



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

**Meeting Summary #5  
June 29, 2010**

**Overview**

This was the fifth meeting of the Mt. Angeles View Steering Committee for the Housing Authority of Clallam County (HACC). Over the last seven months, the Steering Committee has met approximately five times to help guide the redevelopment efforts of Mt. Angeles View over the next six years. The purpose of the June meeting was to familiarize the Steering Committee with changes that have made to the Preferred Concept Scheme for the Mt. Angeles View Master Plan since our March meeting.

As a brief overview, the June Preferred Concept Scheme included 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.
- 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.
- The addition of sprinklers in housing units to allow for the narrowing of streets.

**Attendees**

***Steering Committee Members:***

Carole Boardman, *HACC Board*

Ellen Gage, *Olympic National Park*

Florence Bucierka, *Clallam County Department of Health and Human Services*

Janet Anderson, *OlyCap*

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

Scott Johns, *City of Port Angeles*

Terry Weed, *Clallam Transit System*

***Staff:***

Pam Tietz, *HACC*

Kay Kassinger, *HACC*

Jami Snyder, *HACC*

Matt Sullivan, *Mithun*

Lisa Folkins, *Mithun*

Steve Zenovic, *Zenovic & Associates*

Shanon Kearney, *Norton-Arnold & Company*

## **Introductions and Meeting Overview**

Matt and Shanon welcomed committee members to the fifth Steering Committee meeting at the Fireside Room of Holy Trinity First Lutheran Church. Matt Sullivan introduced himself and the rest of the consultant team and asked for committee members to briefly introduce themselves. Matt informed committee members about recent activities including meeting with the City of Port Angeles and their comments to refine the Preferred Scheme. Matt then gave a brief project update and asked Lisa Folkins to join him up front to go over the details of the latest version Preferred Concept Scheme.

## **Master Plan Discussion and Review of the Preferred Concept Scheme**

Matt Sullivan of Mithun refreshed the group on the previous preferred scheme proposed in March and the project's current timeline:

- Mithun reviewed the City's recommendations and how they carried over to the Preferred Concept Scheme on view today.
- The June community meeting takes place tonight from 5:30 - 7:00pm at the Port Angeles Public Library and we will review the Preferred Concept Scheme with the community.
- Matt Sullivan and Lisa Folkins of Mithun then briefly described the Preferred Concept Scheme including the changes made to the location and orientation of several programmatic elements.
- Matt also described a new phasing scenario for the project assuming that a Hope VI grant award would not be an option. He stressed that without secure federal funding, it is hard to predict what the exact construction schedule might be.

After the Preferred Concept Scheme presentation, the consulting team asked meeting participants to provide comments on the Preferred Concept Scheme. To keep them focused, Matt reminded Committee members that the concept scheme included the following programmatic elements:

1. Community Garden Space
2. Links to Nearby Trails
3. Play Area
4. Location for Head Start/Early Head Start
5. Onsite Boys & Girls Club
6. Community Learning Center
7. Offsite HACC Office
8. Preservation of Tree Grove
9. Connectivity of Roads (Lauridsen Boulevard and Park Avenue via Francis Street)
10. Pocket Parks
11. Senior Apartments
12. Self-Help Units
13. One-to-One Replacement of Existing Units

## **Discussion about the Preferred Concept Scheme**

Shanon then asked the Steering Committee if the list above captured all of the necessary program elements; and if they had any reactions or concerns about the scheme.

Listed below are comments made by the Mt. Angeles View Steering Committee:

- a. The protection of large trees is really important for the redevelopment of the site. Scott Johns of the City of Port Angeles reported that there are no standards related to soil depth. Scott is looking to see if there are any plant lists that could offer recommendations.
- b. Olympic National Park is using photovoltaics this summer and would be willing to share the results with the Mithun team. Consider opportunities for using photovoltaics on the eastern edge of the property near the Boys & Girls Club or the Community Learning Center.
- c. The traffic flow for pick-up and drop-off at Headstart and near the Boys & Girls Club is challenging. Consider a dedicated area for drop-off near Francis Street for Headstart. Specifically, in the plan create more space to allow for 2-5 minute loading and unloading.
- d. Clallam Transit asked the design team to look at turning radii to allow buses through the site especially with Francis Street as a through street.
- e. Place bus stops at assumed destinations but not sure if they will be traveling north or south up Francis Street.
- f. How does Phase IV fit in to the redevelopment? The answer was that phasing for the market rate housing would depend on the market.
- g. The City of Port Angeles and the Public Works Department are walking the potential trail loop between Olympic Discovery Trail, Peabody Creek, and the Waterfront Trail to see if future connections would be feasible.
- h. On the next plan, please show some three dimensional views. Being able to visualize the site will help move the Master Plan closer towards approval.
- i. By not adding sprinklers to every unit, you are risking the safety of occupants. Perhaps it would be more cost effective to install sprinklers in the new construction of the market rate units and have wider streets? The team clarified that the determination on sprinklers would be related to analysis of new street widths.
- j. In order to include the necessary parking, would there need to be a variance submitted with the PRD? The Mithun team made it clear that parking allowances would be part of the PRD package that would be reviewed by the Planning Commission.
- k. There was some concern about buffers from the creek slope to the housing units. The City representative announced that buffers will be considered and that buffer “averaging” is allowed by the City of Port Angeles.

- l. The City planner on the Steering Committee said that other than buffer “averaging” there is the option to remove invasives or plant native plants at the buffer to prevent buffer incursion.
- m. The City representative also stated that large variety street trees are also required at arterials and to refer to the City’s recommended plant list when we reach that level of detail.
- n. Having organized on street parking on Park Avenue for visitors is a good idea if you plan on reducing the number of parking spaces on the site. It will probably be OK with Public Works if the road is wide enough.

### **Next Steps**

The Mt. Angeles View Steering Committee will not meet formally again. After the City’s review process of the 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. Matt reminded the Steering Committee that they are always welcome to attend any of those meetings.