Area Aerial
Area Map – National Landing
Oakville Site

• 439,000 Square Feet
• Approx. 13 Acres

Oakville Industrial Park

Oakville Project Update
March 26th, 2020
Prior CDD Concept Plan

- Block A ➔ (GREEN)
  - Retail, Office, Residential

- Block B ➔ (BLUE)
  - Retail, Residential, Hotel

- Block C ➔ (MAGENTA)
  - Retail, Residential

- Block D ➔ (YELLOW)
  - Retail, Residential

Oakville Project Update
March 26th, 2020
New Proposed General Concept Plan
New Proposed Draft Concept
Illustrative Plan
**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>
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</thead>
<tbody>
<tr>
<td></td>
<td>Retail</td>
<td>193,900</td>
<td>65,000</td>
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<tr>
<td></td>
<td>Residential (MF/TH)</td>
<td>1,030,200</td>
<td>1,030,000</td>
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<tr>
<td></td>
<td>Hotel</td>
<td>145,300</td>
<td>-</td>
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<tr>
<td></td>
<td>HealthPlex</td>
<td>135,200</td>
<td>115,000</td>
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<tr>
<td>ALL</td>
<td>Service / BOH / Loading</td>
<td>66,588</td>
<td>45,000</td>
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<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>
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<tr>
<td>TOTAL</td>
<td></td>
<td>2,515,564</td>
<td>1,955,000</td>
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</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>

New Oakville Concept Summary of Plan Changes
Dr. Rina Bansal

- President and Chief Medical Officer
- Inova Alexandria Hospital
List of Expected Uses:
• Full Service Emergency Room with Imaging Services
• Ambulating Surgery Center (Outpatient)
• Medical Office Space
HealthPlexes are not hospitals or trauma centers, so patients cannot stay for more than 23 hours.
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
  - Address Community Feedback
Oakville Plan Contact Information

• Information on Plan Update / Community Process:

  alexandriava.gov/planning

• Questions and Community Feedback:

  Richard Lawrence, JR AICP
  Richard.Lawrence@alexandriava.gov
  (703) – 746 - 3849