

Penn Daw Fire & Supportive Housing Advisory Committee Meeting #8
June 21, 2021
9:30 – 11:00 am

Join from PC, Mac, Linux, iOS or Android:

<https://us02web.zoom.us/j/84191122755?pwd=YXFGdHRKaXFGNnVaVFB5YTVqcU4vUT09>

Password: 545755

Or Telephone:

Dial:

USA 602 333 0032, USA 8882709936 (US Toll Free)

Conference code: 2149853

9:25	Meeting Login	
9:30	Quick Introductions/Roll Call	
9:35	Approve minutes/Recap	Christine / Team
9:40	Spanish Community Meeting Recap	Nick / Team
9:45	Upcoming Community Meetings and Eleanor Kennedy Tour	Christine
9:50	Alternate Sites Considered	Danilo
10:20	Questions/Discussion with Committee	Team
10:40	Q&A with community callers	Team
	✓ Nov 6, 2020	Meeting kickoff
	✓ Dec 4, 2020	Feedback
	✓ Jan 15, 2021	Concepts
	✓ Feb 5, 2021	Benchmarking
	✓ Mar 5, 2021	Video Tours – Fairfax County
	✓ April 2, 2021	Video Tours – Around the Region
	✓ April 24	Community Meeting
	✓ April 26	Community Meeting
	✓ May 7, 2021	Recap and Updates
	✓ June 7, 2021	Community Meeting in Spanish
	✓ June 21	Alternate Sites Discussion
	June 24	Eleanor Kennedy Shelter Tour
	June 29	On-Site Community Meeting
	July & August	Equity Conversation, Concepts
	September	Wrap Up

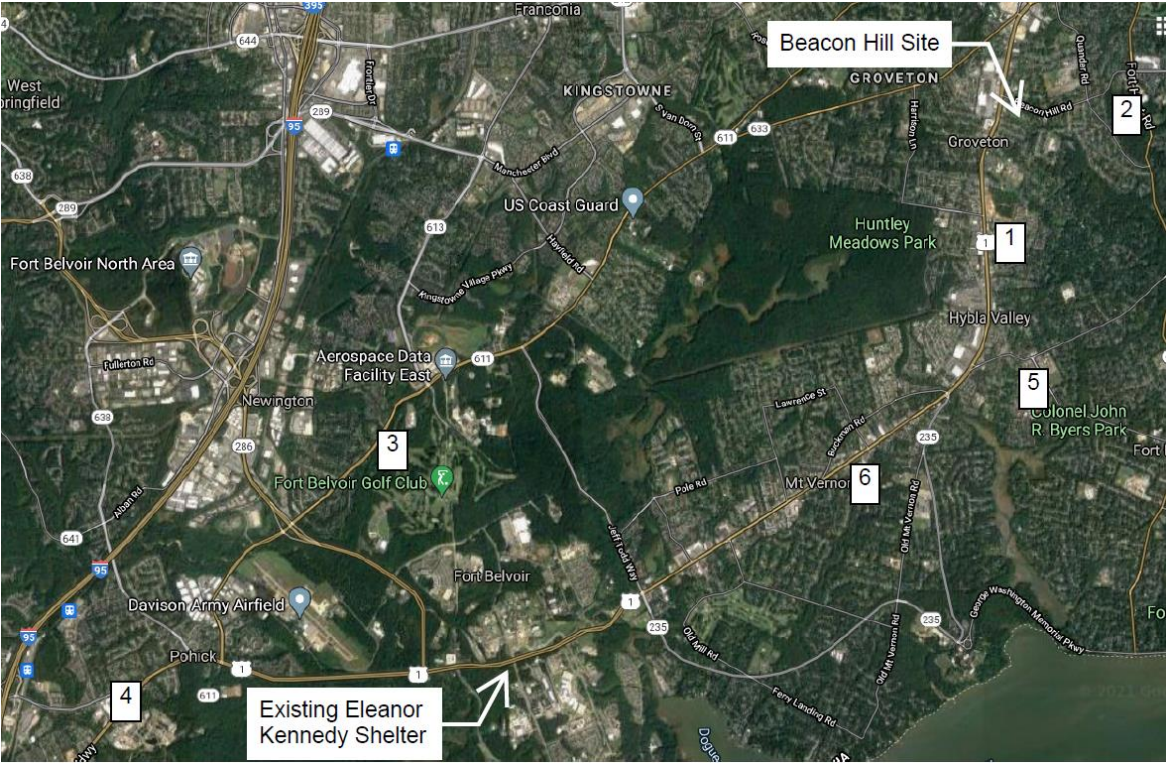
Penn Daw Fire Station, Emergency and Supportive Housing

Preliminary - Alternate Sites Considered
June 21, 2021

Building Design and Construction Division



Penn Daw Fire Station, Emergency and Supportive Housing Alternate Sites Considered – Emergency & Supportive Housing



	Address	District
1	Vacant Safeway - 7451 Mount Vernon Sq. Center, Alexandria	Mount Vernon
2	Woods Behind Mount Vernon RECenter - 2017 Belle View Blvd., Alexandria	Mount Vernon
3	8305 Telegraph Rd., Lorton	Mount Vernon
4	Sunrise Senior Living - 7665 Lorton Rd., Lorton	Mount Vernon
5	Mount Vernon Government Center and INOVA - 2511 Parkers Ln., Alexandria	Mount Vernon
6	Original MVHS - 8333 Richmond Hwy., Alexandria	Mount Vernon

Map of Considered Sites



Penn Daw Fire Station, Emergency and Supportive Housing Evaluation Criteria and Other Factors

➤ Evaluation Criteria

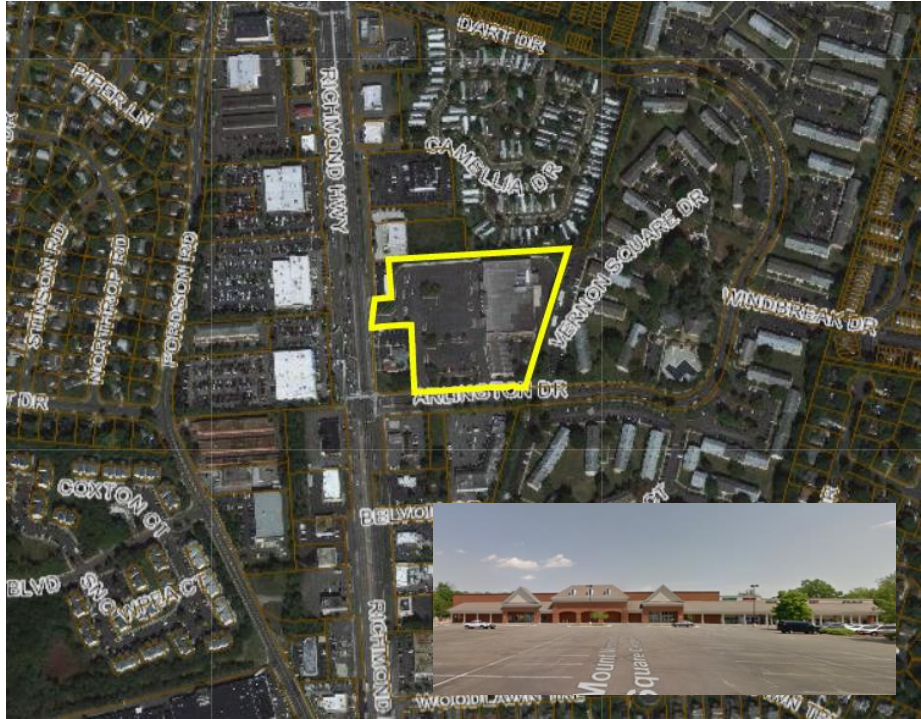
- Easy access to public transportation
- Near employment opportunities
- Proximity to Health and Human Services
- Walkable
- Enough space for inclusion of supportive housing
- Space to include sufficient parking for staff and residents
- Not isolated, part of the community
- Avoid childcare or school by 500 feet
- Within Human Services Region I

➤ Other Factors

- Availability of site – purchase or lease required?
- Environmental – resource protection, flood plains



Vacant Safeway– 7451 Mount Vernon Sq. Center



Existing Safeway Parcel

1. Mount Vernon District
2. 7.37 AC, Zoned C-6/R-20
3. Existing vacant Safeway with occupied retail surrounding
4. Proximity to transportation and commercial/retail opportunities.
5. Surrounded by residential
6. ***Not owned by BOS – Purchase or lease required***
 - Other parties interested in site
 - No timeline for possible listing of parcel

The site would require purchase or lease. There is no timeline established for possible listing of the site and other developers have shown interest. **The site is not feasible for locating the emergency and supportive housing program.**

Penn Daw Fire Station, Emergency and Supportive Housing Woods behind Mt. Vernon RECenter – 2017 Belle View Blvd.

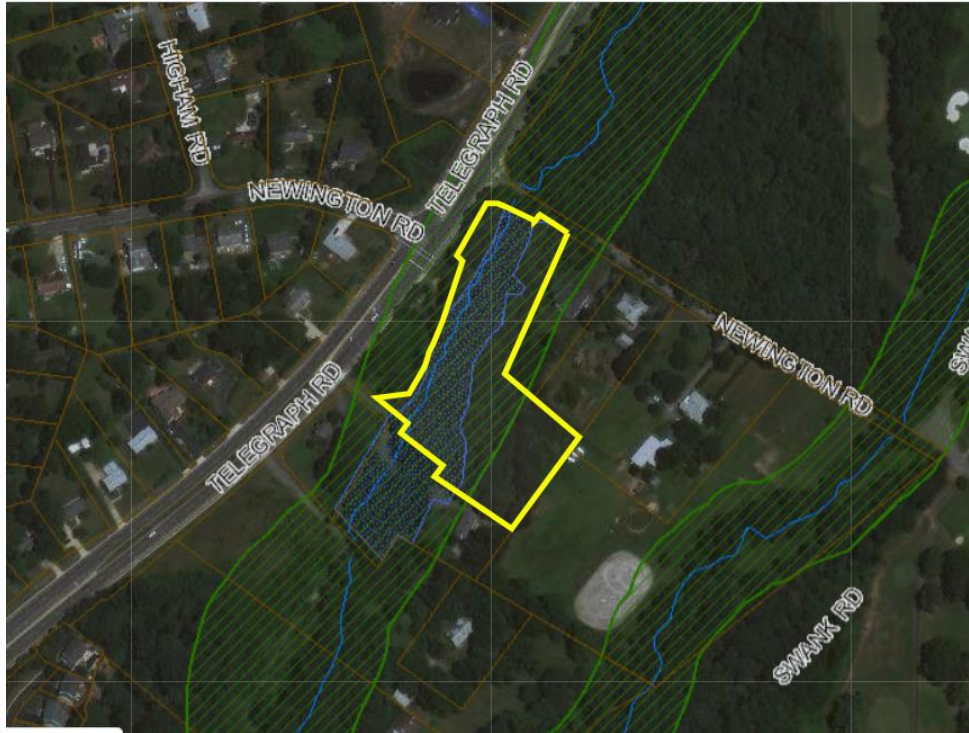


Existing Park Authority Parcel

1. Mount Vernon District
2. 77.8 AC, Zoned R-4
3. Existing Mt. Vernon District Park
4. Proximity to transportation and a commercial/retail center.
5. Surrounded by residential
6. ***Park Authority Land***
 - Existing park land
 - Comprehensive Plan use as Public Park
7. ***RECenter parcel/site is planned for redevelopment, with construction planned for commencement***

The undeveloped area is existing park land and the comprehensive plan states use as public park. The existing RECenter is currently under redevelopment. **The site is not feasible for locating the emergency and supportive housing program.**

Penn Daw Fire Station, Emergency and Supportive Housing
8305 Telegraph Road, Lorton, VA



Existing Parcel

1. Mount Vernon District
2. 3.58 AC AC, Zoned R-1
3. Private parcel listed for sale
4. Proximity to transportation, but not commercial/retail opportunities.
5. Access to other human services may be difficult.
6. Surrounded by residential
7. ***Private Property not owned by BOS***
8. ***Environmental Factors***
 1. ***Majority of site in RPA – Currently undeveloped***
 2. ***Majority of site in flood plain***

The parcel would require negotiation and purchase. In addition, RPA and Flood plain will significantly impact feasibility for construction. Location is not close to retail or other community amenities. **The site is not feasible for locating the emergency and supportive housing program.**

Vacant Sunrise Senior Living – 7665 Lorton Rd. Lorton



1. Mount Vernon District
2. 0.65 AC, Zoned C-3
3. Existing vacant senior living facility
4. Proximity to transportation and some retail/commercial retail centers.
5. Surrounded by residential
6. 500 ft. separation can be met, but childcare facility close by
7. **Current parking spaces (11) not sufficient for proposed program**
8. **Not owned by BOS**
 - Not currently listed, purchase or lease required
 - No timeline for possible listing of parcel

Existing Parcel

Site would require purchase by the County. Site does not allow for sufficient parking for staff. **The site is not feasible for locating the emergency and supportive housing program.**

Penn Daw Fire Station, Emergency and Supportive Housing Mount Vernon Government Center/INOVA– 2511 Parkers Ln., Alexandria

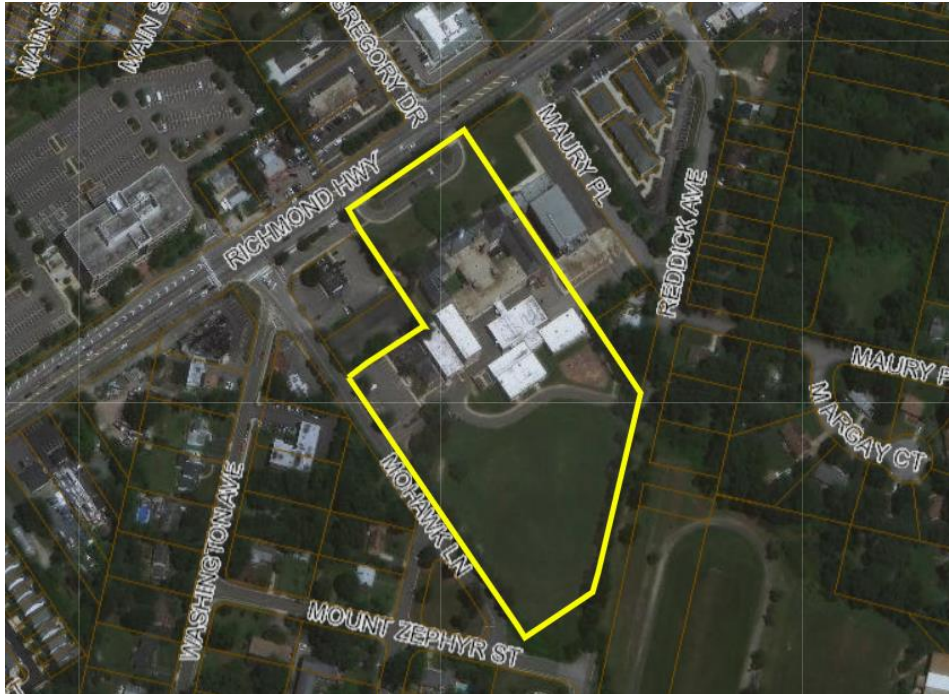


Existing Parcel

1. Mount Vernon District
2. Owned by BOS
3. 38.7 AC, Zoned C-3, PDH-5, R-8
 1. Govt. Center – 6.84 AC
 2. INOVA – 26 AC
 3. Gartlan Center – 4.65 AC
 4. Fire Station #9 – 1.21 AC
 5. 15% Open Space – 1.2 AC
4. Close to transportation, few retail/commercial retail centers.
5. Surrounded by residential
6. **School within 500 ft.**
7. **Majority of parcel leased to INOVA**
 1. Lease until 2056
 2. Govt. center portion of site limited for inclusion of program

Majority of parcel is leased to INOVA. Subparcel containing Government Center slated for expansion of police station, fire station, and stormwater improvement projects. **The site is not feasible for locating the emergency and supportive housing program.**

Penn Daw Fire Station, Emergency and Supportive Housing Original Mount Vernon High School – 8333 Richmond Hwy., Alexandria



Existing OMVHS Parcel

1. Mount Vernon District
2. Owned by BOS
3. 8.8 AC, Zoned C-8, R-2
4. Existing Original MVHS
5. Access to transportation, but not commercial/retail opportunities
6. Surrounded by residential
7. **Schools and childcare facilities planned as part of redevelopment.**
8. **Redevelopment Plan In Progress. Vision and goals established.**

Adaptive reuse vision and goals have been established as part of master plan. Childcare and education programs slated for inclusion as part of redevelopment of the site.

Penn Daw Fire Station, Emergency and Supportive Housing Alternate Sites Considered – Emergency & Supportive Housing



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Questions?



Penn Daw Fire Station/Supportive Housing Advisory Committee Meeting

June 21, 2021

Meeting Minutes

9:30 Quick Introductions/Roll Call

- Committee Members Present: Keary Kincannon, Josh Delmonico, Ray Novitske, Liz Yap, Erik Rhoads, Dave Levine, Mary Paden
- County staff: Tom Barnett, Vrushali Oak, Danilo Nunez, Tiya Raju, Christine Morin & Nick Rinehart of Supervisor Storck's office.

9:35 Approve minutes/Recap – The May committee meeting minutes are still in the works, will be posted to the website shortly.

9:40 Spanish Community Meeting Recap - Nick Rinehart of Supervisor Storck's office gave a recap of the June 7th virtual community meeting conducted in Spanish. Two interpreters were present providing simultaneous interpretation. 33 people attended, and there were very few native Spanish speakers in attendance.

9:45 Upcoming Community Meetings and Eleanor Kennedy

- Tom Barnett gave an overview of upcoming community meetings and tours of the Eleanor Kennedy shelter upcoming for Thursday. People are still able to sign up. First tour starts at 9 am.

Christine Morin, Supervisor Storck's chief of staff, mentioned that Pam Michelle will be retiring from New Hope Housing effective October 1st.

A reminder was given about the upcoming on-site community meeting: June 29th. The advisory committee was reminded that this was a commitment from Supervisor Storck's April community meetings. The meeting will be set up around the back patio/gravel area behind Hybla Valley Nursery building, planning for speaker/microphone, open Q&A forum.

Supervisor Storck, Tom Barnett, Lieutenant Chambers from FCPD and Deputy Chief Tom Arnold from Fire & Rescue will be present. Additionally, Tiya Raju and Vrushali Oak from DPWES Capital Projects will be present.

9:50 Alternate Sites Considered - presentation given on alternate sites proposed in Mount Vernon (6 sites considered). Danilo Nunez, project manager for DPWES, reviewed evaluation criteria as part of presentation of potential sites.

Christine mentioned that the Lee District sites are on hold, County staff is still gathering information on the Lee District sites, per request of Supervisor Lusk. Staff also reiterated that Supervisor Lusk wanted to be present with the advisory committee to share those.

Concerns were raised about the evaluation criteria. Some felt they seem very nebulous, not very detailed, making it hard to have an analytical discussion.

DPWES staff clarified they were considering both supportive housing and emergency shelter on alternative sites, but are also considering separating these components, however it would be inefficient.

10:20 Questions/Discussion with Committee

Some committee members emphasized concern that the timing of the build-out was not included in site evaluation criteria. That should be considered. In addition, committee members felt County staff needs to consider what's best from residents in considering co-locating supportive housing and emergency housing.

Some committee members also concerned about the timing with bond referendum, and if there was a deadline to use that money. Tiya Raju of DPWES explained there are timelines on bond money, but this project is still within the timeline.

Tom Barnett gave an overview of his experience with shelter & supportive housing. Tom indicated that they're not located directly next to single family homes, but there are shelters next to condos/townhomes, apartments, etc. Some lessons learned in these other scenarios would apply here, but willing to speak to residents to learn new lessons.

Committee members asked what lessons were learned. Tom Barnett explained that staff started to regularly meet with nearby residents and keep open lines of communication to quickly resolve any disputes that come up. An example of Gregory House on Gregory Lane was given.

Committee members stated that the community involved in other shelters could speak to advisory committee in July or August meetings.

Proposed next meeting:

Committee agreed to have next committee meeting on July 16th at 9:30 am. Meeting topics will include: Q&A on site selections, follow up on site tours, possibly Lee sites, and presentation from Karla Bruce on Equity implications of the project.

10:40 Q&A with community callers

An example of issues with supportive housing/group homes was cited in Belle View units owned by the county for group homes cited for lack of response, concerns expressed about the same thing happening on Beacon Hill Road.

Letter from Bucknell Manor resident was brought up. This letter claimed that Fairfax County was not considering One Fairfax and not considering equity, was placing another shelter in a community with a higher minority/working class population. County Staff agreed with the committee to address this by Karla Bruce, Chief Equity Officer for Fairfax County, in July meeting.