

# PANIL Notes

Volume 35

Piedmont Avenue Neighborhood Improvement League - PO Box 20375, Oakland 94620

June 2010

BATTS' COMMENTS ON MENTORSHIP PROGRAMS FOR OAKLAND YOUTH

## Oakland Police Chief Tony Batts Speaks at the June PANIL Meeting

In his opinion piece in the Oakland Tribune on May 14, Oakland Police Chief Anthony Batts talks about the **O. K. Mentorship Program**, the partnership between the police officers and the Oakland Unified School District to mentor boys between the ages of 12 and 18 who are at risk of being incarcerated or becoming victims of homicide. Batts said, "It is easier to build a boy than to mend a man. From a public safety and economic perspective, it's a lot smarter to invest in steering kids in the right direction early than to spend far more to lock them up later."

The OK Mentorship Program (<http://www.okmentorship.org/>) is only one of 15 different mentoring programs for different groups of young people in Oakland. Here are two other examples.

The mission of the **Experience Corps** is to tap into the time, talent and life experience of adults 55+ to empower and motivate underserved elementary school students to succeed in school and develop a love

of learning by working one-on-one with students who have been identified as needing more individualized attention.

For information, visit [www.experiencecorps.org/cities/oakland](http://www.experiencecorps.org/cities/oakland) or call (510) 495-4966

**BUILD** is an innovative business-focused college preparation program for high school students. By helping them develop and run their own small businesses, BUILD helps them reconnect to education and gain critical skills for the future. Since BUILD's founding in 1999, 100% of its graduates have graduated high school and been accepted into college. For information, visit <http://www.build.org/browse/mentors-volunteers>.

Information about the 15 different volunteer mentoring opportunities in OUSD is available from [volunteers@ousd.k12.ca.us](mailto:volunteers@ousd.k12.ca.us) or 510-434-7765.



Tony Batts has been Oakland's Police Chief for less than one year. He has been recognized as an agent of change throughout his nearly 30 year career in law enforcement. His innovative style is credited for transforming low-performing units into high performers.

Chief Batts received a BS in Law Enforcement Administration from California State University, Long Beach and a Doctorate in Public Administration from the University of La Verne. He is a graduate of several executive programs including Harvard University Executive Development Course, FBI National Executive Institute, USC Delinquency Control Institute.

**PANIL Monthly Meeting: Wed., June 9, 7:30 p.m.**

**Neighborhood Crime Prevention Council — 7:30 pm**

**Sandra Sanders-West, our Neighborhood Services Coordinator**

**General Meeting — 8:00 pm**

**Oakland Police Chief Anthony Batts**

**Piedmont Gardens, 110 41st Street — 11th Floor Sky Room**

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**ALIVE AND KICKIN AGAIN**

**The Never-ending Promise of the MacArthur BART Transit Village**

By Bill Manley

In the Mosswood Park Rec Center on pleasant Wednesday March 21 evening, the Oakland Redevelopment Agency hosted a public meeting on the seemingly moribund MacArthur BART Transit Village project. PANIL last reported on it over two years ago, when all signs pointed to full speed ahead for the makeover of the MacArthur BART hole in the ground into a model transit village with hundreds of new housing units 60,000 square feet of retail. Then the financial crisis hit.

The newest plan calls for a gradual build out of the site over a 14 year span. The first phase will focus on the new parking structure, as that is considered a prerequisite for conversion of the existing lot into housing and retail.

Since our last report, there has been a bit of backsliding on the transit orientation, with the City Council insisting on 500 BART parking spaces instead of the 300 originally proposed. Though only 10% of the BART riders get to the station by car, the council deemed the increase necessary. Over the years, BART has spent hundreds of millions on free parking structures.

When asked about the cost of the garage, or cost per space, Deborah Castles of McGrath properties, simply said "heartbreaking." The architect said that "state funding" would take care of most of the costs (a comforting thought

now, given the state of the state!). "I think the garage will cost about \$17 million, but I'd have to do some calculations," stated Project Director Art May. That's about \$40,000 per space, never likely to be recovered in BART fares. No one could answer how much drivers would pay to park or if that was even considered as a means to raise revenues or reduce demand. BART does not have any program in place to encourage car-pooling. The BART representative present simply said, "That's maybe something we could look into."

Cars will enter and exit the garage from the two-lane road between the freeway and the garage. A new signal on Macarthur will allow vehicles to make either a left (eastbound) or right (westbound) turn out of the structure. Retail space will be added on MacArthur Boulevard.

Asking about the aesthetics seemed a bit like asking which would be the best shade of lipstick on a pig. One audience member said "It's a garage!" It seemed like some effort was made to reduce the boxiness. It will definitely be the largest and most dominant structure on the site. One design featured large protruding columns on MacArthur; another has wavy sides. A translucent metal facade would grace the MacArthur

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**MacArthur BART Transit Village** (continued)

frontage with decorative lighting that would appear in the evening.

While not in the designs on display, photovoltaic cells could be mounted on the roof to generate power and provide further protection for cars. An audience member noted that the view from the roof would be spectacular, and would perhaps be a better location for a restaurant than empty cars.

The artist depictions currently show retail on the MacArthur frontage of the garage.

One promising condition imposed by the state was that parking will be de-coupled from residences. This means that if a person buys a residential unit, buying a parking space will be optional. Thus if you are particularly transit-oriented and don't own a car – which is probably true of many prospective buyers, you can buy a unit without parking, thus freeing the space for others.

With the increase in garage size from 300 to 500 spaces, there was a slight reduction in planned housing and retail on the site. Construction of the garage is planned to begin in 2012, and the first housing units are planned for 2014, with final build out currently slated for 2024.

Ms. Castles noted that if demand is encouraging, the timetable could be speeded up. "Will we be looking at chain-link fencing for the next decade?" questioned one woman. "Not around the whole site, but certainly that will be visible around the area for many years to come" answered the presenters.

There was some cautious optimism about the planned village. Gloria Bruce, who lives on 38<sup>th</sup>, said "This is a better use for that big open space." Eric Knecht, who lives on MacArthur and doesn't own a car, said he would "wait and see." Many have been waiting for decades.

**MEET YOUR NEIGHBORS**

**Piedmont Avenue Neighborhood Get-together**

Join in on Thursday, June 24 from 5:30-7:30pm at the Park Avenue Bar and Grill (Linda and Piedmont Ave.) at an event hosted by Ratna Amin and Kelsey Krausen, with help from PANIL and PAMA. Kids are welcome.

**Library Update**

Two community meetings have been held to consider the future of the Piedmont Avenue Branch Library after the sale of the property it occupies. Watch for a summary of the available options for the next steps in the July issue of PANIL Notes. Meanwhile, you can view the library's administrative staff's slide presentation at [http://panil.org/hot\\_topics/PiedmontAvenueLibraryCommunityMeetingApril2010.html](http://panil.org/hot_topics/PiedmontAvenueLibraryCommunityMeetingApril2010.html)

**On June 22**, veteran tour leader, photo historian, and Oakland native Ray Raineri will discuss **the history of the Piedmont Avenue Branch Library**, 6:30 p.m. at the library. Refreshments will be served.



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References available upon request

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**Calendar**

**PANIL Meeting**

2nd Wednesday of the month  
7:30 to 9 p.m.  
Piedmont Gardens  
110 41st Street  
11th Floor Sky Room

**PANIL Steering Committee meets monthly**

For the time, date and place of the meeting, email [contact@panil.org](mailto:contact@panil.org)

**Glen Echo Creek Work Day**

2nd Saturday of the month  
Monte Vista Avenue, 9:30 a.m.  
654-1930

**Mt. View Cemetery Tour**

Docent led tour  
2nd and 4th Saturdays  
10 a.m., FREE

**Free event Romantic Music of Spain**

Sunday, June 6, 4:00 p.m.

**Mt. View Cemetery Tower Chapel**

5000 Piedmont Avenue  
[www.mountainviewcemetery.org](http://www.mountainviewcemetery.org)

**Oakland Heritage Alliance**

June 10

Anthea Hartig

Director, Western Office National Trust for Historic Preservation

Chapel of the Chimes  
4499 Piedmont Avenue  
\$10 members/\$15 non-members  
You may join at the door.

**Piedmont Avenue Branch Library**

160 41st Street, 597-5011

**Storytimes**

Toddlers  
Wednesday, 10:15 a.m.

Pre school  
Wednesday, 11 a.m.

**Saturday Knitting Club**  
Every Saturday 3 to 4 p.m.

Piedmont Avenue Neighborhood Improvement League  
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## Planning for the Lazy Days of Summer

A treasure in the heart of the city, the Oakland Municipal Band begins its 99th season with a concert on July 4, 2010 on the shore of scenic Lake Merritt in the stunning 1912 **Edoff Memorial Bandstand** with two hours of jazz, pop, big bands, classical, show tunes and marches.



Photos on this page by Phil Laing

The concerts started in 1912 and at that time the band played every Sunday of the year with 40 musicians. Now, the size is reduced only slightly, to 35 musicians, and the band plays five or six concerts during the summer under the direction of Robert Farrington, Musical Director and Conductor.

The Edoff Memorial Bandstand was built in 1923 and has been renovated since the damage incurred during the 1989 Loma Prieta earthquake.



The program provides employment opportunities for local musicians and an opportunity for these artists to be part of an established musical organization at a Historical Bandstand.

This is a great Oakland tradition and it's free! Concerts begin at 1pm and end at 3pm in Lakeside Park, 666 Bellevue, Oakland.

For information, contact Friends of Oakland Municipal Band, Anne Woodell, 339-2818.

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