
Inova Center for Personalized Health Sewer Line Improvement

July 2025

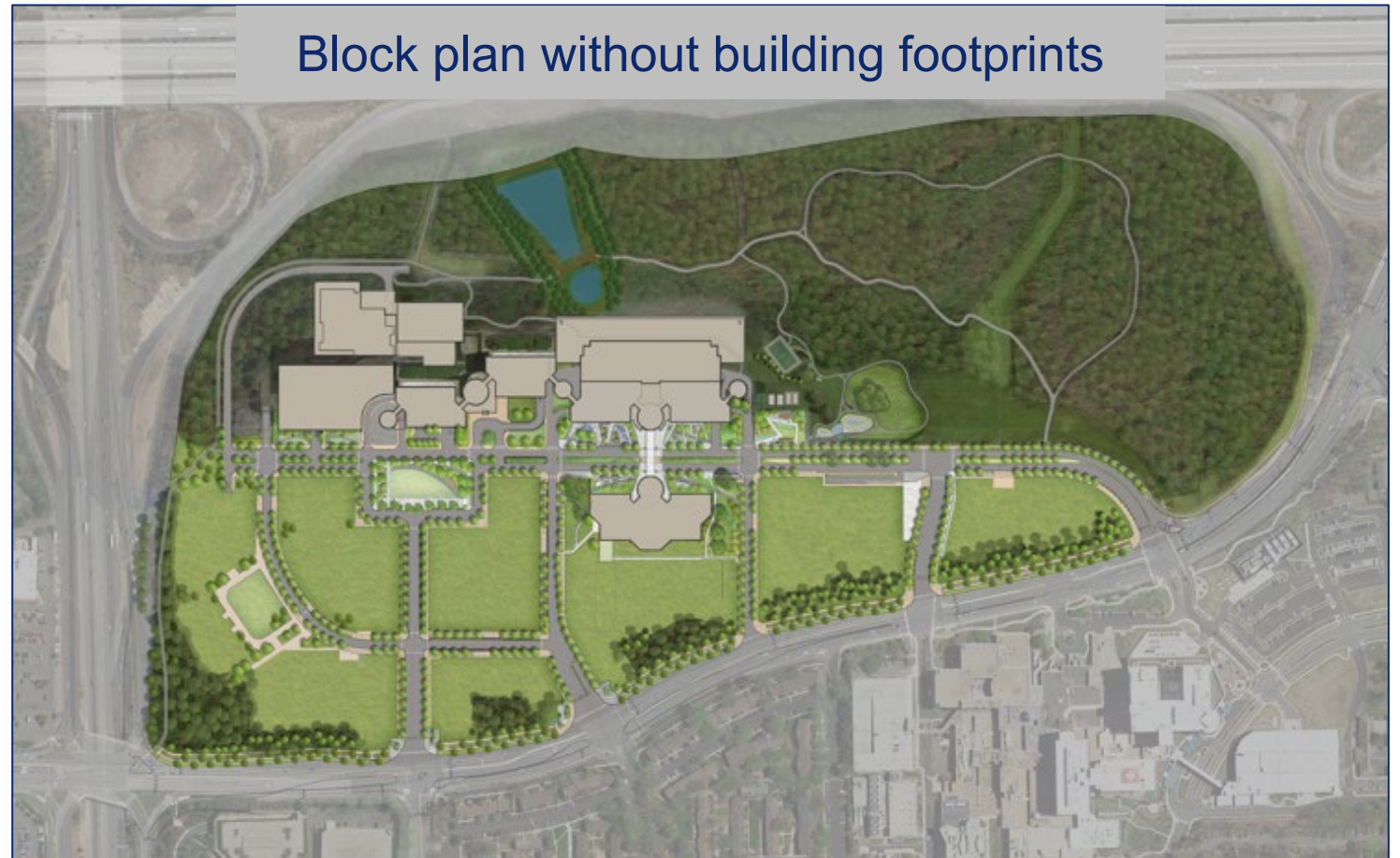


Project Team



Inova Center for Personalized Health background

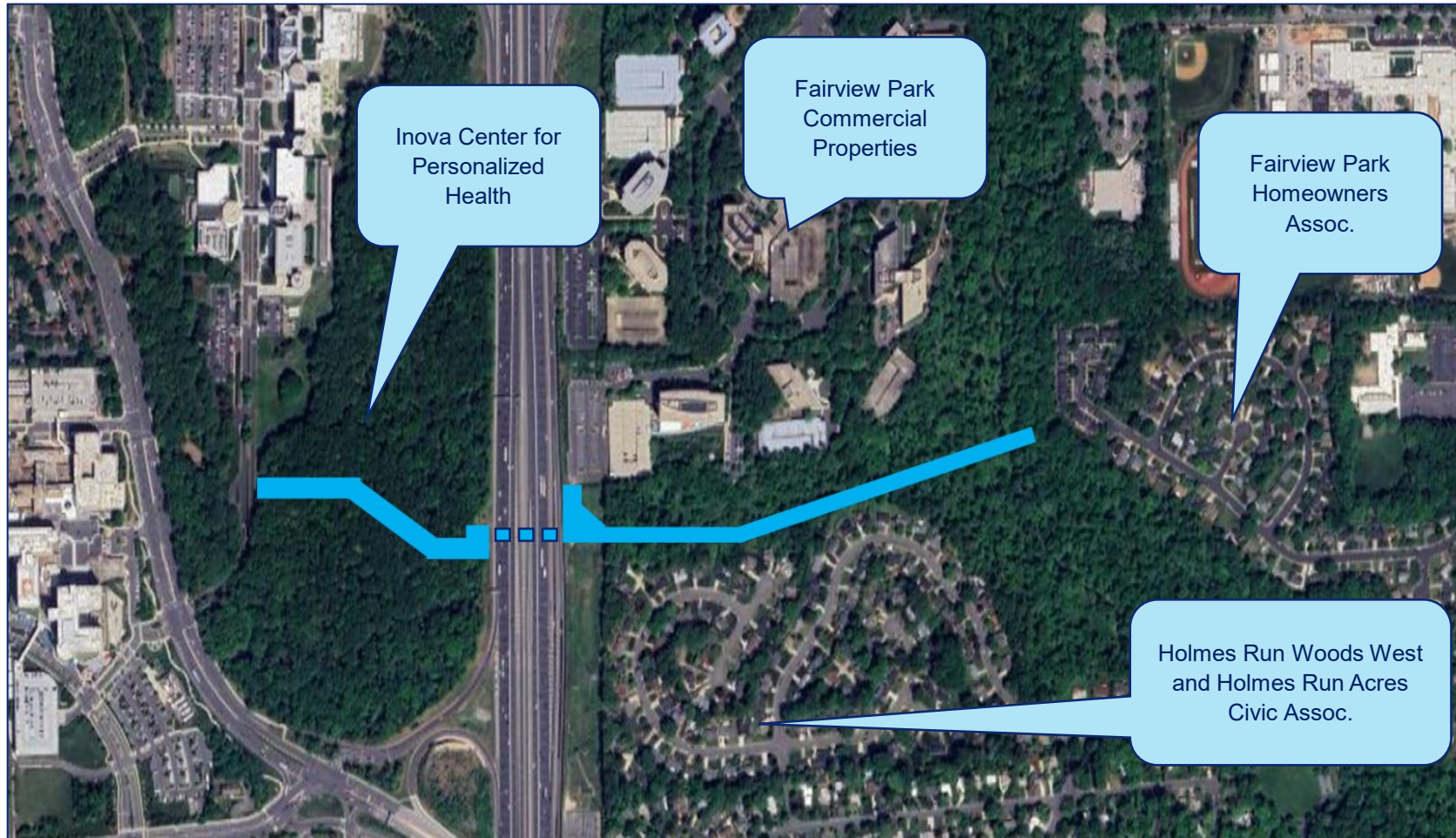
- 2015 – Inova purchases the property from ExxonMobil and begins renovations of existing 1.2 million square feet
- Spring 2019 – Inova Schar Cancer opens
- Fall 2019 – Fairfax County approves Comprehensive Plan Amendment and related zoning applications to allow for mixed-use development
- Winter 2020 – utilized as COVID-19 Vaccination Center
- Feb. 2025 – UVA | Northern Virginia opens on campus
- June 2025 – reaching existing campus capacity



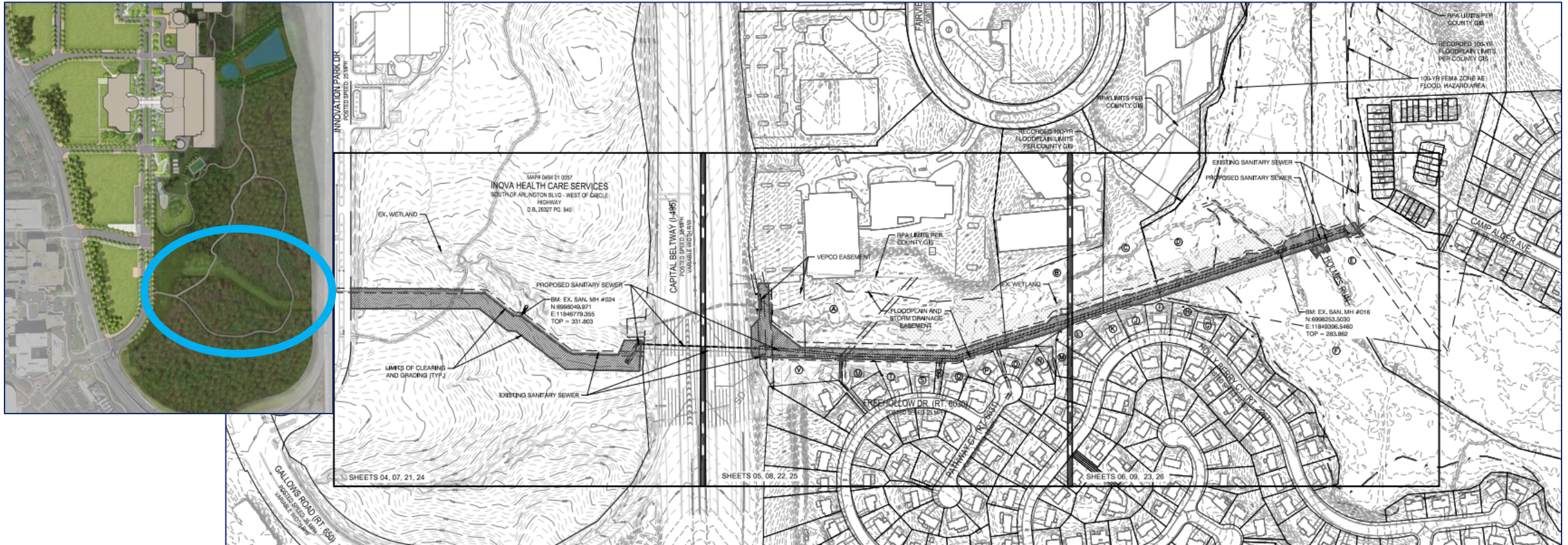
Preparing for the future

- This campus (and parts of Inova Fairfax Hospital) currently served by an at-capacity sewer line
 - Existing sewer line runs across the southern portion of the ICPH, under the Beltway, and then through easements between the Fairview Park commercial and residential properties
- Current sewer line must be replaced before any future development can take place
- Inova preparing to replace the current 10” line with an 18” line
 - Will tie in with a 27” regional interceptor on the eastern end
- Existing residential and commercial sewer service will not be affected
- Coordinated with Fairfax County, Fairfax County Park Authority, and Virginia Department of Transportation on all necessary approvals and permits

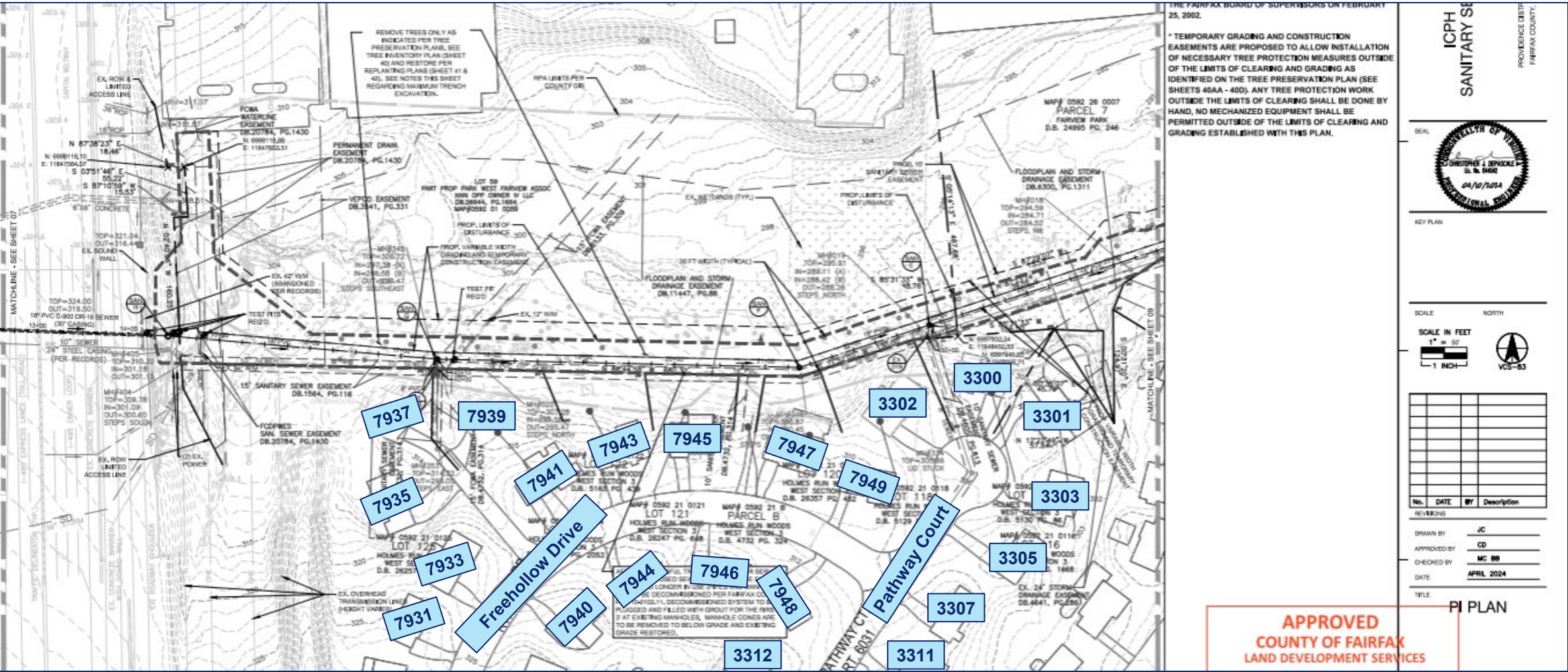
Project summary



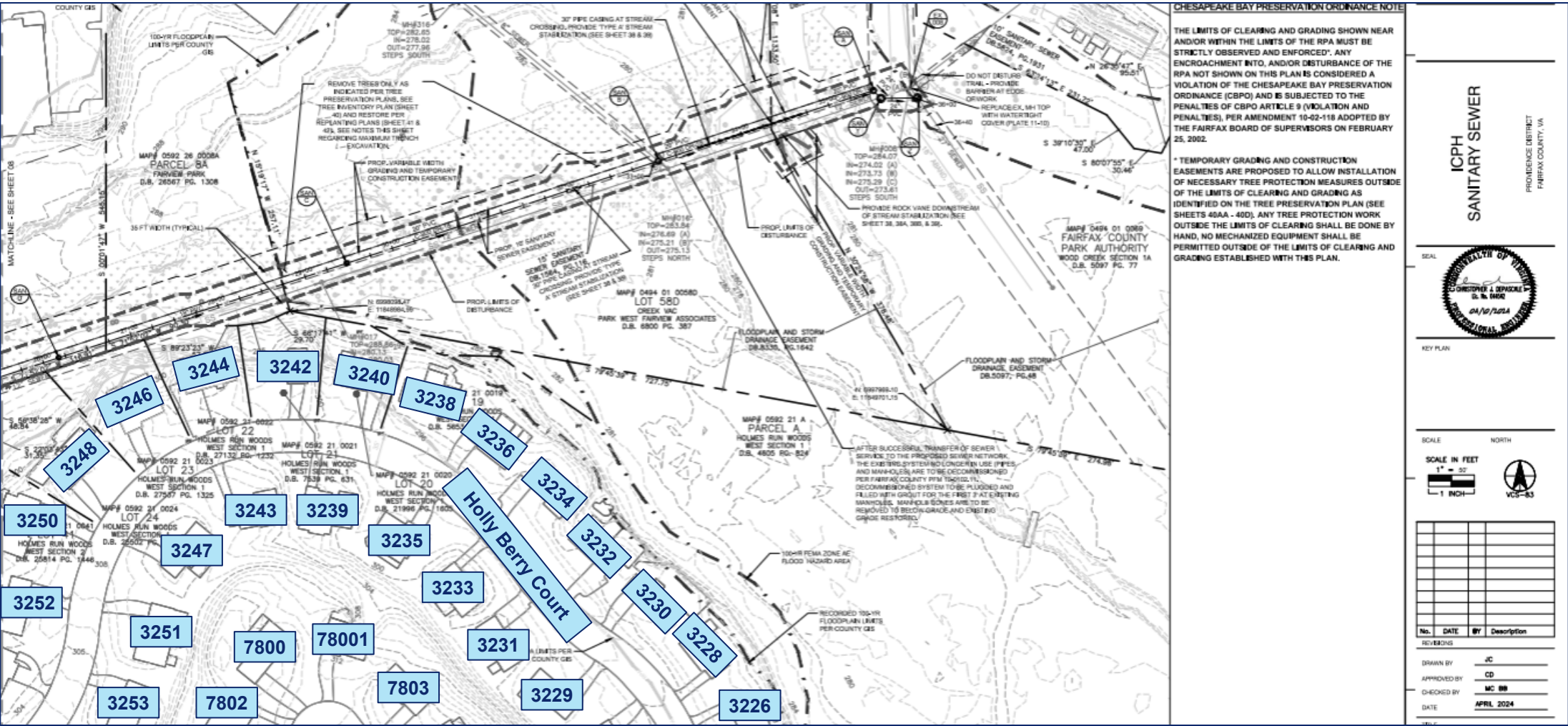
Limits of clearing and grading (shaded area)



Freehollow Drive / Pathway Court Section



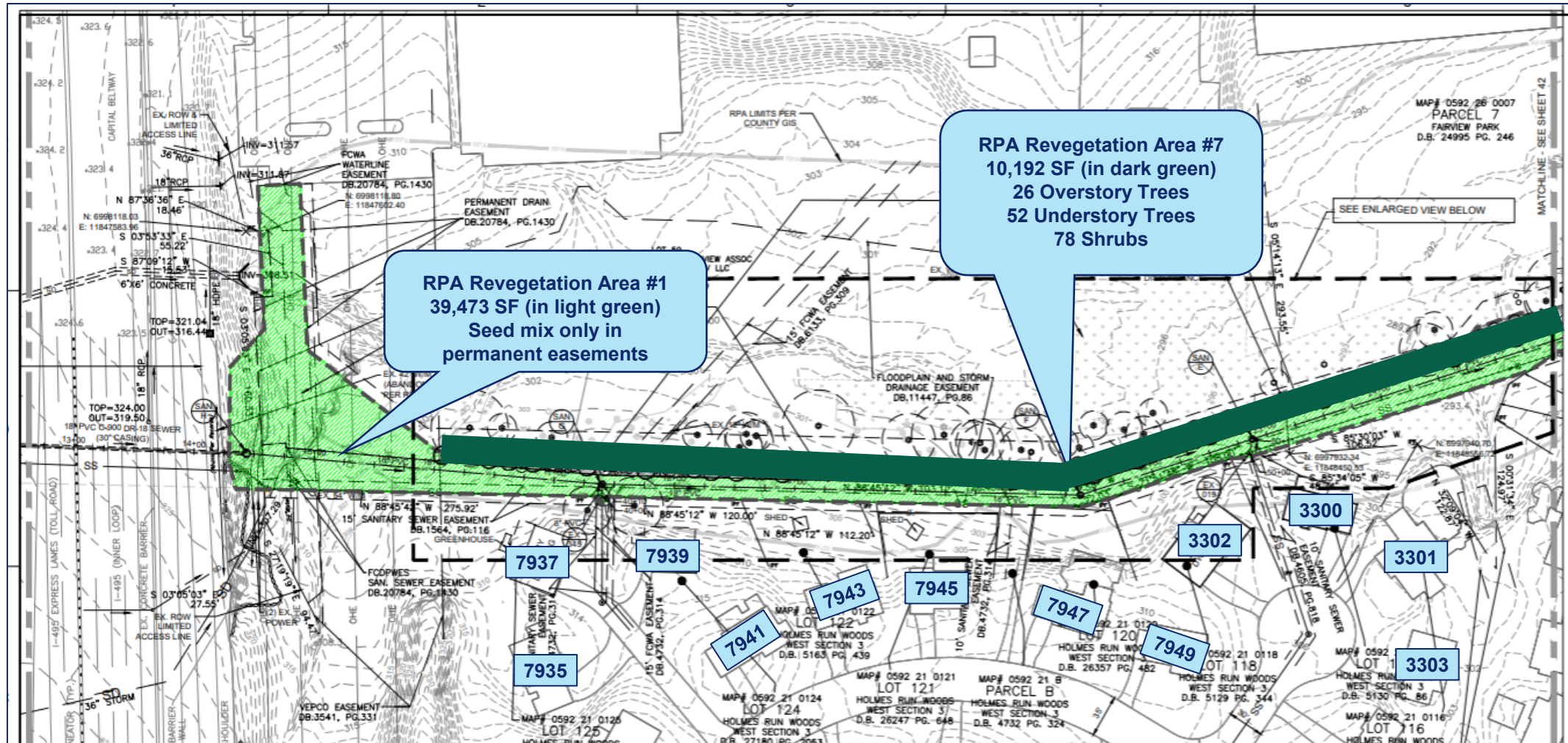
Holly Berry Court Section



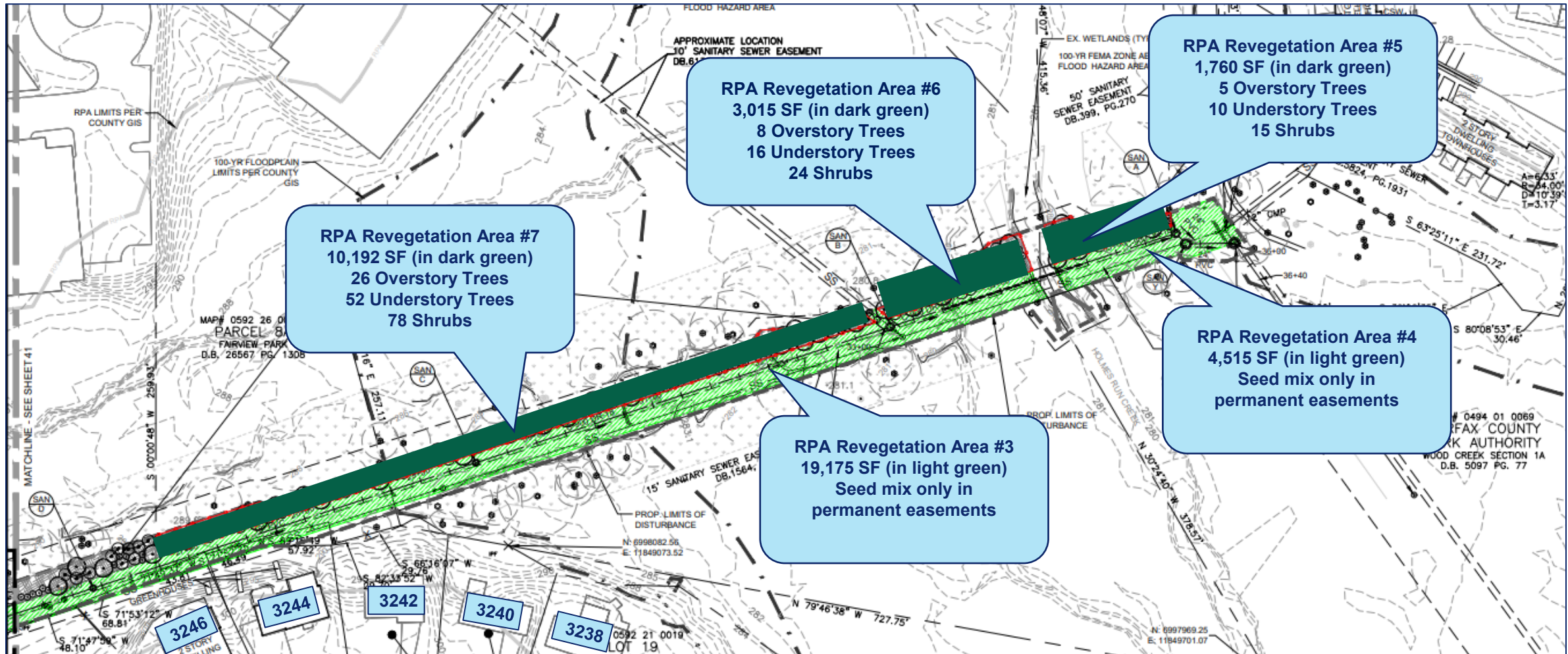
Tree removal & revegetation

- Inova section
 - 51 trees shown for removal (of those required to be counted) – 7 of which are dead or damaged
- Holmes Run Woods West section
 - 58 trees shown for removal (of those required to be counted) – 10 of which are dead or damaged
 - Revegetation to include 156 new plantings
 - ❖ 78 shrubs (Red Chokeberry, Buttonbush, Sweet Pepperbush, Silky Dogwood, Witch Hazel, Swamp Azalea)
 - ❖ 52 understory trees (Downy Serviceberry, Eastern Redbud, American Hornbeam, White Fringetree, American Holly, Eastern Hornbeam)
 - ❖ 26 overstory trees (Red Maple, Persimmon, Tulip Poplar, Tupelo, Swamp White Oak, Willow Oak)

Revegetation Freehollow Drive / Pathway Court Section



Revegetation Holly Berry Court Section



Project Timeline

- **June 2025:** County preconstruction meeting on Inova section
- **July 2025:** Community outreach
- **July 2025:** County preconstruction meeting on Fairview Park section
- **Late summer 2025:** Construction work to begin
- **Summer 2026:** Majority of project completed with plantings to begin

Work hours:

- Monday – Friday
- 7 a.m. – 5 p.m. most days
- We appreciate your patience as we work through this improvement.

Learn more /
keep in touch

Project Page:

<https://www.inova.org/locations/inova-center-personalized-health/progress-updates>

Project contact:

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Thank you

