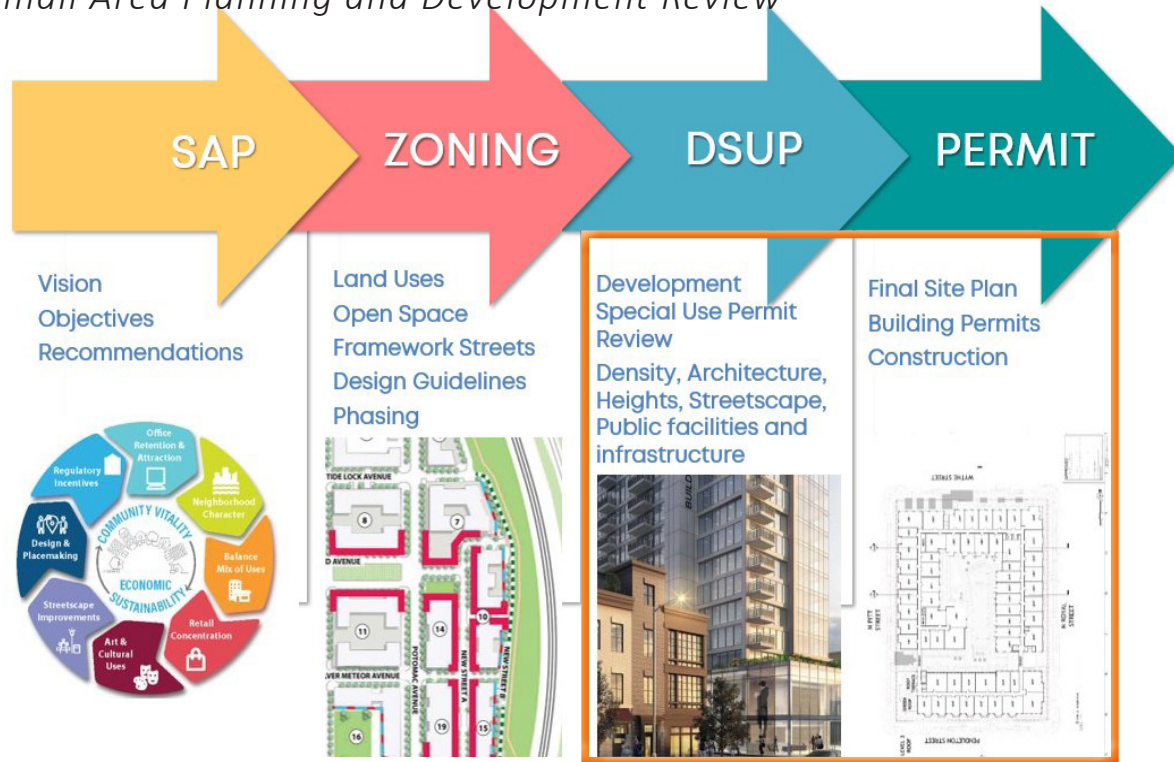




# ALEXANDRIA ONE START

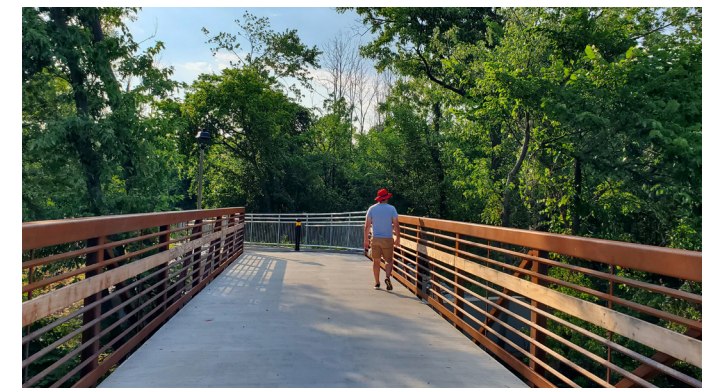
Facilitating review of development applications from Concept to Occupancy

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





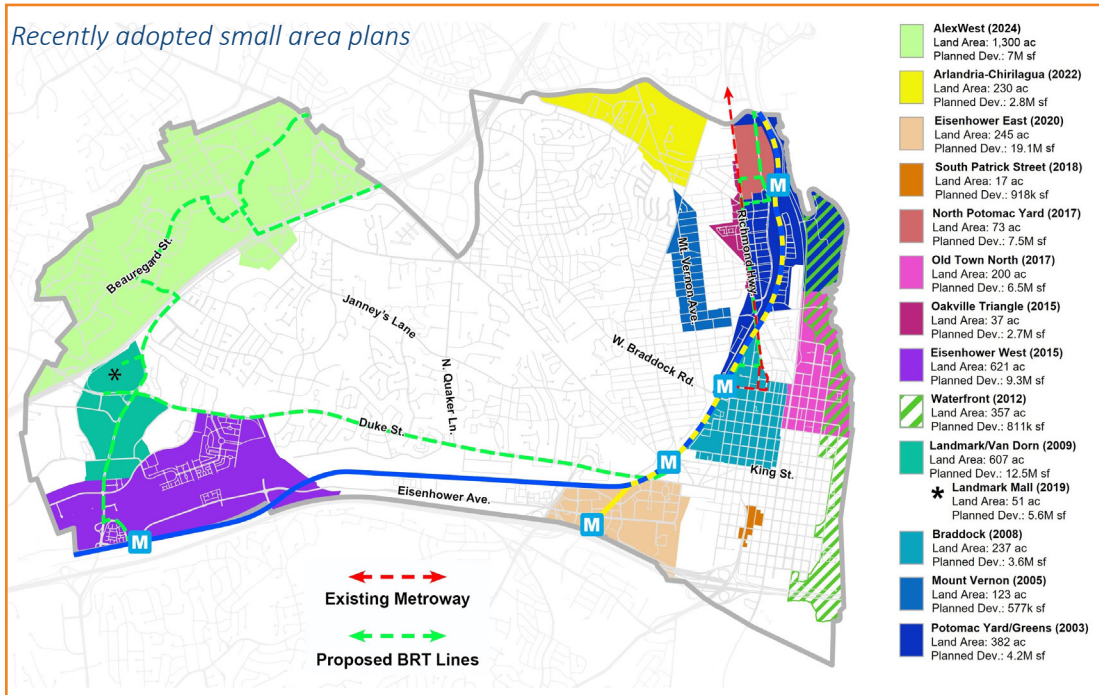
# ALEXANDRIA ONE START

*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.

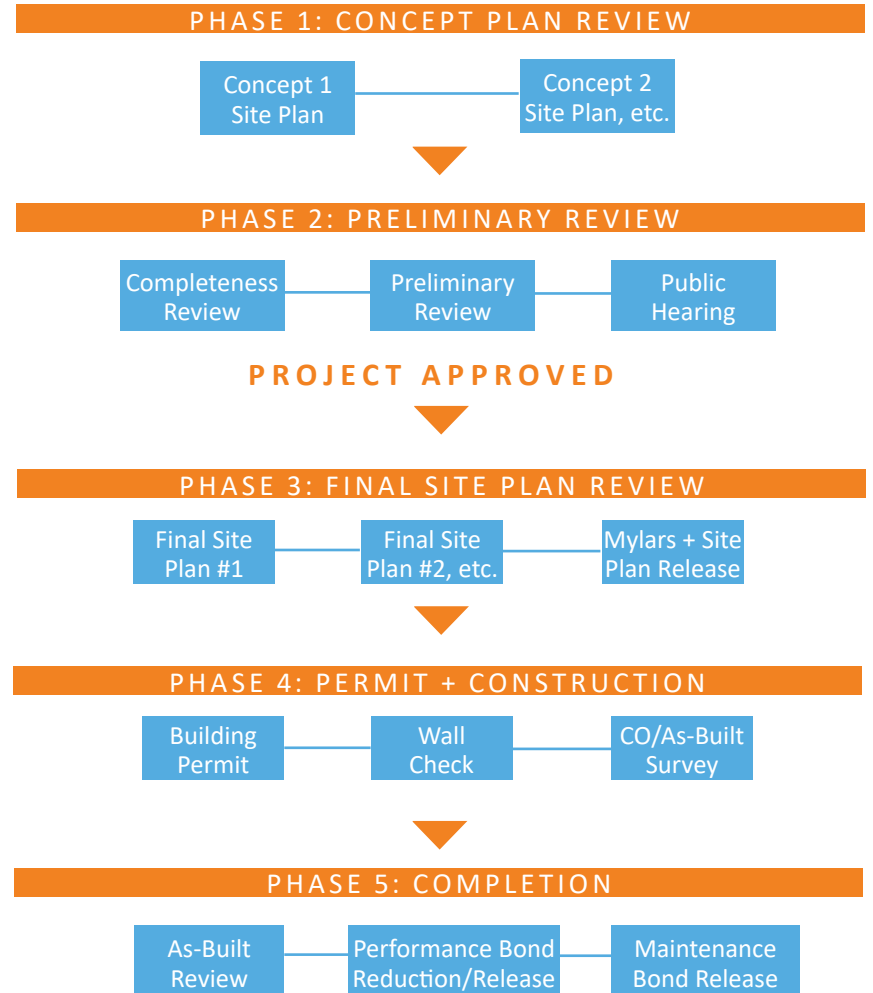


One Year

*From concept to public hearing*

One Year

*From approval to start of construction*





# ALEXANDRIA ONE START

Quarterly Report (CY 2026)

## Summary Project Approvals by Quarter

Quarter	Q1	Q2	Q3	Q4	YTD
<b>Entitled Projects</b>					
Projects	3				3
Gross Square Feet	45,290				45,290
Dwelling Units	22				22
<b>Final Site Plans Released</b>					
Projects	3				3
Gross Square Feet	269,827				269,827
Dwelling Units	27				27
<b>Building Permits Approved by P&amp;Z</b>					
Projects	5				5
Gross Square Feet	794,434				794,434
Dwelling Units	546				546
<b>Certificates of Occupancy Issued</b>					
Projects	2				2
Gross Square Feet	259,138				259,138
Dwelling Units	224				224

## Detailed Project Approvals by Quarter

Q1 – Entitled Projects			
Project	Gross Sq. Ft.	Dwelling Units	Review Time (mos.)
Duke & Quaker Lane Townhouses	26,160	11	12
220-224 S. Peyton St.	10,540	8	7
806 N. Columbus St. Townhouses	8,590	3	8

Q1 – Building Permits Approved by P&Z		
Project	Gross Sq. Ft.	Dwelling Units
126 Longview Dr., Westridge Towns	36,500	20
1201 E. Abingdon Dr.	178,179	143
VRE Union Station	6,163	n/a
DASH expansion, 3000 Business Center Dr.	14,850	n/a
4898 W. Braddock Rd., Newport Village	558,742	383

Q1 – Final Site Plans Released			
Project	Gross Sq. Ft.	Dwelling Units	Review Time (mos.)
126 Longview Dr., Westridge Towns	36,500	20	7
City Hall/Market Square Renovation	122,753/91,865	n/a	5
5216 Seminary Rd. Townhouses	18,709	7	9

Q1 – Certificates of Occupancy Issued		
Project	Gross Sq. Ft.	Dwelling Units
811 N. Columbus, Whitley Phase 1	108,580	78
2700 Main Line Blvd, Riviera Senior Living	150,558	146

## Calendar Year 2026 Approval Times

Application Stage	Number of Applications	Time in Months		
		Min	Median	Max
Preliminary Plan (Hearing)	3	7	8	12
Final Site Plan (Construction Release)	3	5	7	9