

February 18, 2010 Community Meeting #3 Report



Project Background

In 2009, the Housing Authority of the County of Clallam (HACC) selected the Mithun team to create a redevelopment plan and financing strategy for Mt. Angeles View in accordance with local land use and zoning codes and U.S. Department of Housing and Urban Development (HUD) requirements for demolition and/or disposition of public housing. The objective of the project is to develop an effective plan for HACC with the community that coordinates public and private actions to successfully and sustainably redevelop the public housing property.

As of February 2010, Mithun has completed the visioning stage of the project including background research, the CulturalAudit™, and site analysis to create three schemes for the Mt. Angeles View Master Plan. Through ongoing community outreach, the Mithun team will continue to ask the public for feedback on concept schemes, common programmatic elements, and area needs in order to develop a mixed-use and mixed-income site that will compliment the existing residential neighborhood and community.

Meeting Format

The Housing Authority of the County of Clallam advertised the third community meeting by hand delivering notices to the residents of Mt. Angeles View and posting a project brief and event listing in the *Peninsula Daily News*. They also sent a direct mailer to households within 300 yards of Mt. Angeles View to see if we could generate more interest in the project. The meeting included a welcome greeting, project overview, and presentation of three redevelopment schemes by the Mithun team: Matt Sullivan, Lisa Folkins, and Dakota Keene; as well as a brief talk about stormwater strategies by Steve Zenovic of Zenovic Associates. The presentation covered the following topics:

- Work currently completed for the Master Plan
- Current status of the Residents' Needs Assessment process
- Examples of mixed income building typologies
- Three concept schemes for the Mt. Angeles View Master Plan

After the project presentation, HACC staff and the consulting team directed the meeting participants' attention to poster boards of various kinds of housing types. Participants were asked to place a stick next to the typology they preferred. The consulting team then divided by scheme and met with the public hear their thoughts and concerns on the three schemes. Specifically, they asked if any programmatic elements were missing in the schemes or if there was a feature that deserved higher priority. The following is a list of their comments by scheme. After the group

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discussions, the Mithun team reflected but what they heard and asked if they had missed any comments. Matt Sullivan informed meeting participants that the next community meeting would take place at the same location and time on March 23, 2010.

Staff and Consultant Attendance

The following staff attended the second community meeting:

Pam Tietz, Housing Authority of the County of Clallam
Kay Kassinger, Housing Authority of the County of Clallam
Jami Snyder, Housing Authority of Clallam County
Matt Sullivan, Mithun
Dakota Keene, Mithun
Lisa Folkins, Mithun
Shanon Kearney, Norton-Arnold & Company
Steve Zenovic, Zenovic & Associates

Meeting Summary

The third community meeting was held from 5:00 to 6:30p.m. at the Port Angeles Public Library at 2210 South Peabody Street. Approximately 11 people attended the meeting. No written comment forms were received. Below is a list of comments made at the meeting.

Preferred Common Elements

- Like Boys & Girls Club onsite
- Senior housing should be integrated on the property
- Like a curvilinear street with traffic calming measures
- Like the idea of multiple gardens but perhaps have one large one to encourage participation and interaction
- Create an edible landscape and destination garden
- Place flower gardens near senior facility
- Make a trail connection to Olympic National Park
- Establish pocket parks on the property
- Make a mixed income community with the majority of the units affordable
- Like a community space

Scheme A

- Like Boys & Girls Club on Lauridsen to allow more access to surrounding neighborhood
- Like Frances Street lined up as shown
- Like Frances Street going through with roundabout as a way to slow traffic and avoid people cutting through
- Like that HACC offices remain onsite
- Like the idea of combining HACC uses for space onsite
- Like Main Street to visible to Lauridsen
- Edge along Eunice more like scale around setback; like the low scale along Eunice

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Scheme B

- Dislike that HACC offices and maintenance have moved offsite.
- Keeping the HACC offices offsite maintains their identity and allows them to be efficient.
- It is important that HACC facilities remain onsite to remain part of the community
- Like how the scheme looks
- Like easy access to trail
- Like entering community away from non-HACC buildings
- Like storage facilities onsite
- Like discrete community gardens
- Better to have more HACC replacement units onsite
- Dislike Boys & Girls Club and HeadStart centered in scheme. The Club and HeadStart should be in safe walking distance.
- Like the idea of parks being multi-generational
- Like a food pantry onsite since it encourages resident participation
- The scheme needs to work harder to mix age groups
- Like that apartments look into ravine as a configuration but increase the scale to make more HACC replacement units
- It might be Ok to have age restricted units grouped depending on the circulation throughout the site. Another option would be to break them into smaller blocks.
- Modulate units along Eunice; currently feels like a Jekyll and Hyde arrangement

Scheme C

- Offer 24/7 recreational opportunities
- Include half basketball courts and tennis courts
- Make recreational facilities on Lauridsen to keep them central
- Create access to volunteer opportunities so that those not working because of disability can live in public housing (i.e. teen challenge, job skills, literacy classes, parenting skills, GED preparation, mentoring opportunities)
- Bridge to Olympic National Park for a safe crossing
- Create an assisted living option with an opportunity for youth to volunteer for credit
- Like mixed income idea
- Don't like the Boys & Girls Club is internal to scheme
- Dislike the HACC is onsite
- Like the idea of creating a campus with all services onsite
- Prefer straight street