

**Penn Daw Fire & Supportive Housing Advisory Committee Meeting #9**  
**Friday, July 16, 2021**  
**9:30 – 11:00 am**

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

<https://us02web.zoom.us/j/81003014811?pwd=MVVtR3lJS3QxRlFFNVBUQWltVG9wQT09>

Password: 953825

Or Telephone:

Dial:

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

Conference code: 2149853

<b>9:25</b>	<b>Meeting Login</b>	
<b>9:30</b>	<b>Quick Introductions/Roll Call</b>	
<b>9:35</b>	<b>Approve minutes</b>	<b>Christine / Team</b>
<b>9:40</b>	<b>Equity Discussion</b>	<b>Karla B. / Tom B.</b>
<b>10:10</b>	<b>In-Person Community Meeting Recap</b>	<b>Christine</b>
<b>10:15</b>	<b>Recap on Mount Vernon Alternate Sites</b>	<b>Danilo</b>
<b>10:35</b>	<b>Questions/Discussion with Committee</b>	<b>Team</b>
<b>10:45</b>	<b>Q&amp;A with community callers</b>	<b>Team</b>
	✓ Nov 6, 2020	<b>Meeting kickoff</b>
	✓ Dec 4, 2020	<b>Feedback</b>
	✓ Jan 15, 2021	<b>Concepts</b>
	✓ Feb 5, 2021	<b>Benchmarking</b>
	✓ Mar 5, 2021	<b>Video Tours – Fairfax County</b>
	✓ April 2, 2021	<b>Video Tours – Around the Region</b>
	✓ April 24	<b>Community Meeting</b>
	✓ April 26	<b>Community Meeting</b>
	✓ May 7, 2021	<b>Recap and Updates</b>
	✓ June 7, 2021	<b>Community Meeting in Spanish</b>
	✓ June 21	<b>Alternate Sites Discussion</b>
	✓ June 24	<b>Eleanor Kennedy Shelter Tour</b>
	✓ June 29	<b>On-Site Community Meeting</b>
	✓ July 16	<b>Equity Conversation</b>
	August	<b>TBD</b>
	September	<b>Wrap Up</b>

# **Penn Daw Fire Station, Emergency and Supportive Housing**

Revisit - Alternate Sites Considered

July 16, 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

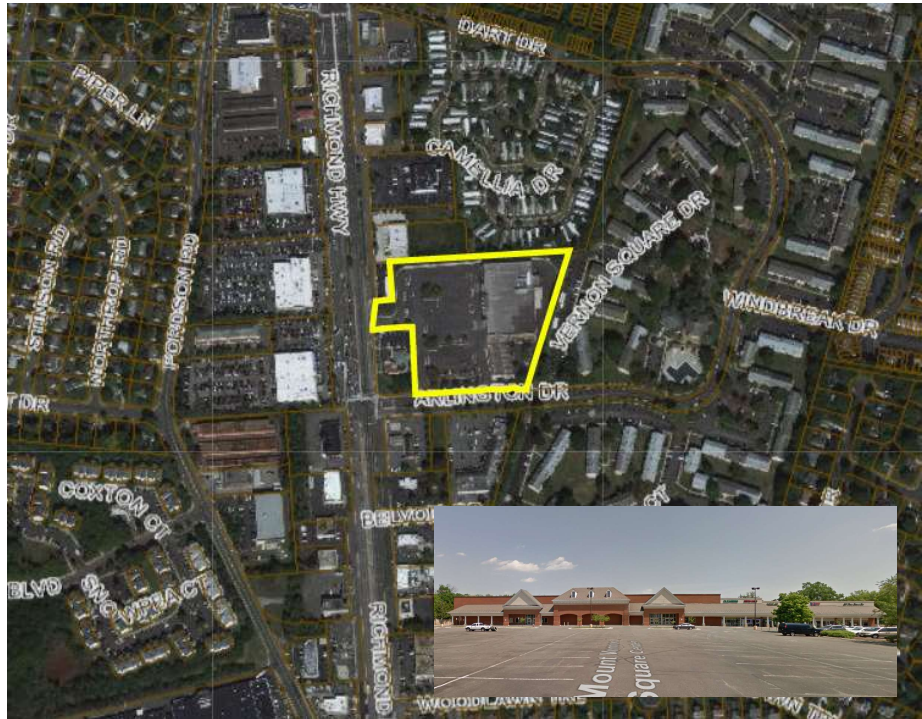
- Easy access to public transportation
- Near employment opportunities
- Proximity to Health and Human Services
- Walkable
- Enough space for inclusion of supportive housing
- Space to include sufficient parking for staff and residents
- Not isolated, part of the community
- Avoid childcare or school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

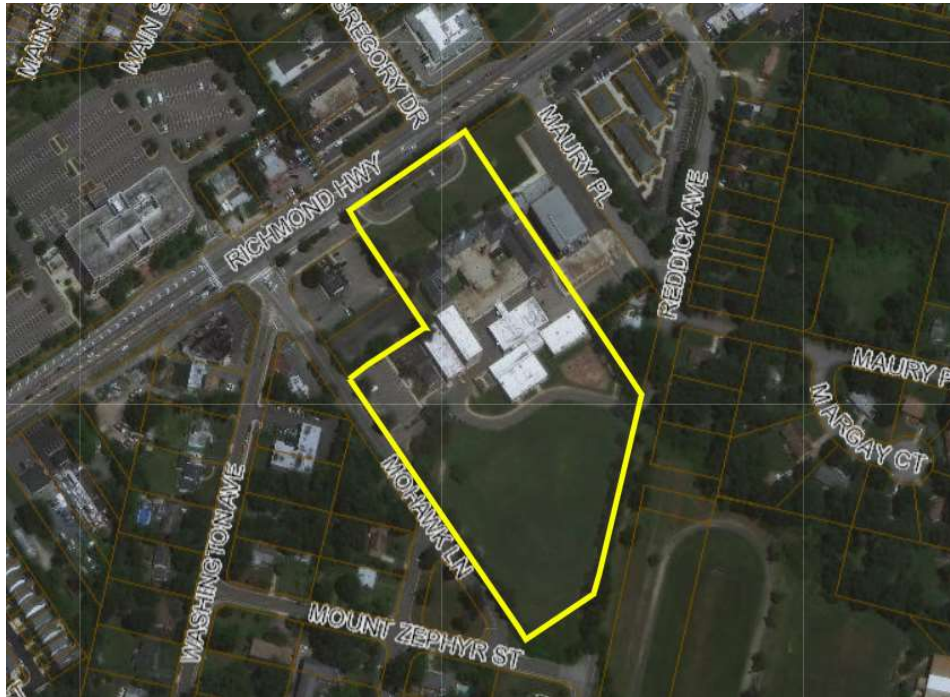


**Existing Parcel**

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 OMOVHS 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



	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

**Questions?**



## Penn Daw Fire Station/Supportive Housing Advisory Committee Meeting

7/16/2021

### 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: Karla Bruce, Tom Barnett, Vrushali Oak, Danilo Nunez, Tiya Raju, Christine Morin & Nick Rinehart of Supervisor Storck's office.

#### **9:35 Approve minutes** - meetings approved

#### **9:40 Equity Discussion**

Karla Bruce gave overview of One Fairfax policy adopted by BOS and FCPS Board in 2017.

She addressed questions of equity that have come up regarding this project proposal.

County definition: commitment to promote fairness/justice in public policy that allows ALL residents to have opportunity to fully participate in economic development/vitality activities

- Utilize data to identify pockets of inequity (2015 report regarding Islands of Disadvantage).
- Access to communities of opportunity, focus on connecting people to opportunity where problems with access exist.
- Opportunity can fall into a # of categories: access to healthy food, child care, protective services, etc.
- Consider equity in all planning and decision-making, and community engagement.
  - Foster civil dialogue/discourse around challenging policy debates in community.
  - Encourage that debate that is civil and respectful of different perspective.
- Equity Tool: NOT a scientific calculation/equation, more of a process.
  - Iterative: continued consideration of these questions surrounding racial equity as various stages of a project progress.
- Goal is to determine how to broaden benefit or minimize burden. Lessening of burdens has to be supported by a plan that we are held accountable to and communicating with the community around that.
- Serving the community is complex and imprecise, no clear cut solutions

Tom Barnett gave overview of equity considerations for this project:

- Encourage housing policies that want to live in Fairfax County area are able to do so.
- Multiple types of housing in mixed use areas with access to transportation.
- Homeless population are disproportionately Black/African American.

- 79% are unemployed, 46% have no income at all.
- Beacon Hill site: data showed this site has more opportunities than barriers.
- Data shows those disproportionately disadvantaged are people of color and low-income. Other groups (older, marriage status, sexual orientation) are considered, but people of color inside those groups are more disproportionately disadvantaged.

Committee members asked questions about disproportionate amount of affordable housing in the Richmond Highway corridor, and concerns about equity in that regard were raised. Tom Fleetwood re-emphasized that FCRHA policy distributes housing to all parts of the county.

Question was asked about impacts to a mixed income neighborhood like Spring Bank and Memorial Heights of bringing in additional “burdens” of a shelter/affordable housing, history of Sequoyah and other neighborhoods used to be mixed income but are now impoverished.

- Karla Bruce answered that this was likely due to a combination of private and public policy action that did not consider equity, lack of understanding about benefit and burden.
- In this particular project, there is an alignment of equity considerations with different development projects (Route 1 BRT/widening/EMBARC is also happening in the context of this project).

### **10:10 In-Person Community Meeting Recap**

- 180 people attended over the course of the meeting.
- Feedback from advisory committee on the meeting:
  - mostly Q&A which is what people wanted.
  - Some folks in the back couldn’t hear.
  - Overall positive feedback from committee members.

### **10:15 Recap on Mount Vernon Alternate Sites**

- DPWES Staff presented a recap and took any questions on Mount Vernon alternative sites will be taken. Based on internal discussions with Lee District staff, the project team was not ready to report on the Lee District sites until the next meeting.
- Review of Sunrise Senior Living site:
  - Would require site purchase. Other developers have approached property in the past and have been unsuccessful.
  - Insufficient parking. Adjacent commercial center has not been able to open up parking spaces
  - Timeline of negotiations and purchase acquisition makes things difficult as well.
- Questions were asked about why the Sunrise building can’t be leased. DPWES project staff promised to investigate this and present it at next committee meeting.

### **10:35 Questions/Discussion with Committee**

A few committee members wished was that the alternate sites would be considered for just the shelter, separate from supportive housing.

**10:45 Q&A with community callers**

Questions were asked about how the County will prevent folks from camping out in residential neighborhoods were raised again. Tom Barnett answered that the Unsheltered Outreach that Department of Housing and Community Development does is the most immediate means that is used to solve this problem.