

March 23, 2010 Community Meeting #4 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. As of March 2010, Mithun has completed the visioning stage of the project including background research, site analysis, community goals, the CulturalAudit™, and the narrowing to one Preferred Concept Scheme from three schemes for the Mt. Angeles View Master Plan. Through community outreach, the Mithun team continues to ask for input on how to best 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 fourth 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 generate more interest in the project. The meeting included a welcome greeting, project overview, community outreach update, and presentation of the Preferred Concept Scheme by Matt Sullivan and Lisa Folkins of the Mithun team.

The meeting and presentation covered the following topics:

- Work currently completed for the Master Plan
- Community Outreach Update
- Review of Community Goals
- Results of the Completed Three Scheme Survey
- The Preferred Concept Scheme for the Mt. Angeles View Master Plan
- How Self Help Units Work

Matt reintroduced the goal of the project and what has been completed to date. Shanon followed with a brief report on the door-to-door surveys she handed out on March 9. She reported that 17 surveys were turned in to HACC with most respondents preferring Scheme A and Scheme C. For a full summary of comments received, see the attached Appendix.

After the project and outreach overviews, Matt Sullivan reviewed the summary table of the community's project goals as a reminder of the vision for the project. Matt and Lisa then presented the Preferred Concept Scheme and explained the location of each of the programmatic elements. Specifically, they described the proposed housing types as well as possible phasing scenarios. Lastly, Kay Kassinger of HACC described Self Help Units

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and qualification for them in more detail. After the presentations, the Mithun team opened up the meeting to any comments. At the meeting's conclusion, Matt Sullivan informed meeting participants that the next community meeting would likely take place in May of 2010 after the City of Port Angeles review process.

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
Lisa Folkins, Mithun
Shanon Kearney, Norton-Arnold & Company

Meeting Summary

The fourth community meeting was held from 5:00 to 6:30p.m. at the Port Angeles Public Library at 2210 South Peabody Street. Approximately 22 people attended the meeting. No written comment forms were received. Below is a list of comments made at the meeting.

Comments about the Preferred Concept Scheme

- Create safe play areas.
- Concerned about Francis Street being the only way through from Park Avenue to Lauridsen Boulevard. Cut throughs equals speeding cars in the neighborhood.
- Consider using speed bumps. There are drivers who like to pass slower cars on Francis Street.
- Consider using a reverse speed bump to slow traffic like the ones they use in Eastern Washington.
- Provide more storage space.
- Make sure it is clear to prospective homeowners what setbacks will be from the ravine. In the past, yards were made smaller because of the ravine. Please make sure a geotechnical report gets done.
- Make sure there are restrictive covenants associated with the Self Help Units.
- Get the mixed income construction phases going first; not just one type of housing.
- Create a curved entrance at Park Avenue like the one proposed at Lauridsen Boulevard. Don't make it a straight shot and, therefore, encourage high school students to speed down Francis St.
- Make residents know the benefits of the redevelopment: bigger housing units, more efficient (i.e. lower utility bills), and more bathrooms.
- If possible use photovoltaic panels in the future.
- Design for air circulation from the north to the south.
- Include screen doors and window screens in plans.

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- There is an existing alley row along the north property line.
- Consider putting a signal on Lauridsen Boulevard and Francis Street.
- Concerned about traffic backups at Lauridsen Boulevard, Francis Street, and the Eighth Street bridge.
- Make sure it is easy to get in and out of the parking lot for Early Head Start and Head Start. Locating the driveway off of Lauridsen Boulevard seems like a bad idea due to traffic.

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Appendix

Scheme A

<i># of votes</i>	<i>Concept</i>
7	Head Start/Early Head Start at Lauridsen Blvd. and Francis Street.
8	HACC Offices located at Lauridsen Blvd. and Francis Street. Maintenance shed and workshop along the ravine.
7	Open Spaces: Large central park with community garden, several pocket parks, and trail along ravine.
4	Boys and Girls Club located about Head Start along Francis Street next to the community park. No gym.
6	Community Learning Center located next to the HACC offices and across the street from the park.
8	Street Layout: Main Street that runs from Lauridsen Blvd. to Park Avenue with traffic circle to slow through traffic. All surrounding streets connect into the site.

Scheme B

<i># of votes</i>	<i>Concept</i>
2	Head Start/Early Head Start located off site.
1	HACC Offices located off site.
3	Open Space: Large central park. Small community gardens spread throughout, several pocket parks, and a promenade along the ravine.
4	Boys and Girls Club located off site in Port Angeles.
2	Community Learning Center located net to the community park.
1	Street Layout: Main street that runs from Lauridsen Blvd. to Park Avenue. Whidby Street doesn't connect into the site.

Scheme C

<i># of votes</i>	<i>Concept</i>
8	Early Head Start/Early Head Start located at Francis Street above the HACC's office.
7	HACC Offices located along Lauridsen Blvd. along with the maintenance shed & workshop.
8	Open Spaces: Central park, green street connection to Park Avenue, community garden and orchard and play area associated with the Boys & Girls Club. Trail along the ravine.
8	Boys and Girls Club located in the center of the site across from the park. With gym.
8	Community Learning Center located next to the park, the community garden, and the Boys & Girls Club.
7	Street Layout: Main street that runs from Lauridsen Blvd. to a pedestrian green street. Entry street from Park Avenue along the ravine.

Comments

- I liked all of Scheme C.
- The less traffic in the housing area the better.
- Boys & Girls Club and Head Start will have traffic that is not needed in the housing area.
- Prefer Scheme A probably.

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- Like Plan C, What I do not like about the other 2 schemes is that the Boys & Girls Club is so close to Lauridsen Blvd. which can be a very busy street. Another thing I would like to see is bottle, can, and newspaper recycling on site with proceeds going to the Boys & Girls Club.
- Scheme B; its simple clean with the greenery running in one path. Keep the Boys & Girls Club.
- I think Park Avenue needs to stay sealed off from redevelopment as students from the High School may take advantage of our streets making it unsafe for smaller children. If adding open spaces, will this make for fewer family units?
- I like school zones where everyone slows down. They speed through here fast now.
- Maybe in Scheme A put another roundabout in a few blocks up from the first one. So there would be one close to Lauridsen Blvd. and one close to Park Avenue.
- No garden – too many people here would not take the time to help & the chore involved would go to a select few, or I believe people not from here in the community would raid or destroy it.
- No auto access from blvd. to Park Avenue – we already experience speeding vehicles on weekends & nights when the office is closed.
- Need to keep the office on-site – too many problems would arise with no immediate access to anyone of authority (housing).
- Do not need a gym – not enough people would take advantage – it would be trashed by younger people who don't care to take care of such a place.
- I don't feel a gym will benefit anyone in the area here, nor do I feel that a garden would be beneficial because people haven't been that cooperative in keeping the common grounds or their yards clean.
- To date there are too many cats roaming free & dropping their feces everywhere. People with dogs also allow their pets to drop their feces wherever & don't follow up with scooping the poop. I don't have pets & don't appreciate finding pet droppings on my yard or front stoop!
- There shouldn't be access for autos to come in from Park Ave. – too much traffic not safe for our children.
- No Way!!! (to Scheme B HACC Office option of off site)
- The Park Avenue connection gives access to unwanted traffic (i.e. high school, thorough fare to speeders and drug dealers).
- A parking lot there with pedestrian access better safety plan.
- Small clusters of units good plan.
- Scheme A – sans Park Avenue concept has my vote.
- Don't move the Early Head Start!