OAKVILLE PROJECT UPDATE

COMMUNITY PRESENTATION #2

APRIL 16TH, 2020
Area Aerial
Area Map – National Landing
Oakville Small Area Plan Limits

Oakville Project Update
April 16th, 2020
New Proposed Draft Concept Illustrative Plan
New Oakville Concept Summary of Plan Changes

Existing / Proposed Zone:
CDD 24 in accordance with Oakville Triangle & Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines

<table>
<thead>
<tr>
<th>Program Summary:</th>
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<tbody>
<tr>
<td><strong>BLOCK</strong></td>
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<tr>
<td>Retail</td>
</tr>
<tr>
<td>Residential (MF/TH)</td>
</tr>
<tr>
<td>Hotel</td>
</tr>
<tr>
<td>HealthPlex</td>
</tr>
<tr>
<td>Service / BOH / Loading</td>
</tr>
<tr>
<td>Subtotal</td>
</tr>
<tr>
<td>Garage (Above and Below Grade)</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
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<table>
<thead>
<tr>
<th>Building Heights:</th>
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<tbody>
<tr>
<td><strong>Building</strong></td>
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<tr>
<td>Block A</td>
</tr>
<tr>
<td>Block B</td>
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<tr>
<td>Block C</td>
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<tr>
<td>Block D</td>
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Comments from Community Presentation #1

• Over 550 views of the presentation

• 40 comments submitted by community members

• Common Themes:
  • Retail
  • Open Space
  • Building Heights
  • Traffic
  • Walkability
  • Housing
  • HealthPlex
  • Logistics
Oakville CDD Plan

Oakville Project Update
April 16th, 2020
Fannon St. Intersection

Oakville Project Update
April 16th, 2020
New Proposed Plan Sections

Oakville Project Update
April 16th, 2020
New Proposed Plan Sections

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Oakville Project Update
April 16th, 2020
Mt. Jefferson Park Approved Design

Oakville Project Update
April 16th, 2020
Mt. Jefferson Park Proposed Expansion

Oakville Project Update
April 16th, 2020
Mt. Jefferson Park Proposed Expansion -
Potential Natural Landscape
(Precedent Images provided by City Staff)
(Precedent Images provided by City Staff)
Dr. Rina Bansal, MD, MBA

• President Inova Alexandria Hospital
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
  - 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
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