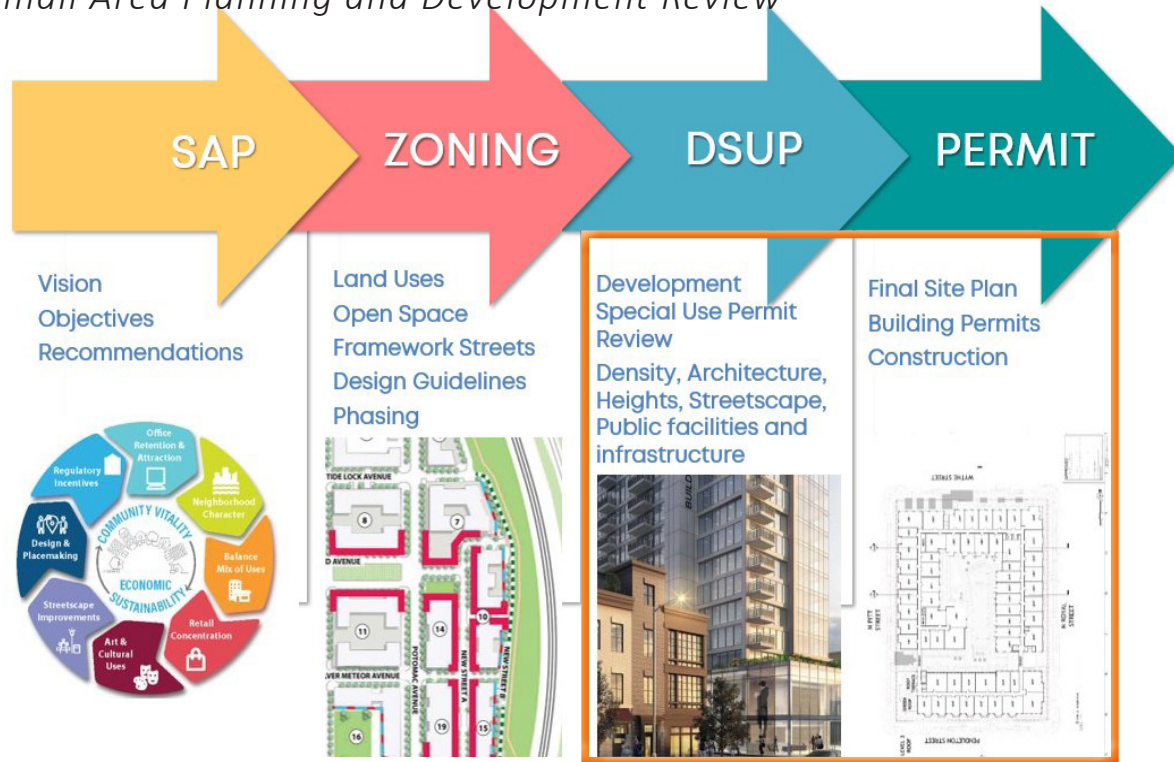




ALEXANDRIA ONE START

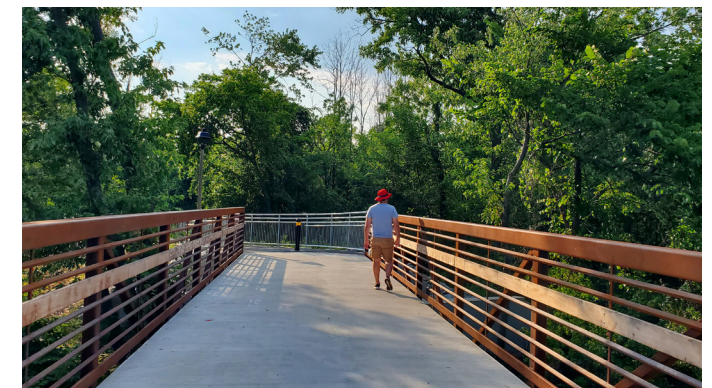
Facilitating review of development applications from Concept to Occupancy

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





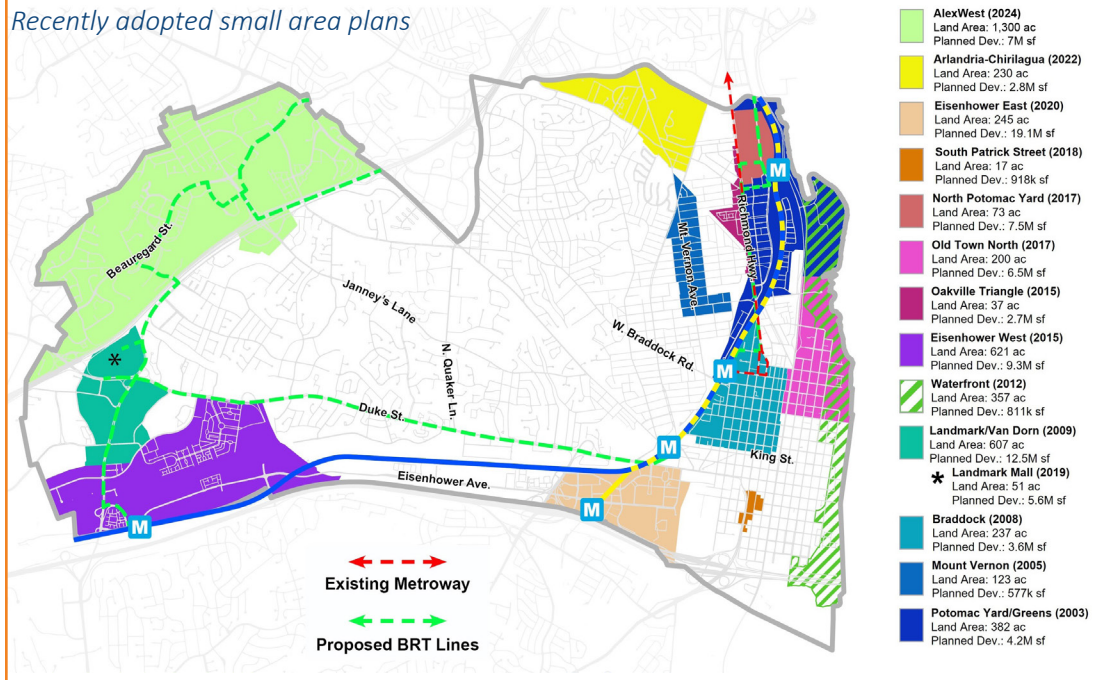
ALEXANDRIA ONE START

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.

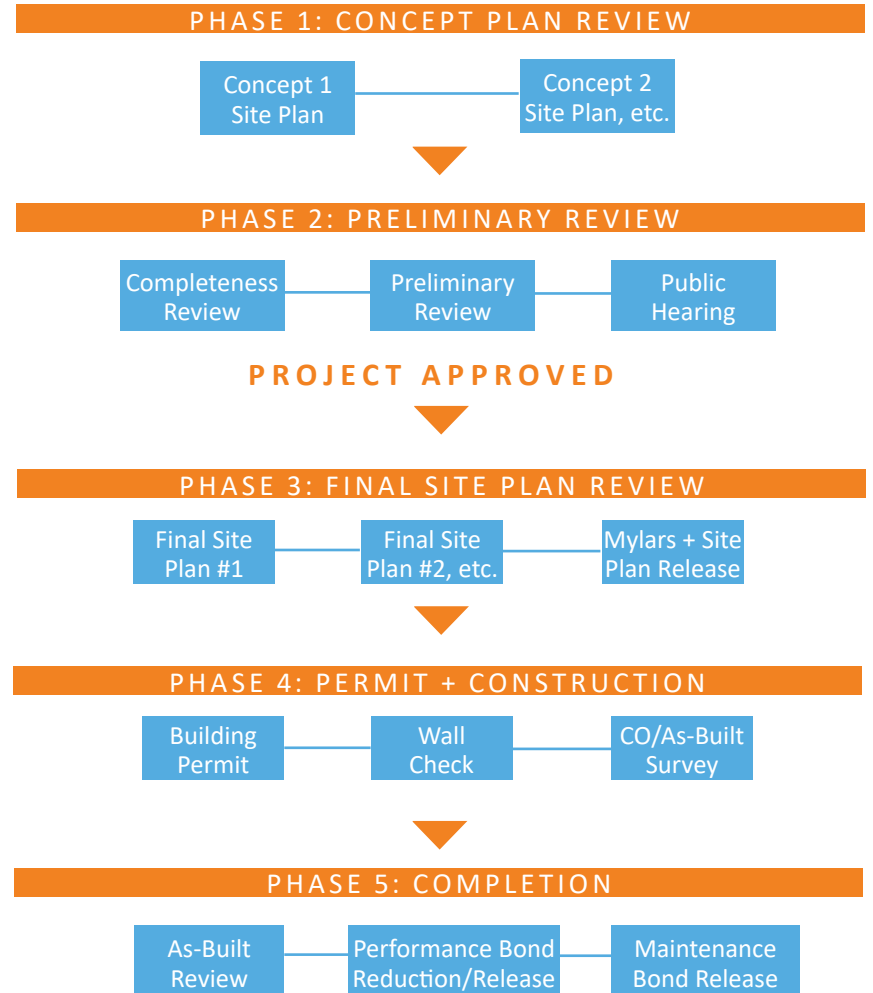


One Year

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
Entitled Projects					
Projects	3				3
Gross Square Feet	45,290				45,290
Dwelling Units	22				22
Final Site Plans Released					
Projects	3				3
Gross Square Feet	269,827				269,827
Dwelling Units	27				27
Building Permits Approved by P&Z					
Projects	5				5
Gross Square Feet	794,434				794,434
Dwelling Units	546				546
Certificates of Occupancy Issued					
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

Updates Since Report Publication

Entitled Projects through April 2026	
Project Name	Project Description
Eisenhower Point Phase 2 DSUP (April)	117 residential units in townhouses and back-to-back units
CLI Elbert DSUP extension (April)	91 multi-unit building
N. Lee townhouses DSUP (April)	32 townhouses

Potential Projects through End of 2026	
Project Name	Project Description
PRGS DSUP (June)	Block B – 321 units, 76k sq ft commercial Block C – 494 units, 43k sq ft commercial Waterfront Park Rail Corridor Park
Eisenhower East Block 3	Mixed-use building with approximately 767 units
5050 Eisenhower DSUP extension (May)	367 multi-unit building
Arcland Self-Storage redevelopment (4551 Eisenhower Ave) CDD + DSUP	Self-storage and mixed-use
330 N. Washington Street DSUP	6 townhouses
724-728 N. Patrick Street DSUP	5 townhouses
415 N. Alfred Street DSP	5 townhouses with detached ADUs
Bishop Ireton DSP	Field improvements
Arlandria McDonald's (121 W Glebe) DSUP	Restaurant
1609 Cameron Street DSUP (May)	City Pool
1019 Cameron St DSUP (June)	Office expansion