

B A L L I N G E R  
**ennead** architects

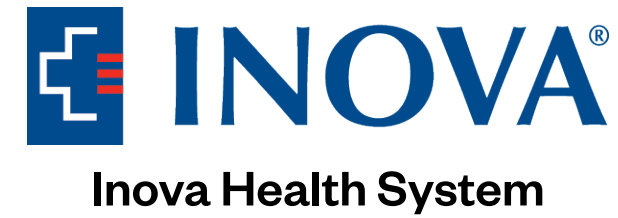
# **INOVA EASTERN REGION** SPRINGFIELD

Lee District Community Presentation

22 September 2021

# Introduction

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**B A L L I N G E R**

**Ballinger Architects**  
[www.ballinger.com](http://www.ballinger.com)

**ennead**

**Ennead Architects**  
[www.ennead.com](http://www.ennead.com)

**GGN**

**GGN Landscape Architects**  
[www.ggnltd.com](http://www.ggnltd.com)



**VIKA Engineering**  
[www.vikavirginia.com](http://www.vikavirginia.com)



**Downs Rachlin Martin**  
[www.drm.com](http://www.drm.com)



**Sittler Development Associates**

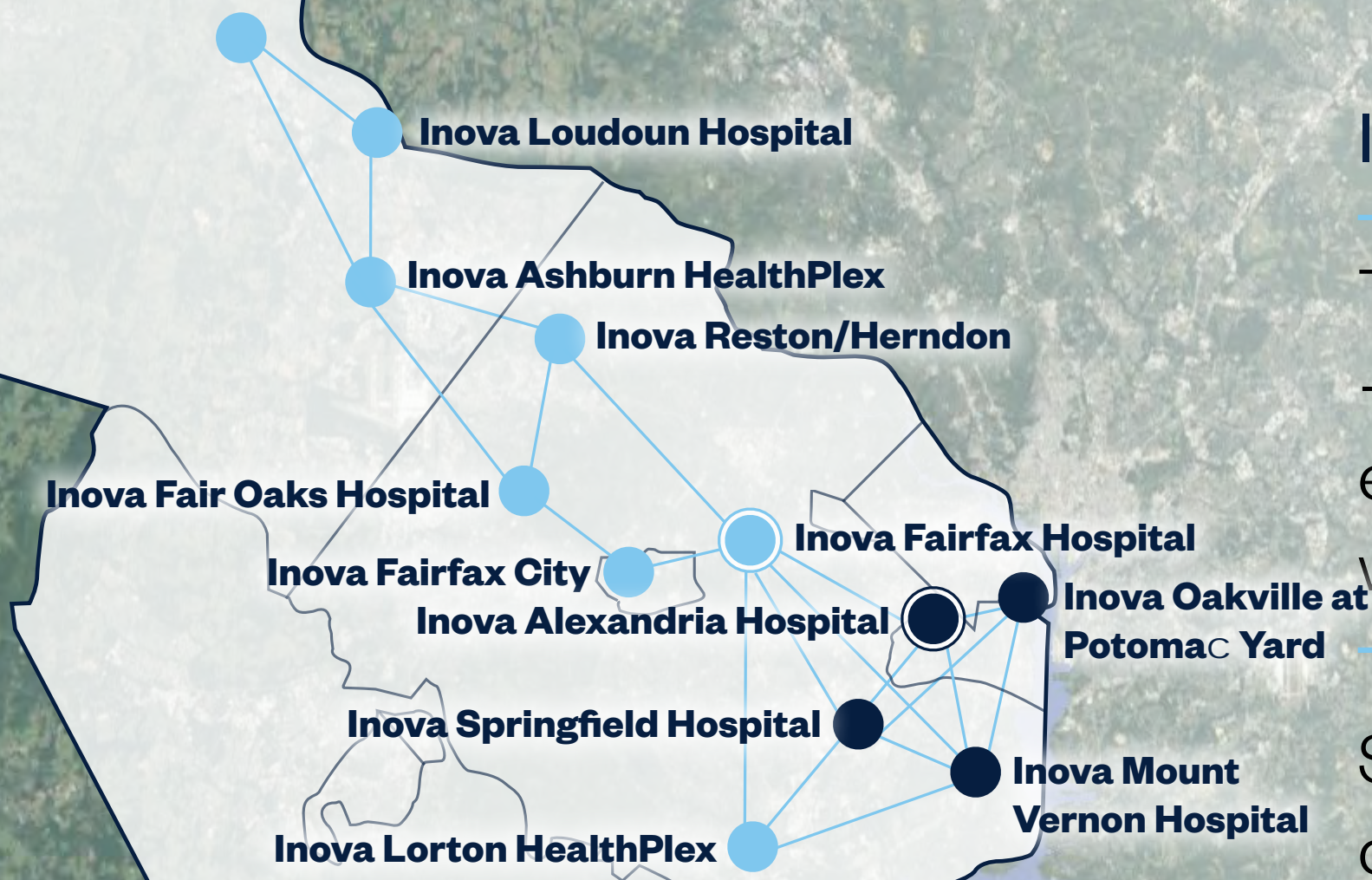


**Land Design**  
[www.landdesign.com](http://www.landdesign.com)



**Wells + Associates**  
[www.wellsandassociates.com](http://www.wellsandassociates.com)

# Inova Health System



## Inova's Mission

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To provide world-class health care — every time, every touch — to each person in every community we have the privilege to serve

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Serving Northern Virginia with a comprehensive and integrated network of programs and services, offering a consistent and seamless system of Inova care

# Inova's Eastern Region Plan

## Inova's Eastern Region:

- Springfield Hospital
- Alexandria Hospital
- Oakville at Potomac Yard
- Mount Vernon Hospital

## OBJECTIVES

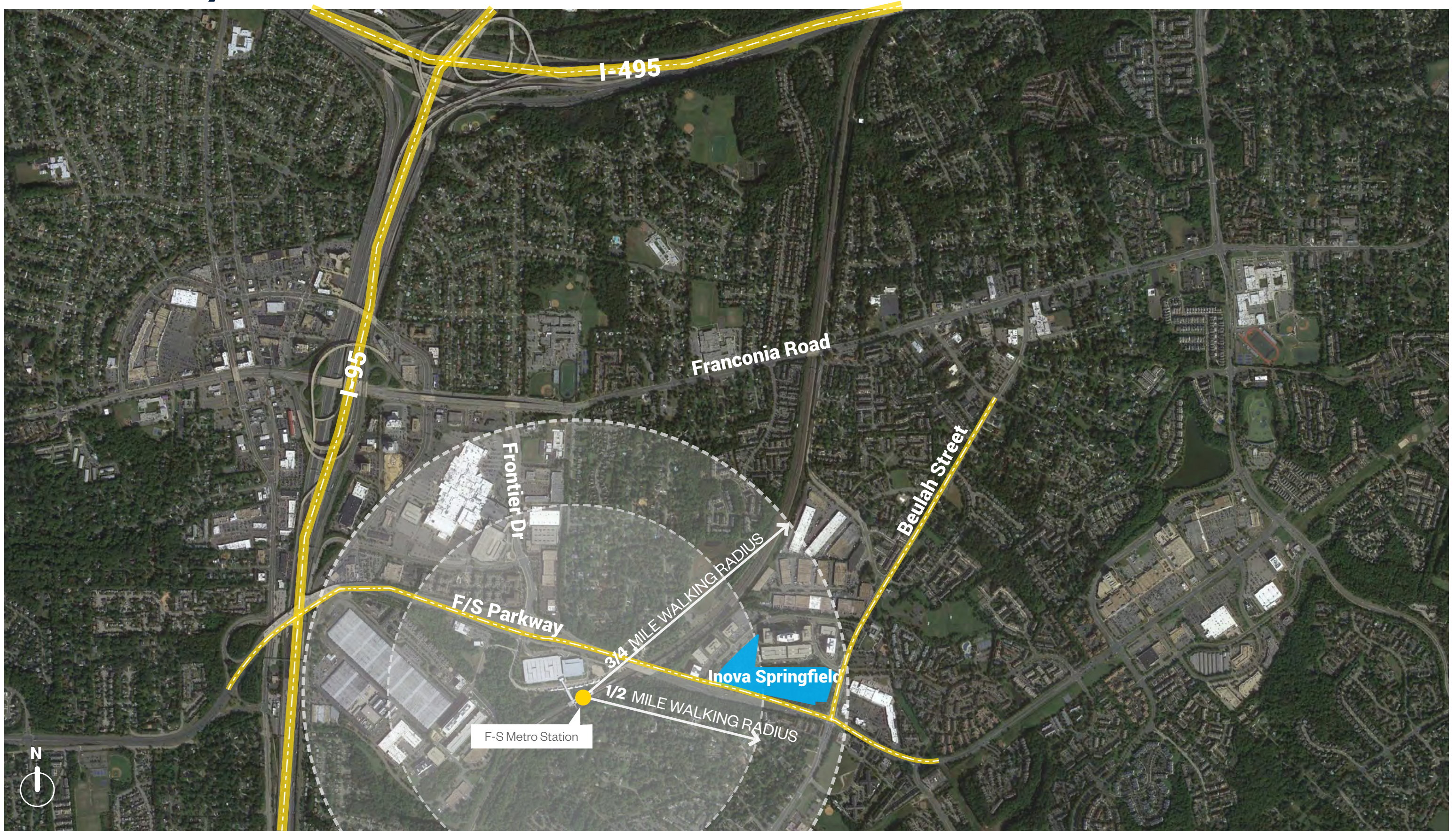
- Serve community's healthcare needs
- Expand access to services & integrate care network
- Elevate facilities per industry standard with flexibility for decades to come
- Responsibly reinvest Inova's non-profit resources
- Provide welcoming & accessible anchor for the community

## **Serving the Community: A New Springfield Hospital Campus**

- Patient-centered medical campus to serve the community and to provide seamless access to the array of Inova's clinical capabilities
- Acute care hospital to serve the local community, including an expanded Emergency Department and Medical/Surgical services
  - All private inpatient beds
  - Surgical services focused on advanced technologies
- Programmatic and functional integration of existing Healthplex with Ambulatory Surgery, Imaging, Physician Offices and Inova Physical Therapy Center

# Inova Springfield

## Community Context



# Inova Springfield Site



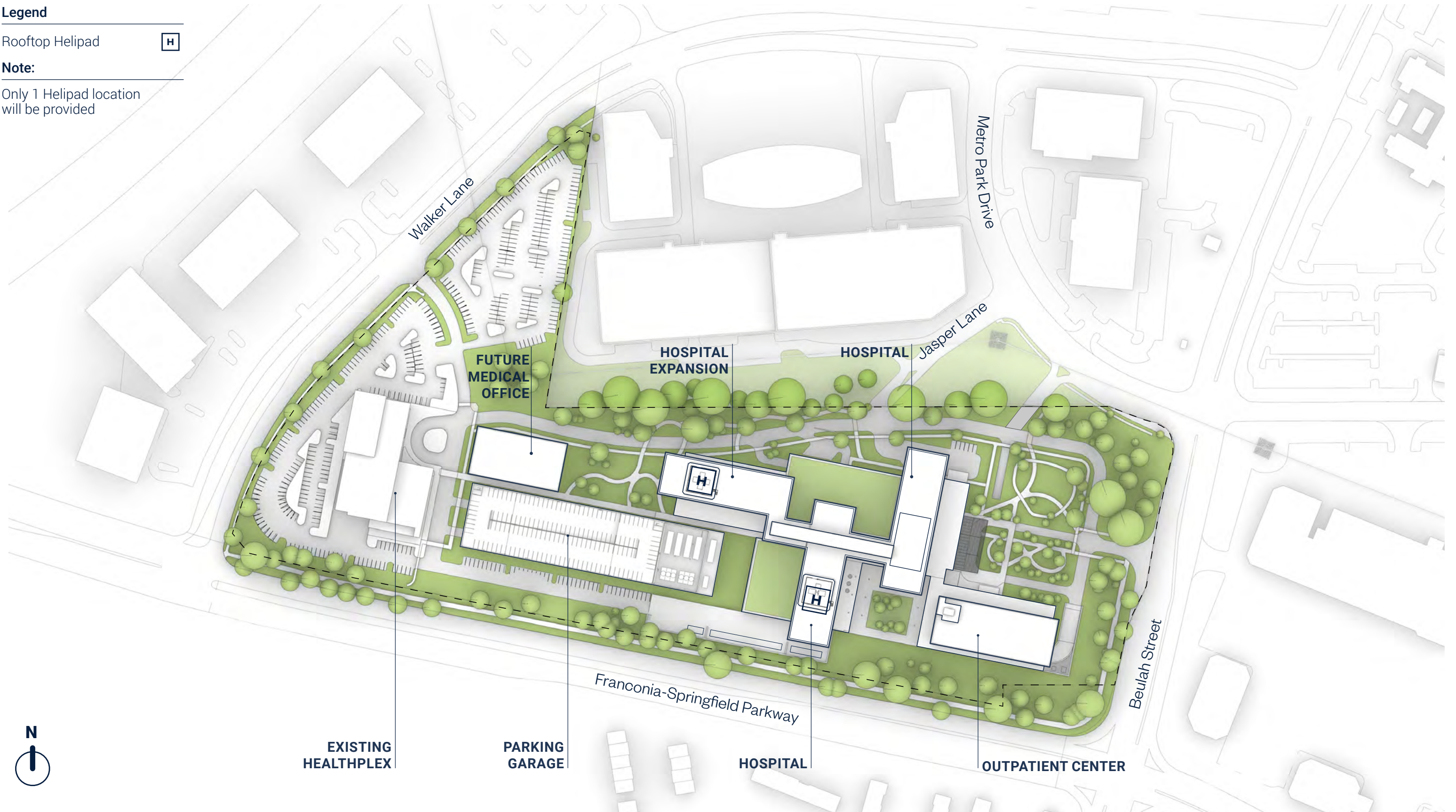
# Inova Springfield Hospital Campus

**Legend**

Rooftop Helipad 

**Note:**

Only 1 Helipad location will be provided





# Inova Springfield Hospital Campus Program

Existing

## Healthplex

145,000 GSF

Phase 1 Development

## Hospital

425,000 GSF + 42,000 CUP

## Outpatient Center

140,000 GSF

Future

## Expansion

224,000 GSF

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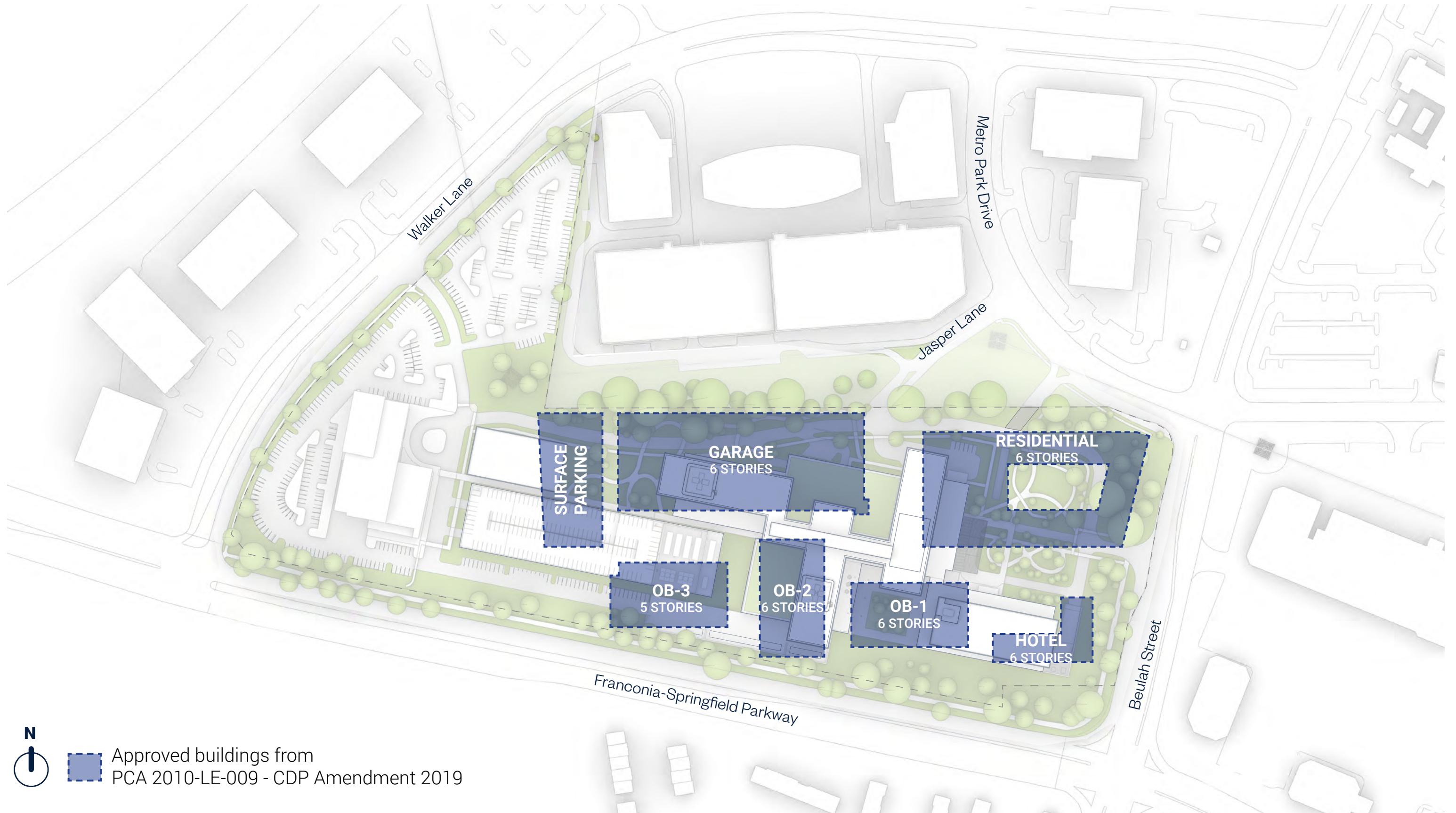
expanded Inova Springfield Campus: **976,000 gsf** (Includes Existing Healthplex)

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with Approved **Liberty View Development**: **1,023,562 gsf\*** = **878,562** (Liberty View) + **145,000** (Existing Healthplex)

*\*The Inova Hospital Campus is 47,562 gsf less than the approved Liberty View & Healthplex Campus*

# Site Plan Comparison Liberty View Development



Approved buildings from  
PCA 2010-LE-009 - CDP Amendment 2019

# Inova Springfield

## Traffic Analysis

### AM Peak Trips\*

Liberty View & Healthplex

1,065

Inova Hospital Campus

1,078 (+13 Trips)

### PM Peak Trips\*

Liberty View & Healthplex

1,348

Inova Hospital Campus

1,395 (+47 Trips)












\* Hospital Peak Hours are non-typical AM/PM Peak hours

The proposed **Inova Hospital Campus** is projected to generate very few additional trips per day than the approved **Liberty View & Healthplex campus** during AM and PM peak hours.

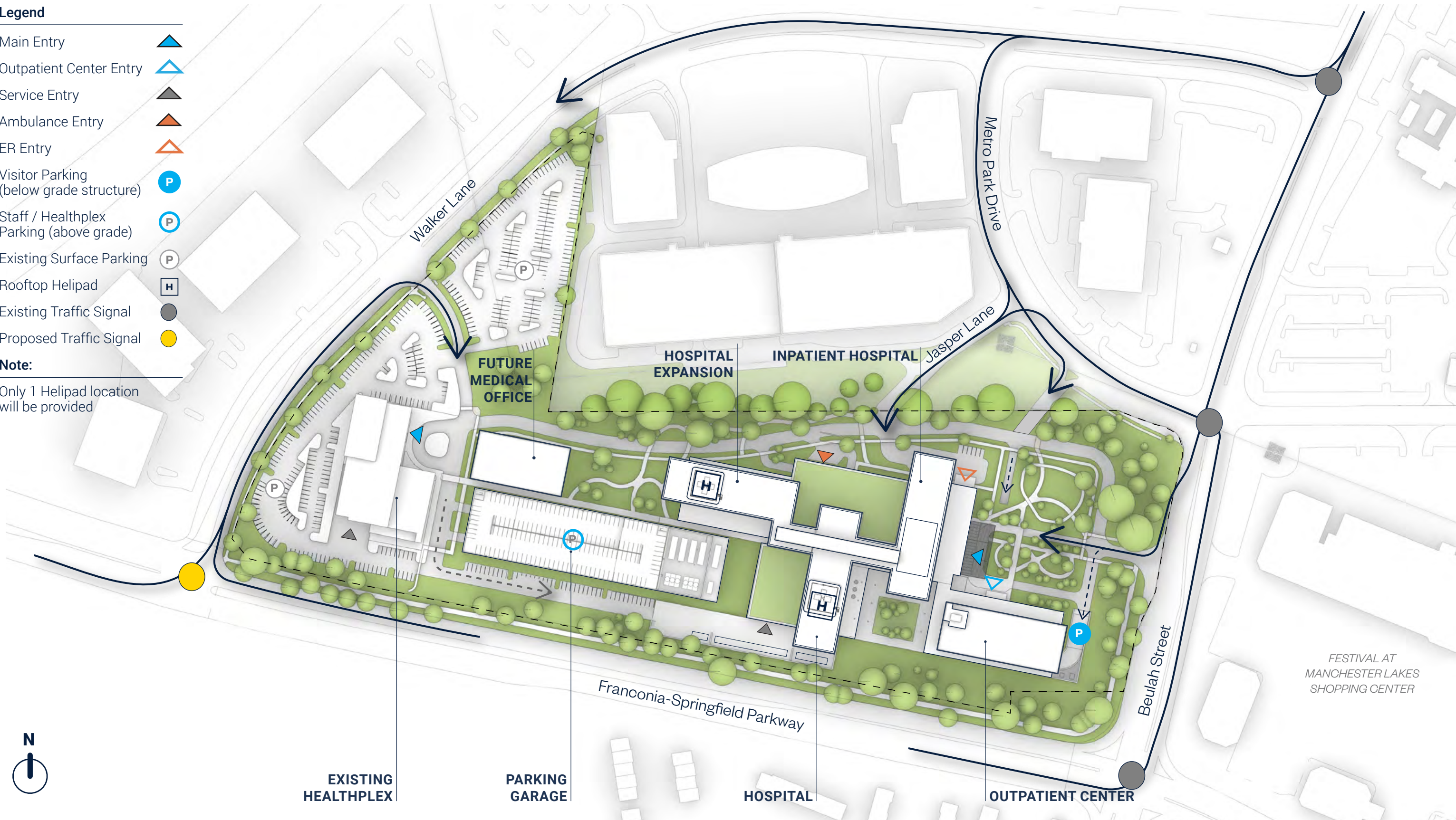
# Inova Springfield

## Springfield Campus Site Access

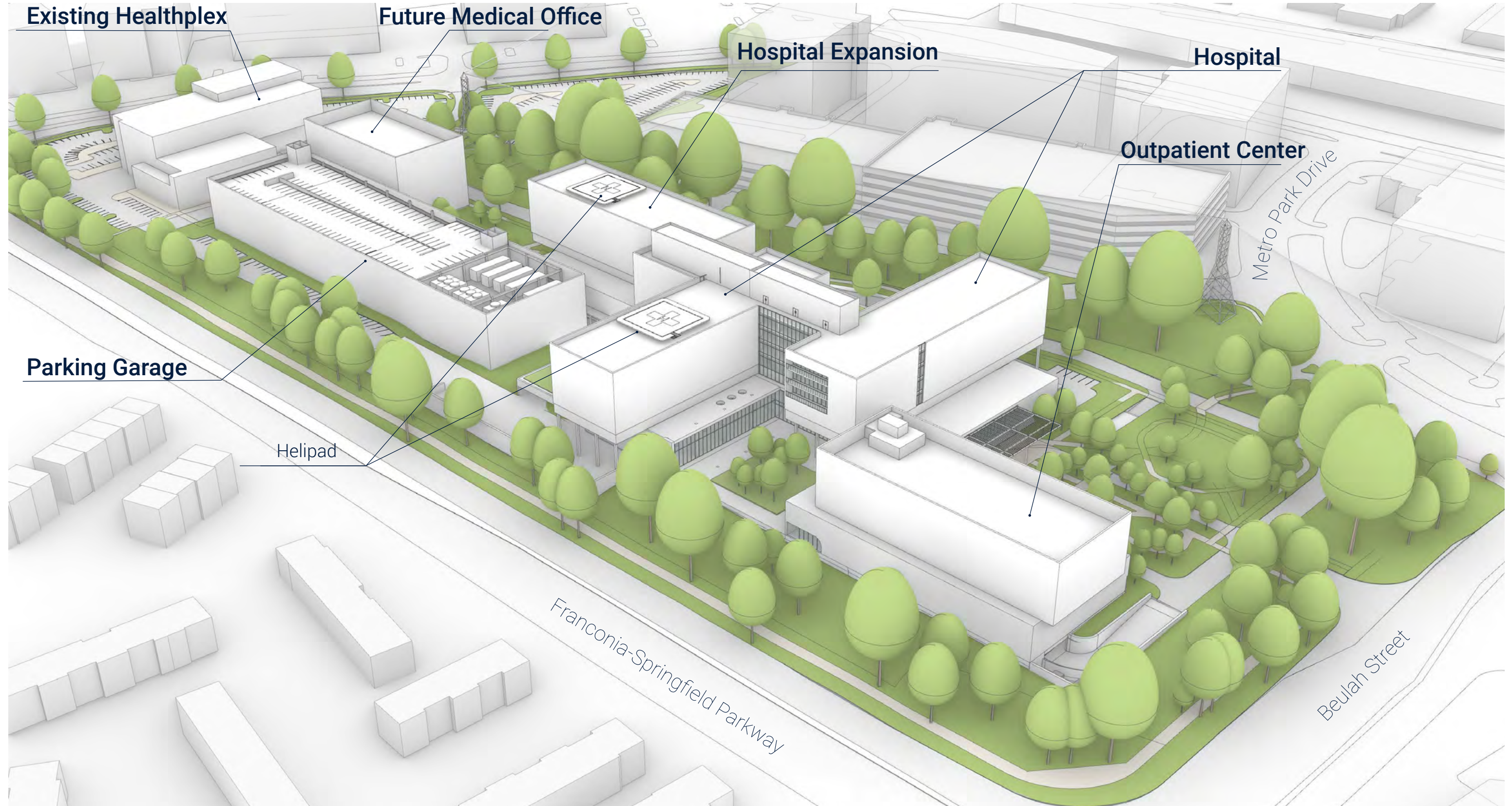
**Legend**

- Main Entry 
- Outpatient Center Entry 
- Service Entry 
- Ambulance Entry 
- ER Entry 
- Visitor Parking (below grade structure) 
- Staff / Healthplex Parking (above grade) 
- Existing Surface Parking 
- Rooftop Helipad 
- Existing Traffic Signal 
- Proposed Traffic Signal 

**Note:**  
Only 1 Helipad location will be provided

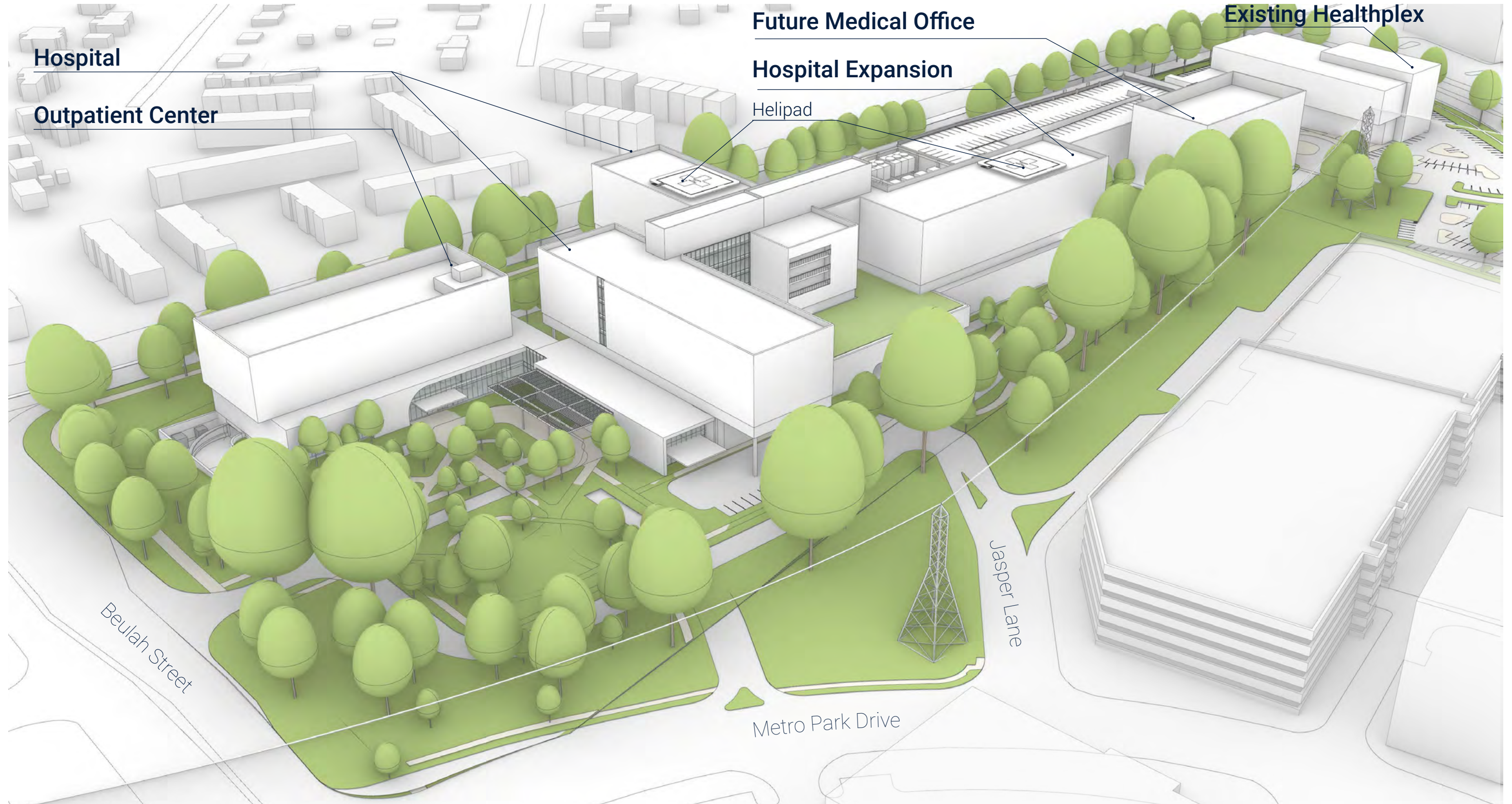


# Conceptual Campus Massing Master Plan



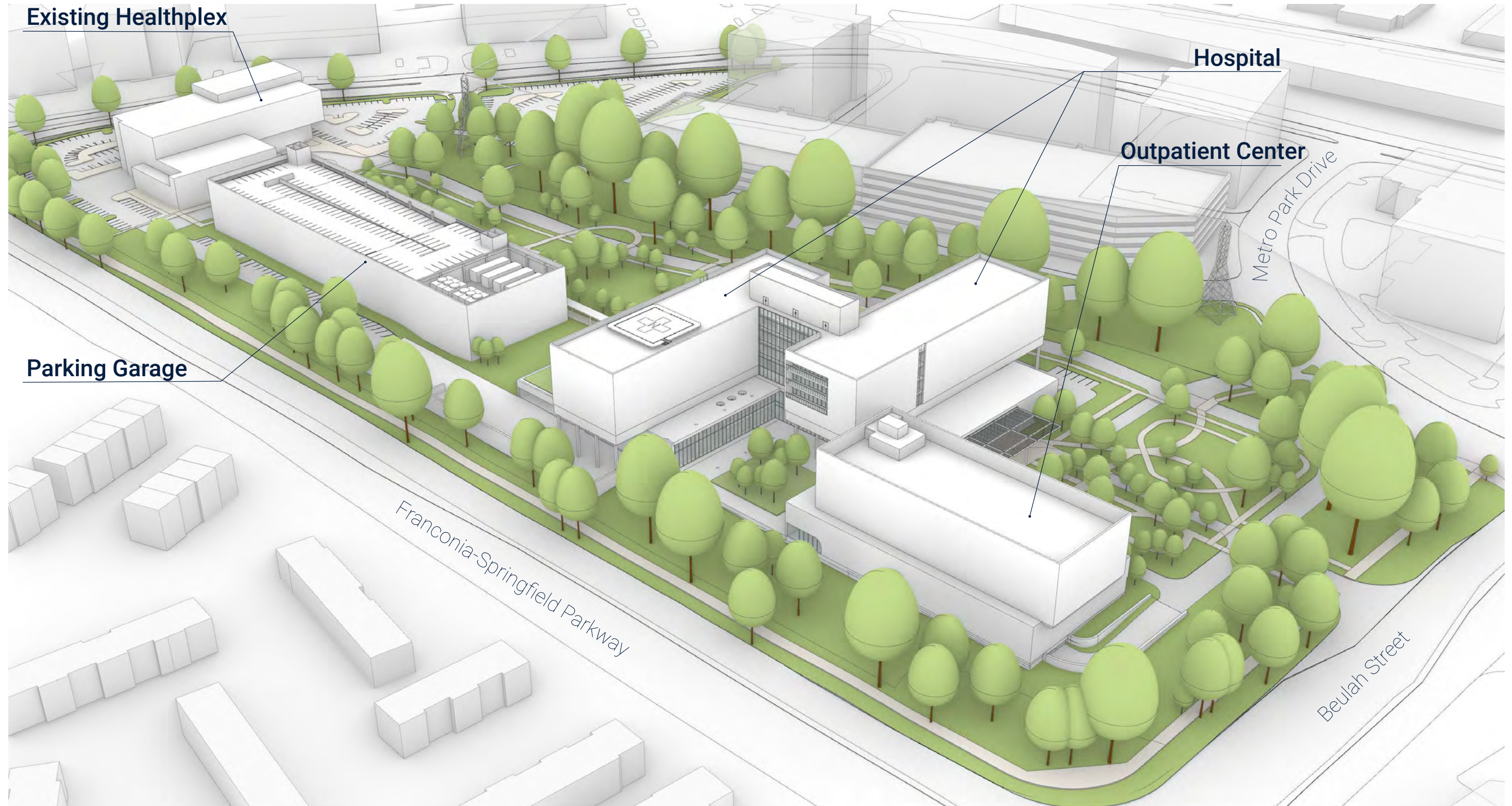
**Note:** Only 1 Helipad location will be provided

# Conceptual Campus Massing Master Plan



**Note:** Only 1 Helipad location will be provided










# Conceptual Campus Massing Phase 1

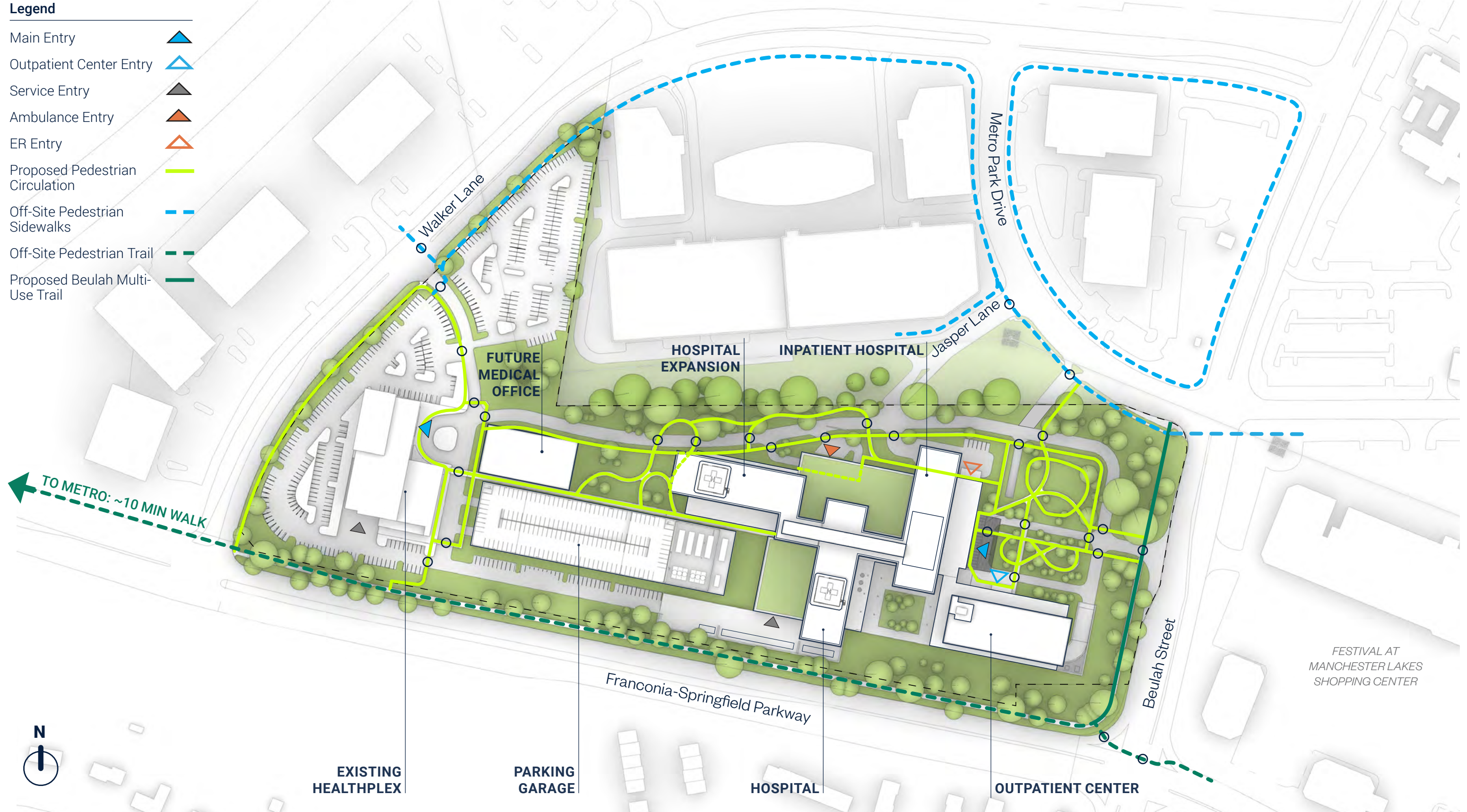


**Note:** Only 1 Helipad will be provided

## Springfield Campus Pedestrian Access

### Legend

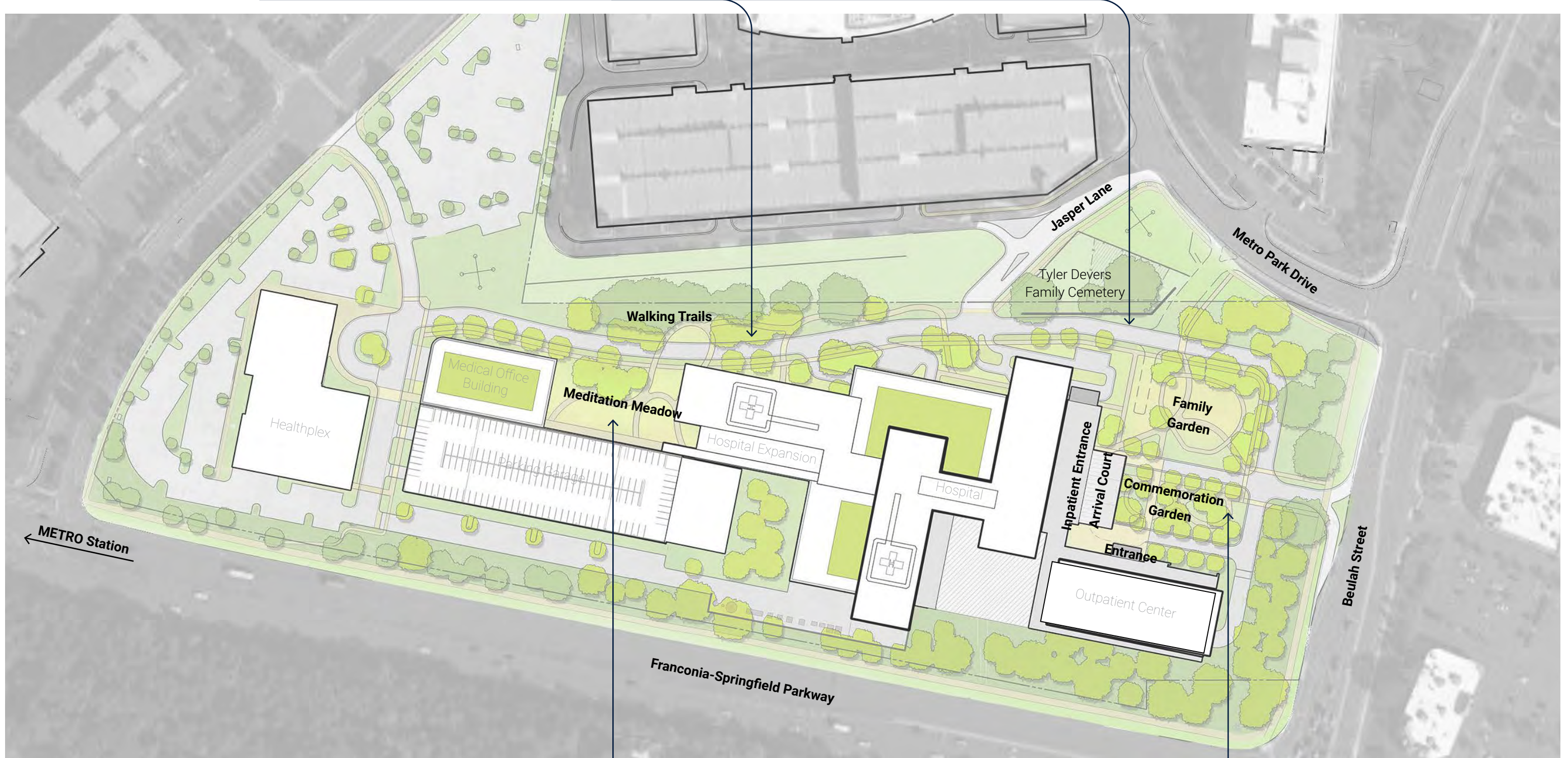
- Main Entry 
- Outpatient Center Entry 
- Service Entry 
- Ambulance Entry 
- ER Entry 
- Proposed Pedestrian Circulation 
- Off-Site Pedestrian Sidewalks 
- Off-Site Pedestrian Trail 
- Proposed Beulah Multi-Use Trail 





# Landscape Open Space Character

## Walking Trails / Existing Trees



Meadowscape

Entry Court & Gardens

# Inova Springfield

## **Landscape** Open Space Character



**Meditation Meadow**



**Family Garden**



**Courtyard**



**Entry Court and Garden**

# Process Overall Inova Schedule



**Note: This schedule is preliminary and subject to change**

# Contact Us

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Dominic Bonaiuto

**Inova Government & Community Affairs**

[dominic.bonaiuto@inova.org](mailto:dominic.bonaiuto@inova.org)

**Inova Springfield Hospital:**

[www.inova.org/springfieldhospital](http://www.inova.org/springfieldhospital)

**Inova Eastern Region:**

[www.inova.org/easternregion](http://www.inova.org/easternregion)