

# **Penn Daw Fire Station, Emergency Shelter & Supportive Housing and Affordable Housing**

Community Meeting  
June 8, 2023

Building Design and Construction Division



# Penn Daw Fire Station, Emergency Shelter & Supportive Housing and Affordable Housing Program

## PROJECT LOCATION



2801 Beacon Hill Rd., Alexandria, VA

### PENN DAW FIRE STATION

- Approx. 22,200 SF
- 5 Apparatus Bays
- 22 Bunks (Including Battalion Chief)

### EMERGENCY SHELTER AND SUPPORTIVE HOUSING

- Approx. 29,000 SF
- 50 Emergency Shelter Beds
- 20 Supportive Housing Units
- Outdoor Amenity Space

### AFFORDABLE HOUSING

- Approx. 75,000 SF
- Approx. 60 Affordable Housing Units
- Outdoor Amenity Space



## Design Considerations

### ➤ General Considerations

- ❖ Overall Safety and Site Security as it relates to adjacent properties
- ❖ Stormwater Management and drainage impact on adjacent properties
- ❖ Parking reduction and public transportation use
- ❖ Traffic changes/impact due to new development
- ❖ Noise impact on surroundings
- ❖ Passive outdoor recreation space
- ❖ Civic identity and integration into the surrounding development
- ❖ Orientation of building entrances
- ❖ Clear signage for each facility

### ➤ Fire and Rescue

- ❖ Secured Parking with fence and access control at gate, and adequate site lighting
- ❖ Enhanced Security System
  - Access Control for all exterior doors
  - Security Cameras around facility
- ❖ Automatic closing with motion sensor at bay doors
- ❖ Separate primary fire station entrance from other collocated uses and no other use above fire station
- ❖ Separate HVAC system for each use, emergency generators sized for operational requirements of each facility



## Design Considerations

### ➤ **Emergency Shelter and Supportive Housing**

- ❖ Trauma-informed design principles for creating physical spaces that promote safety, well-being and healing
- ❖ Outdoor amenity space for clients
- ❖ Finishes and Fixtures to be durable
- ❖ Individual beds (no bunk beds)
- ❖ Supportive Housing entrance should not be through the shelter
- ❖ Easy access to public transportation

### ➤ **Affordable Housing**

- ❖ Indoor and outdoor amenities and recreation
- ❖ Separate primary entrance

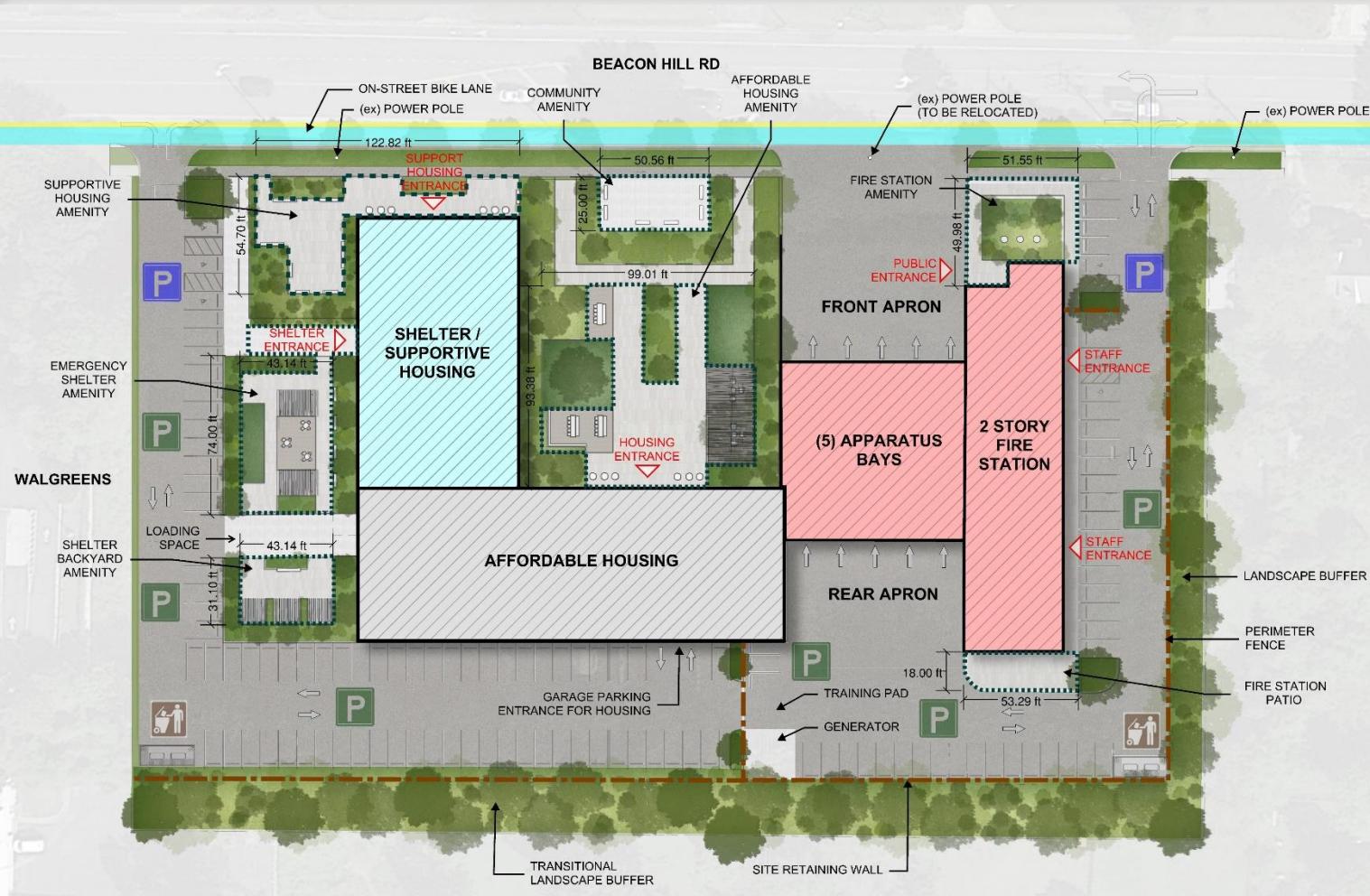
### ➤ **Sustainability Goals**

- ❖ LEED Gold Certification with 50% energy performance improvement
- ❖ Net Zero Energy Requirements
- ❖ EarthCraft Gold per the Virginia Low Income Housing Tax Credit Manual





# Penn Daw Fire Station, Emergency Shelter & Supportive Housing and Affordable Housing Concept Design – Courtyard Concept



## PARKING COUNT 174

**FIRE STATION**  
40 STANDARD STALLS  
4 PUBLIC & ADA STALLS

**SHELTER/SUPPORTIVE HOUSING**  
40 STANDARD STALLS  
4 PUBLIC & ADA STALLS

**AFFORDABLE HOUSING**  
80 STANDARD STALLS  
6 VISITOR & ADA STALLS

**GROSS SQUARE FOOTAGE**  
FIRE STATION: 21,932 SF  
SHELTER: 28,080 SF  
AFFORDABLE HOUSING: 77,627 SF  
TOTAL GSF: 127,640 SF



# Concept Design - Courtyard Concept



**West Perspective**





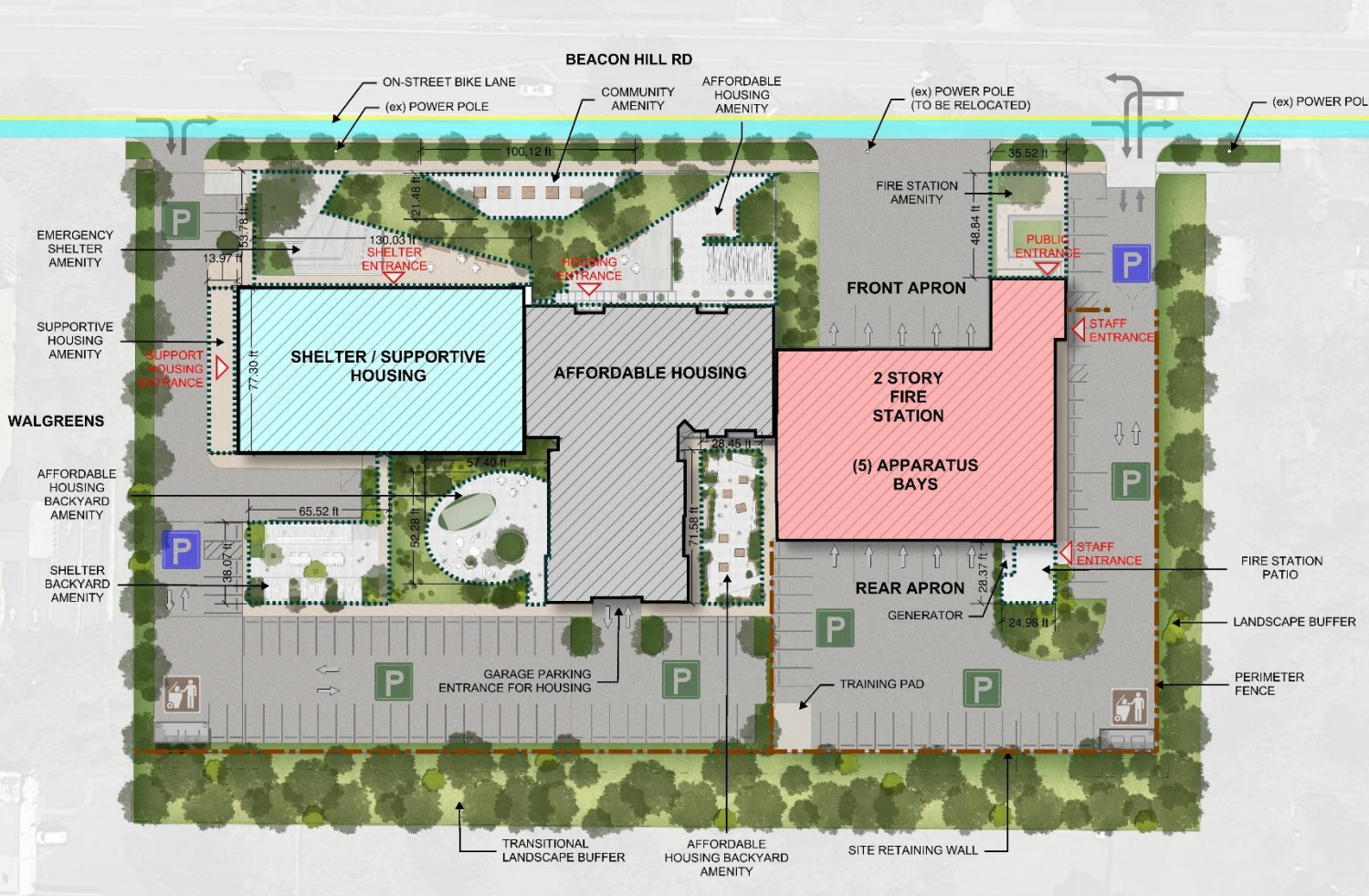
# Concept Design - Courtyard Concept



**East Perspective**



# Penn Daw Fire Station, Emergency Shelter & Supportive Housing and Affordable Housing Concept Design – Urban Edge Concept



## PARKING COUNT 169

**FIRE STATION**  
40 STANDARD STALLS  
4 PUBLIC & ADA STALLS

**SHELTER/SUPPORTIVE HOUSING**  
40 STANDARD STALLS  
4 PUBLIC & ADA STALLS

**AFFORDABLE HOUSING**  
75 STANDARD STALLS  
5 VISITOR & ADA STALLS

**GROSS SQUARE FOOTAGE**  
FIRE STATION: 22,487 SF  
SHELTER: 29,805 SF  
AFFORDABLE HOUSING: 78,468 SF  
TOTAL GSF: 130,760 SF





# Concept Design - Urban Edge Concept



**West Perspective**



# Concept Design - Urban Edge Concept

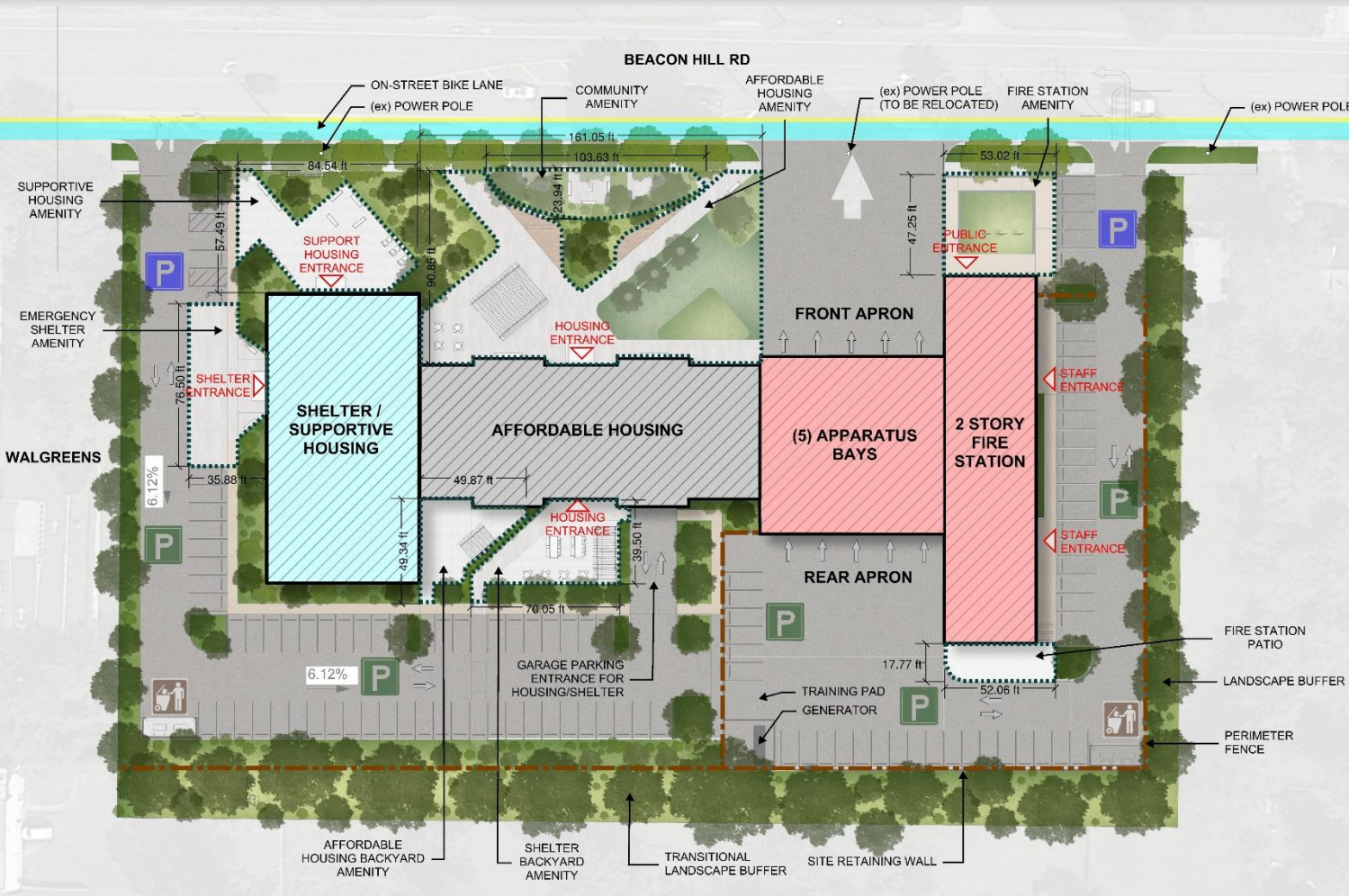


**East Perspective**





# Penn Daw Fire Station, Emergency Shelter & Supportive Housing and Affordable Housing Concept Design – Hybrid Concept



## PARKING COUNT 163

**FIRE STATION**  
40 STANDARD STALLS  
4 PUBLIC & ADA STALLS

**SHELTER/SUPPORTIVE HOUSING**  
40 STANDARD STALLS  
4 PUBLIC & ADA STALLS

**AFFORDABLE HOUSING**  
70 STANDARD STALLS  
5 VISITOR & ADA STALLS

**GROSS SQUARE FOOTAGE**  
FIRE STATION: 22,059 SF  
SHELTER: 29,160 SF  
AFFORDABLE HOUSING: 70,416 SF  
TOTAL GSF: 121,636 SF





# Concept Design – Hybrid Concept



**West Perspective**



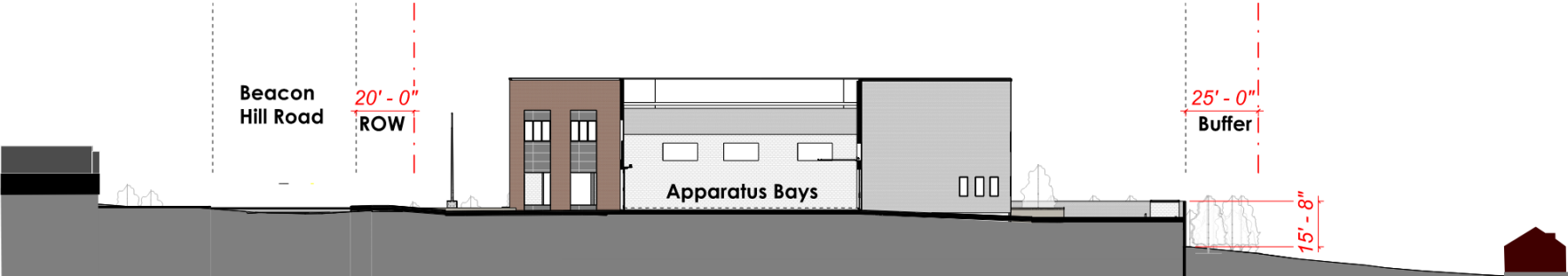
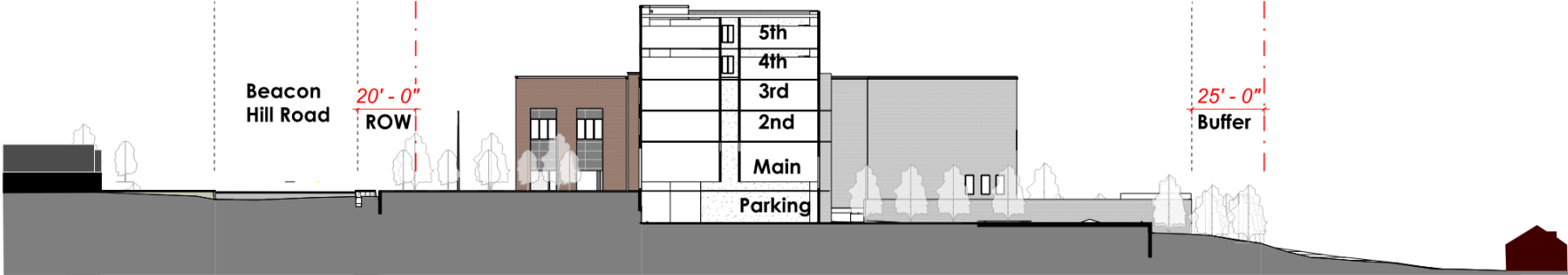
# Concept Design – Hybrid Concept



**East Perspective**



# Concept Design – Typical Site Section





# Penn Daw Fire Station, Emergency Shelter & Supportive Housing and Affordable Housing Project Timeline

2022	2023		2024		2025	
Advisory Committee and Community Participation					Community Updates Throughout Construction	
	Zoning					
	Pre-Application	Application				
Design						
Programming and Concepts	Schematic Design	Design Development	Construction Documents & Bid Documents			
			Permits			
					Bidding	
					Construction Begins	

Public Hearings



# Next Steps

Activity	Schedule
Community Meeting	June 8, 2023
Concept Design Completion	July 2023
Schematic Design Phase	July 2023 To October 2023



## Q & A

