

Envision
PALMDALE 2045

General Plan Advisory Committee Meeting #5

January 15, 2020, 6:30 pm – 8:30 pm

Call to Order

- Pledge of Allegiance
- Approval of GPAC #4 Meeting notes



Meeting Objectives

- Provide an overview of
 - A “Complete City”
 - Growth and constraints in Palmdale
 - Place Types
- Discuss location, type, and character of potential development

A Complete City



What is a Complete City?

- A Complete City contains a mix of places and connected uses that support and foster community, economic sustainability, and healthy living at all stages of life.



What Makes Up a Complete City?

- Meaningful civic engagement
- Downtown or entertainment district
- Access to good quality local jobs
- Diverse housing options at various price points
- Complete neighborhoods
- Access to affordable healthy food and health services
- Artistic, spiritual and cultural amenities
- Quality public/private education options
- Access and connections to recreation/parks
- Affordable and reliable public transportation choices with comfortable transit stops
- Multimodal streets that allow for safe and comfortable walking, biking, and driving, among others
- Access to adequate parking

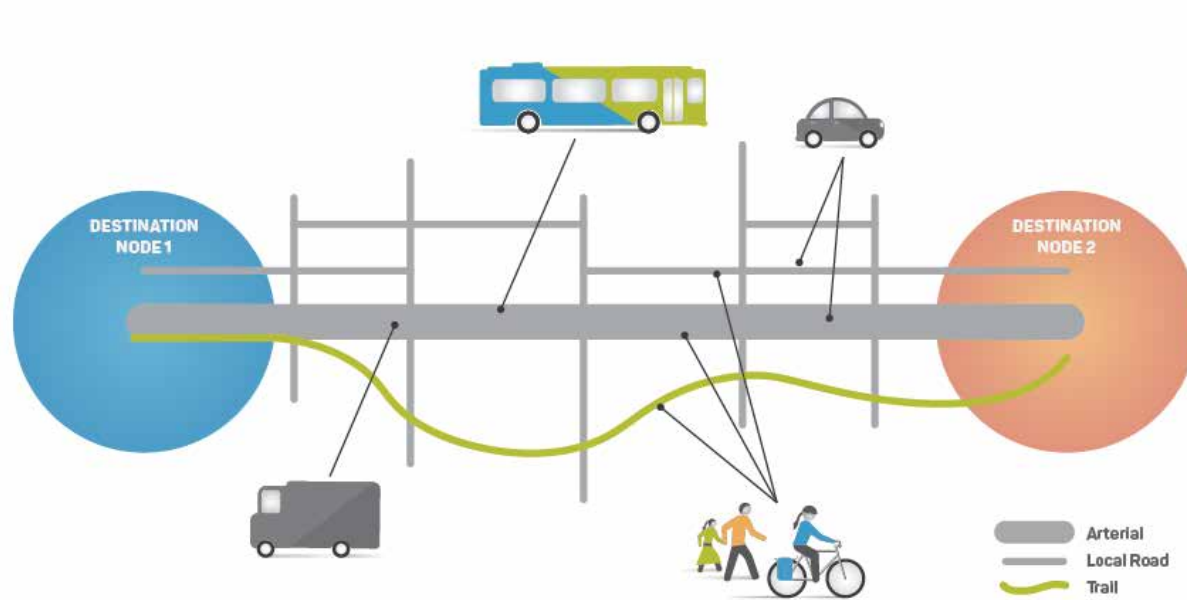


What is in a Complete Neighborhood?

- Safe and diverse housing options
- Access to everyday amenities
 - (e.g., grocery stores, restaurants, coffee shops, hair salons, healthcare clinic)
- Access to recreation and outdoors
 - (e.g., rec center, parks, trails/open space)
- Ability to walk and bike safely
- Access to public transportation options
 - (e.g., bus, bike share)



Mobility Features of Complete Neighborhoods



Examples



Fort Collins, CO

- Vibrant Downtown and Old Town Fort Collins
- 600 acres of parks, 40,000 acres of natural areas
- Colorado State University
- Fort Collins-Loveland Municipal Airport
- Bike-friendly and high-quality local bus service
- Multiple Medical Centers, Urgent Care Clinics, Physician offices
- Diverse Job Base
 - Some Top Employers:
 - University of Colorado, UC Health
 - Hewlett Packard
 - Banner Health
 - Broadcom
 - Otterbox
 - Anheuser-Busch
 - Madwire Madwire
 - New Belgium Brewing Co.



McKinney, TX

- Historic Downtown and town square
- Medical facilities and services
- McKinney National Airport
- Multiple Medical Centers, Urgent Care Clinics, Physician offices
- Diverse Job Base
 - Some Top Employers:
 - Raytheon Space & Airborne Systems
 - Collin College
 - McKinney Independent School District
 - Torchmark Corporation
 - Encore Wire Corporation
 - City of McKinney
 - Medical Center of McKinney
 - Maylor Scott & White Medical Center



Boise, ID

- State Capital
- Vibrant Downtown
- Boise State University
- Boise Airport
- Bike-friendly and high-quality local bus service
- Multiple Medical Centers, Urgent Care Clinics, Physician offices
- Diverse Job Base
 - Some Top Employers:
 - St Luke's Health System
 - Micron Technology
 - Boise State University
 - West Ada School District
 - Independent School District Boise City
 - Saint Alphonsus Regional Medical Center
 - Wal-Mart Associates
 - Hewlett-Packard
 - Simplot
 - Albertsons



Complete City Comparison

	Palmdale	Fort Collins	McKinney	Boise
Area (mi ²)	106	57	62	79
Population	158,905 (2018 QF)	167,830 (2018 QF)	191,645 (2018)	228,790 (2018 QF)
Number of Households	43,880 (2014-2018 QF)	62,796 (2014-2018 QF)	59,580	89,975 (2014-2018 QF)
Median value owner-occupied housing units	\$306,500 (2018 SCAG)	\$338,100 (2014-2018 QF)	\$281,300 (2014-2018 QF)	\$230,800 (2014-2018 QF)
Median Household Income	\$56,699 (2018 SCAG)	\$62,132 (2014-2018 QF)	\$89,964 (2014-2018)	\$56,798 (2014-2018)
Walkability, Bikeability, public transit options	Some	Yes	Some	Yes
Four-year University	No	Yes	No	Yes
Diverse Employer Base	No	Yes	Yes	Yes
Parks/Open Space and outdoor recreation	Yes	Yes	Yes	Yes
Downtown/Mixed use district/entertainment area	No	Yes	Yes	Yes

Discussion

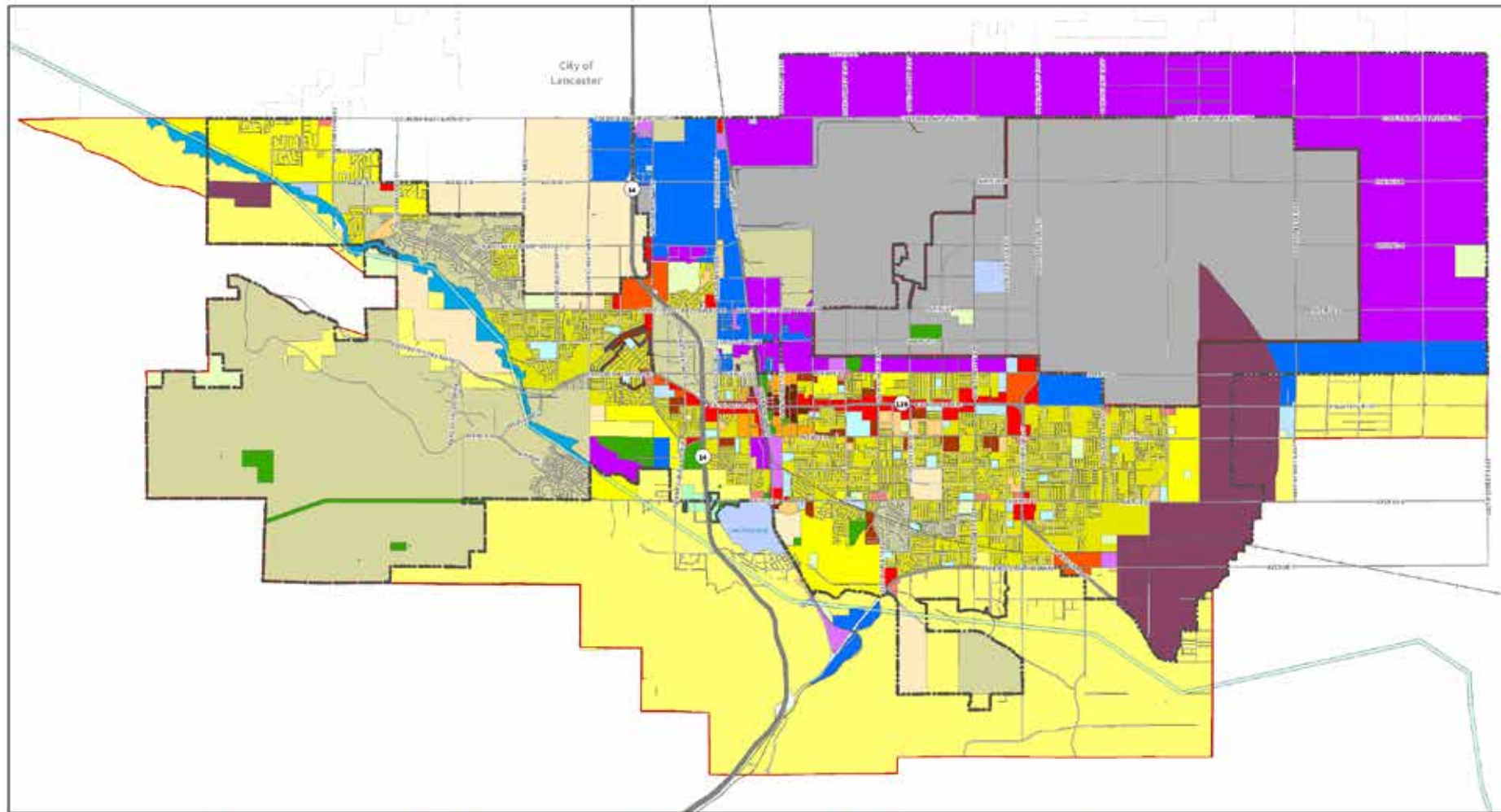
- What else should be part of a Complete City?
- How does Palmdale measure up as a Complete City?

Growth Projections

Through 2045



Current General Plan Land Use Designations



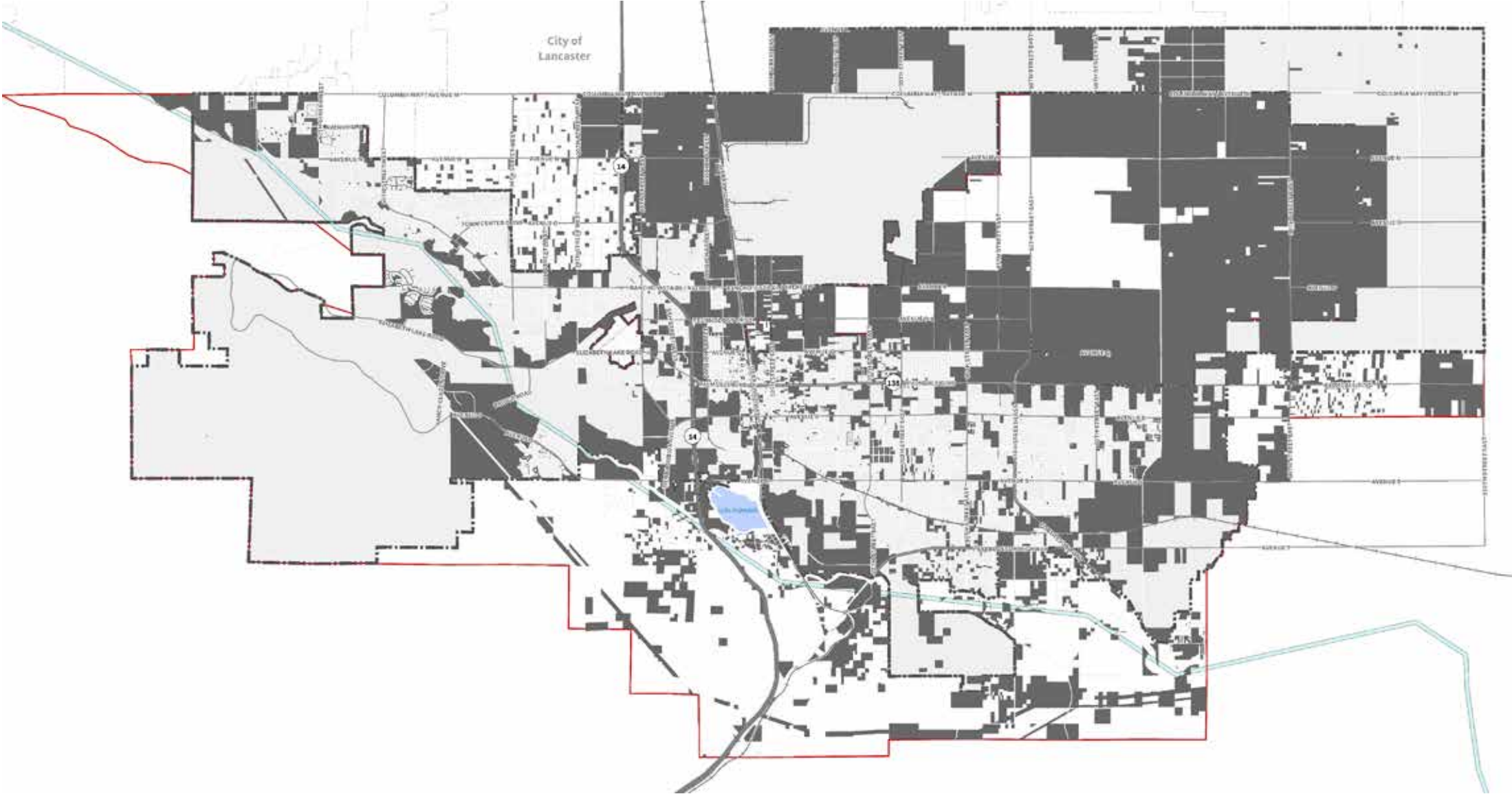
General Plan

City Boundary	Equestrian Residential (ER)	Median Residential (MR)	Neighborhood Commercial (NC)	Business Park (BP)	Open Space (OS)
Sphere of Influence	Single Family Residential 1 (SFR-1)	Medium High Density Residential (MHDR)	Community Commercial (CC)	Office Commercial (OC)	Park/Public Facility (P)
California Aqueduct	Single Family Residential 2 (SFR-2)	Multifamily Residential (MFR)	Regional Commercial (RC)	Mineral Resource Extraction (MRE)	Public Facility-School (P-S)
Major Highway/Arterial	Single Family Residential 3 (SFR-3)	High Density Residential (HDR)	Downtown Commercial (DC)	Industrial (I)	Public Facility-Treatment Plant (P-TP)
Railroad	Low Density Residential (LDR)	Special Development (SD)	Specific Plan Area	Commercial Manufacturing (CM)	California Aqueduct
				Airport and Related Uses (AR)	California Aqueduct

Scale: 0 0.75 1.5 2.25 3 Miles
0 3,000 6,000 Feet

NOTE: Sources: City of Lancaster (LID data); World Terrain Base; SRTM30 PLUS; NOAA
Prepared by: Rapp + Associates
March 2018

Vacant Land



Current Build-Out Capacity

- What is the buildout capacity in Palmdale for current vacant land per the current General Plan?

	Build out (City + SOI + County)
Residential Units	37,400 housing units
Retail	6.6 million sq. ft.
Commercial	28 million sq. ft.
Light Industrial / flex space	25 million sq. ft.
Heavy Industrial / Aerospace	195 million sq. ft.
Office	5.5 million sq. ft.
TOTAL	260 million sq. ft.

¹Calculated for vacant land. Numbers are approximate. Source: City of Palmdale GIS, R+A

What Should We Plan for in the Next 25 Years?

- Population Growth Projections for Palmdale

- Approx. 20,000 housing units¹

- RHNA allocation - 6,638 units for this cycle x 3 (assuming the same number of units for three 8-year cycles)

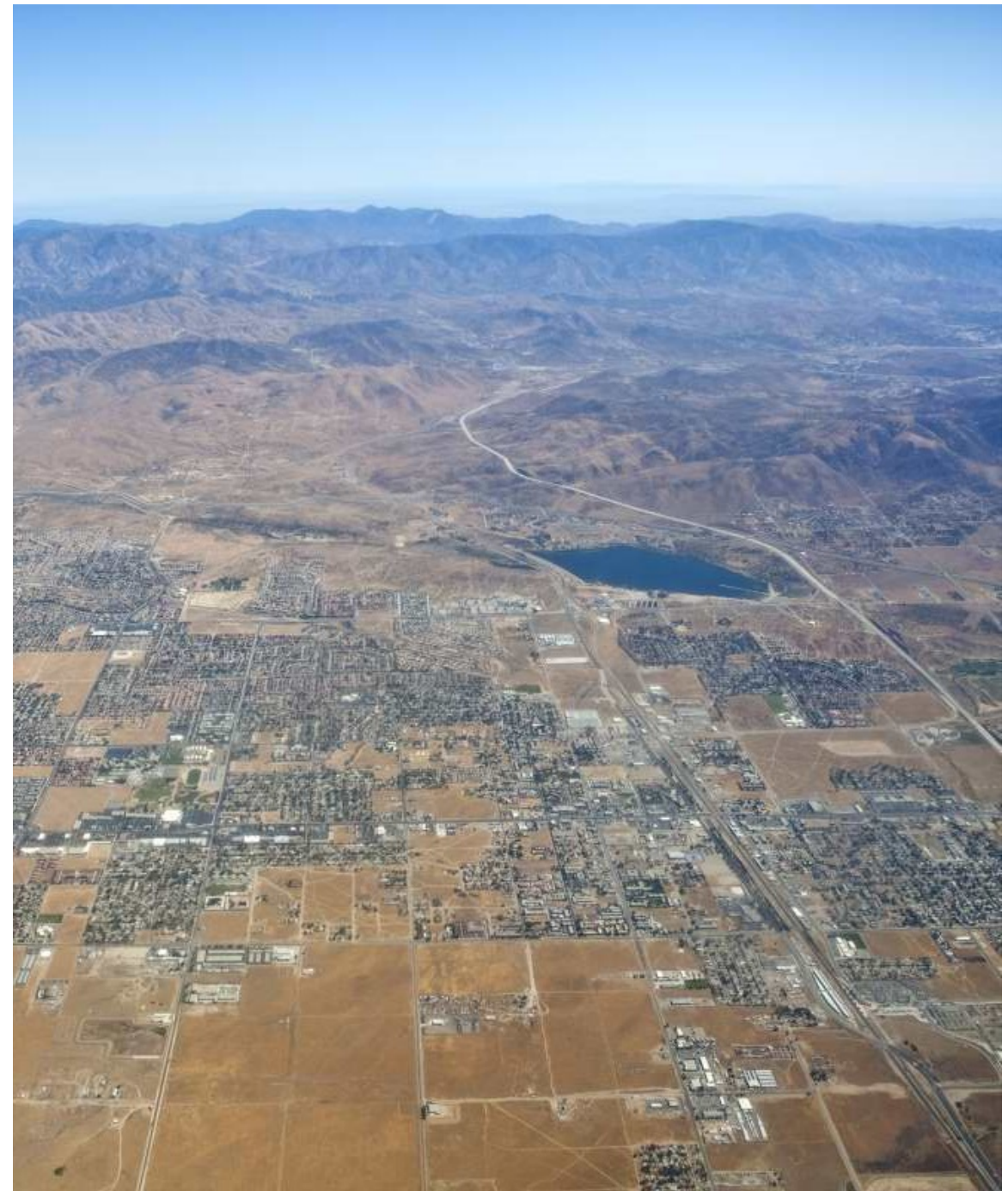
- Non-Residential Demand:

	Floor Area ²	Number of Jobs
Retail	0.75 -1.1 million sq. ft.	1,800-2,850
Light Industrial / flex space	1 – 2 million sq. ft.	2,000-4,000
Heavy Industrial / Aerospace	2.05 – 3.5 million sq. ft.	2,000-3,500
Office	0.95 – 1.2 million sq. ft.	3,800-4,800
Hospitality	780 – 1,010 hotel rooms	400-500
TOTAL	5.1 - 8.3 million sq. ft.	10,000-15,650

¹Source: HR&A and SCAG

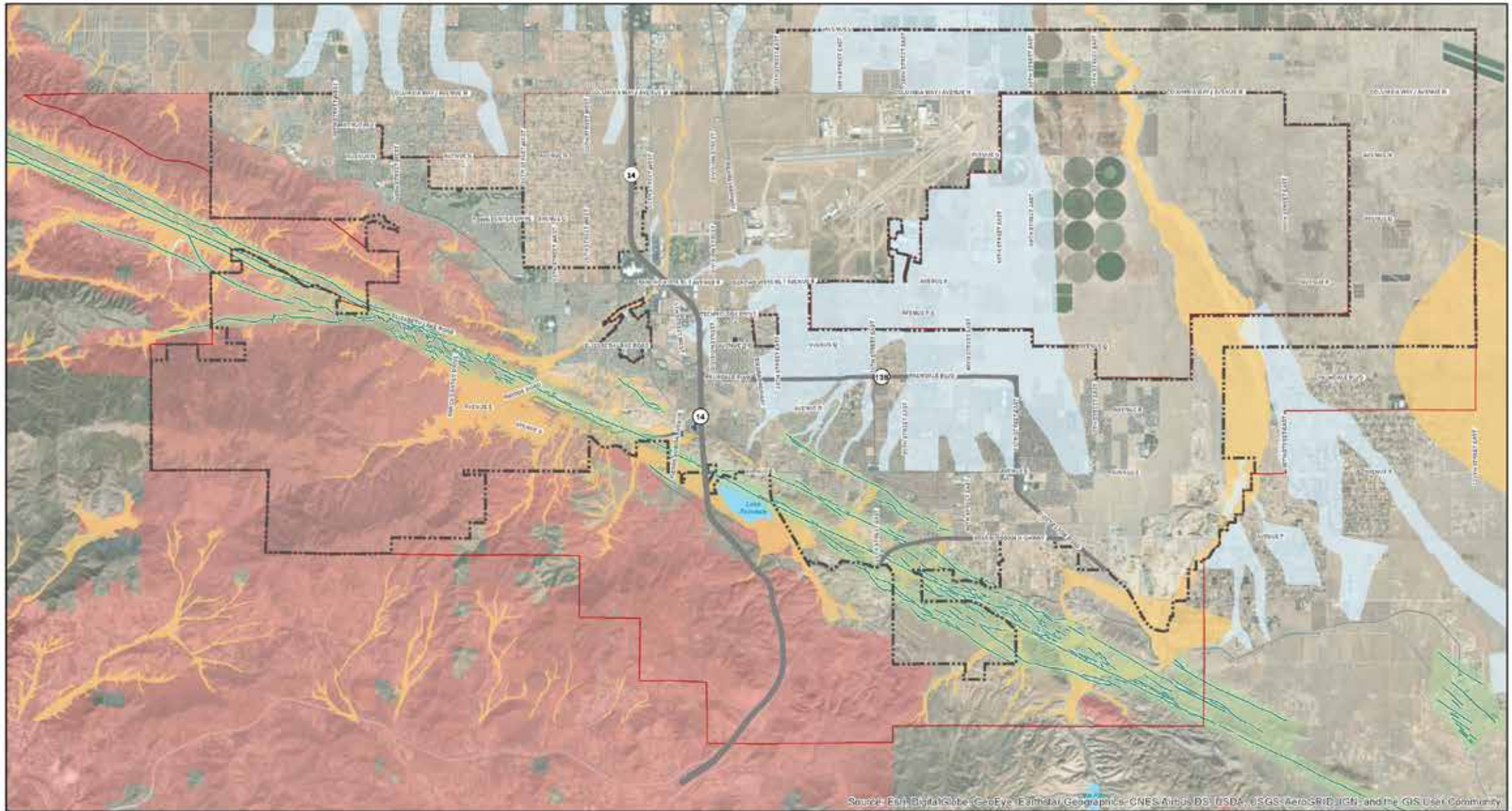
²some projects have been entitled, if completed they may reduce future demand

Development Constraints



Natural Constraints

- Wildfire Zones
- Earthquake Fault Zones
- Flood Zones
- Streams and water bodies
- Liquefaction risk
- Slopes over 25%
- Natural resource communities



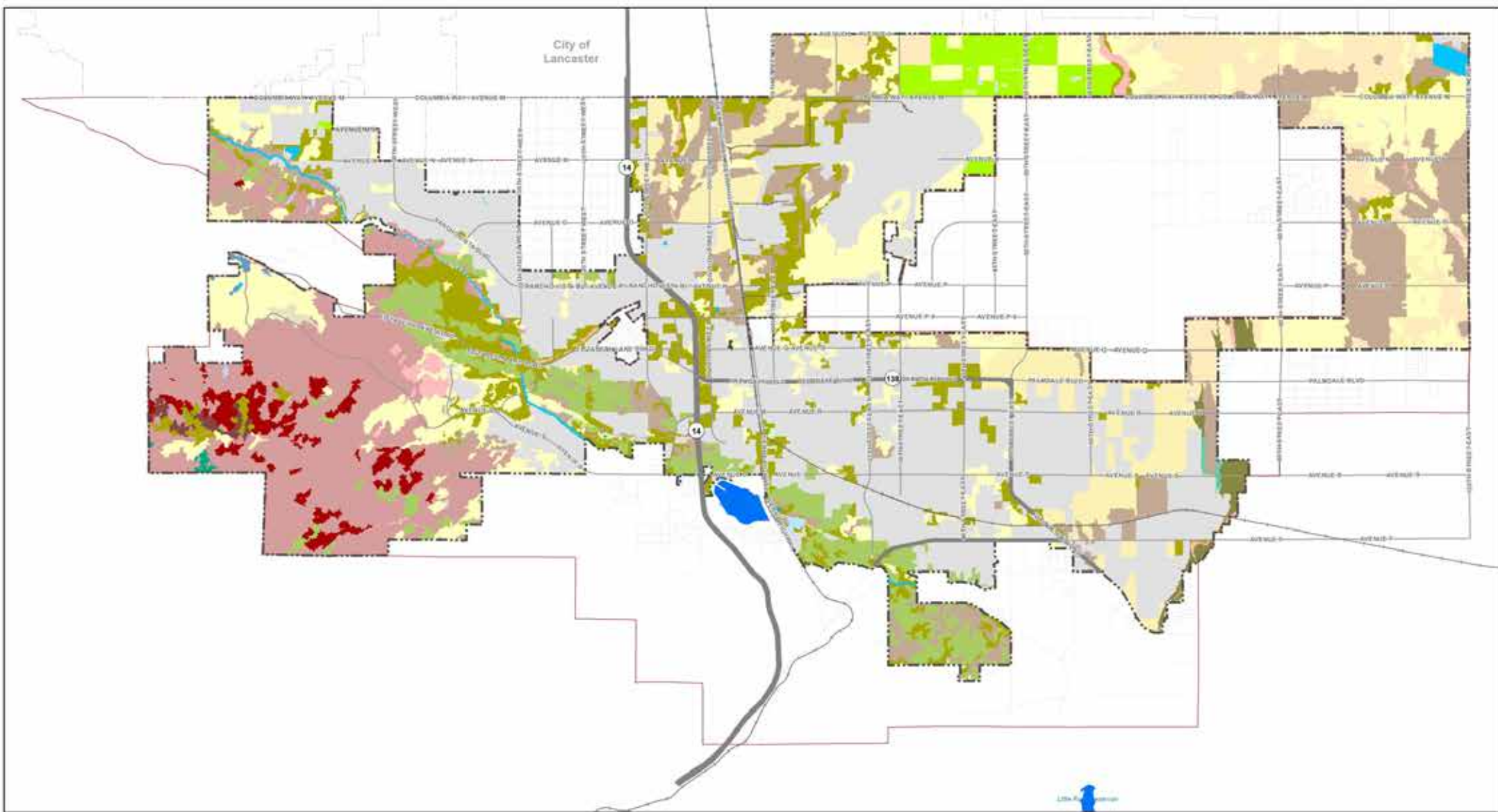
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- City Boundary
- Sphere of Influence
- Major Highway/Arterial
- Railroad
- Water Body
- Fault
- Fault Zone
- Seismic Hazard Liquefaction Zones
- FEMA Flood Zone A (Areas of 100-year flooding)
- FEMA Flood Zone X500 (Areas of 500-year flooding)
- Very High Fire Severity, State and Local Responsibility Zone



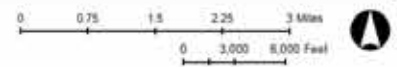
Data Sources: City of Fairdale GIS data; World Terrain Base, 2015 (ESRI, USGS, NOAA)

Produced by Rainier + Associates
March 2019



Natural Communities

<ul style="list-style-type: none"> — Major highway/Arterial City Limits City Boundary Sphere of Influence Railroad Arterials Water Body 	<p>Natural Community Name</p> <ul style="list-style-type: none"> Alkali Desert Scrub (3,369.47 ac) Annual Grassland (9,690.83 ac) Barren (536.27 ac) Bitterbrush (50.52 ac) Chamise-Redshank Chaparral (44.77 ac) Coastal Oak Woodland (2.67 ac) Coastal Scrub (3.78 ac) Deciduous Orchard (10.01 ac) Desert Riparian (75.29 ac) Desert Scrub (7,154.18 ac) Desert Wash (442.46 ac) Dryland Grain Crops (3.34 ac) Fresh Emergent Wetland (18.01 ac) Irrigated Hayfield (32.91 ac) Irrigated Row and Field Crops (1,497.95 ac) Joshua Tree (4,351.44 ac) Juniper (3,410.07 ac) Lacustrine (323.20 ac) Mixed Chaparral (8,042.36 ac) Montane Chaparral (173.66 ac) Montane Hardwood (1,061.98 ac) Montane Riparian (43.93 ac) Pasture (76.95 ac) Sagebrush (5,891.40 ac) Saline Emergent Wetland (40.03 ac) Urban (21,644.37 ac) Valley Foothill Riparian (29.02 ac)
--	--

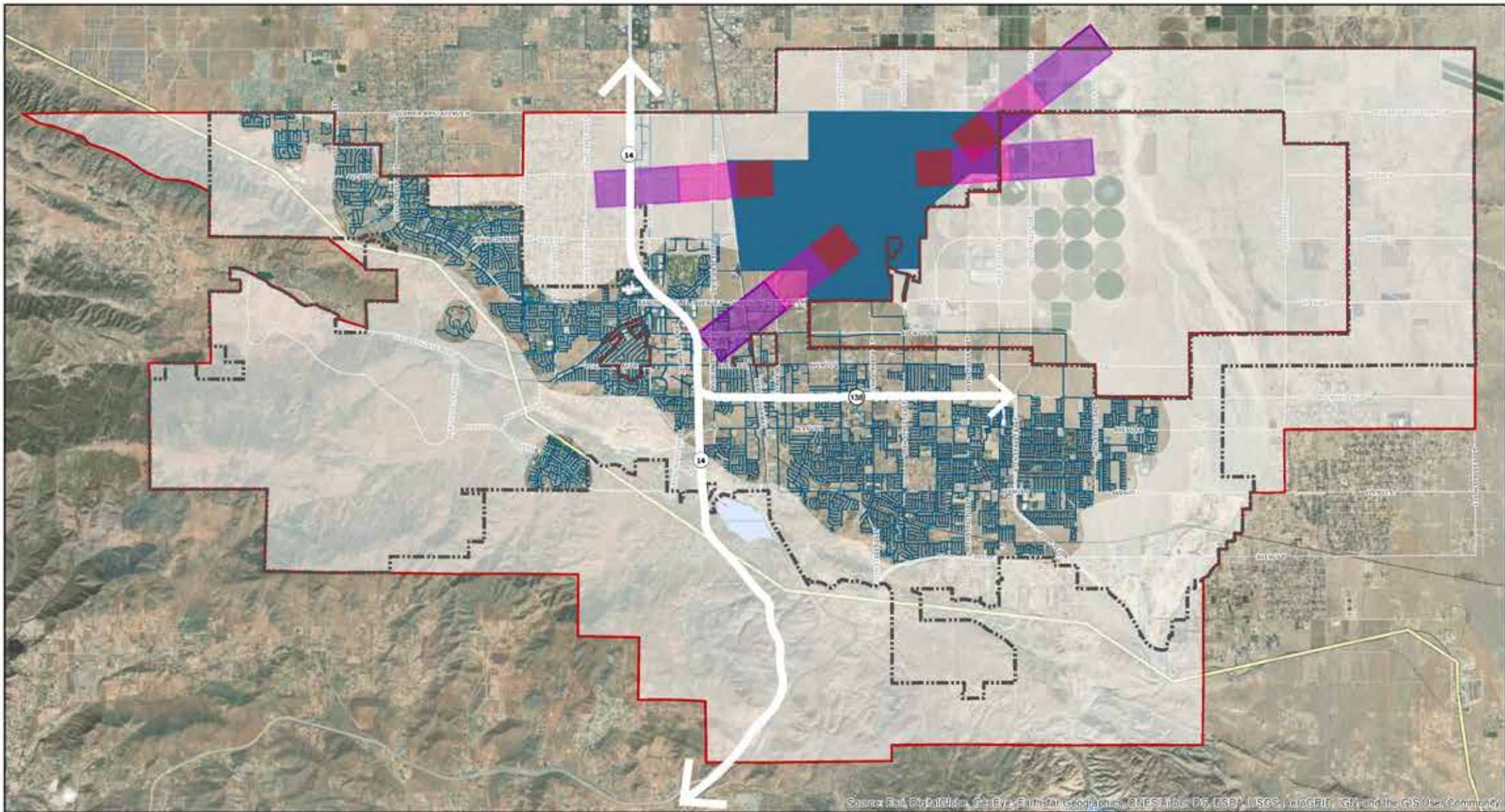


Data Sources: City of Palmdale GIS data; World Terrain Base, 2015 ESRI, USGS, NOAA.

Produced by Rainn + Associates
March 2019

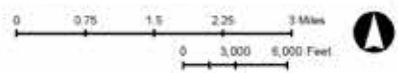
Human-Made Constraints

- Plant 42 and Airport Zones
- Palmdale Boulevard SR-138 (Caltrans control)
- California Aqueduct
- SR-14
- Lack of utility infrastructure



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, D5, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- | | | | |
|------------------------|------------|---|---------------------------------------|
| City Boundary | Railroad | Air Installations Compatible Use Zones | Air Force Plant 42 |
| Sphere of Influence | Water Body | Clear Zone | City of Palmdale Sewer Mainline |
| California Aqueduct | Park | Accident Potential Zone (APZ) I | City of Palmdale Storm Drain Mainline |
| Major Highway/Arterial | | Accident Potential Zone (APZ) II | Limited or No Utilities |



Data Sources: City of Palmdale GIS data; World Terrain Base, 2015 ESRI, USGS, NOAA.
 Produced by Baimi + Associates
 March 2016

What Does This Mean for Development?

- Development is possible – but likely at a higher cost
- Reserve constrained areas for future growth
- Focus infill development

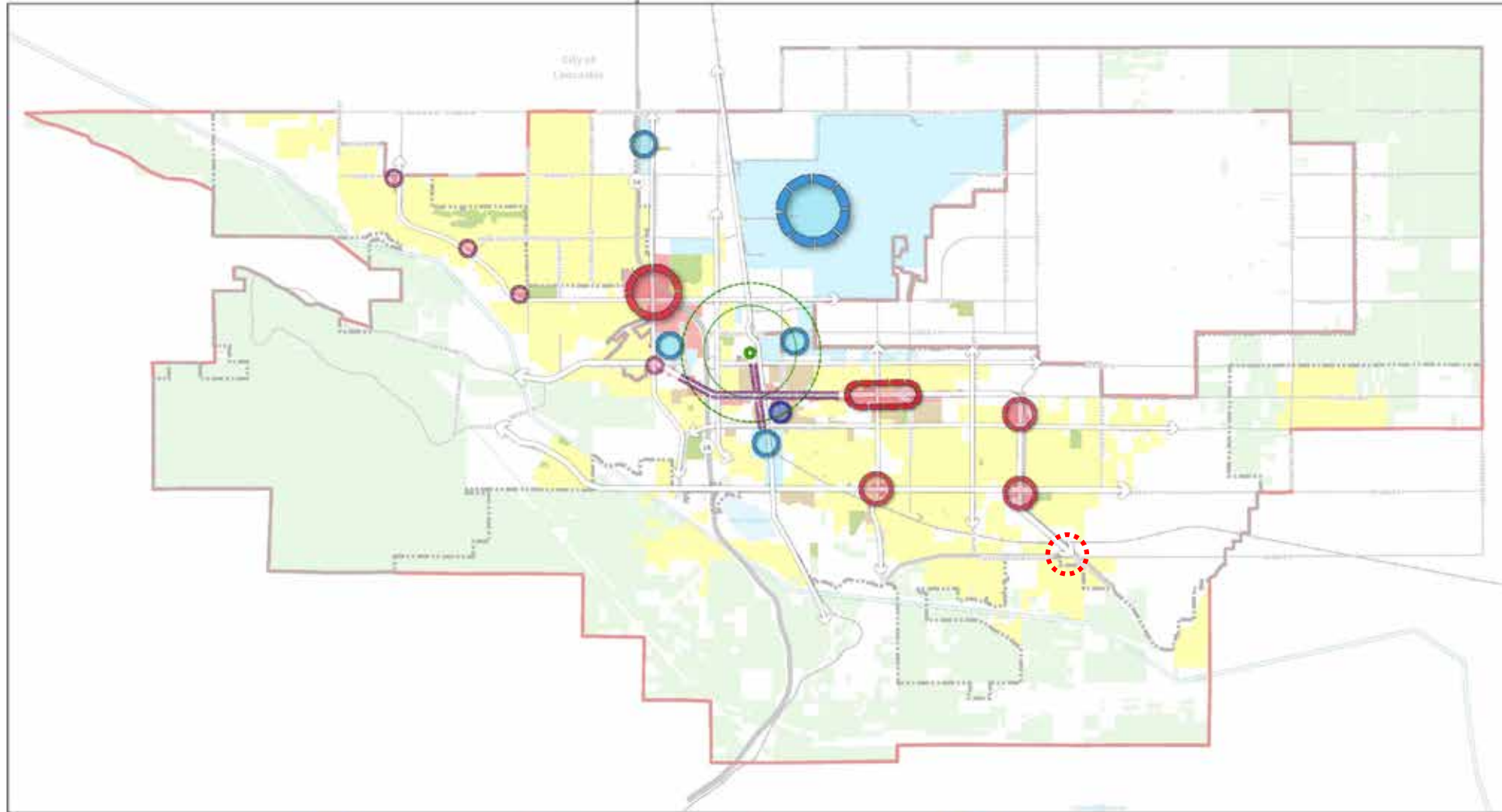
Results from Last GPAC and Phase One Community Engagement



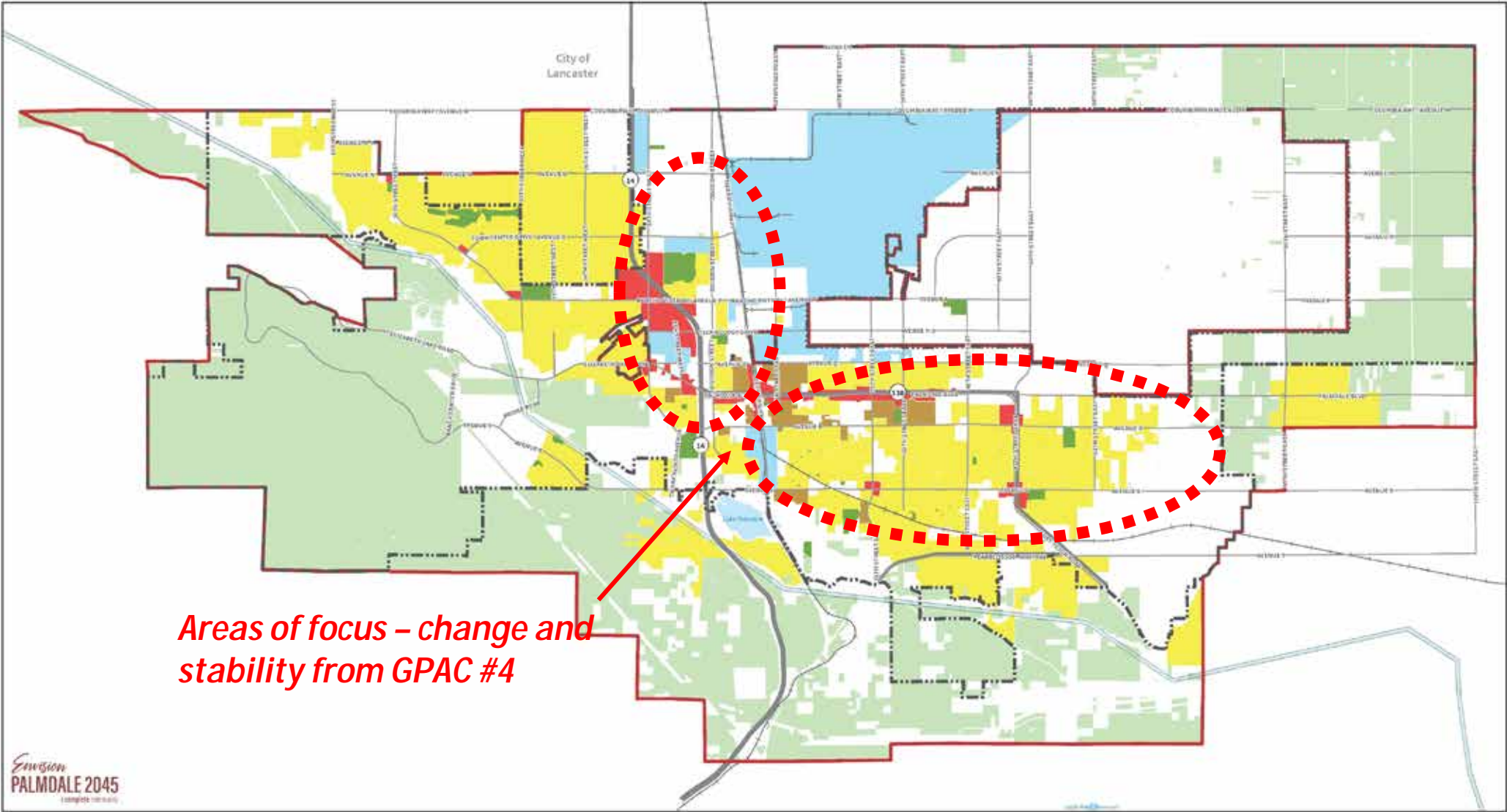
Direction from Phase 1 Engagement Process

- **Open space, parks & views** to the natural environment are important
- Desire for **more housing** to support the people who work in the City
- Need for a greater **diversity of housing** types
- Desire for **more jobs** to support the people who live in the City
- Recognize that the **economy** should expand and **diversify**
- Provide **adequate infrastructure** to support new development

Activity Centers



GPAC Meeting #4: Areas of Stability + Change Exercise



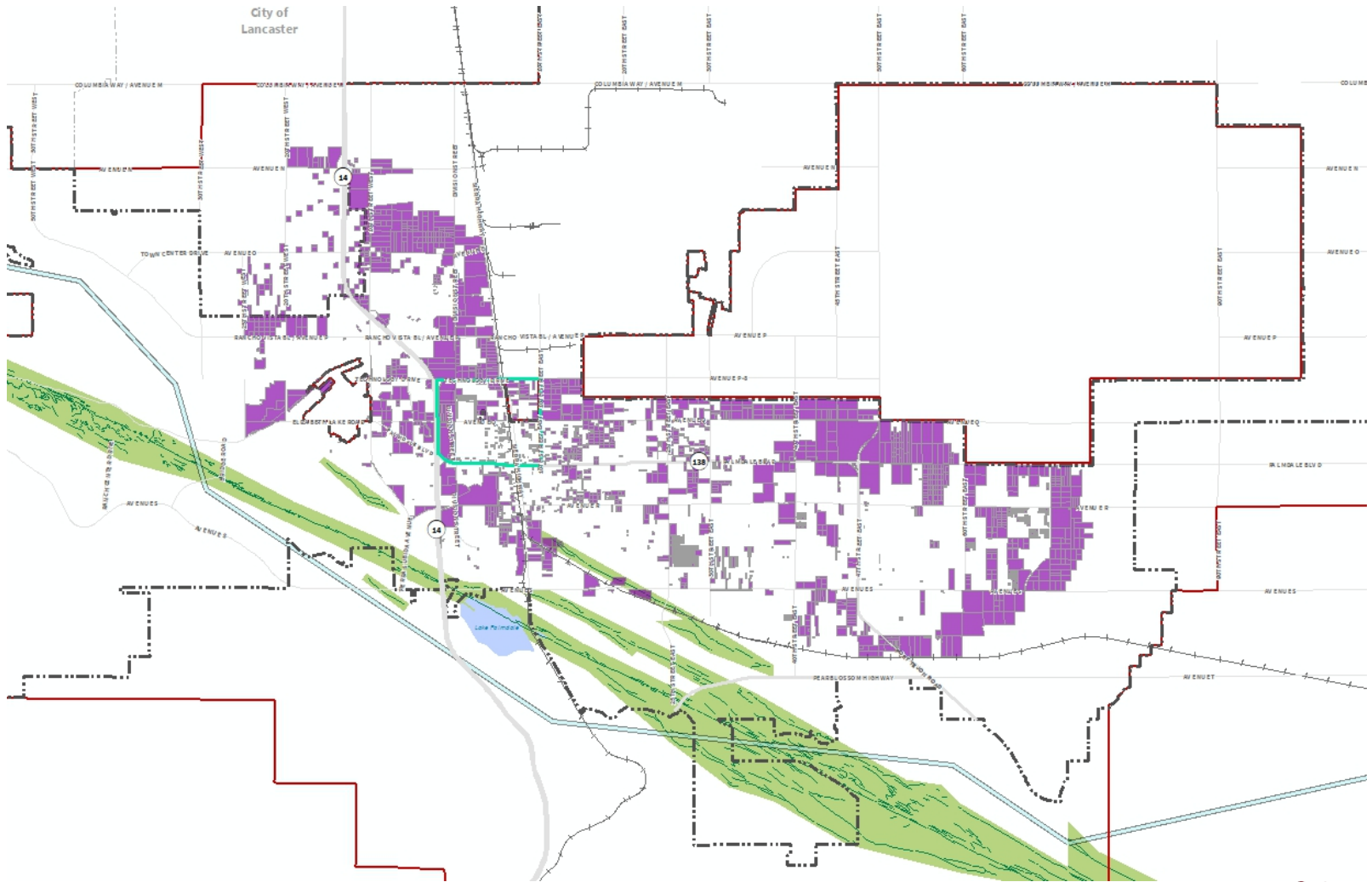
Areas of focus – change and stability from GPAC #4

- City Boundary
- Sphere of Influence
- California Aqueduct
- Major Highway/Arterial
- Railroad
- Water
- Single Family Residential
- Multifamily Residential
- Commercial
- Employment
- Natural/Conservation
- Parks and Open Space



Data Sources: City of Palmdale GIS Data; World Terrain Base; 2015 ESRI, USGS, NOAA

Vacant Land in Core Area



Development Capacity Comparison

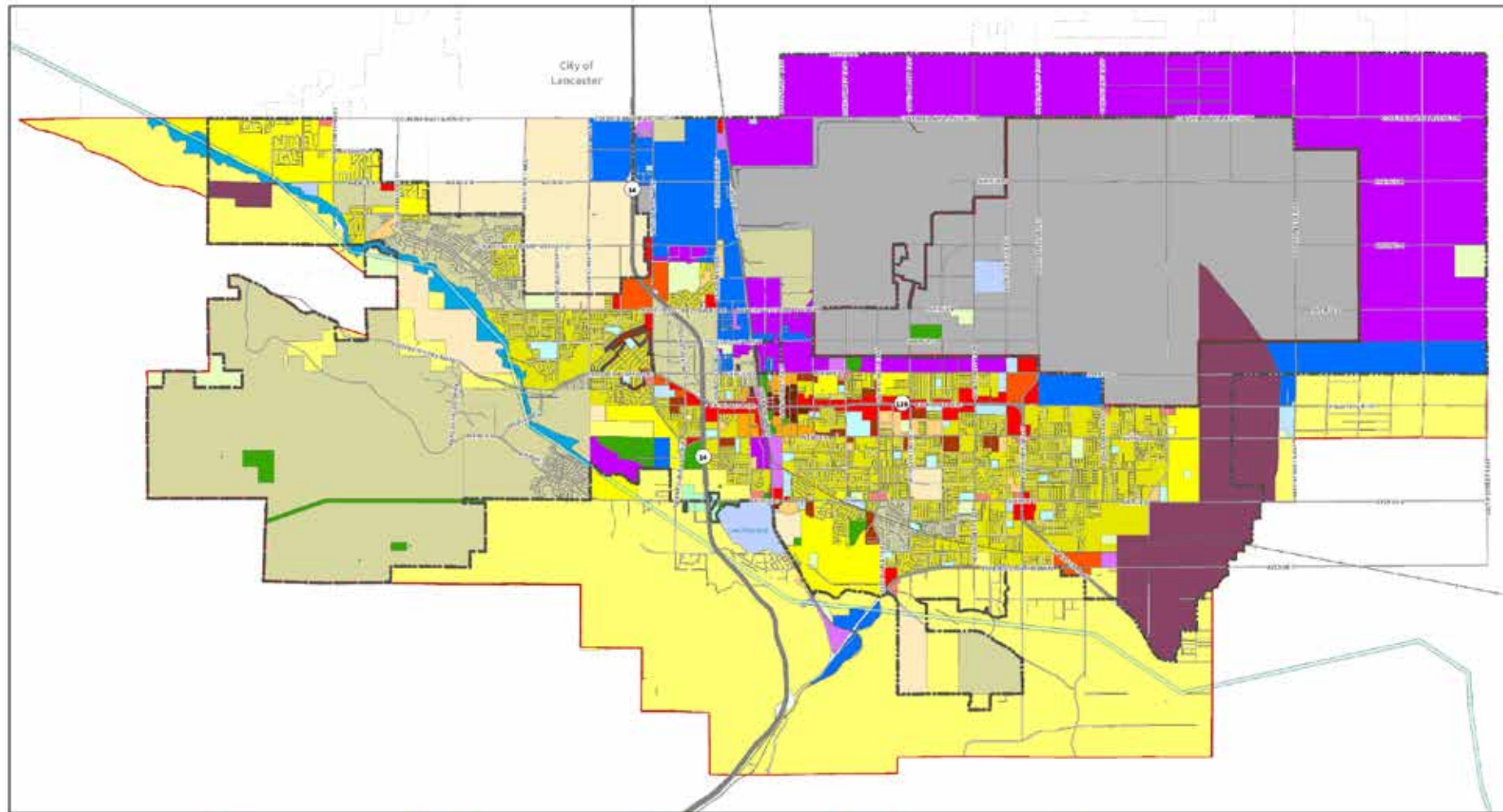
	Build out (City + SOI + County)	Core Area	2045 Projected Demand
Residential Units	37,400 housing units	20,000 housing units	20,000 housing units
Retail	6.6 million sq. ft.	5 million sq. ft.	0.75 -1.1 million sq. ft.
Commercial	28 million sq. ft	21 million sq. ft	<i>Included in other categories</i>
Light Industrial / flex space	25 million sq. ft	6 million sq. ft	1 – 2 million sq. ft.
Heavy Industrial / Aerospace	195 million sq. ft	14 million sq. ft	2.0 – 3.5 million sq. ft.
Office	5.5 million sq. ft.	5 million sq. ft.	0.95 – 1.2 million sq. ft.
TOTAL	260 million sq. ft.	51 million sq. ft.	5.1 - 8.3 million sq. ft.

¹Calculated for vacant land. Numbers are approximate. Source: City of Palmdale GIS, R+A

Place Types



Current General Plan Land Use Designations



General Plan

- City Boundary
- Sphere of Influence
- California Aqueduct
- Major Highway/Arterial
- Railroad

- Equestrian Residential (ER)
- Single Family Residential 1 (SFR-1)
- Single Family Residential 2 (SFR-2)
- Single Family Residential 3 (SFR-3)
- Low Density Residential (LDR)
- Medium Residential (MR)
- Medium High Density Residential (MHDR)
- Multifamily Residential (MFR)
- High Density Residential (HDR)
- Special Development (SD)

- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Regional Commercial (RC)
- Downtown Commercial (DC)
- Specific Plan Area

- Business Park (BP)
- Office Commercial (OC)
- Mineral Resource Extraction (MRE)
- Industrial (IND)
- Commercial Manufacturing (CM)

- Open Space (OS)
- Park/Public Facility (PF)
- Public Facility-School (PF-S)
- Public Facility-Treatment Plant (PF-TP)
- California Aqueduct
- Airport and Related Uses (AR)



Map sources: City of Lancaster GIS data; World
Terrain Base; 3D Elevation Model
Prepared by: RAIN-IT Associates
March 2024

Land Use Designations

- Land Use Designations typically only regulate by:
 - Type of Use
 - Density or FAR

Land Use

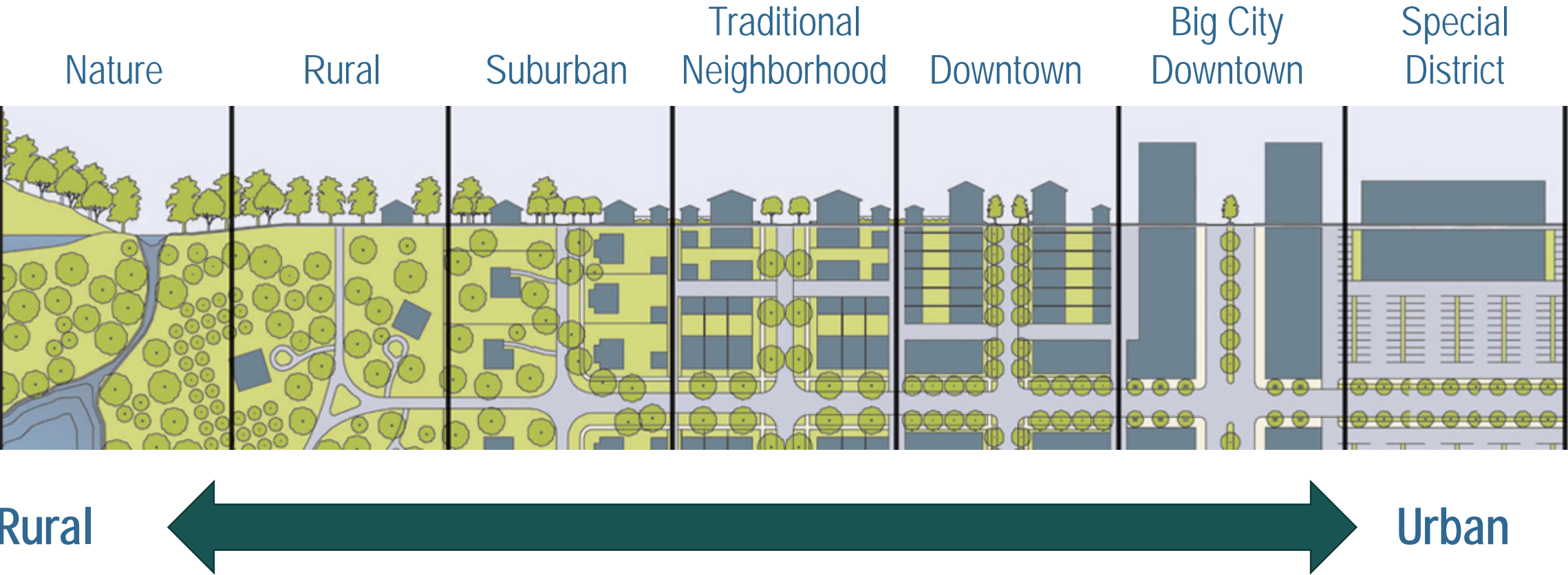
7. **Multi-family Residential:** The Multi-family Residential (MFR 10.1-16) designation is intended for residential uses with densities ranging from 10.1-16 du/ac and an estimated population of 26,000 persons per square mile. Housing types may include a variety of attached and detached dwelling unit types, as permitted by the underlying zone. Actual density permitted will be based on site specific environmental and infrastructural conditions. *(General Plan Amendment 94-4, adopted by City Council December 14, 1994.)*
8. **Medium-High Density Residential:** The Medium High Density Residential (MHDR 30) designation is intended for residential uses with densities ranging from 30-50 du/ac and an estimated population of 56,000 persons per gross square mile. Housing types may include a variety of attached dwelling unit types, including townhouses, condominiums or apartments, as permitted by the underlying zone. Actual density permitted will be based on site specific environmental and infrastructural conditions. *(General Plan Amendment 11-03, adopted by City Council September 5, 2012.)*
9. **High Density Residential:** The High Density Residential (HDR 50) designation is intended for residential uses with densities ranging from 50-60 du/ac and an estimated population of 85,000 persons per gross square mile. Housing types may include a variety of attached dwelling unit types, including townhouses, condominiums or apartments, as permitted by the underlying zone. Actual density permitted will be based on site specific environmental and infrastructural conditions. *(General Plan Amendment 11-03, adopted by City Council September 5, 2012.)*

What are Place Types?

Place types indicate the purpose and intended use for each parcel within the City. They provide clear, yet flexible, structure that adapts to changing economic conditions and community vision.

Land use type + form/character = place type

The Transect



What is the difference?

Place Types

Land Use:
Both are single family residential



Land Use Designations



Land Use:
Both are low density multi-family residential



What is the difference?

Place Types

Land Use:
Both are
commercial



Land Use Designations



Land Use:
Both are office



Desired Place Types in Palmdale

- Rural Neighborhood
- Traditional Neighborhood
- Mixed Use Corridor
- Downtown
- Regional Commercial
- Village Center
- Employment District
- Institutional
- Civic
- Parks

Residential Place Types



Rural Neighborhood: Lowest intensity neighborhood development
Conserves natural features



Traditional Neighborhood: Mix of walkable single-family and multi-family neighborhoods with easy access daily goods, services, and parks

Corridor Place Type



Mixed Use Corridor: Variety of uses along key corridors

Non-Residential Place Types



Downtown: Walkable district with mixed use, entertainment, retail, restaurants, and other main street uses



Regional Commercial: Retail, hospitality, mixed use, and other goods and services in a more auto-oriented design

Non-Residential Place Types



Village Center: Mix of housing, vertical mixed-use, restaurants, offices, goods and services in a walkable setting



Employment District: Mix of industrial, offices, manufacturing, research & development, military uses, and others

Non-Residential Place Types



Institutional: Healthcare facilities, educational facilities, places of worship, and other special uses



Civic: Government offices, community centers, libraries, and other public services uses

Non-Residential Place Types



Parks: Accessible parks of varying sizes that include amenities like shade structures, water features, community space, and play structures

GROUP ACTIVITY

Group Activity

Part 1: Where should development be focused?

- Should the city pursue infill development over outward expansion?
- Should there be an urban growth boundary, or should there be priority areas for development?

ACTIVITY:

- Draw a **blue** circle around your priority development areas for the next cycle
- Draw a **black** circle in the areas that are less important for development at this time– or areas you think should develop after the “blue” areas

Notes: Keep discussion at a high level by general area, not by parcel

Group Activity

Part 2: What should the form and character of new development be?

Complete City ideas to consider:

- Create complete and diverse neighborhoods
- Offer multi-family housing options with amenities
- Support employment districts with retail, entertainment, and hospitality uses
- Convenient access to community gathering spaces, public parks, and open space
- Promote mixed use walkable areas
- Promote living and working in Palmdale throughout all stages of life

ACTIVITY

- Within your **blue** circle, place your game pieces with what you feel should go where

Notes: Keep discussion at a high level by general area, not by parcel

Place Types Game Pieces



Rural Neighborhood



Traditional Neighborhood



Mixed Use Corridor



Downtown



Regional Commercial



Village Center



Employment District



Institutional



Civic



Parks

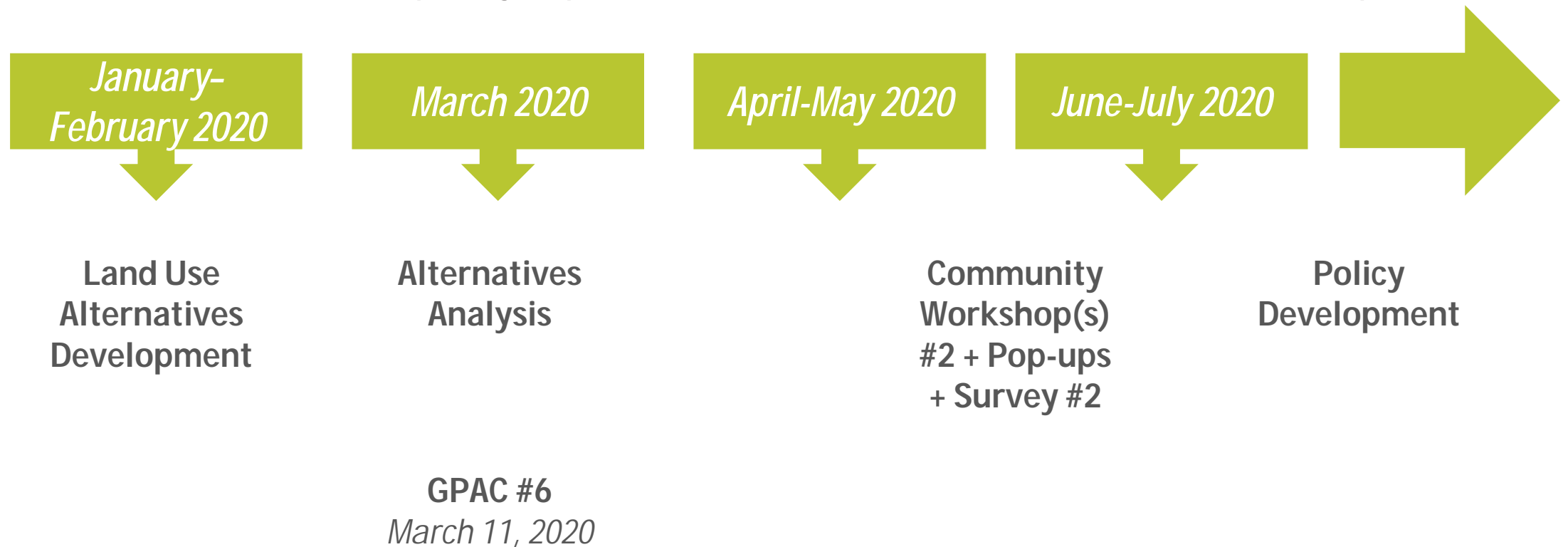
REPORT BACK

Public Comment

- Please state your name and keep your comments to a maximum of 2 minutes each.

Next Steps

- Create three land use and circulation “alternatives”
- Continue discussion of policy topics, such as circulation and economic development



Thank you!

City of Palmdale

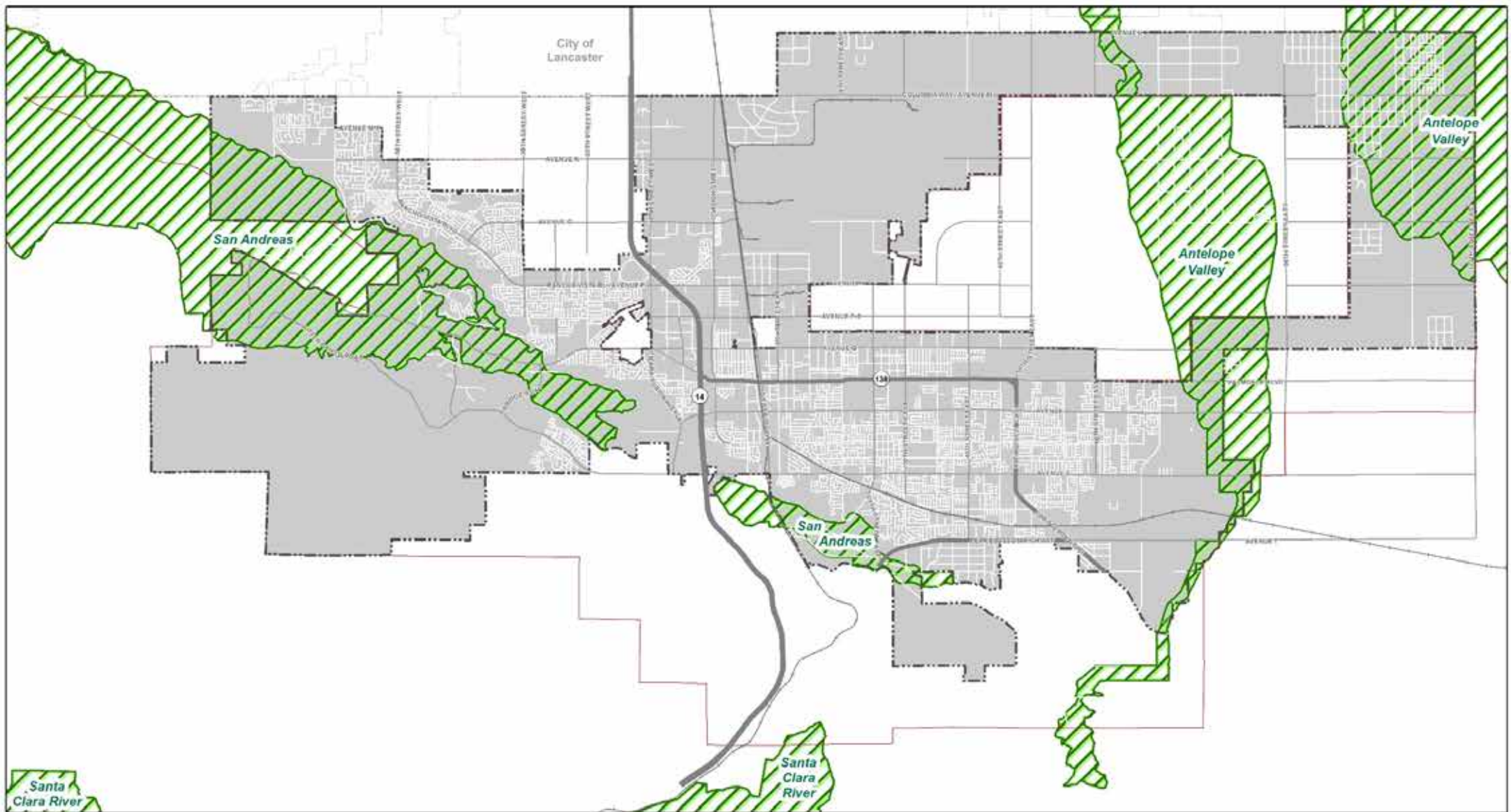
Carlene Saxton, Senior Planner

Phone

661-267-5200

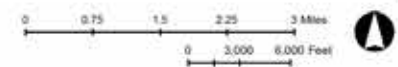
Email

generalplan@palmdale2045.org



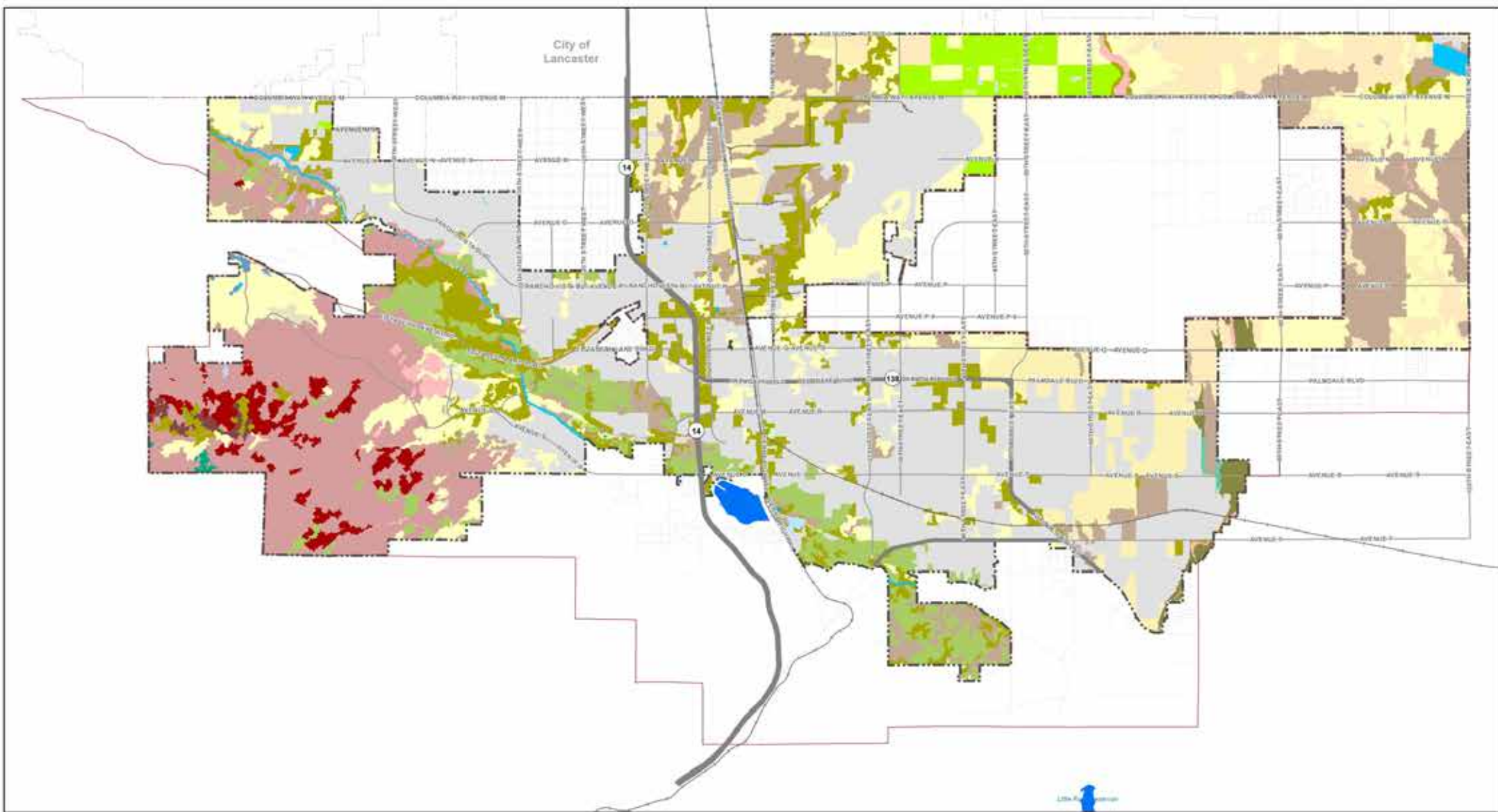
Significant Ecological Areas

- Significant Ecological Area
- City of Palmdale Boundary
- Sphere of Influence
- Other City Boundary
- Major Highway/Arterial
- Railroad



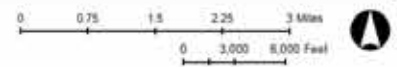
Data Sources: City of Palmdale GIS data; Los Angeles County, 2018.

Produced by Rincon Consultants, Inc.
June 2019



Natural Communities

<ul style="list-style-type: none"> — Major highway/Arterial City Limits City Boundary Sphere of Influence Railroad Arterials Water Body 	<p>Natural Community Name</p> <ul style="list-style-type: none"> Alkali Desert Scrub (3,369.47 ac) Annual Grassland (9,690.83 ac) Barren (536.27 ac) Bitterbrush (50.52 ac) Chamise-Redshank Chaparral (44.77 ac) Coastal Oak Woodland (2.67 ac) Coastal Scrub (3.78 ac) Deciduous Orchard (10.01 ac) Desert Riparian (75.29 ac) Desert Scrub (7,154.18 ac) Desert Wash (442.46 ac) Dryland Grain Crops (3.34 ac) Fresh Emergent Wetland (18.01 ac) Irrigated Hayfield (32.91 ac) Irrigated Row and Field Crops (1,497.95 ac) Joshua Tree (4,351.44 ac) Juniper (3,410.07 ac) Lacustrine (323.20 ac) Mixed Chaparral (8,042.36 ac) Montane Chaparral (173.66 ac) Montane Hardwood (1,061.98 ac) Montane Riparian (43.93 ac) Pasture (76.95 ac) Sagebrush (5,891.40 ac) Saline Emergent Wetland (40.03 ac) Urban (21,644.37 ac) Valley Foothill Riparian (29.02 ac)
--	--



Data Sources: City of Palmdale GIS data; World Terrain Base, 2015 ESRI, USGS, NOAA.

Produced by Rainn + Associates
March 2019