



ALEXANDRIA ONE START

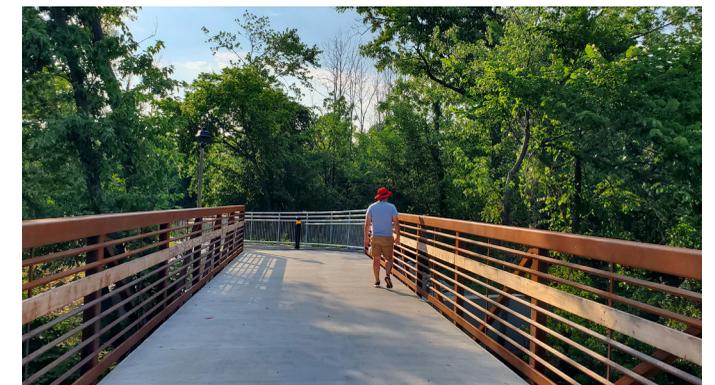
Facilitating review of development applications from Concept to Occupancy

Small Area Planning and Development Review



One Start: Why It Matters

- Private investment is necessary to realize the community's vision, grow the local economy, and meet housing needs
- New investment supports citywide services by positively contributing to the City's General Fund
 - Property taxes generated exceed service costs by \$0.59 to \$0.93 per dollar generated
- Timely project reviews result in more value available for community benefits and earlier enjoyment of new amenities





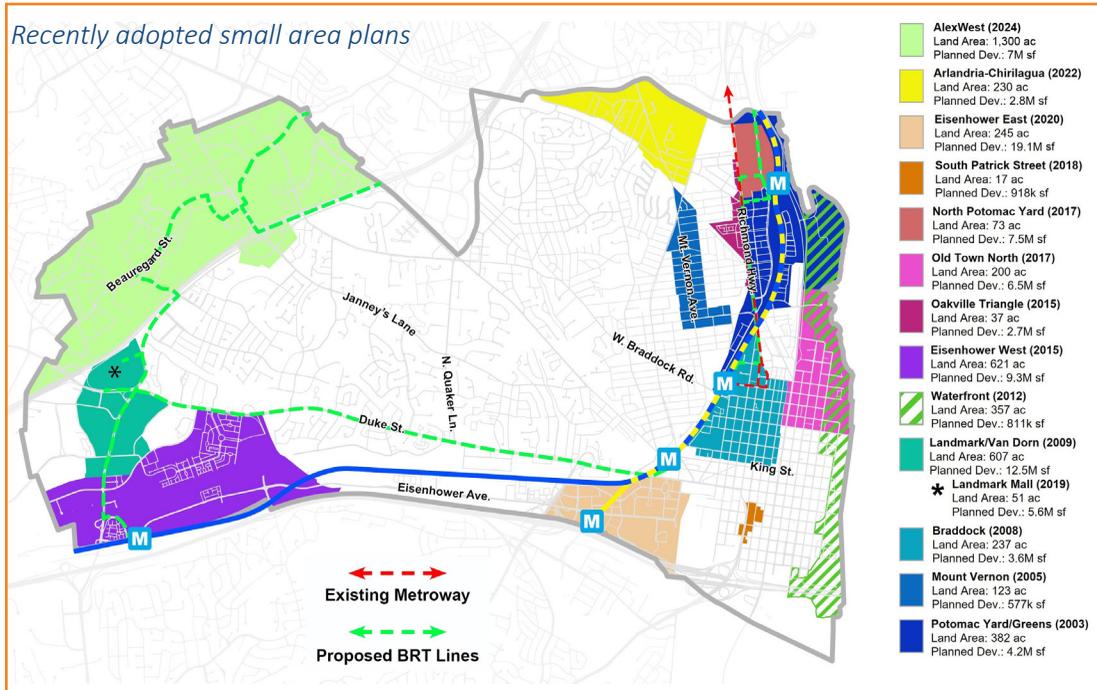
ALEXANDRIA ONE START

In Operation— One Year, One Year

Guided by Community Informed Small Area Plans

2-Year Development Review

Recently adopted small area plans



Rigorous Plan Review

City staff continue to review applications for stormwater, transportation, utilities, facility needs, architecture, site design, and other development review elements.

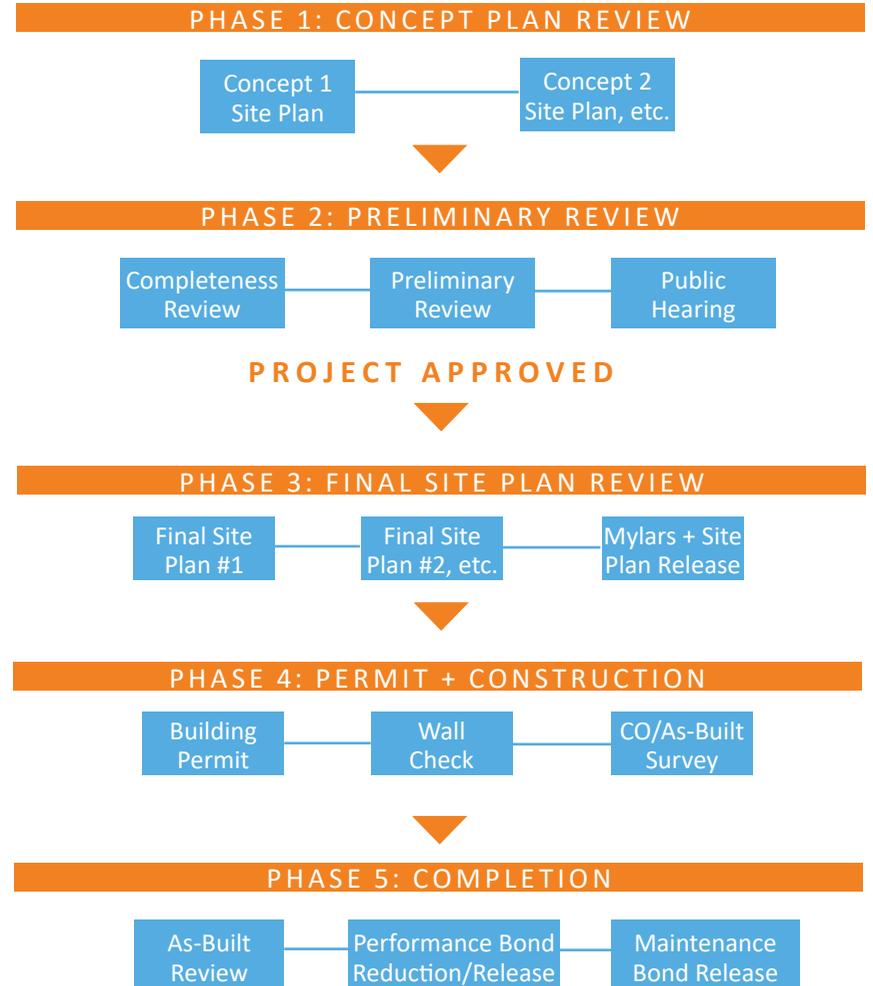


One Year

From concept to public hearing

One Year

From approval to start of construction





ALEXANDRIA ONE START

Quarterly Report (CY 2025)

Summary Project Approvals by Quarter

Quarter	Q1	Q2	Q3	Q4	YTD
Entitled Projects					
Projects	0	8	1	7	16
Gross Square Feet	0	1,827,865	14,850	2,296,168	4,138,883
Dwelling Units	0	944	0	1,652	2,596
Final Site Plans Released					
Projects	5	4	1	3	13
Gross Square Feet	1,755,299	980,345	14,262	224,061	2,973,967
Dwelling Units	1,130	710	0	55	1,895

Detailed Project Approvals by Quarter

Project	Gross Sq. Ft.	Dwelling Units	Review Time (mos.)
Q1 – Entitled Projects			
None			
Q2 - Entitled Projects			
The View	860,948	382	11
1900 Beauregard	535,000	390	28
Robinson Terminal North	236,700	73	19
George Mason Elementary School	108,448	0	6
Whitley Phase 2	50,269	49	11
Westridge Towns	36,500	20	18
The Alante	0	19	13
The Oliver	0	11	13
Q3 - Entitled Projects			
DASH Expansion	14,850	0	6
Q4 - Entitled Projects			
Potomac Yard, Multifamily	570,490	432	12
Potomac Yard, Affordable	119,106	88	12
Potomac Yard, Townhouses	238,980	120	12
4880 Mark Center Drive	640,291	405	18.5
WestEnd (Landmark) Block D	362,254	275	8.5
2051 Jamieson Ave	214,228	187	7
Olde Towne West	150,819	145	19

Project	Gross Sq. Ft.	Dwelling Units	Review Time (mos.)
Q1 - Final Site Plans Released			
WestEnd Block E&G	638,959	390	22
WestEnd Block Eye	598,848	390	22
WestEnd Block K	472,000	337	23
125 N West Street	39,329	13	4.5
VRE Station	6,163	0	50
Q2 - Final Site Plans Released			
Newport Village	558,742	383	46.5
Montgomery Center (Partial)	405,945	327	24
550 S Pickett	9,750	0	16.5
4 E Oak	5,908	0	36
Q3 - Final Site Plans Released			
Colvin St. Garage	14,262	0	8
Q4 - Final Site Plans Released			
George Mason Elementary School	108,448	0	5
Whitley Phase 2	50,269	49	7
Clarens Estates	65,344	6	5

Calendar Year 2025 Approval Times

