

Gedrath, Anya L.

From: suzjewelll@outlook.com
Sent: Tuesday, April 12, 2022 11:17 PM
To: Gedrath, Anya L.
Cc: Lyon, Blake G.; Aucutt, Gregory R.; Sundin, Tara J.; Nabbefeld, Kurt D.; MY - mayorsoffice@cob.org; jack@avtplanning.com; contact@thelighthousemission.org; Stone, Hannah E.; Huthman, Hollie A.; Hammill, Daniel C.; Williams, Skip H.; Anderson, Lisa A.; Lilliquist, Michael W.; Martens, Kristina M.; CC - Shared Department (ccmail@cob.org)
Subject: Opposed to Lighthouse Mission expansion

Public Comment -Lighthouse Mission Interim Housing Facility Phase 2

I am writing today to unconditionally oppose the expansion of the Lighthouse Mission to a 5-story, 80,000 square foot facility designed to serve "up to 400" guests at 910 Holly St.

To place this development adjacent to a long-established residential neighborhood is indefensible. For many, many years the Lettered Street property owners have had to deal with the day-in, day-out negative repercussions of poorly managed Lighthouse Mission programs at their current capacity.

One example would be the Drop-In Center on Holly St, which was particularly ruinous to those who live in proximity. Can the public record and factual consideration about this latest proposal include the number of police and emergency service visits that program caused? Just as many other proposed projects have transportation and car trip impacts required for permit consideration, can we also include the number of drug overdoses, knifings, neighborhood thefts, needles punctures, emergency service visits, 9-1-1 calls at the Drop-In Center and factor in the resulting numbers for "up to 400" proposed guests? This data should be available for everyone to see.

In the interest of all citizens, the City of Bellingham must take the full neighborhood impact into consideration before permitting this project. The depth and scope of the problems that would be created by approving a Type III-A Conditional Use Permit under BMC 20.15A.020 and BMC 20.16 for this proposal are extensive. Step by step -tell us exactly how each of these issues will be addressed, before approving permitting.

Unless you have experienced the Drop-In Center detritus, you cannot even begin to imagine the negative impact this enormous new proposal will have for all who live within a 1+ mile radius. My grandchildren have been living on the front line of this nightmare; now we learn it is going to get much, much worse. I can't even take my grandchildren for a walk in their own neighborhood without being fearful for our safety. So yes, as a Lettered Street property owner, I have vested interest in opposing this massive, short-sighted development proposal. Again, step by step, tell us exactly how each of these issues will be addressed, before approving permitting.

Our property is 824 feet from this proposed project, so we were not privileged to receive direct communications from the City of Bellingham or the Lighthouse Mission because we are outside the 500-foot notification radius.

For those of you who are saying - hey, this is old news, finding a site has been in the works for years; that is true. There have been many, many different proposals over the years about the homelessness issue and the Lighthouse Mission. Please also consider that during the last 2+ years, many of us have had to prioritize contending with a pandemic, dealing with on-line learning for our children while we are working from home. We did not realize we would also need to be watchful of our own City government acting against our best interests by moving this project forward without meaningful consideration of the full impact to all of the families living in the Lettered Street neighborhood, not just those within 500 feet.

Posted signs are another part of the permitting process for this project that has worked against neighborhood input. Anya Gedrath, Planner for COB informed me today that the Mission is only required to have the signs posted for 14 days. Such a tiny, tiny window of time for this massive project; a project that will decimate our neighborhood for decades to come is now considered to have fulfilled the Mission's permitting obligations. During the pandemic, it was not unusual for many of us to stay at home for extensive periods of time. During Covid, it would be remarkably easy to miss that 14 day window of when the signs were posted.

In reality, if the City of Bellingham and the Lighthouse Mission really want public comment for a project of this scope and magnitude, they have a moral and ethical obligation to expand communication efforts to all those within a 1-mile radius who will be negatively impacted. Keep the signs up PERMANENTLY, so everyone who drives by will have the opportunity to investigate and comment.

How many other 5-story buildings are there in the Lettered Streets? Old Town? Waterfront? Downtown? Why place this grossly oversized building adjacent to our residential neighborhood? What happened to the other proposed developments for Old Town? I sure wouldn't blame someone for pulling the plug on redevelopment in Old Town with a proposal like this destined to sabotage the success of their future plans, as it similarly sabotages all the families wanting to live in peace and harmony in the Lettered Street neighborhood.

I guess the developers must be in the know and have realized this Lighthouse Mission/COB/POB project is a done deal. They knew, as we now know, that this signifies the end of any real family friendly, community wide development projects for the Lettered Street/Old Town neighborhoods.

The solution is not to make the situation worse with this type of expansion; consider that the solution is to move forward with homelessness programming that is meaningful, that will be fully staffed and will address the problems in a location designed to receive a building of this size that is consistent with the surrounding neighborhood.

When I visited the Planning Department today, Anya did her best to be helpful, but she could not even locate this proposal on the Planning Department website, after first pointing out to me that's where I could find it. This is not public transparency. I respectfully request that the City of Bellingham publicly re-post the document now. Restart the opportunity for public comment by creating systematic, dedicated outreach to the whole Lettered Street, Old Town neighborhoods. To Anya's credit, she went back to her office to print out the information I had requested, but shouldn't this information be easily available for all?

I am also concerned by the appearance of a conflict of interest for the City of Bellingham to be overseeing the permitting of this project when they also have a vested interest in resolving the homelessness problem.

Why don't either the City of Bellingham or the Port of Bellingham step up and offer a parcel of the prime GP waterfront land that has been vacant for how many decades? The Lighthouse Mission states this is a \$21 million project; that should be sufficient funds to purchase a more appropriate location.

Instead, the Port has offered their parking lot by All American, 700 feet away, to create a new transient highway from Roeder St. to Holly St. to F St. to the Astor St. main entrance. In the Lettered Street neighborhood, we have been victimized by the Holly/F St. to Astor St. transient highway repeatedly through the years. Why not put this facility down on Roeder St., further away from family neighborhoods?

Proposed parking: "Up to 400" guests, plus 20 administrative staff and 6 shelter staff will have access to only 7 on-site parking spaces, 10 off site spaces at 923 Holly St. (approximately 528 feet away) and the aforementioned 38 parking stalls in front of All American (700 feet away). Please correct me if I have not interpreted these facts correctly.

Is this consistent with other projects within the City of Bellingham that have been permitted to have overnight services provided to "up to 400" guests with only 7 on-site parking spaces? Thinking of all the hotels in Bellingham; what are their parking requirements, can we see those numbers? Can we apply those numbers to this proposal?

Just because one is homeless, it does not mean one is without a vehicle that needs to be parked. Even if only 30% of the Mission's full capacity "up to 400" guests have a vehicle that needs a parking space, then 120 guests will have less than 29 available parking spaces offered by this project. It will be the Lettered Streets homes, which are already at full capacity for on-street parking, that will have to absorb another 90+/-cars DAILY. This is terribly short-sighted and does not even rise to the level of poor planning.

Which brings to mind the Mission's staffing numbers for program and service delivery for their guests. The proposal is for "up to 400" guests being served, but only 20 administrative and support staff and 6 shelter staff. Each shelter staff person could be responsible for how many of the "up to 400" guests? There needs to be extensive information publicly available, public hearings held, comment periods extended prior to the permitting of this proposal on every facet of program and service delivery by the Mission for "up to 400" guests on a daily/nightly basis.

Before permitting is allowed to go forward, the public has a right to have hard data, not just the Lighthouse Mission's marketing perspective. This proposed facility expansion is extremely short on programming specifics for a project of this size. What happens in the morning when "up to 400" guests overnight stay ends? Again, the Mission's proposal contains no real information or facts on their webpage, simply stating "both day time and night time spaces for guests". For those without cars, we already know what happens when they leave. For many years we have been enduring the heartbreaking, endless stream of displaced individuals searching, toileting, walking, panhandling, shooting up and passing out in our yards.

It has always been difficult for Lettered Street families to access the waterfront by walking from their homes. Now another obstacle is being added. Bring your personal protective equipment to walk from Astor St. to Zuanich or Maritime Heritage so you don't get mired down in fecal contamination or needle pricks or have to witness altercations by folks carrying and using weapons. I speak from personal experience. Who addresses the issues about weapons and drug use on and off the property? Will Mission staff be considered enforcement staff as well? Will the Mission have toileting facilities available 24/7 to all? What is the scope and level of security staffing for this project?

Instead of worrying about dog poop around the city parks, the City and the Mission need to concern themselves with the human waste issues that accompany the Mission programs. Where in this proposed project are the line by line, step by step, concrete factual recommendations for public health and safety for not only the "up to 400" guests of the Mission **but for the lower Lettered Street neighborhood residents**? From the Lighthouse Mission webpage: "The facility will have video surveillance, be staffed 24/7 and staff will walk around the building regularly to check on things and pick up litter."

If this ever happened at the Drop-In Center, it was not apparent. The garbage and debris from the Drop-In Center routinely extended out into Holly St, up D, E, F, G, H, I and J Streets. Those of us in the Lettered Street neighborhood are quite familiar with video surveillance, having had to install our own because of the increase in theft, breaking and entering from Drop-In Center guests. We know only too well the content of the associated litter that needs to be picked up: biohazardous waste, needles and fecal matter.

The City of Bellingham, Lighthouse Mission and Port of Bellingham can do better than this and should do better than this. The Mission can swap the 910 Holly St. property with the City of Bellingham or the Port of Bellingham for a lot that can be used to develop real life solutions for "up to 400" guests, in an area that is **not adjacent to a family neighborhood.**

Again, I strongly oppose this project at 910 Holly St.

Please add my name and mailing address to your list of notifications about this project. Thank you.

Respectfully,
D. Susan Jewell

Mail delivery to:
PO Box 589
Everson, WA 98247
Mailing address not for public record. Thank you.

D. Susan Jewell

"Be kind whenever possible. It is always possible." ~ Dalai Lama

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Gedraath, Anya L.

From: Karen Steen <karensteen2010@hotmail.com>
Sent: Thursday, April 7, 2022 1:07 PM
To: Gedraath, Anya L.
Cc: CC - Shared Department (ccmail@cob.org)
Subject: PUBLIC COMMENT Lighthouse Mission Redevelopment APPLICATION and OPTIONAL DNS PROCESS
Attachments: Lighthouse Mission Redevelopment mitigations needed for public safety+health.docx; Base Camp - Sheltering Our Homeless or Importing Problems.docx; Base Camp article replies to reader comments.docx

RE: 910 W HOLLY ST USE2021-0035 / DR2021-0023 / SEP2021-0044

I am writing to request mitigations to the Lighthouse Mission Redevelopment plan based upon:

- 1) negative public safety/health impacts of this oversized low-barrier homeless shelter on the host residential neighborhood (Lettered Streets neighborhood), and**
- 2) negative public safety/health and economic impacts of this oversized low-barrier homeless shelter on adjacent residential neighborhoods and all core city neighborhoods (City Center, Columbia, Cornwall Park, Sunnyland, York, and Sehome).**

I submit the following ATTACHMENTS for consideration by COB Planning and Hearing Examiner in deciding this application:

- A. Lighthouse Mission Redevelopment: Mitigations needed for public safety/health impacts on Lettered Streets neighborhood
- B. "Base Camp: Sheltering Our Homeless or Importing Problems? Is our homeless population local or from out-of-town, and at what cost to Bellingham?" - published 10/6/2021 on Northwest Citizen. Provides details about Lighthouse Mission Ministries' low-barrier homeless shelter; demographics of clients; national marketing and solicitation; supportive funding by City of Bellingham; and consequences to cities that locate low-barrier homeless shelters in core city neighborhoods
- C. "Base Camp: Sheltering Our Homeless or Importing Problems?" – select replies to article reader comments.

Also, the COB public listing for this development application erred in posting the neighborhood location as City Center, when it is actually located in Lettered Streets. This posting error was corrected yesterday, just one day before the deadline for public comment. For this large LMM Redevelopment proposal with major impact on Lettered Streets neighborhood, I request the public comment period be extended to 4/21/22 to allow two weeks public notification with correct neighborhood listing.

Please contact me here for questions, requests, directions, or comments. Also, please inform me of planned public hearing and COB decision regarding this development application.

Sincerely,

Karen Steen
1709 F ST
Bellingham, WA 98229

Gedraath, Anya L.

From: Geoff Vogel <gvogelca@yahoo.com>
Sent: Thursday, April 7, 2022 12:36 AM
To: Gedraath, Anya L.
Subject: Expanded Lighthouse Mission Interim Housing at 910 w Holly St

To COB:

Please consider the impact of concentrating so much social outreach in a single neighborhood.

The proposed project calls for an expanded facility with five stories, 300 normal beds and another 100 emergency beds - and this on top of multiple other Mission facilities within a block radius. The potential to completely overwhelm the immediate environs is huge - as already demonstrated by issues caused by large, but still small in comparison to the proposed, numbers of homeless in the area already.

A better approach might be to spread such facilities out.

1. So there is a more equitable sharing of responsibility and impact across the City as a whole. People should be able to directly see how the issue is being solved. The impact should not fall on just a few.
2. The presence of **lower** numbers of people to be housed / cared for in particular areas can be accommodated by the community when it is not so overwhelming. A few people around the facility waiting etc. can coexist with other uses. When the number of homeless gets too large because of the size of the facility serving them other uses tend to get pushed out. No one not involved with that activity goes to the area anymore and it falls into neglect. Look at what is happening at the nearby Maritime Park which should be a jewel but instead is largely avoided.
3. The facility is in a highly visible area of the City - near downtown and essentially on the waterfront. The area is proposed for extensive redevelopment. Does it make sense to put such a large facility into such an environment? A smaller facility would be a much easier fit.

I realize the issue of homelessness needs to be addressed and I applaud the Mission for taking on important work that makes a difference. I only ask that the scale of their outreach at individual locations be limited to a size that can fit within adjacent neighborhoods.

Dealing with 4-500 persons (proposed facility and other Mission properties within a block) in a single concentrated area is simply too many to not materially change the character of the near town.

Thank you.

Geoff Vogel

Gedraath, Anya L.

From: maryeckloffriar@gmail.com
Sent: Tuesday, April 5, 2022 11:33 AM
To: Gedraath, Anya L.
Subject: Lighthouse Mission

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Anya

Please accept my written comment regarding the application for the Mission's expansion proposal.

I have lived on 1501 F street, J Street and have owned a house on A Street for the past 40 years.

The proposed mission is just too big. I watched phase one on the web in the fall and did not like the size, check-in and disruption to the neighborhood that a 400 bed facility would impact on us. Many homeless smoke and nothing was mentioned about an area for them to smoke and talk to each other, outside. This would probably go out into the neighborhood as well as daytime activities, when they are not eating or sleeping.

The homeless live and occupy our parks and outdoor spaces. I do not feel safe walking with my young grandchildren in the forest around Maritime Park and Whatcom Creek, now. I am afraid to think what it will be like when we double the amount of homeless living at the Mission.

The increase of homeless people will not further Old Town Development or Downtown Development.

The current development of the former Georgia Pacific site, next to the expanded Lighthouse Mission, will also be greatly impacted. Condo owners and new business will need to accept the homeless traffic. I was a member at the downtown Bellingham Athletic Club (Old Sears Building) and they left, giving the homeless traffic as one of the reasons for closing the club.

I realize the homeless need a place to live. Maybe the Lighthouse Mission could sell their current properties and use the money for many small homes. Homes that focus on individual problems: homes for mental illness, homes for drug addiction, homes for alcohol addiction, women and children who need homes, etc. They could eat, sleep and get professional help at their home and not have to travel the streets until check-in for food or sleep. This approach seems more humane than a massive 400 bed facility.

Thank you for reading this.

I would like to receive notification of the action taken.

Cordially,

Mary Friar 2206 A Street
Bellingham, WA 98225

Sent from [Mail](#) for Windows

Gedraht, Anya L.

From: Slavica Belsher <5belshers@comcast.net>
Sent: Sunday, April 3, 2022 6:18 PM
To: Gedraht, Anya L.
Subject: Lighthouse Mission Interim Housing Facility

Follow Up Flag: Follow up
Flag Status: Completed

To: Anya Gedraht
Planner, City of Bellingham
RE: Lighthouse Mission Interim Housing Facility

I am writing to voice my opposition to the Lighthouse Mission's request for a waiver of the maximum number of adults for an interim housing facility under BMC 20.15A. The planned facility at 910 West Holly Street is a low barrier shelter which will serve a demographic rife with drug, alcohol and mental health challenges. This shelter will create a radius of undesirable activity that is not in this neighborhood now. Doubling the shelter population will double this undesirable activity.

BMC 20.15A limits the interim housing population at one location to limit the impact to the surrounding neighborhood and the City and the Mission must respect that. If there is a need for more than 200 beds, that need must be met elsewhere in the city. Allowing a waiver to the maximum number allowed under BMC 20.15A would be an appalling disregard for the people who live and work in Old Town by placing a disproportionate burden on the neighborhood.

B. Belsher
1111 West Holly Street

Gedraht, Anya L.

From: Nabbefeld, Kurt D.
Sent: Monday, March 28, 2022 10:21 AM
To: Aucutt, Gregory R.; Sundin, Tara J.
Cc: Lyon, Blake G.; Gedraht, Anya L.
Subject: RE: Lighthouse Mission Interim Housing Facility Phase 2

Thanks Greg - Anya is the PM so please forward any comments on this project to her. We just sent the notices out so we will likely get an uptick of public comments over the next 2 weeks.

Kurt Nabbefeld, Development Services Manager, SEPA Responsible Official

City of Bellingham
Planning and Community Development
Tel: (360) 778.8351
Fax: (360) 778.8302
Email: knabbefeld@cob.org

Tell us how we're doing!
Permit Center Survey

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56

-----Original Message-----

From: Aucutt, Gregory R. <gaucutt@cob.org>
Sent: Monday, March 28, 2022 9:55 AM
To: Sundin, Tara J. <tsundin@cob.org>; Nabbefeld, Kurt D. <knabbefeld@cob.org>
Cc: Lyon, Blake G. <bglyon@cob.org>
Subject: FW: Lighthouse Mission Interim Housing Facility Phase 2

FYI - this came in to the Planning Commission email address. So passing it on...

-----Original Message-----

From: Jeff Pernick <jrpernick@gmail.com>
Sent: Saturday, March 26, 2022 5:40 AM
To: Grp.PL.Planning And Development Commission <planningcommission@cob.org>
Subject: Lighthouse Mission Interim Housing Facility Phase 2

Dear Planning Commission,

I live on Holly just west of the proposed site.

I vehemently disagree with the expansion of the Lighthouse mission at this location.

The closed temporary shelter that housed only a fraction of the proposed new capacity showed that the city and mission were wholly incapable of supporting the density of clients that the new facility will entail.

Letter Streets, Downtown, Waterfront are all being severely impacted. The concentration and discharge of hundreds of low barrier clients every morning can only make a terrible situation even more dire.

Please, do not allow the continuing decline of these areas by allowing density that can not be supported. This is a terrible solution.

Sincerely,

Jeff Pernick

Gedrath, Anya L.

From: Nabbefeld, Kurt D.
Sent: Saturday, March 26, 2022 12:38 PM
To: Gedrath, Anya L.
Subject: Fwd: Lighthouse Mission Interim Housing Facility Phase 2

For the record.

Kurt Nabbefeld, Development Services Manager,
SEPA Responsible Official

Sent from my iPhone

From: Thea Posch <thea.posch@gmail.com>
Sent: Saturday, March 26, 2022 7:28:28 AM
To: Grp.PL.Planning Mail (planning@cob.org) <planning@cob.org>
Subject: Lighthouse Mission Interim Housing Facility Phase 2

Not in favor of this expansion in our community.
Please do not permit it.

- Thea Posch

Ged Rath, Anya L.

From: ross bailey <baileysr_l@yahoo.com>
Sent: Saturday, March 26, 2022 12:10 PM
To: Grp.PL.Planning Mail (planning@cob.org); Ged Rath, Anya L.
Subject: Lighthouse Mission expansion permit

Our city is too small for this size of a Lighthouse Mission! We are opposed to this permit request. Are you even considering the impact this will have on our community? Our parks? Our tourist economy? Not to mention the safety of our creeks and trails!

Our trail system is already so littered with human waste and dump sights of garbage of the worst kind. We pay taxes for the trail system and it is becoming NOT SAFE to make use of a lot of the trails because of this!

Please don't ask us homeowners (taxpayers!) to pay extra for the impact this will have! We are already being taxed for services we are not able to use because we continue to welcome people from all over to benefit FREE services here and they repay us by using our city as a dumping ground! Enough!

A firm NO to this request.

Ross Bailey and Laura Bailey

3014 Windtree Ct
Bellingham WA 98229

Ged Rath, Anya L.

From: Nelson Rios <rios.nelson@outlook.com>
Sent: Saturday, March 26, 2022 12:02 AM
To: Ged Rath, Anya L.
Subject: re: Lighthouse Mission Interim Housing Facility

Hello,

I'm a resident of Bellingham, and wanted to reach out to express that I'm **not in favor** of the lighthouse mission facility in our community. Please, don't permit it!

The way we are dealing with the homelessness issue is destroying our city and making it unsafe for everyone.

We should be focusing **exclusively** on integrating the homeless people we already have, before considering creating additional incentives for more of them to come to Bellingham from other areas.

Gedrath, Anya L.

From: George Sherry <gsherry1949@yahoo.com>
Sent: Friday, March 25, 2022 10:02 PM
To: Gedrath, Anya L.
Subject: 910 W Holly St

Greetings,

Re: 910 W Holly

Creating a magnet for criminals, deviants, and drug addicts is not something I feel is an intelligent idea.

Bring them to our community and if housing them doesn't work out, even more people living in tents and defecating in doorways at night. Oh, and making downtown less attractive to customers and less safe.

Are we trying to compete with Seattle for the largest socially unacceptable population ?

When I moved here in 1969, Bellingham was not the whacko left wing city it has become. Making this city less desirable is not a great business model for success.

George A SHERRY
805 Salmonberry Lane
Bellingham, WA 98229

[Sent from Yahoo Mail for iPad](#)

Ged Rath, Anya L.

From: John Bruton <johnbruton073@gmail.com>
Sent: Friday, March 25, 2022 5:44 PM
To: Grp.PL.Planning Mail (planning@cob.org); Ged Rath, Anya L.
Cc: Sandra Bruton
Subject: <https://iframe.cob.org/gov/dept/pcd/Lists/notices/Attachments/4489/Notice-of-Application-ODNS-910-W-Holly.pdf>

We are opposed to this permit request. A five-story 80,000 square foot building and the 38 parking spaces next to American Marine to be used for Lighthouse Mission residents far exceeds this neighborhoods ability to assimilate the impact.

Our community is **too small** for this size of a Lighthouse Mission. And planning it to be Low Barrier? Please consider the safety of this community. And the safety of our creeks, parks and park facilities, the bay and waterfront from human feces, plastic litter, bottles, garbage and hypodermic needles left on the ground and tossed into our waters.

Please do not ask homeowners to pay extra for the litter control officers needed, officers to patrol, EMTs to respond when you already want us to be additionally taxed for the EPA plan being put in to place for Bellingham's future.

A firm NO to this proposed permit request.

John and Sandra Bruton
2311 Huron St

Sent from [Mail](#) for Windows

Gedraht, Anya L.

From: Smart, Brian <brian.smart@bellingshamschools.org>
Sent: Thursday, March 24, 2022 3:50 PM
To: Gedraht, Anya L.
Subject: RE: Notice of Application and ODNs 910 W Holly St

Good afternoon Anya,

I have reviewed the NOA and attached plans for the redevelopment project. This type of facility will serve the population well and offer much needed floor space and medical/mental health assistance for those in need.

It is good to see that parking has been addressed for staff and those that have the ability to have vehicles. Those will be much safer in parking lots than on the street.

Good luck with the proposal.

Brian

From: Gedraht, Anya L. <algedraht@cob.org>
Sent: Thursday, March 24, 2022 3:39 PM
Subject: Notice of Application and ODNs 910 W Holly St

The Notice of Application and Optional DNS for 910 W Holly St is available online at www.cob.org/notices Scroll down under the Notice of Application and Optional DNS heading until you reach USE2021-0035 DR2021-0023 SEP2021-0044 910 W Holly St.

Sincerely,

Anya L. Gedraht, AICP
Planner II
City of Bellingham, WA
360-778-8394
algedraht@cob.org

The Permit Center is open for in-person services as of March 1, 2022 during the following hours:
Mon, Tues, Thurs: 8:30am – 3:30pm / Wed: 9:30am – 3:30pm / Fri: Closed to in-person services

We are available by phone 360.778.8300 and email permits@cob.org Mon-Fri
8am-5pm and eTRAKIT portal <https://permits.cob.org/etrakit> 24/7.

Please visit <https://cob.org/services/permits> for more information, applications, access to the online portal, inspection scheduling and other resources.

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.



Sign up at our engagement site, [Engage Bellingham](#), to learn about projects, provide input and stay informed!

Gedrath, Anya L.

From: Sandra Bruton <sandralbruton@msn.com>
Sent: Monday, November 22, 2021 8:54 AM
To: Gedrath, Anya L.
Cc: HE - Shared Department; Starr, Fiona E.; Simon, Flo J.
Subject: Fwd: The Lighthouse Mission's Expansion Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Please read our letter to the WTA board. Thank you.
John and Sandi Bruton
2311 Huron St
Bellingham

Sent from my iPhone

Begin forwarded message:

From: Sandra Bruton <sandralbruton@msn.com>
Date: November 21, 2021 at 7:12:28 PM PST
To: mlilliquist@cob.org, korthuiss@lyndenwa.org, ssidhu@co.whatcom.wa.us, tdonovan@co.whatcom.wa.us, hahuthman@cob.org, jlautenbach@ci.everson.wa.us, AliHawkinson@cityofferndale.org, "MY - mayorsoffice@cob.org" <mayorsoffice@cob.org>, president@atu843.org
Subject: The Lighthouse Mission's Expansion Plan

Dear WTA Board Members,

We are not opposed to the work the Lighthouse Mission is trying to do. However, we are opposed to their expansion plan in its current location...near the port's entrance, near the Letter Street Neighborhood, downtown, and Old Town. The Lighthouse Mission invites non-residents to move here and impact our community in a way that is not pretty or safe. Plus, an added expense to our city's services. And now they want to do this in an even bigger fashion. Their argument for why they must remain in the city is to be close to the services their guests require. If WTA would offer Lighthouse Mission guests a pass card to use strictly for getting to and from their required services; based on their operations moving to a location out of any city limits, wouldn't that solve this issue? Please would you consider offering this service to the Lighthouse Mission? Encourage them to sell their current property and buy/move to a spot with more space and easy access to your bus services.

We respectfully submit this and ask for your responses,

John & Sandra Bruton
2311 Huron St

Gedraath, Anya L.

From: Nabbefeld, Kurt D.
Sent: Wednesday, October 20, 2021 5:28 PM
To: Gedraath, Anya L.
Subject: FW: Mission Expansion

FYI

Kurt Nabbefeld, Development Services Manager, SEPA Responsible Official

City of Bellingham
Planning and Community Development
Tel: (360) 778.8351
Fax: (360) 778.8302
Email: knabbefeld@cob.org

Tell us how we're doing!
[Permit Center survey](#)

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56

From: Aucutt, Gregory R. <gaucutt@cob.org>
Sent: Monday, October 18, 2021 2:27 PM
To: Nabbefeld, Kurt D. <knabbefeld@cob.org>; Sundin, Tara J. <tsundin@cob.org>
Subject: FW: Mission Expansion

Share with others as appropriate.

From: Jeff Pernick <jpernick@gmail.com>
Sent: Monday, October 18, 2021 2:19 PM
To: Grp.PL.Planning And Development Commission <planningcommission@cob.org>
Subject: Mission Expansion

Dear Members of the Planning Commission,

I am Jeff Pernick. My wife and I live on Holly Street at Broadway.

Following our grown kids to the PNW from Michigan, we have lived in Bellingham since 2015. In the 6 years we have been in the city we have experienced the change from a wonderful community where we could walk anywhere in safety and comfort into one where we were afraid to venture out on foot in many areas, actively avoid Old Town, no longer walk or shop downtown, and feel unsafe in our home.

This change in the city has been exclusively due to the concentrating of low barrier homeless into the central city and the lack of enforcement of parking and camping regulations.

I understand this is an incredibly difficult situation, but approval of the expansion of the Mission at its proposed location is entirely inappropriate and will only accelerate the decline of our central city and quality of life.

I believe that the Mission is doing important work and we should all appreciate their efforts. I also believe that in the course of this difficult work the Mission produces situations in the downtown and surrounding neighborhoods that make them unsanitary, unpleasant, and unsafe.

The Mission has always said that they need the efficiency of concentrating their operations in one area in order to properly help those who need help. The proposed 75,000 square foot building effectively becomes that concentration and there is no compelling reason to locate that building on the existing site.

Locating elsewhere will allow the Mission to build out the new building without razing the existing building. Locating elsewhere will give the organization the land and space to expand as needed in a centralized campus. Locating elsewhere will improve the safety and stability for the high density and critically important neighborhoods, businesses, and central city.

I suggest that the mission be granted a long term lease at taxpayer expense on a multiple acre Port property near the airport for construction of their new facility and relocation of existing facilities as required. I also suggest that the City provide free transportation shuttles from the new location to city and county services as needed.

It should be absolutely evident to any observer that despite the best efforts of the City, County, Mission, and other service providers, the overall situation continues to deteriorate. Simply doing more of what we have done in the past can only make matters worse.

I urge you to consider ALL stakeholders and realize that allowing the increase of the size and offerings of the Mission at the current location is an idea that only exasperates an already untenable situation.

Please, do not allow expansion at the current location.

Thank you,

Jeff Pernick

Gedraath, Anya L.

From: A.B. C. <hyggeghjem@hotmail.com>
Sent: Tuesday, October 19, 2021 1:03 PM
To: Stone, Hannah E.; Knutson, Gene R.; Hammill, Daniel C.; Vargas, Pinky T.; Anderson, Lisa A.; Lilliquist, Michael W.; Gedraath, Anya L.; MY - mayorsoffice@cob.org; bobbyb@portofbellingham.com; michael@portofbellingham.com; kenb@portofbellingham.com
Subject: NO HOMELESS SHELTERS IN OR BORDERING ON LETTERED STREET NEIGHBORHOOD, ANY RESIDENTIAL NEIGHBORHOOD OR DOWNTOWN!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Dear City Officials,

I am writing to express my strong disapproval with housing homeless in my Lettered Neighborhood, nearby, in any neighborhood or downtown!!!

I have lived in the neighborhood for 30 plus years I am a deeply invested stake holder. I have invested all my energy into my home, my entire working life saving for a house, my personal and emotional energy into my home, my vision and plan on seeing down town Bellingham bloom into and vibrant, clean, safe, healthy and cool downtown as well as my neighborhood continuing the trend it was on of improving based on zoning and actual improvements. I have invested my all only to see zoning disregarded, over turned, lack of law enforcement and a massive degradation into my family's quality of life and value of our home investment. I also object to the siting of the no barrier young adult center in my neighborhood at the cornwall church. There was no official neighborhood process they just stuffed it down our choking throats! Churches should not be allowed to do anything they want without the same public processes as everyone else! This is an abuse of the public.

Some of the problems that arrived with the homeless being allowed to hold us hostage I have personally experienced are:

- I used to take my child to Whatcom Creek Park and have fun and feel safe. I no longer go there because it is dangerous. I took my elderly father there once and he was terrified of the drug addicts, mentally ill and scary homeless people who have taken it over! He is afraid to visit me anymore!!
- The library was one of the reasons I picked my location, it has ceased to serve the whole community and become an axillary homeless day center! I am very angry and deeply saddened.
- My dog was stolen by a homeless woman from my high fenced back yard! We were amazingly fortunate to have caught the homeless women in the vicinity and take possession of my dog. I love my dog and this was extremely upsetting. I am afraid she will be stolen again.
- Needles, used condoms, human waste, garbage have been left in my yard. Super gross and major health risk! Could get aids from hidden needle jab in garden!
- I am afraid to walk around my neighborhood, to the bus station, to parks and to and around down town because of dangerous homeless people
- Two homeless women attempted to steal my purse from me in my neighborhood.
- I have had homeless people passed out in my yard, camped out in neighbor's yards. I always feel like I have to check and make sure it is safe before going outside.
- My garage and basement were broken into recently
- My car has been prowled more times than I can count and things stolen
- Copper has been stolen from my property. My huge yard swing was stolen. Many things have been stolen off my porch.
- There have been attempted thefts of my mail.
- I caught two men in the act of stealing my rowboat
- A car parked in my yard had windows broken out

- The occupation of City Hall was frightening, undermined my faith in city officials to keep Bellingham residents safe and act appropriately, honor laws and zoning
- I am afraid to walk in parks for fear I will run into a dangerous homeless encampment. I feel like we are being held hostage.
- I know that the old homeless drop-in center had about 5 stabbings a day so don't try to tell me the homeless population is benign.
- I see homeless people young and old casing my home and property as well as neighbor's property.
- Drug dealers have camped and dealt drugs out of their vehicles in front of my house for extended periods of time. City did nothing!
- My property has been graffitied
- We have lost good valued businesses and attracted Getto businesses as a result of the homeless occupation.
- Ketamine and other hard drug use and police do nothing.
- There are homeless encampments currently in my neighborhood.
- Homeless people walk around in my neighborhood with weapons!

Basically, feel like I am in a war zone. These are devastating losses! A theft! The City is stealing quality of life, safety, wellbeing and the money and work residents of the Lettered Streets and Down town have invested with law, homeless policy's and also lack thereof!!!

Homeless people are not benign. About a third have substance issues and addictions, about another third have untreated severe mental illness, many of them very violent and dangerous. Stop this delusion that homeless people are all warm and fuzzy.

1. **We should move the Mission out of down town and the Lettered neighborhood! Do not expand!!!!**
2. **We need greatly increased policing and for the police to have the ability to actually do something!**
3. **We need to get rid of encampments, sleeping downtown, in neighborhoods and parks!**
4. **We need to stop being a sanctuary city! This was not put to a vote.**
5. **We need to stop being a magnet city for the US's homeless population! We need to take active steps to stop this from happening.**
6. **We need to provide transportation to homeless people's states of origin for homeless people who are not from here not services!!!**
7. **The services we do provide need to not be at the expense of long-term residents and residents, and businesses in the Lettered and adjoining Neighborhoods, the downtown and waterfront!!!**
8. **Neighborhoods are for people to live in houses! The Downtown is for Businesses and community not to be the objects of City Officials personal objectives or to be taken from us by the nations homeless.**

This post on Next Door resonates with me, I have experienced much of the same and agree that we should not expand ANY light house mission facilities or programs or any other homeless facilities or programs in or near the Lettered Street Neighborhood, other neighborhoods or downtown.

Build It and They Will Come – the 75k square foot Mission project You may not be aware that the Lighthouse Mission Ministries (LMM), the proprietor of Base Camp on Cornwall Avenue in downtown Bellingham, has filed a plan with the City of Bellingham (COB) to construct a 5 story, 75,000 square foot building. It is planned to replace the current building at W. Holly & F Street in The Lettered Streets neighborhood. Note: the building it replaces is only 15,000 square feet. Overkill? I think so. Also note that per city requirements, only property owners within 500 feet of the building site were sent notification of this project. What the COB and LMM fail to

realize is that the impact of a low barrier facility goes out farther than 500 feet. It affects many residential neighborhoods . Base Camp will be moved from its current Cornwall location into the new building. It's a low barrier facility which means they will feed you 3 meals a day, and while one is not required to sleep there or join a recovery program, there are a few rules. There are no alcohol or drugs or working on bicycles allowed in the building. This building is their temporary home. Aren't YOU allowed to drink and do drugs in your home? But LMM forces them to change their behavior if they want to stay there. People who don't like those rules leave. The Mission's rules are in place to keep their "guests" (LMM's word) safe. But what about the people in the neighborhoods? Who is going to keep us safe? These are the people who work in the neighborhood, own property, and pay taxes – LMM doesn't care about them and apparently the COB doesn't care about keeping them safe either. After meals at the Mission, they may roam the neighborhoods, pitch tents, drive cars/RVs into the surrounding areas, and start up bicycle chopshops. The Mission doesn't allow illegal chopshops on their premises and the city won't close them down elsewhere. Think about YOUR neighborhood and then answer these questions; Have you ever opened your drapes in the morning to find a strange tent set up 20 feet from your back door? While you are staring at it, have a woman walk around from behind it, drop her jeans, squat down and urinate in front of you? I have. Have you ever washed human feces off of your driveway? I have. Have you ever had so much garbage/stuff piled on the sidewalks the COB Department of Public Works needed to send 2 trucks twice a week to help keep the sidewalks clear? I don't know why they bothered. No one walked down the street: it was too scary. Have watched groups of rats scurry across the street to get from one pile of trash to another? I have. Have you ever talked to the homeless about throwing trash into your yard and come out later to find your tire slashed? I have. Have you ever had the COB Department of Public Works employees tell you to "not even drive down the street" - the street you live on? I have. What about having a trailer explode, catch fire, and kill someone? Welcome to The Lettered Streets. What I want to know is, when is the COB going to start looking out for its citizens, the ones who own property, who work here, who shop, and who live here. Businesses have left The Lettered Streets neighborhood due to the homeless situation on the street. A low barrier emergency shelter does not belong in The Lettered Streets: it does not belong in ANY residential neighborhood. It doesn't end homelessness, it perpetuates it. For the year 2020, the mission touched 2500 people. The proposed new building will handle 5000 by the year 2025. I say again, a residential neighborhood is not the place for a low barrier shelter. Imagine what it will be like with double the problems on the street. And what I really want to know is how many of the 2500 people the mission touched in 2020 were actually put into stable, permanent housing? Would you want this to become your neighborhood? Neither do we in The Lettered Streets. We've already paid.

sincerely,
Jan Von Rossenvinge

Gedraath, Anya L.

From: Nick Phillips <tashi.np@gmail.com>
Sent: Monday, October 18, 2021 3:51 PM
To: Gedraath, Anya L.; MY - mayorsoffice@cob.org; Stone, Hannah E.; Knutson, Gene R.; Hammill, Daniel C.; Vargas, Pinky T.; Anderson, Lisa A.; Lilliquist, Michael W.
Subject: Against the Lighthouse Expansion License Request

Follow Up Flag: Follow up
Flag Status: Flagged

Honorable Council Members: Vote No.

I understand the attraction of any proposed solution to the homeless problem which somebody else is going to pay for. But another much larger facility right in the middle of town and residential areas is not the way.

1. More facility space does not reduce or even address homelessness; it increases it. Counter-productive.
2. Alternate, out-of-town solutions are available and proven to be effective (80% in some places).
3. Increase support for the two-tier system: The "Rapid-entry" program for the 50% of homeless who experience temporary dislocation and who really want to re-integrate, providing them all the services and funding they need to succeed; and a safe but distant campground for the 50% more or less permanent homeless class—those legitimately unable to work or unwilling to work. Provide a free, scheduled bus to transport these folks in and out to grocery or medical facilities when they need it (or bring the services to them).
4. Develop a department of trained staff tasked with determining who is in which group.
5. Mandate personal responsibility in both groups: The rapid-reentry folks must actively seek work and more permanent housing (or they get put back into the second group); the permanent homeless must use the bus, return to their camp, and follow rules for health and safety.
6. Enforce this policy. No responsibility, no services.
7. Two-more tiers: Violent offenders go to jail; Mentally disabled go to treatment centers.

I would be willing to pay a tax increase to help fund this, as it is a social responsibility. But the money must be used wisely.

We cannot have the tail (homeless population) wag the dog (working, tax-paying, community members, families).

We must get real and think BIG and long-term. Last year, the UN High Commissioner for Refugees counted 82 million forcibly displaced persons in the world, and it is falling apart at the seams. What happens when climate change makes that number 1 billion? 2 billion? Do we build a bigger Mission or a wall around Bellingham?

Thank you

Gedraht, Anya L.

From: Ang <angela.polito@comcast.net>
Sent: Sunday, October 17, 2021 7:57 PM
To: Gedraht, Anya L.; MY - mayorsoffice@cob.org; Stone, Hannah E.; Knutson, Gene R.; Hammill, Daniel C.; Vargas, Pinky T.; Anderson, Lisa A.; Lilliquist, Michael W.
Subject: Please do not approve the homeless facility proposal on F and Holly

Dear COB and Council Members,

The proposed 75k sq. ft. low-barrier shelter being proposed at F and Holly streets is a plan devastating to all the neighborhoods near there, as well as the downtown. Please reject it.

The Lettered Streets and other neighborhoods have experienced steadily increasing thefts, harassment, danger, and inconvenience over the years due to increasing numbers of vagrants wandering the streets day and night. I don't live in those neighborhoods but I've seen what the residents there are dealing with — the garbage and crazy behavior, tents on sidewalks, people panhandling and harassing citizens downtown, people with mental health issues and criminal records. I've read about all the thefts and violence, I have friends who have had their cars and yards trashed and possessions stolen, and I have pretty much stopped shopping downtown because it doesn't feel safe anymore. I saw the unsanitary garbage left outside our City Hall when the camps were there. I saw the violence and threats when the campers were told to move. I read about the attempted child abduction and rapes happening. I've been harassed by someone sleeping in a doorway when I tried to walk past to eat at The Black Sheep.

Our beautiful Bellingham is starting to look and feel as unsafe and unsavory as Downtown Seattle, and you are considering a facility to house MORE of them — in our residential neighborhoods? Whatever we have been doing to try and rectify this situation has not worked, and logically, doing it twice as big will make it much much worse. Building a huge facility which invites twice as many homeless to come to Bellingham for services will wreck whatever feelings of safety and city-pride we have left. It's a VERY bad idea.

I understand that it's a civic and human responsibility to try to help those who need help and want to help themselves. I applaud the Opportunity Council and other organizations who try to help folks who just simply have had a raw deal and need a helping hand. I applaud the homeless folks who try not to hurt property or neighbors, and are willing to be responsible, taking the offered help to make their lives better. Shelters should be provided for them and help offered. But many of the current homeless population are not willing to take responsibility for their own behaviors or follow the common sense laws most of us abide by. City Staff need to be tasked with sorting the homeless people into groups (folks who got evicted, folks who need jobs, mentally ill, addicted, mothers with children, etc.). People with different needs and abilities should be placed in **small** shelters, separate from the dangerous or uncooperative homeless folks who consider their situation a "lifestyle" and are strongly resistant to changing anything about their own behaviors. It's disgusting to hear people whine about what they are "not getting" from the city when they refuse to get a job or accept services, or obey rules, or even pick up their own garbage. Why should the residents of the Lettered Streets (or any neighborhood) be put at risk in order to house this dangerous group of people who care nothing for the common good? When the 2500+ folks leave the proposed 75k sq.ft. shelter into the streets after breakfast every day, where do you think they will go? Into the neighborhoods.

One successful intervention I've read about which seems reasonable is to base any shelters (except for homeless folks with children) **away** from residential neighborhoods, with bus service to get the people into town for services. Or have the services come to them. They will have a roof, they will have food, and they will have offers to improve their situations. But they will not have the same opportunities to damage property and harass citizens like they do if you base them right in the middle of Bellingham, near businesses and residential neighborhoods. The shelters should be small, spread out in different locations, and monitored. (There is simply no way to have a sense of community and trust in a

group of 2500+people.) And there are lots of ways to plan for helping people without trashing the neighborhoods we already have. The Mission needs to get their priorities straight.

Please protect Bellingham citizens and neighborhoods. A giant homeless shelter which serves so many people right downtown is not the answer.

Thank you,

Angela Polito
3707 N Heather Pl
Bellingham, WA 98226

Gedraath, Anya L.

From: Sandra Bruton <sandralbruton@msn.com>
Sent: Sunday, October 17, 2021 12:48 PM
To: MY - mayorsoffice@cob.org
Cc: shepard4port@gmail.com; john.huntley@misslelectric.com; kenforport@gmail.com; ptmvargas@cob.orgj; Gedraath, Anya L.
Subject: Lighthouse Mission (corner of F & Holly)

Dear Mayor Fleetwood, and all the city representatives listed above, and Gov Inslee, Rep Rick Larsen, and Senator Murray,

This letter is to protest strongly against the Lighthouse's filed plan with the city of Bellingham to build a 5-story 75,000 sq foot building that plans to handle 5000 people.

Please do not destroy our downtown, old town, and neighborhoods more than the current Lighthouse Mission tenants already do. Their low barrier plan will impact Bellingham in an unsafe way.

Bellingham's entry to the harbor, sidewalks, streets, park trails, store fronts, are dirty, littered, trashy, unhealthy, smelly, and dangerous.

We have written you before to consider the plan called Sunbreak Ranch-New Beginnings for Homeless People in Transition. San Diego CA. (Sunbreakranch.com) This plan leaves towns intact, vital, safe, and healthy. And it has a good-hearted approach to heal as many people out of homeless as possible.

Let's help more, our own community's **children** in need. Not adults moving here from everywhere else, no ties to our community.

Respectfully submitted,

John and Sandra Bruton
2311 Huron St
Bellingham WA 98229

Gedraht, Anya L.

From: Ginger Decker <msgingersnap@live.com>
Sent: Saturday, October 16, 2021 12:22 PM
To: Gedraht, Anya L.; MY - mayorsoffice@cob.org; milliquist@cob.org; Anderson, Lisa A.; Vargas, Pinky T.; Knutson, Gene R.; Stone, Hannah E.; Hammill, Daniel C.
Subject: Objections to Lighthouse Mission Expansion

Dear City Planners and Leaders,

My heart breaks to see what has become to our downtown businesses and surrounding neighborhoods. I know you all share that concern. The time has come to reevaluate the impact of homeless services in the core of our city.

The proposed project to increase the size of the Lighthouse Mission on F street will hurt these areas further. I feel there has to be a better location. I want to address the segment of the homeless population that spends their days and nights on our streets and in our greenways. The segment that is perpetrating violence, fires, and environmental damage. The segment that the Lighthouse Mission services.

Downtown was becoming more attractive than it had been in years and I preferred it to Fairhaven for shopping and recreation. Things began to turn in 2015. I recall an appeal the Downtown Business Association made to the city to help them deal with the issues that were driving away customers. They were told the people living on the streets have as much right to be there as they do by Mayor Linville. Why didn't we protect that healthy development? Why did we let a group of mostly non-resident dangerous men occupy our streets? Why did we not utilize the knowledge our local police officers had on the nature of this homeless demographic, and instead only use reported statistics by services? Where is our compassion for local businesses trying to make a go of it?

Lettered Streets is just as bad. Once a charming historical neighborhood with a lovely trail to Elizabeth Park, now residents must wash human excrement off their property and endure constant threats of violence and perpetual property crime. Let's have compassion for our neighborhoods who endure far too much.

The environmental degradation to Maritime Heritage Park is unconscionable. I used to enjoy the interpretative trail. The last time I walked there, perhaps 5 years ago, the banks of Whatcom Creek had changed. The vegetation was gone, replaced by mud and feces, no vegetation. I slipped and fell in that mess followed by two men popping out from behind a bush to 'help' me.

I no longer feel safe downtown and no longer take walks on many trails and through certain neighborhoods. I feel our city leaders need to have compassion for its residents and our once healthy beautiful town.

I'm going to put forth just one idea for a solution and hope you consider all alternatives to permitting a new homeless Mecca in our city core. ... Provide the mission a land exchange near airport for existing property. Sell this valuable waterfront property to a developer for affordable view condominiums. Use the sale proceeds to assist the relocation of homeless services near the Mission. And most importantly, consider compassion for Bellingham citizens first. Please.

Respectfully yours,

Ginger Decker
508 Ridgeway Dr
Bellingham, WA 98225

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Ged Rath, Anya L.

From: Pam Ives <prives229@gmail.com>
Sent: Friday, October 15, 2021 3:02 PM
To: Ged Rath, Anya L.
Subject: 910 W. Holly replacement of Lighthouse Mission Ministries

Here are my comments on this proposal.

The Lighthouse Mission Ministries (LMM), the proprietor of Base Camp on Cornwall Avenue in downtown Bellingham, has filed a plan to construct a 5 story, 75,000 square foot building, which is planned to replace the current building at W. Holly & F Street in The Lettered Streets neighborhood. Note: the building it replaces is only 15,000 square feet. Overkill? I think so.

Per city requirements, only property owners within 500 feet of the building site were sent notifications of this project. What the COB and LMM fail to realize is that the impact of a low barrier facility goes out farther than 500 feet. It affects many residential neighborhoods .

The plan is to move Base Camp from its current Cornwall location into the new building. It's a low barrier shelter which means they will feed you 3 meals a day, and while one is not required to sleep there or join a recovery program, there are a few rules. There are no alcohol or drugs or working on bicycles allowed in the building. This building is their temporary home. Aren't YOU allowed to drink and do drugs in your home? But LMM forces them to change their behavior right off the bat if they want to stay there.

People who don't like those rules leave. The Mission's rules are in place to keep their "guests" (LMM's word) safe. **But what about the people in the neighborhoods?** Who is going to keep them safe? These are the people who work in the neighborhood, own property, and pay taxes – LMM doesn't care about them and apparently the COB doesn't care about keeping them safe either.

After meals at the Mission, they may roam the neighborhoods, pitch tents, drive cars/RVs into the surrounding areas, and start up bicycle chopshops. The Mission doesn't allow illegal chopshops on their premises and the city won't close them down elsewhere.

Think about YOUR neighborhood and then answer these questions;

Have you ever opened your drapes in the morning to find a strange tent set up 20 feet from your back door? While you are staring at it, have a woman walk around from behind it, drop her jeans, squat down and urinate in front of you? **I have.**

Have you ever washed human feces off of your driveway? **I have.**

Have you ever had so much garbage/stuff piled on the sidewalks the COB Department of Public Works needed to send 2 trucks twice a week to help keep the sidewalks clear? I don't know why they bothered. No one walked down the street: it was too scary.

Have watched groups of rats scurry across the street to get from one pile of trash to another? **I have.**

Have you ever talked to the homeless about throwing trash into your yard and come out later to find your tire slashed? **I have.**

Have you ever had the COB Department of Public Works employees tell you to “not even drive down the street” - the street you live on? **I have.**

What about having a trailer explode, catch fire, and kill someone?

Welcome to The Lettered Streets.

What I want to know is, when is the COB going to start looking out for its citizens, the ones who own property, who work here, who shop, and who live here. Businesses have left The Lettered Streets neighborhood due to the homeless situation on the street.

A low barrier emergency shelter does not belong in The Lettered Streets: it does not belong in ANY residential neighborhood. It doesn't end homelessness, it perpetuates it. If you look at the County Report Card for the Washington State Homeless Management Information System (HMIS)

https://public.tableau.com/app/profile/comhau/viz/DRAFTWashingtonStateHomelessSystemPerformance_CountyReportCardSFY2019/ReportCard

you'll see that the emergency shelter is the least effective way to get people into stable, permanent housing and the one with the highest rate of placed people returning to the shelter.

For the year 2020, the mission touched 2500 people. The proposed new building will handle 5000 by the year 2025.

And what I really want to know is how many of the 2500 people the mission touched in 2020 were actually put into stable, permanent housing?

Would you want this to become your neighborhood? Neither do we in The Lettered Streets. We've already paid.

With regards,

Pam Ives

The Lettered Streets1q

Gedrah, Anya L.

From: Gary Beban <gbebanucla16@outlook.com>
Sent: Friday, October 8, 2021 3:48 AM
To: k.bell@cob.org; Gedrah, Anya L.; Nabbefeld, Kurt D.
Cc: beebsplace16@gmail.com
Subject: Reflections on Comments Made at Design Review Board Meeting, October 5th, 2021
Attachments: CobDesignReviewBoard1.docx

Follow Up Flag: Follow up
Flag Status: Flagged

October 8, 2021

Kathy Bell, Anya Gedrah and Kurt Nabbefeld:

Please read attached correspondence for your consideration ...

Gary Beban
beebsplace16@gmail.com

Ged Rath, Anya L.

From: Alison Gallant <alison.gallant@gmail.com>
Sent: Tuesday, October 5, 2021 2:39 PM
To: Ged Rath, Anya L.
Subject: 910 W. Holly Project
Attachments: COMMENTS REGARDING THE REDEVELOPMENT OF 910 W.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Anya~
I've attached my comments for the Lighthouse project at 910 W. Holly Street.
Thank you so much!
Alison

--

Alison Dara Gallant
(she/her)
323.371.0173

Ged Rath, Anya L.

From: Scott Jones <okoboji1@yahoo.com>
Sent: Tuesday, October 5, 2021 2:06 PM
To: Ged Rath, Anya L.
Subject: Project PRE2021-0081 Design Guidance meeting October 5, 2021 3:00 P.M.
Attachments: LMMLetter.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Anya,

Attached please find my letter regarding the Lighthouse Mission expansion.

Please let me know if you have any questions.

Thanks,
Scott

----- MAILING ADDRESS:-----

Scott Jones
1200 Astor St.
Bellingham WA 98225
Cell: 971-801-8069

Gedraht, Anya L.

From: Bri O'Hare <silbaub@gmail.com>
Sent: Tuesday, October 5, 2021 2:02 PM
To: Gedraht, Anya L.; Kris
Subject: Comments on 910 W Holly St, Lettered Streets neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Anya Gedraht,

My husband, 5 year old little guy and I, live at 1315 H ST in Bellingham one block from this proposed development. When we bought our property right before Covid I was scared and worried by the amount of people spilling into the streets around the lighthouse mission. Since covid it has been a relief that there has not been nearly the amount of homeless people around our house. We have had 1) my son's backpack stolen off our porch, 2) someone try to break into our house with us home which was terrifying and other things that make me worried for my son's safety around our neighborhood. The Lighthouse mission has not done a good job in the past of balancing the neighborhood needs with the homeless needs. The empty lot between lighthouse mission on our house has been overrun by homeless in cars and tents just out our front window. Making the design fully encompassing so that passerby'ers can walk and drive by safely is essential. People and cars spilling out onto the streets is not safe. The design needs to have the upmost care to have all people using the light house mission directly let immediately for processing, and not waiting in big lines outside around the block and surrounding streets. There needs to be a plan if those that choose to or are not allowed in - to make sure they don't find my front porch as a place to sleep/live.

Bri O'Hare
Homeowners
(425)922-9835

Gedrah, Anya L.

From: Becky Hutchins <beckonthego@yahoo.com>
Sent: Tuesday, October 5, 2021 2:00 PM
To: Gedrah, Anya L.
Subject: Lighthouse Mission Ministries Expansion
Attachments: LMMExpansionResponse.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Anya,

Please find a letter in response to case number PRE2021-0081.

Sincerely,
Rebecca L. Hutchins

Gedrath, Anya L.

From: Nabbefeld, Kurt D.
Sent: Tuesday, October 5, 2021 11:24 AM
To: Kira Bravo
Cc: Pam Ives; Gedrath, Anya L.
Subject: RE: Planning Meeting for Replacement of Lighthouse Mission

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Kira –

Thank you for providing comments on the proposed redevelopment of the Lighthouse Mission. As we evaluate the application we will take your comments into consideration. I've copied the project manager, Anya Gedrath on this email, who may be able to answer any specific questions you have about the review process or the application.

Thank you again for your comments.

Kurt Nabbefeld, Development Services Manager, SEPA Responsible Official

City of Bellingham
Planning and Community Development
Tel: (360) 778.8351
Fax: (360) 778.8302
Email: knabbefeld@cob.org

Tell us how we're doing!
[Permit Center survey](#)

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56

From: Kira Bravo <kirab@metcalfhodes.com>
Sent: Tuesday, October 5, 2021 11:07 AM
To: Nabbefeld, Kurt D. <knabbefeld@cob.org>
Cc: Pam Ives <prives229@gmail.com>
Subject: Planning Meeting for Replacement of Lighthouse Mission

Hi Kurt,

My name is Kira Bravo and I'm one of the owners of Metcalf Hodges, a public accounting firm here in Bellingham. I've become aware that the city is holding a planning meeting to discuss the proposed replacement of the Lighthouse Mission at W Holly and F Streets, and would like to provide my personal feedback. It is my strong opinion that the new mission should not be located in the downtown area or any residential neighborhood.

Our firm was previously located at 709 Dupont Street. In 2019 we made the difficult decision to move our office from our beautiful downtown location to Barkley Village due to the increased transient activity at the Dupont St location. At the time, our firm was made up of 100% women and we often work long hours during the winter which means we come and go in the dark. Safety was our main concern due to the homeless population in the area. We repeatedly had to call

911 for assistance, one time for a man yelling and having a fist fight with himself in our parking lot. Another time I was in the building alone while a woman was starting fires, running around, and screaming in the area. I had to call 911 and the police were able to move her along so I could safely leave the building. There were consistent drug deals taking place in the street (openly during the day), stolen bicycles being cut up and sold as parts, and warming fires in the marina park below our building. We had to incur the additional cost of video surveillance at our office after copper was stolen from our air conditioning units, and because the homeless people in the area would consistently set off our alarms each night, resulting in police calls and fees for our business. In addition to the more significant safety concerns we also dealt with nuisances like the homeless man who we caught on camera having diarrhea all over the side of our building, piles of human feces in our landscaping, and people sleeping in our doorway blocking it to our employees when they arrived in the morning.

Several of the regular transients in the neighborhood were approached by law enforcement and social workers on a regular basis who offered help and they consistently refused to accept help. After watching this activity for many years it's my opinion that the Mission is not effective in ending homelessness, but rather perpetuating it. I previously donated to the Mission, but after our observations I can't continue to contribute dollars to this "cause" in good faith. I point this out because the city and the Mission should consider the effect that all of this has on continuing donations and support for the organization in the future.

In addition to all of the issues the homeless activity created for my business, it has also affected our family and where we spend our time and resources. My family and I believe strongly in supporting the local business community but we no longer spend any time at all in the downtown area. We do not feel comfortable taking our kids to the downtown for a family day, while there are homeless people going to the bathroom in front of us in the potted plants on the street, yelling at us, or openly abusing drugs. This is not the community that Bellingham was when I moved here, and it's no longer the culture-rich, family-friendly place we desired. This city is located in one of the most beautiful areas of our country, and our downtown and waterfront could be thriving. It's extremely frustrating and disappointing to watch the city allow it to follow in the footsteps of downtown Seattle.

The health and safety issues that surround the Mission should not take place in our downtown or in any residential neighborhood, and I urge you to reconsider where the new Mission should be located to minimize these issues for our community families and businesses.

Thank you for your consideration.

Kira Bravo, CPA

Principal

Metcalfe Hodges PS Certified Public Accountants & Business Advisors

2115 Barkley Blvd, #201 • Bellingham, WA 98226

P> (360) 733 1010 ext 3141 • F> (360) 671 9756

E> kirab@metcalfhodges.com • W> www.metcalfhodges.com

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▪

Ged Rath, Anya L.

From: Nabbefeld, Kurt D.
Sent: Friday, July 16, 2021 11:27 AM
To: Laurie.McConkey@DreamBigger.info
Cc: Ged Rath, Anya L.
Subject: RE: Lighthouse Mission Expansion

Hello Laurie –

Thank you for reaching out and expressing your concerns regarding the Mission. The city has not yet received an official application for this project but when we do, we will include your email in the record and your comments will be considered.

Thank you -

**Kurt Nabbefeld, Development Services Manager,
SEPA Responsible Official**

City of Bellingham
Planning and Community Development
Tel: (360) 778.8351
Fax: (360) 778.8302
Email: knabbefeld@cob.org

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[Permit Center survey](#)

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56

From: Laurie.McConkey@DreamBigger.info <lmconkey@aol.com>
Sent: Friday, July 16, 2021 9:15 AM
To: Nabbefeld, Kurt D. <knabbefeld@cob.org>
Subject: Lighthouse Mission Expansion

Kurt **Nabbefeld**, Development Services Manager at City of Bellingham, knabbefeld@cob.org,

Dear Kurt,

I'm writing today to voice my concern: I am **OPPOSED** to the Lighthouse Mission Expansion & even staying in my neighborhood. I have owned my home in the Letter Streets for 33 years.

I have consistently worked extremely hard to maintain & improve my Home & Property, I have also worked very hard year in & year out to pay the ever increasing property taxes. I have walked & ridden bikes with my Children & now Grandchildren for 33 years. But ... now ... My Grandkids & I can't even go south in our own neighborhood, we can't go down to the Waterfall behind the Post Office, we can't go down F Street toward the Bay to the New Park or down by Bellwether, Marina, Squalicum Boathouse Park without passing by & going through Human Feces, Needles, Garbage, Lines of Homeless People with Shopping Carts & Garbage everywhere. It's horrible. **THIS HAS ALSO IMPACTED OUR TOURISM NEGATIVELY IMPACTING SMALL BUSINESS OWNERS!**

The Director of the Lighthouse Mission himself posted a video recently telling us about how he's been pleading with the Homeless to come to the Lighthouse Mission & BaseCamp to utilize the 70 OPEN BEDS -SEVENTY OPEN BEDS- only to discover that the HOMELESS DON'T WANT THE SHELTER BECAUSE THEY CAN'T BRING THEIR DRUGS!. Adding & Expanding "Homeless Services" like the Shower Truck has actually *Brought More Homeless People Here From Other Cities By The Doves*. I have been a Social Worker for 45 years, I have compassion for people but I don't want to see our amazing neighborhood continue to deteriorate in this way as it has been. My Safety, the Safety of my Grandkids, my Neighbors & their kids - is all at stake and it's not right. Expanding the Lighthouse Mission or even keeping it where it is, is a TERRIBLE USE OF OUR WATERFRONT AREA & LOOKS HORRIBLE for VISITORS COMING TO OUR COMMUNITY! What do we tell people who've heard about our BEAUTIFUL BELLINGHAM when they come here to visit & want to Bike, Walk or even Drive down to our Waterfront when they have to go by all this Dangerous Chaotic mess? BELLINGHAM TOURISM IS AFFECTED as well as Homeowners! Please don't let this Deterioration happen in our neighborhood! -Laurie Hagen McConkey, 2221 G Street, Bellingham, Wa. Laurie@DreamBigger.info

Ged Rath, Anya L.

From: Karen Steen <karensteen2010@hotmail.com>
Sent: Friday, June 18, 2021 7:06 AM
To: PL - cd@cob.org; Ged Rath, Anya L.; Ali Taysi; jack@avtplanning.com
Cc: Hammill, Daniel C.; Huthman, Hollie A.; Todd Donovan WC Council (tdonovan@co.whatcom.wa.us); Satpal Sidhu (ssidhu@co.whatcom.wa.us); MY - mayorsoffice@cob.org; Brien Thane (brien.thane@bellinghamhousing.org); Lighthouse Mission Ministries (contact@thelighthousemission.org)
Subject: Lighthouse Mission Redevelopment Plan: Mitigations needed for public health and safety impacts on Lettered Streets neighborhood

Follow Up Flag: Follow up
Flag Status: Completed

RE: Lighthouse Mission Redevelopment Plan: Mitigations needed for public health and safety impacts on Lettered Streets neighborhood

I am writing to request mitigations needed for public health and safety in Lettered Streets neighborhood as conditions for permitting the Lighthouse Mission Ministries (LMM) Redevelopment Plan. I participated in the public meeting about this proposed development on 5/26. I live near F ST/Dupont four blocks above LMM. I am a retired RN/FNP with substantial experience in community and public health. Described here are 1) specific mitigations needed to address neighborhood health and safety and 2) basis for these needed mitigations.

Mitigations needed for Lettered Streets neighborhood safety and public health:

- limit LMM services to participants in recovery/rehab/restorative programs:
 - require active participation in these programs by all people served at LMM;
 - discontinue low barrier, meals, hygiene, and socializing services that result in chronic vagrancy and overnight sleeping in adjacent residential neighborhoods
- prohibit LMM from soliciting or contracting for out-of-county homeless clients
- COB/BPD establish and maintain full-time Community Safety Officer to patrol Lettered Streets neighborhood, coordinate with BPD to enforce COB ordinances, and support community welfare
- COB support formation and recognition of a neighborhood organization to advocate for the welfare of established Lettered Streets neighborhood stakeholders, including home owners, renters, property and business owners, in the process of LMM Redevelopment.

Basis for needed mitigations:

Low barrier homeless services without requirements for accountable participation in recovery, rehabilitation, and restorative programs are a public health and safety hazard to residential neighborhoods

The dominant concern expressed by Lettered Streets residents at the 5/26 neighborhood meeting was for physical safety and public health of the established residential community, especially for women, children and seniors when many LMM clients suffer mental illness, substance addictions, and/or behavior disorders that include criminal histories.

All neighbors I've spoken with who live west of Girard St. have firsthand experiences of these chronic health and safety hazards caused by unhoused people associated with LMM before it closed in 2020: incoherent rantings and public disturbances all hours of day and night; verbal and physical altercations; trespass, vandalism,

thefts from businesses and yards; people living in their vehicles parked on residential streets for weeks and months; open camping in the neighborhood park for months; human excrement, trash, and biohazards in alleys and landscaping; and panhandling and public solicitations. All these were regular occurrences when LMM operated on W. Holly St. at a 200-bed capacity, often with available beds at night.

Nearly all these neighborhood public disturbances and safety hazards ceased last year when LMM closed and relocated to Basecamp on Cornwall. A visit to the current Basecamp location shows unhoused people similarly congregate and spend nights on private property in that downtown commercial neighborhood – and the service capacity of Basecamp is only 1/3 that of the proposed LMM Redevelopment.

The low barrier, daytime drop-in, hygiene, and meal services that LMM provides unhoused people, without requiring they stay there overnight or participate in recovery programs, attracts vagrants who anonymously remain in the surrounding neighborhood without accountability to LMM or the host neighborhood. I doubt COB would permit a hotel with the LMM business model in any residential neighborhood.

Substantial non-local homeless population in Bellingham and Whatcom County

In the 2019 point-in-time count of unhoused people living unsheltered or in emergency shelters in Bellingham, the majority were not from Bellingham. This is consistent with homeless demographics throughout the west coast, though the politics of point-in-time counts skew reported results. Also, it is common knowledge in the homeless services industry nationwide that jurisdictions with inadequate homeless services provide referrals and transportation for unhoused people to PNW cities.

Bellingham and Whatcom County tax payers provide physical, civil, and social services infrastructure for LMM. We shouldn't also subsidize LMM services for homeless people from distant jurisdictions without our local tax payer consent.

Citizen policing is not adequate to address public health and safety impacts of planned LMM Redevelopment in Lettered Streets neighborhood

LMM states their primary advocacy is for clients (“guests”) on LMM properties and out in the larger community. In response to public safety concerns expressed by Lettered Streets residents, LMM only encourages neighborhood volunteering, outreach programs, and citizen policing as implemented around their Basecamp on Cornwall Ave.

There is no parallel for purposes of public health and safety between the current Basecamp, with a 150-bed shelter capacity in a downtown commercial location, and the proposed LMM Redevelopment with a 300-600 bed capacity in an urban village/mixed residential neighborhood. Citizen policing 24/7/365 is an unreasonable proposal for the Lettered Streets neighborhood with mixed residential demographics that include women, children, seniors, and disabled persons.

Lettered Streets neighborhood residents and stakeholders have no representative voice for neighborhood welfare

Half or less of the dozen citizens who spoke at the 5/26 neighborhood meeting are Lettered Streets neighborhood residents. While all Lettered Streets residents, property owners, and businesses are impacted by LMM, the Lettered Streets Neighborhood Association (LSNA) provided no public notice of this meeting. To date, the LSNA website and Facebook page provide no information about the LMM Redevelopment Project. For several years now, LSNA is explicitly politicized to advocate for homeless and itinerant people, while disenfranchising business and property owners (see [“Who’s Running Your Neighborhood Association? And Why Care?”](#)). If COB or LMM rely on LSNA for neighborhood outreach in the process of this development, Lettered Streets residents and businesses will not be inclusively engaged or represented.

Interest in a representative neighborhood voice will likely grow as Lettered Streets residents and stakeholders become aware of the planned LMM Redevelopment. I ask that COB be sensitive to this critical absence of an inclusive neighborhood voice for the welfare of established Lettered Streets residents and property owners, and that COB be prepared to respectfully recognize a voice for this purpose.

I hope you will give my requests careful consideration. For purposes of documentation, I will postal mail you this letter.

Sincerely,

Karen Steen

Gedrath, Anya L.

From: LaVera Langeman <laveral@comcast.net>
Sent: Saturday, May 29, 2021 12:56 PM
To: Gedrath, Anya L.
Cc: MY - mayorsoffice@cob.org
Subject: RE: Is Simon

Follow Up Flag: Follow up
Flag Status: Completed

Hi Anya,

Could you please send me the link to the taped meeting about the Lighthouse Mission. Also I was wondering after finding out how poorly the Mission is staffing verses population, are you going to set some criteria for that in the permit? I don't think that self regulating is a good idea if they think this amount of staff is okay, 2 staff to 150 sleeping people is unacceptable. I know from my job it takes two people at least to deescalate a person and that others escalate if one person does. Also homeless women and men won't sleep at the Mission because they are afraid of being molested, now I understand why. Molestation can also happen when they two staff members are engaged. Also does the staff sit at a desk or are they constantly walking around and supervising? And five permanent staff for the day shift is totally inadequate too. For what they are planning to take on it seems like they will need some strong guidelines. The man who ran the Mission seemed more concerned about paying a living wage (which is also important) then keeping the homeless and the community safe. I don't think they have the proper funding to be able to support this kind of thing. Maybe The city or the Opportunity Counsel should take on this role not a religious organization. It is our responsibility and we did pass a tax to help the homeless. I have also heard about their so called rehab and counseling program if what I have heard from very good sources is right that should also be looked into by the city and not just take the Missions word for it. This is not just a building it is much much more then that and experts are need to look into all these areas of concerns.

Thank you, LaVera Langeman

Sent from [Mail](#) for Windows 10

~~**From:** [Gedrath, Anya L.](#)
Sent: Friday, May 21, 2021 7:50 AM
To: [LaVera Langeman](#)
Subject: RE: Is Simon~~

~~If you are within 500' you will receive notice in the mail. Otherwise, you can check our notices page for the Notice of Application (after the application is received). The applicants may review a rough timeline for the expected application submittal, project, etc., or you could ask them at the meeting.~~

~~Hope that helps,~~

~~**Anya L. Gedrath**
Planner II
City of Bellingham, WA
360-778-8394
algedrath@cob.org~~

~~*My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56.*~~

Gedrath, Anya L.

From: Warren Sheay <WSHEAY@msn.com>
Sent: Thursday, May 27, 2021 1:29 PM
To: Gedrath, Anya L.
Subject: New Lighthouse Mission Building

Here we go again. Another hideously ugly building! I am so weary of these monstrosities raping our downtown. And many, many people feel as I do.

ANYTHING you folks could do to alter the design so that it's more attractive would be greatly appreciated by the public. Perhaps you could forward this note to the architect.

We used to have a pretty little town and now it has become big, ugly, sterile Anywhere, USA. And it has a psychological impact: it depresses people!

Thank you for your attention to this matter.

Warren Sheay
1453 Humboldt St.
Bellingham, WA 98225
360-650-9734

Ged Rath, Anya L.

From: George Dyson <gdyson@gmail.com>
Sent: Thursday, May 27, 2021 10:12 AM
To: Ged Rath, Anya L.
Subject: 910 W Holly redevelopment

Hi Anya,

I watched the neighborhood meeting last night, and, as (almost) everyone, applaud LMM's efforts. As the owner (for 32 years) of property in Old Town that frequently serves as ad-hoc low-barrier shelter for those on the behavioral periphery, I know the problems firsthand.

That said, I urge COB to consider the parking question more realistically. LMM stated that in their analysis, the proposed redevelopment would produce a net gain of 6 parking spots to be absorbed by the surrounding area. This estimate perpetuates the myth that homeless guests do not have vehicles, and this is simply wrong. A facility the size of that proposed will bring a significant number of associated vehicles into the immediate neighborhood, and this needs to be taken into account.

all best wishes,

George Dyson
435 W Holly

Ged Rath, Anya L.

From: Ali Taysi <ali@avtplanning.com>
Sent: Wednesday, May 26, 2021 8:30 AM
To: Sundin, Tara J.; Lutz, Samya L.; Nabbefeld, Kurt D.; Ged Rath, Anya L.
Subject: Fwd: question for Lighthouse Mission Redevelopment Neighborhood Meeting

Hi All,

I wanted to forward this email comment we received on the LMM project. Karen is my office neighbor, across the street on F St. She has some interesting comments and a strong opinion on this issue and has experienced direct impacts from the low barrier folks (as have I) due to our proximity to the facilities (pre-covid). She will raise these issues tonight, and to a certain degree her concerns are broader, and related to the overall homelessness strategy, investment of public funds, public safety, etc... so I wanted you all to be aware of this.

I will be sending out the outline/agenda and our themes document a little later this morning; we are meeting with Moonwater at 9 to finalize that.

Thanks

Ali

----- Forwarded message -----

From: Karen Steen <baycitykaren@hotmail.com>
Date: Tue, May 25, 2021 at 11:41 PM
Subject: question for Lighthouse Mission Redevelopment Neighborhood Meeting
To: jack@avtplanning.com <jack@avtplanning.com>
Cc: Ali Taysi <ali@avtplanning.com>

In the years just prior to the pandemic and closure of the Lighthouse Mission services on Holly St., increasing numbers of homeless people seeking Lighthouse Mission drop-in services but unwilling or unable to comply with nighttime shelter conditions overflowed into the surrounding neighborhoods of Old Town and Lettered Streets to illegally spend nights on private property and in neighborhood parks. Many of these vagrants were obviously mentally ill and/or behaviorally disordered. Fights, vandalism, human waste and trash were common occurrences in the mixed residential areas in the square mile surrounding Lighthouse Mission from Whatcom Creek to Broadway to Girard Streets. Doubling the capacity of Lighthouse Mission will likely increase these public health hazards to the surrounding community and neighborhood.

A fitting example of public health consequences when emergency homeless services for an urban area are centralized is the Seattle/King County emergency homeless services in downtown Seattle on 3rd Ave. It is a longstanding public health and safety hazard for the people served and the entire community of businesses, public services, and private residences in the heart of Seattle. In recent years, the large concentration of mentally ill and criminally deranged people served there has become a growing menace to the community, including violent daytime assaults and murder of people working in nearby offices and public buildings. Back in Bellingham, a small but significant subpopulation of Mr. Erchinger-Davis' "precious lives" are a real danger to the safety and health of law-abiding, tax-paying residents and community that hosts Lighthouse Mission.

It is increasingly acknowledged publicly that the epidemic of homelessness in west coast cities as Bellingham is an epidemic of mental illness, substance addiction, and unaffordable housing. It is also agreed by public health and planning officials that the solution to homelessness is permanent housing, not emergency services. And progressive city planners regard mixed socioeconomic communities as healthy for society. These realities run counter to concentrating together the spectrum of homeless people and centralizing emergency homeless services in a downtown urban location as Lighthouse Mission is proposing. In effect, Lighthouse Mission is requesting a permit to double its capacity to provide services for a vulnerable and sometimes dangerous population whose needs far exceed that which an emergency shelter of any size can provide.

My questions to Lighthouse Mission and COB are these:

Have you considered real solutions to mental illness, substance addiction, and affordable housing are decentralized focused services integrated into diverse communities and permanent housing?

Have you considered that continued funding of emergency housing and homeless services as has been provided for decades now will mostly serve to enrich the homeless services industry and not provide solutions for the long-term well-being of mentally ill, addicted people, and all Bellingham citizens?

Have you considered that centralizing emergency mental health, addiction and homeless services for an entire city/county population in a downtown community will create a public health and safety risk at least equal to that you purport to serve?

Have you considered that concentrating together the spectrum of homeless people and centralizing emergency and rehab service in one downtown location perpetuates the socioeconomic segregation and wealth gap of our community that itself contributes to homelessness and its causes?

I hope you'll address my concerns and questions –

Karen

--

Ali Taysi
Principal

AVT CONSULTING
1708 F St.
Bellingham, WA 98225

360 527 9445 office

Gedrath, Anya L.

From: LaVera Langeman <laveral@comcast.net>
Sent: Thursday, May 13, 2021 4:27 PM
To: Gedrath, Anya L.
Subject: RE: Is Simon
Attachments: image001.jpg

Hi Anya,

Thanks I am very interested. I grew up in Bellingham and now live in the Fountain district. I feel that the Mission should be moved to a new location. Where it is makes are town full of homeless and carts. I am a single women and do not feel safe walking home from town by myself. I have been yelled at and followed. I pay so much in taxes now that it is not fair to feel unsafe in my neighborhood and it makes me so angry that we have so little say. I got yelled at by a homeless man behind my house in the alley coming from Cornwall headed towards town. Why doesn't the city divide the population between neighborhoods? It would make our town so such nicer rather then put them all in one place. We can't even get to the water front without walking through that area. Why don't they take the power from the Mission and move it to the Opportunity Council they do such a better job.

Could you please pass this on to someone who is in charge?

Thanks for your time, LaVera

Sent from [Mail](#) for Windows 10

From: [Gedrath, Anya L.](#)
Sent: Thursday, May 13, 2021 10:55 AM
To: laveralangeman@gmail.com
Cc: [Ali Taysi](#); [Jack Bloss](#)
Subject: RE: Is Simon

Hello LaVera,

You are correct that the Lighthouse Mission is planning to demolish and rebuild a new facility at their current location in Old Town. To date, the applicant has completed a pre-application meeting with the City and the next step will be a neighborhood meeting on May 26th, at 6pm. I am CC'ing the applicant, Ali Taysi with AVT Consulting, who can provide further details about the public meeting and any other information.

Sincerely,

Anya L. Gedrath
Planner II
City of Bellingham, WA
360-778-8394
algedrath@cob.org

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Sign up at our engagement site, [Engage Bellingham](#), to learn about projects, provide input and stay informed!

Due to COVID-19 and in compliance with [City and Health Department guidance](#) the Permit Center is closed to walk-in customers until further notice.

Ged Rath, Anya L.

From: Nabbefeld, Kurt D.
Sent: Monday, January 4, 2021 9:58 AM
To: Sepler, Rick M.; Sundin, Tara J.; Ged Rath, Anya L.
Subject: FW: Lighthouse Mission

FYI

Kurt Nabbefeld, Development Services Manager, SEPA Responsible Official

City of Bellingham
Planning and Community Development
Tel: (360) 778.8351
Fax: (360) 778.8302
Email: knabbefeld@cob.org

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[Permit Center survey](#)

My incoming and outgoing email messages are subject to public disclosure requirements per RCW 42.56

From: Annie Shannahan <als.jps@gmail.com>
Sent: Friday, January 1, 2021 11:37 AM
To: CC - Shared Department <cc@cob.org>; MY - mayorsoffice@cob.org <mayorsoffice@cob.org>
Cc: Grp.PL.Planning Mail (planning@cob.org) <planning@cob.org>
Subject: Lighthouse Mission

Dear City Council, Mayor Seth Fleetwood, and Planning Department,

This message is in regard to the Lighthouse Mission. I am a consistent supporter for the past 21 years of the Mission and donate to the organization on an annual basis. It has been shared with me about future building plans for the Lighthouse Mission. The information shared is that the Lighthouse Mission plans to tear down the existing building and rebuild on the current and neighboring site on Holly Street. I am curious if this is true?

It behooves the City of Bellingham to due diligence and appraises whether this is an optimal plan for the future of the Lighthouse Mission and Bellingham as a whole. Is there a more suitable site for the Lighthouse Mission and Agape Home for Women and Children that considers future growth post-pandemic and beyond? Is there an alternative location that meets the needs of those in need and the surrounding neighborhoods and downtown Bellingham? Maybe a more secure and safe place; rather than dividing the surrounding neighborhoods from downtown?

Holly Street is the main thoroughfare in Bellingham that links Columbia, Birchwood, Lettered Streets, and other neighborhoods to the downtown area. There are significant and documented safety concerns and complaints from citizens about the current and recent past houseless services located on and around Holly Street. The road and sidewalks are highly used and will most likely continue to be used more in the future. In addition, Maritime Park and surrounding trails are increasing the number of houseless individuals and no longer a safe and desirable destination for Bellingham citizens.

I implore the City Council, Mayor Seth Fleetwood, and the Planning Department to perform a long-term, cost-benefit analysis that takes into consideration both qualitative and quantitative goals and objectives. In other words, Is this the most optimal plan to meet the needs of all parties involved? Should the Lighthouse Mission and Agape Home for Women and Children and Drop-in Center be located in an alternative location than Holly Street?

In closing, it seems as though we want to encourage support for houseless people in Bellingham and I fear expanding services to houseless individuals on Holly Street will increasingly divide the community (small business and citizens). Please consider a more safe and suitable location other than Holly Street to (re)locate the Lighthouse Mission, Agape Home for Women and Children, and the houseless drop-in center.

Thank you for your leadership and attention to this matter. Happy New Year!

Best,

Annie Shannahan

PUBLIC COMMENT RE: [USE2021-0035 DR2021-0023 SEP2021-0044 910 W Holly St](#)

ATTACHMENT B: “Base Camp: Sheltering Our Homeless or Importing Problems?” article published 10/6/21 on Northwest Citizen

SUBMITTED by: Karen Steen

DATE: April 7, 2022

Base Camp: Sheltering Our Homeless or Importing Problems?

Is our homeless population local or from out-of-town, and at what cost to Bellingham?

By Karen Steen, Bellingham, WA - 10/4/2021

During a recent online discussion about the planned 5-fold expansion of Lighthouse Mission Ministries (LMM), I received this message from a Bellingham resident:

“Karen two years ago I was on a bus in San Diego while sightseeing. On the radio there was an add for the “light house mission in Bellingham Wa as a place that would help you if you needed it” I heard that add twice in a two day period on what ever radio was piped in to the busses. Definately not the place I expected to hear about Bellingham, WA.... [sic]”

This account supports demographic findings in the [Whatcom County 2020 Annual Homeless Report](#) and Mayor Fleetwood’s reluctant admission last winter at a Puget Neighborhood meeting that most unsheltered homeless living on the streets of Bellingham are NOT locals. This is further confirmed by countless anecdotal reports from police and first responders, and unsheltered homeless people themselves.

Skagit County to our south has NO low-barrier homeless shelter - none. Bellingham Lighthouse Mission provides the sole full-time low-barrier shelter for all of Whatcom and Skagit counties; and the Mission apparently solicits “guests” from out-of-state (see below). These facts counter Bridget Reeves’ (LMM Assoc. Director) claim during the LMM May 26 Neighborhood Meeting, “People will move for a house or an apartment, but they won’t move for a shelter bed.”

Consider also Snohomish County (which includes Everett) has a total population 3.5 times larger than Whatcom County. Snohomish fairly manages its homeless population with one full-time low-barrier shelter of 250 – 300 service capacity. The Lighthouse Mission rebuild proposes 500+ service capacity – this is twice the homeless shelter capacity for Whatcom, whose population is a quarter that of Snohomish. Also, the Snohomish County low barrier shelter is located in Everett near I-5 and away from the city center. Why are Lighthouse Mission and COB proposing an oversized low barrier homeless shelter in a mixed residential central city neighborhood?

Base Camp - Lighthouse Mission’s Low-Barrier Homeless Shelter

Base Camp is the low-barrier/200+ capacity homeless shelter on Cornwall Ave./Flora St. run by Lighthouse Mission Ministries. Prior to the COVID pandemic, their homeless shelter was the

Drop-In Center at 910 W. Holly. LMM plans to double Base Camp's capacity and include it in the rebuilt facility on W. Holly.

A neighbor and I recently called LMM to inquire about their services. Polite residents confirmed that the low-barrier Base Camp serves anyone from anywhere as space allows, and "guests" arrive from as far away as Georgia. They also reported 20 – 40 men and "about that many" women/children in residential programs on W. Holly, and 150 – 300 "guests" served daily at Base Camp on Cornwall Ave.

Whether the unsheltered homeless originate from near or far, whether or not they join Mission restorative programs, whether they spend nights in Base Camp or on our city streets, Base Camp offers them three meals a day, showers, laundry, internet, and indoor daytime socializing. Many shelter clients elect to spend their days and nights between meals out on the streets, parks, and greenways of Bellingham's core business and residential neighborhoods. Assaults and property crimes substantially increase in adjacent neighborhoods wherever the low-barrier shelter is located; these criminal activities will likely increase proportionately to the Mission's planned expansion.

Funding Lighthouse Mission Ministries

Funding for Lighthouse Mission Ministries was also misrepresented at the May 26 public meeting. Hans Erchinger-Davis, LMM Director, assured everyone that LMM is "purely" privately funded and accepts no government funds. Fact is, Lighthouse Mission Ministries pays no property taxes on its multiple city properties. Bellingham tax payers provide LMM all soft and hard infrastructure services, including police/fire/social/public health/COB administrative and municipal services, and public works for streets/lights/sewer and storm water. The several hundred high-needs LMM clients from near and far require an inordinately high amount of our public services.

Turning the screw on Bellingham citizens at the 5/26 meeting, Tara Sundin (COB Planning & Community Development) informed us that COB is "a partner with the Lighthouse Mission," having provided them property and funding to establish Base Camp. For their proposed expansion on W. Holly, COB plans to provide LMM substantial hard infrastructure upgrades usually paid by developers.

COB's partnership with Lighthouse Mission for their planned expansion and redevelopment begs the question of who is advocating for the public health and safety of Bellingham's core neighborhoods? Ultimately, for the well-being of all Bellingham? And who is assuring cost-effective use of our citizen paid taxes for the greatest good of Bellingham residents? In fact, Bellingham citizens are subsidizing Lighthouse Mission Ministries with our tax revenues and with our neighborhoods' health and safety.

Low Barrier Homeless Shelter Should Be Located Outside City Core

It now behooves Bellingham residents and businesses - especially those in core Bellingham neighborhoods as City Center, Old Town, Lettered Streets, Columbia, Cornwall, and York - to be informed about the proposed LMM Redevelopment Plan and demand that COB decide this project based on public health and safety of our citizens. Also, any redevelopment of Lighthouse Mission Ministries should be sized to serve Whatcom County needs and guided by ending, not growing, our unhoused population.

LMM plans to submit their development permit application to COB within the next couple weeks, likely mid-October. The public hearing and COB decision about the permit will likely occur in mid to late December – perhaps during the holiday season which usually assures low public participation (coincidental or planned?).

Written public comment can be submitted now and at any time in the permitting process; direct your comments to COB Planning, your ward council member, and Mayor Fleetwood. Then watch for the coming notifications of the LMM permit application submission and public hearing. **Now and during the coming weeks is the time to express concern for the health and safety of our core city neighborhoods and ultimately all Bellingham: ask that COB not allow Base Camp to be oversized and returned to W. Holly or any core city location.**

All Bellingham neighborhoods will be negatively impacted if our city core is sacrificed to a large low-barrier homeless shelter in Old Town. Bellingham citizens must act now – NO LOW-BARRIER HOMELESS SHELTER IN THE CITY CORE - or forever hold your peace in an increasingly dangerous and declining city.

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**Additional Information:**

You can view the video of the May 26 “Neighborhood Meeting” that didn’t invite the neighborhood here:

**Lighthouse Mission Redevelopment - Neighborhood Meeting Recording.mp4**

<https://www.dropbox.com/s/r1gt9umxmyxzuz/Lighthouse%20Mission%20Redevelopment%20-%20Neighborhood%20Meeting%20Recording.mp4?dl=0>

This link is for the DropBox registration/sign-in page that provides the first hour of the project presentation. To view the full 2 hours Q&A and confirm my earlier credits, download the video option on the DropBox page.

“Neighborhood Meeting” attendees seemed mostly from outside Lettered Streets Neighborhood, and less than half the dozen or so public speakers were from Lettered Streets. The purported Lettered Streets Neighborhood Association did not inform their own neighborhood about the meeting. Bellingham needs a Department of Neighborhoods to provide citizens a representative voice in City Hall about neighborhood developments (see [“Who’s Running Your Neighborhood Association? And Why Care?”](#)).

~~~~~  
Published on Northwest Citizen 10/6/21

<https://nwcitizen.com/entry/base-camp-sheltering-our-homeless-or-importing-problems>

PUBLIC COMMENT RE: [USE2021-0035 DR2021-0023 SEP2021-0044 910 W Holly St](#)

ATTACHMENT C: select replies to reader comments at “Base Camp: Sheltering Our Homeless or Importing Problems?” published 10/6/21 on Northwest Citizen

SUBMITTED by: Karen Steen

DATE: April 7, 2022

[Karen Steen](#)

Oct 06, 2021

Perhaps “inheriting problems” would be the better reference for Bellingham having become a destination for unhoused people from distant jurisdictions and states. This in migration is a complex phenomenon to describe succinctly.

Certainly, the homeless problem here is county wide. But, Bellingham’s city center hosts the only full-time shelter and nearly all related social services for Whatcom County. If we continue with 20th century responses to 21st century homelessness, as is the proposed Base Camp expansion in Bellingham’s core, we will recreate 20th century inner city tragedies in Bellingham’s core neighborhoods - crime, blight, loss of businesses, and socioeconomically segregated neighborhoods that disadvantage the poor in every measure of public health from basic safety to education.

The guiding purpose of my article is to provide basic information needed to reframe solutions and not sacrifice Bellingham’s core neighborhoods. Scores of businesses have left Bellingham’s downtown in recent years owing to the public health and safety problems there. This scourge is now establishing itself in core neighborhoods, and the lower income neighborhoods are disproportionately affected.

If Bellingham/Whatcom County continue to implement 20th century measures that sacrifice city centers to failed homelessness and related services - as are Base Camp and the Drop-in Center before it - Bellingham will cease to be a livable city, from the inside out and in less than the “decade or two” you suggest we allow.

[Karen Steen](#)

Oct 07, 2021

Thank you for detailing the unfortunate consequences to our city and county of a low barrier homeless shelter that solicits, and/or accepts without qualification, unhoused people from distant jurisdictions.

When drafting my article, I briefly considered contacting Lighthouse Mission administration to confirm the report of them advertising on public busses in California; but I had good cause to expect they would not be forthcoming about this. I had attended the 3-hour May 26 “Neighborhood Meeting” (that didn’t invite Lettered Streets neighborhood - video linked above), and I viewed the entire recorded meeting another three times to confirm my understanding of claims made by Lighthouse Mission and COB. Clearly, many of the Mission’s public claims misrepresented or omitted facts.

In short, I have no reason to doubt the veracity of the anecdotal report about Lighthouse Mission advertising on a California bus; and I have every reason to doubt the accuracy of information provided by Lighthouse Mission administration.

I am confident of the accuracy of information provided by Mission resident staff cited in paragraph 6 of my article: that “guests” enroute here from as distant as Georgia and Texas are welcomed by Lighthouse Mission. This statement is consistent with the Whatcom County annual homelessness report, anecdotal reports by first responders, and the homeless themselves.

Consider also that Lighthouse Mission Ministries is a member of Citygate Network based in Colorado Springs, CO, “comprised of approximately 300 missions and kindred ministries located throughout North America” that help “you...to find missions or ministries that offer specific services”. The Citygate Network members roster and search engines where Lighthouse Mission Ministries is listed are here: https://www.citygatenetwork.org/agrm/Locate_a_Mission.asp

[Karen Steen](#)

Oct 07, 2021

Thank you for your observations about the 5/26 meeting and chronic lack of responsiveness to pressing citizen concerns by City Hall.

Indeed, the 5/26 “Neighborhood Meeting” was “polite”; Lettered Streets neighborhood was neither invited nor present. Only Lettered Streets property owners within 500 feet of the Mission were informed about that meeting. Responsibility for that gross neglect falls to the ostensible Lettered Streets Neighborhood Association and COB.

I feel your pain about the tragic destruction by homeless encampments along our creek beds, shorelines, and greenways. Tefloned characterizes the responses to this ongoing destruction by COB and Bellingham residents not directly impacted by it. They are all whistling past the graveyard, telling themselves a monstrous new Lighthouse Mission will solve Bellingham’s homeless problem. They couldn’t be more wrong.

[Karen Steen](#)

Oct 09, 2021

The national crisis of homelessness is a truism that begs for national level solutions. Also true is that liberal coastal cities are inordinately impacted by the numbers of displaced unhoused people nationwide. Add this wake-up call: we can’t locally build our way out of the homeless crisis within liberal coastal cities.

From a lifelong homeless advocate, Pastor Andy Bales, Director of Union Rescue Mission in Skid Row, LA for 20+ years, here is the single most informative interview I’ve found about the fundamental failure of America’s response to now epidemic homelessness:

“Why Housing the Homeless is Failing in California” - Andy Bales, July 2021

<https://www.youtube.com/watch?v=-pYilk8GgE&t=28s>

[Karen Steen](#)

Oct 18, 2021

Pertinent to low barrier emergency housing shelters, as IS Base Camp and the Drop-In Center before it,

my conclusion from nearly two years research into the urban homelessness/addiction/mental illness crisis is that low barrier shelters should be located outside city cores and residential neighborhoods for purposes of public health/safety and survival of brick-and-mortar businesses – Everett/Snohomish County is our nearest example of the merits of such shelter location.

[Karen Steen](#)

Oct 18, 2021

I hope you'll agree that Bellingham needs solutions beyond inadequate 20th century responses to rapidly accelerating numbers and intensity of needs of unhoused people, especially unsheltered unhoused people as Base Camp serves.

Civil discussion based on verifiable facts and respectful consideration for Bellingham citizens, as well as unhoused and transient people, is needed for solutions; AND a City Hall that actively solicits and includes public input, consideration for impacts on public health and commerce, and PLANNING (rather than political expedience or ideology) to effectively answer this 21st century iteration of homelessness/addiction/mental illness.

...while you acknowledge the real merits of Lighthouse Mission programmed recovery/restorative programs, you don't distinguish those services from basic low barrier shelter services provided by Base Camp that constitutes > 80% of clients served by Lighthouse Mission Ministries. This distinction about service levels provided by different Mission programs is critical for deciding where to appropriately locate an expanded Base Camp.

- END -

October 8, 2021

Subject: Reflections on Comments Made at Design Review Board Meeting, October 5th, 2021

To: Kathy Bell/Anya Gedrath/Kurt Nabbefeld

Comments made at the above referenced meeting by the Applicant and Design Review Board members supporting the inclusion of a mesh type “contraption” on the F and Holly Street Corner of the proposed Mission facility, and adding a cross-type fixture on the roof parapet (a thumbs-up gesture by Michael Knapp) at the same corner of the structure, makes it blatantly apparent no one identified herein lives in the vicinity of the subject property or in the Old Town area ...

The subject neighborhood experiences significant wind bursts and gusts all times of the year (just recently, +40mph); including and approving the two features referenced herein creates an unnecessary public danger and perpetual liability for the City of Bellingham, the Mission and any entity involved with the development and construction of the project ... It is not unusual for us to find neighborhood patio furniture and/or other outdoor fixtures in our front yard and garage driveway following Mother Nature’s outbursts ...

Also, there was no reference to the eventuality of the three (3) stately and magnificent trees living along the Holly Street at the corner of F Street ... Not only should they be protected during the project’s development, they should be recognized and cherished for their attribute to shelter the neighborhood from the massive bulk and hideous appearance of the new structure which is nearly 3 times greater in mass than the existing facility ...

Finally, Michael’s Knapp’s pontificating comments near the end of the session regarding the justification of the development’s location were not within the purview of the Design Review Board Meeting agenda and inappropriate from a sitting representative ... Fortunately, for the Bellingham community, his present Board term expires inside of a year ...

Gary Beban
beebplace16@gmail.co

cc: Kurt Nabbefeld, COB Development Services Manager

COMMENTS REGARDING THE REDEVELOPMENT OF 910 W. HOLLY

I am adamantly opposed to the return of Base Camp to the Holly Street facility, to be housed in the proposed new development at 910 W. Holly Street. I bought my house in the Lettered Streets neighborhood in 2017, knowing it was near the Mission. I had no issue with my house's proximity to homeless services. A good friend asked me, 'why would you buy a home so close to the shelter?' I responded by saying, 'why not?'

I learned over the next four years what the problems are living near a low barrier facility like the one the Ministries' run. It's not the shelter itself: it's the significant number of people who use the shelter's services but who do not sleep there. Some of them are turned away by the Ministries, some of them choose not to sleep there for whatever reason.

The consequence of that—as you already know—is a Skid Row-like landscape surrounding the Mission, populated by people living in tents, make-shift tents, vans and RVs. Here, not only the established residents of the neighborhood face public safety and public health issues, but so do those sleeping in the tents. In fact, those turned away by the Mission are at greatest risk. A young woman sleeping in a tent was raped on E Street in March of 2020, and a man sleeping in a tent died of exposure near the Old Village Trail the winter before. These are only two stories. Bellingham Police Department's crime log for this area tells a lot more stories.

Before Base Camp was moved to its Cornwall location, daily life here near the Mission had been heavily fraught with danger, fear and stress for homeowners, renters and businesses. There is frequent fighting and screaming among those living in tents, RVs, etc., at all hours of the day and night. There have been threats to established residents' personal safety from people walking around with machetes, baseball bats and Bowie knives.

I personally had witnessed too many fist fights, usually over territorial disputes or stealing of property. I've seen men punching women, I've seen multiple people gang up on one person and beat him. I called the police of course but by the time they got there the damage had been done. One August morning in 2018, I saw a man who'd been sleeping in the nearby tents pull down his pants in broad daylight and empty his bowel on the Village Trail.

Things quieted down greatly since Base Camp was moved in the spring of 2020. Those businesses near the Base Camp took on the problems over the last year and a half. I spoke to the owner of a bridal dress shop yesterday across the street from Base Camp who said her customers are afraid to come to the store. Meanwhile, during these last 18 months or so, homeowners, renters and businesses got a taste of the peace and quiet that is possible, and we do not want to go back.

I stand with other Lettered Streets residents on the following:

1. I am strongly opposed to having Base Camp brought back and folded into the new Mission. It's not a NIMBY issue. It's a NIABY–Not In Anyone's Backyard Issue. Bringing a low-barrier facility into a residential/urban village neighborhood populated with ordinary citizens who are not equipped to deal with mental health issues or public safety issues is a bad idea on its face. It's unconscionable to foist this on any residents and businesses. Whatever facility is there should require participants to be either in recovery/rehab/restorative programs. Providing ongoing support to people who won't participate in programs creates a chronic vagrancy problem in the vicinity of the shelter.
2. The Ministries must maintain at least one full-time community service officer to patrol the Lettered Streets neighborhood and to coordinate with the Bellingham Police Department to enforce ordinances.
3. The city needs to support and recognize a neighborhood organization to advocate for the welfare of established Lettered Streets neighborhood stakeholders, including homeowners, renters, property and business owners in the process of the LMM redevelopment.

Respectfully submitted,

Alison Dara Gallant
1503 E Street
Bellingham, WA 98225

PUBLIC COMMENT RE: USE2021-0035 DR2021-0023 SEP2021-0044 910 W Holly St

ATTACHMENT A: Lighthouse Mission Redevelopment: Mitigations needed for public safety/health impacts on Lettered Streets neighborhood

SUBMITTED by: Karen Steen

DATE: April 7, 2022

I am writing to request mitigations needed for public safety/health in Lettered Streets neighborhood as conditions for a limited permit for the Lighthouse Mission Ministries (LMM) Redevelopment plan. I live near F ST/Dupont four blocks above LMM. I am a retired RN/FNP with substantial experience in community and public health. I participated in the public meeting about this proposed development on 5/26/21. I am familiar with the COB Comprehensive Plan, the Lighthouse Mission Redevelopment application/SEPA report, and I have independently researched Whatcom County and west coast homelessness for the past two years.

The SEPA report for this project application does not acknowledge the most consequential and negative environmental impact of this proposed development: namely, the known public safety/health hazards of low-barrier homeless shelters on host and adjacent neighborhoods. The historic negative public health/safety impacts of the LMM Drop-In Center were detailed by Lettered Streets residents at the 5/2021 public meeting. We were falsely assured then by AVT Consulting that these concerns would be addressed in the completed application. The SEPA report does not even mention these negative environmental impacts, nor public concerns.

I understand many letters of lived neighborhood safety/health hazards caused by LMM Drop-In Center have been submitted by residents to COB Planning. Also in recent months, extensive first-hand accounts of neighborhood hazards associated with these low-barrier shelters were provided in "Nextdoor" social media discussions. Still, NO mention in the application/SEPA report of this well-known public safety impact from the Mission low-barrier shelter on their host residential neighborhood. The SEPA report also grossly understates the actual high need for police/law enforcement services at Lighthouse Mission low-barrier shelters (previously Drop-In Center, now Base Camp).

Described here are 1) specific mitigations needed to provide for neighborhood health and safety and 2) basis for these needed mitigations for transitional housing, recovery programs, and mental illness services proposed for the Lighthouse Mission Redevelopment. Note, there are no mitigations adequate to assure reasonable public safety/health for a residential neighborhood that hosts a low-barrier shelter. Low-barrier homeless shelters can only be safely located outside of core city and residential neighborhoods.

Mitigations for Lighthouse Mission Redevelopment needed for Lettered Streets neighborhood public safety/health:

- limit LMM services to participants in recovery/rehab/restorative programs:
 - require active participation in these programs by all people served at LMM;
 - discontinue low barrier, meals, hygiene, and socializing services that result in chronic vagrancy and overnight sleeping in adjacent residential neighborhoods
- prohibit LMM from soliciting or contracting for out-of-county homeless clients

- COB/BPD establish and maintain full-time Community Safety Officer to patrol Lettered Streets neighborhood south of Girard St; coordinate with BPD to enforce COB ordinances, and support community welfare
- COB support formation and recognition of a neighborhood organization to advocate for the welfare of established Lettered Streets neighborhood stakeholders, including home owners, renters, property and business owners, in the process of LMM Redevelopment.

Basis for needed mitigations:

Low barrier homeless services without requirements for accountable participation in recovery, rehabilitation, and restorative programs are a public health and safety hazard to residential neighborhoods

The dominant concern expressed by Lettered Streets residents at the 5/26 neighborhood meeting and subsequent “Nextdoor” discussions was for physical safety and public health of the established residential community - especially for the safety of women, children and seniors when many LMM clients suffer mental illness, substance addictions, and/or behavior disorders that include criminal histories.

All neighbors I’ve spoken with who live south of Girard St. have firsthand experiences of these chronic public safety/health hazards caused by unhoused people served at the LMM Drop-In Center before it temporarily relocated in 2020: incoherent rantings and public disturbances all hours of day and night; verbal and physical altercations; trespass, vandalism, thefts from businesses and yards; people living in their vehicles parked on residential streets for weeks and months; open camping in the neighborhood park for months; human excrement, trash, and biohazards in alleys and landscaping; and panhandling, public solicitations, and verbal harassment. All these were regular occurrences when the LMM Drop-In Center operated on W. Holly St. at a 200-bed capacity, often with available beds at night.

Nearly all these neighborhood public disturbances and safety hazards ceased when the LMM Drop-In Center relocated to Base Camp on Cornwall. A visit to the current Basecamp location shows unhoused people similarly congregate and spend nights on private property in that downtown commercial neighborhood – and the service capacity of Basecamp is only 1/3 that of the proposed LMM Redevelopment.

The low barrier, daytime drop-in, hygiene, and meal services that LMM provides unhoused people, without requiring they stay there overnight or participate in recovery programs, attracts vagrants who anonymously remain in the surrounding neighborhood without accountability to LMM or the host neighborhood. I doubt COB would permit a hotel with the LMM business model in any residential neighborhood.

Substantial non-local homeless population in Bellingham and Whatcom County

In the 2019 - 21 point-in-time counts of unhoused people living unsheltered or in emergency shelters in Bellingham, the majority were not from Bellingham. This is consistent with unsheltered homeless demographics throughout the west coast – the majority of unsheltered

homeless people are not from local origins. Also, it is common knowledge in the homeless services industry nationwide that jurisdictions with inadequate homeless services provide referrals and transportation for unhoused people to PNW cities.

Bellingham and Whatcom County tax payers provide infrastructure, civil and social services for LMM. We shouldn't also subsidize LMM services for homeless people from distant jurisdictions without our local tax payer consent.

Citizen policing is not adequate to address public health and safety impacts of planned LMM Redevelopment in Lettered Streets neighborhood

LMM states their primary advocacy is for their clients ("guests") on LMM properties and out in the larger community. In response to public safety concerns expressed by Lettered Streets residents, LMM only encourages neighborhood volunteering, outreach programs, and citizen policing as implemented around their Base Camp on Cornwall Ave.

There is no parallel for purposes of public safety/health between the current Base Camp, with a 150 – 200 bed shelter capacity in a downtown commercial location, and the proposed LMM Redevelopment with a 300 - 400 bed capacity in an urban village/mixed residential neighborhood. Citizen policing 24/7/365 is an unreasonable proposal for the Lettered Streets neighborhood with mixed residential demographics that include women, children, seniors, and disabled persons.

Lettered Streets neighborhood residents and stakeholders have no representative voice for neighborhood welfare

Half or less of the dozen citizens who spoke at the 5/26 neighborhood meeting are Lettered Streets residents. While all Lettered Streets residents, property owners, and businesses are impacted by LMM, the Lettered Streets Neighborhood Association (LSNA) provided NO public notice of this meeting. To date, the LSNA website and Facebook page provide no information about the LMM Redevelopment Project. For several years now, LSNA is explicitly politicized to advocate for homeless and itinerant people, while disenfranchising business and property owners (see ["Who's Running Your Neighborhood Association? And Why Care?"](#)). If COB or LMM rely on LSNA for neighborhood outreach in the process of this development, Lettered Streets residents and businesses will not be inclusively engaged or represented.

I ask that COB be sensitive to this critical absence of an inclusive neighborhood voice for the welfare of established Lettered Streets residents and property owners, and that COB actively support establishment of a neighborhood organization for this purpose.

- END -

October 5, 2021

RE: Lighthouse Mission Redevelopment Plan: Public health and safety impacts on Lettered Streets neighborhood

Dear COB Planning, Councilman Hammill, and Mayor Fleetwood,

As a long-time homeowner and resident of the Lettered Streets neighborhood, I have experienced first-hand many of the detrimental effects of the policies and practices of the Lighthouse Mission Ministries (LMM) on the health and safety of adjacent neighborhood areas. These health and safety concerns are direct results of the current LMM practices as well as the COB and BPD's inability to protect and secure the rights of adjacent homeowners.

LMM and COB have a dismal track record of managing the actions those who are drawn to the corner of F and Holly Streets to access services. The neighborhood has had to absorb those unsheltered people who are experiencing active and acute mental health crises, active drug and alcohol use/dealing, and the resulting violence, verbal and physical altercations, trespass, vandalism, vagrancy, jaywalking in active traffic and trash disposal adjacent to and throughout our yards, parks, schools, businesses, and public right-of-ways. In addition, we have had people living in their vehicles parked on residential streets across from our home (with one individual living in his truck for over three years); frequent episodes of open camping in the neighborhood park for months; human excrement, trash, and biohazards in alleys and landscaping; and panhandling and public solicitations. Through numerous calls to the BPD, I have been told that there are no actions that they are able to take to deter these activities and the previous director of LMM once addressed my concerns in a public meeting by saying, "We were here first."

In 2018, after a number of calls to the BPD concerning active drug dealing, public intoxication, fighting and other mental health crises, an officer indicated that they were seeing a 20-fold increase of EMS calls to respond to the area surrounding the Drop-in Center when it was active. The current Basecamp location shows much of the same activity in the surrounding area. Clearly, the Drop-in Center model has been a very expensive and unsuccessful experiment in addressing the issues of homelessness in our community and should be discontinued.

LMM pays no property taxes and receives numerous other tax breaks while the Lettered Streets homeowners pay for all COB administrative and municipal services. As poor a neighbor as LMM has been to us, a 5-fold expansion of LMM promises at least a 5-fold increase to these issues and unless and until LMM and the COB can create new policies and procedures to mitigate the effects of attracting an even larger population in crisis, a physical expansion of LMM can only be seen as short-sighted, ill-advised and irresponsible.

To these points, I call on LMM and COB to hold off permitting the proposed expansion of the LMM facility and discontinue the Drop-in Center model; and provide and maintain a full-time

community service officer to patrol the Lettered Streets neighborhood, coordinate with BPD to enforce COB ordinances, and support community welfare. With the money saved from supporting an expansion to LMM, COB needs to increase its mobile mental health services and temporary housing/counseling/case management options to find a way to remove people from the streets when in crisis and start them on a road to recovery. In addition, LMM needs to recognize its role as a guest in our neighborhood and take responsibility for the actions of the constituency it serves. If it is not able to do that, it should not be allowed to provide these services within the COB.

Sincerely,

Rebecca L. Hutchins

10/5/2021

Project PRE2021-0081 Design Guidance meeting October 5, 2021 3:00 P.M.

Dear Mayor Fleetwood and COB Planning and Community Development Department,

Our main concern about the Lighthouse Mission is that we as nearby neighbors are having to deal with the repercussions of the homeless who are not allowed in the LM for various reasons. We are longtime residents of this neighborhood and until now the LM has a history of not taking responsibility for any of the impacts they have had on our locale. We have a reasonable expectation that there is still no plan for local impacts.

We have lost our ability to walk the sidewalks on Holly and F Streets due to the overflow of people not able to be in the facilities during closed hours. We have had to deal with litter, personal property theft, litter, verbal and physical altercations; trespass, vandalism, individuals and families living in vehicles in front of our house. We have called the police multiple times and they have told us that there is nothing they can do unless the police are eye witnesses to the crimes themselves.

We feel that the City of Bellingham casts all of the burden on the neighborhood families with little community support or any options for recourse. We feel abandoned by the city. It is understandable that the city is taking steps to support the homeless. We hope that Bellingham will also support the neighbors who live near this expansion.

Homelessness is a regional issue. All of the costs should not be shouldered by the nearby residents. We feel that not enough resources have gone into the planning for adverse consequences that will come to the surrounding areas. We are asking that this project be delayed until the City of Bellingham and the LM have a plan in place to support ALL of the residents in the area.

All we are asking is a healthy and safe place to live.

Thank you,
Scott Jones
Lower Lettered Streets Resident.

P.S. Please place us on the notification list for future actions on this Project PRE2021-0081.

Gedraath, Anya L.

From: Carol Eckloff <eckloffc@albham.org>
Sent: Friday, April 15, 2022 8:00 AM
To: Gedraath, Anya L.
Subject: Comment on Proposed 910 WHolly

Follow Up Flag: Follow up
Flag Status: Flagged

I am completely against this project. From reading articles in the Seattle Times and listening to many news programs on the issue, it does not seem to solve a problem. It makes the problem worse.

What homeless people seem to need is a home, a room, where they can lock a door and have peace. Once having a room of their own, the next step would be help with living there. Some cities have set up hotels with counselors and medical help available at all times. Of course there are problems, but many people in need were helped.

With this plan, people are given a low barrier shelter and some help. It is temporary and most people leave all day to be on the streets. The downtown area is already highly impacted by the homeless population. How is this shelter going to help?

With Wayside Park and the nearby high end condos being built, it would be a truly mixed area if the Interim Housing project goes through. I see nothing but trouble for the whole community. Bellingham Bay is our biggest asset and will not benefit from having this building so close. Not a tourist attraction, for sure.

Yes, we need to help all our people. The tiny homes seem to be a good way instead of sending more funds to the Lighthouse Mission to increase their presence in our city. Build it and they will come.

Sincerely,
Carol ECKLOFF
2515 Broadway

Gedraath, Anya L.

From: Johanna Morris <j2017morris@gmail.com>
Sent: Thursday, April 21, 2022 9:56 AM
To: Gedraath, Anya L.
Subject: Base Camp concern

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern:

I am a 20 year resident of the Lettered Streets neighborhood and am writing in regard to the plans for a new base camp development with the Lighthouse Mission.

When I first moved to the lettered streets it had some issues regarding homeless specifically down by the mission, but overall I felt safe. When the drop-in shelter opened that entirely changed. I called police regularly regarding my car being broken into, my garage broken into, items off my bedroom patio being stolen, people doing drugs in my driveway while I was home, my neighbors home was broken into with the invader lining up knives outside and talking to themselves. Aside from the financial burden of these invasions, the psychological anxiety it has left is immeasurable.

I felt unsafe going for walks in my own neighborhood and even more so with my small grandchildren. Again, most of these invasions occurred mere feet from my bedroom window while I was obviously home.

I have had to invest money in new locks, fencing, motion lights, not to mention replacing stolen or broken items.

With the relocation of the drop in center I felt we had finally reclaimed our residential neighborhood and sense of safety. With this newly proposed building I am 100% certain of what will happen because we lived it before and that was in a SMALLER building space. Increasing accommodation size will only increase the crime rate in a mostly retired and young family neighborhood. With driving up a sense of fear amongst the community it will drive down property values.

I am a single female retiree and I don't have the financial resources to move or invest in home security systems, which from what I've heard have limited effectiveness with current police enforcement restrictions.

I am writing to strongly voice my opinion to not allow this proposal to go through. I am attaching my phone and email if you would like to discuss this further.

Johanna Morris
1306 Astor St.
Bellingham, Wa
(360)752-0937
j2017morris@gmail.com

Ged Rath, Anya L.

From: WARREN PAGE <warrenjpage@msn.com>
Sent: Monday, April 18, 2022 9:53 AM
To: mayorssoffice@cob.org; Ged Rath, Anya L.; bglton@cob.org; Hammill, Daniel C.; Sundin, Tara J.
Subject: Lighthouse Mission Proposed Project

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr. Mayor and city governmental leaders;

I write out of dismay and great concern upon learning of the "Mission's" new proposed low barrier shelter. I have lived in this neighborhood for 16 years and saw the enormous adverse effects the previous shelter had upon it. A quiet, interesting, and evolving section of the city, overnight became a place where violence, thefts, drug use, trespass and verbal confrontation became a daily occurrence. One of the major gateways to our developing waterfront is at Holly and F streets, where during the period of the previous shelter, pedestrians were afraid to walk. Being subjected to cursing, harassment and possible assault cannot not be the anticipated outcome of a walk to the waterfront.

I reside in a condominium complex where, on almost a daily basis, we encountered people sleeping in our garage entrance and around are building, discarded needles and additional paraphernalia, and other human waste. During the day, random shelter residents would often sit on our steps just outside of our main entry door and harass us and our neighbors as they walked by. For one reason or another, the police were called nearly every day!

When the shelter was moved to the high school, the neighborhood's reversion back to its previous character was almost immediate and seemed to lift a huge burden from the residents. It's hard to describe the relief and how grateful folks are to once again live and enjoy this area of the city. Basecamp has done an admirable job addressing Bellingham's homeless crises. If it's inadequate, then please find a way to expand it. Its location in the city (particularly its proximity to transportation) is much better suited to address anticipated issues than is a residential neighborhood.

Best regards,

Warren Page

Gedraath, Anya L.

From: KEN & Alice CORDS <katazzz@yahoo.com>
Sent: Monday, May 9, 2022 1:54 PM
To: Gedraath, Anya L.
Subject: Comments on Lighthouse Mission Proposal 910 W Holly Street

Follow Up Flag: Follow up
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Hi Anya,

We understand that time is of the essence, and we have been involved for at least several years now on this proposal and related issues prior to that, have participated in a Zoom meeting, a hearing, and opportunities to comment.

Our top issues continue to be the safety and security of the neighbors who live in the surrounding area, and the fact we believe that the proposal does not offer adequate parking for the size of operation that will be there. Both of these issues mean that the quality of life for nearby residents will be going downhill unless they are substantively addressed.

We plan to be at the hearing and would appreciate more than 10 days notice of when it is occurring. And we plan to be active vocal participants and plan to engage with other neighbors to spread the word, and have our voices heard now and into the long term. Please keep us on the mailing list for this project. The lower lettered streets have been improving over time, and it would be such a shame for those improvements to be lost or the neighborhood to deteriorate due to an exodus of hardworking tax paying owners and renters who feel they cannot live there safely any longer.

Thank you for your consideration.

Ken and Alice Cords
(360) 739-4184

Ged Rath, Anya L.

From: Bri O'Hare <silbaub@gmail.com>
Sent: Tuesday, May 10, 2022 5:54 PM
To: Ged Rath, Anya L.
Cc: Lyon, Blake G.; Aucutt, Gregory R.; Sundin, Tara J.; Nabbefeld, Kurt D.; MY - mayorsoffice@cob.org; Hammill, Daniel C.
Subject: Comments on USE2021-0035, DR2021-0023, SEP2021-0044

Follow Up Flag: Follow up
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Hello,

We are one of the closest single family type homes to the Lighthouse Mission Redevelopment. Our address is 1315 H ST, Bellingham WA 98225. Currently we love living here and have a young child who enjoys walking and biking to school and playing in this neighborhood with little to no safety issues currently. We fear that the plans, as they are laid out right now, by the Lighthouse Mission, will be too much for the neighborhood, and our family, to bear and we will be forced to relocate to a different area of the Lettered Streets neighborhood to find a safe area.

We have made written comments in the past regarding our concerns. We provide these comments below to add to what we have said previously regarding the Notice of Application and Optional DNS Process. We are very close to this project and will for sure, in all honesty, be impacted by the redevelopment of the Lighthouse Mission but were told that we were not automatically on the list of people/property owners to be notified. A development of this magnitude of 400 homeless people in the neighborhood, 2 blocks away from our property, seems unconscionable to have us not automatically notified.

Most significant concerns:

1. At times, this facility could have 400 people. The operational plan calls out that there could be 6-8 staff responsible for the runnings of the facility during the day, and 3 staff minimum at night. How is that going to foster a safe situation knowing that staff will be required to conduct patrols of the outside of the building as well as inside, provide support for violent incidents, and other safety concerns both day and night let alone all their other tasks.
2. Has the Bellingham Police Department and separately Mental Health Professionals who are experienced in Crisis and Deescalation tactics had an opportunity to review the Operational Plan- specifically how potential guests of the Lighthouse Mission will be checked in safely for both the facility itself but also safely for neighbors who live a block or two away from the entrance.
3. What about the folks that are turned away due to not meeting the eligibility criteria or choose to not sign the Code of Conduct or violate the Code of Conduct. What is being done to have some responsibility by the Lighthouse Mission for the impact on the neighborhood these individuals will have that may be using drugs, sex offenders, and/or violent or are in need of mental health or physical health attention? There will be an increased need for police patrols on our street and others. Has there been a meeting between City Planning, City Police Dept, Public and Lighthouse Mission to discuss having increased police patrols dedicated to responding to incidents caused by this redevelopment? What is the City's plan to have a situation that avoids many homeless loitering and making a home in the blocks outside the Lighthouse Mission and causing crime.
4. What kind of activities are offered inside Lighthouse Mission during the day? Or are guests encouraged to be turned out into the neighborhood during the day.
5. Page 6 of Operational PlanDedicated litter patrol, where would this litter patrol take place? We would like our address 1315 H ST added to this patrol map, as we have had neighbors tell us there has been feces and

needles left in their yard due to the happenings that occurred when the Lighthouse Mission used to be in operation. Please also add the vacant apple tree lot, 1314 H ST and surrounding addresses all on that same block, to this litter patrol map/plan.

6. Operational Plan says that guests can check in 24 hours a day. Lights out at 8pm....does that mean staff expect to have lines to get in at 6 or 7 pm and also around meal times? Our main concern is having to walk by or drive by long lines of potential guests that have not been screened yet. How many guests will be able to enter into the Atrium before being checked in? What is that room capacity? Please provide the room capacity for both the "Main Entry Vestibule" as well as the Check in space right after the main entry vestibule. Are folks gonna be encouraged to line up inside or outside? Please set it up to avoid lines of potential guests coming out of entrance and lining up along F ST toward Holly on the sidewalk next to the building. The way that people lined up for the old drop in center outside - there were many issues with this.
7. The entry to the stairs along F St near the sidewalk needs to be careful to not create a place for loitering and also doing drugs in that little indent to the building exterior.
8. Nearby lots that should be added to the "Context Photos" Document in E-trakit: Vacant Property with apple trees, 1314 H ST (and surrounding addresses all on that same block), owned by Parberry's - we have concerns this park-like undeveloped lot could become an area overrun with tents/vehicles/homeless population. What is the plan with this lot? Any known details? The neighborhood very much enjoys playing on this treasure of a property, having picnics in the grass and picking apples and plums and climbing the trees, walking dogs and just being outside, even sledding in the winter..... If this becomes a homeless encampment of people who get turned away or choose not to be in the Lighthouse Mission - we would be forced to move our family for safety reasons. Currently there are no issues related to safety with this property and it is a joy to live next to.
9. Parking of vehicles that belong to the homeless. We know there are 7 on-site garage parking stalls and a loading area will be accessible from W Holly ST. Are these spots for staff that work at the facility and not for guests of the facility? Then there are an additional 10 off site parking stalls at the new life center building and 38 off site leased parking stalls on port owned property. Will these off site stalls be for homeless acquired vehicles? What about cars/trucks/RV's that are left unattended in the neighborhood - if those are being a bother to neighborhood/neighbors will those vehicles be towed into the 48 spots outlined in Type II and III A Notice of Application and Optional DNS Process?
10. Community concerns are mentioned to be logged and noted but there is no obligatory responsibility laid out to do anything or take any action about those logged concerns from neighbors.
11. There is no mention of a plan for response to vandalism on this property or on surrounding properties.

Less significant concerns:

- Small business suites just along Holly and not along F ST? Could small business store fronts be added along F ST? It seems this would help with making this facility pedestrian friendly.
- What is the exterior covered roof deck along F St going to be used for? Will it be used by clients of LHM to just be outside
- Loitering deterrent landscaping as mentioned in the plans- has this plan been agreed to and approved by the Police Dept?
- 500 ft radius unacceptable for a project of this size and impact
- 10 days of notice to attend a hearing of this type is inadequate.

In conclusion, we want homeless persons to have support but also do not want our property and home to begin to feel unsafe and be forced to move due to this new facility coming into the neighborhood. We want the Lettered Streets neighborhood to remain the gem that it is and have the zoning fit with the uses of this neighborhood that include single family homes, schools, parks and people who currently very much enjoy living here.

Best,

Bri O'Hare
1315 H ST