



## The Garfield Village Specific Plan

### Community Walk

February 8, 2014

Summary



On Saturday, February 8, 2014, the City of Monterey Park held a community walk in the South Garfield Avenue area with residents from adjacent neighborhoods, business owners and property owners. The purpose of the community walk was for the project team (City staff and the consultants) to experience the project area with community members and receive input on concerns, issues and opportunities for the future.

The walk began at 10:00 am at the Dollar Tree parking lot (corner of Riggan Street and Garfield Avenue). The group walked on the west side of Garfield Avenue south to Pomona Boulevard, crossed to the east side of Garfield Avenue, walked north to Riggan Street and returned to the parking lot. Along the way, the group walked on the sidewalks and also in the alleyways behind the buildings, stopping at various points to discuss observations and ideas for future improvements. Approximately 30 people participated in the walk.



### Participant Worksheets

During the walk, participants were asked to record their observations on worksheets. The worksheets posed the following questions to guide input:

- What do you notice along these corridors?
- What makes the area unique? What's working, and what's not?
- What are your ideas for improvements?

Participants were directed to provide their input based on the questions in the following categories:

- Land Use and Development
- Character and Feel
- Public Spaces
- Walking and Pedestrian Experience
- Circulation and Parking

The following are comments received through the worksheets. Comments are provided verbatim.

### Worksheet #1

#### *Land Use and Development:*

- Street Lighting

#### *Character & Feel*

- Coffee shop, nice landscape and relax area

#### *Public Spaces*

- More parking and relax area

#### *Walking & Pedestrian Experience*

- Upgrade street and tree landscaping

#### *Circulation & Parking*

- We need Metro Line Station

### Worksheet #2

#### *Character & Feel*

- Trees and nice landscape; a pleasant relax environment where you can meet friends and chat (i.e., Starbuck coffee shop with some seating furniture)

### Worksheet #3

#### *Land Use and Development*

- Environmentally sustainable concept, eg. Water capture systems underground
- Similar landscaping design, ie. An environmentally supportive use of plants, trees with a cohesive design.

#### *Character & Feel*

- Multi-cultural design and theme to 'look'
- Walk-ways between buildings, shade

- Art with overall plan for area
- Parking and transit eg. Special shuttle

#### *Public Spaces*

- Green spaces with shade
- Wider walk-ways that are well maintained
- Mini parks for kids.

#### *Walking & Pedestrian Experience*

- Reduce noise along Garfield, Pomona Blvd.
- Better street, pedestrian lighting

#### *Circulation & Parking*

- More parking
- Better use of alley ways

#### Worksheet #4

#### *Land Use and Development*

- Improve Major intersection, Garfield/Riggin
- Encourage and promote American themed businesses that all local residents can benefit and utilize
- Eliminate duplicate stores

#### *Character & Feel*

- Pleasant and open feel that will welcome residents from other cities.

#### Worksheet #5

#### *Land Use and Development*

- Landscaping – walkway – sidewalks

#### *Character & Feel*

- Run down – old – landscaping is not maintained by City – dirty
- No street washing by City
- Bus stops with benches
- Smells too much
- Urine and debris

#### *Walking & Pedestrian Experience*

- No police patrol

- Lighting issues – not clear at night
- Crime
- Too many trees – what purpose does it serve – makes it look unopen and uninviting
- Pedestrian walkway – median – between middle of Riggins & Pomona – no where to cross in the middle or stop sign somewhere where people can cross and not have to go to Riggins or Pomona to cross.
- Alleyway – dangerous – possible mudslide?

#### *Circulation & Parking*

- Speed limit reduce

#### Worksheet #6

#### *Land Use and Development*

- Slow down traffic at least 5 mph to 35/stop
- Need for parking esp at Sal's Barbershop/Bolinni's restaurant

#### *Character & Feel*

- Need public seating/landscape
- Accessibility
- Signage
- Walkable village
- Alley – seating for dining/artwalk exposure
- Bump outs at businesses

#### *Public Spaces*

- Farfield eliminate parking by businesses – illegal
- At Issabelle & Fernfield eliminate parking lot at residential area

#### *Walking & Pedestrian Experience*

- Redo \_\_\_ area at fencing realize it
- Turn light poles into works of art.

#### *Circulation & Parking*

- Need parking
- Redo alleys along Garfield beautification
- Redo hillside – natural landscape
- By residences – behind tuneup Masters
- Bike routes thru alleys

## Worksheet #7

### *Circulation & Parking*

- In alleyway sounds great. Making alley behind homes some way great, BUT speed bumps are an extreme necessity.
- Cars zoom by at all hours of day and night UNSAFE!
- 4 way stop sign at Riggin and Isabella, also extremely unsafe.

## Worksheet #8

### *Land Use and Development*

- Needs better landscaping
- Flowers/shrubbery
- Pavement of sidewalks and alleys

### *Character & Feel*

- Uncomfortable to walk along such a fast street – not kid friendly
- More city maintenance on street cleaning

### *Public Spaces*

- More decorative light/lamp posts along Garfield
- More landscaping, maybe vines on the chain fences along alleyway

### *Walking & Pedestrian Experience*

- Slow down traffic on Garfield
- More trash cans (public) might reduce litter
- More pedestrian walkways across Garfield
- More police patrol. I don't feel very safe during the night in the alleys

### *Circulation & Parking*

- Metered parking on Garfield and parking enforcement so people don't park at spots all day long without any repercussions.

## Worksheet #9

### *Land Use and Development*

- Remove Garfield Inn
- Slow traffic N/S flow on Garfield
- Redo Paseos
- Redo sidewalks with softscape
- Multi-use

### *Character & Feel*

- Current character/feel is not friendly
- Village feel is what is needed (Claremont, Whittier, Covina)

### Worksheet #10

#### *Land Use and Development*

- Make alleyways more presentable
- Need to have better signage guidelines

### *Character & Feel*

- Traffic sound reducing features
- Wall along freeway?
- More plants/landscaping
- Artwork consistent w/scheme of village

### Worksheet #11

#### *Land Use and Development*

- Garfield Inn updated or converted to apartments
- Sidewalks fixed
- Drought sensitive trees
- Noise reduction for freeway by landscaping, trees, sound walls like Orange County

### *Character & Feel*

- Old town feel (Monrovia, Pasadena, San Diego)
- More friendly businesses for people to walk at night to visit.

### *Public Spaces*

- Monrovia Old town
- Pasadena Old Town
- San Diego Gas Lamp District

### *Walking & Pedestrian Experience*

- Benches with middle dividers
- New designed walkways
- Big thresholds that welcome guests to City
- Power wires hidden like the Rosemead Project

### *Circulation & Parking*

- Diagonal parking

- Parking structure
- Lower speed limit
- More crosswalks
- Bike lanes
- Lower speed limit on Pomona Blvd
- Better directions to get to places

### Worksheet #12

#### *Land Use and Development*

- Pomona Street – Red
- S. Garfield – Pink
- Mix use in the future
- Bottom for commercial, upper is senior resident unit

#### *Character & Feel*

- Traffic combing slowing down traffic
- Bike lane go to Metro Station

#### *Public Spaces*

- Beautify the street appearance
- A visitor center nearby
- Entry way from freeway

#### *Walking & Pedestrian Experience*

- The lighting needs to improve

#### *Circulation & Parking*

- Parking on the alley of Garfield Avenue (behind the academic school)
- Need to improve and hillside appearance

### Worksheet #13

#### *Land Use and Development*

- I am a student and working single mother. I would really love for the entire area to be more family oriented and convenient. The businesses should be for people that live in our area to have their business.
- All the bus benches should match

### *Character & Feel*

- Change the design of Dollar trees wall, maybe art of the city's history or have children from the community do handprints/art.
- The crosswalk more visible, maybe paved with a different material or a London crosswalk that lets you go diagonally.
- The businesses should have an R.O.P. program each because kids end up going farther from home.
- There should also be more community/family recreational places or even daycare. Need to feel more welcoming/open.
- The Paseo could be a nice hangout if there were a sitting area or make something more attractive there that invites people to gather.

### *Public Spaces*

- Create a central park for each separate phase, instead of the alley walking space.
- The alley can be parking and entrances and such on backside.
- Better landscaping near freeway, it an eye sore.
- The businesses need to look cleaner, neater, not like a junkyard or Pomona.

### *Walking & Pedestrian Experience*

- We need a community place, coffee shop, somewhere you can sit and read, do work, free-wife maybe.
- Signs/emphasis for environment, community.
- Water feature would be beautiful.
- The businesses need to give back to the community.
- Follow the broken window theory.
- We used to have neighborhood watch signs and is there a program new?

### *Circulation & Parking*

- Bike lane crosswalk improved
- Lighting for under bridges.
- Create volunteering for the community to help with projects that they can be part of to recreate this city.
- Maybe there should be a certain day/time we can have music played (jazz, poetry, comedy that is an incentive in the community)
- It will bring people out.



## Worksheet #14

### *Land Use and Development*

- I have stayed at the hotel. I am female and found it safe and crime free. My mother has also stayed there for 10 days and was happy. If crime is a problem deals with it. It is not the hotel's fault.
- I use many area businesses
- I like that this is a small business and not a big box area.

### *Character & Feel*

- Art on Paeo walls
- Improve lighting in alleys
- If the changes affect the feral cats fix Nation or another org should be worked with to re-house them.
- Alley is not well maintained. I use it frequently. All of them.

### *Walking & Pedestrian Experience*

- Uneven sidewalk needs repair
- Makes handicap unsafe
- Add pedestrian triggered stop light at Fernfield or alternative
- Standing water northwest corner of Fernfield and Riggin
- Longer pedestrian walk time when crossing streets
- No right or red would help at major corners

### *Circulation & Parking*

- Huge bump/dip on Riggin by Dollar Tree
- Lower speed limit
- There is a need for non slope specific parking

## Worksheet #15

### *Land Use and Development*

- No more cheap motels
- S/E corner Garfield & Riggin open park space with benches, where friends can meet, get rid or small restaurants, replace with upscale specialty eateries.

### *Character & Feel*

- At present there is no character.
- It's a mismatch of everything thrown in. Let's settle on a theme.
- Example: Asian/Mexican fusion

### *Public Spaces*

- Should be 'walker friendly'
- Replace sidewalks with pavers.
- Need large shade trees with benches built around the trunk.

### *Circulation & Parking*

- I propose an over the street walkway – but with a nice design.
- Not a bare bones utilitarian look.

### **Additional Notes**

In addition to the input received on the worksheets, the project team recorded the following notes during discussions with participants during the walk.

### *Pedestrian/Bicycle Environment and Traffic Calming*

- Concerns with traffic speeds on Garfield Avenue
- Consider bollards in front of Sal's barber shop
- Address accessibility for wheelchairs and strollers on sidewalks; number of obstacles
- Look at putting bike lanes on Garfield Avenue
- Possible curb bulbouts to calm traffic and shorten pedestrian crossing
- Potential for stop sign at Isabella and Riggin
- Need better pedestrian access across Garfield Avenue
- Consider a range of pedestrian crossing treatments of Garfield, including in-pavement lighting, overhead signal
- Add median and traffic calming features
- Look at bulbout at Garfield/Fernfield for pedestrian crossing
- Pedestrians need a longer walk time across Garfield at Pomona (and countdown signals)
- Improve pedestrian lighting and environment under SR 60 crossing
- Possibility for bike lane in alley
- Sound wall along SR 60 and Pomona? Noise reduction v. visibility
- Reduce lanes on Pomona Blvd.?

### *Parking*

- Need for more parking for high-volume businesses- Sal's, Bollini's, 7 Eleven
- Look at possibility of diagonal parking on Garfield Avenue
- Move parked cars underground on the west side of Garfield (behind buildings)
- Shift parking toward the sidewalk on surface lots along Garfield
- Consider metered parking to increase turnover
- Look at parking along alley
- Address drop off/pickup for daycare queuing

- Add “no right turn on red” sign from Garfield onto Pomona

#### *Businesses*

- Concerns with public safety/crime associated with motel on Riggin Street/Garfield Avenue
- Windows facing street make a big impact; reduce “desolate looking” buildings
- Want family oriented businesses
- Work with business owners to improve conditions, but avoid displacement
- Would like to see non-chain markets, local businesses
- Potential for own “chamber of commerce” for this area

#### *Outdoor Gathering Spaces and Amenities*

- Paseo south of Dollar Tree- consider seating for restaurant with doors/windows into store, also murals (showing history) and potted plants
- Turn roofs into patio spaces
- Add dog “hitching posts” and bike racks
- Public benches are good, but need to discourage people sleeping on them
- Turn back alley to public use east of Garfield Avenue
- Consider outdoor seating at Venice Room towards alley. Get more eyes on the alley.

#### *Aesthetic Improvements/Maintenance*

- Blank wall of Dollar Tree store along Garfield Avenue is an opportunity for enhancement
- Enhance front entrances to buildings
- Address trash in parking lots
- Address signage- needs updating, aesthetic appeal
- Address parkway maintenance
- Gateway sign is missing in the landscaped median
- Who owns the landscaped hill adjacent to alley east of Garfield Avenue? If homeowners don’t maintain the hill, can ownership or maintenance be transferred to someone else?
- Potted trees
- Landscaping along Pomona Blvd.
- Look at ways to address dog owners who do not pick up after their animals on sidewalks

#### *Miscellaneous*

- Consider the environmental impacts when choosing materials, design
- Hot weather during the summer months- consider shade trees or awnings on buildings
- Look at drought tolerant landscaping
- Reduce asphalt to reduce heat island effect
- Potential for mixed use on Pomona and Garfield corners, allows for more eyes on the street
- Encourage frequent meetings to discuss project area