



**Housing Authority of Clallam County (HACC)  
Mt. Angeles View Master Plan  
Steering Committee**

**Meeting Summary #3  
February 18, 2010**

**Overview**

This was third meeting of the Mt. Angeles View Steering Committee for the Housing Authority of Clallam County (HACC). The Steering Committee will meet approximately four times in 2009-2010 to help guide redevelopment efforts of Mt. Angeles View over the next six years.

The role of the Steering Committee is to:

- Provide advisory input relative to their organizational and community expertise.
- Provide recommendations regarding the planning and development process.
- Review partnership and leverage opportunities for the supportive services and economic self-sufficiency component.
- Assist HACC and its partners in developing strategies for disseminating public information about the redevelopment effort to the greater Port Angeles community.
- Review program documents and materials.

**Attendees**

***Steering Committee Members:***

Bob Schilling, *Boys & Girls Club of the Olympic Peninsula*

Bryan Maple, *HACC Board and Resident*

Jack Tenhulzen, *Boys & Girls Club of the Olympic Peninsula*

John Melcher, *Volunteers in Medicine of the Olympics (VIMO)*

Lisa Lyons, *Lutheran Community Services NW/ Mt. Angeles Family Center*

Martha Melcher, *Volunteer Hospice*

Mary Louise Melly, *Early Childhood Children's Programs*

Scott Johns, *City of Port Angeles*

Terry Weed, *Clallam Transit System*

Wendi Thornton, *Mt. Angeles View Resident Council*

***Staff:***

Pam Tietz, *HACC*

Kay Kassinger, *HACC*

Jami Snyder, *HACC*

Matt Sullivan, *Mithun*

Lisa Folkins, *Mithun*

Dakota Keene, *Mithun*

Steve Zenovic, *Zenovic & Associates*  
Shanon Kearney, *Norton-Arnold & Company*

### **Introductions and Meeting Overview**

Matt and Shanon welcomed committee members to the third Steering Committee meeting, this time in the Fireside Room at Holy Trinity First Lutheran Church. Shanon informed members that December meeting notes were available and posted to the HACC website site along with past Community Meeting summaries. Matt Sullivan introduced himself and the rest of the consultant team and asked for committee members to briefly introduce themselves. He then gave a brief project update and asked Pam Tietz, Executive Director of HACC, to give the committee an overview of the CCS Component Tour she completed in January. After commenting on her impressions of High Point, NewHolly, and Greenbridge, Pam thanked members for their time and commitment and suggested they visit the King County and Seattle Housing Authorities websites for more information on these mixed income housing developments and their partners.

### **Master Plan Discussion and Review of the Three Concept Schemes**

Matt Sullivan of Mithun refreshed the group on the status of the master planning process and reviewed the three concept schemes and the project's timeline:

- The initial site analysis phase is complete.
- Mithun reviewed the site analysis and organized an internal workshop that generated the three schemes on view today.
- The February community meeting takes place tonight from 5:00 -6:30pm at the Port Angeles Public Library and will review the three preliminary schemes presented by the consultant team. The next community meeting will happen March 23, 2010.
- Matt informed the committee that collection of the Residents' Needs Survey is still underway. The return rate has been slow but Kathi Dahlem, Wendi Thornton, and Jami Snyder are still gathering surveys from residents.
- Matt Sullivan, Lisa Folkins, and Dakota Keene of Mithun, then briefly described the three preliminary schemes including their common programmatic elements.

After the project presentation, HACC staff and the consulting team placed the three concept schemes in opposing corners and directed meeting participants to circulate and provide comment. To prepare them for the discussion, Matt reminded them of their common programmatic elements including:

1. Community Garden Space
2. Links to Nearby Trails
3. Play Area
4. Location for HeadStart/Early HeadStart
5. Preservation of Tree Grove
6. Connectivity of Roads
7. Pocket Parks

## **Discussion about Common Elements and Schemes**

Shanon then asked the Steering Committee if the list above captured all of the necessary program elements; and what features deserved high priority.

Listed below are elements the Mt. Angeles View Steering Committee's requested:

- a. Integrate with the surrounding neighborhood and Port Angeles context by **opening the property to adjacent roads.**
- b. Provide a **tool shed and workshop** on the property.
- c. Implement Low Impact Development strategies such as **stormwater swales** when possible.
- d. **Design shared spaces that are safe and secure** by making them visible to the public.
- e. **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.
- f. **Connect Mt. Angeles View within and to the surrounding neighborhood, Olympic National Park, and the waterfront** by bike paths, sidewalks, and walking trails that are ADA accessible to all residents and visitors, where feasible.
- g. **Provide easy access to social services and to community** to help families' to achieve greater self-sufficiency, self-reliance, and quality of life.
- h. Create opportunities for social cooperation among residents by incorporating a **community center with educational and recreational opportunities.**

## **Other Important Ideas**

During the discussion of the schemes, Steering Committee members also offered the following comments about each scheme:

### ***Scheme A***

- Like roundabout as focal point and as a way to slow traffic.
- Like seeing the park as you enter Mt. Angeles View.
- Like the road alignment and how it works with the ravine edge.
- Like the location of the Boys & Girls Club especially for classes and proximity to Lauridsen.
- Prefer that HACC offices remain on site.
- Worry about emergency access for units facing park.
- Clallam Transit representative likes the road alignment through the site and would want the bus to run north-south down new Francis with two bus stops.

- Create separate play areas for teens and little kids.
- The 5-way intersection created at Lauridsen is a problem.

### **Scheme B**

- Safety issues with street going through from Francis to Park. Need a way to calm traffic.
- Need Boys & Girls Club and HeadStart on site; best to have kids services available.
- Love pocket parks throughout. Parks are important for kids.
- Like this scheme as people from outside Mt. Angeles View feel welcome to parks and services.
- Would be better to have the HACCC offices on site because of services, transportation, access, and monitoring.
- Like the transit access in this scheme because of the use of through streets. May want to consider pullouts for transit in two locations: one low, one higher.
- Like that stormwater swales can be beautifully landscaped and create walkability.
- Needs a playground.
- Good connectivity; access to community and high school.
- Love concept of mix of rental, ownership, seniors – healthier community! Mentorship!

### **Scheme C**

- Clallam Transit liked the new access by the ravine but commented that the resulting multiple turns is a problem.
- The proposed road is too close to the ravine.
- Like that office and retail is at facing Lauridsen.
- Crossing the road to get to the creek trail is problematic.
- The Boys & Girls Club in Sequim has 47 parking stalls; therefore, I think the parking lot represented can be made smaller.
- Need parking lot near the Boys & Girls Club to have enough space for a bus.
- Dislike the location of the Boys & Girls Club; need room for administrative offices.
- It would be worthwhile to have a place for Kindercare or a teen club.
- Dislike that the park is across the street from the Boys & Girls Club

- With the trail promenade, it is important there is a clear separation between the public and private spaces. Create spaces that feel safe and secure.

### **Next Steps**

The Mt. Angeles View Steering Committee will meet again on March 23 prior to the broader community meeting. The Steering Committee will review and discuss the newly created preferred scheme and February's Meeting Summary. This meeting will also serve as an opportunity for the Committee to explore the pros and cons of the scheme and fine tune the programmatic elements towards a preferred design scheme the committee can agree on.