

B A L L I N G E R
ennead architects

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

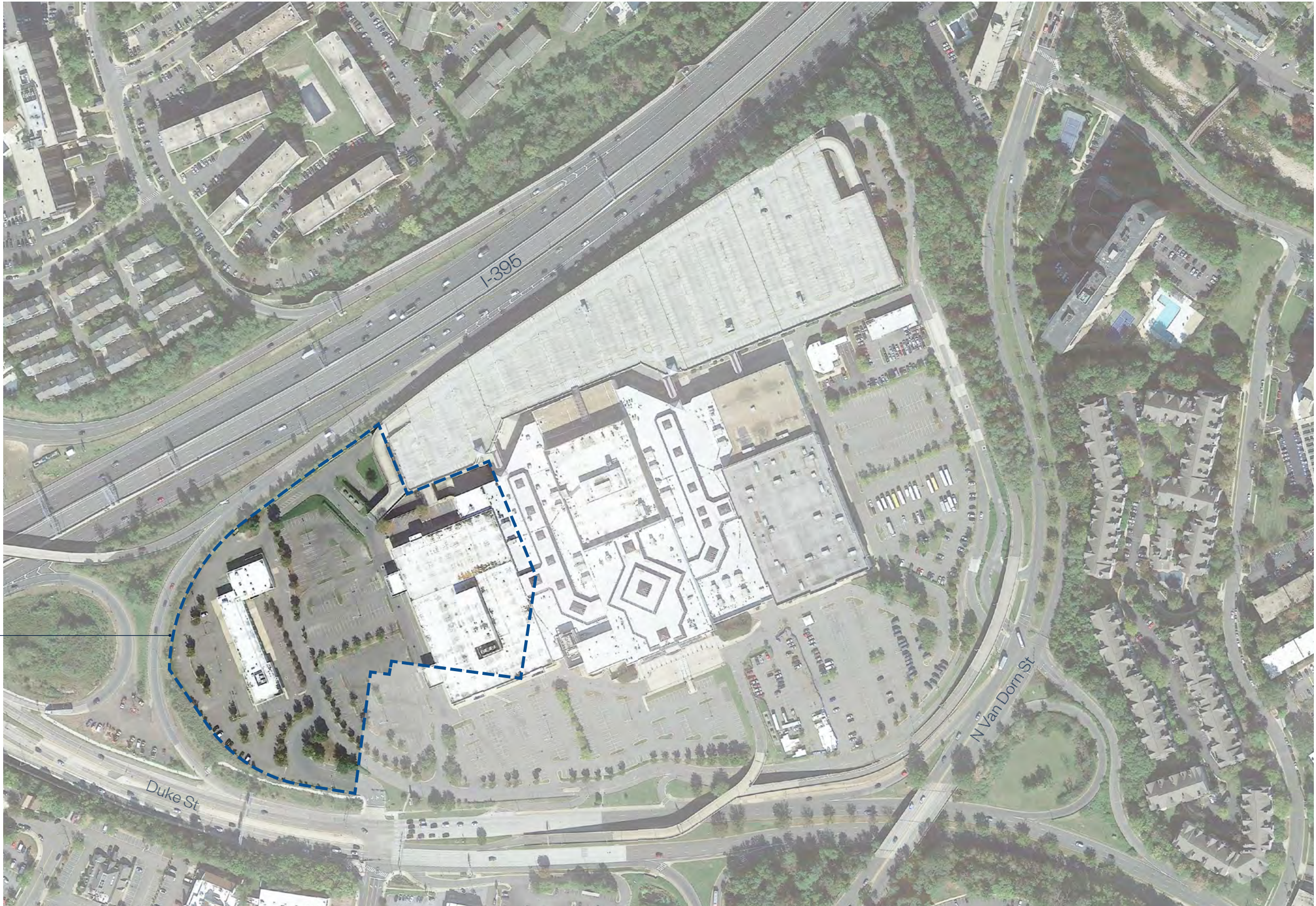
Landmark Mall

Sears Auto Shop



Inova Alexandria at Landmark














Aerial of Existing Site



Hospital Campus



Land Use Legend

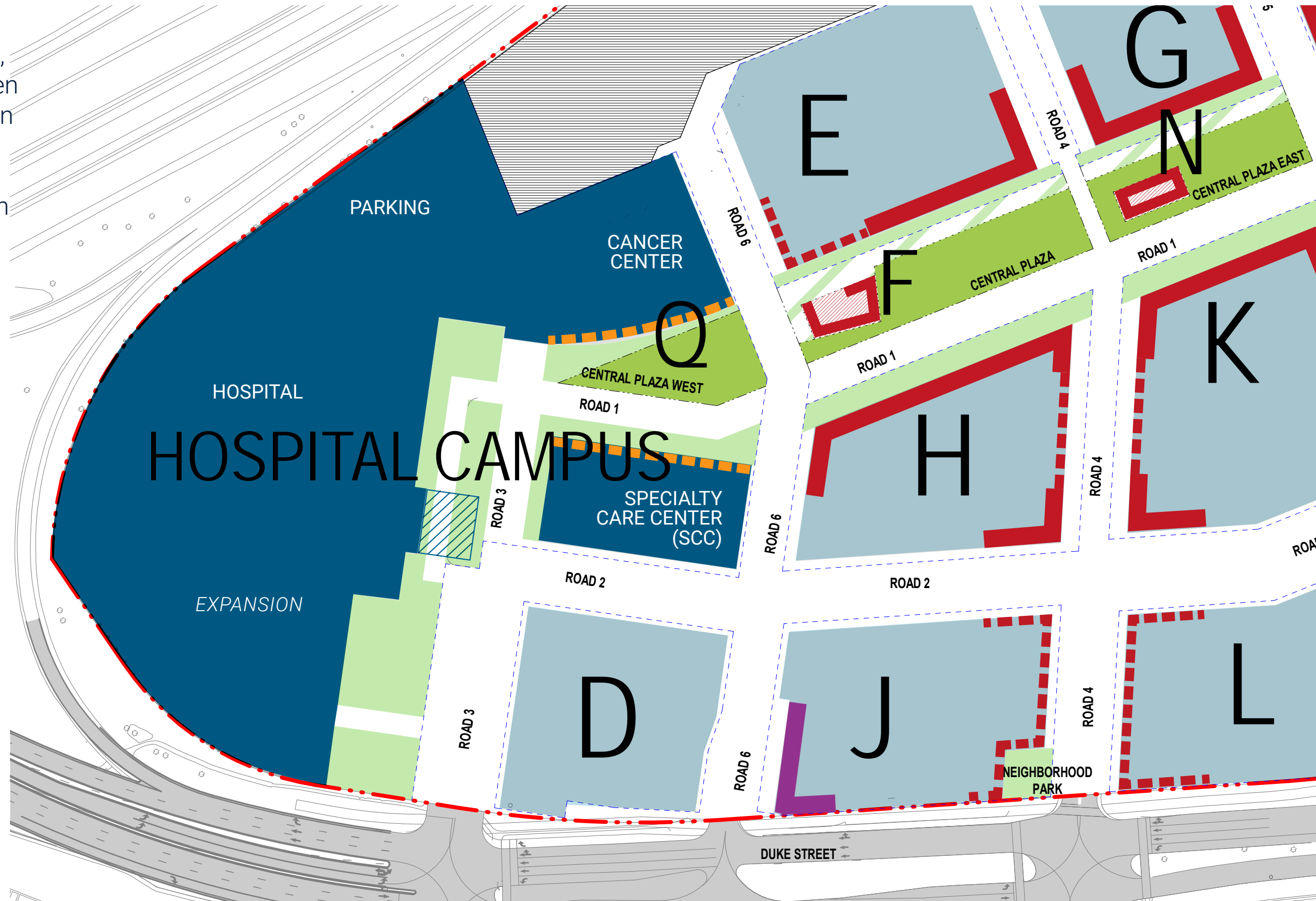
-  Primary Active Street Frontage
-  Secondary Active Street Frontage
-  Mixed Use
-  Hospital Campus
-  Residential
-  Fire Station
-  Ground Floor Activated Use
-  Existing Garage
-  Open Space
-  Open Space Laneway
-  Publicly Accessible Open Space
-  Parcel Extents
-  Hospital Tower Extension Min. 15' Above Grade



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.



Campus Buildings	GSF
Hospital	675,000
Cancer Center	130,000
Specialty Care Center	110,000
Sub-total	915,000
Phase I	915,000
Expansion	185,000
Future Total	1,100,000



Serving the Community: A New Alexandria Hospital Complex

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

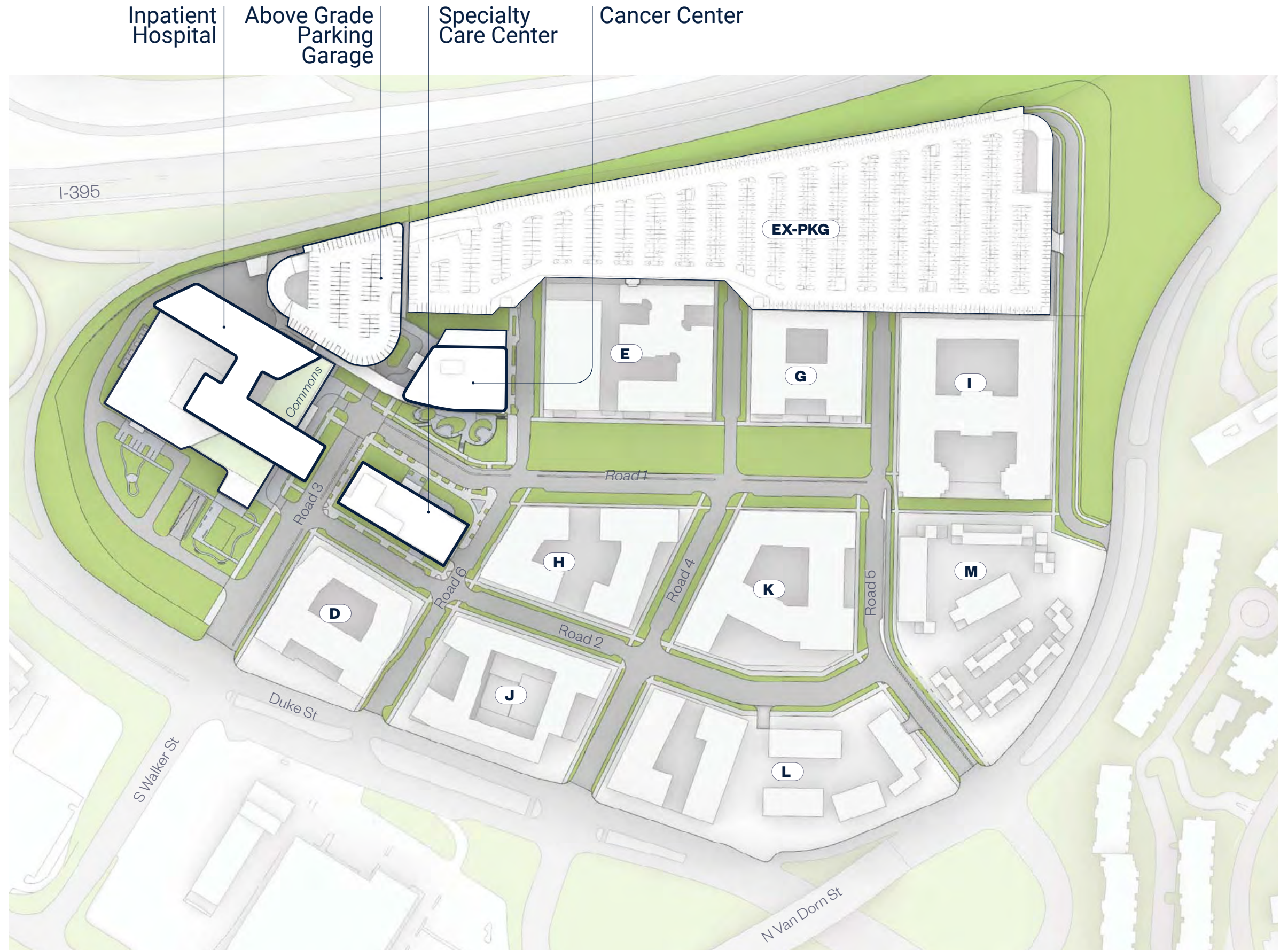
- On-campus medical office space for physicians to see outpatients while close to hospital
- Antenatal testing center, surgical and medical subspecialists

Inova Alexandria at Landmark

Site Plan

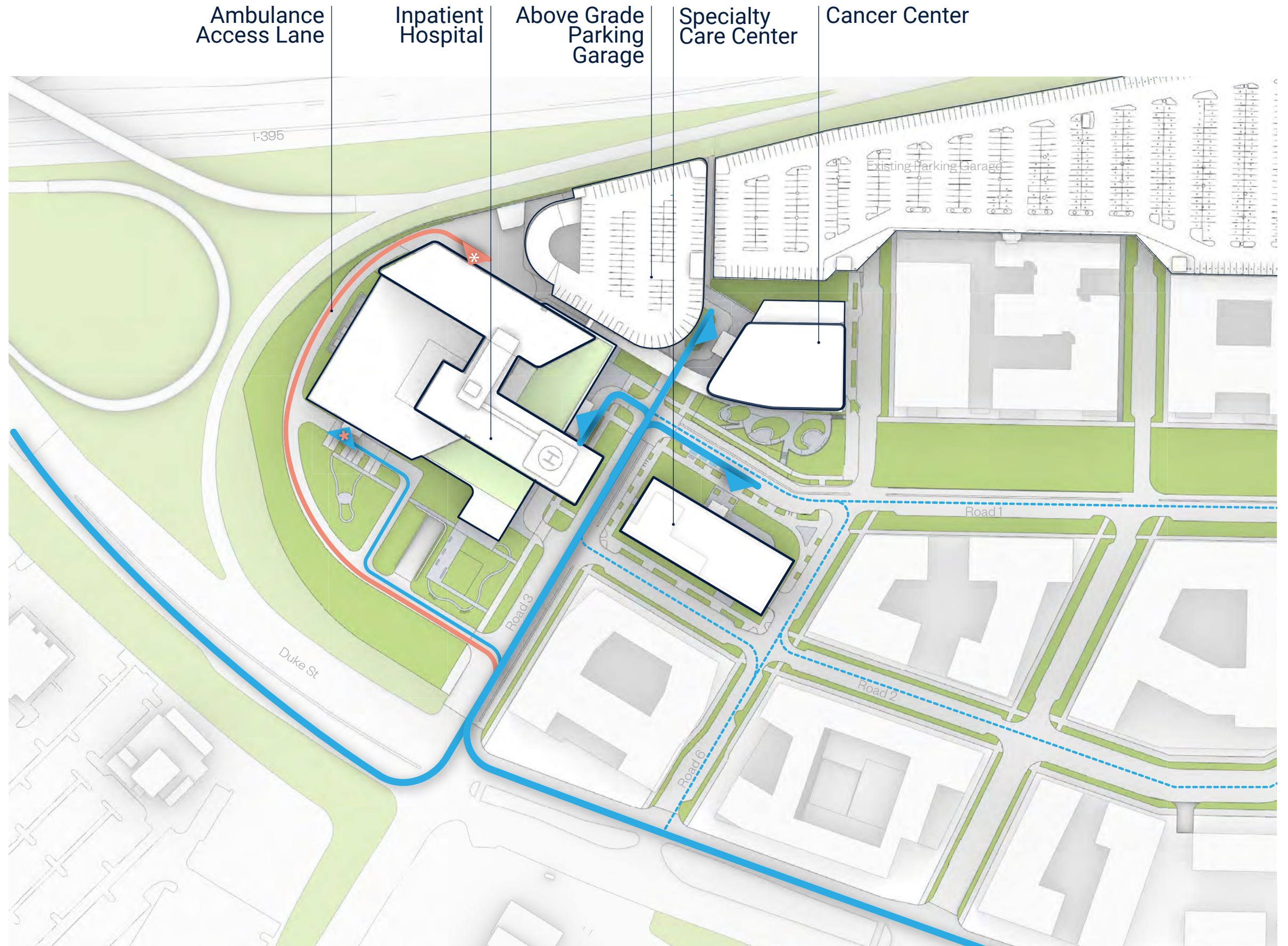
The Inova complex will act as an institutional anchor, activating the streets, engaging the community and bringing a civic identity to the Landmark neighborhood.

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 Alexandria at Landmark

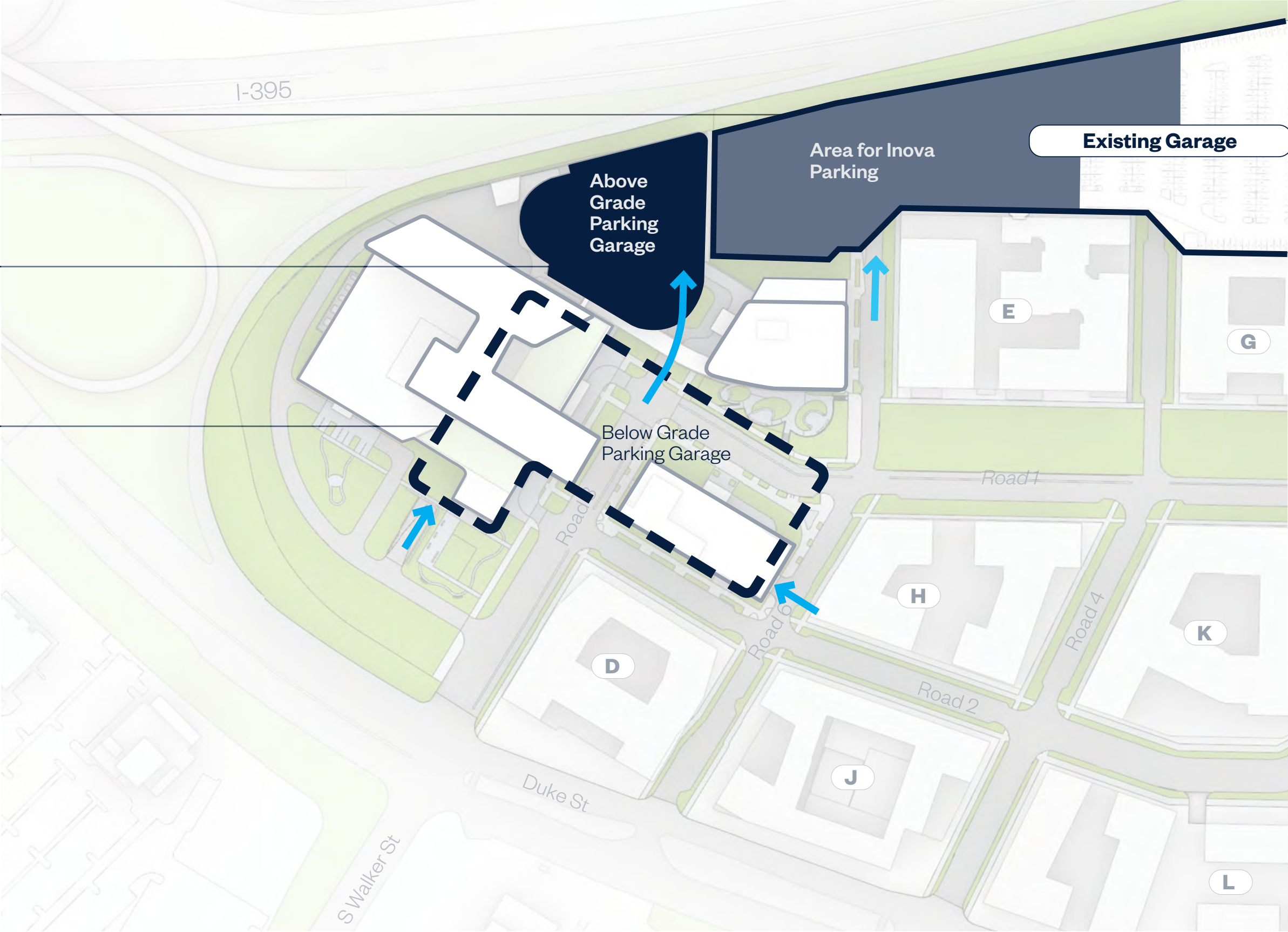
Site Plan Parking Overview

Existing Parking Garage
550 spaces

New Above Grade Garage
660 spaces




Below Grade Parking Garage
300 spots

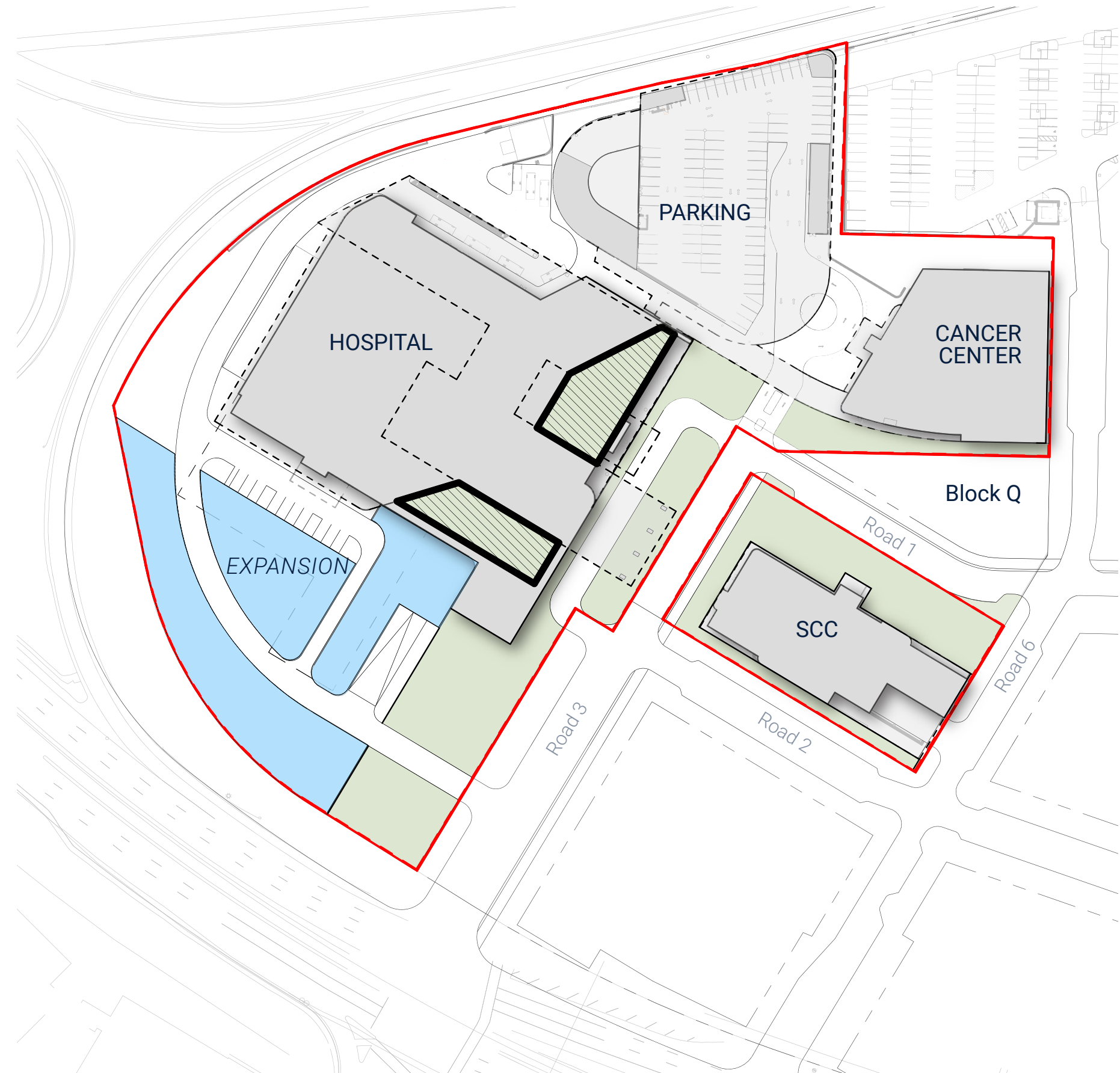
1,510 spots TOTAL



Inova Alexandria at Landmark

Open Space

OPEN SPACES	Area (SF)		% of total	
	Required	Provided		
 Open Space at Grade	62,500	62,500	15%	15%
 Open Space on Roof terraces	10,000	10,000		
Total	72,500	72,500	15%	15%
 Open until future expansion				21,000

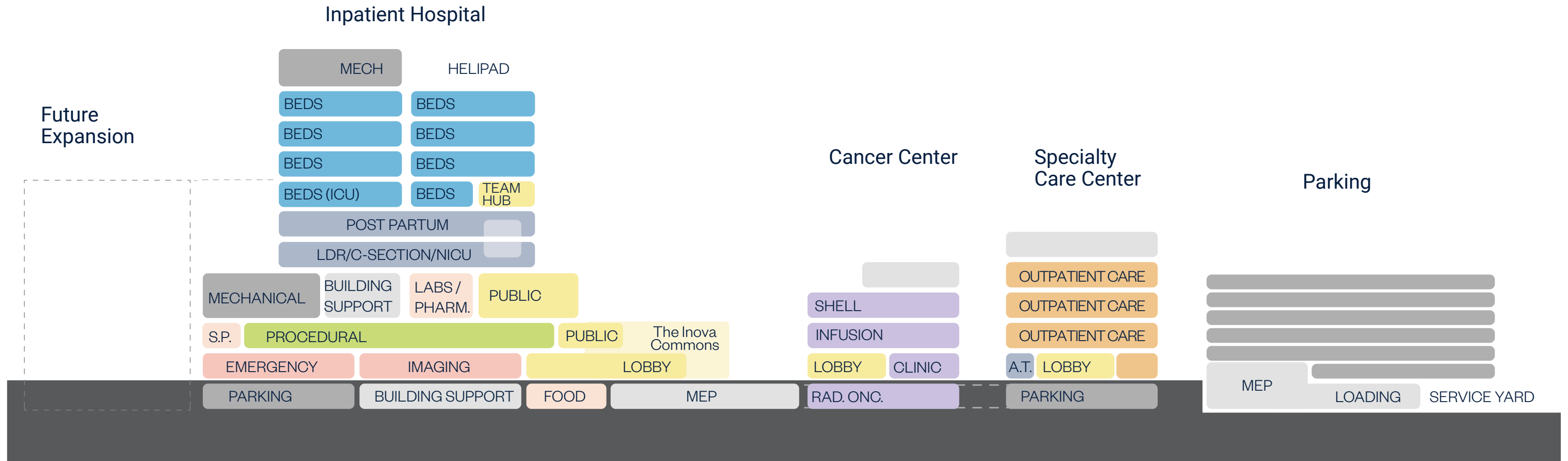


Inova Alexandria at Landmark

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.



231 Bed Hospital (192 Licensed Beds)

Inpatient Beds	180	Procedural Platform	18	Mother / Baby Beds	51	ED / Imaging
M/S (124) ICU (36) Observation (20)	O.R.'s (8) IR/Cath (8) Endo (3)	LDR + C-Section (11) Postpartum beds (32) NICU (15) Ante Partum	Emergency (37) Imaging (19)			

Cancer Center

Clinic Infusion Rad/Onc

Specialty Care Center

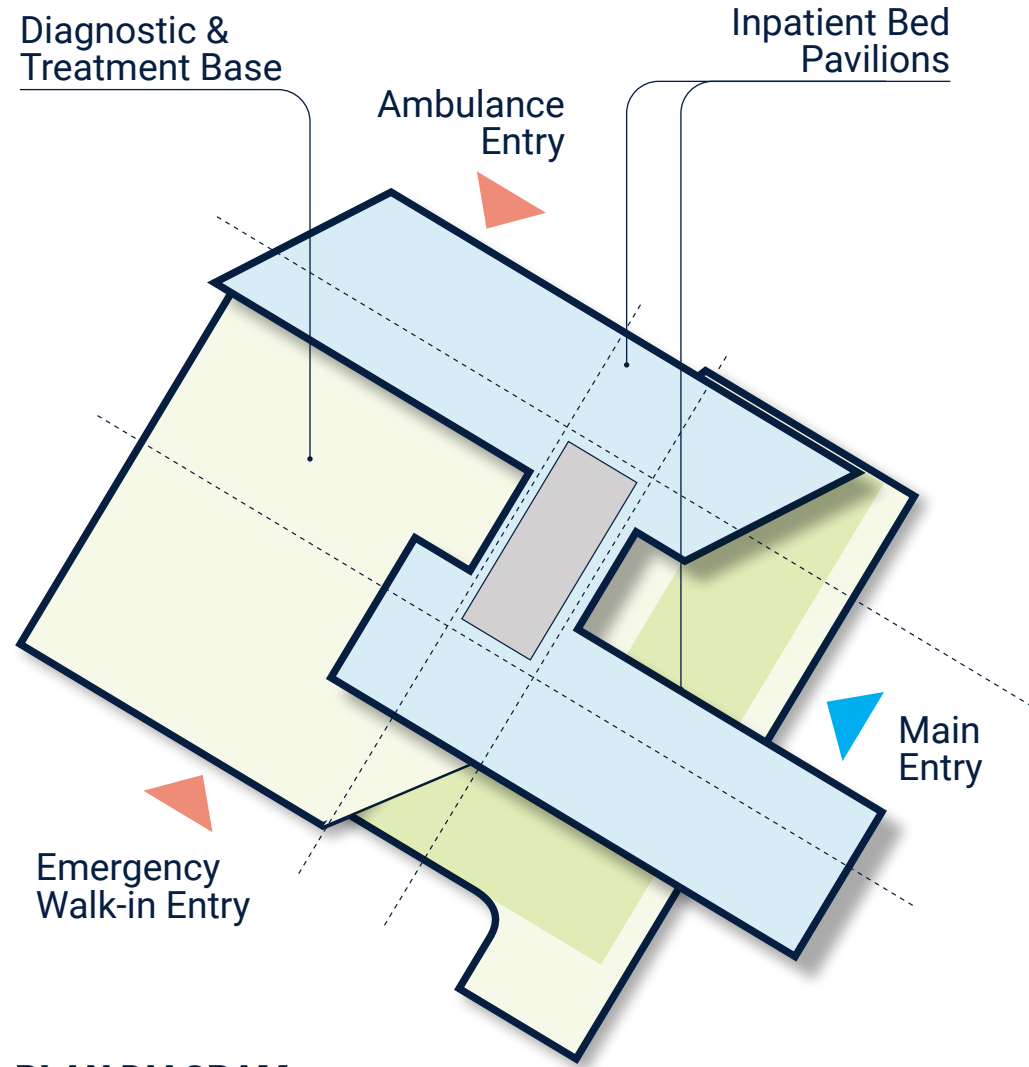
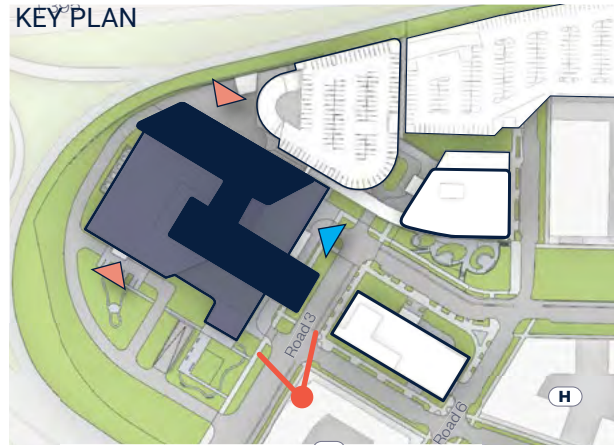
Outpatient Care Antenatal Testing (4)
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Parking

Above and below grade parking in new and existing garages

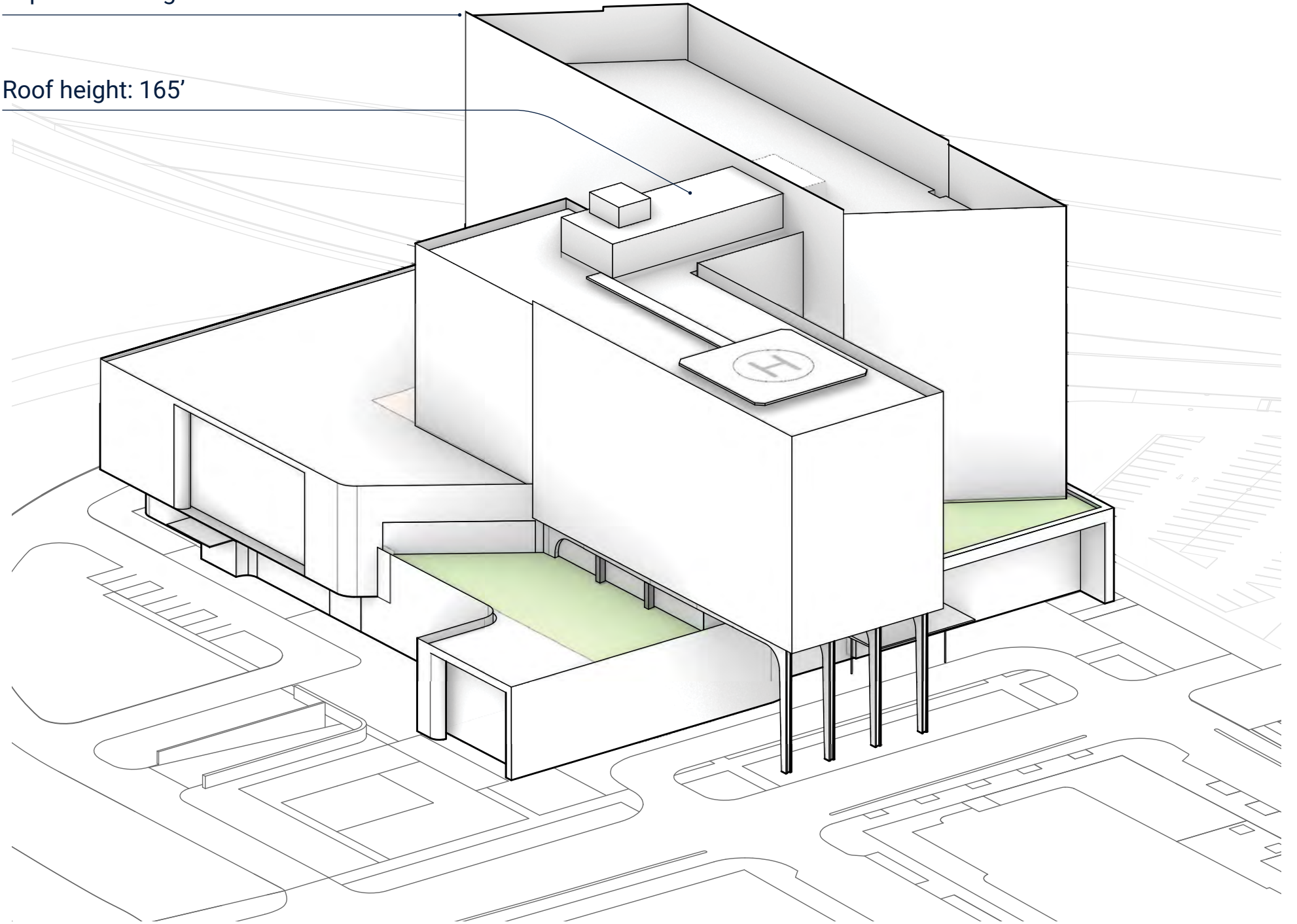
Inova Alexandria at Landmark

Massing Hospital



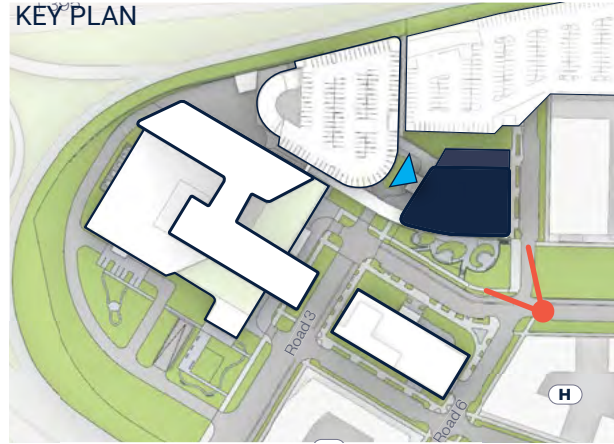
Top of Wall height: 175'

Roof height: 165'



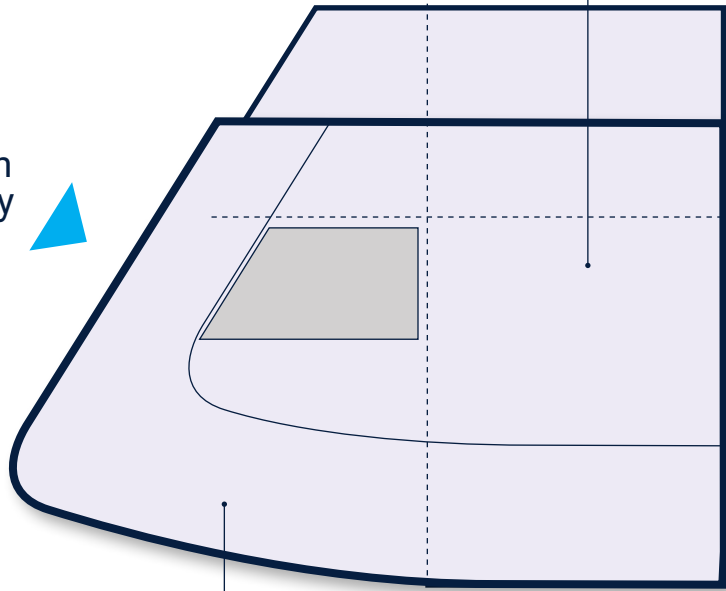
Inova Alexandria at Landmark

Massing Cancer Center



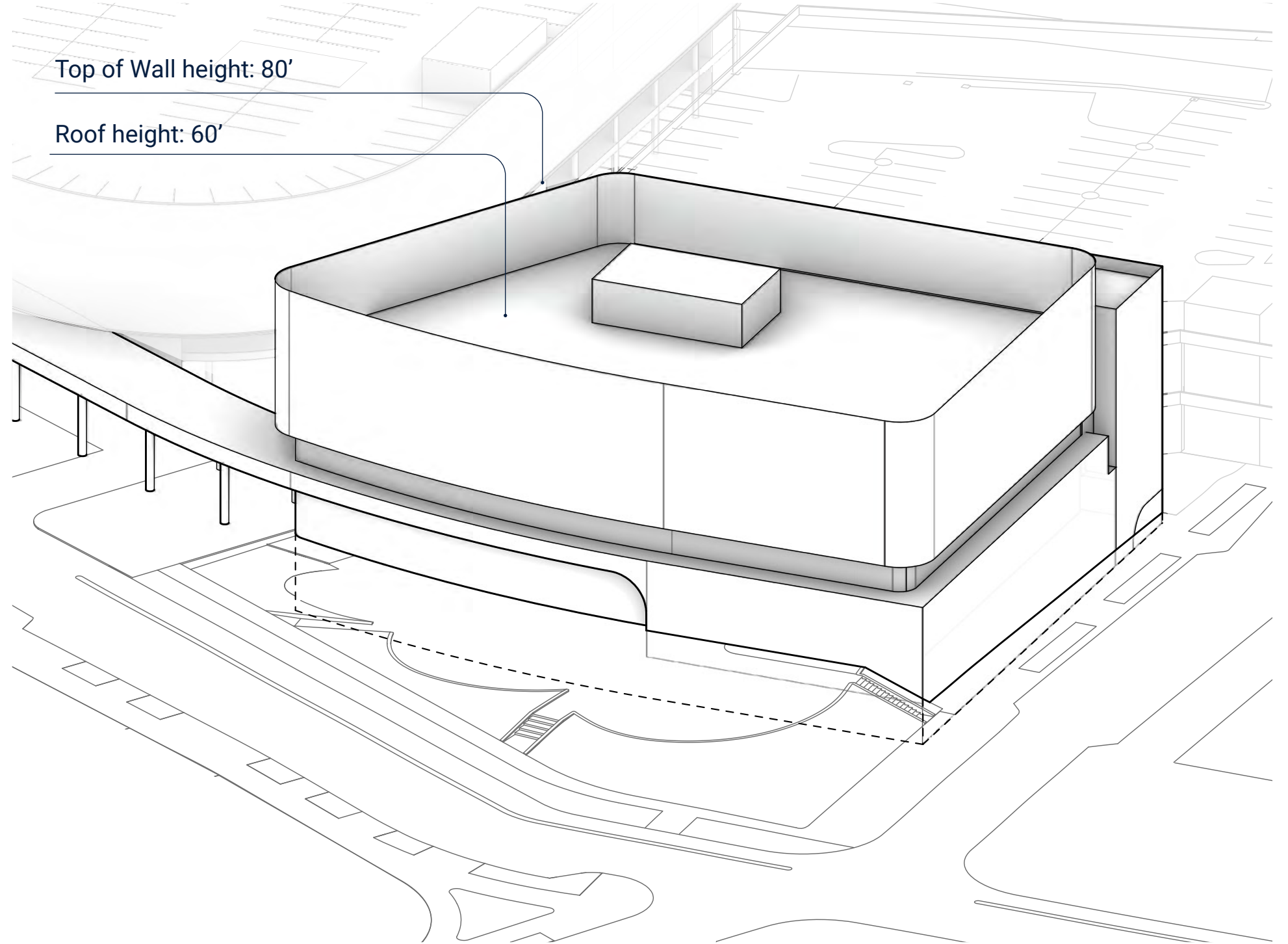
Radiation Oncology, Floor B1
 Medical Oncology, Floor 1

Main Entry



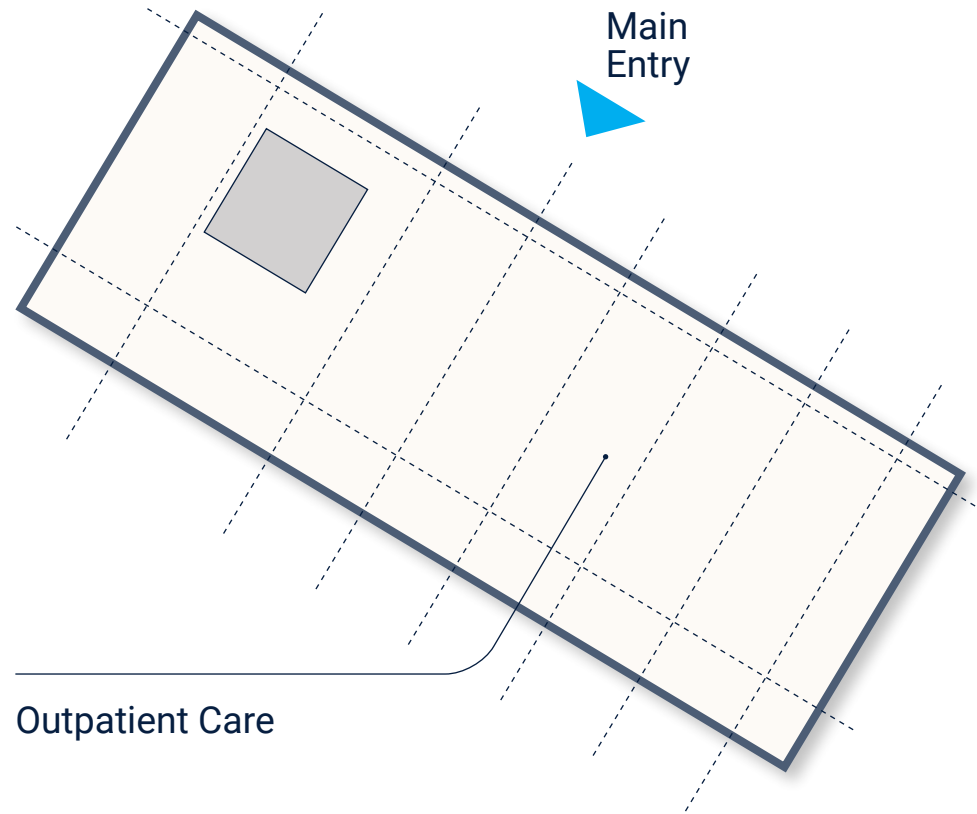
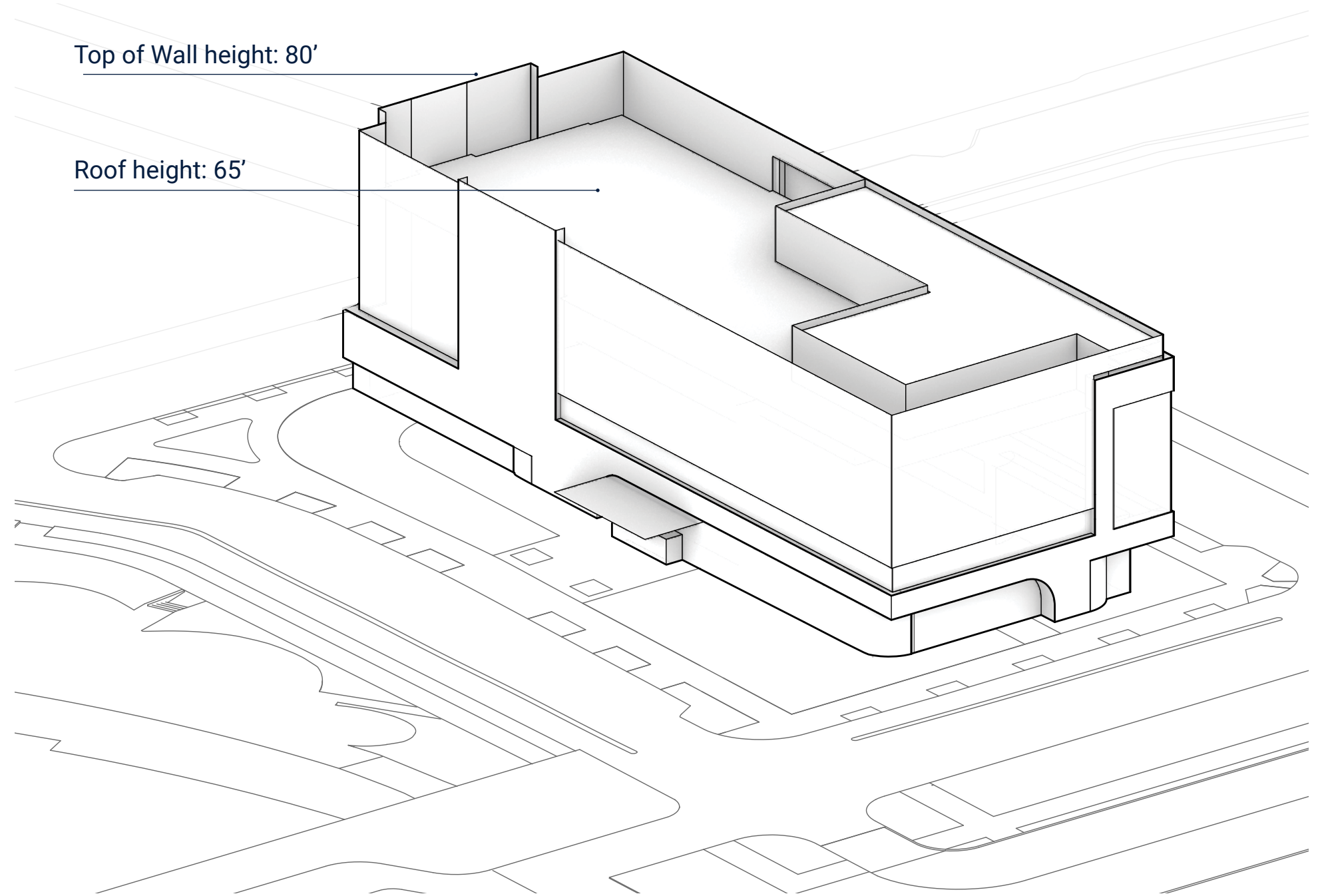
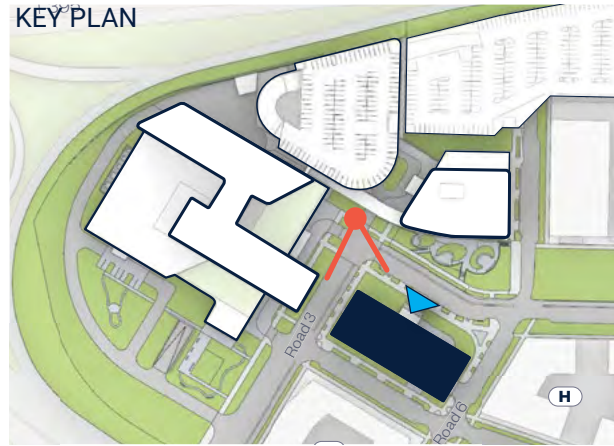
Infusion Rooms, Floor 2
 Supportive Services, Floor 1

PLAN DIAGRAM



MASSING AXON

Inova Alexandria at Landmark **Massing** Specialty Care Center

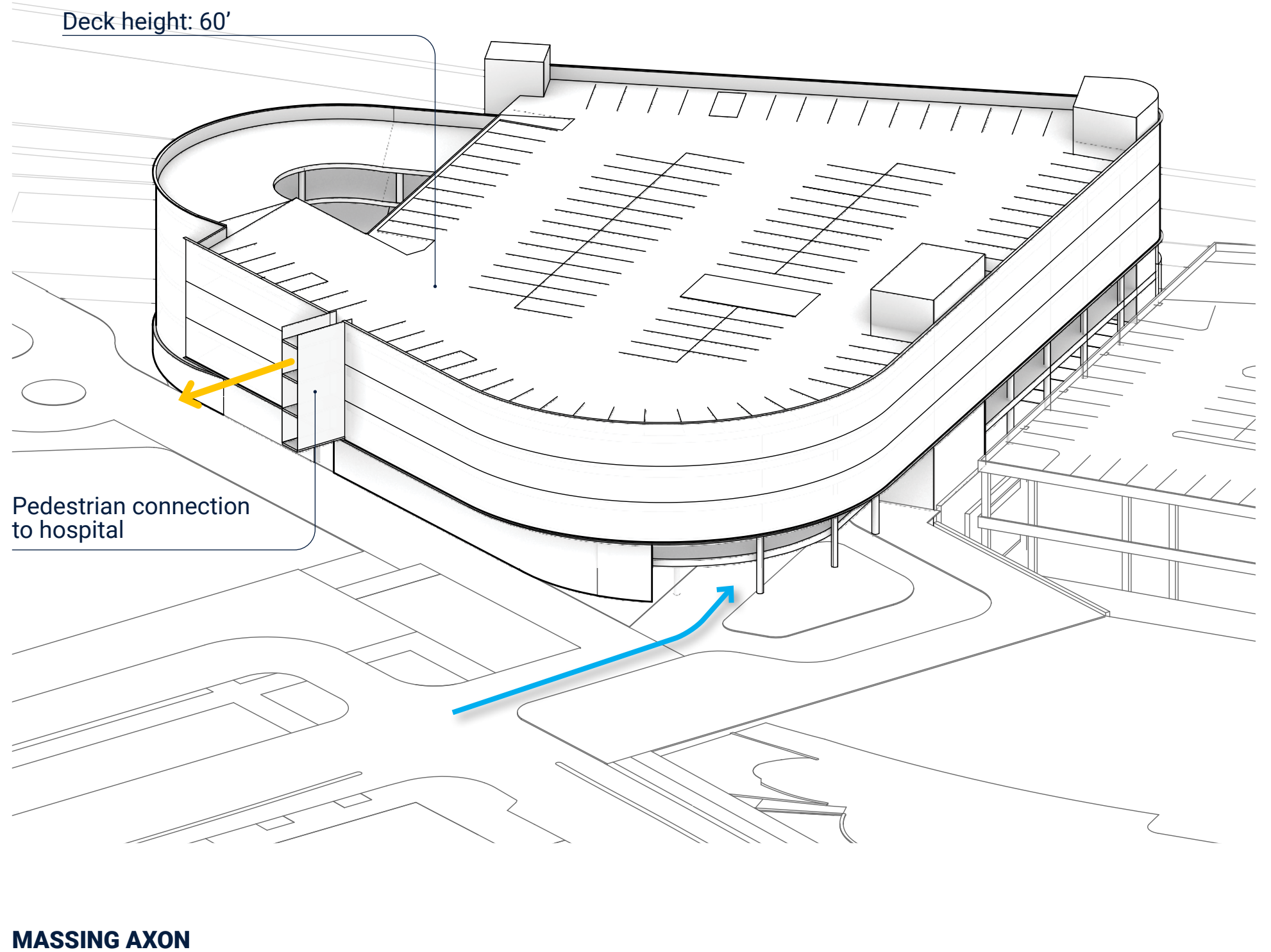
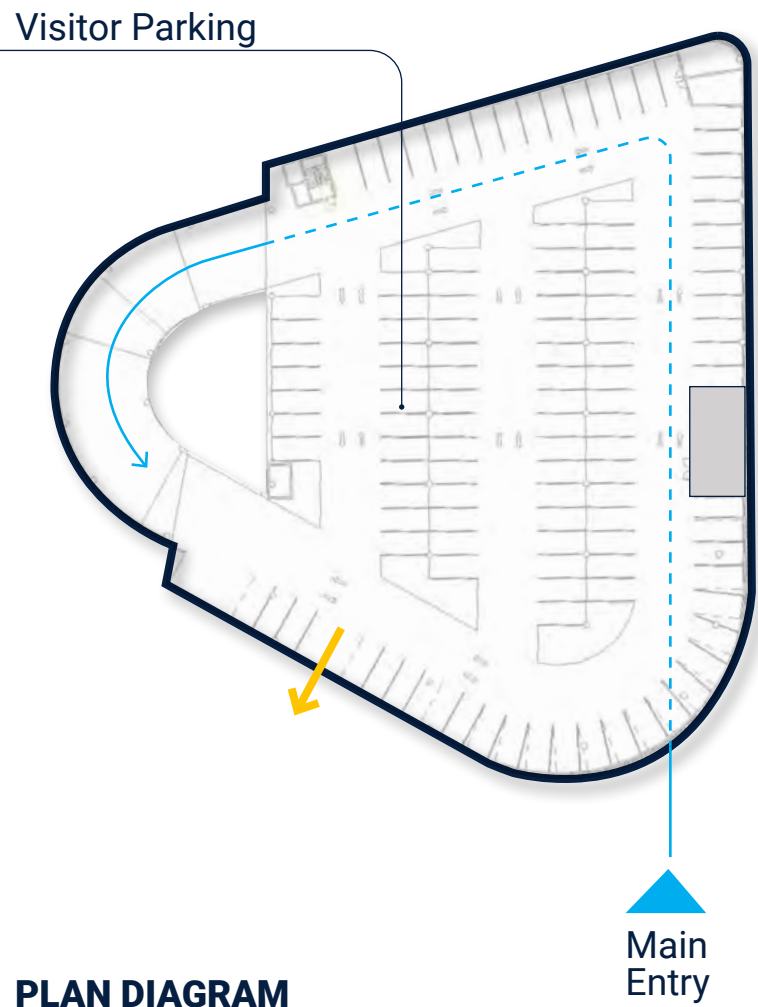
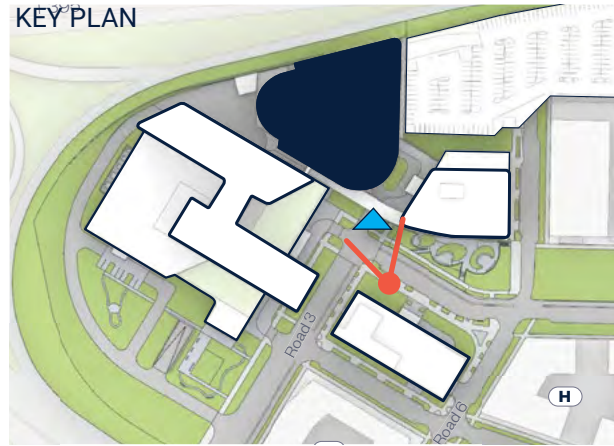


PLAN DIAGRAM

MASSING AXON

Inova Alexandria at Landmark

Massing Above Grade Parking Garage



Inova Alexandria at Landmark

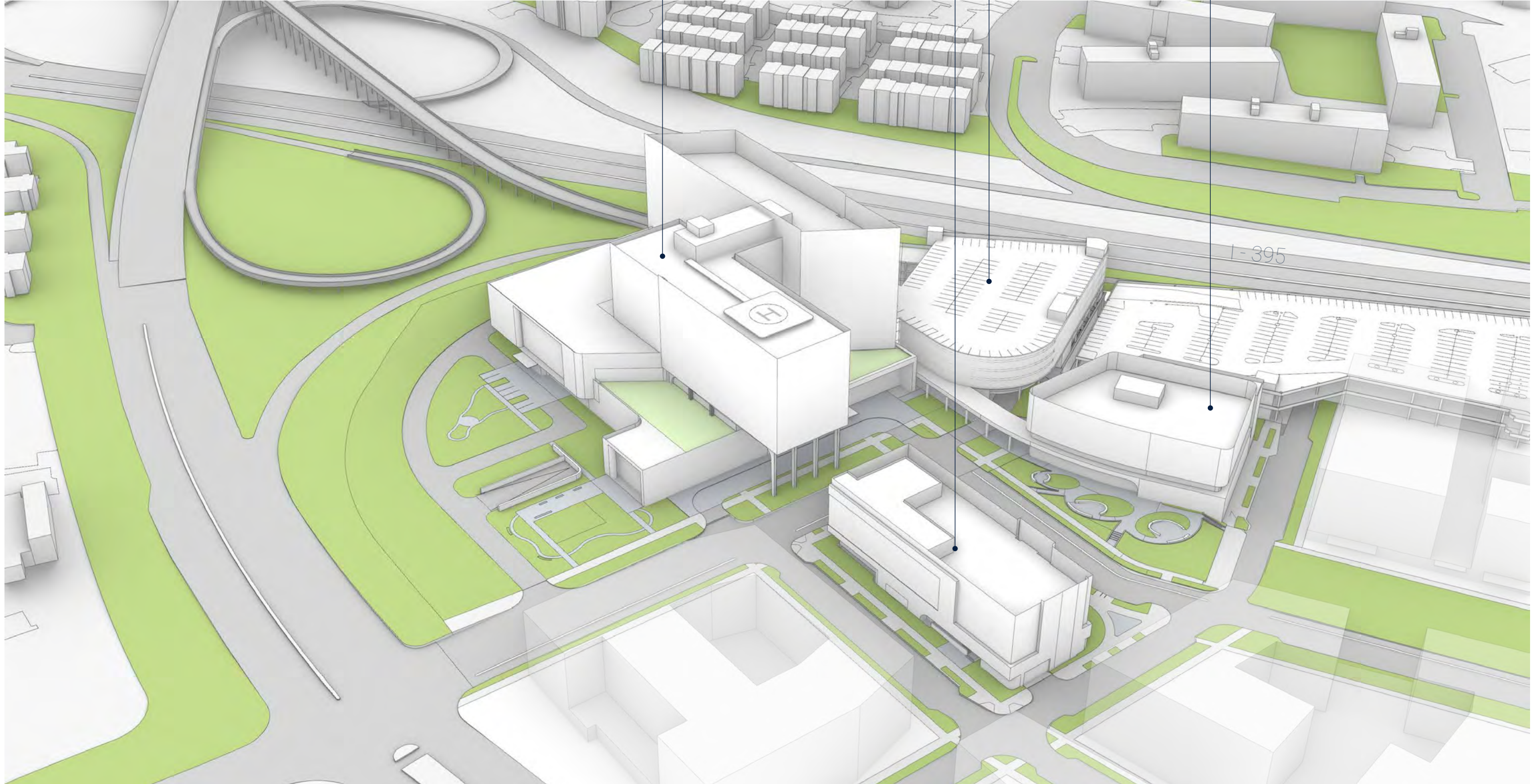
Campus Massing

Inpatient Hospital

Specialty Care Center

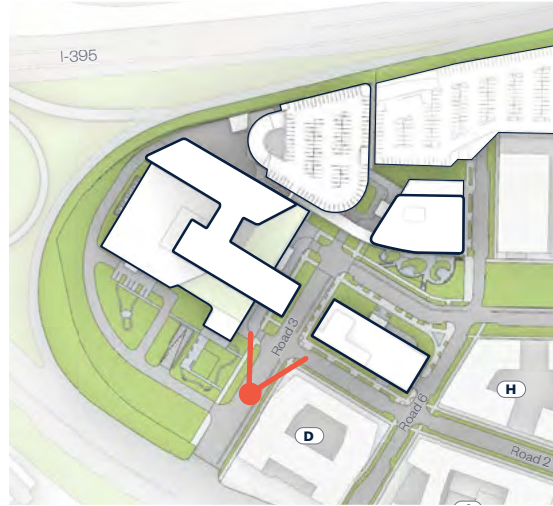
Above Grade
Parking Garage

Cancer Center



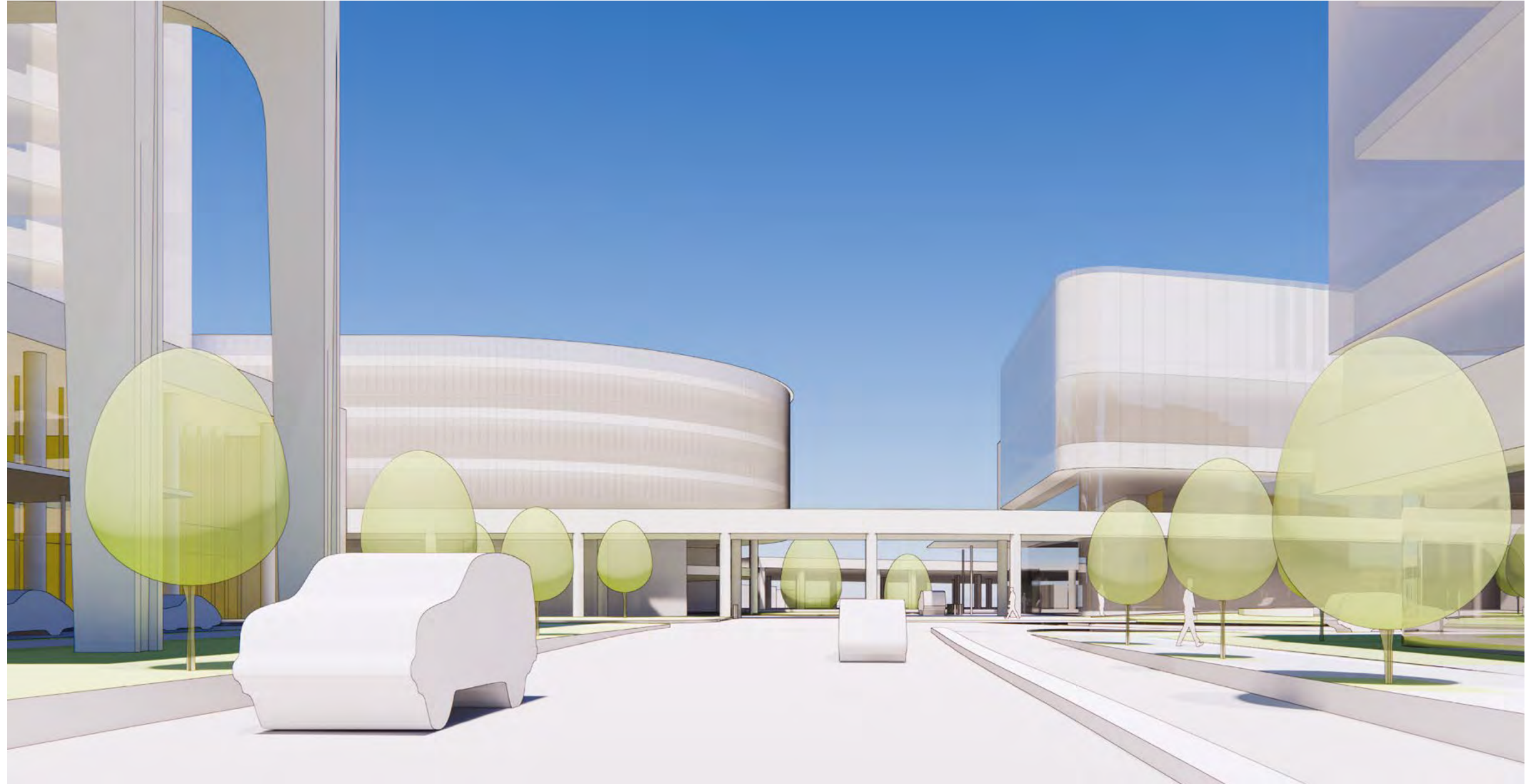
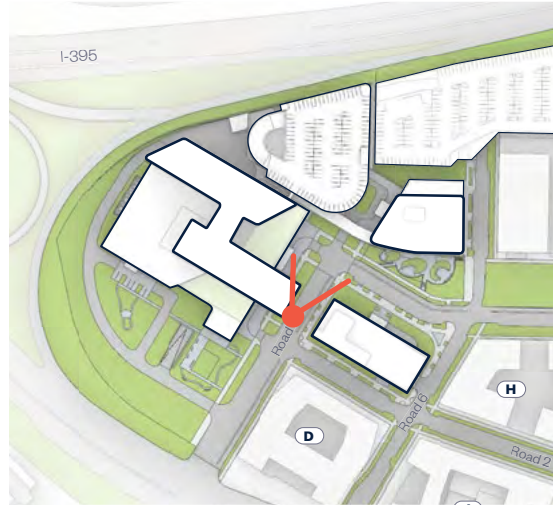
Inova Alexandria at Landmark

Massing View of Campus Approach from Duke St along Road 3



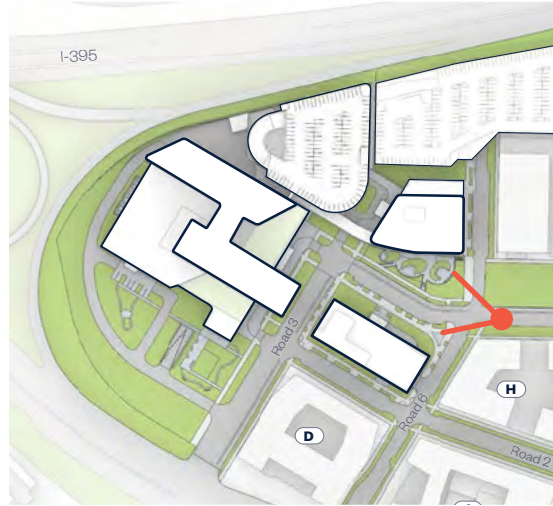
Inova Alexandria at Landmark

Massing View of Loggia at Road 3 terminus



Inova Alexandria at Landmark

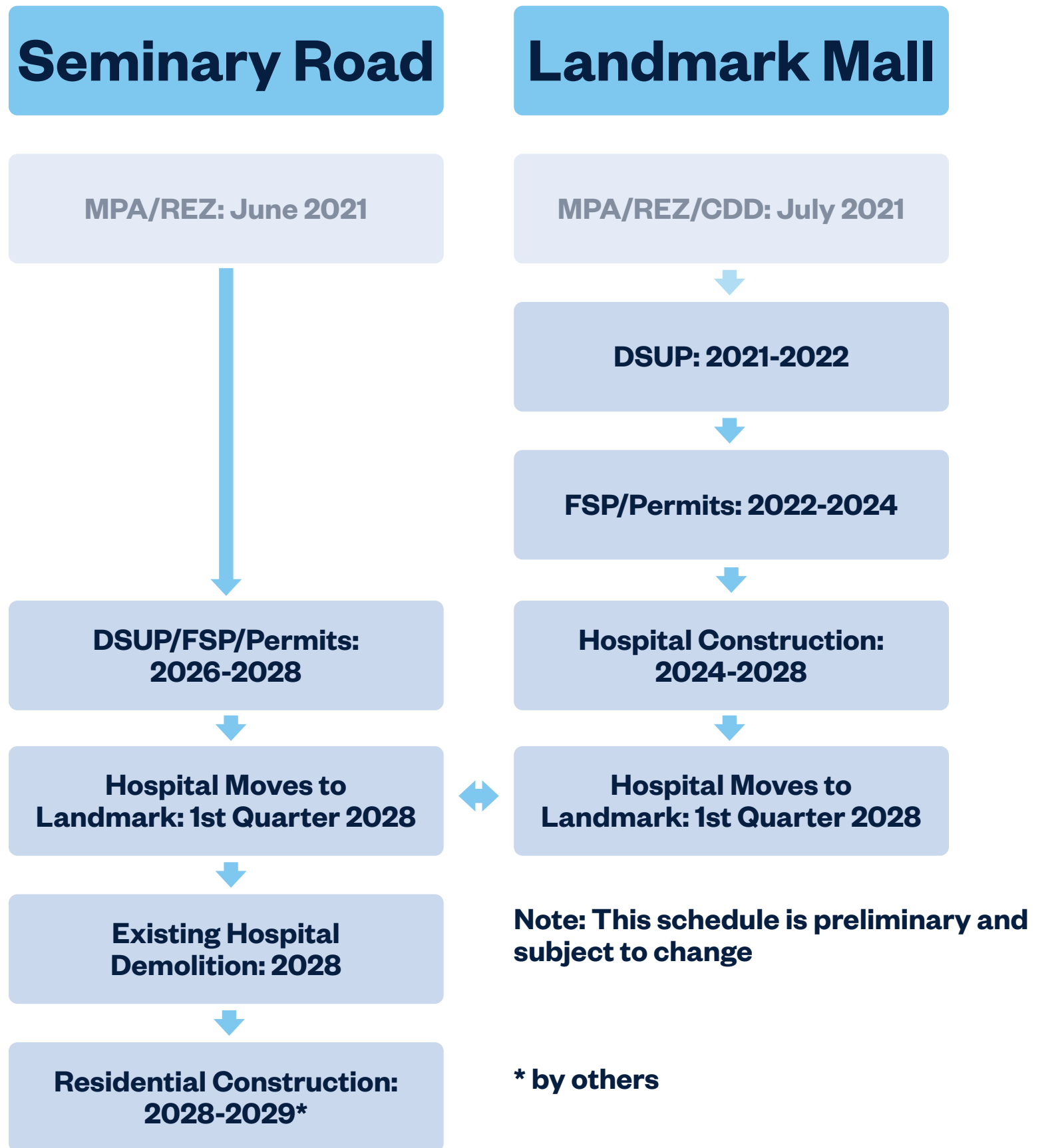
Massing View of Campus Approach from Central Park along Road 1



Next Steps

Inova Alexandria at Landmark

Draft Development Schedule



Q & A

Contact Us

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<https://www.inova.org/landmark>