

*Envision*  
**PALMDALE 2045**

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*Preferred Land Use Alternative Presentation*

Planning Commission | March 11, 2021

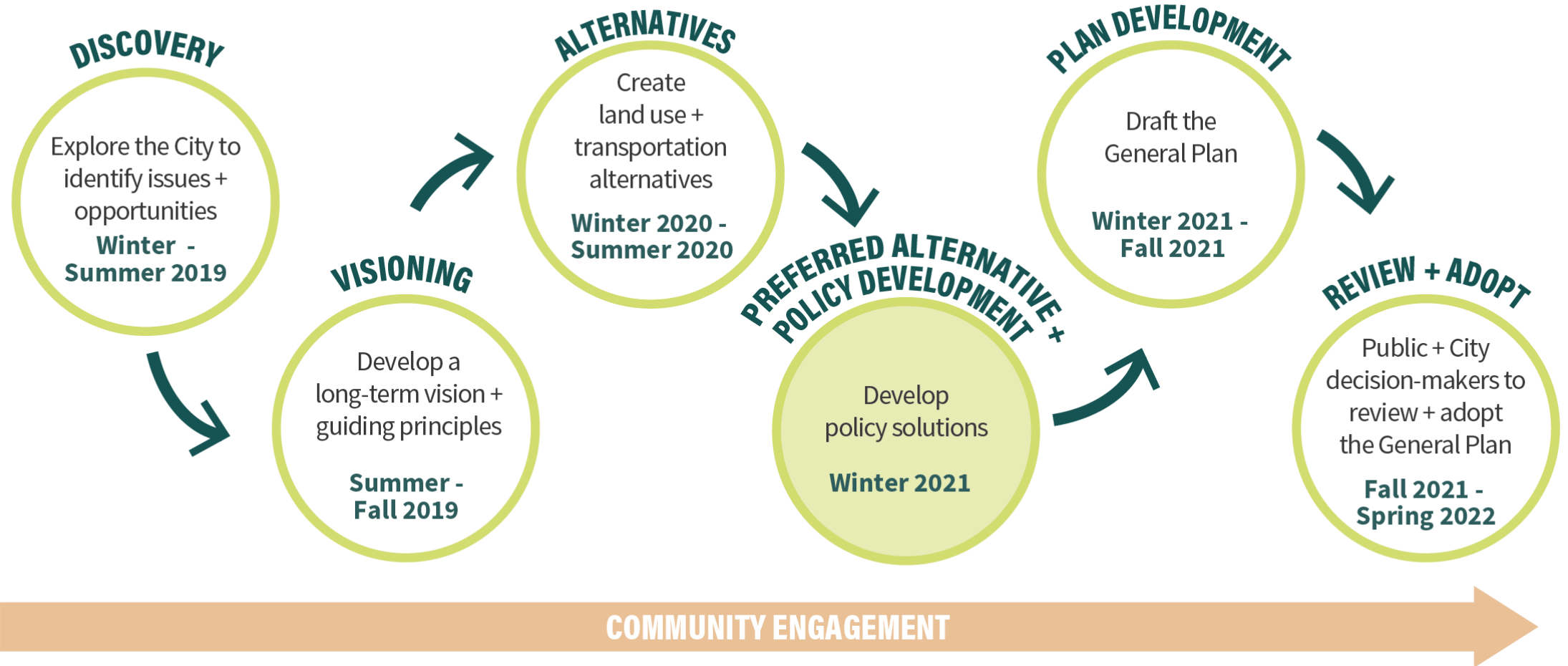
# Agenda

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- Provide a brief overview of the process
- Review background information
- Describe Proposed Land Use Designations
- Present the Preferred Land Use Alternative
- Present proposed refinements to Preferred Land Use Alternative
- Direction for Final Preferred Alternative



# Palmdale 2045 Project Schedule





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# Land Use Framework + Alternatives + Community Feedback





# Major Vision Themes

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**Unified + welcoming**



**Vibrant Downtown**



**Diverse, high-quality jobs**



**Resilient local economy**



**Safe + healthy community**



**Quality medical + mental healthcare**



**Housing options for all stages of life + ability**



**Quality + accessible education**

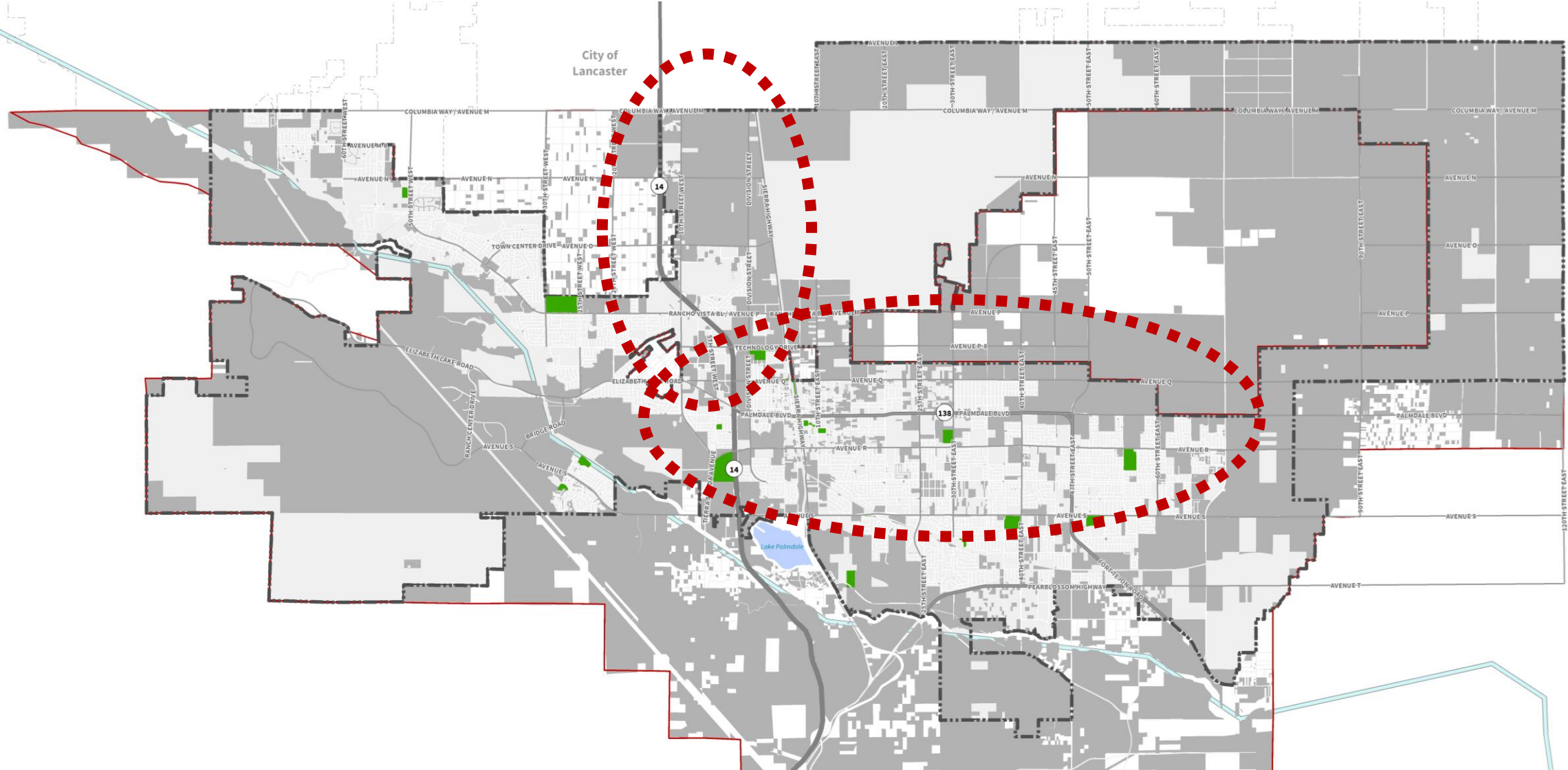


**Preserve natural setting**



**Forefront of transportation Innovation**

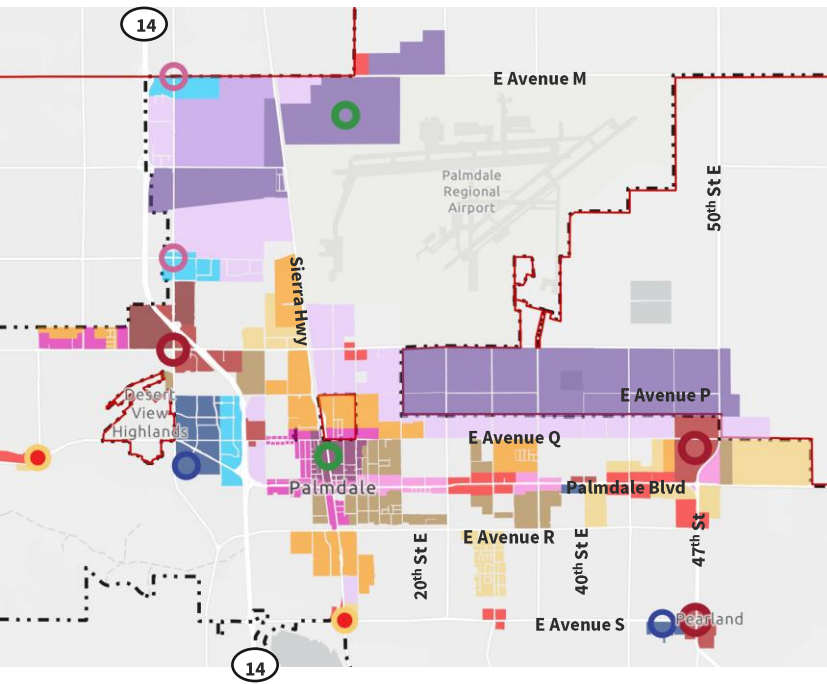
# Areas of Change and Stability



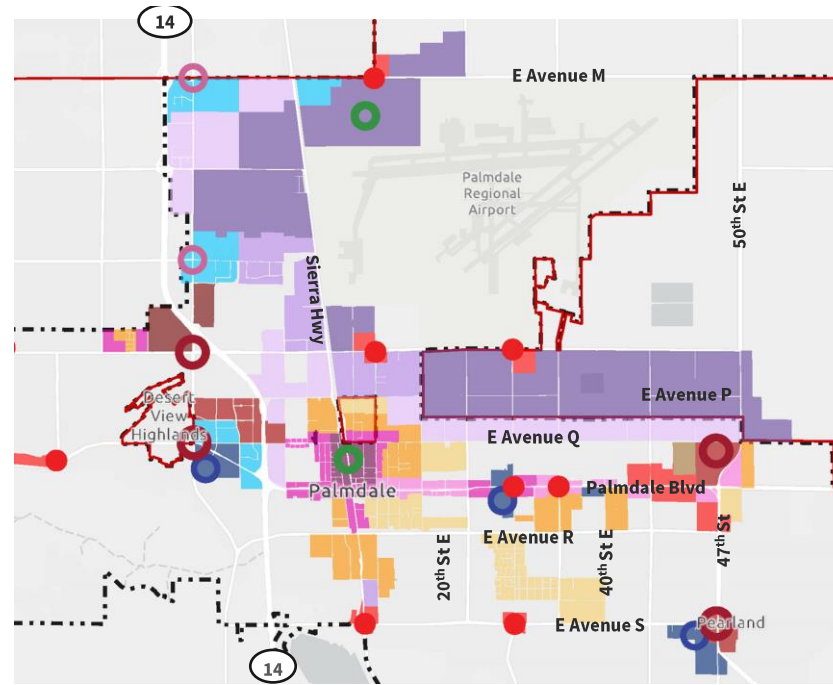


# Land Use Alternatives Comparison

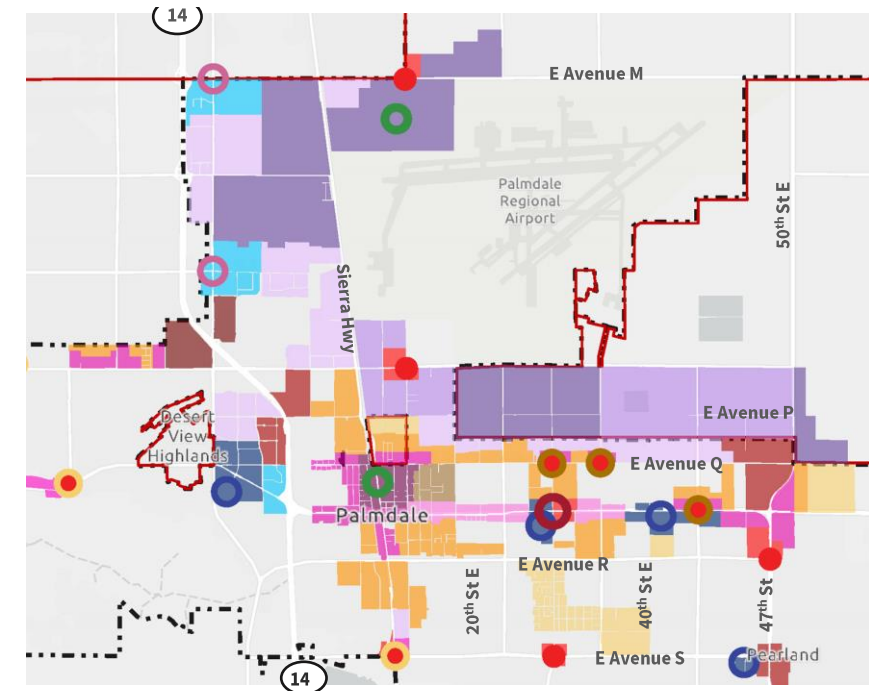
## Alternative #1






## Alternative #2







## Alternative #3



-  Education/Health Center
-  Regional Multiuse Center
-  Transportation Hub
-  Visitor Commercial Center

-  Village Center: Neighborhood Commercial Center
-  Village Center: Neighborhood Commercial Center and Mixed Neighborhood 2
-  Village Center: Neighborhood Commercial Center and Mixed Use 3

-  Mixed Neighborhood 2 (MN2)
-  Mixed Neighborhood 3 (MN3)
-  Mixed Neighborhood 4 (MN4)
-  Mixed Use 1 (MU1)

-  Mixed Use 2 (MU2)
-  Mixed Use 3 (MU3)
-  Mixed Use 4 (MU4)
-  Aerospace Industrial (AI)

-  Industrial (IND)
-  Employment Flex (EF)
-  Regional Commercial (RC)
-  Neighborhood Commercial (NC)

-  Visitor Commercial (VC)
-  Institutional (I)

# Overall Feedback on Alternatives

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- **Overall preference for Alternative 3**
  - Mix of employment uses, # of jobs
  - Low VMT, less travel is better for families and youth
  - Alternative 3 offers most flexibility
  - Opportunity to make Palmdale vibrant – “place to call home”
  - Plan should give youth a choice to stay in Palmdale (education, jobs, housing choices)
  - Diversification of the local economy is important, with Aerospace serving as the backbone
- **Medical Districts** – like the idea of two locations for better accessibility by residents
- **Education Districts** – prefer two locations, vocational training as well as higher education



# Palmdale 2045 General Plan Land Use Designations

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# Palmdale 2045 Land Use Designations

Current General Plan Land Use Designations that will be maintained in the Palmdale 2045 General Plan. Some designations may be renamed.

## Residential

Type	Example	Type	Example	Type	Example
Equestrian Residential (ER) 		Single Family Residential 2 (SFR2) 		Residential Neighborhood 2 (RN2) 	
Low Density Residential (LDR) 		Single Family Residential 3 (SFR3) 		Residential Neighborhood 3 (RN3) 	
Single Family Residential 1 (SFR1) 		Residential Neighborhood 1 (RN1) 		Residential Neighborhood 4 (RN4) 	



# Palmdale 2045 Land Use Designations

■ Current General Plan Land Use Designations that will be maintained in the Palmdale 2045 General Plan. Some designations may be renamed.





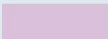

## Mixed Use

Type	Example
Mixed Use 1 (MU1) 	
Mixed Use 2 (MU2) 	
Mixed Use 3 (MU3) 	

## Commercial

Type	Example
Mixed Use 4 (MU4) 	
Neighborhood Commercial (NC) 	
Regional Commercial (RC) 	

## Office, and Industrial

Type	Example
Visitor Commercial (VC) 	
Employment Flex (EF) 	
Industrial (IND) 	





# Palmdale 2045 Land Use Designations

■ Current General Plan Land Use Designations that will be maintained in the Palmdale 2045 General Plan. Some designations may be renamed.




## Office, and Industrial

Type	Example
Aerospace Industrial (AI) ■	
Mineral Resource Extraction (MRE) ■	
Health and Wellness (HW) ■	

## Public

Type	Example
Educational Flex (EDF) ■	
Specific Plan (SP) ■	
Open Space (OS) ■	

## Public

Type	Example
Public Facility-Park (PF-P) ■	
Public Facility-School (PF-S) ■	
Public Facility-Civic (PF-C) ■	



**Questions?**

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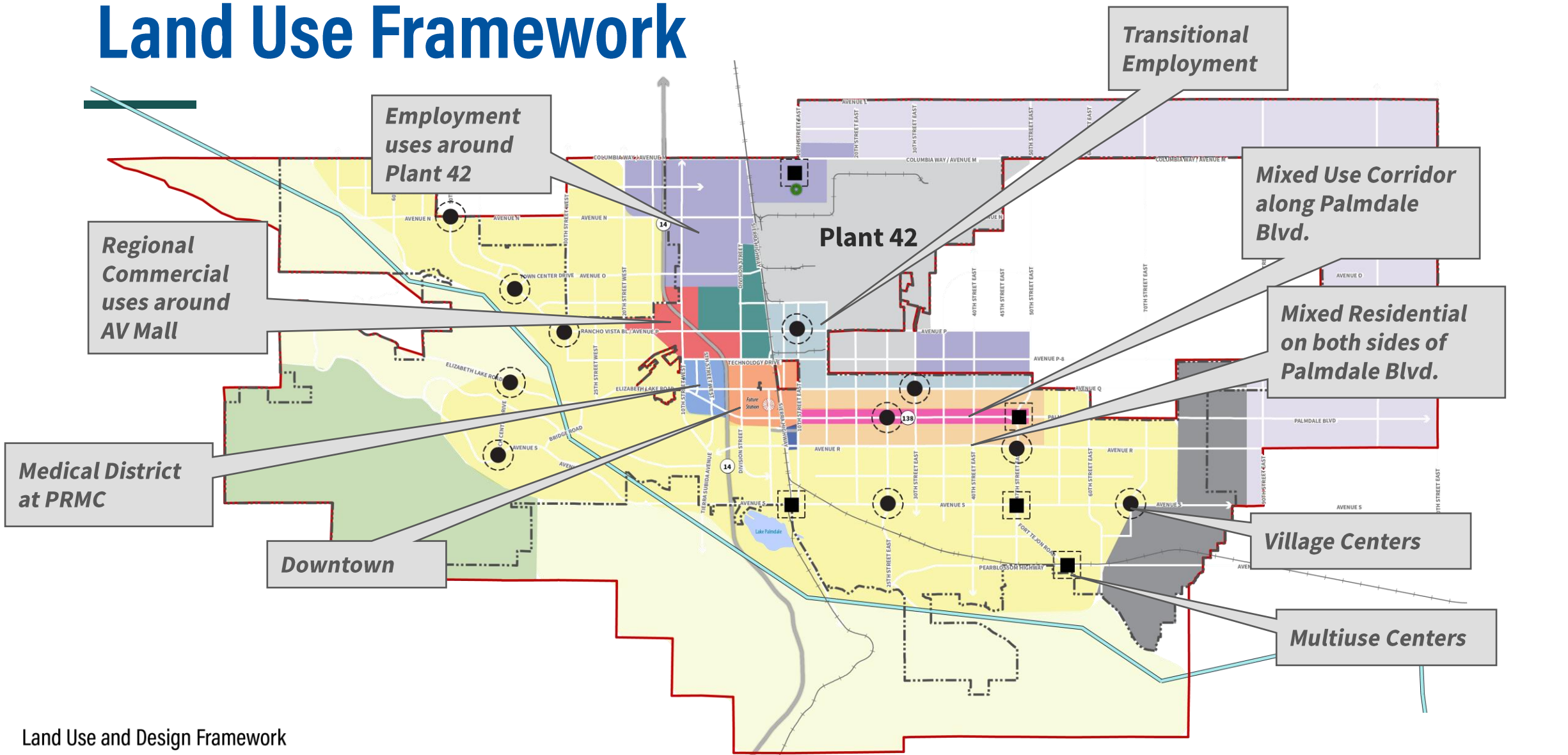




# Preferred Land Use Alternative

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# Land Use Framework

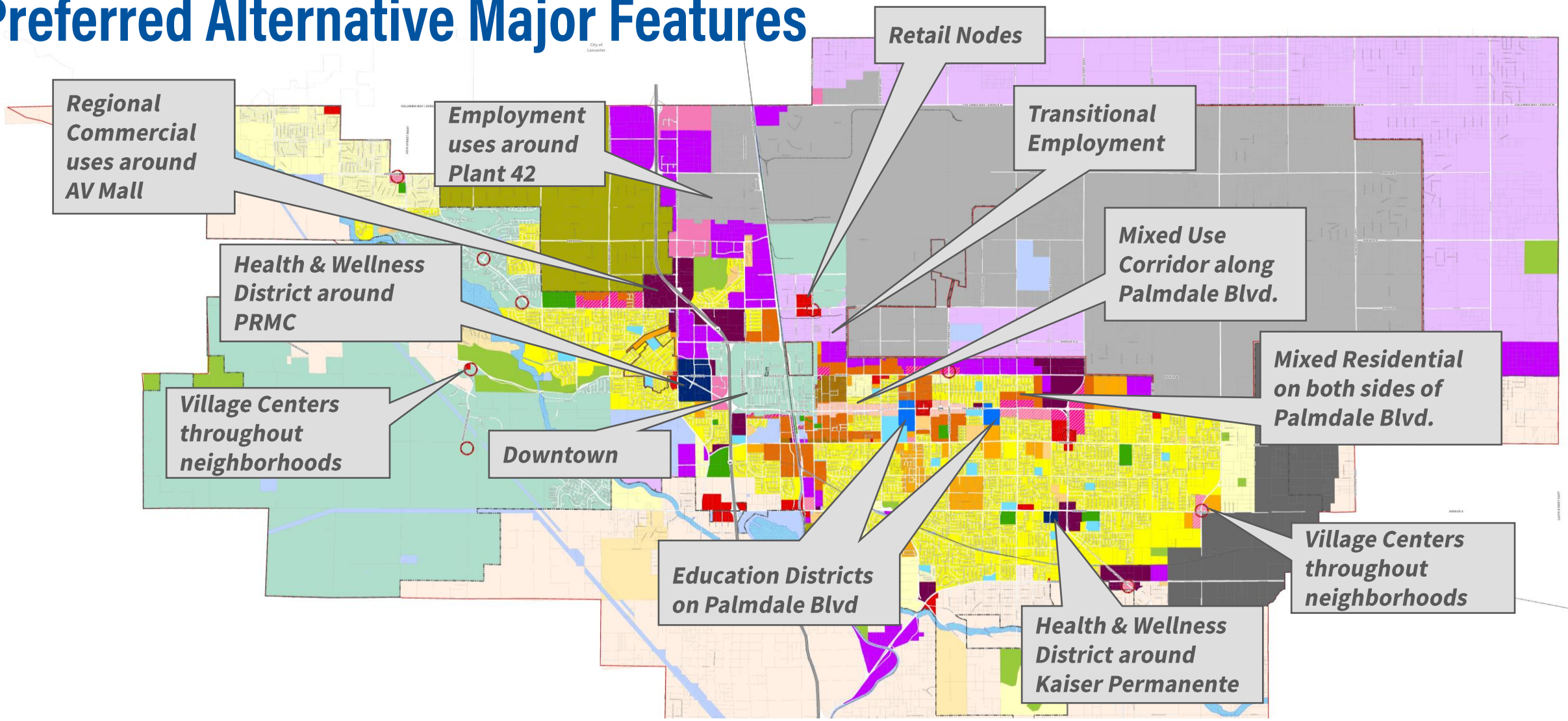


## Land Use and Design Framework

- |                     |                        |                        |                  |                         |                          |                    |                |
|---------------------|------------------------|------------------------|------------------|-------------------------|--------------------------|--------------------|----------------|
| City Boundary       | Major Highway/Arterial | Mid Town District      | Downtown         | Plant 42                | Employment District      | Civic District     | Multi-Use Node |
| Sphere of Influence | Railroad               | Existing Neighborhoods | Medical District | Transitional District   | Future Employment        | Open Space         | Village Center |
| California Aqueduct | Transit Station        | Future Neighborhoods   | Mall District    | Mixed Business District | Resource Extraction Area | Mixed-Use Corridor |                |
|                     | Airport Terminal       |                        |                  |                         |                          |                    |                |



# Preferred Alternative Major Features



## 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

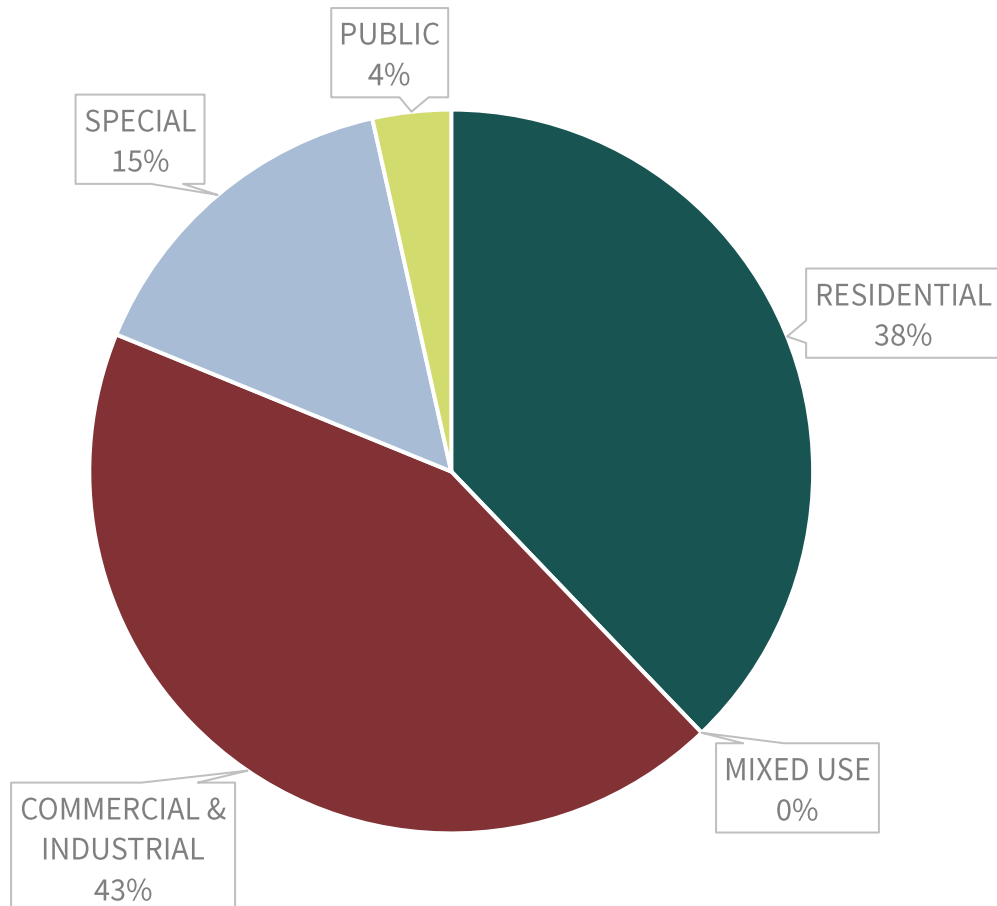
## Public

- Public Facility-Park
- Open Space

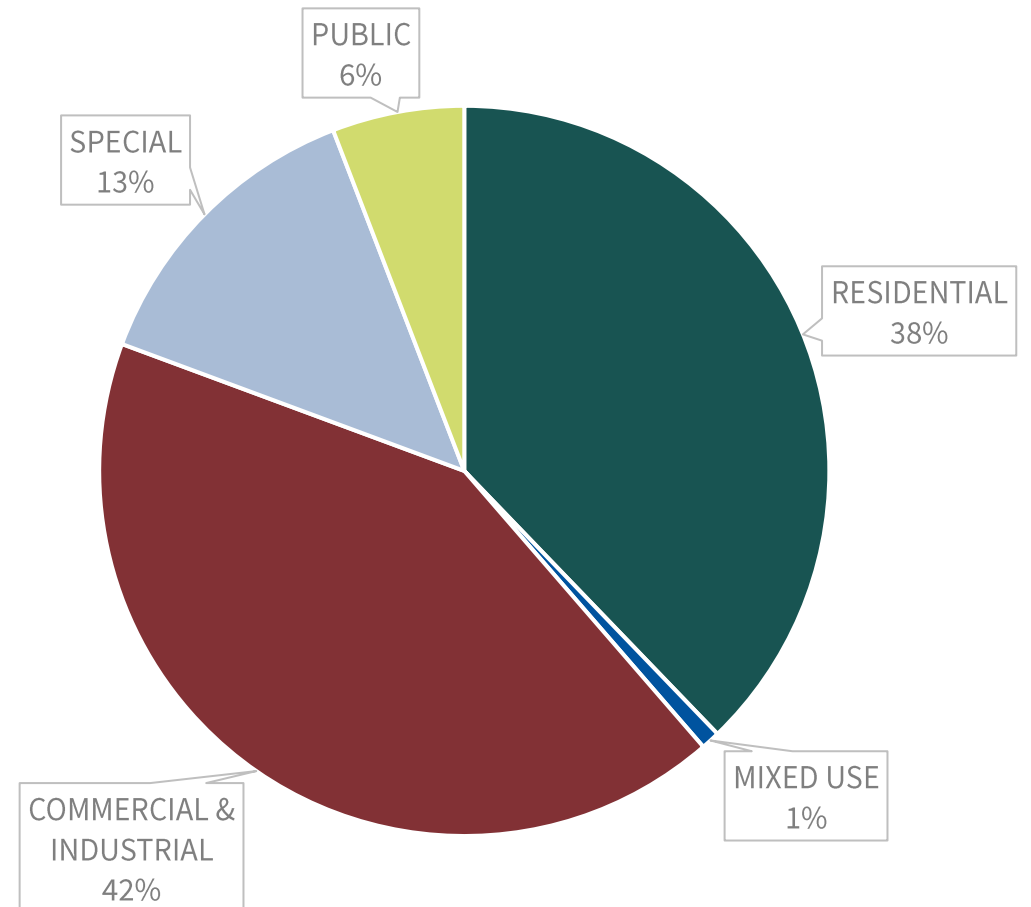
- City Boundary
- Sphere of Influence
- "Village Centers"
- Major Highway/Arterial
- Railroad
- Water Body/Aqueduct

# Land Use Breakdown + Comparison

## Current General Plan



## Preferred Land Use Alternative





# Preferred Land Use Alternative Metrics

## TOTAL HOUSEHOLDS



## ANNUAL VEHICLE MILES TRAVELLED PER HOUSEHOLD



## ANNUAL HOUSEHOLD COST: TRANSPORTATION + ENERGY + WATER



## TOTAL JOBS



## WALKING/BIKING TRAVEL MODE SHARE





**Questions?**

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# Village Centers + Multi-Use Nodes

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- **Village centers** offer a mix of residential uses and daily goods and services within neighborhoods in a mixed-use setting
- Consist of a variety of land use designations including
  - Mixed Use 1 (MU1)
  - Mixed Use 2 (MU2)
  - Neighborhood Commercial (NC)
- Include publicly accessible plazas or courtyards connected to the larger pedestrian and bicycle network
- **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.
- Consist of a variety of land use designations including
  - Regional Commercial (RC)
  - Visitor Commercial (VC)
- Include publicly accessible plazas or courtyards connected to the larger pedestrian and bicycle network

# Village Centers

Retail with gathering areas



Residential

Retail

*Vertical Mixed Use*



Office

Retail

Residential

*Horizontal Mixed Use*



# Village Centers + Multi-Use Nodes

## Village Centers

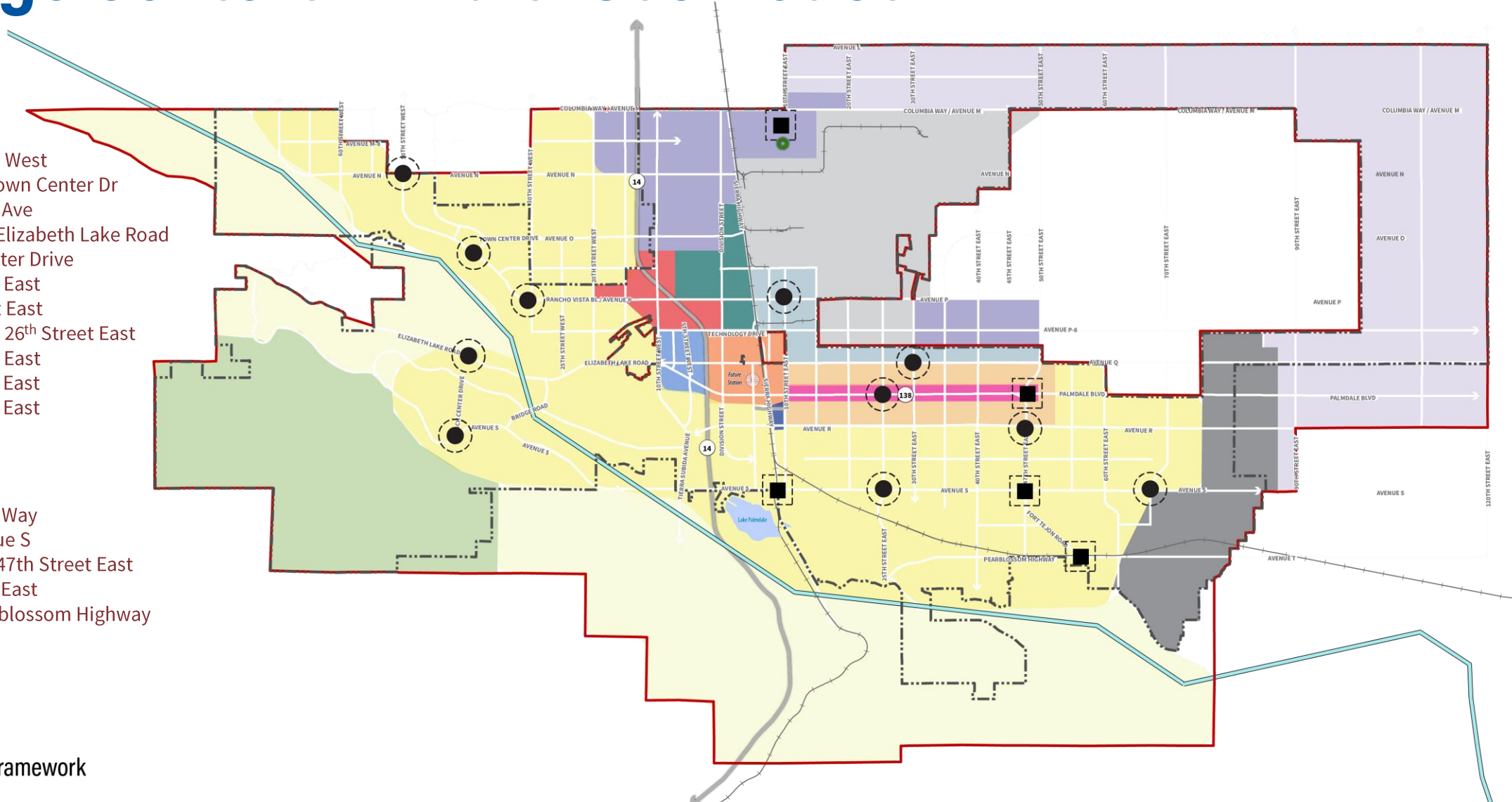
- Avenue N and 50<sup>th</sup> Street West
- Rancho Vista Blvd and Town Center Dr
- Rancho Vista and Seville Ave
- Ranch Center Drive and Elizabeth Lake Road
- Avenue S and Ranch Center Drive
- Avenue P and 10<sup>th</sup> Street East
- Avenue Q and 30<sup>th</sup> Street East
- Palmdale Boulevard and 26<sup>th</sup> Street East
- Avenue R and 47<sup>th</sup> Street East
- Avenue S and 25<sup>th</sup> Street East
- Avenue S and 70<sup>th</sup> Street East

## Multi-Use Nodes

- Avenue M and Challenger Way
- Sierra Highway and Avenue S
- Palmdale Boulevard and 47<sup>th</sup> Street East
- Avenue S and 47<sup>th</sup> Street East
- Fort Tejon Road and Pearblossom Highway

## Land Use and Design Framework

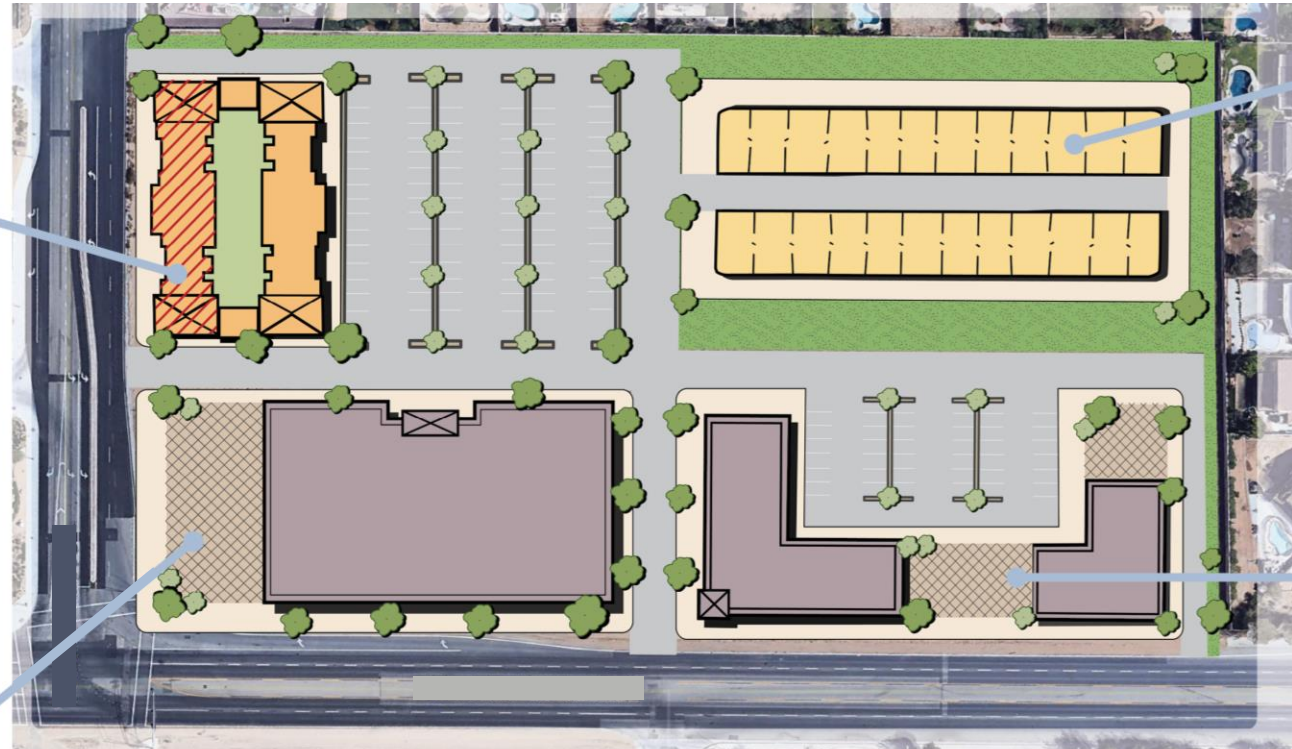
City Boundary	Major Highway/Arterial	Mid Town District	Downtown	Plant 42	Employment District	Civic District	Multi-Use Node
Sphere of Influence	Railroad	Existing Neighborhoods	Medical District	Transitional District	Future Employment	Open Space	Village Center
California Aqueduct	Airport Terminal	Future Neighborhoods	Mall District	Mixed Business District	Resource Extraction Area	Mixed-Use Corridor	



# Example Village Center



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.

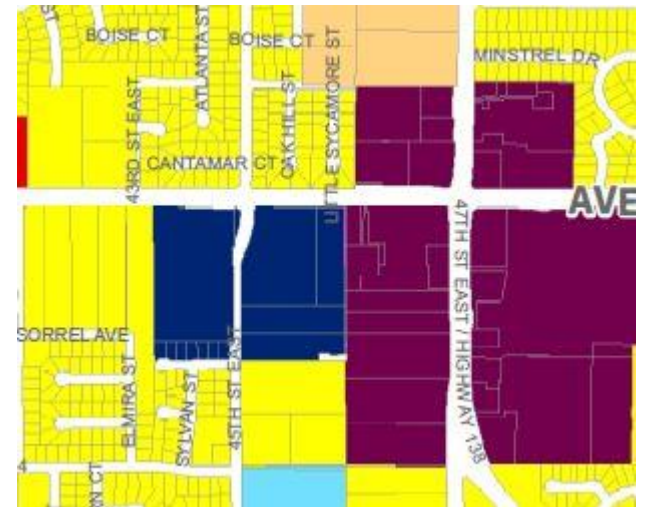


New public gathering places.



# Health & Wellness Districts

- The Health and Wellness designation provides for a mix of public and private medical, health, and wellness uses in a campus setting.
- Allowed uses include emergency medical facilities, medical and supportive offices, healthcare clinics and pharmacies.
- Two locations:
  - Near PRMC (Palmdale Blvd. & 10<sup>th</sup> Street West)
  - Kaiser Permanente (Ave S and 45<sup>th</sup> St)



# Health & Wellness Districts



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

PALMDALE BOULEVARD & 10TH STREET WEST



New medical research facility to support Palmdale Regional Medical Center.



Public gathering spaces and plazas.



Outdoor gathering space.



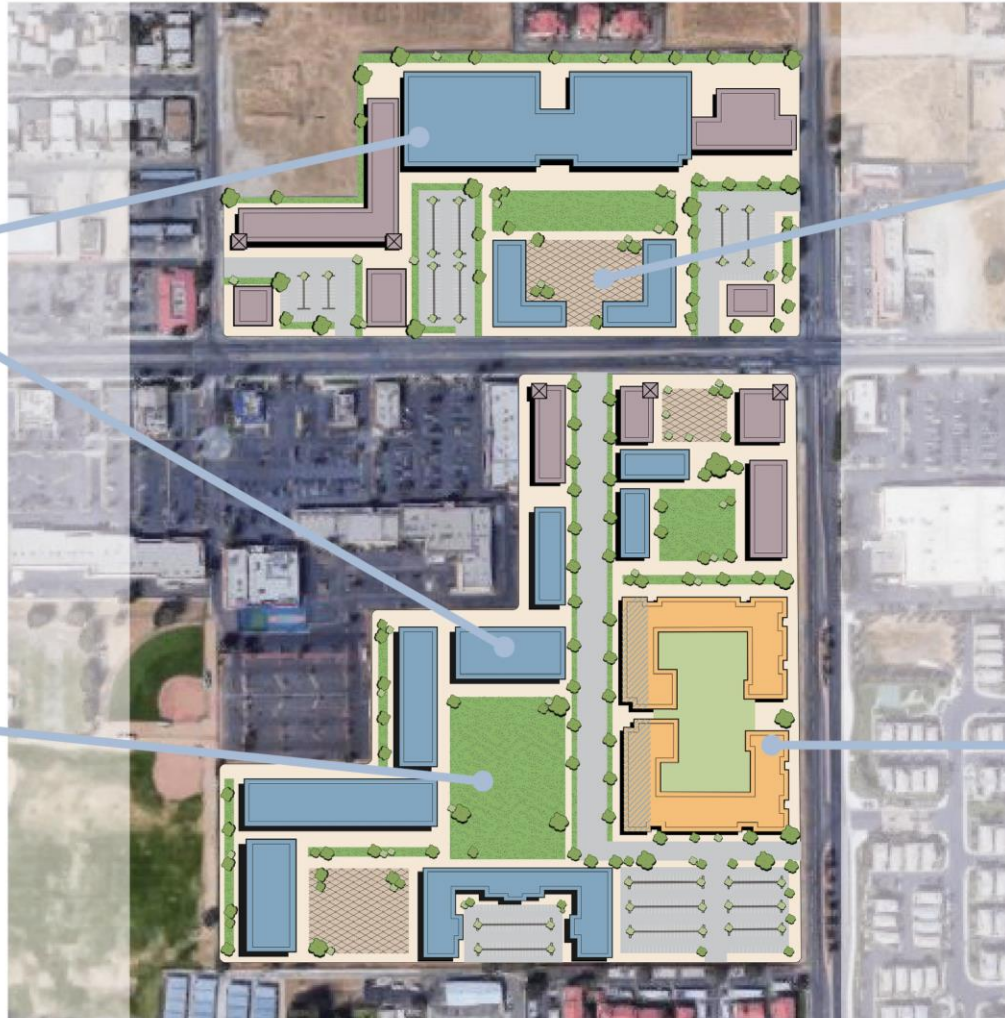
# Education Districts

- The education district provides for a mix of educational types (Education Flex) uses in a campus like setting.
- Allowed **primary** uses: trade schools, public and private higher education facilities, and satellite campuses,
- Allowed **secondary** uses: supportive retail, offices and housing.



# Example Education District

*PALMDALE BOULEVARD & 25TH STREET EAST*



Mix of educational uses.



Public plazas or gathering spaces.



Outdoor collaboration space and flexible plaza space.



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





**Questions?**

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# Community Feedback on the Preferred Land Use Alternative

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# Summary of Phase 3 Engagement

## • GPAC Meetings (Ongoing)

- GPAC Meeting #9 - 37 YouTube views
- GPAC Meeting #10 - 108 YouTube views
- GPAC Meeting #11 – 12 YouTube views

## • Live Presentation + Q&A (2/4/2021)

- 88 live participants, 71 YouTube views

## • Online Survey - English & Spanish (January-February 2021)

- 207 responses, >1,000 views

## • Stakeholder Meetings (2/8/2021)

- One-on-one meetings
- Three focus groups
  - 22 attendees
  - 120 direct phone calls and email invitations

Libro informativo alternativo de uso de suelo preferido de Palmdale

¡Queremos escuchar de ti!

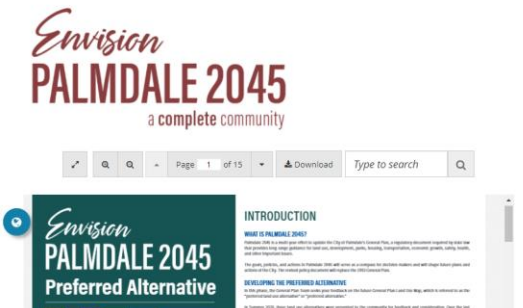
En esta etapa del proceso de Alternativas, nos gustaría que nos brindara sus comentarios sobre la visión y los mapas alternativos de uso de suelo preferido. Estas alternativas actualizadas fueron moldeadas por lo que escuchamos de la comunidad, el Comité Asesor del Plan General, la Comisión de Planificación y el Concejo Municipal, y esperamos recibir más comentarios. Para obtener información adicional, [visite el sitio web de Palmdale 2045 haciendo clic aquí](#), para ver los resultados del taller y la encuesta de las tres alternativas de uso de la tierra.



Palmdale Preferred Land Use Alternative Briefing Book

We Want to Hear from You!

We would like your input on the preferred land use alternative. The preferred land use alternative was shaped by what we heard from the community, General Plan Advisory Committee, Planning Commission, and City Council, and we look forward to receiving more input. For additional background, [visit the Palmdale 2045 website](#) to view the three land use alternatives and other materials.



## Upcoming Events and Next Steps

**Preferred Alternative Community Survey: LIVE NOW!**  
[www.palmdale2045.org](http://www.palmdale2045.org)

Next GPAC meeting #11 – Transportation: February 24, 2021



Planning Commission -  
March 10, 2021



# Summary of Phase 3 Engagement - Print

- Press releases (English and Spanish)
  - Antelope Valley Press, Antelope Valley Times, and Antelope Valley Daily News
- Digital announcements in Palmdale Connections
- Weekly E-blasts (English and Spanish)
- Council announcements
- Workshop posters (English and Spanish)
  - City Hall, Palmdale Transportation Center, Yucca House Community Garden, Marie Kerr Center, Dominic Massari Park, Pelona Vista Park, Chambers of Commerce
- Workshop flyers (English and Spanish)
  - Palmdale School District for distribution in their lunch program, City Hall, Marie Kerr Center, Dominic Massari Park, Pelona Vista Park, Legacy Commons Senior Center, Chambers of Commerce, SAVES, and SALVA
- Postcards (English and Spanish)
  - Library book pick-up program and City public counters
- Print advertisements (English and Spanish)
  - El Sol Magazine, AV Smart Buys and Palmdale Connections Magazine





# Summary of Phase 3 Engagement - Online

- Paid and organic social media posts (English and Spanish)
  - Instagram, Facebook, and NextDoor
- Digital geotargeting (English and Spanish)
- Spanish ad via Café Con Leche radio show
- Spanish radio promo
- Adelman Broadcasting Station Promo
- The Palmdale Minute weekly video segment (English and Spanish)
- Digital announcements in Palmdale Connections
- Electronic billboard (English and Spanish)
- Council announcements



# GPAC Feedback on Preferred Alternative

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- **Health & Wellness Districts:**

- One should be located near 40<sup>th</sup> or 47<sup>th</sup> streets to better serve the Eastside of Palmdale
- Incorporate senior living facilities

- **Village Centers:**

- Desire for more village centers, specifically on the eastside of Palmdale

- **Education Districts:**

- Need for larger education district on the eastside of Palmdale
- Would like to see enough land for a 4-year campus



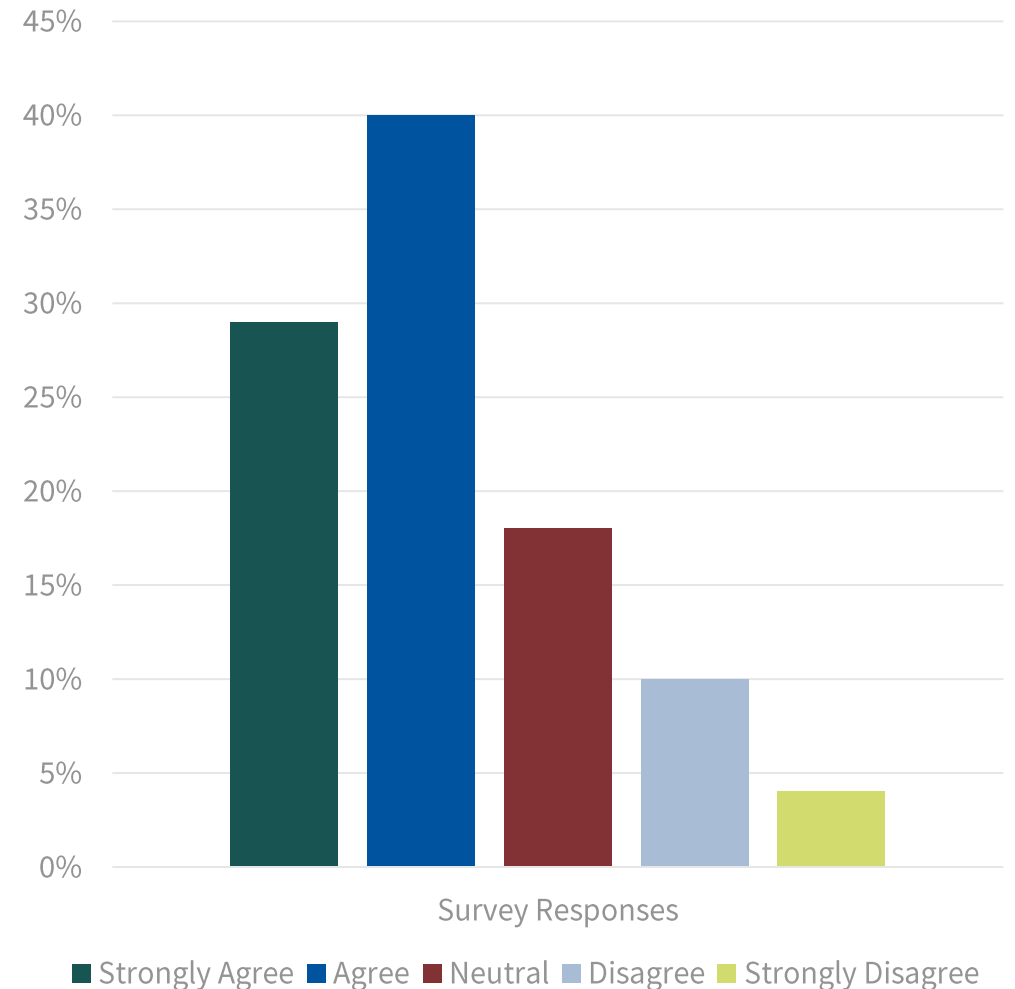
# Preferred Alternative Survey Feedback

## *Overall Preferred Land Use Alternative*

- **69% Strongly Agree or Agree**
  - 18% Neutral
  - 10% Disagree
  - 4% Strongly Disagree

## Public Input

- Appreciate the land use alternative's flexibility
- Hopeful for the future of Palmdale and implementation of the preferred alternative vision
- Hope to eliminate inequities and division across Palmdale through the General Plan process



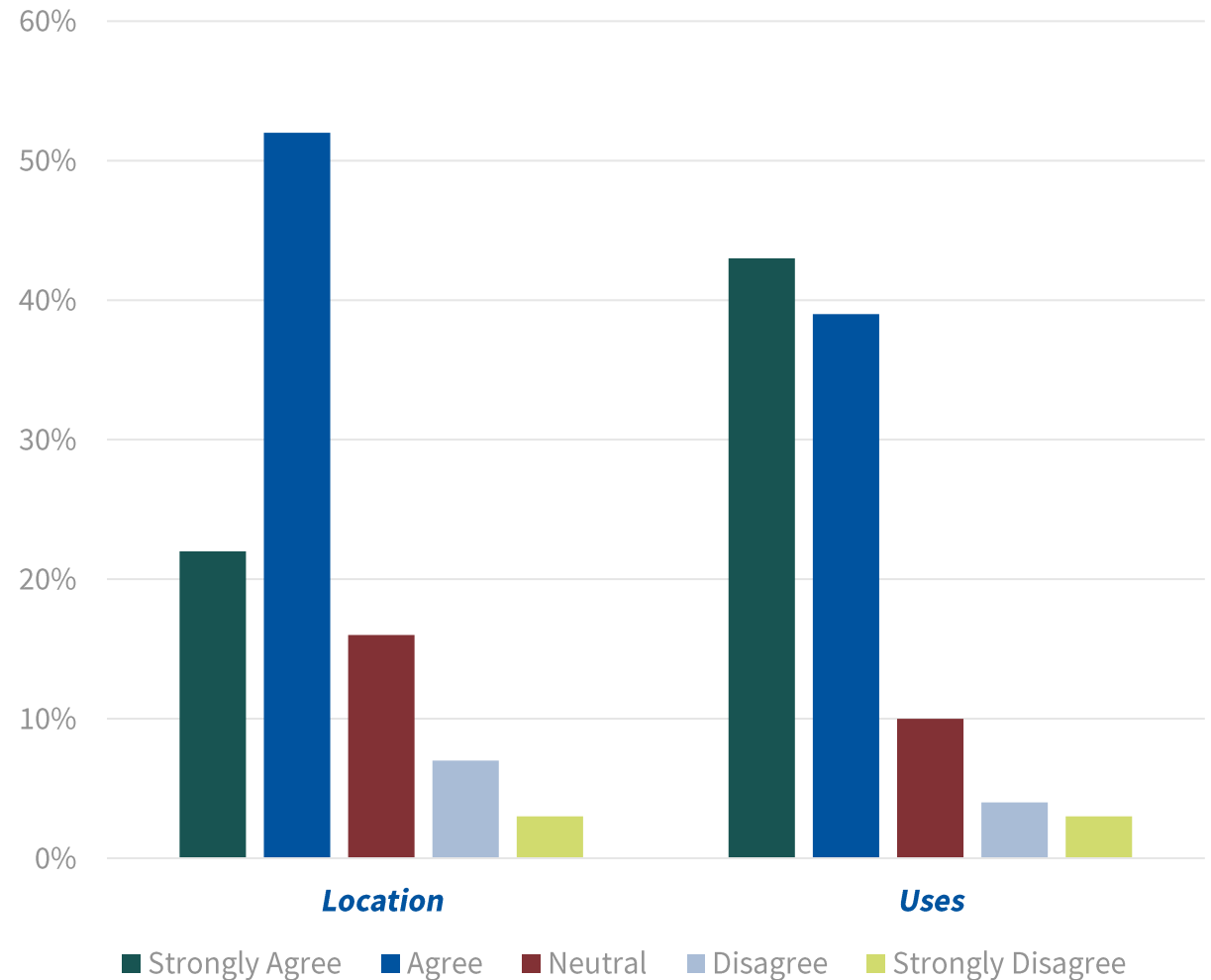
# Preferred Alternative Survey Feedback

## Village Centers

- **Location of Village Centers**
  - **73% Strongly Agree or Agree**
    - 16% Neutral
    - 7% Disagree
    - 3% Strongly Disagree
- **Uses in Village Centers**
  - **82% Strongly Agree or Agree**
    - 10% Neutral
    - 4% Disagree
    - 3% Strongly Disagree

## Public Input

- Some desire to keep village centers only commercial, while others want to see more mixed-use in village centers
- Promote inclusivity and accessibility, offer community resources (focus group), promote non-profit users (focus group)





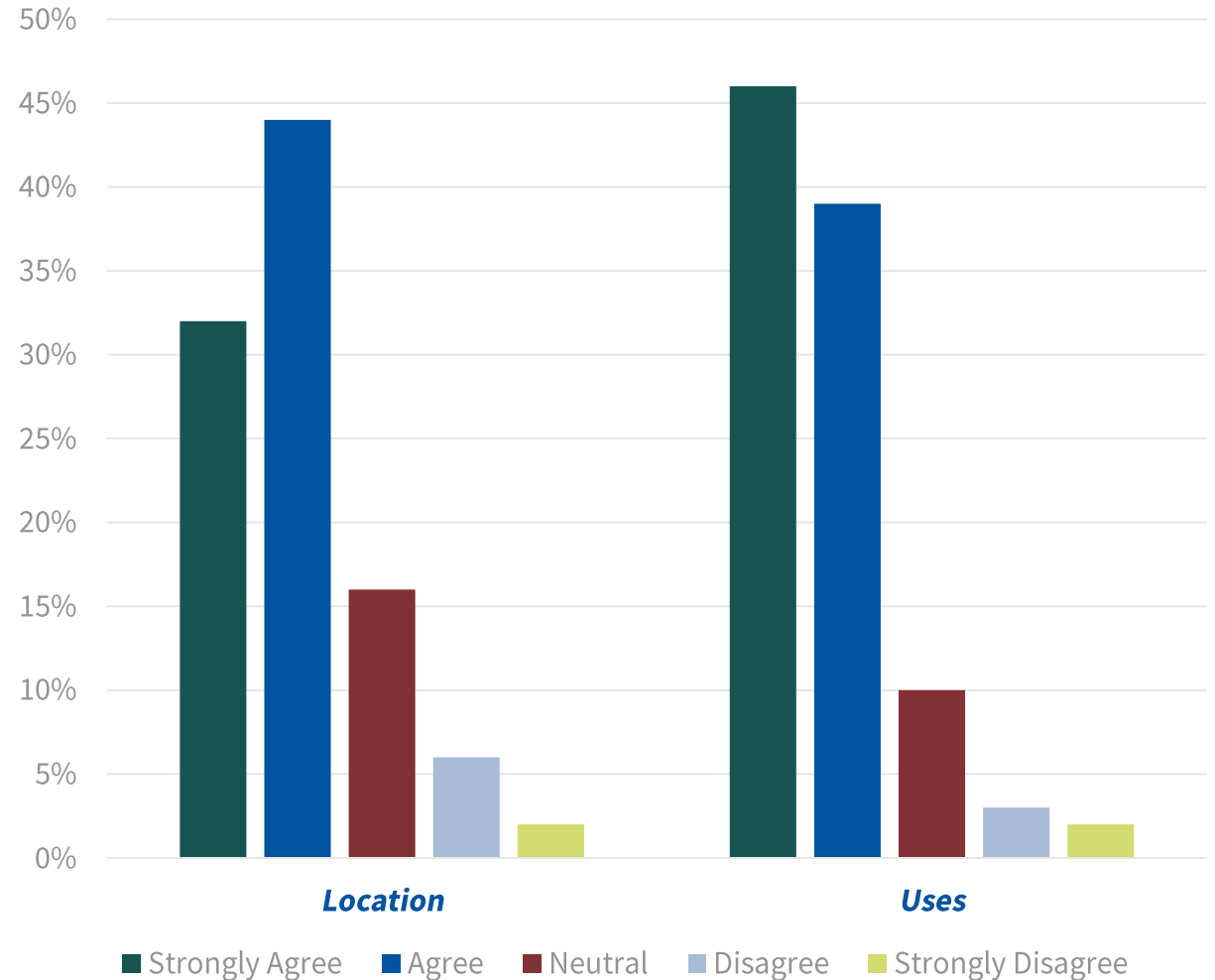
# Preferred Alternative Survey Feedback

## Health & Wellness Districts

- **Location of Health & Wellness Districts**
  - **76% Strongly Agree or Agree**
    - 16% Neutral
    - 6% Disagree
    - 2% Strongly Disagree
- **Uses in Health & Wellness Districts**
  - **85% Strongly Agree or Agree**
    - 10% Neutral
    - 3% Disagree
    - 2% Strongly Disagree

## Public Input

- Need for additional hospital facility on the Eastside
- Need to address populations that are unhoused and those with health disparities



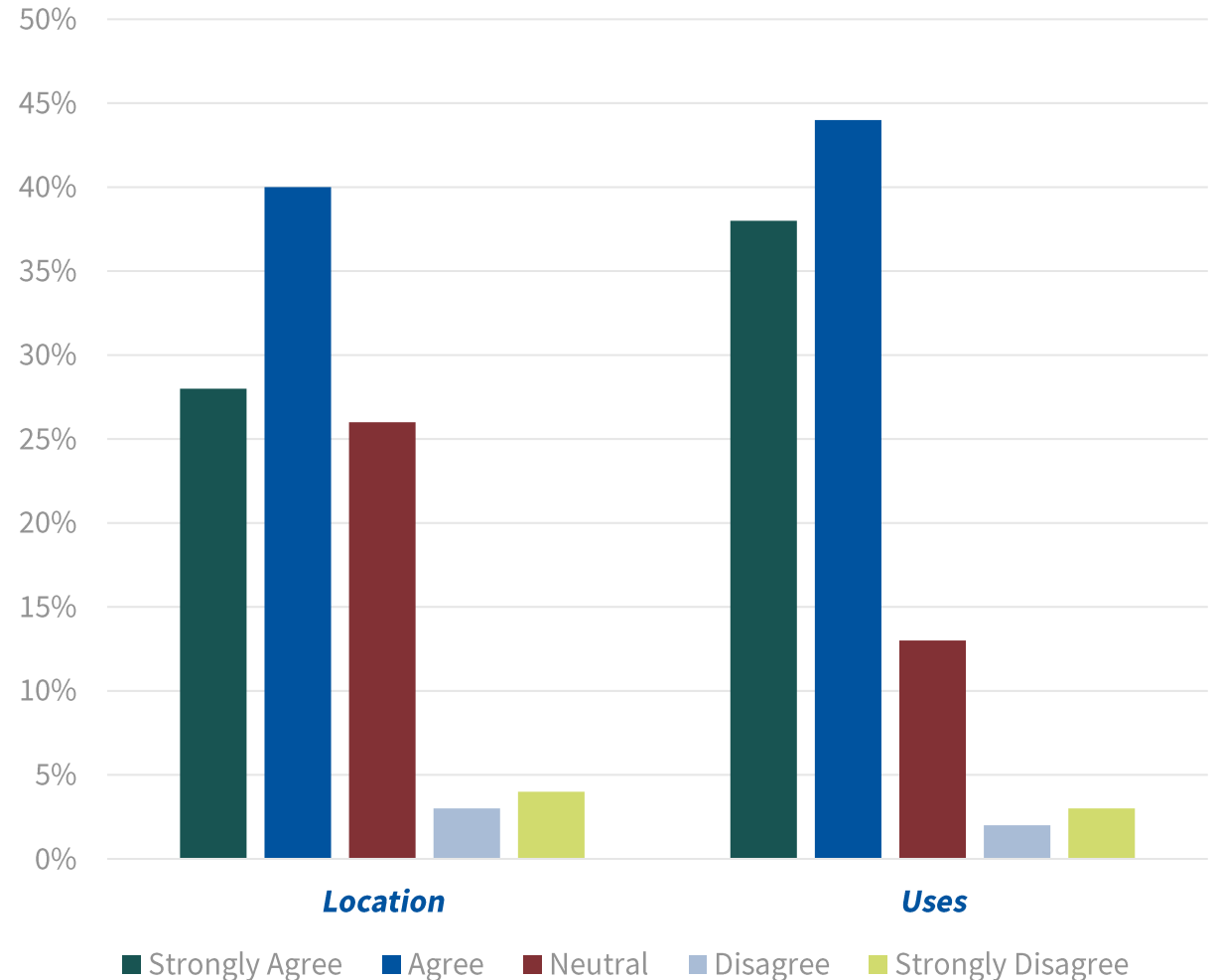
# Preferred Alternative Survey Feedback

## Education Districts

- **Location of Education Districts**
  - **67% Strongly Agree or Agree**
    - 26% Neutral
    - 3% Disagree
    - 4% Strongly Disagree
- **Uses in Education Districts**
  - **82% Strongly Agree or Agree**
    - 13% Neutral
    - 2% Disagree
    - 3% Strongly Disagree

## Public Input

- Need centralized Education District that serves the Westside
- Desire for larger education district on the eastside (GPAC)







**Questions?**

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# Proposed Changes to the Preferred Alternative Based on Community Feedback

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# Considerations for Refining Preferred Alternative

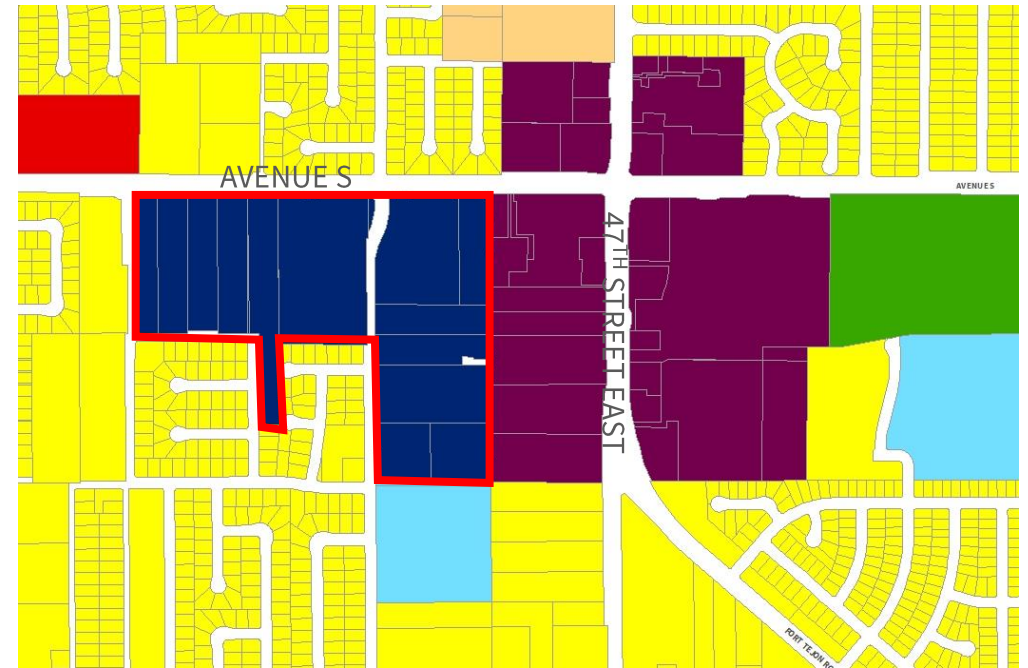
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- **Health & Wellness Districts:**
  - Expand Medical District at Avenue S and 47<sup>th</sup> Street East
  - Expand allowed uses to include:
    - Senior housing
    - Educational/vocational training facilities
- **Education Districts:**
  - Consider additional area for Education District at Palmdale Blvd. & 47<sup>th</sup> Street East
- **Village Centers:**
  - Designate Village Centers to be either all commercial or with mixed-use as appropriate
- **Parks and Open Space:**
  - Consider showing general locations for future parks and trails
- **Plant 42:**
  - Further limit incompatible uses in the adjacent areas

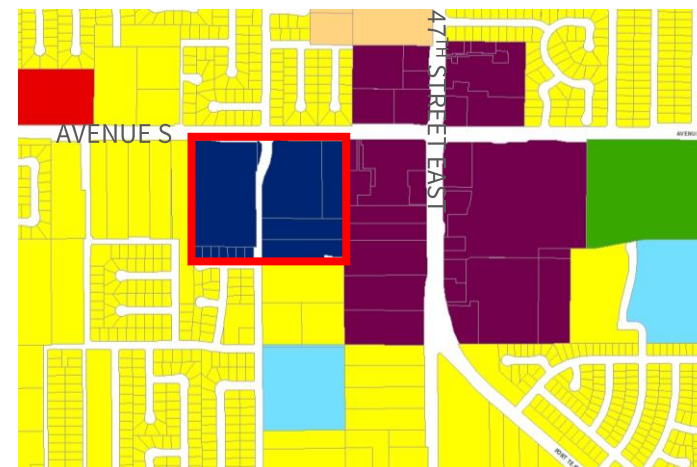
# Health & Wellness

- Expand Medical District at Avenue S and 47th Street East.
- Expand allowed uses to include:
  - Senior housing
  - Assisted living and supportive care uses
  - Educational/vocational training facilities

*Proposed Changes to Health & Wellness District*



*Preferred Land Use Alternative*

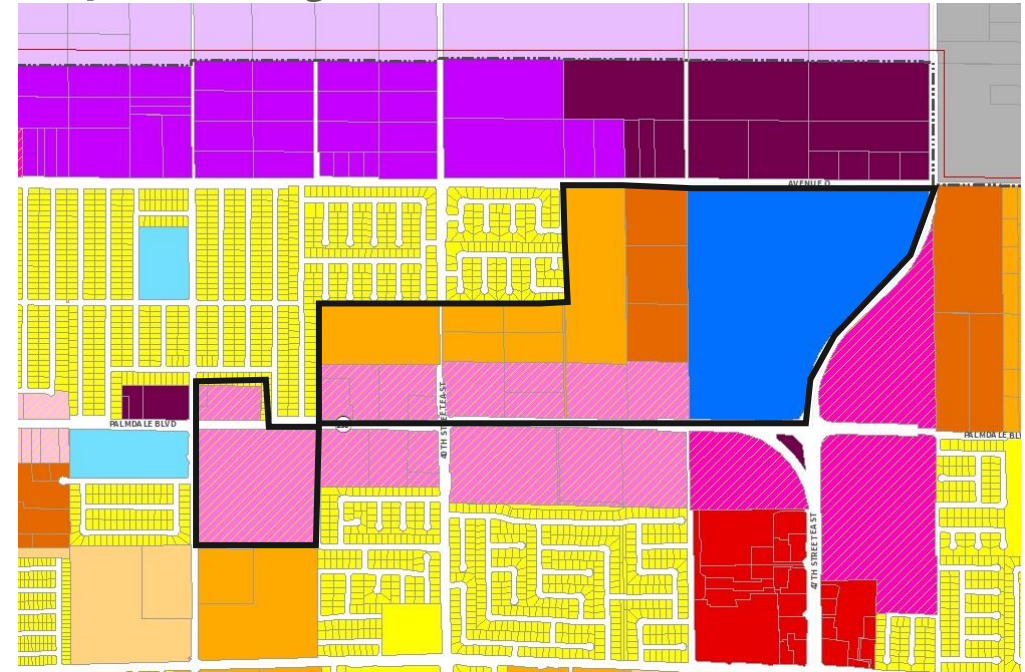




# Education District

- Designate approximately 111 acres at the northwest corner of Palmdale Boulevard and 47<sup>th</sup> Street east as Education Flex.
- Adjust surrounding designations to address this change including redesignate the Education District at Palmdale Blvd. & 35th Street East (next to the Palmdale Aerospace Academy) with mixed use designations.
- Allow education-related uses in the Health and Wellness Districts to allow for vocational training uses in the PRMC district.

*Proposed Changes*



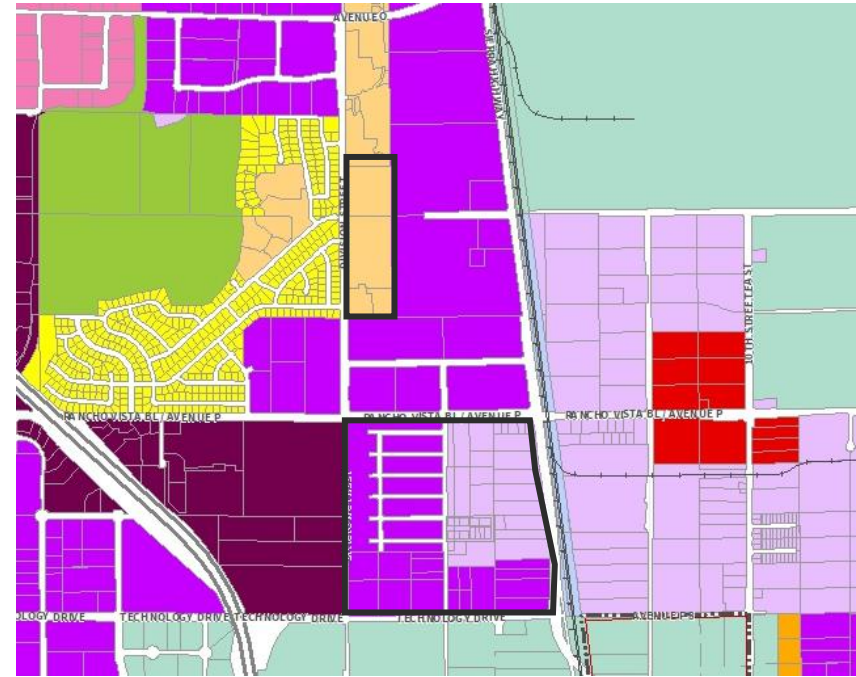
*Preferred Land Use Alternative*



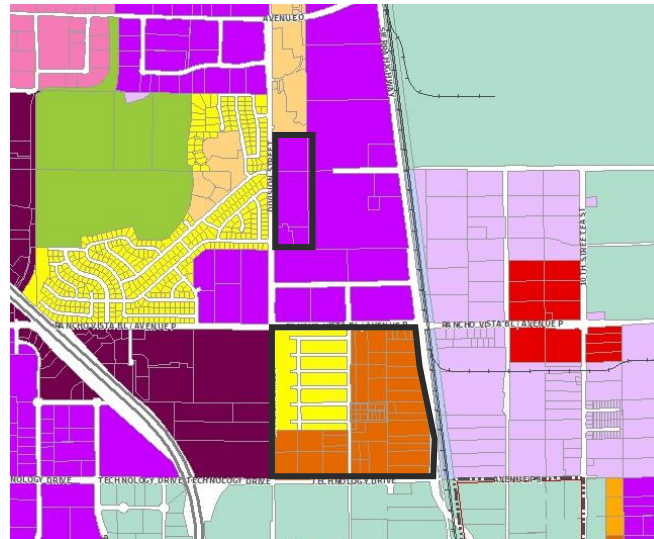
# Surrounding Plant 42

- Designate land within APZ2 between Rancho Vista Blvd., Technology Avenue, Division Street and Sierra Highway as Employment Flex and Industrial.

*Proposed Changes*



*Preferred Land Use Alternative*







**Questions?**

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# Upcoming Events and Next Steps

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# Thank you!

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**City of Palmdale**

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