



SEMINARY RIDGE CIVIC ASSOCIATION, INC.

Summary of Inova Hospital Virtual Community Meeting #2 on Relocation to Landmark Mall

<https://alexandriava.gov/Landmark>

October 17, 2022, 6-7pm

Background:

At its July 6, 2021 meeting, the Alexandria City Council unanimously approved the [redevelopment agreements](#) for the site of the former Landmark Mall, which will result in up to approximately four million square feet of new development. The project will be anchored by the relocation and expansion of Inova's new state-of-the-art Alexandria Hospital bringing more than 2,000 health care workers to the medical campus. Foulger-Pratt leads the project. The applicant team for the former Landmark Mall site has rebranded the site as the *West End* and is providing development updates, including notices about community meetings, on their [website](#). Additional background and meeting information can also be found on INOVA's Hospital Campus [website](#).

On December 22, 2020, Inova, the City of Alexandria, and development partners announced plans for a mixed-use community and state-of-the-art medical campus at Landmark. The proposed Inova Alexandria Hospital at Landmark would allow for comprehensive, patient-centered programs and services that include a larger emergency room; private patient rooms; and the Inova Schar Cancer Institute at Alexandria Hospital, which would offer full cancer services, including radiation and infusion. The hospital is pursuing a Level II trauma designation and would be one of only three Level II trauma centers in Northern Virginia, seven statewide, and 270 nationwide, providing 24-hour specialty services for brain injuries, complex fractures, and other trauma care. The addition of a medical office building would allow an estimated 50 specialty physicians to see patients on the same campus as the new hospital. **The hospital complex is expected to open in 2028.**

To facilitate the relocation of the hospital from its current location to Landmark Mall, **Inova requested to rezone the existing hospital site at Seminary Road for townhouse and single-family use. City Council approved the request.**

- For more information on the rezoning, visit inova.org/seminaryroad
- For more information on the Landmark redevelopment, visit alexandriava.gov/landmark

Agenda for the 17 October meeting:

Inova Health System hosted a virtual community meeting on Monday, October 17, at 6 p.m. to provide an update about the development proposal for the new hospital campus to be built on the former Landmark Mall site. Inova resubmitted concept plans with the City for the hospital campus, which will include a new hospital, a cancer center, and a specialty care center. Representatives from Inova and their design consultants presented an overview of the current development proposal and answer questions.

Notes (taken by Krista Ludwig Poretz):

- Cathy Puskar from Walsh Colucci (law firm) kicked off and facilitated the meeting via zoom.
- Amy Jackson, the City's Vice Mayor, was in attendance as was Dr. [Rina Bansal](#), President of Inova Alexandria.
- Ms. Puskar and design engineers provided an overview of the plans for the hospital and shared pictures of maps and plans for the buildings and green spaces. (See Inova websites listed in the Background section on page 1 of these notes for pictures and details.)
- The hospital will have single patient rooms and 19 operating rooms.
- **The current hospital on Seminary Road will stay operational until 2028.**
- **Inova anticipates 30 trips annually by helicopters to (15) and from (15) the helipad along traffic paths to minimize noise.**
- Developer Foulger-Pratt is working with VDOT on placement of pedestrian walkways and bike paths. They are also working with VDOT on incoming northbound traffic that will stop east bound traffic in emergencies and use left turn lanes on to **"Healthway Place" – the name of the main street going into the new hospital.**
- **All buildings on the existing Landmark land will be torn down with the exception of the existing parking lot.**
- **The hospital plans include new retail shops and a fire station near the hospital (exact location was not obvious). One goal is to make the new Inova hospital a "transit hub."**
- The developer does have "future expansion abilities" beyond what is in the plans. When asked what area that would/could include, the Inova team circled a small area of the map that has some green space and a building that are part of the existing plan. There would be no impact on neighboring condos or apartments if the hospital wanted to repurpose that land area (for a different hospital use than is currently planned). The "expansion" area is already within their footprint for the new hospital.

Next meeting?

Inova will convene on **November 16, 2022 at Patrick Henry School** to review building specifics for the new hospital. Time TBD.

Questions?

- For questions related to development projects, contact jared.alves@alexandriava.gov, Urban Planner, 703.746.3812.
- All other questions, contact Richard.lawrence@alexandria.va.gov, Principal Planner, 703.850.9324
- Questions about Inova Alexandria Hospital at Landmark? Please email InovaLandmark@inova.org.