I am pleased to see a commitment to decreasing runoff and its effects. I hope that efforts will be made to allow for corridors of passage for those animals (wild, not domestic) that might coexist with those who visit or live in the Oakville area. i.e., fencing should not prohibit animal paths. (See Noah’s Garden, by Sarah Stein: “I want us as a culture to...depart from the old tradition of evaluating land according to what can be...abstracted from it as social asset and turn instead toward a new tradition of valuing land by the life it harbors.”). Providing clean water and accommodation for invertebrates, frogs, birds, etc. will make the park area a haven for all and restore some breadth to this bit of green.

To whom it concerns: Thank you for the opportunity to weigh in regarding Inova’s HealthPlex proposal in Alexandria. I represent friends of Holmes Run in the neighboring 44-square-mile Cameron Run watershed. Our membership includes City of Alexandria residents. We applaud Alexandria’s green initiatives for new construction. I’d like to call attention to the opportunity that Inova, Stonebridge and Alexandria planners have to set an example with this particular project of a forward-thinking, sustainable community asset that embodies goals for net-zero emissions and a healthy-functioning landscape. We invite and encourage Inova to embrace its regional importance as a standard-bearer, and strive for exceeding expectations withenvironmentally-friendly initiatives. This property abuts Mt. Jefferson Park and Four Mile Run. It is currently heavily paved, with high fencing separating it from the natural landscape. We recommend exceeding baseline requirements for emissions, filtering and reducing stormwater runoff, providing native plants and wildlife habitat, reducing energy consumption, improving air quality, increasing outdoor recreation opportunities. During the current pandemic, not to mention the climate crisis, it has become abundantly clear that residents crave access to green spaces and recreation areas, both where they live and work. In turn, these green spaces have the bonus of helping to reduce heat-island effects and to reduce and absorb runoff. Therefore, I encourage you to include sustainable landscape designers in the planning and building of the Inova HealthPlex, in order to ensure the best possible outcome for everyone involved. Thank You!

To participate in the City led community engagement process to develop designs for the new triangular park on Block C. While the design of the park will be driven by the City and Community, the applicant remains committed to implementing the vision established as a result of that process within the first phase of the development of our project. There will be a community presentation on the park’s initial design concepts to be scheduled in September.

Is the path width at NACTO standards to accommodate pedestrians and bicyclists? Instead of bollards I would like another treatment used to prevent 4 wheel motor vehicles from accessing the trail.

The project proposes a dedicated, two-way bike trail along Swann Ave from Route 1 to Mount Jefferson Park.

I support this project, but want to ensure good bike access via a bike lane on Swann from the park trail to Potomac Yard.

Question: There are commercial buildings and businesses on Hume, Raymond & Clifford Avenue. How are these commercial buildings going to be affected with the anticipated new road (Oakville) going in or to through where the properties are located? What are the specific plans for the roadway with these various commercial buildings on these streets in the anticipated pathway? Will these commercial buildings & businesses be allowed to remain & operate as they are? Will the property owners be forced to sale at what price will they be compensated—at assessment value (higher or lower)?

This project proposes the construction of new Oakville Street from Fannon St to Calvert Ave only. Any future extension north will be by others.
The images of the Inova site are beautiful, inspiring and creative! I have a few questions:
1) What LEED certification will the building pursue? Citizens of Alexandria are committed to sustainability and are hoping this building pursues above the minimal requirement of LEED Silver, the current building standard.
2) I am concerned about the reflectivity of the glass. Will it be treated in some way to prevent bird collisions, the leading cause of death in migratory birds? I am delighted about the park and hope it attracts wildlife, but the glass of the building could present a major threat to birds. 

The Inova building will be LEED Silver in conformance with the City’s recently adopted 2019 Green Building Policy. The design team will be investigating additional sustainability measures as the design advances including shading structures as a part of the glass systems. These shading structures mitigate the reflectivity of the glass which will reduce the threat to birds.

Please detail whether any of the residential/retail/healthplex plans changed as a result of the community engagement process. Most of the designs/spaces from the fourth slide deck appear nearly identical to the first few.

Stonebridge appreciates the feedback provided by the Community throughout this process and continues to integrate comments received into the design of the project - much of which is contained in the more detailed DSUP filings.

Which green building certification does Inova plan to build to?

The Inova building will be LEED Silver in conformance with the City’s recently adopted 2019 Green Building Policy.

My feedback is about the plans for the Mt. Jefferson Park improvements. I love this park currently and I walk/run/bike through it at least a few times a week by myself and with my kids. The downsides of the park are how muddy it can get and the overgrowth of poison ivy, but it’s wonderful that it feels natural and changes with the seasons as different plants and trees bloom and grow. The worst part of the park though is the "new" trail built in from Stewart Ave. The loose gravel is slippery for bikes and runners and the "paved gravel" surface now has massive potholes and looks trashy. I hope that as the park is redeveloped, the new path surfacing is permeable, as natural/minimal as possible, and long lasting.

The Mount Jefferson Park Improvement plans underwent a City led community design process. Stonebridge remains committed to implementing the design as a result of that process within the first phase of our project. Improvements to the park include enhanced drainage, removal of invasive plants and establishment of new landscaping and trails.