

Thank you for joining us! The presentation will begin shortly.

Para escuchar la presentación en español, llame al 1-866-899-4679, código de acceso 593-934-637.

Connecting to Audio:

- Please make sure you connect to audio through your computer or by calling in by phone. To connect by phone, please call 1-877-309-2074, enter the Access Code 940-773-954, and then enter your unique Audio PIN which will appear on your screen.
- If you are having audio issues, please try the following: On the right-hand panel of your screen, under the Audio Tab, select to use either your computer audio or join via phone call. For phone call, dial the Access Code 940-773-954 and Audio PIN on the right-hand panel of your screen.

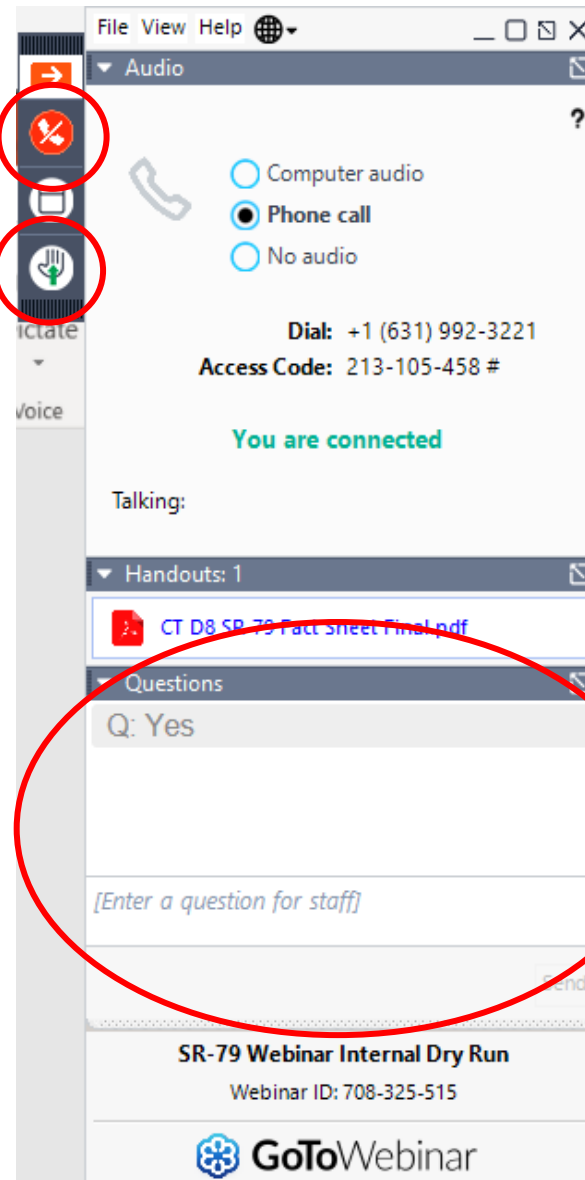
Please note that the audience will be automatically muted during the presentation.

If you have not already, please use this time to take our survey on the project website, Palmdale2045.org

GoToWebinar Control Panel

Mute / Unmute

Hand Raise feature



Comments and questions can also be submitted via text message by texting **1-661-241-8994** during the meeting.

Please note that all questions and comments will be monitored by the project team.

Comments or questions that contain profanity or offensive language will not be read during the meeting. Participants who use profanity or offensive language during the verbal comment periods will be immediately muted and will need to submit their questions and comments in writing.

Question Box



Welcome + Introductions

Agenda

- Provide a brief overview of where we are in the process
- Review what we heard back during the first phase of community engagement
- Review community vision themes
- Discuss and answer questions about the land use alternatives



What is a General Plan?

“Vision about how a community will grow, reflecting community priorities and values while shaping the future.”

- Long-term policy document to **guide the future actions** in Palmdale
- Establishes the **City’s vision** for the next 25 years
- Preserves and enhances **community strengths**
- Addresses **topics of concern**
- Enables the community to come together to develop a **shared vision for the future**
- Incorporate new ideas around **healthy communities, climate change, sustainability, social equity, and environmental justice**

What is a General Plan?

A General Plan is like a road map for the future of Palmdale.



1



General Plans describe the community's vision and identifies strategies for managing preservation and change.



The State of California requires every city and county to have a General Plan to guide growth.

2

3

General Plans typically include goals, policies, implementation strategies and supporting graphics.



These components work together to convey a long-term vision that will guide local decision making.



4

5

The General Plan also plays an important role in regulating land use. Its policies and maps form the foundation for City ordinances, guidelines and plans.



Palmdale 2045 Project Schedule



COMMUNITY ENGAGEMENT

Community Engagement Activities to Date

Summary of Phase 1 Engagement

- **Stakeholder Focus Groups (March 2019)**
 - 50 attendees
- **Workshop #1 (August 2019)**
 - 2 meetings, 82 participants
- **Community Survey #1 (April-August 2019)**
 - 762 responses
- **Pop-Up Workshops (September-November 2019)**
 - 5 events, 490 participants
- **GPAC Meetings (Ongoing)**
 - 8 meetings to date, 15 members



Major Vision Themes



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

POLL

Questions?

What is Land Use?

What is Land Use?

Residential



Retail, Service + Hospitality



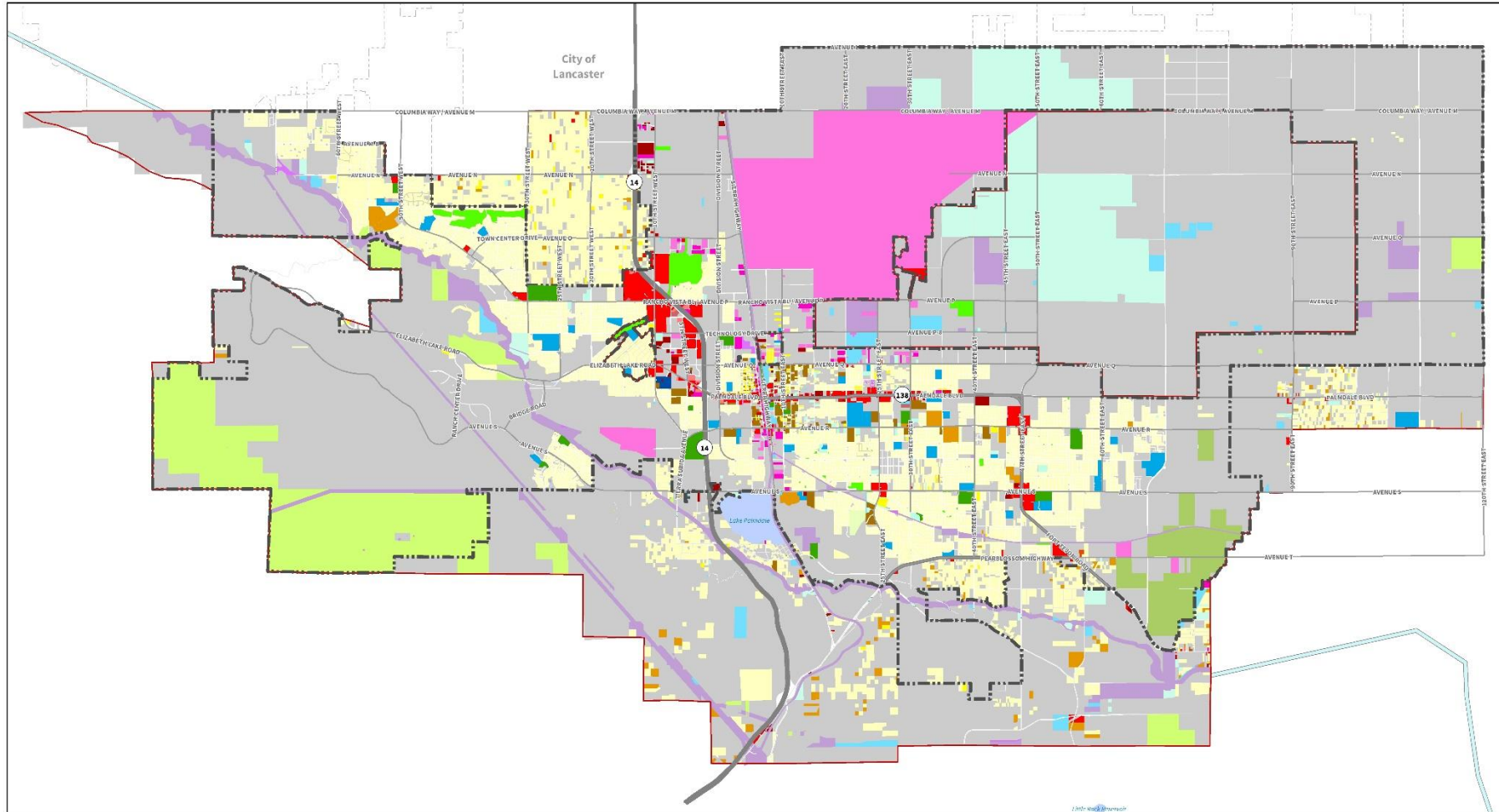
Office, R+D + Industrial



Public + Institutional



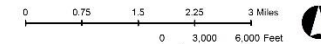
Existing Land Use (What's on the ground)



Existing Land Use

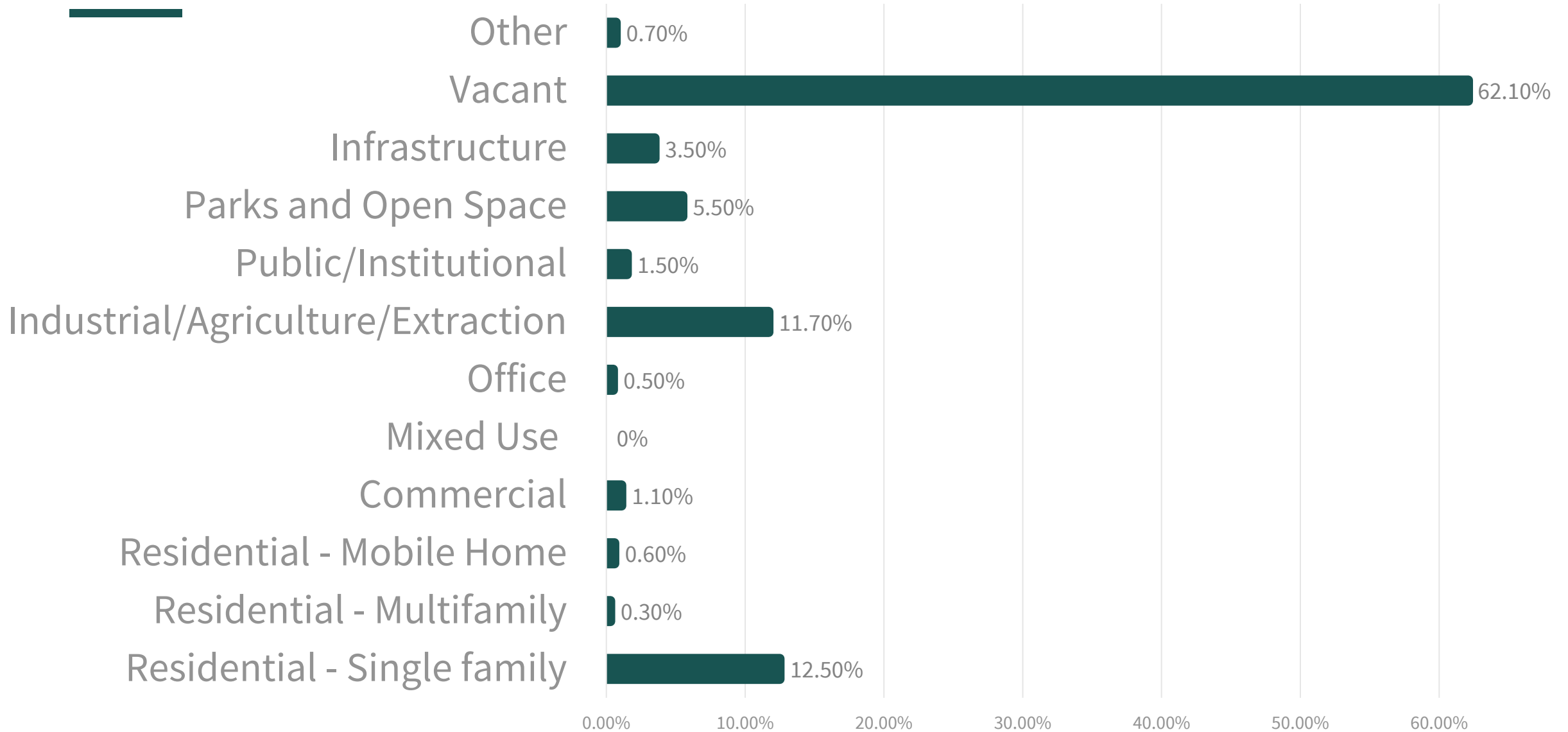
- City Boundary
- Sphere of Influence
- California Aqueduct
- Major Highway/Arterial
- Railroad
- Water Body
- Park

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



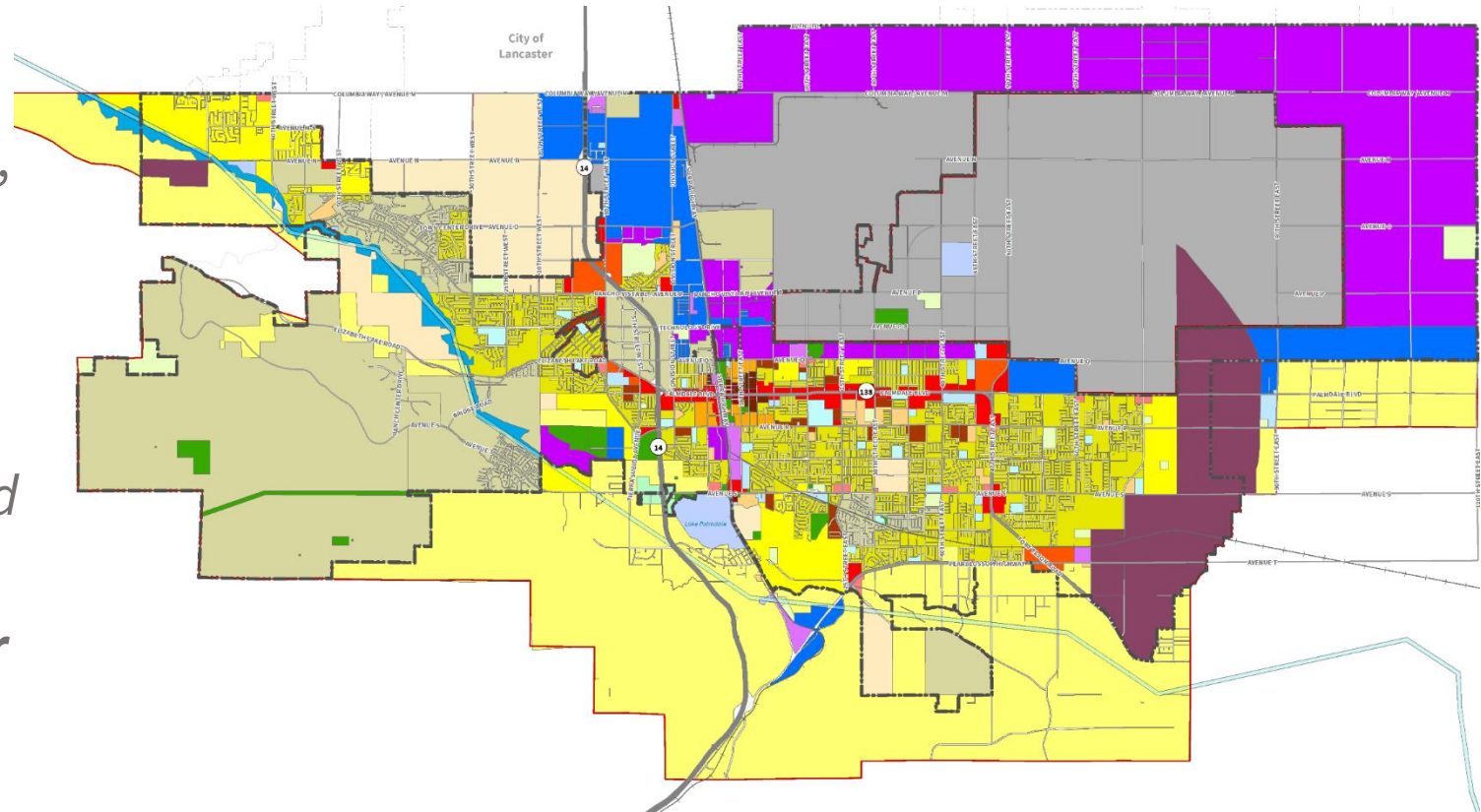
Data Sources: City of Palmdale GIS data; World Terrain Base, 2015 ESRI, USGS, NOAA.
Produced by Raimi - Associates
March 2019

Existing Land Uses

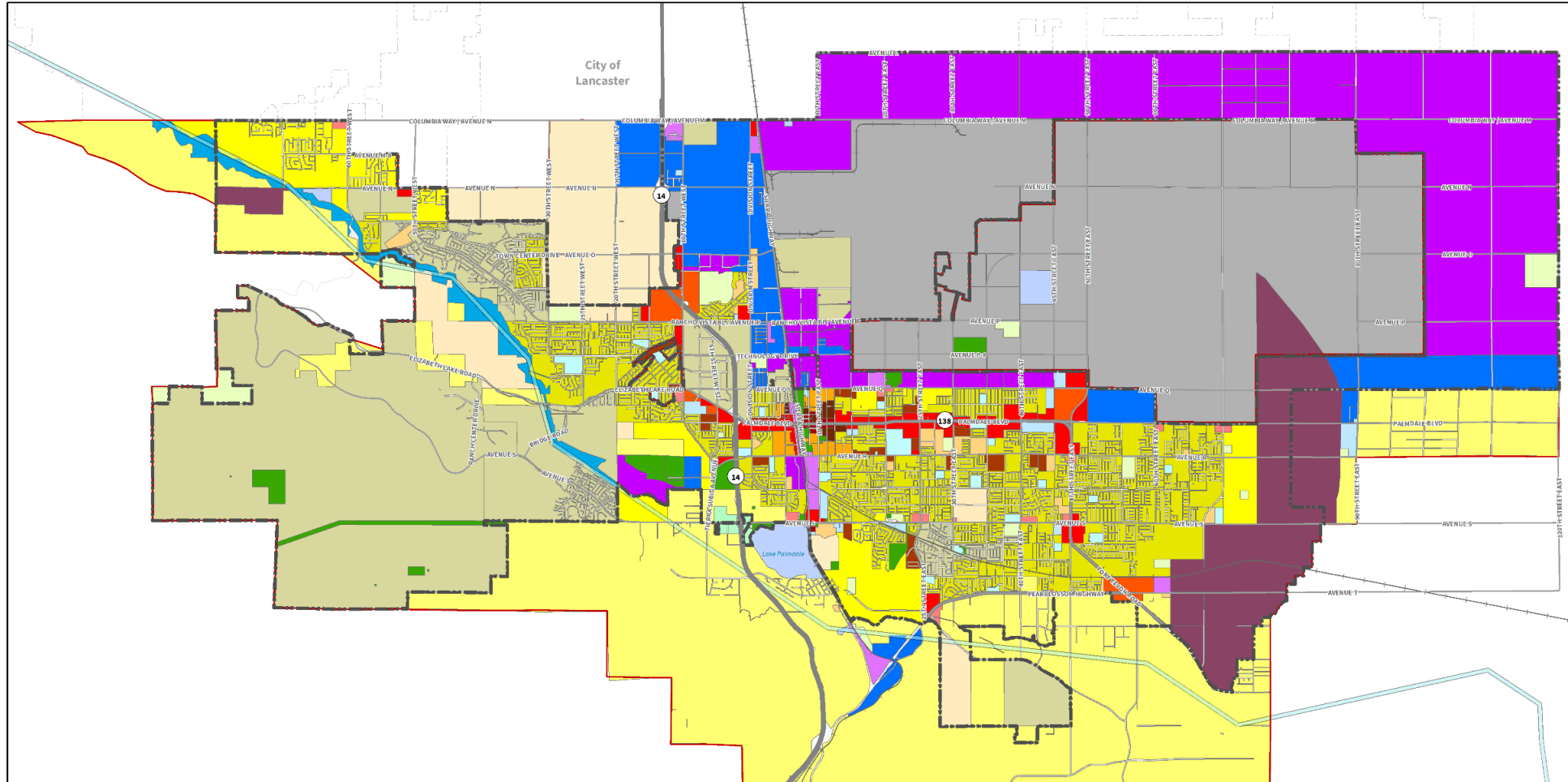


What are General Plan Land Uses?

- Establish **policy direction**
- Designations show the proposed distribution, location, and extent of **land uses** and **density** in the City
- Maps focus on **future growth** and physical development (*not necessarily what's on the ground now*)
- The map is **supported by other policies**. Other Elements ensure there is adequate infrastructure and services



Current General Plan Land Use



General Plan

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

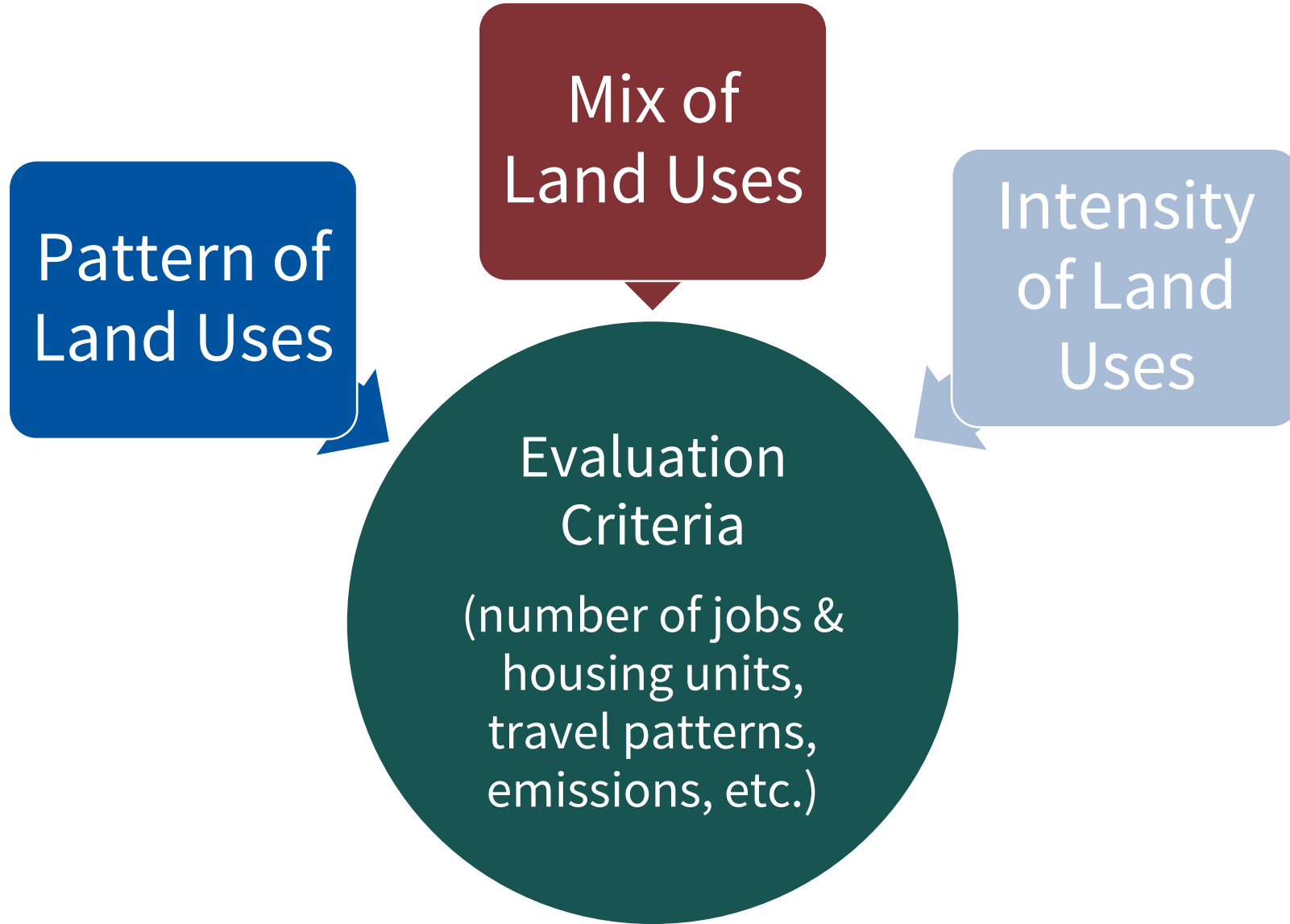
Equestrian Residential (ER)	Medium Residential (MR)	Neighborhood Commercial (NC)	Business Park (BP)	Open Space (OS)
Single Family Residential 1 (SFR-1)	Medium High Density Residential (MHDR)	Community Commercial (CC)	Office Commercial (OC)	Park/Public Facility (PF)
Single Family Residential 2 (SFR-2)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



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

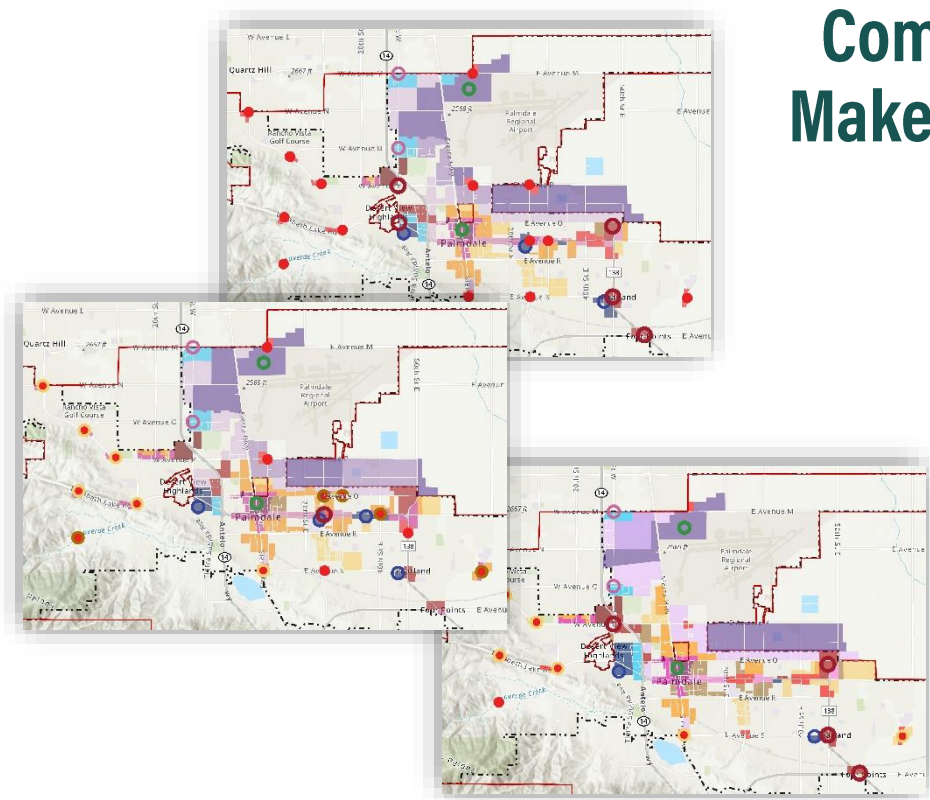
Overview of Land Use Alternatives

What Do the Alternatives Test?



Progressing from Alternatives to Land Use Map

Alternatives
Summer 2020

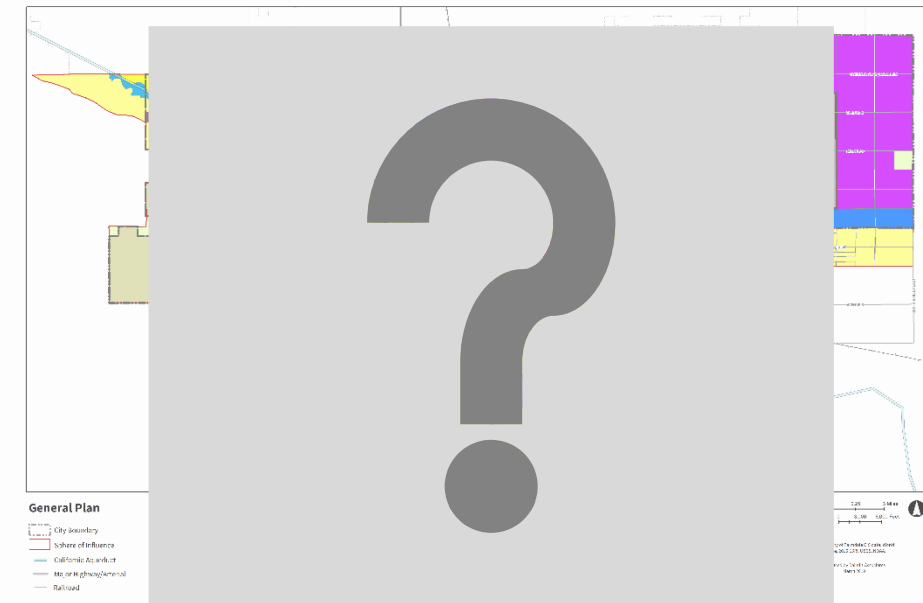


Community + Decision-Maker input and direction



General Plan Land Use Map
(Preferred Alternative)

Fall – Winter 2020





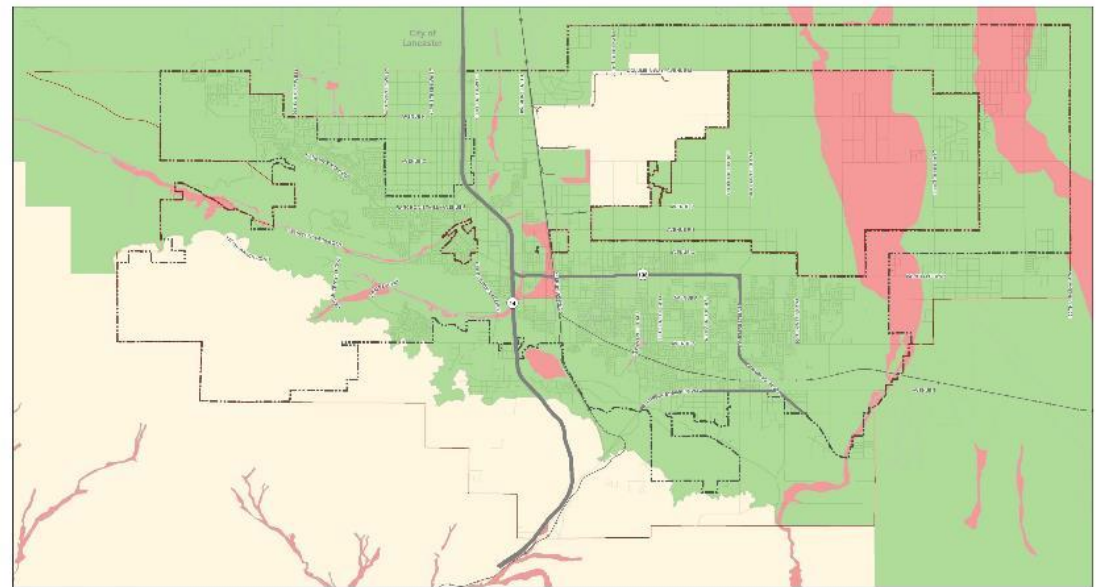
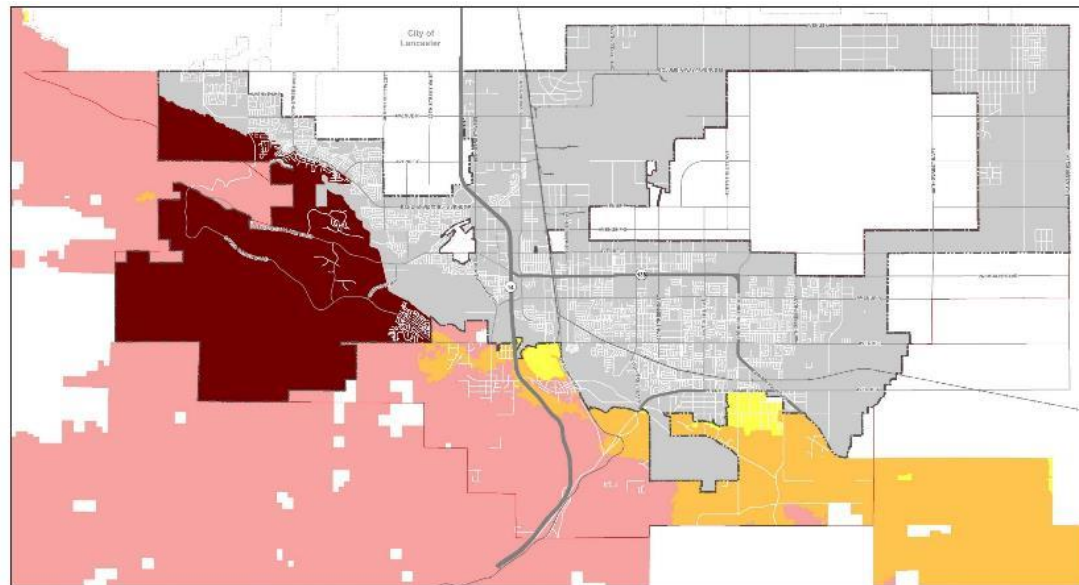
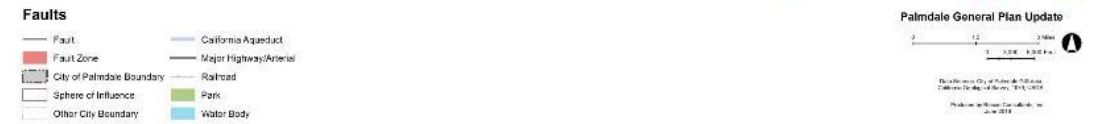
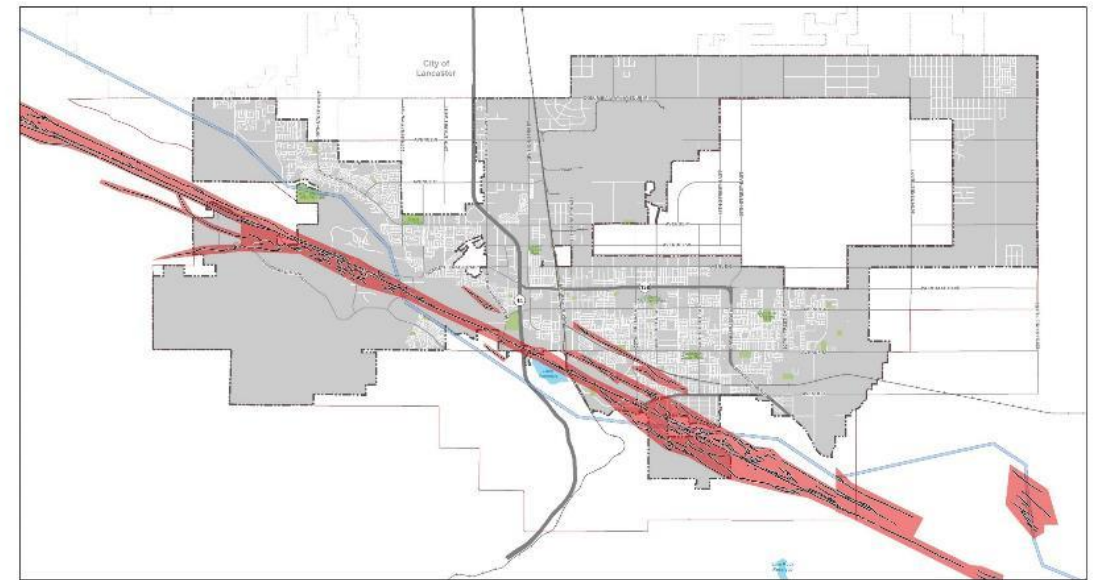
Questions?

Development Constraints Analysis



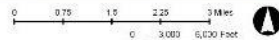
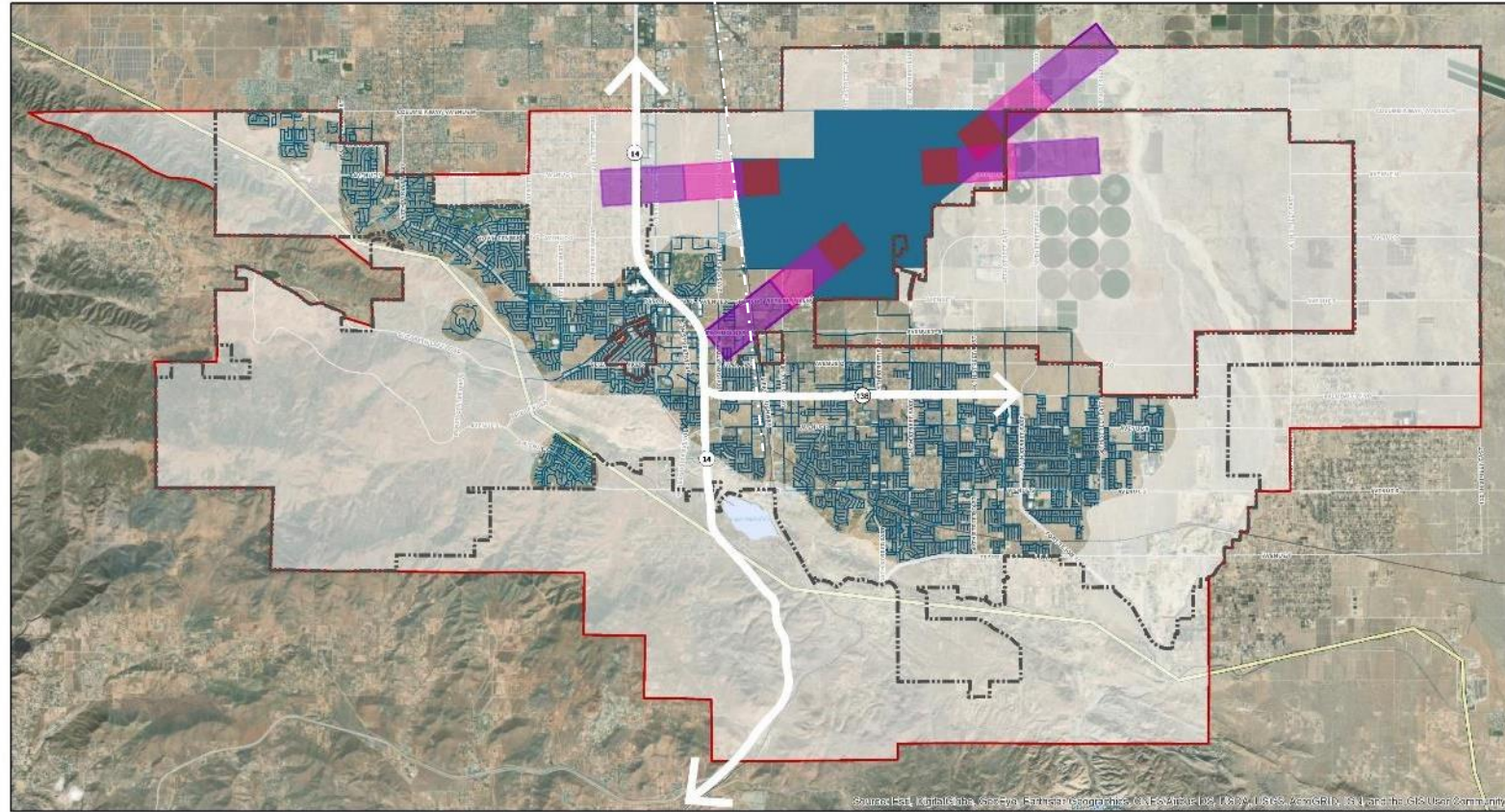
Natural Constraints

- Wildfire Zones
- Flood Zones
- Earthquake Fault Zones



Human-Made Constraints

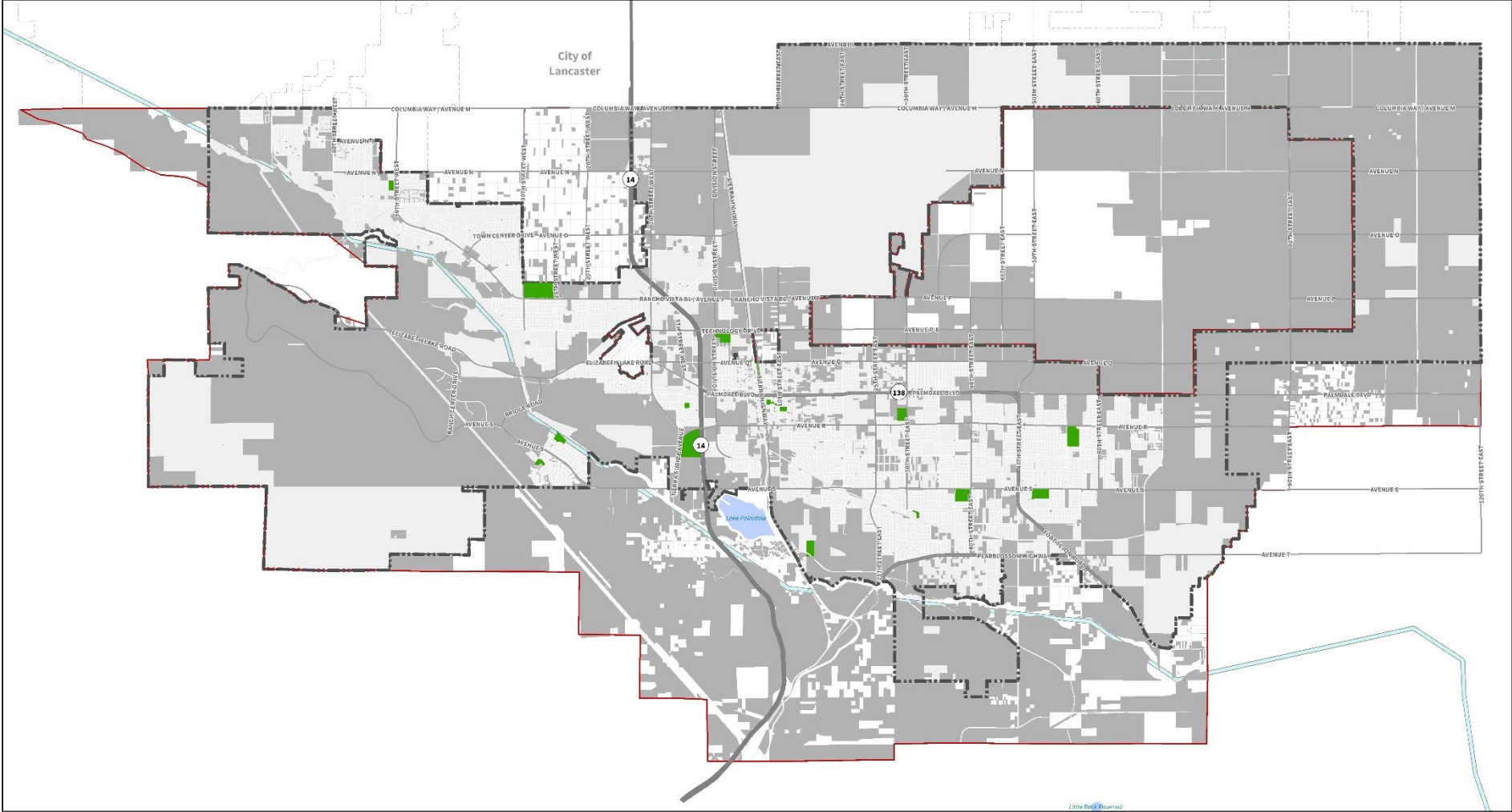
- Plant 42 and Airport Zones
- Palmdale Boulevard SR-138 (Caltrans control)
- California Aqueduct
- SR-14
- Lack of utility infrastructure
- Rail line (UPR and CA HSR)



Data Source: City of Palmdale - GIS data, World
Terrain Data, 2015 FDOT, USGS, NOAA

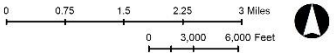
Produced by Robert Associates
March 2016

Vacant Land



Vacant Parcels (Citywide)

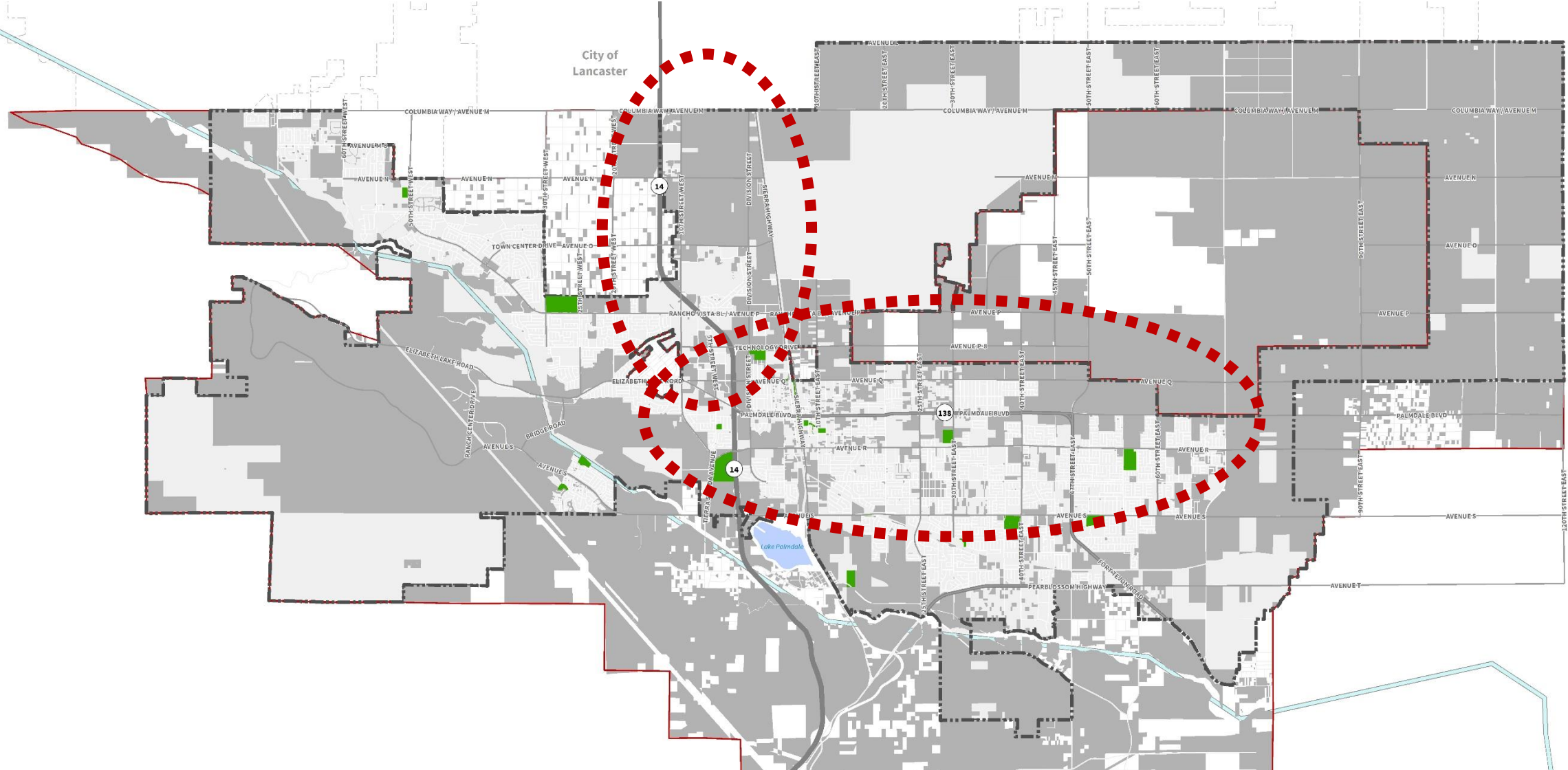
- City Boundary
- Sphere of Influence
- California Aqueduct
- Major Highway/Arterial
- Railroad
- Water Body
- Park
- Vacant



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

Produced by Raimi + Associates
March 2019

Areas of Change and Stability



Palmdale 2045 General Plan Market Summary



Key Economic Opportunities and Needs

Land Use	Near & Long-Term Opportunity	Long-Term Opportunity
Residential	Single family product viable; market rate multifamily requires a first mover	Multifamily housing with amenities to support job growth
Retail	Limited short-term retail opportunities	Experiential retail near employment hub
Industrial	Prioritize infrastructure west of the Plant 42 to capture industrial demand	Larger Eastside sites for aerospace and manufacturing
Office	Medical office near the hospital and new housing developments	Professional office for high-growth, high-value add industries
Hospitality	Freeway-adjacent long-term stay hotels	Urban core hotels with amenities and anchors

Demand and Vacant Land Capacity

- Palmdale can easily support future development for all land uses, given its large supply of vacant land.

Land Use	Estimated Total Demand (Thru 2045)	Build out Capacity (Vacant Land Under Current General Plan)
Residential	14,000 – 20,000 units	37,000 units
Retail	0.75 – 1.1 million SF (17 to 23 acres)*	6.6 million SF (152 acres)
Industrial	3.1 – 5.5 million SF (71 to 126 acres)*	220 million SF (5,051 acres)
Office	0.95 – 1.2 million SF (21 to 28 acres)*	5.5 million SF (126 acres)
Hospitality	780 – 1,100 rooms	Part of Retail and Office land uses for zoning purposes

*Note: Acreage estimates assume all 1-story buildings and do not include space dedicated to parking.



Questions?

Palmdale 2045 General Plan Land Use Designations



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 Images
Equestrian Residential (ER)	
Low Density Residential (LDR)	
Single Family Residential 1 (SFR1)	
Single Family Residential 2 (SFR2)	

Type	Example Images
Single Family Residential 3 (SFR3)	
Mixed Neighborhood 1 (MN1)	
Mixed Neighborhood 2 (MN2)	
Mixed Neighborhood 3 (MN3)	

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 Images
Mixed Use 1 (MU1)	
Mixed Use 2 (MU2)	
Mixed Use 3 (MU3)	
Mixed Use 4 (MU4)	

Commercial, Office, and Industrial

Type	Example Images
Neighborhood Commercial (NC)	
Regional Commercial (RC)	
Visitor Commercial (VC)	
Employment Flex (EF)	



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.

Commercial, Office, and Industrial

Type	Example Images
Industrial (IND)	
Aerospace Industrial (AI)	
Institutional (I)	
Mineral Resource Extraction (MRE)	

Public

Type	Example Images
Public Facilities (PF)	
Open Space (OS)	

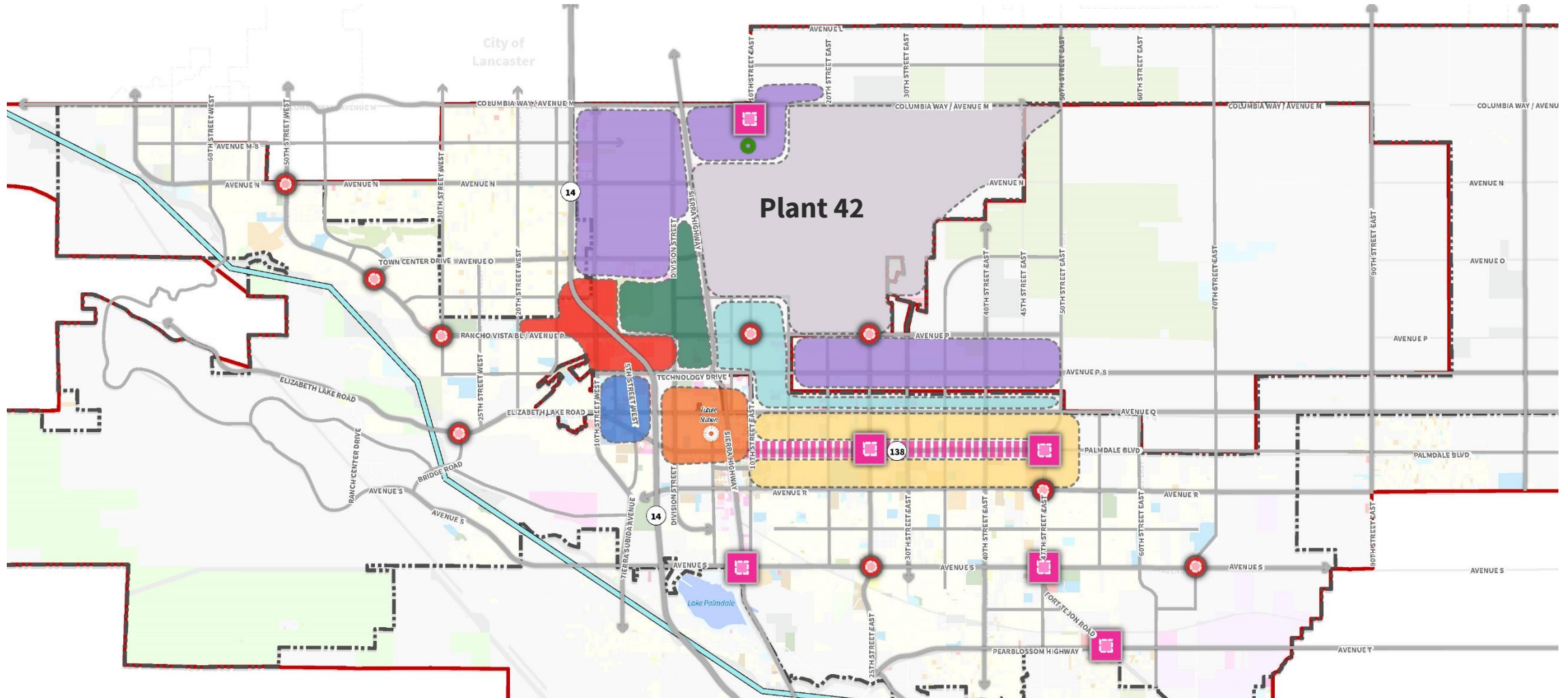
POLL

Questions?

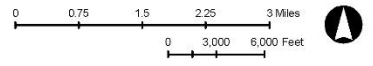
Palmdale 2045 General Plan Land Use Framework



Land Use Framework



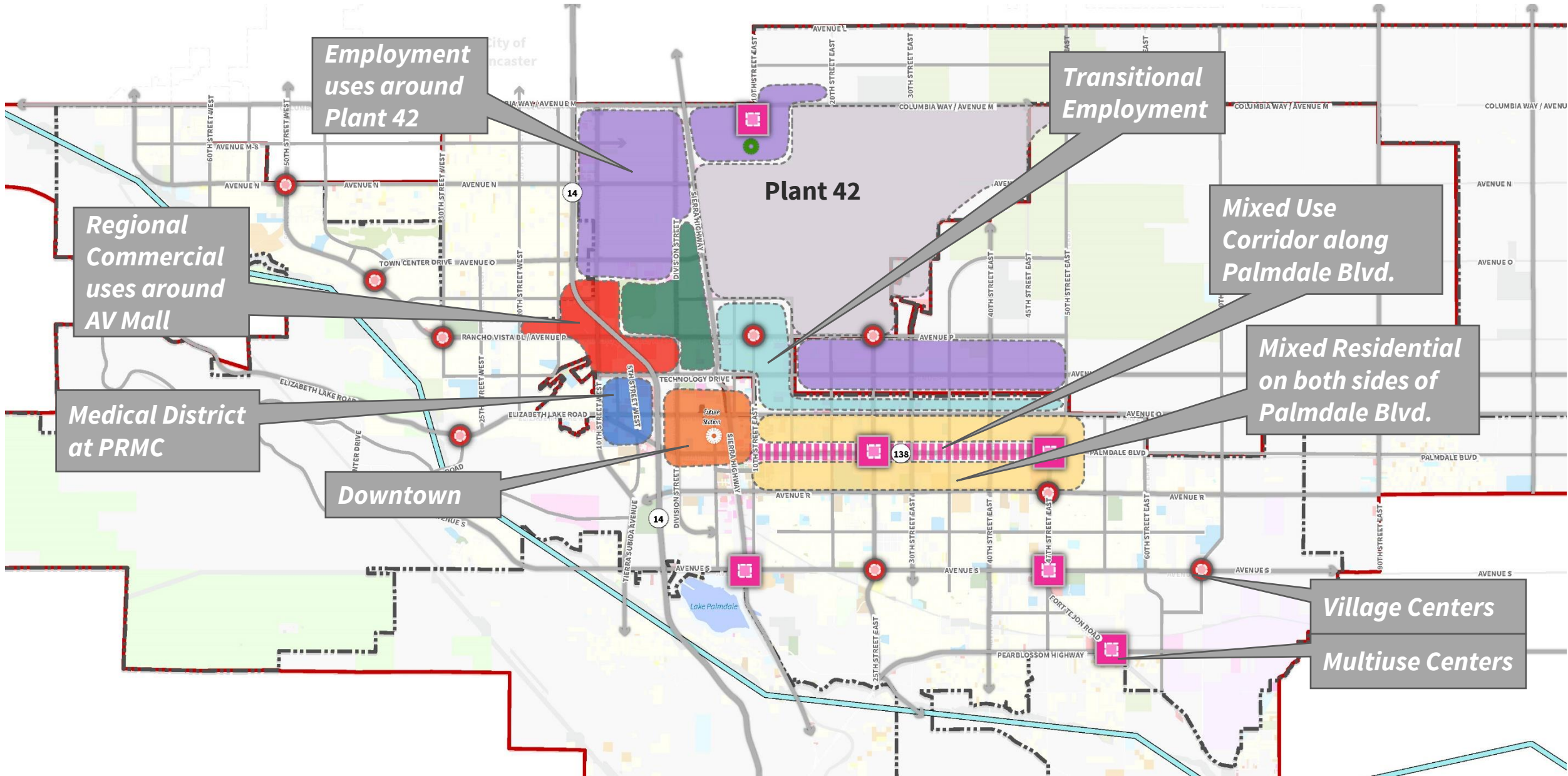
- | | | | | |
|------------------------|------------------|------------------|-------------------------|----------------|
| City Boundary | Railroad | Downtown | Mixed Business District | Corridor |
| Sphere of Influence | Transit Station | Medical District | Employment District | Multi-Use Node |
|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



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

Produced by Raimi+Associates
March 2019

Land Use Framework



Land Use Framework - Village Centers

- A neighborhood commercial center that offers a mix of daily goods and services for residents, employees, and visitors to easily access.



Land Use Framework – Parks and Open Space

- All new residential development will be required to provide open space/park space per city standards
- The preferred land use alternative will incorporate trails and other types of parks and open space



POLL

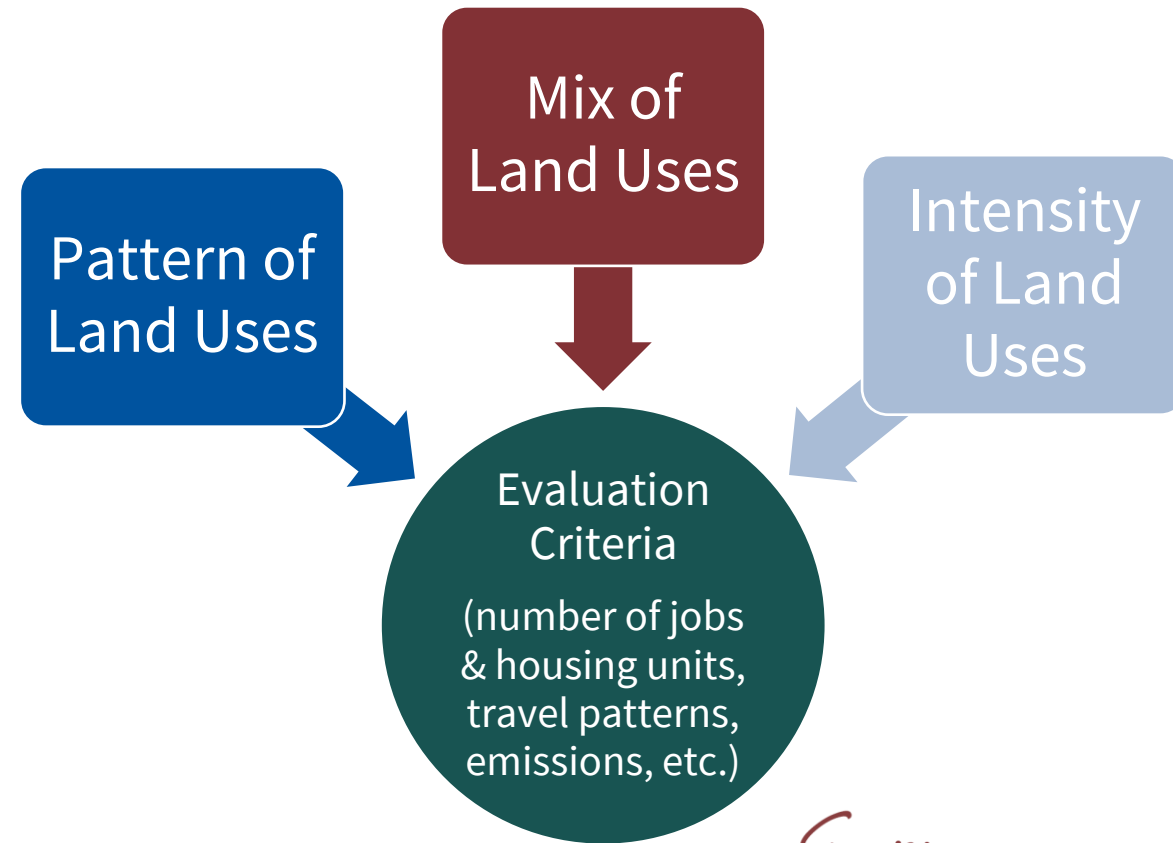
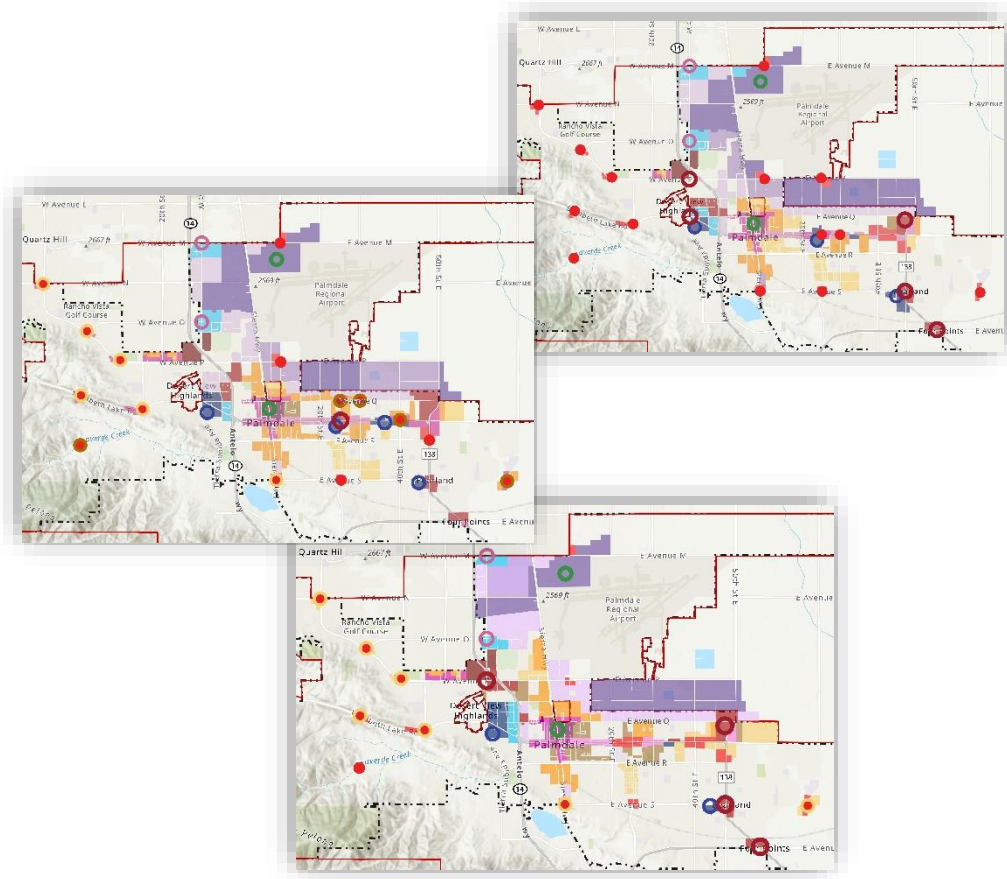
Questions?



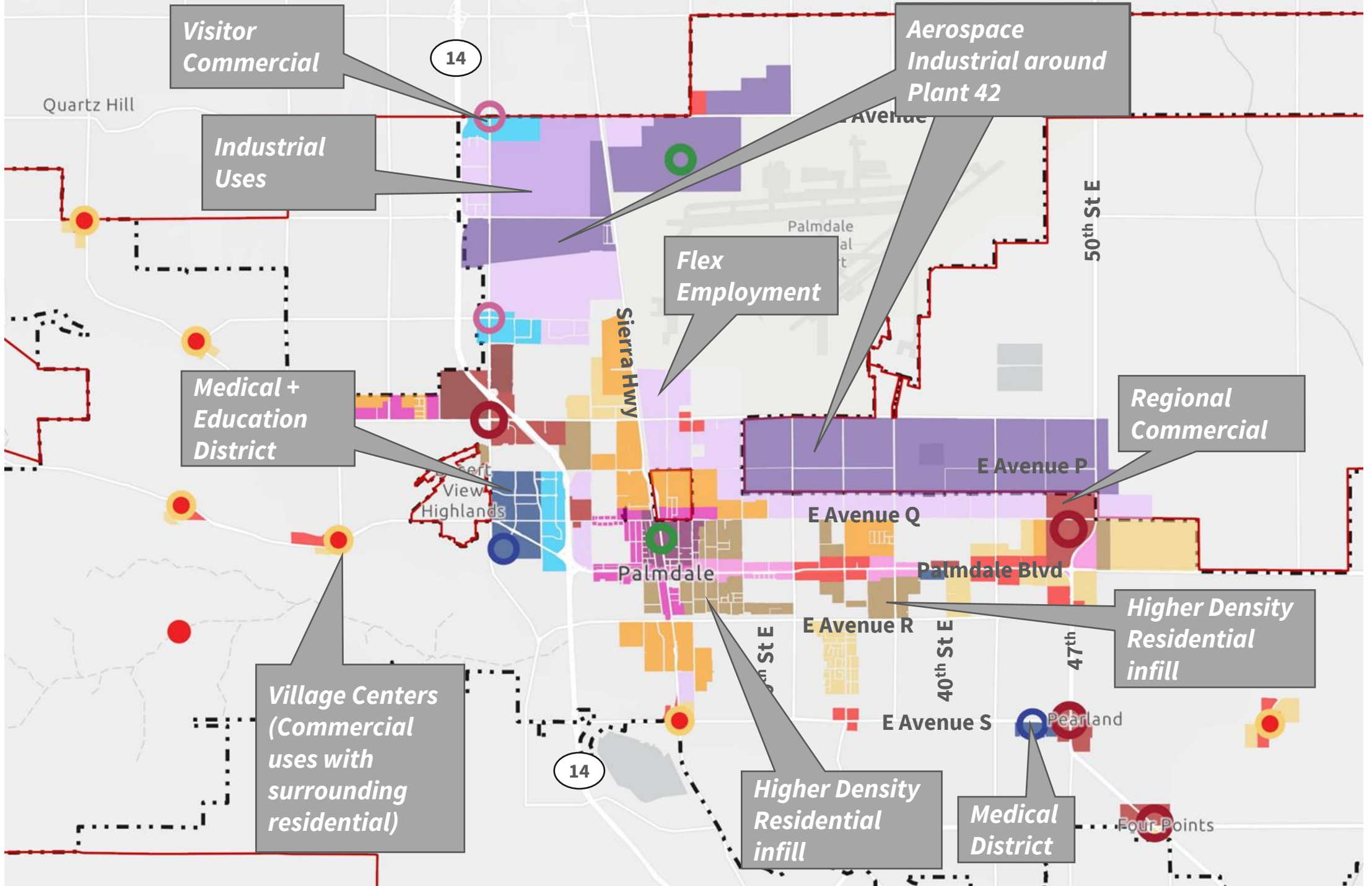
Land Use Alternatives

Purpose of Alternatives

- Test different land use and urban design patterns
- Understand the trade-offs between the alternatives



Alternative #1



Alternative #1



Village Centers

- Mixed use retail + residential
(Neighborhood commercial + Mixed Neighborhood 2)



Residential

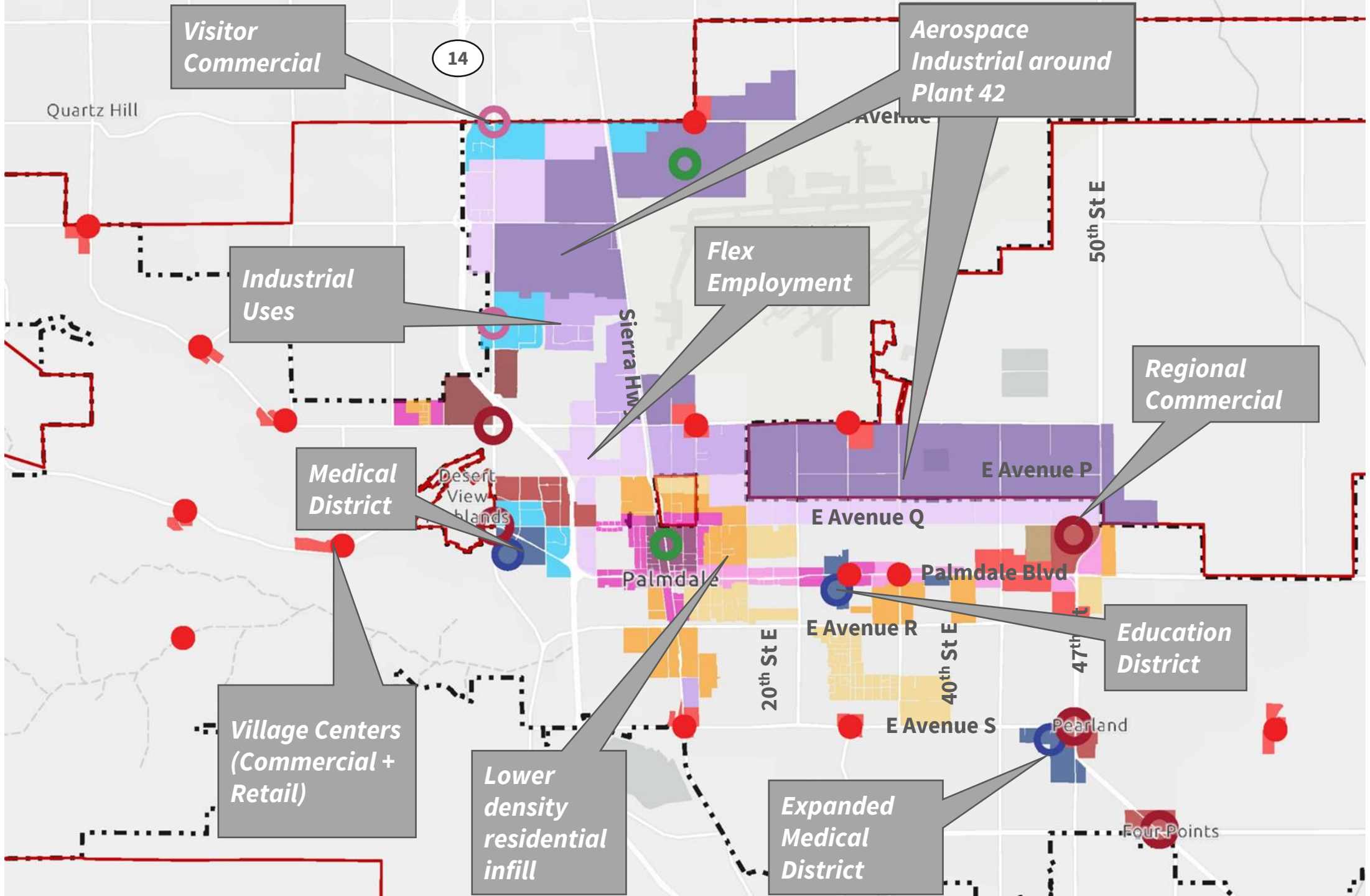
- Highest density housing around downtown and Palmdale Boulevard
(Mixed Neighborhood 2 and 4)



Industrial (Employment)

- Moderate amount of Aerospace Industrial
- Least amount of Industrial
- Highest amount of Employment Flex

Alternative #2



Alternative #2



Village Centers

- Exclusively commercial uses
(Neighborhood Commercial)



Residential

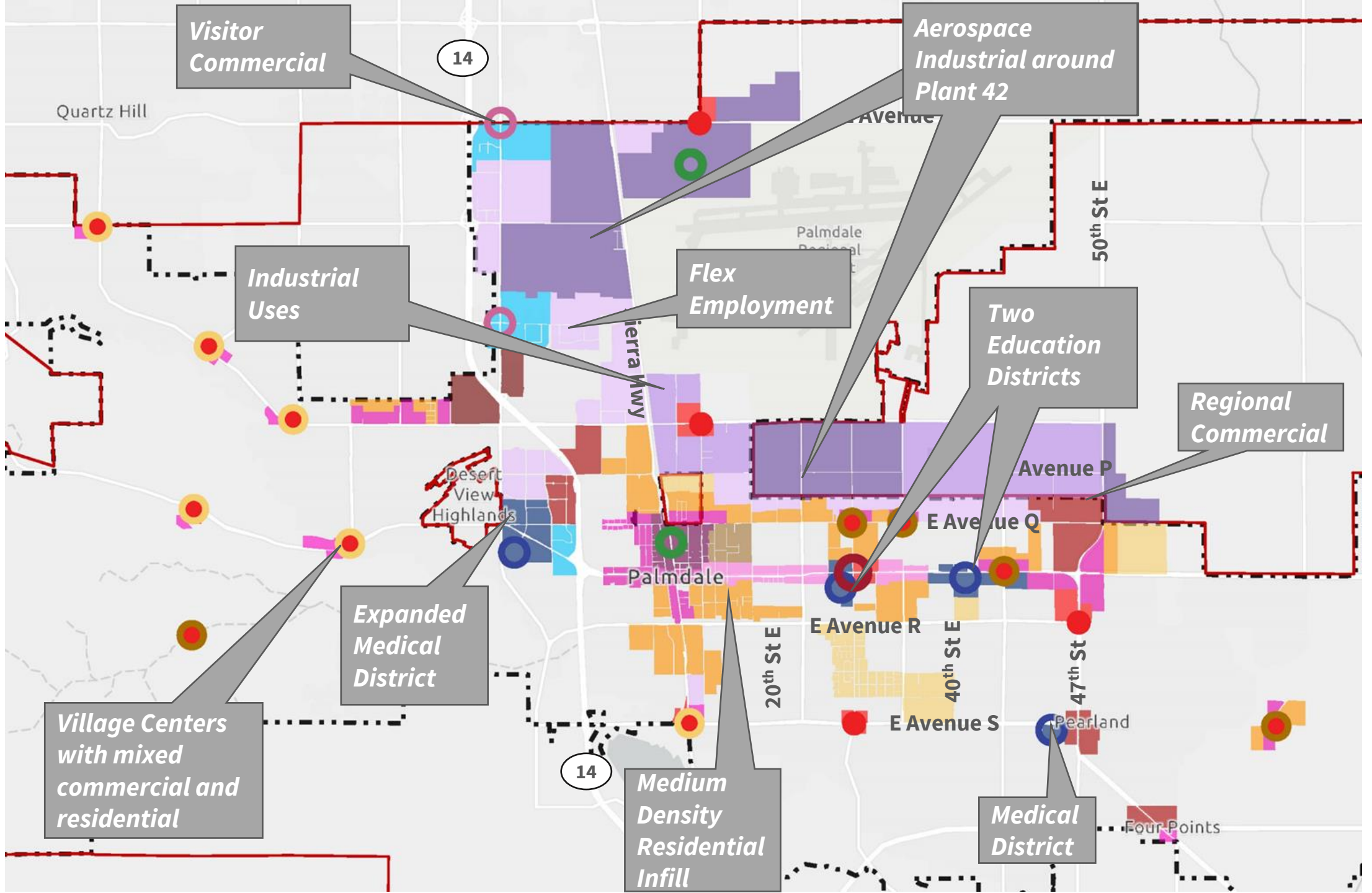
- Lowest density housing around downtown and Palmdale Boulevard
(Mixed Neighborhood 2 & 3)



Industrial (Employment)

- Highest amount of Aerospace Industrial
- Moderate amount of Industrial
- Smaller amount of Employment Flex uses

Alternative #3



Alternative #3



Village Centers

- Higher density mixed use retail + residential

(Neighborhood commercial + Mixed Neighborhood 2 and Neighborhood Commercial + Mixed Use 3)



Residential

- Middle density housing around downtown and Palmdale Boulevard

(Mixed Neighborhood 3)

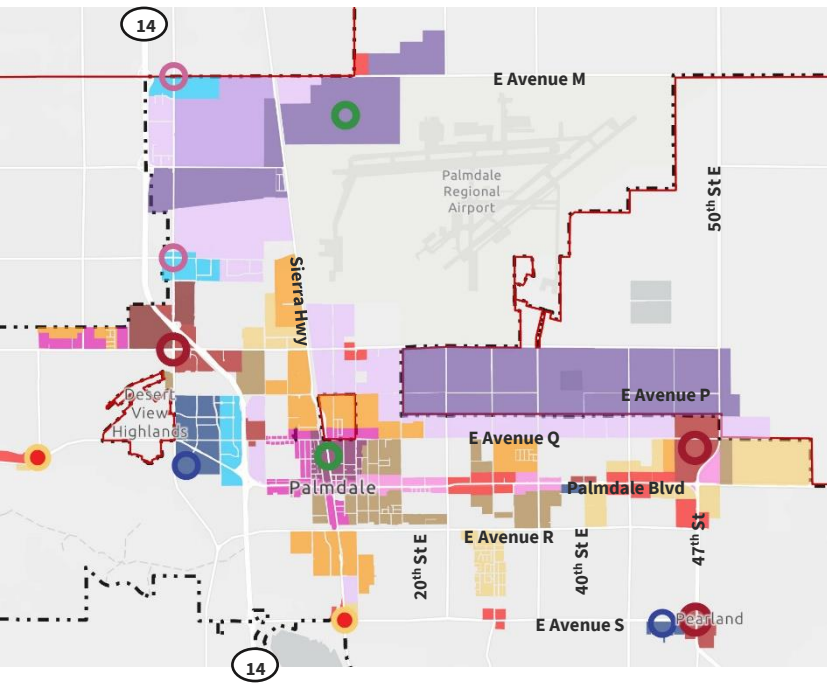


Industrial (Employment)

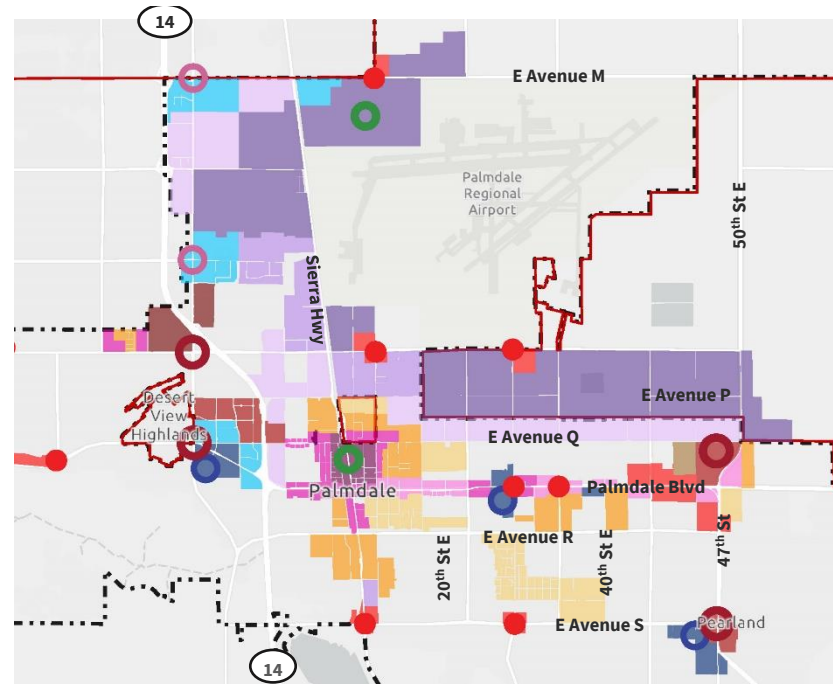
- Moderate amount of Aerospace Industrial
- Moderate amount of Industrial
- Least amount of Employment Flex uses

How Do They Compare?

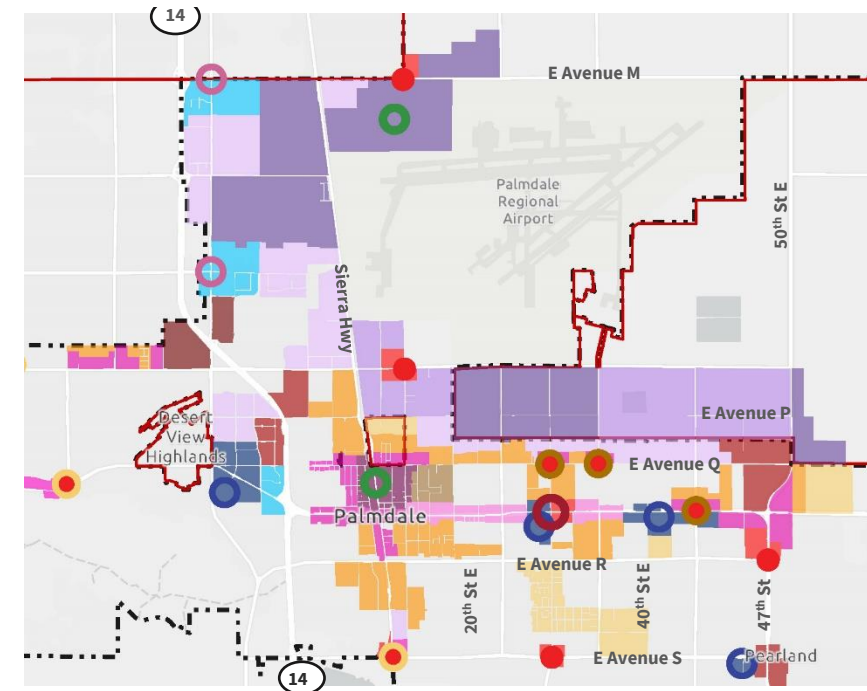
Alternative #1



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)

How Do They Compare?

Measuring the Alternatives

The metrics below illustrate how each of the three alternatives compare to one another (focusing on the potential growth and change in just the City's core)

TOTAL HOUSEHOLDS



ANNUAL VEHICLE MILES TRAVELLED PER HOUSEHOLD



ANNUAL HOUSEHOLD COST: TRANSPORTATION + ENERGY + WATER



TOTAL JOBS



WALKING/BIKING TRAVEL MODE SHARE



POLL

Questions?

Upcoming Events and Next Steps

POLL

- **Virtual Workshop + Survey** | Ongoing through August 23, 2020 – palmdale2045.org
- Select preferred land use and circulation alternative
- Continue discussion of policy topics, such as safety, sustainability and equity

July - Aug 2020



**Virtual workshop +
Survey,
GPAC meeting #7,
Focus Group
meetings**

Sept 2020



**City Council
(9/15) +
Planning
Commission
(9/10) Review**

Oct - Dec 2020

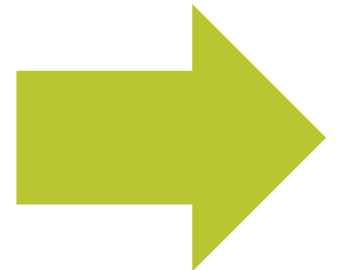


**Preferred
Alternative and
Policy
Development**

*Dec 2020- Nov
2021*



**General Plan
Preparation**



Thank you!

City of Palmdale

Carlene Saxton, *Deputy Director of Economic and
Community Development*

Phone

661-267-5200

Email

generalplan@palmdale2045.org