



# Garfield Village Specific Plan Community Workshop May 15, 2014



# Agenda

- Project Background
- Project Components & Concepts Review
- Small Group Exercise/Discussion
- Next Steps





# PROJECT BACKGROUND

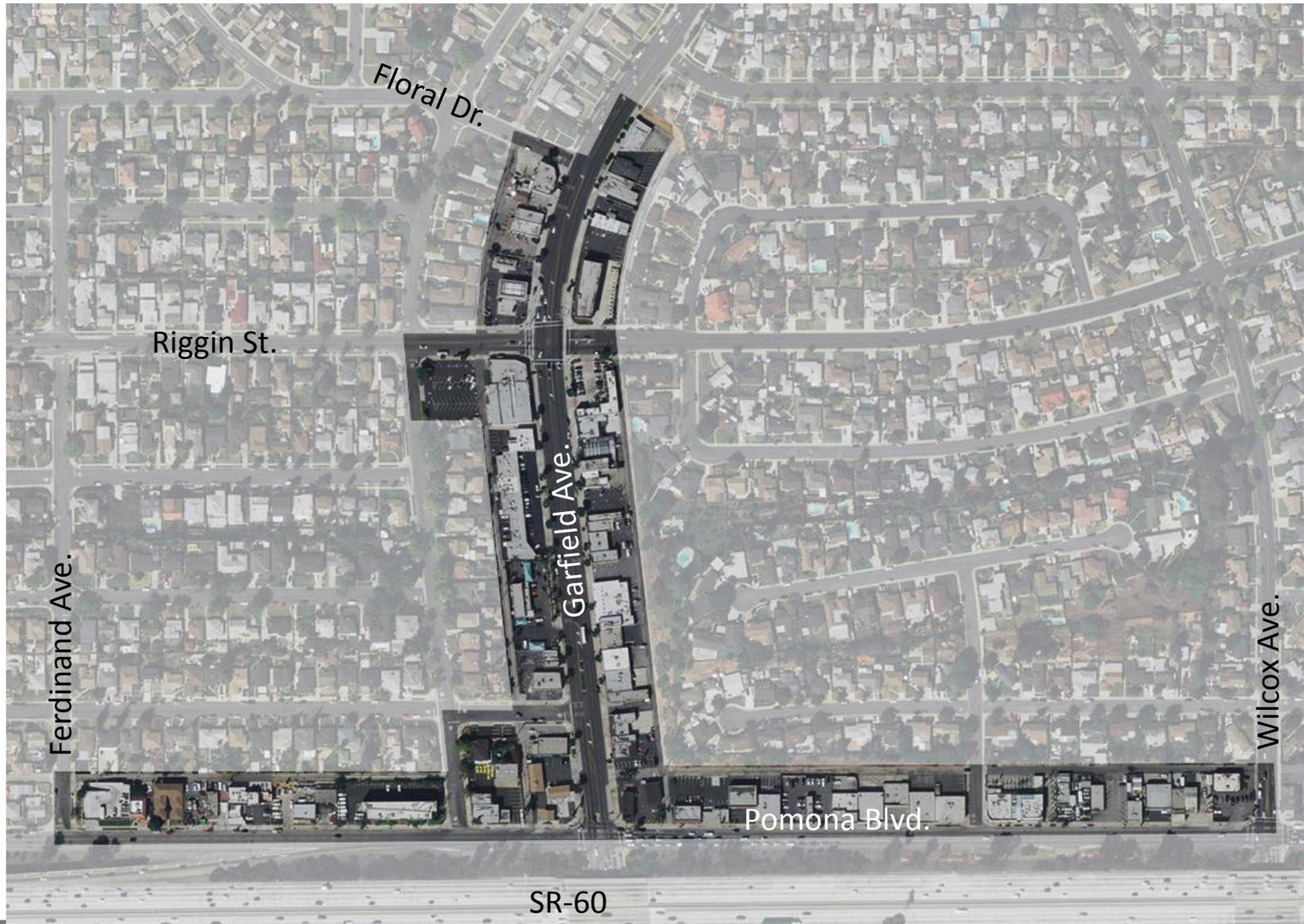


# Purpose and Background

- Update the South Garfield Specific Plan (*adopted 1987, revised 2000*)
- Objectives
  - Encourage **revitalization** of the neighborhood business area
  - Improve **mobility** in the area and **connectivity** to the surrounding neighborhoods
  - **Guide property owners and businesses** to help them improve their properties and buildings
  - Describe **public improvements** that the City hopes to make
- Funded by a grant from Los Angeles County MTA (Metro)



# Project Area



# What will the Specific Plan address?

- Design guidelines for new development and building renovations
- Street, alley, and sidewalk improvements
- Pedestrian and bicycle safety
- Places to sit



# What will the Specific Plan address?

- Trees, landscaping, and lighting
- “Wayfinding” signs
- Transit access
- Vehicle access
- Parking



# Process and Schedule



# Community Participation

- Business/Property Owner Interviews – December 2013
- Community Survey – started January 2014
  - Online
  - Neighborhood mailer
- Community Walk - February 8, 2014
- Community Workshop – Today!
- General Plan Advisory Committee - upcoming



**South Garfield Specific Plan** 

Your local businesses  
Your neighborhood center  
Your ideas for the future!

The City of Monterey Park invites you to participate in creating a plan for the neighborhood business area on South Garfield Avenue and Pomona Boulevard.

This plan will be a guide for property owners and businesses to help them improve their properties and buildings. The plan will also show improvements that the City hopes to make.

Over time, the plan will guide the design of buildings, streets, sidewalks, and public spaces. It will make the area better for walking and help to improve parking, vehicle access, and transit stops.

**Participate!**

Your ideas and comments will help the City to create a plan that is good for the neighborhood and good for businesses.

1. Take the survey.
2. Go to <http://www.ci.monterey-park.ca.us/index.asp?page=427> and sign up for email updates.
3. Walk through the business area with the planning team on Saturday, February 8, 2014, 10 to 11 am. The walk starts at the Dollar Tree parking lot (2305 S. Garfield Avenue).  
To request Spanish translation, call 951-907-1315.  
To request Mandarin translation, call 951-907-1315.
4. Attend the community workshop later in 2014 (sign up for email to get a notification).





# WHAT WE'VE HEARD FROM THE COMMUNITY



# “Likes”

- Restaurants
- Convenient services
- Accessibility/proximity to freeway
- Transit access
- Wide sidewalks
- Easy to walk to from neighborhoods



# Areas for Improvement

- Pedestrian improvements - sidewalk condition, landscaping, lighting, benches, shade, crosswalks
- Bicycle facilities
- Alley maintenance
- Freeway undercrossing
- “Dated” look of buildings
- Crime/perception of crime
- Vacant buildings
- Traffic noise
- Parking – convenience, amount
- Vehicular speeds
- Directional signage



# Visions for the Future

- “Village” scale and character
- Cohesive feel with an identity
- Diverse restaurants and businesses – local and “chain”
- Walkable and bikeable
- Family-friendly
- Places for residents of all ages to hang out
- Special events
- Safe and clean
- Environmentally sustainable
- Inviting entry from freeway





# **PROJECT COMPONENTS & CONCEPTS REVIEW**



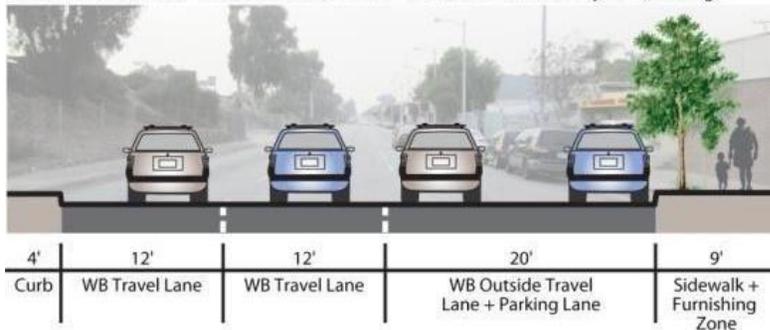


# Pomona Boulevard | *Circulation*



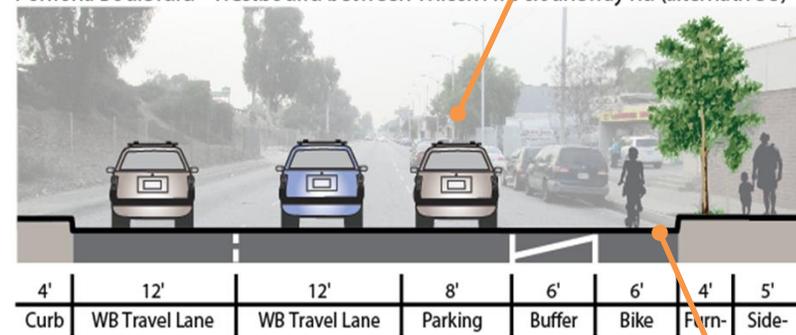
Parking

Pomona Boulevard - Westbound between Wilcox Ave & Juneway Rd (existing)



Existing

Pomona Boulevard - Westbound between Wilcox Ave & Juneway Rd (alternative 5)



Proposed

Dedicated Bike Lane



# Pomona Boulevard | *Street Tree Options*



Crape Myrtle  
(*Lagerstroemia indica*)



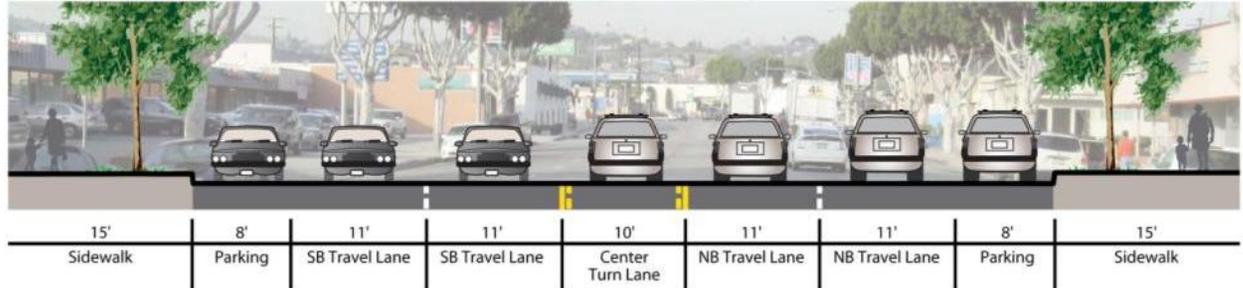
Southern Magnolia  
(*Magnolia grandiflora*)

# Garfield Avenue | *Circulation*



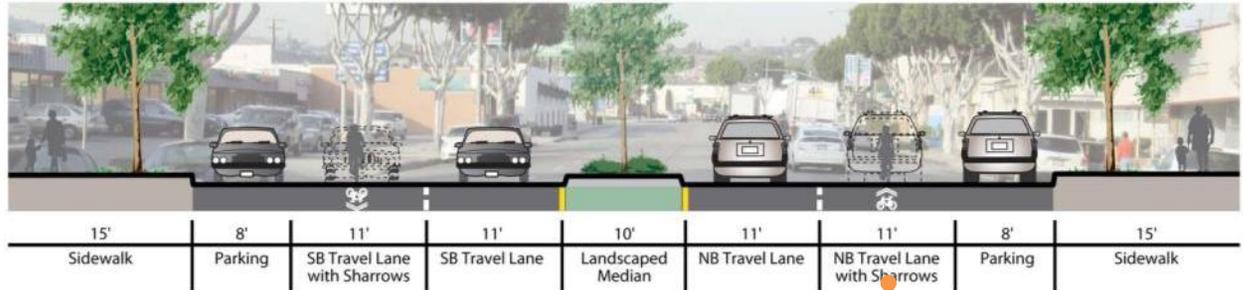
**Existing**

Garfield Avenue - Northbound between Pomona Boulevard and Riggins Street (existing)



**Proposed**

Garfield Avenue - Northbound between Pomona Boulevard and Riggins Street (sharrows)

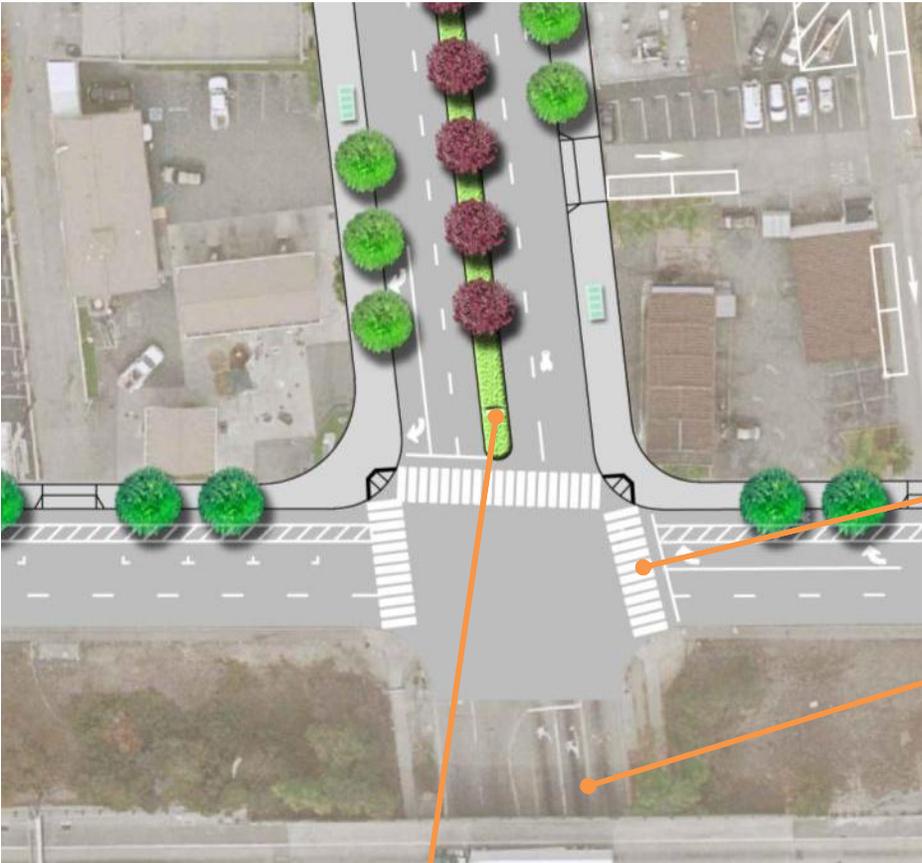


Landscaped Median

Shared Lane for Bikes



# Garfield/Pomona



Gateway signage



Continental crosswalks

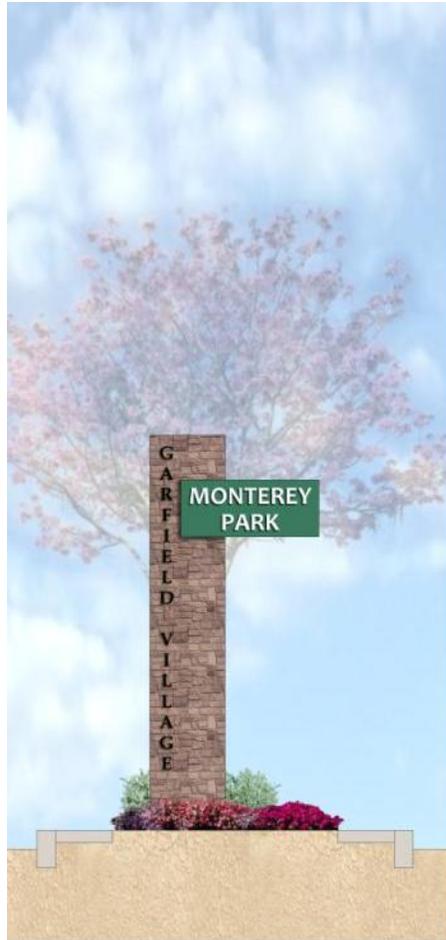
Enhanced underpass



# Gateway Signage Options

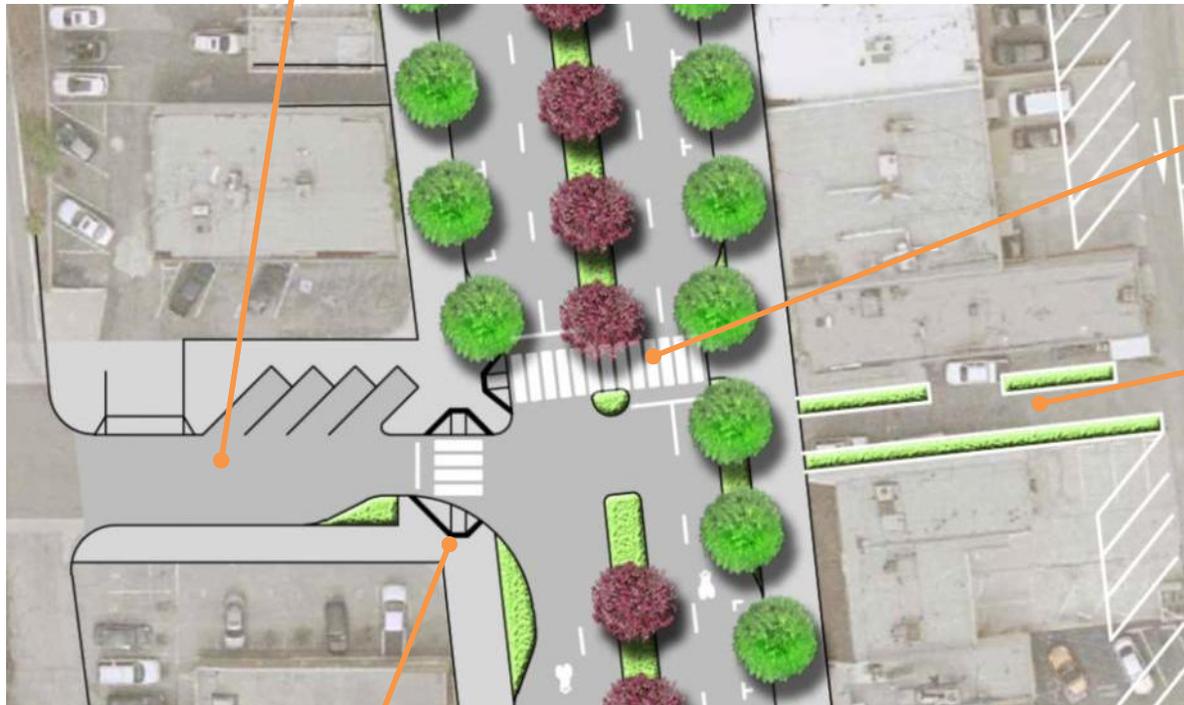


# Gateway Signage Options



# Garfield/Fernfield

One-way street  
eastbound with angle  
parking



Crosswalk with  
median refuge

Paseo



Curb extensions



# Garfield/Fernfield



# Garfield/Fernfield



# Garfield Avenue



Mid-Block Crossing

Large Paseo



# Garfield Paseo and Mid-Block Crossing



# Garfield Paseo and Mid-Block Crossing



# Garfield Avenue



Paseo



# Garfield Avenue



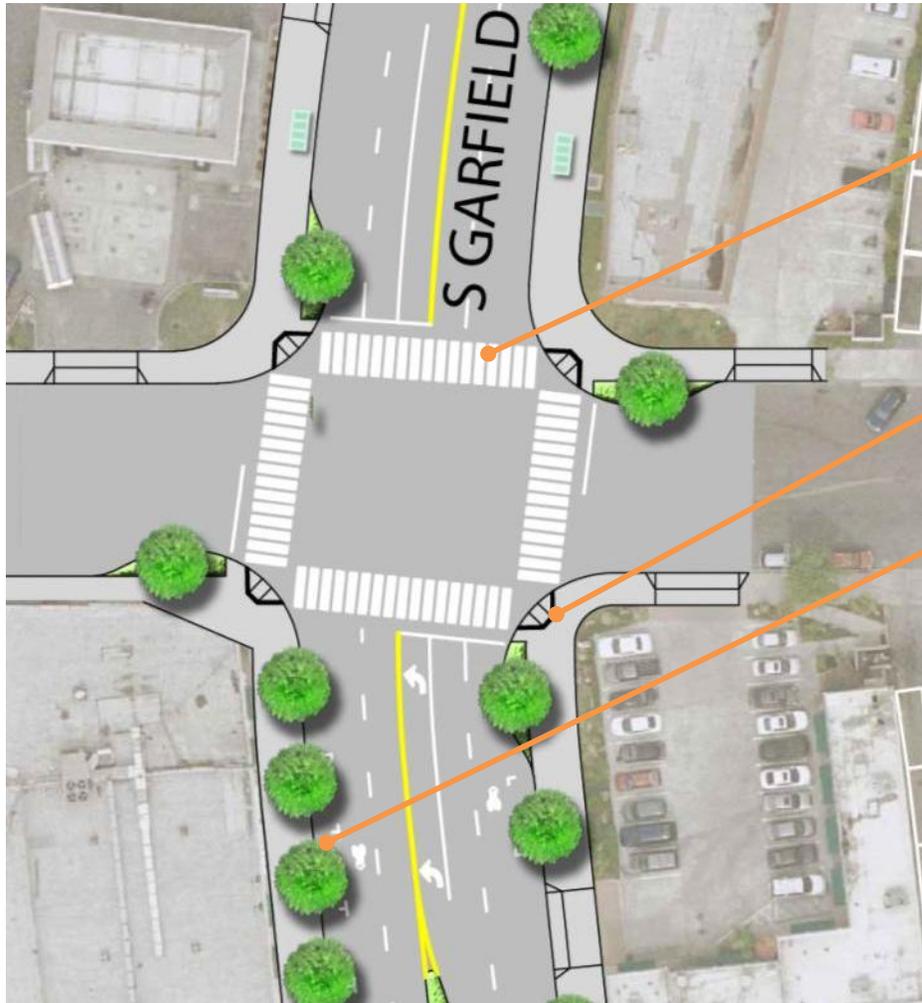
Parklets



Sidewalk dining



# Garfield/Riggin



Continental  
crosswalk

Curb extensions

Replace bus  
layover with  
parking

# Garfield/Floral



Gateway signage

Bollards

Curb extensions

# Garfield Avenue | *Tree Options*

## Street Trees



London Plane Tree  
(*Platanus acerifolia*)

## Parkway Trees



Pink Trumpet Tree  
(*Tabebuia impetiginosa*)



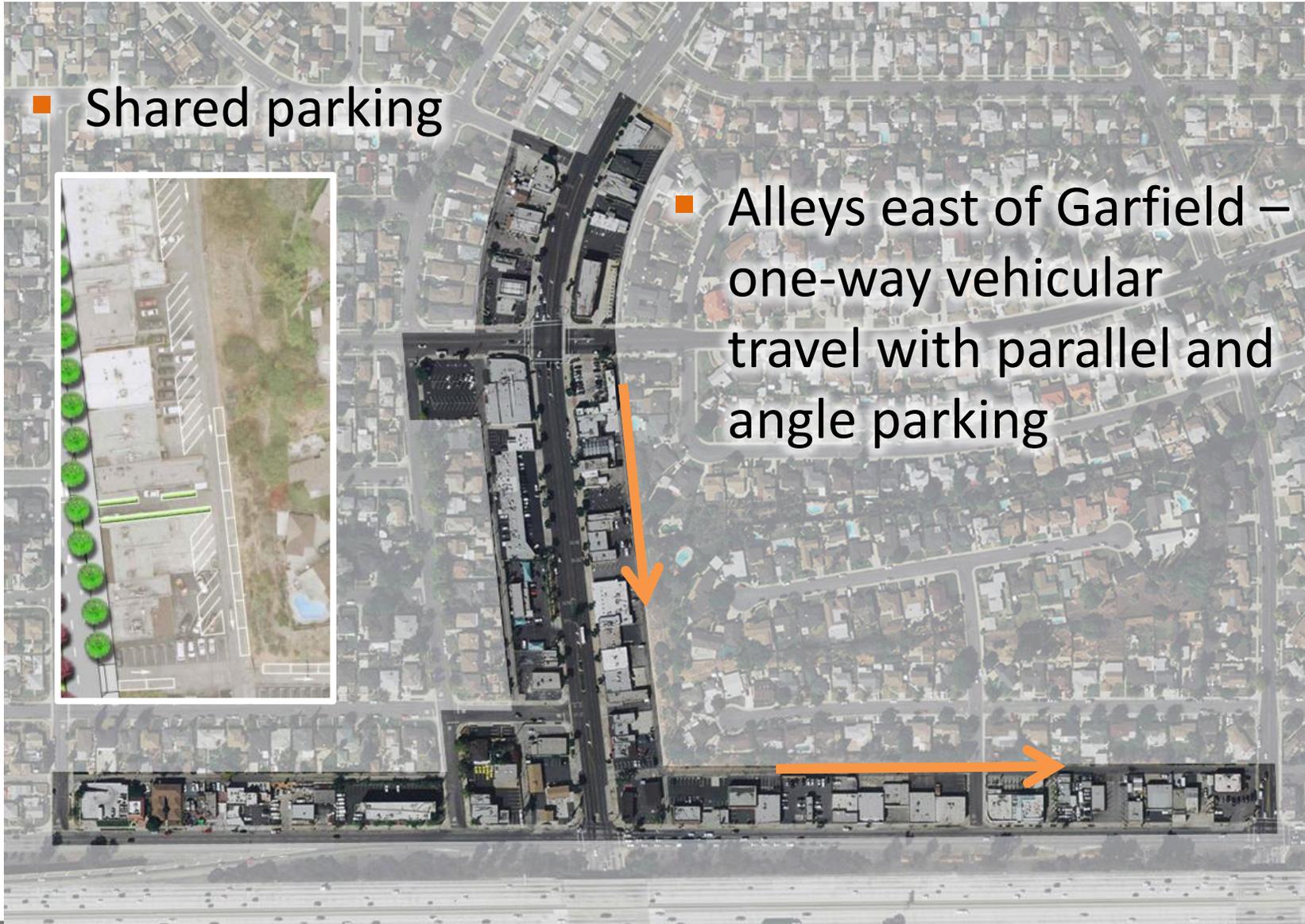
Phoenix dactylifera  
(Date Palm)

# Parking & Alley Recommendations

- Shared parking

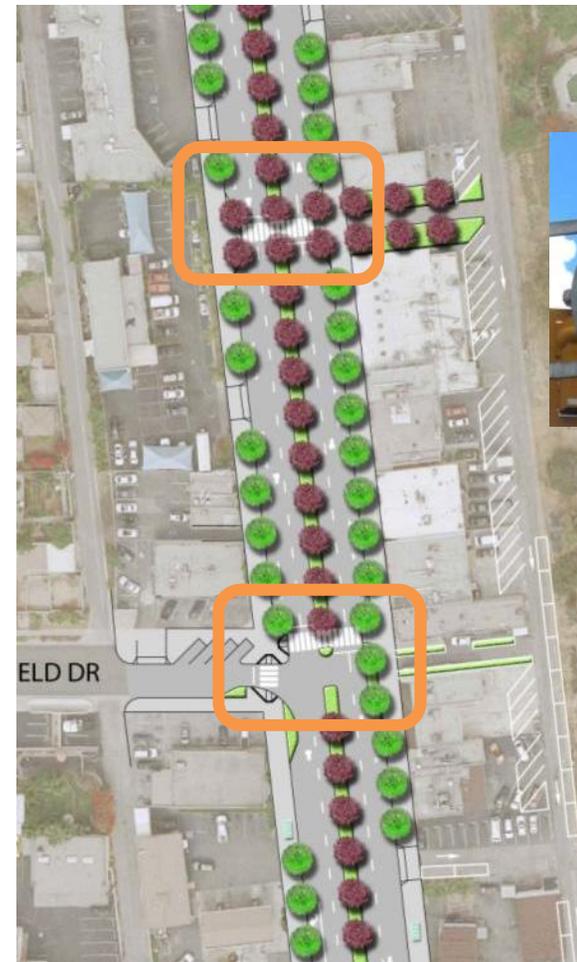


- Alleys east of Garfield – one-way vehicular travel with parallel and angle parking



# Parking Recommendations

- Driveway closures with street-adjacent buildings and parking in rear on Pomona
- 2 enhanced crosswalks to increase connectivity across Garfield
- Directional signage







# Enhanced Alleys



# Street Furniture Options



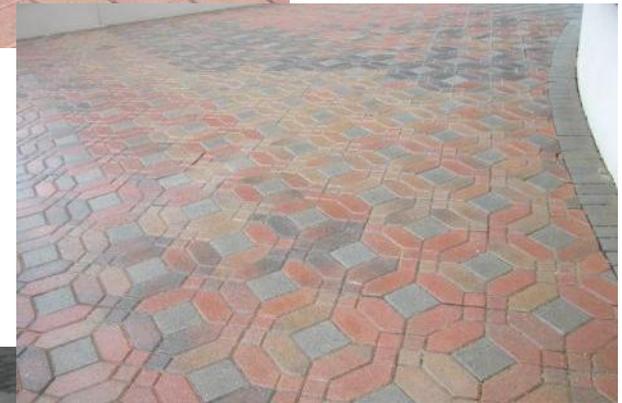
# Lighting Options



# Street Furniture Options



# Bus Shelter & Paving Options



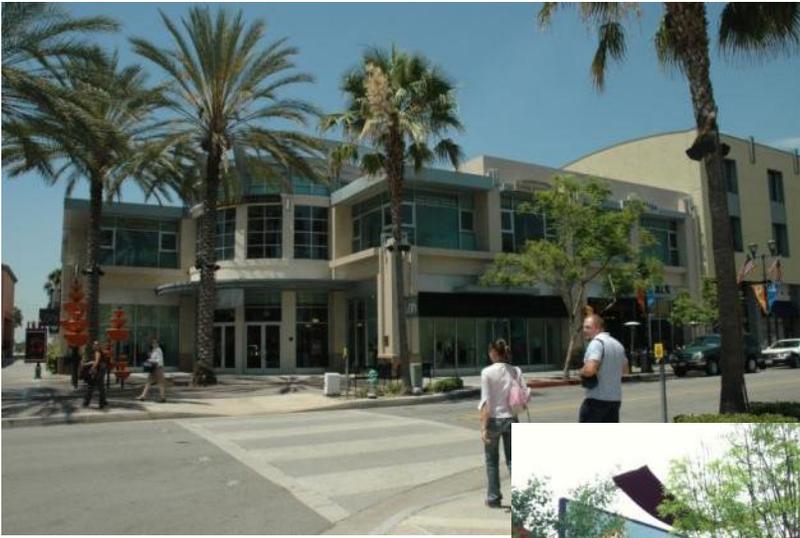
# Public Art



# Proposed Architectural Character



# Proposed Architectural Character



# Proposed Business Signage Types



Wall signs



A-frame



Painted wall signs



# Proposed Business Signage Types



Projecting signs



Under canopy/  
hanging



Awning



# Small Group Exercise and Discussion

- Discuss concepts and features in your group
- Circle the things you like
- Provide comments on the handouts
- Ask questions of the project team



# Next Steps

- Refined Concepts and Draft Specific Plan
- Stay Involved!
  - Email List
  - Project Website [www.ci.monterey-park.ca.us](http://www.ci.monterey-park.ca.us)
  - Planning Commission and City Council Meetings

