



# Lincoln Avenue Specific Plan

CITY OF PASADENA  
NORTHWEST PROGRAMS DIVISION

## Preliminary Outreach Meeting Summary

During October through December of 2009, over 65 Lincoln Avenue area residents, youth, business people, faith leaders, Northwest Commission and Lincoln Project Area Committee members, and others participated in a series of five focus group meetings related to Lincoln Avenue. To fully listen to and understand how stakeholders view current conditions in the corridor and envision the area in years to come, the focus groups were asked to identify the strengths, weaknesses, opportunities, and concerns regarding the corridor now and into the future. These issues will be addressed in the Lincoln Avenue Specific Plan.

### ***What is a Specific Plan?***

A specific plan is a planning tool that addresses land use, economic development, and other objectives for a particular district or neighborhood. A specific plan is almost a “mini-zoning code” in that it describes the allowable mix of uses, preferred design of streetscapes and buildings, and parking and mobility parameters. In addition, specific plans define the required utilities, infrastructure, and financing necessary to support the proposed land use plan. It also includes an action plan to implement the plan.

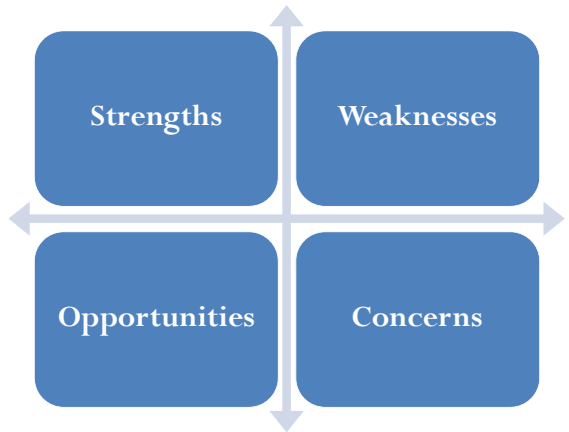
### ***What did the focus groups discuss?***

Four Lincoln Avenue focus group meetings were held in October and November 2009. The focus groups were asked to perform a “SWOC” analysis to describe the Strengths, Weaknesses, Opportunities, and Concerns they saw on Lincoln Avenue. Specifically, the groups were asked to think about:



Lincoln Avenue Specific Plan Boundary

1. Strengths: What do we like about Lincoln Avenue? What works well?
2. Weaknesses: What don't we like about Lincoln Avenue? What needs to change?
3. Opportunities: What are some of the solutions to the problems identified? What are our ideas for enhancing the ways that uses along the corridor can best serve adjacent neighborhoods and the broader community?
4. Concerns: What are some of our concerns regarding obstacles that may make it difficult to see those opportunities realized?



A fifth focus group meeting was held in December with John Muir High School students. These participants were asked what they liked about Lincoln Avenue, what they didn't like (and especially what was missing), and what they would like to see on Lincoln Avenue in the future.

***What key themes emerged from the focus groups?***

With the diversity of opinions and ideas expressed by participants in the focus group meetings, a true summary of comments is difficult to construct. Also, the topics covered range from those ordinarily addressed in a Specific Plan – land use, urban design, circulation, etc. – to issues that people see affecting them every day, such as social service needs, community engagement, and issues related to specific properties. Thus, these summary statements have been written to identify the most often-mentioned strengths, weaknesses, opportunities, and concerns. All comments received follow this summary on subsequent pages, by meeting date.



Photo Credit: Helene Barbara

**Strengths**

Participants identified the community's cohesiveness, diversity, and multi-generational and family orientation as strengths. Some of the specific strengths identified included John Muir High School, strong churches, long-term businesses, proximity to the Rose Bowl, easy access to the freeway, proximity to the Arroyo Seco, mountain views, and rich history. Many participants also mentioned that recent projects, especially residential projects along the corridor, were especially architecturally pleasing.

## Weaknesses

Many of the weaknesses identified related to not capitalizing upon the corridor's strengths. For example, despite the corridor's proximity to the Rose Bowl, crowds from Rose Bowl and Brookside Park events are not captured or directed to Lincoln Avenue. Many participants complained about the lack of neighborhood services to accomplish everyday errands in the neighborhood. Continued crime was a concern, as well as land use conflicts, poor aesthetics (including not enough trees), poor maintenance, and lack of signage on businesses.

## Opportunities

Focus groups were asked to think big about the Lincoln Avenue of the future. Opportunities identified by participants generally can be categorized in two ways: physical changes that could potentially be effected by a specific plan, and programmatic or human capital endeavors that may be more policy based.

### Physical Opportunities

Many residents discussed the opportunity for new neighborhood-serving uses to meet their everyday needs such as a market, gas station, bank or ATM, and personal services retail establishments. The desire for a sit-down restaurant was also often voiced. Focus group members noted the need for more park space. The desire for arts and cultural uses was discussed by multiple groups, as well as destinations for the youth. Many participants were interested in the potential for mixing uses, specifically commercial and residential, in a single building, and a concentration of desired uses on the corridor. Shared public parking was mentioned in the context of expanding uses and accommodating a parking shortage. The importance of sustainability features was also mentioned. Other desires voiced included a cinema, hotel, general meeting/gathering places, and general entertainment venues. Many participants discussed their unhappiness with existing industrial and auto-oriented uses and their related pollution, noise, and unattractive appearances.

Many focus group members discussed the need to enhance Lincoln Avenue's identity in the context of the rich history and through the utilization of increased signage and marketing. Gateways were mentioned as important opportunities for signage and signature buildings. The need for increased maintenance, lighting, and façade improvements at many properties along the corridor was often mentioned, as were improvements to the streetscape, especially trees.

Focus group participants discussed the need to create connections to nearby established destinations such as Old Pasadena, the Rose Bowl, and Hahamongna Watershed Park. Desires for increasing pedestrian and bicycling safety were also voiced.

### Key Opportunity Sites

Focus group participants were asked to identify areas that they recognized as key opportunity sites that could transition to another use or development. The opportunity sites most frequently mentioned were:

- Northeast corner of Lincoln and Washington (currently occupied by Ready-Mix)
- Northwest corner of Lincoln and Pepper (currently occupied by Pearce Plastics)
- Southwest corner of Lincoln and Howard (currently occupied by a motel)

### **Human Capital Opportunities**

Many people discussed the opportunities to utilize some of the strengths of the community, especially John Muir High School, local nonprofits and churches, and the long-term business community, to support more powerful and action-oriented partnerships. Local hiring was mentioned often, as was ensuring opportunities in general for the local community. Additional opportunities related to entrepreneurship and business services, such as incubator assistance, and additional services for the youth were also discussed.

### **Concerns**

Focus group participants had concerns about how change would occur in the context of the Specific Plan. Specifically, concerns were voiced about gaining consensus from stakeholders and property owners, potential displacement, and difficulties posed by small lots for consolidation. And while change is occurring, it is important to many participants to ensure preservation of the diversity and individuality of the corridor, and to develop a marketable image for the area. Many participants voiced a general aversion to “big box” retail such as a Home Depot, and some wondered about the process of getting the uses they hoped to see locate in the area. Concerns about parking limitations and increases in traffic were mentioned, as well as a desire to retain a relatively low-scale street front. Financing and expediency of implementation were mentioned. Finally, participants want to see follow-through of the plan.

### **Focus Group Meeting Detailed Comments**

The following pages include all comments recorded during the five focus group meetings, arranged by strengths, weaknesses, opportunities, and concerns.

## ***Businesses Focus Group Comments***

***October 28, 2009***

### **Strengths:**

What are the strengths that you see on Lincoln Avenue? What makes it good?

- Working mix between residents, churches, businesses
- Stability of community
- Strong community
  - Caring/concerned
  - Involved and active
- Churches
  - Ministry/youth impact
- Reduction in crime/drugs in the area
- Longevity of businesses
  - Johnny's Sports Shop
  - La Cañada Rustic Stone
  - Kettles
  - Lumber
- Intergenerational qualities
- Diverse
  - Age
  - Ethnicity
  - Income
- Family oriented
- Hidden creative element
- John Muir High School
  - Asset to community, center piece
  - Community events
  - High school students invited to participate
- Lincoln Avenue Festival
- Access to freeway
- Proximity to Rose Bowl
- Good rehabilitation around area as example of potential
- Trees – aesthetics



### **Weaknesses:**

What are the weaknesses that you see on Lincoln Avenue? What needs to change?

- Lack of things to do
  - Entertainment
  - Eating area/sit-down restaurant
  - Attractions
  - Gas station needed

- Lack of parking (big concern)
  - Corridor depth doesn't accommodate parking
- Lack of safety
  - Gangs – improved, but still major concern
  - Graffiti
- Lack of destination value, especially in center area
  - Not contiguous in terms of mix of uses and appearance
- Dated appearance and uses
- No continuity of architecture
- Need more traffic
  - Utilize freeway proximity
- Bus lot
- Streetscape
  - Lighting
  - Façades
  - Cleanliness/general maintenance
  - Trash in parkway
- Potholes
- Not enough green space
- Not enough parking



**Opportunities:**

What are some of the solutions to the problems identified? What are ideas you've had to make Lincoln Ave a better place?

- Can serve multiple users
  - Plenty of people for new uses
  - Look at residential density for opportunities
  - Users could also be Rose Bowls audience and Rose Bowl neighborhood
- Design improvement opportunities:
  - Would like single trunk trees
  - Street width
  - Center island
  - Opportunities to create a brand/look
    - Example: Myrtle (Monrovia)
    - Example: Sierra Madre Boulevard in Sierra Madre
- Need a vision
- Provide the area with identity
  - Gateway signs, major gateway monument
- Promote "Lincoln Village"
- Improve aesthetics
  - Façades
  - Trees, greenery
  - Bring color, life to area
  - Lighting
  - Increase maintenance against graffiti and trash

- Make contiguous in terms of attractive shops and businesses
- Missing personal services, opportunity for new uses here:
  - Laundry
  - Breakfast
  - Business to business services
  - Neighborhood-serving uses
  - Local focus
- Change the land use concentration away from industrial/auto
- Potential Uses:
  - Cinema
  - Gas station
  - Dog park
  - Banks, ATM
  - Lowes over Home Depot as good for business
  - Supermarket (Fresh & Easy, Marshall's etc.)
    - Jobs
    - Recycles money
    - Market potential
  - Uses we don't have to drive across town but need
  - Bowling (physical), Hotels
- Arts business and transit service
- Local hiring, opportunities for local community
  - Administrative
  - Sit down restaurant
  - Retail center
  - Small movie theater
  - Cultural center
  - Media center
  - What will bring jobs?
- Slow down traffic in area just south of freeway to make area more inviting for consumers and businesses
  - Street size and capacity?
  - Medians
- Large businesses with hidden parking
- Make public parking
  - Shared parking (such as Old Pasadena)
- Washington and Lincoln is an opportunity site
- Pearle plastics –interested in selling (opportunity site)
- Remove in-lieu fees art in public spaces and require art
- Mixed use zoning
- Properties behind corridor rezoned for deeper parcels
- Do something unique (mix business with residential, sustainability)
  - North area addressed similar to Myrtle Avenue
  - Cohesive pedestrian friendly uses along corridor (don't cluster uses)
- Height requirement
  - 3 story maximum
  - More flexibility

**Concerns:**

What are some of your concerns regarding obstacles that may make it difficult to see those opportunities realized?

- Gaining consensus from sellers
- Small lots consolidation
- Relocating churches/schools
- Street size
- Absentee property owners and psychological barriers
- Getting uses:
  - Personal services
  - Entertainment
  - -Rec –arts –culture –open space
- Financing/money
  - Funding issues (Redevelopment changes)
- Affordability
- Expediency
- Resistance to change of the area
- Parking limitations
- Traffic and noise
- Building up walls could increase graffiti issues
- Want to ensure preservation of diversity
  - Economic
  - Cultural
  - Business and homes
  - Local hiring
- Maintain individuality and small-town culture
- Continued conflicts in uses
- Follow through of plan
- Assessment of building conditions
- Visibility, business (especially business parks)
  - Signage illegal, no visibility
  - Businesses should be street facing
  - Retail use vs. offices
- Sensitivity to big box retail but could maybe be addressed through design?

**Questions**

- What happened to Home Depot?
- What are they doing on Fair Oaks?



## ***Focus Group: Faith-Based Organizations***

***November 5, 2009***

### **Strengths**

What are the strengths that you see on Lincoln Avenue? What makes it good?

- Access (freeway, Rose Bowl, residential)
  - Traffic brings opportunities and visibility for businesses
  - Close to Rose Bowl/Old Pasadena, could duplicate some uses in Old Pasadena and capture users here
- Lincoln is a well-known street
- Recent successes – the corridor is better than it used to be
  - New rehabilitation/make overs
  - Improved street lighting
  - John Muir redone landscaping = beautification
  - Nice color/variety in new townhomes
  - Perry's and Palm Plaza
  - Trees
- Churches provide community strength
- Nonprofits catering to youth
- Reasonable rent, congregation
  - Support for storefront churches – this is the only area in Pasadena
- Part of a community



### **Weaknesses**

What are the weaknesses that you see on Lincoln Avenue? What needs to change?

- Truck loading in street
- Computer Lab was here but outgrown and had to move to Fair Oaks. New uses could tailor to youth
- Variety of faith-based organizations
  - Churches not working together
- Area south of freeway to Claremont is lagging
- Saturated, too many liquor stores
- Crime – Jim's
- Lack of City/County interest in keeping services for youth/computers going
- Not enough off street parking
- Bad traffic
- Lincoln has a bad stigma – needs to be changed
- People smoking on street and behind stores

## Opportunities

What are some of the solutions to the problems identified? What are ideas you've had to make Lincoln Ave a better place?

- John Muir Academies
  - Could blend with businesses
  - Have to do internships and service
  - Provide role models
  - Encourage
  - Entrepreneurship
- Opportunity to include John Muir High and connect to businesses at Lincoln
- Opportunity to grow and change and improve and be part of it after
- To make improvements that youth can identify with
  - Areas that welcome diversity
  - Gathering area with commercial
  - Generate revenue/keep revenue here
  - Eating + hang out + gathering
- Foot traffic, increase uses that generate crowd (i.e., coffee shop, bookstore, donuts, eateries)
- Capture Rose Bowl audience by duplicating
  - Gas station
  - Sit down restaurant
  - Entertainment
  - Youth center – educational
  - Computer cafes
  - Christian bookstore could relocate here
  - Office supplies (Staples, Office Depot)
- Generate jobs
- To support and collaborate with nonprofits and existing programs (i.e. building and using computer labs for youth)
- Opportunity to nurture existing talents and skills
- Talent and skill can be tapped in the community through our local churches
- To keep churches as strength and stability of Lincoln while growing
- Churches can work together to make change
- Churches could come together and create one grand church
  - Impact community church
- Opportunity to create pocket parks along Lincoln
- Opportunity to take out stores no longer needed, dangerous
  - Improvement at hotel (rehab or new use)
- Need to embrace/incubator to help market (opportunity)/administrative assistance for businesses – B/C of lack of resources
  - Incubator to initiate entrepreneurs, to launch new businesses
  - Opportunity to market existing skills and talent by pooling resources
- Joint venture between existing business and new so both can coexist, not eliminate existing
  - Incentives
- Street improvement needs:
  - Lighting
  - Trees: Palm trees, e.g. Beverly Hills, South Lake trees with Christmas lights

- Façade improvement
- Consistent improvement
- Festivities/seasonal changes
- Make it safe through nice appearance
- New brick pavement at sidewalks and mason-brick signs and awnings
- Beautify to attract businesses
- Time to:
  - Change negative image
  - To address uses and off street parking
  - To address/regulate truck parking
  - To not attract big boxes
  - To attract/capture Rose Bowl audience thru parking and uses
  - To change and improve without leaving behind existing community and stakeholders
- Need to appreciate the history

### Concerns

What are some of your concerns regarding obstacles that may make it difficult to see those opportunities realized?

- John Muir should be considered
- Change must be good for majority
- Include community in discussions
- How will this affect the faith-based community?
  - How to help storefront churches grow to large spaces
  - Make sure there is room for our churches
- Don't displace – help those already here have businesses jobs
  - Provide incentives to help existing businesses stay as investment/redevelopment occurs
- No big box

## ***Focus Group: Residents***

***November 10, 2009***

### **Strengths**

What are the strengths that you see on Lincoln Avenue? What makes it good?

- Housing (variety) along corridor
  - Residential community
- Multiple generations of residents and families
  - Creates stability
  - Family oriented
- Location
  - Close to freeways
    - Proximity to neighboring cities (Burbank, LA, Altadena)
    - Connects many cities
  - Along the Foothills
  - Near Colorado Boulevard
  - Close to mountain trails and nature
  - Arroyo Seco's nature
  - Proximity to Rose Bowl
    - Great place to exercise
  - Gateway to LA
  - Within City of Pasadena
- Emotional ownership
- Littleness as strength
- Good churches and variety of churches
- Multi-cultural and lots of diversity
- Existing businesses and jobs
  - Businesses on Montana – services for community, the spot
  - 24 Hour Fitness jims and redevelopment there, grocery store (Altadena)
  - Abounding grace
  - Charter school
  - Local Businesses and jobs. Pearce Plastics (below Washington) is a good long-term big business
  - New art gallery
  - Magic Johnson near John Muir.
  - McDonald's
  - High school along corridor
- Historic street and area
  - Historic road heading north out of the city
- Straight, easy, identifiable corridor
  - 2 lanes each way
- New stop lights by school
- Mountain views

- Retain residential areas

## Weaknesses

What are the weaknesses that you see on Lincoln Avenue? What needs to change?

- No public art
- Existing businesses do not provide local jobs
- Inconsistency in uses/services
  - No connection/dead zone
- The corridor is not recognizable/has no identity
  - Gateway not identifiable
- Negative perception (northwest stigma)
- Incompatible industrial uses (health safety) and public transportation uses
- Too many liquor stores
  - Should be only 2
- Motel
- Chan's market/liquor store
- Sober home/half-way houses, registered sex offenders
- No gas station
- No regular market
- No healthy eatery
- No opportunities for creativity
- No sense of community
- No place to sit down
- Lack of quality of neighborhood services--Need more neighborhood uses
- Streetscape weak and inconsistent
- Too fast traffic
- Crime
- Pollution
- Speeding
- Uneven/high sidewalks—difficult to open car doors if parked on street
  - Need design change
- Graffiti, we need cameras to stop it

## Opportunities

What are some of the solutions to the problems identified? What are ideas you've had to make Lincoln Ave a better place?

- Lincoln needs an identity
  - Need a name (Blended identity)
  - Continue Arroyo style
  - Recognize history thru interpretation signage, pictures
  - Bring out history and identity (multi-cultural, stewardship)
  - Interpretative signage (historical pictures Arroyo, Rose Bowl, etc. at different locations)
- Be part of Old Pasadena
- Create a connection to Old Pasadena

- Shuttles (to Old Pasadena and PCC)
  - Trolley connecting Lincoln to Old Pasadena
- Collaboration with school (John Muir, PCC,)
  - Prevent drugs/gangs
  - Health and wellness center
- Youth recreation center
- Collaborate with Pasadena Art Center
- Increase walkability
- Lights at pedestrian crossing or some kind of safe crossing
- Increase safety (like in Old Pasadena) with security
- Better streetscapes
- Water feature
- River rock/Arroyo style
- Pedestrian street fairs
- Bike lanes
- Northeast of Washington/Lincoln to Del Monte need to be finished
  - For neighborhood-serving uses (see map)
  - Want to see similar development as Lincoln and Mountain
- Motel site is a redevelopment site
  - Howard and Lincoln
  - Now used by truckers, prostitution
- Offramp art gallery as a catalyst; it needs supporting uses – café, etc.
- Proximity to Rose Bowl – use it. Direct people here, not just to Old Pasadena
- Sustainable Design
  - Community Garden
  - Public art
  - Pocket park
- Height: Retain mountain views
  - 2 stories
  - Taller buildings OK by freeway
- More trees, trash cans, bus benches
- Examples of places we like:
  - State Street (like Old Pasadena) Santa Barbara
    - Trees, street furniture, businesses
  - Old Town Monrovia – farmers market
  - Glendale – gathering/rest places
  - LA Live restaurants, can sit outside, theaters
- Transition from industrial to multi-use
- Potential uses:
  - Commercial, job-producing uses
  - Indoor soccer arena/sports complex
  - Skate park
  - Plaza, meeting place, gathering place
  - Variety and healthy eateries
  - Multi-use facility
  - Chain food
  - Senior center

- Local TV show with new live local issues/people/business
- Performing arts
- Movie theater
- Cafes
- Youth services
  - Trade training/schools (encourage volunteering)
  - Computers (with limited hours)
  - Constructive
- Homeboy/Homegirl/Mama's Hot Tamales
- Parking lots to serve multiple uses
- Ceramics/art center/community center (encourage volunteering)
- Walmart creates jobs and taxes so big box maybe ok in some people's opinion
- Community gardens – include the kids
- Grocery store
- Restaurant, variety – ethnic – barbeque, polish, etc.
- Theater, live music, entertainment
- Kohl's
- Services – laundry, cleaners
- Bowling alley

## Concerns

- No big box
- No more liquor stores
- Social history (architecture) should be recognized
- Recent closed businesses include cafes/jazz that people didn't come to--would they come to new ones?
- Increasing traffic

## Map Comments

- Good long-term businesses
  - Renting for music and film studio
- Opportunity site
- Off-ramp art gallery
  - Opportunity for nearby businesses, i.e. café
- Opportunity for walkable small-scale retail, shops, etc.
- Opportunity areas
- Opportunity for acceptable big box, larger users

## ***Focus Group: Neighborhood Associations and Commissions***

***November 18, 2009***

### **Strengths:**

What are the strengths that you see on Lincoln Avenue? What makes it good?

- Sense of community!
- Churches
- Proximity to Hahamongna
- Rose Bowl as a draw
- Charter school use
  - Murals
  - Community/kids participation
- Kettles Nursery is only green space/view
- Good residential stock, more affordable than surrounding areas
- Close proximity to residents (walking)
- Accessibility/Freeway access
- Local businesses with ties to the community
- Perry's
- Lots of history



Photo Credit: Helene Barbara

### **Weaknesses**

What are the weaknesses that you see on Lincoln Avenue? What needs to change?

- Hahamongna too far to walk
- We don't currently attract Rose Bowl crowd
- Freeway bisects Lincoln
  - North of 210/south of 210 – 2 areas
- No parks
- None of the businesses cater to my daily needs (go to La Cañada instead)
- Poor signage or no signs
- Too many liquor stores
- Industrial uses (auto, plastic, lumber, cement) are ok , but there are too many
  - They decrease value as their appearance is not great
  - They pollute here and live elsewhere
- Illegitimate businesses?
- Bound to east and west by residential without buffer
- Incompatible uses
- Mixed land uses/conflicts – Redi Mix
- Traffic on game days
- Noise
- Not enough parking
- No friendly walking



- No green space/bland area, Plain looking
- Gangs/crime

## Opportunities

What are some of the solutions to the problems identified? What are ideas you've had to make Lincoln Ave a better place?

- Keep Kettle Nursery and expand greenspace and joint use as internet café, open space, park
- 1<sup>st</sup> property north of 210 Freeway on west side of street, one block south of Anderson Place should turn to a pocket park
- Want small scale (examples: Myrtle Avenue, Larchmont, Montana Street in Santa Monica, Sierra Madre) – 2-story max
- Myrtle at Monrovia – street design
- Change perception of the area
- Streetscape:
  - Angled parking to accommodate more parking
  - Trees
- Uses
  - Need gas station, bank, Trader Joe's, Hallmark store, cleaners, salon, maintenance guy/handyman, keys/repair, coffee, bagel, food, open space
  - Yogurt shop, bank with ATM, bakery
  - Pocket parks
  - Neighborhood park (bigger than pocket)
  - Sit down restaurants
  - Bring Pasadena credit union's small and ATMs
  - Transition out of auto uses
  - Restaurants (sit down)
  - More retail/capture Rose Bowl group
  - Mixed use – residential over retail – but not like Los Robles
  - Hotel not motel!!!
  - Gospel brunch location
  - Computer café
  - Housing for families
  - Need more support services
- Concentration of desired uses
- More open space – better trees
- Renovation/signage to make existing business read better
- Improvement on Lincoln and Howard
- Gateway opportunities
- Architecture – Craftsman/Early Spanish
- Mission Street in South Pasadena
- Old-fashioned historical look
- Art center
- Eco friendly

## Concerns

What are some of your concerns regarding obstacles that may make it difficult to see those opportunities realized?

- No big box
- Ask existing businesses if they are:
  - Polluters – pollution fees?
  - Employ local residents?
- 2 story max
- Don't want too many people, or too much traffic
- Need to change the image!!
- Don't want to become Old Pasadena
- Delete "corridor" in name of project area
- Historic preservation – capture image!!
- Property owners desires to do something!
- Need more support services
- Don't price out existing businesses
- Make a positive environment for high school students

***Focus Group: Youth******December 2, 2009*****What we would like on Lincoln Avenue:**

- Youth center: Need a community youth center nearby (e.g., tv, activities, computers, homework)
  - Sports (basketball, baseball, soccer, fothill, ping pong, Wii)
  - Video games
  - Library
  - Computer labs
  - Gym, exercise
  - Music
  - Restaurant
  - TV
  - Homework
  - Performance/regarding/stage
  - Couches
- Movie theater
- Mexican restaurants
- Food
- Mall
- Shopping center (clothes)
- Bowling alley
- Skating
- Park
- Parking structures?
- Family restaurants
- Carnival

**Other Places We Like:**

- Melrose
- Arcadia
- Subway Like
- Lakewood Mall
- La Canada
- City walk
- Melrose
- Monrovia – farmers market
- Flea Market
- Glendale Galleria
- Free Activities (games)

- Teen coffee house
- Atwater Village

**Places We Like in Lincoln Area:**

- Perry's
- Bill's Chicken

**Things We Dislike in Lincoln Area:**

- Can't buy anything
- Buses take too long or too packed
- Limited areas to hang out for youth
- Inadequate areas to play sports

**Concerns:**

- Safe until liquor store at Figueroa
- Hang out spot for gangsters
- Traffic concern
- Cost of living is high

**Desires:**

- Need better roads
- Need for joint vs. afterschool activity (already has after-school programs)
- Local hire – hire youth
- All age events
- Affordability: lower rent/rent control
- Houses nicer
- Better city improvements, i.e. landscaping
- Safer
- More to do
- Same treatment throughout city
- More higher-paying jobs
- Utility undergrounding (in progress and along Lincoln already underground)

**Stores We Visit:**

- H&M
- Forever 21
- Old Pasadena