

## Neighbor Comments on Proposed Salvation Army Expansion

Updated October 7, 2019

William McGrath-800 Block E Dayton St

I'm opposed to any more expansion of high needs housing for individuals or families in the Lapham area. This Population is causing multiple problems in the neighborhood.

Karla Handel-E. Mifflin St.

Since I will not be able to attend a meeting on July 1, I just wanted to make a couple of points that I was also not able to make at the larger meeting held at Lapham.

1. I think that the Salvation Army needs to have their own security. We were clear about the need for security at Steering Committee meetings regarding the Beacon and I think for similar reasons it is needed here as well.
2. The Salvation Army staff have made the point that a new design will remedy existing problems. If the Salvation Army continues to not allow "guests" of the residents to come inside the building I see the problems continuing. A change in design isn't going to change drug use that is happening on Mifflin St.--I don't believe residents will decide to use drugs inside because they have a new building. A change in design will not change the visitors that hang out with guests on the Mifflin St. sidewalk and in the parking lot which I think results in the most problems of arguing, violence, etc. Guests should be allowed to visit inside the building where they can be properly supervised by staff and have more oversight. Of course some will choose to be away from the eyes of staff which is reason to extend better oversight to the parking area and sidewalk area.

Thank you for taking time to read about my suggestions

Kyle Ripple--Dayton Row

I'm a homeowner at Dayton Row and I attended the TLNA meeting this evening and left feeling helpless. It feels like the neighborhood's concerns aren't being heard and therefore not being addressed. This is the third meeting I've attending regarding the SA project and every meeting is a regurgitation of the same thing.

There's no substance to any plan provided for how the SA will be able to adequately operate a building 3X's larger and house more than double the clients they currently assist. I understand the need to provide assistance to this population, but the SA isn't the answer. They haven't shown us that they are able to adequately manage their current facility and a shiny new building isn't going to solve the problem. The SA's proposal could be better received if they were able to point to successful steps they've taken to address the current problems. They can't because they haven't. The drug use, public urination, fighting, disturbances, etc that take place just outside my property on E Mifflin is still going on. I fear this project is only going to add to the problem.

If the City of Madison is going to consider supporting this project, it is the City's responsibility to help address the current issues in the neighborhood as a result of the presence of the SA. I have been significantly disappointed in the city's lack of action to date. I've seen no reduction in drug dealing, fighting, trespassing or vandalism in the surrounding area. My husband was harassed by a young man on our property a couple weeks ago. He called the non-emergency police number and was told the community officer would be following up with him. That never happened. How can we feel safe in our neighborhood or support the SA project when it seems no tangible progress has been made by the city or the SA to address these issues?

As was stated many time at tonight's meeting, it feels like we're getting the cart before the horse. Why approve a project and hope that things will be figured out later? Figuring out how to handle the expansion and economic

impact to the area is especially important when an organization and property has an extensive history of issues like this.

I understand that there is a need to provide these type of services. I even could see myself supporting a phased expansion of the SA with milestones that they must meet demonstrating proficiency operating their facility and contributing to the continued resolution of neighborhood issues stemming from their organization. What I cannot support is any increase in facility size or increase in the number of people housed at SA.

As I mentioned at the start of the email. I feel helpless because no progress has been made by the SA over the last 3 TLNA meeting to demonstrate they understand the issues and are committed to lasting neighborhood engagement. They said tonight that they are moving this project forward in order to have a chance at the funding. The funding should not be driving the approval process for this type of project. Neighborhood buy in, demonstrating the ability to manage their current facility and articulating a clear vision and plan for a new facility should be the drivers.

I want to do everything within my ability to ensure this project doesn't move forward as written. I honestly don't know if I can remain a neighborhood resident if the plan moves head.

Richard Freihofer

I will say that I was at the first meeting several weeks ago and I think the residents near the shelter sent a clear message that we do not want an expansion as the salvation army has proven to be a very irresponsible neighbor over the years. Not to mention that a big expansion would doom our local school which already was one of the highest rates of homeless students. The best solution would most likely be to move the shelter to the Huber building near the Alliant Energy center.

I am not sure how much work I want to expend fighting this proposal but I think it will be stopped just as we got the day shelter moved. I would appreciate being kept in the loop on this issue.

Woody Barfield-800 block, East Mifflin St

I live across from Reynolds Park only a block from the Salvation Army facility. Having experienced a summer of intense crime only yards from my front door, I strongly oppose the expansion of the Salvation Army facility. The community is already pushed to the limit dealing with the problems the current Salvation Army population presents; obviously with the proposed expansion it will get much worse. I applaud the effort by the Salvation Army to help the population that uses the current facility, but in response, the community is becoming a victim of crimes. One is helped at the expense of others, that is not good public policy and community planning. After the former community meeting in which passionate and widespread opposition was expressed (from residents to businesses), I am highly disappointed to hear that the Salvation Army didn't get the message and continues to plod forward with their expansion plans, that effort has to be stopped, and we need our elected representatives to spearhead that effort, not just hold meetings inching the project forward. Since the Salvation Army already has a facility in our community, and since getting another community to "let them in" would be very difficult, I suspect they view expanding here as the "path of least resistance," However, I think they have underestimated the community opposition to their proposal and I am shocked at how tone deaf they appear to be- this is a community that clearly doesn't want the expansion. It is time to communicate to the Salvation Army that the opposition to their expansion plans will continue and will grow (and I suspect eventually result in a legal challenge), and that they need to put their best effort and resources into locating, or building, a new facility elsewhere. However, I am not counting on any such response from them, since they plan to present a new architectural drawing to the community; thus, it is clear that they are completely wedded to the idea that this is where they will build regardless of the community's wishes- they don't seem to be considering any other options. On that point, they need to let the community know whether or not they even have a "plan B" (where is the architectural drawing for plan B?) and if the answer is there is no plan B, we need to redouble our opposition to their expansion plans in our

community. Perhaps another Madison community would like to step up and share the responsibility of helping those which need help and also share with us the resulting problems. In summary, I strongly oppose the expansion plans for numerous reasons, not the least of which is that it will very much decrease the quality of life for the residents that surround the Salvation Army facility and that are trying to build a community.

Kevin Schnell--Madison Store Director- Festival Foods

I wanted to provide you with my thoughts. We do quite a lot to support the Salvation Army across the state, including allowing bell ringers in our lobby and having our cashiers solicit donations during that time frame. Unfortunately, for this store in particular, we have had to make quite a few changes to protect our business and our associates because of the increased homeless population in the neighborhood which increased with the opening of the Beacon and would only be amplified with an expansion of the Salvation Army site. A few key issues have been increased theft, increased public intoxication, a revision to our liquor license demanded by the ALRC, associate safety concerns, and changes in our open and close times. While it would not be fair to pin all of this exclusively on the Salvation Army, we feel the issues we have seen will only get worse. I appreciate you hearing me out on this issue.

Jacqueline Iribarren—Landlord, E. Mifflin Street

As a landlord from an E. Mifflin Street building, across the shelter and parking lot, I would like to share my observations to you since I was not able to attend the meeting last week Thursday.

1. You will see lots of waste-loitering from the people and their friends & family around the ground on the 600 E. Mifflin block.
2. You will see people, families, strollers, cars with people inside waiting, grocery carts--units of people hanging out waiting outside the parking lot, spilling over to the streets, especially on again on the 600 block. You can see these clusters of people from daytime to past 6:00pm during the week and its ongoing. Now that the weather is nicer, more people and more clusters of families/friends, etc. are hanging out in parking lot and street--thus, more loitering.
3. We have found people from somewhere (good guess is shelter and/or their friends/family) sneak in to our building. A tenant found a man wandering inside (we have security locks so somehow he got in).
4. Our porch has been used for people to sleep in, store their belongings and even take some of our porch furniture.

So in sum, these are the main complaints of the current situation from the people currently living or visiting the current Salvation Army building. The outside premises are seeing loitering, loafing, malingering, etc. Our neighborhood serves attending students and young professionals. This neighborhood has an appeal with the new Festival Foods in the area, parks, lake vicinity, etc. Additionally the neighborhood is a "historical neighborhood" as it has been dedicated/designated. Any additions of affordable housing will most likely bring the housing value in this neighborhood down. This is a concern. I invite you to visit the outside grounds on the Mifflin side.

Jordan Allen—Dayton Row

My spouse and I are new additions to the Tenney Lapham neighborhood, as we recently purchased a townhouse at Dayton Row. We are really enjoying living in our new place and love it's proximity to downtown and the many events and activities that make Madison such a great community to live in.

One thing I currently do not like is the Salvation Army, more specifically, the way that the SA is operated. I attended last week's meeting at Lapham Elementary and agreed with many of the concerns that were voiced by other frustrated members of the neighborhood.

Over the past few months, my spouse and I have witnessed loitering, fighting, incredibly loud & vile language (even while young children are present), drug use, littering, trespassing, and most recently, graffiti on the Dayton Row

premises. To say that the SA is a horrible neighbor would be a gross understatement.

I understand that the SA provides services that are needed to the homeless in Dane County, however, their operation of the East Washington facility comes at a great cost to the Tenney Lapham neighborhood. I have not personally witnessed any positive attributes of their services and only see their premises as a danger to me and my neighbors.

As a tax paying resident of the neighborhood, I cannot support an expansion (or even their presence) if things don't change.

Please let me know if there is additional action that I can take to share this important feedback with City of Madison officials, City Committees, and/or other Alders as this project is considered.

Ilana Bryne -- N Baldwin St

I know you've received a lot of negative feedback and concerns from our neighborhood about the possible Salvation Army expansion, so I wanted to say something in favor of it.

I'm no fan of the Salvation Army as an organization. They have a horrible record regarding LGBTQ people in need of their assistance. In general, I am wary of most religiously-oriented charitable service organizations.

But, I also know that as a society we don't prioritize caring for the least fortunate and most vulnerable among our neighbors. Public, ostensibly secular options that would provide the services the Salvation Army offers are underfunded... if they exist at all. If the Salvation Army can provide the services we won't then let's give them what they need when they ask to serve more of our neighbors.

I'm further down the street at Baldwin and E Washington so I won't feel the immediate effects, positive or negative, of this expansion. But it is still my neighborhood, and I will speak in support of anything in my neighborhood that supports our neighbors who are struggling. From Mifflin Manor and other affordable housing, to the proposed (but ultimately defeated) homeless shelter where the Valor veterans housing will be built, to the men's shelter run by St Vincent De Paul... all of these are my neighborhood (even if some aren't in my district) and all of those who live there are my neighbors.

I know them, I speak with them, I intervene when other neighbors or the police approach them. They are struggling and they are surviving and yes, that involves issues like addiction and violence, but they are welcome here because they are no less deserving of shelter and support than those of us with better fortune, social privileges, and access to influence.

This is their neighborhood too; this community is comprised of all of us. We have invited the young and the affluent into this neighborhood, accepting the issues that gentrification brings. Can we not do the same for our neighbors at the Salvation Army shelter?

Bill McGrath-E Dayton St.

I am against the expansion of the salvation Army site. The salvation army has done a very poor job over the years with handling the people they serve & neighborhood concerns.

Justin Riedel-The Colony Condos

Thank you for the email updates and comprehensive notes on the attached link. I unfortunately was not able to make the steering committee meeting last week. It appears there were some positive developments in their plans with the research on security and the driveway entrance being moved to Blount.

I shared the attached link with Patrick prior to the June meeting and attaching for your reference. I live in the

Colony Condos right next to the SA, so I have a pretty good feel for how things are working. I don't think I need to get into all the crime/vandalism/loitering/abuse issues as that was hit pretty hard in the previous meetings. What I do want to bring to your attention is the data I gathered below.

Data as of December 2018:

1. City currently has 1,149 total affordable housing units
2. Salvation Army currently has approximately 40 beds for single women and 22 rooms for families
  - a. They want to expand those to 60 beds and 40 rooms.
  - b. Along with that expansion add 25 single rooms and 40 studios/one bedroom apartments allocated as affordable housing
  - c. Total would bring 165 total units for affordable housing
  - d. Breese Apartments currently has 55 units allocated as affordable housing
  - e. Total within 3 blocks would be 220
3. Salvation Army/Breese would represent 15-20% of all affordable housing in 3 block of E Mifflin St.

This is likely outdated and I am sure you have newer figures, but the fact I want to convey is there is way too much concentration of affordable housing and/or homeless services concentrated in one area, exacerbated if this is approved. My recommendation is that they can move forward with any construction, but any apartment building be free of or provide very little (10%) affordable housing. If approved as they propose this would create a Tree Lane Apartments on steroids. We have all seen the news recently of the increased crime in the City (most recently State St.) and I think a lot of that is how much services, handouts, and developments have been focused on affordable housing by the City. What it seems to be doing is attracting people from outside of Madison creating a need for more and more of it, and unfortunately is resulting in more crime.

Scott Andersen-Co-owner-Artisan Dental

My name is Scott Andersen, co-owner along with my wife Dr. Nicole Andersen of Artisan Dental, located on the third floor of the Constellation Building on East Washington and N. Livingston St.

I am writing today to express my wife and I's support for the re-location of the Salvation Army facility to a new site that would enable a more cost effective long-term operation of their facility while also allowing their current space to be re-developed into a project that would generate significantly larger tax revenues for the city and building on the development momentum along the Capital East District.

As one of 11 Certified B Corporations in the state of Wisconsin, we recognize and appreciate the importance of creating a diverse and inclusive community that cares for the well-being of all citizens. We support inclusive communities in a variety of ways, ranging from Artisan contributing more than 1% of revenues to charitable causes to our Artisan Dental Health Plan and Artisan Dental Wellness Series. We also understand that in order for our business and other area business to thrive, attracting still more businesses to the Capital East District, it's important that the key stakeholders of business which include employees, customers and suppliers/contractors feel safe and secure when visiting our business.

In the past year there have been incidence of people pan handling in and around the Constellation, urinating in the parking lot of the Constellation and sleeping in the lobbies of the building. While we can not directly link this activity to clients of the Salvation Army we can not also rule out the possibility.

It seems there may be an opportunity to place the Salvation Army in an area of the city near essential services, while also reducing any potential negative effects on area businesses and residents.

Laurel Fletcher

I am thankful that the Salvation Army shelter is planning to expand and offer warm beds to more kids and adults.

Children should not have to sleep in cold cars over winter or out in the rain. I was shocked to read an anonymous letter that has been circulating, "Neighborhood Concerns Regarding Salvation Army Proposal," that urges residents to speak out against plans to provide shelter and safety to those in need. This is the not the mindset or values that I want for my city.

Tim Kubichek-Dayton Row

I've lived in Dayton Row for 10 years, and my wife has lived in Dayton Row for 5 years. During our tenure, the Salvation Army has failed to actually be a partner w/ the neighborhood, ensuring the that work that they do both helps the people that need help AND ensuring the people they service treat the neighborhood with respect. I've called the Madison Police Department numerous times in the last 10 years, and in the last 2 months I've had to call twice. Both times in the last two months there were physical fights in the Salvation Army parking lot. The last fight was between an adult woman and a young girl, all the while the young girls father had another small girl in his arms and screamed at the adult female using vulgar language and laughing when his young daughter would punch the adult female. This is absurd, and if the folks that run the Salvation Army today can't manage the current numbers they serve, it's reasonable to project that with a massive increase in numbers the problems are only going to get worse.

Neighbor who would like name withheld-800 Block E Mifflin St

We have concerns about the Salvation Army proposal. A major concern is the unacceptable and often illegal behavior of the people who hang around the Mifflin side of the Salvation Army and in other areas of our neighborhood. We have witnessed and reported to the police illegal activities we've observed in Reynolds Park. It upsets us to feel unsafe in our own neighborhood. We have no evidence that the people involved in such behaviors are from the Salvation Army facility but we believe our neighborhood will possibly be negatively impacted by an increase in the number of residents at the Salvation Army facility. We are in support of the proposed improvements which will provide improved facilities and services for woman and children, but we are against adding housing units for non-shelter clients and against the separate apartment project.

Another concern we have is the lack of maintenance at the Salvation Army site. The current facility and grounds are an eye sore. The building needs to be improved or replaced, the grounds need to be better maintained and the landscaping attended to. If the current facilities are poorly maintained how will they manage the upkeep on an expanded facility?

For the sake of the residents in our neighborhood we ask you to take our opinion into consideration when deciding on the Salvation Army proposal. As stated above, we are in support of the proposed improvements which will provide improved facilities and services for woman and children, but we are against adding housing units for non-shelter clients and against the separate apartment project.

Terry Buss-800 Block East Mifflin St

My name is Terry Buss. I currently live in Appleton, WI and own a contracting business in the Fox Valley. I am 65 years old and my wife and I went to school at Madison and have family in the area. We have always been fond of Madison and are looking at the possibility of retiring in or around the city. We both enjoy city life and were greatly impressed with the progressive development the city has made to the near east side (Silvee, AM Fam, Festival Foods, Apartments, Hotels, Bars, Restaurants, a new music center for youth is under construction, and Breeze Stevens Field). The area is offering a new vibrant feel to this neighborhood, which historically has been pretty bleak. We were definitely attracted to this area and decided to buy a one-room condo in the Starliner development so we could spend time in this community and sort of "get our feet wet" with the goal of possible retirement within the next few years.

I was aware of the Salvation Army location and did not have any concerns, as I suspected that this organization was providing a valuable function to families in need and for that should be lauded. What we didn't realize was the periphery environment that it seemingly attracted. As we walked up Mifflin Street to the square we would have to

walk through groups of people, swearing, being aggressive, asking for drugs and they were, in fact, just outside the Salvation Army parking lot. Then we also noted a growing presence of groups of people accumulating at the park picnic table across the street that were drinking, swearing, being generally intimidating. I understand that a temporary drinking ban has gone into effect, the tables were removed and this has appeared to help that situation recently.

Frankly, I did not know what the correlation is or was between all the bad behavior that appeared to be centered around the Salvation Army location. I still don't know if I completely understand that, although, I was a bit surprised to hear the people were housed but sent out in the morning. Many went to the Beacon, others I am not so sure. At any rate, it appears to me that the Salvation Army does a good job of providing emergency shelter, however, does not provide rehabilitative services, counseling, or security. I learned that their purpose is to provide shelter for homeless women and their children and that they are not equipped to handle all of the people that need these services. It is a temporary shelter. More of a "stop gap" for those who are in desperate need.

I have been trying to follow the 25 million dollar expansion project. It appears that the development will allow housing of approximately 3 or 4 times the amount residents. Some transitional housing at a small cost, increased space for single mothers and children, and emergency shelter. The campus is supposed to have mental health facilities, medical facilities, a gym, and a chapel. It appears to be an admirable undertaking if it can be well managed, and does not add security issues to it's neighbors. But, if it is not well managed it will add to security problems in the neighborhood, and be detrimental to positive family growth around the area. I do not foresee families, especially with children, moving into this area given the growing bad behavior that is present. If the Salvation Army site contributes to this bad behavior then we should put the brakes on this development.

I really don't see why we should mass people of different needs (some in need because of situations with those with mental health, addiction, or just chronically homeless). I would think it would make sense to develop separate facilities for each group, and build separate specialized units in various communities to fit those needs. My concern grew when I attended a neighborhood steering committee meeting that had members of the Salvation Army present. I was taken aback that there appeared to be no real plan for security of residents and neighborhood, they did not have real answers about how they would be serving mental health or addictive issues. Other than changing the layout of the buildings, they had no operational plan that they could share. I began to wonder if the Salvation Army is the logical partner for such a massive undertaking, or whether other entities may be better suited for such a task.

So there should be some questions that need addressing prior to pushing this through:

- Is it a good idea to mass together people of different needs into one campus?
- Does the Salvation Army have any culpability when it comes to security of the neighborhood?
- Who are people that are creating the bad behavior in the neighborhood, and are they connected to the Salvation Army Location?
- What is their Operational plan to deal with different populations massed together (transitional, single mothers, chronic, mental health, addictive)?
- Is the Salvation Army the right partner to handle such an undertaking that will serve such diverse needs?
- Finally, what vision does the city have for this area? I understand it is important to serve the homeless population, but it is also important to uphold the welfare of all families and neighborhoods.

Al Schultz

I'm not sure if there is still public commenting available for this development, but I would like to voice my wholehearted support for the Salvation Army Expansion. We as a community need to do our utmost to support the least advantaged among us and this seems like an excellent opportunity to do so. I've seen a lot of negative commenting from the neighborhood recently, and I wanted to say as a Resident of Tenney-Lapham that I support this development. I'm glad we can welcome a new shelter that will do a lot of good for people who need it most.

Susan and Rick Baranczyk-Landlord-600 Block East Mifflin St

We are the property owners of a condominium almost directly behind the current the Salvation Army facility on East Washington. We are writing in opposition to the proposed Salvation Army expansion on the 600 block of East Washington. We respectfully request that the City of Madison consider the following potential impact of the proposal on economic development and the safety of neighborhood residents, and suggested alterations to the proposal.

We purchased our property in 2018, and our current leaseholders are young professionals. Like other property owners in the area, we have been investing in the neighborhood, which is ideally located within walking distance of the State Capitol and employers/businesses near the Square.

When we first heard of the Salvation Army proposal, we were not concerned. We purchased the property knowing the proximity of the current facility. We believe in the mission of the Salvation Army and that its clients are deserving of a remodeled facility. However, we have since learned that the proposal includes expanding to accommodate nearly four times the client volume. This is where we foresee negative economic development impacts, as well as concerns for the safety of the local residents.

#### Potential Impact

Safety of Local Residents – and Their Desire to Remain in and Invest in the Area – Is at Risk. In the short time our leaseholders have been at 624 East Mifflin, they have had multiple car break-ins and attempted car break-ins. Clients of Salvation Army regularly shout at passersby and each other. Visitors to our condominium have witnessed open drug deals on the street. Nightly, there are one or more emergency response vehicles with sirens and lights in the Salvation Army parking lot. Noise is also an issue in the parking lot behind the Salvation Army, where clients congregate. An expansion to accommodate four times the clients would be detrimental to safety and further investment in the area. The proposal does not include any assurance or plan to address the increase in safety concerns and emergency situations we see today and which would multiply.

As mentioned earlier, we do not oppose the Salvation Army proposal in its entirety. We believe that with the following alterations, the Salvation Army clients would benefit and the current area residents and property owners would not be impacted negatively.

#### Suggested Alterations to the Proposal

- Distribute the Capacity for Increased Services Across All Madison-Area Salvation Army Facilities. The Isthmus and East Side have reached a high concentration of service and other shelters. While some small percentage increase in capacity may be reasonable at the East Washington facility, nearly four times the current capacity is unreasonable.
- Locate the Parking Lot/Entry Area to solely the business side of the block and away from the residential sides. By moving the parking lot entrance to East Washington Street and fencing or walling off the remainder of the property, the local residents will be buffered from harassment/shouting and will experience less of the nighttime disruptions from the frequent emergency response situations.
- Require a Plan for the Security of Local Residents. To help prevent break-ins and harassment of passersby and local residents, require on-site security guards at the Salvation Army facility

*Ben Udell-800 Block East Mifflin St*

I'm writing to strongly oppose the expansion of the Salvation Army. Based upon the current management of the facility, already stressed municipal resources, the Salvation Army's history, and ongoing crime in the neighborhood it is not the time or the place to expand the Salvation Army. I have deep compassion for individuals and families using their services to build a stable household, but the inability to address the negative or criminal behavior does



not warrant expansion at this time.

**Current Management Issues** – Current management has been unable to take responsibility or manage actions of their guests. At the summer session at Lapham Elementary School it was eye opening to see residents witness drug deals, sexual acts, violence, littering, and harassment. Our neighbors have genuine fear because of issues they've seen or been a part of. Dramatically expanding their housing numbers will dramatically expand the negative and criminal behavior in the neighborhood.

**Lack of Resources** – This issue is relevant for two reasons.

1. No plan has been shared which explains how the Salvation Army will staff or maintain a much larger and costly facility. In fact, at the Lapham meeting, comments were made it's difficult to find employees for certain positions. They also shared they didn't have the resources to improve security in the parking lot. If they can't fund either of those things, how can they continually fund a significantly larger enterprise? Why would we think they can do a better job?
2. Madison Police and the City have already shared their resources are already maxed out. A great case study for this is the flare up of issues at Reynolds Park this summer. It took months to address issues which simply included removing picnic tables and posting an alcohol ban in the park. The Beacon continues to have similar issues with no real improvement. Festival Foods has had to change their business practices, and other businesses have also adjusted to crime and other negative behaviors. Resources are limited or are not available to quickly address issues.

**Poor Community Partner** – The Salvation Army does not align with our community's beliefs. Locally they have not been a partner to help solve the issues their facility creates. Historically, the Salvation Army has been openly hostile to the LGBT community and this history is well documented. Our community values inclusion and diversity, we can't choose to ignore history when it's convenient.

As an elected official or community representative I'd be appalled if you voted to support or remain neutral on this expansion when the local community is deeply concerned about risks associated with the development. While we need to have compassion for individuals in need, we can't increase the harm to current neighbors for the benefit of individuals not part of our community.

Patty Prime-Sidney St

Here are aspects of the Salvation Army proposal that I find favorable to the neighborhood, particularly in comparison to the existing facility:

- Elimination of the adjacent parking lot. The parking lot has been an eyesore and a collection point for people and their things over the years. It's unprotected and not infrequent place for problems.
- The new campus will have housing facing the neighborhood, a huge improvement over the current parking lots.
- The entry points for the new buildings will be on N. Blount St. and E. Washington Ave.
- The expansion and design will facilitate guests being able to enter the courtyard, and hopefully stay within while they are waiting for the shelter to open. The building provides many spaces that allow for guests to stay that is not a sleeping area. This is compared to the current situation where guests who wish to smoke or just be with others must go outside.
- Compared to the current building, the new design will provide a far better look. It's updated and modern. Being new, hopefully it will be more efficient and have more sustainable characteristics.

These are aspects of the proposal that I am concerned about:

- The biggest problems over the years has been the seam between the Salvation Army and the neighborhood. While the building design will improve the security of the neighborhood, and the security plan includes two employees, I would like to see something more robust. I would like to see a partnership

between city services and the Salvation Army coming together to provide a presence on the border, to discourage bad actors who prey on the Salvation Army guests, and create an unsafe environment in the neighborhood.

- I am encouraged by the affordable housing in the apartments proposed on Mifflin St. However, there is an unmet need for family housing. I would like to see more 2 bedroom apartments included in the design.
- With the Beacon day shelter across E. Washington Ave., there are people crossing a busy highway, particularly during the busiest times of the day. I would like to see the project team work with the city on a safe crossing plan.

In addition, some aspects of the proposal were not addressed, but I would like to see included:

- Bicycle parking for both the shelter and the apartments.
- Sustainability plan. With recent flooding, I would like to know what the impact of storm water run-off will be. Assure proper drainage away from adjacent properties.
- I hope that landscaping will also include canopy trees to provide shade and improve the overall feeling for the campus.

*Megan Fitzgerald*

I wanted to let you know that me and my family, some current and some past residents of Madison, are in full support of the 630 east Washington shelter proposal. Having shelters not only makes people feel safer, it leads to a safer community because people feel more comfortable and are off the streets, where they are constantly on guard.

Neighbor who would like name withheld-N. Few St

Im writing you to express my opinions regarding the proposed expansion of the Salvation Army facility.

First a little about my background. I am a new resident of Madison's Tenny Lapham neighborhood . We (wife and 16 year old son) have purchased a home at (removed). and moved in early June of this year. I suppose I represent the growing population of middle aged professionals moving to the increasingly desirable Isthmus. I was a long time resident of Cottage Grove working nationally in the food industry. My wife Christie is a long time employee of the UW Children's Hospital.

Within the first week of living at our new home I was surprised at the amount of homelessness in the area. I quickly had to contact the police to report a homeless man stealing property off of our front porch . ( I witnessed this with our Nest Security camera). The police officer was great and quickly found the person and returned my stolen boots. A couple weeks after this we were awoken each morning by a homeless woman who likes to sit on our porch steps and talk to her self. This was followed by another person who appeared to be homeless waking us up at midnight banging on my neighbors car like a drum out side our bedroom window . Then last week our camera caught someone trying to steal my sons bike off of our porch. It was luckily locked up well.

One of the best aspects of living in this neighborhood is walking the dog and quickly walking to many of the available restaurants, bars, music events ect. During our walks we quickly realized walking down E. Mifflin behind the large apt building near the school was not the safest- frequently getting harassed and kids that lived in the building blocking the sidewalks. Further down the way we quickly learned to avoid the area around the Salvation Army. Hard core drug use and a small crowd of homeless people screaming at each other (one of which was defecating in the bushes). This is clearly not a safe place and the people that live across the street have informed me its really bad.

I think my point is made. This area is going through a healthy and much needed resurgence economically. This is imo good for the city and everyone in the area.

I had to use a similar shelter as a child when my mother was a victim of domestic violence. (not homeless but needed a safe place). So I completely understand the need for such facilities. I completely support the city and state doing everything possible to help make these places available. The issue I see is that the Isthmus (Tenney-Lapham in particular) has taken on a disproportionate amount of these sorts of facilities for the city of Madison. Having experienced the need for such a facility I cannot imagine having to seek refuge in huge facility that they are proposing. This multiplies the problems and safety concerns of the people in need as well as the people in the neighborhood. The police and city cannot control the problems now. How will they handle a facility 3 or 4 X the size?

Maybe Im wrong but I thought other metropolitan areas have learned that building large facilities doesn't work. Chicago and Milwaukee have many examples. Why not smaller facilities evenly scattered throughout the city? Why not move a larger facility away from the heart of the isthmus neighborhood? Are there not less expensive options in less expensive real estate districts? Why isn't shorewood hills an option? At least they are closer to hospitals and services. Imo not only is this a poor financial decision but it puts the burden disproportionately on my neighborhood. Hurts property values in a place that has finally starting to rebound.

This neighborhood was the worst Madison had to offer for much of my life. Why would our city leaders get in the way of such progress? Please do more to continue the economic and social growth in this area. I and many others will leave if this goes through. That facility probably should be rebuilt, but not into a larger facility. How about just fixing the problems that exist now, make the neighborhood safer, instead of making the problem bigger?

Thank you for considering my opinion. I'd be happy to discuss this over the phone. Unfortunately I was not able to attend the meetings for this proposal.

Patty Werner- 201 N. Blair St.

I am a neighbor of the Salvation Army and see on a daily basis the impact the shelter has. It is clear that the shelter is doing very positive and needed work in housing vulnerable women and families. It is tragic that the shelter must turn away so many people due to lack of capacity.

With the women and families seeking housing however, the shelter also attracts "the sharks," predators following this vulnerable population. These predators roam our neighborhood. For example, the two men been sought for the recent north side killing were almost certainly in our neighborhood the other day—either they or their identical twins. Why were they walking the neighborhood? What brought them here?

As a person who walks daily and at various times throughout the day and evening, I have developed a good sense of who's from the neighborhood and who's not. I also see the drug deals happening, certain cars coming and going, graffiti and other vandalism, and so on. These are people coming in to our neighborhood to prey on the vulnerable.

This presents a dilemma. On one hand, the Salvation Army is doing work of great importance and need. On the other, its work attracts the sharks, and the sharks will destroy the neighborhood. The Salvation Army can't or won't stop these people, and city police are unable to adequately address the issue.

To this already challenging situation, should we further concentrate the vulnerable population and thus attract more predators? Or is a far better solution to dilute both populations?

The Salvation Army owns some very valuable pieces of land. Why not consider this? Build a new, truly functional shelter on part of the current property to house certain parts of the current population and sell the other pieces of land in order to buy less expensive land for a second shelter development in a different location. By selling parts of the current, very valuable tract, this frees the area up for further development which will add to the city's tax base. The current issue of lack of policing is because of budget, and a clear way to help budget constraints is by

increasing revenues. It does not make sense to take one of the priciest properties in Madison and dedicate 100% to a non-revenue generating enterprise. Why not devote part only to the shelter and part to further commercial development?

The Salvation Army clearly does good work for those who need its services, but it must also be a good neighbor. Why would the Salvation Army want to shelter vulnerable people in an increasingly drug and crime/criminal infested neighborhood? Part of the Salvation Army's work has to include the assurance that its immediate neighborhood is also a safe, pleasant place to be.