

Homeless Strategies Workgroup

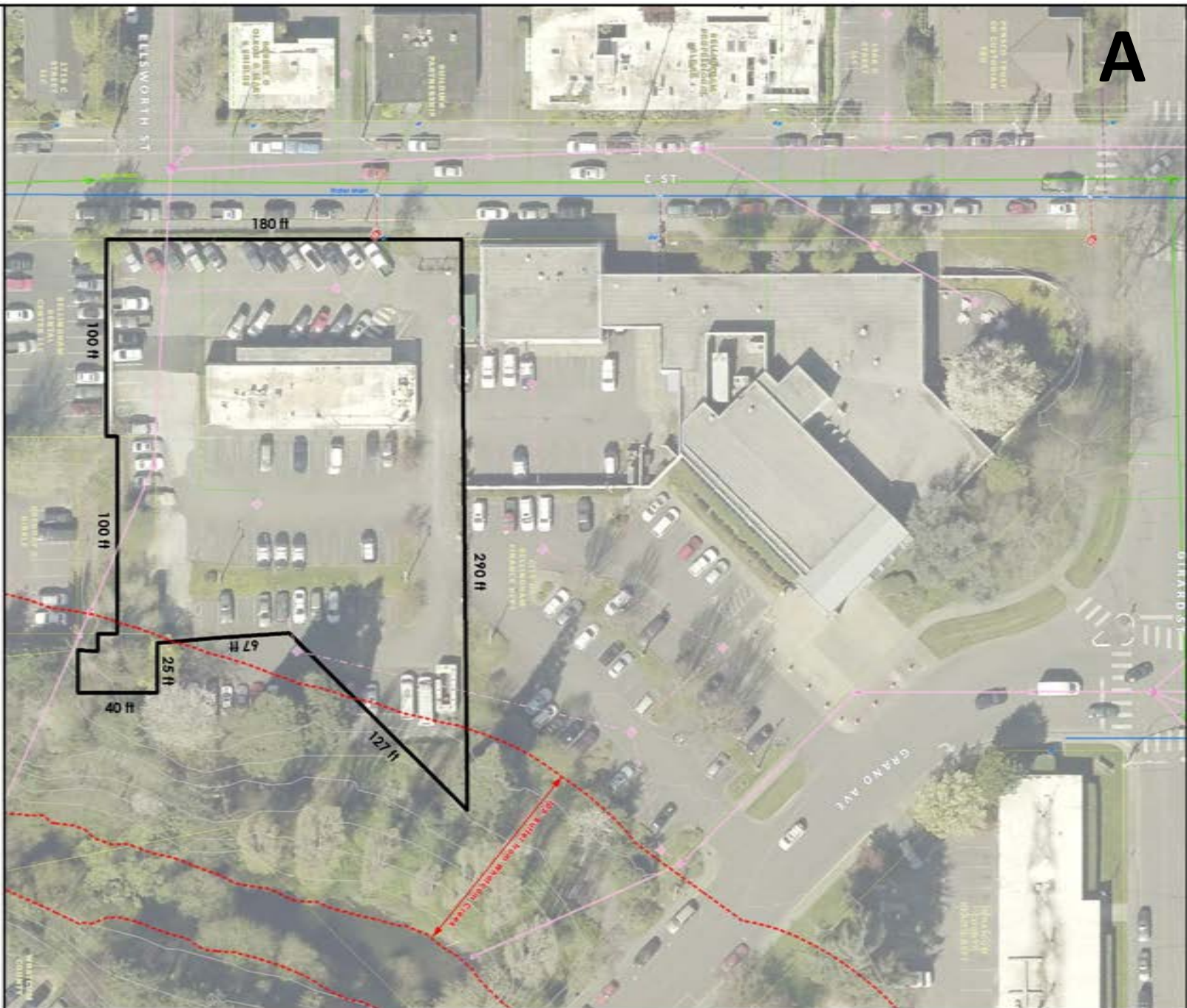
Meeting 3, January 18th 2018

January 18, 2018 - Homeless Strategies Workgroup, Site Ranking Exercise

Site Name	Criteria	Strongly Disagree 1	2	Somewhat Agree 3	4	Strongly Agree 5
Site A: COB - Bellingham Police Dept Site	a. This site is compatible with existing adjacent uses.					
	b. This site is ready for development of a low-barrier shelter.					
	c. This use at this site is aligned with long-term community plans and goals.					
	d. (other per HSW)					
Site A Score:	Comments/Notes:					

Tier One Sites: - Owner, Location	Questions	Pros - Possible positive impacts	Cons - Possible negative impacts
SITE A. COB - Bellingham Police Dept Site	<ul style="list-style-type: none"> o Can parking be built underneath or above? o What is the cost to replace Police evidence storage and training facility? o Will the shelter have a lower parking requirement? o Could locating the facility next to Police Dept be viewed or perceived as criminalization of homelessness? o Could parking underneath or above facility be added? 	<ul style="list-style-type: none"> • Offer perception of safety for community with proximity to Police Dept • Is in City's ownership • Site is big enough • Site allows for building by road w/ private area behind • Nearby site could be used for displaced parking 	<ul style="list-style-type: none"> • Proximity to Police Dept could create hesitancy for some users • Location could imply monitor-ing by law enforcement • Location in the heart of government can impact trust • Parking needs to be replaced • Costs to immediately replace storage and training room • Coordination of dealing with a building that is in active use • Cost to the City for increased evidence storage

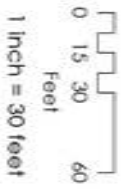
A



SITE: Bellingham Police Department Compound

SIZE: 0.94 acres (40,953 square feet)

ZONING: Downtown District Urban Village - Commercial Transition

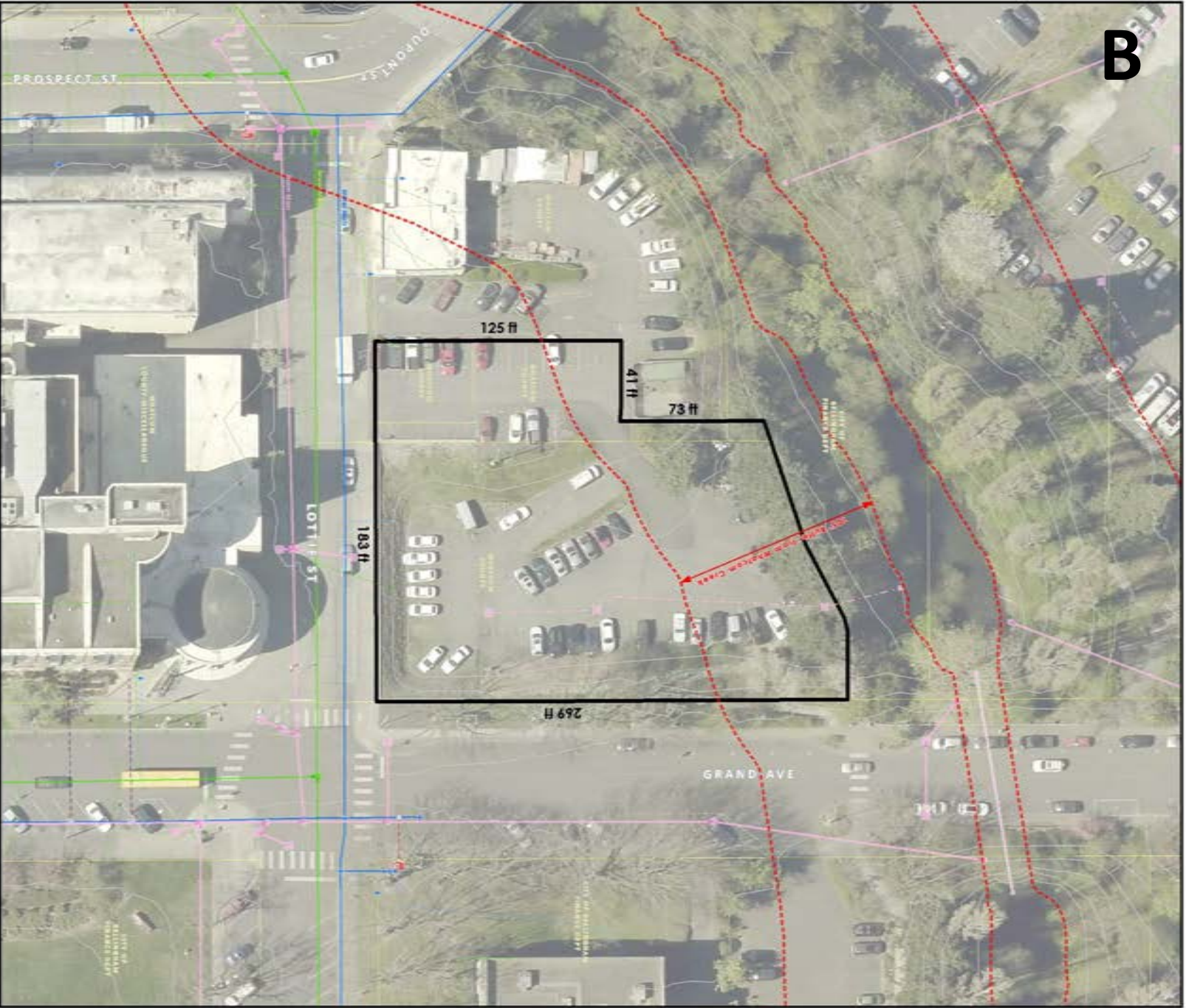


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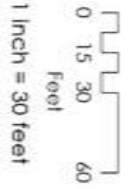
Site Name	Criteria	Strongly Disagree 1	2	Somewhat Agree 3	4	Strongly Agree 5
Site B: Whatcom - 401 Grand Parking Lot	a. This site is compatible with existing adjacent uses.					
	b. This site is ready for development of a low-barrier shelter.					
	c. This use at this site is aligned with long-term community plans and goals.					
	d. (other per HSW)					
Site B Score:	Comments/Notes:					

Tier One Sites: - Owner, Location	Questions	Pros - Possible positive impacts	Cons - Possible negative impacts
SITE B. Whatcom - 401 Grand Parking Lot	<ul style="list-style-type: none"> o <i>Can the property be used within the stream setback?</i> No structures or paving are allowed within the shoreline buffer. 	<ul style="list-style-type: none"> • Public ownership • Close to places homeless frequent and are welcomed • Infrastructure on site • Outdoor area can be private • Big visual break and stream corridor between this site and the Police Dept Site A • Low profile of site to road creates privacy and greater security for enclosures • Lot big enough with set-back • Not a sufficiently used site • Could locate building on one part and have private courtyard in another area 	<ul style="list-style-type: none"> • Displacement of parking (70) • Dept of Ecology "no further action" designation on this site, as former use was a garbage dump and requires clean up. Big cost and risk for a smaller building, short-term solution. • Whatcom County Facilities Plan <u>may</u> need site for future WC jail or facilities downtown • County Courthouse built with option to connect to that site • May increase cost to County in future if/when facilities need to be improved or consolidated • Proximity to the jail

B



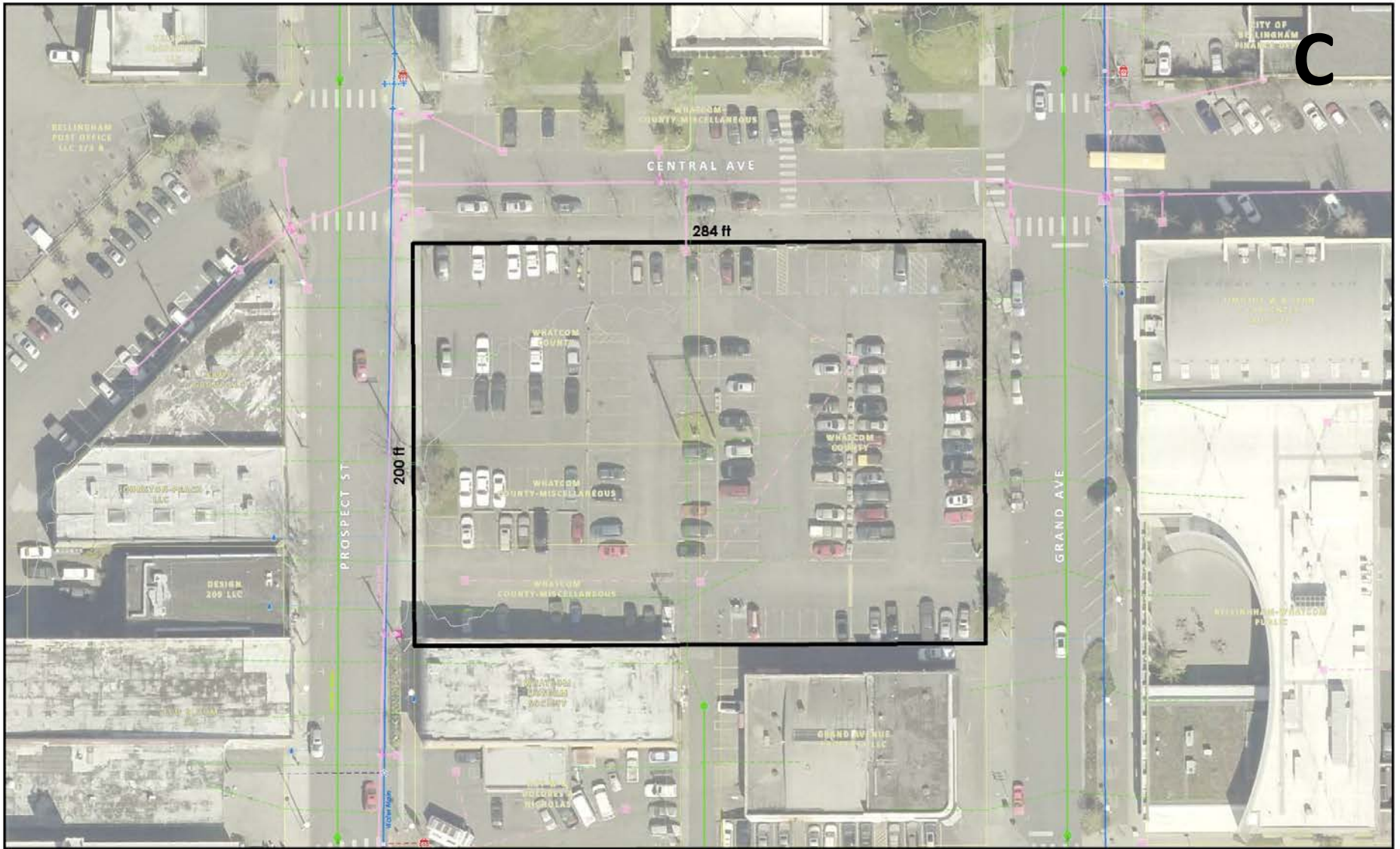
SITE: Whatcom County 401 Grand Pkg Lot
SIZE: 0.85 acres (36,660 square feet)
ZONING: Downtown District - Commercial Core



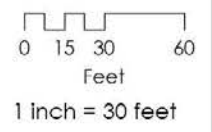
January 18, 2018 - Homeless Strategies Workgroup, Site Ranking Exercise

Site Name	Criteria	Strongly Disagree 1	2	Somewhat Agree 3	4	Strongly Agree 5
Site C: Whatcom - Court House Parking Lot	a. This site is compatible with existing adjacent uses.					
	b. This site is ready for development of a low-barrier shelter.					
	c. This use at this site is aligned with long-term community plans and goals.					
	d. (other per HSW)					
Site C Score:	Comments/Notes:					

Tier One Sites: - Owner, Location	Questions	Pros - Possible positive impacts	Cons - Possible negative impacts
SITE C. Whatcom - Court House Parking Lot	<ul style="list-style-type: none"> o <i>Would a full-clean-up be required at this site?</i> 	<ul style="list-style-type: none"> • Big • Public ownership • Flexibility on where structure is located on site • Close to familiar places homeless are already welcome (library, Maritime) 	<ul style="list-style-type: none"> • Displacement of parking • Limits County's ability for future facilities in downtown • In the Arts District • Open lot would require visual barriers for privacy • Site close to government buildings and jail • Negates possibility to enliven block (Sylvia Center, museum)



SITE: Whatcom County Courthouse Parking Lot
SIZE: 1.3 acres (56,800 square feet)
ZONING: Downtown District - Commercial Core



January 18, 2018 - Homeless Strategies Workgroup, Site Ranking Exercise

Site Name	Criteria	Strongly Disagree 1	2	Somewhat Agree 3	4	Strongly Agree 5
Site D: COB - 600 West Holly	a. This site is compatible with existing adjacent uses.					
	b. This site is ready for development of a low-barrier shelter.					
	c. This use at this site is aligned with long-term community plans and goals.					
	d. (other per HSW)					
Site D Score:	Comments/Notes:					

Tier One Sites: - Owner, Location	Questions	Pros - Possible positive impacts	Cons - Possible negative impacts
SITE D. COB - 600 West Holly	<ul style="list-style-type: none"> o <i>Do we know if this is a brownfield site? Yes both sides of Whatcom Creek are.</i> o <i>Could the environmental clean-up issues be addressed by using portables and temporary units?</i> 	<ul style="list-style-type: none"> • Large • Very close to LMM • Currently vacant (no parking) • Next to a business may be challenging to move • Neighbors are accustomed to this type of use • People around this site are accustomed to the use • This site may be one that would get people to use the shelter. Site could fit a courtyard, transitional housing, services and affordable housing • Multiple uses could take place on this site and combined with other compatible uses 	<ul style="list-style-type: none"> • Incompatible with 2008 Old Town Sub-Area Plan that calls for 1000 units of housing and 4000 feet of commercial • Too close to LMM; there would be a high concentration of shelter beds in the area • Redevelopment of Old Town Plans are in place for this site • Not best use of shoreline land • Consent Decree with Dept of Ecology on this site which will increase costs to build due to former landfill • Migration of shelter guests into Maritime Park due to the proximity • Site acquired with federal economic development funds which may need to be returned (1 mil) • City gets complaints about homelessness issues in this section of town • A more commercially viable use could revitalize this area

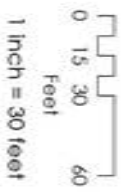
D



SITE: 600 W Holly Street

SIZE: 2.1 acres (91,932 square feet)

ZONING: Old Town District - Commercial



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TIER TWO SITES	<i>HSW will prepare pros/cons on Tier Two sites prior to the Jan 18, 2018 meeting. Use Meeting 3 Worksheet provided by Tara Sundin and bring to Jan. 18, 2018 -Meeting 3.</i>
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Site Name	Criteria	Strongly Disagree 1	2	Somewhat Agree 3	4	Strongly Agree 5
Site E: COB - Municipal Court Parking Lot	a. This site is compatible with existing adjacent uses.					
	b. This site is ready for development of a low-barrier shelter.					
	c. This use at this site is aligned with long-term community plans and goals.					
	d. (other per HSW)					
Site E Score:	Comments/Notes:					

Tier Two Sites: - Owner, Location	Questions	Pros - Possible positive impacts	Cons - Possible negative impacts
SITE E. COB - Municipal Court Parking Lot	<ul style="list-style-type: none"> ○ ○ ○ 	<ul style="list-style-type: none"> ● ● ● 	<ul style="list-style-type: none"> ● ● ●

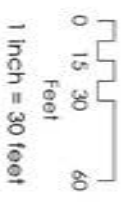
E



SITE: Municipal Court Parking Lot

SIZE: 0.8 acres (33,994 square feet)

ZONING: Downtown District Urban Village -
Residential Transition Area #1



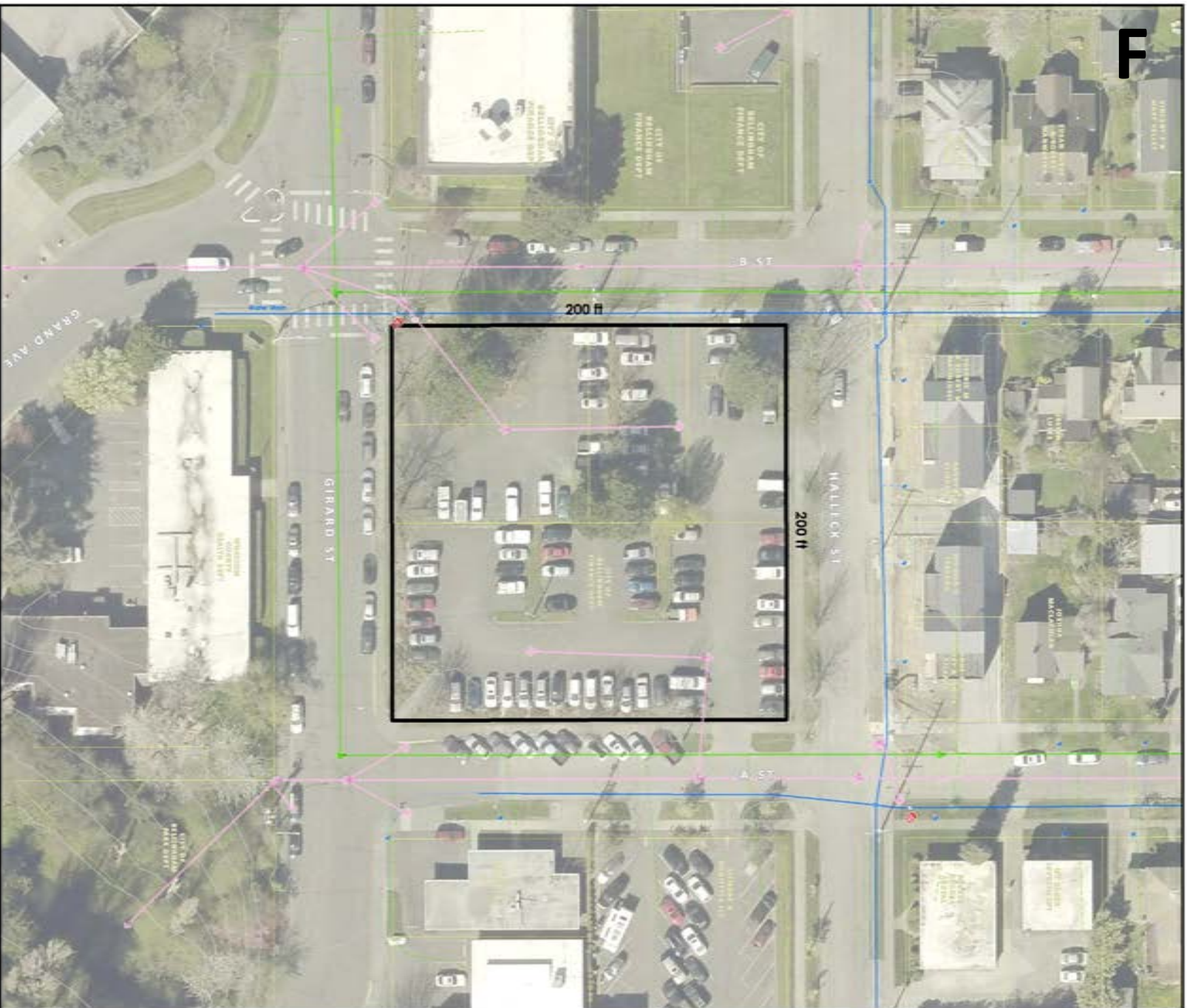
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Site Name	Criteria	Strongly Disagree 1	2	Somewhat Agree 3	4	Strongly Agree 5
Site F: COB - Employee Parking Lot	a. This site is compatible with existing adjacent uses.					
	b. This site is ready for development of a low-barrier shelter.					
	c. This use at this site is aligned with long-term community plans and goals.					
	d. (other per HSW)					
Site F Score:	Comments/Notes:					

Tier Two Sites: - Owner, Location	Questions	Pros - Possible positive impacts	Cons - Possible negative impacts
SITE F. COB - Employee Parking Lot	<ul style="list-style-type: none"> ○ ○ ○ 	<ul style="list-style-type: none"> ● ● ● 	<ul style="list-style-type: none"> ● ● ●

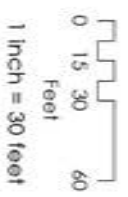
F



SITE: City Employee Parking Lot

SIZE: 0.9 acres (40,000 square feet)

ZONING: Downtown District Urban Village -
Residential Transition Area #1



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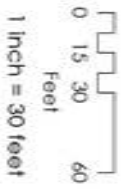
Site Name	Criteria	Strongly Disagree 1	2	Somewhat Agree 3	4	Strongly Agree 5
Site G: Whatcom - York/Champion/RR/State	a. This site is compatible with existing adjacent uses.					
	b. This site is ready for development of a low-barrier shelter.					
	c. This use at this site is aligned with long-term community plans and goals.					
	d. (other per HSW)					
Site G Score:	Comments/Notes:					

Tier Two Sites: - Owner, Location	Questions	Pros - Possible positive impacts	Cons - Possible negative impacts
SITE G. Whatcom - York/Champion/RR/State	<ul style="list-style-type: none"> ○ ○ ○ 	<ul style="list-style-type: none"> ● ● ● 	<ul style="list-style-type: none"> ● ● ●

G



SITE: Block bounded by York, Champion, RR, State
SIZE: 0.97 acres (42,400 square feet)
ZONING: Downtown District Urban Village -
Commercial Core Area



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	d. (other per HSW)					
Site____ Score:	Comments/Notes:					

Tier Two Sites: - Owner, Location	Questions	Pros - Possible positive impacts	Cons - Possible negative impacts
SITE ____:	<ul style="list-style-type: none"> ○ ○ ○ 	<ul style="list-style-type: none"> ● ● ● 	<ul style="list-style-type: none"> ● ● ●