

# OAKVILLE PROJECT UPDATE

## COMMUNITY PRESENTATION #2

APRIL 16<sup>TH</sup>, 2020



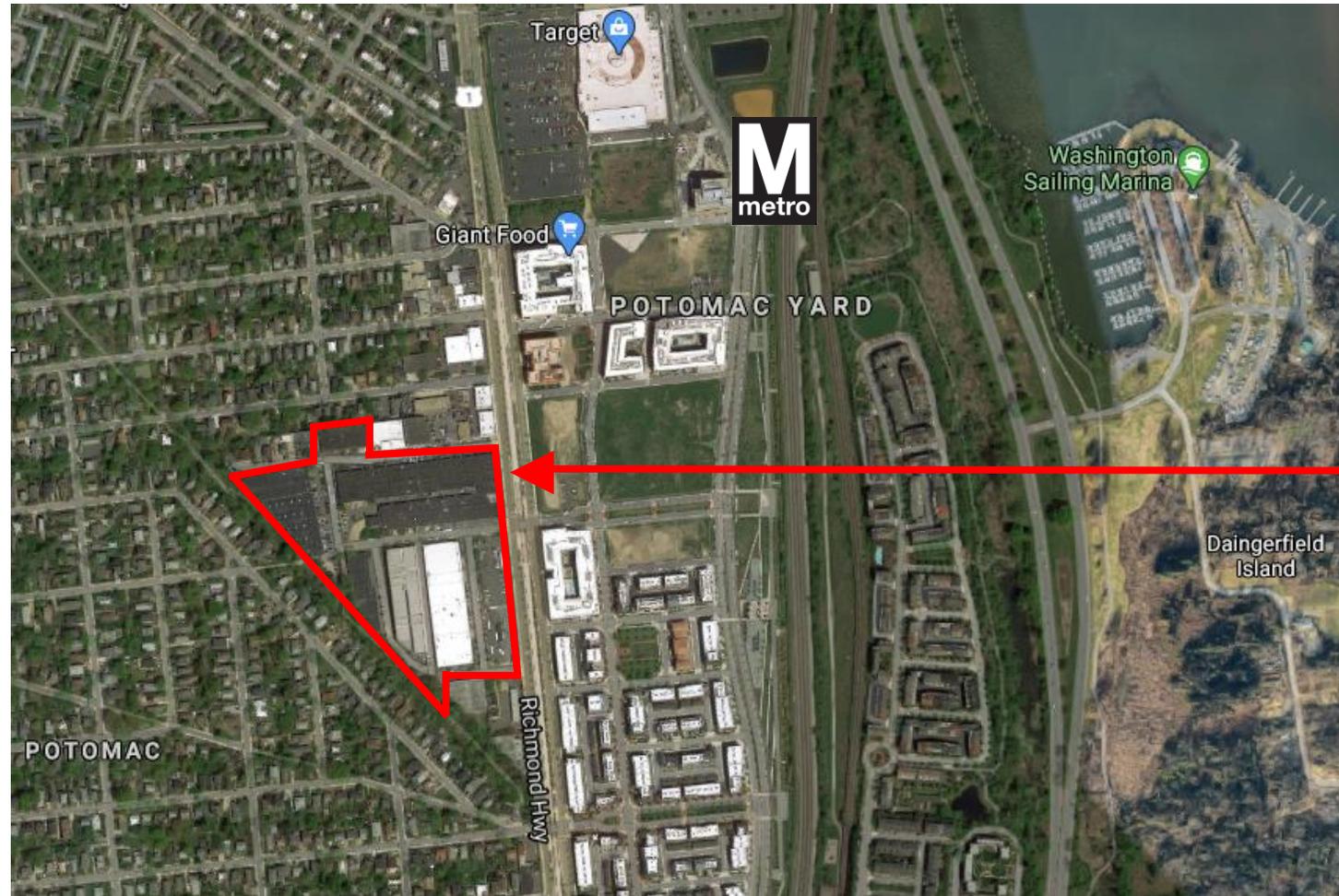
# Area Map – National Landing

Oakville Project Update  
April 16<sup>th</sup>, 2020



# Oakville Site

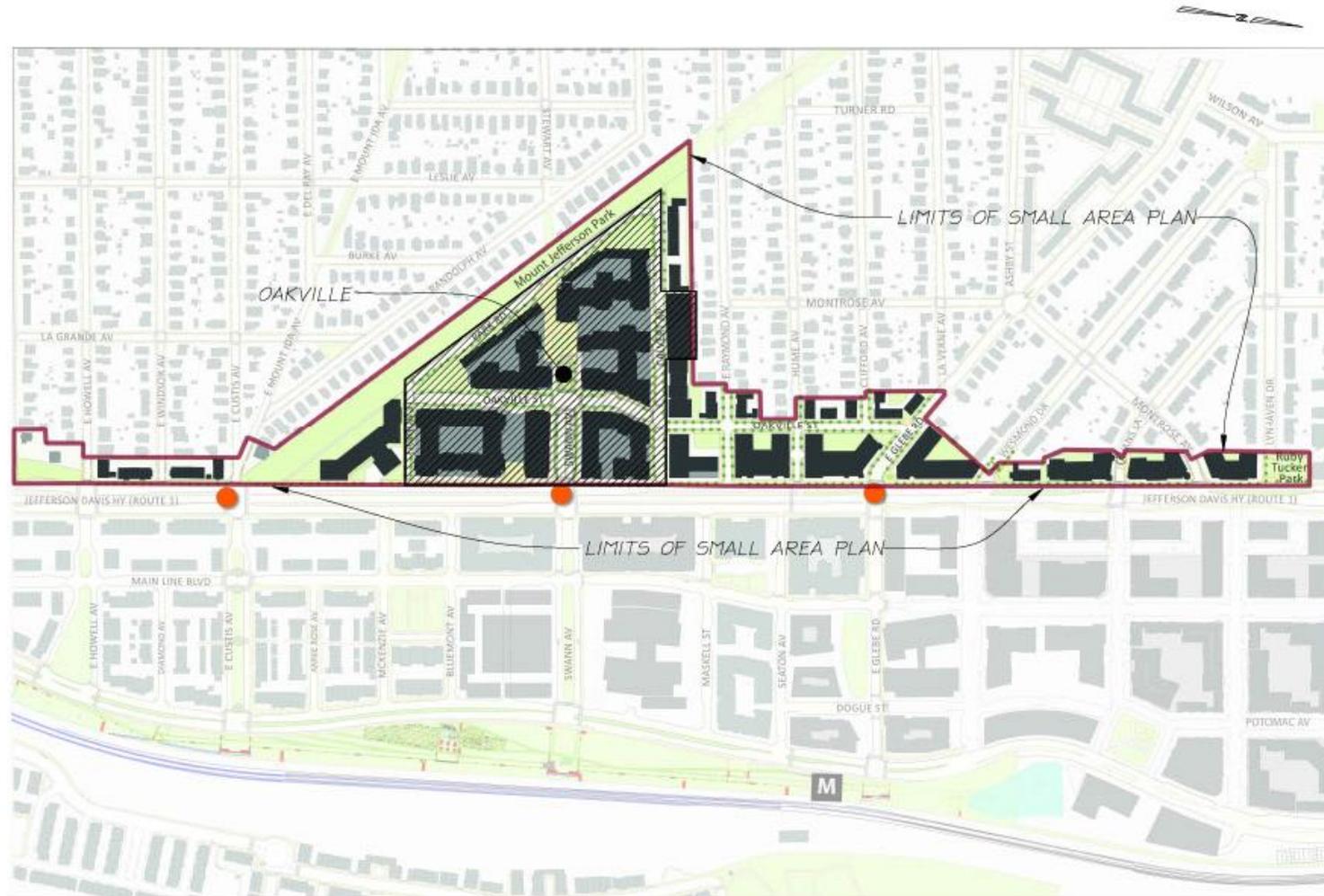
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- Oakville Industrial Park
- 439,000 Square Feet
  - Approx. 13 Acres

# Oakville Small Area Plan Limits

Oakville Project Update  
April 16<sup>th</sup>, 2020



# New Proposed General Concept Plan

Oakville Project Update  
April 16<sup>th</sup>, 2020



# New Proposed Draft Concept Illustrative Plan

Oakville Project Update  
April 16<sup>th</sup>, 2020



OAKVILLE ALEXANDRIA, VA • OVERALL ILLUSTRATIVE CONCEPT PLAN  
PH 2020038 | 03.11.2020 | STONEBRIDGE

# 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

### 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
	<b>TOTAL</b>	<b>2,515,564</b>	<b>1,955,000</b>

### 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'

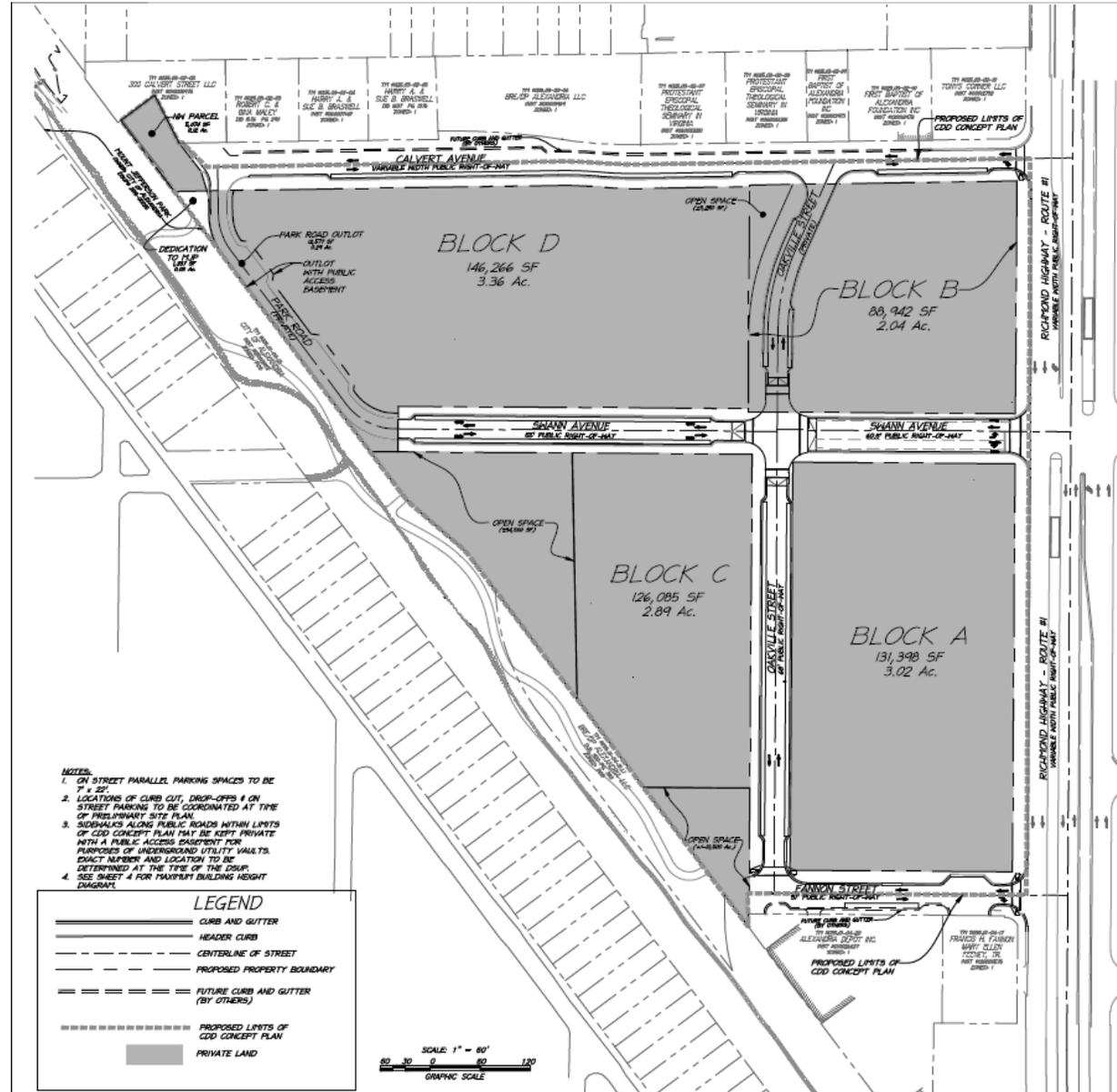
# Comments from Community Presentation #1

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- Over 550 views of the presentation
- 40 comments submitted by community members
- Common Themes:
  - Retail
  - Open Space
  - Building Heights
  - Traffic
  - Walkability
  - Housing
  - HealthPlex
  - Logistics

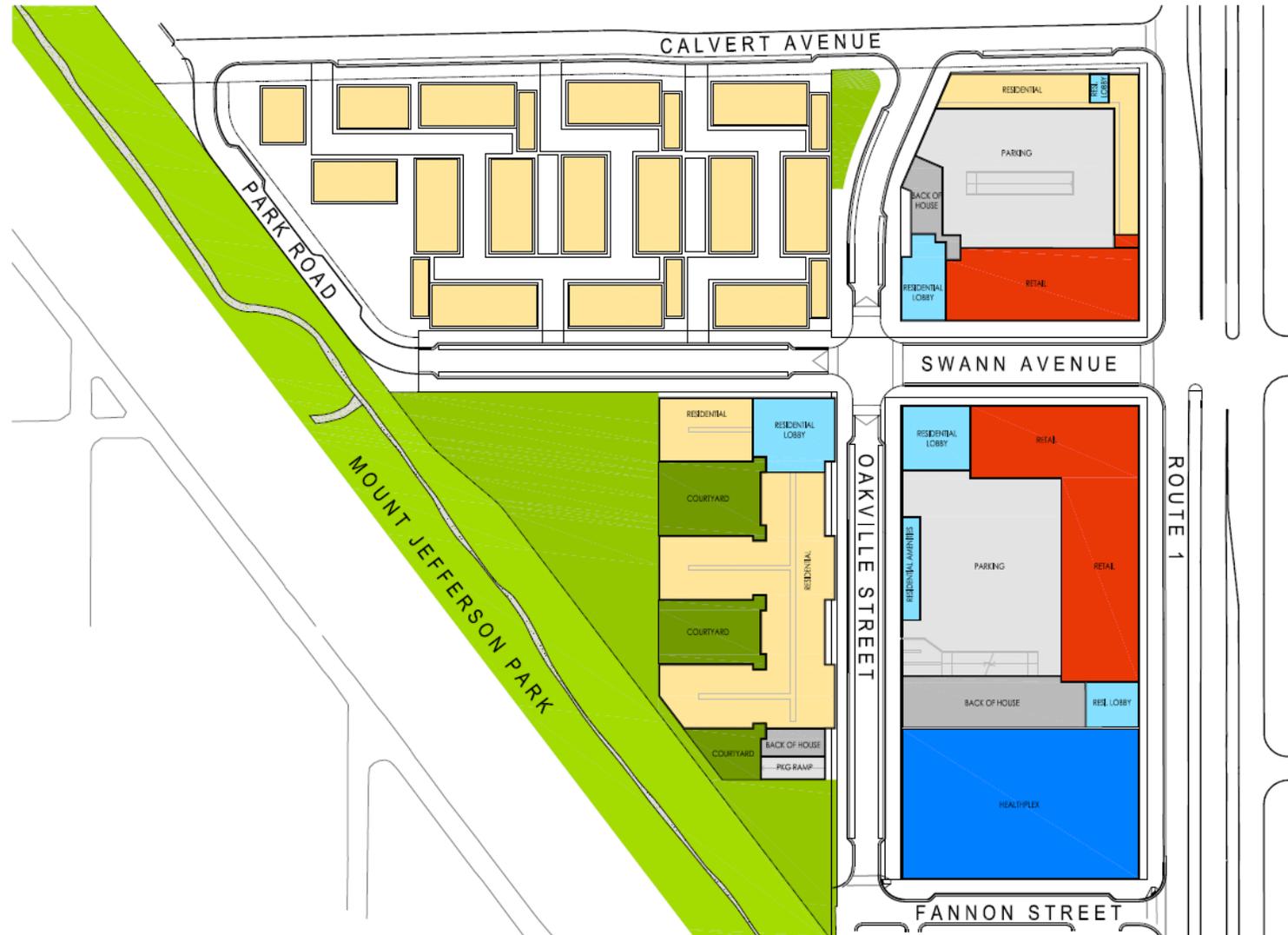
# Oakville CDD Plan

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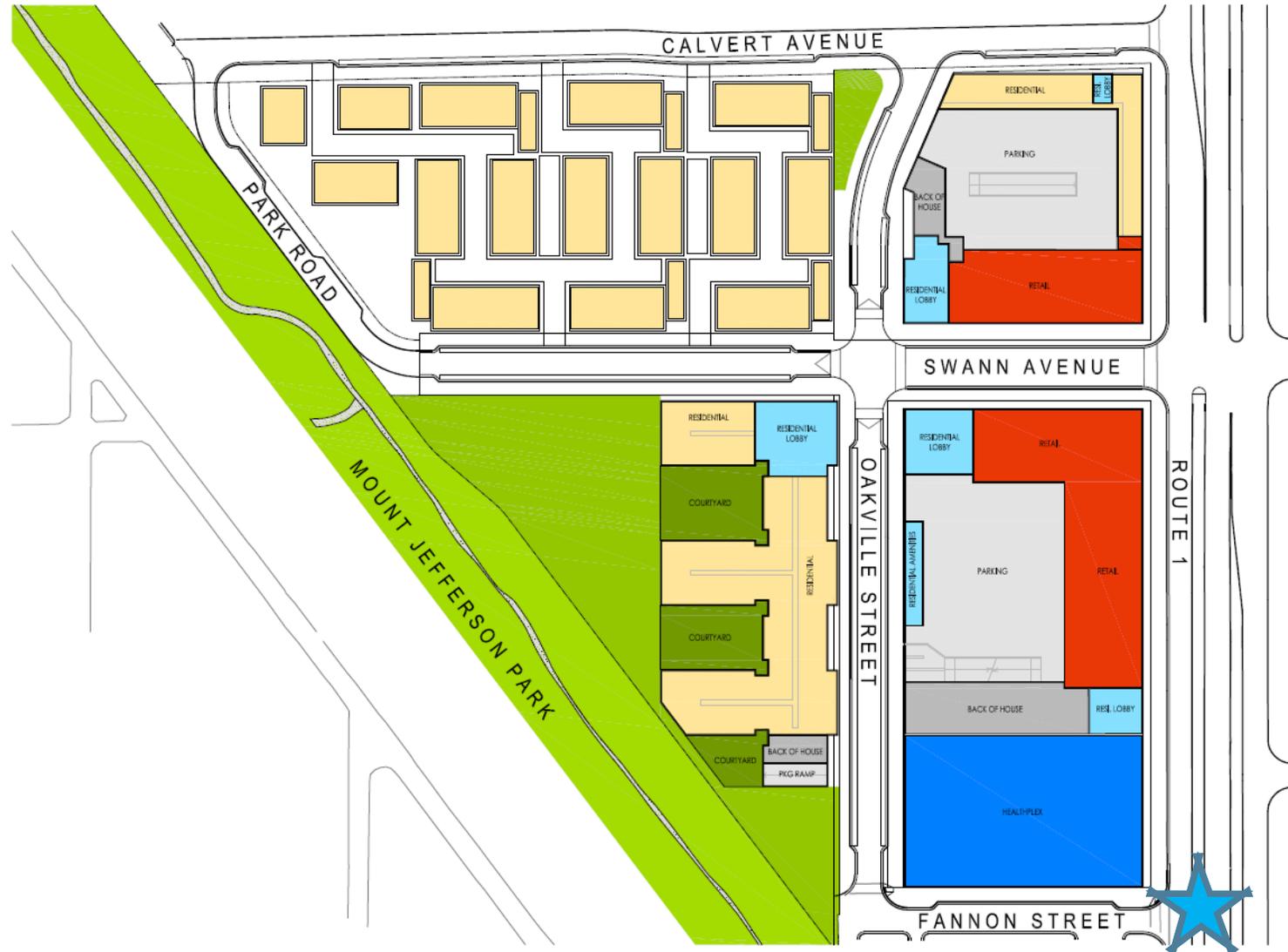
# Oakville Ground Floor Plan

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# Fannon St. Intersection

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April 16<sup>th</sup>, 2020



# Oakville Upper Level Plan

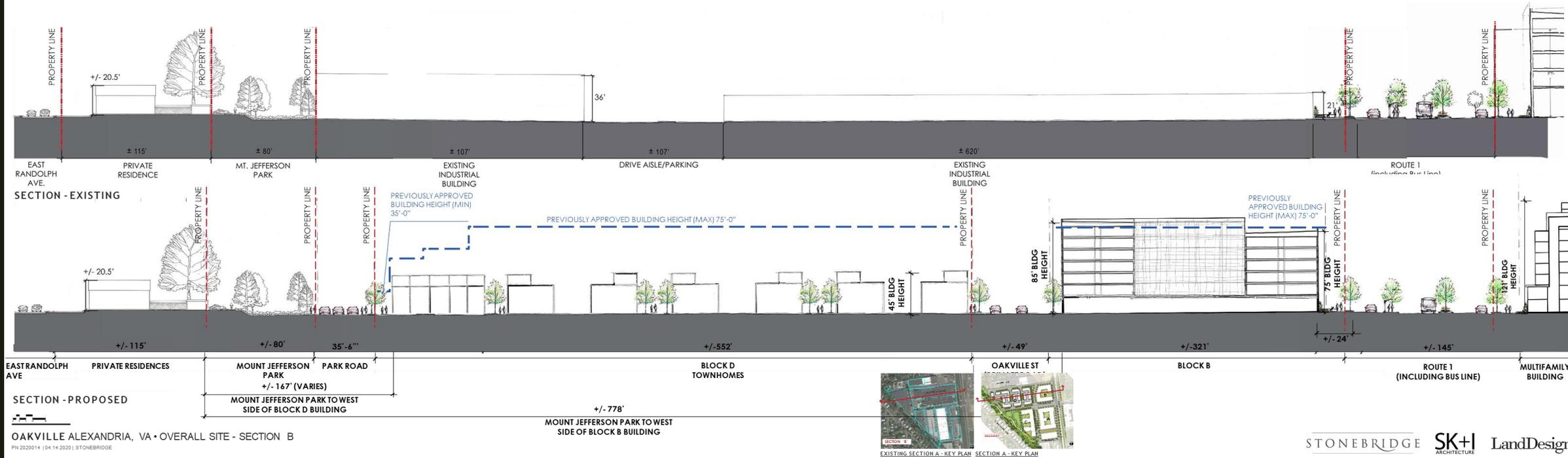
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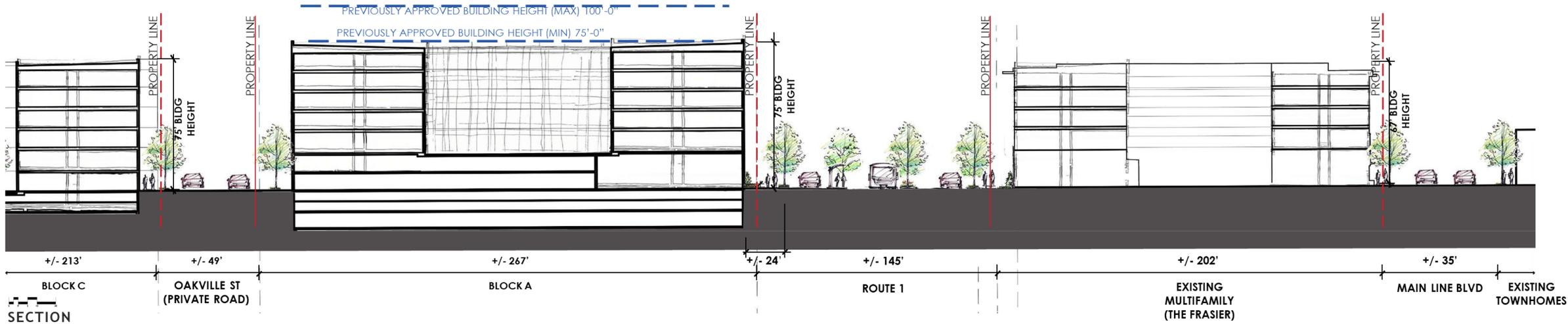
# New Proposed Plan Sections

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April 16<sup>th</sup>, 2020



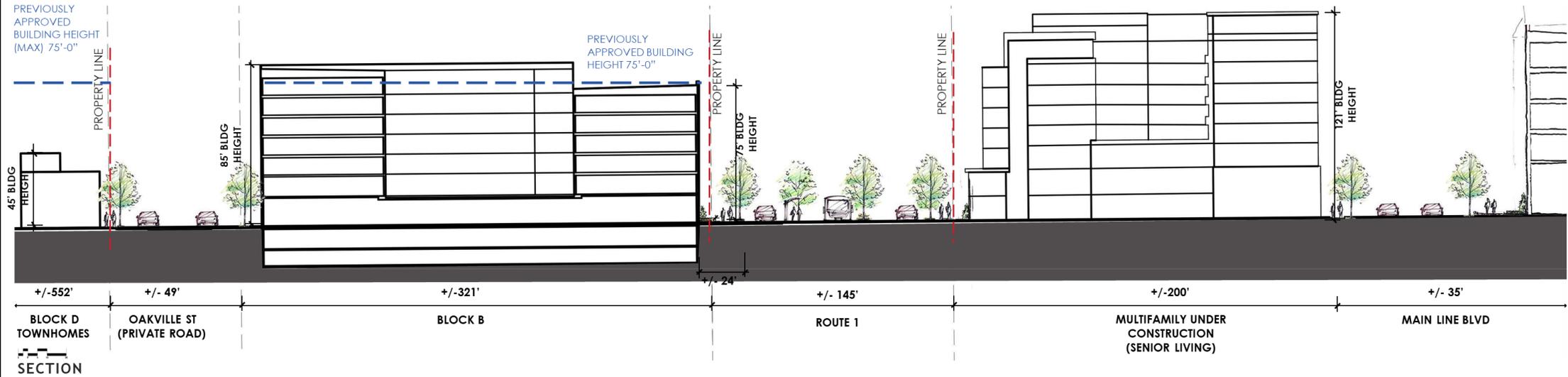
OAKVILLE ALEXANDRIA, VA • OVERALL SITE - SECTION C  
PN 2020014 | 04.13M.V.2020 | STONEBRIDGE

STONEBRIDGE SK+I ARCHITECTURE

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# New Proposed Plan Sections

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April 16<sup>th</sup>, 2020



SECTION D - KEY PLAN

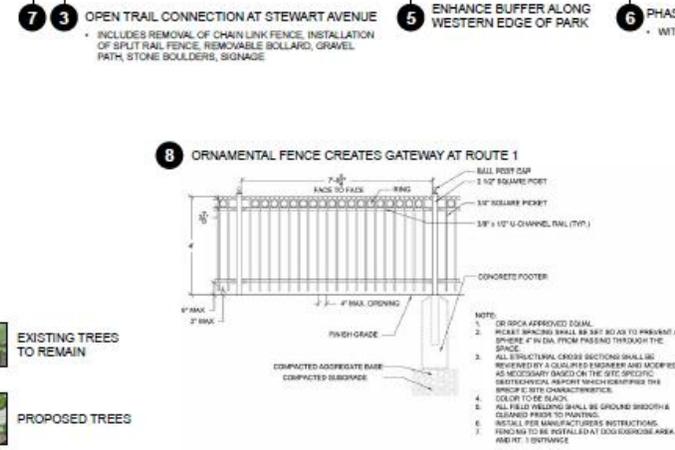
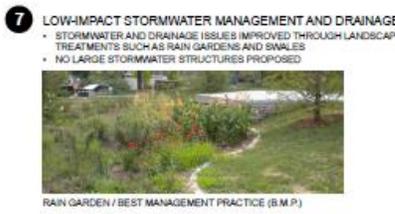
OAKVILLE ALEXANDRIA, VA • OVERALL SITE - SECTION D  
PH 20200114 | 0413.2020 | STONEBRIDGE

STONEBRIDGE SK+I ARCHITECTURE LandDesign

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# Mt. Jefferson Park Approved Design

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April 16<sup>th</sup>, 2020



**GENERAL PARK IMPROVEMENTS**

- 1 IMPROVE DOG EXERCISE AREA
- 2 TRAIL IMPROVEMENTS
- 3 TRAIL CONNECTION
- 4 IMPROVE SIGNAGE AND WAYFINDING \*
- 5 ENHANCE BUFFER //
- 6 PHASED REMOVAL OF INVASIVE SPECIES ☀
- 7 IMPROVE STORMWATER MANAGEMENT AND DRAINAGE
- 8 ROUTE 1 ENTRANCE

**OVERALL PARK GOAL:**  
"MAINTAIN AND ENHANCE THE EXISTING PARK CHARACTER"

# Mt. Jefferson Park Proposed Expansion

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# Mt. Jefferson Park Proposed Expansion - *Potential Natural Landscape*

*(Precedent Images provided by City Staff)*

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April 16<sup>th</sup>, 2020



# Mt. Jefferson Park Proposed Expansion - *Walking Paths & Pedestrian Connections*

*(Precedent Images provided by City Staff)*

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April 16<sup>th</sup>, 2020



# Inova HealthPlex

Oakville Project Update  
April 16<sup>th</sup>, 2020



Dr. Rina Bansal, MD, MBA 

- President Inova  
Alexandria Hospital

# What is a HealthPlex?

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- 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

Oakville Project Update  
April 16<sup>th</sup>, 2020

- 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

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April 16<sup>th</sup>, 2020

- 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

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- 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
  - 2<sup>nd</sup> Quarter 2020
- Small Area Plan / Coordinated Development District (CDD) Hearings with City
  - November 2020
- Development Special Use Permit (DSUP) Hearings
  - 1<sup>st</sup> Quarter 2021
- Construction Commencement
  - Summer 2021
- Phased Opening of Project
  - 3<sup>rd</sup> & 4<sup>th</sup> Quarter 2023

# Oakville Community Engagement Process

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- March 26<sup>th</sup>
  - Initial Presentation
    - Overview of Conceptual Plan and Amendments to Approved Plan
- April 16<sup>th</sup>
  - Additional Design Materials and Address Community Feedback from March 26<sup>th</sup> Presentation
- May 7<sup>th</sup>
  - Address Community Feedback

# Oakville Plan Contact Information

Oakville Project Update  
April 16<sup>th</sup>, 2020

- Information on Plan Update / Community Process:

[alexandriava.gov/planning](http://alexandriava.gov/planning)

- Questions and Community Feedback:

Richard Lawrence, Jr. AICP

[Richard.Lawrence@alexandriava.gov](mailto:Richard.Lawrence@alexandriava.gov)

(703) – 746 - 3849

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