Introduction

Inova Health System

Ballinger Architects
www.ballinger.com

Ennead Architects
www.ennead.com

GGN Landscape Architects
www.ggnltd.com

VIKA Engineering
www.vikavirginia.com

Downs Rachlin Martin
www.drm.com

Sittler Development Associates

Land Design
www.landdesign.com

Wells + Associates
www.wellsandassociates.com
Inova’s Mission

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

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

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

Inova’s Eastern Region:

• Franconia-Springfield Hospital
• Alexandria Hospital
• Oakville at Potomac Yard
• Mount Vernon Hospital
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
Inova Franconia-Springfield Hospital Campus Program

<table>
<thead>
<tr>
<th>Existing</th>
<th>Phase 1 Development</th>
<th>Future Expansion</th>
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<tbody>
<tr>
<td>Healthplex</td>
<td>Hospital 406,900 GSF + 31,900 CUP</td>
<td>Hospital</td>
</tr>
<tr>
<td>146,000 GSF</td>
<td>406,900 GSF</td>
<td>266,100 GSF</td>
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<tr>
<td></td>
<td>Outpatient Center 134,100 GSF</td>
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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

<table>
<thead>
<tr>
<th></th>
<th>AM Peak Trips*</th>
<th>PM Peak Trips*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liberty View &amp; Healthplex</td>
<td>1,065</td>
<td>1,348</td>
</tr>
<tr>
<td>Inova Hospital Campus</td>
<td>1,085 (+20 Trips)</td>
<td>1,404 (+56 Trips)</td>
</tr>
</tbody>
</table>

* 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

Approved buildings from
PCA 2010-LE-009 - CDP Amendment 2019
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
- Mediation Meadow
- Hospital Expansion
- Hospital
- Outpatient Center
- Arrival Court
- Tyler Devers Family Cemetery
- Beulah Street
- Metro Park Drive
- Franconia-Springfield Parkway
- METRO Station
- Metro Park Drive
- Entrance
- Entrance
- Jasper Lane
- Beulah Street
- Existing Trees
- Medication Meadow
- Meadowscape
- Entry Court & Gardens
- METRO Station
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
**Franconia-Springfield**

**Comp Plan Amendment:**
- PC: 6/08/2022
- BOS: 6/28/2022

**Rezoning / CDP/FDP:**
- PC: 7/20/2022
- BOS: 9/13/2022

**Site Plan & Building Permits:**
2022-2024

**Hospital Construction:**
2023-2027

**Outpatient Center Construction:**
2024-2027

**Opening:** 2027

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

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**Process Overall Inova Schedule**
Contact Us

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dominic.bonaiuto@inova.org

Inova Springfield Hospital:
www.inova.org/springfieldhospital

Inova Eastern Region:
www.inova.org/easternregion
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.
**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
**HIGH VOLTAGE POWER LINES**

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

**HELI PAD 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.