

**Penn Daw Fire & Supportive Housing Advisory Committee Kick Off Meeting
November 6, 2020
9:30 am**

9:25	Meeting Login	
9:30	Introductions	Christine Morin
9:40	Welcome and Committee Roles	Supervisor Dan Storck
9:50	Penn Daw Fire Station	Fire Chief John Butler
9:55	Housing in Fairfax County	Tom Fleetwood
10:00	Origin of Need, Capital Projects	Laurie Stone Tom Barnett
10:15	New Site Search & Site Assessment, Project Timeline	Tiya Raju Vrushali Oak
10:25	Long Term Opportunities	Carey Needham
10:30	Questions	
10:50	Future Meetings and next steps	Christine Morin
	November 6	Meeting kickoff
	December	Feedback
	Jan, Feb, Mar	Concepts
	April	Final

Committee Members:

Keary Kincannon Ventures in Community, MV Resident
Brenda Faison Ventures in Community, MV Resident
Ray Novitske Mount Vernon Council of Citizens Association, MV Resident
Liz Yap Mount Vernon Council of Citizens Association (alternate)
Holly Dougherty Mount Vernon Lee Chamber of Commerce
Mary Paden South County Task Force, MV Resident
David Levine Good Shepherd Housing
Pam Michell New Hope Housing
TJ Stecker MV Resident

Captain Arthur “Danny” Cox A Shift Penn Daw Fire Station
Captain Kristopher Johnson B Shift Penn Daw Fire Station
Captain Brian Gallamore C Shift Penn Daw Fire Station
2nd Lieutenant Erik Rhoads FCPD Mount Vernon

Supervisor Dan Storck
Fire Chief John Butler
Tom Fleetwood Executive Director, Housing & Community Dev
Carey Needham Director, Building Design & Construction Div
Tiya Raju Building Design & Construction Div
Vrushali Oak Building Design & Construction Div
Danilo Nunez, Jr. Building Design & Construction Div
Laurie Stone Fire and Rescue Planning Dept
Tom Barnett Deputy Director, Housing & Community Dev
Christine Morin Supervisor Storck’s Chief of Staff
Diego Rodriguez Cabrera Supervisor Storck’s Office
Abdul Shaban Supervisor Storck’s Office
Nicholas Rinehart Supervisor Storck’s Office
Taylor Holland Chairman McKay’s Chief of Staff
Matt Renninger Supervisor Lusk’s Chief of Staff
Deborah Claire Supervisor Lusk Office

Penn Daw Fire Station & Supportive Housing Advisory Committee

Kick Off Meeting

November 6, 2020

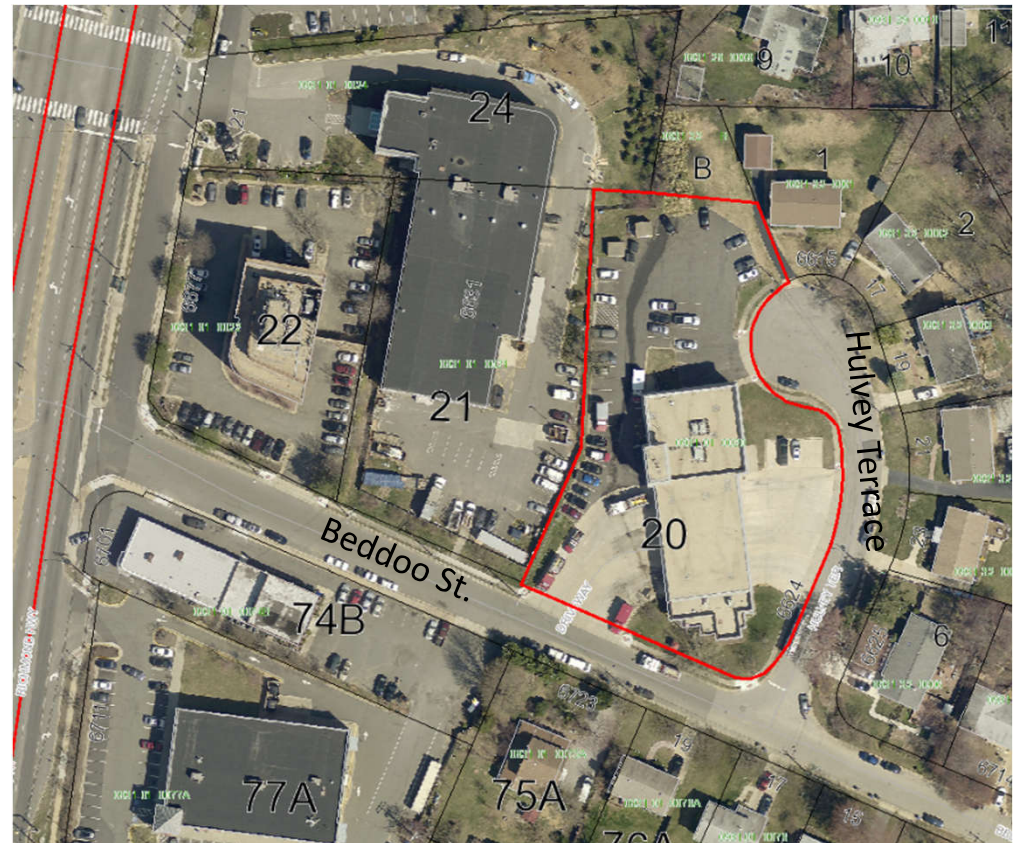
Building Design and Construction Division



Penn Daw Fire Station & Supportive Housing Advisory Committee Background

Penn Daw Fire Station :

- Built 1967 on 1.2 acre site
- Existing Station 3 apparatus bays, 15,700 SF
- Inefficient layout for operations
- Inadequate female living quarters
- Need for 5 bays, approx. 20,000 SF
- Approved in 2015 Public Safety Bond Referendum



Existing Penn Daw Fire Station



Penn Daw Fire Station & Supportive Housing Advisory Committee Background

Penn Daw Fire Station :

- Evaluated for Renovation and Expansion
- Existing site constraints
 - Cul-de-sac
 - Limited area for site circulation and parking
- Need for temporary facility
 - Several sites evaluated
 - Hybla Valley Nursery
 - ✓ 3.5 acres
 - ✓ Proximity to existing site
- Option to purchase instead of lease
- Site can accommodate new Fire Station
- No need for temporary facility
- Possible collocation with other facilities



Penn Daw Fire Station & Supportive Housing Advisory Committee

Property Purchase & Collocation

- Purchase of Hybla Valley Nursery property
- Potential for collocation :
 - ✓ Aligns with County's goal of consolidated services
 - ✓ Maximize development opportunities on single site
 - ✓ Efficient use of site & synergies between programs
 - ✓ Vision of equity via different forms of housing
 - ✓ Access to Richmond Hwy Bus Rapid Transit
- Potential re-use of existing site



Penn Daw Fire Station & Supportive Housing Advisory Committee Background

Eleanor Kennedy Shelter :

- Built 1918, leased from Army in Fort Belvoir
- Existing Facility 8,000 SF, 50 beds with hypothermia trailer
- Deteriorating building systems and existing structure constraints
- Need for 27,000 SF including 20 supportive housing units
- Approved in 2016 Human Services Bond Referendum



Existing Eleanor Kennedy Shelter



Penn Daw Fire Station & Supportive Housing Advisory Committee Background

Eleanor Kennedy Shelter :

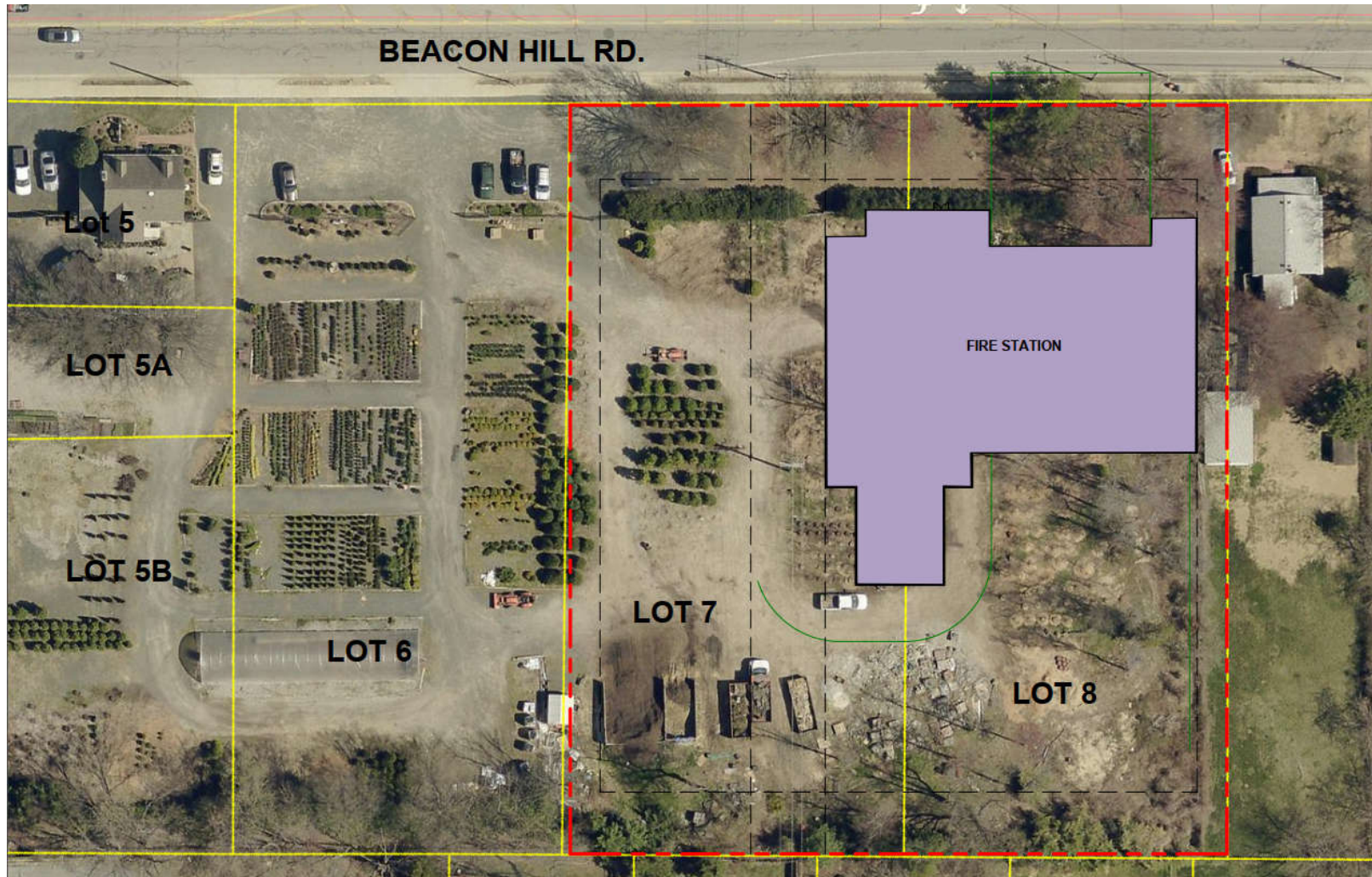
- Existing facility originally a pumping station
- Within a floodplain
- US Department of Interior National Register of Historic Places
- Issues with odors, requires significant repairs and renovation
- Updated program with Supportive Housing Units can not be accommodated on existing site
- Several alternate sites considered



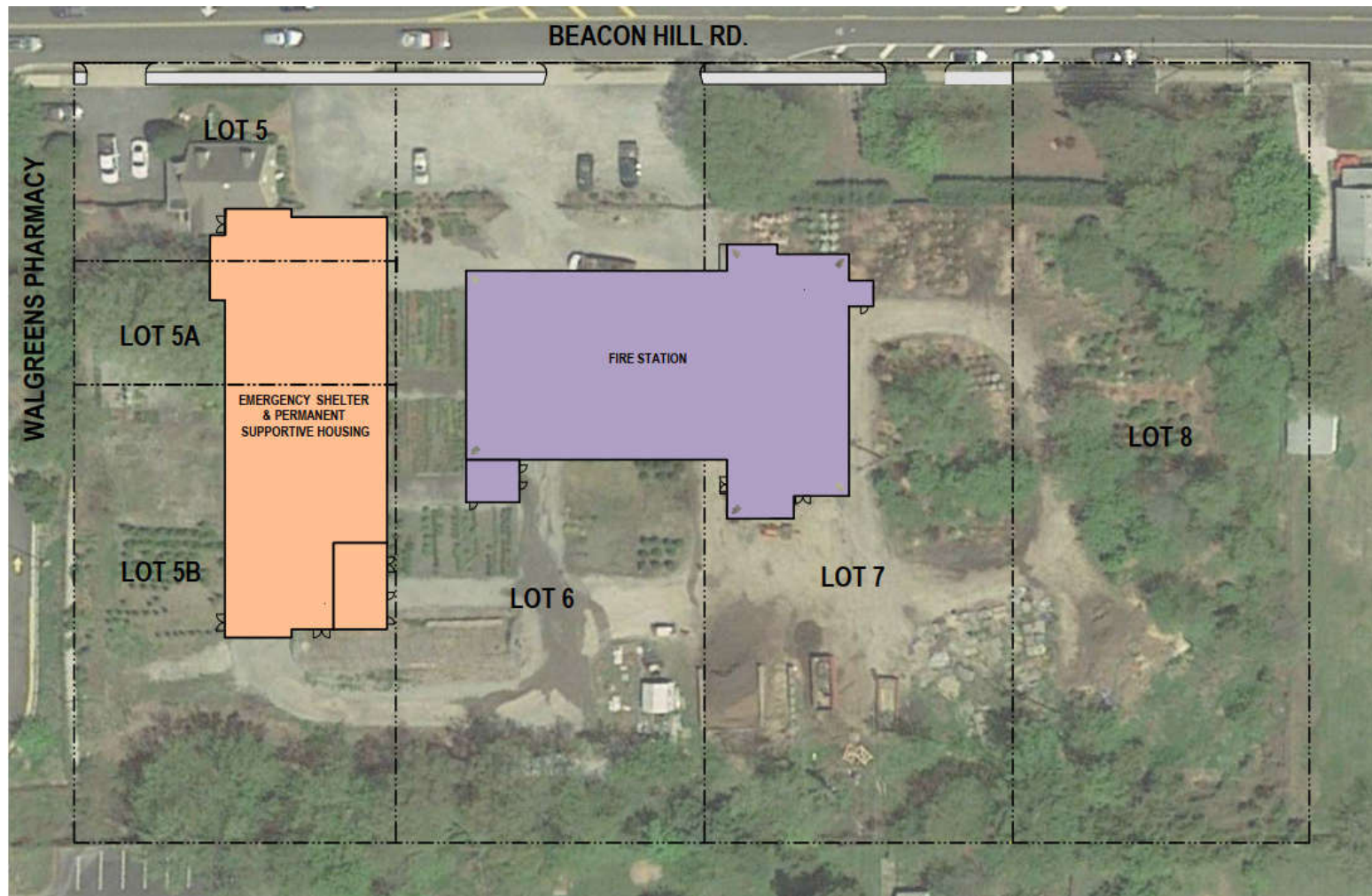
Penn Daw Fire Station & Supportive Housing Advisory Committee Site Plan



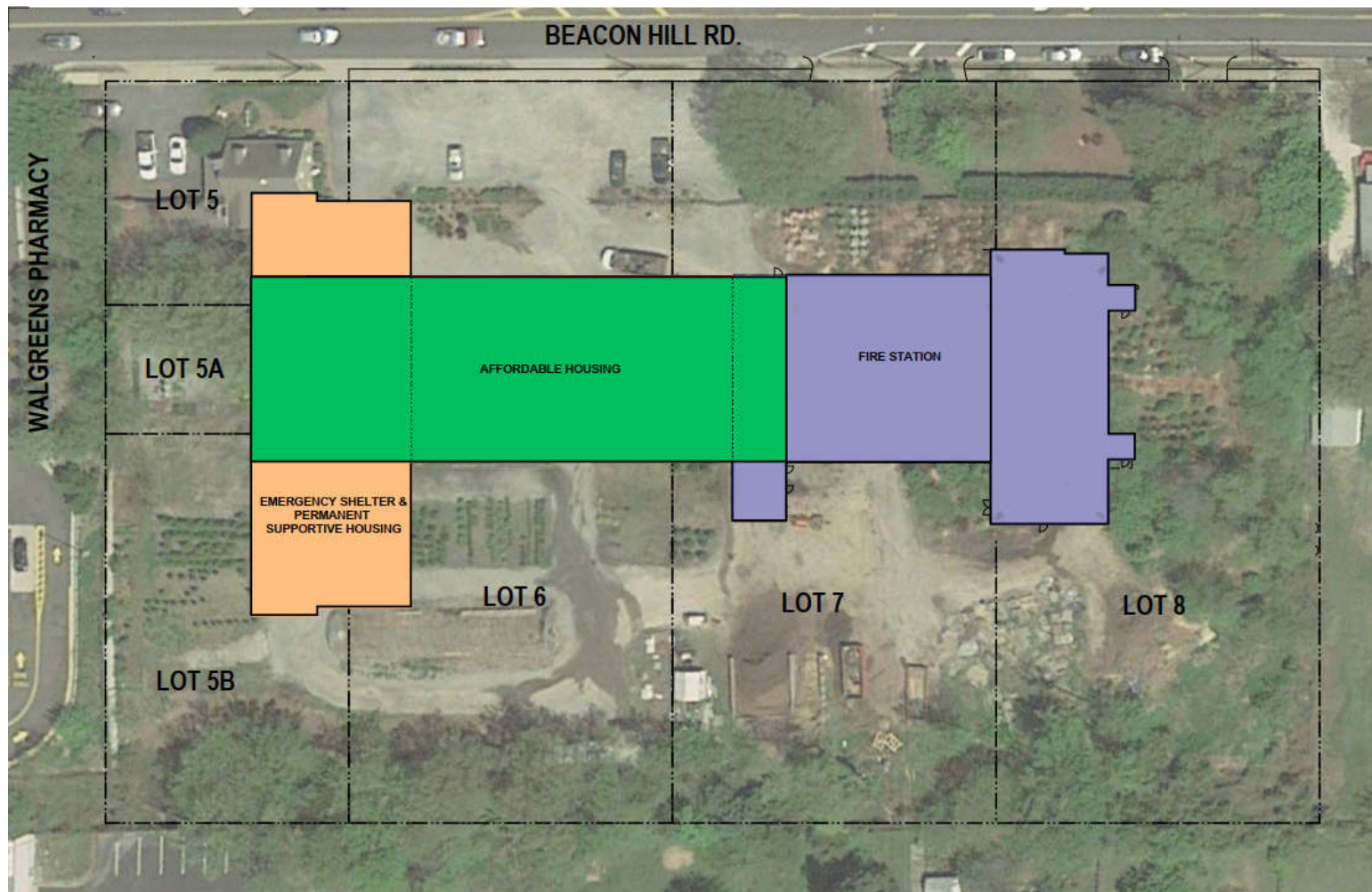
Penn Daw Fire Station & Eleanor Kennedy Shelter Potential Site Concepts



Penn Daw Fire Station & Eleanor Kennedy Shelter Potential Site Concepts (contd.)



Penn Daw Fire Station & Eleanor Kennedy Shelter Potential Site Concepts (contd.)



Penn Daw Fire Station & Supportive Housing Advisory Committee Project Timeline

PROJECT SCHEDULE AFTER DETERMINATION OF PROGRAM (YEARS)					
A/E Selection	1	2	3	4	5
A/E Selection					
	Design and Zoning				
		Permits			
			Bidding		
			Construction		



Penn Daw Fire Station & Supportive Housing Advisory Committee

Next Steps

Questions and Next Steps



1. Attendance/Introductions taken by Christine Morin
2. Welcome remarks from Supervisor Storck
 - a. Protectors and providers within this group
 - b. Overall goal: "Leave nobody behind"
 - c. Roles & responsibilities
 - d. Understand and advise on the project
 - e. Report back/educate your community on this project – need to cut down on misinformation
 - f. Timeline: 4 to 6 months?
 - g. First meeting: information based
 - h. Second meeting: thoughts and opinions from team
 - i. Following meetings: building towards consensus within this group
 - j. Create a consensus model for future co-location sites throughout the County
3. Chief Butler – History of the Penn Daw station
 - a. One of the oldest and busiest station in the County
 - i. Needs in the new stations:
 1. Amenities for women
 2. Updated HVAC system
4. Tom Fleetwood – Housing
 - a. Issues of Housing affordability
 - i. Need ~15000 net new affordable housing units because of a variety of reasons that sets Fairfax County apart from other jurisdictions
 - b. Our community needs the individuals who need affordable housing
 - i. Lack of affordable housing is the #1 cause of homelessness in our Community
 - c. Department of Housing and Office to Prevent and End Homelessness have merged within the County
5. Tom Barnett – Homelessness
 - a. 500 calls for emergency housing over the course of the year within the Region
 - i. Based on length of stay vs number of beds – Kennedy Shelter can only serve 250 people a year.
 - b. Challenges of the existing building – recent electrical issues/fire
 - i. Building is over 100 years old. Not designed for the demand that we are seeing
 - ii. No elevator – individuals with mobility issues cannot get down to the cafeteria
 - iii. Location is challenging as it is far from employment opportunities
 - c. Needs: Longer term solutions for individuals who are chronically homeless. Permanent supportive housing
 - d. Homelessness conditions: Seeing an aging homeless population. New facilities need to accommodate healthcare and medical services and mobilities issues
6. Laurie Stone – Fire Station perspective
 - a. Fire Station was built in the 1960's. Much of the square footage is below ground.
 - b. Current station does not meet current or future needs

- c. Station was built with large male bunk rooms, so it does not meet the current diverse staff
 - i. Newer stations are designed to maximize response paths to help with response times
- d. Bond referendum – amount approved for the Fire Station was \$15.4 million
- 7. Tiya/Vrushali (Capital Projects) – Site Assessment
 - a. Current station: 3 apparatus bays
 - i. Need: 5 apparatus bays in new station
 - b. Upon searching for a temporary site, we found the Nursery Site which was willing to sell their property for a permanent station
 - i. Building a new station eliminated the costs of having a temporary site
 - c. Co-location positives:
 - i. Efficient use of site
 - ii. Access to Richmond Hwy and BRT
 - iii. Aligns with County's goal of consolidated services
 - iv. Vision of equity via different forms of housing
 - d. Eleanor Kennedy Shelter
 - i. Approved in 2016 Human Services Bond Referendum –
 - ii. Issues with current site: within a floodplain, odors, requires significant repairs and renovation
 - 1. Updated program with Supportive Housing Units cannot be accommodated on existing sites
 - iii. Presented diagrams of site maps which included the Fire Station, emergency housing, and affordable housing
- 8. Carey Needham (Capital Facilities) – Co-location of facilities
 - a. Funding approved for both the Fire Station and the Kennedy Shelter
 - i. Good sense that both of those facilities are in dire need of upgrades in a variety of areas
 - b. Want to hear from this committee before we move forward too much.

Questions:

Q: Safety and security concerns. Understanding the population that we want to serve; is there a way the supportive housing portion of this facility can be ONLY for permanent supportive housing and not the day-to-day homelessness needs?

A: Tom Fleetwood – idea here is the deliver a modern 21st century community – housing throughout the spectrum – emergency housing, permanent supportive housing, affordable housing

Tom Barnett - # of calls for emergency housing was 500 last year, with only 50 beds. Speaks to the need of emergency housing

Carey Needham – We’ve gone through a variety of these options. Nothing is “off the table” regarding this topic.

Q: What is the potential number for the total emergency housing beds?

A: With different concepts, we have not identified a number. The fire station is going to be 20,000 sq ft. with 5 bays. The housing piece has not been identified.

Carey will put together different program uses for the next meeting

Q: How much from the Bond referendum is allocated to the Kennedy Shelter?

A: \$12 million

Q: Not just adequate, but good facilities. What does the Fire Department think of this? Also concerned about how much property on Richmond Hwy. that the County is acquiring? Maybe the North Hill site? Looking at the whole development picture, how much land should Fairfax County own along the Richmond Hwy?

A: Penn Daw team – biggest concern is the safety of the members and the response time concerns during the mornings while people are released in the morning.

Q: Are all the previous drawings out the window? We are starting from scratch?

A: Carey – I wouldn’t say they are out the window, but we aren’t tied down to anything that we currently have. Don’t think any of those are necessarily the answer, but they are things to build on.

Statement: Pam – Homeless services have evolved since the beginning of our discussions. The emergency shelter is a 24 hour facility. Individuals are not released at a given time in the morning.

Q: Where else has the County looked at sites within the area?

A: We will come back to the next meeting with this information.

Q: Given that we are looking for feedback and comments, should I take this out to the community before the next meeting?

A: Yes.

Next Meeting – Friday December 4th 9:30 AM. First Friday of every month at 9:30 AM.