Community Meeting Process

- Stonebridge/Inova Overview Presentation
- Question and Answer Period
  - Please submit questions via the “chat” feature
- City requests feedback via the online feedback portal through May 21st
Area Aerial

Oakville Project Update
May 7th, 2020
Oakville Site

Oakville Industrial Park
- 439,000 Square Feet
- Approx. 13 Acres

Oakville Project Update
May 7th, 2020
New Proposed General Concept Plan
New Proposed Draft Concept
Illustrative Plan

Oakville Project Update
May 7th, 2020
## Existing / Proposed Zone:
CDD 24 in accordance with Oakville Triangle & Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines

### Program Summary:

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>USE</th>
<th>APPROVED GROSS FLOOR AREA (SF)</th>
<th>PROPOSED GROSS FLOOR AREA (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Retail</td>
<td>193,900</td>
<td>65,000</td>
</tr>
<tr>
<td></td>
<td>Residential (MF/TH)</td>
<td>1,030,200</td>
<td>1,030,000</td>
</tr>
<tr>
<td></td>
<td>Hotel</td>
<td>145,300</td>
<td>-</td>
</tr>
<tr>
<td>ALL</td>
<td>HealthPlex</td>
<td>135,200</td>
<td>115,000</td>
</tr>
<tr>
<td></td>
<td>Service / BOH / Loading</td>
<td>66,588</td>
<td>45,000</td>
</tr>
<tr>
<td></td>
<td>Subtotal</td>
<td>1,571,188</td>
<td>1,255,000</td>
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<tr>
<td></td>
<td>Garage (Above and Below Grade)</td>
<td>944,376</td>
<td>700,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>2,515,564</td>
<td>1,955,000</td>
</tr>
</tbody>
</table>

### Building Heights:

<table>
<thead>
<tr>
<th>Building</th>
<th>Approved Heights</th>
<th>Proposed Heights</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block A</td>
<td>75' - 100'</td>
<td>75' - 100'</td>
</tr>
<tr>
<td>Block B</td>
<td>75' - 90'</td>
<td>85' - 100'</td>
</tr>
<tr>
<td>Block C</td>
<td>45' - 75'</td>
<td>45' - 75'</td>
</tr>
<tr>
<td>Block D</td>
<td>45' - 75'</td>
<td>45' - 75'</td>
</tr>
</tbody>
</table>
Comments from Community Presentation #2

• Over 60 views of the 2\textsuperscript{nd} presentation

• 18 comments submitted by community members

• Common Themes:
  • HealthPlex
  • Retail
  • Open Space
  • Building Heights
  • Access
  • Traffic
  • Parking
Oakville Ground Floor Plan

Oakville Project Update
May 7th, 2020

- Retail
- Residential Lobbies
- HealthPlex
- Residential
- Courtyard
Oakville Upper Level Plan

Oakville Project Update
May 7th, 2020

- Retail
- Residential Lobbies
- HealthPlex
- Residential
- Courtyard
Mt. Jefferson Park Proposed Expansion
Proposed plan is forecasted to result in less traffic than the previously approved plan

- Approximately 200 fewer trips during each peak period
- Approximately 3,600 fewer trips daily

Proposed plan will generally result in less impacts than the approved plan during both AM and PM peak hours.

The circulation of vehicular and pedestrian traffic to and from the site would be greatly enhanced by a signalized full movement median break at Fannon Street. Further study underway to confirm a coordinated signal system results in minimal interruptions on Route 1 or BRT operations.

The intersections of US 1 with Reed and Glebe have and will continue to have significant issues without the Oakville development. The reduced development will add approximately 200 – 250 trips (approximately 5% of total trips).

Traffic Report should be available in July.
Fannon St. Intersection

- City is considering a new Fannon St. & Route 1 intersection:
  
  • Unique community use and function of HealthPlex
  
  • Long standing interest in pedestrian access from Potomac Yard
Fannon St. Intersection

Oakville Project Update
May 7th, 2020
What is a HealthPlex?

- Emergency Room
- Imaging
- Medical Office Space
- Multi-Specialty Surgery Center (could include)
  - Anesthesia
  - Gastro-Intestinal Surgery
  - General Surgery
  - Gynecology
  - Ophthalmology
  - Oral Surgeries
  - Orthopedics (including total joints: hip, knee, shoulder)
  - Otolaryngology procedures (ENT)
  - Plastic Surgery
  - Podiatry
  - Urology
Oakville HealthPlex

• Location:
  • Fannon St. & Route 1

• Patient Entrances:
  • Patient Drop-off & Pick-up on Fannon St.
  • Underground Garage

• Parking:
  • 375 Available Spaces – All Underground

• Serving:
  • Alexandria neighborhoods west of Route 1
  • Old Town
  • Potomac Yard
  • National Landing
HealthPlex Information and Data

- Emergency Room:
  - Ambulance Visits
    - Estimated at 4 – 5 visits per day based on projected patient volumes
  - Open 24-Hours
    - Busiest Hours are between 10am-10pm
- Surgery:
  - Estimated operating hours are between 6am-5pm M-F
- Physician Offices:
  - Primary Care and Other Specialty Physicians
  - Operating hours are generally 8am-5pm M-F
Oakville Preliminary Schedule

- Initial Community Process
  - March – May 2020
- Small Area Plan / Coordinated Development District (CDD) Filings with City
  - March 2020
- Development Special Use Permit (DSUP) Plan Filings with City
  - 2nd Quarter 2020
- Small Area Plan / Coordinated Development District (CDD) Hearings with City
  - November 2020
- Development Special Use Permit (DSUP) Hearings
  - 1st Quarter 2021
- Construction Commencement
  - Summer 2021
- Phased Opening of Project
  - 3rd & 4th Quarter 2023
Oakville Community Engagement Process

- March 26th
  - Initial Presentation
    - Overview of Conceptual Plan and Amendments to Approved Plan
- April 16th
  - Additional Design Materials and Address Community Feedback from March 26th Presentation
- May 7th
  - Summary of Project
  - Address Community Feedback
Community Meeting Process

- Stonebridge/Inova Overview Presentation

- Question and Answer Period
  - Please submit questions via the “chat” feature

- City requests feedback via the online feedback portal through May 21st

- Questions and Community Feedback
  - Richard Lawrence, Jr. AICP
  - Richard.Lawrence@alexandriava.gov
  - (703) 746 – 3849