



ALEXANDRIA ONE START

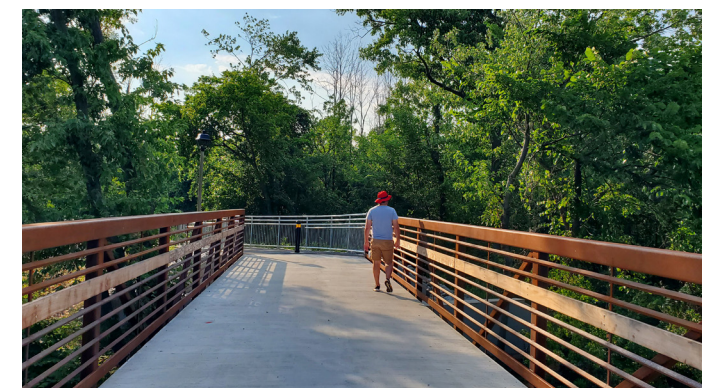
Facilitating review of development applications from Concept to Occupancy

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





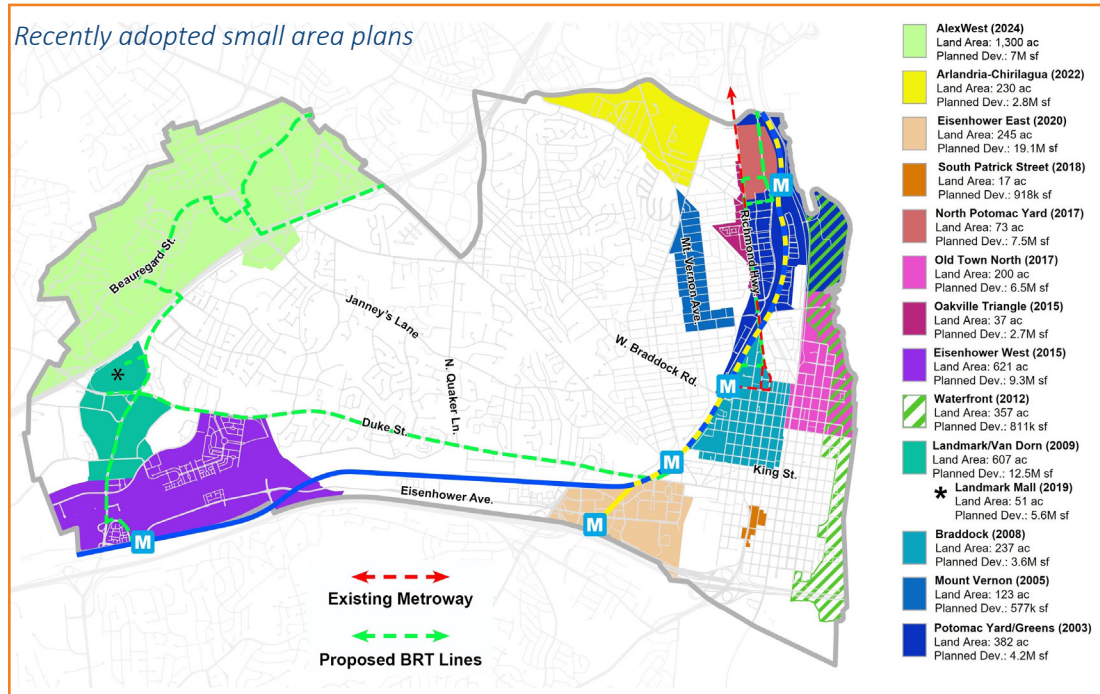
ALEXANDRIA ONE START

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

PHASE 1: CONCEPT PLAN REVIEW

Concept 1 Site Plan

Concept 2 Site Plan, etc.

PHASE 2: PRELIMINARY REVIEW

Completeness Review

Preliminary Review

Public Hearing

PROJECT APPROVED

PHASE 3: FINAL SITE PLAN REVIEW

Final Site Plan #1

Final Site Plan #2, etc.

Mylars + Site Plan Release

PHASE 4: PERMIT + CONSTRUCTION

Building Permit

Wall Check

CO/As-Built Survey

PHASE 5: COMPLETION

As-Built Review

Performance Bond Reduction/Release

Maintenance Bond Release



ALEXANDRIA ONE START

Quarterly Report (CY 2026)

Summary Project Approvals by Quarter

Quarter	Q1	Q2	Q3	Q4	YTD
Entitled Projects					
Projects	3	7	0	0	10
Gross Square Feet	272,220	1,527,307	0	0	1,799,527
Dwelling Units	111	950	0	0	1061
Final Site Plans Released					
Projects	3	2	0	0	5
Gross Square Feet	18,709	869,748	0	0	888,457
Dwelling Units	8	383	0	0	391
Building Permits Approved by P&Z					
Projects	5	1	0	0	6
Gross Square Feet	794,434	297,820	0	0	1,092,254
Dwelling Units	546	310	0	0	856
Certificates of Occupancy Issued					
Projects	2	3	0	0	5
Gross Square Feet	259,138	313,492	0	0	572,630
Dwelling Units	224	252	0	0	476

Calendar Year Summary

Application Stage	Number of Applications	Time in Months		
		Min	Median	Max
Preliminary Plan (Hearing)	10	5	12	43
Final Site Plan (Construction Release)	5	1	7	9

Detailed Project Approvals for Q2

Q2 - Entitled Projects			
Project Name	Gross Sq. Ft.	Dwelling Units	Review Time (Months)
1019 Cameron Street	5,237	0	5
Eisenhower Pointe 2	313,746	117	9
PRGS Block B	449,978	320	43
PRGS Block C	635,458	481	43
PRGS Open Space Waterfront Park	0	0	12
300 N. Lee Street / 333 N. Fairfax Street	119,000	32	13
Old Town Pool Replacement (1609 Cameron St)	3,888	0	8

Q2 - Final Site Plans Released			
Project Name	Gross Sq. Ft.	Dwelling Units	Review Time (Months)
Goodwin Living Seminary Road (The View Alexandria)	865,860	383	7
Old Town Pool Replacement (1609 Cameron St)	3,888	0	1

Q2 - Building Permits Approved		
Project Name	Gross Sq. Ft.	Dwelling Units (#)
Heritage block 4	297,820	310

Q2 - Certificates of Occupancy Issued		
Project Name	Gross Sq. Ft.	Dwelling Units (#)
Le Glebe	10,717	4
Tidelock	268,730	234
Old Town Square formerly 820 Gibbon	34,045	14