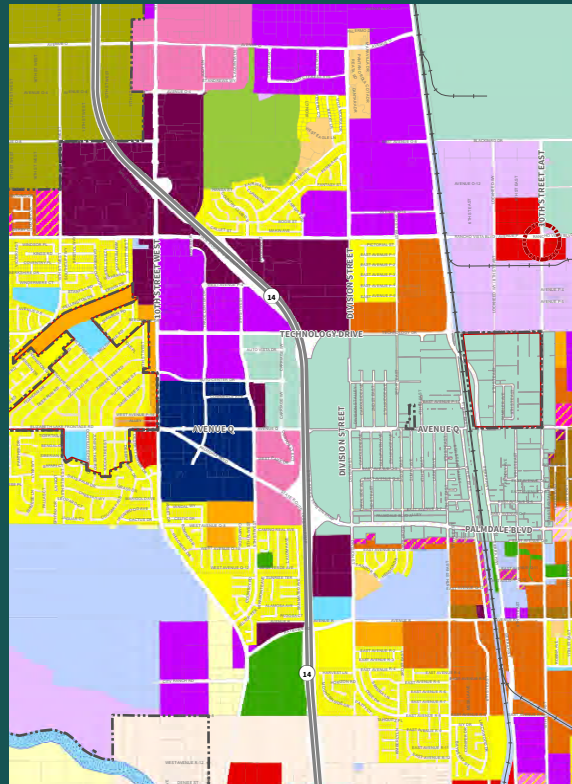


# Envision

# PALMDALE 2045

## Preferred Alternative



## INTRODUCTION

### WHAT IS PALMDALE 2045?

Palmdale 2045 is a multi-year effort to update the City of Palmdale’s General Plan, a regulatory document required by state law that provides long-range guidance for land use, development, parks, housing, transportation, economic growth, safety, health, and other important issues.

The goals, policies, and actions in Palmdale 2045 will serve as a compass for decision-makers and will shape future plans and actions of the City. The revised policy document will replace the 1993 General Plan.

### DEVELOPING THE PREFERRED ALTERNATIVE

In this phase, the General Plan Team seeks your feedback on the future General Plan Land Use Map, which is referred to as the “preferred land use alternative” or “preferred alternative.”

In Summer 2020, three land use alternatives were presented to the community for feedback and consideration. Over the last several months, the General Plan Team has compiled and analyzed community and decision-maker feedback and refined the three alternatives into one preferred land use alternative. The preferred land use alternative melds together elements from each of the three alternatives that resonated with the Palmdale community.

### WHAT DOES THIS DOCUMENT + SURVEY COVER?

This document summarizes the preferred land use alternative and seeks confirmation and feedback from the Palmdale community. With your help this preferred alternative will lead to an updated General Plan Land Use Map. In the subsequent sections, you will find a series of materials and maps:

- Summaries and images representing key features of the preferred land use alternative.
- The citywide “framework map” which was guided by the community and General Plan Advisory Committee, and identifies areas of stability (expected to experience minimal change) and areas of change (may experience significant transformation in the future). This structure or “framework” map highlights where the General Plan Team is suggesting major proposed changes to the rules governing land use in Palmdale.
- The Palmdale 2045 land use designations with descriptions, densities, and example images.
- The citywide preferred land use alternative which unites the 1993 land use map and the 2045 preferred alternative change areas.
- The preferred land use alternative illustrating only areas that change in land use is proposed in Palmdale. All areas showing in gray on this map will not change and will carryover from the 1993 Palmdale General Plan Land Use Map.
- Example descriptions, images, and graphics of a village center, health and wellness district, and education district.
- The existing General Plan Land Use Map (1993) which illustrates land uses currently permitted under the City’s existing General Plan.
- The Existing Land Use Map which represents what land uses currently exist on the ground. In some instances, what is allowed through the General Plan Land Use Map doesn’t match what is currently on the ground today.
- Metrics and land uses comparing the Current General Plan Land Use to the preferred land use alternative.



# MAJOR FEATURES

## OVERVIEW

The following sections describes major themes and features of the Palmdale 2045 Preferred Alternative.

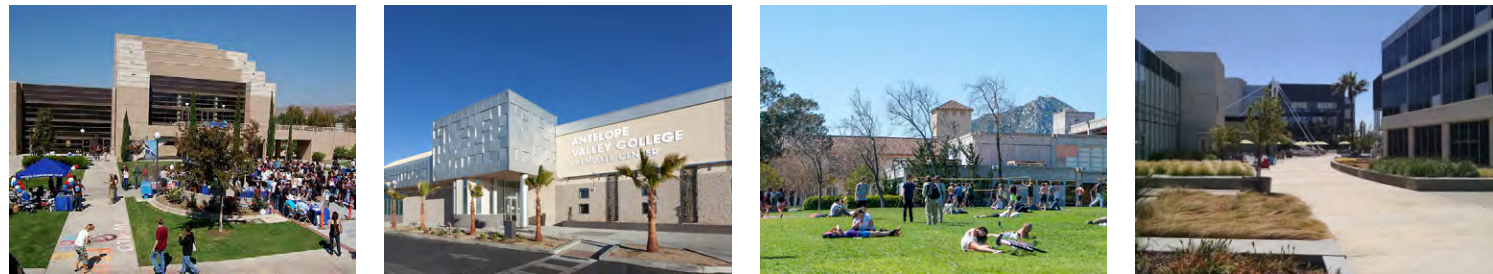
### ***DOWNTOWN DISTRICT:***

The downtown district centers around the future multi-modal High Speed Rail station area. The vision for Downtown is outlined in the Palmdale Transit Area Specific Plan, which was adopted by Palmdale City Council in Fall 2020.



### ***EDUCATION DISTRICT:***

The education districts will center around existing educational uses and attract similar trade schools, adult schools, university extension outlets, among other uses. These districts will provide synergy among educational uses in a walkable campus setting with support services including retail and some residential and hospitality.



### ***HEALTH AND WELLNESS DISTRICT:***

Both health and wellness districts build off existing medical centers including the Palmdale Regional Medical Center and Kaiser Permanente Palmdale Medical Offices. This district encourages other medical and support services to locate in close proximity. Private and public medical offices, clinics, other healthcare and/or wellness uses are recommended in this district.



### ***EMPLOYMENT DISTRICT:***

The employment district features much of Palmdale's aerospace, industrial, manufacturing, warehouse, and office type uses. This district encourages similar uses to locate in close proximity, especially those supporting Plant 42. These districts include other supportive uses like retail, office, and visitor commercial.



### ***VILLAGE CENTERS:***

The village centers are neighborhood commercial centers that offer a mix of daily goods and services for residents, employees, and visitors to easily access. These centers are smaller and more walkable than other commercial centers and are typically located in or near residential neighborhoods.

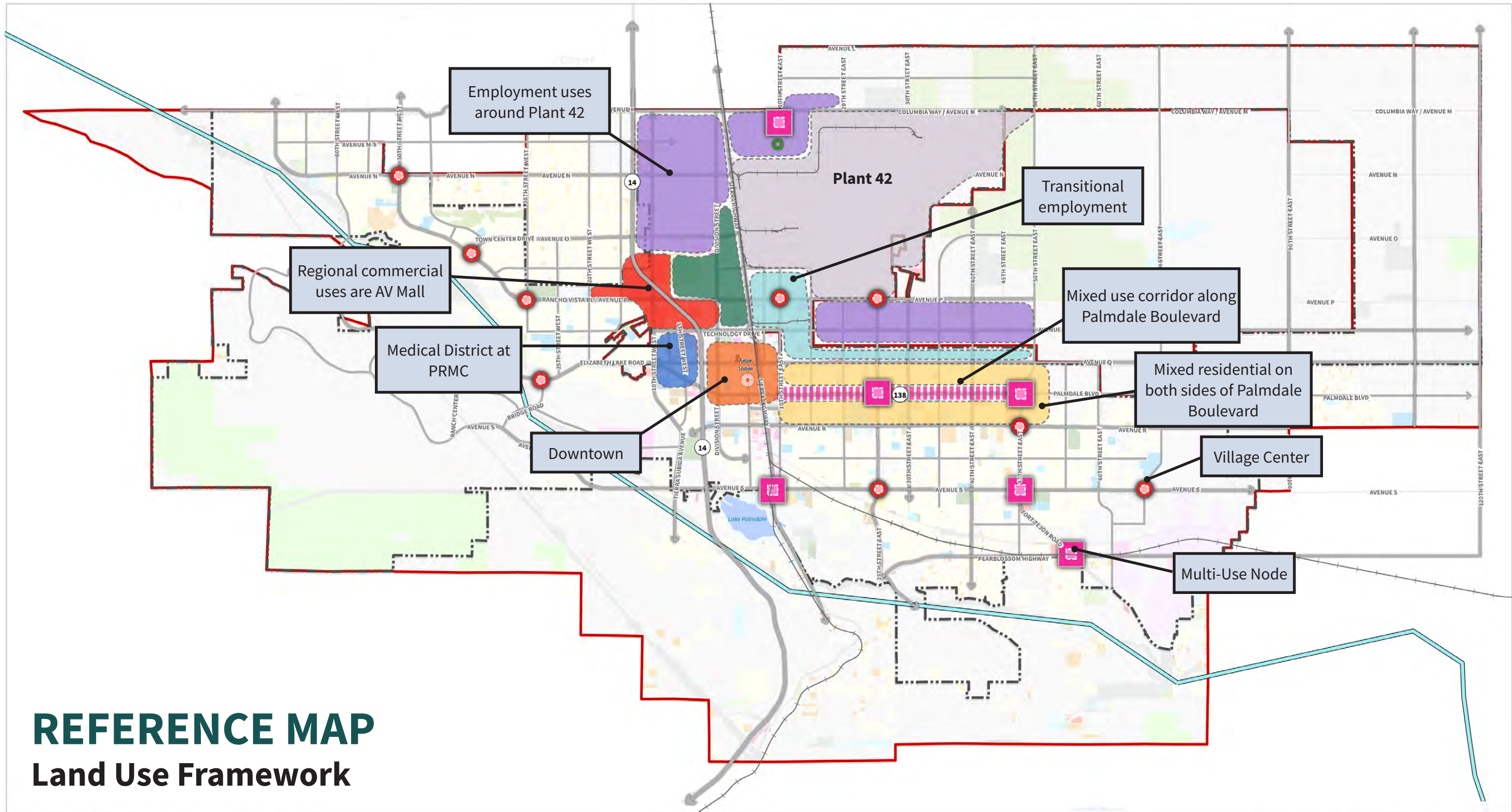


### ***MULTI-USE NODES:***

The multi-use nodes are made up primarily of commercial uses in a similar but at a higher intensity than the village centers. These nodes offer a mix of uses that attract patrons from across Palmdale and serve varying needs based on location.



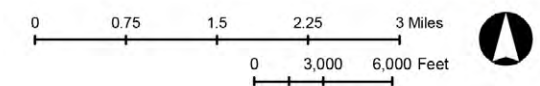




# REFERENCE MAP

## Land Use Framework

- |                        |                  |                               |                         |                       |                  |                |
|------------------------|------------------|-------------------------------|-------------------------|-----------------------|------------------|----------------|
| City Boundary          | Railroad         | <b>Alternatives Framework</b> | Mixed Business District | Employment District   | Plant 42         | Corridor       |
| Sphere of Influence    | Transit Station  | Downtown                      | Medical District        | Transitional District | Airport Terminal | Multi-Use Node |
| California Aqueduct    | Airport Terminal | Mall District                 | Mid Town District       |                       |                  | Village Center |
| Major Highway/Arterial |                  |                               |                         |                       |                  |                |



Data Sources: City of Palmdale GIS data; World Terrain Base, 2015 ESRI, USGS, NOAA.  
 Produced by Raimi + Associates  
 March 2019








# LAND USE DESIGNATIONS





## OVERVIEW

The tables below describe future land use designations for Palmdale 2045. These tables include brief descriptions, example images, and density ranges for each type of land use. These designations correspond to the preferred land use alternative map.

### RESIDENTIAL

Type	Description	Example
Equestrian Residential (ER)	Rural single-family buildings on lot sizes 2.5 acres or larger. Animal keeping activities permitted, and overall accessed primarily by car (residential density range is up to 0.4 dwelling unit per acre (du/ac)).	
Low Density Residential (LDR)	Detached single-family buildings located on hillsides or in valleys and as a transition between rural and suburban areas. Lot sizes range between 1-2.5 acres, and are accessed primarily by car (residential density range is up to 1 dwelling unit per acre (du/ac)).	
Single Family Residential 1 (SFR1)	Detached single-family buildings in a semi-rural environment with horse/animal keeping possible. Lot sizes range between 0.5-1 acres, and are accessed primarily by car (residential density range is up to 2 dwelling units per acre (du/ac)).	
Single Family Residential 2 (SFR2)	Single-family buildings, appropriate in those areas between the valley floor and steeper hillside areas (having less than ten percent slope). Lot sizes range between 0.3-0.5 acres, and are accessed primarily by car (residential density range is up to 3 dwelling unit per acre (du/ac)).	
Single Family Residential 3 (SFR3)	Detached single-family neighborhoods with the City's standard 7,000 square foot minimum lot size. Accessed primarily by car but also accessible to bicycles and pedestrians (residential density range is from 3 du/ac to 6 du/ac).	

The designations highlighted in gray are carryover from the 1993 General Plan (note: some designations may be renamed).









Type	Description	Example
Residential Neighborhood 1 (RN1)	A neighborhood that may include mobile homes, single family detached, single family attached, small lot homes, townhouses, condominiums, duplexes, triplexes, 4-plexes oriented for walking and biking while still accessible by car (residential density range is 6 du/ac to 10 du/ac).	
Residential Neighborhood 2 (RN2)	A neighborhood that may include a variety of attached and detached housing units like a mix of townhomes, 2-3 story walkups, or courtyard style apartments. Oriented for walking and biking while still accessible by car (residential density range is 10 du/ac to 20 du/ac).	
Residential Neighborhood 3 (RN3)	A walkable neighborhood where buildings are close to the sidewalk and may include housing types like garden apartments, rowhouses, mid-rise apartment buildings within walking distance of goods, services, and transit (residential density range is 20 du/ac to 30 du/ac).	
Residential Neighborhood 4 (RN4)	A walkable neighborhood where buildings are close to the sidewalk and may include a variety of attached dwelling types like townhouses, condominiums, and mid-rise to high-rise apartments all within walking distance of goods and services, and transit (residential density range is 30 du/ac to 50 du/ac).	













# LAND USE DESIGNATIONS

The designations highlighted in gray are carryover from the 1993 General Plan (note: some designations may be renamed).

## MIXED USE

Type	Description	Example
Mixed Use 1 (MU1) 	A neighborhood-scale main street with services and active storefronts located at or near the sidewalk. Including some residential above or next to commercial uses with some as 2-story buildings (up to 0.35 maximum FAR; residential density from 10 du/ac to 20 du/ac).	
Mixed Use 2 (MU2) 	A slightly taller neighborhood scale environment with ground floor office or retail located at or near the sidewalk with housing next to or above, some as 3-4 story buildings (maximum FAR from 1.0 to 2.0; residential density from 20 du/ac to 30 du/ac).	
Mixed Use 3 (MU3) 	A more urban, walkable neighborhood with office, light R&D, and retail ground floor located at or near the sidewalk with housing next to or above, including townhomes and 3-6 story residential (maximum FAR from 1.5 to 3.0; residential density from 30 du/ac to 50 du/ac).	
Mixed Use 4 (MU4) 	An urban, walkable, downtown environmental with ground floor retail, light R&D, office on the ground floor at or near the sidewalk and some housing next to or above, buildings ranging from 3-7 stories (maximum FAR from 2.5 to 4.0; residential density from 50 du/ac to 80 du/ac).	

## COMMERCIAL, OFFICE AND INDUSTRIAL





Type	Description	Example
Neighborhood Commercial (NC) 	Convenience-type retail, neighborhood offices and service activities designed to serve the daily needs of the immediate neighborhood accessible by car, bicycle, and on-foot (up to 0.35 maximum FAR).	
Regional Commercial (RC) 	Accommodates retail and service uses attracting consumers from a regional market area. Big box retail, malls, auto dealerships, etc. Primarily accessed by car (up to 1.0 maximum FAR).	
Visitor Commercial (VC) 	Accommodates hotels, convenience retail, entertainment, and other goods and services for visitors and highway traffic. Primarily accessed by car (up to 2.0 maximum FAR).	
Employment Flex (EF) 	Mixed use development of lighter industrial uses and more intensive service, retail, and wholesale commercial uses including R&D, small warehouses, office, and medical uses in a walkable and/or auto-accessible environment (up to 1.0 maximum FAR).	
Industrial (IND) 	A variety of heavy industrial uses, including manufacturing and assembly of products and goods, warehousing, distribution, and similar uses, primarily accessed by car (up to 0.5 maximum FAR).	



# LAND USE DESIGNATIONS

The designations highlighted in gray are carryover from the 1993 General Plan (note: some designations may be renamed).

## COMMERCIAL, OFFICE AND INDUSTRIAL

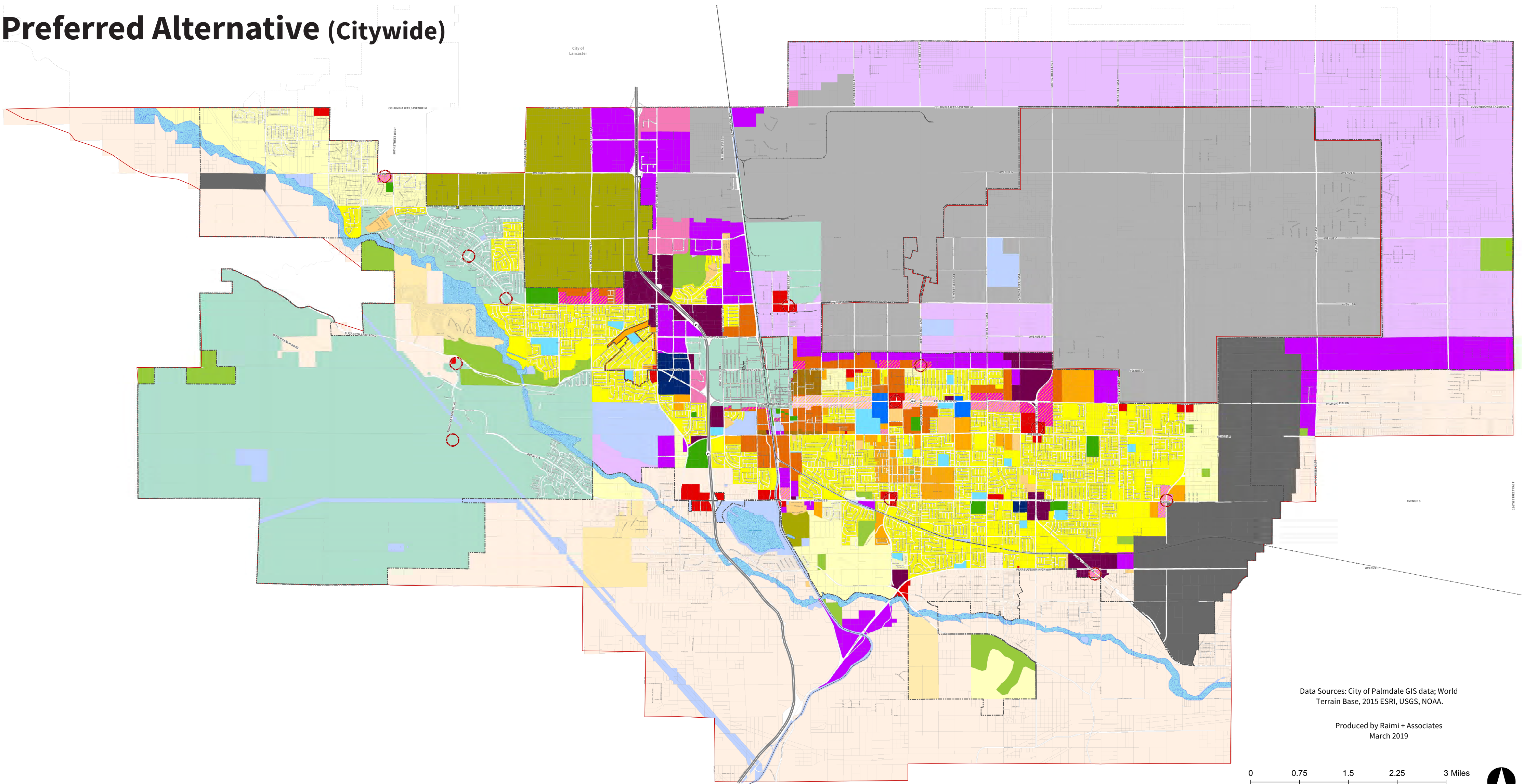
Type	Description	Example
Aerospace Industrial (AI)	Public and private aerospace industrial, support facilities, airfields, office, manufacturing, and related services, with transportation and commercial support, primarily accessed by car (up to 0.5 maximum FAR).	
Mineral Resource Extraction (MRE)	Permits extraction and processing of mineral resources, including sand, gravel and granite (up to 0.25 maximum FAR).	
Health and Wellness (HW)	Public and private medical, health, and wellness uses including emergency medical facilities, medical and supportive offices, healthcare clinics, and pharmacies.	
Educational Flex (EDF)	Mix of educational type uses including trade schools, public and private higher educational facilities and satellite campuses, supportive retail, office, and housing.	
Specific Plan (SP)	Existing Palmdale Specific Plans. Allowed uses, densities, and other standards can be found in each Specific Plan document.	

## PUBLIC

Type	Description	Example
Public Facility-Park (PF-P)	Land utilized for public parks.	
Public Facility-School (PF-S)	Land utilized for public educational facilities.	
Public Facility-Civic (PF-C)	Land utilized for public facilities including but not limited to libraries, public art and cultural, safety, and governmental facilities, sewer and water treatment plants, and landfills (up to 1.0 maximum FAR).	
Open Space (OS)	Land reserved for natural open spaces.	

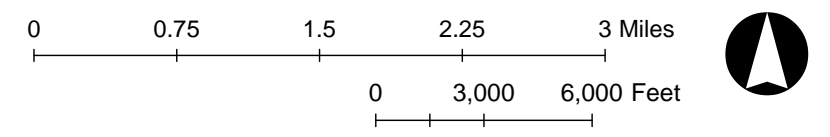


# Preferred Alternative (citywide)



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

Produced by Raimi + Associates  
March 2019



## Residential Designations

- Equestrian Residential
- Low Density Residential
- Single Family Residential 1
- Single Family Residential 2
- Single Family Residential 3
- Residential Neighborhood 1
- Residential Neighborhood 2
- Residential Neighborhood 3
- Residential Neighborhood 4

## Mixed Use

- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- Mixed Use 4
- Health and Wellness
- Educational Flex

## Commercial/Office/Other

- Neighborhood Commercial
- Regional Commercial
- Visitor Commercial
- Specific Plan

## Industrial

- Employment Flex
- Industrial
- Aerospace Industrial
- Mineral Resource Extraction

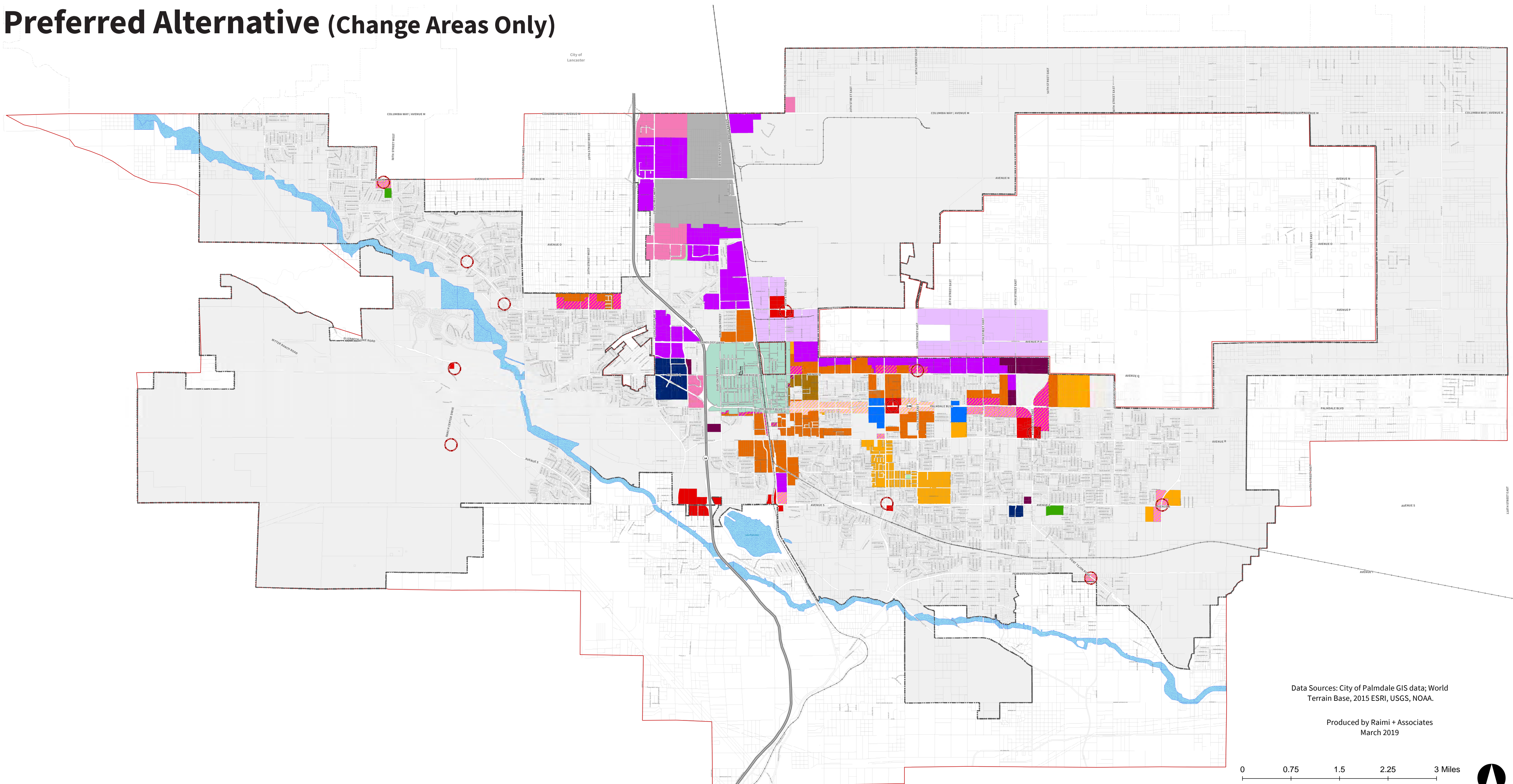
## Public

- Public Facility-School
- Public Facility-Civic
- Public Facility-Park
- Open Space

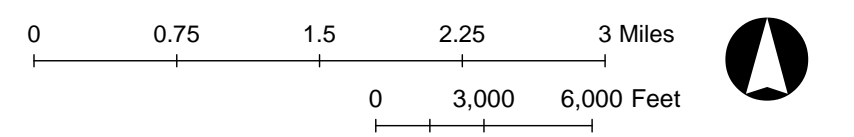
- City Boundary
- Sphere of Influence
- "Village Centers"
- Major Highway/Arterial
- Railroad
- Water Body/Aqueduct



# Preferred Alternative (Change Areas Only)



Data Sources: City of Palmdale GIS data; World Terrain Base, 2015 ESRI, USGS, NOAA.  
 Produced by Raimi + Associates  
 March 2019



## Residential Designations

- Residential Neighborhood 1
- Residential Neighborhood 2
- Residential Neighborhood 3
- Residential Neighborhood 4

## Mixed Use

- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- Mixed Use 4
- Health and Wellness
- Educational Flex

## Commercial/Office/Other

- Neighborhood Commercial
- Regional Commercial
- Visitor Commercial
- Specific Plan

## Industrial

- Employment Flex
- Industrial
- Aerospace Industrial

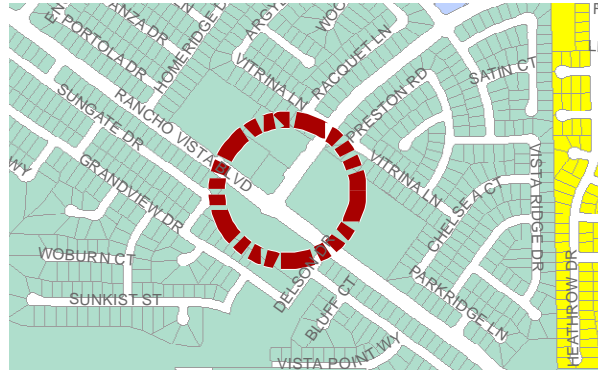
## Public

- Public Facility-Park
- Open Space

- City Boundary
- Sphere of Influence
- "Village Centers"
- Major Highway/Arterial
- Railroad
- Water Body/Aqueduct



# EXAMPLE VILLAGE CENTER



Village centers offer a mix of residential uses and daily goods and services within neighborhoods in a mixed use setting. These centers may consist of a variety of land use designations including:

- Mixed Use 1 (MU1)
- Mixed Use 2 (MU2)
- Neighborhood Commercial (NC)

Village centers include publicly accessible plazas or courtyards connected to the larger pedestrian and bicycle network.

The diagram and images below represent an example of what a future village center at the intersection of Rancho Vista Boulevard and Town Center Drive could look like.

## RANCHO VISTA BOULEVARD AND TOWN CENTER DRIVE



Two-to-three story residential over ground floor retail or services.



Alley-loaded townhouses (two-to-three stories) abutting existing residential neighborhood.



New public plazas and gathering spaces.



New public gathering places.



# EXAMPLE HEALTH & WELLNESS DISTRICT



The Health and Wellness designation provides for a mix of public and private medical, health, and wellness uses including emergency medical facilities, medical and supportive offices, healthcare clinics and pharmacies. The preferred land use alternative consists of two health and wellness districts:

- Near Palmdale Regional Medical Center (Palmdale Blvd. and 10th Street West)
- Kaiser Permanente (Avenue S East and 45th Street)

The diagram and images below represent an example of what a future health and wellness district at the intersection of Palmdale Boulevard and 10th Street West could look like.

## PALMDALE BOULEVARD & 10TH STREET WEST



Mix of uses including medical, office, R&D/ laboratory, retail and housing.



New medical research facility to support Palmdale Regional Medical Center.



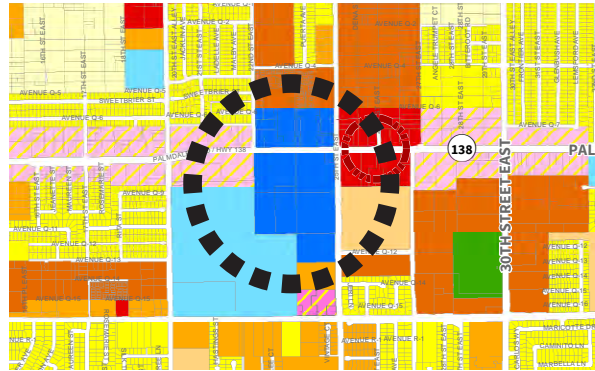
Public gathering spaces and plazas.



Outdoor gathering space.



# EXAMPLE EDUCATION DISTRICT



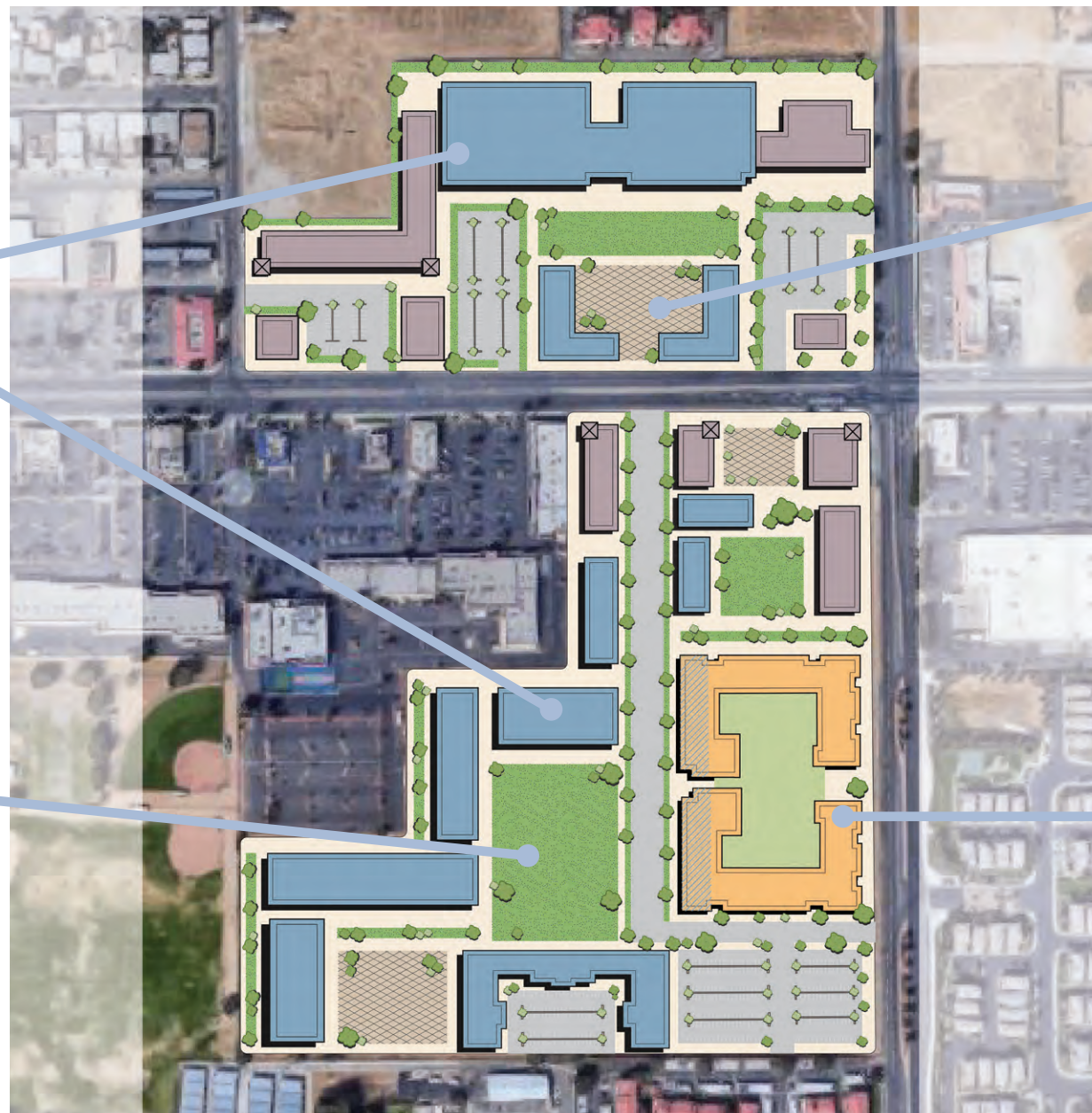
The education district provides for a mix of educational types (Education Flex) uses like trade schools, public and private higher education facilities, and satellite campuses, along with supportive retail, office and housing.

The preferred land use alternative consists of two education districts:

- Near Antelope Valley Community College and Palmdale High School (Palmdale Blvd. and 25th Street East)
- Near Palmdale Aerospace Academy (Palmdale Blvd. and 35th Street East)

The diagram and images below represent an example of what a future education district at the intersection of Palmdale Boulevard and 25th Street East could look like.

## PALMDALE BOULEVARD & 25TH STREET EAST



Mix of educational uses in a campus environment.



Outdoor collaboration space and flexible plaza space.

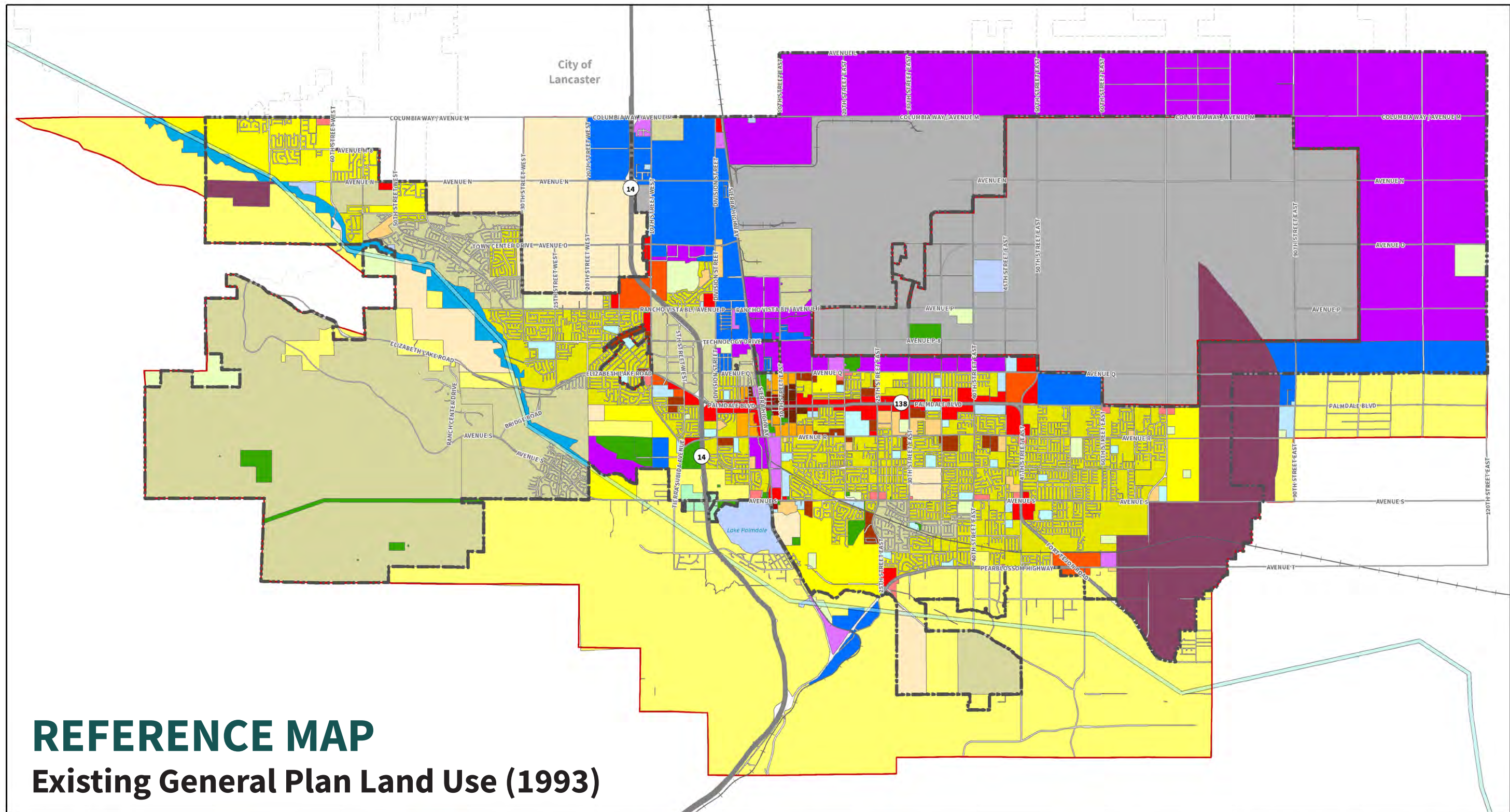


Public plazas or gathering spaces.



Podium residential with educational or office uses on the ground floor.

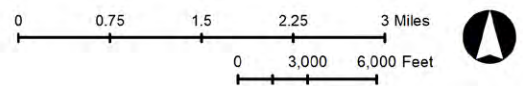




# REFERENCE MAP

## Existing General Plan Land Use (1993)

City Boundary	Equestrian Residential (ER)	Medium 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 (PF)
California Aqueduct	Single Family Residential 2 (SFR-2)	Multifamily Residential (MFR)	Regional Commercial (RC)	Mineral Resource Extraction (MRE)	Public Facility-School (PF-S)
Major Highway/Arterial	Single Family Residential 3 (SFR-3)	High Density Residential (HDR)	Downtown Commercial (DC)	Industrial (IND)	Public Facility-Treatment Plant (PF-TP)
Railroad	Low Density Residential (LDR)	Special Development (SD)	Specific Plan Area	Commercial Manufacturing (CM)	California Aqueduct
					Airport and Related Uses (AR)



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

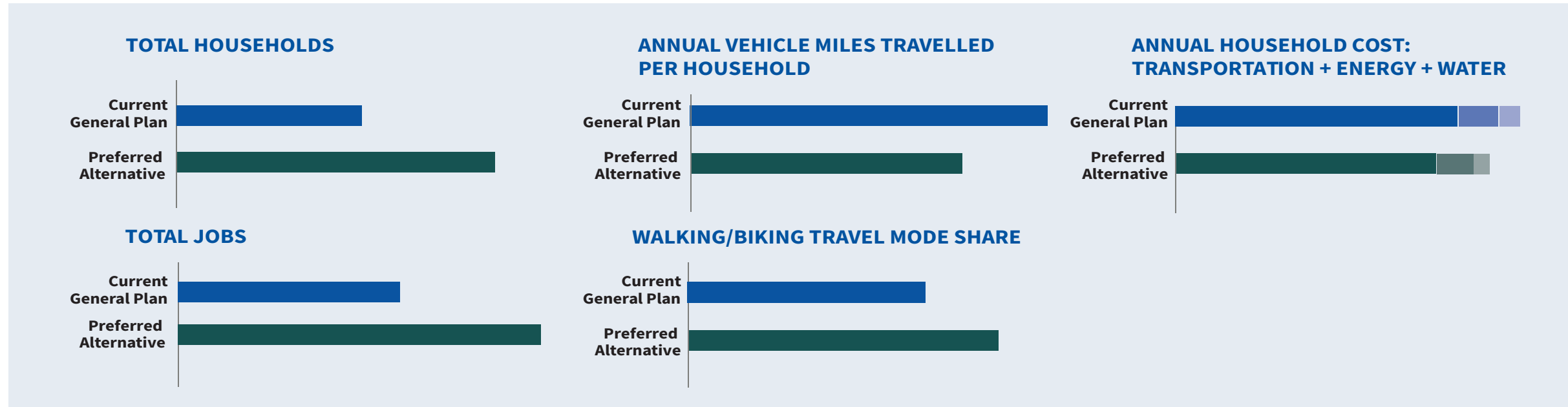
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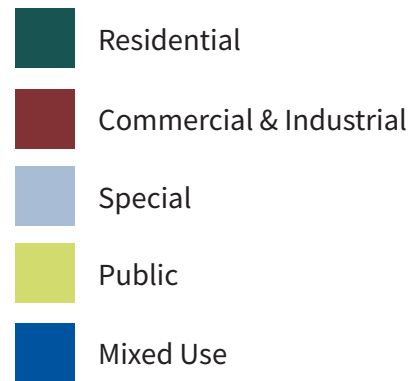
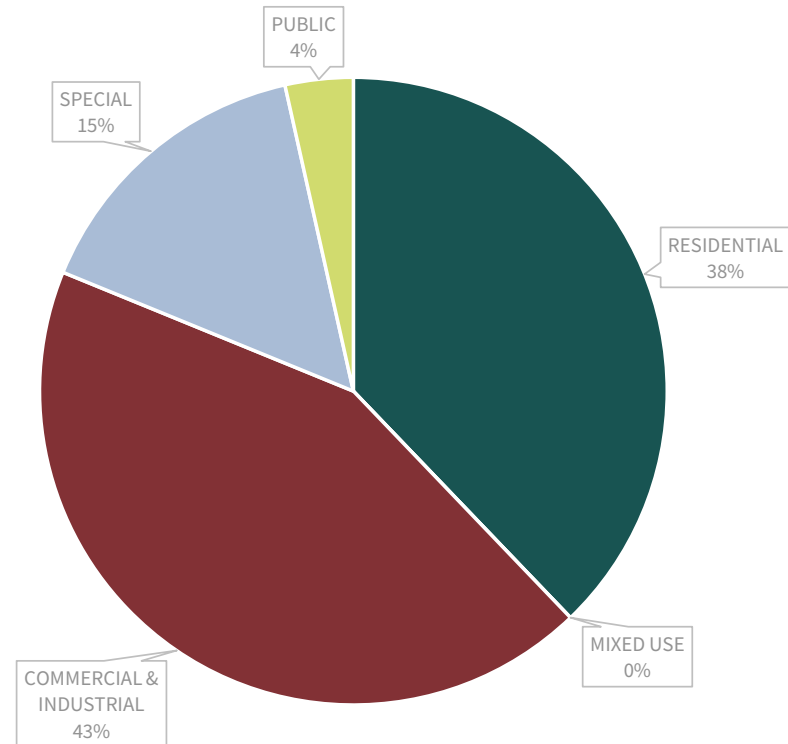
# METRICS + LAND USE COMPARISON

## OVERVIEW

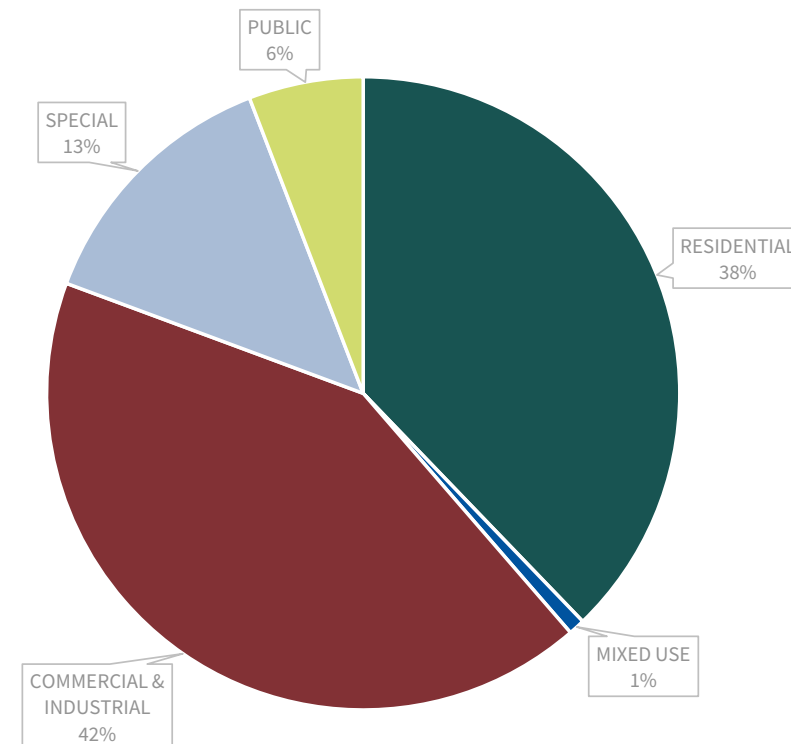
The metrics below compare the current General Plan to the preferred land use alternative, highlighting key similarities and differences.



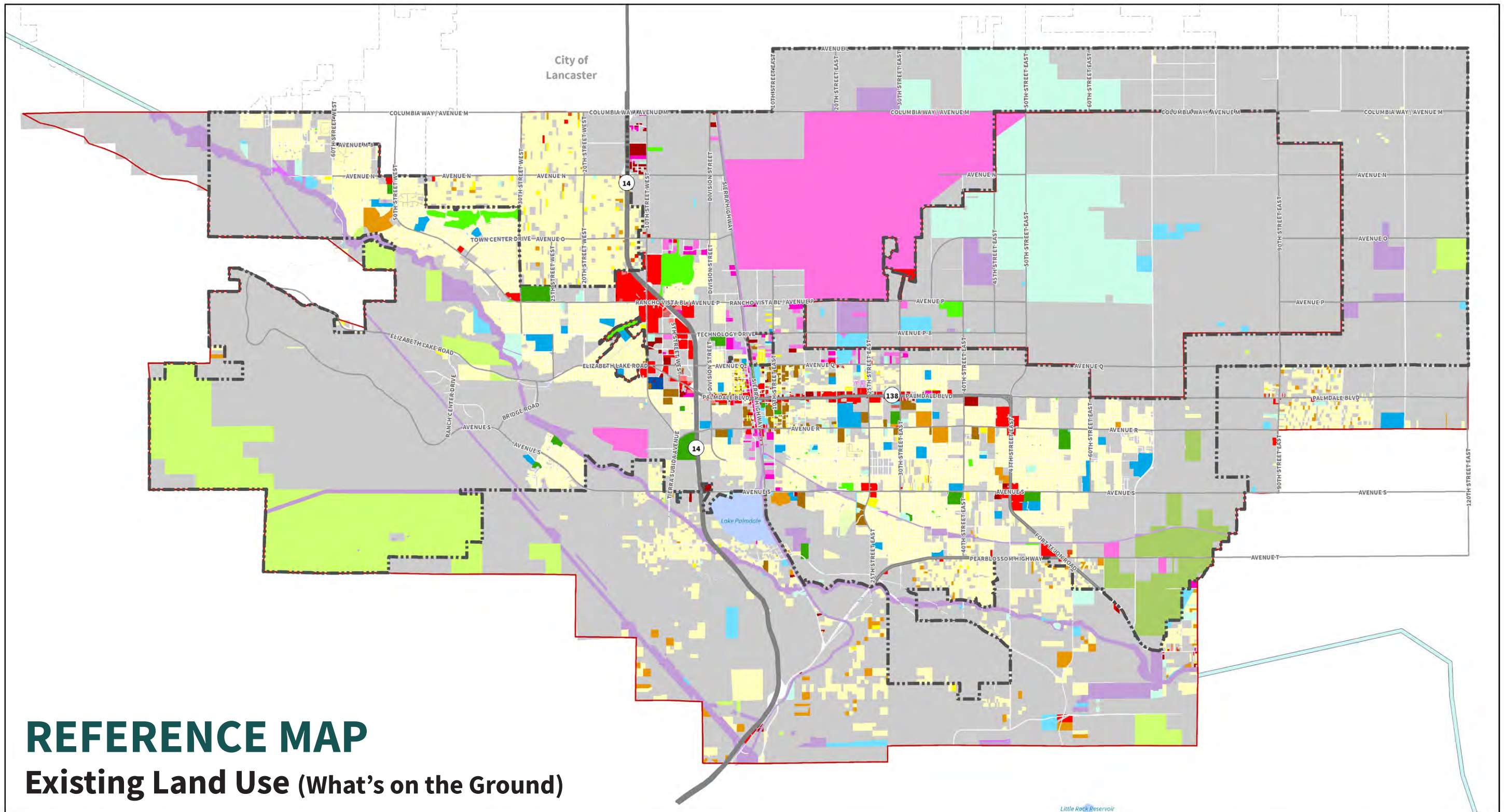
**EXISTING GENERAL PLAN (1993)**



**PREFERRED LAND USE ALTERNATIVE**



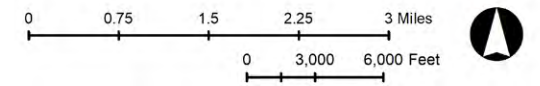




# REFERENCE MAP

## Existing Land Use (What's on the Ground)

City Boundary	Accommodation	Hospitals	Natural Resources	Private Institutions	Transportation
Sphere of Influence	Agriculture	Industrial	Natural/Conservation	Public Education	Utilities/Communications
California Aqueduct	Cemeteries	Mixed Use	Office	Retail/Commercial	Vacant
Major Highway/Arterial	Civic Facilities	Mobile Home	Flood Drainage/Golf Course	Single Family Attached	Water
Railroad	Commercial Recreation	Multifamily	Parks and Recreation	Single Family Detached	Wholesale/Warehousing



Data Sources: City of Palmdale GIS data; World Terrain Base, 2015 ESRI, USGS, NOAA.  
 Produced by Raimi + Associates  
 March 2019



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**PALMDALE 2045**

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**THANK YOU FOR REVIEWING THE BRIEFING BOOK!**

Please use the link provided to respond to a short survey about the preferred land use alternative. We appreciate your feedback.