



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

To Whom It May Concern:

I write this letter of recommendation for Red Oak Investments based on the direct experience that I had with their two principals, Joe Flanagan and Alex Wong, during my tenure as Community Development Director of the City of Pasadena. These developers engage with community leaders, collaborate with public agencies to produce projects that are financially feasible and reflect community goals and aspirations.

Alex Wong, a former partner at Trammell Crow Residential, led the development of CityPlace, a project that replaced a restaurant and surface parking lot with 214 market rate housing units. The developer built a coalition of supporters that included most of the surrounding businesses, and surrounding homeowners, hundreds as well as the local business improvement district. The project required a general plan amendment in order to bring housing into a central district previously designated for commercial use only. The developer's work made it easy for the Pasadena City Council to vote unanimously for the general plan amendment. This, in turn, paved the way for several more residential developments in Downtown Pasadena during the subsequent decade, fulfilling a goal of the General Plan.

Joe Flanagan, the former Director of Acquisitions and Planning at Shea Properties, served on the development team for Trio, a project that replaced commercial strip retail and a surface parking lot with a mixed-use building fronting on Colorado Boulevard that included 304 units at market rate and low income levels as well as a street front retail component. Although the general plan and zoning code already supported the proposed use, the project was located next to a historically significant building and at one of the most prominent intersections in downtown Pasadena. The approval process required public hearings, extensive community outreach, and close work with city staff.

I would welcome a chance to work with Joe Flanagan, Alex Wong, and Red Oak Investments on future projects.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard J. Bruckner".

Richard J. Bruckner
Director

RJB:lg