

# Temescal News & Views

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*Temescal News & Views* is published bimonthly and distributed to 3,000 households, schools and businesses.

## Our Mission

The mission of TNT is to enhance the quality of life in our diverse community through revitalization of our homes, businesses, schools and public services by providing an ongoing forum for community education, interaction and empowerment.

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## Studio One Listed in National Register of Historic Places

By unanimous consent, the State Historical Resources Commission at its May 5th meeting in Sacramento approved the nomination of the Studio One Art Center building at 365-45<sup>th</sup> St. in Temescal to the National Register of Historic Places. The Commission's decision was welcome news to the Friends of Studio One, the group seeking to obtain National Register listing for the 100-year-old building. The Commission's recommendation now goes to the National Park Service for final approval, which is expected to be announced in August.

Built originally as a home for children in 1894 by the Ladies' Relief Society of Oakland, the building was severely damaged by fire in 1906. A year later it reopened and continued to house children until 1940. In 1947, the North Oakland Area Council launched a community-wide campaign to purchase the building and adjacent playground to give to the City of Oakland for use as a city recreation center. The Temescal Pool was constructed on the former playground next door.

After repairs were completed, the North Oakland Recreation Center, with the fledgling Studio One program occupying a portion of the second floor, opened in 1949. A city-run arts program for youth and adults, Studio One eventually grew to fill the entire building. The program operated continuously from this location until the spring of 2005 when it moved temporarily to the Malonga Casquelourd Center for the Arts on Alice St. while the Studio One facility undergoes a \$12.5 million renovation, funded by Measure DD. The new, state-of-the-art, seismically upgraded Studio One is expected to reopen at its historic 45<sup>th</sup> Street location by summer 2007.

The National Register listing recognizes the important role that the non-sectarian Ladies' Relief Society, which was founded in 1871, played in Oakland's history. It also honors the building itself, which is likely the last remaining example of this type of large residential children's institution in Oakland.

The listing in the National Register will automatically place the Studio One building in the California Register of Historical Resources. The City of Oakland also is in the process of designating Studio One as a city landmark.

— Jeff Norman

## Temescal Revitalization Heads South Down Telegraph

The Temescal Commercial District is dear to all of our hearts...and we've generally meant that to include the two architecturally lovely blocks between 49<sup>th</sup> and 51<sup>st</sup> Streets. We've all said or thought, "Someday this vibrant activity will move down Telegraph towards the BART station." I'd like to report that this southbound migration is finally fully underway! The Temescal Telegraph Community Association (TTCA) Business Improvement District (BID) and volunteer members of its various committees are working hard to improve the Telegraph corridor with many activities afoot. We'd like to report the following activity, south of 49<sup>th</sup> St., in the recent past, the present and coming soon!

### Recent Past

- Lanesplitters, the popular pizza spot, opened at 48<sup>th</sup> and Telegraph. When isn't this place full of people?
- 25 new condominiums sold out in weeks at 48<sup>th</sup> and Telegraph, adding two scores of new residents and shoppers to the area.
- Lapham Company occupied the former insurance firm space at 4844 Telegraph, adding numerous employees and dedicated owners Jon and Jeri Shahoian to the shopping district.
- Julie Stevens opened 17 Jewels at the vacant retail space at 4801 Telegraph, adding a touch of class and personal enthusiasm to the Avenue.

### Current

- Desa Arts at 4812 Telegraph, an art import retailer, recently moved into this formerly vacant spot. Owner Lisa Tana has already attended her first Temescal Merchants' Assoc. meeting and has jumped right into the Temescal fray.
- Gate 48's 12 new condominium units are under construction on 48<sup>th</sup> St., west of Shattuck. Perhaps you saw the large crane on the skyline and came by to watch some of the installation. Marketing of these for-sale units has begun (see related article in this issue). These 12 new homes should add another 20 new residents and shoppers to Temescal.

### Future

- Tumble and Tea will be open this winter at 4210 Telegraph. Bring your babes in arms to the spot and let them romp while you relax!
- Working with the city's Façade Grant program, both property owner and city funds have been

earmarked for a facelift at 4869-4875 Telegraph. This includes the U & I Market, Ho Ho Restaurant and the long-vacant space next door.

- Speaking of the vacant space at 4869 Telegraph (the former Post Office), word is out that a major investment is about to take place by an experienced Korean restaurant operator here. They haven't selected a name yet, but the operator is in contract for this 3,000 sq. ft. space and is submitting plans to the City for approvals for a winter '06 opening!
- Another city façade grant has been requested by the property owners at 4800-4812 Telegraph, a mixed unit building with three commercial storefronts and three residential units above. The owners, John and Art, live on site.
- Centrada Temescal, another mixed-use development with 51 for-sale units above 5,050 sq. ft. of retail went to the city's Planning Commission in June for approval. Construction on this project won't likely begin for a year or two, but this is a strong signal of investor confidence in the area.
- Our BID has received a \$24,000 grant from the city's Redevelopment Agency for public improvements along Telegraph between 40<sup>th</sup> and 42<sup>nd</sup> Streets.

We will keep you apprised of these and other activities as they spring to life in blossoming Temescal!

—Rick Raffanti, Board President, TTCA

### Temescal Neighborhood Planning Process Gets Underway

Almost 200 Temescal residents attended a meeting on April 27<sup>th</sup> where we began the process of developing a neighborhood plan for Temescal. The comments and questions from neighbors reflected both the diversity and intelligence of our residents. The purpose of this neighborhood planning process is to come up with development guidelines that shape the type, size and style of new buildings that are built in our area for years to come.

At our first meeting we became aware that there is a need for more information regarding future development in Temescal. People wondered whether AC Transit will be improved enough to handle more people in the corridor. Others asked what effect additional density will have on traffic and parking in

the neighborhood. Some questioned whether new development will affect the pedestrian-friendliness of the area.

Over the summer we are planning two separate panel discussions that will bring in experts to discuss what a smart growth neighborhood should look like. Please note the following meeting dates:

**Meeting #1:** Density, Transit, Parking and Traffic

**Date & Time:** July 13, 2006, 7 - 9 PM

**Location:** Faith Presbyterian Church, 430 49<sup>th</sup> St.

**Meeting #2:** Buildings and Community Character

**Date & Time:** To be determined

**Location:** To be determined

Following those two informational meetings, we are planning a half-day design workshop for September where we will look at maps of the available buildable lots in Temescal and match building heights and styles to the locations to try to develop a detailed plan of what would work for the neighborhood. Finally, the workshop will be followed by a presentation from planning staff about options for a draft neighborhood plan which will reflect the thinking from the previous four meetings.

Please contact me at 238-7001 if you would like to receive notices about upcoming meetings.

—Jane Brunner, Councilmember, District One

### City Planning Commission Delays Decision on Housing Development

At a recent Planning Commission meeting, a decision was delayed regarding a 51-unit condominium complex proposed at 4700 Telegraph Avenue. City staff reported to the commissioners that they did not like the results of a traffic study and wanted to work with the developers before bringing the item to the commission for approval.

Community members packed the room to voice their opinion and the commissioners invited them to speak even though the item was delayed and will be back on the commissioner's agenda on July 12<sup>th</sup>. Many merchants in the community spoke in support of increasing the density around their businesses. Many neighbors spoke against the proposal because 5-6 story developments do not fit the fabric of the 2-3 story neighborhood and will cause severe traffic and

parking issues. The proposed development on 47<sup>th</sup> Street has one space per unit and 11 parking spaces for 5,000 square feet of business space. There are no spaces for employees of the businesses.

Additionally, this proposed development will demolish historic properties. Built in 1903, these buildings have contributed to Temescal's architectural heritage for over 100 years. And currently there is no plan for affordable housing on this site.

Many community members were also upset about the precedent being set since these developers have received approval on two other 5-6 story buildings in a four block radius on Telegraph. Because of the community's range of concerns, City Councilmember Jane Brunner has invited neighbors to form a committee which will set zoning and design review guidelines. This process will be complete in the fall.

After the community comments, Planning Commissioner Anne Mudge requested the developers meet with the community to hear their concerns before the next Planning Commission meeting.

If you have thoughts about the developments on Telegraph email the City Councilmember Jane Brunner and the Planning Commissioners: [dboxer@gmail.com](mailto:dboxer@gmail.com); [nicoleyfranklin@gmail.com](mailto:nicoleyfranklin@gmail.com); [colland@aol.com](mailto:colland@aol.com); [mlichty@calnurses.org](mailto:mlichty@calnurses.org); [mmclure@appliedip.com](mailto:mmclure@appliedip.com); [amudge@mofo.com](mailto:amudge@mofo.com); [jbrunner@oaklandnet.com](mailto:jbrunner@oaklandnet.com).

—Janelle Cavanagh

### Temescal NCP Annual Picnic

Join us for our annual picnic on Sunday, August 6 from 12 - 4 pm at Park Day School. We'll supply barbecue grills, soft drinks, paper plates, utensils, etc. You bring a dish to share and something to grill.

Summer is vacation time! Protect your apartment or house. Let a trusted neighbor know when you'll be away and when you'll return; take in your newspapers and mail; and keep a watchful eye on your home. You can install timers on lamps to give the impression that someone is at home.

Tuesday, August 1 is Night Out Against Crime, a chance to join neighbors in walking around our shopping areas and neighborhoods. Your presence helps to show that lots of pedestrians bring safer streets. Visit our website at [www.temescal.us](http://www.temescal.us) for lots of helpful information about police beat 12x.

—Donald Lowrey, Chairman, Temescal NCP

## Summer Reading and Other Library Programs

It's time to sign up for Summer Reading at the library! Kids who read 8 hours during the summer earn a free book and other prizes. Parents and older children may read to younger ones who aren't yet able to read. For those who participate in the program, there will be a special celebration at the Oakland Museum on Sunday, August 20, 1-5 PM. Our Summer Reading program just for teens starts on July 1, so teens should come by the library to get the details and sign up. Don't forget that we also have Preschool Story Time for children ages 2-5 every Wednesday from 10:30-11 AM all year long. We also have some special programs for families in July, so mark your calendars!

- Marcus Raymond, juggler, Monday, July 17, 7 PM. Laugh out loud at wild juggling feats and stunts.
- Yolanda Rhodes, storyteller, Monday, July 24, 7 PM. Enjoy multicultural tales with singing and movement.
- Puppet Art Theater presents "Little Red Riding Hood." Monday, July 31, 7 PM. What happens when Little Red and Fifi try to take pepperoni pizza to Grandma's?

Have a great summer and we'll see you in the library.

– Sally Bean, Temescal Branch Manager

## Summer Programs at Studio One

We are pleased to announce the return of our children's summer programs at our new location. A variety of children's art activities start the week of June 19 and conclude the week of August 14 (classes will not take place during the July 4<sup>th</sup> week). We have space for 60 children per week, ages 5 to 13.

Our resident Magician, Blake Maxam, is offering a magic class for budding magicians of all ages (8 yrs. and up) wanting to learn coin and card tricks as well as mind reading. There are also two Saturday classes for children, a clay hand-building class for 5 to 9 year olds, and a clay class for teens, ages 13 to 17. The adult arts program, which includes two yoga classes, may interest teens and adults. Classes start Saturday, July 8, and conclude Friday, September 1.

July is National Recreation and Parks month, and the City of Oakland Office of Parks and Recreation is celebrating by host-

ing events throughout the city. Studio One and the Malonga Casquelourd Center will have an open house with activities for everyone on Sunday, July 23 from noon - 4 pm.

Studio One Art Center is located at 1428 Alice Street. We are located equal distance from Lake Merritt and 12th St. BART stations. There are two parking lots across from the Studio and street parking. Whether you have a morning, afternoon, or evening class, staff will be on hand to assist you. For more information or to request a brochure, call 597-5027. You can also register for summer 2006 classes online at [www.oaklandnet.com/parks](http://www.oaklandnet.com/parks). Office hours for walk-in or call-in registration are Monday - Friday, 9 am - 5 pm.

—Tomyé Neal-Madison

## First Time Homebuyers Assistance for New Temescal Homes

Twelve new residences are coming to Temescal. These one-and two-bedroom condominiums are currently under construction on 48<sup>th</sup> Street just west of Telegraph (at 574 48<sup>th</sup> St). Amenities will include secure parking, views from most units, in-unit laundry, fully appointed kitchens, designer paint, bamboo floors and private patios in some units.

Outreach is being done to Temescal and Rockridge residents and employees and other Oakland residents to give local buyers an opportunity to purchase these residences before the rest of the home buying public. Project developers have also hired First Home Inc., a finance company that specializes in home buyer assistance, to provide financing for Gate 48 buyers. Several state and local programs provide down payment assistance, especially for first-time buyers. For example, the City of Oakland provides up to \$75,000 in assistance. The state has special reduced interest rates for qualified buyers, and the Federal Home Loan Bank has a three to one dollar matching program up to \$15,000. Additional assistance is available for Oakland teachers, police officers and firefighters. In addition to special financing for first timers, several of the homes at Gate 48 have been priced for affordability—pricing starts in the high \$300k's.

For more information, contact HomeQuest Realty at 888-869-9600 (Selisa Wright x 205, Laura Martell x 123), or go to [www.myhomegateway.com/gate48](http://www.myhomegateway.com/gate48).

– Bill Lambert

## Project CIVIQ at 51<sup>st</sup> and Telegraph Gets Green Light to Proceed

*This article was submitted in April and was inadvertently left out of the May/June issue of Temescal News and Views. I sincerely apologize for the omission.* – Viki Maxwell, editor

As many of you know CIVIQ, the proposed project at 51<sup>st</sup> and Telegraph, was unanimously approved by the Oakland Planning Commission in January. This approval was appealed to the City Council by a group of neighbors. Councilmember Jane Brunner led a mediated negotiation that resulted in an "11<sup>th</sup> hour" agreement and the appeal was withdrawn prior to the City Council hearing on March 21.

The agreement includes some height reductions at the corner of 51<sup>st</sup> & Telegraph, relocation of an upper level access concourse, a pedestrian safety study and related area improvements, and developer contributions towards a possible future residential parking program for the area around the project.

We want to thank the Temescal area residents for their participation and support of design improvements for the project. Of great community significance is the extension of the FROG park walkway we will create from Clarke and Redondo along the northwestern side of the project to a wide, sun-filled plaza at 51<sup>st</sup> St.

The project implements the city's general plan which calls for Telegraph Avenue in this area to "Grow and Change". It will provide much needed infill housing along one of the city's busiest transit corridors and in proximity to two BART stations. With a million new people projected to come to the Bay Area in the next 15 years this is the kind of project that the city needs and why it was so enthusiastically supported by Planning Commission members and staff in their deliberations and findings. Accommodating these new residents along urban transit corridors is the most environmentally effective solution for the continuing growth of the Bay Area. CIVIQ is designed to not only promote walking, but to house bicycles and to create space for 2 City Car Share vehicles. The project will also set a new standard in the Bay Area for energy efficiency and use of solar energy.

Perhaps the most tangible offshoot of the project will be the arrival of 125 or so new resident-shoppers to the Temescal commercial district where there is now a vacant lot surrounded by a chain link fence. The 67

# Temescal Calendar

**Friday and Saturday, July 7-8, 9 PM.** 12<sup>th</sup> Annual Brainwash Drive-In/Bike-In/Walk-In Movie Festival. Alliance for West Oakland parking lot, 1357 5<sup>th</sup> St, Oakland. www.brainwashm.com.

**Saturday, July 8, 6:30 PM.** East Bay Cohousing Tour. Tour starts at Swan's Market Cohousing, 930 Clay St, Oakland. tours@cohousing.org.

**Sunday, July 9, 12 PM.** Jane Brunner's Council District 1 community picnic. BBQ and drinks will be provided, also bring a dish to share. North Temescal Picnic Site, 6500 Broadway. 238-7001.

**Wednesday, July 12, 6 PM.** Temescal Merchants Association monthly meeting. All are welcome. Temescal Library, 5205 Telegraph. 653-7196.

**Wednesday, July 12, 6:30 PM.** Oakland Planning Commission meeting. New development at 4700 Telegraph to be discussed. Oakland City Hall, One Frank H. Ogawa Plaza, downtown Oakland.

**Thursday, July 13, 7 PM.** Temescal Neighborhood Crime Prevention Council (NCPC) Steering Committee meeting. Everyone welcome. Faith Presbyterian Church, 49th and Webster. 420-6974.

**Friday, July 14, 7:30 PM.** Poetry Saloon. Bring a poem that you have written and one by someone else to share, or just come to enjoy. 472 44th Street (between Telegraph and Webster). 594-2200.

**Saturday, July 15, 9 AM.** Temescal Creek Cleanup. Meet at Cavour and Redondo across from the DMV parking lot. 655-1767.

**Saturday, July 15, 10 AM.** Help monitor water quality in Temescal Creek. 459-3967 or temcrk@mountaincurrent.net.

**Monday, July 17, 7 PM.** Marcus Raymond, juggler. Temescal Library, 5205 Telegraph. 597-5049.

**Sunday, July 23, Noon.** Studio One Open House. Studio One, 1428 Alice St, Oakland. 597-5027.

**Monday, July 24, 7 PM.** Yolanda Rhodes, storyteller. Temescal Library, 5205 Telegraph. 597-5049.

**Monday, July 31, 7 PM.** The Puppet Art Theater presents "Little Red Riding Hood". Temescal Library, 5205 Telegraph. 597-5049.

**Sunday, August 6, 12 PM.** Temescal NCPC annual picnic. Bring a dish to share and food to grill. Park Day School (43rd & Shafter). 420-6974.

**Thursday, August 10, 7 PM.** Temescal Neighborhood Crime Prevention Council (NCPC) Steering Committee meeting. Everyone welcome. Faith Presbyterian Church, 49th St. and Webster. 420-6974.

**Saturday, August 19, 10 AM.** Help monitor water quality in Temescal Creek. 459-3967 or temcrk@mountaincurrent.net.

**Sunday, August 20, 1 PM.** Celebration for kids who participate in the Oakland Library's Summer Reading Program. Oakland Museum, 1000 Oak St, downtown Oakland. 597-5049.

**Sunday, August 27, 3:30 PM.** *Splash for Cash*, a fundraiser to help furnish the new Studio One building. Temescal Pool, 371 45th St. 654-6346.

residential condos and retail space at the corner of Telegraph will continue the revitalization that we have seen in this area, producing a more vibrant and bustling community and commercial environment for all to enjoy. *— Roy Alper, Principal, CIVIQ*

## Join the "Emerson Team" of Tutors and Mentors

Experience Corps is gearing up for its second successful year at Emerson Elementary School, and is looking for more older adults to join its caring team of older adult tutors and mentors! In our first year at Emerson, our team of six volunteers helped children learn and grow simply by sharing their time, love, and experience with the school community. These dedicated Temescal community members together gave over 850 hours of their time supporting 40 students. Experience Corps mentor Doreen Bermudez says of her time at Emerson, "This has been one of the best years of my life."

The year marked a wonderful start to our goal of enhancing the intergenerational and community presence at Emerson, but we are looking to go further. If you are 55 or older and would like to share your time and experience to help Emerson students excel, Experience Corps offers the training, on-site support, and even a monthly stipend of up to \$233 for those able to spend 15 hours or more a week at the school. For more information, contact Jessica Bullen at 495-4966 or jbullen\_ec@yahoo.com. *— Jessica Bullen*

## Temescal Creek Cleanup

Please come out for a Temescal Creek cleanup on Saturday, July 15, 9 AM - noon. We will be working on the block along Redondo between Cavour and Clarke. You'll also have a chance to admire the soon-to-be completed block of the greenbelt as it travels through

the DMV lot. It will have a picnic table and beautiful new landscaping.

We'll meet in the shade of the tree at the corner of Cavour and Redondo, across the street from the DMV parking lot. We'll have coffee and morning treats to start the day. The City of Oakland Environmental Services Dept. supplies many tools, but if you have a favorite, please label it and bring it along. Wheelbarrows are always useful. We will be picking up litter and pulling weeds. There is always ivy to clear from the base of trees. The Cleanup is sponsored by the DMV Neighbors' Association and the City of Oakland. *— Margaret Pinter*

## Splash for Cash to Raise Funds to Furnish Studio One

The Friends of Studio One invite you to *Splash for Cash* on Sunday, August 27 from 3:30-6 PM at the Temescal Pool, 371 45<sup>th</sup> St. This summer party will include swimming, ping pong, and seasonal vegetarian faire. There is a \$20-\$40 tax-deductible donation (kids are \$5-\$10). We have limited space, so please email Karen Hester at karen@hesternet.net or call 654-6346 to RSVP with the number in your party. *— Karen Hester*

## Temescal Cohousing Included in East Bay Tour

On Saturday, July 8 from 8 am - 5:30 pm, East Bay Cohousing will sponsor a tour of six Bay Area communities including Temescal Commons and Temescal Creek Cohousing. The tour begins and ends at Swan's Market Cohousing, 930 Clay St. in downtown Oakland. The cost is \$95 per person. Register at <https://lv0.net/Form/TheCohousingAssociationoftheUnitedStates/NorthernCaliforniaBusTourJuly2006>. Contact tours@cohousing.org with questions. *— Karen Hester*

*Help Support This Newsletter and TNT.* Volunteers are doing the work of getting out this newsletter (and occasional fliers)—but we still need to pay the printer! If you value our community efforts, please consider making a donation. Any amount will help. Make your check payable to TNT, and send it with this form to: TNT, c/o 469 Rich St., Oakland, CA 94609. *— Thank You!*

**Yes, I want to help.**

Enclosed is my contribution in the amount of:

\$10  \$25  \$50  Other \$ \_\_\_\_\_

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I'd like to volunteer. Please call me.

