

Penn Daw Fire Station & Supportive Housing Opportunities

Mount Vernon Council of Citizens' Associations
Planning and Zoning Committee
January 11, 2021

Building Design and Construction Division



Penn Daw Fire Station & Supportive Housing Opportunities

Overview of CIP Priorities

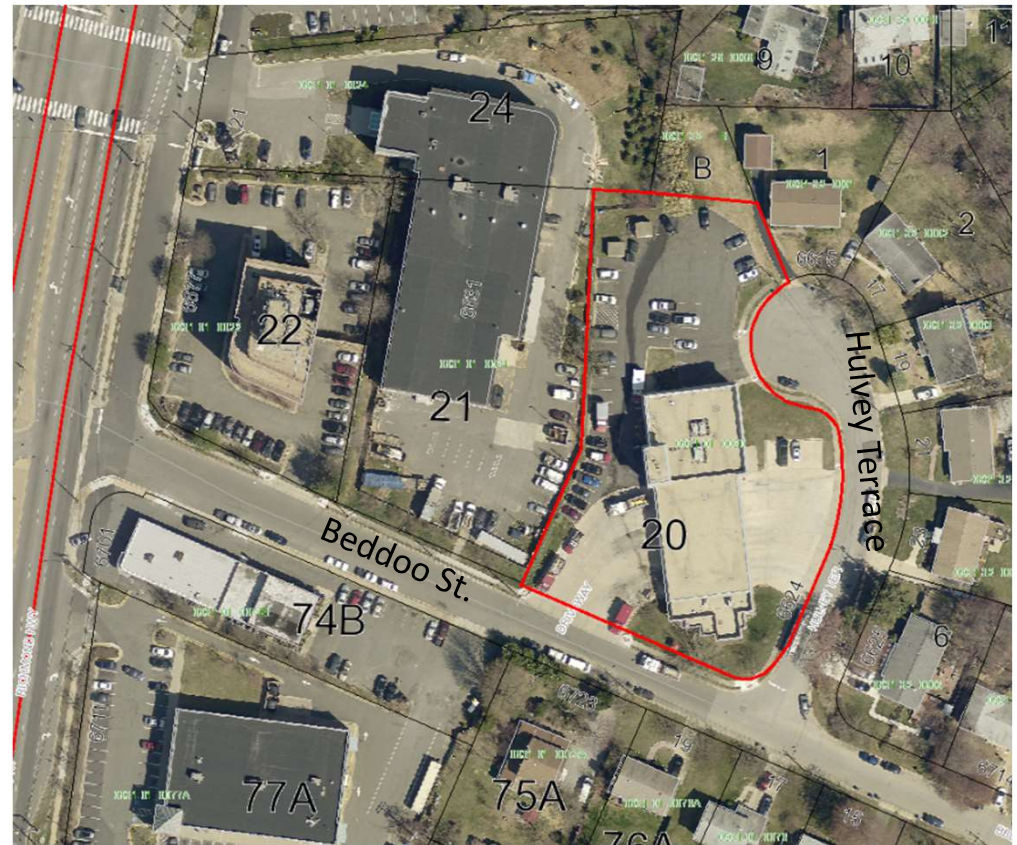
- Fire Station
 - Program needs – Carey Needham
 - Approved as part of 2015 Public Safety Bond
- Emergency Shelter and Permanent Supportive Housing
 - Program needs – Tom Barnett
 - Approved as part of 2016 Human Services Bond
- Affordable Housing
 - Program needs - Tom Fleetwood
 - Board Priority



Penn Daw Fire Station & Supportive Housing Opportunities Background – Existing Facility

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



Existing Penn Daw Fire Station

Penn Daw Fire Station & Supportive Housing Opportunities

Background - Evaluation

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 Opportunities

Possible Sites Identified – Temporary Fire Station



6234 Quander Road site

Address	Size
6234 Quander Road	1.98 acres
6223 & 6217 Richmond Hwy	0.5 acres
5919 North Kings Hwy, Alexandria	3.4 acres
5905 Richmond Hwy	0.3 acres



6223 & 6217 Richmond Hwy sites

Penn Daw Fire Station & Supportive Housing Opportunities

Property Purchase & Collocation

- Purchase of Hybla Valley Nursery property for fire station
- 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 fire station site



Penn Daw Fire Station & Supportive Housing Opportunities

Background – Existing Facility

Eleanor Kennedy Shelter

- Built 1918, leased from Army in Fort Belvoir
- Existing Facility 8,800 SF, 50 beds with hypothermia trailer
- Deteriorating building systems and existing structure constraints
- Need for 27,000 SF including 20 supportive housing units



Existing Eleanor Kennedy Shelter

Penn Daw Fire Station & Supportive Housing Opportunities

Background - Evaluation

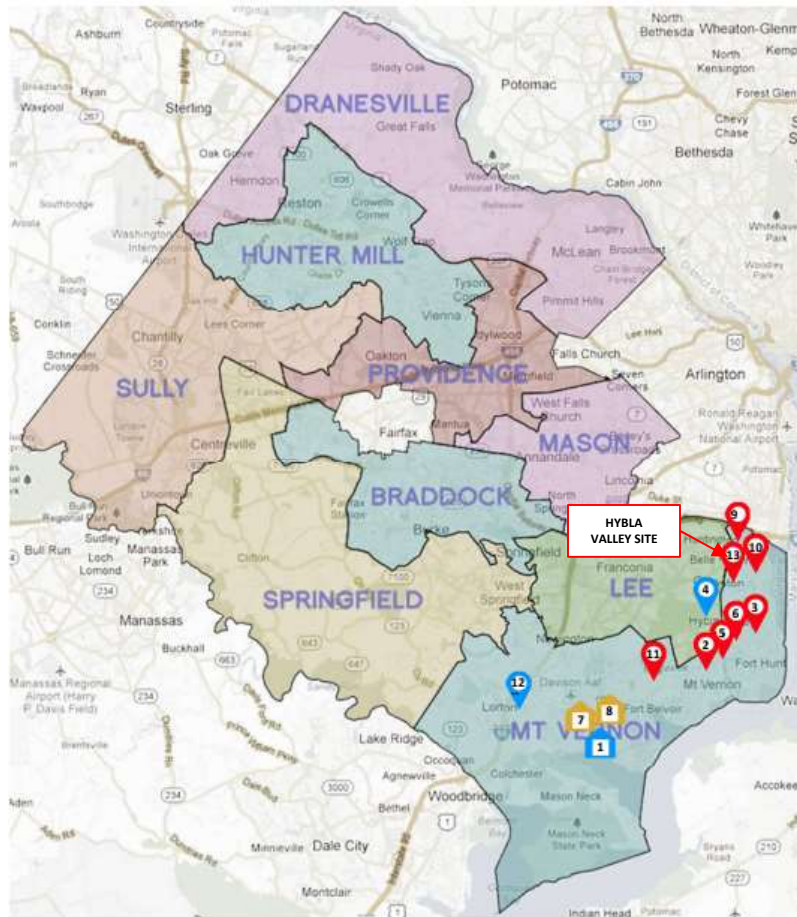
Eleanor Kennedy Shelter

- 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



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Possible Sites Identified – Shelter & Supportive Housing



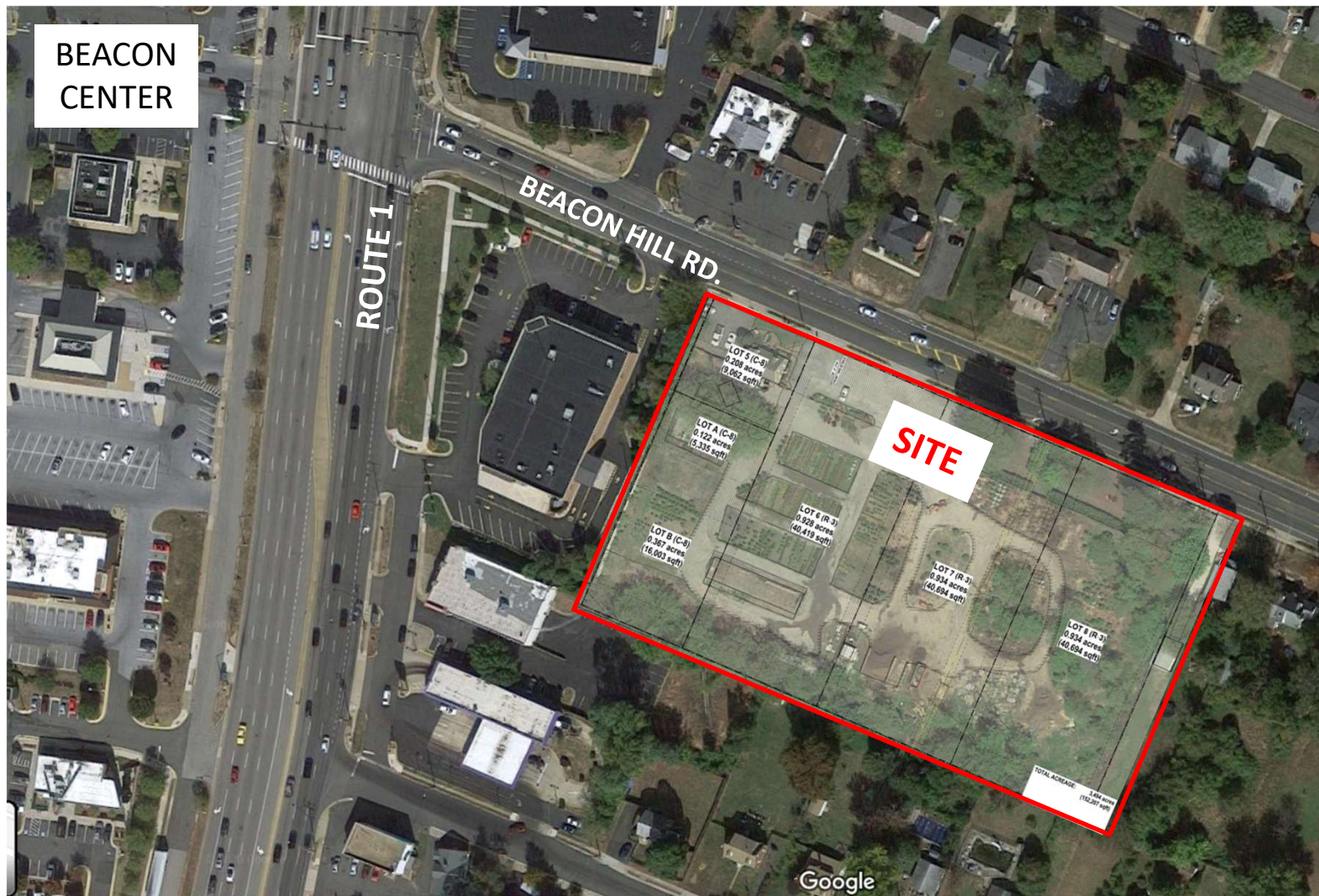
LEGEND

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

	Address	Size
1	Another location on Fort Belvoir	N/A
2	8145 Richmond Hwy, Alexandria, VA 22309	1.1 acres
3	7927 Richmond Hwy, Alex	2.14 acres
4	7511 Fordson Road	0.89 acres
5	8135 Richmond Hwy	0.94 acres
6	8131 Richmond Hwy	0.91 acres
7	9190 Richmond Hwy	4 acres
8	9140 Richmond Hwy	0.65 acres
9	5801 North Kings Hwy	0.7 acres
10	6624 Hulvey Terrace	1.1 acres
11	8656 Richmond Hwy	1.48 acres
12	Lorton Town Center	39.7 acres



Penn Daw Fire Station & Supportive Housing Opportunities Beacon Hill Site



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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 PERMANENT SUPPORTIVE HOUSING

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

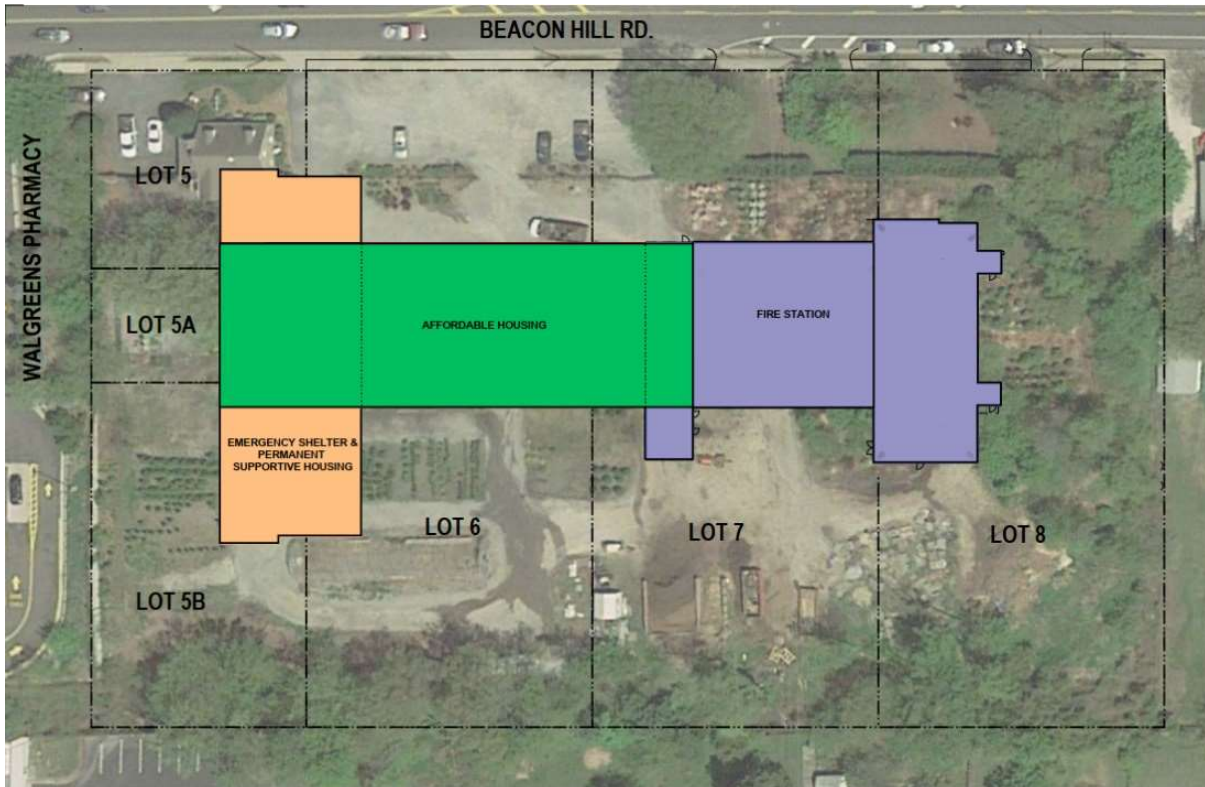
AFFORDABLE HOUSING

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



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Land Use Considerations



Preliminary Test Fit

Land Use Considerations

- Advisory Committee
- Community Feedback
- Comprehensive Plan
- Zoning
- 2232
- Site Plan Requirements
- Transportation

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Tentative Proposed Schedule

TENTATIVE SCHEDULE (YEARS)					
1	2	3	4	5	6
Advisory Committee and Community Outreach					
	A/E Consultant Selection				
	Zoning				
	Design				
		Permits			
			Bidding		
				Construction	



Questions and Discussion

