

Cochran, Patricia (DCOZ)

From: Rob Klein <robkleinindc@gmail.com>
Sent: Friday, February 24, 2017 2:41 PM
To: Cochran, Patricia (DCOZ); Cevalasco, Jenna (EOM); ATD DCOZ; bza.submissions@dc.gov; all@anc3c.org
Subject: BA Case No. 19450

RE: BA Case No. 19450, the Short Term Homeless Shelter at 3320 Idaho Avenue

Dear Sir or Madam:

I am a retired city planner, formerly Director of Redevelopment Programs for Montgomery County, Maryland. I live at 2718 Cortland Place, NW, in Ward 3 and in ANC-3C. I hold a master's degree in City and Regional Planning from the University of North Carolina and I am a Life Time member of the American Planning Association. In my more than thirty years of planning experiences, I have managed and conducted scores of facility planning projects with an annual planning budget exceeding \$1 million annually.

I have been quietly following the District of Columbia's planning process for the Short Term Homeless Shelter in Ward 3, attending both the City's December 13 meeting and ANC meetings. Good city planning is essential to creating and keeping high quality livable cities. A major aspect of good planning is concept development and site selection, which involves multiple phases and subsequent steps. In the preliminary phase, purpose and need analysis, data collection, alternative site identification and concept plans and evaluation all should be done with on-going public input. Concept plans assessed in accord with project objectives and impacts permit planners, elected officials and the public to make rational choices as to the best alternative prior to undertaking preliminary engineering and construction design.

Based upon the information provided to the public, including the timing between the aborted plan to place a shelter in Ward 3 on Wisconsin Avenue and the decision to select the Idaho site, the lack of any public solicitation of offers for land on which to build the shelter, the apparently exorbitant cost of \$600,000 per unit for rooms without kitchens or private bathrooms, and based on the complete lack of alternative site analysis, it is clear to me that the plans to develop a family shelter at the Idaho Avenue site should not proceed until a serious planning process is conducted. That process would include a publicly transparent site selection process with notice to citizen advisory group including the ANC, and a formal solicitation of proposals for land to acquire. Only through such a planning process can the District government obtain the best results for the homeless, the tax payers, and the citizens of Ward 3. The current disregard of good planning practice, challenges the concept of good and fair governance and has led to a plan that is excessively expensive, out of keeping with the affected neighborhood, disruptive of settled land use expectations, and an inconvenient for the likely residents of the shelter. I oppose

granting the requested variances and requests for special exceptions needed to build the Idaho family homeless shelter until a rigorous alternative site selection has been conducted.

Sincerely,

Rob Klein