

Cochran, Patricia (DCOZ)

**From:** Tim Choate <asktimchoate@gmail.com>  
**Sent:** Monday, September 9, 2024 10:51 AM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Cc:** Nigro, Rachelle (SMD 2G06)  
**Subject:** Case 21177 District of Columbia Department of General Services - Written Testimony in Opposition

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Dear Chairman Hill and Board Members,

As a resident of the neighborhood since 2012 and property owner since 2018, I am both familiar with the area and deeply concerned by the proposed changes to the police facility at 501 New York Ave NW (Case 21177). I have seen firsthand the changes in this area over the past decade-plus, but all that experience is not necessary to recognize the complete disregard being shown by planners trying to locate a Central Cell Block directly across the street from residences, local businesses, and a child daycare. Besides these, the facility would regularly be at odds with the nearby hotels, restaurants, convention center planning, and neighborhood special events. Neither the property, itself, nor the surrounding blocks are an appropriate (or even barely-adequate) "fit" for their intended facility.

A Special Exception, currently sought by the District of Columbia Department of General Services for this project, should only be granted when the proposed design brings a net positive to the community that goes beyond the intent of existing zoning regulations. This proposal, however, only brings safety risks, additional vehicular traffic for which the area roads & space are ill-equipped to handle, and wholly unnecessary disruptions to the lives of people who live and work here. A special exception would be needed, in the first place, because these are some of the explicit impacts to a community that the zoning rules are meant to prevent!

As a former mechanical engineer having worked on building design and renovation/retrofit, I would expect this project to have above-average change orders and below-average effectiveness; basically, that this location will involve *unusually*-higher-than-predicted construction costs, while also delivering a compromised product that will offer less usefulness as a CCB than promised. Therefore, blindly indulging the (unusually rosy) assurances of the designers in this case would be an absurd misuse of city resources and an albatross around the necks of whoever rubber-stamped such an illogical blunder in the first place.

On behalf of the city visitors who walk past this building on their way to and from the Convention Center, the business owners dependent on the safety and accessibility of this area, the parents whose children decorate the sidewalks with chalk, and the rest of my neighbors - in addition to good-governance advocates across the city - I ask that you please do not allow this project to proceed at this location.

Thank you for taking residents into account,  
Timothy Choate  
1103 6th St NW #2