

**The Lincoln Village
Progress Report #11 to Neighbors**

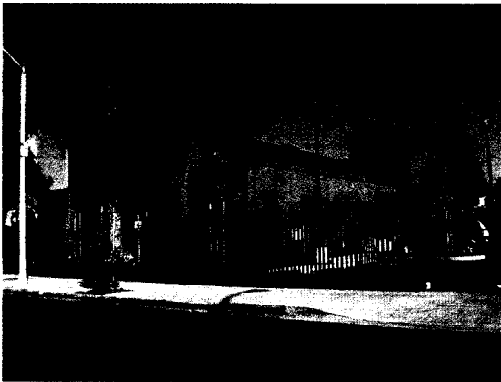
November 1, 2003

Dear friends, working together over nearly two years, we have made significant progress in revitalizing Lincoln Avenue. This is a summary report of our progress to date in the area we are calling the Lincoln Village – the area on Lincoln Avenue between Idaho to the south and Woodbury to the north.

1. New Development: Lincoln Palms

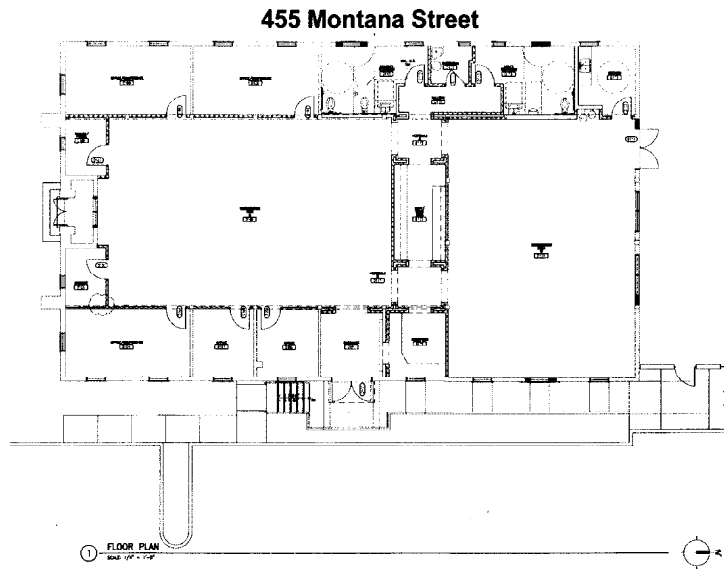
Construction of J. L. Moseley Company's new development at the NW corner of Lincoln and Montana is complete. Lincoln Palms consists of four separate buildings: 455 Montana and 2051, 2055 and 2059 Lincoln Avenue.

The building known as 455 Montana Street is a 1926 structure that has been completely refurbished for adaptive reuse.

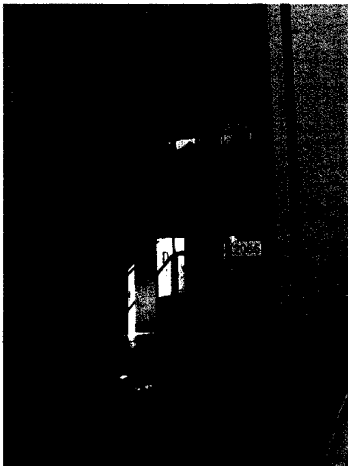


The building consists of approximately 5,000 SF of modern office space and features high ceilings with original wooden trusses, clerestory and windows throughout. This extraordinary building is now available for lease. With its open, light, spacious and flexible work spaces, it is great space for architectural, design, computer and other work environments that require open areas. The ideal tenant will hire locally. For more information, please call me directly: 626/449-6667, ext. 111. A space plan follows:

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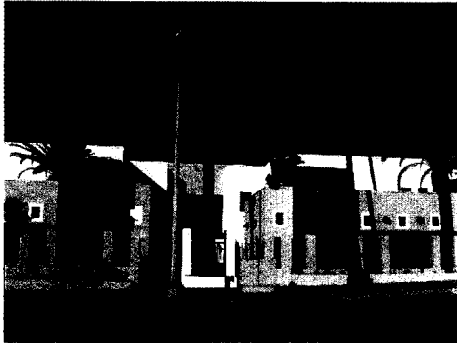


Lincoln Palms' second building, 2055 Lincoln Avenue, is a two-story, new office building, consisting of approximately 12,000 SF. This building is fully leased to Five Acres.



The building provides beautiful, modern office space for the administration of Five Acres' important services to families in the community. The building features a two-story glass lobby that looks out on a private courtyard with a beautiful Jacaranda specimen and a tile fountain. The quiet, elegant design of this building ensures that it does not overwhelm the architecture of the adjacent historic structure.

The remaining two buildings of the Lincoln Palms site, 2051 and 2059, provide retail space.



Each building consists of approximately 1,500 SF and features high ceilings and storefront windows that face courtyard areas. These buildings were designed to feature three magnificent Canary Island Date Palms that are over thirty feet tall and over fifty years old. The hand-made mosaic tile wall and fountain in the courtyard are by Artist William Crite.

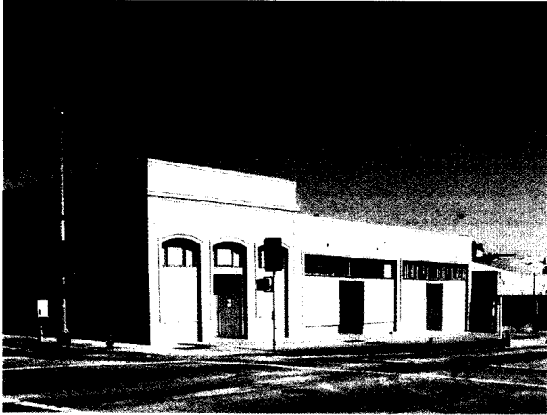
One of these retail spaces will be leased to Cultures, a gallery that sells African art and textiles, including hand-hammered copper masks, sculptures, Kuba cloth and much more. Cultures will open for business in December.

To respond to the requests of our residential neighbors and office tenants in the area, we plan to secure a retail tenant that provides food service for the second space. Of particular interest to neighbors and office workers are the following: Chinese or Mexican specialties; sandwiches and gourmet coffee; ice cream or yogurt.

2. Storefront Improvements

Several neighboring property owners have stepped forward with improvements for their properties, including the following:

2030, 2032 and 2036 Lincoln Avenue: Renata Howard, in collaboration with the City of Pasadena, improved her three historic retail storefronts on the SE corner of Lincoln and Montana. Recipient of Pasadena Storefront Improvement Program Façade Grants, these beautiful buildings, each 2,200 SF, now provide space for retail services in the Lincoln Village. The spaces are fully leased.



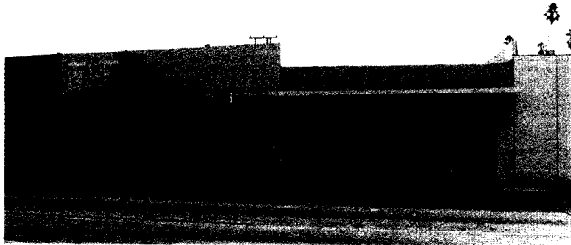
Before



After

2010, 2012, 2014 and 2020 Lincoln Avenue: Renata Howard also improved the facades of her buildings just to the south of the above three storefronts. These improved spaces, ranging from 2,400 to 4,800 SF provide office and warehouse space for businesses and nonprofit organizations. There is still space available for lease. For information, call Renata Howard: 818/500-7470.

2050, 2060, 2062 and 2076 Lincoln Avenue: Miriam Justice is improving her four storefronts on the NE corner of Lincoln and Montana. The buildings range from 2,400 to 8,400 SF and provide retail, office and warehouse space. Some existing leases will soon terminate; for leasing information, call Miriam Justice: 626/351-0691.

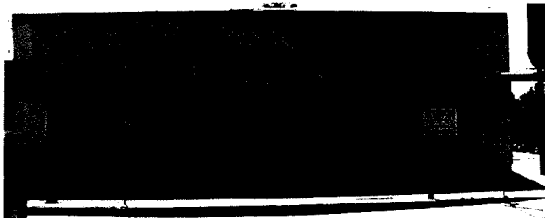


Before



After

2029 Lincoln Avenue: George Sugimoto, in collaboration with the City of Pasadena, just completed the façade improvements for his building located at the SW corner of Lincoln and Montana. This 6,500 SF historic building, home to Pasadena Neighborhood Housing Services, is fully leased. This project was another recipient of the Pasadena Storefront Improvement Program Façade Grant.



Before



After

456 Montana Street: This property, also owned by George Sugimoto, is home to NATHA (Neighbors Acting Together Helping All). NATHA and Mr. Sugimoto collaborated on both façade and interior improvements, and the result is a charming, vibrant, friendly community center for children, youth and neighbors. Of special note is a mural adjacent to the front entrance created by Artist George Combs.



Other buildings need storefront improvements, and we will report continuing progress in the months ahead.

A special note of thanks to Brian Yanuaria for expert design assistance to façade grant recipients. Brian's assistance and the City's grant of funds have resulted in beautifully restored facades.

3. **Housing**

One of Pasadena's primary priorities is increasing our stock of housing, particularly affordable units. In 2002, a beautiful housing development at the SE corner of Lincoln and Idaho was completed by Developer Jimmy Morris in cooperation with Pasadena Neighborhood Housing Services. This beautiful development provides eight large town homes. Sheila Lewis is the President of the Idaho-Lincoln Homeowners Association.



4. **Increasing Services to the Community**

We all recognize that constructing beautiful buildings and improving existing buildings are important steps in revitalization efforts. Securing tenants for those buildings, which hire and serve the community, is a critical second step. The Lincoln Village has had success in securing such tenants. *New tenants* include the following:

- Ambassador Furniture – quality furniture (now open)
- Cultures – African art and textiles (opening December 1)
- Five Acres – services to families (now open)
- Neighbors Empowering Youth – free computer training and free computers for families (opening soon)
- OBA – environmental education and camping trips for students (now open)
- Sueyco – sports clothing and shoes (opening soon)

5. **Pedestrian-Friendly Corridor – Lincoln Avenue Task Force**

Developing and improving commercial properties, creating housing, and securing businesses and nonprofit organizations as tenants to serve the community are important steps in creating a pedestrian-friendly corridor. Other important steps are being taken with leadership from the community's residents, through the Lincoln Avenue Task Force. This organization of over 50 members living in Pasadena and Altadena,

including 23 students, has been meeting monthly for two years. The Task Force has: (1) identified priorities for Lincoln Avenue, (2) communicated with neighborhood groups and city/county commissions, (3) developed action plans, and (4) started implementation of plans.

Perhaps the most significant contribution of the Lincoln Avenue Task Force is its sustained involvement and focus, and its good will. Residents working together can be very powerful. The group has done the following:

- Advocated for and selected **pedestrian scale street lights**, which are scheduled to be installed within the next year.
- Confirmed the need for a **signal at the intersection of Lincoln & Wyoming**, and funds have been approved for installation of the signal.
- Increased **speed monitoring** along Lincoln Avenue by the Pasadena Police Department and provided education to both adults and students regarding the benefits of slowing speeds on Lincoln Avenue. As a result, speeds have decreased, though the Task Force recognizes that additional efforts are needed to make further progress.
- Achieved **improved maintenance along Lincoln** by owners, tenants and the City (tree pruning, greater graffiti upkeep, less trash, weed abatement and new landscaping).

The Task Force is working on several remaining priorities (including adding gateways, painting crosswalks, creating a drop-off zone at John Muir High School), so *watch for continuing improvements along the Lincoln Corridor!* If you would like to participate on the Task Force, please join us. We need your help! We meet on the 3rd Saturday of each month. Call Co-Chair Charles Boyd (626/683-9350) or Coordinator Jaylene Moseley (626/449-6667, ext. 111) for details.

6. **Activities for Students – Mustangs on the Move**

We cannot claim success in revitalizing Lincoln Avenue unless we have provided generously for our most important asset – our youth. In addition to increasing services for youth through services of new tenants in the Lincoln Village, a group of over 30 nonprofit organizations, guided by student input, is collaborating to provide after-school activities on campus at John Muir High School. Fourteen new programs are scheduled

to begin during the second week of November. These programs will be offered Monday through Friday between 3:30 and 6:30 daily. In the months ahead, additional programs will be offered. All high school students are welcome (from other schools, as well), and volunteers are needed. *For additional information, call Jaylene Moseley: 626/449-6667, ext. 111*

Initial Mustangs on the Move programs (*with Lead Collaborators*) are the following:

- Advantage Youth Tennis (*Pasadena Tennis*)
- After-School Program Clearinghouse (*Light Bringer/Art Center*)
- Ambassadors (*City of Pasadena, NW Programs*)
- College Bound Athletes (*YESCORP*)
- Girls' Esteem Program (*YWCA/Girl Scouts*)
- Juvenile Program (*City of Pasadena*)
- Leadership Pasadena at John Muir (*Leadership Pasadena*)
- Male Mentoring and Tutoring (*Mentoring and Partnership for Youth Development*)
- NATHA – Muir Digicrew (*NATHA*)
- Planned Parenthood of Pasadena's Hood Club (*Planned Parenthood*)
- *Preparing for College* (Pasadena City College)
- VOLUME Magazine / VOLUME TV (*Pasadena Youth Center*)
- Vos del Sol Youth Group (*El Centro de Accion Social*)
- Youth Advocate / Cease Fire Program (*Day One*)

Thank you

The changes on Lincoln Avenue are the result of the community working together in cooperation and goodwill. The effort has involved students, residents, nonprofit organizations, businesses, commercial property owners, John Muir High School, the City of Pasadena and the County of Los Angeles. It is a wonderful community success. Among the groups and individuals who played important roles are the following:

Lincoln Avenue Task Force

The Task Force consists of over 50 community members, including 23 students, who now carry the vision for the Lincoln Village and are working to bring it to reality. A special thanks to our 1st Chair John Russell and to our current Co-Chairs Charles Boyd and Student Evan Wilson. Thank you Team Leaders Nate Lewis, Jalila Walker and Daniel Carlos. And, thank you City Professionals Mario Leonard, Steve Wright and Brian Yanuaria for contributing so many Saturdays to support and guide the Task Force.

Mustangs on the Move

Thank you to the many nonprofit leaders and community youth who are bringing after-school activities to the campus of John Muir High School. Thank you to Superintendent Percy Clark, Principal Melda Gaskins and Dr. Eddie Newman for supporting our efforts.

NATHA (Neighbors Acting Together Helping All)

The ongoing guidance and support of Celestine Walker and NATHA have been key to the community's successful revitalization efforts. NATHA has provided leadership and follow-through for some of most frustrating problems faced by neighbors. NATHA is a community center where residents and youth are always welcome – a center where problems are addressed and dreams are nurtured.

Northwest Programs (City of Pasadena)

One of Northwest Pasadena's most important assets is Northwest Programs. Mario Leonard is our visionary Northwest Manager, and his inspired and talented team includes: Angelica Frausto, Lola Workman-Osborne, Deronda Williams and Brian Yanuaria. The Northwest Programs team has been guiding, leading or supporting our every effort on Lincoln Avenue. Thank you!

Special Advisors

Every effort has special advisors and supporters, who make all the difference. Thank you:

Mario Leonard
Alex Moseley
Alfred Moses
John Poindexter

And thank you:

Joan Chin	Lieutenant Darryl Qualls
Nate Lewis	Charles Reilly
Greg Mosley	John Russell
Katherine Perez	Celestine Walker
Carl Pridonoff	Judy Wheeler
	Steven Wright

City Leaders/Personnel and Commissions/Advisory Groups

Councilmember Joyce Streator has made Lincoln Avenue a priority during her entire tenure. Thank you for encouragement, guidance and consistent support, Joyce.

Mayor Bill Bogaard has reached out to support the community's vision. Thank you, Mayor.

City Manager Cynthia Kurtz and Director of Planning and Development Richard Bruckner have consistently responded to any requests for assistance, while cheering us all on. A very special thanks to Richard Bruckner for selecting such talented professionals for the Northwest Programs team.

Our sincere thanks to Chair Ernest Sanchez and members of the Lincoln Avenue Project Area Committee. We appreciate your encouragement and support. And a special thanks to Chair Sanchez for his guidance and consistent interest.

To Chair Denise Bentley Jones, current Chair Pixie Boyden and members of the Northwest Commission – thank you for your enthusiastic support.

Our thanks to Ralph Poole and the Fair Oaks Avenue Project Area Committee, residents who support revitalization in the Fair Oaks Project Area and throughout NW Pasadena.

We appreciate our City personnel who have provided guidance, support and assistance: Joyce Amerson, Officer Lillie Bayless, Sally Beer, Brian Biery, Donald Bradley, Richard Bruckner, George Castellon, Jeff Cronin, Betsy Curlin, Commander Marilyn Diaz, Angelica Frausto, Officer Robert Hoyt, Bahman Janka, Donovan Jones, Cynthia Kurtz, Mario Leonard, Vera Lichlyter, Carolyn Meredith, Denver Miller, Lieutenant Eric Mills, Kim Morgan, Manual Negrete, Lola Workman-Osborne, John Poindexter, Lieutenant Darryl Qualls, Jane Raftis, Kim Resendiz, Maria Storts, Bill Trimble, Desi Vateau, Leon White, Deronda Williams, Lanny Woo, Kathy Woods and Brian Yanuaria.

County Leaders and Personnel

Our thanks to Supervisor Michael Antonovich who has taken an interest in revitalization south, as well as north, of Woodbury Road. A special

thanks, Supervisor, for helping to streamline the process for our Lincoln Palms project, which is located both in Pasadena and Altadena.

And, our thanks to County personnel who have provided guidance and support at important junctures: Corde Carillo, Kerwin Chih, Mazen Dudar, Jeffifer Plaisted and Sharon Warfield.

Neighbors

So many neighborhood groups embraced and supported revitalization efforts to date . . .

Arroyo Terrace Association
East Arroyo Residents Association
Lincoln-Howard-Arroyo-Freeway Association
NATHA
W. D. Edson Neighborhood Improvement Association
Windsor-Arroyo Neighborhood Association

Community Nonprofit Organizations

My most heartfelt appreciation to three nonprofit groups who provided important support:

Joe Brown and the Pasadena NAACP

Ernest Camacho, Charles Broussard and the Center for Community and Family Services

Joe Hopkins and the Black Business Association

Community Youth

We want to make a special acknowledgement of our community's youth who participated so enthusiastically and effectively in both the Lincoln Avenue Task Force and Mustangs on the Move. Thank you: Akilah Andrews, Mikala Benford, Taran Braxton, Julian Boyd, David Buchan, Daniel Carlos, Christina Carter, Denise Dedeaux, Calvin DuBois, Anika Estes, Shekelia Harvey, Jacqueline Hernandez, Isaiah Hinnerichs, Juventino Ibarra, Shiara Ivens, Andre Jackson, Corey Jefferson, Louis Jefferson, Alexis Jeffries, Miles Jeffries, Desarae Jones, Ashley Ku, Roy Lowe, Ashley Manier, Daniel McMahon, Ashley Morgan, Victor Perez, Venessa Sandoval, Eugene Sapp, Jade Saucier, Tecumsah Shackelford, Danielle Smith, Antionette Sowell, Ashley Stampley, Cherrelle Thomas, Corlette Thomas,

Jalila Walker, Jasmine Ward, Brittany Washington, Sheldon Watson, LeJoun Wilkerson, Elyse Williams, Evan Wilson, Destinee Winn and Ashley Youngblood

Lincoln Palm Participants

Our General Contractor: G. L. Kaplan Construction. Thank you for over 15 years of working together on projects that serve the community. Our most heartfelt thanks to Andy Kaplan who was thoughtful, creative, resourceful and diligent in bringing our project to reality.

Our Architect: PBWS Architects. Our gratitude to Fred Wesley and Mark Smeaton. Thank you for working with us during the past 15 years, and thank you for our beautiful buildings at Lincoln & Montana.

Our Designer: Anne Garbarine & Associates. Thank you for your design vision for the Lincoln & Montana retail buildings; thank you for so many creative solutions, and thank you for nearly a decade of work together.

Our Landscape Architect: Toyon Design. Our thanks to Rick Fisher for another wonderful landscape design and over 15 years of work together.

Our Artist: William Crite. Thank you for our beautiful hand-made mosaic tile wall and fountain; you transformed the courtyard and brought wonderful art to another project.

Our Subcontractors: Thank you to each of our subcontractors: Acousticraft, A. L. MacIntosh Company, AK Construction, Arrow Parking Lot Service, B&P Painting, Bencom Electric, Carranza Masonry, Cell-Crete Corporation, CME Windows & Doors, Dupont Flooring Systems, Durfee Sheet Metal, Edwin G. Bowen Company, Glendora Glass and Mirror, Hampton Floor Covering, Inmar West Company, Local Labor Construction, Mariposa Horticultural Enterprises, Mineral King Fixtures, Nuway Rolloff Service, SBR Incorporated, O. J. Insulation Industries, Otis Elevator, Pacific Exteriors, Performance Construction, Pittsburgh Steel, Post Alarm Systems, Production Plumbing, The Rainier Group, Selbor Construction, Tai Heating & Air Conditioning, Taylor Construction and Todd Construction & Demolition.

Our Lender: Albert D'Antonio, Shelley Flener, Catherine Hundshamer and Greg Rambo at Citizens Business Bank. Thank you for your extraordinary commitment to our project, and thank you for your flexibility and assistance at every turn. You are more than a lender; you are a partner.

Our Tenants: Five Acres, Cultures and more to come . . . You will play such an important role in the ongoing realization of the Lincoln Village vision.

Our Investors: We could not develop our projects without investors who believe that a social return should accompany an economic return. Our investors – our partners on this special project are: Michael and Susan Addison, David and Emina Darakjy, Lee Draper, Anne Garbarine, Dr. James King, Alex Moseley, Amelia Moseley, Cassandra Moseley, Kevin and Sheila Snow, Ann Morris, Nathan and La Shawn Smith, Alan and Birgit Merian and Jacobs Center for Nonprofit Innovation. Thank you for believing in the community's vision and in our capacity to help realize that vision.

Coworkers: My participation on projects like Lincoln Village could not happen without our talented teams at J. L. Moseley Company. Their support and competence is essential. Thanks to each of my coworkers: Catherine Co, Cherry Co, Daniel Carlos, Patricia Carlos, Bernard Donohue, Karen Gerst, Jack Goosey, Jayson Goosey, Tyler Goosey, Angie Kim, Eddie Robinson, Sheryl Stampley, Vincent Uy, Yvonne Taylor, Lisa Wilson, Pam Wolkoff. And special thanks to my brother Jayson Goosey who plays such a critical role in managing all of our properties so that they both generate a return for investors and support the neighborhoods in which they are located.

And, thank you to the many, many others who contributed to the Lincoln Village revitalization efforts over the last two years.

My greatest pleasure and privilege is working with and serving the communities of Northwest Pasadena and Altadena. Thank you for your trust, participation and friendship as we have worked together on the Lincoln Village.

Jaylene L. Moseley
J. L. Moseley Company