



# PALMDALE HSR STATION AREA PLAN

---

November 29, 2016

COMMUNITY WORKSHOP

# AGENDA

---

1. Meeting and Project Overview – Roland Genick, Parsons
  - Project Update
  - Approach to Zoning
  - Economic Case Studies and Market Demand
  - Project Implementation
  - Multi-Modal Access
  - Project Schedule
2. Open House Activities
3. Adjourn



# MEETING AND PROJECT OVERVIEW



1

## Project Update

Experts will be able to provide information. We about half way through the project

2

## Receive Feedback

Input from you is critical for progress on the project. We cannot do this project successfully without you.

3

## Open House Meeting

We will provide a brief overview with one-on-one interaction between you and the technical experts.

# PROJECT PARTNERS



**CALIFORNIA**  
High Speed Rail Authority

**PARSONS**

---

## Team Members

- Arellano Associates
- Raimi + Associates
- HR&A
- Terry Hayes Associates
- ECORP
- Wiltec

# Palmdale HSR SAP Study Area



**LEGEND** 

-  High Desert Corridor Alignment
-  Ave Q Study Area
-  TOD3 Study Area
-  Study Area
-  High-Speed Rail Alignment
-  Proposed Express West Alignment

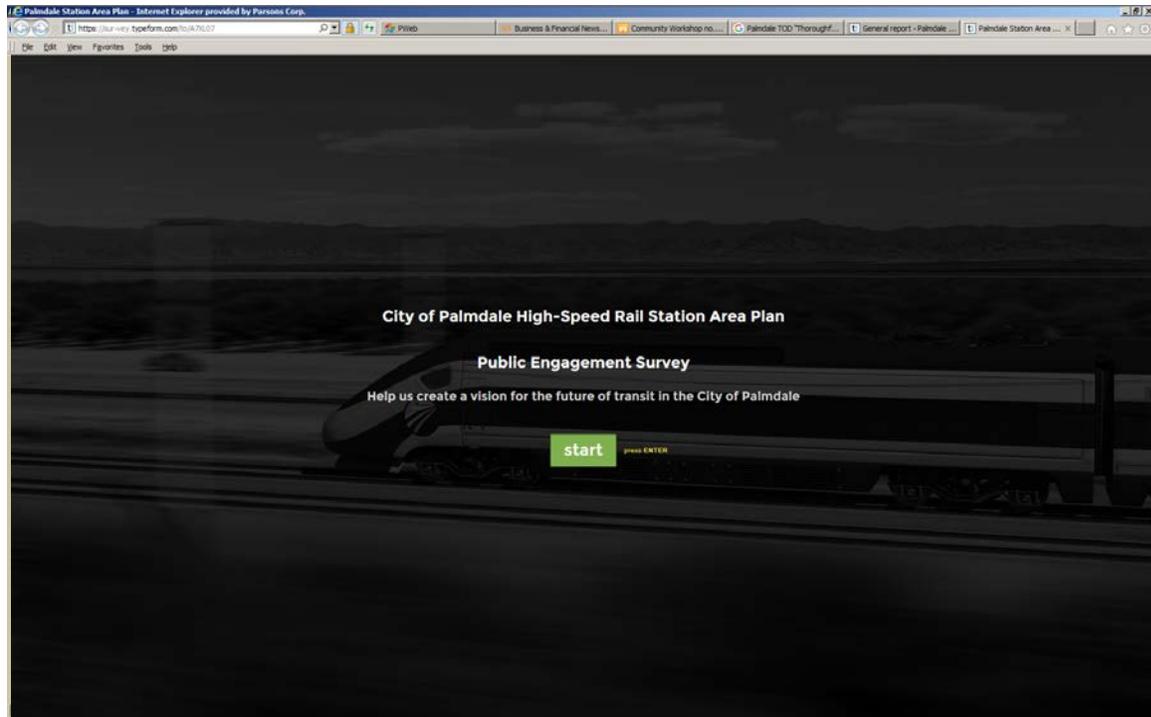


# Purpose of the Study



- 1 Enhance Local and Regional Multi-Modal Transportation Options**
- 2 Create Short and Long-Term Economic Development Opportunities**
- 3 Generate Opportunities for Transit-Oriented Development (TOD)**
- 4 Promote Smart Growth Development Opportunities**

# Project Survey



## Online Survey related to Project available

- <http://www.cityofpalmdale.org/HSRSAP/>

# Project Survey



What land-uses should be located close to the High Speed Rail Station? Please select your top three choices

734 out of 765 people answered this question



## Online Survey related to Project available

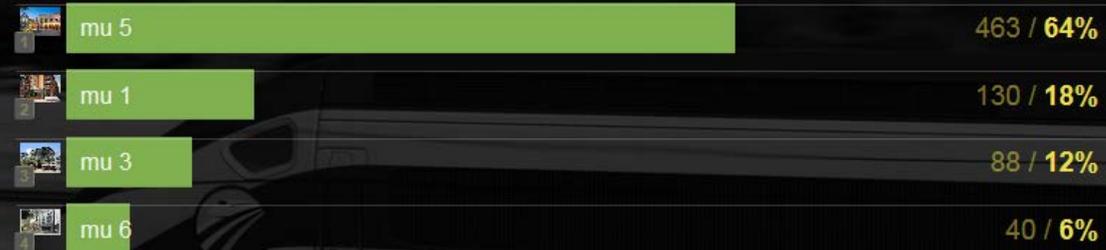
- <http://www.cityofpalmdale.org/HSRSAP/>

# Project Survey



Of the following picture examples of a mixed-use area (housing/retail combined) which of the photos most appeal to you and would you like to see around the station?

721 out of 765 people answered this question



mu1



mu3



mu5



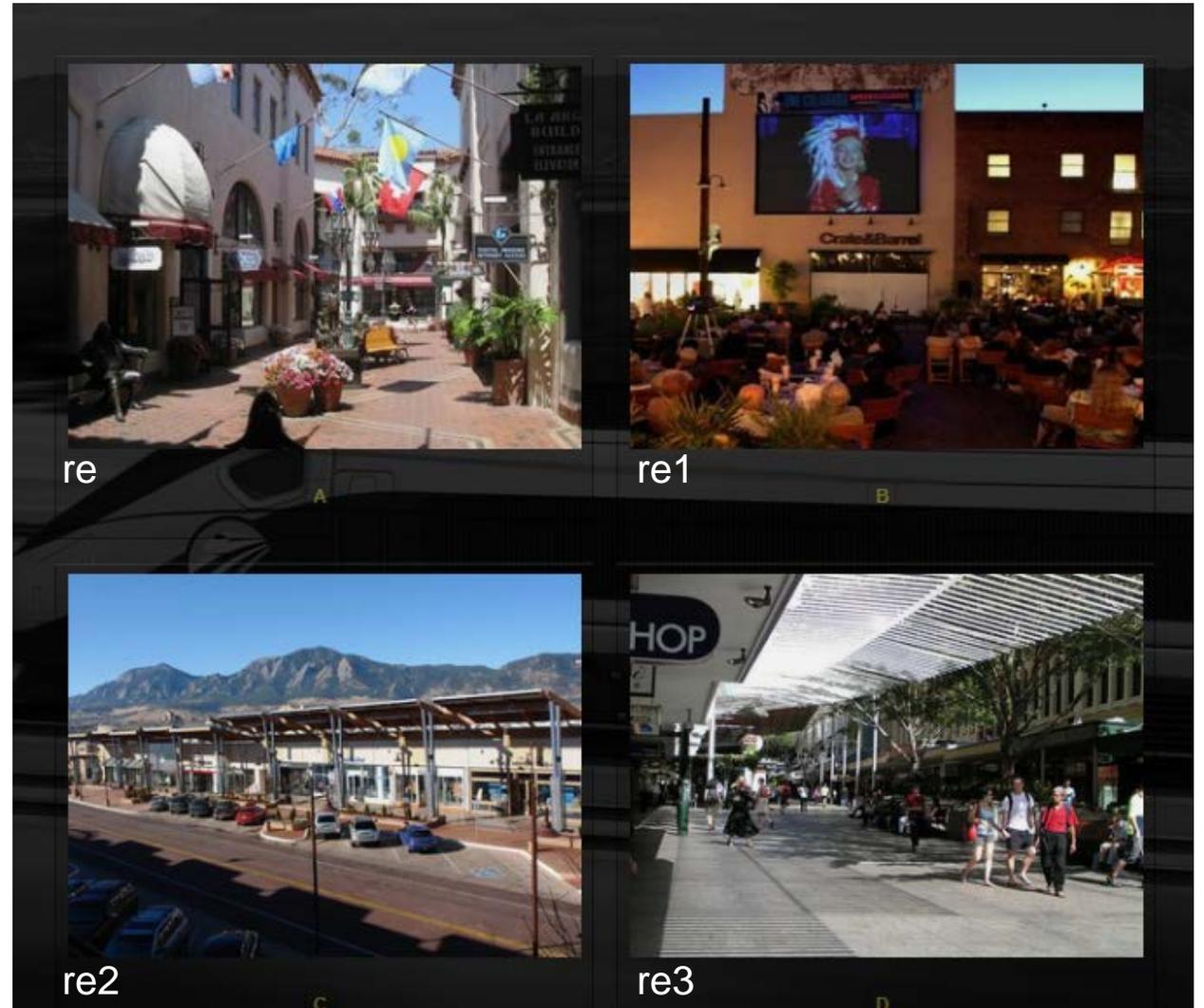
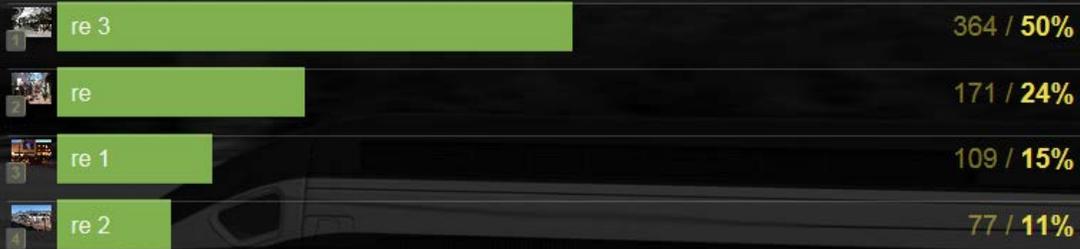
mu6

# Project Survey



Of the following options, which scenario do you think is the best fit to provide for retail and entertainment venues around the station area?

721 out of 765 people answered this question

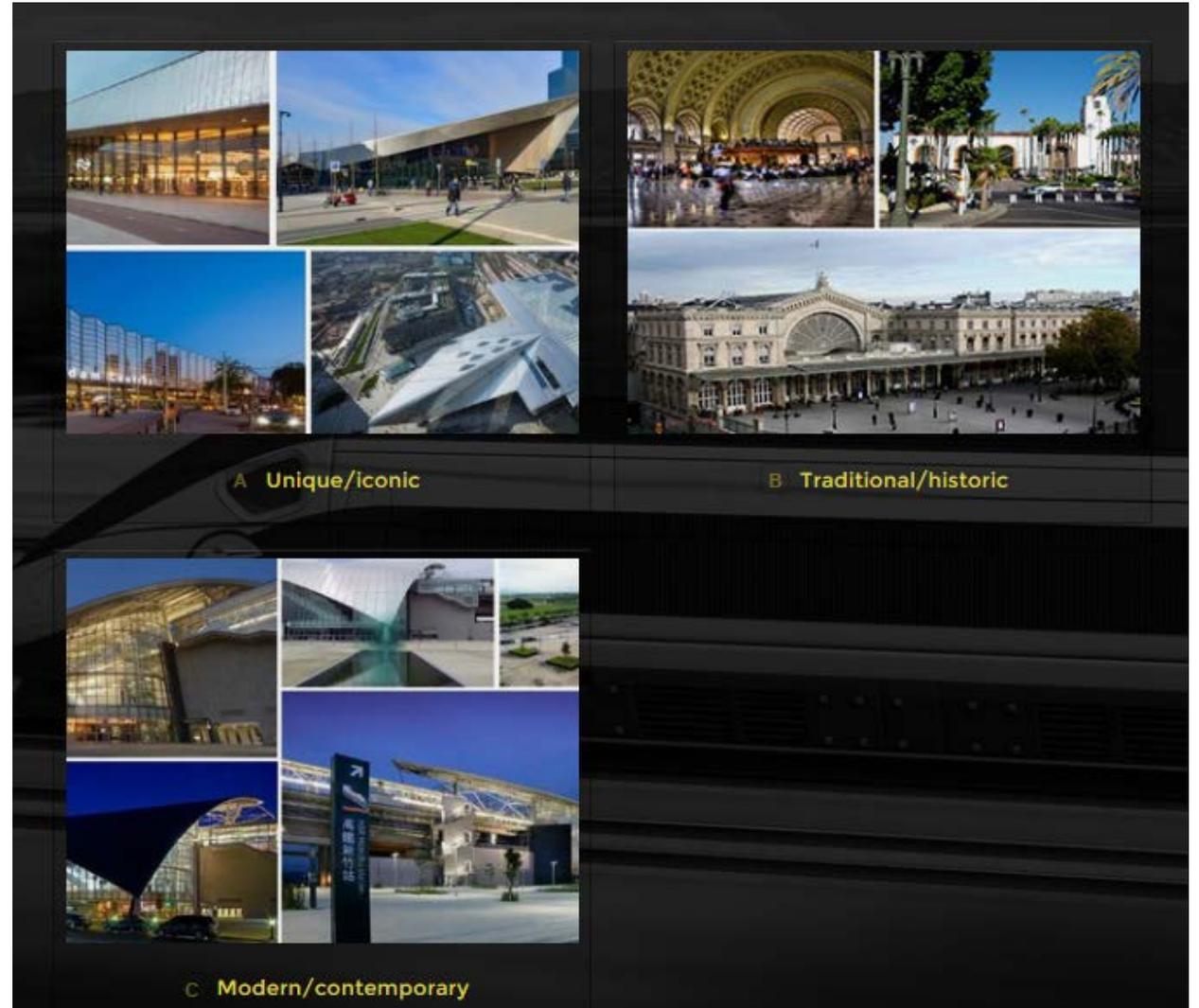
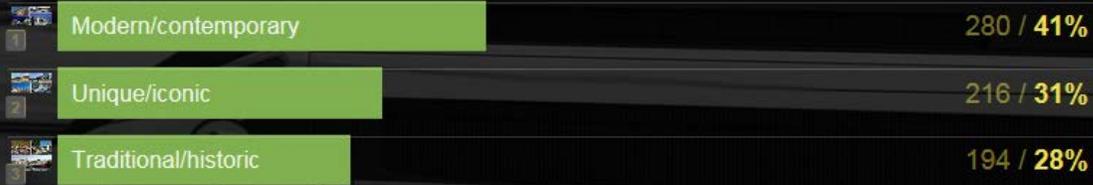


# Project Survey



Choose which station character is most appropriate for the architecture of the Palmdale station?

690 out of 765 people answered this question



# Project Survey



How do you think the high speed rail station should benefit the urban development of Palmdale?

715 out of 765 people answered this question

1	Increase opportunities for growth and land development	256 / 36%
2	Create a City center and foster the character of a downtown Palmdale	192 / 27%
3	Contribute to a positive identification of Palmdale	151 / 21%
4	Increase opportunities to enhance circulation networks and streetscapes	70 / 10%
5	Provide more retail and entertainment venues	46 / 6%

## Online Survey related to Project available

- <http://www.cityofpalmdale.org/HSRSAP/>

# Project Vision



1

**Improve Quality of Life by returning commute time to residents**

2

**Establish Palmdale as a destination in the region with a unique sense of place**

3

**Create economic opportunities for local and national businesses**

4

**Identify a new downtown with an iconic station attracting the best and brightest**

5

**A gateway to the 21<sup>st</sup> Century and a catalyst for a more dynamic and livable Palmdale**



# Approach to Zoning



- 1** Will utilize a “Form Based” Zoning Approach
- 2** Approach focuses on Form, Scale, and Character of the build environment, not on land uses
- 3** Emphasizes the relationship between Buildings, Streets, and Open Space
- 4** Transforms DNA of the City by focusing on what is desired not what is prohibited

# Approach to Zoning

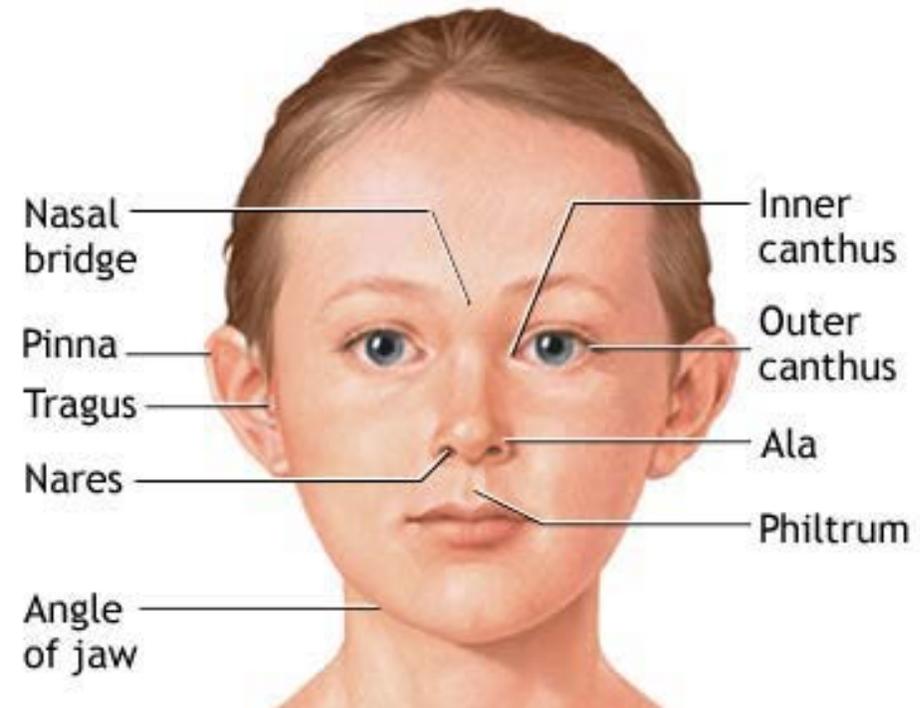


**Conventional Zoning: Generic Results**

# Approach to Zoning



**Conventional**



**Form / Vision-  
Based**

# Elements of Regulatory Framework



## Conventional Zoning

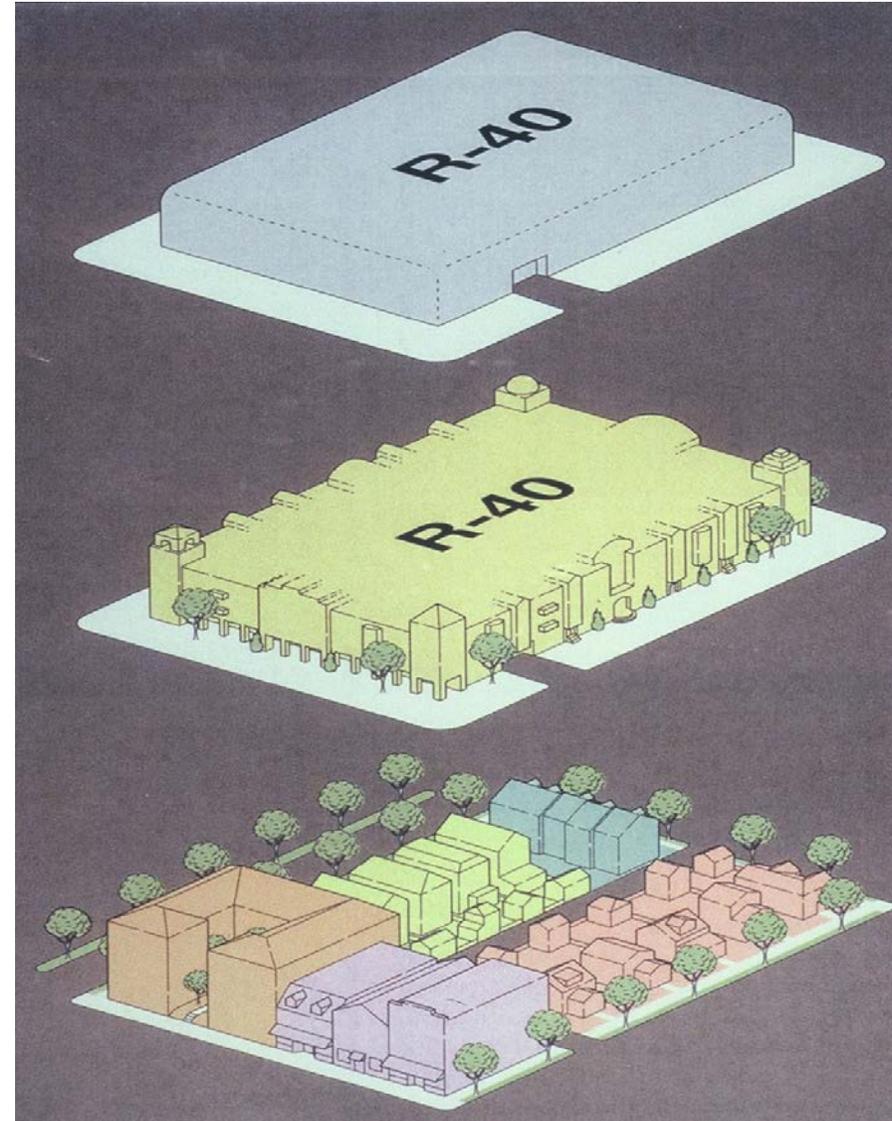
Defines a one-block parcel by identifying density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified.

## Design Guidelines

Defines a one-block parcel using conventional zoning requirements, plus frequency of openings and surface articulation specified

## Form-Based Codes

Defines a one-block parcel by identifying street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.

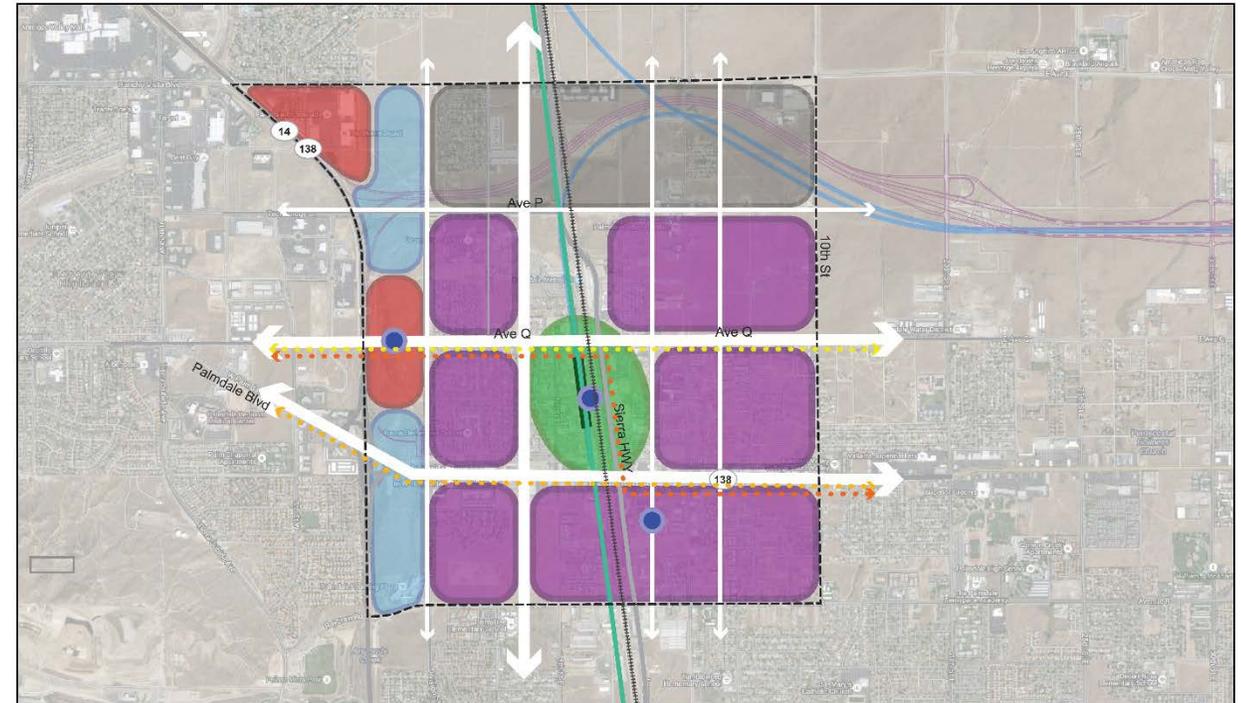


# Preferred Strategy – Vision Map



## Key components of “Vision Map”

- Jobs Emphasis Zone
- Neighborhoods
- Regional Retail
- Business Zone
- Industrial
- Corridors



**VISION MAP**  
Palmdale High Speed Rail | Station Area Plan

0 1,000 ft. 3/4 mile 1 mile N ↑

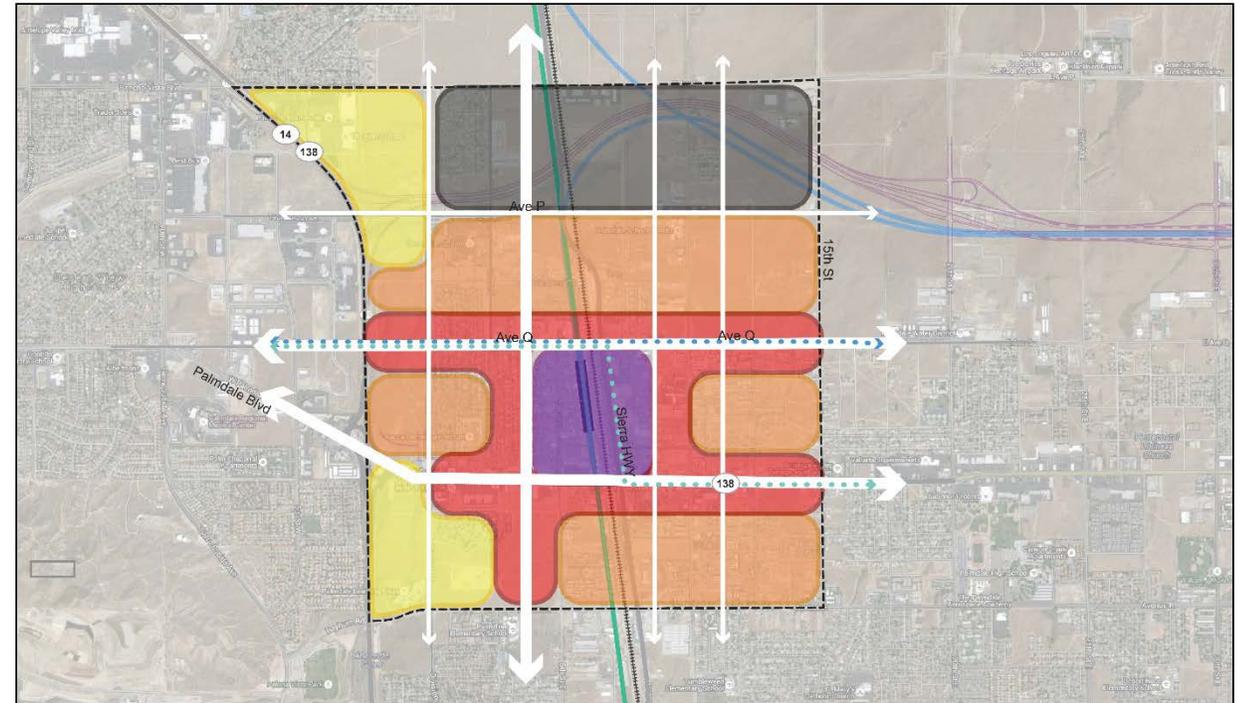
Neighborhood Zones	Business Zone	Industrial Zone	Walkable Connectors	Proposed Street Car Routes	High Speed Rail
Jobs Emphasis Zone	FWY Retail Zone	Study Area	Major Arterials	Proposed Express West	High Desert Corridor
					Destination Area

# Preferred Strategy – Zoning Diagram



## Key elements of Zoning Diagram

- CAHSR is somewhat elevated
- Builds on urban streetcar concept
- Allows for expansion east
- Anchors along “Main Street”
- Connectivity along major roads
- Significant similarity with TOD3



**PREFERRED LAND USE ALTERNATIVE**  
Palmdale High Speed Rail | Station Area Plan



# Case Studies Lessons Learned



1

## Zoning Flexibility Key

Special zoning districts allowed for a variety of uses in close proximity, leaving it up to the developer on which uses to build

2

## Multiple Funding Sources

A variety of federal grants, loans, and value capture strategies paid for Union Station and surrounding area infrastructure upgrades

3

## Dense Mixed-Use Premium

Real estate premiums for the “live, work, play” environment were seen in several cases, particularly for office users

4

## Street Retail Requires Critical Mass

Focused residential density above retail provides for an 18-hour neighborhood that can make ground floor retail viable.

5

## Permeable Grid & Public-Realm Improvements

All cities used an interconnected grid that prioritized pedestrians over driving and invested in pedestrian and bicycle infrastructure

6

## Public-Private Partnerships

Most cities created a public development corporation that could acquire, dispose of, and develop station-adjacent land under public-private partnerships

# Market Demand Conclusions



- Most real estate uses, excluding hospitality, are still recovering from the effects of the recession.
- Despite this, market fundamentals remain strong and robust growth is expected to return to Palmdale and the Antelope Valley.
- The Study Area will continue to be challenged in competing with newer subdivisions and shopping centers on the fringes of Palmdale, as well as office and hotel markets on the west side of SR-14.
- Placemaking and HSR have the potential to concentrate future growth and create a unique destination in the Study Area.



# Revisions to Implementation Plan



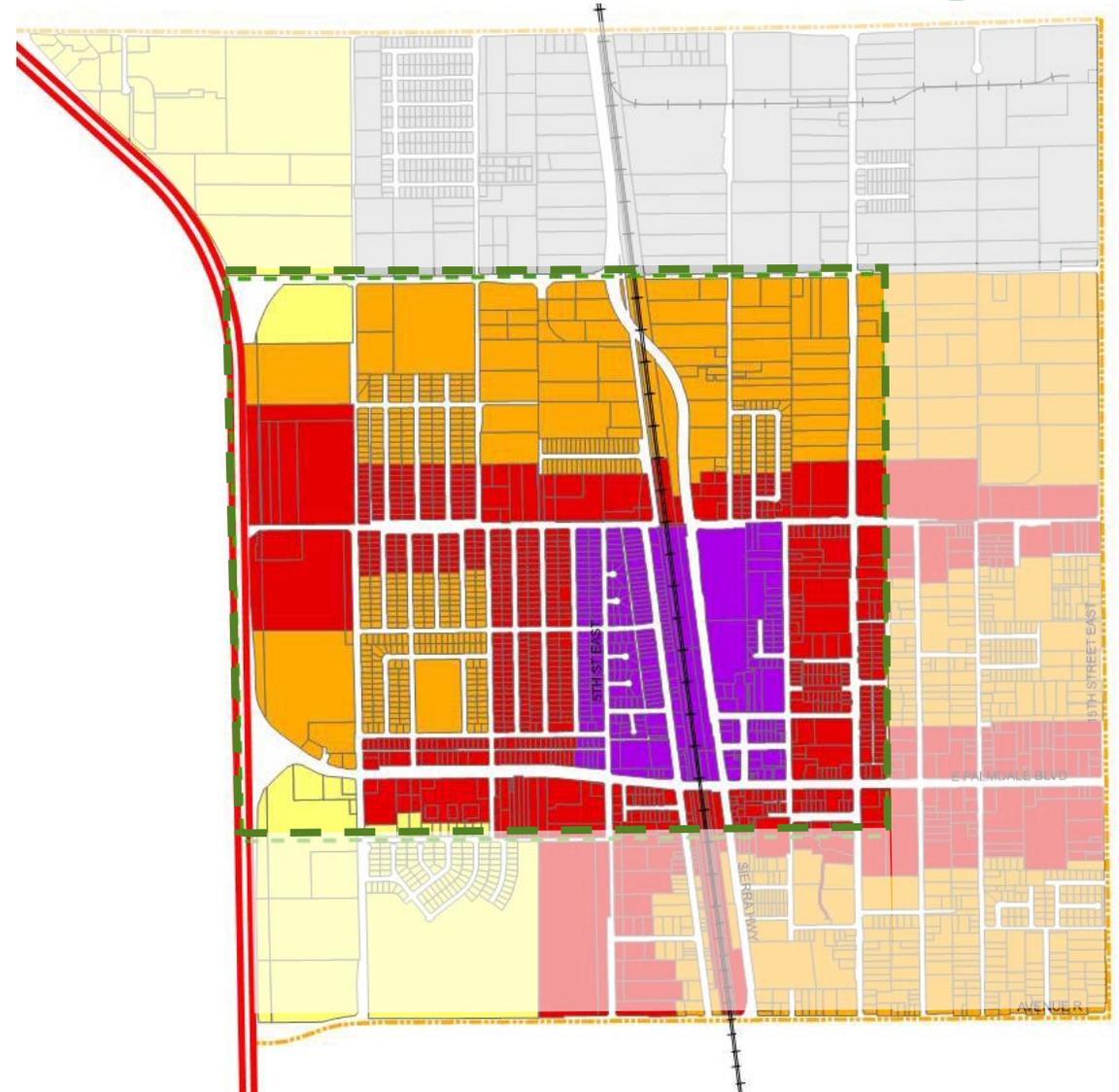
- 1** Regulatory document to be updated is the “Palmdale Transit Area Specific Plan”
- 2** Creates a more specific focus onto the core of the Station Area
- 3** Revised and expanded Boundary for PTNSP
- 4** Anticipated timeframe for adoption of the document is Fall 2017

# Preferred Strategy – Proposed Outline of PTASP



## Key Modifications

- Modified size to reflect development demand.
- Includes the existing transit center and HSR Station
- Reaches the freeway to take advantage of the opportunity for catalyzing growth
- Straddles important corridors to ensure planning on both sides of a street

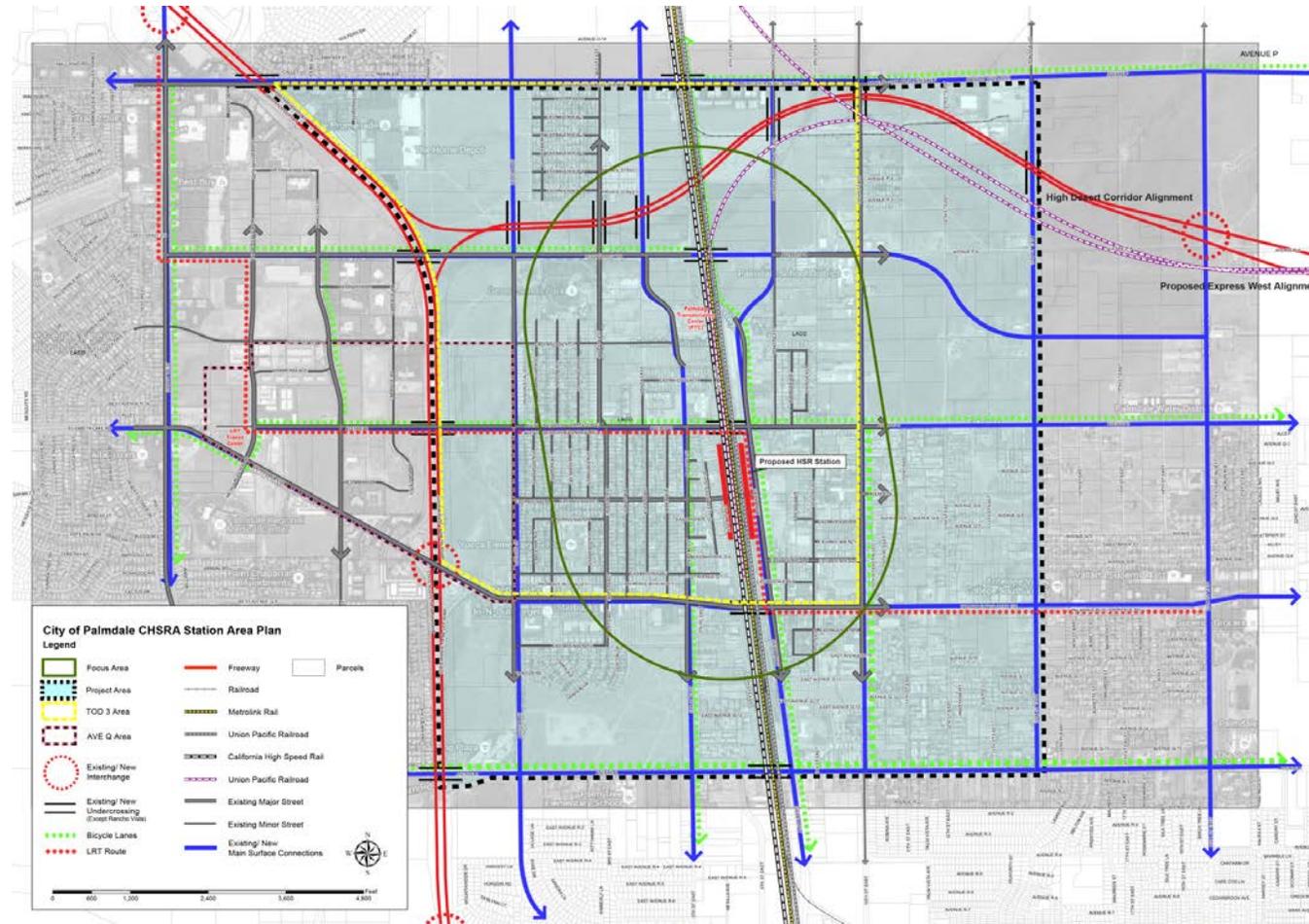


# Multi-Modal Access



## Accommodates proposed development via:

- Arterial streets at 0.5-mile intervals
- High Desert Corridor interchange at 20th Street East
- Palmdale TOD “Thoroughfare Policies”
- Transit circulator service(s)
- General Plan established rights-of-way







# OPEN HOUSE

---

November 29, 2016

Community Workshop