

B A L L I N G E R  
ennead architects

# **INOVA EASTERN REGION** Franconia-Springfield Hospital

Lee District Community Presentation

25 May 2022

# 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**

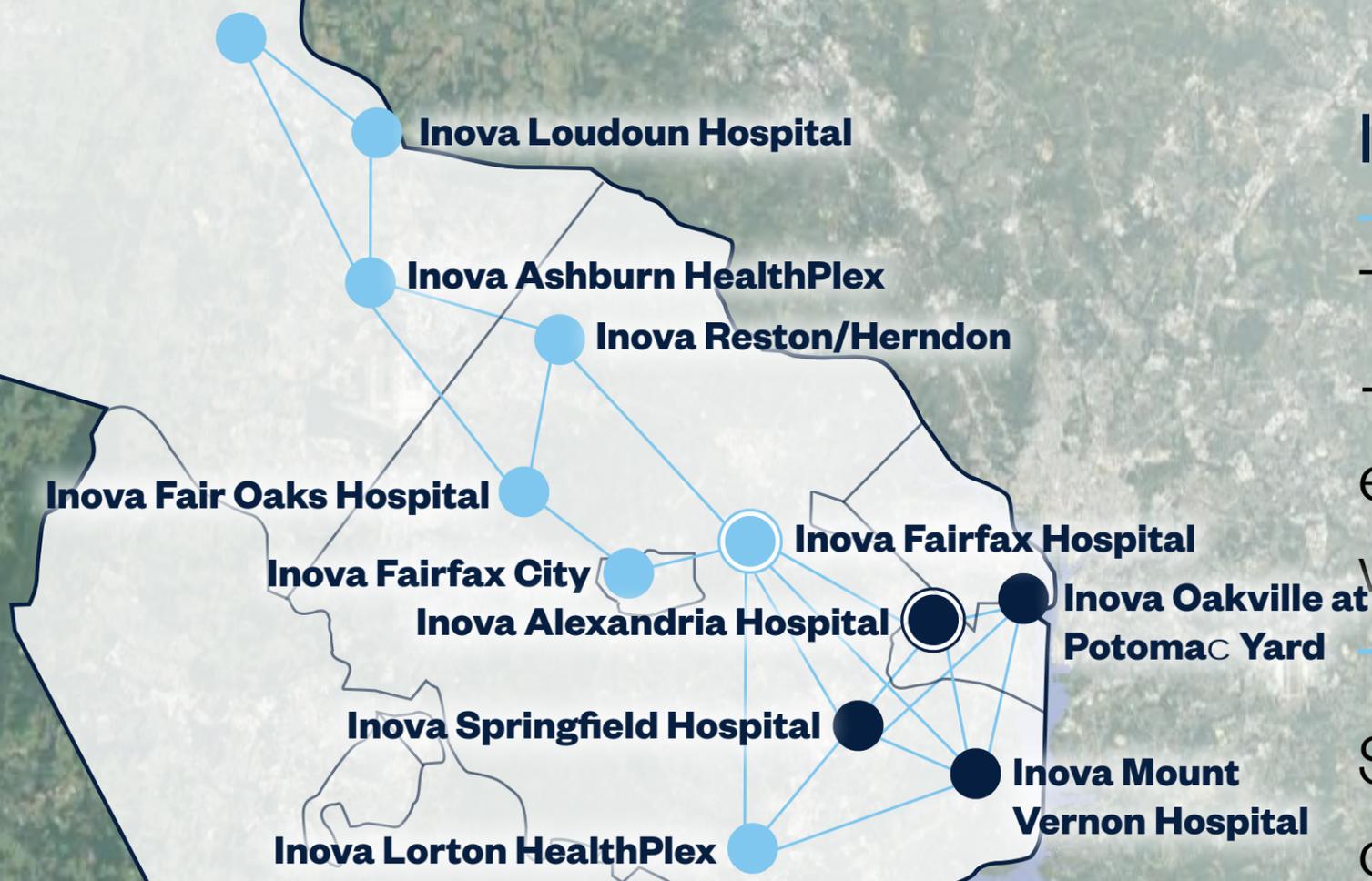


**Land Design**  
[www.landdesign.com](http://www.landdesign.com)



**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:**

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

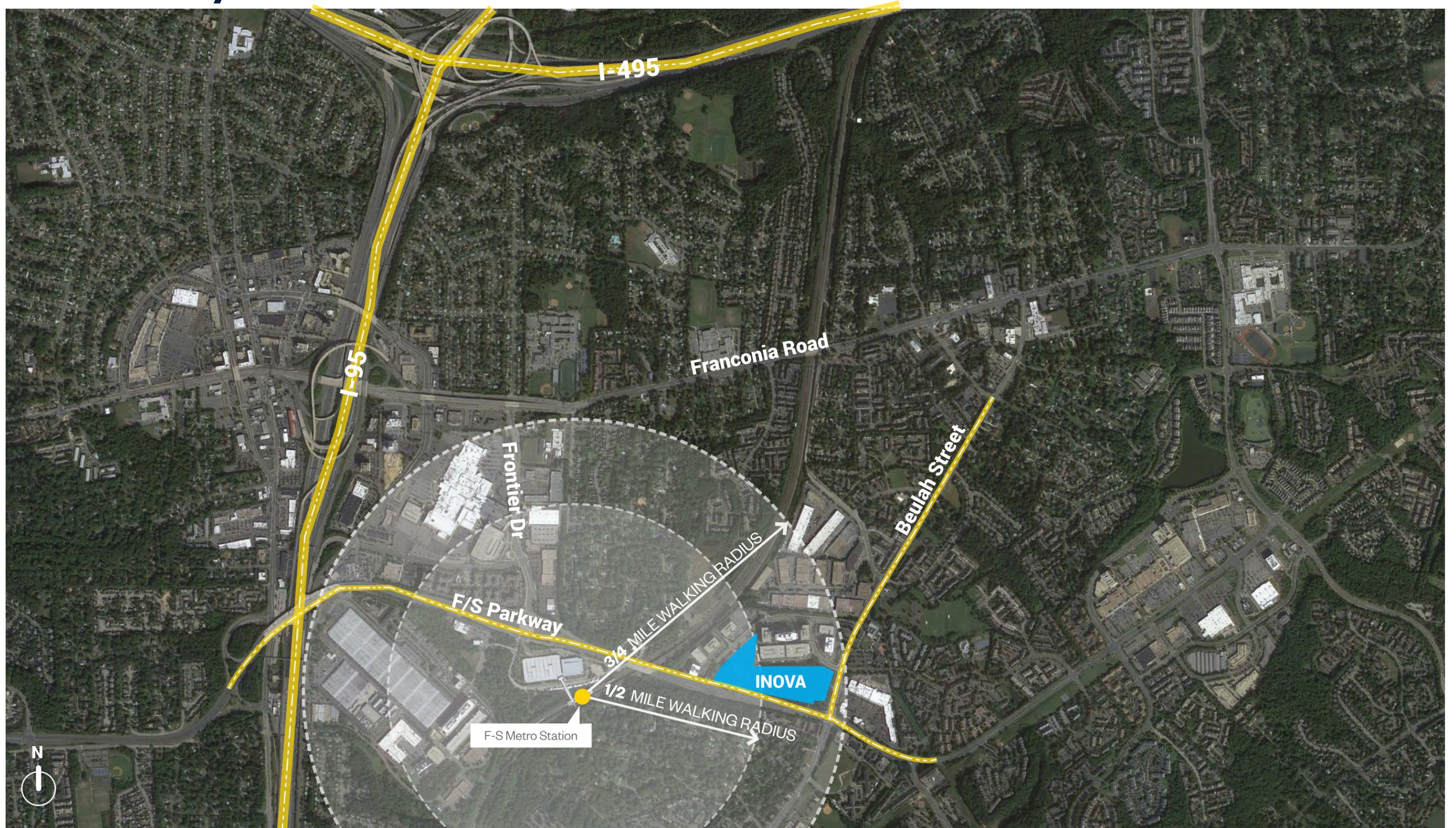
## **OBJECTIVES**

- 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 Franconia-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

# Community Context



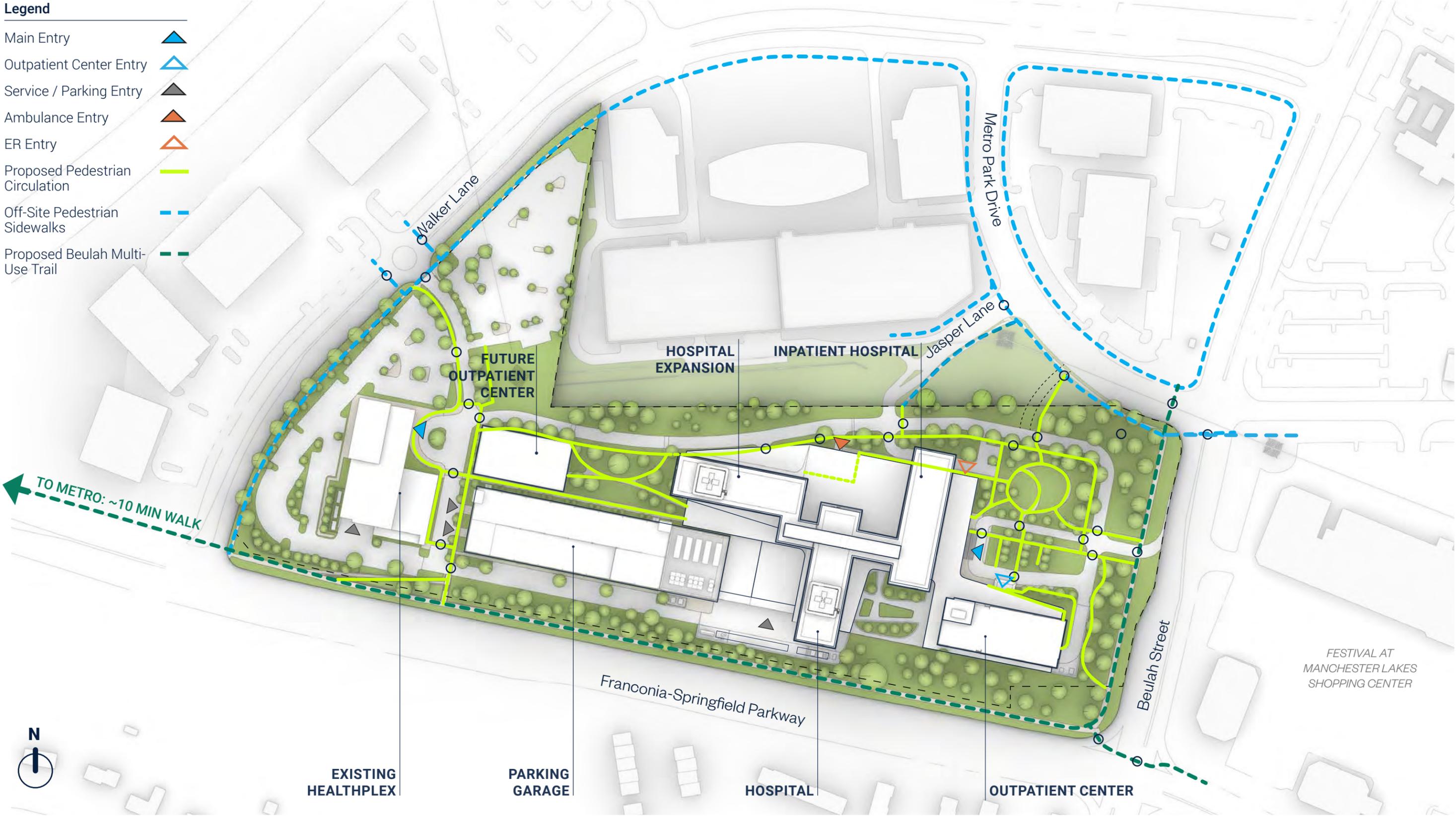
# Inova Franconia-Springfield Site



- Current Inova Property (21.59 acres)
- Acquired from Liberty View Development

# Campus Site Plan and Pedestrian Access

- Legend**
- Main Entry ▲
  - Outpatient Center Entry ▴
  - Service / Parking Entry ▲
  - Ambulance Entry ▲
  - ER Entry ▴
  - Proposed Pedestrian Circulation —
  - Off-Site Pedestrian Sidewalks - - -
  - Proposed Beulah Multi-Use Trail - - -



FESTIVAL AT MANCHESTER LAKES SHOPPING CENTER

# Inova Franconia-Springfield Hospital Campus Program

Existing

## Healthplex

146,000 GSF

Phase 1 Development

## Hospital

406,900 GSF + 31,900 CUP

## Outpatient Center

134,100 GSF

Future

## Expansion

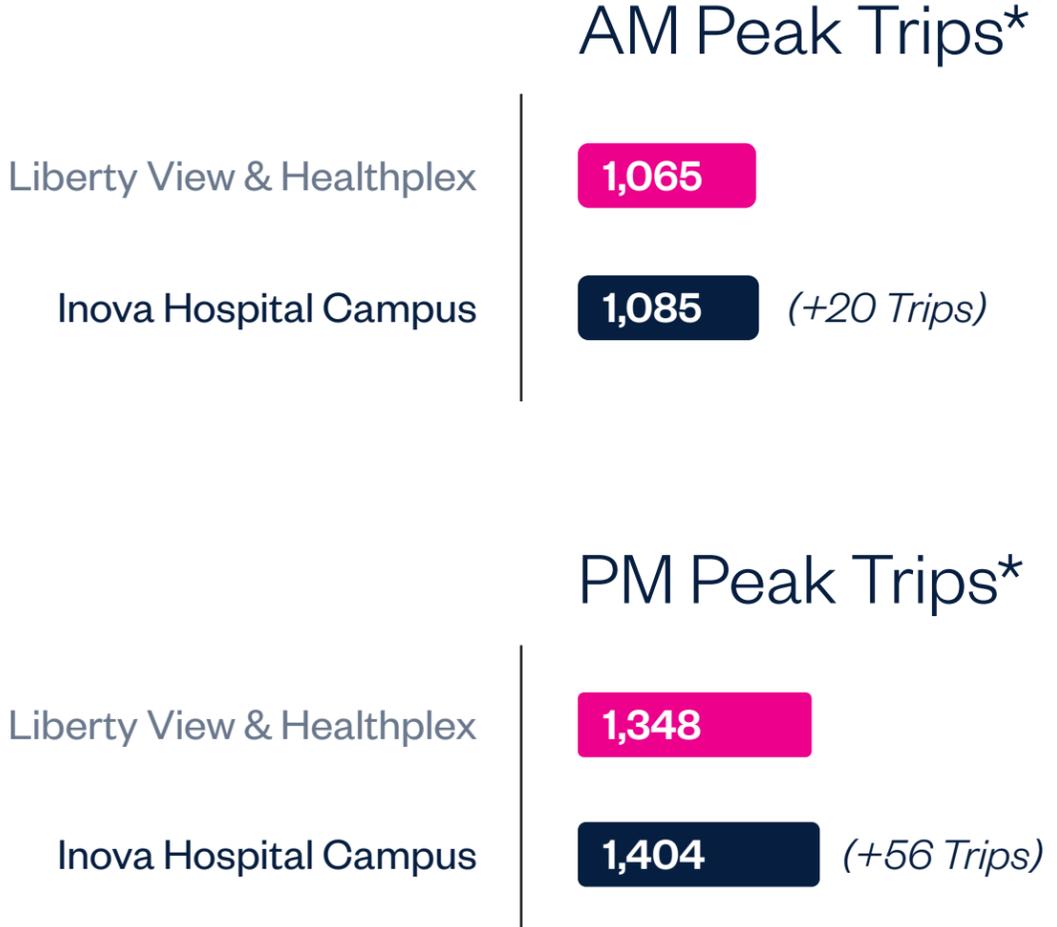
266,100 GSF

expanded Inova Franconia-Springfield Campus: **985,000 gsf** (Includes Existing Healthplex)

with Approved **Liberty View Development**: **1,024,562 gsf\*** = **878,562** (Liberty View) + **146,000** (Existing Healthplex)

*\*The Inova Hospital Campus is 39,562 gsf less than the approved Liberty View & Healthplex Campus*

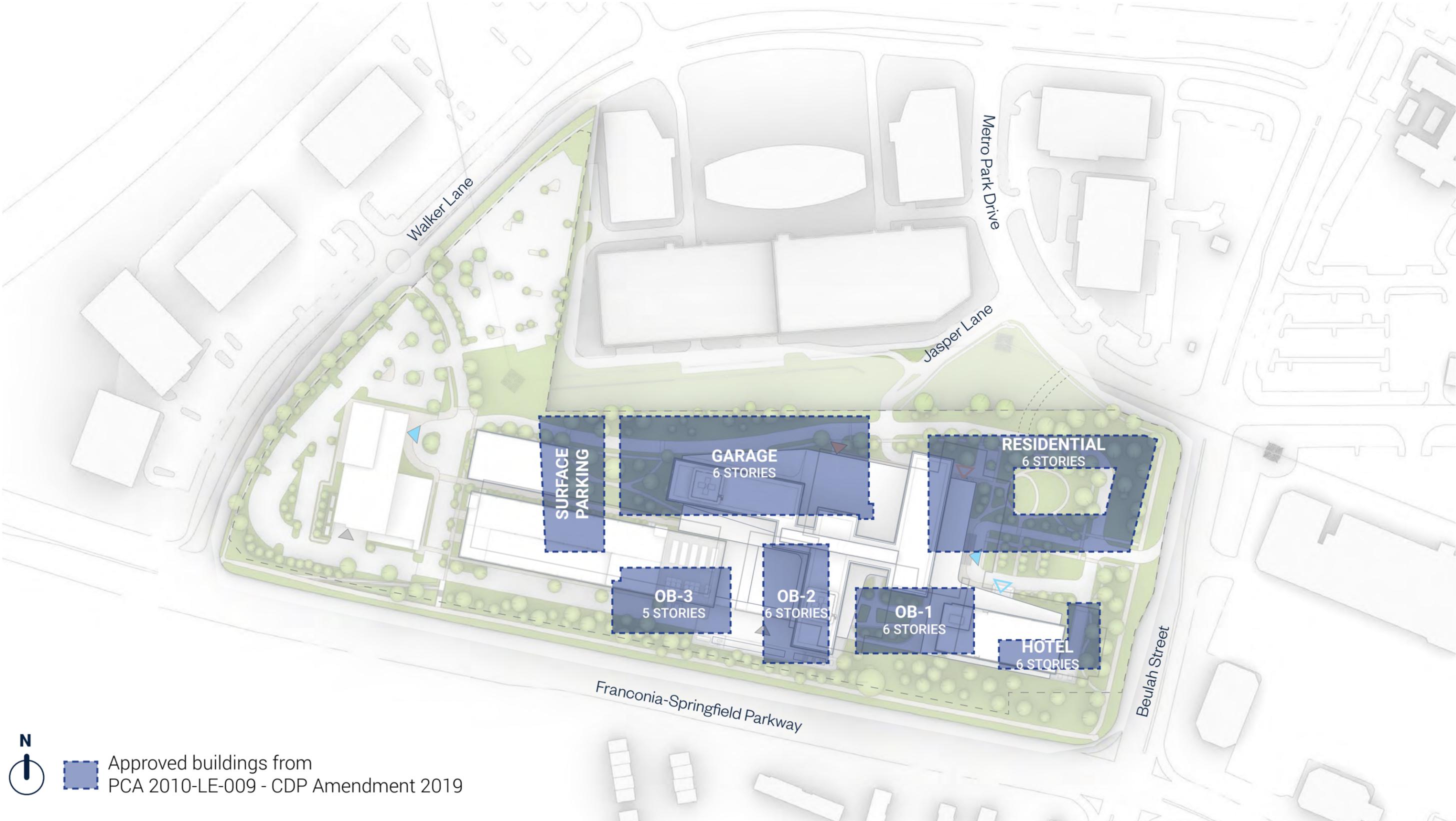
# Peak Hour Trip Generation Comparison Liberty View Development



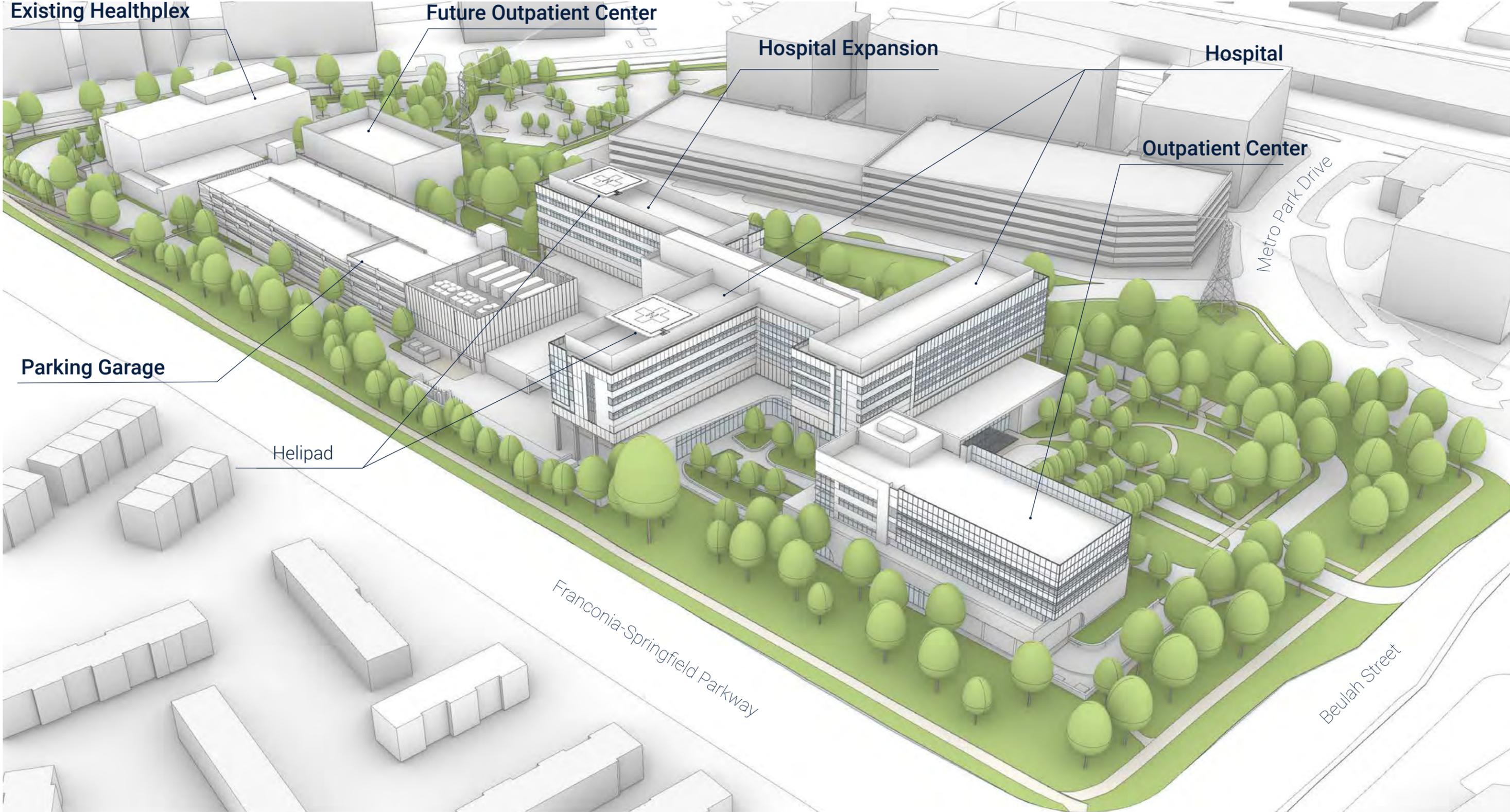
\* Hospital Peak Hours are non-typical AM/PM Peak hours

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.

# Site Plan Comparison Liberty View Development

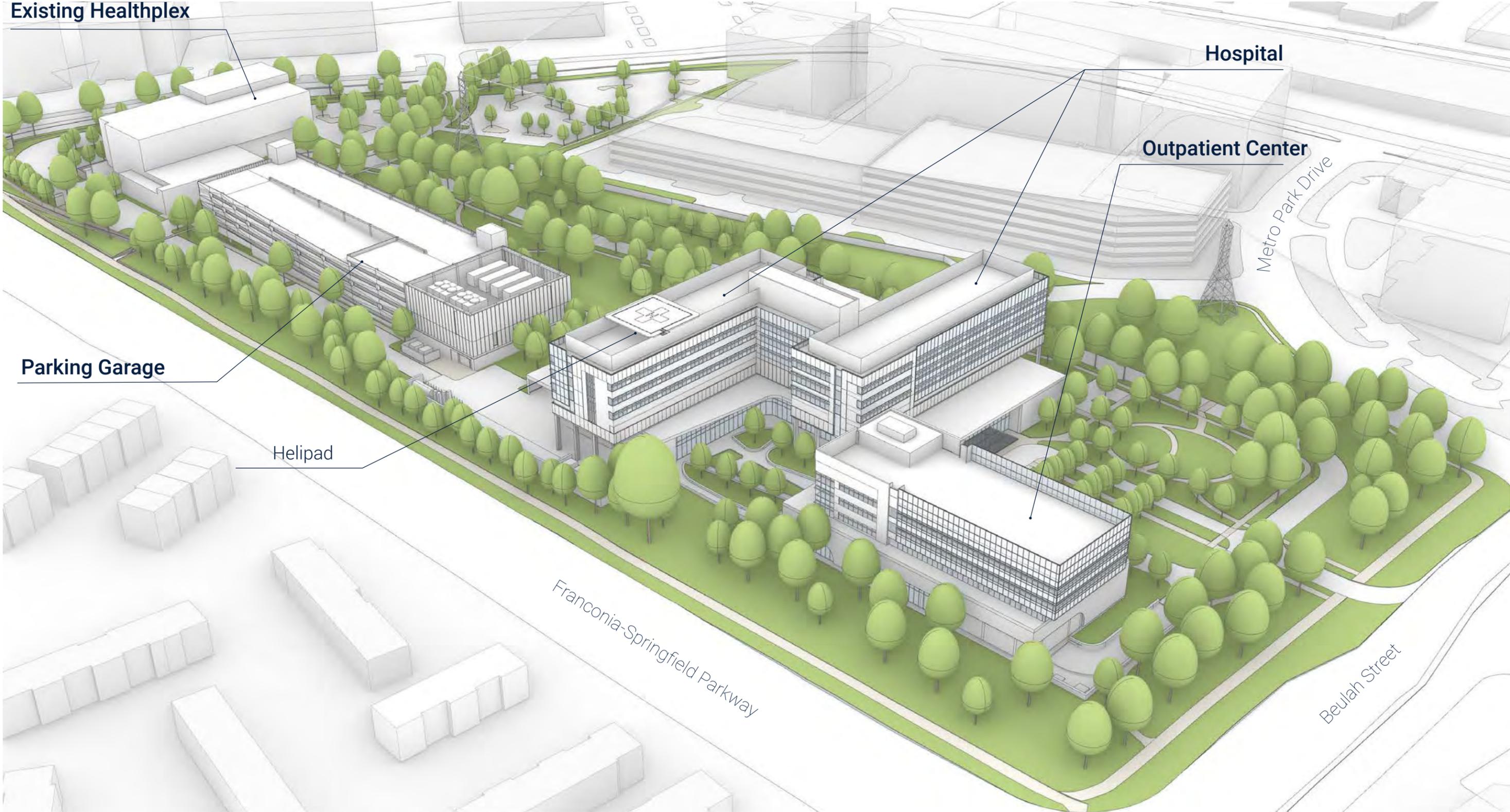


# Conceptual Campus Massing Master Plan



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

# Conceptual Campus Massing Phase 1

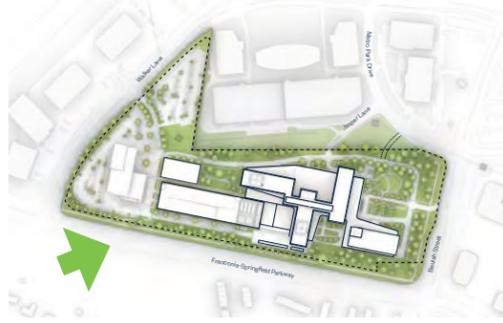


**Note:** Only 1 Helipad location will be provided

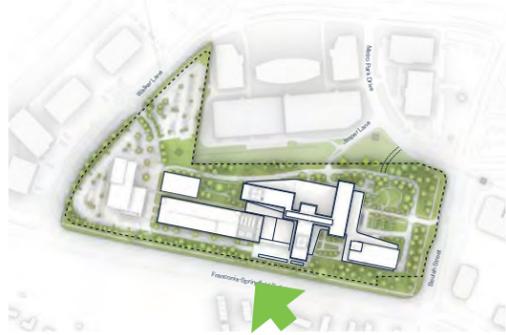
# View from Franconia-Springfield Parkway



# View from Franconia-Springfield Parkway



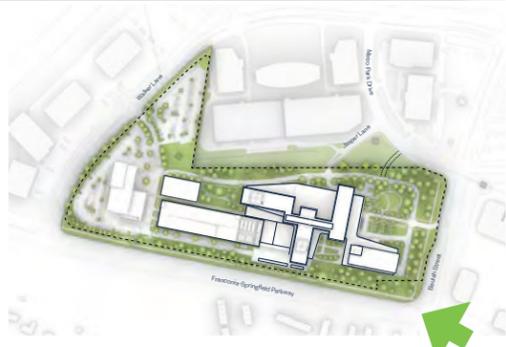
# View from Franconia-Springfield Parkway



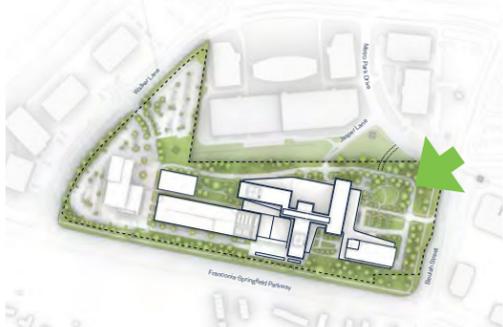
# View from Franconia-Springfield Parkway



# View from Franconia-Springfield Parkway



# Entry Court Perspective



# Landscape Open Space Character

Existing Trees



Meadowscape

Entry Court & Gardens

# Landscape Open Space Character



**Meditation Meadow**



**Family Garden**



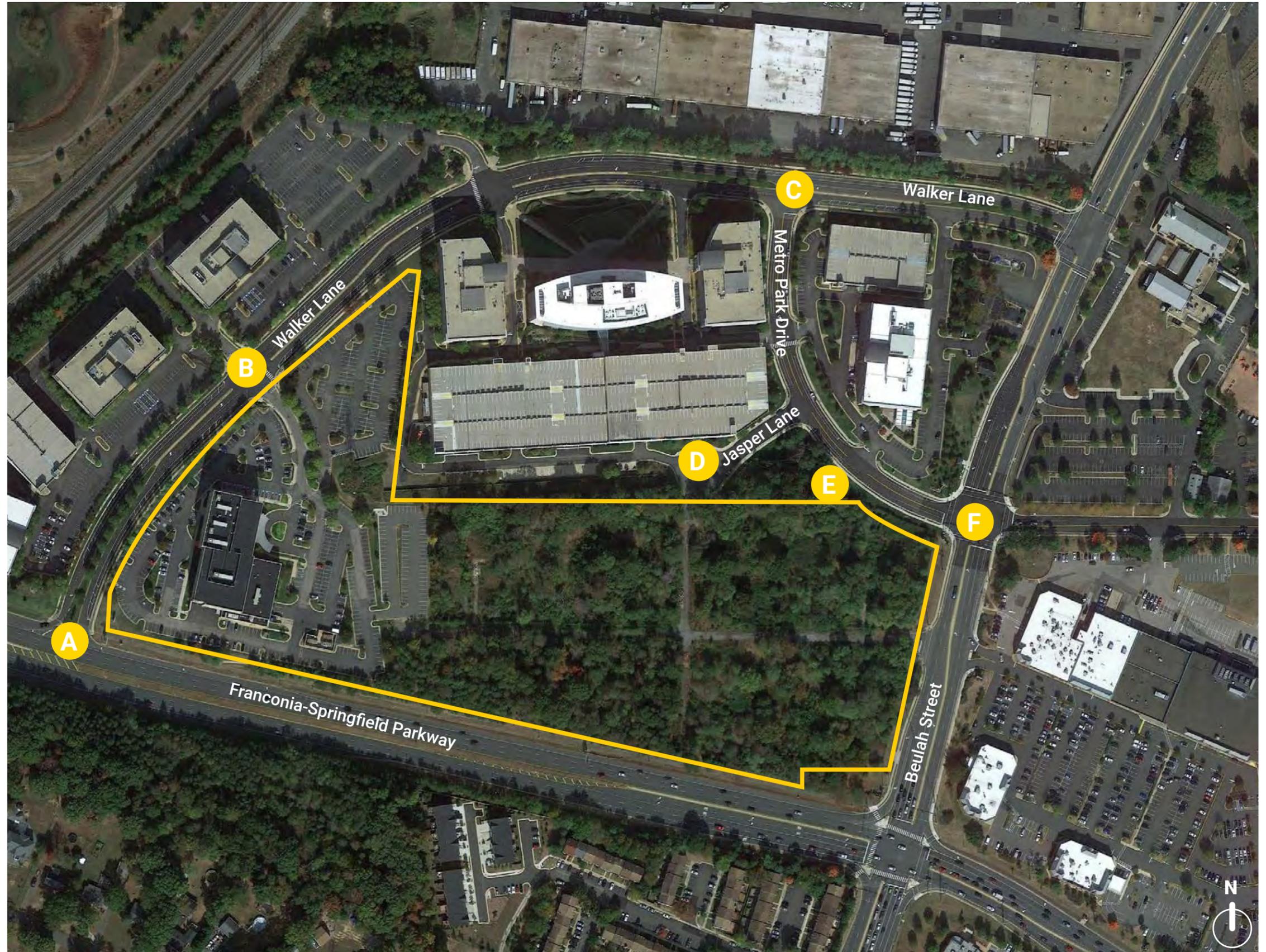
**Courtyard**



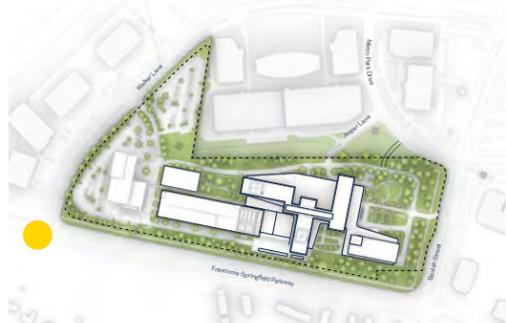
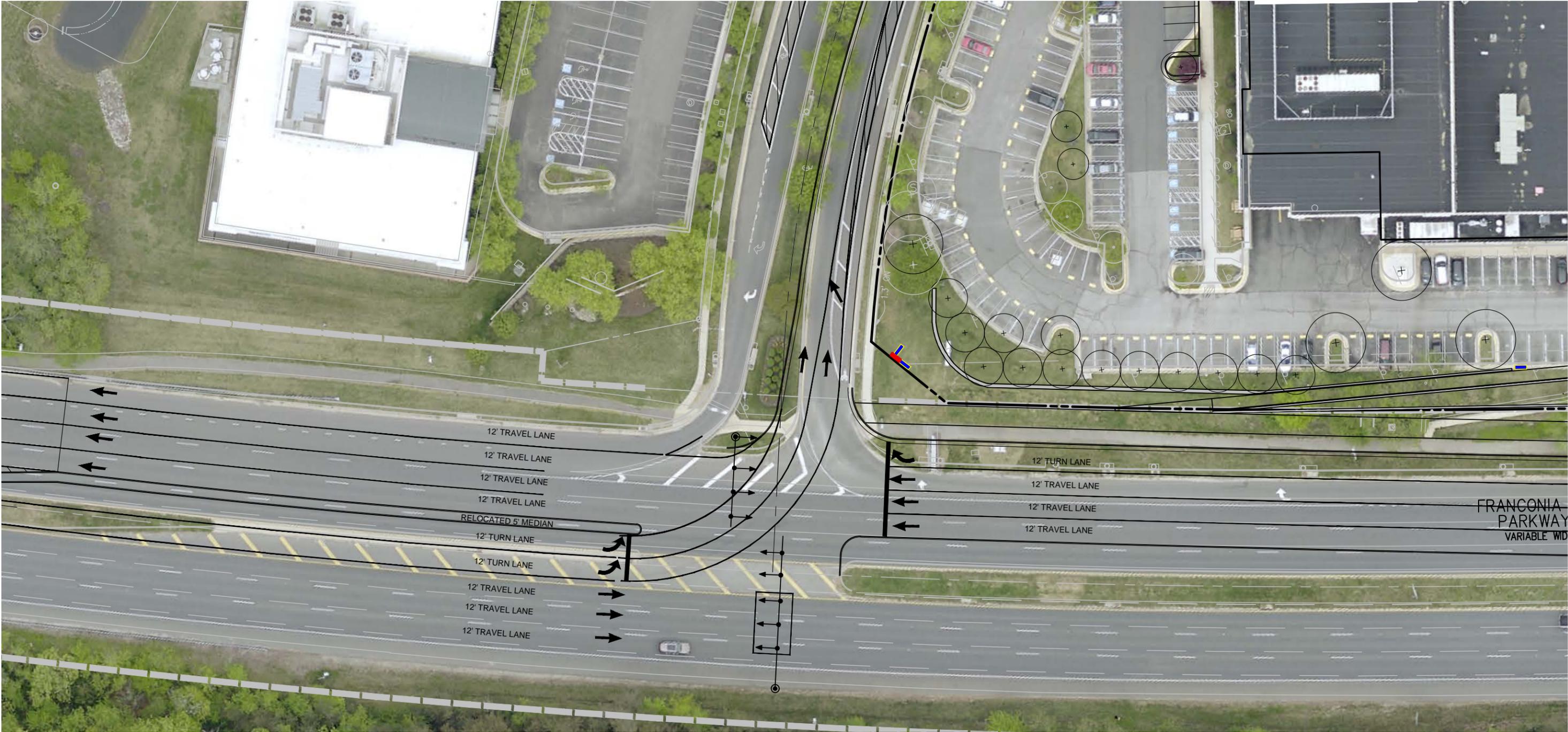
**Entry Court and Garden**

# Roadway Improvements

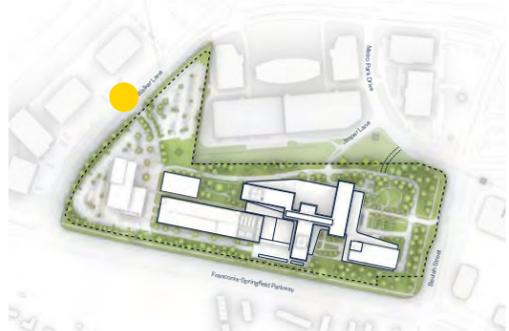
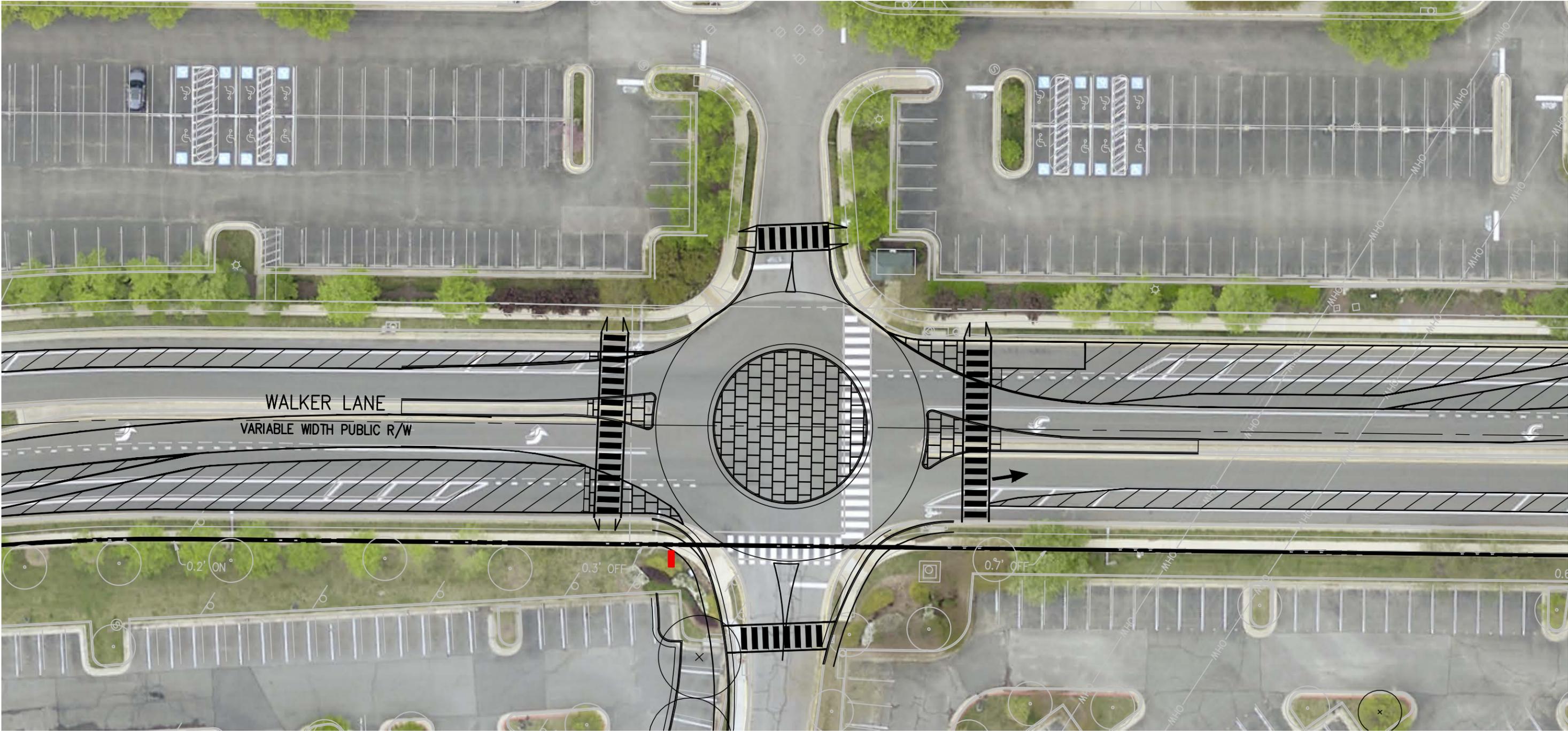
- A** DUAL LEFTS @ FSP to NB WALKER  
Signal for Eastbound Left turns from FSP traffic onto Walker Ln.
- B** ROUNDABOUT @ WALKER
- C** ALL WAY STOP  
All-way stop at Walker Lane and Metro Park Drive
- D** JASPER LANE
- E** ROAD D
- F** BEULAH / METRO PARK



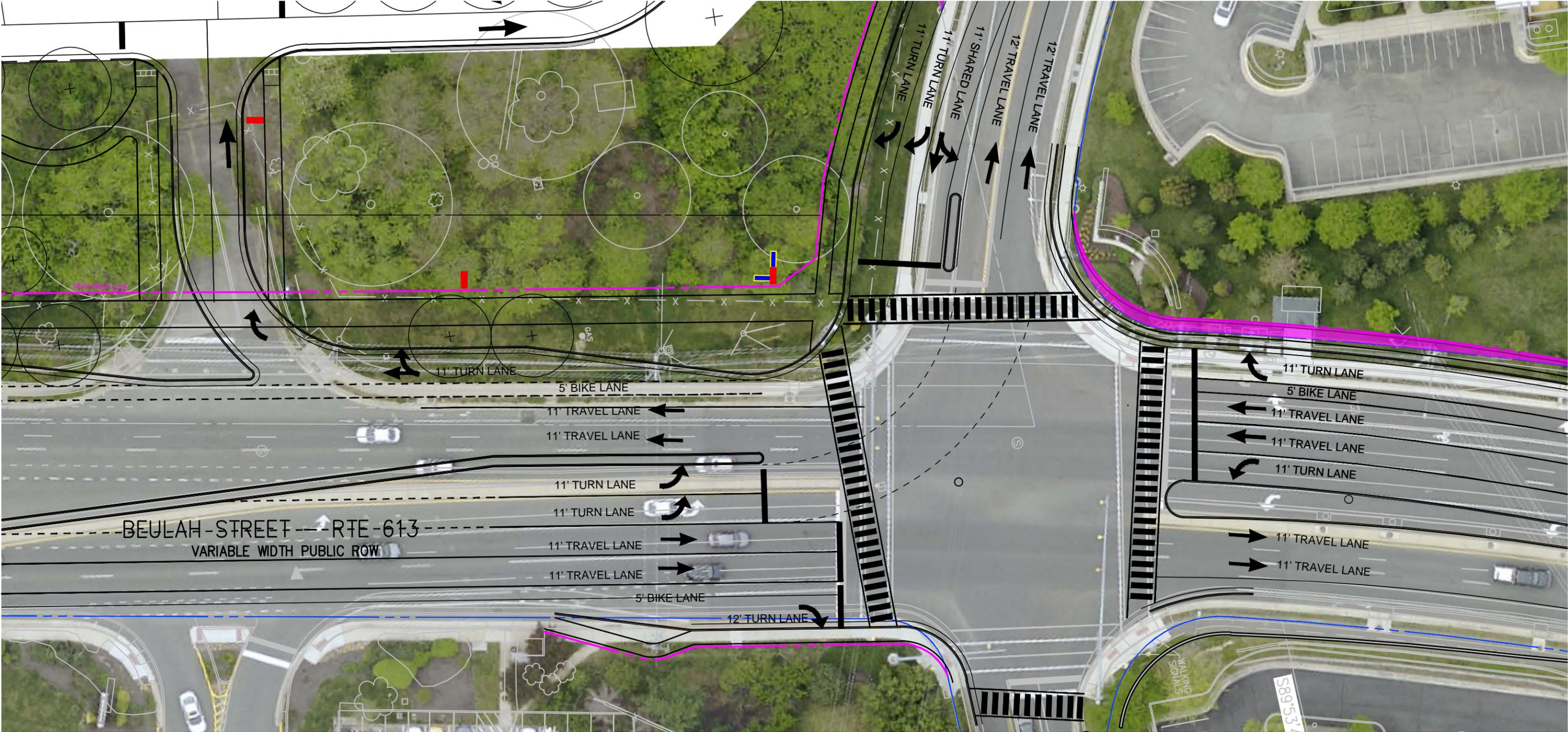
# Roadway Improvement Franconia Springfield Parkway / Walker Lane



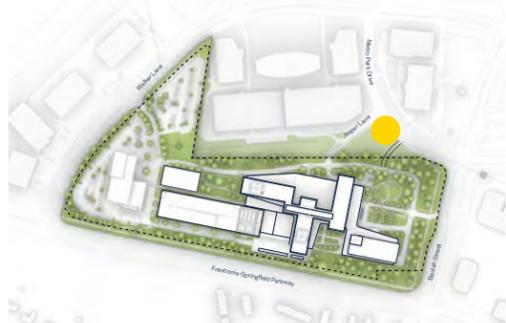
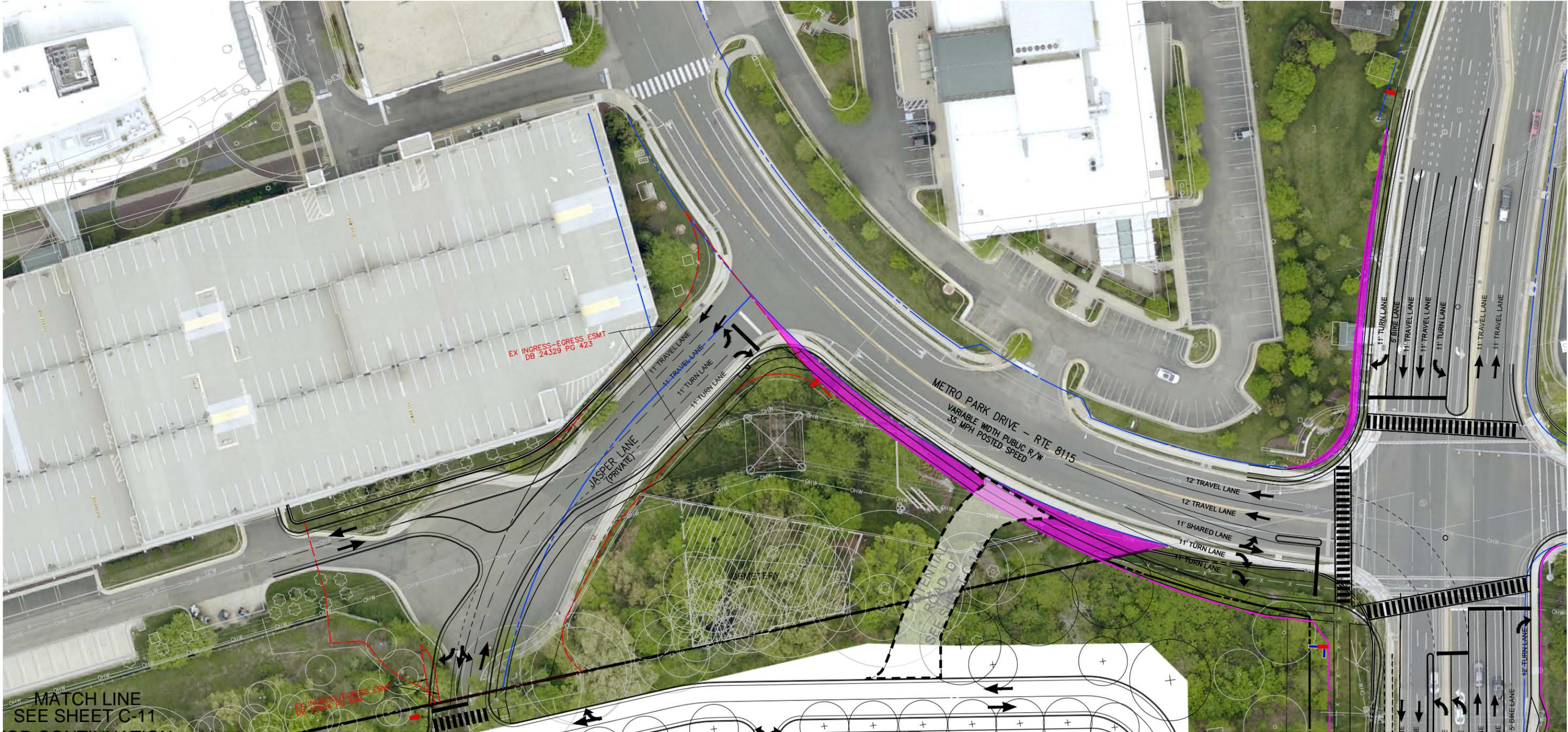
# Roadway Improvement Walker Lane at Healthplex Entry



# Roadway Improvement Beulah Road / Metro Park Drive



# Roadway Improvement Jasper Lane / Metro Park Drive



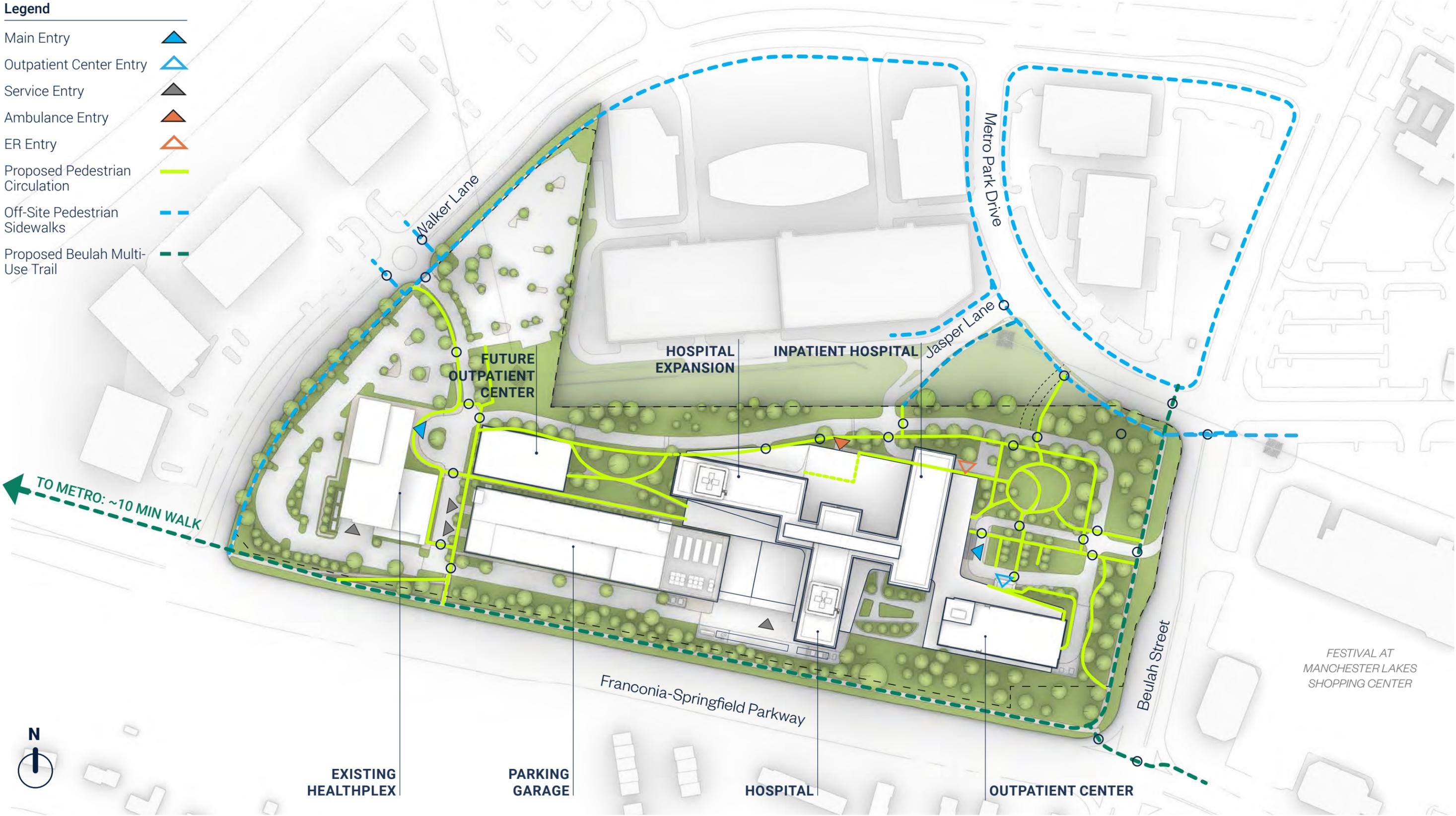
# Process Overall Inova Schedule

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



# Questions?

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



# Contact Us

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**Inova Springfield Hospital:**

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

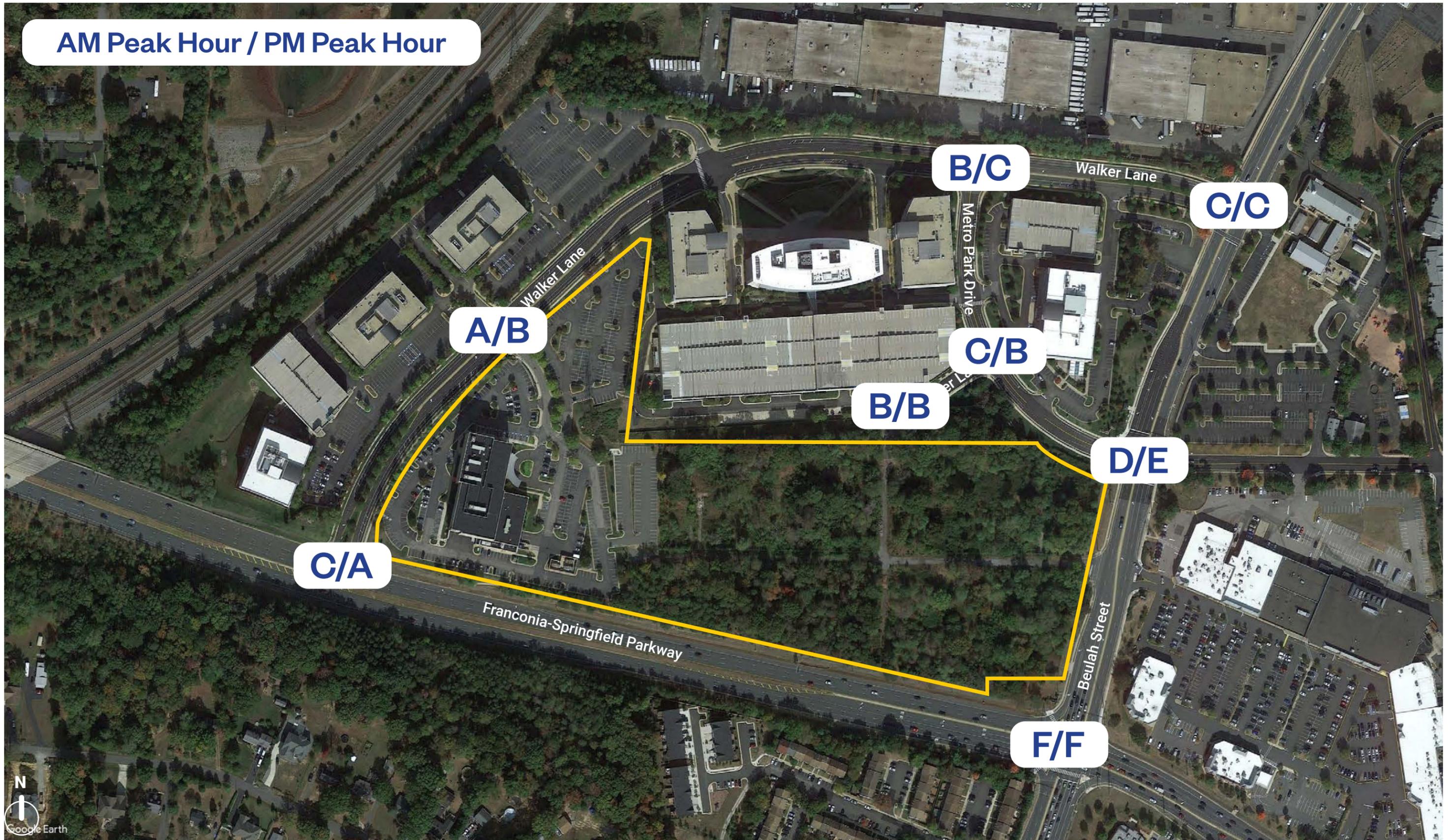
**Inova Eastern Region:**

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

Appendix

# Forecasted Levels of Service with Roadway Improvements

AM Peak Hour / PM Peak Hour



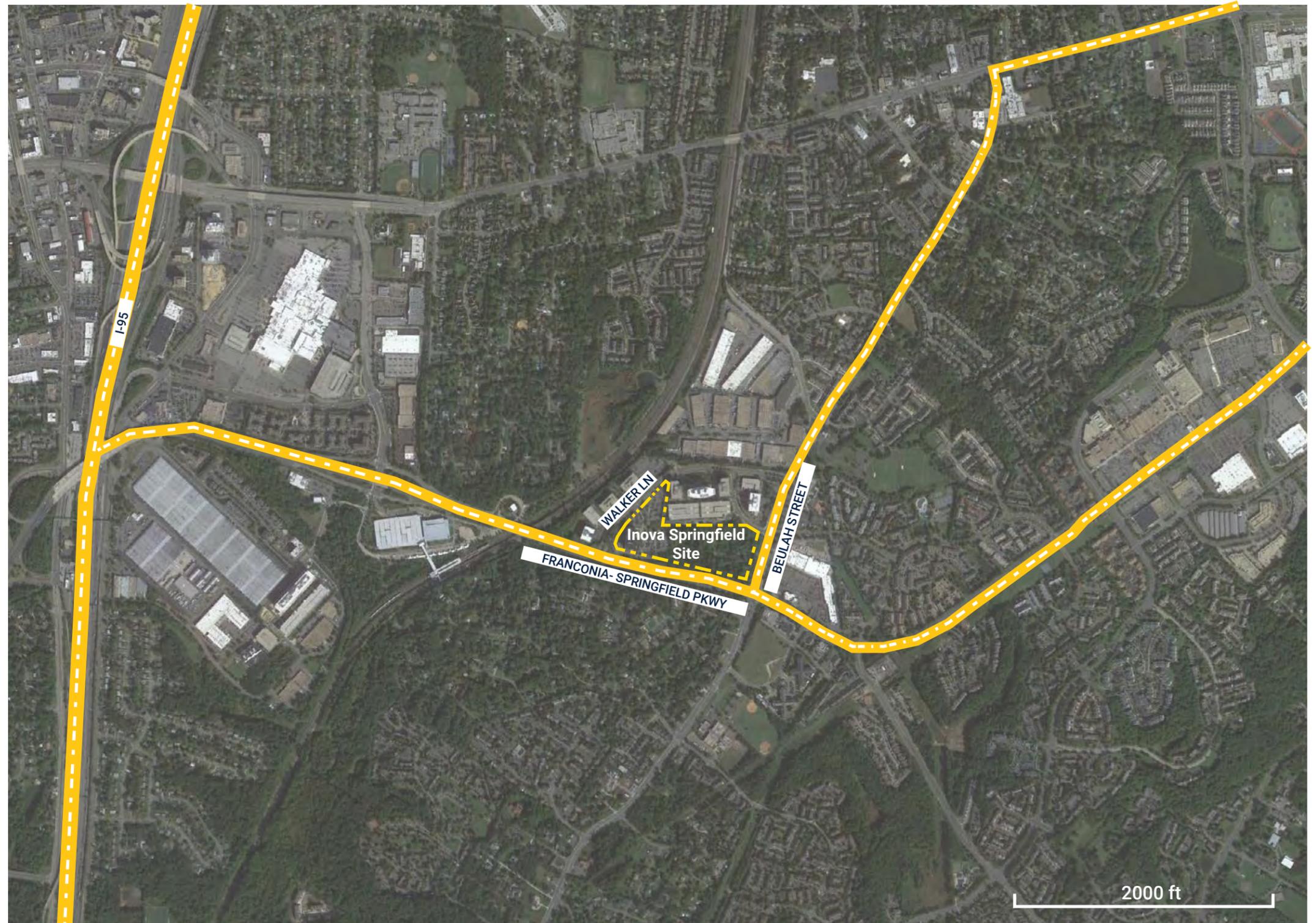
# ISH Area Plan Potential Flight Paths

## APPROVAL PROCESS

- Discretionary
- Inova intends to submit to FAA & VDOT for review and recommendation prior to commencement of construction
- Typical review period was 3-6 months pre-Covid

## FLIGHT PATHS

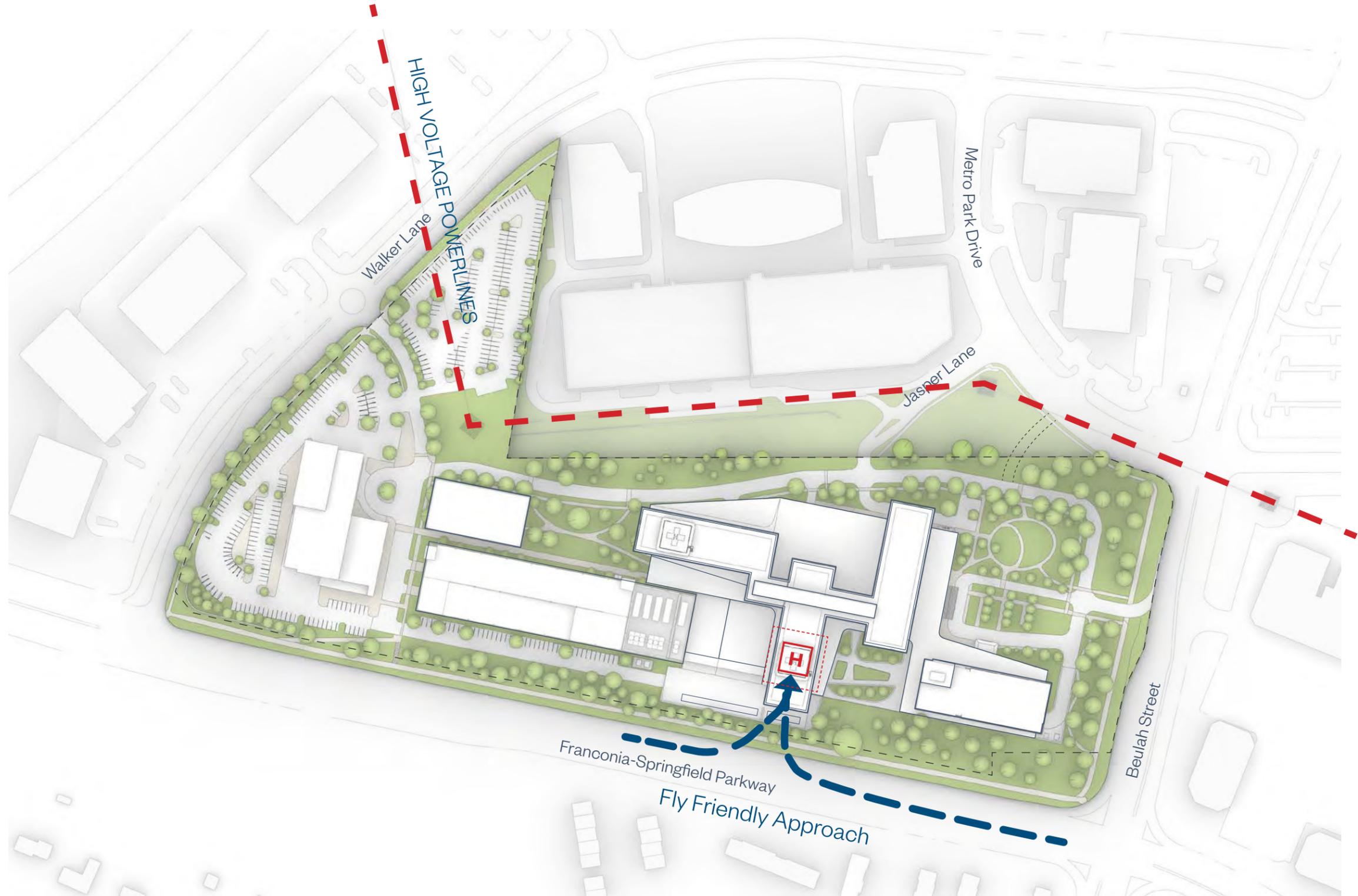
- Inova contracts with Phi Air Medical to provide medical evacuation services and to coordinate helipad activity with the hospital.
- Phi Air Medical pilots comply with FAA recommendations, respect Fly Friendly neighborhoods, and use Helicopter Route Charts unless weather or other life safety considerations warrant alternative routes.



 Major arterial roads for fly friendly approach

# ISH Site Plan Helipad Location and Anticipated Fly Friendly Route

- **Inova Fairfax Hospital** handles, and will continue to handle, the majority of helicopter flights in the Inova System.
- **Inova Alexandria - Landmark Hospital** will handle the majority of the Inova Alexandria helicopter traffic.
- **The new Inova Franconia-Springfield Hospital** is not a trauma center, but will include a helipad mainly for outbound patients.
- Franconia-Springfield hospital is expected to have a limited use Helipad similar to Inova Mount Vernon Hospital
- **Inova Mount Vernon Hospital Aviation Data:**
  - July 2019 - June 2020:
    - **3 Total landings** (2 night landings)
  - Landings that occurred at auxiliary sites (Lorton, Springfield, or Ashburn Healthplexes): 0



# ISH Site Plan Helipad Location and Anticipated Fly Friendly Route

## FLIGHT TAKEOFF, LANDING

Primarily from southwest and southeast per local wind conditions. High Voltage Powerlines at north also a factor

## HELIPAD LOCATION

Prevailing wind conditions and site obstructions identified a preferred southern approach and the required obstruction free zone of the helipad made the south tower the logical location for the helipad.

## REQUIRED LIGHTS

Obstruction lights at highest building corners close to helipad, perimeter lights at helipad, and illuminated windcone for navigation.

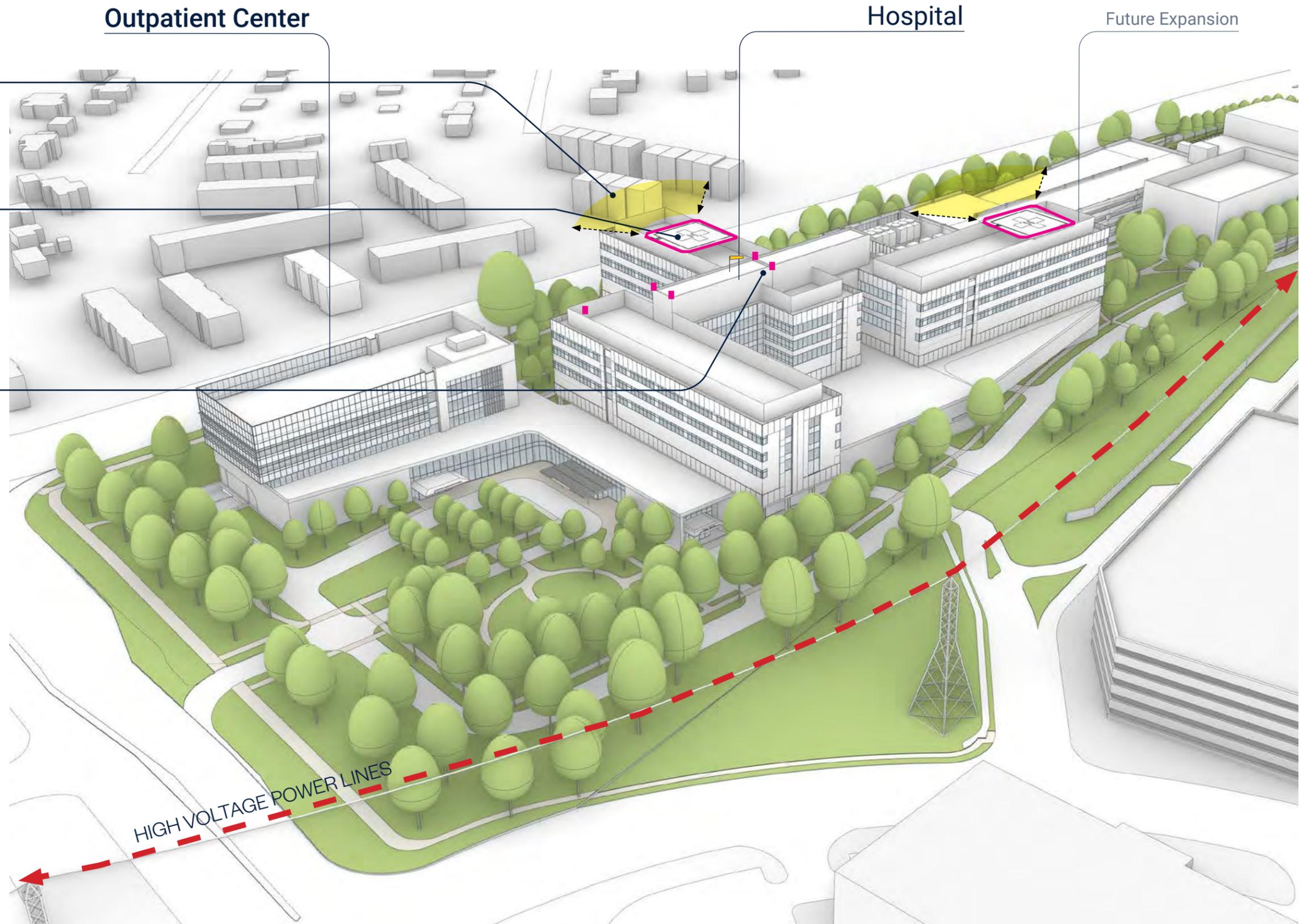
## ESTIMATED NOISE LEVEL

*Helicopter Association International (HAI) notes:*

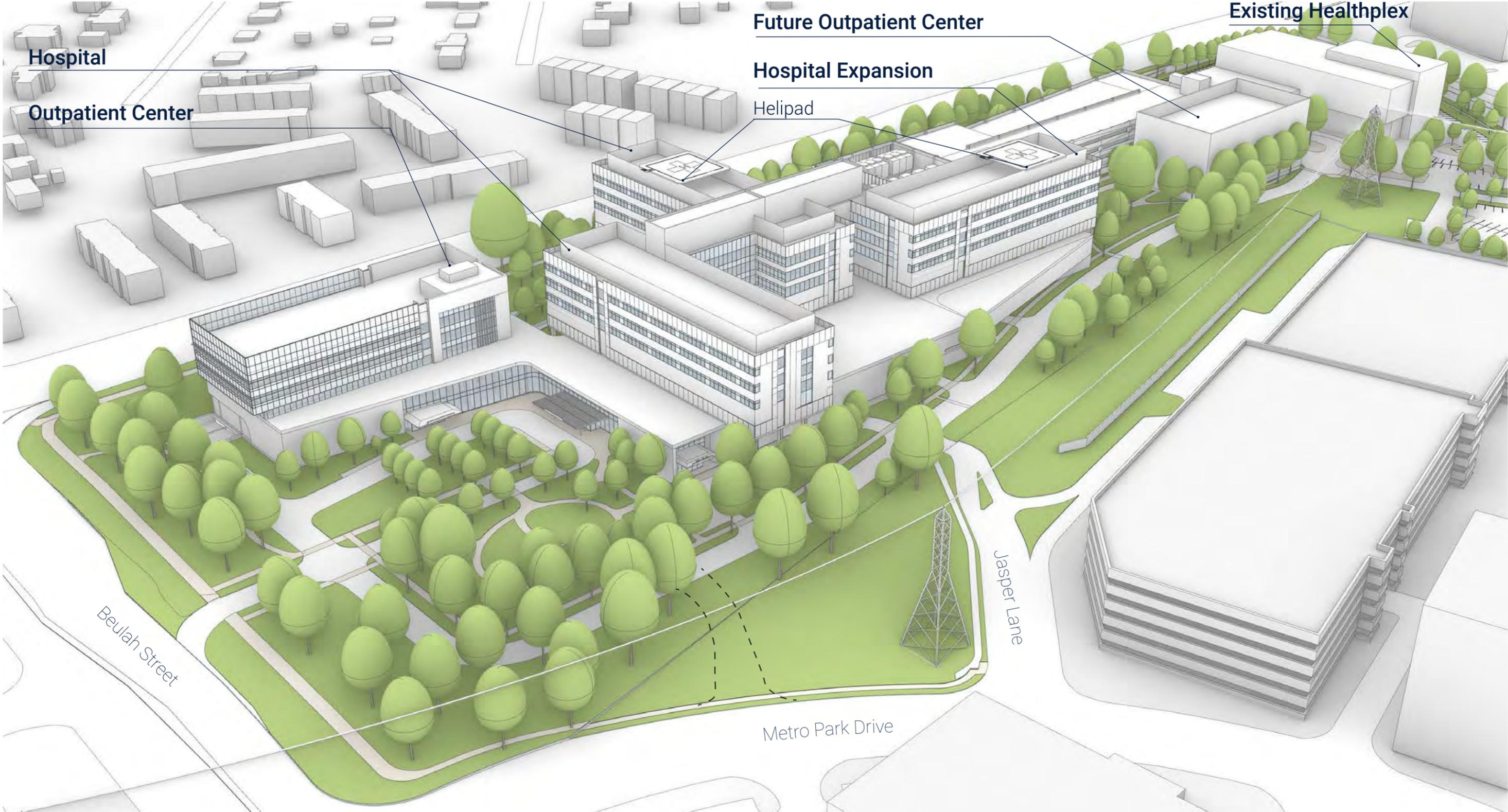
- The sound of a helicopter flying at 500 feet is about 87 decibels.
- The sound of a helicopter flying at 1,000 feet is about 78 decibels.

*PHI Medical – Inova’s Medical Evacuation Services provider:*

- Use Bell 407s helicopters rated to be 77.5 decibels at 400 feet.
- Cars and Trucks are estimated to be 60 to 90 decibels
- Lawn mowers are estimated to be 80 to 95 decibels



# Conceptual Campus Massing Master Plan



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