

OAKVILLE PROJECT UPDATE

COMMUNITY PRESENTATION #1

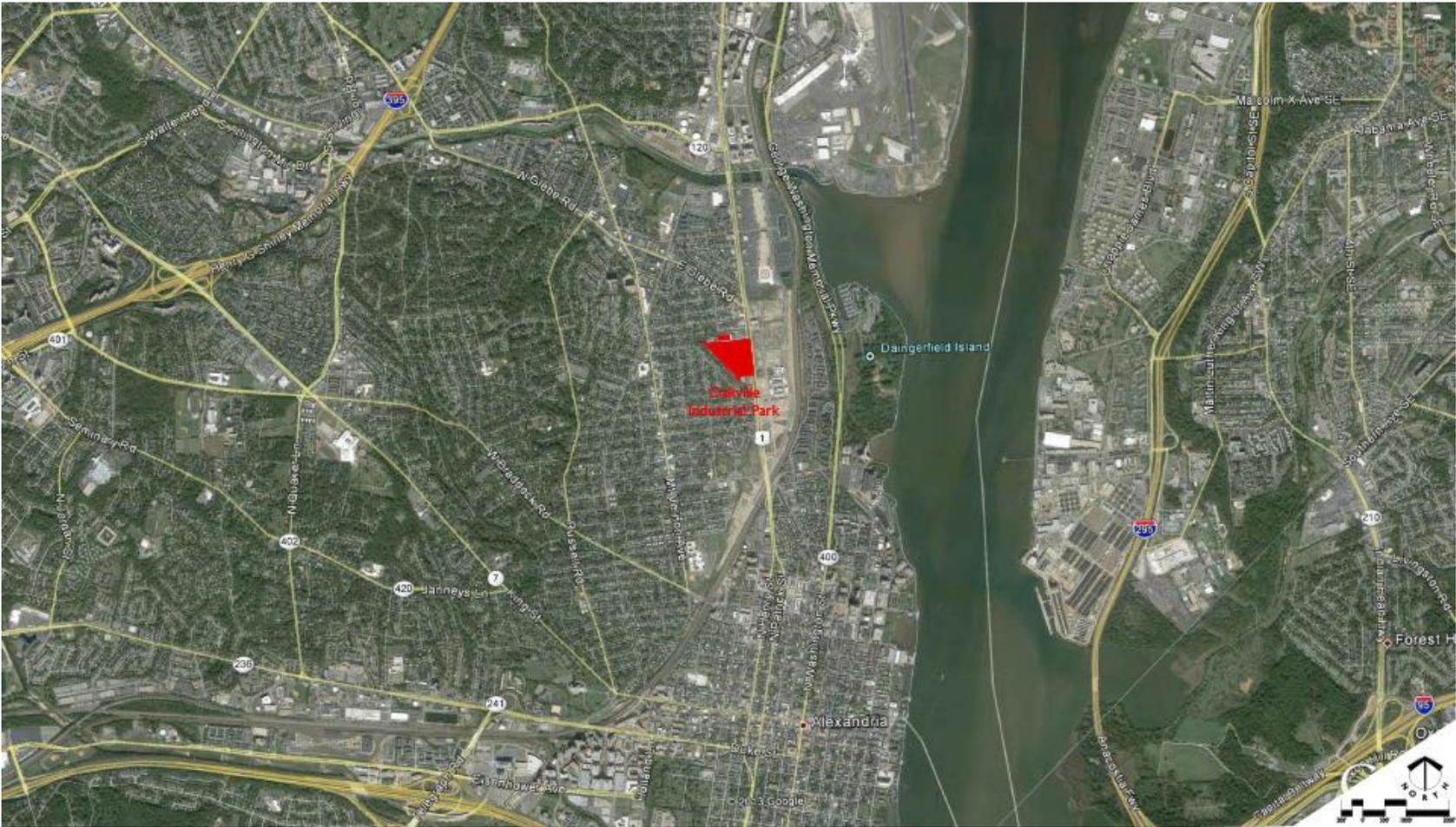
MARCH 26TH, 2020



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Area Aerial

Oakville Project Update
March 26th, 2020



Area Map – National Landing

Oakville Project Update
March 26th, 2020



Oakville Site

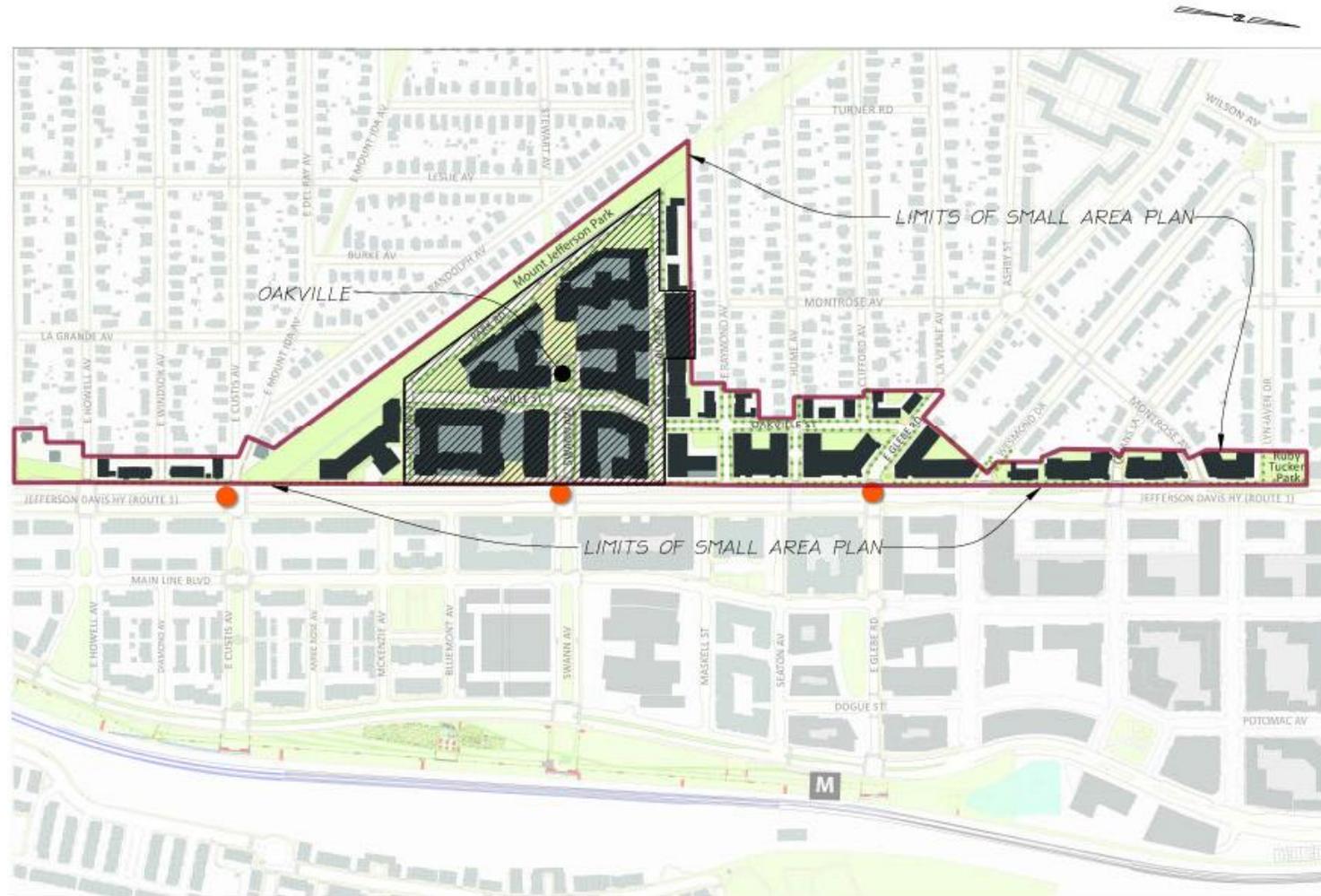
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- Oakville Industrial Park
- 439,000 Square Feet
 - Approx. 13 Acres

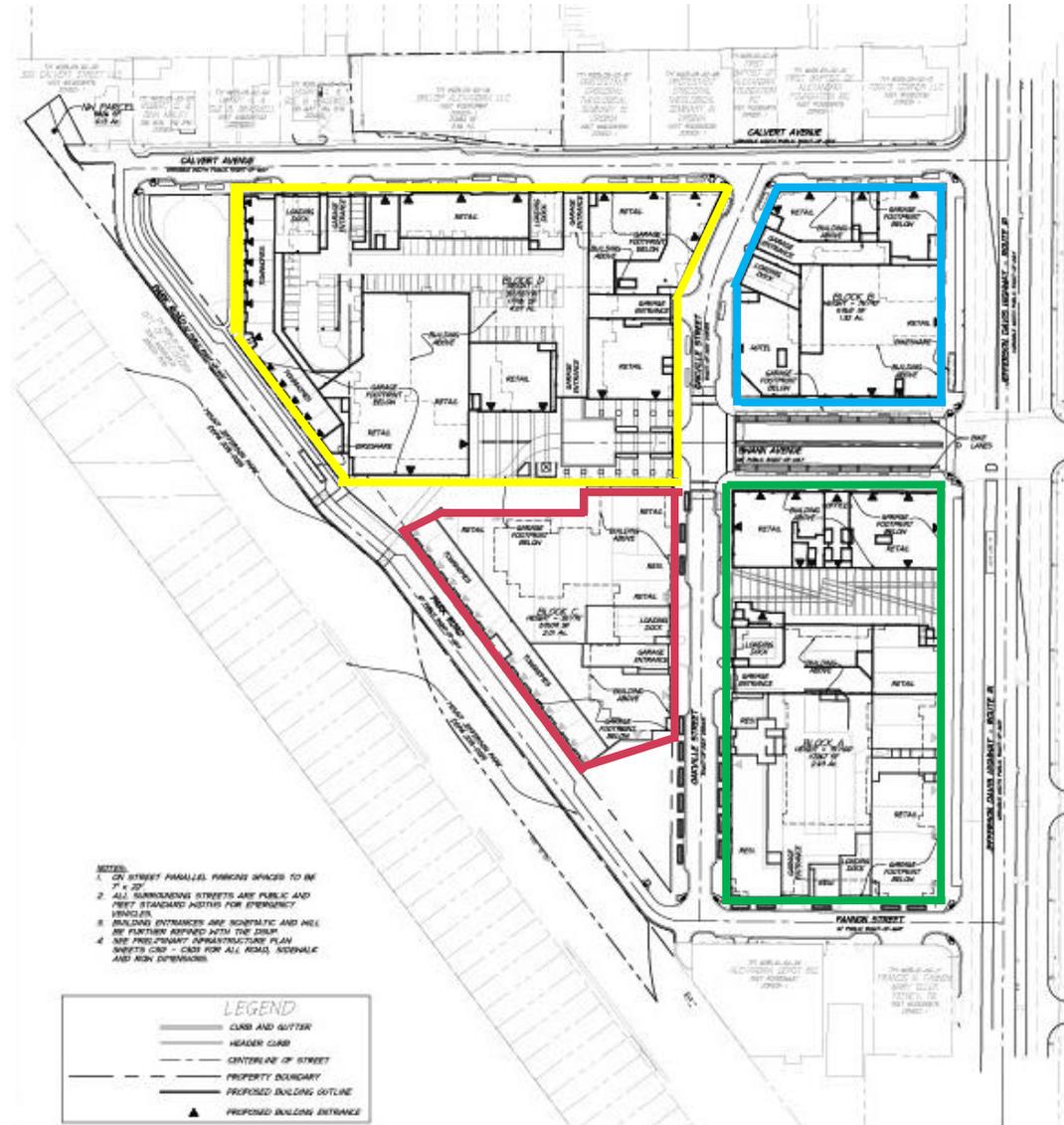
Oakville Small Area Plan Limits

Oakville Project Update
March 26th, 2020



Prior CDD Concept Plan

Oakville Project Update
March 26th, 2020



- Block A → (GREEN)
 - Retail, Office, Residential
- Block B → (BLUE)
 - Retail, Residential, Hotel
- Block C → (MAGENTA)
 - Retail, Residential
- Block D → (YELLOW)
 - Retail, Residential

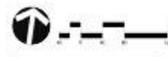
New Proposed General Concept Plan

Oakville Project Update
March 26th, 2020



New Proposed Draft Concept Illustrative Plan

Oakville Project Update
March 26th, 2020



OAKVILLE ALEXANDRIA, VA • OVERALL ILLUSTRATIVE CONCEPT PLAN
PN 2020008 | 03.11.2020 | STONEBRIDGE

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New Oakville Concept Summary of Plan Changes

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Existing / Proposed Zone:

CDD 24 in accordance with Oakville Triangle & Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines

Program Summary:

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

Building Heights:

Building	Approved Heights	Proposed Heights
Block A	75' - 100'	75' - 100'
Block B	75' - 90'	85' - 100'
Block C	45' - 75'	45' - 75'
Block D	45' - 75'	45' - 75'

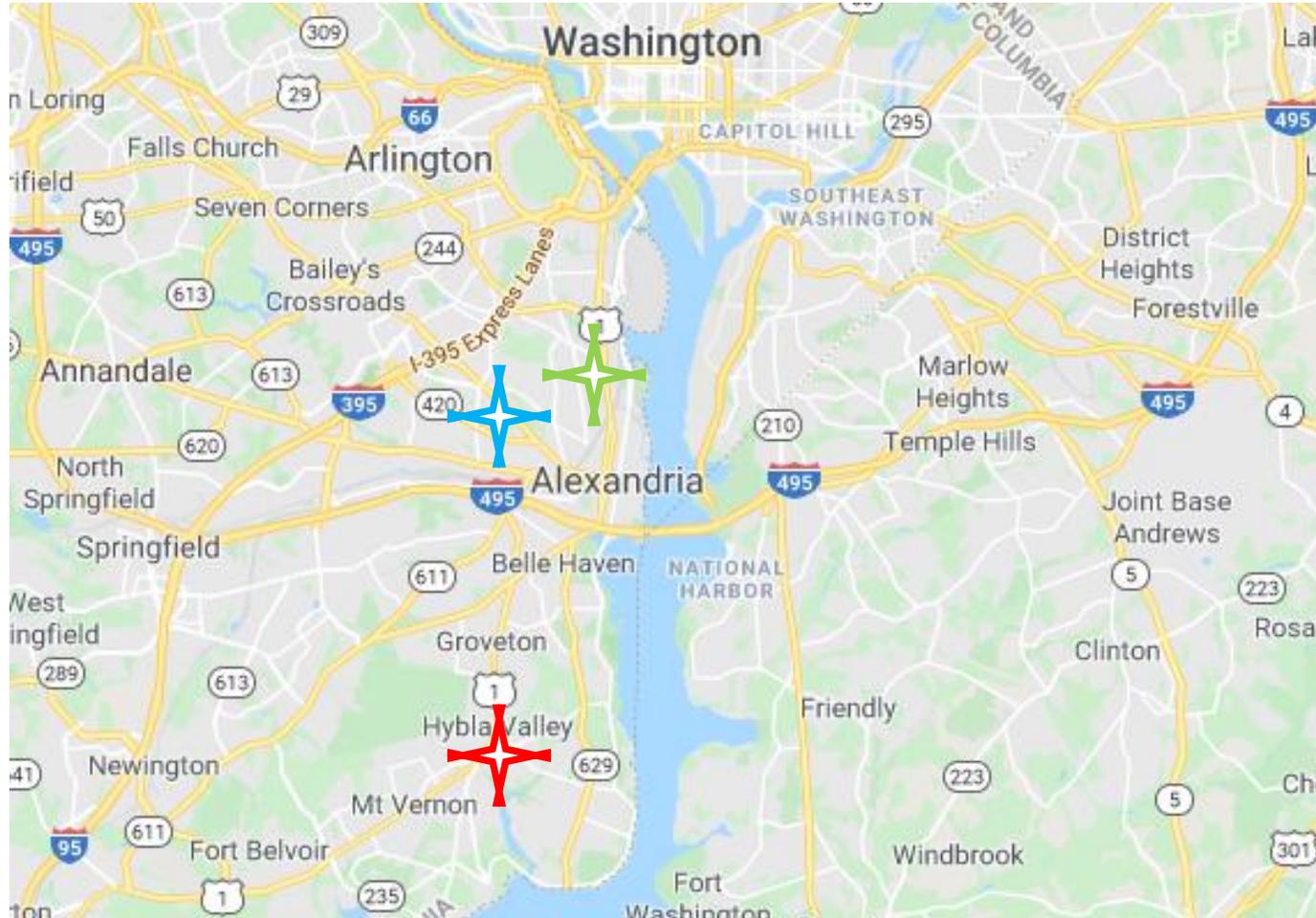


Dr. Rina Bansal

- President and
Chief Medical Officer
Inova Alexandria Hospital

Inova Alexandria Locations

Oakville Project Update
March 26th, 2020



Inova Mt. Vernon Hospital



Inova Alexandria Hospital



Oakville Site



Inova HealthPlex | Oakville

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March 26th, 2020

List of Expected Uses:

- Full Service Emergency Room with Imaging Services
- Ambulating Surgery Center (Outpatient)
- Medical Office Space

Inova HealthPlex

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Springfield HealthPlex

HealthPlexes are not hospitals or trauma centers, so patients cannot stay for more than 23 hours

Oakville Preliminary Schedule

Oakville Project Update
March 26th, 2020

- 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



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Oakville Community Engagement Process

Oakville Project Update
March 26th, 2020

- 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
 - Address Community Feedback

Oakville Plan Contact Information

Oakville Project Update
March 26th, 2020

- Information on Plan Update / Community Process:

alexandriava.gov/planning

- Questions and Community Feedback:

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