

City of Alexandria, Virginia

MEMORANDUM

DATE: June 2, 2025

TO: Chair McMahon and Members of Planning Commission

FROM: Karl Moritz, Director, Department of Planning and Zoning

SUBJECT: Director's Report – June 4, 2025

Community Meeting Series

Beginning in April 2025, the Department of Planning & Zoning began hosting an online community meeting series. Meetings are held every other month. Meetings include a summary of the city's planning vision and process and highlight upcoming development cases.

The next meeting is scheduled for June 17, 2025. Recordings from past meetings are available here <https://www.alexandriava.gov/planning-and-zoning/planning-zoning-bi-monthly-virtual-community-updates>

Duke Street Corridor Plan

Popup meetings for the Duke Street corridor plan have begun! Recent and upcoming meetings are scheduled throughout May and June. For the complete list of meetings and the latest materials, visit the project website, <https://www.alexandriava.gov/DukeStreetPlan>

One Start

City of Alexandria staff is leading a broad series of reforms to streamline the development review process. Private investment is a necessary component of achieving the community's vision described in the Comprehensive Plan, Small Area Plans, and other adopted policies. The ongoing changes maintain rigorous review standards and will result in earlier delivery of community benefits associated with new development. The attached flyer introducing the One Start program was shared during the recent Economic Development Summit.

Attachments

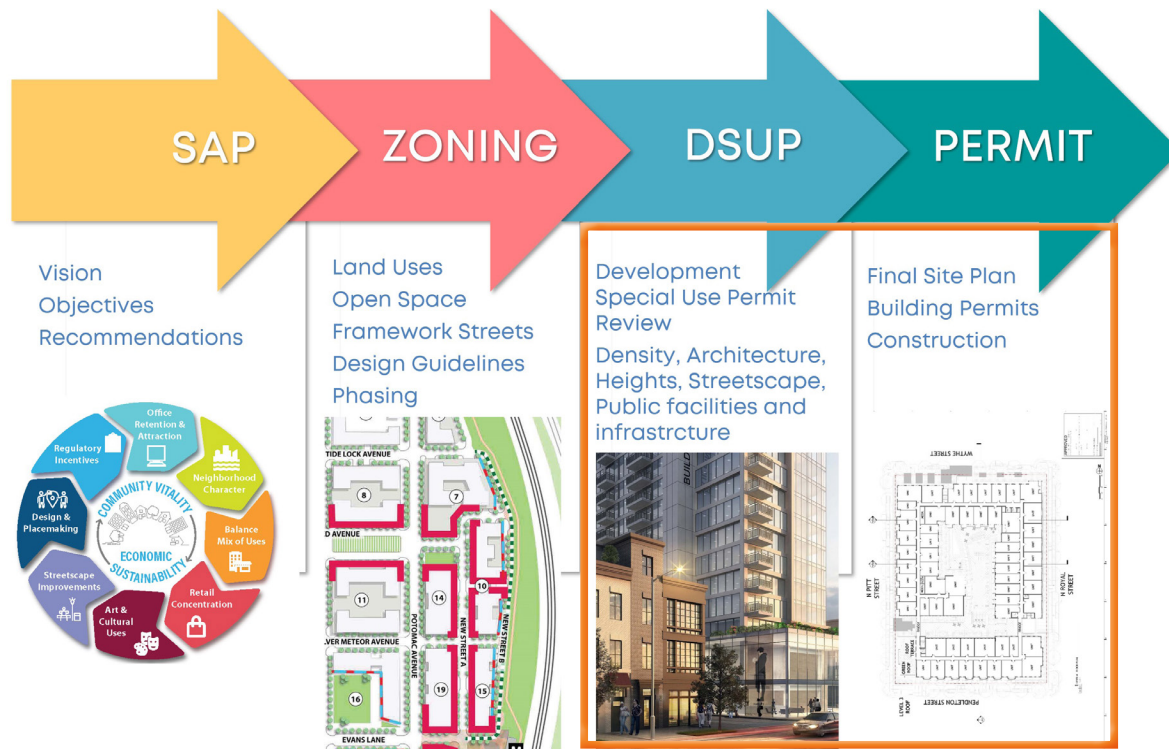
1. One Start flyer



ALEXANDRIA ONE START

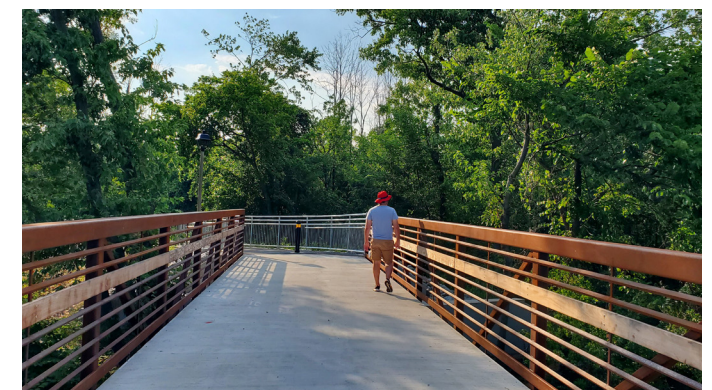
Facilitating review of development applications from Concept to Occupancy

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





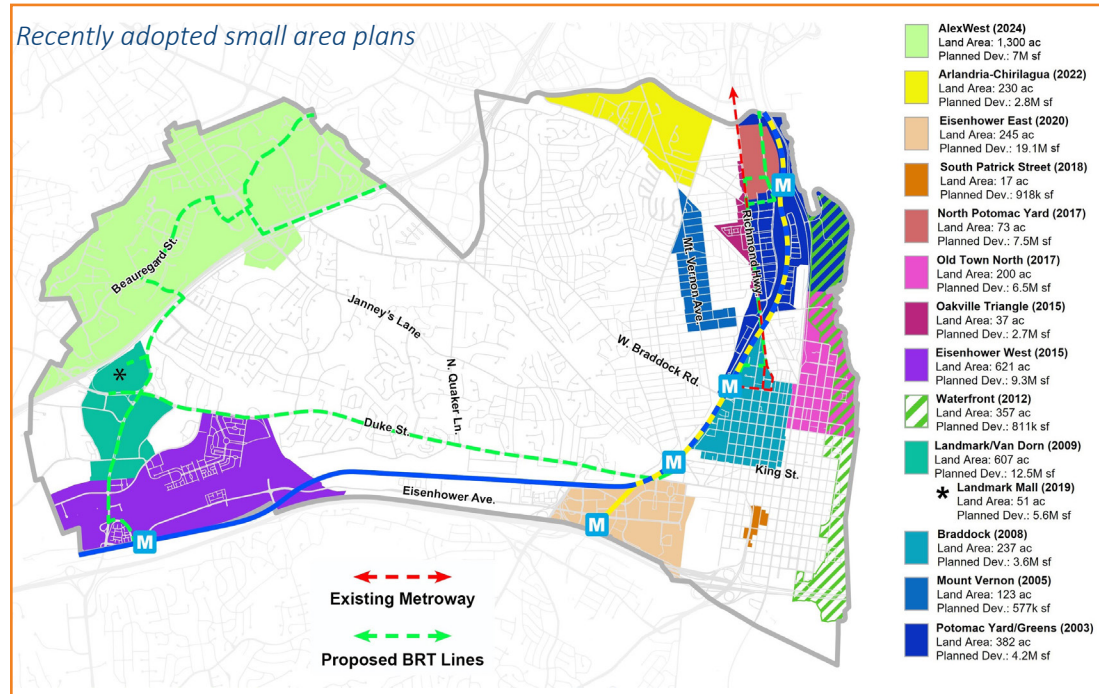
ALEXANDRIA ONE START

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