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April 30th, 2025

To:
City Commission and Zoning Committee
38 1st Street W
Dickinson, ND 58601

Subject: Opposition to Proposed Zoning Change for Homeless Shelter

Dear Members of the City Commission and Zoning Committee,

I am writing on behalf of GC Real Estate Partners and our ownership group to express strong opposition to the proposed rezoning of the property located directly across from our office and within 300 feet of two of our apartment communities, to allow for the development of a homeless shelter.

Our greatest concern is for our tenants—many of whom have made their homes in our communities for five, ten, or even more years. These residents have built their lives here, raised families, and created a strong sense of neighborhood. They chose to live in a quiet, residential environment, and this proposed change would dramatically alter that dynamic.

We've already received concerns from some residents, and the prospect of a shelter being placed so close to their homes will inevitably lead many to consider moving elsewhere. Even the perception of reduced safety or neighborhood stability can deeply affect someone's comfort in their own home. We believe this proposal risks displacing families and individuals who have been committed members of this community for a long time.

In addition, we operate our business office directly across the street from the proposed site. While we are concerned about the potential impacts on our operations, our top priority is still the residents who depend on us to maintain a safe, stable, and welcoming place to live.

We recognize and support the city's efforts to address homelessness, but we respectfully ask the Commission and Zoning Committee to reconsider this location. There must be more appropriate sites that can serve those in need without jeopardizing the well-being of long-term community members.

Thank you for your time and thoughtful consideration.

Sincerely,

Laura Russ | Senior Portfolio Property Manager

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