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
    - 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

<table>
<thead>
<tr>
<th></th>
<th>Palmdale</th>
<th>Fort Collins</th>
<th>McKinney</th>
<th>Boise</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area (mi²)</strong></td>
<td>106</td>
<td>57</td>
<td>62</td>
<td>79</td>
</tr>
<tr>
<td><strong>Population</strong></td>
<td>158,905</td>
<td>167,830</td>
<td>191,645</td>
<td>228,790</td>
</tr>
<tr>
<td><strong>Number of Households</strong></td>
<td>43,880</td>
<td>62,796</td>
<td>59,580</td>
<td>89,975</td>
</tr>
<tr>
<td><strong>Walkability, Bikeability, public transit options</strong></td>
<td>Some</td>
<td>Yes</td>
<td>Some</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Four-year University</strong></td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Diverse Employer Base</strong></td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Parks/Open Space and outdoor recreation</strong></td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Downtown/Mixed use district/entertainment area</strong></td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>
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
Vacant Land
Current Build-Out Capacity

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

<table>
<thead>
<tr>
<th>Build out (City + SOI + County)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
</tr>
<tr>
<td>Retail</td>
</tr>
<tr>
<td>Commercial</td>
</tr>
<tr>
<td>Light Industrial / flex space</td>
</tr>
<tr>
<td>Heavy Industrial / Aerospace</td>
</tr>
<tr>
<td>Office</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
</tr>
</tbody>
</table>

1 Calculated 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 units\(^1\)
    • RHNA allocation - 6,638 units for this cycle x 3 (assuming the same number of units for three 8-year cycles)

• Non-Residential Demand:

<table>
<thead>
<tr>
<th></th>
<th>Floor Area(^2)</th>
<th>Number of Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>0.75 - 1.1 million sq. ft.</td>
<td>1,800-2,850</td>
</tr>
<tr>
<td>Light Industrial / flex space</td>
<td>1 - 2 million sq. ft.</td>
<td>2,000-4,000</td>
</tr>
<tr>
<td>Heavy Industrial / Aerospace</td>
<td>2.05 - 3.5 million sq. ft.</td>
<td>2,000-3,500</td>
</tr>
<tr>
<td>Office</td>
<td>0.95 - 1.2 million sq. ft.</td>
<td>3,800-4,800</td>
</tr>
<tr>
<td>Hospitality</td>
<td>780 - 1,010 hotel rooms</td>
<td>400-500</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>5.1 - 8.3 million sq. ft.</strong></td>
<td><strong>10,000-15,650</strong></td>
</tr>
</tbody>
</table>

\(^1\)Source: HR&A and SCAG
\(^2\)some 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
Human-Made Constraints

- Plant 42 and Airport Zones
- Palmdale Boulevard SR-138 (Caltrans control)
- California Aqueduct
- SR-14
- Lack of utility infrastructure
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
Vacant Land in Core Area
# Development Capacity Comparison

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

¹Calculated for vacant land. Numbers are approximate. Source: City of Palmdale GIS, R+A
Place Types
Current General Plan Land Use Designations
Land Use Designations

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

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

Nature Rural Suburban Traditional Neighborhood Downtown Big City Downtown Special District

Rural Urban
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?

**Land Use:** Both are commercial

**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 pay structures.
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
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

January–February 2020
- Land Use Alternatives Development

March 2020
- Alternatives Analysis
- GPAC #6
  March 11, 2020

April–May 2020
- Community Workshop(s) #2 + Pop-ups + Survey #2

June–July 2020
- Policy Development
Thank you!

City of Palmdale

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