Penn Daw Fire Station and Emergency and Supportive Housing

PLANNING & DEVELOPMENT

Penn Daw Advisory Committee Meeting

February 24, 2026

COUNTY OF FAIRFAX
1742
VIRGINIA

Meeting Purpose

- Provide information about the proposed Penn Daw Fire Station and Emergency and Supportive Housing Plan Amendment

- Update on Project Design

- Provide the opportunity for the community to ask questions

Penn Daw Fire Station and Emergency and Supportive Housing Plan Amendment and Rezoning Application Timeline

March 4, 2026
Staff Report Publication
Plan Amendment

March 12, 2026
Staff Report Publication
Rezoning Application

March 25, 2026
Planning Commission
Public Hearing

April 14, 2026
Board of Supervisors
Public Hearing

David Stinson
David.Stinson@fairfaxcounty.gov
Phone: 703-324-1370

Public Outreach

Community Engagement

- 19 Advisory Committee Meetings (2020 – 2025)
  - Focused on site selection and design refinement
- 7 Community-wide Meetings (2021 – 2023)
  - Shared project updates
  - Provide opportunity for public feedback
- Meeting materials and updates posted online on project website:

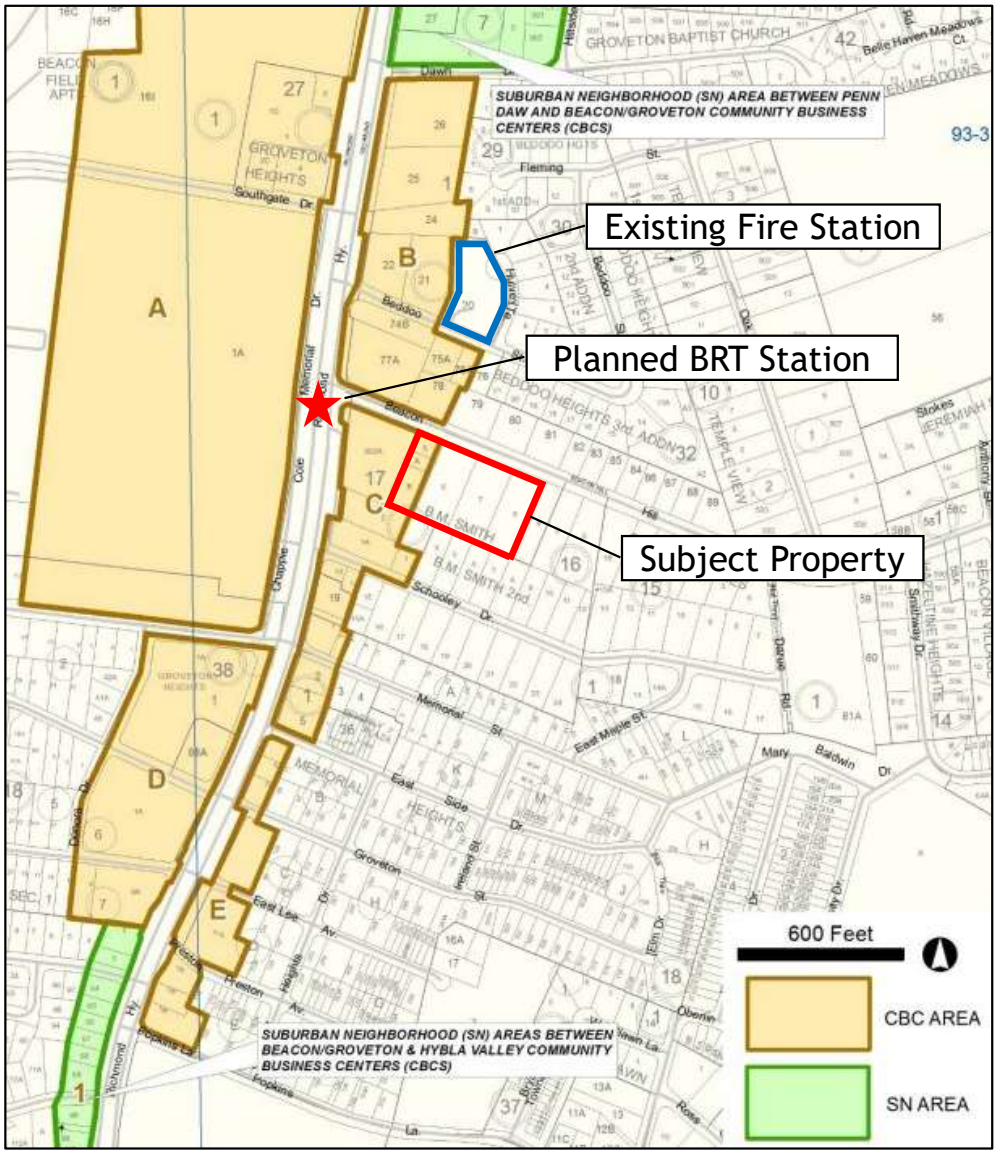
  https://www.fairfaxcounty.gov/publicworks/capital-projects/penn-daw-fire-station-and-supportive-housing

Background & Board Authorization

- Replacement fire station needed to meet current operational needs
- Replacement shelter needed due to capacity, environmental, and historic constraints at the Kennedy Shelter site
- Facilities are part of the adopted Capital Improvements Program (CIP) -2015 & 2016
- Board authorized Plan Amendment on December 5, 2023

Location

- Located on the south side of Beacon Hill Road on the former Hybla Valley Nursery site
- Portion of the property located within the Beacon/Groveton Community Business Center (CBC)
- Within walking distance of a planned Richmond Highway BRT Station



Adopted Comprehensive Plan

Area IV

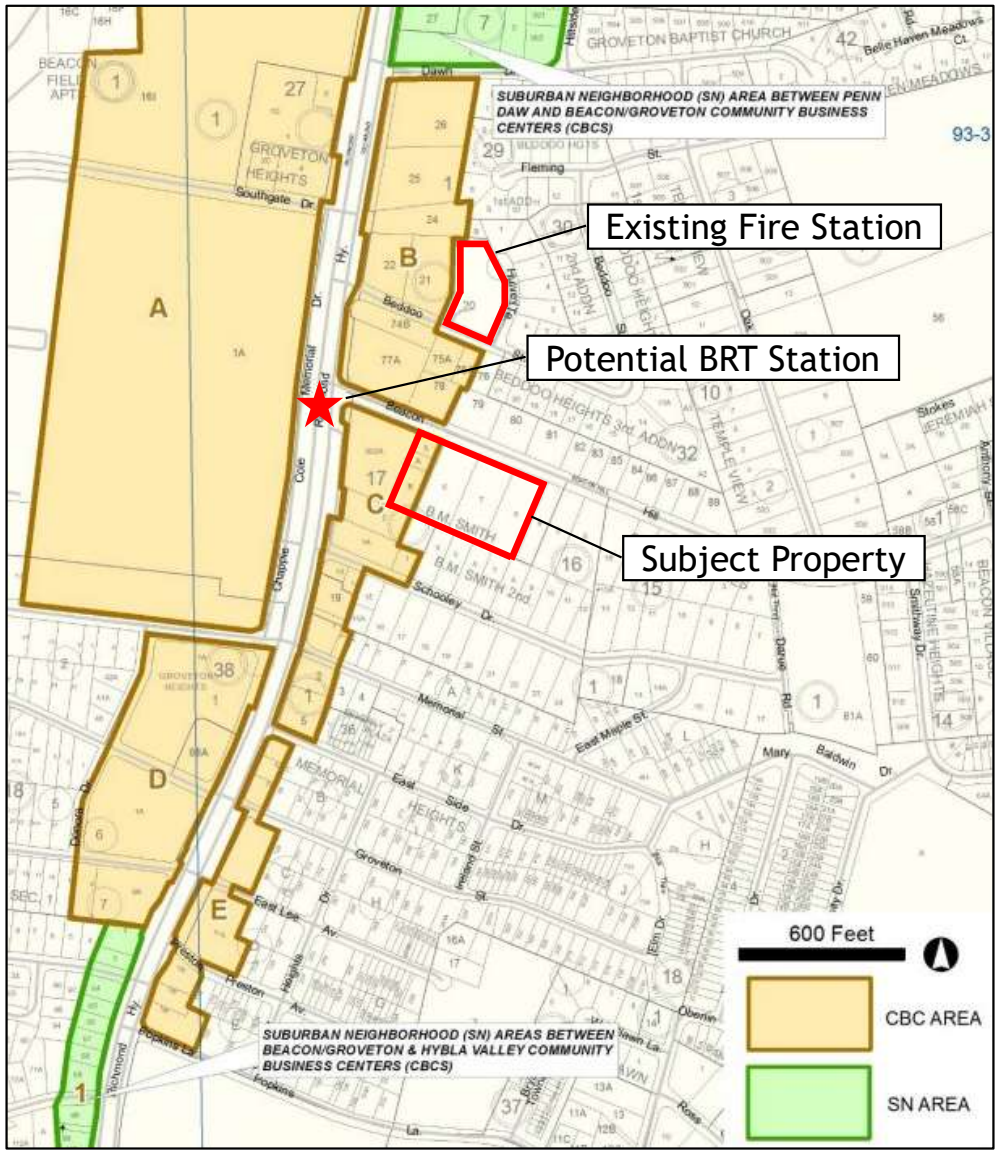
Mount Vernon Planning District

MV5-Groveton Community Planning Sector

Beacon/Groveton Community Business Center (CBC)

Plan Recommendation:

- Within the CBC – planned for non-residential uses with building heights up to 50 feet.
- Outside the CBC – residential use at 2-3 dwelling units per acre (DU/AC)



Existing Conditions

- 3.5-acre site
- Former site of Hybla Valley Nursery

Existing Conditions
• Single-family residential use to the east, north, and south
• Retail and Commercial uses to the west along Richmond Highway
Planned BRT Station
Beacon Hill Road
Subject Property
Richmond Highway

Proposed Plan Amendment

Adds an option for Public Facility Use up to 0.6 FAR

- **Emergency and Supportive Housing**
  - Three story, 55,443 sq. ft. building
  - 50 emergency shelter beds
  - 20 individual supportive housing units
  - 10 family supportive housing units
- **Fire Station**
  - Two-story, 24,323 sq. ft. facility
  - Supports current operational, staffing, and equipment needs
  - Improves emergency response time along the Richmond Highway Corridor

Considerations of Proposed Plan Amendment

- Public facility needs and service delivery
- Opportunities to co-locate public uses efficiently
- Land use compatibility
- Building height and transitions
- Site access and transportation
- Pedestrian and bicycle improvements
- Improved stormwater management
- Meeting green energy policy

Public Facility Need & Co-Location Considerations

Fire Station Need

- Existing Penn Daw Fire Station #11 (built 1967) is undersized and outdated
- Replacement needed to meet modern staffing, equipment, and response standards

Emergency Shelter Need

- Kennedy Shelter is undersized, located on leased land, and cannot be expanded
- New facility provides emergency beds and supportive housing for individuals and families

Co-Location Benefits

- Efficient use of county-owned land
- Improved access to transit, services, and employment along Richmond Highway
- Shared infrastructure and coordinated operations
- Ability to modernize two critical public facilities through one coordinated project

Compatibility, Building Height, and Transitions

- Three-story supportive housing building located on western portion of the site, closer to Richmond Highway
- Two-story fire station on eastern portion
- Retaining wall required along eastern and southern property lines due to site grading
- Enhanced buffering and screening to soften views and reduce visual impact
- Building height and design transitions needed to maintain compatibility with surrounding neighborhoods

Transportation Considerations

- The proposed uses are expected to generate relatively low levels of traffic
- Primary access from Beacon Hill Road, with site circulation refined through site design
- Sidewalk and bicycle improvements recommended along Beacon Hill Road
- Improved pedestrian connections to planned BRT station
- Opportunities to enhance safety at crossings along the site frontage

Stormwater Management & Sustainability

- Stormwater will be managed in accordance with current county requirements
- Redevelopment provides opportunity to improve drainage compared to existing conditions
- Energy-efficient building systems and EV-ready infrastructure incorporated consistent with county sustainability goals
- Consistent with objectives from the Environmental Policy Plan
- Subject to Board's Sustainable Capital Project Policy

Summary of Proposed Plan Amendment

- Establishes an option for a co-located public facility on site
- Allows up to 0.60 FAR for public facility use
- Supports a new fire station and an emergency and supportive housing facility
- Recommends height transitions and buffering next to residential uses
- Pedestrian and bicycle improvements along Beacon Hill Road recommended for safety and access

Project Design Update

Claudia Shalhoub
Mark Manetti
Brian Vassallo

Program

PROJECT LOCATION

2801 Beacon Hill Road, Alexandria, VA

PROGRAM

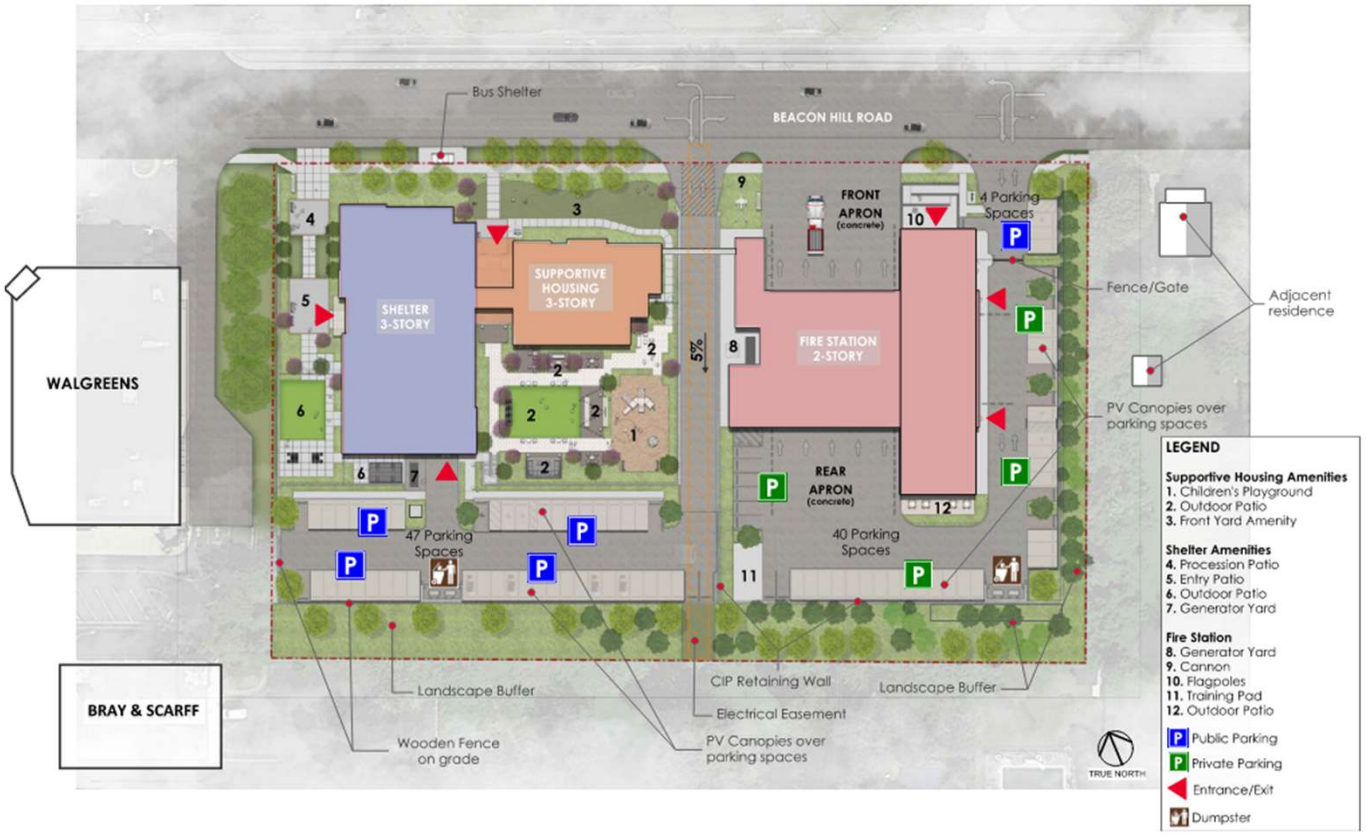
PENN DAW FIRE STATION

- Approx. 24,323 SF
- 5 Apparatus Bays
- 22 Bunks (Including Battalion Chief)
- 40 Parking Spaces

EMERGENCY SHELTER AND SUPPORTIVE HOUSING

- Approx. 55,443 SF
- 50 Emergency Shelter Beds
- 20 Individual Supportive Housing Units
- **10 Family Supportive Housing Units**
- 47 Parking Spaces

Site Plan



SITE PLAN

Exterior Design Renderings

VIEW FROM BEACON HILL ROAD

Exterior Design Renderings

VIEW OF FIRE STATION FROM BEACON HILL ROAD

Exterior Design Renderings

VIEW OF SHELTER AND SUPPORTIVE HOUSING FROM BEACON HILL ROAD

Exterior Design Renderings

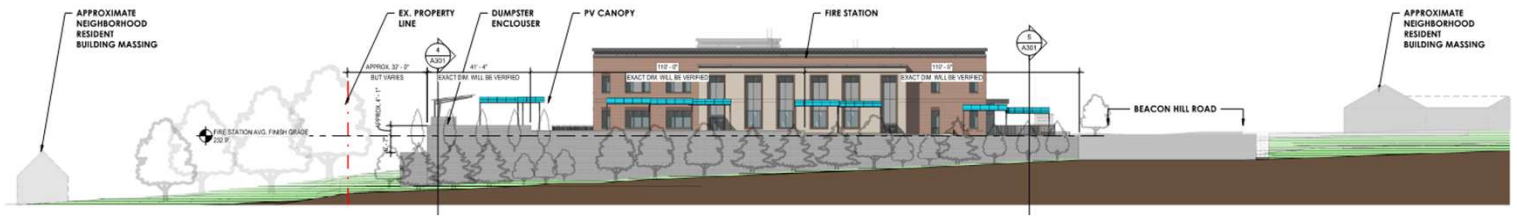
REAR VIEW

Exterior Design Renderings

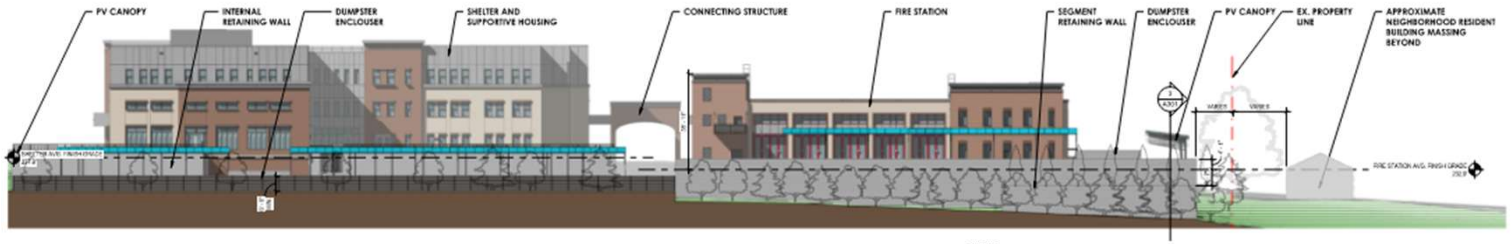
VIEW FROM BEACON HILL ROAD

Penn Daw Fire Station, Emergency Shelter and Supportive Housing

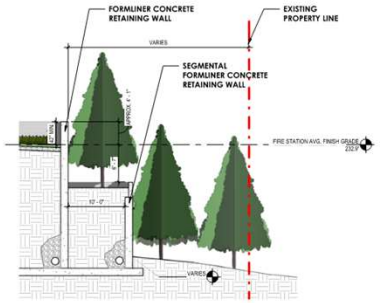
Site Sections



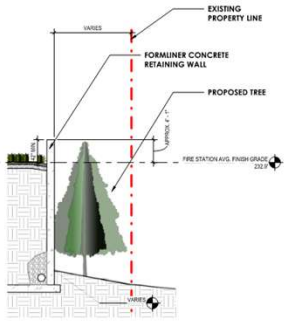
SITE ELEVATION - EAST



SITE ELEVATION - SOUTH



SOUTH RETAINING WALL

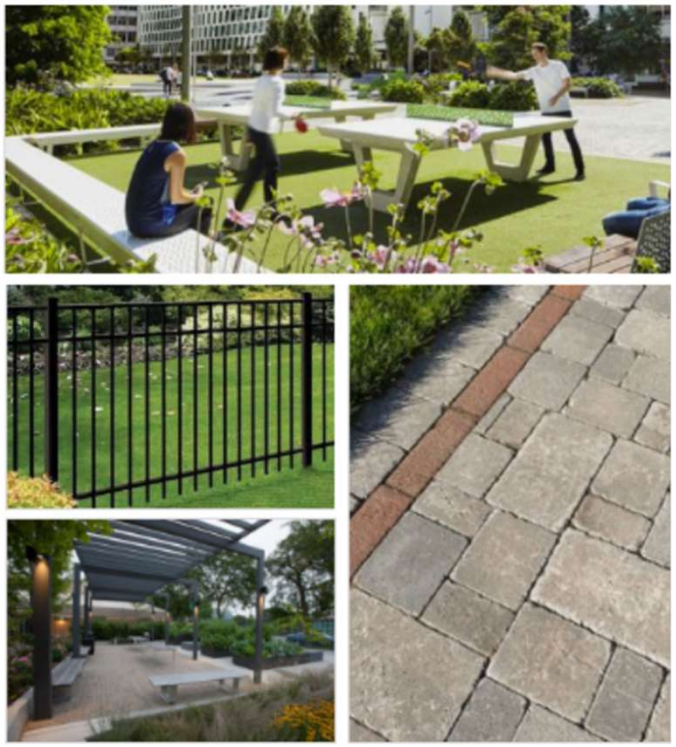


EAST RETAINING WALL

SHELTER – OUTDOOR AMENITIES

1. ENTRY PLAZA & SIGN
2. SHELTER ENTRANCE
3. RECREATION PLAZA
4. PERGOLA W/ SEATING

SHELTER –
PLAZA, ARRIVAL AND AMENITY



PRECEDENT IMAGES

SUPPORTIVE HOUSING – OUTDOOR AMENITIES

1. OUTDOOR KITCHEN
2. FIRE TABLE AND SEATING
3. PLAYGROUND
4. PERGOLA W/ SEATING
5. ACTIVITY LAWN

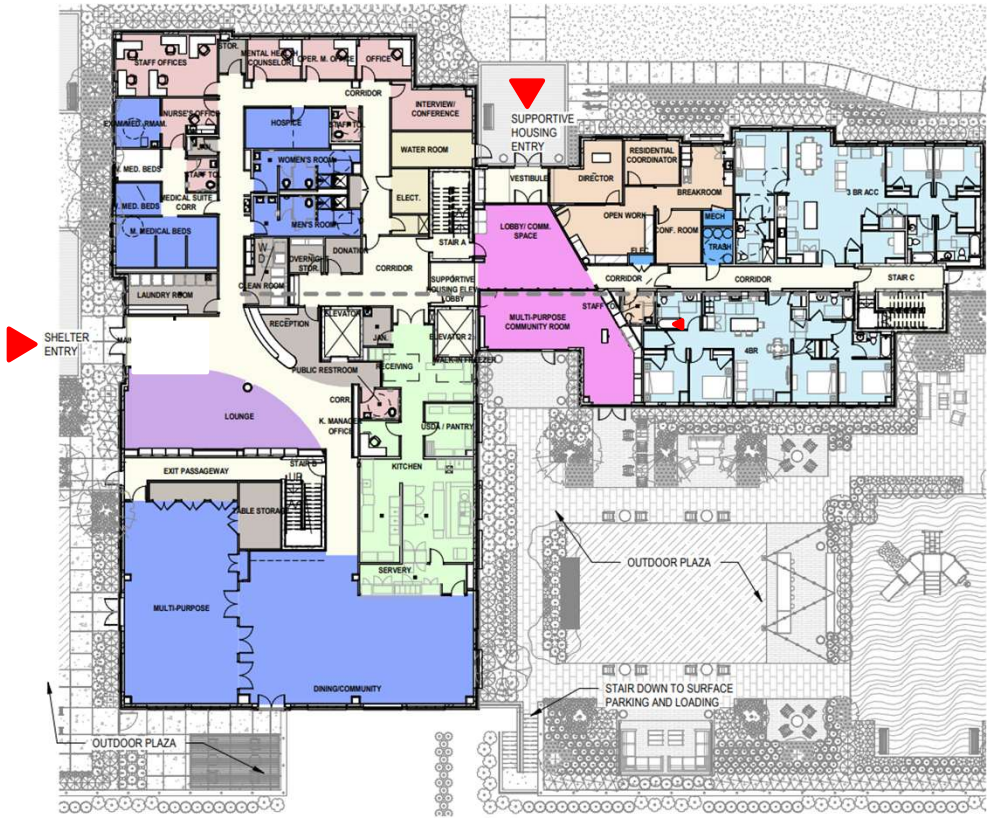
PRECEDENT IMAGES

SUPPORTIVE HOUSING – OUTDOOR AMENITIES

SUPPORTIVE HOUSING - EXTERIOR AMENITIES

Penn Daw Fire Station, Emergency Shelter and Supportive Housing

Shelter & Supportive Housing Floor Plans



FIRST FLOOR PLAN

Penn Daw Fire Station, Emergency Shelter and Supportive Housing

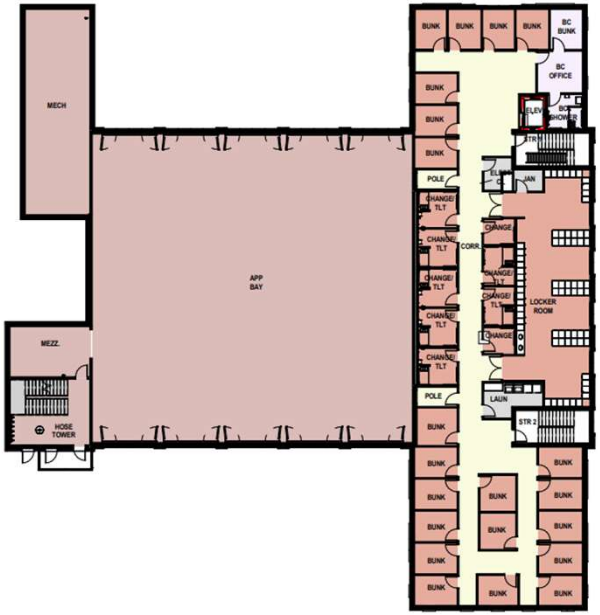
Shelter & Supportive Housing Floor Plans

THIRD FLOOR PLAN

SECOND FLOOR PLAN

Penn Daw Fire Station, Emergency Shelter and Supportive Housing

Fire Station Floor Plans



SECOND FLOOR PLAN

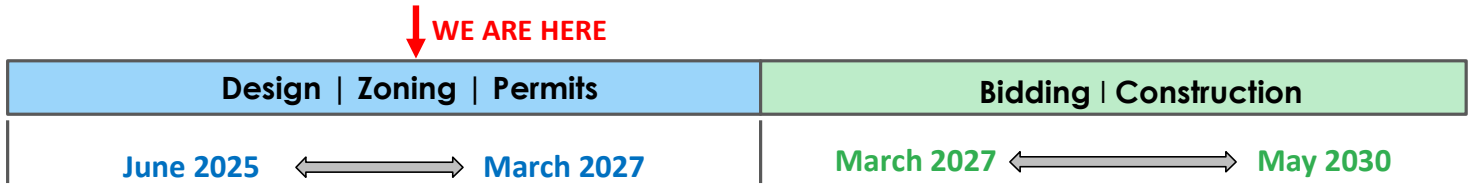
FIRST FLOOR PLAN

Next Steps

Claudia Shalhoub

Project Timeline & Next Steps

Project Timeline:



Next Steps:

Activity	Schedule
Value Engineering	February 2026
Comp. Plan Amendment & Re-Zoning Process • Planning Commission Public Hearing • BOS Public Hearing	June 2025 To May 2026 March 25, 2026 April 14, 2026
Construction Documents Phase	April 2026 To December 2026

Questions

Stay Informed and Involved

Penn Daw Fire Station, and Emergency and Supportive Housing Webpage:
https://www.fairfaxcounty.gov/publicworks/capital-projects/penn-daw-fire-station-and-supportive-housing

Penn Daw Fire Station, and Emergency and Supportive Housing Plan Amendment Webpage:
https://www.fairfaxcounty.gov/planning-development/plan-amendments/penn-daw-fire-station

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David.Stinson@FairfaxCounty.gov | 703-324-1370