THE CLINTON PARK PLAN

Urban Ecology • August 1999
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**ABBREVIATIONS**

EBALDC: East Bay Asian Local Development Corp.
ELMA: Eastlake Merchants Association
CHAPTER ONE

THE CLINTON PARK VISION

Imagine a future weekend in Clinton Park: A community plaza welcomes shoppers and pedestrians to the park and the Clinton Park Community Center. Stylish brick paving, attractive plantings, and comfortable benches invite residents of the surrounding community to enter the park and rest in front of the remodeled entryway to the Community Center. A neighborhood kiosk displays community information, announces upcoming events, and advertises local services, apartments for rent, and items for sale. New trash receptacles help keep the park clean. Enhanced lighting makes people feel safe into the evening as they enter the Community Center and stroll through the pleasantly landscaped park on newly laid-out and paved walkways.

Neighborhood children enjoy the rehabilitated play area, playing on new slides and swing sets, rolling down grassy mounds, shoveling sand into small plastic buckets. Parents sit and chat with neighbors on nearby benches, enjoying the scent and beauty of blossoming red bougainvillea. Nearby, gardeners tend the community plots, enjoying the warm sun and the chatter of young children. Along Sixth Avenue, a group of older children and teenagers have gathered for a talent show on the community stage. A group of neighbors sits beneath the historic Live Oak tree in the center of the park, laughing as they swap jokes and tall tales. Picnic tables are filling up with neighborhood residents. A continuous flow of people passes through the palm-shaded plazas at the corner entrances to the park.

Inside the Community Center, recent immigrants have gathered for an English class, while some of their neighbors view an art exhibit celebrating the neighborhood’s multicultural heritage. Lively conversation in Spanish, Mandarin, Vietnamese, Tagalog, Russian, and English fills the room. In a nearby cultural center, a dance troop is rehearsing for next week’s performance in the park.

On the streets outside the park, bus passengers disembark at the new bus stop plaza at East Fourteenth Street (International Boulevard) and Seventh Avenue. Some passengers head toward the shops along East Fourteenth Street, others enter the park in search of their friends. A pair of bicyclists arrive via the East Fourteenth Street bicycle lane, lock their bikes at a new bike rack and head across the street to pick up a drink before returning to the park for a brief rest on their way to the Oakland Museum. Cars move slowly along nearby roads, their pace slowed by recontouring of the streets, sidewalk trees, and clearly marked pedestrian crossings.
Redesigned, redeveloped, and maintained, Clinton Park can be a source of pride and a center for community activities in Lower San Antonio’s Eastlake neighborhood. This vision of Clinton Park provides a blueprint for restoring what can be a neighborhood gem and returning the park to the people of the surrounding neighborhood.

To be sure, this vision of Clinton Park is considerably removed from the lightly used, ill-maintained park of today. But it is an achievable vision that reflects the desires of the community. As detailed in the following chapters, the plan for a revitalized Clinton Park responds to an in-depth analysis of the neighborhood surrounding the park and to the wishes of the people living in one of Oakland’s most dense, diverse, and exciting communities. The plan would:

- Enhance the environmental quality of the park and neighborhood;
- Celebrate the community’s special multicultural heritage and identity;
- Create a setting for social interaction and park-based activities;
- Bolster community participation and activism;
- Provide more and better children’s play facilities;
- Help eliminate crime through safe-neighborhood design;
- Increase quality of life by making streets more pedestrian friendly;
- Increase safety by reducing the speed of traffic along streets bordering the park;
- Make the park and streets more attractive for business development.

Redesigned, redeveloped, and maintained, Clinton Park can be a source of pride and a center for community activities in Lower San Antonio’s Eastlake neighborhood. This vision of Clinton Park—developed by Urban Ecology with significant input from neighborhood residents, local merchants, community groups, and EBALDC—provides a blueprint for restoring what can be a neighborhood gem and returning the park to the people of the surrounding neighborhood: the merchants, the residents, the youth, and the children. The redesigned Clinton Park offers healthy and attractive plants, updated lighting, enhanced visibility, comfortable seating, and a safe environment for enjoying a small natural oasis and many of the activities that make city life special.

Community members asked for a park that reflects the neighborhood’s commonalities and its diversity. Urban Ecology responded with a plan that provides a safe, clean environment, venues for a range of events, and design elements reflecting the different racial and ethnic groups that give Eastlake its character.

This vision, however, is tempered by reality. In developing a vision for Clinton Park, Urban Ecology looked at successful neighborhood parks in Oakland and other cities in California and the United States. It also considered Oakland’s economic circumstances and the availability of funds for redesigning and revitalizing Clinton Park. The result is a plan that is visionary but also practical. Creating a park that provides Eastlake with the community centerpiece and green space it deserves will require commitment on the part of the city, neighborhood groups, local business and property owners, and community residents; however, the neighborhood and its people deserve it.
CHAPTER TWO

THE PARK AND ITS NEIGHBORHOOD:

A HISTORICAL OVERVIEW

Clinton Park covers one city block in Oakland’s Lower San Antonio District, which lies between Downtown Oakland and the city’s Fruitvale District. Lake Merritt, Twenty-Eighth Avenue, the Oakland Estuary, and East Twenty-Second Street provide the district’s boundaries. The Clinton Park neighborhood — also known as Eastlake — comprises the northwestern portion of Lower San Antonio, close to Downtown, Lake Merritt, and the Estuary (see Figure 1). The park itself is bounded by East Twelfth and East Fourteenth streets and Sixth and Seventh avenues. East Twelfth and East Fourteenth streets between First and Fourteenth avenues are the main commercial strips in the Eastlake Business District. They house numerous small businesses, including restaurants, grocery stores, used car lots, and automobile-related shops. Chinese and Vietnamese immigrants and their children run many of Eastlake’s businesses. This gives the neighborhood a distinct Asian feel. Local Latino, African-American, and white merchants have joined their Asian neighbors in ELMA.

Although the area has been referred to as the “New Chinatown,” that appellation is misleading. As with the rest of San Antonio, a rich and complex overlay of ethnicities, races, cultures, and generations defines Eastlake’s identity. Immigrants from Asia, Latin America and Eastern Europe have moved to the district
in recent years. These immigrants share the streets and sidewalks, shop in the same neighborhood stores, attend the same schools, ride the same busses, and otherwise utilize common public space with Americans of African, Asian, European, Latin American, and Native backgrounds. While this cultural stew provides Eastlake with the opportunity to be a vibrant urban neighborhood, the community faces very real challenges. Although it has middle-class residents, Eastlake is—like much of San Antonio—a poor neighborhood. Its immigrant communities lack political clout, and much of its built environment, including Clinton Park, is in a state of decay.

This hasn’t always been the case: the area’s original Native American inhabitants took advantage of the rich resources of the land and sea. The Ohlone people of the Costanoan tribe lived in kin-based villages along waterways in the rich oak savanna and by bay estuaries, including the former inland estuary that’s now Lake Merritt. Known for their baskets and other crafts, the Costanoan Ohlone traded with other native groups along the coast and in inland villages. The Costanoan Ohlone also harvested shellfish from the estuary, leaving behind huge mounds of shells.

1800-1906:

The Early California Years
By the early 1800s, Spanish Mission culture and large land grants to Spaniards dramatically changed life and landscape along the East Bay coast. The Spanish government granted Don Luis Maria Peralta control over the 12,000-acre Rancho San Antonio in 1820. A much-decorated and well-connected military retiree, Peralta dedicated this, the largest land grant in California, to cattle ranching. He moved the Ohlone people to ranch compounds centered in the current city of San Leandro. Peralta maintained control of the land through the remaining years of Spanish and Mexican rule.

The history of the neighborhood as part of modern California opens in 1850 when one of Don Luis’s sons, Antonio Maria Peralta, leased the land containing today’s Eastlake neighborhood to the wheat-and-barley-farming Patten brothers. Around the same time, white migrants, drawn to California by the promise of gold, overtook the East Bay, profiting as they felled the large stand of redwoods that crowned Los Palos Colorados, the East Bay Hills. Lumbermen and teamsters transported the trees by wagon to the base of Fourteenth Avenue at the new embarcadero for shipment to San Francisco and other growing towns. The establishment of the embarcadero and ferry service in 1852 directly linked what would soon become Clinton Township to both Oakland and San Francisco. The Pattens and their partners purchased the property they had leased in 1854 and created an independent village where Eastlake now lies. A partner in the land ownership, Moses Chase, named the new township for his fiancée, Mary Ellen Clinton.

During the Victorian era, affluent residents of Clinton Township constructed large and gracious homes. These grand Victorian homes shared streets and blocks with smaller cottages, hotels, and small farms in village form. The central park of Clinton Township and the surrounding commercial district were included in the original plan of 1854. The design of Clinton Park reflected the ideals of the era, with winding paths in the form of a love knot and a central gazebo and bandstand. Densely planted trees along surrounding streets formed a lush canopy.

Alameda County’s political leaders erected the county’s first courthouse in the area, and a number of important institutions, including the first African-American school in the Western United States, were situated there. By the turn of the century, the area around Clinton Park had become a popular neighborhood. Its residents included Jack London, the family of Gertrude Stein, Julia Morgan, Robert Louis Stevenson, and a bevy of judges and state and local officials. Although Gertrude Stein failed to find her old family home when she returned to Oakland—and made her famously misrepresented “There is no there there” comment—many of the other historic residences are landmarks of today’s San Antonio district.

Early settlement patterns established the Eastlake area as a welcoming environment for multiple ethnic and racial groups. Populations of Mexican, German, Portuguese, Italian, Irish, Japanese, and Chinese immigrants and their descendants grew adjacent to the wharf, with the community’s nucleus taking shape at the junction of Thirteenth Avenue and East Twelfth Street. The Twelfth Street Dam, built in 1868, formed Lake Merritt and physically connected Clinton Township to Oakland. One year later, the transcontinental railroad opened with its western terminus in Oakland. By 1870, Clinton Township had been incorporated into the larger Brooklyn Township.
Three years later, trolley service started running from downtown Oakland along Twelfth Street, fueling growth and setting the stage for Brooklyn’s 1872 incorporation into the East Bay’s premier city.

1906-1950: The Boom Years
The East Bay’s second wave of population growth and development followed San Francisco’s devastating 1906 earthquake and fire. As refugees flooded across the bay, demand for more housing and a better-developed infrastructure grew. The Southern Pacific’s East Bay electric train system originally met transportation needs. As the automobile gained popularity, the East Bay’s modern automobile-centered transportation system began to replace the trolleys. Between the earthquake and World War II, builders constructed large apartment buildings by the lake and many residences on newly subdivided land in San Antonio. Homeowners added storefronts to houses along the main thoroughfares. Garages, gas stations, and commercial and light-industrial development added to the district’s land-use mix.

World War II brought thousands of people to work in the Alameda shipyards, Oakland army and navy bases, and various war-related industries. Many of these émigrés were African Americans, drawn from the South by the promise of jobs and the absence of Jim Crow laws. A severe housing shortage emerged during the war that homeowners met by converting houses into apartments and by building additions and back houses. The war also led to the development of the defense-oriented interstate highway system, which would have a tremendous impact on inner-city communities in the post-war era. The completion of the Nimitz Freeway in 1949—shortly after the streetcar system shut down—opened the way to suburban development in Alameda County. Returning veterans—many educated by the GI Bill and employed in a healthy economy—and their newly middle-class families traded the perceived confines of urban neighborhoods like San Antonio for VA- and bank-financed, tax-deductible housing in new suburban subdivisions.

1950-1990: Growth, Stagnation, Transformation
Early in the 1950s, Oakland began a long period of physical and economic decline and demographic change. The two were closely related as Oakland suffered from racially biased public and private policies and practices. Between 1950 and 1980, Oakland’s population declined by 45,000 residents. During that period, African Americans became the largest single ethnic or racial group in the city, and white people accounted for the bulk of the population decrease (although Oakland’s white population did not shrink to the same extent as in many Eastern and Midwestern cities). Latino, Asian-American, and immigrant populations also grew. The demographics of neighborhoods also changed as blacks moved from West Oakland into San Antonio and other East Oakland neighborhoods, and Chinese and Chinese Americans settled in parts of San Antonio.

Although the 1940s and 1950s were a generally prosperous time for California, the economic transition that began after the war would have a negative impact on many Oakland residents and neighborhoods. During the post-war years, the return of white veterans and the restructuring of industry pushed black

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workers out of many of the better blue-collar jobs. As whites moved to fast-growing suburbs, banks and absentee property owners established a pattern of disinvestment in Oakland’s flatlands, causing the existing housing stock to enter a long period of decay. Thus, despite the decline in population and the migration of nonwhite ethnic and racial groups into previously white sections of the city, a shortage of well-built, affordable housing grew in the late 1940s and 1950s.

Nationwide, the housing shortage and state of deterioration became a pressing concern, and in 1955, the federal government chose Lower San Antonio for the first Urban Renewal Rehabilitation Project west of the Mississippi. Over the next seven years, land owners and the government destroyed 117 structures, and builders constructed 1,108 new apartments in fifty-seven buildings. The streetscape changed as city and public utility crews replaced mature trees on side streets with new plantings, buried utilities along major streets underground, installed traffic diverters, and built schools. Oakland’s Office of Community Development administered redevelopment programs, overseeing the construction of larger apartment buildings for low- and moderate-income residents. Although the buildings constructed in San Antonio under this program were not large by national standards—the average size is twenty units—they offered cramped quarters, banal architecture, and often low-quality construction. The city also paid little attention to the creation and maintenance of public green space or other common areas during this period.

Diversity continued to grow over the ensuing decades. During the latter part of the 1960s, federal policies resettled Native Americans in urban centers. Although the Native American population remained small as a portion of the city’s total, Oakland became a major locale for resettlement. The Inter-Tribal Friendship House, located one block from Clinton Park, became the most powerful institution for the Bay Area’s urbanized American Indians. From the 1970s on, a flood of immigrants from Mexico, Central America, China, Southeast Asia, the Soviet Union (and its successor states), and elsewhere arrived in Lower San Antonio. During this period, Chinatown spilled into Lower San Antonio from the north and Fruitvale’s largely Mexican-American and Latino population spread into the district from the south. In the 1980s, the population of the district increased by 31 percent, while Oakland’s total grew by 9.4 percent.

Population growth and the influx of immigrants from around the world dramatically changed the face of Lower San Antonio. By 1990, according to census data, San Antonio was roughly one-third Asian or Asian American and one-third black. In the immediate vicinity of Clinton Park, Asians, Latinos, and African Americans are now visibly present.

The Contemporary Era

Despite the influx of new residents, Lower San Antonio remains a poor neighborhood. Although some of the sturdier and more attractive old buildings house more affluent residents near the lakefront and middle-class homeowners are scattered throughout the district, absentee landlords own much of the deteriorating housing stock. Low-income tenants served by the federal Section 8 program and large immigrant families rent these properties. In some of San Antonio’s census tracts, the home ownership rate is below 8 percent, and residents complain of poorly maintained rental properties and a “checkerboard pattern” of well-maintained homes and dilapidated residences.

Household income data reveals the extent of poverty in Oakland. In 1990, Oakland’s median household income was $27,095 compared to $37,544 in Alameda County and $35,798 in California. Oakland’s poverty rate stood at 18.8 percent that year, compared to 10.6 percent for the county and 12.5 percent for the state. A comparison of public assistance levels puts the Clinton Park neighborhood in perspective: In 1990, 17 percent of Oakland’s population received public assistance; currently about 30 percent of the households near Clinton Park receive some form of public assistance.

It should be noted that the large immigrant population—documented and undocumented—in the Eastlake neighborhood skews economic and demographic data for the community. The census probably undercounts the neighborhood’s immigrant population and many poor immigrants do not qualify for public assistance. On the other hand, immigrant involvement in the underground economy is large, meaning some immigrant household income is difficult to ascertain.

Discriminatory lending practices and a lack of infrastructure investment by cash-strapped state,
county, and municipal government agencies in the post-Proposition 13 era furthered the physical decay of the neighborhood. The negative impact of under-investment is palpable around Clinton Park. Many of the buildings in the neighborhood appear to be poorly maintained. Peeling paint, ill-kept plantings, and litter are common sights in the blocks surrounding the park. Few of the original street trees remain. In addition, some of the commercial buildings remain scarred by a devastating series of arson fires that hit Chinese- and Vietnamese-owned groceries in 1997 and 1998.

Clinton Park itself reflects some of the problems of the surrounding neighborhood. Although it was restored in the mid-1980s, the park has a forlorn appearance. The community center dominates the southeast corner of the park. Graffiti mars a mural on its most visible facade. The building’s paint is fading, its design mundane, and its placement blocks park views from parts of the surrounding business district. The selection and placement of trees, bushes, and other plants appear haphazard. On windy days, litter from the surrounding area fills the park. Most important, few residents appear to use the park.

Yet in the neighborhood’s context, Clinton Park remains an important amenity. Because its ground is covered with soil rather than pavement, Clinton Park is an important link in a chain of environmental assets—Lake Merritt, the estuary, the shoreline and bird sanctuary at Fifth Avenue, and San Antonio Park—running through East and Downtown Oakland. In heavily urbanized areas such as Oakland, permeable surfaces are rare. Tightly hemmed in by the surrounding built and paved environment, urban parks connect city residents with natural processes. Sun, wind, and water interact to nourish soil, bacteria, plants, trees, and small animals, which in turn help freshen the air and control insects. In addition to these natural benefits, Clinton Park has great potential to provide Eastlake residents and visitors with a place to relax and have fun.

There are some positive starting points for revitalization in the surrounding community. Immigrant investment in small, family-run businesses on Eastlake’s commercial boulevards, the recent expansion of employment in the construction sector, the expansion of immigrant membership and involvement in labor unions, and the survival of numerous historic buildings add strength to the neighborhood. So too does the establishment of an English as a Second Language (ESL) School by the Oakland Unified School District in the Clinton Park Community Center. This school serves Asian, Latin-American, Eastern European, and African immigrants, has high enrollment, and is probably the most consistently positive current use of the park and its facilities. The community also lies in close proximity to numerous institutions and amenities in central Oakland. Laney College is within walking distance, and offers numerous courses and degree programs, including classes and tutoring for limited English speakers. The Convention Center, Alameda County Courthouse, Oakland Museum, and Oakland Public Library are also in walking, bicycling, or short-bus-ride distance of Clinton Park.

Most important, immigration and growing ethnic diversity have had an energizing effect on the neighborhood. This plan seeks to respond to the problems confronting the neighborhood and build on its strong points. Urban
Ecology, EBALDC, and ELMA have concentrated on the positive aspects of the neighborhood, using these as inspiration for design and a catalyst for community development—physical, social, and cultural—and building a nascent neighborhood spirit.
CHAPTER THREE

THE PLANNING PROCESS & FINDINGS

The community-based redesign of Clinton Park emerged from long-term planning efforts initiated by EBALDC in the Lower San Antonio District. In 1994, EBALDC worked with the San Antonio Community Development Corporation on Hismen Hin-Nu Terrace, a project that includes affordable apartments, retail shops, and a HeadStart childcare center. While developing Hismen Hin-Nu Terrace, EBALDC recognized the need for comprehensive planning in this part of Oakland.

Recognizing the significance of changing demographics, EBALDC, the City of Oakland’s Neighborhood Commercial Revitalization Program, the San Antonio Community Development Corporation, the newly formed Neighborhood Planning Council (NPC), and ELMA conducted a series of surveys and workshops, prepared technical reports on economic, demographic, housing, and land-use issues, and organized focus groups. In the mid-1990s, the NPC articulated a general vision statement for the district, presented in the Lower San Antonio Plan. This plan identified the Eastlake area, including Clinton Park, as a priority for focused revitalization. EBALDC and ELMA subsequently identified concerns to focus attention on in the Eastlake Business District. These concerns include district marketing and business attraction, storefront and streetscape enhancement, community policing, increased parking, and redesigning the city park at the historic center of the neighborhood.

EBALDC and the neighborhood groups invited Urban Ecology to redesign Clinton Park in the fall of 1996. Urban Ecology’s project team focused on community outreach and surveys, land-use analysis, demographics profiling, historical research, transportation analysis, community resource mapping, and traditional landscape site analysis. Designers created a series of graphic displays, which were used during numerous public workshops and presentations. The Clinton Park Plan reflects the analysis of Urban Ecology and the input and ideas of community residents.

Clinton Park’s location and size make it an ideal center for enhanced neighborhood activity and a source of identity. Its ESL classes already attract residents from San Antonio and neighboring sections of Oakland. Although the park is lightly used, children do play in the playground and local residents relax on the park benches. Many neighborhood residents shop at surrounding businesses and live on nearby streets, giving the park the potential to act as a focal point in the commercial and residential areas that surround it. For the park to fill its potential role in the community, its ill-maintained grounds, lack of amenities, and sense of abandonment must be addressed. In addition, drug dealing and use, vandalism, and prostitution, which frighten people away, need to be eliminated.
What Makes a Successful Urban Park?

Although many people do not equate an urban life-style with nature, urban green spaces are an integral part of city living. Throughout the United States, parks, shorelines, greenways, and plazas bring a touch of nature to urban areas—and provide a place to relax, socialize, and play. In some cases, such as Oakland’s Lake Merritt, parks are a component of the natural environment through which the city maintains the health of specific ecosystems. Lake Merritt is fed by several creeks, and the lake’s water flows into the estuary and ultimately into the San Francisco Bay. It is a national bird refuge, and at the same time a popular public recreation spot.

Unfortunately, many of our urban parks are in decay: as in the case of Clinton Park, it is not uncommon to find parks that urban dwellers rarely use or steadfastly avoid. Louise Mozingo writes, “As a society we are wavering in our belief of the positive force of our collective landscapes...[T]he public landscape...has become a place that provides a setting for crime rather than neighborly connection.”

Ironically, Clinton Park enjoys one attribute common to successful urban parks: it is located in the heart of a busy commercial district and relatively dense neighborhood. However, it is a “scroungy village green” greatly in need of rebuilding as a usable public space for the neighborhood.

What makes a successful urban park? In San Francisco, Dolores Park has a playground, soccer fields, tennis courts, basketball courts, and grassy hills. On any weekend day, one can find sunbathers, kids playing on the jungle gym, adults playing soccer, and people walking their dogs. It provides ample opportunities for a range of uses and people. Clinton Park is smaller than Dolores Park and does not have room for large sports fields—but still can provide space for a range of activities.

If parks are not safe, people will not use them. Broken glass and graffiti, run-down bathrooms, dying trees, and overgrown grass depict a lack of maintenance, and cause people to avoid the park. At Clinton Park, youth in particular demonstrated their willingness to help keep the park clean, and adult community members emphasized the need for consistent maintenance by the city.

Design is integral to making a park safe. Morris Newman, a champion of “defensible space,” has documented the strategies now being tested by Los Angeles as the city attempts to revitalize urban parks. At Clinton Park, the community’s desire for safety led to a design that allows unobstructed views from one end of the park to the other. The design also incorporates improved lighting on all sides of the park. Further, as suggested by community members during the workshop, regular police patrols and a “neighborhood watch” undertaken by adults in the community can address some of Clinton Park’s safety problems.

Lastly, Clinton Park is located in the middle of an immigrant district that undergoes constant demographic change. Cultural attitudes toward parks—and the underlying concept of community involvement—are difficult to quantify. Nashua Kalil, who drew the new design for Clinton Park, examined cultural attitudes toward parks as part of her master’s thesis. Her surveys reveal differing aesthetic values, but perhaps more importantly, they also show that regardless of race or ethnicity, people want clean, safe parks.

“Although criminologists have found no way to measure directly how much crime is caused by a lack of open space and recreation opportunities, Trust for Public Land Vice President Kathy Blaha says there is ‘more than adequate anecdotal evidence’ that crime drops—sometimes dramatically—when these environmental factors are improved.”

–Louise Mozingo, Landscape Architecture

Analysis Findings

Socioeconomic and Demographic Analysis

Park Use and Activity

Observations of use and activity in the park were recorded over the course of spring 1997, during both weekday and weekend visits. The numbers and activities of people were recorded over a one-hour time period on four different days (two weekdays and two weekend days) with a total of sixty-one users observed. Figures 2a and 2b illustrate the results of these observations.

Use of the park is generally light on weekdays and slightly heavier on the weekends. Many visitors merely pass through it on their way to classes in the community center or locations across the park. Most of the actual use is centered on the plaza and bus stop in front of the center, the edge of the park adjacent to Sixth Avenue (where the portable toilet was located until late 1997), and in the children’s play area behind the center. The bus stop in front of the center was the most active part of the park during the observation period. Few visitors to the children’s play area stayed for long periods of time.

The predominant ethnicities of park users were African American and Asian. Observers witnessed small groups socializing and people-watching. Observers also noted people taking plants, flowers, and sand from the park. According to area residents, people were collecting food for domestic rabbits and fowl and greenery for ceremonial and decorative use at home.

Prostitution and drug dealing and use were common and fairly open in the park. Clinton Park merchants and ESL students complain about a pervasive lack of parking. Most available
Crime Impacts

Crime and the sense that it cannot be controlled have a deep impact on the neighborhood and community attitudes. Figure 3 summarizes Oakland Police Department crime statistics for the area surrounding the park in 1996. High-crime areas include the southern edge of the park and adjacent streets, cafes along East Fourteenth and East Twelfth streets, the intersection of Seventh Avenue and East Twelfth Street, and the gas station north of the park on East Fourteenth Street. Armed robberies and assaults tend to occur in these areas. An average of two cars are stolen each month from parking spots on Sixth Avenue and East Twelfth Street by the park. As noted above, criminal drug sales and use and prostitution frequently take place in the park itself, as do misdemeanor assaults. A spate of serious arson fires recently hit several Asian grocers.
Traffic, Parking and Transit Analysis

High traffic volume, a lack of bicycle lanes and facilities, pedestrian-safety problems, and difficult parking conditions pose problems that need addressing to enhance the quality of life and the attractiveness of doing business in the Eastlake district. Figure 5 uses information from Oakland’s Traffic Engineering Department to detail physical conditions and reveal the severity of traffic problems.

Traffic

Fast-moving vehicles on East Fourteenth and East Twelfth streets and bad driving habits pose hazards to motorists, pedestrians, and bicyclists. Faded pedestrian crosswalks have contributed to at least one fatality in recent years. Drivers frequently double park, even when legal parking is available, blocking roadways, causing back ups, and creating additional dangers for bicyclists and pedestrians.
automobile parking is in non-metered, on-street spaces with a rarely enforced two-hour time limit. The amount of traffic exceeds the availability of parking throughout the day and into early evening. Cars circle the park and neighboring streets looking for parking space, adding to traffic flow problems. With traffic at current levels, the ninety available spaces may be inadequate for this business and park district. Street sweeping for Sixth and Seventh avenues on Thursday and Fridays between 12:30 p.m. to 3:30 p.m. also limit available parking for shoppers and merchants. Illegal parking—double parking, parking in red or yellow zones, bus stop areas, and across driveways and sidewalks—is pervasive. Enhancing the pedestrian, bicycle, and transit environment would reduce the number of drivers and the demand for parking.

Pedestrian and Bicyclist Needs

Pedestrians face conditions that threaten their safety. Crosswalks are nonexistent or in poor condition. The sustained volume of high-speed traffic makes crossing difficult and dangerous. Sidewalks also need repair and additional curb-cut ramps for the physically disabled need to be constructed. Conditions facing bicyclists are currently quite dangerous due to the traffic conditions described on page 16 and a lack of bicycle lanes. The recently approved city plan to add bicycle lanes to East Fourteenth Street will improve overall street safety and encourage more bicycle use in the neighborhood. Additional facilities, such as secure bicycle parking, would make bicycling a more attractive option within the neighborhood. The larger issues of traffic safety must be addressed by engineered calming methods before pedestrians and bicyclists can feel secure.

Transit

AC Transit buses (Figure 4) serve the neighborhood well, linking Clinton Park and the surrounding neighborhood to downtown Oakland and civic institutions, the larger San Antonio District and other areas, and to Lake Merritt BART station. The bus stop at the corner of East Fourteenth Street and Seventh Avenue, served by bus line 82, is a major transit center for the neighborhood. The shelter structure has been improved in the past, but it needs additional seating and cover. It also needs signs containing schedules and other bus service information. East Twelfth, East Fourteenth and East Fifteenth/Foothill are classified as “transit arterials.” As is true elsewhere in Alameda County, the 1995 reduction of AC Transit bus service and hours of operation has limited residents’ mobility.

Park Environmental Analysis

Vegetation

The park offers an expanse of green lawn and mature trees. The park’s foliage and lawns attracts birds and small animals. Historic palms and Auracaria trees mark the southeast and southwest corners of the park and connect it to remaining parts of the old streetscape. Older plantings and pathways mark the original park design and draw attention to various focal points. More recently planted trees do not follow the original footprint and appear to have been planted in a haphazard manner.

Many of the park’s trees are ill and poorly maintained. There are at least five trees that should be removed due to root disease. The other trees require judicious pruning and trimming. Iron and wood tree collars are causing damage to tree trunks and need to be removed. Lawn maintenance practices are also damaging tree trunks, leading to their further decline. The single native Live Oak near the center of the park suffers from over-watering of the lawn underneath. The turf below this historic tree should be removed to improve its health. The Liquid Ambers surrounding the picnic tables on the western side of the park provide fall color and allow for sun during the winter and shade in summer. However, burrs fall from these trees, creating a large amount of litter, which remains on the ground for long periods of time. Shrubs and other plantings need replacing or attention. The turf lawn is in generally good condition, but inadequate drainage has created a number of problems and restricts use.

Views

Park safety and visibility are important concerns. Views into the park are obscured at several locations due to foliage massing and the lack of tree pruning. The Monterey Pine obscure views into the park from East Fourteenth Street and shrubs block views into the park from Sixth Avenue and East Twelfth Street. The community center blocks views from two streets. With improvements to the structure, however, it can become a vantage point for frequent monitoring of the park and park activities. As it is currently configured, windows on the Community Center are too small to allow full visual access to the park, especially to the...
Park Design Opportunities

- Use site history and the arts of many cultures to redesign the park.
- Establish historic center of park with new design focus.
- Plant palms at northwest and southwest corners to increase park identity.
- Establish a native oak grove at the park’s center.
- Decrease water consumption with drought-tolerant native trees and alternative ground covers like decomposed granite.
- Create opportunities for wildlife with bird nest boxes, butterfly flowers, etc.
- Design a more user-friendly and multipurpose plaza/bus stop on East Fourteenth Street.
- Create a new entry with additional lighting for the community center and add other security lighting throughout the park.
- Add new benches at East Fourteenth Street entrance in front of the community center and recycle older ones into the area around the playground.
- Use painted wood trellis, or another element, to soften chain link fence around the playground.
- Create new play facilities inspired by neighborhood history and cultures.
- Involve area artists in the design of fixtures and facilities.
- Create safe, permanent restrooms adjacent to the community center.
- Maintain and add water fountains in the park.
- Create drainage patterns to maximize water efficiency and planting design.
- Plant native flowers and shrubs that are durable.
children’s play area, which sits behind the building.

**Microclimate**

The sun penetrates the park from the south and west. The small area adjacent to the community center receives the most sunlight, offering numerous planting opportunities. The sun also shines brightly on the children’s play area. The mature trees provide a great deal of shade, especially at the perimeters, around the picnic tables, and under the Live Oak. The building and mature trees shade the plaza in front of the center. The site is not especially windy, but wind does blow from the open area at the southwest corner through the park.

**Site Furnishings and Facilities**

Several benches in the park are in fairly good condition. Most sit in the plaza and near the play area. Picnic tables are in poor condition and the total number of resting places is insufficient.

Lighting is limited to approximately five pole lights within the park and the perimeter street lighting. The park needs more and better lighting. The single water fountain located near the center of the park does not work. The park lacks permanent restroom facilities, and the city removed a portable restroom due to drug consumption. Clinton Park has no bicycle lock-up furnishings and lacks a permanent bulletin board for posting community announcements or news items.

Signs at the northeast and southwest corners identify the park. Both are in decent structural condition, but lack aesthetic appeal. More important, one identifies the location as Clinton Park, the other as Clinton Square. Graffiti mars the mural on the community center’s front wall. The exterior of the building requires future maintenance, which should incorporate new artwork.

These findings are detailed in Figures 6 and 7.

**Public Participation in the Park Design**

**Community Outreach**

The Eastlake Merchants Association’s mission statement explicitly seeks to improve Clinton Park “for the benefit of the surrounding businesses and the community.” Thus, during the course of the project, special sessions focusing on Clinton Park were held during several of ELMA’s monthly meetings. The owners of small businesses around Clinton Park were concerned about the lack of safety and the amount of trash frequently found there, noting that the poor image made customers reluctant to visit their businesses in the evenings. During the course of the project, ELMA was simultaneously seeking to build its membership, work with the City of Oakland to improve the façades of several businesses, and work with City Councilmember John Russo to increase private bank investment in the district.

ELMA, EBALDC, and Urban Ecology agreed, however, that it was important to draw a wider range of people into the planning process for the park.

Urban Ecology’s outreach effort met with a number of challenges. First, tremendous language diversity exists in the San Antonio district. A local teacher reported that Franklin Elementary School has a student body that speaks as many as twenty different languages. Vietnamese, Cantonese, and Spanish are

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“Our elders can remember when there were drumming sessions at night in Clinton Park. People are too afraid to be there now.”

-Alberta Tenorio, board member, Intertribal Friendship House

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the most prevalent languages in the area. Some of the outreach tools, including the survey, were translated into these languages, and translators were available at the March 1997 community workshop.

As discussed previously, the San Antonio district is a receiving ground for immigrants from all over the world. Some of the people surveyed, interviewed, or who attended the community workshop arrived in Oakland from Vietnam, Cambodia, China, Mexico, Guatemala, Ethiopia, the Ukraine, and Haiti. For political and economic reasons, they have left their home countries to seek a different future. Are recent immigrants to the United States prepared or willing to participate in broader community development efforts? Thoa Nguyen, director of the Vietnamese Women's Health Initiative, said: “In Vietnam, there is not really a tradition of working on something that goes beyond your house, your family, and your fields. People help each other out, sure, but they don’t do it because the government or an organization asks them to.” Byron Huey, director of the Clinton Park Neighborhood Center (the building in Clinton Park where the Oakland Unified School District holds year-round ESL classes), asked: “Why would people spend time improving the park? Most of them are working more than one job, getting their kids into the public school system, taking care of extended family members, and trying to figure out how to become American citizens. There’s just not much energy left over.”

The outreach conducted for the project reinforced these comments. The adults interviewed or surveyed in ESL classes were glad to comment on the park and suggest changes that would improve it, but stated that they would not be able to spend time in extensive meetings or willing to commit to a long-term effort.

Young people emerged as the group most interested and ready to actively participate. In the course of outreach about the park, Urban Ecology held four park-visioning sessions with young people: high school students in Upward Bound and Strive youth programs, and with elementary-age students in the Huong Viet Community Center and Youth Power programs. (See Appendix E for a full list of adult and youth organizations contacted.)

Almost all the students said that they needed more things to do on the weekends. They would gladly attend events at Clinton Park (or any other park), if there were any. They had no problem traveling by bus, as long as there was a destination that promised fun, other teens, and no danger.

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**Kids and Parks**

Children and teenagers are among the most frequent users of city parks, and Urban Ecology wanted to make sure their voices were heard in planning for changes at Clinton Park.

The Viet Huong Cultural Center is a small program located next to Clinton Park. It offers after-school and weekend programs for Vietnamese children ages 10 to 14. The center helped organize a park-visioning exercise with mostly Vietnamese students (ages 6 to 16) at Franklin Elementary School (three blocks from Clinton Park). The kids said that they walk through Clinton Park, but their parents won’t let them play there because it’s dangerous. After spreading two large sheets on the floor, the kids were asked to draw the kind of park they’d like to have.

Some of the kids got fanciful — one drew himself as an action hero leaping from a tree in the park. Kids drew a playground, flower garden, swimming pool, basketball court.

Urban Ecology also presented the park project at a Saturday Upward Bound meeting at Holy Names College, spending two hours with about thirty white, African-American, Latino, and Asian teenagers from the San Antonio and Fruitvale neighborhoods.

Most students could name their local park, many went regularly to the zoo and Knowland Park in the hills, and quite a few knew San Antonio Park. Only a few knew Clinton Park. Most did not do anything in their local parks except walk through them on the way to school. They said that gangs control specific parks, street corners, and blocks, and just walking in the wrong spots of their neighborhoods could be dangerous. They also reported that drug dealing, drug use, and alcohol use are rampant in the parks, making them unsafe and unpleasant.

Almost all the students said that they needed more things to do on the weekends. They would gladly attend events at Clinton Park (or any other park), if there were any. They had no problem traveling by bus, as long as there was a destination that promised fun, other teens, and no danger.

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community workshop, Urban Ecology volunteers held a park clean-up day. Within thirty minutes of starting to pick up trash in the park, the volunteers were joined by a dozen kids who helped out for the rest of the morning. Ten children came to the community workshop, and as will be noted below, adults in the Clinton Park neighborhood named activities for children and youth as their top priority for improvements at the park.

Surveys
Urban Ecology and students from UC-Berkeley conducted over one hundred surveys with community residents from January to March 1997. The survey was designed as a tool for communicating with residents of the area, people who used the park regularly, and people who avoided Clinton Park for varying reasons. While the surveys were conducted in English, Vietnamese, and Spanish, many respondents who recently immigrated from other countries had difficulty understanding the survey—both the terms about the park and surrounding streets, and the rationale behind the park improvement effort. Thus, many survey attempts turned into longer, more general conversations about parks, safety, and community improvement. For this reason, the survey results are not statistically significant. However, broad and anecdotal conclusions can be drawn from the discussions in ESL classrooms and with individuals. (See Appendix B for survey.)

The lack of safety in Clinton Park was of concern to almost everyone interviewed. People cited visible drug use and dealing, prostitution, the presence of inebriated people, and trash in the park. Urban Ecology’s behavior observations (refer to page 14) show this perception to be somewhat overstated, as there are many times during the day when no one is present in the park at all, but on balance, these problems dominate activities in the park. Many ESL students reported that while they attend classes at the community center daily, they avoid entering the park at all. Small business owners and residents living within a few blocks of the park tended to be concerned about the lack of parking, and about the safety of cars parked on the streets next to the park.

Almost universally, survey respondents wanted to improve Clinton Park. There is considerable agreement on the need to improve lighting, add places to sit, and repair or replace park equipment. Further, recognizing the high speed of traffic along East Twelfth and East Fourteenth streets, many people supported calming traffic and planting street trees along those thoroughfares.

As noted above, adults and youth alike named activities for children and young people as their highest priority for activities that should be initiated in Clinton Park. With several elementary schools nearby but few after-school programs, organized youth programs would be highly popular.

The Clinton Park Design Workshop
The outreach efforts culminated in a March 1997 design workshop hosted by the project partners. (See Appendix C for flyers.) On a Saturday morning at the neighborhood school, over thirty community members came together to examine Urban Ecology’s analysis maps, discuss local issues, and devise strategies for improving the park. Staff from EBALDC, Oakland’s planning, parks, and police departments, members of local artists’ groups, and other local organizations also attended, and translators were available for Chinese, Vietnamese, and Spanish speakers. (See Appendix D for list of workshop participants.)

The workshop was notable in that it brought residents of the neighborhood together with local business owners and social service and community development professionals, all interested in improving the park. “It’s good to know that there are people concerned about larger neighborhood issues,” said Susan Sky, director of the East Bay Recovery Project. “We serve our clients on a one-to-one basis, but the whole neighborhood’s health deserves attention, too.” Participants spoke of ethnic tension in the neighborhood, but noted that it occurs less frequently than many outsiders believe. People were concerned about securing a sound education for their children and providing activities for them after school hours.

The workshop provided the basis for the Clinton Park design and plan that will be discussed in the next chapter. In order to focus attention on specific concerns within the neighborhood, participants broke out into four groups: public safety, culture, parking and traffic, and park activities. The results of the break-out groups are reported on page 22.
## Clinton Park Design Workshop Recommendations

<table>
<thead>
<tr>
<th><strong>PUBLIC SAFETY</strong></th>
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<tbody>
<tr>
<td><strong>Community Recommendation</strong></td>
<td><strong>Responsible Entities</strong></td>
</tr>
<tr>
<td>Install additional and better lighting throughout the park and along the adjoining streets.</td>
<td>Parks and Recreation</td>
</tr>
<tr>
<td>Prune shrubs and trees to improve visibility in the park.</td>
<td>Parks and Recreation</td>
</tr>
<tr>
<td>Reduce criminal activity near the portable latrine by moving it to a busier place and/or building a new facility adjacent to the community building. (The portable toilet was subsequently removed.)</td>
<td>Public Works, Parks and Recreation</td>
</tr>
<tr>
<td>Report suspicious or criminal activity to police.</td>
<td>Community Members</td>
</tr>
<tr>
<td>Increase police patrols.</td>
<td>Police Department</td>
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<tr>
<td>Increase recreational activities.</td>
<td>Parks and Recreation</td>
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<tr>
<td>Initiate a farmers market or food festivals.</td>
<td>ELMA, EBALDC, Comm. Members</td>
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<tr>
<td>Close the park at night.</td>
<td>Parks and Rec., Police Department</td>
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<thead>
<tr>
<th><strong>CULTURAL ARTS, EDUCATION AND HISTORY</strong></th>
<th></th>
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<tbody>
<tr>
<td><strong>Community Recommendation</strong></td>
<td><strong>Responsible Entities</strong></td>
</tr>
<tr>
<td>Create a community cultural arts committee.</td>
<td>Community Members</td>
</tr>
<tr>
<td>Create a “Patrons of the Park” program.</td>
<td>Public Works, Parks &amp; Rec., Comm. Members</td>
</tr>
<tr>
<td>Develop both permanent and traveling educational history and culture displays.</td>
<td>Comm. Members, Oakland Museum</td>
</tr>
<tr>
<td>Organize fairs, cultural events, and festivals around the theme “Diversity Together.”</td>
<td>ELMA, EBALDC, Comm. Members</td>
</tr>
<tr>
<td>Tap local resources, notably Laney College students and faculty.</td>
<td>Community Members</td>
</tr>
<tr>
<td>Redesign the children’s playground using culturally significant forms and historic themes.</td>
<td>Urban Ecology</td>
</tr>
<tr>
<td>Design park furniture (benches, trash cans, walls) as culturally expressive art.</td>
<td>Urban Ecology</td>
</tr>
<tr>
<td>Build a multipurpose stage for performances, parties, and events.</td>
<td>Urban Ecology, Parks and Recreation</td>
</tr>
<tr>
<td>Create a multilingual community bulletin board.</td>
<td>Parks and Rec., Comm. Members</td>
</tr>
<tr>
<td>Create a community garden with displays of plants and garden techniques from the community’s different heritage groups.</td>
<td>Parks and Recreation, EBUG, Community Members</td>
</tr>
<tr>
<td>Provide an area for children’s storytelling.</td>
<td>Urban Ecology, Parks and Recreation</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PARKING AND TRAFFIC</strong></th>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Community Recommendation</strong></td>
<td><strong>Responsible Entities</strong></td>
</tr>
<tr>
<td>Enforce two-hour parking restrictions on existing street parking spaces.</td>
<td>Police Department</td>
</tr>
<tr>
<td>Move disruptive street cleaning to early morning (pre-commute and pre-business) hours.</td>
<td>Public Works</td>
</tr>
<tr>
<td>Develop alternative parking plans, such as angled parking on major streets.</td>
<td>Public Works</td>
</tr>
<tr>
<td>Create pedestrian areas by closing Seventh Avenue to traffic.</td>
<td>Public Works</td>
</tr>
<tr>
<td>Develop parking lots in vacant lots on Eighth and East Twelfth avenues, experiment with short time limits for parking or a valet system.</td>
<td>Public Works</td>
</tr>
</tbody>
</table>
Clinton Park Design Workshop Recommendations (continued)

<table>
<thead>
<tr>
<th>Community Recommendation</th>
<th>Responsible Entities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slow traffic on East Fourteenth and East Twelfth streets through the use of traffic calming elements such as bulb-outs, special paving at intersections, and street trees.</td>
<td>Urban Ecology, Public Works</td>
</tr>
<tr>
<td>Create more and better pedestrian crossings at intersections.</td>
<td>Urban Ecology, Public Works</td>
</tr>
<tr>
<td>PARK ACTIVITIES</td>
<td></td>
</tr>
<tr>
<td><strong>Community Recommendation</strong></td>
<td><strong>Responsible Entities</strong></td>
</tr>
<tr>
<td>Offer after-school youth program.</td>
<td>Life Enrichment, Comm. Members</td>
</tr>
<tr>
<td>Offer tutoring program for children.</td>
<td>Life Enrichment, Comm. Members</td>
</tr>
<tr>
<td>Open children’s library using permanent structure or bookmobile.</td>
<td>Public Library</td>
</tr>
<tr>
<td>Establish toy-lending library monitored by a parent volunteer.</td>
<td>Community Members</td>
</tr>
<tr>
<td>Install more play equipment for children.</td>
<td>Parks and Recreation</td>
</tr>
<tr>
<td>Offer cultural programs.</td>
<td>Parks and Rec., Comm. Members</td>
</tr>
<tr>
<td>Introduce sports programs, such as volleyball, ping pong, and badminton, using donated equipment.</td>
<td>Parks and Recreation, Community Members</td>
</tr>
</tbody>
</table>
Clinton Park Conceptual Plan

Based on site and socioeconomic analysis, an understanding of successful neighborhood parks, and the vision provided by the community, Urban Ecology developed a conceptual design for the park, shown on the following two pages. Figure 8 shows opportunities and constraints provided by the site. Figure 9 shows the proposed layout of the park. The following paragraphs propose site-specific recommendations.

Community Plaza: Starting at the northeast corner of the site, the plaza in front of the Community Center fronting East Fourteenth Street has been redesigned and upgraded. This includes brick paving, new benches and trash receptacles, a remodeled building entryway, enhanced lighting, and new plantings. This is also an ideal location for a permanent neighborhood kiosk displaying important community information, announcing events, and providing a neighborhood bulletin board.

Community Garden: On the southeastern side of the park along Seventh Avenue, the design locates a new community garden. The garden takes advantage of the location’s microclimate and proximity to the community center. An ornamental iron fence, with decorative gates leading from the street and into the playground area, surrounds the garden.

Children’s Area: The plan reconfigures the children’s play area with a curved fencing system that recycles existing material while adding red bougainvillea plantings, benches, and new equipment. Protective surfacing is inlaid at appropriate areas, and some of the original sand area remains. Wall-mounted fixtures at the rear entrance to the community center provide additional lighting. Window trellis structures and red bougainvillea plantings improve the appearance of the area near the community center’s rear entrance. The plan reconfigures the lawn area adjacent to the fence surrounding the play area into a uniform series of grassy circular mounds. On the southwestern end of the park along Twelfth Street, a better-defined path system incorporates new picnic tables, plants and lighting.

Central Lawn: The pathways and the stage redefine the central grass lawn. The lawn is regarded to provide adequate drainage.

Community Stage: At the center of the park side along Sixth Avenue, a short ramp from the sidewalk leads onto a concrete area usable as a stage. A steel pergola covers the stage. Red bougainvillea vines cover the pergola. Two new heritage trees grow by the sidewalk entrance, and ground planting areas define both sides of the stage.

Heritage Oak Tree: The park’s historic Live Oak provides a shaded area called the Storytelling Tree. Large boulders, placed in a semicircle under the tree within a wide area of crushed granite, provide additional park seating. Native flower plantings border the area, which provides the park with a strong
Opportunities
- The original village character focusing on Clinton Park, with the adjacent business district, is still intact.
- Mixture of land uses contributes to the neighborhood’s vitality.
- Numerous buildings potentially contribute to neighborhood and architectural identity.
- Remnants of historic trees potentially contribute to neighborhood and landscape identity.
- Shared parking is possible in underutilized and vacant lots.
- Narrow widths of Sixth and Seventh avenues serve as a positive traffic calming element and contribute to the park’s character.
- Parks and Recreation building will be available for educational, cultural, and community serving uses.
- Active community-based policing and citizen involvement can make the park a safer place.

Constraints
- Traffic on East Fourteenth and East Twelfth streets negatively impacts the potential for a walking-friendly commercial node.
- On-site commercial parking along East Fourteenth and East Twelfth streets weakens commercial activity along sidewalk.
- Remains of 1950s and ’60s urban renewal projects negatively impact neighborhood cohesiveness and identity.
Figure 9: Proposed Park Layout

[Diagram of a park layout with streets labeled 6th Avenue, 7th Avenue, East 14th Street, and East 12th Street.]
Corner Entrances: Small plazas with color-scored concrete and new palm trees welcome visitors and connect the park to the neighborhood at the redesigned corner entrances at East Twelfth Street and Seventh Avenue and at East Fourteenth Street and Sixth Avenue. The corner of East Twelfth Street and Seventh Avenue has been redirected to meet the interior pathways, keeping the historic Auracaria tree, adding new plantings, and improving the existing park signage (Figures 10 and 11).

Lighting and Visibility: Although they are not obvious in these drawings, other elements and modifications to the infrastructure have been incorporated into the design to meet the goals developed by area residents, merchants, and other park users. Up-to-date lighting systems replace the existing structures within and around the park. Along East Twelfth Street, existing historic poles are topped by new replicas of the historic globes. The plan places five new fixtures within the park and replaces existing lamps with contemporary fixtures. Although the technology is new, the design of the light poles retains a historic style. The pergola has spot lighting. This new lighting plan increases public safety and adds to the beauty of the park. Removal and trimming of certain trees, careful citing of new trees, and replacement of hedges with flowering ground plantings further increases visibility within and across Clinton Park.

Plants: Plantings include native, water-saving species to the degree possible. Decorative grasses and perennial flowering plants augment the native plants. The thorns on hardy, colorful bougainvillea vines protect fences and other structures.

Concrete: Concrete areas are provided where heavy foot traffic and vehicle access occurs. These areas utilize integral color with varying score patterns. The steps leading to the community stage are approximately four inches high and...
fifteen inches deep, allowing a seating alternative to the benches in other park areas.

Site Fixtures: By treating benches, water fountains, bicycle racks, and fence gates as sculpture, the plan provides opportunities for local artists to participate in remaking Clinton Park. The resulting fixtures should reflect the character of the neighborhood and help create a powerful sense of place within the park.

Interior Pathways: Stabilized decomposed-granite pathways in certain areas of the park, including the community garden and under the Storytelling Tree, allows increased drainage and provides a firm walking surface. The use of various colors of granite adds to the aesthetic appeal of the park.

**Streetscape and Traffic-Calming Design**

Traffic calming and transit-oriented design measures are necessary to meet the community’s desire for a safer neighborhood and commercial district. The community has made clear its desire to:

- Increase quality of life by making streets more pedestrian friendly;
- Make sidewalks and streets more attractive for business development;
- Reduce the speed of traffic along streets bordering the park;
- Provide bicycle routes and facilities;
- Increase comfort and safety for pedestrians at crosswalks;
- Enhance the quality of bus stops and include transit information.

Community members and local merchants also desire improved parking in the neighborhood. By making travel by foot, bicycle, and public transit more attractive, the recommendations in this section should reduce the need for improving parking regulations and facilities.

In developing its proposals for the surrounding streetscape, Urban Ecology drew on the comments of people in the neighborhood and traffic calming principles and techniques developed by the American Planning Association. These principles hold that great streets are constructed to prioritize the pedestrian, and that communities have the right to determine the

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manner in which automobile traffic moves through their neighborhoods. The design strategies associated with the goals and principles guiding transportation-related improvements are illustrated in before-and-after drawings (Figures 12a, 12b, 13a and 13b).

The redesign of the park includes several features related to transit and pedestrian needs:

- New bus stop plaza at East Fourteenth Street and Seventh Avenue;
- Enhanced bus stop structure and transit information signs;
- Improved sidewalks at the park perimeter;
- Bicycle parking facilities and bike route information signs;
- New and additional sidewalk and plaza lighting.

The rehabilitation of the streetscape involves the following:

- Active traffic calming techniques, including corner chokers (or traffic bulbs), speed bumps and/or rumble strips on residential side streets, and interrupted sight lines using street tree plantings;
- Passive traffic calming techniques, including signs and pavement markings;
- Sidewalk ramps for disabled pedestrians or wheelchairs;
- Special pavement for pedestrian crosswalks;
- Bicycle lanes on East Fourteenth and East Twelfth streets.

10 All design of street crossing areas and ramps are in adherence with the standards outlined by the 1991 Americans with Disabilities Act.
REACHING FOR THE FUTURE

The Improvement of Public Space
Community development corporations, which have traditionally focused on housing and economic development, are increasingly interested in improving neighborhood public space: In San Francisco, Urban Ecology worked with the Mission Housing Development Corporation to redesign a BART plaza that is a hub of activity for the district. Similarly, EBALDC’s interest in Clinton Park fits within its larger neighborhood planning efforts. Sponsoring much-needed improvements to the park, however, represents an expansion into public-space design, engineering, and construction beyond the typical activities of a nonprofit housing developer like EBALDC. In essence, a project manager who can coordinate all of the necessary private and public agencies is essential to carry out the implementation of any public-space improvement. This section discusses the steps needed to undertake the improvements at Clinton Park, including potential sources of funding.

Review by the Community and City of Oakland
Aspects of the design already have been targeted for grant-funded demonstration projects, including lighting in the park and enhancement of the children’s play area. Because this plan is largely conceptual, however, EBALDC and ELMA may wish to continue to meet with the community to evaluate the Clinton Park Plan. Once the desired level of input is obtained, a design development process can occur that leads to the production of construction drawings and a final budget.

Oakland’s Parks and Recreation and Public Works departments should contribute to the next phase of the planning and development process. Preliminary meetings with representatives of these departments have taken place, helping to define certain design elements in the streetscape improvements and determine cost estimates. Further input from the city is needed to finalize a working plan for the park and the surrounding streetscape. The task force approach—involving an interdepartmental team from the City of Oakland—used during the recent redesign of Sanborn Park in the Fruitvale District might be replicated here.11

Structuring the Implementation Process
There are three possibilities for framing the implementation process:

Simultaneous Completion: All funding for park and streetscape improvements is identified at one time and construction embarked upon simultaneously. The city’s interdepartmental task force acts together to facilitate approvals and perform project management. Work, money, and time are streamlined by a one-step approval process and a single construction project.

Completion in Two Parts: Improvements to the park are handled separately

from those for the streetscape. Although the two departments communicate effectively on the perimeter portions of the project, each component goes through the approval, construction document preparation, funding, and construction process separately. Specific financial resources are targeted separately for the park and street components. The interdepartmental coordination process is more complicated, and requires a commitment of more time and resources from EBALDC.

Multiple-Component Completion: Elements of the Clinton Park Plan undergo construction one by one, as funding is identified and obtained.

Budget Development
Implementation of the Clinton Park Plan is estimated to cost approximately $1,545,700. This amount includes large set-asides for municipal oversight fees and contingency funds. Construction documents produced upon final approval will determine final budget figures. Some elements may already have been funded and constructed prior to this final budget analysis process and will be taken into consideration at that time.

For the purposes of the plan, the total estimated budget is made up of two components:

- Component I: Redesigned Clinton Park Landscape......$715,200
- Component II: Streetscape Improvements...............$830,500

Paying for the Improvements

The City of Oakland’s Financial Constraints
Proposition 13 and other state laws affecting the collection and expenditure of local property and sales taxes curtails Oakland’s ability to provide continuous municipal services and improve parks and other elements of its infrastructure. In addition, Oakland has unique characteristics that make it difficult to maintain and improve the city’s infrastructure:

- A diverse topography and land area of close to thirty square miles spread across steep hills, industrial and residential flatlands, and the environmentally sensitive shorelines of the estuary and San Francisco Bay.
- Although it has pockets of affluence, Oakland is not a wealthy city. Poverty and unemployment rates reach 25 to 30 percent or higher in some Oakland neighborhoods, creating demand for well-funded, high-quality social services (housing, job training, prenatal and early childhood health programs, enriched public education, and police and emergency services). The provision of these services competes with the expense of maintaining and improving the city’s infrastructure. (Alameda County, which provides some social services to Oakland, faces fiscal constraints not unlike those of the city and cannot eliminate the stress on the municipal budget.)
- Oakland has an extensive amount of vacant industrial land, much of it contaminated and in need of environmental remediation and considerable public and private investment. In addition, downtown and other commercial districts have a large number of buildings damaged in and unused since the 1989 earthquake. Private owners of these buildings will not undertake

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12For more information about the cost of specific park improvements contact EBALDC.
the expense of retrofitting until the commercial real estate market provides unsubsidized incentives. Oakland’s brownfields and vacant or underutilized buildings produce little in the way of local tax revenues.

Clinton Park improvements may still be eligible for funding from city sources, but efforts can also be made to secure regional, state, federal, and private funds. What follows is Urban Ecology’s best assessment of available funding resources. (All of the resources discussed below are described in more detailed charts on pages 33 through 36 and in Appendix A.) With the plan in hand, ELMA and EBALDC have an opportunity to seek funding for capital improvements.

Oakland’s Capital Improvement Program
Oakland finances many physical improvements according to its five-year Capital Improvement Plan. Funds for this period have already been allocated, but the city reviews its Capital Improvement Plan annually and updates it every two years to reflect changing conditions. As a result, funds might become available that could be tapped for Clinton Park. In addition, the next Capital Improvement Plan will make significant funding available in 2002.

A long-term approach for Clinton Park should seek funding from this program. In order for Clinton Park to receive Capital Improvement funds, the project must be sponsored by a city agency, such as Parks and Recreation, Public Works, or Life Enrichment. Advance coordination is needed to ensure that Clinton Park be considered for the 2002-2007 Capital Improvement Plan.

Special Districts, Financing and Community Build
Because resources are limited, Oakland’s city administration is receptive to initiatives undertaken by community groups to fund all or part of local improvement projects. Despite local leadership in obtaining such funds, all involve approval and handling by city or county staff, requiring good coordination and communication. EBALDC and ELMA have a strong presence in the neighborhood surrounding Clinton Park and are well positioned to lead any local improvement initiatives. In addition or alternatively, they might act as liaisons between the community and the city during planning and implementation phases of a local improvement initiative.

Some of these programs require payments by local businesses. Because Clinton Park forms part of a low-income neighborhood, the ability of local business owners to make contributions is restricted. The small businesses around Clinton Park have a consistent clientele, but the total amount of available consumer dollars in the district is limited by the neighborhood’s low-income status. This affects the viability of funding mechanisms that draw on community resources.

Municipalities frequently establish Business Improvement District (BID)—where local businesses make regular donations to a local improvement fund and set priorities for how the funds are spent—to fund and facilitate improvements in commercial areas. At this writing, the City of Oakland is setting up procedures for neighborhood-level BIDs. In order to set up a BID, ELMA, as the local business association, would have to establish non-profit status and oversee allocation of the funds. BID funds are used for maintenance, security, marketing, special events, parking and transportation improvement, and capital

The 1997-2002 plan allocates $1.4 million for Parks and Recreation, $10.4 million for local street improvements, and $542,000 for traffic. The Clinton Park plan contains components fitting each of these three categories.
improvements.

California law also permits the establishment of Special Districts, housed within city or county government, to accomplish limited purposes in specific parts of the city. These are funded by a property tax that applies to the district alone. In addition, cities around California are exploring ways to use state funds to cover the up-front costs of local infrastructure investment. These state funds are paid back over time by fees on private developers.

The community might also contribute to the park’s revitalization through a community building project. This concept, which is gaining popularity in different parts of the country, including the Bay Area, has community members contribute time, labor, and materials—sweat equity and in-kind donations—to improving a public space. In the City of Alameda, for example, a skateboard park was constructed in the spring of 1999 with $55,000 from public funds and an equivalent of $200,000 of in-kind donations and volunteer hours.

Regional Sources

In 1997, the Metropolitan Transportation Commission established its Transit for Livable Communities program. Drawing funds from the federal Transportation Efficiency Act for the Twenty-First Century, this program takes advantage of recent federal and state legislation transferring greater decision making power to regional metropolitan planning organizations.

In 1999, MTC will make available $220,000 in community-based planning grants and $25 million for infrastructure improvements. A 15 percent local funding match is required. The components of the Clinton Park Plan related to traffic calming, transit facilities, and bike or pedestrian facilities are eligible for funding.

State Sources

California’s Office of Planning and Research offers limited funds for local planning efforts. At this writing, a large parks bond is pending in the state legislature, a sizable portion of which is earmarked for urban parks.

Federal Sources

Numerous federal sources exist for funding the improvements at Clinton Park, as well as for expanded community development activities in the surrounding low-income neighborhood. Clinton Park is currently eligible for funds through Community Development Block Grants, TEA-21 funds, and Resource 2000 funds. The federal government prefers to transfer funds and management responsibility to municipal and county governments.

Private Sources

In response to declining public funds for park and public land conservation and restoration, private nonprofit organizations have directed funds to park rehabilitation programs. The Trust for Public Land’s Green Cities Initiative, the Packard Foundation, and the Rails to Trails Conservancy work to revitalize parks in urban areas.

Long-Term Maintenance

Long-term maintenance is an important issue facing cities and communities seeking to revitalize neighborhood parks. Maintaining the landscape, ensuring the health of trees and plants, cleaning graffiti and restrooms, and picking up trash are all activities best carried out by trained and insured Parks and Recreation staff.

Like all city departments, however, Oakland’s Parks and Recreation Department has a limited budget and staff. Options for improving maintenance include:

• If a local contribution/special district is considered, part of the funds could be directed to fund a portion of a Parks and Recreation staffperson’s time to be specifically spent on Clinton Park maintenance.

• Team Oakland and East Bay Conservation Corps provide work crews of young men and women who can carry out basic park maintenance and graffiti abatement. Applications are considered each fall for year-long contracts.
### Municipal Sources: Oakland Capital Improvement Program

<table>
<thead>
<tr>
<th>Type of funds</th>
<th>Applicability to Clinton Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alameda County Street Aid</td>
<td>streetscape</td>
</tr>
<tr>
<td>Equipment Fund</td>
<td>n/a</td>
</tr>
<tr>
<td>FEMA</td>
<td>n/a</td>
</tr>
<tr>
<td>Transportation Equity Act for the 21st Century</td>
<td>streetscape</td>
</tr>
<tr>
<td>State Gas Tax</td>
<td>n/a</td>
</tr>
<tr>
<td>Lighting and Landscape Assessment District</td>
<td>street lighting</td>
</tr>
<tr>
<td>Measure B</td>
<td>streetscape</td>
</tr>
<tr>
<td>Measure I</td>
<td>park</td>
</tr>
<tr>
<td>Measure K</td>
<td>park</td>
</tr>
<tr>
<td>Multi-Purpose Reserve</td>
<td>park and streetscape</td>
</tr>
<tr>
<td>Municipal Improvement Capital</td>
<td>park and streetscape</td>
</tr>
<tr>
<td>Sewer Service Charge</td>
<td>n/a</td>
</tr>
<tr>
<td>State (SB 140)</td>
<td>n/a</td>
</tr>
<tr>
<td>City Administration Project</td>
<td>park and streetscape</td>
</tr>
</tbody>
</table>

### Municipal Sources: Special Districts and Financing Mechanisms

<table>
<thead>
<tr>
<th>Type of district</th>
<th>Responsible entity</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Improvement District</td>
<td>ELMA/EBALDC, Technical assistance from City of Oakland</td>
<td>Business owners within a specified geographical area agree to contribute annually to a fund targeted for improvements to the area. The participants form an advisory committee to determine priorities for how the funds should be spent.</td>
</tr>
<tr>
<td>Special Assessment District</td>
<td>Alameda County, City of Oakland</td>
<td>Special Assessment Districts are used to finance projects that will directly benefit local property owners. The county and city governments can levy a special property tax from the property owners who will directly benefit from the local improvements being made.</td>
</tr>
<tr>
<td>Mello-Roos District Community Facilities District (“Special Districts”)</td>
<td>City of Oakland, ELMA, EBALDC as community advisors</td>
<td>Mello-Roos and Community Facilities Districts have a limited purpose and are created to carry out a specific function. They are established as units within the local government, and are empowered to carry out the service that the community wants. Thus, the special district can tax local residents and businesses, issue debt, and enter into contracts for service.</td>
</tr>
</tbody>
</table>

---

Local governments draw a district around a specific area in which certain infrastructure improvement goals have been established, and the assessed tax value is frozen at a point in time. From that point on, two sets of tax records are kept for that district. Taxes are collected on the frozen base and distributed normally. Any additional taxes from an increase in assessed property values from that district are contributed to a fund for capital improvements within that district. Local groups are involved in drawing the lines of the district and leading a community advisory committee for expenditure of the funds.

Regional Sources

<table>
<thead>
<tr>
<th>Fund</th>
<th>Responsible entity</th>
<th>Applicability to Clinton Park design elements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metropolitan Transportation Commission’s Transit for Livable Communities</td>
<td>EBALDC, City of Oakland, Entity with the ability to contract for construction</td>
<td>Grants cover planning and capital improvements. Capital improvements could include crosswalks and curb bulbouts to enhance pedestrian safety, calm traffic, and facilitate bus movement. A planning grant could be sought to expand the traffic-calming and pedestrian safety plan further along East Fourteenth Street.</td>
</tr>
</tbody>
</table>

State Sources

<table>
<thead>
<tr>
<th>Type of District</th>
<th>Responsible entity</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office of Planning &amp; Research</td>
<td>City of Oakland California OPR</td>
<td>The OPR has a revolving loan fund that provides grants for local planning processes. Grants are paid back over time by development fees from projects built according to the plan.</td>
</tr>
<tr>
<td>Type of District</td>
<td>Responsible entity</td>
<td>Description</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>--------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Community Development Block Grant (CDBG)</td>
<td>City of Oakland</td>
<td>CDBG funds are programmed every year by the Redevelopment Agency. Oakland is eligible for CDBG funds and has received them since the program was established in 1974. Eligible activities include: 1. Land and building acquisition; 2. Reconstruction or rehabilitation of property within distressed communities, in order to create or enhance housing, playgrounds, shopping centers, etc.; 3. Construction of public facilities and improvements, including streets, sidewalks, water systems, community and senior citizen centers, and recreational facilities; 4. Workshop preparation; 5. Economic development within distressed areas, including micro-loans to small entrepreneurs and business expansion loans to help retain existing businesses that employ low-income workers; 6. Public services for youth, seniors, or the disabled, including day care centers, youth and elderly services, health care facilities, transportation, or counseling; 7. Crime reduction initiatives, including neighborhood watch programs, extra police patrols, police substations, and clearing abandoned buildings used for illegal activities; 8. Downpayment and closing cost assistance and subsidized interest rates for low-income homebuyers; 9. Enforcing local building codes to reverse housing deterioration.</td>
</tr>
</tbody>
</table>

Information on CDBG compiled from HUD’s website at www.hud.gov/progdesc/cdbgent.html
Transportation Equity Act for the 21st Century (TEA-21) (Passed in 1998, TEA-21 is the most recent federal transportation legislation. It provides an unprecedented amount of local control over transportation decisions and investments, an aspect that is being utilized by MTC in creating and funding its Transit for Livable Communities program, described on page 34. In addition, many aspects of TEA-21 encourage transportation planning and investments that serve local community needs, fit within the established infrastructure, and improve air and water quality. This is an important shift away from previous legislation which directed funds toward projects that would facilitate transportation by car.

Decisions about programming and spending federal and state transportation funds are made on an ongoing basis by the city, county, and regional transportation agencies. These processes require plenty of lead time, and so should be viewed as long-term approaches to local improvements.)

Resources 2000 
Land and Water Conservation Fund (Announced in February 1999, this legislation will establish a permanent fund for land acquisition, urban park revitalization, historic preservation, land restoration, ocean and farmland conservation, and endangered species recovery. The fund will be established and replenished by federal oil and gas revenues. Once passed in 1999, $1.4 billion will be allocated to start the fund, and an additional $2 billion is expected to be added annually.)

<table>
<thead>
<tr>
<th>Private Funding Sources</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Fund</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rails to Trails Conservancy</td>
<td>RTC offers technical assistance with planning and maintenance of urban parks, especially those that act as connectors along bicycle or pedestrian routes.</td>
</tr>
<tr>
<td>Trust for Public Land</td>
<td>TPL offers technical assistance with land acquisition, urban park planning and project coordination, real estate transactions, legal resources, public financing campaigns and long term financing options.</td>
</tr>
<tr>
<td>Packard Foundation - Conservation Program (guidelines to be announced in late 1999)</td>
<td>Packard Foundation will provide funding for urban park restoration and open space protection.</td>
</tr>
</tbody>
</table>
APPENDIX A
AGENCIES AND ORGANIZATIONS

City of Oakland
Community & Economic Development Agency
250 Frank Ogawa Plaza
Oakland CA 94612
510-238-6700
www.oaklandnet.com

Parks-Recreation & Cultural Services
1520 Lakeside Drive
Oakland, CA 94612
510-238-7275

Public Works Agency
250 Frank Ogawa Plaza
Oakland CA 94612
510-238-3961

Alameda County Congestion Management Agency
1333 Broadway, Suite 220
Oakland CA 94612
510-836-2560
www.accma.ca.gov

Metropolitan Transportation Commission
101 Eighth St.
Oakland, CA 94607
510-464-7700
www.mtc.ca.gov

California Office of Planning and Research
1400 10th Street, Suite 156
Sacramento, CA 95814
916-322-2318

Community Development Block Grants

Department of Housing and Urban Development
Entitlement Communities Division
451 Seventh St. SW
Washington DC 20410
1-800-998-9999

The Rails to Trails Conservancy
26 O’Farrell St. Suite 400
San Francisco CA 94108
415-397-2220

The Packard Foundation
200 Second Street, Suite 200
Los Altos, CA 94022

The Trust for Public Land
116 New Montgomery Suite 300
San Francisco, CA 94105
415-495-5660

East Bay Conservation Corps
1021 Third St.
Oakland, CA 94607
510-891-3930

Team Oakland
Public Works Agency
250 Frank Ogawa Plaza
Oakland CA 94612
510-238-7601
APPENDIX B: URBAN ECOLOGY SURVEYS

What Do You Want for Clinton Park?

Three community groups, the Eastlake Merchants Association, the East Bay Asian Local Development Corporation, and Urban Ecology, are working on ways to improve Clinton Park. The purpose of this questionnaire is to get your ideas about the park. Thank you for taking a few minutes to answer our questions.

PARK-RELATED QUESTIONS

1. Do you use Clinton Park now?  
   yes  
   no  

2. If so, what park do you use?  

3. If yes, what do you do in Clinton Park? (check all that apply)  
   meet friends  
   relax  
   watch people go by  
   bring children so they can play  
   walk  
   bicycle  
   play sports  
   picnic  
   walk the dog  
   attend adult education classes  
   other  

4. If you use Clinton Park, how often do you go there?  
   every day  
   once or twice a week  
   once or twice a month  
   less than once a month  

5. How do you get to the park? (check all that apply)  
   walking  
   by car  
   by bus (bus #_____)  
   bicycle  
   BART  
   other  

6. Do you do any of the following things near the park?  
   shop  
   eat at a restaurant  
   catch the bus (bus #_____)  

7. What problems, if any, do you see in the park?  
   lack of safety  
   lack of parking around the park  
   it's hard to cross 12th and 14th Streets because of fast traffic  
   graffiti  
   prostitution at night  
   destruction of play equipment or plants  
   trash  
   noisy traffic on 14th Street  
   noisy traffic on 12th Street  
   poor lighting at night  
   other  

8. Which of the following features or facilities would you like to see in the park?  
   new or repaired play equipment  
   more benches  
   barbecue grills  
   parking in the park  
   a fountain, arch, sculpture, or monument (circle one)  
   a drinking water fountain  
   a rest room near the playground  
   a fence  
   better lighting  
   a circular walkway within the park  
   other  

9. Which of the following activities would you like to see in the park?  
   sports for children, teenagers, and adults (sport: ______)  
   cultural festivals  
   outdoor concerts  
   arts and crafts fairs  
   farmer's market  
   other  

10. Which of the following features would you like to see on the streets around the park?  
   diagonal parking on 6th and 7th Avenues  
   one-way streets on 6th and 7th Avenues  
   traffic controls such as stop signs and/or traffic lights  
   bike lanes  
   trees  
   other  

DEMOGRAPHIC INFO

Individual status

- resident of the Clinton Park neighborhood  
- merchant in the Clinton Park neighborhood  
- shopper  
- community organization leader or staff member  
- other  

Residence:

- San Antonio District  
- Oakland  
- other  

Family status

- parent  
- child  
- other  

Age

- Household size  
- Kids in household  

Ethnicity:

- African American  
- Chinese-American  
- Euro-American  
- Latino  
- Native American  
- Vietnamese American  
- other  

Thank you for completing this questionnaire. Please return it to any of the following people:

John Doney  
Eastlake Merchants Association  
Immunities Arms Study  
1331 14th Ave.  
Oakland, CA  
510-5742

Helen Shor  
East Bay Asian Local Development Corp.  
310 14th St., Suite 309  
Oakland, CA 94607  
510-365-4333

Rachel Peterson  
Urban Ecology  
405 14th St., Suite 900  
Oakland, CA 94612  
510-6333

OPTIONAL: Name  
Address  
Phone  

¿Qué Quiere Usted Para Clinton Park?

Tres grupos de la comunidad están trabajando para mejorar a "Clinton Park," el parque localizado en East 14th Street y la 6a. Avenida. Los grupos son: "Eastlake Merchants Association" (Asociación para Comerciantes de Eastlake), East Bay Asian Local Development Corporation (Corporación Asistencial de Desarrollo Local del Este de la Bahía), y Urban Ecology (Ecología Urbana).

El propósito de este cuestionario es obtener sus ideas y opiniones sobre Clinton Park. Muchas gracias por tomar algunos momentos para contestar nuestras preguntas.

PREGUNTAS ACERCA DEL PARQUE

1. ¿Utiliza Ud. "Clinton Park"?
   _______ Sí
   _______ No

2. Si no, ¿qué parque utiliza?

3. Si lo utiliza, ¿qué hace Ud. en Clinton Park? (Marque todos que aplican)
   _______ reunirse con amigos
   _______ observar el paso de la gente
   _______ traer niños a jugar
   _______ pasear
   _______ alinear bicicletas
   _______ jugar deportes
   _______ hacer "picnic"
   _______ caminar su perro
   _______ asistir a clases de educación para adultos
   _______ otras

4. ¿Con qué frecuencia va Ud. al parque?
   _______ diariamente
   _______ una o dos veces en la semana
   _______ una o dos veces al mes
   _______ menos que una vez al mes

5. ¿Cómo llega Ud. al parque?
   _______ a pie
   _______ coche autóbus (bus # _____)
   _______ bicicleta
   _______ BART
   _______ otra manera:

6. ¿Hace Ud. alguna de las siguientes actividades en la vecindad de Clinton Park?
   _______ ir de compras
   _______ comer en un restaurante
   _______ tomar el autobús (bus # _____)

7. ¿Observa Ud. algunos de los siguientes problemas en el parque?
   _______ falta de seguridad
   _______ uso de drogas y alcohol
   _______ malparqueado en el parque
   _______ falta de estacionamiento
   _______ dificultad en cruzar las calles 12 y 14 por tráfico rápido
   _______ graffiti
   _______ la prostitución en el parque
   _______ destrucción de equipo de juego o de la vegetación en el parque
   _______ basura en las calles y en el parque
   _______ tráfico ruidoso en las calles 12 y 14
   _______ falta de sanitarios públicos cerca del parque para niños
   _______ falta de iluminación adecuada para la noche
   _______ otro problema:

8. ¿Cuáles de las siguientes facilidades quisiera Ud. ver en el parque?
   _______ equipo de juego nuevo o reparado en el parque para niños
   _______ más bancos para sentarse
   _______ parillas para barbacoas
   _______ estacionamiento alrededor del parque
   _______ una fuente, arco, monumento, o otra forma del arte público
   _______ una fuente de agua potable
   _______ estacionamiento para bicicletas
   _______ sanitarios públicos
   _______ una cerca alrededor del parque
   _______ mejor iluminación en el parque
   _______ una pista para caminar alrededor del parque
   _______ otra facilidad:

9. ¿Cuáles de las siguientes actividades quisiera Ud. ver en el parque?
   _______ deportes para niños, jóvenes, y adultos (deporte _______)
   _______ conciertos al aire libre
   _______ mercados de arte/restaurantes
   _______ uso recreacional o cultural de la escuela para adultos
   _______ venta de comida en el parque
   _______ correr el parque para la noche, menos la parada de autobuses y entradas de la escuela para adultos
   _______ aumentar la presencia de la policía alrededor del parque
   _______ otra actividad:

10. ¿Cuáles de los siguientes cambios quisiera Ud. ver en las calles alrededor del parque?
    _______ estacionamiento diagonal en 6a y 7a Avenidas
    _______ control de tráfico como rótulos de ALTO o semáforos
    _______ carriles para bicicletas
    _______ cruces de peatones
    _______ más árboles
    _______ otro cambio:

11. Muchas personas han ofrecido trabajo voluntariamente para mejorar a Clinton Park. Si Ud. quiere ser voluntario, ¿con qué le gustaría ayudar?
    _______ recoger basura
    _______ pintar equipo de juego, muebles, o edificios
    _______ reparar o construir equipo o muebles
    _______ dar comida para eventos públicos
    _______ ayudar a organizar eventos culturales
    _______ sembrar árboles
    _______ traer a otras personas o grupos para ayudar
    _______ otra cosa:

12. ¿Quiere Ud. recibir anuncios de eventos en Clinton Park?
    _______ Sí
    _______ No

13. Si Ud. es un comerciante en la vecindad de Clinton Park, (quieres más información sobre la Asociación de Comerciantes de Eastlake (Eastlake Merchants Association))?
    _______ Sí
    _______ No

14. Tiene Ud. algún comentario, pregunta, o sugerencia con respecto al parque o a la vecindad?

Muchas gracias por llenar este cuestionario. Favor de devolverlo a una de las siguientes personas:

John Durley
Eastlake Merchants Association
Immaculate Auto Body
1430 14th Ave
Oakland, CA 94607
253-5742

Karin Serur
East Bay Asian Local Development Corp.
Urban Ecology
310 8th St, Suite 309
Oakland CA 94607
951-144th St, Suite 900
Oakland CA 94649
251-6338

Información Demográfica

Nombre
Dirección

 Fecha

Etnia

Opcional:

Residencia

Estado

Estados Americanos

Chemis American

Latino

Venezolano

Otro

Teléfono

INFORMACIÓN DEMOGRAFICA
BAN MUÔN CÔNG VIÊN "CLINTON PARK" NHƯ THẾ NÀO?

1) Hiến diện có sự ứng dụng công nghệ "Clinton Park" không?
   - Có.
2) Nếu có, ban làm gì để ứng dụng công nghệ "Clinton Park"?
   - Đưa ra các bộ phận để thi hành để trả lời câu hỏi của chúng tôi.
3) Nếu ban chưa có công nghệ "Clinton Park", ban có ý định triển khai công nghệ này?
   - Có.
4) Nếu ban có các công việc "Clinton Park" không?
   - Không.
5) Nếu ban có các công việc "Clinton Park" không?
   - Có.
6) Nếu ban có công việc "Clinton Park" không?
   - Có.
7) Nếu ban có công việc "Clinton Park" không?
   - Có.
8) Nếu ban có công việc "Clinton Park" không?
   - Không.
9) Nếu ban có công việc "Clinton Park" không?
   - Không.
10) Nếu ban có công việc "Clinton Park" không?
    - Không.
11) Nếu ban có công việc "Clinton Park" không?
    - Không.
12) Nếu ban có công việc "Clinton Park" không?
    - Không.
13) Nếu ban có công việc "Clinton Park" không?
    - Không.
14) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
15) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
16) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
17) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
18) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
19) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
20) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
21) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
22) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
23) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
24) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
25) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
26) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
27) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
28) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
29) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
30) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
31) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
32) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
33) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
34) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
35) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
36) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
37) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
38) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
39) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
40) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
41) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
42) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
43) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
44) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
45) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
46) Nếu ban có sự ứng dụng công nghệ "Clinton Park" không?
    - Có.
您好，您对公园有什么建议？

1. 您是否在公园看到过垃圾？
   - 有
   - 没有

2. 有没有使用公园的设施？
   - 有
   - 没有

3. 如果有，您具体使用了哪些设施？（请详细说明）
   - 休息区
   - 儿童游乐区
   - 健身器材
   - 喷泉
   - 桌椅

4. 您是否使用过公园的卫生间？
   - 是
   - 否

5. 您是否使用过公园的公共汽车？
   - 是
   - 否

6. 您是否使用过公园的其他设施？
   - 是
   - 否

7. 您认为公园里有什么问题？
   - 不安全
   - 垃圾乱扔
   - 噪音
   - 其他

8. 您希望在公园增加哪些设施？
   - 儿童游乐区
   - 休息区
   - 其他

9. 您希望公园增加哪些服务？
   - 公共卫生间
   - 垃圾收集
   - 其他

10. 您是否希望公园增加一些自然景观？
    - 是
    - 否

11. 您是否对公园的活动感兴趣？
    - 是
    - 否

12. 您是否了解公园的管理规定？
    - 是
    - 否

13. 您是否希望公园定期举办活动？
    - 是
    - 否

14. 您是否希望公园增加一些娱乐设施？
    - 是
    - 否

15. 您认为公园的环境质量如何？
    - 良好
    - 较差
    - 其他

感谢您的参与，期待您的反馈。
APPENDIX C: COMMUNITY WORKSHOP FLYERS

CLINTON PARK
COMMUNITY WORKSHOP

Come discuss Clinton Park: Community Issues and Community Action

Saturday, March 22
11 a.m. to 2 p.m.
at the school building in Clinton Park
East 14th St. & 7th Ave.

* Lunch and children’s activities will be provided *
* Vietnamese, Cantonese, and Spanish translators will be available *

SPONSORED BY:
Eastlake Merchants Association * East Bay Asian Local Development Corporation
Urban Ecology * City of Oakland Community & Economic Development Agency

INVITED COMMUNITY ORGANIZATIONS:
Harbor House * Intertribal Friendship House * Members of the Clinton Park Community
East Bay Asian Youth Corp * fluidity Elementary Bilingual Advisory Council * Leo Family Development
Oakland Parks & Recreation Dept. * Oakland Unified School District * Representatives John Russo
San Antonio Neighborhood Clinic * Upward Bound Youth Program * Vietnamese Community Center

FOR MORE INFORMATION CALL RACHEL PETERSON AT 251-6333.

CLINTON PARK
TALLER DE LA COMUNIDAD

Venga a discutir “Clinton Park”: Problemas y Acción

Sábado, 22 de marzo, 1997
11:00 a.m. a 2:00 p.m.
en la escuela para adultos en Clinton Park
East 14th St. & 7th Ave.

* almuerzo y actividades para niños *
* traducción en español *

PARTNERSHIP ORGANIZATIONS:
Urban Ecology * East Bay Asian Local Development Corporation
San Antonio Community Development Corporation * City of Oakland Community & Economic Development Agency

ORGANIZACIONES COMUNITARIAS INVITADAS:
Eastlake Merchants Association * Harbor House * Intertribal Friendship House
Members of the Clinton Park Community
East Bay Asian Youth Corp * fluidity Elementary Bilingual Advisory Council * Leo Family Development
Oakland Parks & Recreation Dept. * Oakland Unified School District * Representatives John Russo
San Antonio Neighborhood Clinic * San Antonio Neighborhood Planning Council
Upward Bound Youth Program * Vietnamese Community Center

PARA MÁS INFORMACIÓN LLAME A RACHEL PETERSON: 251-6333.
APPENDIX D: COMMUNITY PARTICIPANTS

Name                                      Affiliation                              
Nina Adelberger                            La Clinica de la Raza                    
Mary Biasotti                               Harbor House                             
Francisco Borrero Jr.*                     resident                                
B. Casuga*                                 resident                                
Ada Chan*                                   Asian Neighborhood Design              
Loc Hung Lou Chun*                          resident                                
Marlene Cleaver                            Youth Power at Franklin Elementary      
Eric Cone*                                 San Antonio Community Development Corporation  
Don “Littlecloud” Davenport*               San Antonio Community Development Corporation  
John Dorsey                                 Immaculate Auto Body                    
Leonel Gonzalez, President                 La Escuelita Parent Advisory Council    
John Gruntfest*                             ELMA/SACDC/San Antonio Neighborhood Planning Council  
Ngo Hols*                                   resident                                
Steve Holt                                  resident                                
Henry Homer                                 resident                                
Josh Horner                                 resident                                
Xiu Fang Huang*                             New Hope Church                          
Jerry Jaste*                                First Step                               
Virginia Johnson                           Bilingual Advisory Council & School Site Council  
David Kakishiba                             East Bay Asian Youth Center             
Jodee Kasemini                             San Antonio Neighborhood Health Center  
Hy Lam*                                     Huong Viet Community Center             
Paul Lam                                    Paul’s Video                             
Xiao Lhuyn*                                 resident                                
Jose Macias                                 La Estrellita Cafe                      
Thomas & Thalva Murray*                    resident                                
Theresa Navarro*                            CEDA-Oakland                             
Ly Nguyen*                                  resident                                
Maria Nguyen*                               resident                                
My Tien Nguyen*                             resident                                
Thoa Nguyen                                 Vietnamese Health Promotion Project     
Timmy Nguyen                                Mong Mo Cafe                             
Newin Orante & Silvia Marque               Upward Bound Youth Program              
Israel Ortiz-Marrero                        resident                                
Naomi D. Pete*                             ELMA/Pete’s Residential Care Home       
Oanh Pham                                   Home Alert E. 15th                        
Will Pinkston                               Pink & White Florist                     
Mai Quach                                   Lao Family Community Development        
Ali Saied                                   Oakland Liquor & Market                  
Elena Serrano                               La Pena Cultural Center                  
Sisters Renee & Irene                      Anawim House of Hope                    
Susan Sky                                   Fourteenth Street Clinic                 
Dr. Tolbert Small                          Harriet Tubman Medical Office            
Edith Smith                                 homeless activist                        
Jane Spangler                               Brooklyn Neighborhood Preservation Association  
Suzanne Takehara*                          Taller Sin Fronteras                     
Alberta Tenorio/Sandra Balderama           Intertribal Friendship House            
Reynaldo Terrazas                          local artist                             
Cleveland Thomas Jr.                       Good Samaritan Senior Center             
Professor Tran*                            local activist                           
Caroline Valverde, Hy Lam                  Huong Viet Community Center             
Roberto Villa, Principal                   La Escuelita                             
David Wofford                               SA Neighborhood Planning Council         
Linda M. Zitus*                            resident                                

*Attended the community workshop on March 22, 1997
APPENDIX E

COMMUNITY GROUPS CONTACTED & INTERVIEWED

Contacts and interviews were made from January through April 1997.

Presentations & Surveys
Four ESL classrooms at OUSD Neighborhood Center
Two classrooms at Oakland Evening Adult School
Franklin Elementary Bilingual Advisory Council
La Escuelita Parent-Teacher Association

Interviews
Thoa Nguyen, Director, Vietnamese Health Initiative
Mai Quach, counselor, Lao Family Development
Edith Smith, community resident
Jodee Kasemini, caseworker, La Clinica
Alberta Tenorio, Board President, Intertribal Friendship House
Jim Graham, custodian, Clinton Park School
Byron Huey, Director, OUSD Adult Education Department
Susan Sky, Director, East Bay Community Recovery Project
Marlene Cleaver, Director, Youth Power

Youth Visioning and Discussion Sessions
Fifteen students of STRIVE, Vietnamese youth leadership group
Twenty-five students of Viet Huong Community Center
Forty high school students at Upward Bound, Holy Names College
# COMMUNITY RESOURCES

## Local Organizations

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
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<tbody>
<tr>
<td>Adult Education Technology Center</td>
<td>2111 International Blvd.</td>
<td>879-4110</td>
</tr>
<tr>
<td>Bilingual Advisory Council &amp; School Site Council</td>
<td>915 Foothill Blvd.</td>
<td>879-1160</td>
</tr>
<tr>
<td>Brooklyn Neighborhood Preservation Association</td>
<td>1930 E. 22nd St.</td>
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<tr>
<td>Clinton Park Adult School</td>
<td>655 International Ave.</td>
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<tr>
<td>East Bay Asian Youth Center</td>
<td>2025 E. 12th St.</td>
<td>533-1092</td>
</tr>
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<td>Edward Shands Adult School</td>
<td>2455 Church St., 94605</td>
<td>879-4040</td>
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<tr>
<td>Fourteenth Street Clinic</td>
<td>1124 International Blvd.</td>
<td>533-0800</td>
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<tr>
<td>Good Samaritan Senior Center</td>
<td>1615 10th Ave.</td>
<td>536-9750</td>
</tr>
<tr>
<td>Harbor House</td>
<td>1811 11th Ave.</td>
<td>534-0165</td>
</tr>
<tr>
<td>Huong Viet Community Center</td>
<td>545 International Blvd. #203</td>
<td>835-9156</td>
</tr>
<tr>
<td>Intertribal Friendship House</td>
<td>523 International Blvd.</td>
<td>452-1235</td>
</tr>
<tr>
<td>La Clinica de la Raza</td>
<td>1515 Fruitvale Blvd.</td>
<td>535-4000</td>
</tr>
<tr>
<td>La Escuelita</td>
<td>1100 3rd Ave.</td>
<td>879-1210</td>
</tr>
<tr>
<td>La Escuelita Parent Advisory Council</td>
<td>1100 3rd Ave.</td>
<td>879-1210</td>
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<tr>
<td>La Peña Cultural Center</td>
<td>3105 Shattuck, Berkeley 94705</td>
<td>849-2568</td>
</tr>
<tr>
<td>Lao Family Community Development</td>
<td>1551 23rd Ave.</td>
<td>533-8850</td>
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<tr>
<td>Neighborhood Centers Adult School</td>
<td>121 E. 11th St.</td>
<td>879-8702</td>
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<tr>
<td>Oakland Evening Adult School</td>
<td>750 International Ave.</td>
<td>879-4020</td>
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<tr>
<td>Oakland Museum of California</td>
<td>1000 Oak St.</td>
<td>238-2200</td>
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<tr>
<td>San Antonio Community Development Corporation</td>
<td>2228 E. 15th St.</td>
<td>536-1715</td>
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<tr>
<td>San Antonio Neighborhood Health Center</td>
<td>1030 International Blvd.</td>
<td>238-5400</td>
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<tr>
<td>Taller Sin Fronteras</td>
<td>645 West Grand, 94612</td>
<td>835-5801</td>
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<td>Upward Bound Youth Program</td>
<td>3500 Mountain Blvd. 94610</td>
<td>879-1868</td>
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<tr>
<td>Vietnamese Health Promotion Project</td>
<td>545 International Blvd. #204</td>
<td>835-7812</td>
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## Local Churches

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Bible Fellowship Missionary Baptist</td>
<td>1520 8th Ave.</td>
<td>444-9626</td>
</tr>
<tr>
<td>First Trinity Lutheran</td>
<td>1433 12th Ave.</td>
<td>532-7788</td>
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<tr>
<td>Foothill Missionary Baptist</td>
<td>1740 7th Ave.</td>
<td>834-4273</td>
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<tr>
<td>Grace Temple Baptist</td>
<td>1410 10th Ave.</td>
<td>835-5621</td>
</tr>
<tr>
<td>Jehovah’s Witness-Oakland</td>
<td>1530 Foothill Blvd.</td>
<td>534-0133</td>
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<tr>
<td>Korean United Methodist</td>
<td>1840 International Blvd.</td>
<td>532-2886</td>
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<tr>
<td>Mt. Olive Missionary Baptist</td>
<td>1649 12th Ave.</td>
<td>261-7470</td>
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<tr>
<td>New Mt. Herman Missionary Baptist</td>
<td>1156 E. 12th Ave.</td>
<td>451-4433</td>
</tr>
<tr>
<td>Oakland Foothill Corps. (Salvation Army)</td>
<td>12th Ave. &amp; Foothill Blvd.</td>
<td>533-2136</td>
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<tr>
<td>Refreshing Fountain Church</td>
<td>1739 8th Ave.</td>
<td>834-9492</td>
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<tr>
<td>Seventh Ave. Baptist</td>
<td>1431 17th Ave.</td>
<td>534-1630</td>
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<tr>
<td>St. James Episcopal</td>
<td>1601 6th Ave.</td>
<td>832-0815</td>
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<tr>
<td>Williams Chapel Baptist</td>
<td>737 E. 17th Ave.</td>
<td>451-9076</td>
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## Current ELMA members

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<thead>
<tr>
<th>Name</th>
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<tr>
<td>A Chau Cafe</td>
<td>1245-1247 6th Ave.</td>
<td>451-1132</td>
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<tr>
<td>A&amp;A Budget Signs</td>
<td>1229 13th Ave.</td>
<td>444-3280</td>
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<tr>
<td>A.J. Kids Fashion</td>
<td>721 E. 12th St.</td>
<td>832-3688</td>
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<tr>
<td>Advance Garment Inc.</td>
<td>825 6th Ave.</td>
<td>832-2288</td>
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<tr>
<td>Business Name</td>
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<td>---------------------</td>
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<tr>
<td>Alta Mar Restaurant</td>
<td>1060 E. 12th St.</td>
<td>893-5122</td>
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<tr>
<td>Bay Area Auto Repair</td>
<td>550 E. 12th St.</td>
<td>251-1601</td>
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<tr>
<td>Cam Houng Restaurant</td>
<td>725 International Blvd.</td>
<td>444-2500</td>
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<td>Cao Long Cafe</td>
<td>661 E. 12th St.</td>
<td>251-8828</td>
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<tr>
<td>Caravelle Restaurant</td>
<td>200 International Blvd.</td>
<td>839-6821</td>
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<tr>
<td>Continental Brokerage Company</td>
<td>1127 13th Ave.</td>
<td>436-6868</td>
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<tr>
<td>Cycle Depot</td>
<td>103 International Blvd.</td>
<td>451-6245</td>
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<tr>
<td>East Bay Electric Motor</td>
<td>1240 E. 12th St.</td>
<td>261-2222</td>
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<tr>
<td>Eastlake Plaza</td>
<td>601 E. 12th St.</td>
<td>673-6836</td>
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<td>Eden Realty</td>
<td>212 International Blvd.</td>
<td>763-9055</td>
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<tr>
<td>Foss Lampshade Studios, Inc.</td>
<td>1340 E. 12th St.</td>
<td>534-4133</td>
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<tr>
<td>Gateway Sewing Inc.</td>
<td>1201 14th Ave.</td>
<td>261-8899</td>
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<tr>
<td>George Oren Tire Specialist</td>
<td>1350 International Blvd.</td>
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<td>H&amp;N Market</td>
<td>1554 13th Ave.</td>
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<td>Hitech Collision Repair</td>
<td>506 10th Ave.</td>
<td>893-9438</td>
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<tr>
<td>Hong Kong Restaurant</td>
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<td>Huong Xa Cafe</td>
<td>605 E. 12th St.</td>
<td>419-0686</td>
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<td>Immaculate Auto Body</td>
<td>1430 14th Ave.</td>
<td>533-5742</td>
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<td>J.W. Silveira Company</td>
<td>499 Embarcadero</td>
<td>834-9810</td>
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<tr>
<td>Jackson Liquor</td>
<td>739 E. 12th St.</td>
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<td>Jade Beauty Salon</td>
<td>620 International Blvd.</td>
<td>465-9982</td>
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<td>Kim Hoang Jewelry</td>
<td>814 International Blvd.</td>
<td>465-8342</td>
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<tr>
<td>King of King Restaurant</td>
<td>1228 7th Ave.</td>
<td>832-0391</td>
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<td>King One Hour Photo</td>
<td>703 E. 12th St.</td>
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<td>La Estrellita Cafe</td>
<td>446 E. 12th St.</td>
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<td>Lan Huong Sandwiches</td>
<td>807 E. 12th St.</td>
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<td>Lincoln Leong Properties</td>
<td>2224 9th Ave.</td>
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<td>Ming Hing USA Inc.</td>
<td>620 International Blvd.</td>
<td>337-9813</td>
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<td>MT Tax and Financial Services</td>
<td>1245 International Blvd.</td>
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<td>Music Center</td>
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<td>Oakland Liquor and Market</td>
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<td>Pho King Restaurant</td>
<td>638 International Blvd.</td>
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<td>Performance Auto Body</td>
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<td>Ray’s Electric</td>
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<td>Solutions Center</td>
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<td>Steve’s Hair Salon</td>
<td>612 E. 12th St.</td>
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<td>Style Center Cleaners</td>
<td>1353 International Blvd.</td>
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<td>Sun Hop Fat #1 Supermarket</td>
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<td>Sun Sing Meat Market</td>
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<td>Tan A Market</td>
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<td>Thanh Ky Restaurant</td>
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<tr>
<td>Tiem Thuoc Bac Saigon</td>
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<td>Union Meat</td>
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<td>Welcome Auto Center</td>
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