

B A L L I N G E R
ennead architects

INOVA SPRINGFIELD HOSPITAL

Lee District Land Use Committee Meeting

11 April 2022

Introduction



Inova Health System

BALLINGER

Ballinger Architects
www.ballinger.com

ennead

Ennead Architects
www.ennead.com

GGN

GGN Landscape Architects
www.ggnltd.com



VIKA Engineering
www.vikavirginia.com



Downs Rachlin Martin
www.drm.com



Sittler Development Associates

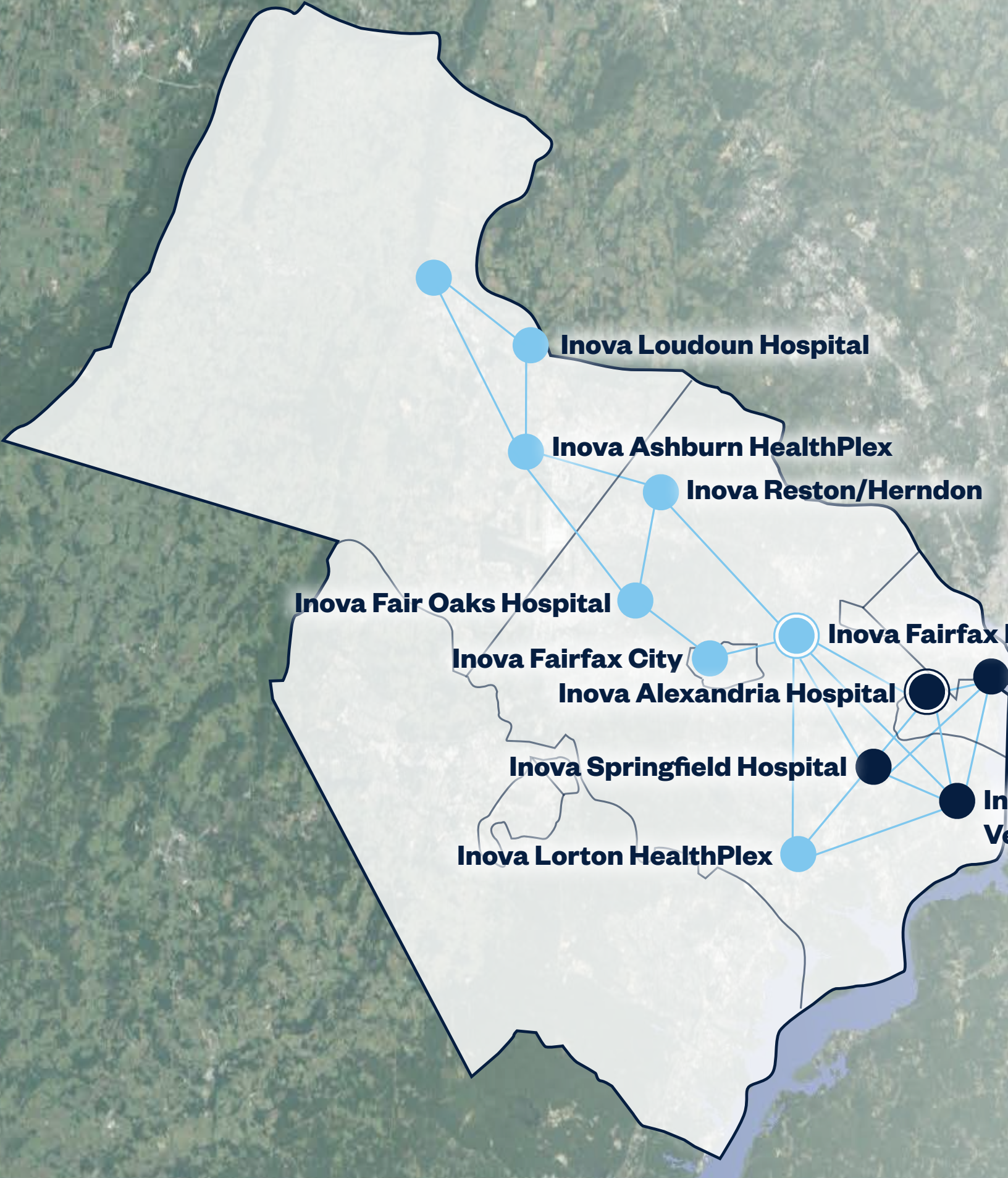
LandDesign

Land Design
www.landdesign.com



Wells + Associates
www.wellsandassociates.com

Inova Health System



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

Inova's Eastern Region:

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

OBJECTIVES

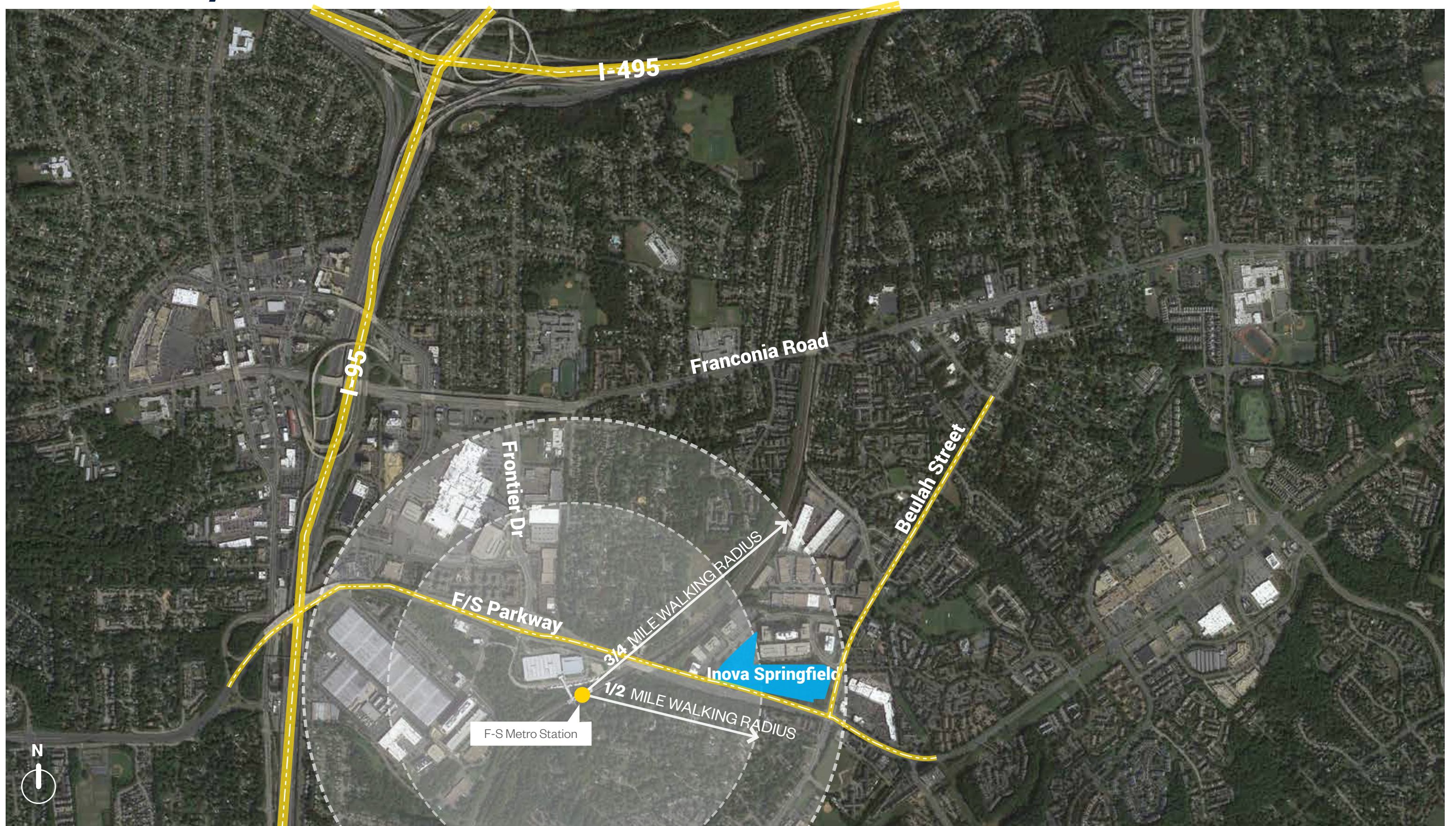
- Serve community's healthcare needs
- Expand access to services & integrate care network
- Elevate facilities per industry standard with flexibility for decades to come
- Responsibly reinvest Inova's non-profit resources
- Provide welcoming & accessible anchor for the community

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



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

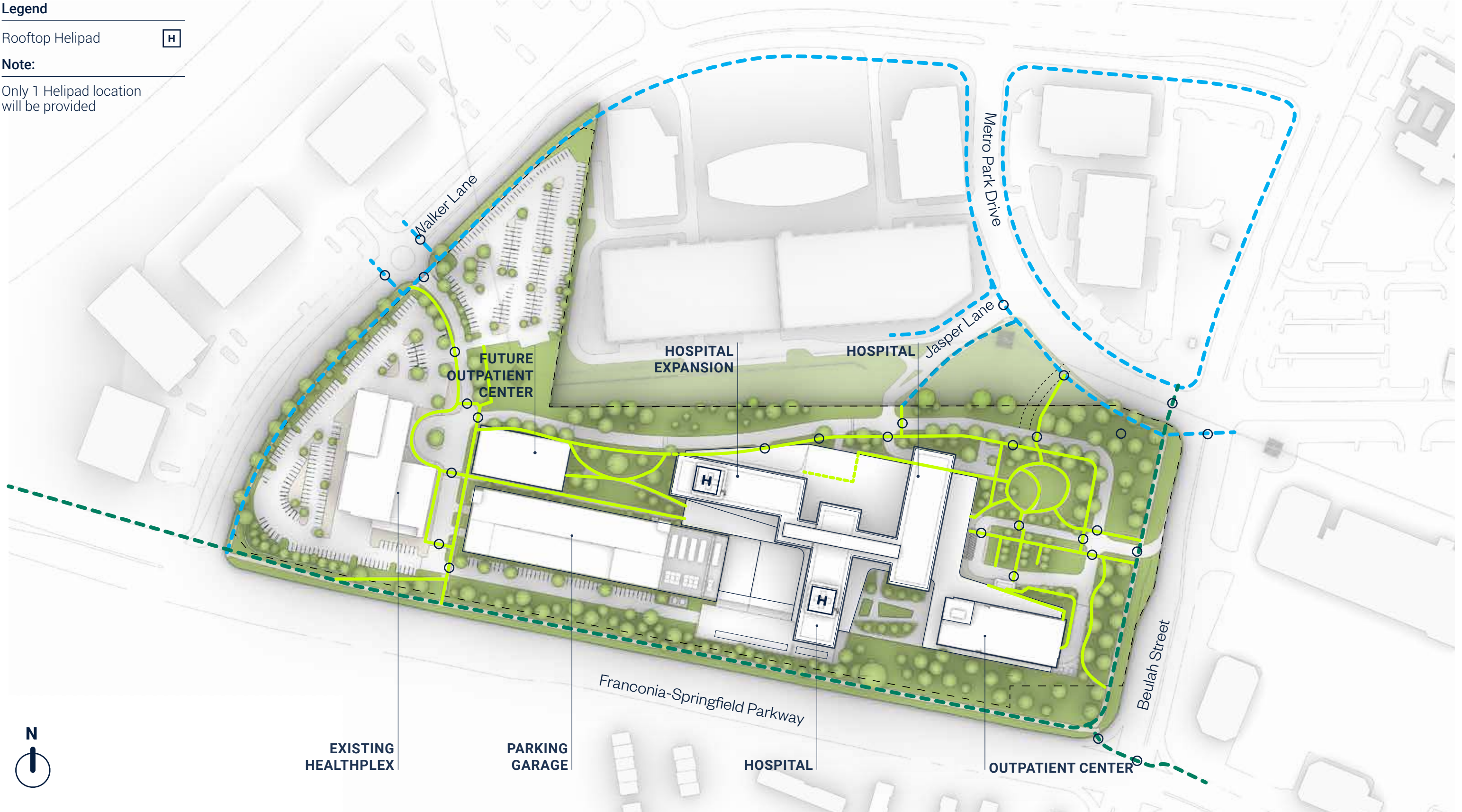
Inova Springfield Hospital Campus

Legend

Rooftop Helipad H

Note:

Only 1 Helipad location will be provided



Inova 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

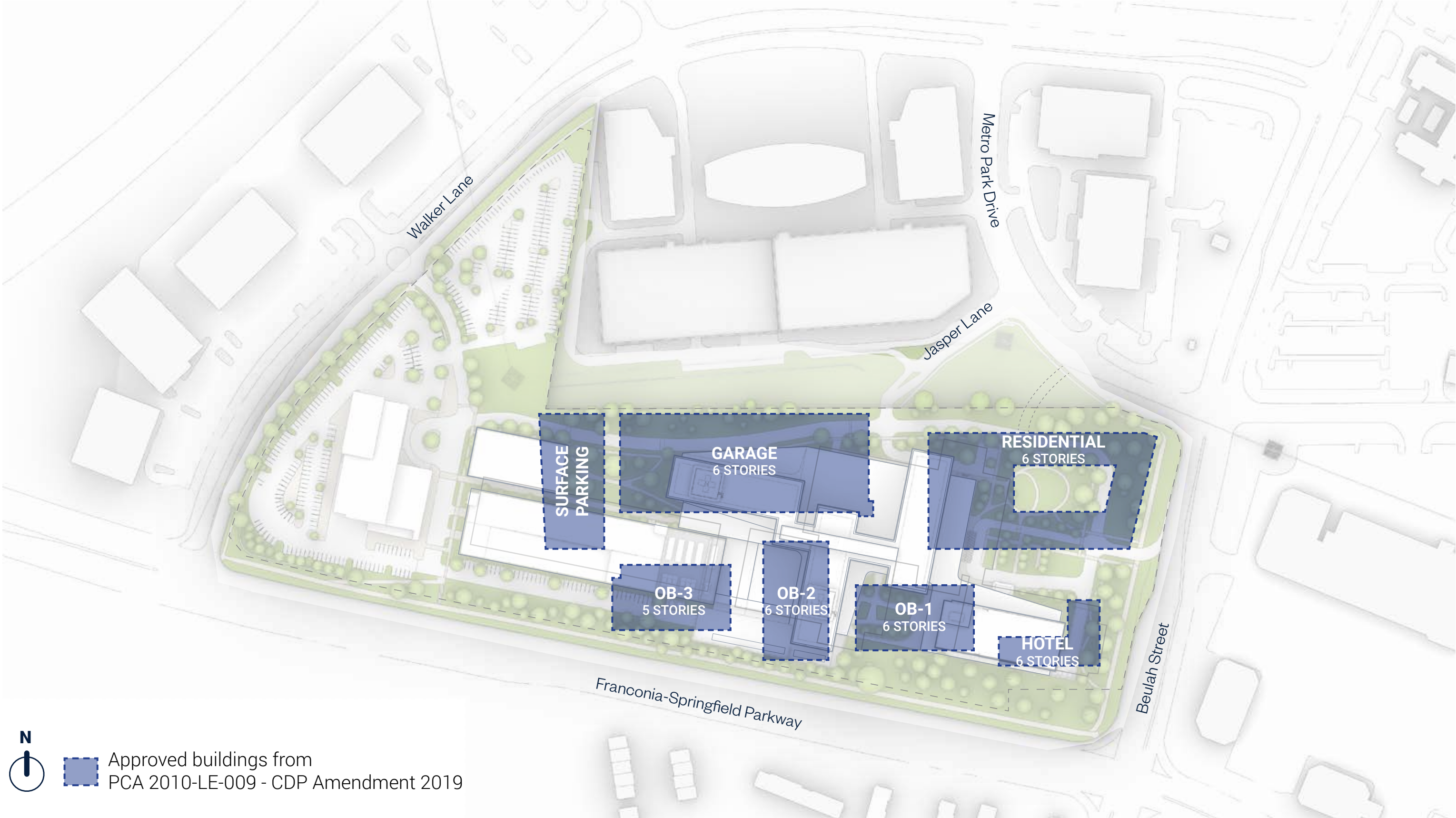
266,100 GSF

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

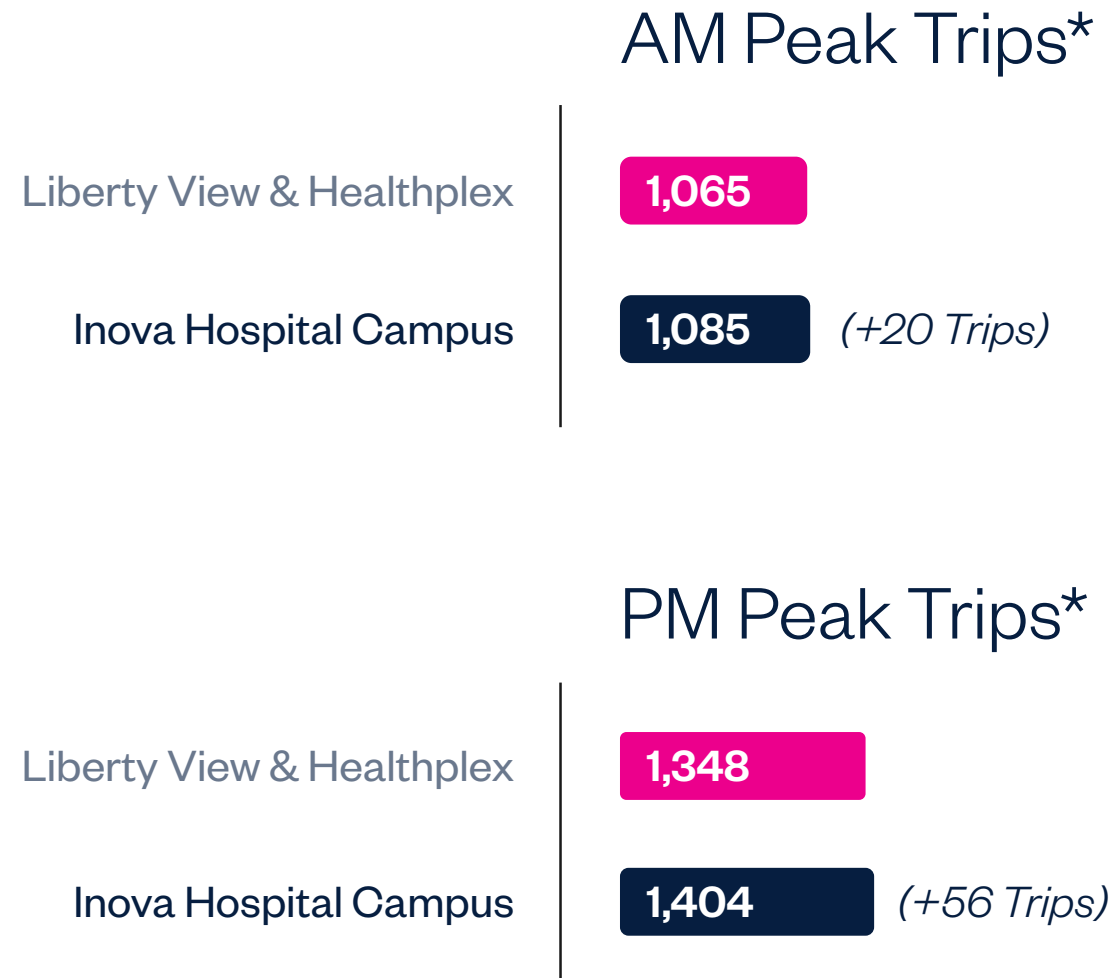
with Approved **Liberty View Development**: **1,024,562 gsf*** = **878,562** (Liberty View) + **146,000** (Existing Healthplex)

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

Site Plan Comparison Liberty View Development



Peak Hour Trip Generation Comparison Liberty View Development

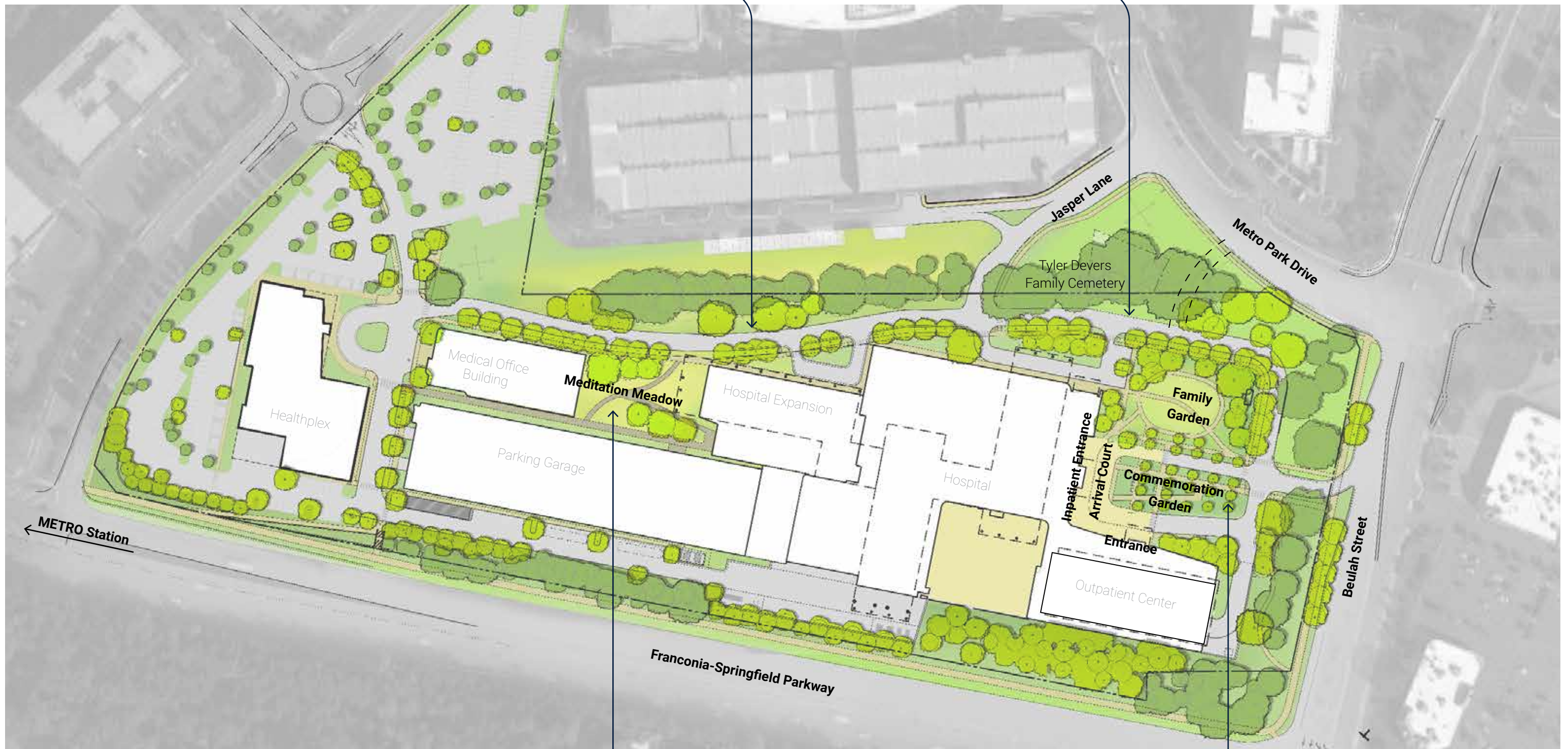


* Hospital Peak Hours are non-typical AM/PM Peak hours

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.

Landscape Open Space Character

Existing Trees



Meadowscape

Entry Court & Gardens

Landscape Open Space Character



Meditation Meadow



Family Garden



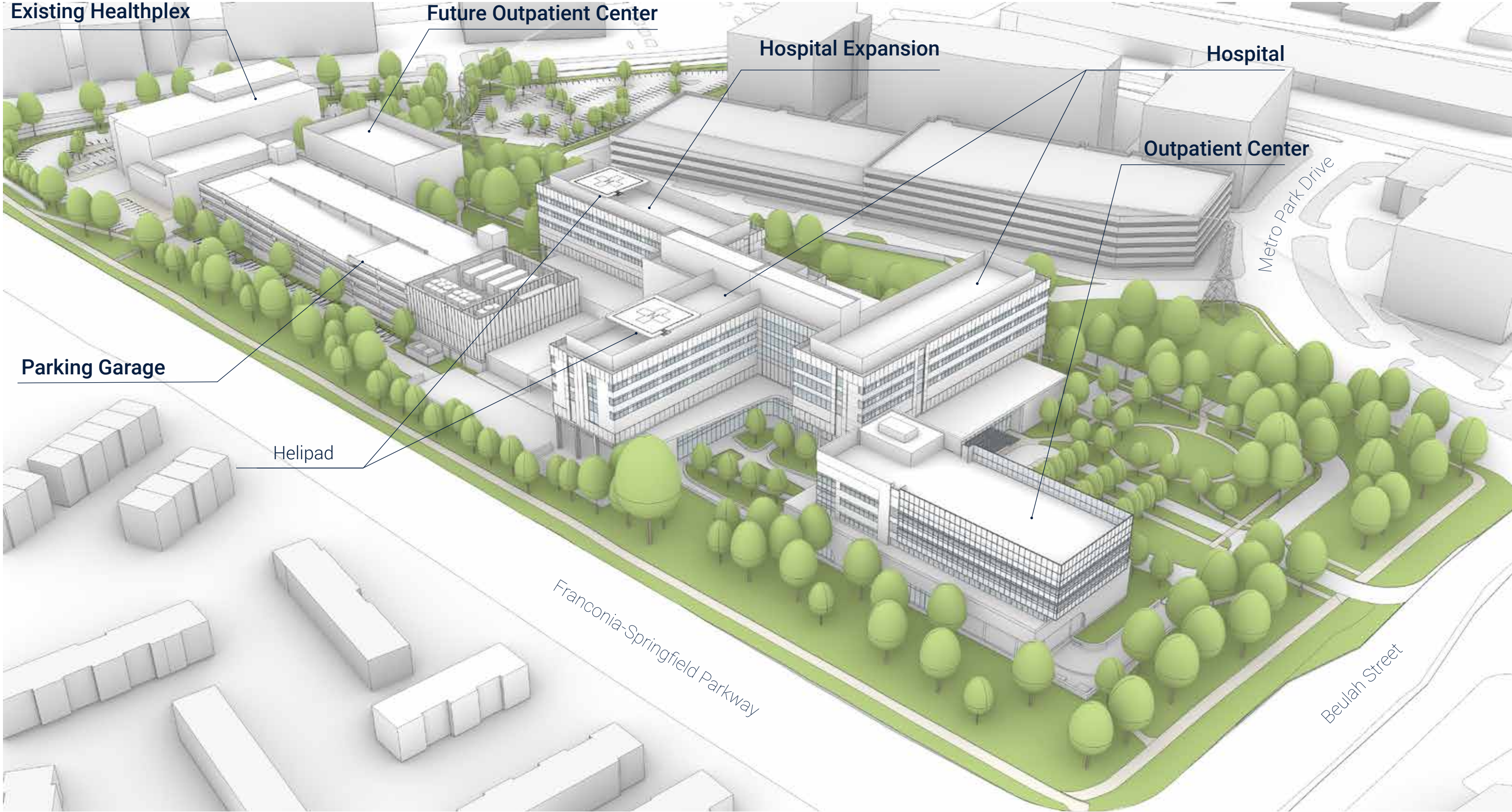
Courtyard



Entry Court and Garden

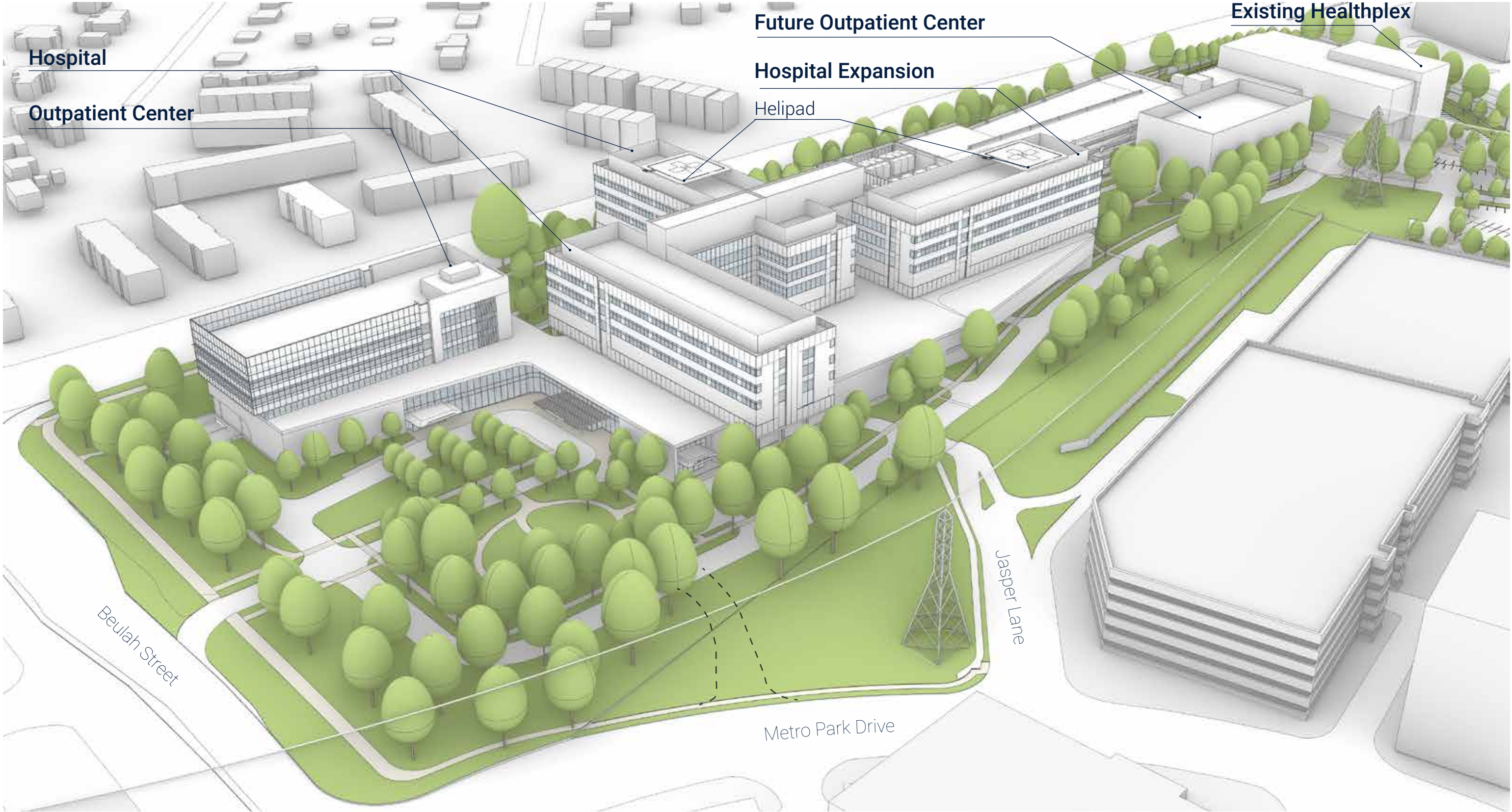
Inova Springfield

Conceptual Campus Massing Master Plan



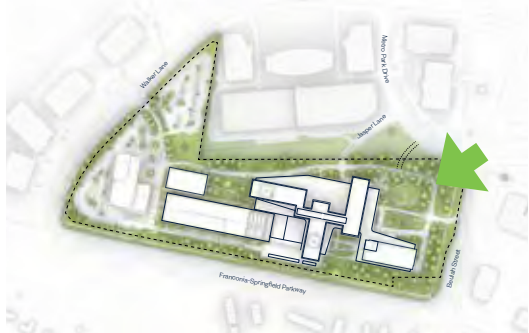
Note: Only 1 Helipad location will be provided

Conceptual Campus Massing Master Plan

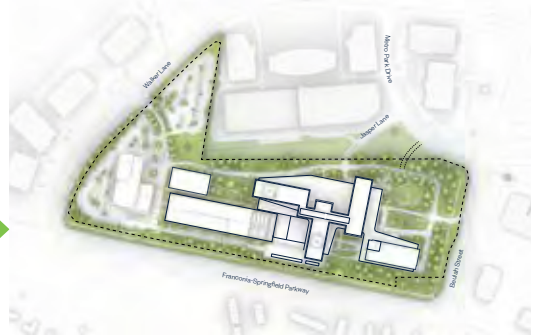


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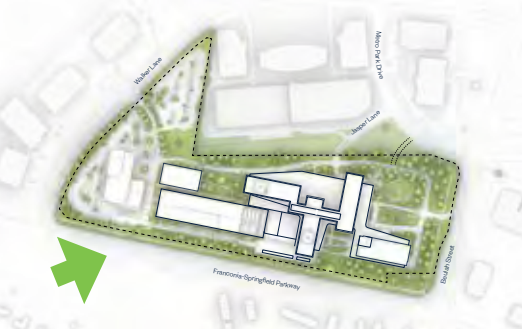
Entry Court Perspective



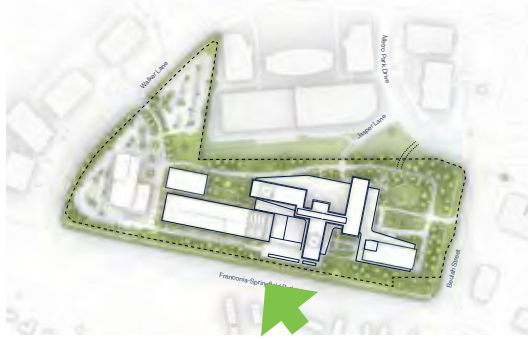
View from Franconia-Springfield Parkway



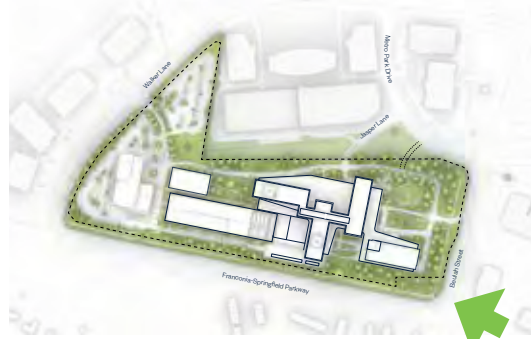
View from Franconia-Springfield Parkway



View from Franconia-Springfield Parkway















View from Franconia-Springfield Parkway



Inova Springfield

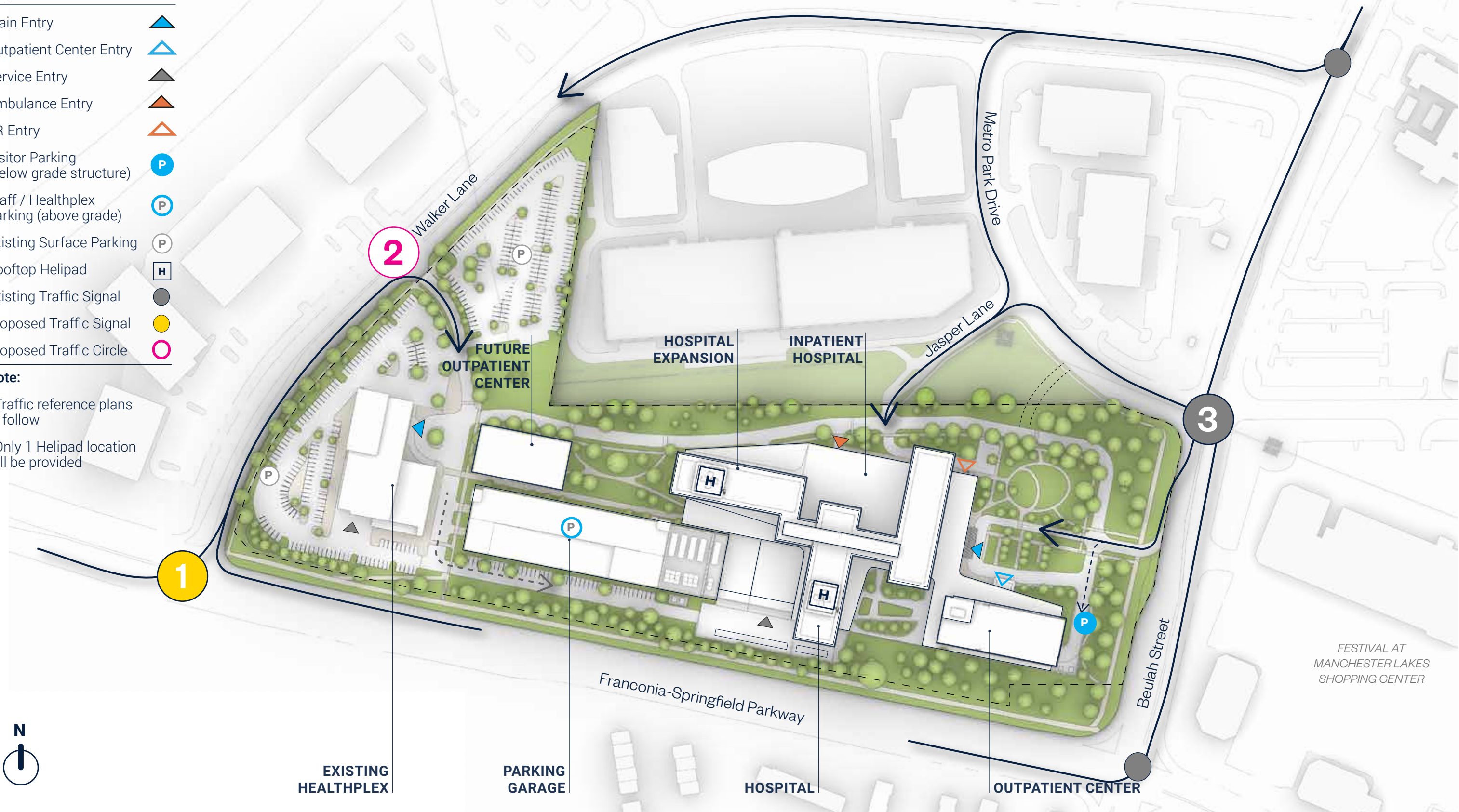
Springfield Campus Site Access

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 
- Proposed Traffic Circle 

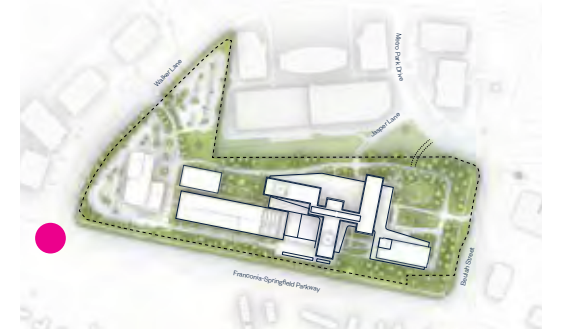
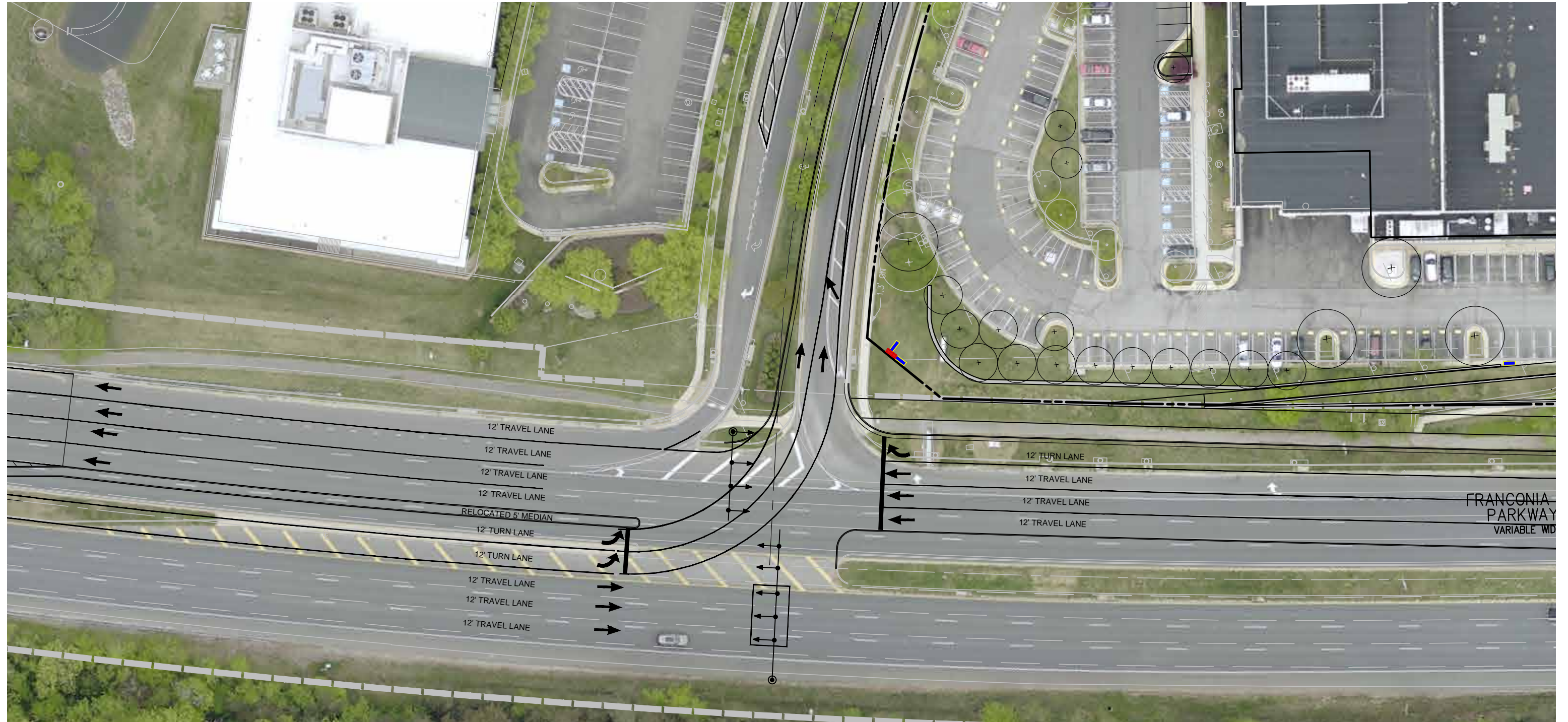
Note:

- Traffic reference plans to follow
- Only 1 Helipad location will be provided

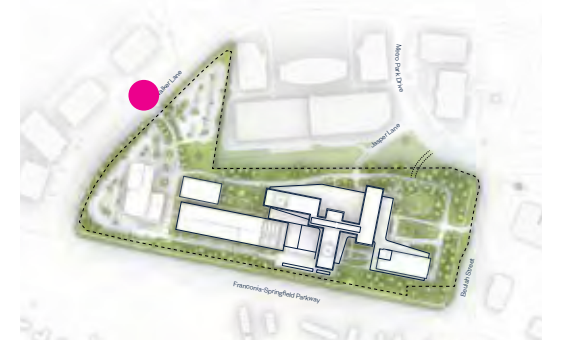
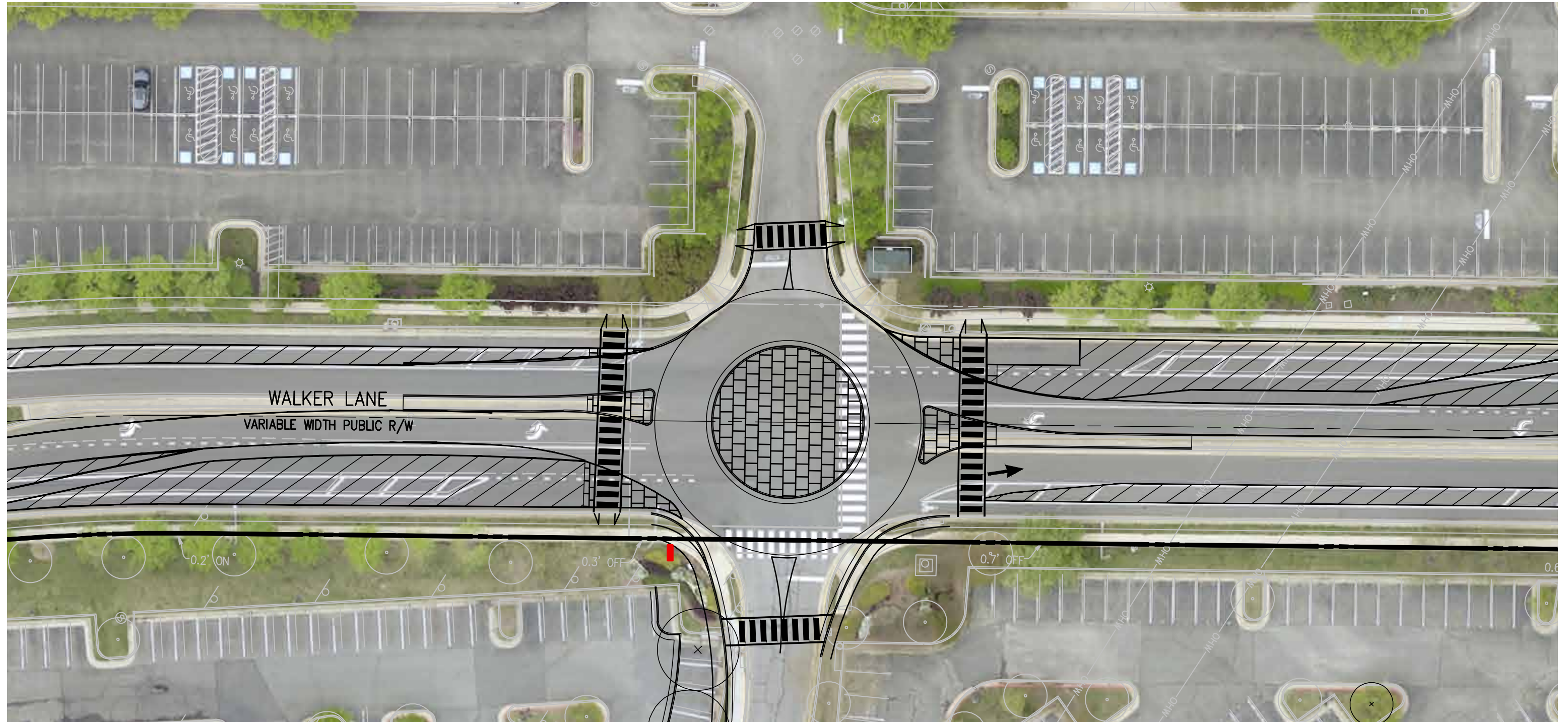


FESTIVAL AT MANCHESTER LAKES SHOPPING CENTER

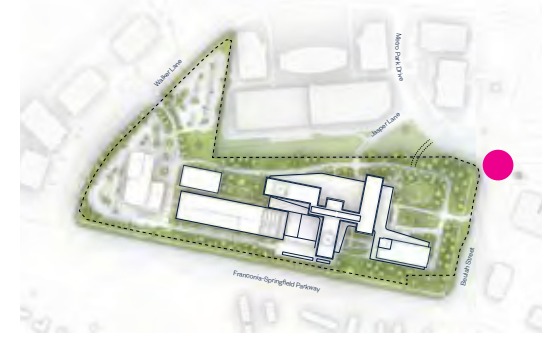
Traffic Intersection 1 Franconia Springfield Parkway / Walker Lane



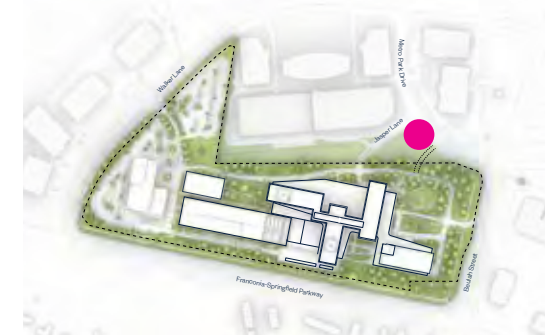
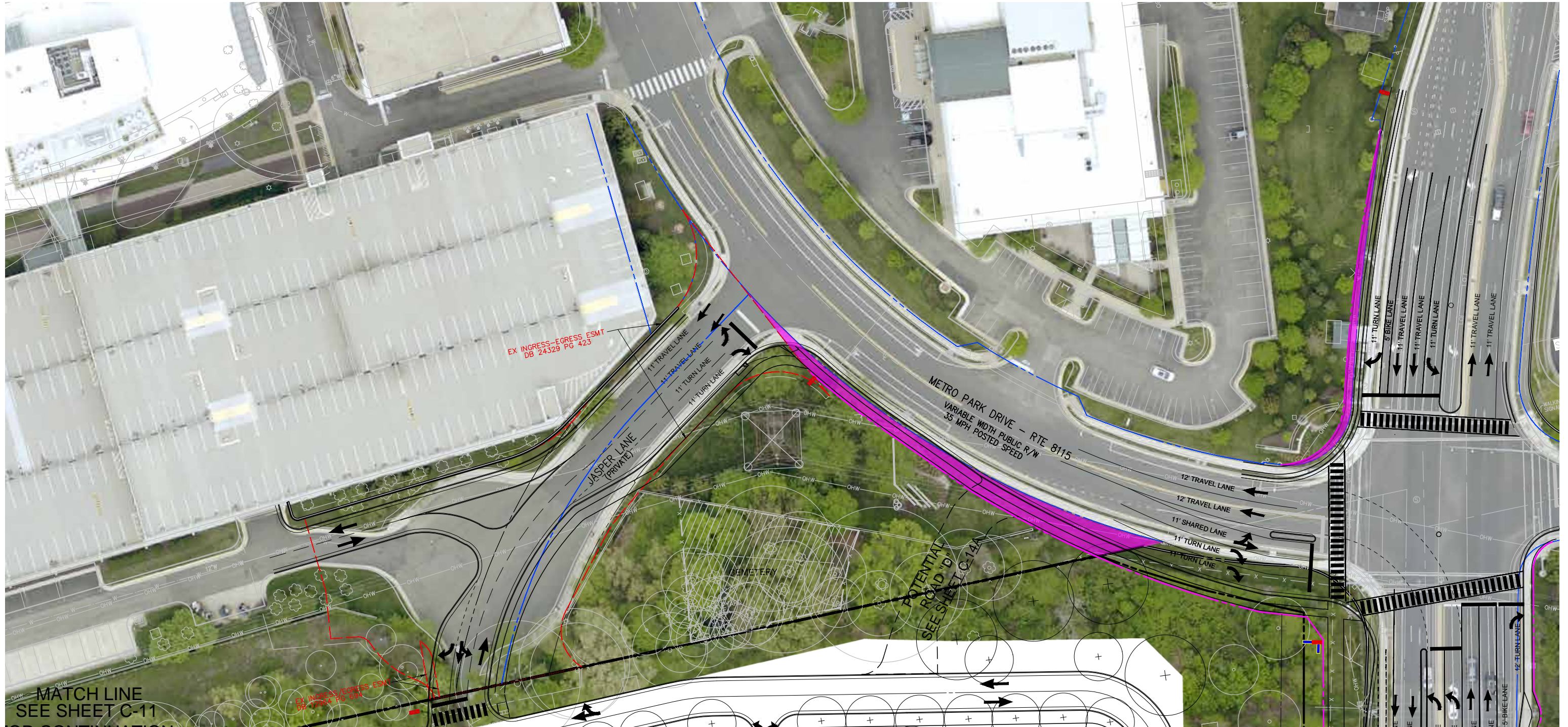
Traffic Intersection 2 Walker Lane at Healthplex Entry



Traffic Intersection 3 Beulah Street / Metro Park Drive



Traffic Intersection 3 Beulah Street / Metro Park Drive / Jasper Lane















Process Overall Inova Schedule



Note: This schedule is preliminary and subject to change

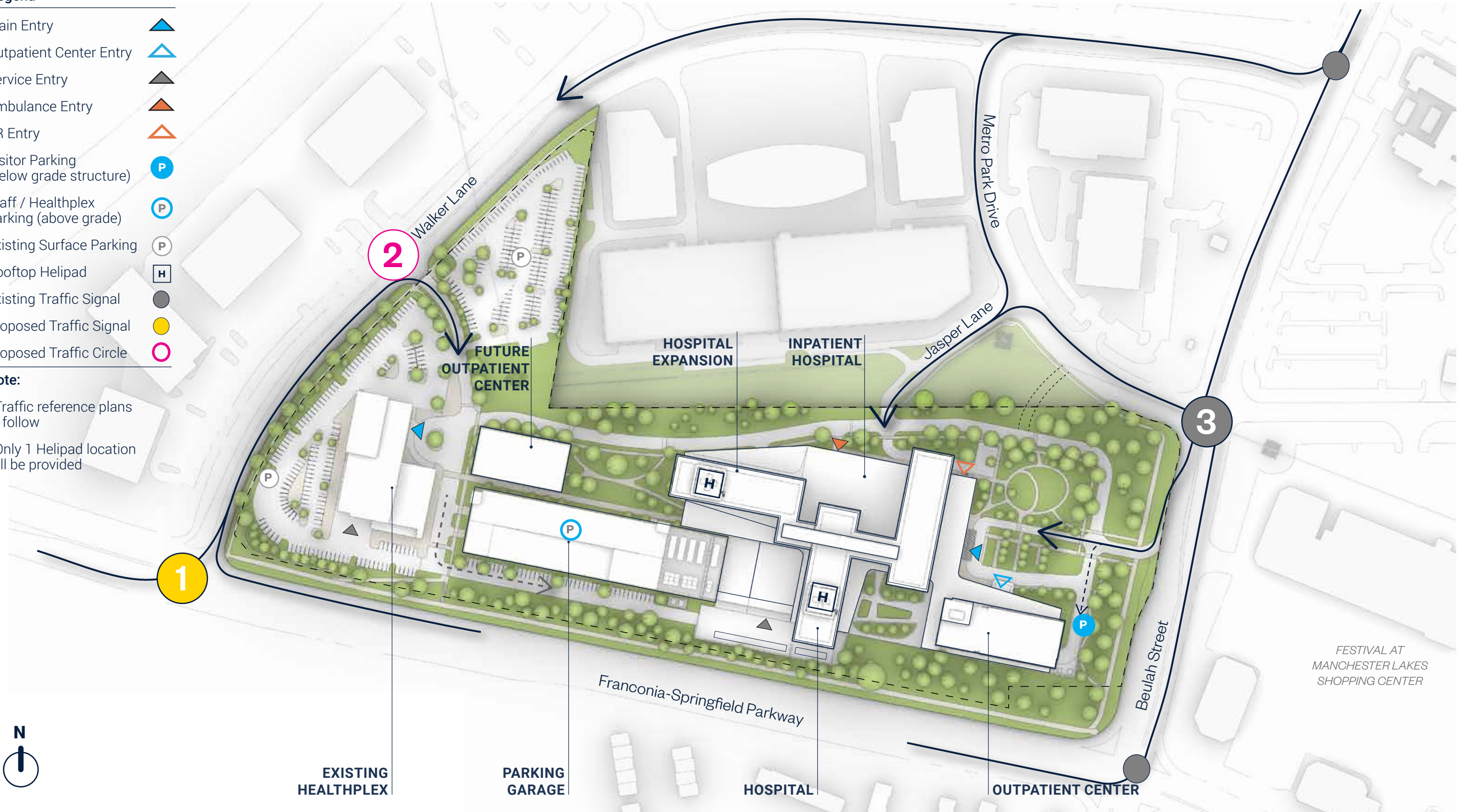
Questions?

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Contact Us

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