1. I moved to Potomac Yard because of the convenience of major stores (like Target, etc) among other reasons, so I'm very disappointed to learn that these retail services will be replaced for more office and apartment buildings. We live not far from places like Crystal City and Eisenhower corridor where there are tons of offices and apartments but no retail and services to support all of the people in those offices and apartments? Potomac Yard retail receives patronage from many, many citizens from all over the DMV. When you remove retail and services, where are the people to go? Pentagon City Mall? Please, give me a break!

Response Date: 2020-03-27 09:24:29
Name: Danja Johnman
Code: 22302
Applicant Response: Storebound completely agrees with the importance of retail to successful mixed-use development. Our prior plan required a major retail anchor such as a movie theatre. Since the approval of our plan in 2015/2016, the retail world has changed and is changing even more now. We have programmed approximately 30,000 sf of neighborhood serving retail on Route 1 and Swann Avenue where it can be served. We would expect to bring 15 - 15 retailers to serve the area.

2. My house backs up to Mt. Jefferson Park. I love having a warehouse for our backyard neighbor - quiet (especially on weekends) and low to no traffic. I’m curious about the new park mentioned in the presentation. Will it be open green space or will it have amenities? We already have so many playgrounds in the neighborhood. I’d prefer green space maybe with benches or something like the park by the Starbucks on Route 1. I also hope there be more trees and plantings to provide a privacy buffer for those of us who live behind the Oakville Triangle area. My other concern is the increase in services that the Healthplex will bring. Will IN2VA be open 24 hours? If so, that will generate more noise at night. And finally, I’m concerned about the light pollution this development will bring.

Response Date: 2020-03-27 15:04:40
Name: Jake Hubach
Code: 22302
Applicant Response: This planning for the expansion of Mt. Jefferson Park will continue to be City/Council lead process. Storebound will help coordinate but certainly not dictate the planning for the expansion. Inova has stated there will be an average of 3 - 5 ambulance trips per day related to/from the Healthplex - some of which will be taking patients to their main hospital - so very little sire noise is expected. The Healthplex will operate 24 hours a day for the emergency room. The ambulatory surgery center on the second floor generally operated from 6:00 am to 5:00 pm. The medical offices on the upper floors will generally operate during normal business hours so the light pollution should be limited.

3. First, the presentation was pretty half-baked. It is completely understandable that the nice man had to record this from his house. It is not understandable, however, how someone could put together a PowerPoint (for the public) and not include any descriptions or keys that explain what the colors are. There’s also no detail around heights or density. Please fix this. Also, what type of “townhouses” are we talking about? - The lack of retail is disturbing. Especially when the retail at Potomac Yard Center goes away, there will be no where for folks to buy things or go to dinner without driving. We do not need a Potomac Yards II. Another Abandoned Hollywood Set. Especially now that the plans include significant residential property, the current plan does not seem to support a live-work-play lifestyle. If nothing else, we need restaurants. This stretch of Rt 1 is completely devoid of places to eat. Finally, the open space is nice. It’s pretty small. Most importantly, I hope the “wildness” of the Mt. Jefferson Trail is not disturbed in order to support manicured 3/4 acre park. Please keep the open park and flexible; no random parks; band and patches of pavilion as there are along the trail north of Humve Avenue. Thank you.

Response Date: 2020-03-28 17:33:43
Name: Joe Ahearn
Code: 22302
Applicant Response: Thanks for your commitment to helping the community. The overall height of the buildings seems a bit out of character for the neighborhood, and existing businesses at Tony’s Chophouse could be replaced with the changes coming to our shopping center in Potomac Yard, any additional loss of retail space (especially smaller, community owned businesses like Department of Beer and Wine, barber, dog wash, Taste of Eurasia) is not welcome. Finally, as a frequent user of Mt. Jefferson Park, I strongly support maintaining the wild/undeveloped feel of it - we have plenty of manicured, highly landscaped green spaces, and this small area that truly feels like Nature is very important. The additional access points are very welcome. However, the small area adjoining Raymond Ave that is an unfenced off leash dog run should be converted to fenced or on leash - fenceless off leash areas are, unfortunately, dangerous. Thank you for considering my feedback!

4. I am concerned that there are not enough pedestrian connections from the north. Is the plan still to connect Oakville St. all the way north to Gless? People walking from the north currently have to walk along Richmond Highway (or walk way out of the way to get to this area, which is not safe. The city needs to find a way to connect to Richmond Avenue to Calvert Avenue for pedestrians to allow them to access the new retail and park amenities. - Thank you.

Response Date: 2020-03-30 15:58:38
Name: Corey Fearly
Code: 22302
Applicant Response: The development plan does reconnect Oakville Street so it will connect with the planned extension of the street to the north provided for in the Small Area Plan.

5. Hello, I’m a resident of Potomac Yard and I’m very excited that Oakville Triangle is finally being redeveloped. Some aspects that I hope are addressed are pedestrian access along Brown Road to Springfield Pike (since Uber/ Lyft don’t drive there) and crossing Richmond Frey on Swann Avenue. I also think that adding a meaningful amount of units to the housing supply in Alexandria is extremely important. Too often neighbors adjacent to large infill developments like these will allow their petty concerns to trump adding more units. I just wanted to note that I hope concerns over height and massing of residential buildings doesn’t get pared down.

Response Date: 2020-03-31 08:11:14
Name: Josh Shiman
Code: 22302
Applicant Response: Storebound is working with the City to consider a southern access/crossing along Route 1.

6. With the reduction of retail and the shift of this project from maker spaces and retail to institutional/residential, there’s a loss of liveliness and a risk that this development turns into kind of a dead-zone office park, vibe, with residences around an institutional development and no commercial activity very little to eat/buy. Can you provide some evidence or thinking about how this development keeps some liveliness and doesn’t turn into a walkable dead zone? Also: the improvement of the park is a huge benefit to the community but the development is only slated to be complete in 2023. It would earn massive good will for the developer to execute the park improvements sooner vs. later. What is the projected schedule and completion date for the park improvements?

Response Date: 2020-03-31 09:41:10
Name: Theo
Code: 22302
Applicant Response: While there is a reduction in the retail to approximately 50,000 sf - representing approximately 10 - 15 retailers - due the drastic changes in the retail market over the past five years, the project will still contain five work units on Calvert and the office/commercial component of the project has been reduced from 130,000 to 105,000 sf. The mix of uses and design should bring a day time and evening vitality that will be active and interesting phase of the development to keep will be Mt. Jefferson Park - this would likely be in first half of 2021.

7. Please make the expanded park space for children, not dogs

Response Date: 2020-03-31 17:03:04
Name: Patrick Welsh
Code: 22302
Applicant Response: The planning for the expansion of Mt. Jefferson Park will continue to be City/Council lead process. Storebound will help coordinate but certainly not dictate the planning for the expansion.

8. I think it's a great use of the area and fully supported rechanges to the Vision Plan and guidelines.

Response Date: 2020-04-01 13:39:04
Name: Patrick Welsh
Code: 22302
Applicant Response:
1. First, the approximate 3/4 acre expansion of the park is a pleasant surprise. Will the land be donated to the city?
   
   Answer: Yes, the land will be donated to the city. It will be used to expand the park.

2. Secondly, I recall two important components in the Approved Plan:
   1) Building heights are to taper up, from the townhouses facing Park Road to Route 1.
      As demonstrated with the scale cross sections, from residents backyards, the townhouses basically blocked the view of the taller buildings so there was not a feeling of being walled in. Of course from the higher elevation perspective from in ones house, you would see the taller buildings, but they were farther away, and the design guidelines endeavor to insure they were attractive to look at, and not a design-neglected building backyard.
      
      Based on the above components, I have the following questions and comments:
      1) Is the building setback from the park the same? Are the heights of the first buildings the same?
         The town homes appear to be, but the Illustrative Block C does not.
      2) Are the tallest buildings still bracketing Swann Avenue? I came away from the presentation with the impression that the tallest portion of Block A was moving from Swann south to Fannon for the Healthplex. Has the gateway concept been abandoned?
      3) Do you still have the scale cross sections that were drawn from the Del Ray residences through the project to Route 2? They could be used to evaluate any changes you are proposing.
      
      And finally, some Healthplex related questions and comments:
      1. What is the size of the proposed Healthplex compared to the one in Springfield?
         The Healthplex at Springfield is approximately 1.5 acres of land. The proposed Healthplex for Oakville Triangle is 2.5 acres.
      2. Traffic to the Healthplex?
         The Fannon access from Route 1 seems inadequate. Will a new intersection at Fannon be built?
         • Southbound traffic on Route 1 ideally would drive past Swann to Fannon.
         • Northbound traffic on Route 1 will probably use Swann as opposed to making a U-turn to get to Fannon.
         • People leaving to go north will use Swann not Fannon.
         • Will ambulances use the dedicated bus lanes like other emergency equipment? If so, they will use Swann and not Fannon.
      3. Is the current block A1 & A2 with the green space strip between them the best configuration for the block and its intended uses?

3. Thanks for the presentation on the updated plan. Two questions: What are the planned heights of the structures within each zone? There are ranges given, but I've seen nothing noting the actual intended heights. Why was so much parking removed and what is the ratio of parking spaces to residential and commercial properties?

4. Where will the Healthplex be? Where will parking be?

5. Feel that this Healthplex would be a welcomed addition to the neighborhood.

6. I am in favor of the additional NOVA HEALTHPLEX site as long as it has an emergency unit/with other essential diagnostics also on site. My only concern is to have plenty of parking available free of charge for medics facilities and some for the mixed use retail that is left.

7. The video doesn't work.

8. I am in favor of the additional NOVA HEALTHPLEX site as long as it has an emergency unit/with other essential diagnostics also on site. My only concern is to have plenty of parking available free of charge for medics facilities and some for the mixed use retail that is left.

9. If the land for Jefferson Park is controlled by the City through a public access agreement, 1) The tapering will remain - similar cross sections are being prepared to share with the Community. The design guidelines and Stonebridge's intent is to have attractive buildings on all facades. 2) The buildings at the intersection of Swann and Rte 1 will form a gateway to the project. These buildings will be the tallest in the project and will taper from Swann to the north and south. The proposed heights will be different due to the uses being residential (lower than the previous office building). The building setbacks are at minimum the same and in most areas farther from Mt. Jefferson Park. The proposed Healthplex will contain 105,000 sf, which is smaller than the Springfield Healthplex, which contains 145,000 sf. While the Emergency Department and Surgery Center square footage is similar in size to those same uses in the Springfield Healthplex, the Oakville Healthplex will contain approximately 40,000 sf less of physician office space than the Springfield Healthplex. We are currently studying a potential new intersection at Fannon and Route 1 as part of the overall traffic analysis for the project. Further information will be provided when the traffic analysis has been completed.
<table>
<thead>
<tr>
<th>Question or Comment</th>
<th>Response Date</th>
<th>Name</th>
<th>Zip Code</th>
<th>Applicant Response</th>
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<tbody>
<tr>
<td>20 This AGAIN is another project to add more to the tax payers of the city, with almost NO benefit to residents. Other than the Healthplex, there is nothing here to serve the community. Its a Dog Day Care, Office/Warehouse space for large contractors &amp; commercial businesses. Other than the Healthplex what do we get? - NOTHING More High dollar residential (I hear of rezoning SFH neighborhoods to build granitty suites (which will be again expensive condos and a B&amp;B rentals) as there is no incentive for developers to build affordable housing just because you tear down a single family home. Developers know what SFH and townhome prices are &amp; will charge market value. This project is just a large high dollar residential development that is just going to add more traffic to route 2 and the surrounding area. The park is a joke 3/4 of an acre. Really just a place to walk the dog and a tot lot I predict. Same ole same ole. The one thing needed in that area was the HOTEL which doesn't exist anywhere in that area. Again typical Alexandria. More high dollar housing to pad the tax coffers while we continue to crowd about affordable housing that we never demand from developers. That real estate is valuable and if developers don't want to pony up at least 10 percent affordable units then push on them and wait until someone will agree to those terms. Is parking going to be a problem (our current mayor, council and city planner) thinks nobody drives in Alexandria. Also access to an underground parking garage will slow access for people needing medical attention. Garages should at least be automated to show where available spots are if parkable spots even exist.</td>
<td>2020-04-07 10:18:45</td>
<td>Steve Katiev</td>
<td></td>
<td>The Small Area Plan request on site affordable housing and implementation of the City/Community plan for the improvement of Mt. Jefferson Park among other benefits. The revised plan maintains the affordable housing and the enhancement of Mt. Jefferson Park. The new plan also proposes an expansion of Mt. Jefferson Park by 3/4 of an acre. Surrounding mixed-use hotel development was not just not needed but is not even needed. With the recent economic impact on the hotel industry, the development of hotel is much less viable. The residential parking will likely be approximately 1 space per unit, the HealthPlex will have approximately 375 available parking spaces and the retail will have approximately 200 spaces. The management program for the parking is still to be determined.</td>
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<td>21 The revised proposal for developing Oakville Triangle makes significant changes to the retail and hotel portions of the project since the initial proposal was approved in 2013. It would bring a new source of emergency medical services, outpatient surgery services, and outpatient medical services to Alexandria. With the proposed additional green space, the proposed development would appear to benefit our community. The initial presentation of the current proposal raises questions about both the specifics of the plan and its larger context that the North Ridge Citizens Association would like to see answered: Are the developers considering taking a position. Health care. How does the proposed new INova Healthplex affect INova's current operations and overall plans for Alexandria, particularly Alexandria Hospital, which already provides emergency services? What is the planned target population and geographic perimeters for the new emergency services planned for Oakville? What would be the primary emergency vehicle routes to and from the facility? How does it fit into overall planning for the future of emergency services—and health care in general—in Alexandria? Housing. In this part of Alexandria, where high density development is planned in conjunction with the new Metro station and Virginia Tech Innovation Campus, what types of [1] affordable housing will be provided? How many housing units will the project produce? Parking. What is the rationale for reducing the space allocated for parking by 25 percent? Will there be sufficient parking for residents and visitors? Traffic. How will this development fit into the city's overall plans for Route 17? How will it affect planning for key intersections with Route 1 such as East Glebe Road and Hume Avenue? Is there a plan for upgrading the East Glebe Road intersection at Route 1?</td>
<td>2020-04-07 14:18:45</td>
<td>Truck Kent (NorthRidge Civic Association President)</td>
<td></td>
<td>The HealthPlex is a department of Inova Alexandria Hospital and is a part of the larger Inova Health System, it will not affect operations at Inova Alexandria Hospital. Additional information on the Oakville HealthPlex will be provided in future presentations. The overall housing density remains consistent with the prior plan - as such the affordable housing plan agreed upon will be unchanged providing 65 affordable on site units. The largest reduction in parking relates to the change in retail density. The residential parking will likely be approximately 2 spaces per unit, the HealthPlex will have approximately 375 available parking spaces and the retail will have approximately 200 parking spaces. An updated traffic study is currently being undertaken but the overall traffic generated under the new plan is significantly lower than the previous plan.</td>
</tr>
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<td>22 25% of Inova employees are planning to be let go or furloughed. How can you even bring this up when you can’t even take care of your own employees?</td>
<td>2020-04-07 14:25:20</td>
<td></td>
<td></td>
<td>Be assured that every decision we make during this unprecedented time will be done thoughtfully and in support of our mission of providing or supporting patient care so that we are able to fulfill our mission now and in a post crisis environment.</td>
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<td>23 I am delighted to see this plan! I hope that this facility will help achieve Alexandria and Arlington’s sustainability goals, and protect the health of the community, with an Inova Hopkins green medical facility. A LEED Platinum Healthplex would establish Inova as a regional leader in healthcare sustainability and would serve as a tremendous opportunity for marketing, recruitment and employee retention.</td>
<td>2020-04-07 18:27:38</td>
<td>Timothy Moll</td>
<td></td>
<td>2005</td>
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<td>24 I am a Potomac Yard homeowner and wanted to provide a suggestion and ask a question regarding the new Inova-Stonebridge plan for Oakville Triangle: The overall plan and facilities look great, especially the expansion of Mt. Jefferson Park! As the plan shifts away from large stores, I would recommend including in the plan a space for a ground-floor big-brand fitness facility. I estimate there would be significant demand, as neither the large PY development nor the planned Oakville townhouses will have a community gym, and there are no other local mainstream gyms in the neighborhood (such as Golds, WSC, etc). A gym in the area would also serve Del Ray residents. Neighborhood residents would be able to take advantage of a gym within walkable proximity, promoting healthy community lifestyles and cutting down on traffic up/down route 1 for those commuting to gyms elsewhere. One question: the current Oakville plan included development of the full stretch of the triangle, including redevelopment of the old Exxon station at Route 1/Annand. Are there still plans to redevelop that lot? Many thanks for your time and consideration, and congratulations on seeing this new project move forward!</td>
<td>4/8/2020</td>
<td>5:29</td>
<td>Jenna Jeffrey</td>
<td>23520 Consistent with the City’s recently adopted 2019 Green Building Policy, which is in effect for all development applications submitted on or after March 2, 2020, Inova is committed to achieving LEED Silver for the HealthPlex.</td>
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<td>25 Sending out an enews announcement on April 6 that there was a recorded version of a public meeting that was cancelled as in-person and then setting a deadline of three days after April 9 to comment is unreasonable. You should delay this whole timeline and not rest it only after the Covid 19 crisis is over and the normal citizen engagement is allowed. And in no event should you set such unreasonable deadlines on citizens during the crisis. I want to carefully review the materials and the recorded presentation, but initial reaction is that I am concerned about the noise an ER would create from ambulances etc. for those of us living nearby. I was reviewing the overall materials in the Oakville Project Update Community Presentation #3 packet. Page 7 showing the Proposed General Concept Plan doesn’t echo the information on the page 6 Prior COD Concept Plan as page 7 includes new block structure, but does not detail what each of the blocks will include for purposes. Is there a drawing somewhere that shows what each of the proposed new blocks is expected to include in terms of buildings/types of businesses etc.? If so, would love to see it.</td>
<td>2020-04-08 17:15:39</td>
<td>Jon Aprin</td>
<td></td>
<td>We are working to prepare additional information for the community to fully understand our proposed plans. Additional information will be provided on April 16th which should address your questions on Inova’s operations and more specifics on the proposed development, including the expected locations for each use on a block. The HealthPlex itself is no noisier than an office building. Inova does expect an average of 4-5 ambulances a day to staff the facility with some of those ambulance trips to be outgoing from the HealthPlex to Inova Alexandria or Inova Fairfax Hospital. Page 6 contained the Prior COD Concept Plan and Page 7 had an illustrative Concept Plan - the block changes as the plans are evolving (and will be updated on April 30th) but minimal changes to the blocks dimensions.</td>
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<td>No.</td>
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<td>27</td>
<td>The Powerpoint was disappointing. Where is the actual information? No detail, very sad. Also very bumpy by the reduction in retail. There is great opportunity for shops - just please no dog groomers!</td>
<td>2020-04-08 17:24:05</td>
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<td>28</td>
<td>Does Stonebridge have any plans to redevelop their ownership north of Calvert's? At what stage does the entirety of Mt Jefferson park get redeveloped?</td>
<td>2020-04-09 09:25:21</td>
<td>benjamin haber</td>
<td>22300</td>
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<td>29</td>
<td>am glad Park Road is limited to just in front of Block D: I am also glad to see there is more grade level open space, dedicated to a new park. I think this is the right direction for future developments rather than putting it on rooftops only accessible to residents. However, it appears from the illustrative plan that the path through Mt. Jefferson Park meanders out of Mt. Jefferson and onto the new park where Park Road has been eliminated. Is the new park then going to be dedicated to the city? There have been other developments where parks were built by developers and the occupants of the buildings assumed they owned them and wouldn't allow others to use them.</td>
<td>2020-04-09 11:46:51</td>
<td>kristine hoxie</td>
<td>22300</td>
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<td>30</td>
<td>the INOVA building needs to be to the highest LEED standard. This is for the health of all Alexandrians as well as the health of those who use the building. The project as a whole is necessary to support solar energy.</td>
<td>2020-04-09 12:20:19</td>
<td>ira monroe a-paulson</td>
<td>22300</td>
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<td>31</td>
<td>I am very encouraged by the enhanced green space and the acknowledgement of its importance to the community. If this pandemic has taught us anything it is how much people cherish being outside. And the idea of having an emergency room within walking distance? Brilliant.</td>
<td>2020-04-09 13:47:30</td>
<td>virginia amos</td>
<td>22300</td>
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<tr>
<td>32</td>
<td>Please build this facility in Leeds Platinum standard. With this, INOVA can become a regional leader in healthcare sustainability. This demonstration of attention to preventing disease in the community will build goodwill. It will be useful in marketing, and will help INOVA in recruiting healthcare professionals.</td>
<td>2020-04-09 15:23:10</td>
<td>sushil prene, M.D.</td>
<td>22300</td>
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<td>33</td>
<td>the Oakville site represents a crucial opportunity to respond to climate change and global warming by creating a project that reduces energy use and water use. I hope this project, particularly the hospital, will serve as a positive example of green building and infrastructure that moves the needle on the City’s environmental goals to ensure a healthier City for future generations. I am glad to see additional open space on the site to serve future residents on the site, in addition to the improvements to Mt Jefferson Trail consistent with the plan previously approved.</td>
<td>2020-04-09 16:43:49</td>
<td>lara</td>
<td>22300</td>
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<td>34</td>
<td>Open space is being devoured by development even with the still regulations in place. Another guiding principle should be to preserve open space. This could tie to affordable housing by retaining smaller homes through inclusion in an affordable housing program. Redevelopment of the modest bungalows makes them unaffordable and also reduces open space.</td>
<td>2020-04-09 17:35:05</td>
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<td>35</td>
<td>the retail should not be reduced so much, especially with all the new housing and the INOVA facility. Without onsite restaurants these folks are going to be driving- clogging Rt and spilling into the neighborhood streets of Del Ray. If there is a reduction in retail it should be compensated for with an increase in food establishments.</td>
<td>2020-04-09 18:08:46</td>
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<td>36</td>
<td>Please explain how this update is taking into consideration the objectives of the 2019 Environmental Action Plan adopted by the City.</td>
<td>2020-04-09 18:31:22</td>
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<tr>
<td>37</td>
<td>looking forward to having marco in the neighborhood and the expansion of park space linking Oakville with Del Ray</td>
<td>2020-04-09 18:26:27</td>
<td>lee quill</td>
<td>22300</td>
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<td>38</td>
<td>I am concerned by the added density especially the bonus density mention in the written presentation. 130’ x 110’ equates to 300-500 more families. What steps have been taken to increase ACS/5 capacity? Or road capacity? Alexandria’s biking position is strong. Development is everywhere. Rather than modify our own zoning to entice a developer we should be demanding concessions. Until the developers can provide greater concessions I am opposed. I am strongly opposed to bonus density without a corresponding contribution to the city to offset the burden on city services.</td>
<td>2020-04-09 19:35:09</td>
<td>julie martin</td>
<td>22300</td>
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<td>39</td>
<td>As someone who lives and worked in D.C. town for 12 years, I have long thought that the Route 1 corridor should have major medical facilities (like a hospital), so I am pleased to support the proposal for a Healthplex. Retail on this side of the street never seemed a good fit, so I am pleased to see less of it. Retail is better suited to Mt Vernon Avenue, and to the nearby development at the Potomac Yard Metro. I would support a further reduction of retail on the Oakville Triangle, or a retention of neighborhood oriented, trade, or business-to-business services such as those currently located on these parcels. (though in more attractive, walkable facilities). The creation of trade- and maker-oriented spaces would be consistent with the adopted Plan... and nothing in this presentation references maker spaces. Townhouses are appropriate at this location, but I would like to encourage the developer to consider &quot;mansion&quot;-style apartments, also known as &quot;missing middle&quot; housing. This is an underrepresented housing type in most cities, including Alexandria, and would fit very well in this location.</td>
<td>2020-04-09 19:59:21</td>
<td>jeremy freeds</td>
<td>22300</td>
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<td>40</td>
<td>please make the sure the connection on the west side to the park will be accessible for wheel chairs and bikes. Please also make safer crossings on route 1. More housing on oakville means more people crossing to Giant on the east side, and people coming from the housing on the west side to the medical center.</td>
<td>2020-04-09 21:28:29</td>
<td>adam bibb</td>
<td></td>
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</table>