



The Mount Vernon Council of Citizens Associations, Inc.

P.O. Box 203, Mount Vernon, VA 22121-9998

<http://www.mvcca.org>

**Supervisor Dan Storck
Mount Vernon Government Center
2511 Parkers Lane
Alexandria, VA 22306**

April 21, 2026

Reference: MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA) RESOLUTION ON THE Penn Daw Fire Station, Emergency Shelter, and Supportive Housing Plan Amendment 2023-IV-MV3 (PA-2023-00044) Concurrent with Rezoning 2025-MV-00022 (MVCCA Planning & Zoning Committee Resolution 2026-02)

Dear Supervisor Storck,

The Mount Vernon Council of Citizens' Associations (MVCCA) is following up on our previous resolution in opposition to the single adult component of the project at 2801 Beacon Hill Road. Enclosed is an updated resolution articulating our unresolved concerns regarding the project's potential impacts on public safety and neighborhood security.

Thank you for your consideration of our concerns. We welcome the opportunity to discuss mitigation strategies that preserve the health, safety, and well-being of neighboring residents and businesses while meeting the county goals for this project.

Respectfully,

**Scott Taylor
Co-chair, MVCCA**

Attachment: MVCCA Planning & Zoning Committee Resolution 2026-02

**MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA)
RESOLUTION ON THE Penn Daw Fire Station, Emergency Shelter, and Supportive
Housing Plan Amendment 2023-IV-MV3 (PA-2023-00044) Concurrent with Rezoning
2025-MV-00022 (MVCCA Planning & Zoning Committee Resolution 2026-02)**

WHEREAS, the proposal known as the Penn Daw Fire Station, Emergency Shelter, and Supportive Housing project concerns the redevelopment of property located at 2801 Beacon Hill Road on the former site of the Hybla Valley Nursery; and

WHEREAS, the proposed Comprehensive Plan amendment includes an option for a co-located fire station and emergency shelter and supportive housing facility on the site; and

WHEREAS, the proposed Fire Station is anticipated to be a two-story facility of approximately 24,500 square feet, with five apparatus bays, 22 bunks, and 44 parking spaces, designed to replace the existing fire station and provide modernized public safety services, with its own independent access; and

WHEREAS, the proposed emergency shelter and supportive housing facility is anticipated to be a three-story building of approximately 55,500 square feet, including 50 emergency shelter beds, 20 supportive housing units for individuals, 10 supportive housing units for families, and 47 parking spaces, with no shared building entrances or vehicle circulation between the fire station, emergency shelter, and supportive housing facilities; and

WHEREAS, this proposal does not include any change to the Kennedy Shelter site; and

WHEREAS, there were community meetings where the neighboring community including a MVCCA resolution made it clear they were not in favor of an emergency shelter at this site.

THEREFORE, BE IT RESOLVED the MVCCA previously disagreed with the location of the shelter portion of the project and are still concerned about the potential impacts on the surrounding residential community, including public safety, neighborhood security. Specifically, we object to allowing individuals convicted of violent offenses or convicted sex offenders to be housed at this location.

BE IT FURTHER RESOLVED THAT the MVCCA agrees that individuals and families who need safe and convenient temporary lodging and do not pose a tangible risk to the health and wellbeing of adjacent communities, schools, and businesses, should be provided with temporary emergency housing and County services.

BE IT FINALLY RESOLVED THAT we do not see a residential neighborhood as the appropriate location for housing of people with chronic health issues, disabilities, and substance use and/or mental health disorders that prevent them from being rehabilitated and reintegrated into the community.

Approved by the MVCCA General Council on April 27, 2026