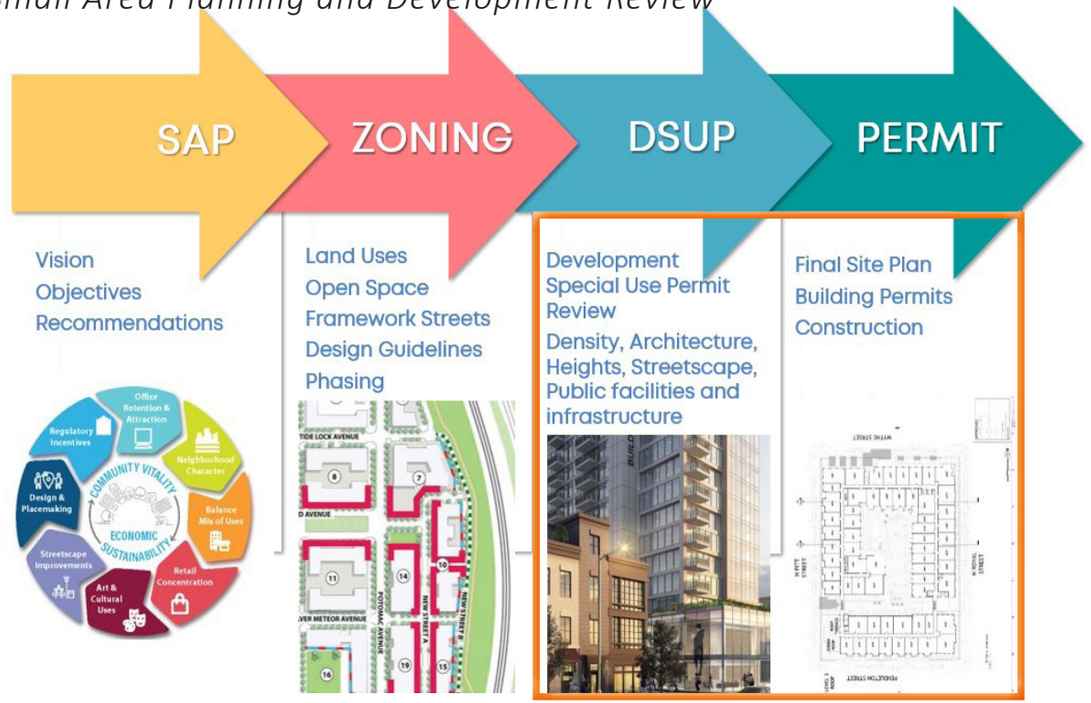
ALEXANDRIA ONE START

Facilitating review of development applications from Concept to Occupancy

Small Area Planning and Development Review



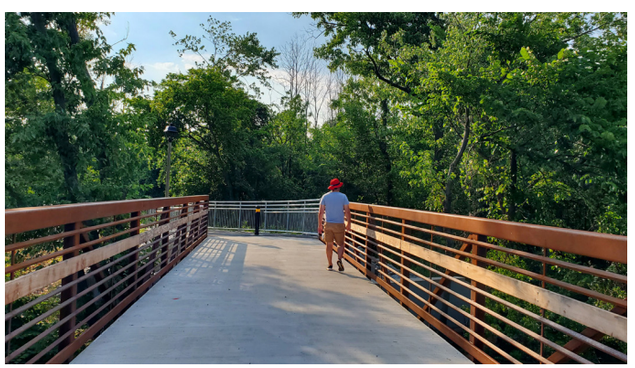
One Start: *Why It Matters*

- 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







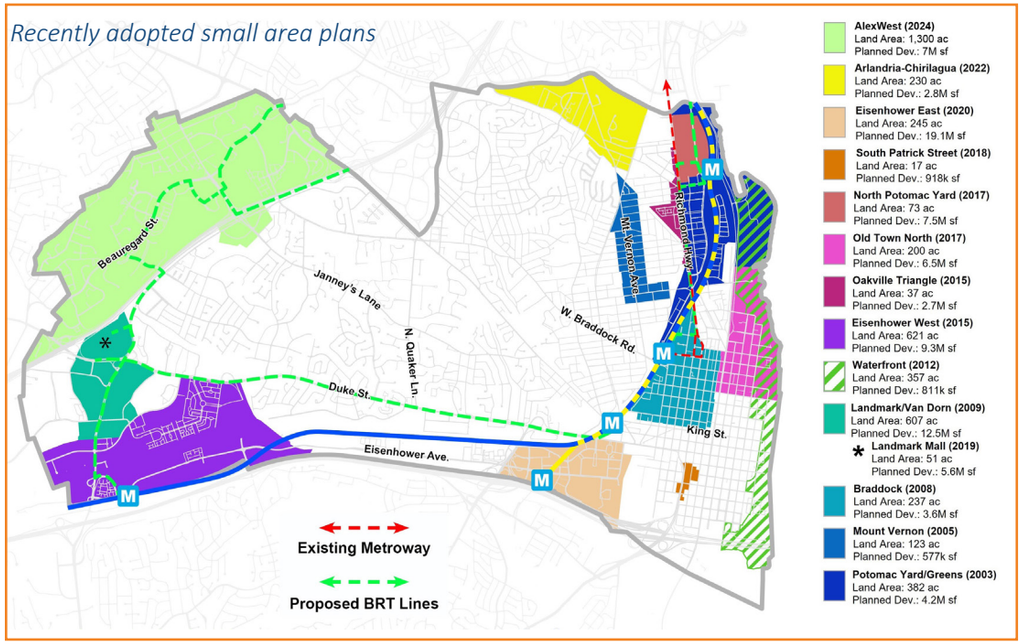


ALEXANDRIA ONE START

In Operation— One Year, One Year

Guided by Community Informed Small Area Plans

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.



2-Year Development Review

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 (CY2026)

Summary Project Approvals By Quarter

Quarter	Q1	Q2	Q3	Q4	YTD
Entitled Projects					
Projects	3	7	1	0	11
Gross Square Feet	272,220	1,527,307	20,315	0	1,819,842
Dwelling Units	111	950	5	0	1,066
Final Site Plans Released					
Projects	3	2	2	0	7
Gross Square Feet	18,709	869,748	584,528	0	1,472,985
Dwelling Units	8	383	435	0	826
Building Permits Approved by P&Z					
Projects	5	1	3		9
Gross Square Feet	794,434	297,820	382,242	0	1,474,496
Dwelling Units	546	310	351	0	1,207
Certificates of Occupancy Issued					
Projects	2	3	3	0	8
Gross Square Feet	259,138	313,492	711,917	0	1,284,547
Dwelling Units	224	252	243	0	719

Detailed Project Approvals for Q3

Q3 - Entitled Projects

Project Name	Gross Sq. Ft.	Dwelling Units	Review Time (Months)
415 N. Alfred St. - Townhouses	20,315	5	7

Q3 - Building Permits Approved

Project Name	Gross Sq. Ft.	Dwelling Units
Heritage Block 1	273,941	288
601 Wythe St	47,186	18
1625 Prince St	61,115	45

Q3 - Final Site Plans Released

Project Name	Gross Sq. Ft.	Dwelling Units	Review Time (Months)
Potomac Yard - Landbay G-B/E (Residential/retail building)	575,938	432	7
806 N. Columbus St. - Townhouses	8,590	3	5

Q3 - Certificate of Occupancy Issued

Project Name	Gross Sq. Ft.	Dwelling Units
126 Longview Dr	43,057	20
Oakville Townhomes Block D	259,320	84
TriPointe Townhomes (Victory Center)	409,540	139

Calendar Year Summary

Application Stage	Number of Applications	Time in Months		
		Min	Median	Max
Preliminary Plan (Hearing)	11	5	12	43
Final Site Plan (Construction Release)	7	1	7	9