



MARK THOMAS

Economic & Business Development Commission (EBDC) Presentation

November 20, 2025



Garvey Avenue Improvements Project



Presentation Outline



City Projects Overview

Garvey Avenue Improvements Project

Initial Community Outreach

- Developed Features to Prioritize
- June Through October Outreach Efforts
- Summary

Project Concepts

- Considerations
- Roadway Concepts
- Aesthetics & Amenities

Concept Focused Outreach

- October & November Efforts
- Input from the EBDC Today

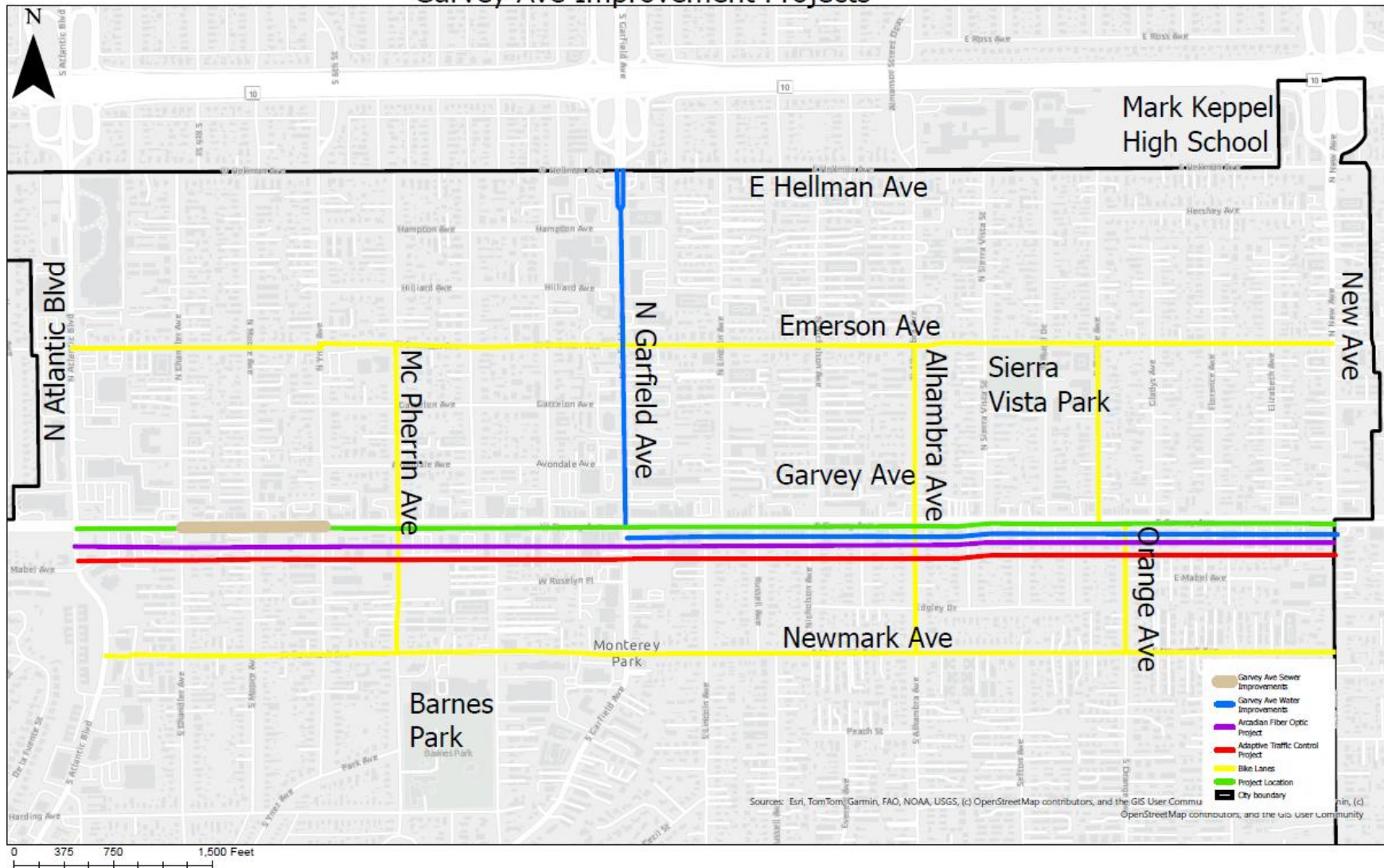
Next Steps



City Projects Overview



Garvey Ave Improvement Projects



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community; OpenStreetMap contributors, and the GIS User Community

Garvey Avenue Improvements Project



Background

- I-710 / SR-710 4.3 Mile Gap Closure
- Federal Clean Air Act / Greenhouse Gas Emissions / VMT
- LA Metro Board Decision / \$743 Million Measure R Funding
- SR-710 North Mobility Improvement Projects (MIP) Funding Allocation to Monterey Park

Garvey Avenue Improvements

- \$18 mil funding allocated to this project.
- Bid Ready by Fall of 2026 and Construction Completed by Winter of 2027



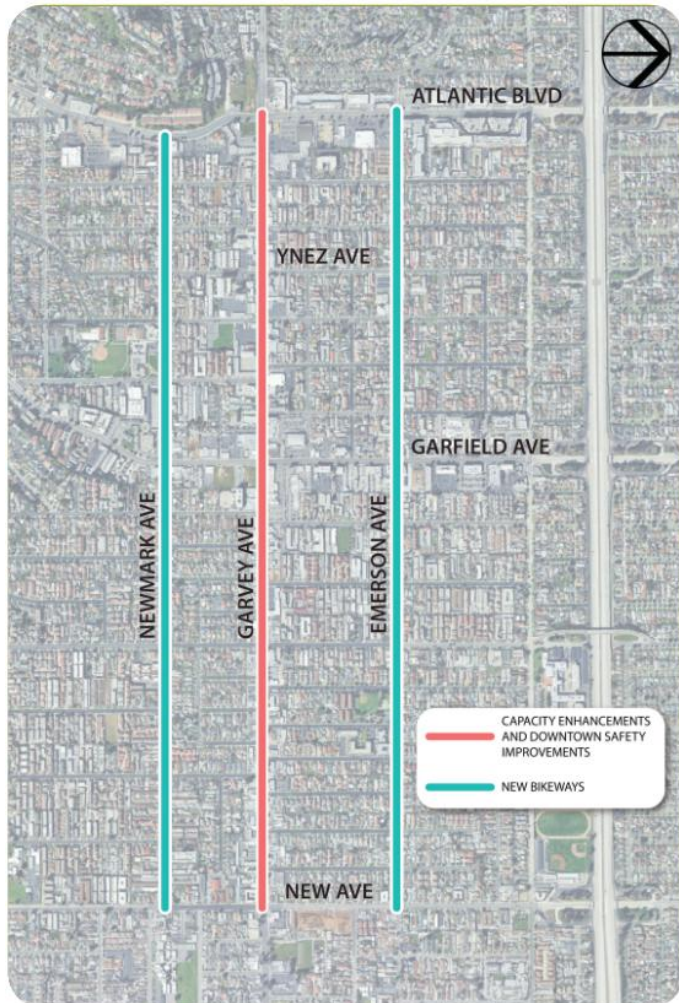
Metro



Garvey Avenue Improvements Project



Limits



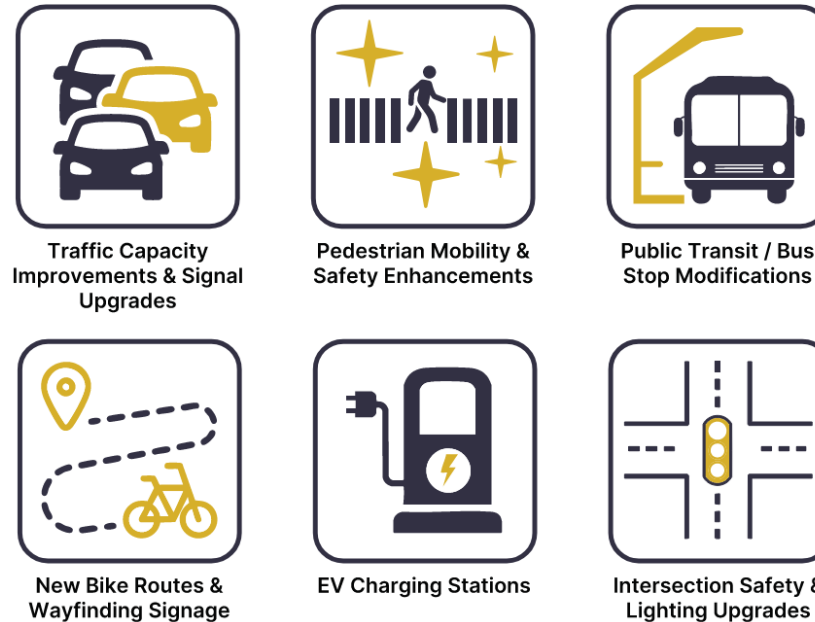
Key Outcomes



Timeline

- Fall 2025 - Public Outreach
- Fall 2025 - Preliminary Design
- Winter 2025 - Final Design
- Fall 2026 - Construction Begins
- Winter 2027 - Construction Concludes

Key Outputs



Initial Community Outreach

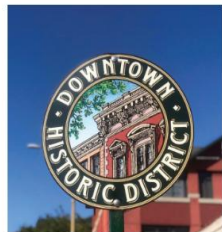
Developed Features to Prioritize



Plazas / Seating Areas



Beautification & Aesthetics



Site Amenities



Planting / Irrigation



Initial Community Outreach

Developed Features to Prioritize



Seasonal Lighting



Parking



Initial Community Outreach

June Through September Outreach Efforts



Branding / Project Awareness

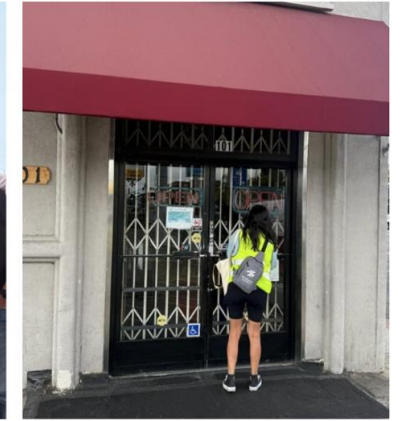
- Logo / Fact Sheets / Door Hangers
- Website Content
- Interactive Map for Comments
- Partnered w/ SGVCOG Bus Rapid Transit Team

Survey No. 1 (8/19 through 10/3)

- 10-15 Minute Multilingual Questionnaire
- Designed to Prioritize Design Features
- QR Code / Website Link
- 414 Participants

Door to Door Canvassing (9/10 & 9/11)

- 453 Total Addresses Canvassed
- 175 Occupants Spoken With



Initial Community Outreach

June Through September Outreach Efforts



Community Meetings / Pop-Ups

- Independence Day Booth (6/28)
- In-Person Meetings (9/15 & 9/22)
- Virtual Meeting (9/25)

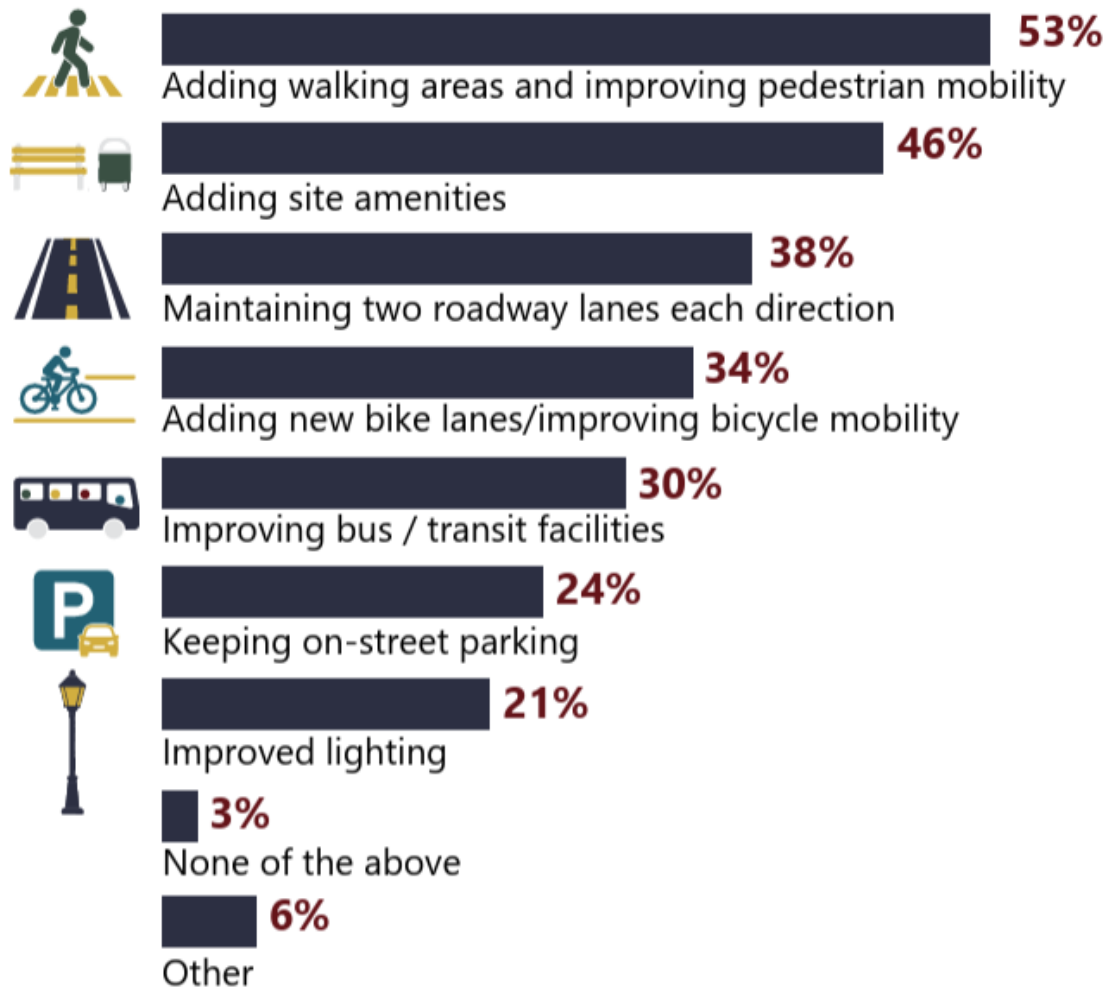
Social Media / Advertising



Initial Community Outreach Summary



Key Input / Survey Results



Other Key Input

- Improved Landscaping – More Modern, Shade & Maintenance
- Downtown Parking is Vital to Businesses
- Create Potential for Outdoor Dining Areas

Total Community Connections

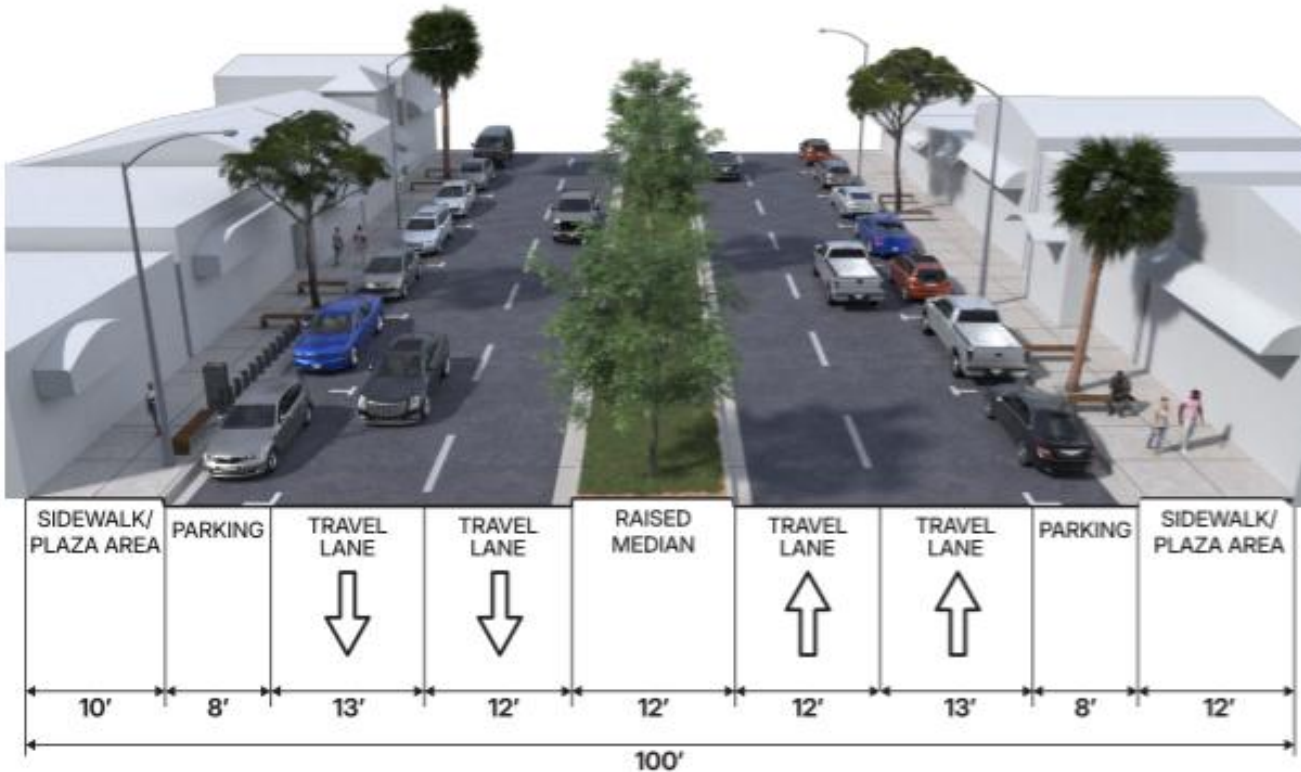
- 414** Surveys Received from the Public
- 175** Occupants Spoken To While Canvassing
- 50+** Attendees between Pop-Ups / Community Meetings



Project Concepts Considerations



Garvey Ave Existing Conditions



Key Outcomes Refresher



New Goals in Concept Development

- Optimize Sidewalk / Downtown Improvements in All Concepts
- Interchangeable
- Prioritize Focus Between Lanes, Transit, Parking, and Bikeways



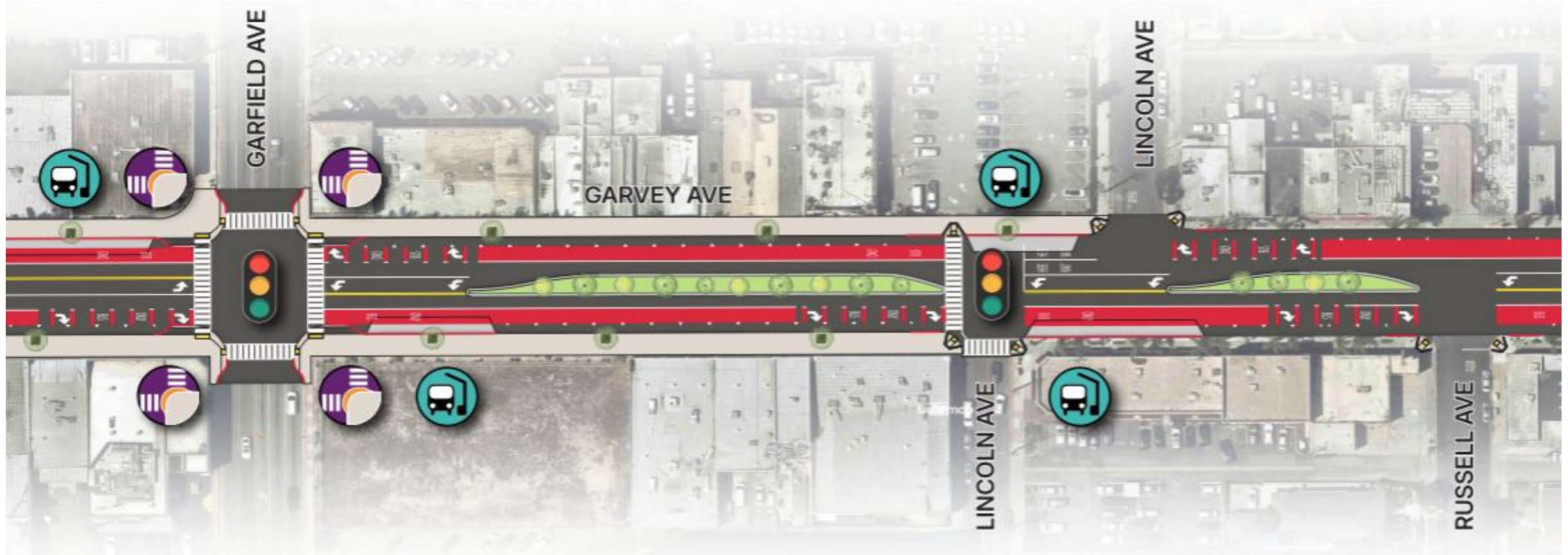
Garvey Avenue Project Concepts

Alternative 1 – Roadway Improvements W/ Parking



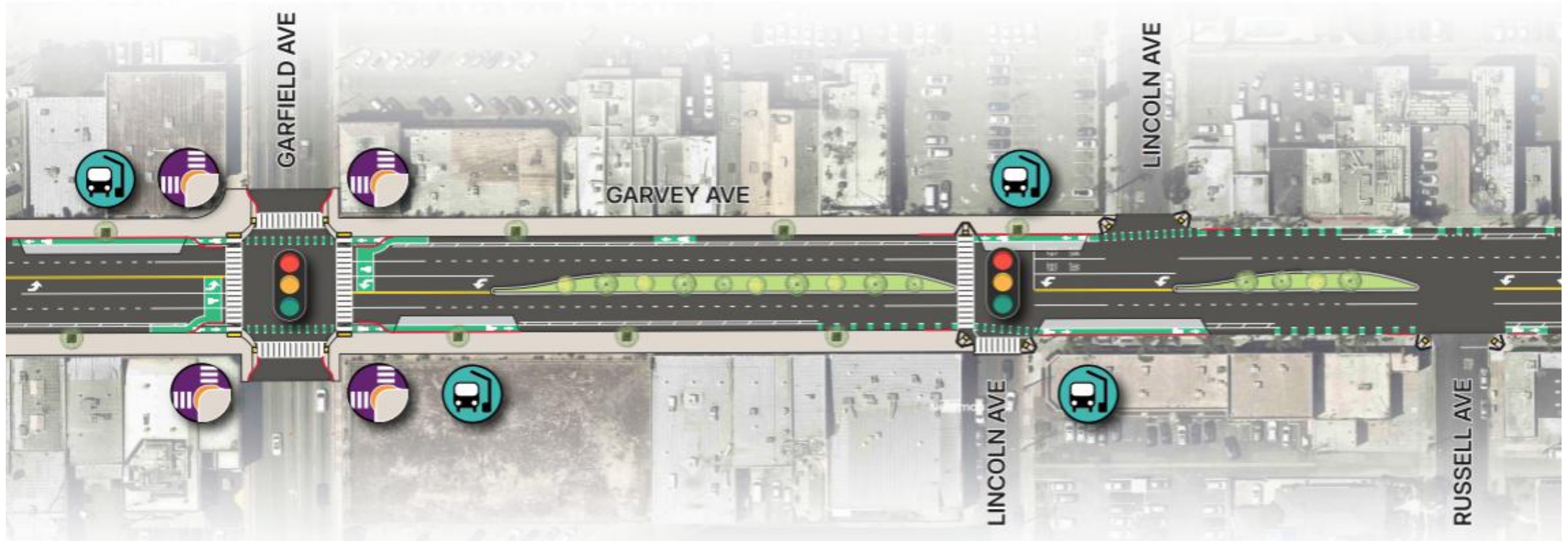
Garvey Avenue Project Concepts

Alternative 2 – Bus Rapid Transit



Garvey Avenue Project Concepts

Alternative 3 – Buffered Bike Lanes



Garvey Avenue Project Concepts

Aesthetics & Amenities – Urban Vitality



OPTION 1 URBAN VITALITY YOUTHFUL AND DIVERSE

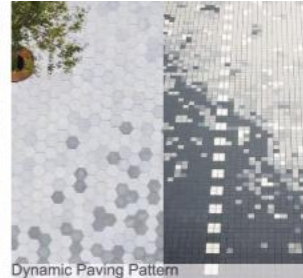
This concept builds upon the city's spirit of openness and creativity, aiming to bring new energy and diversity into the downtown core. A calm gray paving tone forms the foundation, while colorful furnishings, lighting, and artwork bring movement and character to the streetscape. Through color and artistic expression, cultural traditions are reimagined in a contemporary way celebrating the community's heritage while infusing it with a youthful, vibrant spirit.



Vibrant Downtown Streetscape



Paving in Grey-Tone



Dynamic Paving Pattern



Artistic High-Visibility Crosswalk



Playful Seating Element



Custom Bus Shelter Design



Landmark / Gateway Monument



Lighting for Seasonal Decoration



Bilingual Wayfinding System



Bollards



Cultural Public Art (such as Zodiac-Inspired Characters)

Inspired From:

- Los Angeles - Downtown Arts District
- Santa Monica - Downtown 3rd Street Promenade
- Denver - RiNo District
- Washington DC - The Wharf
- Boston - Seaport District



Garvey Avenue Project Concepts

Aesthetics & Amenities – Urban Serenity



OPTION 2

URBAN SERENITY WARMTH AND CONNECTION

Building on the city's welcoming character, this concept envisions streets and plazas as natural extensions of daily life places that invite people to relax, converse, and connect. A palette of beige, warm gray, and natural wood tones shapes a calm and inviting atmosphere, while soft textures and tactile materials such as wood, corten steel, and woven details bring a sense of comfort and craftsmanship. Layered planting adds richness and depth, softening the urban edges and creating a balance between built form and nature. Lighting and furnishings are selected to enhance the sense of warmth, inclusion, and timeless simplicity.



Walkable and Inviting Streetscape



Amenity Band Buffering Pedestrians



Shaded Gathering Space



Warm-Tone Crosswalk



Planting Buffers



Bike Rack



Seating with Planter



Free Grate



Warm-Tone Bollard



Wood-Slate Bus Shelter with Natural Texture



Vertical Gateway Monument with Light



Integrating Historical and Cultural Elements to Site Amenities



Inspired From:

- San Jose - Santana Row
- Walnut creek Downtown /Broadway Plaza
- Pasadena - Playhouse District / Colorado Blvd
- Brea - Downtown Birch St Promenade
- Los Angeles - The Grove



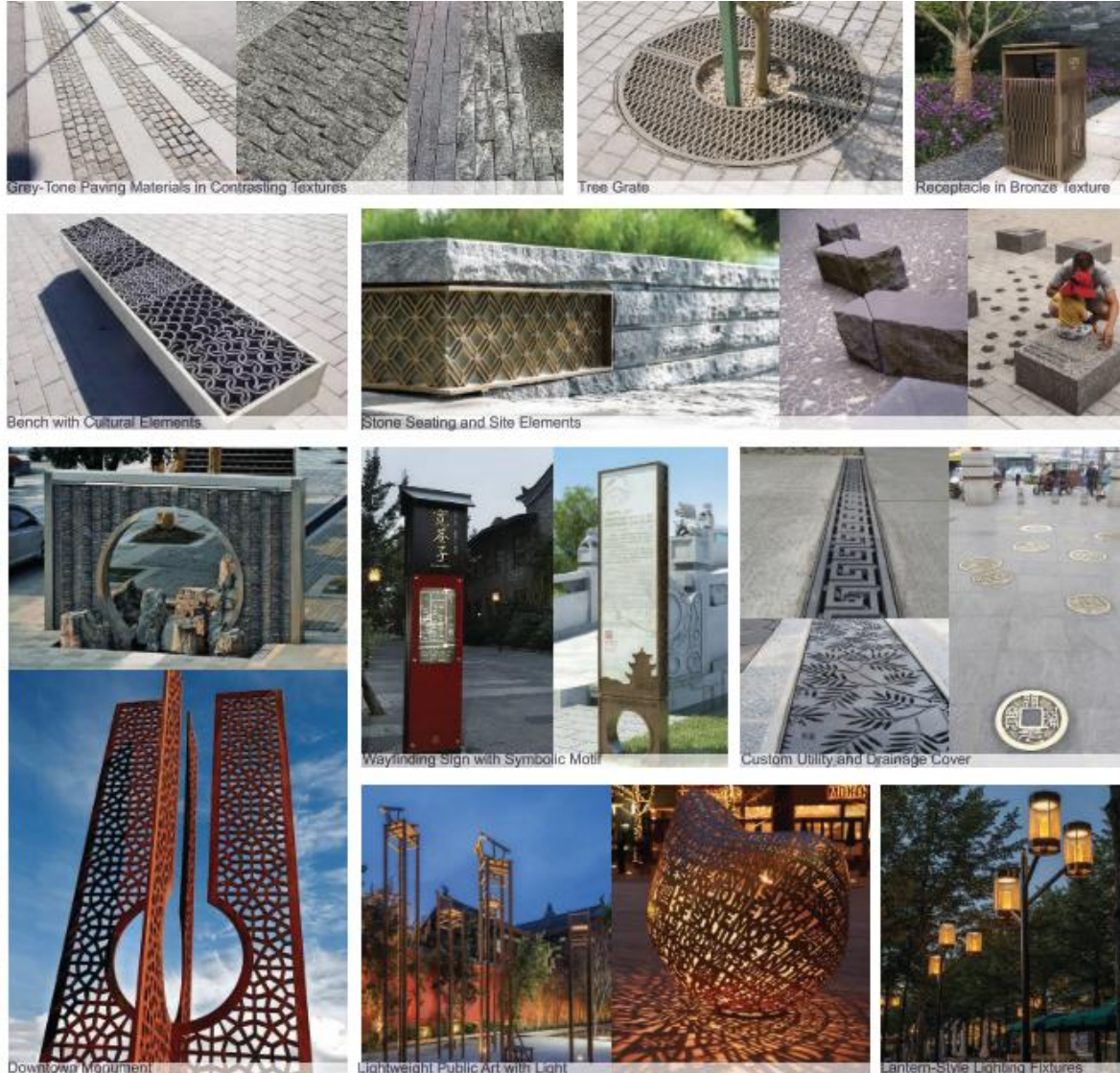
Garvey Avenue Project Concepts

Aesthetics & Amenities – Contemporary Oriental



OPTION 3
**CONTEMPORARY
 ORIENTAL**
 A NEW ASIAN AESTHETIC

Rooted in the city's long-established Asian community, this concept reflects the dialogue between heritage and renewal. Since the existing buildings vary in style and are not all traditionally Asian in appearance, the design introduces subtle cultural elements through paving, site detailing, and material finishes to enhance the continuity of the streetscape. It reinterprets traditional Eastern design with a modern sensibility combining natural stone, metal, and wood tones to create balance and authenticity. The result is a contemporary urban environment that honors its cultural roots while embracing the energy of a new generation.



Inspired From:

- San Gabriel - Tawa Gateway at Valley Blvd
- Los Angeles - Blossom Plaza
- Boston - Rose Fitzgerald Kennedy Greenway
- San Francisco - Rose Park Station
- San Francisco - Buchanan Mall



Garvey Avenue Project Concepts

Aesthetics & Amenities – Planting Palette



EVERGREEN TREES



Afrocarpus falcatus African Fern Pine
Rhaphiobotrya splendens 'Montic' Majestic Beauty Indian Hawthorn
Pyrus kawakamii Evergreen Pear

ACCENT TREES



Cercis occidentalis Western Redbud
Prunus campanulata Taiwan Cherry Tree
Handroanthus chrysotrichus Golden Trumpet Tree

SHRUBS AND GROUNDCOVERS



Cistus x pulverulentus Magenta Rockrose
Callistemon viminalis Better John Bottlebrush
Teucrium spp. Germander
Salvia spp. Sage
Westringia fruticosa Coast Rosemary
Bougainvillea spp. Bougainvillea
Arctostaphylos spp. Manzanita
Lantana spp. Lantana



Santolina chamaecyparissus Lavender-Cotton
Galvezia speciosa Island Snapdragon
Eriogonum spp. Buckwheat
Asparagus densiflorus 'Myers' Foxtail Fern
Agapanthus africanus Lily of the Nile
Muhlenbergia dubia Pine Muhly
Aristida purpurea Purple Three Awn
Carex tumulicola Foothill Sedge



Phormium tenax New Zealand Flax
Zauschneria californica California Fuchsia
Aloe spp. Aloe
Hesperaloe parviflora Red Yucca
Rosa spp. Carpet Rose
Sedum spp. Stonecrop
Erigeron glaucus Seaside Daisy

- Drought Tolerant
- Accent
- California Native
- Habitat Value



Considerations

- Street Trees – Alternating Pattern
- Improved Shade & Cool Down
- Drought Tolerant
- Complimenting Colors & Project Features & Amenities



Garvey Avenue Project Concepts

Aesthetics & Amenities – Bikeways



CLASS 3 BIKEWAY ON EMERSON AVE

Class 3 bikeway streets are streets with low motorized traffic volumes and speeds, designated and designed to give bicycle travel priority. The streets incorporate signs, pavement markings, and speed and volume management measures to discourage through trips by motor vehicles and create safe convenient bicycle crossings of busy arterial streets.



CLASS 3 BIKEWAY ON NEWMARK AVE



BICYCLE AMENITIES

BIKE BOX

A bike box is a designated area at the front of a traffic lane at a signalized intersection, used to give bicyclists a head start and more visibility when waiting at a red light.



BICYCLE SAFETY FEATURES

BICYCLE RACKS

Decorative bicycle racks will be located throughout the streets with class III bikeway to encourage riders to stop and enjoy key destinations.



BICYCLE REPAIR STATION

A multi-tool bicycle repair station will be included as part of this project. This repair station will support bicycle riders by providing tools for do-it-yourself repairs.



WAYFINDING/ DESTINATION SIGNAGE

The project will incorporate easy to read wayfinding signs to navigate users to key destination points within the city. These signs will be located at key junction points along the emerson ave and newmark ave.



TWO-STAGE LEFT TURN BIKE BOX

Two-stage left turn bike box is a special bicycle facility that helps cyclists make left turns safely at busy intersections. Especially where there is no dedicated left-turn lane for bikes or heavy car traffic.

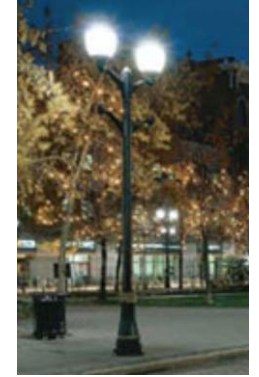
Considerations

- Regardless of Roadway Concept
- Improve Connectivity to Garvey
- Complimentary to Future Parking Garage Study / Project



Garvey Avenue Project Concepts

Aesthetics & Amenities – Safety Improvements



Pedestrian Safety

Signal Improvements & Lighting



Concept Focused Outreach

October & November Efforts



Survey No. 2 (10/13 through 11/14)

- 10-15 Minute Multilingual Questionnaire
- Designed to Prioritize Concepts
- QR Code / Website Link
- 509 Participants



Door to Door Canvassing (11/4)

- 294 Total Addresses Canvassed
- 166 Businesses Spoken With

Community Meetings / Pop-Ups

- Monster Mash Booth (300+ People)
- Farmers Market (60+ People)
- In-Person Meetings (11/10 & 11/13)



Social Media / Advertising



Concept Focused Outreach Summary

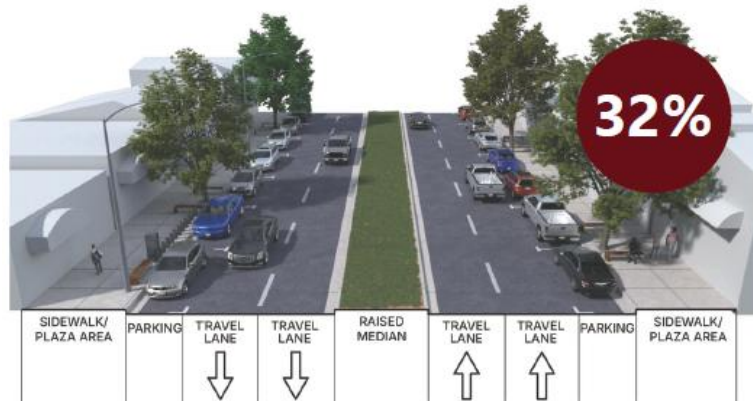


Public Survey Results

Alternative 1

Sidewalk Widening Only

GARVEY AVENUE | ATLANTIC BLVD TO LINCOLN AVE

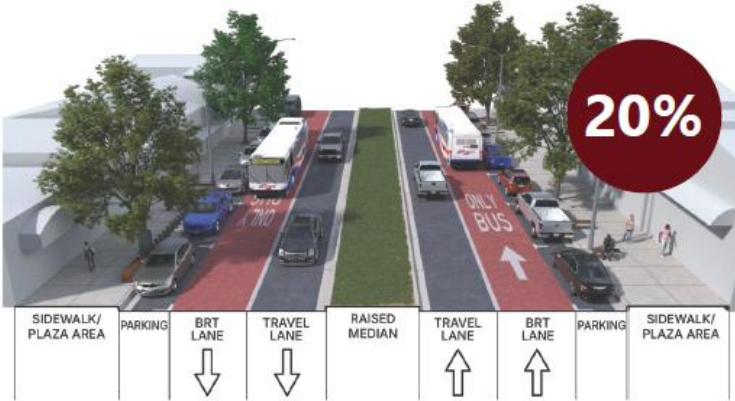


160 Votes

Alternative 2

Bus Rapid Transit (BRT)

GARVEY AVENUE | ATLANTIC BLVD TO NEW AVE

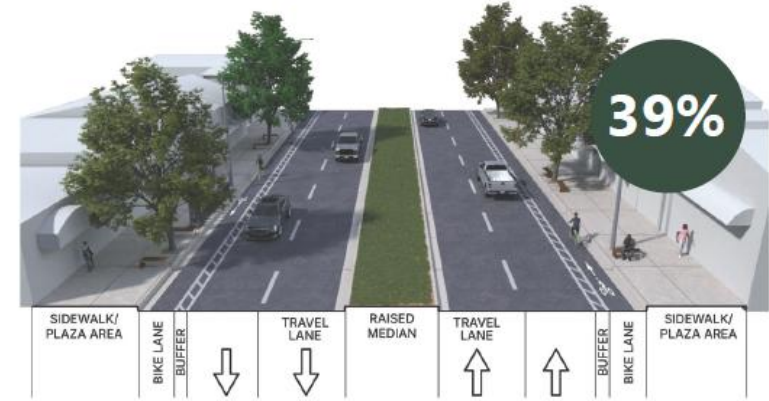


102 Votes

Alternative 3

Class II Buffered Bike Lane

GARVEY AVENUE | ATLANTIC BLVD TO NEW AVE



195 Votes

Only 8% work at or own a business

Preferred Alternative is Not Chosen Yet



Concept Focused Outreach Summary



Public Survey Results

OPTION 1
URBAN VITALITY
YOUTHFUL AND DIVERSE

19%



95 Votes

OPTION 2
URBAN SERENITY
WARMTH AND CONNECTION

47%



236 Votes

OPTION 3
**CONTEMPORARY
ORIENTAL**
A NEW ASIAN AESTHETIC

31%



154 Votes

Has Most Flexibility With Options

More Compatibility With Existing and Future Architecture



Concept Focused Outreach Summary



Total Community Connections

509 Surveys Received from the Public

166 Businesses Spoken To While
Canvassing

400+ Attendees at Monster Mash /
Farmer's Market

80 Attendees at Community
Meetings



Next Steps



Finish Outreach

- Today's Input from EBDC

Conclude Concept Designs

- Refine Design – End of Nov. 2025
- December City Council Meeting

Project Timeline

- **Final Design:** Winter 2025 through Fall 2026
- **Construction:** Fall 2026 through Winter 2027

Timeline

- ✓ **Fall 2025 - Public Outreach**



Questions & Comments



Project Information

Website

<http://www.montereypark.ca.gov/garveyave>

Contact Information

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Email: zmazboudi@montereypark.ca.gov

