

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

Advisory Committee Meeting
October 14, 2022

Building Design and Construction Division



Meeting Agenda

- ❖ Team Introduction

- ❖ Project Update

 - ❖ Program Validation

 - ❖ Design Considerations

- ❖ Timeline and Next Steps

- ❖ Q and A



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

PROJECT LOCATION



2801 Beacon Hill Rd., Alexandria, VA

PROGRAM VALIDATION

PENN DAW FIRE STATION

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

EMERGENCY SHELTER AND SUPPORTIVE HOUSING

- Approx. 27,700 SF
- 50 Emergency Shelter Beds
- 20 Supportive Housing Units
- 34 Parking Spaces

AFFORDABLE HOUSING

- Approx. 65,800 SF
- Approx. 60 Affordable Housing Units
- Approx. 117-137 Parking Spaces

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Design Consideration

➤ 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

➤ 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 colocated uses and no other use above fire station
- ❖ Separate HVAC system for each use, emergency generators sized for operational requirements of each facility



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Design Considerations

➤ **Eleanor Kennedy 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
- ❖ Clear signage for each facility
- ❖ Separate primary entrances

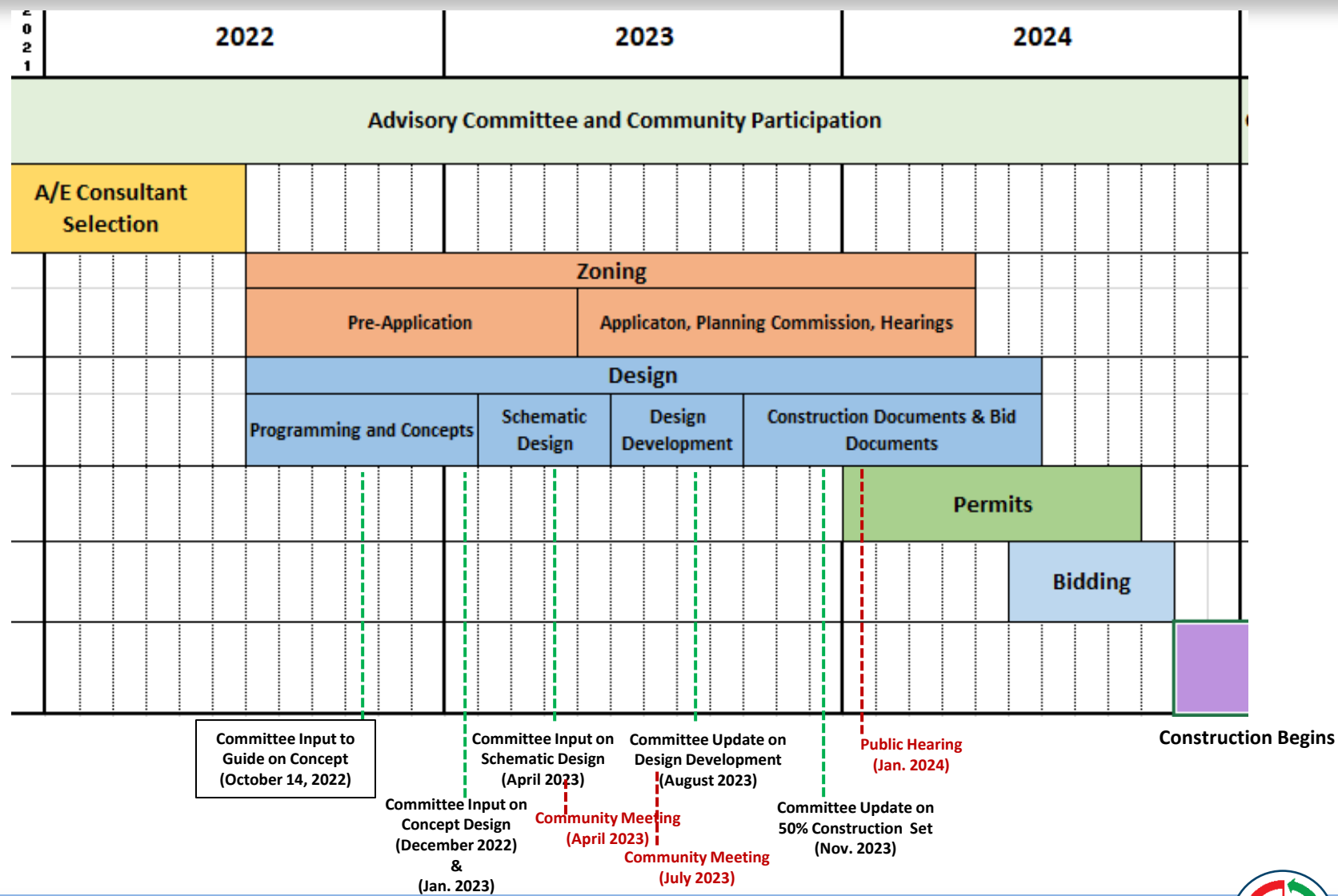
➤ **Project Goals**

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



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Community Engagement



Next Steps

Activity	Expected Completion
Committee input to guide concept design	October 14, 2022
AE Works on Concept Design Options	October 14, 2022 to December 2022
Committee input on preliminary design concepts	December 2022
Pre-application coordination with the Department of Planning and Development (DPD)	January 2023
Committee input on final design concept	January 2023
Concept Design Submission	January 2023



Q & A

