

City of Alexandria, Virginia

MEMORANDUM

DATE: August 25, 2025

TO: Chair McMahon and Members of Planning Commission

FROM: Paul Stoddard, AICP, Interim Director, Department of Planning and Zoning

SUBJECT: Director's Report – September 4, 2025

Community Meeting Series

Beginning in April, the Department of Planning & Zoning began hosting an online community meeting series. Meetings are held every other month. These meetings offer community members an opportunity to stay informed about larger development projects under consideration, changes to regulations that affect new development, and upcoming planning initiatives.

The next meeting is scheduled for September 2. Recordings from past meetings are available here <https://www.alexandriava.gov/planning-and-zoning/planning-zoning-bi-monthly-virtual-community-updates>

Docket Lookahead

The attached lookahead provides a tentative schedule of land use items for docketing through December, including development applications, zoning text amendments, and small area plans. Note that this tentative schedule is for information purposes only and future months may change.

One Start Quarterly Report

The City's One Start initiative includes a series of internal improvements designed to facilitate investment and economic development in the city. One Start is focused on improving the efficiency of the application review process while maintaining rigorous application reviews. The attached flyer provides summary information regarding One Start. The attached quarterly report summarizes project approvals by quarter, including project size, composition, and time from application to approval.

Attachments

1. Docket Lookahead September through December 2025
2. One Start Program Flyer
3. One Start Quarterly Report

Planning & Zoning | September – December 2025 Look-Ahead

Updated August 26, 2025

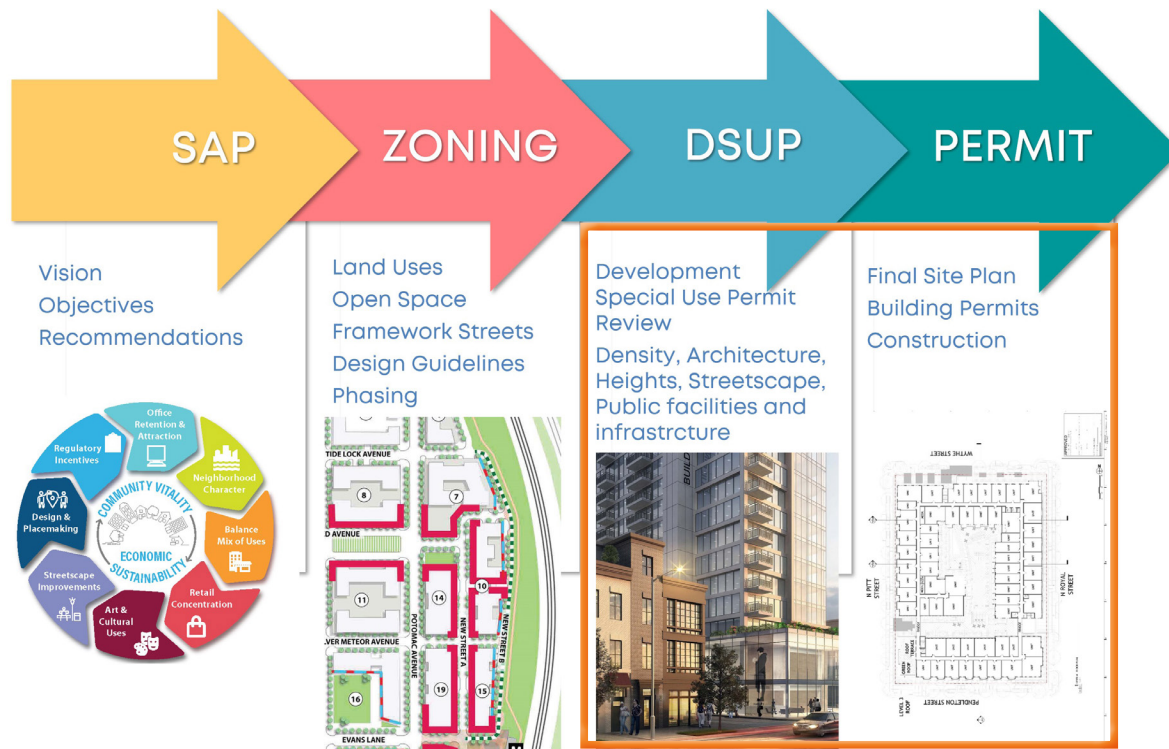
	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
PLANNING COMMISSION AND CITY COUNCIL PUBLIC HEARINGS AND WORK SESSIONS	<p><i>New Development</i></p> <ol style="list-style-type: none">3000 Business Center Dr – Development Special Use Permit for expansion of the Dash Bus Facility <p><i>Infill Development</i></p> <ol style="list-style-type: none">3333 Helen St - Rezoning to change zone from R-2-5/Residential to RB/Townhouse.51 E Windsor Ave – Special Use Permit for construction of a residential unit on a substandard lot <p><i>Zoning Text Amendments, Plans, Policies</i></p> <ol style="list-style-type: none">Murals Zoning Ordinance Text AmendmentResource Protection Area Regulations Zoning Ordinance Text Amendment Updates (T&ES)VA APA Presentation of Plan of the Year award to the City for the AlexWest Plan – <i>CC Leg. Meeting Sept. 30</i> <p><i>Planning Commission Only</i></p> <ol style="list-style-type: none">1702 Dewitt Ave - Subdivision15 E Custis Ave – SubdivisionPC Annual Report	<p><i>Extensions/Amendments</i></p> <ol style="list-style-type: none">727 N West St/Braddock West - Development Special Use Permit extension for residential development <p><i>Infill Expansion</i></p> <ol style="list-style-type: none">107 N Fairfax St – Special Use Permit to increase floor area ratio for a mixed-use building to allow for the expansion of the upper-floor residential units. <p><i>Zoning Text Amendments, Plans, and Policies</i></p> <ol style="list-style-type: none">AlexWest Design Guidelines Adoption <p><i>Commercial to Residential Conversion</i></p> <ol style="list-style-type: none">601 Wythe Street – Rezoning and a Special Use Permit for conversion to residential use <p><i>Vacation of Public Right-of-Way Requests</i></p> <ol style="list-style-type: none">218/300 E Alexandria Avenue2702/2800 Russell Road <p><i>Planning Commission Only</i></p> <ol style="list-style-type: none">Commercial and Residential Zoning Ordinance Updates PC Work Session3102 Wilson Rd – Subdivision	<p><i>New Development</i></p> <ol style="list-style-type: none">Eisenhower East Block 3 – Development Special Use Permit for a mixed-use commercial/residential development <p><i>Infill Development and Conversions</i></p> <ol style="list-style-type: none">2051 Jamieson Avenue – Development Special Use Permit for Office to Residential Conversion <p><i>Zoning Text Amendments, Plans, and Policies</i></p> <ol style="list-style-type: none">Historic Preservation Zoning Ordinance Text AmendmentResidential Zoning Ordinance Text AmendmentPotomac Yard Master Plan Amendment, Coordinated Development District Amendment, and Zoning Ordinance Text AmendmentPresentation of the new Master Plan Interactive Tool and the FY25 Master Plan Implementation Report <p><i>Vacation of Public Right-of-Way Requests</i></p> <ol style="list-style-type: none">16 E Howell/11 E Windsor Alley <p><i>Planning Commission Only</i></p> <ol style="list-style-type: none">103 E. Monroe - Subdivision	<p><i>New Development</i></p> <ol style="list-style-type: none">598 S Alfred St/Olde Towne West – Development Special Use Permit for a multifamily building with affordable housing units1300 N Royal St/PGRS Blocks B and C and Open Space– Development Special Use Permit for commercial and residential development4880 Mark Center Dr – Development Special Use Permit for multi-unit residential development <p><i>Extensions/Amendments</i></p> <ol style="list-style-type: none">5066 Fairbanks Avenue/Upland Park-Development Special Use Permit extension for townhouse and open space development. <p><i>Zoning Text Amendments, Plans, and Policies</i></p> <ol style="list-style-type: none">Commercial Zoning Ordinance Text Amendments
COMMUNITY ENGAGEMENT	<ol style="list-style-type: none">Duke Street Land Use Plan Public Meeting #2 - Intent and GoalsIn-Person Open House Sept 22 Residential Zoning Ordinance Updates Historic Preservation Zoning Ordinance Updates Commercial Zoning Ordinance UpdatesCommunity Updates Virtual Meeting – Sept. 2City Council/School Board Work Session (Long Range Planning) – Sept 29	<ol style="list-style-type: none">Commercial Zoning Ord. Updates - Virtual Open HouseDuke Street Land Use Plan WorkshopsStudent Generation Update with ACPS @ City Council/School Board Subcommittee Meeting – October 27	<ol style="list-style-type: none">Duke Street Land Use Plan Community Meeting Date TBD Nov-Dec	<ol style="list-style-type: none">Duke Street Land Use Plan Community Meeting Date TBD Nov-Dec



ALEXANDRIA ONE START

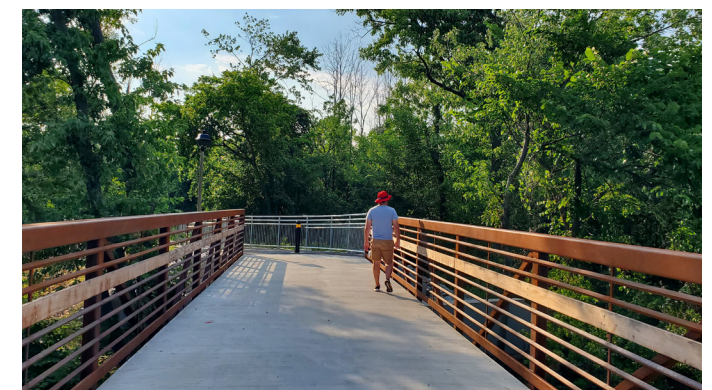
Facilitating review of development applications from Concept to Occupancy

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
- Timely project reviews result in more value available for community benefits and earlier enjoyment of new amenities





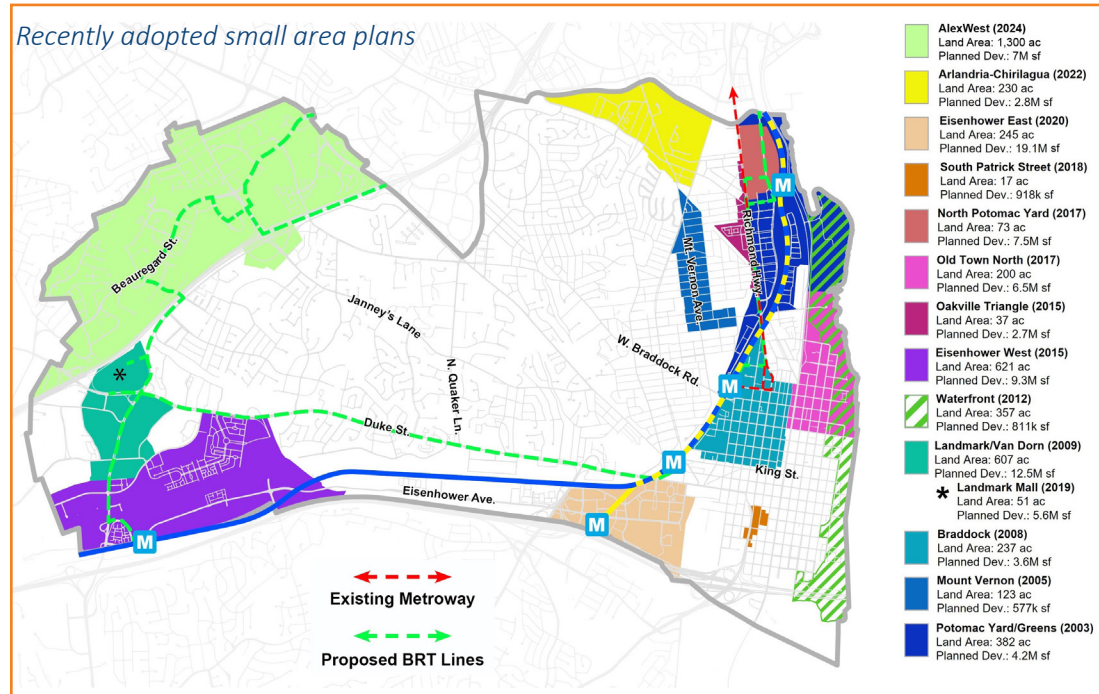
ALEXANDRIA ONE START

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

One Start Quarterly Report

Q1 and Q2 CY 2025

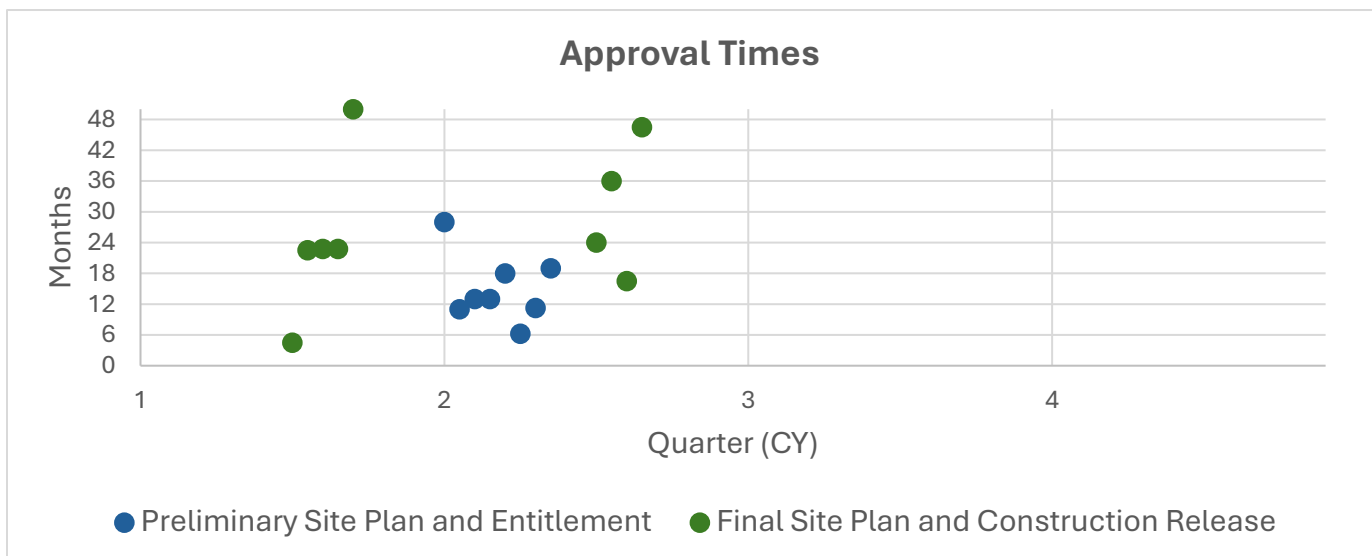
One Start

One Start is a series of internal initiatives designed to improve the efficiency of reviewing development applications while maintaining rigorous plan reviews. Beyond good governance, One Start is motivated by the following:

- 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; and
- Timely project reviews result in more value available for community benefits and earlier enjoyment of new amenities.

This report provides summary information on project approvals by quarter, including project size, composition, and time from application to approval.

Quarter	Q1	Q2	Q3	Q4	YTD
Preliminary Site Plans and Entitlements					
Projects	0	8			8
Gross Square Feet	0	1,827,865			1,827,865
Homes	0	944			944
Final Site Plan and Construction Release					
Projects	5	4			9
Gross Square Feet	1,755,299	980,345			2,735,644
Homes	1,130	710			1,840



Project	Gross Square Feet	Homes	Review Time (months)
Q1 - Preliminary Site Plans and Entitlements			
<i>None</i>			
Q2 - Preliminary Site Plans and Entitlements			
The View	860,948	382	11
1900 Beauregard	535,000	390	28
Robinson Terminal North	236,700	73	19
George Mason Elementary School	108,448	0	6
Whitley Phase 2	50,269	49	11
Westridge Towns	36,500	20	18
The Alante	0	19	13
The Oliver	0	11	13
Q1 - Final Site Plan and Construction Release			
WestEnd Block E&G	638,959	390	22
WestEnd Block Eye	598,848	390	22
WestEnd Block K	472,000	337	23
125 N West Street	39,329	13	4.5
VRE Station	6,163	0	50
Q2 - Final Site Plan and Construction Release			
Newport Village	558,742	383	46.5
Montgomery Center (Partial)	405,945	327	24
550 S Pickett	9,750	0	16.5
4 E Oak	5,908	0	36