

**Flores, Valerie**

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**Subject:** FW: Lincoln Avenue Specific Plan Discussion  
**Attachments:** LincolnAvePlan\_JasonHaniuk\_002.pdf

**From:** Jason Haniuk  
**Sent:** Saturday, September 18, 2021 4:39 PM  
**To:** PublicComment-AutoResponse <publiccomment@cityofpasadena.net>  
**Subject:** Lincoln Avenue Specific Plan Discussion

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Dear Pasadena City Council,

I would like to add this PDF and these JPEGs to Lincoln Avenue Specific Plan discussion on Monday, September 20th at 4:30pm.

The topics covered with my submission are related to the Kettle's Nursery property.

The main points of my submission are:

- Better lighting for Row Alley regardless of what is developed
- A focus on restaurants and fast and casual dining options for the Kettle's Nursery property
- Related to the previous item, a focus on dining options with accessible and inviting back patio entrances and well-lit parking areas from Row Alley.
- Conversion of the existing ice cream stand structure back into a similar usage
- Related to the previous item, a focus on bringing in a new hip/trendy ice cream stand like Afters Ice Cream, or a food truck-type business looking to open a brick and mortar
- Possibly also adaptively reusing the other existing structure for a restaurant and/or incorporating it into a larger new project with a focus on a "restaurant row" use
- Possibly making the Kettle's Nursery property part of an entry point for this business/storefront district from Wyoming St. to Woodbury Rd. with a focus on also being a small arts/market district with wall mural art (ex: the side of Highlight Coffee)

Thanks so much!

All the best,  
Jason Haniuk

# Lincoln Avenue Specific Plan Update – Kettle's Nursery Concepts & Ideas

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9/13/2021  
Item 15



## Row Alley

**Regardless of what development takes place with Kettle's Nursery, it would be beneficial if not a necessity to add lighting to Row Alley.**

As used to be the case with Lincoln Cafe, Home State Restaurant patrons park along Wyoming Street when the lot is full and walk through Row Alley for a shortcut to the establishment. Neighborhood residents such as myself also typically take Row Alley, for the convenience of a shorter distance. After dark however, the alley is usually devoid of light and unsafe. Unsavory types have frequented the alley in the past, especially prior to the opening of Lincoln Cafe and in the time between its closure and Home State's opening. This was partially due to the concealment from lack of lighting. More of a greater issue now, the combined vehicle traffic and pedestrian traffic in the dark Row Alley is a disaster ready to happen. If the Kettle's Nursery property is redeveloped/adaptively reused, pedestrian and vehicle traffic will likely increase in the alley, which is acceptable, but it will amplify these safety concerns with the lack of lighting.



## The New Row Alley

**What if Row Alley became a welcoming and safe side entrance for Home State and the future development of Kettles Nursery?**

Instead of playing “Frogger” with cars in the dark, patrons will be greeted with a well-lit, artful, and inviting walking path that directs them to Home State and other businesses/restaurants along the way. Decorative safety poles will help keep vehicles and pedestrians separated, and the brick or paver path makes the path more distinct from the roadway and possible parking areas. This concept also works great with development ideas that involve creating a small arts district-type area or restaurant row with the Kettle’s Nursery property, and serves as part of an anchor entrance to this business district area of Lincoln.



## Ice Cream Stand Conversion

**How great would it be to have a hip or trend-setting ice cream or gourmet burger stand revitalize this iconic space?**

I would love to see something like an Afters Ice Cream or Truck & Trowel Hamburgers occupy this space, or a food truck-type business that's looking to open their first brick & mortar establishment. A well-lit patio adjacent to the restaurant stand that serves as a connection to whatever new development is added to the Kettle's Nursery site would be welcoming. The area behind the restaurant stand can help serve as a parking area for all Kettle's Nursery site potential developments, and possibly overflow from Home State.



The restaurant stand, as it stands now.