



Proposed Expansion of Virginia Hospital Center

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Why Are We Here?

- Virginia Hospital Center has asked the County Board to consider an expansion of the hospital on the adjacent parcel of land (approximately 5.5 acre) owned by the County Board, generally known as the Edison site.
- We are here this evening to explain the process, start to finish, that will be used to evaluate the proposed expansion.
- This meeting is the first step in a lengthy process, which will have ample opportunity for public input.
- The County Board has directed the Acting County Manager to initiate this process.

Topics for Future Discussion

- Site-specific needs/mitigations (e.g. community needs within the hospital, traffic impact mitigation, parking mitigation, neighborhood buffers, etc.)
- Merits/uses of other land currently owned by Virginia Hospital Center that could be included in a potential land swap
- Possible interim uses of the Edison site



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Virginia Hospital Center Arlington Health System

Community Meeting on the Hospital's Critical

Capacity Needs

September 9, 2015

Virginia Hospital Center Arlington Impact

- 3rd Largest employer in Arlington
- Largest percentage of employees are Arlington residents
- 70+ years as Arlington's hospital:
 - Only hospital in Arlington County
 - 77% of Arlingtonians inpatient care at VHC
 - 83% of Arlingtonians deliver at VHC
- Over \$30M/year in Community Benefit

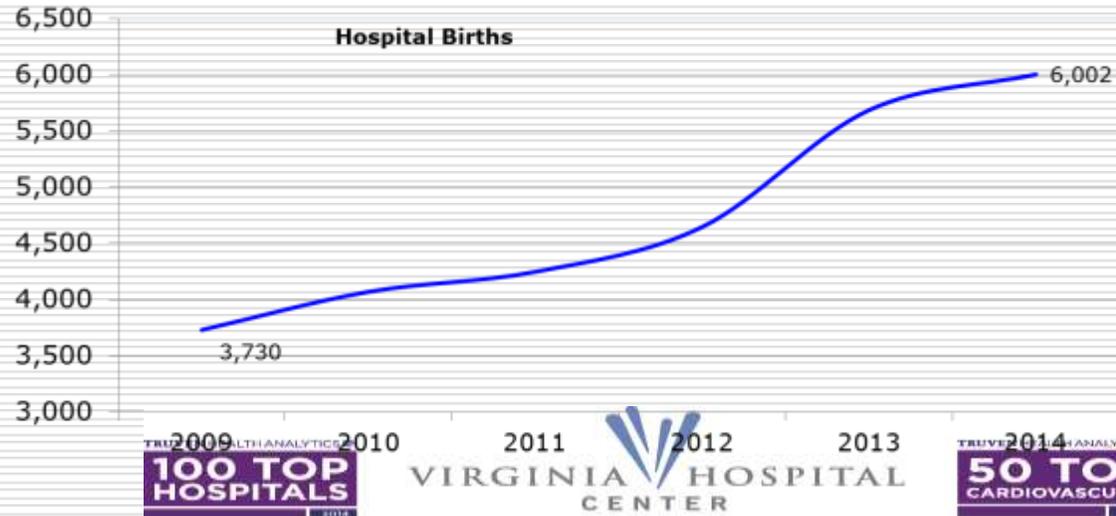
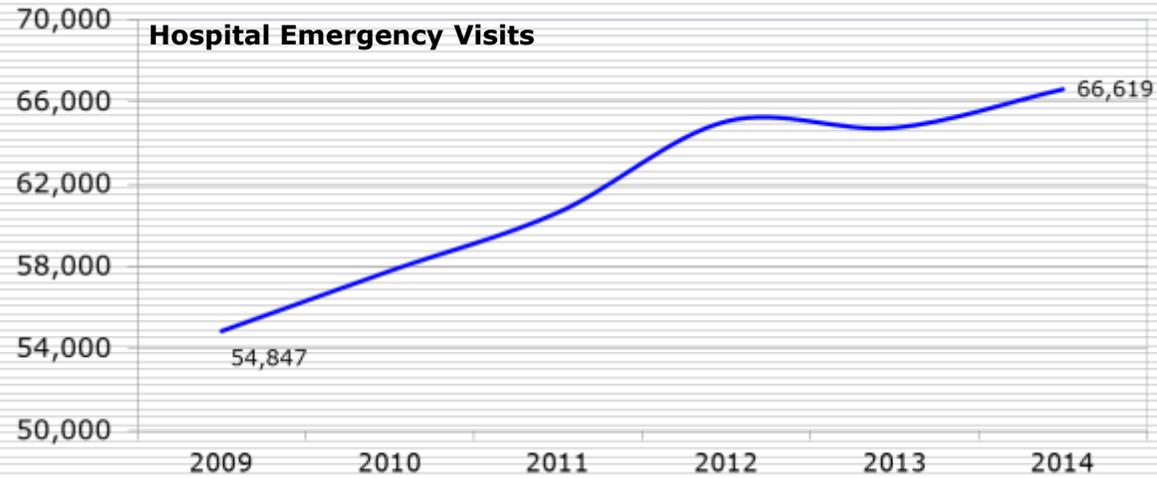


Why Does Virginia Hospital Center Need the Edison Site?

County Property
+/- 5 Acres

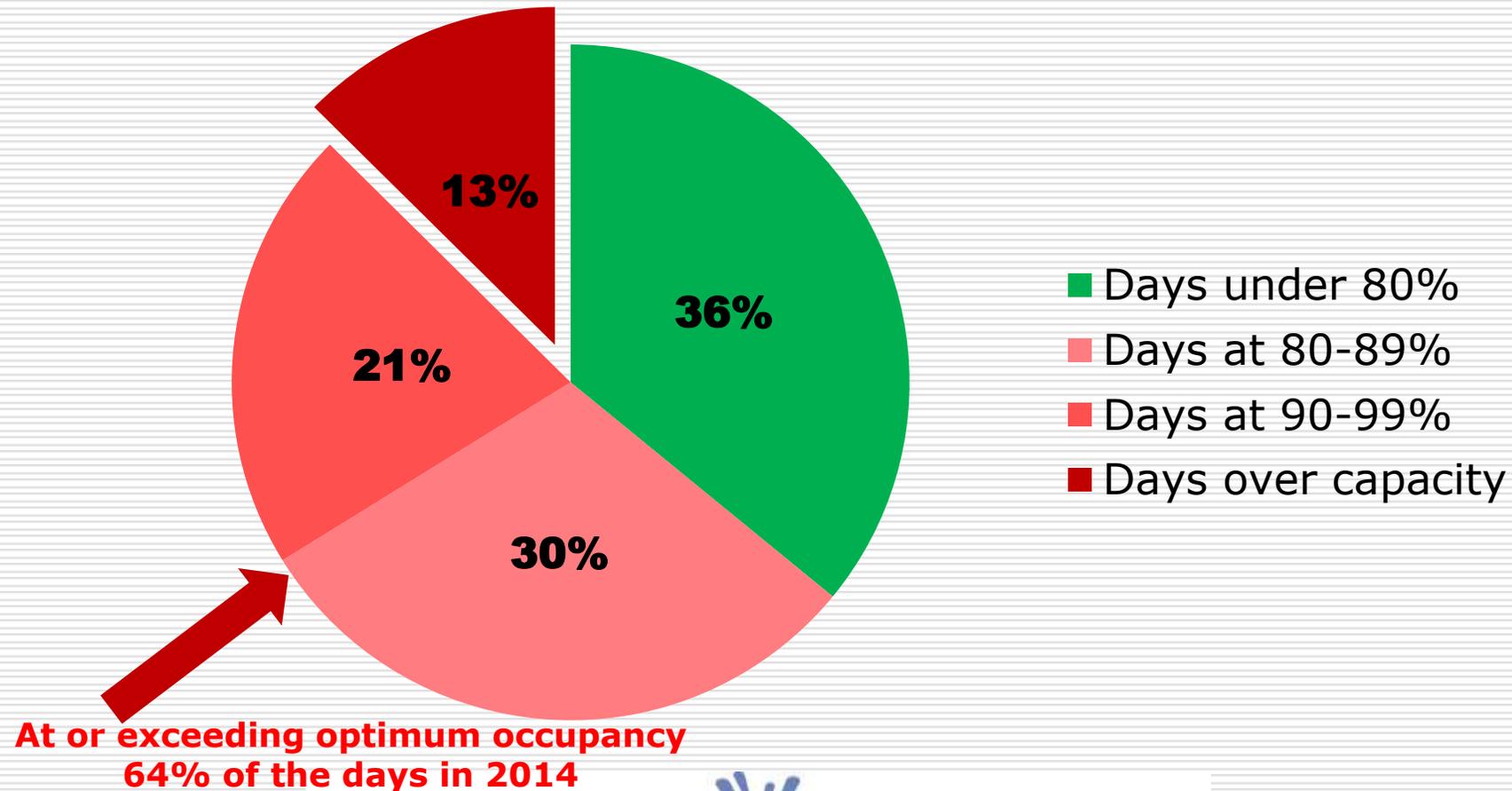


Critical Need to meet County's Healthcare Needs



Virginia Hospital Center Capacity Crunch

Obstetrics – 2014



The Process

- Letter of Intent (“LOI”) between the County and Virginia Hospital Center (“VHC”) outlining the terms of an Option Agreement
- Negotiating, Finalizing, and Approving the Option Agreement
- VHC will develop master plans and all necessary designs and plans to accompany an application for a rezoning and a special exception site plan amendment
- Concurrently, the County will engage with the community to evaluate the potential uses for/utility of the various properties currently owned by VHC
- Review of the rezoning and special exception application, including the master plan, and all associated impacts, will proceed through the typical public review process for such applications
- VHC proceeds with obtaining a Certificate of Public Need and obtains building permits for the initial phase, consistent with approval special exception site plan
- Permitting and construction of future phases, consistent with approved special exception site plan

Details of the Proposed Real Estate Transaction

- County Board and VHC will negotiate an Option Agreement by which VHC will have the option to purchase the Edison site
- Exercise of purchase option will be contingent upon completion of master planning of hospital and VHC obtaining all necessary land use approvals (e.g. rezoning and special exception site plan)
- Neither party will sell their respective properties during the pendency of the Option Agreement
- Option Agreement will establish valuation methodology to value the Edison site based on land use approvals (e.g. “three appraiser method”)
- Consideration may be cash, land swap, or a combination
- County, VHC, and community will explore possible interim hospital uses of a portion of the Edison site during the option term
- Conveyance would include provisions to ensure that the Edison site will be used for hospital purposes

Q&A