OAKVILLE PROJECT UPDATE
COMMUNITY PRESENTATION #4
AUGUST 4TH, 2020
1. Project Overview & Summary
2. Stonebridge Block A1 and B Design Update
3. Inova Overview & Block A2 Design Update
4. Block C Open Space Community Comments
5. Traffic Study & Fannon Street Update
6. Question and Answer Period
   - Please submit questions via the “Q&A” feature
7. City requests feedback via the online feedback portal through August 18th
Area Aerial
Area Map – National Landing
Oakville Site

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

Oakville Project Update
August 4th, 2020
Illustrative Plan And Uses

Oakville Project Update
August 4th, 2020

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>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td></td>
<td>193,900</td>
<td>65,000</td>
</tr>
<tr>
<td>Residential (MF/TH)</td>
<td></td>
<td>1,030,200</td>
<td>1,030,000</td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
<td>145,300</td>
<td>145,300</td>
</tr>
<tr>
<td>ALL</td>
<td>HealthPlex</td>
<td>135,200</td>
<td>115,000</td>
</tr>
<tr>
<td>Service / BOH / Loading</td>
<td></td>
<td>66,588</td>
<td>45,000</td>
</tr>
<tr>
<td>Subtotal</td>
<td></td>
<td>1,571,188</td>
<td>1,255,000</td>
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<tr>
<td>Garage (Above and Below Grade)</td>
<td></td>
<td>944,376</td>
<td>700,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>2,515,564</td>
<td>1,955,000</td>
</tr>
</tbody>
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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' - 55'</td>
</tr>
</tbody>
</table>
Oakville Block A1 Rendering
From the Northeast
Oakville Block B Rendering
From the Southeast
Oakville Blocks A1 and B Rendering From the West
Inova Site Plan

- Main access from Route 1
- Drop-off on Fannon
- Ambulance entry on Oakville
Inova Vehicular Access
Inova Conceptual Second Floor Plan
Inova Oakville Design Concept
Inova Design Concept

1. Base massing

2. Subtract from box

3. Insert glass volumes

4. Pedestrian elements
Inova Elevations

Fannon Street Elevation

Route 1 Elevation

Oakville Street Elevation

North Elevation (opposite residential)
Inova View from Oakville and Fannon
Oakville Triangle Plan Update

Online Community Engagement – New Public Park Themes/Results

July 30, 2020

Proposed General Concept Plan
Mount Jefferson Park Improvements (2015 Approved Plan)

“Retain and Enhance the Existing Park Character”

- Improvements determined through community engagement process from November 2014-2015
- City Council Approval, December 2015 (DSP 2015-00025)
- Improvements shall be fully constructed and accepted by the City prior to issuance of first Certificate of Occupancy for any building in the CDD area, or within a maximum 24 months of issuance of permit to demolish any building or structure
- General Park Improvements:
  - Improve Dog Exercise Area
  - Trail Improvements
  - Trail Connection
  - Improve Signage and Wayfinding
  - Enhance Buffer
  - Phased Removal of Invasive Species
  - Improve Stormwater Management and Drainage
  - Enhance Raymond Ave. and Route 1 Entrances
Mount Jefferson Park Improvements (2015 Approved Plan)
New Public Open Space

- Approximately .78 acres
- Publicly accessible under private ownership
- Adjacent to Mount Jefferson Park
Online Community Engagement Opportunity - New Public Open Space Themes/ Results

I think the park should be ...

I think the park should have ...

Oakville Triangle Plan Update

July 30, 2020
Online Community Engagement Opportunity - New Public Open Space Themes/Results

I think the park should have ...

A few benches

I think the park should be ...

connected to Mount Jefferson Park

separate from Mount Jefferson Park

Multiple seating/social areas

Percentage Ranges:

- A few benches: 0-25%
- Multiple seating/social areas: 75-100%
- Connected to Mount Jefferson Park: 0-30%
- Separate from Mount Jefferson Park: 75-100%
Online Community Engagement Opportunity - New Public Open Space Themes/ Results

I think the park should be ...

- landscaped with plantings
- hardscape

29% Average
Online Community Engagement Opportunity - New Public Open Space Themes/Results

After viewing the precedent images below, indicate your preference for each.

image a

image b
Online Community Engagement Opportunity - New Public Open Space Themes/Results

After viewing the precedent images below, indicate your preference for each.

image c

image d
Online Community Engagement Opportunity - New Public Open Space Themes/Results

After viewing the precedent images below, indicate your preference for each.

**image e**

**image f**
Online Community Engagement Opportunity - New Public Open Space Themes/Results

After viewing the precedent images below, indicate your preference for each.

image g

image h
Online Community Engagement Opportunity - New Public Open Space Themes/Results

After viewing the precedent images below, indicate your preference for each.

**image i**

**image j**
Online Community Engagement Opportunity - New Public Open Space Themes/ Results

After viewing the precedent images below, indicate your preference for each.

image k
List any features or activities that you would like to see in this park.

1. **Shade**
   - Supportive of spaces with shade to be able to enjoy the open space for a longer period.
   - Supportive of a vegetated green space as opposed to just simply a grass lawn/turf as there are plenty of those though out the area.
   - Supportive of adjustable shade features.

2. **Natural**
   - Supportive of keeping the park natural with native local plants species.
   - Concern about tearing down existing trees. The park should not be overly manicured like the parks in Del Ray. Purely grass parks with playgrounds will not do.
   - Supportive of having an open space that leans towards the unmanicured side.

3. **Amenities**
   - Supportive of games like a game table, corn hole, or bocce courts that would attract people of all ages from young children, teenagers to adults and allow the community to stay a bit in the park.
   - Supportive of string lighting to enjoy the park later in the evening.
   - Supportive of water features, a sculpture garden, and benches so that one can meander through and enjoy the park.
   - Supportive of space dedicated to pop up events or artisans.
   - Supportive of an area where one can bring their dog off leash.

4. **Accessibility**
   - Accessibility for patrons and compliance with ADA laws and requirements. Crosswalks clearly marked, audible crosswalk signals, wide pathways, marked and easy-to-use curb cuts.
   - Supportive of having stone/ gravel paths so that cyclists are not tearing through the park.
   - Supportive of natural paths with different perspectives to walk, scooter or bike on.
Online Community Engagement Opportunity - New Public Open Space Themes/Results

Is there anything else you would like to tell us about this future park?

4. Accessibility (continued)
   • Supportive of the park being accessible to everyone. The park should be easy and built for people to go through between other destinations like between Del Ray and Route 1.

5. Sustainability
   • Ensure that the park uses sustainable practices like native local plant species and environmental conscientious signage.
   • Supportive of using natural materials within the park like the benches to pathways.
   • Ensure that the future development is meeting sustainably goals set by the City’s Environmental Action Plan
   • Ensure that this open space is accessible and in compliance with ADA required laws. Deter driving and incentivize walking and cycling to the park. Limit car parking spaces to handicapped only and have bike share locations and bike racks to lock personal bikes.
<table>
<thead>
<tr>
<th>Date Range</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>July 9 -23, 2020</td>
<td>Online Survey Posted</td>
</tr>
<tr>
<td>July 24 – 31, 2020</td>
<td>Public Comment Period; and Signs posted in the Mount Jefferson</td>
</tr>
<tr>
<td>July 9, 2020</td>
<td></td>
</tr>
<tr>
<td>Online Survey Posted</td>
<td>City will compile and post survey results, convey design guidance to Stonebridge</td>
</tr>
<tr>
<td>Tuesday, August 4, 2020</td>
<td>Community Meeting #4</td>
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<td></td>
<td>Provide update on plan process, traffic analysis, park survey results – park planning process</td>
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<tr>
<td>August 1 – 31, 2020</td>
<td>Applicant team develop 2 design concepts for public consideration</td>
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<tr>
<td>September 8 -23, 2020</td>
<td>Open Space Concept Meeting</td>
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<td></td>
<td>Applicants host a community engagement opportunity (live event or pre-recorded presentation). Feedback will be captured through survey. City will release survey, post link on Oakville page, issue eNews, and post signs in MJ park</td>
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<tr>
<td>September 23 - 30, 2020</td>
<td>City will consolidate community feedback, develop design guidance, and transfer information to Applicants</td>
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<tr>
<td>October 1-15, 2020</td>
<td>Applicants will synthesize feedback into one park design</td>
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<tr>
<td>October/November</td>
<td>Park and Recreation Commission</td>
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<td></td>
<td>Applicants will present proposed final park design. PRC endorsements</td>
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</table>
Traffic Study Findings

- Proposed plan is forecasted to result in less traffic than the previously approved plan
- Approximately 200 fewer trips during each peak period
- Approximately 3,600 fewer trips daily
- Proposed plan will generally result in less delay and queuing than the approved plan during both AM and PM peak hours.
- The circulation of vehicular and pedestrian traffic to and from the site would be greatly enhanced by a signalized full movement median break with crosswalk at Fannon Street. A new signal can be added to the coordinated signal system with minimal additional delays to Route 1 or BRT operations
- The intersections of US 1 with Reed and Glebe have and will continue to have significant delays, even without the traffic generated by the Oakville development.
Oakville Preliminary Schedule

- Development Special Use Permit (DSUP) Plan Filings with City
  - 2nd Quarter 2020
- Block C Design Community Event
  - September 2020
- Small Area Plan / Coordinated Development District (CDD) Hearings with City
  - December 2020
- Development Special Use Permit (DSUP) Hearings
  - 1st Quarter 2021
- Construction Commencement
  - 2nd Quarter 2021
- Phased Opening of Project
  - 3rd & 4th Quarter 2023
Community Meeting Process

• Stonebridge/Inova Overview Presentation

• Question and Answer Period
  • Please submit questions via the “Q&A” feature

• City requests feedback via the online feedback portal through August 18th

• Questions and Community Feedback
  • Richard Lawrence, Jr. AICP
  • Richard.Lawrence@alexandriava.gov
  • (703) – 746 – 3849