

December 15, 2009 Community Meeting #2 Report



Project Background

In 2009, the Housing Authority of Clallam County (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 December 2009, Mithun has completed the first stage of background research and analysis to create a Master Plan (MP) for Mt. Angeles View. HACC and Mithun have also spoken with the City of Port Angeles, local government, public housing residents, local non-profit service providers, educational institutions, the local business community, and other stakeholders to ensure that a wide range of needs and interests are considered. Through the public involvement process, the Mithun team will continue to ask the public to provide feedback on project goals, design options, and the community 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 second community meeting by delivering notices to the residents of Mt. Angeles View and posting a project brief and event listing in the *Peninsula Daily News*. The meeting included a welcome greeting, project overview, and presentation by the Mithun team: Matt Sullivan, Lisa Folkins, and Chris Hartman of Zenovic Associates. The presentation covered the following topics:

- Work currently completed for the Master Plan
- Results and audiovisual demonstration of the CulturalAudit™
- Current status of the Residents' Needs Assessment process
- A site analysis overview including information about site/neighborhood assets, Mt. Angeles View's physical context, weather analysis, soils, infrastructure, slopes, energy, water, and program elements
- Examples of possible redevelopment strategies
- Next Steps: Creating design concepts and moving towards a "Preferred Alternative"

After the project presentation, HACC staff and the consulting team directed the meeting participants' attention to a draft list of *Community Redevelopment and Revitalization Goals*. The room then divided in half to brainstorm and to see if the list

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captured ideas from the previous meeting and if any goals were missing or deserved higher priority. The results are at the end of this document. After the group discussions, HACC and the Mithun team were available to answer general questions about the

Master Plan. Matt Sullivan informed meeting participants that the next community meeting would take place in February 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
Mandy Treadway, Housing Authority of the County of Clallam
Jami Snyder, Housing Authority of Clallam County
Matt Sullivan, Mithun
Laura Curry, Mithun
Lisa Folkins, Mithun
Shanon Kearney, Norton-Arnold & Company
Chris Hartman, Zenovic & Associates
Kathi Dahlem, Abt Associates

Meeting Summary

The second community meeting was held from 6:30 to 8:00p.m. at the Boys & Girls Club at 2620 South Francis Street on the Mt. Angeles View property. Approximately 11 people attended the meeting. No written comment forms were received. Lisbeth Jardine had concerns about the amount of water falling on the site and puddling around and under her house. Below is a list of other comments made at the meeting.

What are your comments or questions about this project?

- A community center on site with space for weddings would be ideal.
- Make employment opportunities available through the onsite community center.
- Expand childcare opportunities as employment.
- An onsite community center should have a gym and a wedding facility.
- Establish a composting program on the grounds.
- Make stronger connections to Mt. Angeles View by establishing clear walking paths and exercise routes.
- Work on how the mountains greet the sea by restoring and celebrating rivers and streams.
- Make a bridge to Race Street mid-site.
- Make Lauridsen Boulevard a cultural boulevard.
- Establish a satellite food cooperative at Mt. Angeles View.
- Bring a commercial kitchen to the property.
- Provide access to a social services and mental health facility.
- Provide student housing and offer employment for seasonal workers.

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Mt. Angeles View - Community Redevelopment and Revitalization Goals

For our discussions, the following three goals stood out as top priorities for the community:

- 1) **Create a mixed income redevelopment** that includes public housing, affordable rental homes and for sale homes. Create a diverse community with a mix of incomes, ethnicity, ages, tenure, and abilities. (This goal would support a seamless and more typical neighborhood configuration.)
- 2) **Provide case management services and community partnerships** that will identify and address indicators relating to families' ability to achieve greater self-sufficiency, self-reliance, and quality of life. (This goal would hopefully help break the cycle of poverty for some families.)
- 3) **Expand job training, educational programs, and employment opportunities for youth and adults** that will assist people to obtain employment and become economically self-sufficient.