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## Case: 23-00041868

<b>Case Owner</b>	All Members COUNCIL	<b>Service Request Id</b>	23-00041868
<b>Subject</b>	COU-Contact Mayor, Vice Mayor and/or City Council	<b>Status</b>	Closed
<b>Priority</b>	Standard	<b>Sub-Status</b>	
<b>Case Origin</b>	API	<b>Service Request Source</b>	Web
<b>Description</b>	I am opposed to changes in zoning for single family houses in zone R-12 (West of I-395) because they would eradicate the last single-family neighborhood in West Alexandria between Lincolnia and Seminary Roads west of I-395. Zone R12 is already surrounded by multi-unit housing - to the South on N. Morgan Street, to the East the length of N. Beaureguard Street and the North along Holmes Run and Seminary Road. (To the West, the neighborhood is bordered by single-family housing in Fairfax)). The last thing that my little pocket of West Alexandria needs is increased population density. I (and my neighbors) chose to live where we do precisely because it is single-family; if we had wanted to buy into in a multi-family housing area, we would have done so.	<b>SR Ext ID</b>	
<b>Service Department</b>	Mayor & City Council	<b>Service Request Comments</b>	
<b>ServedP</b>			
<b>Selected Location</b>			
<b>SLA Information</b>			
<b>Expected Start Date</b>	11/1/2023 11:17 PM	<b>Date/Time Opened</b>	11/1/2023 11:17 PM
<b>Expected Date/Time</b>	11/8/2023 10:17 PM	<b>Updated Date/Time</b>	11/5/2023 10:22 PM
<b>SLA Status</b>	Met	<b>Date/Time Closed</b>	11/2/2023 9:14 AM
<b>Contact Information</b>			
<b>Contact Name</b>	H Pinnock	<b>Contact Phone</b>	+1 (703) 635-1063
<b>Account Name</b>	Customer	<b>Contact Email</b>	
<b>Location Information</b>			
<b>Address</b>		<b>Location</b>	
<b>Served</b>		<b>Selected Location</b>	
<b>Trash Zone</b>		<b>Location Details</b>	
<b>Recycle Zone</b>		<b>Relative Location</b>	

Spring Clean Up Zone

Leaf Zone

Reporting Area

Parking District

Census Area

Building Type

Small Area Plan

### Geo Layers

No layers information available

Name

Value

### 311 Files

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#### File Links

Filename	Label	Description	Tags	Is Private?	URL	Created Date
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[Upload File](#)

### Related Parent Requests

Parent Case

Duplicate Parent

**Transfer Parent**

**Legacy Information**

LegacyId

Problem Code

Problem Description

**System Information**

**Created By** Customer Site Guest User, 11/1/2023 11:17 PM

**Service Type Version** SRTV-00000094

**Last Modified By** CRM.PROD Administrator, 11/5/2023 10:22 PM

**Service Type Version Code** CTYCNCL

Survey Link

**ThreadId** ref:\_00D6TtpPp\_5006T2L5R4O:ref

**Contact Information**

---

<b>Name</b>	H Pinnock	<b>Contact Owner</b>	Integration User
<b>Account Name</b>	Customer	<b>Reports To</b>	
<b>Email</b>		<b>Department</b>	
<b>Phone</b>	+1 (703) 635-1063	<b>Fax</b>	
<b>Mobile</b>		<b>Description</b>	
<b>Sprout Social Persona</b>			

**Address Information**

Mailing Address

**Additional Information**

**Allow Service Activity Assignment**

**System Information**

**Created By** Customer Site Guest User, 11/1/2023 11:17 PM

**Last Modified By** Customer Site Guest User, 11/1/2023 11:17 PM

**Custom Links** [Google Maps](#)

[Google Search](#)

**Case Comments**

11/2/2023 9:14 AM

11/2/2023 9:14 AM

User **Kimberly Welch**

User **Kimberly Welch**

Public

Public

Comment **Dear H Pinnock:**

Comment **Dear H Pinnock:**

Thank you for contacting the City of Alexandria. City Council received your request and made note of your comments.

Thank you for contacting the City of Alexandria. City Council received your request and made note of your comments.

Sincerely,

Sincerely,

Alex311 - Connecting You to City Services  
311 or 703.746.4311

Alex311 - Connecting You to City Services  
311 or 703.746.4311

## Emails

Re: [EXTERNAL]23-00041868 - Open - COU-Contact Mayor, Vice Mayor and/or City Council -

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Message Date 11/5/2023 10:22 PM

Has Attachment

Email Address kirk.mcpike@alexandriava.gov

Status Read

Subject Re: [EXTERNAL]23-00041868 - Open - COU-Contact Mayor, Vice Mayor and/or City Council -

Text Body Thank you for contacting me about the City's Zoning for Housing policy package. The housing crisis faced in Alexandria, and the rest of our region, is acute, and creates significant challenges for thousands of families across our city. We lack sufficient housing options at many price points ranging from deeply affordable units to middle income workforce housing.

Because of this, too many people in Alexandria live one rent increase away from displacement, and many workers critical to the success of our city cannot find a home near where they work. Our housing crisis erodes the stability of our community, creates financial hardship for many of our neighbors, and undercuts our efforts to address climate change.

Over the last few years, the City has been considering numerous changes to our zoning and construction rules to help foster the creation of more housing units — both market rate and dedicated affordable. When addressing the overall health and diversity of Alexandria's housing market, all types of units are helpful. They address disparate needs and make the City's direct investment in deeply affordable units more effective.

Last year, the Council asked the staff to set aside the piecemeal approach that it been using and to instead bring forward a large set of tools that we could consider as a package. This was done in part due to resident concerns that the previous process was overwhelming and hard to assess, and because this approach will allow us to consider how the various proposals interact with one another.

The current set of proposals includes eight components: restoring access to historic development patterns, encouraging further use of our Residential Multi-Family Zone tool, improving industrial zones to be more compatible with residential uses, expanding affordable housing elements in coordinated development districts, encouraging transit-oriented development, incentivizing further office to residential conversions, harmonizing our townhouse zones, and expanding housing options in single-family zones.

The current projection from our planning staff is that adopting these tools would lead to the creation of around 2,800 new housing units over the next 10 years, with a significant number being committed affordable units.

The proposed change to single family home zones is a very small part of this overall mix. According to staff estimates, only around 66 present single family homes are expected to be converted into homes with two to four units over the next decade. However, the units that are created would fill a very important gap in our housing stock: many could be purchasable at more affordable prices than the current homes in those areas, many would feature yards and other amenities not necessarily available in other housing types, many would be good "step up" homes for young and growing families or "step down" homes for older Alexandrians looking to stay in their neighborhood but who no longer need as much space.

If the Zoning for Housing proposals are approved, Planning staff will work closely with other departments such as Transportation & Environmental Services and ACPS to ensure that we are accurately projecting and preparing for impacts from this policy changes, just as the City has done with other housing-related proposals.

In 2021, I ran for Council on a platform that included addressing our housing crisis . Prior to my service on the Council, I was a member and chair of the Economic Opportunities Commission, which deals directly with housing affordability issues, and a member of the Budget & Fiscal Affairs Advisory Committee, where I served on a subcommittee related to housing affordability.

The Zoning for Housing policy package is the most important thing the Council will undertake this year. I know that my colleagues and I are carefully weighing the questions we receive from the public. We are trying to strike the right balance as we address this challenging topic. To do that, we need as many people as possible to be engaged. So, again, I appreciate you letting me know your thoughts.

Thank you again for contacting me. Please do not hesitate to reach out in the future regarding this or any other matter.

R. Kirk McPike  
Councilman  
City of Alexandria  
O: (703) 746-3987

kirk.mcpike@alexandriava.gov<mailto:kirk.mcpike@alexandriava.gov>

From: noreply@salesforce.com <noreply@salesforce.com> on behalf of Alex311  
<alex311@alexandriava.gov>

Date: Wednesday, November 1, 2023 at 11:20 PM

To: Angeline Farri <angeline.farri@alexandriava.gov>, Kimberly Welch <Kimberly.Welch@alexandriava.gov>, Amy Jackson <Amy.Jackson@alexandriava.gov>, India Powell <india.powell@alexandriava.gov>, John Chapman <john.taylor.chapman@alexandriava.gov>, Kirk McPike <kirk.mcpike@alexandriava.gov>, Melissa Douglas <melissa.douglas@alexandriava.gov>, Karl Bach <karl.bach@alexandriava.gov>, Christine Macey <christine.macey@alexandriava.gov>, Sabrina Encarnacion <sabrina.encarnacion@alexandriava.gov>, Gloria Sitton <Gloria.Sitton@alexandriava.gov>, Mark McHugh <mark.mchugh@alexandriava.gov>, Kristine Devine <kristine.devine@alexandriava.gov>, Suzanne Derr <suzanne.derr@alexandriava.gov>, CRM Administrator <CRM.Administrator@alexandriava.gov>, Christina Thompson <christina.thompson@alexandriava.gov>, Jahaira Patterson <jahaira.patterson@alexandriava.gov>, Emerita C. Valentin <Emerita.Valentin@alexandriava.gov>, Tenesia Wells <Tenesia.Wells@alexandriava.gov>, Leslie Alexander <leslie.alexander@alexandriava.gov>, Lauren Pickeral <lauren.pickeral@alexandriava.gov>, Rocio Delgado <Rocio.Delgado@alexandriava.gov>, Kay Mendenhall <Kay.Mendenhall@alexandriava.gov>, Stephanie Cruz <Stephanie.Cruz2@alexandriava.gov>, Regina Benavides <regina.benavides@alexandriava.gov>, Sarah Bagley <sarah.bagley@alexandriava.gov>, Sharon Pitts <sharon.pitts@alexandriava.gov>, Keia Waters <keia.waters@alexandriava.gov>, Alyia Gaskins <alyia.gaskins@alexandriava.gov>, Canek Aguirre <Canek.Aguirre@alexandriava.gov>, Cindy Jenkins <Cindy.Jenkins@alexandriava.gov>, Jacqueline Whitley <jacqueline.whitley@alexandriava.gov>, Justin Wilson <justin.wilson@alexandriava.gov>, Tiffany Fuller <tiffany.fuller@alexandriava.gov>  
Subject: [EXTERNAL]23-00041868 - Open - COU-Contact Mayor, Vice Mayor and/or City Council -

COU-Contact Mayor, Vice Mayor and/or City Council (23-00041868<<https://alex311.lightning.force.com/lightning/r/Case/5006T00002L5R4OQAV/view>>) service request has been created, updated, and/or requires your attention.

Service Request Type:

COU-Contact Mayor, Vice Mayor and/or City Council

Status:

Open

Service Request Number:

23-00041868<<https://alex311.lightning.force.com/lightning/r/Case/5006T00002L5R4OQAV/view>>

Created By:

Customer Site Guest User

Priority:

Standard

SLA Detail:

5 Business Days

Method Received:

Web

Submitted On:

11/1/2023 11:17 PM

Location:

Overdue On:

11/8/2023 10:17 PM

Description:

I am opposed to changes in zoning for single family houses in zone R-12 (West of I-395) because they would eradicate the last single-family neighborhood in West Alexandria between Lincolnia and Seminary Roads west of I-395. Zone R12 is already surrounded by multi-unit housing - to the South on N. Morgan Street, to the East the length of N. Beauregard Street and the North along Holmes Run and Seminary Road. (To the West, the neighborhood is bordered by single-family housing in Fairfax)). The last thing that my little pocket of West Alexandria needs is increased population density. I (and my neighbors) chose to live where we do precisely because it is single-family; if we had wanted to buy into in a multi-family housing area, we would have done so.

Contact Information:

Name:

H Pinnock

Primary Phone:

+1 (703) 635-1063

Email:

Social Persona:

Service Questions:

Question

Answer

Which Council Member would you like to contact?

All Members

What is the nature of your request?

Legislative or Policy Issues

Is your request related to the upcoming public hearing or Council meeting?

Yes

ref:\_00D6TtpPp.\_5006T2L5R4O:ref

Template: Internal Correspondence for Request Distribution Mayor

DISCLAIMER: This message was sent from outside the City of Alexandria email system. DO NOT CLICK any links or download attachments unless the contents are from a trusted source.

**COU-Contact Mayor, Vice Mayor and/or City Council - (23-00041868) [ thread::4pAcVmN4FJmBrfVr6V13yA:: ]**

---

Message Date 11/2/2023 9:14 AM

Has Attachment

Email Address alex311@alexandriava.gov

Status New

Subject COU-Contact Mayor, Vice Mayor and/or City Council - (23-00041868) [ thread::4pAcVmN4FJmBrfVr6V13yA:: ]

Dear H Pinnock:

Thank you for contacting the City of Alexandria. City Council received your request and made note of your comments.

Sincerely,

Alex311 - Connecting You to City Services  
311 or 703.746.4311

Text Body

----- Original Message -----

From: Alex311 [alex311@alexandriava.gov]

Sent: 11/1/2023 11:18 PM

To: crm.administrator@alexandriava.gov

Cc: alex311@alexandriava.gov

Subject: 23-00041868 - Thread\_Token:: thread::4pAcVmN4FJmBrfVr6V13yA:: ::Thread\_Token

thread::4pAcVmN4FJmBrfVr6V13yA::

**COU-Contact Mayor, Vice Mayor and/or City Council - (23-00041868) [ thread::4pAcVmN4FJmBrfVr6V13yA:: ]**

---

Message Date 11/2/2023 9:14 AM

Has Attachment

Email Address alex311@alexandriava.gov

Status Sent

Subject COU-Contact Mayor, Vice Mayor and/or City Council - (23-00041868) [ thread::4pAcVmN4FJmBrfVr6V13yA:: ]

Text Body Dear H Pinnock:

Thank you for contacting the City of Alexandria. City Council received your request and made note of your comments.

Sincerely,

Alex311 - Connecting You to City Services  
311 or 703.746.4311

----- Original Message -----

From: Alex311 [alex311@alexandriava.gov]  
Sent: 11/1/2023 11:18 PM  
To: crm.administrator@alexandriava.gov  
Cc: alex311@alexandriava.gov  
Subject: 23-00041868 - Thread\_Token:: thread::4pAcVmN4FJmBrfVr6V13yA:: ::Thread\_Token

thread::4pAcVmN4FJmBrfVr6V13yA::

**23-00041868 - Thread\_Token:: thread::4pAcVmN4FJmBrfVr6V13yA:: ::Thread\_Token**

---

Message Date 11/1/2023 11:23 PM

Has Attachment

Email Address alex311@alexandriava.gov

Status Replied

Subject 23-00041868 - Thread\_Token:: thread::4pAcVmN4FJmBrfVr6V13yA:: ::Thread\_Token

Text Body thread::4pAcVmN4FJmBrfVr6V13yA::

**Service Activities**

**Service Response**

---

Status Void

Applied Outcome

Last Modified By Kimberly Welch, 11/2/2023 9:14 AM

Expected Date/Time 11/8/2023 10:17 PM

Order 1.00

Assigned To

Finish Date

Service Activity Name SACT-00280013

Activity Outcome Response

**Service Questions**

**Which Council Member would you like to contact?**

---

Answer All Members

Order 3.00

**What is the nature of your request?**

---

Answer Legislative or Policy Issues

Order 4.00

**Is your request related to the upcoming public hearing or Council meeting?**

---

Answer Yes

Order 5.00

**Case History**

**11/2/2023 9:14 AM**

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User Kimberly Welch

Action Changed Case Record Type from Service Request to Status Close Agent Layout. Changed Status from Open to Closed.

**11/1/2023 11:17 PM**

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User Customer Site Guest User

Action Changed Case Owner from Integration User to All Members COUNCIL. Created.



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**Case: 23-00041957**

<b>Case Owner</b>	All Members COUNCIL	<b>Service Request Id</b>	23-00041957
<b>Subject</b>	COU-Contact Mayor, Vice Mayor and/or City Council	<b>Status</b>	Closed
<b>Priority</b>	Standard	<b>Sub-Status</b>	
<b>Case Origin</b>	API	<b>Service Request Source</b>	Web
<b>Description</b>	Expressing my support for the Mayor and Council to NOT vote on the housing zoning proposed changes on November 28, 2023. The citizens of Alexandria deserve and are entitled to be made fully aware of the proposed changes that will forever change our lives and the city in which we live. It goes against the city charter and bylaws to move forward and vote on so many proposals when the citizens have not been fully informed. I respectfully ask the Mayor and City Council to step back and table this vote until further research and notification of the public takes place.	<b>SR Ext ID</b>	
<b>Service Department</b>	Mayor & City Council	<b>Service Request Comments</b>	
<b>ServedP</b>			
<b>Selected Location</b>			
<b>SLA Information</b>			
<b>Expected Start Date</b>	11/2/2023 8:50 PM	<b>Date/Time Opened</b>	11/2/2023 8:50 PM
<b>Expected Date/Time</b>	11/9/2023 7:50 PM	<b>Updated Date/Time</b>	11/3/2023 9:08 AM
<b>SLA Status</b>	Met	<b>Date/Time Closed</b>	11/3/2023 9:08 AM
<b>Contact Information</b>			
<b>Contact Name</b>	Mary Embrey	<b>Contact Phone</b>	+1 (703) 835-5739
<b>Account Name</b>	Customer	<b>Contact Email</b>	va.embreys@gmail.com
<b>Location Information</b>			
<b>Address</b>		<b>Location</b>	
<b>Served</b>		<b>Selected Location</b>	
<b>Trash Zone</b>		<b>Location Details</b>	
<b>Recycle Zone</b>		<b>Relative Location</b>	
<b>Spring Clean Up Zone</b>		<b>Reporting Area</b>	
<b>Leaf Zone</b>		<b>Parking District</b>	
		<b>Census Area</b>	

**Building Type**  
**Small Area Plan**

**Geo Layers**

---

No layers information available

Name

Value

**311 Files**

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[Upload File](#)

**File Links**

Filename

Label

Description

[Upload File](#)

**Related Parent Requests**

Parent Case

Duplicate Parent

Transfer Parent

**Legacy Information**

LegacyId



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### Case: 23-00041817

<b>Case Owner</b>	Planning & Zoning PZ	<b>Service Request Id</b>	23-00041817
<b>Subject</b>	PZ-Planning and Zoning General Comments, Complaints, and Inquiries	<b>Status</b>	Open
<b>Priority</b>	Standard	<b>Service Request Source</b>	Web
<b>Case Origin</b>	Phone	<b>SR Ext ID</b>	
<b>Service Department</b>	Planning & Zoning	<b>Service Request Comments</b>	Manually Reallocated Case - stephanie.cruz2@alexandriava.gov - 11/01/2023 14:29:46 PM - Reallocate for review
<b>Description</b>	<p>Mr. Mayor and City Council,</p> <p>I am opposed to changes in zoning for single family houses because:</p> <p>Population and density increases in my neighborhood would require new schools, but we don't have the land to build them. Plus, we already don't have enough full-time teachers at Alexandria City schools.</p> <p>There would also be very significant infrastructure costs for roads and water, wastewater and storm water systems. We taxpayers are already burdened by the cost of such projects due to increased density. The limits of the city's borrowing capacity are already being tested.</p> <p>Eliminating single family zoning and allowing tear downs to make way for apartment buildings and multiplexes will make owning a single-family home even less attainable than today, and reduce our already very low homeownership rate. We don't need more rental apartments and about 1000 units of housing being eaten up by AirB&amp;bs. Most of all, the new zoning proposals will make it easier for developers to erect tall apartment buildings right next to townhomes, as with the Blake apartments near Mark Center. Zoning changes in the city will make it easier for developers to build "by right," and thereby eliminate our right to know of and question what's happening in our neighborhood.</p> <p>The city claims that adding thousands of new units will make the city more affordable, but the City added about 11,000 rental units between 2012 to</p>	<b>Post Tags</b>	

2022 and housing did not become more affordable. What did occur was a disproportionate increase in school enrollment, violent crime, and emergency police and medical calls for service, more water main breaks, flooding and traffic congestion. More housing in single family neighborhoods will only make these problems worse. Deal with today's problems in the City today instead of creating more problems for the future.

All of this will lead to continued reduction of our quality of life, reduction in green space, tree canopy, air quality and increase our already high property taxes. Speaking of property taxes – despite the drastic increases over past 10 years to our property taxes, we see little benefits. We have tried for YEARS to get necessary tree trimming done in city owned woods behind our backyard and have dealt with large limbs falling regularly. Despite many phone calls, emails etc it never gets addressed. Someone is sent out and then nothing happens; the request is closed and marked 'complete'. The trail entrances' on Morgan and Beauregard have been shut down for YEARS. Recently, while a city crew did routine fire hydrant flushing outside our home they damaged a hydrant and had to replace it. They destroyed the curb edge and grass in the process. Instead of replacing it back to how it originally was, they just poured asphalt over all of it - the grassy verge, curb edge and road surface. It looks a mess and affects our home value and appearance. Completely unacceptable.

**Selected Location**

**Sub-Status**

**SLA Information**

**Expected Start Date** 11/1/2023 2:29 PM

**Date/Time Opened** 11/1/2023 2:03 PM

**Expected Date/Time** 11/8/2023 1:29 PM

**Updated Date/Time** 11/1/2023 2:29 PM

**SLA Status** On Time

**isCaseEscalated**

**Date/Time Closed**

**Contact Information**

**Contact Name** Halimah Celestine

**Contact Phone** +1 (703) 678-9859

**Account Name** Customer

**Contact Email** halimahcelestine@gmail.com

**311 Files**

Upload File

**File Links**

Filename	Label	Description
◀		

Upload File

**Location Information**

- |                      |                   |
|----------------------|-------------------|
| Address              | Location          |
| Served               | Selected Location |
| Trash Zone           | Location Details  |
| Recycle Zone         | Relative Location |
| Spring Clean Up Zone | Reporting Area    |
| Leaf Zone            | Parking District  |
|                      | Census Area       |
|                      | Building Type     |
|                      | Small Area Plan   |

**Geo Layers**