

Envision
PALMDALE 2045

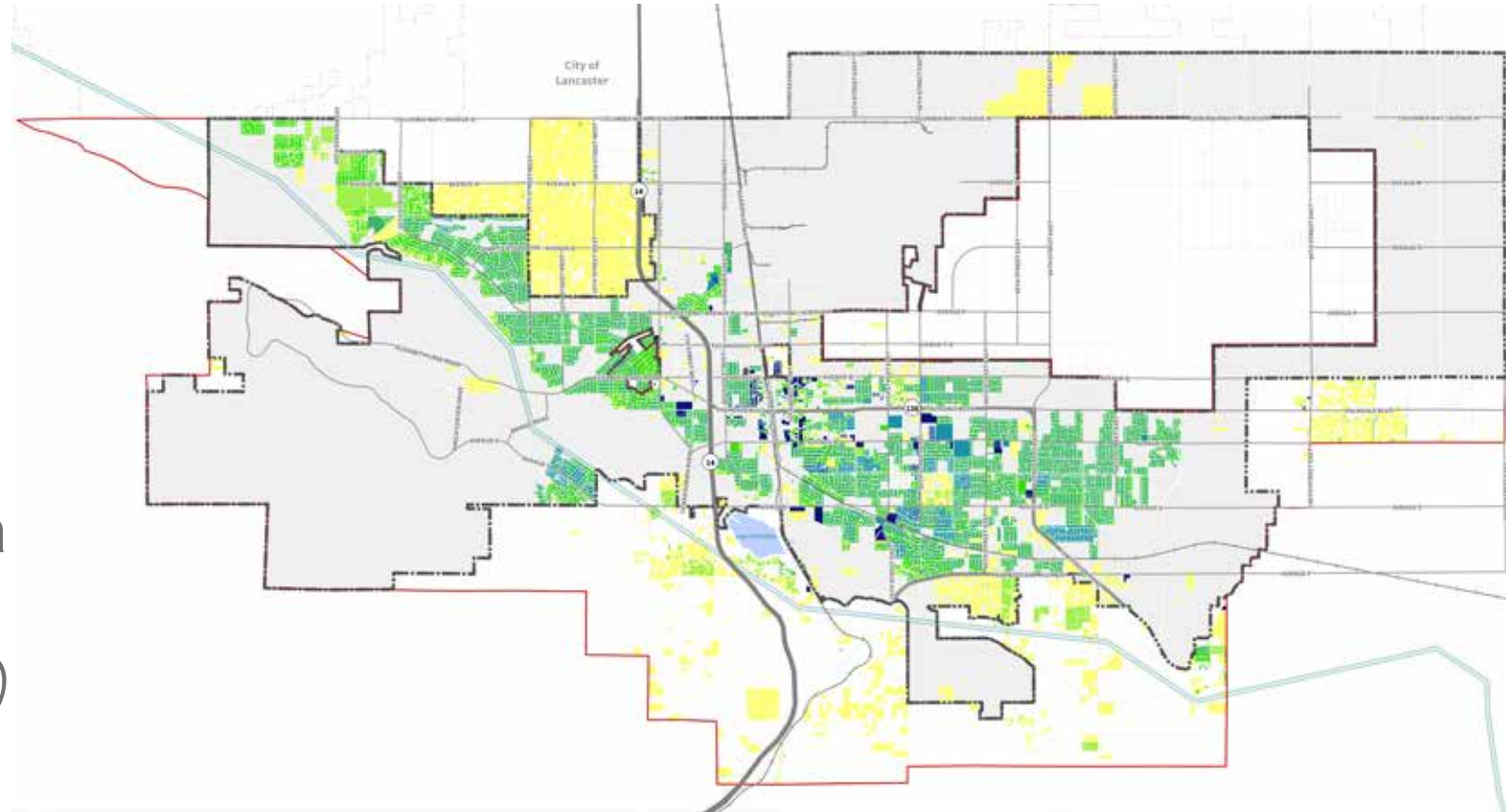
General Plan Advisory Committee Meeting #2

September 11, 2019, 6:30 pm – 8:30 pm

EXISTING CONDITIONS HIGHLIGHTS

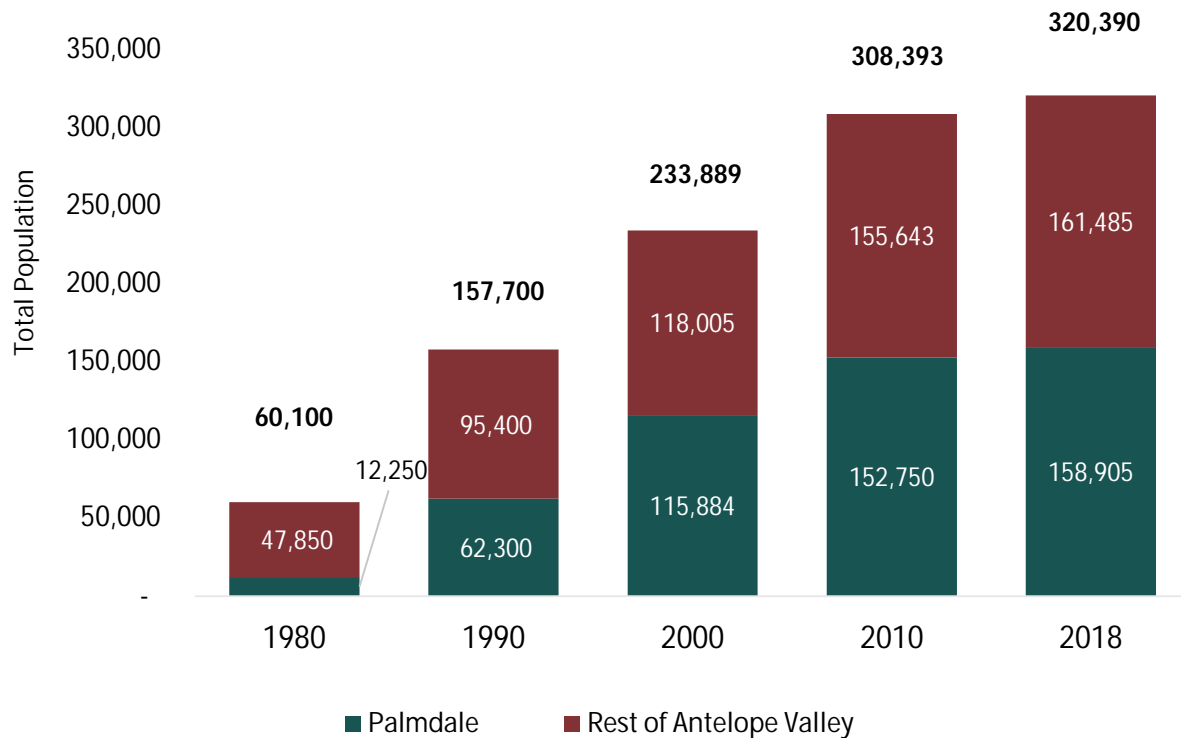
Vital Statistics

- Incorporated in 1962
- Area:
 - 103 sq. miles in City limits
 - 67 sq. miles in the Sphere of Influence
 - 7th largest City by area in CA
- Population: 158,905 (2018)
- Households: 43,880 (2018)
- Under 18: 31%
- 65 and over: 8%



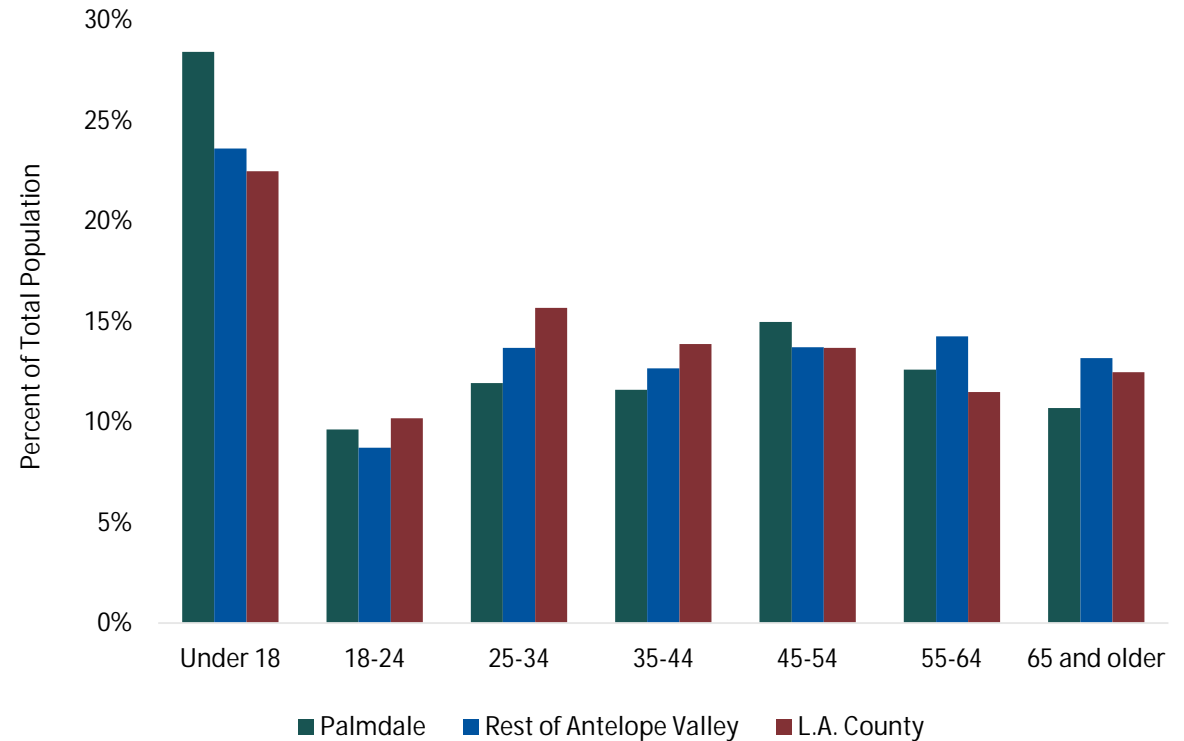
Demographic Snapshot – Population

HISTORIC POPULATION GROWTH



Source: California Department of Finance E-4

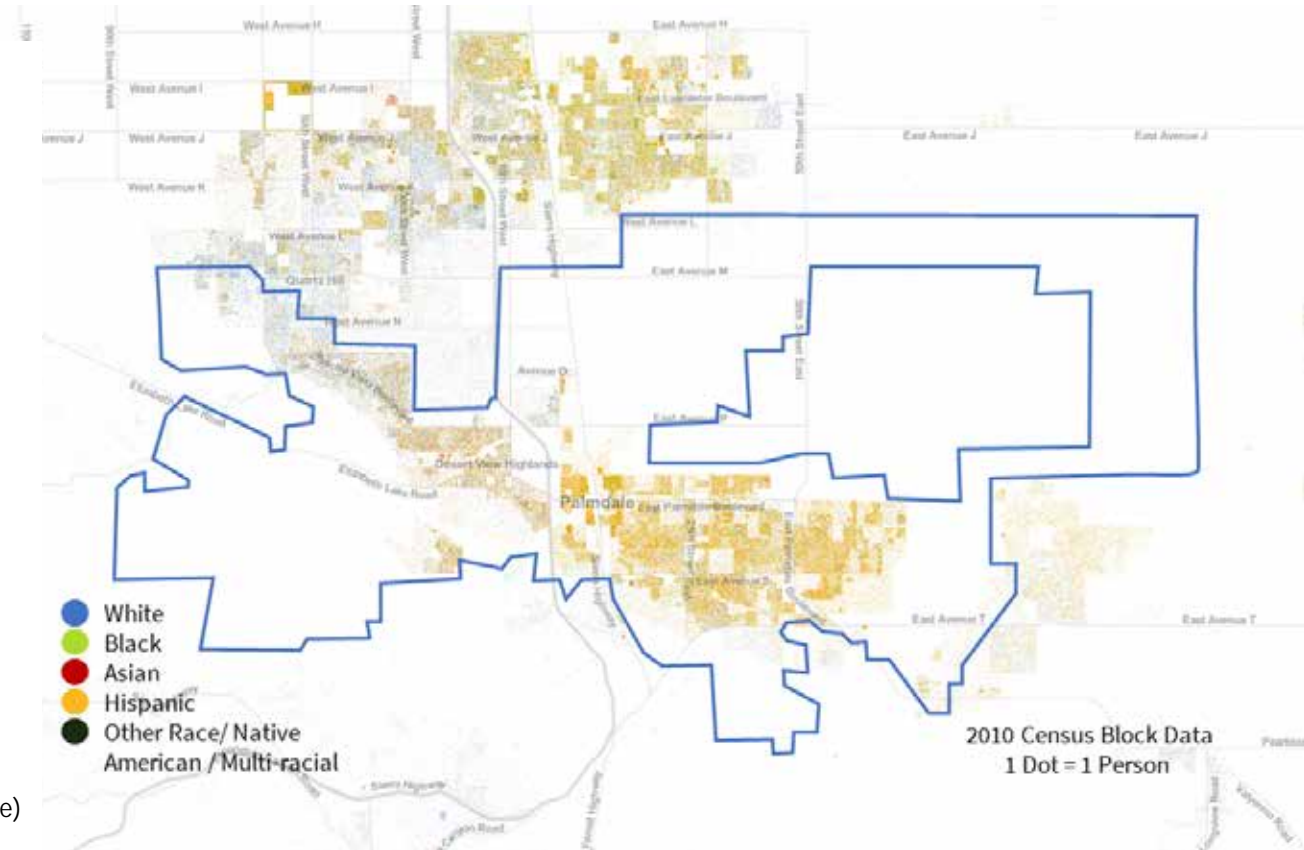
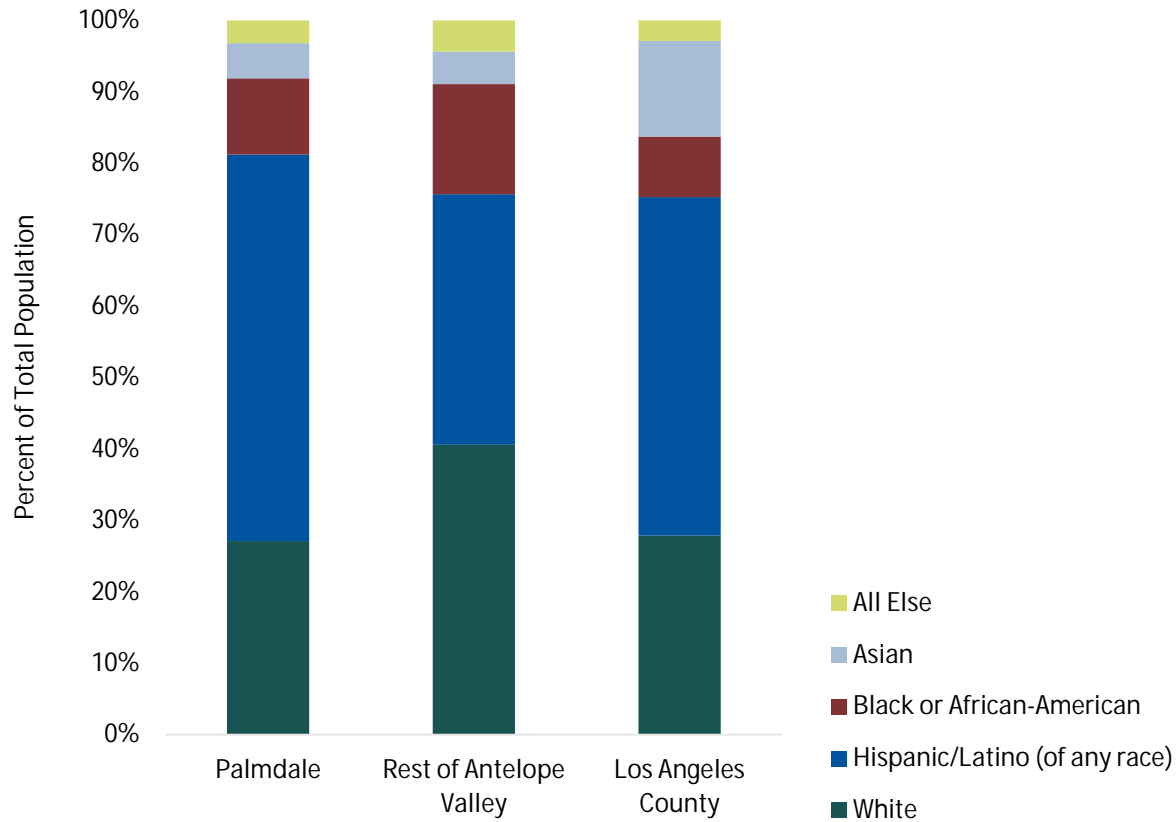
POPULATION BY AGE



Source: 5-Year ACS 2017, ACS Public Use Microdata Series 2013-2017

Demographic Snapshot – Race/Ethnicity

RACIAL DISTRIBUTION



Demographic Snapshot - Income

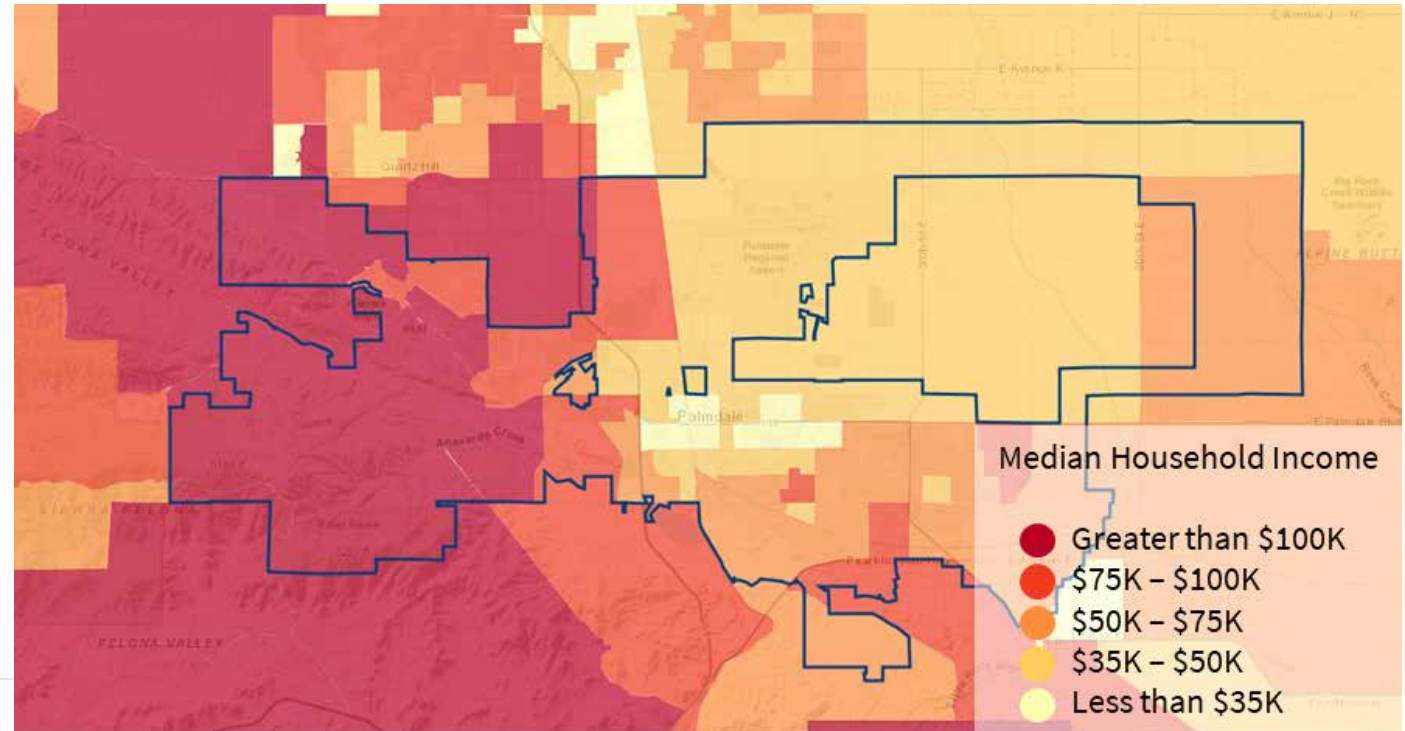
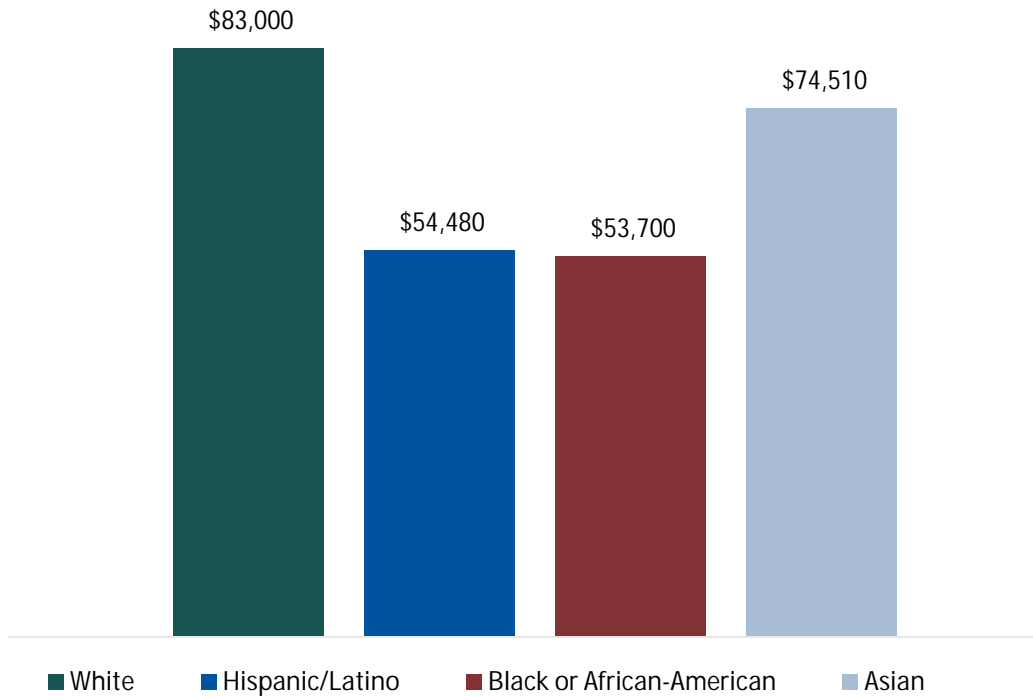
% IN POVERTY



MEDIAN HOUSEHOLD INCOME

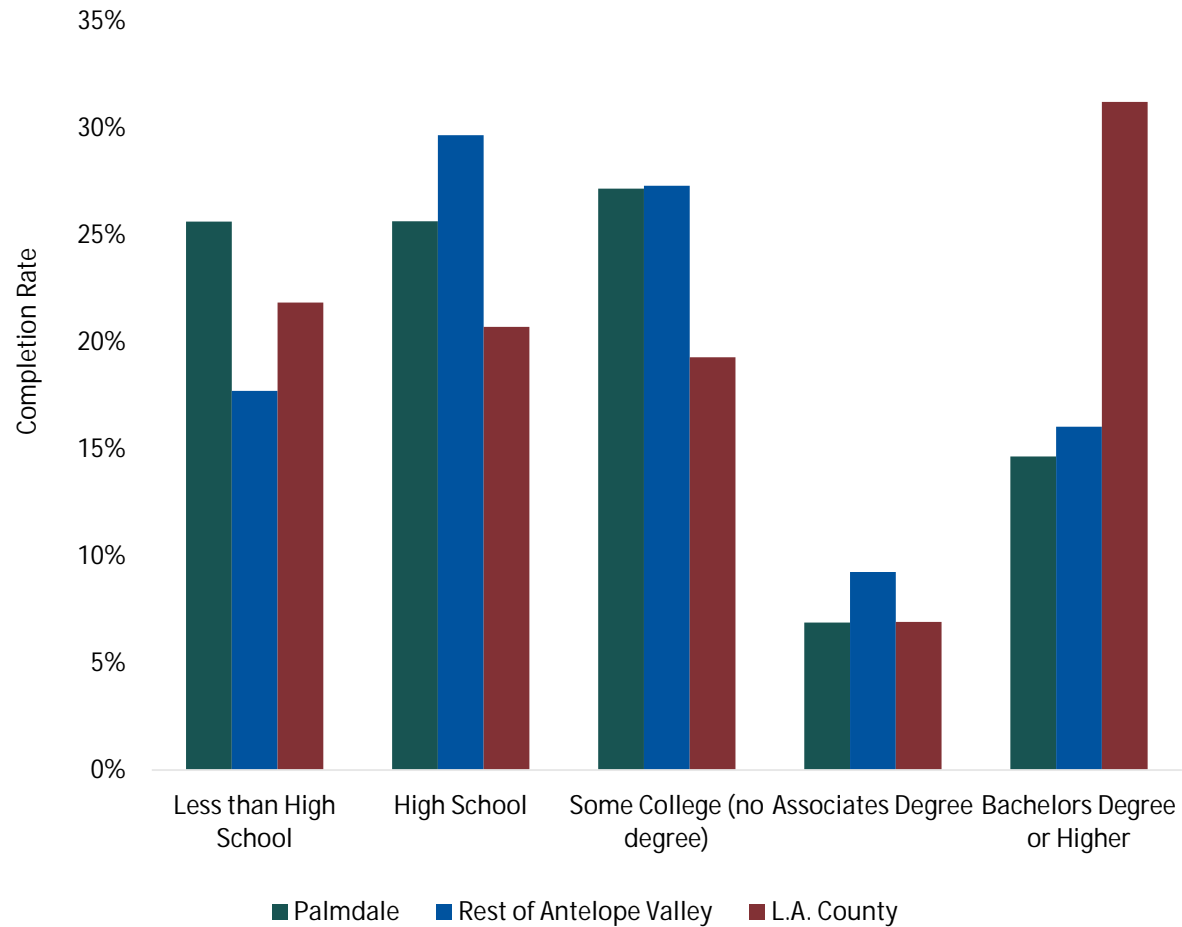
Palmdale
\$52,801

L.A. County
\$57,952

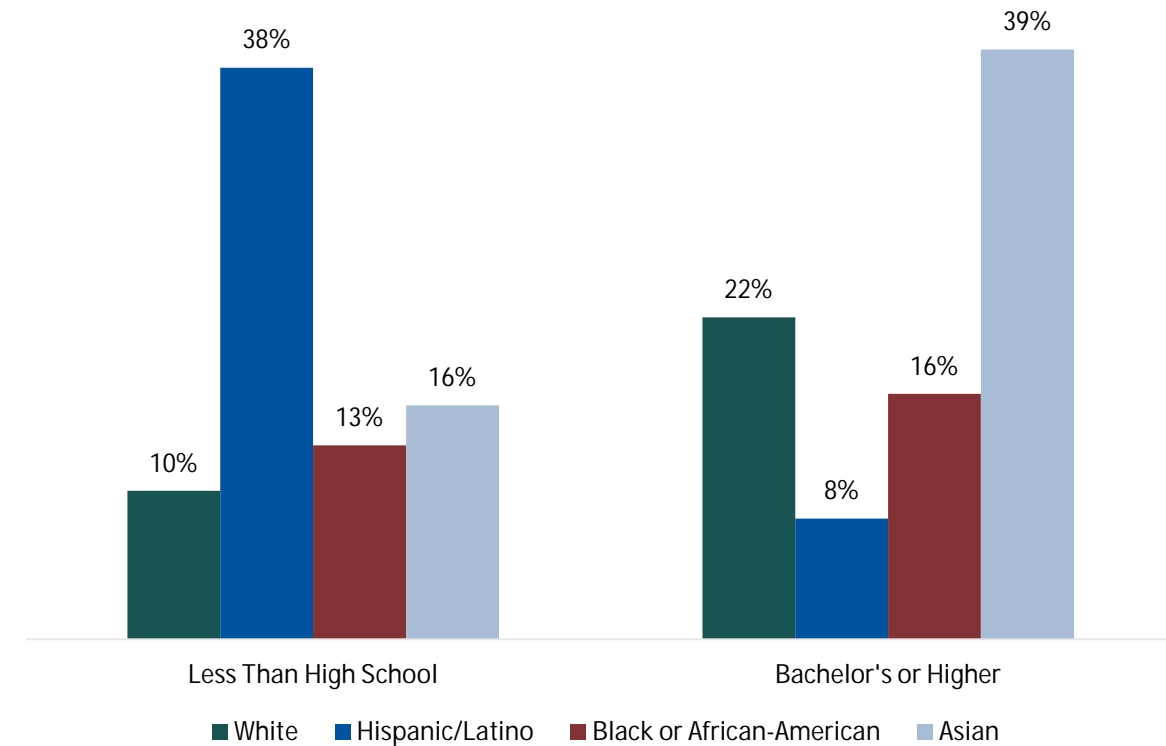


Demographic Snapshot – Education Levels

EDUCATIONAL ATTAINMENT

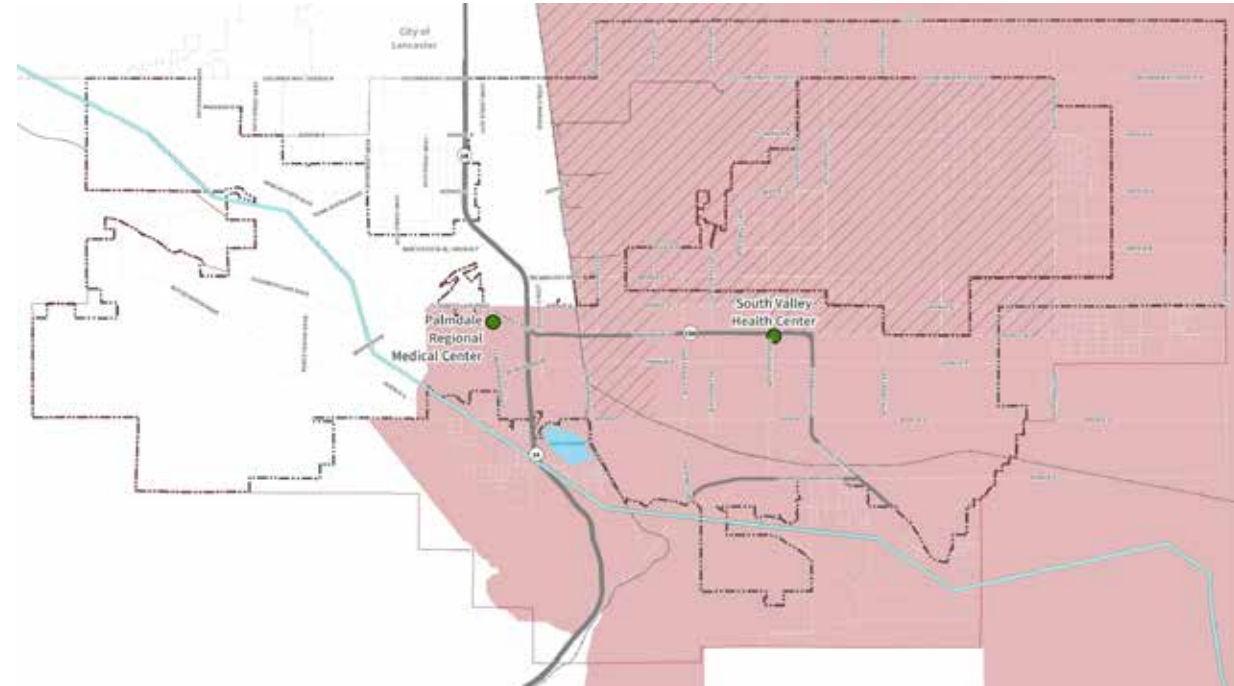


EDUCATIONAL ATTAINMENT BY RACE/ETHNICITY

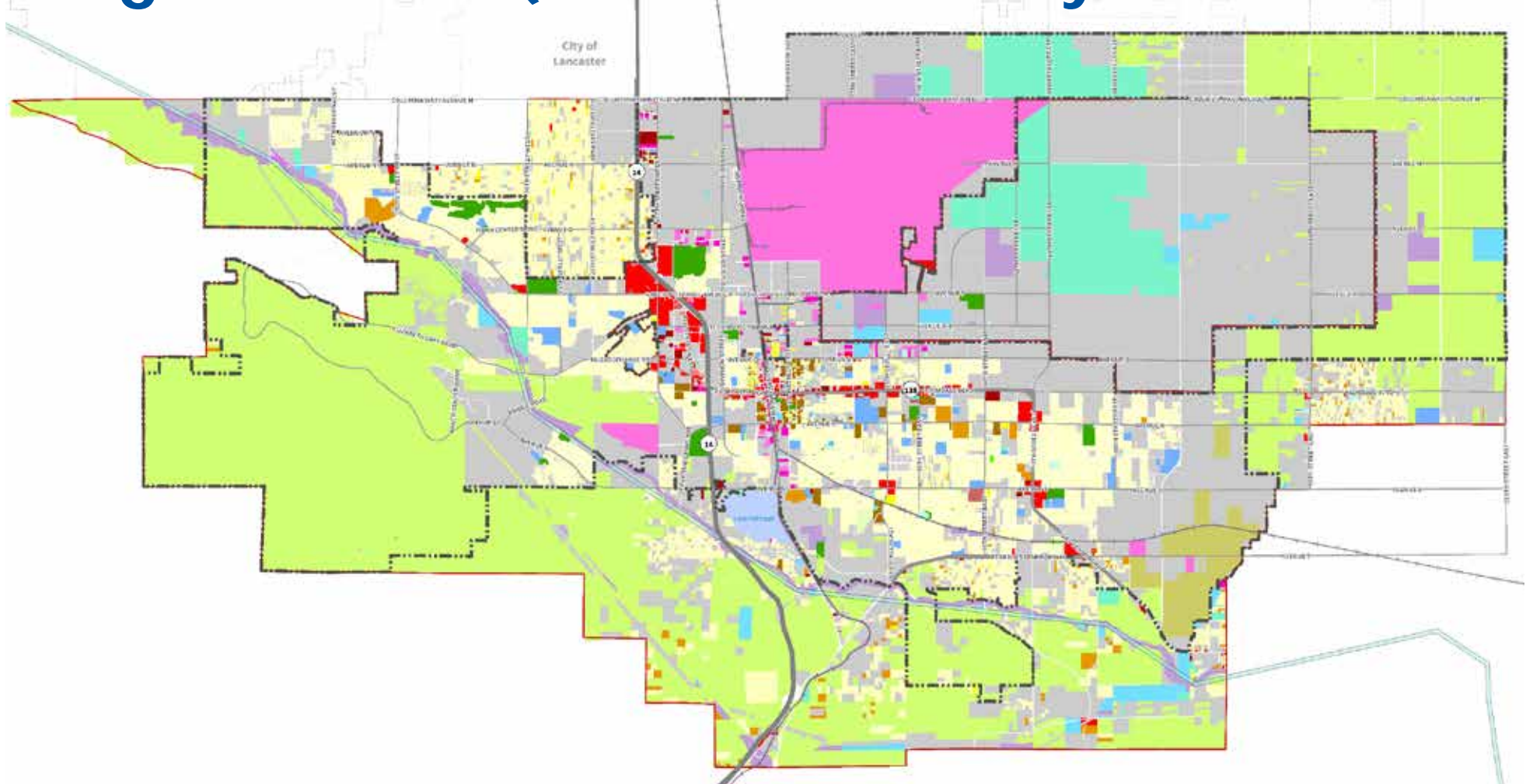


Demographic Snapshot – Health Outcomes + Access

- Lower life expectancy than Los Angeles County
- Leading causes of death – Coronary heart disease, COPD, Lung Cancer, Stroke and Alzheimer’s Disease
- 25% of adults in Palmdale report difficulty accessing health care
- Medical Health Provider Shortage Area – east of SR-14
- Almost entire City is designated as a Mental Health Provider Shortage Area



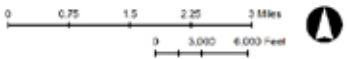
Existing Land Use (What's Currently On The Ground)



Existing Land Use

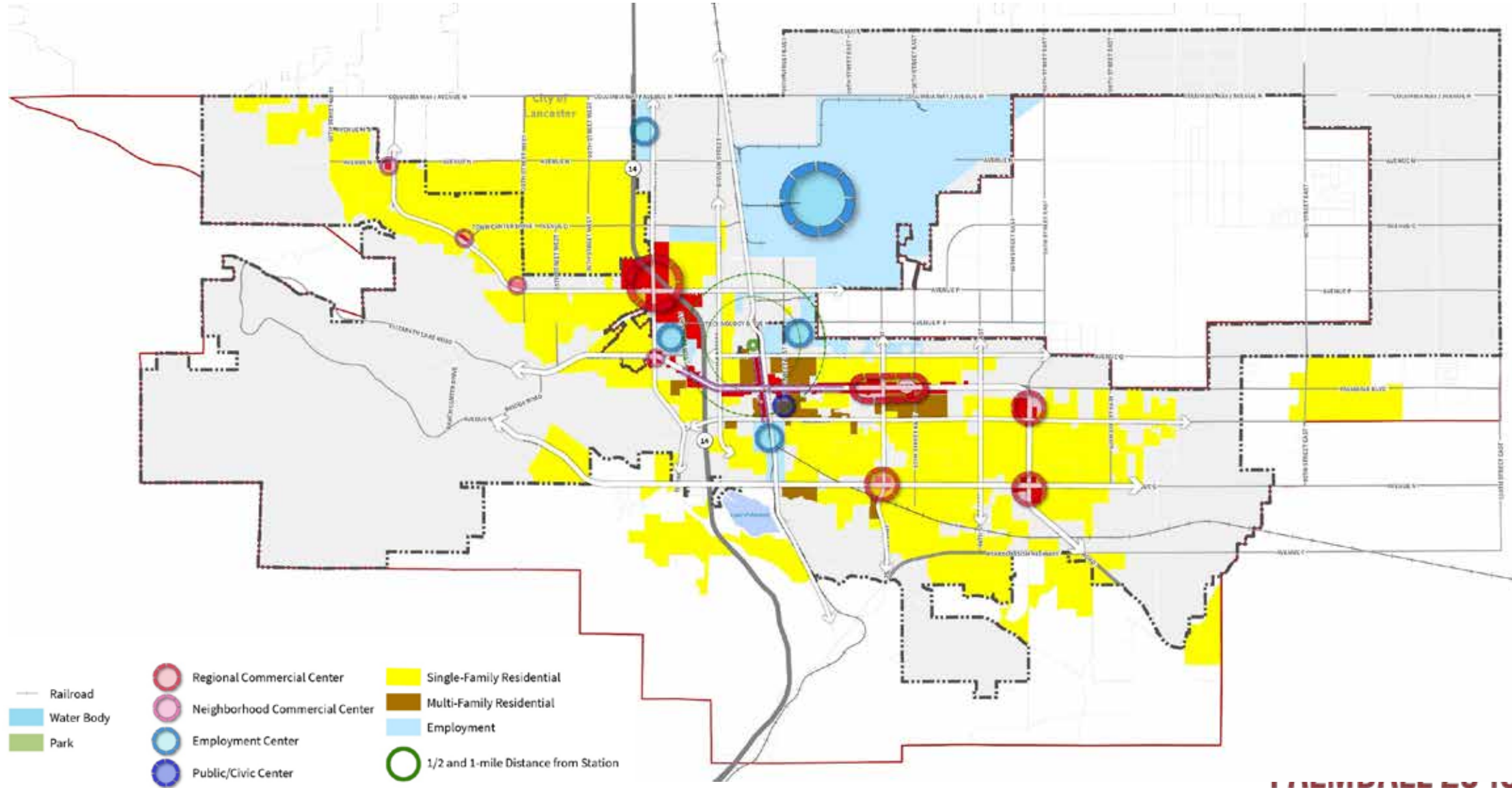
- City Boundary
- Sphere of Influence
- California Aqueduct
- Major Highway/Arterial
- Railroad
- Water Body
- Park

| | | | | |
|-----------------------|------------------------|--------------------------|----------------------|----------------------|
| Accommodation | Single Family Detached | Natural Resources | Agriculture | Cemeteries |
| Commercial Recreation | Single Family Attached | Industrial | Civic Facilities | Natural/Conservation |
| Mixed Use | Mobile Home | Wholesale/Warehousing | Private Institutions | Open Space |
| Office | Multifamily | Transportation | Public Education | Parks and Recreation |
| Retail/Commercial | Vacant/Unknown | Utilities/Communications | Hospitals | Water |



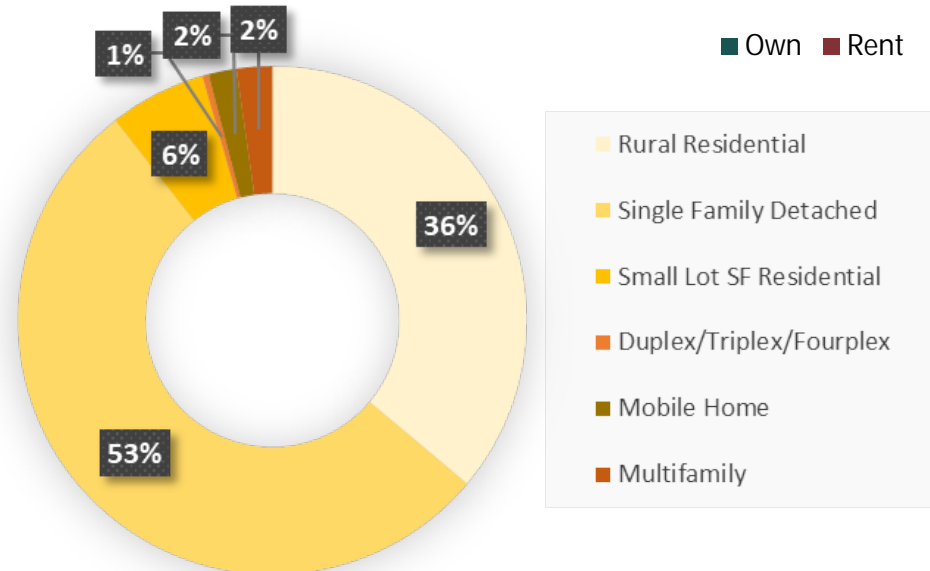
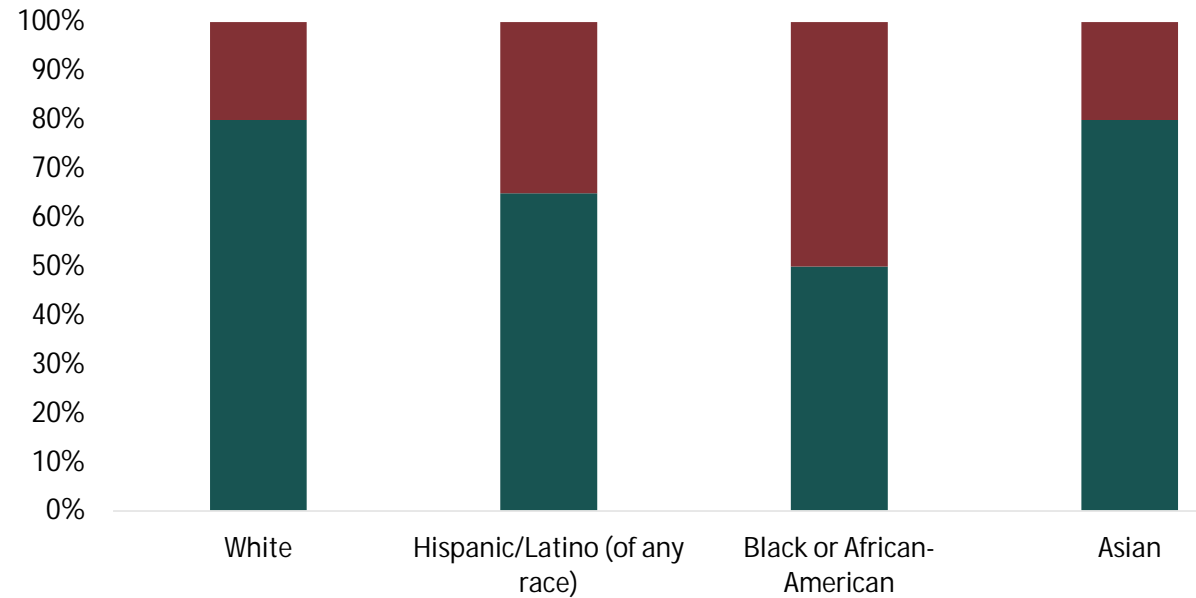
Data Sources: City of Lancaster GIS, the World Terrain Base, 2011 ESRI, USGS, NOAA.
Produced by Rain + Associates
March 2023

City Structure – Major Activity Centers



Housing

- 64 % own their own homes, compared to 46% in LA County
- \$229,300 is the typical home sale price*
- 14.2% of households are severely housing cost burdened
- 36.8% of renters are housing cost overburdened



* median value of owner-occupied housing units between 2013-2017 as reported by the U.S. Census from QuickFacts.

Median sale price is \$325,000 per MLS listings for 10/1/18 -9/30/19

Transportation

MEAN TRAVEL TIME TO WORK



INFLOW/OUTFLOW OF JOBS

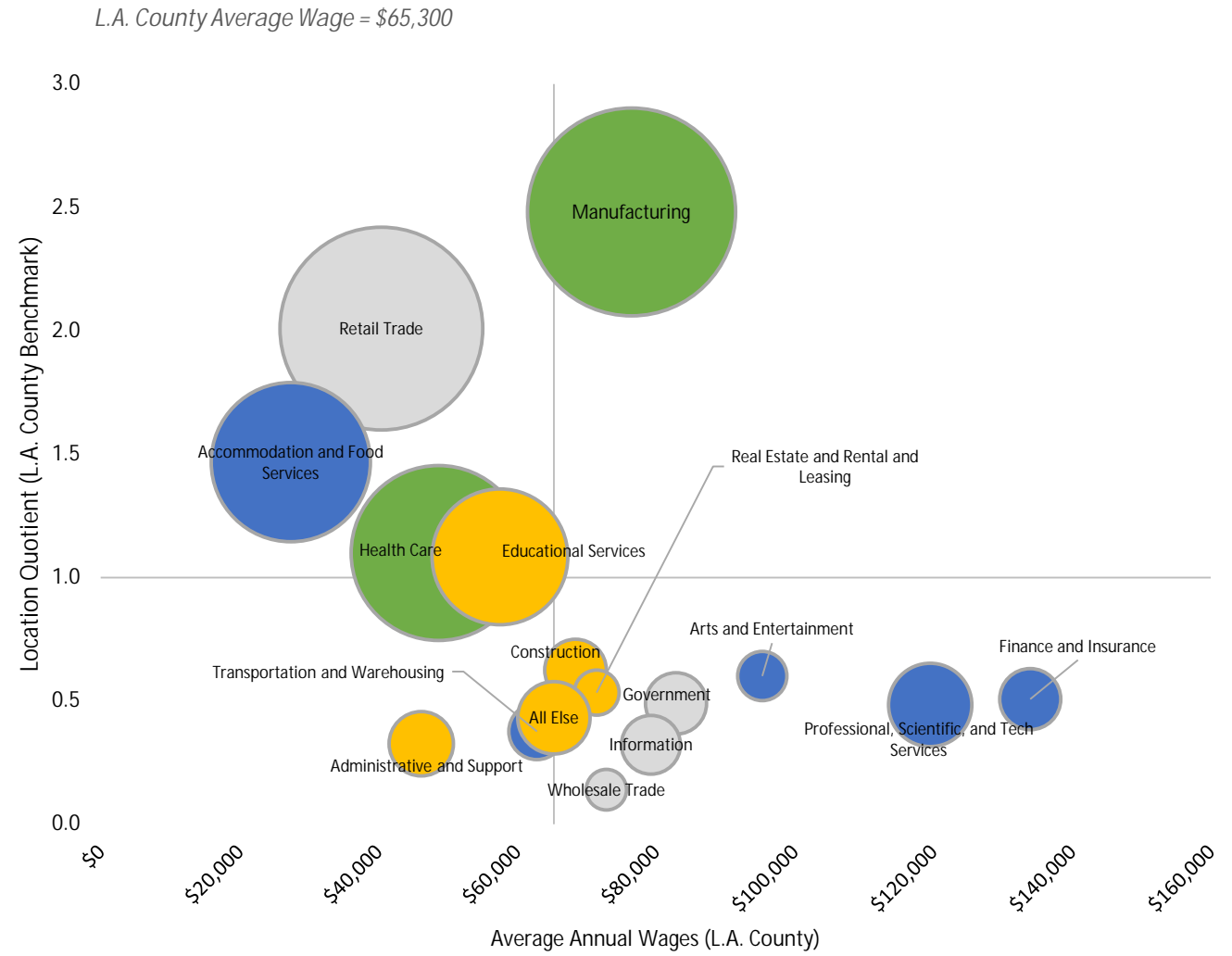
86% Live in Palmdale & work elsewhere

14% Live and work in Palmdale

| Journey to Work Mode | Palmdale |
|----------------------|----------|
| Drive Alone | 76% |
| Carpool | 14% |
| Transit | 2% |
| Work at home | 5% |
| Walk/Bike/Other | 3% |

Employment Trends

- Manufacturing including aerospace is the largest employment category
- Aerospace is continuing to be the fastest growing category
- Retail Trade and Accommodation and Food Services are also highly concentrated in Palmdale
- Healthcare is the third largest category
- Few professional or technical jobs in Palmdale



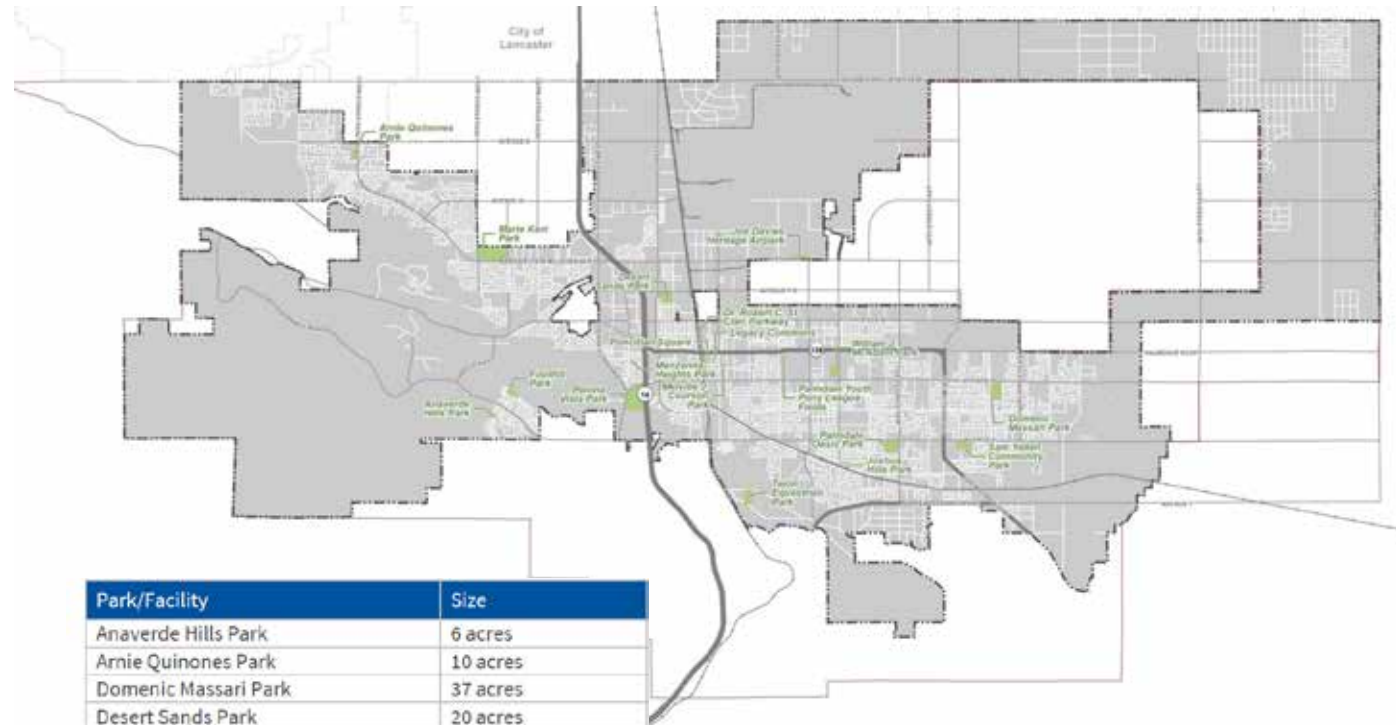
Military Readiness + Aviation

- Plant 42 – US Air Force Facility
- Government Owned – Contractor Operated
- Lockheed Martin, Boeing, Northrup Grumman, NASA
- Future passenger air service
- Growing industry
- Land use restrictions related to operations



Parks in Palmdale

- 360 acres of existing parkland, not including Ritter Ranch Park
- City goal – 5 acres per 1,000 population
- Current parks – 2.28 per 1,000 population
- Need 433 acres to meet park goal



| Park/Facility | Size |
|-----------------------------------|------------------|
| Anaverde Hills Park | 6 acres |
| Arnie Quinones Park | 10 acres |
| Domenic Massari Park | 37 acres |
| Desert Sands Park | 20 acres |
| Dr. Robert C. St. Claire Parkway | 8 acres |
| Foothill Park | 12 acres |
| Joe Davies Heritage Airpark | 25 acres |
| Joshua Hills Park | 4 acres |
| Legacy Commons Park | 1 acre |
| Manzanita Heights Park | 4 acres |
| Marie Kerr Park | 77 acres |
| William J. McAdam Park | 19 acres |
| Melville J. Courson Park | 5 acres |
| Palmdale Oasis Park | 29 acres |
| Palmdale Youth Pony League Fields | 5 acres |
| Pelona Vista Park | 76 acres |
| Poncitlan Square | 2 acres |
| Sam Yellen Community Park | 25 acres |
| Tejon Equestrian Park | 20 acres |
| Total | 360 acres |

WORKSHOP FEEDBACK

Workshop #1 Small Group Discussion Feedback

- **Assets:**

- Natural environment and open space
- Aerospace industry and Plant 42
- Small town atmosphere and sense of community
- Affordability of homes
- Location and proximity to the Los Angeles basin

- **Issues:**

- Lack of housing diversity
- Lack of higher education or training
- Poor access to healthcare and mental healthcare services
- Lack of activity and programs for youth
- Need for bicycle infrastructure
- Long commutes, need for improved transportation and transit
- Environmental concerns like wildfire and water availability
- Negative reputation
- Division between East and West Palmdale
- Contentious relationship with nearby city of Lancaster

Workshop #1 Small Group Discussion Feedback

• Opportunities:

- Palmdale Boulevard
 - Create a downtown or town square
- Active transportation
- Transit/Transportation Infrastructure
 - High Speed Rail, Brightline (VTUS) Train
 - Palmdale Regional Airport
- Infill development
- Expanded education and training
- Expanded housing options
- Additional entertainment
- Restaurant options

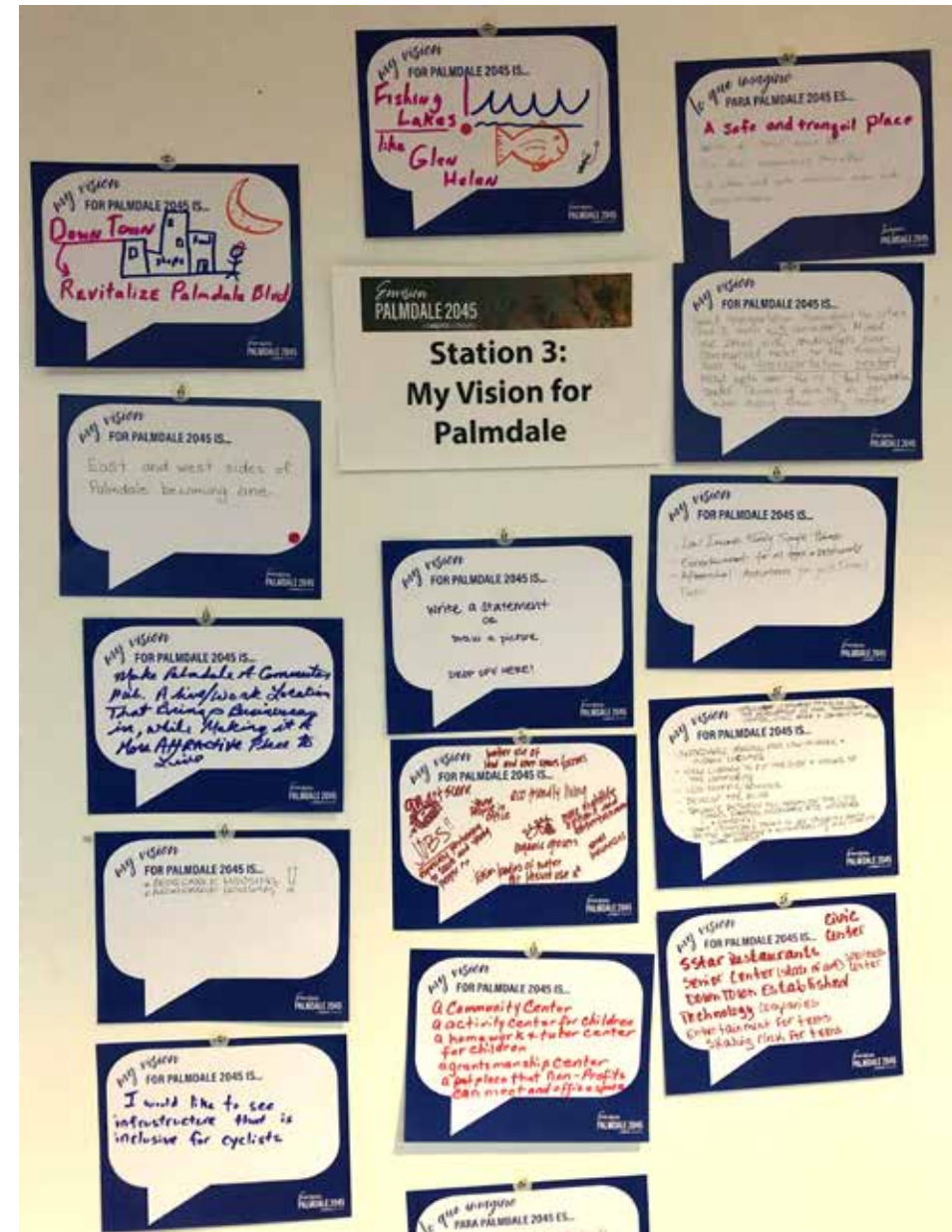
Community Collaboration:

- Many of the ideas are currently underway
- New ideas proposed by participants:
 - High School student engagement
 - Photo contest
 - Meetings in parks
 - Online voting
 - Ads on AVTA buses



Workshop #1 Vision

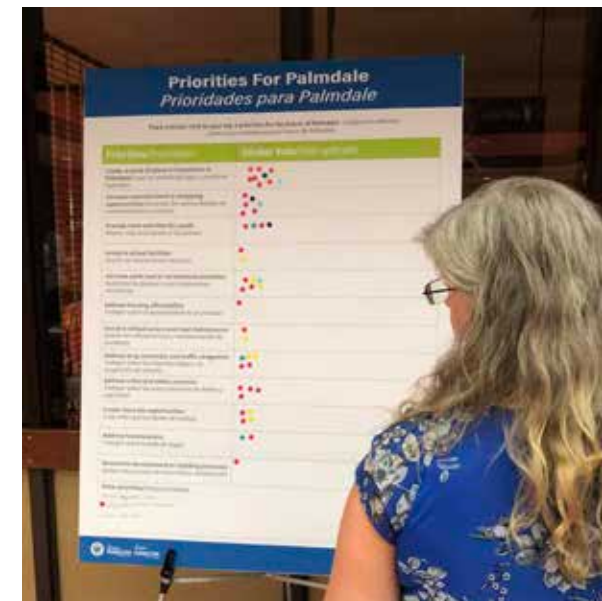
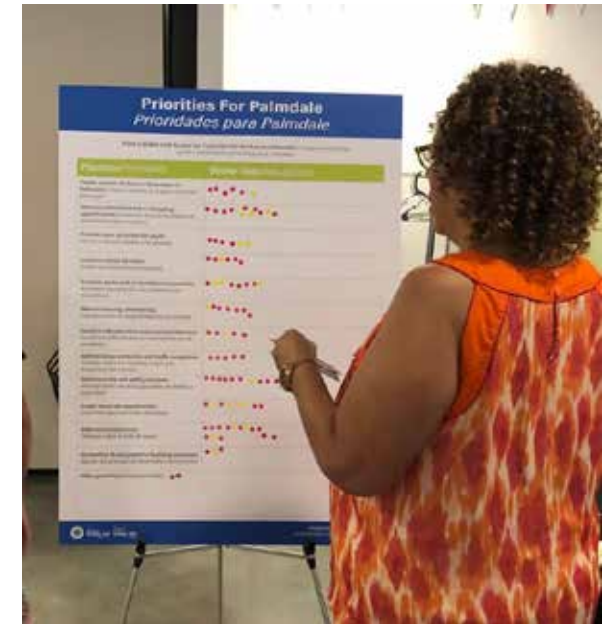
- Inclusive
 - Unity between East & West
- Balance
 - Housing, jobs, entertainment, and outdoors and open space
- Small town feel
- Public gathering places like a downtown or plaza
 - Revitalized Palmdale Boulevard
- Collaboration with City of Lancaster
- Reduced traffic and enhanced public transportation
- Safe and tranquil place to live
- Affordable and diverse housing



COMMUNITY PRIORITIES

Top Priorities

| Priorities for Palmdale | Count |
|---|-------|
| Create a sense of place or Downtown in Palmdale | 24 |
| Increased entertainment or shopping opportunities | 22 |
| Address homelessness | 22 |
| Create more job opportunities | 21 |
| Address crime and safety concerns | 20 |
| Address long commutes and traffic congestion | 17 |
| Increase parks/recreation amenities | 16 |
| Provide more activities for youth | 16 |
| Address housing affordability | 13 |
| Invest in school facilities | 12 |
| Invest in infrastructure and road maintenance | 11 |
| Streamline development or building process | 6 |
| other | 6 |



COMMUNITY SURVEY #1

Survey Results (Q 4 – 702 responses)

| | |
|--|-----|
| Safety and Security | 69% |
| Job Opportunities | 64% |
| Community Beautification | 42% |
| Parks and Open Space | 38% |
| Public Services (Water, Fire, Police) | 37% |
| Educational Opportunities | 35% |
| Recreational Resources | 29% |
| Youth Programs | 28% |
| Shopping Convenience | 28% |
| Affordable Housing | 27% |
| Arts and Cultural Opportunities | 24% |
| Traffic Mitigation | 24% |
| Transportation Options (Transit, Bicycles, etc.) | 22% |

How important are the following items to the future of Palmdale? (Pick up to five choices)

Survey Results (Q 5 – 700 responses)

| | |
|-----------------------------------|-----|
| Jobs | 52% |
| Entertainment/Cultural Facilities | 51% |
| Walking Paths/Trails | 32% |
| Restaurants | 31% |
| Parks/Recreation | 30% |
| Shops | 22% |
| Public Gathering Places | 19% |
| Other (please specify) | 19% |
| Medical Services | 18% |
| Variety of Housing Choices | 18% |
| Public Transit | 13% |
| Bike Lanes | 13% |
| Professional Offices | 11% |

What would you like to see more of in Palmdale? (Pick up to three choices)