INOVA EASTERN REGION
Inova Alexandria Hospital at Landmark
Concept 1 Community Meeting
30 March 2022
Inova Alexandria at Landmark

Aerial of Existing Site

Existing Garage

Landmark Mall

Sears Auto Shop
Inova Alexandria at Landmark

Aerial of Existing Site

Hospital Campus
Inova Alexandria at Landmark
Inova blocks within Masterplan

Inova facilities will span across three distinct parcels, two of which (A&B) have been merged to provide integration of clinical facilities, services and infrastructure. Major program locations have been determined by long range strategic planning goals.

<table>
<thead>
<tr>
<th>Campus Buildings</th>
<th>GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospital</td>
<td>675,000</td>
</tr>
<tr>
<td>Cancer Center</td>
<td>130,000</td>
</tr>
<tr>
<td>Specialty Care Center</td>
<td>110,000</td>
</tr>
<tr>
<td>Sub-total</td>
<td>915,000</td>
</tr>
<tr>
<td>Phase I</td>
<td>915,000</td>
</tr>
<tr>
<td>Expansion</td>
<td>185,000</td>
</tr>
<tr>
<td>Future Total</td>
<td>1,100,000</td>
</tr>
</tbody>
</table>
Patient-centered clinical programs and facilities

Hospital
  · 231-Bed Hospital with all private rooms
  · Larger Emergency room, Trauma Service
  · Advanced services for obstetrics, heart & vascular, neurosciences

Cancer Center: Full service, including radiation, infusion, clinics and supportive patient services

Specialty Care Center
  · On-campus medical office space for physicians to see outpatients while close to hospital
  · Antenatal testing center, surgical and medical subspecialists
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.
Inova Alexandria at Landmark

Site Access

Site Plan Legend
- Main Entry
- ED Walk-in Entry
- Ambulance Bay
- Helipad

Inova Eastern Region Facilities Development
Inova Alexandria at Landmark | Concept 1 Community Meeting 3.28.2022

BALLINGER | ennead architects
Inova Alexandria at Landmark

**Site Plan** Parking Overview

- **Existing Parking Garage**
  - 550 spaces

- **New Above Grade Garage**
  - 660 spaces

- **Below Grade Parking Garage**
  - 300 spots

1,510 spots TOTAL
## Open Space

<table>
<thead>
<tr>
<th>OPEN SPACES</th>
<th>Required</th>
<th>Area (SF)</th>
<th>% of total</th>
<th>Provided</th>
<th>Area (SF)</th>
<th>% of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space at Grade</td>
<td></td>
<td>62,500</td>
<td>15%</td>
<td>62,500</td>
<td>15%</td>
<td></td>
</tr>
<tr>
<td>Open Space on Roof terraces</td>
<td></td>
<td>10,000</td>
<td>10,000</td>
<td>10,000</td>
<td>10,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>72,500</td>
<td>15%</td>
<td>72,500</td>
<td>15%</td>
<td></td>
</tr>
<tr>
<td>Open until future expansion</td>
<td></td>
<td>21,000</td>
<td></td>
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</table>
Inova Alexandria at Landmark

**Program Stack Phase I**

Building heights, general massing and total number of stories are determined out of rigorous clinical planning requirements and overall floor plate area needs.

As part of the integrated Inova system, Inova Alexandria at Landmark is a regional health campus and trauma center offering emergency, inpatient and outpatient services. It is also the Eastern Region home for Inova’s Women’s, Neuroscience, Cancer and Heart programs.

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**Inpatient Hospital**

**Future Expansion**

**Cancer Center**

**Specialty Care Center**

**Parking**

**231 Bed Hospital (192 Licensed Beds)**

<table>
<thead>
<tr>
<th>Inpatient Beds</th>
<th>180</th>
<th>Procedural Platform</th>
<th>18</th>
<th>Mother / Baby</th>
<th>51</th>
<th>ED / Imaging</th>
</tr>
</thead>
<tbody>
<tr>
<td>M/S (124)</td>
<td></td>
<td>O.R’s (8)</td>
<td></td>
<td>LDR + C-Section (11)</td>
<td>Emergency (37)</td>
<td></td>
</tr>
<tr>
<td>ICU (36)</td>
<td></td>
<td>IR/Cath (8)</td>
<td></td>
<td>Postpartum beds (32)</td>
<td>Imaging (19)</td>
<td></td>
</tr>
<tr>
<td>Observation (20)</td>
<td></td>
<td>Endo (3)</td>
<td></td>
<td>NICU (15)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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**Cancer Center**

Clinic
Infusion
Rad/Onc

**Specialty Care Center**

Outpatient Care
Antenatal Testing (4)

**Parking**

Above and below grade parking in new and existing garages
Inova Alexandria at Landmark
Massing Hospital

Top of Wall height: 175’
Roof height: 165’

Diagnostic & Treatment Base
Inpatient Bed Pavilions
Ambulance Entry
Main Entry
Emergency Walk-in Entry

Massing Axon

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**Massing** Cancer Center

**KEY PLAN**

- Radiation Oncology, Floor B1
- Medical Oncology, Floor 1

**PLAN DIAGRAM**

- Infusion Rooms, Floor 2
- Supportive Services, Floor 1

**MASSING AXON**

- Top of Wall height: 80'
- Roof height: 60'

Inova Eastern Region Facilities Development

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Massing Specialty Care Center

**KEY PLAN**

**PLAN DIAGRAM**

**MASSING AXON**

- **Roof height:** 65'
- **Top of Wall height:** 80'

Outpatient Care

Main Entry
Inova Alexandria at Landmark

**Massing** Above Grade Parking Garage

**KEY PLAN**

- Main Entry
- Visitor Parking

**PLAN DIAGRAM**

**MASSING AXON**

- Deck height: 60'
- Pedestrian connection to hospital
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**Massing** View of Campus Approach from Duke St along Road 3
Massing View of Loggia at Road 3 terminus
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Massing View of Campus Approach from Central Park along Road 1
Inova Alexandria at Landmark

Draft Development Schedule

**Seminary Road**

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

**Landmark Mall**

- MPA/REZ/CDD: July 2021
- DSUP: 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