



Penn Daw Fire Station, Emergency Shelter and Supportive Housing, and Affordable Housing

County of Fairfax / Alexandria / DPWES, Virginia



Advisory Committee Meeting 1

October 14, 2022

AGENDA

1. ***Our Team & Leadership***
2. ***Our Experience***
 1. ***Fire Stations***
 2. ***Shelter & Supportive Housing***
 3. ***Affordable Housing***
3. ***Our Approach & Process***
4. ***How We Engage***
 1. ***Owner***
 2. ***Customer Stakeholders***
 3. ***Community Stakeholders***



Mark Manetti, AIA, LEED AP
Senior Project Manager Managing
Partner



Michael Foster, FAIA,
Urban Planning &
Transitional Facilities



John Levtov, PE,
Lead Civil Planner
Civil Group Leader



John Rinaldi, AICP
Land Use & Entitlement

PROJECT LEADERSHIP



Mark Manetti, AIA, LEED AP
Senior Project Manager
 Partner

- 28** Years of Experience
- 30+** Public Safety Commissions
- LEED AP** Accredited Professional
- 8** DPWES Project Experience



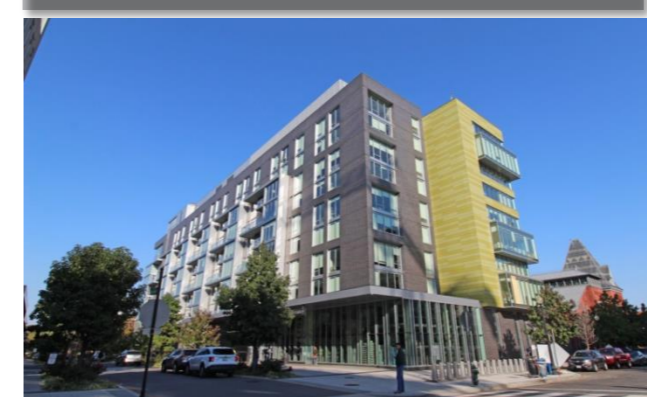
Michael Foster, FAIA
Supportive Housing
 Principal

- 37** Years of Experience
- 30+** Supportive Housing
- LEED AP** Accredited Professional
- 9** DPWES Project Experience



John Rinaldi, AICP
Land Use & Entitlement
 Client Executive

- 24** Years of Experience
- 30+** Fairfax County Entitlement
- 10+** Housing Entitlement
- 2** Fairfax Housing Projects



John Levto, PE
Site & Civil Planning
 Group Leader

- 28** Years of Experience
- 25+** Fairfax County Entitlement
- 10+** Housing Entitlement
- 2** Fairfax Housing Projects



MIXED-USE FACILITY PLANNING EXPERIENCE



Fridley Civic Campus

City of Fridley, MN

Mixed Use "City Center" Campus Planning

Facility Uses: City Hall, Courts, Police Station, Fire Station, Public Safety Administration,

Campus Uses: Public Works, Workforce Housing, Senior Housing, Retail, Public Amenities



The Shay

Washington, DC

Vertical Mixed-Use Composition

Uses: Affordable Housing, Market Rate Housing, Retail



Wright County Government Center

Buffalo, MN

Mixed Use County Government Campus Planning

Justice Center Uses: Courts, Correctional, Jail, Law Enforcement

Government Center Uses: Government Center, County Administration, County Board Room, DMV, Courts



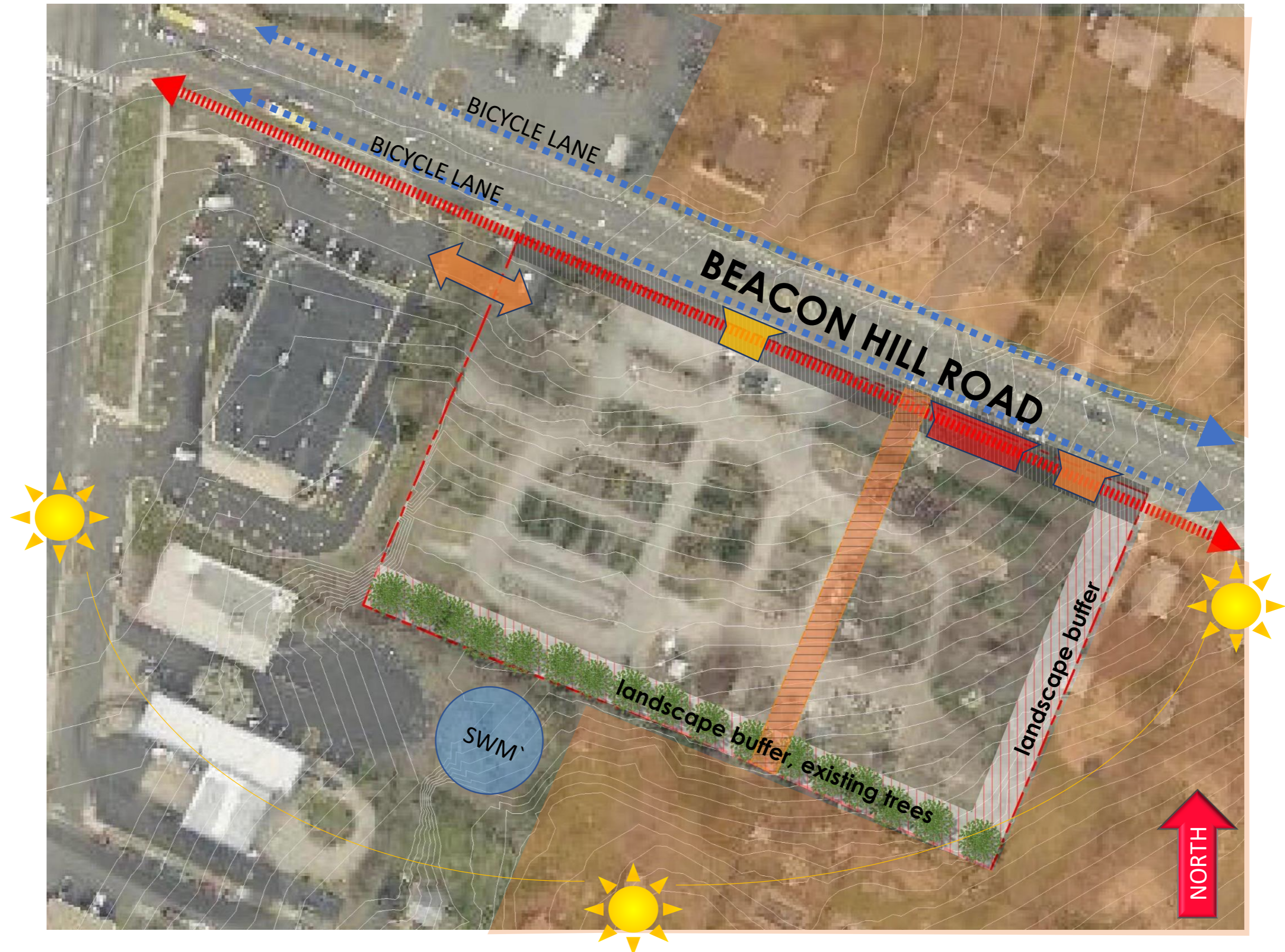
PLANNING APPROACHES

Mixed-Use Considerations

- ECONOMIES OF SCALE
- SITE PLANNING & DESIGN
- SHARED SPACES
- OPERATIONAL BENEFITS
- COMPETING PRIORITIES

Key Planning Approaches

- DEVELOPMENT RESTRICTIONS
- COMPREHENSIVE PLAN
- ENTITLEMENT
- SITE ACCESS
- SITE FUNCTIONAL ZONES
- VEHICLE CIRCULATION
- ADJACENT USES & CONTEXT
- GRADING & TOPOGRAPHY
- STORM WATER MANAGEMENT
- WET & DRY UTILITIES





**ENRICHING LIVES
AND
STRENGTHENING
COMMUNITIES**
