



DEPARTMENT OF
**PLANNING &
ZONING**

One Start for Land Development Alexandria, VA

January 2026



One Start Mission

- ▶ Lead and facilitate review of development applications from Concept to Occupancy

Community Vision
Project Review
Permitting
Construction
Project Opening



Photo Credits

- <https://www.alxnow.com/2019/10/25/construction-continues-on-wegmens-and-carlyle-crossing-development/>
- <https://www.alxnow.com/2024/05/29/photos-city-leaders-cut-ribbon-at-alexandria-city-high-schools-minnie-howard-campus/>
- <https://www.infocase.com/wp-content/uploads/2024/06/three-legged-stool2.jpg>

Why It Matters

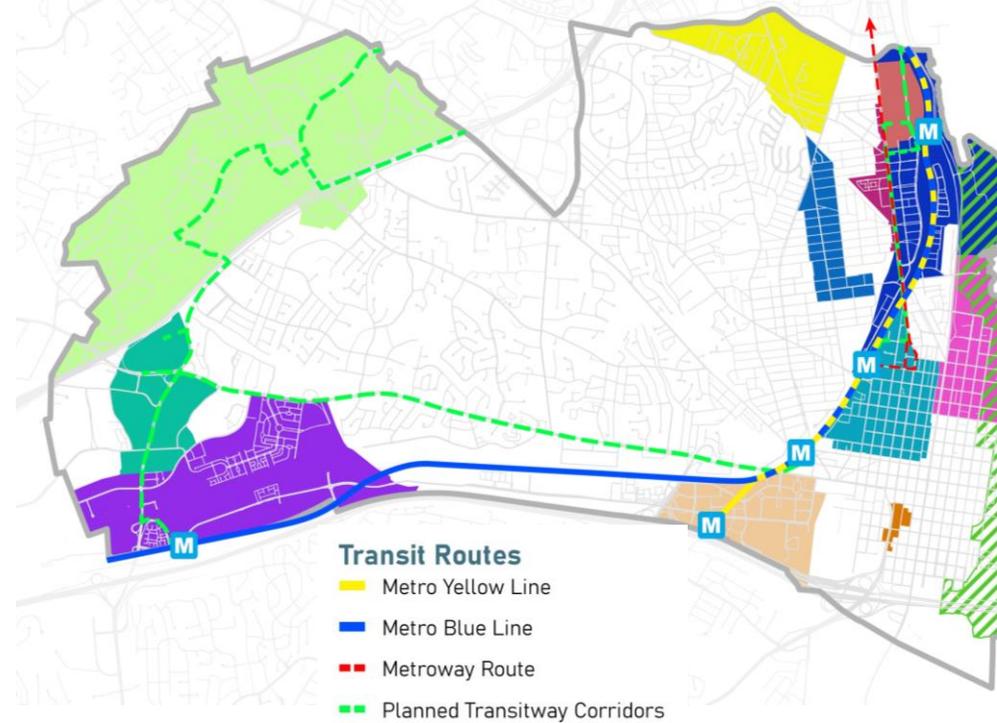
- ▶ Private investment is necessary to realize the community's vision, meet housing needs, and grow the local economy
- ▶ Timely projects reviews result in more value available for and earlier delivery of community benefits



Neighborhood Benefits: Reinvestment

- ▶ Small Area Plans provide community-informed guidance
- ▶ Coordinate public and private investment
- ▶ Utilize existing and planned transportation options
- ▶ Investment in underutilized properties

Planning for the Future: Recent Small Area Plans



| | |
|--|--|
| ■ | AlexWest (2024) Land Area: 1,255 ac Development: 10.5M sf |
| ■ | Arlandria-Chirilagua (2022) Land Area: 230 ac Development: 2.8M sf |
| ■ | Braddock (2008) Land Area: 237 ac Development: 3.6M sf |
| ■ | Eisenhower East (2020) Land Area: 245 ac Development: 19.1M sf |
| ■ | Eisenhower West (2015) Land Area: 621 ac Development: 9.3M sf |
| ■ | Landmark/Dorn Corridor Plan (2009) Land Area: 607 ac Development: 12.5M sf |
| ■ | Mt. Vernon Ave. Business Plan (2005) Land Area: 123 ac Development: 3.6M sf |
| ■ | North Potomac Yard (2017) Land Area: 73 ac Development: 7.5M sf |
| ■ | Oakville Triangle (2015) Land Area: 37 ac Development: 2.7M sf |
| ■ | Old Town North (2017) Land Area: 200 ac Development: 6.5M sf |
| ■ | South Potomac Yard (2003) Land Area: 382 ac Development: 4.2M sf |
| ■ | S. Patrick Housing Affordability (2018) Land Area: 17 ac Development: 918k sf |
| ■ | Waterfront (2012) Land Area: 357 ac Development: 811k sf |



City-wide Benefits: Supporting Public Services

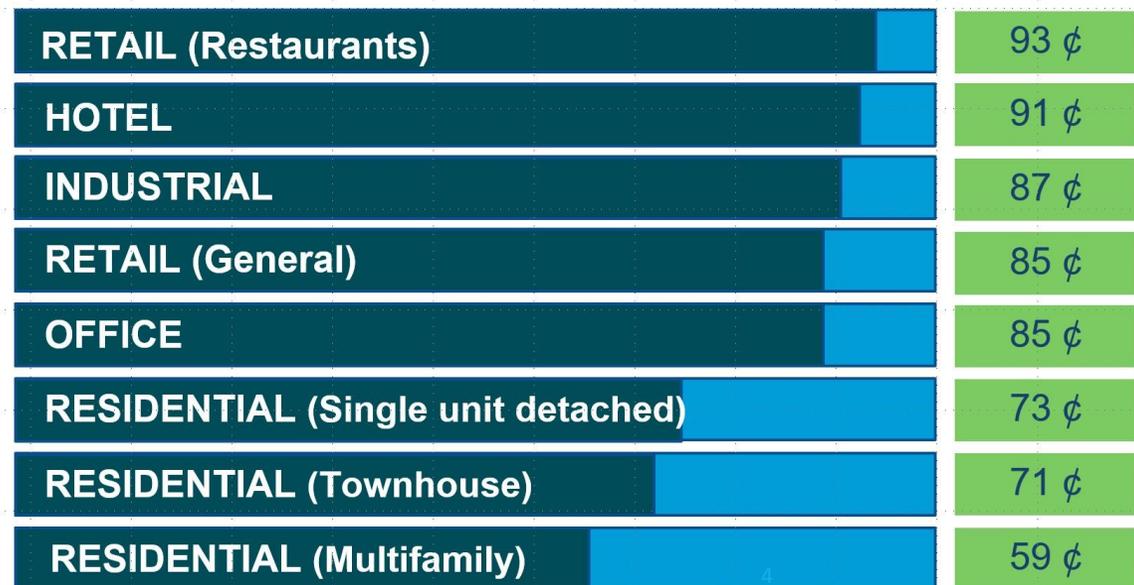
Operating Revenue

- ▶ Property Tax
 - Approx. 60% of Operating Budget
 - Supports schools, streets, parks, libraries, etc.
- ▶ Total Assessed Value - \$49.7 Billion
- ▶ 10-Year Trends (annual average)
 - 2.97% annual growth
 - \$1.03 Billion appreciation
 - \$0.43 Billion new growth

Positive Fiscal Impacts

- ▶ New development positively contributes to the City's General Fund and supports city-wide services

Tax Dollars Contributed to City's General Fund by Type



■ ¢ per tax \$ collected contributed to the General Fund
 ■ ¢ per tax \$ collected required to support the use

Source: Annual land book presentations, February 2016-2025



One Start in Operation: Performance Target – *One-Year One-Year*

CY2025 (Q1-Q4)

Application Review Times

| Application Stage | Number of Applications | Time in Months | | |
|--|------------------------|----------------|--------|-----|
| | | Min | Median | Max |
| Preliminary Plan (Hearing) | 16 | 6 | 12 | 28 |
| Final Site Plan (Construction Release) | 13 | 4.5 | 22 | 50 |

- ▶ Exceeded 1,600 dwelling units in both entitlements and final site plan approvals
- ▶ Potential to generate ~\$800M in new assessed value for the City

Transparent Procedures & Predictable Timelines

- ▶ 1 year from Concept to Hearing
- ▶ 1 year from Hearing to Building Permit Issuance

Partnership

- ▶ Communicating community vision
- ▶ Reviewing submittal requirements and review procedures
- ▶ Encouraging completeness and quality of early submittals



Process Improvements

Recently Completed

Consolidate Review and Approval of Site Plans and Grading Plans

Simplified Standard Conditions

Comment Letters Highlight Critical Path Items

Centralize Routing and Fee Collection

Quarterly Reporting of Approved Projects

Accelerate Review of Bond Packages

In Progress

Update Application Checklists

Future Efforts

Streamline Standard Conditions re Construction and Application Typical

Comments Template to Track Comment Resolution

AI Pilot - Completeness Check and Zoning Analysis

Update 2022 Construction Standards (Public Facilities Manual)

Updated Performance Targets
24 months, 18 months, 12 months



One Start Recap

▶ Mission

- Lead and facilitate review of development applications from Concept to Occupancy

▶ Why

- Private investment is necessary to realize the community's vision, meet housing needs, and grow the local economy

▶ Measuring Performance

- One-year from Concept to Hearing
- One-year from Hearing to Building Permit

▶ Process Improvements

- Measure and Monitor
- Transparent and Predictable

