bicycles**
- Protected 2-way bike lanes at key locations to minimize vehicular conflict
- 2-way sidewalk level bike lanes at Road 1 adjacent to Central Plaza
- Bikeshare facilities at two locations for convenience

**On Street, Two-Way Bike Lanes**

**2nd Street SW Cycle Track, Washington, DC (Gorove Slade)**

**Sidewalk level 2-way Bike Lanes**

**Bikeshare**

**Bicycle share**
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT

Transit Hub

- Transit hub located on Road 2 between Roads 4 and 5
- Routing takes advantage of full movement intersections of Road 5 and Van Dorn Street and Road 4 and Duke Street
- Three stops on each side, parallel to the street
- One stop on each side will fit articulated buses

Proposed Transit Hub Location

Plan Recommendations
- Remain regionally & locally serving
- Centrally located for increased accessibility
- Integrated design with parallel bays

Transit Hub

- Location:
  - Transit hub located on Road 2 between Roads 4 and 5
  - Routing takes advantage of full movement intersections of Road 5 and Van Dorn Street and Road 4 and Duke Street
  - Three stops on each side, parallel to the street
  - One stop on each side will fit articulated buses

Map showing proposed transit hub location and plan recommendations.
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Planned Fire Station & Colocation Opportunity with Affordable Housing

Fire Station

- Relocating Station 208 on Paxton St. to Landmark
- Collocation:
  - Fire station and affordable housing
  - Integrated parking
  - Example: Station at Potomac Yard and stations in the region
- Access:
  - Sited along Duke Street
  - New intersection at Duke Street, between Walker and Van Dorn
  - Priority signalization
- Noise:
  - Building construction

Proposed Fire Station
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Affordable Housing Plan*

CDD Approach
✓ Proposal to use monetary contributions to create affordable housing on-site.

Affordable Housing Monetary Contribution
≈ $13.8 million

Provision of on-site affordable housing units within project

Public Private Partnership to fund and develop a LIHTC project

Affordable Rental Units
(included in Market Rate Projects)
✓ 45 affordable units to be provided as a component of market-rate rental multifamily programming.

For-Sale Condominium Units
✓ Up to 15 condominium units in first condominium building delivered for sale to income-qualified buyers at 110% of developer’s pro-rated cost.

Block J Proposal: LIHTC Project & Fire Station Co-Location
✓ Approximately 200 affordable rental apartments co-located on block with new fire station
✓ Use low-income housing tax credits (“LIHTC”) and other secondary public and private sources of funding

Senior Housing (Assisted Living / Independent Living)
If Continuum of Care Facilities are constructed, the programming will include 2% of units at Auxiliary Grant-level or equivalent

*the Alexandria Housing Affordability Advisory Committee (AHAAC) voted unanimously on May 6th to support the proposed Affordable Housing Plan
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Sustainability: Master Development

Existing Conditions

- **44.7 acres** of the 51.3-acre site are currently impervious
- No existing Stormwater Management detention
- No existing Best Management Practices (BMPs), meaning the water is not “treated” before leaving the site
- No green roofs or green public space and extremely minimal tree canopy and green open space
- No green building elements in existing structures
Site Infrastructure
- Replace 1960’s monolithic structure with urban, walkable street grid and energy efficient buildings
- Installation of site wide enhanced storm water management practices (40% phosphorous removal)

Green Space
- **Min 3.5 acres** of publicly accessible at-grade open space that is physically and visually connected by Road 1 – creating a “green street”.
- Additional at- or above-grade open space per each Development Block

Multimodal Transportation
Reducing the need for vehicular travel through:
- Pedestrian-friendly network urban-scale, walkable development blocks and parks
- Bicycle-friendly streets and dedicated facilities
- Regional and locally serving Transit Hub

New Buildings
- Comply with Green Building Policy
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Sustainability: Master Development Additional Commitments

Additional District Wide Sustainable Commitments

• Entire district will be LEED ND Certified

Additional Sustainability Efforts (Blocks Excluding Hospital Campus)

• All new buildings will be designed to be “solar ready” and all roofs built to be “solar ready”
• All new buildings will have high performance facades and efficient indoor systems reducing carbon emissions
• All new buildings will provide a 5% reduction in embodied carbon
• Green roofs equal to at least 30% of roof area of podium level for new multi-family
• Multifamily residential buildings will be limited to electrical service; except: retail, emergency power, and DOAS/amenity
• Provide ~100+ EV charging stations across existing and new parking spaces

For illustrative purposes only
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Sustainability: Master Development

Applicant Proposal: LEED Neighborhood Development (LEED ND)
III. Inova Alexandria Hospital at Landmark
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.
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Hospital Campus Development

Inova Alexandria at Landmark
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 Alexandria at Landmark

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: Specialty physicians able to easily see inpatients
Inova Alexandria at Landmark
Conceptual Master Plan

The Inova campus will reside at the west end of the overall masterplan and will be the anchor to the new Landmark mixed-use development.
Inova Alexandria at Landmark

Inova blocks within Masterplan

Inova facilities will span across the Hospital Campus. Major program locations have been determined by long range strategic planning goals.

<table>
<thead>
<tr>
<th>Campus Buildings</th>
<th>GSF</th>
</tr>
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<tbody>
<tr>
<td>Hospital</td>
<td>675,000</td>
</tr>
<tr>
<td>Cancer Center</td>
<td>130,000</td>
</tr>
<tr>
<td>MOB</td>
<td>110,000</td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td><strong>915,000</strong></td>
</tr>
<tr>
<td><strong>Phase I</strong></td>
<td><strong>915,000</strong></td>
</tr>
<tr>
<td>Expansion</td>
<td>185,000</td>
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<tr>
<td><strong>Future Phase</strong></td>
<td><strong>1,100,000</strong></td>
</tr>
</tbody>
</table>
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Hospital Campus Development

Inova Alexandria at Landmark
Hospital Campus Site Access

Legend

Main Entry
ED Walk-in Entry
Ambulance Bay
Ambulance Parking
Visitor Parking (above grade structure)
Visitor & Team Member Parking (below grade)
ED Visitor/Walk-in Parking (below grade)
Team Member Parking
Service Access
Rooftop Helipad

Loop drive at grade for fire access
Ambulance Bays for loading/unloading & parking
Emergency Department parking entrance to below grade garage

Service Access at lowest level of existing garage to new loading dock (B1)
Team Member parking entrance to existing garage
Visitor parking entrance to above grade garage
Medical Office Building Visitor & Team Member parking entrance to below grade garage
Inova Alexandria at Landmark

Concept Plan Phase I

The Inova complex will act as an institutional anchor, activating the streets, engaging the community and bringing a civic identity to the Landmark neighborhood.

The main plaza culminates in the Hospital campus “Commons”, an urban gathering space for the Inova and landmark community.

- Inpatient Hospital
- Medical Office Building
- Cancer Center
Inova Alexandria at Landmark

Concept Plan Future Phase

The hospital is organized to enable future expansion for emergency, procedure platform, inpatient units, parking and mechanical space, with minimal disruption to ongoing operations and patient care.

- Inpatient Hospital
- Medical Office Building
- Cancer Center
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Sustainability: Hospital Campus

Inova Alexandria at Landmark
Sustainability Initiatives

GREEN ROOF
PLANTED ROOF ABSORBS RAINWATER AND REDUCES THERMAL TRANSMITTANCE OF ENVELOPE

WATER CONSERVATION
OUTDOOR WATER USE REDUCED BY USE OF NATIVE PLANTINGS

OPTIMIZED ORIENTATION
NORTH/SOUTH FAÇADE ORIENTATION IS IDEAL FOR CONTROLLING SOLAR CONDITIONS

HIGH PERFORMING BUILDING FAÇADES
ENVELOPE MATERIAL AND ASSEMBLY, INCLUDING HIGH PERFORMANCE GLASS AND IMPROVED INSULATION, ARE DESIGNED FOR MAXIMUM THERMAL CONTROL

ACCESS TO CIVIC & PUBLIC SPACE
OUTDOOR SPACES ARE CREATED THROUGHOUT CAMPUS AT GRADE AND IN ROOFTOP TERRACES
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Sustainability: Hospital Campus

Inova Alexandria at Landmark
Sustainability Initiatives
Inova Alexandria at Landmark

**Leveraging a Partnership with Dominion Power**

**Dominion Renewable Energy Goals**
- 75% by 2035
- 100% by 2045

Inova will be investing in green infrastructure through Dominion’s Renewable Energy Program.

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**Washington Post, March 6, 2020**

“The Virginia Clean Economy Act requires the state’s biggest utilities to deliver electricity from 100 percent renewable sources by 2045...‘This is a true turning point in the climate fight here in Virginia, as we take our place among the top states in the nation working to cut emissions and move away from dirty fossil fuels,’ Michael Town, executive director of the Virginia League of Conservation Voters, said in a statement.”
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Sustainability: Hospital Campus

**Inova Alexandria at Landmark**  Path to Reduce Carbon

![Graph showing the path to reduce carbon over time with key milestones and goals.](image-url)

**KEY**
- New Construction Operational Carbon
- Total Portfolio Operational Carbon

- Reductions through retro-commissioning, lighting and HVAC upgrades

- **50% Carbon Reduction 2030 Inova Goal**
- **80% Carbon Reduction 2045 Inova Goal**

**Timeline and Milestones**
- 2021: Estimated Goals
- 2028: New Buildings Open
- 2030: City of Alexandria 50% Reduction
- 2035: Dominion Grid 75% Carbon Free
- 2045: Dominion Grid 100% Carbon Free
  - Flexibility for new technologies
- 2050: City of Alexandria 80-100% Reduction
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Open Space: Hospital Campus

Inova Alexandria at Landmark
Landscape Open Space Character Images

Passive Garden
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Open Space: Hospital Campus

Inova Alexandria at Landmark
Landscape Open Space Character Images

Campus Commons & Urban Plaza
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Open Space: Hospital Campus

Inova Alexandria at Landmark
**Landscape** Open Space Character Images

Community Green
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Development Timeline: Hospital Campus

Inova Alexandria at Landmark
Process Overall Inova Schedule

Seminary Road
- MPA/REZ: June 2021
- DUSP/FSP/Permits: 2026-2028
- Hospital Moves to Landmark: 1st Quarter 2028
- Existing Hospital Demolition: 2028
- Residential Construction: 2028-2029*

Landmark Mall
- MPA/REZ/ODD: July 2021
- DUSP: 2021-2022
- FSP/Permits: 2022-2024
- Hospital Construction: 2024-2028
- Hospital Moves to Landmark: 1st Quarter 2028

Note: This schedule is preliminary and subject to change
* by others
IV. Next Steps
COMMUNITY MEETING: LANDMARK MALL REDEVELOPMENT
Landmark Mall Entitlement Process

Landmark MPA/CDD/Rezoning Schedule

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**Applicant Submissions/Staff Review**

**Community Engagement**

**Information Session**
Jan. 4

**AG/Community Meeting**
Jan. 19
Topics: Process 2019 Plan
Recommendations General Proposal

**AG/Community Meeting**
Feb. 22
Topics: Land Use Fire Station
Open Space

**AG/Community Meeting**
Mar. 25
Topics: Transit Helipad
Affordable Housing

**AG/Community Meeting**
Apr. 28
Topics: Traffic Analysis
Bicycle & Pedestrian
Connections Sustainability

**Community Meeting**
May 13

**AG/Community Meeting**
May 24

**PC Hearing**
June 24
**CC Hearing**
July 6

AG = Eisenhower West/Landmark Van Dorn Advisory Group
CC = City Council
PC = Planning Commission
QUESTION & ANSWER