

AN IMPORTANT UPDATE ABOUT CHUCKANUT RIDGE & FAIRHAVEN HIGHLANDS FROM RESPONSIBLE DEVELOPMENT

- Please do not reply directly to this email address. We welcome your questions and comments. Please email them to rdvolunteers@openaccess.org.
 - For a printable version of this update, please [click here](#). (If link is inactive, please copy link from list at the end of this email.)
 - To join Responsible Development's mailing list to receive future updates, or to change your current subscription, please [click here](#) or go to <http://rdnow.org/contact.htm>.
 - Please forward this important update to your friends and neighbors, and please accept our apologies if you receive more than one copy.
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ENVIRONMENTAL IMPACT STATEMENT (EIS):

In February 2007, Horizon Bank and David Edelstein reactivated their application to develop the 739-unit *Fairhaven Highlands* project on Chuckanut Ridge. Under mounting public pressure, Horizon & Edelstein consented to the preparation of an Environmental Impact Statement (EIS).

The city spent several months soliciting and reviewing proposals to prepare the EIS before selecting ESA Adolfson (ESA) from among five consultants. A contract with ESA was signed on October 16. The public generally opposes the selection of ESA because:

- ESA's objectivity is dubious, as the firm was specifically recommended by the developer;
- ESA's environmental review is limited to a single visit to the 85-acre site;
- The ESA proposal essentially amounts to a basic literature review and does not include thorough third-party evaluations of key technical reports provided by the developer; and
- ESA claims it can complete a comprehensive EIS in less than half the time and cost proposed by the next lowest bidder, and less than 25% of the time and cost projected by the consultant who has the most experience with this property and who completed the Chuckanut Ridge Draft EIS in 1997.

On December 7, the city issued its determination that the proposed development on Chuckanut Ridge "**would have a significant impact on the environment**" and an EIS will be required to study these impacts. A Draft EIS will be published in Spring 2008. [Click here](#) to view the city's **News Release**. (Note: List of website links are displayed at the end of this email.)

PUBLIC HEARING ON THE SCOPE OF THE EIS:

A public hearing will be held to obtain public comment on the scope of the EIS on:

WED, JAN 16, 2008, 6:30 PM AT THE BELLINGHAM MUNICIPAL COURT (2014 C. ST)

PLEASE reserve this date and plan to attend the public hearing!

COMMENTS ON THE SCOPE OF THE EIS:

Written comments on the scope of the EIS must be submitted by **January 23**. Written comments can be hand-delivered at the public hearing or sent by mail or email to the following address:

Nicole Oliver, Communication Coordinator
City of Bellingham Planning Dept
210 Lottie St, Bellingham, WA 98225
Email: noliver@cob.org, Tel: (360) 676-6982,

Verbal and written comments should focus on issues of environmental concern that you believe require a full investigation before any permits are issued. These include concerns about traffic congestion and pedestrian safety, destruction of mature forested wetlands, increased risk of landslides from construction on steep slopes, potential flooding from changes to stormwater runoff and subsurface water flows, failure to meet the demand for parks and recreation resources, and damage to salmon-bearing streams and fish & wildlife habitats, among others. For additional information, [click here](#) to view the **Scoping Notice**.

ACTION BY RESPONSIBLE DEVELOPMENT (RD) ON EIS:

Responsible Development has been active in calling for the EIS requirement since the Fairhaven Highlands application was submitted in April 2005, and RD actively opposed the selection of ESA Adolfson for the reasons cited above. RD is now working closely with our attorney, David Bricklin, and with a network of environmental experts to review the scope of the EIS and to prepare public comments on both the EIS scope and the Draft EIS. We will share our comments with you as soon as they are finalized.

CITIZENS DEMONSTRATE SUPPORT FOR PRESERVING CHUCKANUT RIDGE:

On October 26, many local residents gathered at the Horizon Bank Holly Street branch to demonstrate their support for preserving the Chuckanut Ridge urban forest and its network of high-value mature forested wetlands, wildlife habitat, and headwaters to two salmon bearing streams.

[Click here](#) to view photos.

HORIZON BANK CUSTOMER OPPOSES PLAN TO DESTROY CHUCKANUT RIDGE:

The Clark family is well known throughout Bellingham for preserving Clark's Point and for their efforts to protect the local environment. Recently, the Clark family's business, Sunnyland Properties, moved its banking business from Horizon Bank to another local bank. [Click here](#) to view Patrice Clark's October 24 letter to Horizon Bank Chair Laury Evans, which explains why the company changed from Horizon to People's Bank, which included a \$2.8 million remodeling loan.

LETTERS TO THE EDITOR AND ONLINE HERALD BLOG:

Larry Freeman's excellent letter to the Herald about the paper's treatment of the Chuckanut Ridge issue was published on December 3. More than 75 comments were posted to the Herald online blog in response to Mr. Freeman's letter. [Click here](#) to view Larry's letter and excerpts from this blog.

HORIZON BANK MESSAGE BOARD ON THE YAHOO WEBSITE:

The Yahoo website provides in-depth financial information and message boards for most publicly held companies, including Horizon Bank. Of particular interest is a comment from a significant Horizon Bank investor who expressed his concern over the bank's involvement in Chuckanut Ridge. [Click here](#) to access this investor's comment online.

[Click here](#) to access the entire Horizon Bank Message Board on the Yahoo website.

Search for the following topics:

- Chuckanut Ridge: Horizon Bank's own Waterloo
- Chuckanut Ridge: Challenge or Opportunity
- An Open Letter to Horizon Bank
- Customers abandon Horizon Bank over Chuckanut Ridge

How You Can Help:

- **CRITICAL: PLEASE Attend the Public Hearing on Wed, Jan 16: 6:30 PM at the Bellingham Municipal Court.**
- **If you can assist the technical review of the Draft EIS, please email RD at rdvolunteers@openaccess.org.**
- Submit written comments on the EIS Scope before the January 23rd deadline.
- Call or email Mayor Pike and members of City Council.
- Write letters to the Bellingham Herald, Whatcom Indy, Cascadia Weekly, Whatcom Watch, etc.
- Call Horizon Bank and share your concerns about their proposed Fairhaven Highlands development.

THANKS FROM RESPONSIBLE DEVELOPMENT:

Responsible Development would like to take this opportunity to thank you in advance for taking time to attend the public hearing and for submitting your written comments on the scope of the EIS. This is an essential step in protecting our neighborhood character, the natural environment, and the quality of life in Bellingham and Whatcom County.

Thanks also for continuing your generous support. As you know, Responsible Development has been a 100% volunteer organization since inception. No funds are used to pay salaries for managerial or administrative services. If you would like to support our important work with your tax-deductible contributions, please mail them to:

RESPONSIBLE DEVELOPMENT, PO Box 4057, BELLINGHAM, WA 98227

Sincerely yours,
Joe Yaver, President

RESPONSIBLE DEVELOPMENT
A 501(c)(3) Charitable Organization
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Website Links to items mentioned in this letter:

(If hyperlink is inactive, please cut and paste links to your internet browse)

Printable version of this letter:

<http://www.rdnw.org/Documents/EIS%20Information.pdf>

News Release re EIS:

<http://www.piersystem.com/go/doc/1264/185436/>

Scoping Notice for EIS:

http://www.cob.org/documents/planning/growth/fairhaven_high/eis%20info/2007-12-07-scoping-notice.pdf

Photos of Horizon Bank demonstration:

<http://www.rdnw.org/Documents/protest%20against%20Horizon%20Bank.htm>

Patrice Clark's letter to Horizon Bank Chairman Laury Evans:

<http://www.rdnw.org/Documents/Patrice%20Clark%20Horizon%20Bank%20letter.pdf>

Larry Freeman's letter to the editor and Herald online blog:

<http://www.rdnw.org/Documents/Freeman%20Dec%203%20letter%20to%20Herald.pdf>

Horizon Bank Message Board on Yahoo Website:

<http://messages.finance.yahoo.com/mb/HRZB>

Comment by Horizon Bank investor about Chuckanut Ridge:

[http://messages.finance.yahoo.com/Stocks %28A to Z%29/Stocks H/threadview?m=tm&bn=8793
&tid=174&mid=221&tof=15&rt=2&ftr=2&off=1](http://messages.finance.yahoo.com/Stocks%20A%20to%20Z/Stocks%20H/threadview?m=tm&bn=8793&tid=174&mid=221&tof=15&rt=2&ftr=2&off=1)