

**Penn Daw Fire & Supportive Housing Advisory Committee Meeting #2**  
**December 4, 2020**  
**9:30 am**

|              |                                       |                         |
|--------------|---------------------------------------|-------------------------|
| <b>9:25</b>  | <b>Meeting Login</b>                  |                         |
| <b>9:30</b>  | <b>Quick Introductions</b>            | <b>Christine Morin</b>  |
| <b>9:40</b>  | <b>Approve minutes/Recap</b>          | <b>Christine / Team</b> |
| <b>9:45</b>  | <b>Overview</b>                       | <b>Carey Needham</b>    |
|              | <b>Other Sites Identified</b>         | <b>Vrushali Oaks</b>    |
|              | <b>Potential Programs</b>             | <b>Vrushali Oaks</b>    |
| <b>10:00</b> | <b>Committee Feedback / Questions</b> | <b>Team</b>             |
| <b>10:25</b> | <b>Future Meetings and next steps</b> | <b>Christine Morin</b>  |
|              | <b>✓ November 6</b>                   | <b>Meeting kickoff</b>  |
|              | <b>✓ December 4</b>                   | <b>Feedback</b>         |
|              | <b>Jan 8, Feb 5, Mar 5</b>            | <b>Concepts</b>         |
|              | <b>April 2</b>                        | <b>Final</b>            |

# **Penn Daw Fire Station & Supportive Housing Advisory Committee**

Second Meeting

December 04, 2020

Building Design and Construction Division



# Penn Daw Fire Station & Supportive Housing Advisory Committee

## Other Sites Identified – Temporary Fire Station



6234 Quander Road site

|   | Address                          | Size       | Notes                                  |
|---|----------------------------------|------------|--|
| 1 | 6234 Quander Road                | 1.98 acres | Suitable lease could not be negotiated |
| 2 | 6223 & 6217 Richmond Hwy         | 0.5 acres  | Suitable lease could not be negotiated |
| 3 | 5919 North Kings Hwy, Alexandria | 3.4 acres  | Owner not interested                   |
| 4 | 5905 Richmond Hwy                | 0.3 acres  | Owner not interested                   |

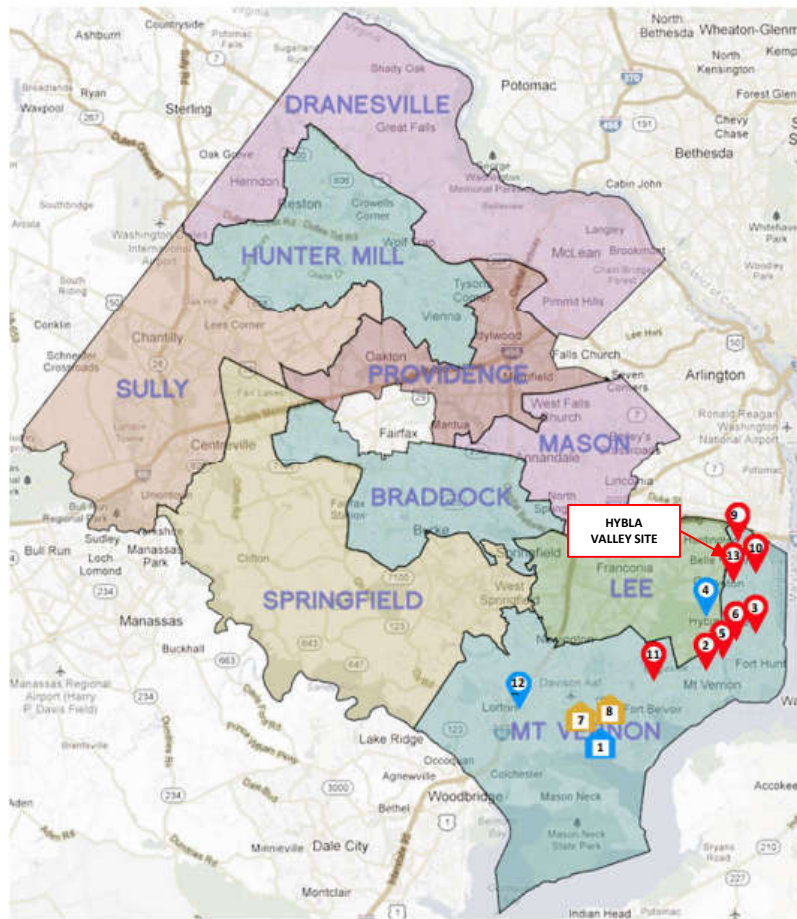


6223 & 6217 Richmond Hwy sites



# Penn Daw Fire Station & Supportive Housing Advisory Committee

## Other Sites Identified – Shelter & Supportive Housing



**LEGEND**

- 📍 VACANT TO PURCHASE PROPERTY
- 📍 FFX OWNED PROPERTY
- 🏠 POTENTIAL LOCATION FT. BELVOIR
- 🏠 EXISTING LOCATION FT. BELVOIR
- 🏠 EXISTING APARTMENTS TO PURCHASE

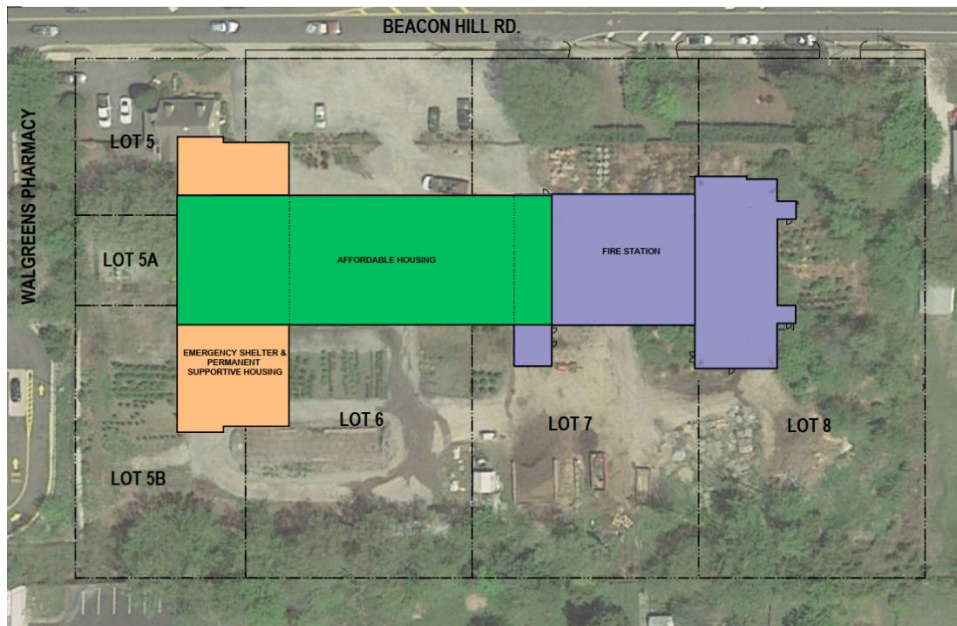
|    | Address                                 | Size       | Notes  |
|----|---|------------|--|
| 1  | Another location on Fort Belvoir        | N/A        | No other sites available                                 |
| 2  | 8145 Richmond Hwy, Alexandria, VA 22309 | 1.1 acres  | Not available  |
| 3  | 7927 Richmond Hwy, Alex                 | 2.14 acres | Not available  |
| 4  | 7511 Fordson Road                       | 0.89 acres | UCM will have to be relocated, building demolished       |
| 5  | 8135 Richmond Hwy                       | 0.94 acres | Property impacted by Richmond Hwy widening               |
| 6  | 8131 Richmond Hwy                       | 0.91 acres | Property impacted by Richmond Hwy widening               |
| 7  | 9190 Richmond Hwy                       | 4 acres    | Not for sale   |
| 8  | 9140 Richmond Hwy                       | 0.65 acres | Not for sale   |
| 9  | 5801 North Kings Hwy                    | 0.7 acres  | Owner not interested                                     |
| 10 | 6624 Hulvey Terrace                     | 1.1 acres  | Not available until completion of new fire station       |
| 11 | 8656 Richmond Hwy                       | 1.48 acres | Not for sale   |
| 12 | Lorton Town Center                      | 39.7 acres | Undesired location due to proximity to Elementary School |



# Penn Daw Fire Station & Supportive Housing Advisory Committee Proposed Site – Hybla Valley



# Penn Daw Fire Station & Eleanor Kennedy Shelter Potential Program



## PENN DAW FIRE STATION

- Approx. 20,000 s.f.
- 5 Apparatus Bays
- 22 Bunks (Including Battalion Chief)
- 42 Parking Spaces + 2 ADA Spaces

## EMERGENCY SHELTER AND SUPPORTIVE HOUSING

- Approx. 27,000 s.f.
- 50 Emergency Shelter Beds
- 20 Supportive Housing Units
- 28 Parking Spaces + 2 ADA Spaces

## AFFORDABLE HOUSING

- Approx. 50,000 to 70,000 s.f.
- Approx. 30 to 50 Affordable Housing Units
  - Combination of 1 to 3 bedroom units
- Approx. 48-80 Parking Spaces Required

## Penn Daw Fire & Supportive Housing Advisory Committee Meeting #2

12/4/2020

Roll Call by Christine Morin

Introductions of new members

Approval of notes/meeting minutes – Completed

Other sites that have been reviewed: Carey Needham/Vrushali

1. 6234 Quander Road – Suitable lease could not be negotiated
2. 6223 & 6217 Richmond Hwy – Suitable lease could not be negotiated
3. 5919 North Kings Hwy, Owner not interested

Many other sites presented that were reviewed within the area

Differences between emergency housing, supportive housing, permanent supportive housing

1. Emergency Housing – 24 hour shelter for individuals in need
2. Permanent supportive housing – housing for people who are unable to fully support themselves for the entirety of their lifetime. Will always be needing support.
3. Affordable Housing – Housing for people at different Area Median Income (30%, 50%, etc.)
  - a. Often people working in the community, public services, retail,
  - b. AMI for Fairfax County is over \$100,000 for a family of four

**Question:** Was the Neighborhood Health clinic considered when deciding on the co-location use for this site?

Yes, all surrounding services and accesses were considered when selecting this site

**Question:** With numbers of people who need emergency shelter and the beds provided, there is a big gap between our need and our current plan... what is the County's plan to fill the gap? – Mary Paden

Answer: Emergency beds are typically for people in crisis, but there is much more to the system than just an emergency beds – ex: case workers who help the individuals find permanent housing/rental assistance

Without providing rental assistance or affordable housing, you just often see the shelter system balloon to unsustainable numbers. With continued improvements in this area, we can reduce the number of people who are homeless and reduce the demand on emergency shelter space.

**Question:** Have the number of hotels along Richmond Hwy been looked at regarding housing for at-risk individuals?

Answer: By increasing the supportive housing stock, the need for motels would decrease for these individuals or families. The Motels are not adequate to support these individuals' long term.

**Question:** Are we considering the increased traffic with the Fire Station? – TJ

Answer: Yes, traffic patterns are studied when a site is selected. Supportive housing and emergency shelter also requires much less parking than Affordable Housing does, but we are also considering the incoming BRT stations.

**Question:** Has the financial benefits of combining these two sites been analyzed rather than keeping these sites separate?

Answer: Yes, there are two parts to this. Operational efficiency and land values – While we don't have the information in front of us, that is something we can take a look at. We have not quantified operational efficiencies, but we certainly can.

Vrushali went through the current plan for distribution throughout the site. The site has separate entrances into the site.

Fire Station – mixture of a two level and 1 level structure

Affordable Housing piece – four levels

Emergency Shelter and Permanent Supportive Housing – 3 levels

The overlap within the site would be different levels, not shared space.

**Concern:** HVAC overlap within the shared structure

To be clear, this is a "test fit" meaning – We think this could work but we need everyone's feedback on this call

**Comment:** There is a model out here where 65 affordable units were built on top of a fire station. I think those need to be looked at.

**Question:** Consider turning the previous fire station into the emergency shelter? It's been four years since the bond for the emergency shelter has been passed and all we've done is acquire some property.

Answer: Current Penn Daw site has some constraints. One major issue would be timing. We have an operational Fire Station there and would not be able to begin work until they are fully moved out into a new station. We could look at what the existing building would provide us. At first glance, it seemed that the structure would support emergency shelter, but not supportive housing and that would add to costs. Also, it is in a cul-de-sac, very close to residential housing.

**Comments:** Is there anything that can be done to mitigate the noise of the fire station?



**Question:** Can Pam Mitchell give the group a short presentation of how an emergency shelter operates over a 24 hour period? Also, get someone from the Bailey's Fire Station to discuss their day-to-day operations, as well.

- Both of these comments were supported by the group

Answer: Yes, we can certainly have that.

**Question:** Are we constrained by the current zoning on the site?

Answer: Yes, we will be looking at a rezoning application to include the emergency and supportive housing.

**Question:** Are members interested in a fieldtrip with this team to the Bailey's location?

A: Yes, some would absolutely be interested. Others are a little uncomfortable about visiting – but suggested speaking to people involved in planning and speaking with residents there.

Fort Belvoir – Do you need anything from Fort Belvoir?

How can Fort Belvoir partner with us at the current Kennedy Shelter site? Possible federal funding to renovate that facility?

Next Meeting – January 15<sup>th</sup> – Carey and team to bring in additional concepts that have been discussed and put together by County Staff. To walk through those at the next meeting.

Request to have a representative of a person from the Potomac Yards station to speak to this group?

Next meeting: Pam, Ron, Chief Marty to speak about how the stations work being at a co-located site

Also, to set up a field trip in January