

Seven Oaks – Phase II Meeting

Tuesday, June 7, 2011

5:30 -7:30pm

1 attendee

The following is a summary of the discussion/feedback from the Phase II meeting for the Seven Oaks school site:

Residential Use:

We heard in the last session that there's strong support for senior housing to allow local residents to remain in the neighborhood as they grow older.

- Would you agree or disagree that senior housing is the preferred reuse for the community?
 - **Agree**
 - **Senior Housing Cornerstone Project creates Development hub**
 - **District needs to know that group (Common sense Housing Initiative) has history of using credits to create housing**
 - **Strong support from community and elected officials (CDBG funds)**
 - **Need to move quickly**
 - **No negative feedback from anywhere (have met with businesses in area and community groups, everyone positive)**
 - **Have talked with Councilmembers Reid and Curls about helping to rezone the area**
- Is any type of senior housing acceptable? Affordable senior housing? Independent Living? Assisted living? Nursing home?
 - **First choice assisted living – controlled access**
- If a senior housing project isn't viable, would any other types of residential projects be acceptable? Section 8, Affordable housing, Group home, etc? Why or why not?
 - **Not good for group home or section 8 (closed in building, closed in structure)**

Community Use:

At the site tour, participants expressed a desire for the building to be accessible to people in the community beyond just the senior residents. Participants expressed that they'd like for the building and site to function as a community connector:

- What types of use would this be?
 - **Farmers market, Community garden**
 - **Teaching community**

- If the district enters into negotiations with an entity to acquire the site, should community access to the facility/site for these types of activities be a consideration? A requirement?
 - **Senior/Community connector: cross generational exchange**
 - **Church groups in to do plays in auditorium**
 - **Community consideration important as District moves forward**

Interim Reuses

In the event any of the proposed reuses for this site fall through, we want to talk about interim actions/activities.

- Is there an interest in using the grounds if the building isn't reused in the near term?
 - **yes**
- What interim uses would be acceptable?
 - **Farmers market, community garden**
 - **Very important to keep building sealed and secure. Boarded securely, patrolled at least once a week**
- Who in the community might be able to serve as the primary point of contact for the district in initiating discussions about interim use of this site?
 - **Gwen Davis- Seven Oaks Neighborhood Association has been involved with HENC (make sure she is consulted)**
 - **Opal King - Palestine**
 - **Oak Park - Constance Norton, Carol Edwards**
 - **Friendship Baptist Church - James Terrance**
 - **Park Avenue - Greg Stevens**

Demolition

- 1) What if a viable proposal comes in that is consistent with community feedback, but would require demolition of the building?
 - **Last resort. Jobs hired from the community. Developer has strong reputation for community project**
- 2) What if several years go by, and the building still hasn't been reused. What should the district do?

What are your thoughts specifically about demolition in these scenarios? What if the district and the Parks Department could work out an arrangement where the site would be integrated into the park property?

- **Land cleared and annex to adjacent park**