

Cochran, Patricia (DCOZ)

From: Lara McCoy <laramccoyroslof@gmail.com>
Sent: Tuesday, February 07, 2017 10:50 AM
To: Cochran, Patricia (DCOZ); Cevasco, Jenna (EOM)
Subject: In opposition to Ward 3 homeless shelter

Dear Members of Board of Zoning Adjustment:

I am writing in opposition to the proposed construction of a 186-resident homeless shelter on the territory of the 2nd District Police Station on Idaho Avenue. I am compelled to write because of the recent developments regarding this structure, which already had plenty of problems. Late last night, neighbors were informed that to cope with the challenges of constructing this large building in a small area, the tennis courts and part of the community garden will be paved over. Additionally, a road will be built adjoining a playground and a dog park. My property faces the dog park and playground and given the large number of people walking through there, I cannot think of anything more dangerous.

These are only a few of the problems related to the site:

- The ANC voted unanimously on June 20, 2016 to object to lack of notice and to examine essential issues that needed to be addressed prior to such an important policy change.

http://anc3c.org/?wpfb_dl=385

- The Neighbors for Responsive Government brought a lawsuit against the city asserting that the shelter decision was contrary to law because it changed the use of city property in the absence of required ANC input.

- The city's various zoning requests and special exception requests for the city should be denied because the proposed use is far outside what is permitted in this zone, the proposed facility is completely inconsistent with the surrounding neighborhood, and the proposed facility places two incompatible buildings on the same lot.

- The Neighbors for Responsive Government have spelled out in detail compelling reasons to deny the city's requests including jeopardy to neighborhood and citywide security by hobbling police operations.

- The city has offered no justification for overriding zoning requirements and has not examined alternative sites.

- Further, the proposed shelter would not meet the needs of homeless families:

-- no daycare would be provided on site for small children

-- no kitchens, no private bathrooms, kids would have to walk down a public hallway to get to the

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restroom

-- the traffic study is inadequate and biased, public transportation to the site is sporadic

I would support permanent affordable (Section 8) housing on this site, but to have this huge facility for a rotating population - especially in an area of the city where there are few homeless people and no infrastructure to support them - seems shortsighted and only likely to cause additional problems.

Sincerely,

Lara McCoy

McLean Gardens