

June 29, 2010 Community Meeting #5 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 June 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 has continued to refine the Preferred Scheme to a mixed-use and mixed-income site that will best complement the existing residential neighborhood and community.

Meeting Format

The Housing Authority of the County of Clallam advertised the fifth community meeting by delivering notices to the residents of Mt. Angeles View and posting an 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, and presentation of the refined 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 Process
- The City's Recommendations for Refining the Preferred Concept Scheme
- Changes made to the Preferred Concept Scheme for the Mt. Angeles View Master Plan since the March Meeting

For those attending the community meeting for the first time, Matt summarized the goal of the project and what has been completed to date. Shanon followed with a brief report on the public process completed since December of 2009. For a full summary of project comments received from the public, see review Community Meeting Summaries 1 - 4.

After the project and outreach overviews, Matt and Lisa then presented the latest Preferred Concept Scheme and explained any changes made to the location of programmatic elements. Specifically, they went over the following changes:

- The HACC offices will be moved offsite. A property management office will remain at Mt. Angeles View.
- A smaller Boys & Girls Club will be located on site.

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- A bigger Community Learning Center that includes Early Headstart and Headstart will be on the ground floor.
- Smaller allowance for required parking spaces on the site.

After the presentations, the Mithun team opened up the meeting to any comments. At the meeting's conclusion, Matt Sullivan also informed attendees that there would not be another community meeting organized by the consulting team. Instead, after the City's review process of the Planned Residential Development (PRD) package, there will be an environmental review process where the community may provide comments. Also, any design drawings will need to go before the Design Commission for final approval. He reminded meeting attendees that the public is always welcome to attend any of those meetings.

Staff and Consultant Attendance

The following staff attended the fifth 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 the County of Clallam
Matt Sullivan, Mithun
Lisa Folkins, Mithun
Shanon Kearney, Norton-Arnold & Company
Steve Zenovic, Zenovic & Associates

Meeting Summary

The fifth community meeting was held from 5:30 to 7:00p.m. at the Port Angeles Public Library at 2210 South Peabody Street. Approximately 17 people attended the meeting. No written comment forms were received. Below is a list of comments and questions received at the meeting. Responses to each question are attached as an Appendix to this report.

Comments about the Refined Preferred Concept Scheme

- Will there be bus stops within the site?
- Do you anticipate stop signs at intersections? Please look at Francis Street and Eunice Street and share information learned from the traffic study with the community.
- I like that there is a larger connection to Francis Street from a safety standpoint.
- Where will garbage be picked up?
- How do you plan to take advantage of views?
- Please consider capturing sun exposure and making grade changes to stabilize slopes.
- Will there be covered outdoor spaces within the redevelopment?
- Please clarify the construction schedule. How are the phases different than what we heard in March?

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- Remind us of the new density proposed in this revised scheme.
- How is this going to be bid? Will be an effort to attract local developers and employees?
- What road closures do you foresee?
- I see 40-50 parking stalls on the plan related to the Boys & Girls Club. Will that be sufficient for their usage?
- Where will mailboxes be located?
- The location of the Boys & Girls is better in the updated Preferred Concept Scheme especially since it is closer to Jefferson Elementary School and Franklin Elementary School. For the school district, the location is also better for busing.
- I think the traffic circles are a good idea.
- The connection to Park Avenue is advantageous because it will encourage teen participation.
- The proximity between the Boys & Girls Club and the Headstart programs is a great idea. We should consider using the models at the Sequim Boys & Girls Club for the teen program and Kinder Kids. They are in need of space and Kinder Kids is a great way to use space during the day when the teen program is not underway.
- Will the traffic study include Park Avenue?
- What will be done to reduce the sound of noise traveling between stacked units?
- The Almadens on the northwest corner of the site agreed that there is a better way to organize the space just south of their property. They were OK with the idea as long as drainage remained off their property.
- Is there a way to reuse water that falls on site?
- I am concerned that with the proposed density on the site, there will be equal loss of green space. Can you assure me there will be enough green space for everyone?
- Will the site be regraded during redevelopment?
- Will heating remain electric?

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APPENDIX

Question about Bus Stops and Intersections

Answer: We don't know those details yet.

Question about Garbage Pick-Up

Answer: Some garbage bins would be front loaded for curb pick-up whereas other units with alley access would be rear loaded.

Question and Views

Answer: A view study will be part of the Planned Residential Development package. We will make sure to take advantage of capturing views for tenants and owners.

Question about Covered Outdoor Spaces

Answer: Yes, by better organizing public and private spaces, we anticipate covered outdoor spaces.

Question about Phases

Answer: The current phasing is based on recent changes made to the program. The earliest we would start construction of Phase 1 would be fall of 2011. Realistically, 2012 seems more likely. We are aiming for a six year construction schedule.

Question about Density

Answer: The site currently has 100 housing units. The scheme shown in March had 228 units. The current scheme has 231 units.

Question about Bidding the Project

Answer: For the Housing Authority to bid this project, Section 3 is required; therefore, hiring locally is mandatory for this project to be built.

Question about Road Closures

The team stated that no road closures were foreseeable.

Question about Parking for the Boys & Girls Club

Answer: HACC and George Rodes of the current Boys & Girls Club said the facility currently operates successfully with 3-4 parking stalls. The parking deficiency is with the Headstart programs since they need more than their existing 10 parking spaces. 40 – 50 spots is a maximum.

Question about Mailboxes

Answer: Mailbox locations have yet to be worked out. They will likely be clustered and easily accessible for the U.S. Post Office.

Question about Park Avenue

Answer: Yes, the traffic study will include Park Avenue.

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Question about Sound between Units

Answer: The team assured her that with today's technology there are many ways to mitigate sound between units.

Question about Water Reuse

Answer: We will look into water reuse measures in the next phase of the project.

Question about Open Space

Answer: By doing a better job of organizing private and public space, there would be ample open space on the site for personal and public use.

Question about Regrading

Answer: Yes, the site will be regraded during the redevelopment.

Question about Heating

Answer: The heating of Mt. Angeles Views' buildings will likely remain electric since it is cheaper than gas. We have intentionally oriented many of the units as south facing to take advantage of passive solar heating.