

LANDMARK

MIXED-USE MASTER REDEVELOPMENT

JANUARY 4, 2021 COMMUNITY INFORMATION SESSION

Speaking
Jonathan Rak



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Speaking
Jonathan Rak

Foulger-Pratt



Cameron Pratt
*Managing Partner &
CEO*



Brigg Bunker
*Managing Partner &
COO*

City of Alexandria



Mark Jinks
City Manager



Karl Moritz
*Director of Planning
& Zoning*

Inova Health System



Dr. J. Stephen Jones
*President & CEO
Inova Health Systems*



Dr. Rina Bansal
*President
Inova Alexandria Hospital*



Tom McDuffie
*President
Inova Realty*

Moderator



Jonathan Rak
*Partner
McGuireWoods*

LANDMARK – VIRTUAL INFORMATION SESSION

Meeting Agenda

Speaking
Jonathan Rak

Meeting Segment	Approx. Duration
<p>Project Introduction</p> <ul style="list-style-type: none"> ▪ Master Development ▪ Inova Alexandria Hospital ▪ City of Alexandria Partnership 	<p>30 min</p>
<p>Q&A / Discussion</p> <p><i>Please submit questions and comments through Facebook or Alexandria.gov/Landmark</i></p>	<p>50 min</p>
<p>Wrap-Up / Next Steps</p> <p>Please note the Seminary Road Information Session will be held on January 6th</p>	<p>10 min</p>



FOULGER-PRATT



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PROJECT INTRODUCTION

JANUARY 4, 2021 COMMUNITY INFORMATION SESSION

Speaking
Cameron Pratt



LANDMARK REDEVELOPMENT

Master Development Introduction

Speaking
Cameron Pratt

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

Three equally critical elements and circumstances:

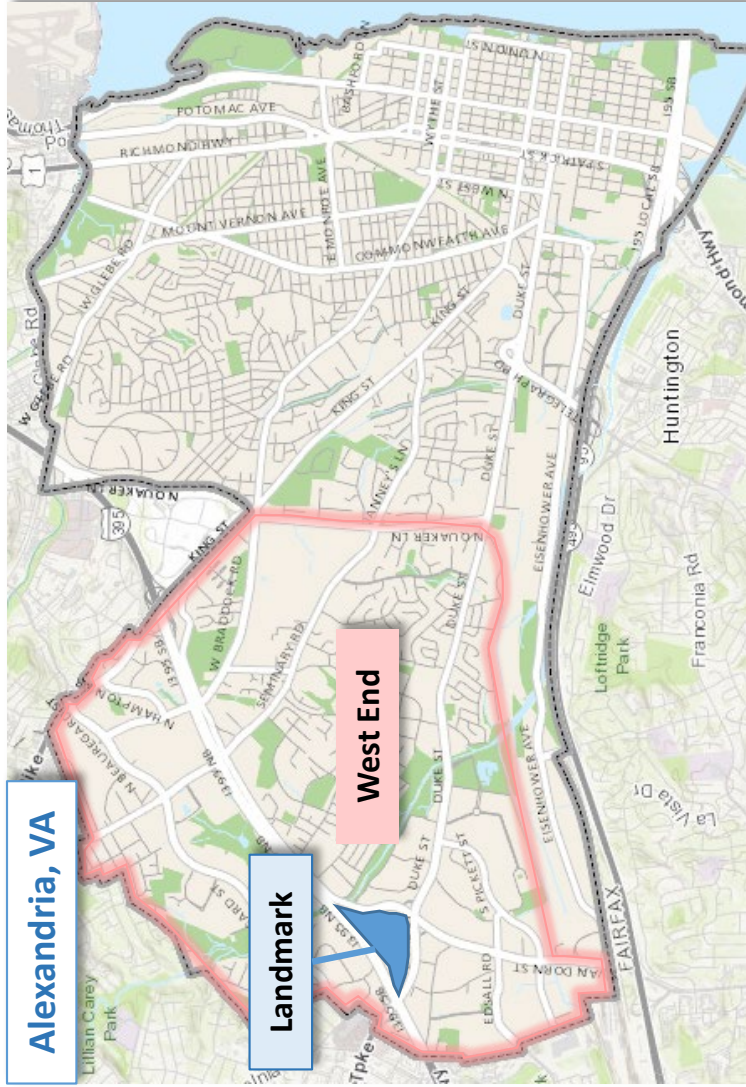
- ✓ **Inova Health System's** plan to relocate and expand Inova Alexandria Hospital to the Landmark site;
- ✓ **Foulger-Pratt's** local expertise, reimagined plan / programming, and creative partnership with current landowners; and,
- ✓ **City of Alexandria's** continued leadership, pragmatism, shared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



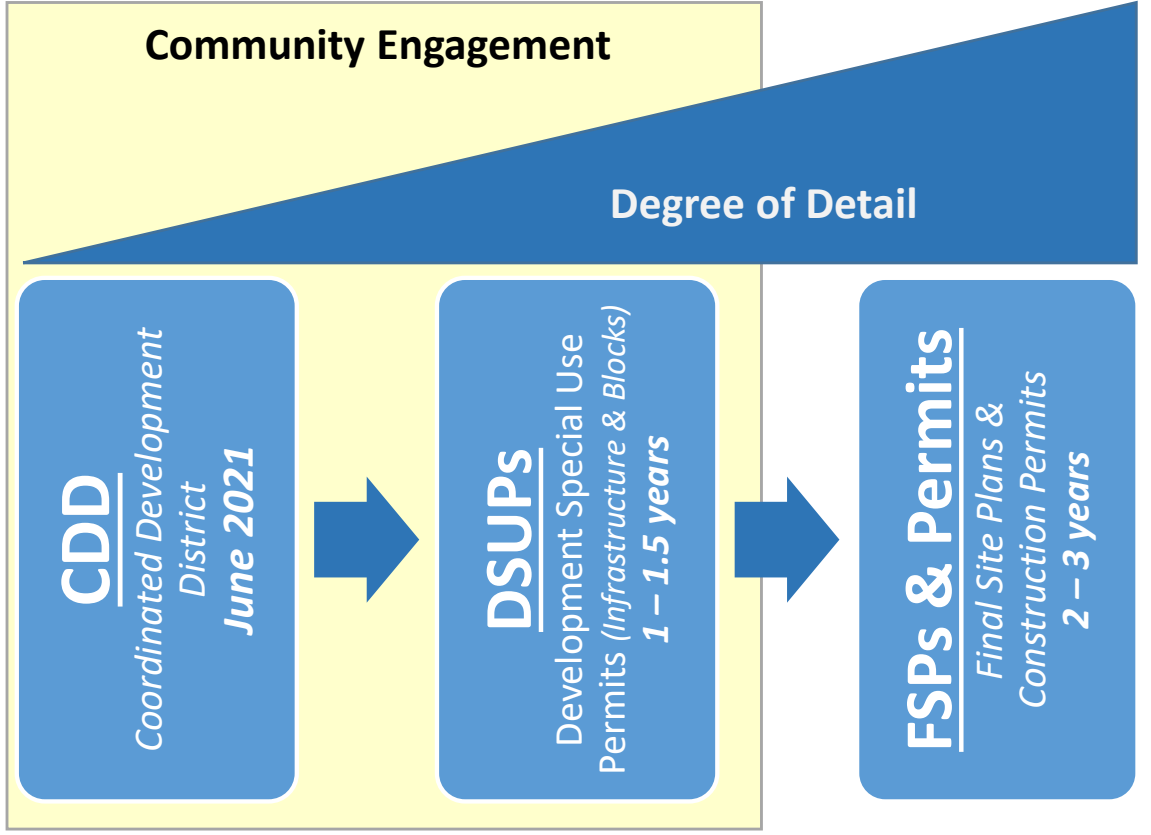
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Master Development Introduction

Location & Background



Entitlement Process



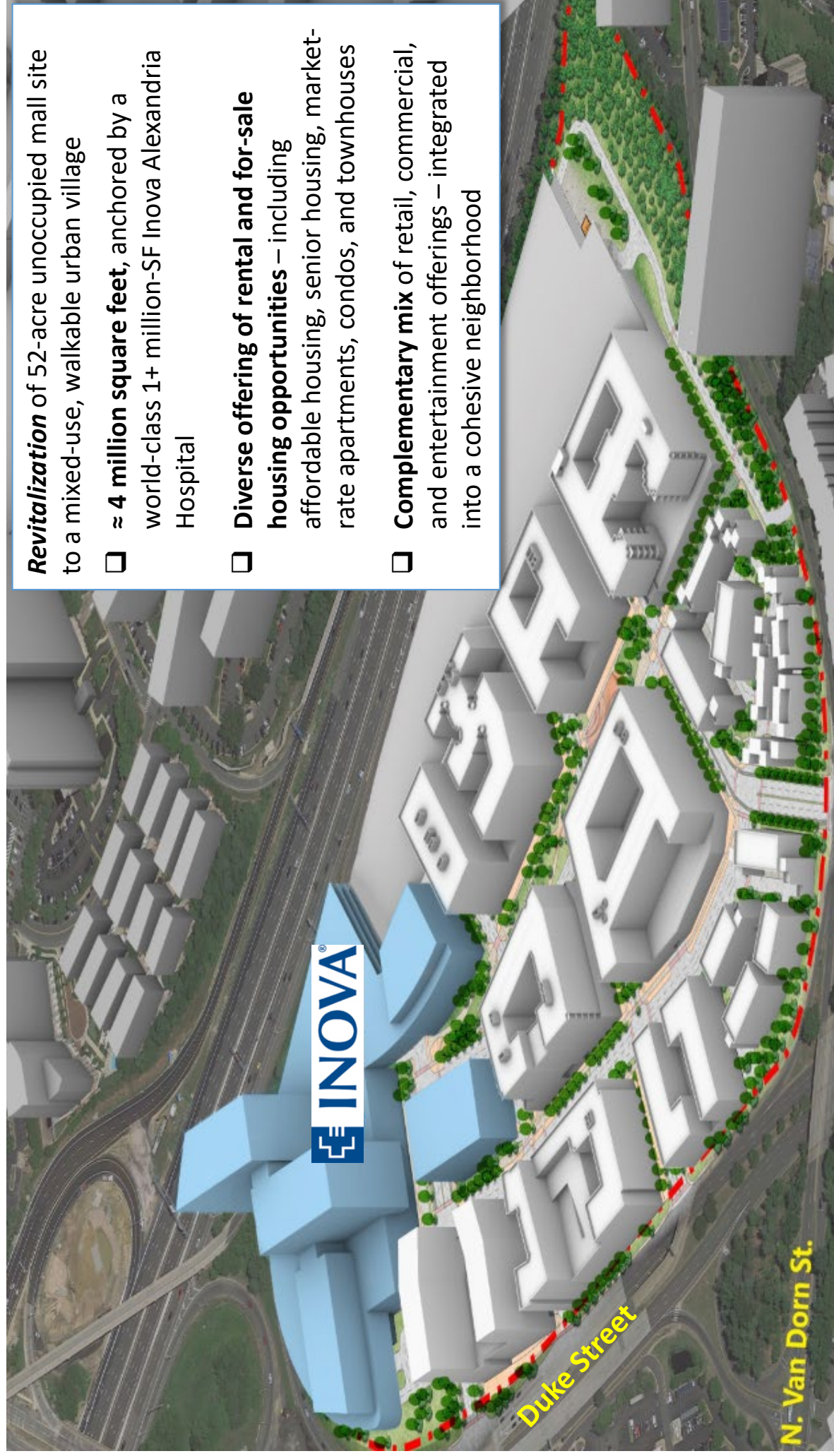
LANDMARK REDEVELOPMENT

Master Development Introduction

Speaking
Brigg Bunker

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

- 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



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Master Development Introduction

Speaking
Brigg Bunker

- ❑ 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.










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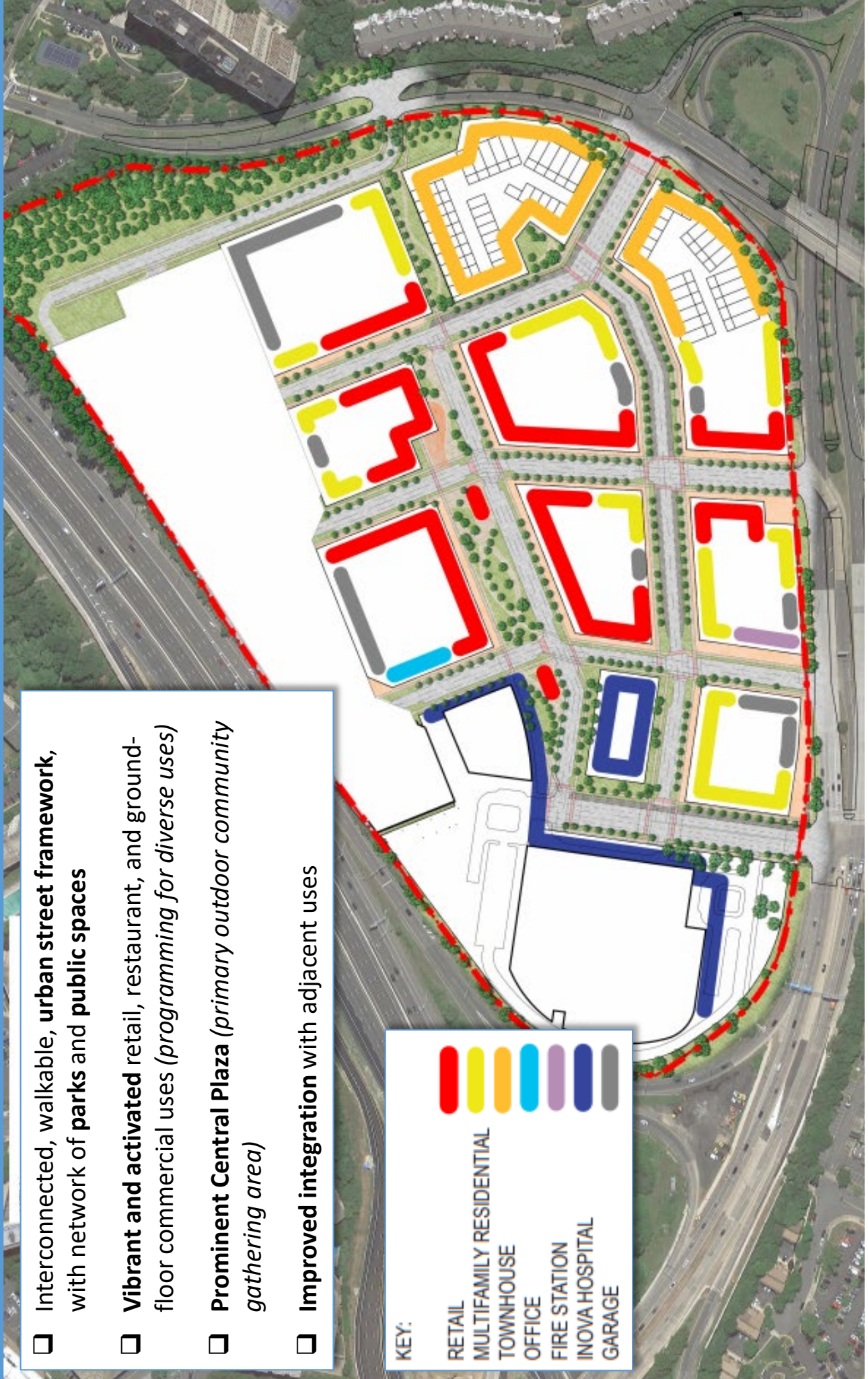
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KEY:

	RETAIL
	MULTIFAMILY RESIDENTIAL
	TOWNHOUSE
	OFFICE
	FIRE STATION
	INOVA HOSPITAL
	GARAGE







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Master Development Introduction

Speaking
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- ❑ **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**

KEY:

- ADDED ROAD CONNECTION 
- BIKE LANES 
- TRANSIT HUB 
- FIRE STATION 



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Inova Alexandria Hospital

Speaking
Dr. J. Stephen Jones

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

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Inova's Eastern Region Development Plan

OBJECTIVES

Inova's Eastern Region

Investments:

- Alexandria Hospital
- Oakville at Potomac Yard
- Mount Vernon Hospital
- Springfield Hospital

- 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

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Inova Alexandria Hospital

Speaking
Dr. Rina Bansal

Serving the Community: A New Alexandria Hospital Complex

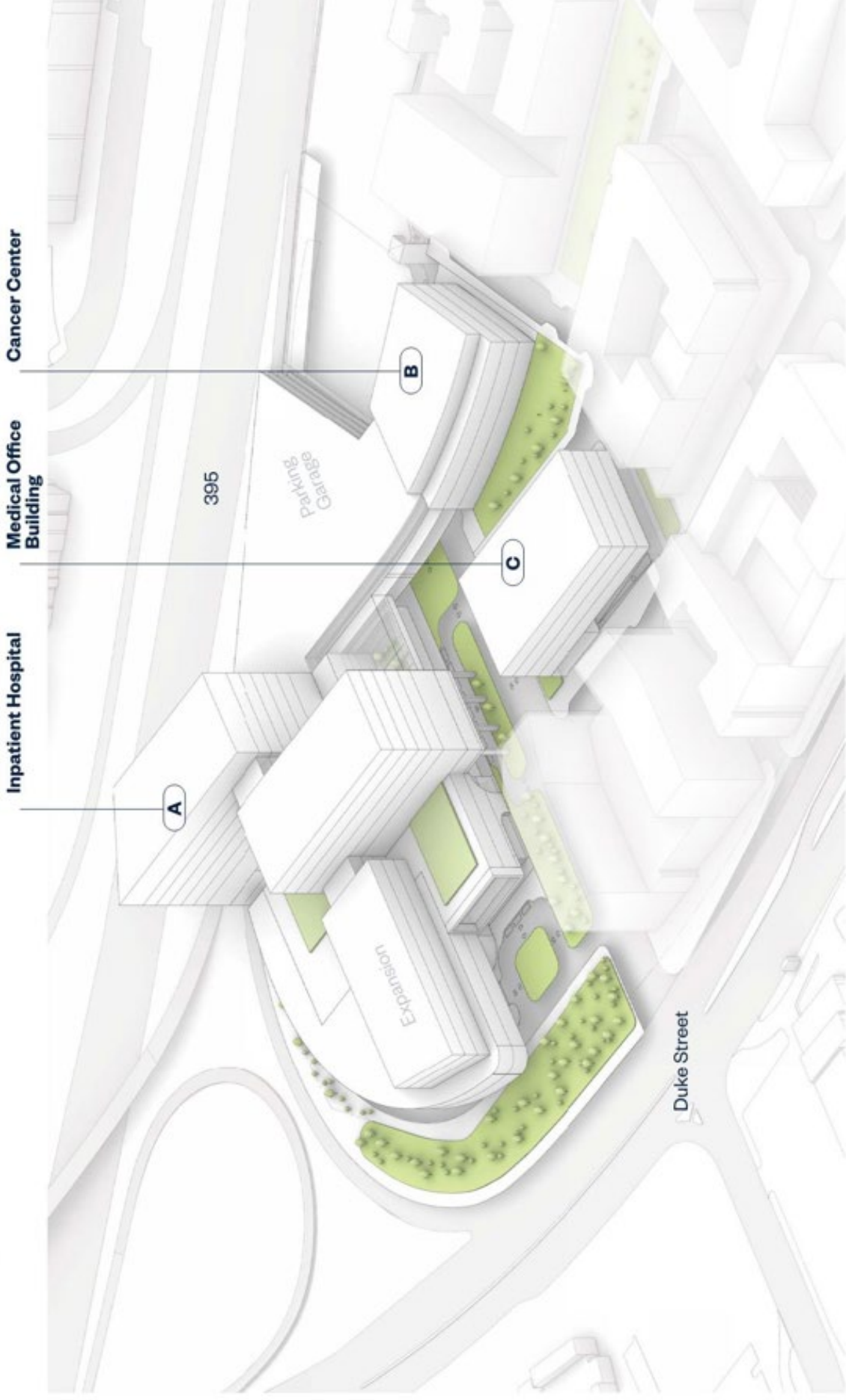
- Patient-centered clinical programs and facilities
- ~ 230-Bed Hospital with all private rooms
- Larger Emergency room
- Level II Trauma service
 - 24- hour specialty services for brain injuries, complex fractures, etc.
 - One of only three in NOVA
- Advanced services for obstetrics, heart & vascular, 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

Speaking
Tom McDuffie

Concept Plan



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City of Alexandria Partnership

Speaking
Mark Jinks
& Karl Moritz

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



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City of Alexandria Partnership

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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

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City of Alexandria Partnership

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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:

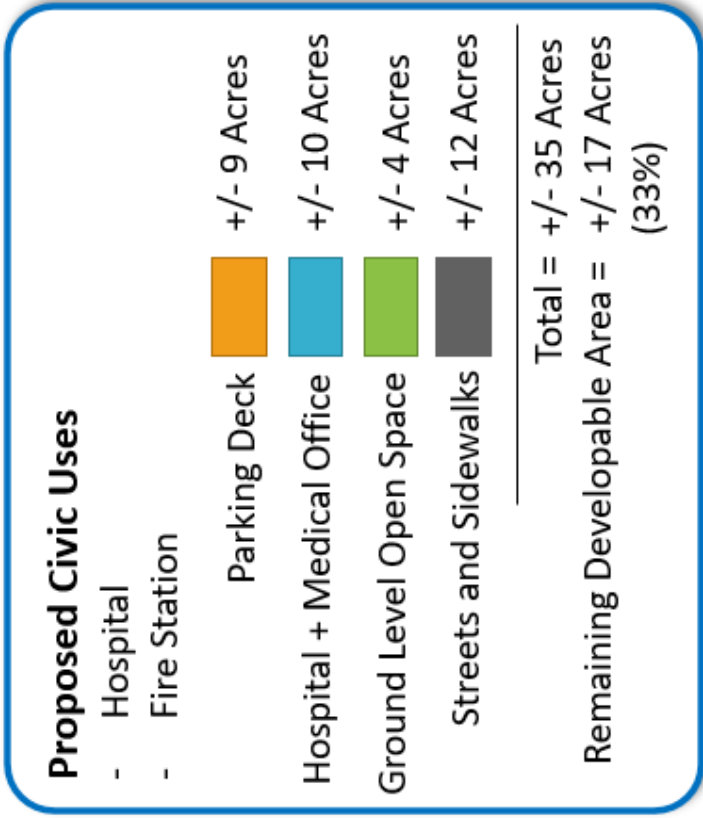
- Parks and Open Spaces
- Transportation
- Affordable Housing
- Transit
- Environmental Sustainability
- Sewer & Stormwater Management
- Fire Station
- Retail Uses & Programming

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Civic Uses at Landmark



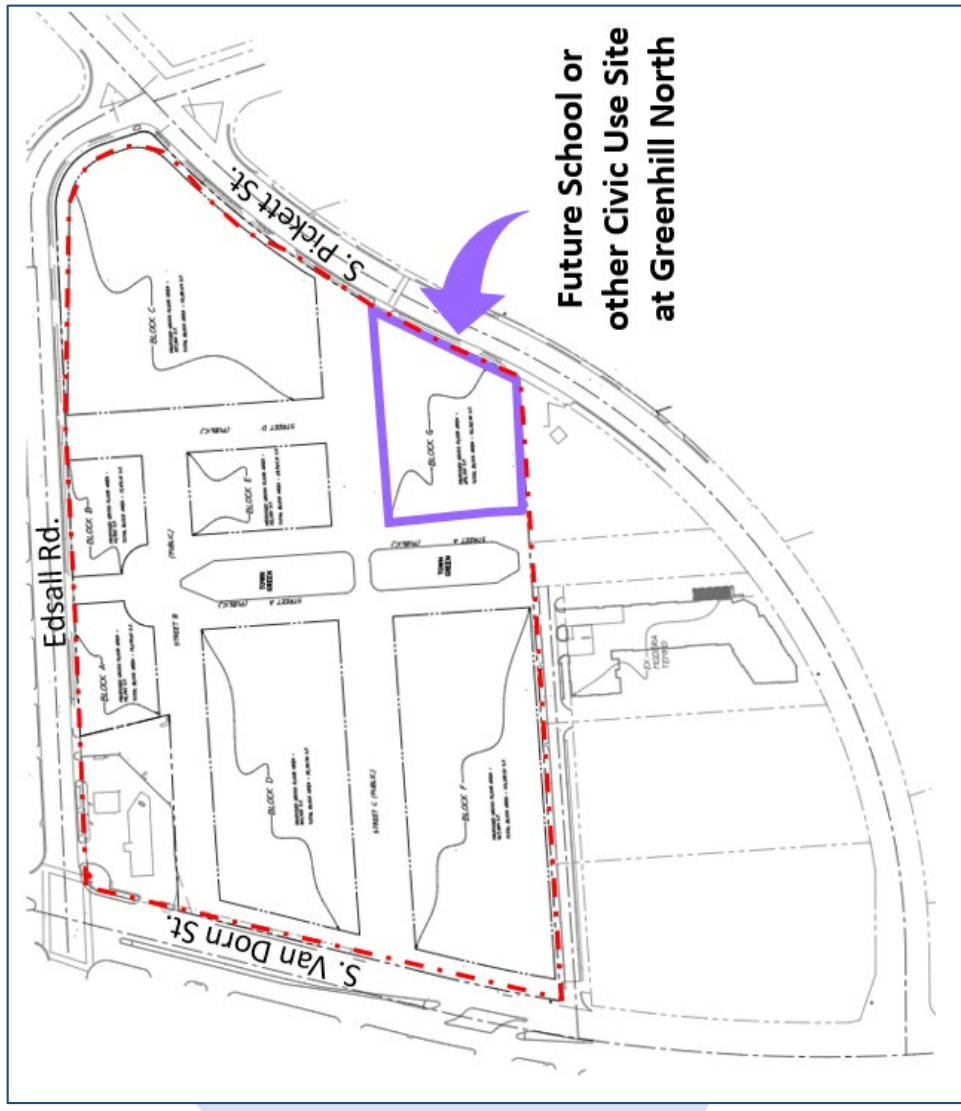
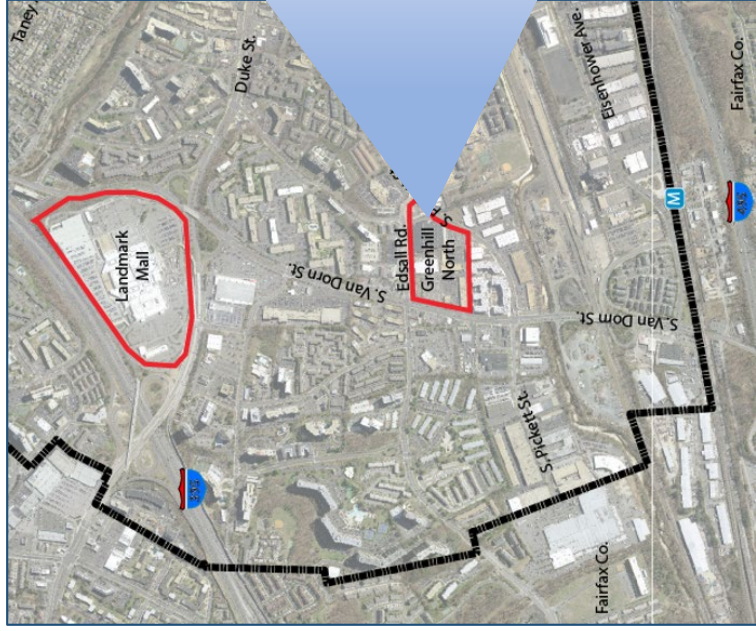
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Civic Use Site at Greenhill North

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



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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



LANDMARK REDEVELOPMENT

A New Chapter for Landmark

Speaking
Cameron Pratt

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

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QUESTION & ANSWER SESSION

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