

Subject: Re: HVNA and Parcel K (Proxy site Hayes & Octavia)

From: Jason M Henderson <Jhenders@sonic.net>

Date: 7/27/18, 9:13 PM

To: undisclosed-recipients: ;

All,

The survey that I am referring to is attached.

Thanks

-jh

On 7/27/2018 9:09 PM, Jason M Henderson wrote:

Dear T & P Committee and HVNA Board,

At last Monday's (7/22) Transportation and Planning meeting we learned that several HVNA board members (Craig Hamburg and Ben Zotto) have been quietly lobbying to the City that "Parcel K," which is slated for affordable housing, be kept as some sort of commercial open space. At the same time an informal preference survey designed by Ben has also been underway. This survey asks visitors to Patricia's Green and the Proxy site if they prefer the open space or developing the parcels for housing. There are big problems with both of these, and I respectfully ask that the lobbying and survey be discontinued.

Let me clarify some things:

The HVNA and HVNA T & P Committee unequivocally supports affordable housing at parcel K. Period. There are no nuances. There has been no change of policy. It is part of our longstanding support of Market and Octavia Plan and the compromise over the land underneath the freeway.

I took a look at the survey circulating in Patricia's green. It says nothing about how parcel K is supposed to be affordable housing except in the image caption. That is misleading. It also identifies the survey as coming from HVNA. This is also misleading. The survey should say nothing about HVNA on it, since it is not coming from HVNA.

Here are some further things to consider:

San Franciscans voted in 1999 for Proposition I, which mandated that all the excess freeway parcels, including parcels K & L, be used specifically for housing. Using those parcels for anything other than housing is a violation of the law.

The San Francisco Redevelopment Agency purchased Parcel K specifically to build affordable housing.

Proxy's use of Parcels K & L was always presented as and intended to be temporary.

As mandated by Proposition I the proceeds from the sale of the former freeway parcels were earmarked for Octavia Boulevard and related pedestrian and bike safety, transit and other transportation improvements in Hayes Valley (note that future sale of Parcel L will help pay for other improvements)

San Francisco desperately needs affordable and other housing. Parcel K is a good site

and city-owned.

There is a need for open space. I recommend that HVNA focus on living alleys, 12th Street and other sites in the Hub. We can also expand the green into the two side streets for more open spaces. But let's not pit affordable housing against open space.

Thanks,

-jh

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Jason Henderson
San Francisco CA
94102

—Attachments:—

2018 Hvna K&L survey v2.pdf

589 KB

Hayes Valley Resident & Visitor Survey

The purpose of this short survey is to help the Hayes Valley Neighborhood Association understand who comes to Hayes Valley and why. The temporary lease on the “Proxy” and Biergarten city-owned land adjacent to the Patricia’s Green park will expire in 2020, and **new housing** development is planned there. No changes are planned to Patricia’s Green park. Your answers are important to help us guide changes here to most benefit the community.

Date: _____ morning - afternoon - evening

1. From where are you visiting Hayes Valley?

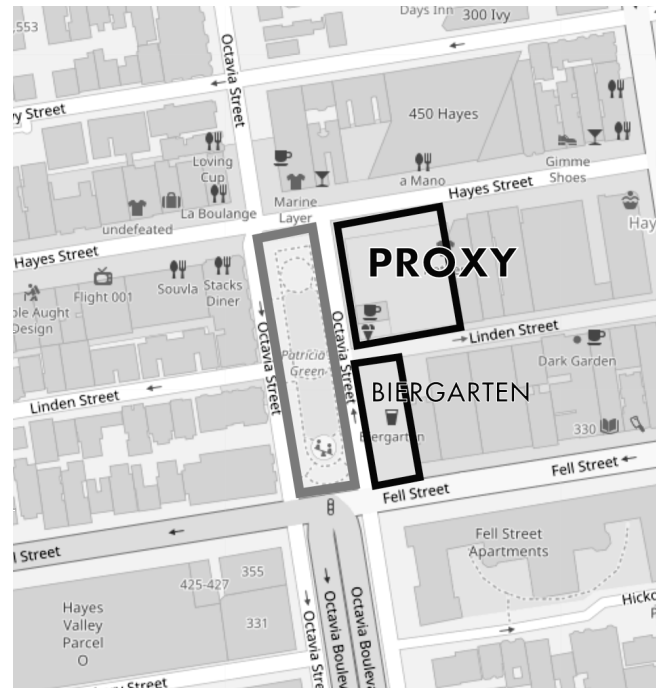
- Within the neighborhood
- Adjacent neighborhood (Lower Haight, Fillmore, Mission, Civic Center, etc)
- Somewhere else in San Francisco
- Somewhere else in the USA
- I’m visiting from outside the USA:

2. How often do you visit Patricia’s Green and/or the adjacent open space known as “Proxy?”

- Daily
- Multiple times a week
- Several times a month
- Several times a year
- Rarely
- Today’s my first visit!

3. On what days and times do you come here? (check all that apply)

- Weekends
- Weekdays
- Morning
- Daytime
- Evening/Night



The two areas outlined at the right, Proxy and Biergarten, will be developed as below-market-rate and market-rate housing after 2020. Patricia’s Green park is outlined at center and will remain a permanent park.

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4. How do you arrive here?

	Always	Often	Sometimes	Never
Walking/on foot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public transportation (bus, BART, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drive myself	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taxi or Ride share (Uber, Lyft, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other: _____

5. I come here with:

	Always	Often	Sometimes	Never
By myself	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Friend(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family member(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Work associate(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other: _____

6. What brings you to Patricia's Green/Proxy?

	Always	Often	Sometimes	Never
Food or drink (restaurants and bars)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food or drink (at the temporary coffee, ice cream, or beer locations)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spend time outdoors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special events (outdoor movies, food trucks, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exercise (boot camp, running groups, bike rental, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dog walk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meeting people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tourism/tour guides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other: _____

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7. I have attended or would attend the following events at this location:

	Always	Often	Sometimes	Never
Urban Air Market (Craft fair)/Farmer's Market	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor movie screenings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food trucks (pizza, etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exercise/boot camp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Art shows or performances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. I visit or use the following parts of of Patricia's Green/Proxy:

	Always	Often	Sometimes	Never
Grass area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sculpture area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Play structure/jungle gym	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Casual seating in Proxy area (on pavement)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Built-in benches or tables in the Green	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pavement area in Proxy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. The open space known as Proxy and the land that hosts the Biergarten is scheduled to become new housing two years from now (in 2020). This will include both market-rate and below-market-rate housing.

- Were you aware of this plan prior to today? Yes No
- Will this change the frequency or purpose of your visits to Hayes Valley? Yes No
- Will this change the frequency of your visits to Patricia's Green? Yes No
- How do you feel about the plan to develop **housing** on these parcels of land? (*circle one*):

Very negative Negative Neutral/Don't Care Positive Very Positive

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10. Proxy and Biergarten are important places/open areas for me and/or my family:

Not important 1 2 3 4 5 *Very important*

11. Proxy and Biergarten are important places/open areas for San Francisco:

Not important 1 2 3 4 5 *Very important*

12. What do you like BEST about the Patricia's Green/Proxy area?

13. What do you wish were different about the Patricia's Green/Proxy area?

14. Anything else you'd like to tell us at the Hayes Valley Neighborhood Association?

Thank you!

This survey is being conducted by the Hayes Valley Neighborhood Association. For questions, please contact Corresponding Secretary Ben Zotto at bzotto@gmail.com.