

PALMDALE HIGH-SPEED RAIL STATION AREA PLAN

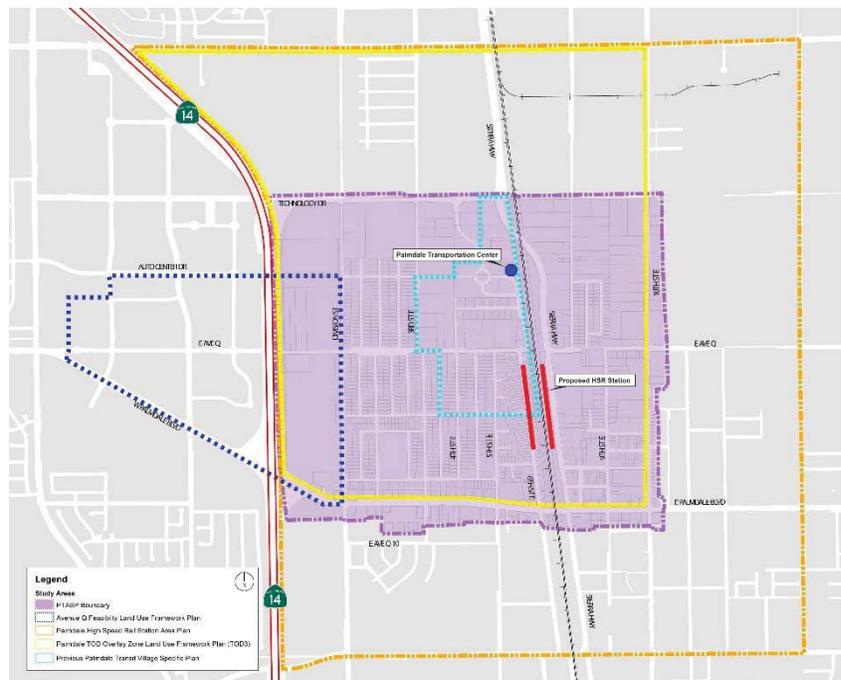


August 5, 2019

Public Meeting Summary

Project Background

The City of Palmdale is undertaking station area planning in the vicinity of the proposed Palmdale High-Speed Rail (HSR) Multi-Modal Station Area. The entire study area defined for this plan is bound by Rancho Vista Boulevard to the north, Avenue R to the south, SR 14 to the west and 15th Street to the east. The primary focus area for the project encompasses approximately one-half mile around the planned HSR station to be located in the proximity of the current Palmdale Transportation Center (PTC).



Palmdale Transit Area Specific Plan Area

As a part of this planning effort, the City will analyze the benefits a High-Speed Rail station will generate for the City of Palmdale and the Antelope Valley region, with the following goals in mind:

- *Embrace Transportation*
Enhance multi-modal transportation options to increase use of alternative transportation modes
- *Enhance Local Economy*
Generate short and long-term economic development opportunities for local business owners
- *Foster New Development*
Attract development activities for residential and commercial product types currently not represented
- *Promote Smart Growth*
Create a healthy, prosperous, and resilient transit-oriented community with a diversified transportation system

When complete, the Station Area Plan will provide urban design recommendations, establish a mobility strategy, and identify economic development potential and opportunities. Additionally, it will evaluate opportunities to improve jobs, housing, retail, entertainment, art, cultural

amenities, pedestrian and bicycle access, parking, streetscape improvements, lighting, wayfinding, open space and recreation, and sustainability. With the introduction of HSR and Virgin Trains USA (VTUSA) in the region, Palmdale will experience a new era of growth thereby increasing interest and development around the station. A key component of the Station Area Plan (SAP) will be the development of a new Palmdale Transit Area Specific Plan (PTASP) as a new regulatory document. The boundaries of the PTASP include Technology Drive/Avenue P-8 to the north, East Palmdale Boulevard to the south, SR-14 to the west and 10th Street to the east.

In support of the work being completed during the planning process for the SAP, the City has focused on elevating public awareness and participation and has engaged the community in a robust public outreach program, which has included hosting public meetings. Two meetings were held early in the project process and were focused on the visioning process and two meetings are intended to support the environmental clearance of the preferred scenario/alternative. The following is a summary of the third public meeting focused on the presentation of the draft PTASP.

Meeting Details

Date	Meeting Location	# of Participants
Monday, August 5, 2019 6:30 p.m. to 8:30 p.m.	Chimbole Cultural Center Manzanita Ballroom 38350 Sierra Hwy Palmdale, CA 93550	128 excluding the project team (123 persons signed in at the meeting, with an additional 5 opting out of sign-in)



Project Database

The project database, together with parcel data, served as the primary resource for public notification of meetings including direct mail, electronic communications with stakeholders, e-blasts and phone calls. Some of the key stakeholder categories include agencies, businesses, educational institutions, elected officials, community groups and organizations, transportation agencies, and utilities. A direct mail notice was sent to a total of 2,186 records. This included all

mailing addresses from the project database and owner and occupant parcel data, records located within ¼ mile of the future high-speed rail station area.

Notifications

In addition to the direct mail notice to the project and parcel data discussed above, additional outreach was completed with the City’s assistance and included eblast notification, an electronic toolkit for online postings, flyers and posters dropped at various repository sites, digital Facebook ads, and a press release. The meeting eblast, postcard, flyer and poster were prepared in English and Spanish to address the stakeholder language needs. Both the electronic and print notice distribution were completed approximately 3-4 weeks prior to the meetings. All meeting notices are included under Appendix A of this summary report. The following describes activities under each notification method.

1. Print and Electronic Meeting Notices:

The project team created a 6” x 11” bilingual (English/Spanish) post card that was distributed to the project database and parcel data records via traditional mail. An electronic version of the notice was also prepared and transmitted via Constant Contact, an online email distribution service, to the project database three weeks ahead of the meeting. Key stakeholders were asked to email electronic notices to their constituents and colleagues. Meeting posters (11x17) and flyers (8.5x11) were also created and posted on City counters as well as various locations throughout the City, including the following:

- Recreation and Culture Department
- Palmdale Library
- Chimbole Cultural Center
- City Manager’s Office
- Development Services/Public Works Counter
- Palmdale Transportation Center
- Palmdale Amphitheater
- Neighborhood Houses (5)
- Legacy Commons Senior Center



- Dry Town Water Park
- Marie Kerr Recreation Center
- Oasis Recreation Center
- Palmdale Playhouse

Additionally, an electronic reminder was transmitted one week before the Community meeting.

2. *Press and Newspaper Releases*

The City distributed a press release, which received front page coverage in the Antelope Valley Press and was also covered on the Antelope Valley Times online newspaper and Facebook page. In addition, The Antelope Valley Press ran a post meeting article, which provided a summary of the meeting and other project information. This was also featured on the front page.

https://www.avpress.com/news/palmdale-to-hold-open-house-on-high-speed-rail/article_e8ce1748-a85a-11e9-983d-d3bb5dfd9b0c.html

Palmdale to hold open house on high-speed rail

By ALLISON GATLIN Valley Press Staff Writer 2 hrs ago



The City of Palmdale invites residents to learn about its plans for developing a high-speed rail station and the area surrounding it in central Palmdale during an open house on Aug. 5.
Photo courtesy City of Palmdale

PALMDALE — Residents are invited to learn about and provide feedback on a developing plan for a future high-speed rail station and the surrounding area in Palmdale.

3. *Extended Outreach:*

As part of the extended outreach, announcements were posted to the City's Facebook, Twitter and Instagram pages as well as the City's main webpage and the project website. In addition, boosted paid ads were run on Facebook and Instagram, with a reach of more than 25,000 people and 800+ event responses.





A total of seven stations were arranged around the room, which included 22 exhibit boards. In addition, a station related to the CHSRA 'I Will Ride' campaign was included and HSR staff were on hand to answer questions related to that project. A comment station was also part of the meeting layout. Project and City staff were on hand around the room to engage with attendees and answer questions. Staff from the California High-Speed Rail Authority were also in attendance to answer questions.

The stations consisted of the following topics:

Overview Purpose of the Study – Station 1 provided the project overview and background, purpose of the meeting, schedule and project contact and website information.

Outreach – Station 2 provided details on all public outreach and engagement conducted to date. Activities have included an online survey, stakeholder interviews, project website, student engagement, Technical Working Group, and three public meetings.

Multi-Modal Connectivity – Station 3 provided information and graphics related to the transportation circulation. A detailed map was provided to show some of the changes that will take place in the station area once the PTASP is implemented.

PTASP Overview – Station 4 featured the highlights of the PTASP and included a detailed map of the study area.

PTASP Chapters 4 and 5 – Station 5 provided a more in-depth look at chapters 4 and 5 of the PTASP. Detailed maps and information related to the Urban Design Framework were on display, including elements related to the zoning for various districts, neighborhoods and corridors. Information on street improvements was also presented at this station.

Visioning – The final station contained illustrative draft station concepts, which showed potential aesthetic, amenities and design elements for the future HSR station.

DISTRICTS

High-Speed Rail Station Area Core District

Intent and Character:

- Provide jobs and amenities immediately surrounding the future High-Speed Rail (HSR) Multi-modal Station proximity
- Highest intensity permitted to leverage station proximity

Desired Land Uses:

- Active pedestrian uses on the ground floor
- Office and residential permitted on upper floors

Regional Commercial District

Intent and Character:

- Provide a mixed-use business/commercial district
- Leverage SR 14 and future High Desert Corridor (HDC) access and visibility
- Well connected to Avenue Q

Desired Land Uses:

- Commercial uses: retail, restaurants, services
- Office allowed on upper floors

Business Mix District

Intent and Character:

- Provide easily accessible locations for office and light intensity uses
- Leverage SR-14 and future HDC access and visibility

Desired Land Uses:

- Office, Research and development
- Light assembly uses
- Supportive commercial (food & beverage, etc.)

I Will Ride – This station provided information on the ‘I Will Ride’ program. Promotional and marketing materials were available and staff for that program were on-hand to share information. In addition, CHSRA staff were on hand to answer questions related to the status of the HSR project.

Comment Station – Bilingual comment cards were available at this station. Attendees were able to provide written comments and submit them on the spot. A total of 24 comments were received via comment cards. In addition, six comments were received through post-it notes placed directly on the boards.

Copies of the materials, sign-in sheets, PPT presentation, display boards and comments received are included under Appendix B of this summary report.

Next Steps

The consultant team will begin finalizing the SAP and PTASP documents. One additional community meeting will be held on October 2, 2019 from 6:30 pm – 8:30 pm at the Chimbole Cultural Center to present the final plans. Briefings with the Planning Commission and City Council will take place before the final meeting. In addition, the Technical Working Group will convene a final time in October 2, 2019. Final Planning Commission and City Council meetings are expected to be held in Winter 2019, after which time the project will conclude.

Appendices

Appendix A: Meeting Noticing

1. Meeting postcard
2. E-blast
3. Flyer
4. Press release

Please Join Us!

Monday, August 5, 2019
6:30 p.m. - 8:30 p.m.



Palmdale
High-Speed Rail
Station Area Plan
Community Open House

Community Open House for the Palmdale High-Speed Rail Station Area Plan

The City of Palmdale cordially invites the public to attend an open house to hear the latest information on the High-Speed Rail Station Area Plan. This meeting is a follow-up to the public meetings previously held for the project and will provide an update on various project features, including a preview of the Draft Palmdale Transit Area Specific Plan (PTASP) and the Draft Station Concepts.

Since our last meeting, the City has continued its work to implement a Station Area Plan that will promote economic development and sustainability, provide transportation and housing choices and improve the quality of life in Palmdale, and the region as a whole. Please join us to learn more, review plan elements and provide your feedback.

Reunión de Puertas Abiertas a la Comunidad del Plan de Área de la Estación de Tren de Alta Velocidad de Palmdale

La ciudad de Palmdale invita cordialmente al público a asistir a una reunión de puertas abiertas para obtener la información más reciente sobre el Plan de Área de la Estación de Tren de Alta Velocidad. Este taller es un seguimiento a las reuniones públicas celebradas previamente para el proyecto y proveyerá una actualización de diversos elementos del proyecto, incluida una vista preliminar del Borrador del Plan Específico del Área de Tránsito de Palmdale y del Borrador de Conceptos de la Estación.

Desde nuestra última reunión, la Ciudad ha continuado con su trabajo para implementar un Plan de Área de Estación que promoverá el desarrollo económico y la sostenibilidad, ofrecerá opciones de transporte y vivienda y mejorará la calidad de vida en Palmdale y en la región en general. Acompáñenos para obtener más información, revisar los elementos del plan y darnos su opinión.

Meeting Details

Detalles de la Reunión

Monday, August 5, 2019 | 6:30 p.m. – 8:30 p.m.
Lunes, 5 de agosto de 2019 | 6:30 p.m. – 8:30 p.m.

**Chimbole Cultural Center
Manzanita Ballroom**
38350 Sierra Highway
Palmdale, CA 93550

Spanish interpretation will be provided. Requests for other languages will be accommodated if made at least three working days (72 hours) in advance of the scheduled meeting date.

Se proveyerá interpretación en español. Las solicitudes de otras lenguas se atenderán si se formulan al menos tres días laborables (72 horas) antes de la fecha prevista para la reunión.

Stay Connected

Manténgase Conectado

Please plan on attending the meeting and stay involved by visiting the project website or by contacting us via any of the following methods:

Tenga previsto asistir a la reunión y siga participando visitando el sitio web del proyecto o poniéndose en contacto con nosotros a través de cualquiera de los siguientes métodos:

✉ **Mike Behen**
Transportation/Strategic Initiatives Manager
Department of Public Works
38250 Sierra Highway
Palmdale, CA 93550
MBehen@cityofpalmdale.org | (661) 267-5337

i <http://www.cityofpalmdale.org/Projects/HSRSAP>
f www.facebook.com/CityofPalmdale
t @PalmdaleCity

City of Palmdale
c/o Arellano Associates
5851 Pine Avenue, Suite A
Chino Hills, CA 91709



Danielle Rodriguez

From: City of Palmdale <cmilam@arellanoassociates.com>
Sent: Tuesday, July 30, 2019 8:25 AM
To: Danielle Rodriguez
Subject: REMINDER: Join us to preview the Draft Palmdale High-Speed Rail Station Area Plan!



[Anuncio en Español](#)

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Transportation/Strategic Initiatives
Manager
Department of Public Works
38250 Sierra Highway
Palmdale, CA 93550
MBehen@cityofpalmdale.org
(661) 267-5337

www.cityofpalmdale.org/Projects/HSRSAP

www.facebook.com/CityofPalmdale

[@PalmdaleCity](https://twitter.com/PalmdaleCity)

City of Palmdale, Department of Public Works

38250 Sierra Highway Palmdale, CA 93550

Visit our website at www.cityofpalmdale.org/Projects/HSRSAP for more information.

City of Palmdale | 38300 Sierra Highway, Palmdale, CA 93550

[Unsubscribe droduiguez@arellanoassociates.com](mailto:droduiguez@arellanoassociates.com)

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Sent by cmilam@arellanoassociates.com

Please Join Us!

Monday, August 5, 2019
6:30 p.m. - 8:30 p.m.



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🌐 <http://www.cityofpalmdale.org/Projects/HSRSAP>

📘 www.facebook.com/CityofPalmdale

🐦 @PalmdaleCity

CITY OF PALMDALE

NEWS RELEASE

CONTACT: John Mlynar
PHONE: 661/267-5115
DATE: July 11, 2019

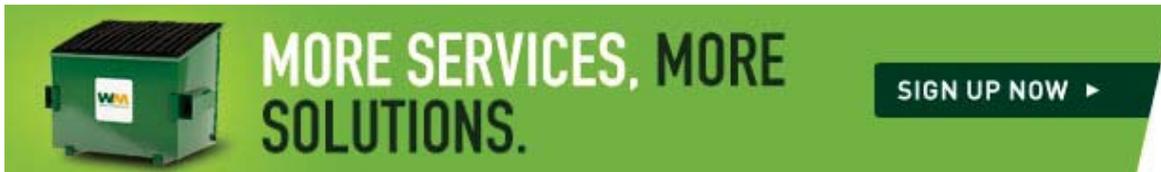
Public Invited to Preview Palmdale High-Speed Rail Station Area Plan

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The City is continuing its efforts to implement a Station Area Plan that when complete, will establish the overall vision for the area surrounding the High-Speed Rail station and serve to create a new downtown for Palmdale. This open house will provide the public with an opportunity to preview the Draft Palmdale Transit Area Specific Plan (PTASP) and Draft Station Concepts. The community is encouraged to come out and meet with the project team, review plan elements and provide feedback.

“Please join the city of Palmdale in developing this transformational plan. Your participation and input are essential,” said Transportation/Strategic Initiatives Manager Mike Behen.

For more information on the Palmdale High-Speed Rail Station Area Plan project, please visit www.cityofpalmdale.org/Projects/HSRSAP. For project updates, please follow us on Facebook at City of Palmdale-Government or on Twitter @PalmdaleCity. For project specific questions, please contact Mike Behen at 661-267-5337 or mbehen@cityofpalmdale.org.



Public invited to preview Palmdale High-Speed Rail Station Area Plan

by [The AV Times Staff](#) • July 17, 2019 — [8 Comments](#)



[File]

Type search term and press enter ...

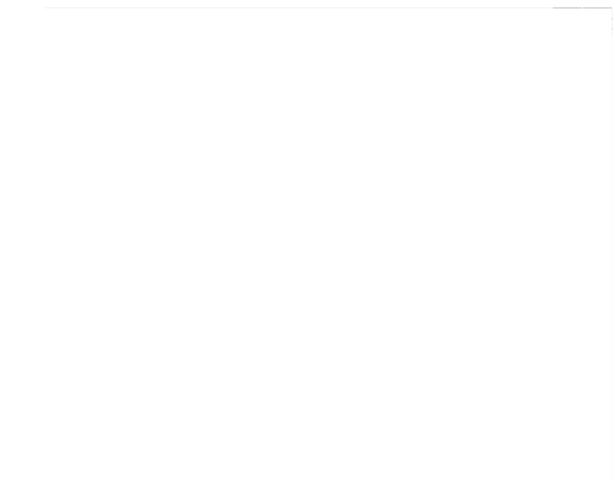
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From The Web

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Take A Look At The Best Cash Back Card For Travel

Wise Bread

Play this for 1 minute and see why everyone is addicted

Vikings: Free Online Game
13466 Wildrose St
TV's shrewdest Shark Shows one of
the best ways to utilize \$50
\$7,000
 Angels & Entrepreneurs
 Ad realtor.com

Learn more

#1 Site For RV Rentals
 Outdoorsy

For more information on the Palmdale High-Speed Rail Station Area Plan project, visit www.cityofpalmdale.org/Projects/HSRSAP. For project specific questions, contact Mike Behen at 661-267-5337 or mbehen@cityofpalmdale.org.

[Information via news release from the city of Palmdale.]

—

Filed Under: [Home](#), [Palmdale](#)

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Take A Look At The Best Cash Back Card For Travel

Wise Bread

Play this for 1 minute and see why everyone is addicted

Vikings: Free Online Game

TV's shrewdest Shark Shows one of the best ways to utilize \$50

Angels & Entrepreneurs

Considering an SUV? These Are the 10 Most Fuel Efficient

Kelley Blue Book

Recent Comments

Lackey bill to reduce impaired... (8)
Cher { I agree the AV could be making so much money from taxing... } – **Jul 18, 8:20 AM**
East Lancaster { Rex and Marv are stuck in the present. I'm far more concerned... } – **Jul 18, 8:09 AM**

L.A. County set to pay... (3)
Cher { It was inhumane we had to open up private parts pull out... } – **Jul 18, 7:50 AM**
Jan johnson { I was stripped searched at that time period at Lynnwood how do... } – **Jul 17, 10:48 PM**

L.A. County aims to recruit... (7)
Cassie Carmichael { I find the system very bias and unethical. They have literally stole... } – **Jul 18, 7:44 AM**
Trumpist#1 { Anchor babies are the most insidious way to steal our country and... } – **Jul 18, 6:35 AM**

Public invited to preview Palmdale... (8)
True fact { Your RIGHT. is stupid people of California believe everything. ignorant Democrat stealing... } – **Jul 18, 3:57 AM**

Neighborhood block party coming to... (1)
Block Party Crasher { I hope the block party doesn't end with gunfire. } – **Jul 17, 10:17 PM**

Law professors, legal scholars call... (1)
Professors and Scholars { I guess Jackie Lacey is a racist now. } – **Jul 17, 10:15 PM**

More details released on Palmdale... (8)
Kenia { I hope god does all in his possibility to help him, I... } – **Jul 17, 7:00 PM**

Older »

Don't bother putting a
vision exam on your calendar.



1800 **contacts**

https://www.avpress.com/news/palmdale-to-hold-open-house-on-high-speed-rail/article_e8ce1748-a85a-11e9-983d-d3bb5dfd9b0c.html

Palmdale to hold open house on high-speed rail

By ALLISON GATLIN Valley Press Staff Writer Jul 17, 2019



The City of Palmdale invites residents to learn about its plans for developing a high-speed rail station and the area surrounding it in central Palmdale during an open house on Aug. 5.

Photo courtesy City of Palmdale

PALMDALE — Residents are invited to learn about and provide feedback on a developing plan for a future high-speed rail station and the surrounding area in Palmdale.

The open house will begin at 6:30 p.m. on Aug. 5 at the Chimbole Center, Manzanita Ballroom, 38350 Sierra Hwy.

During the open house, the public will be introduced to a preview of the Draft Palmdale Transit Area Specific Plan (PTASP) and Draft Station Concepts.

The plan would remodel a section of central Palmdale, encompassing the existing Transit Center.

The study area runs from Rancho Vista Boulevard (Avenue P) to Avenue R and from the Antelope Valley Freeway to 15th Street East.

The city last held public meetings on the developing plan in 2016. Since then, work has continued on several fronts, including looking at promoting economic development and sustainability, providing transportation and housing choices, and improving quality of life for Palmdale and the region, city officials said.

The plan includes provisions for the California High Speed Rail, a bullet train intended to link San Francisco and Los Angeles, even though that project's future is uncertain given escalating costs and declining political support.

Palmdale officials fought from the beginning to have the city included as a station on the route, and have included the rail line as a feature for the transit area specific plan. Under the existing state plans, the Palmdale station would be the stopping point between neighboring stations in Bakersfield and Burbank.



A grant from the California High Speed Rail Authority is part of the funding for the planning project.

While the statewide project's outcome is in doubt, the city is not changing its planning efforts, which include the high-speed rail project as one of several aspects for future development of its transit area, which includes multiple transportation modes.

The city is also planning for a future high-speed train service between Las Vegas and Victorville to extend to Palmdale. This privately funded project, now known as Virgin Trains USA and formerly as Brightline, will travel a federally approved corridor between those two cities initially, with the potential to continue the line to Palmdale, where it will connect with other transportation services.

Construction is expected to begin this year and the company plans to begin initial service in 2022, according to a company statement.

Additionally, the city is working with the Air Force and others to reinstate commercial air service at the Palmdale Regional Airport, which uses the runways at Air Force Plant 42.

Appendix B: Meeting Materials

1. PowerPoint
2. Fact Sheet
3. Display Boards
4. Comment Cards
5. Sign-in Sheets



PALMDALE HSR STATION AREA PLAN

August 5, 2019

COMMUNITY WORKSHOP

AGENDA

1. Welcome
2. Meeting Purpose
3. Project Update
 - Project Purpose / Team
 - Activities Completed
 - Project Schedule
4. Palmdale Transit Area Specific Plan
 - Overview
 - Chapter 4 / Chapter 5
4. Station Area Vision
5. Open House Activities



MEETING PURPOSE



1

Project Update

Experts will be able to provide information. We have about five months left on the project.

2

Receive Feedback

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

3

Open House Meeting

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

PROJECT PURPOSE



1

Embrace Transportation

Enhance multi-modal transportation options to increase use of alternative transportation modes.

2

Enhance Local Economy

Generate short and long-term economic development opportunities for local business owners.

3

Foster New Development

Attract development activities for residential and commercial product types currently not represented.

4

Promote Smart Growth

Create a healthy, prosperous, and resilient transit-oriented community with a diversified transportation system.



PROJECT TEAM



CALIFORNIA
High Speed Rail Authority

PARSONS

Team Members

- Arellano Associates
- Raimi + Associates
- HR&A



ACTIVITIES COMPLETED

1

Project Vision

Developed a Vision Document and Guide for the Development of Downtown Palmdale.

2

Multi-Modal Connectivity

Established a path forward for the implementation of a new transportation network for the City.

3

Funding Strategy

Laid out an implementation plan to capture revenue from increased property value for re-investment into infrastructure.

4

Public Outreach

Engaged public and stakeholders through series of visioning workshops, student/youth input and technical working group meetings.

Project Vision



CHAPTER 2. STUDY AREA / GOALS AND OBJECTIVE

STUDY AREA

The project study area is located in the southern portion of the Antelope Valley, C San Gabriel Mountain Range. The main highway connecting Palmdale to other parts of the Antelope Valley Freeway, or State Highway 3805, running north to south through Palmdale covers an area of approximately 106 square miles with a population of approximately 100,000 (2013 Census Data). The region is characterized as California High Desert. The study area is located southwest of the Palmdale Regional Airport and adjacent to Palmdale Boulevard is the main thoroughfare that runs west to east through the project study area for the Palmdale HSR station area plan extension. Within Palmdale, the project study area for the Palmdale HSR station area plan extension is located on the north to Avenue 11 on the south, and between SR 14 on the west and Avenue 11 on the east. The primary focus area is generally a 0.5 mile radius around the multi-modal HSR station that would be centered on the intersection of Avenue 11 and Palmdale Boulevard, approximately 1200 feet south of the existing Transportation Center building.



Outline of Palmdale Transit Area Specific Plan



VISION STATEMENT

Together with the Technical Working Group (TWG) for the project we have developed a Station Area that embodies the goals and objectives of the community surrounding the future Palmdale HSR Station. It communicates a vision that is concise, easily identifiable, and has an enduring quality, all while being consistent with the shared vision of local communities for the future of Palmdale. It will be a strong and enduring vision to withstand the inevitable changes in economic, political and organizational climate, and have sufficient flexibility to accommodate changes from differing political and economic environments. The TWG voted to adopt the language below as the Vision Statement for the project. To remain successful, the Vision Statement will withstand inevitable changes in the surrounding regulatory framework. Our vision for the Palmdale HSR Station Area is:

The Palmdale HSR Station Area will be a gateway to the 21st Century for the City of Palmdale, bringing together people from Palmdale, the region and the southwestern states, celebrating a lifestyle that embraces the union of transportation, community, and the environment. It will be a vibrant mixed-use center that embodies the sustainable, physical, economic and social development of the area and be the catalyst for a more dynamic and diverse and livable Palmdale.

Similar developments have recently been evaluated and implemented throughout the United States and have consistently been ranked on the forefront of sustainable and desirable development throughout the country.



Example of a TOD environment

MULTI-MODAL CONNECTIVITY

1

Improve overall circulation, access and connectivity.

2

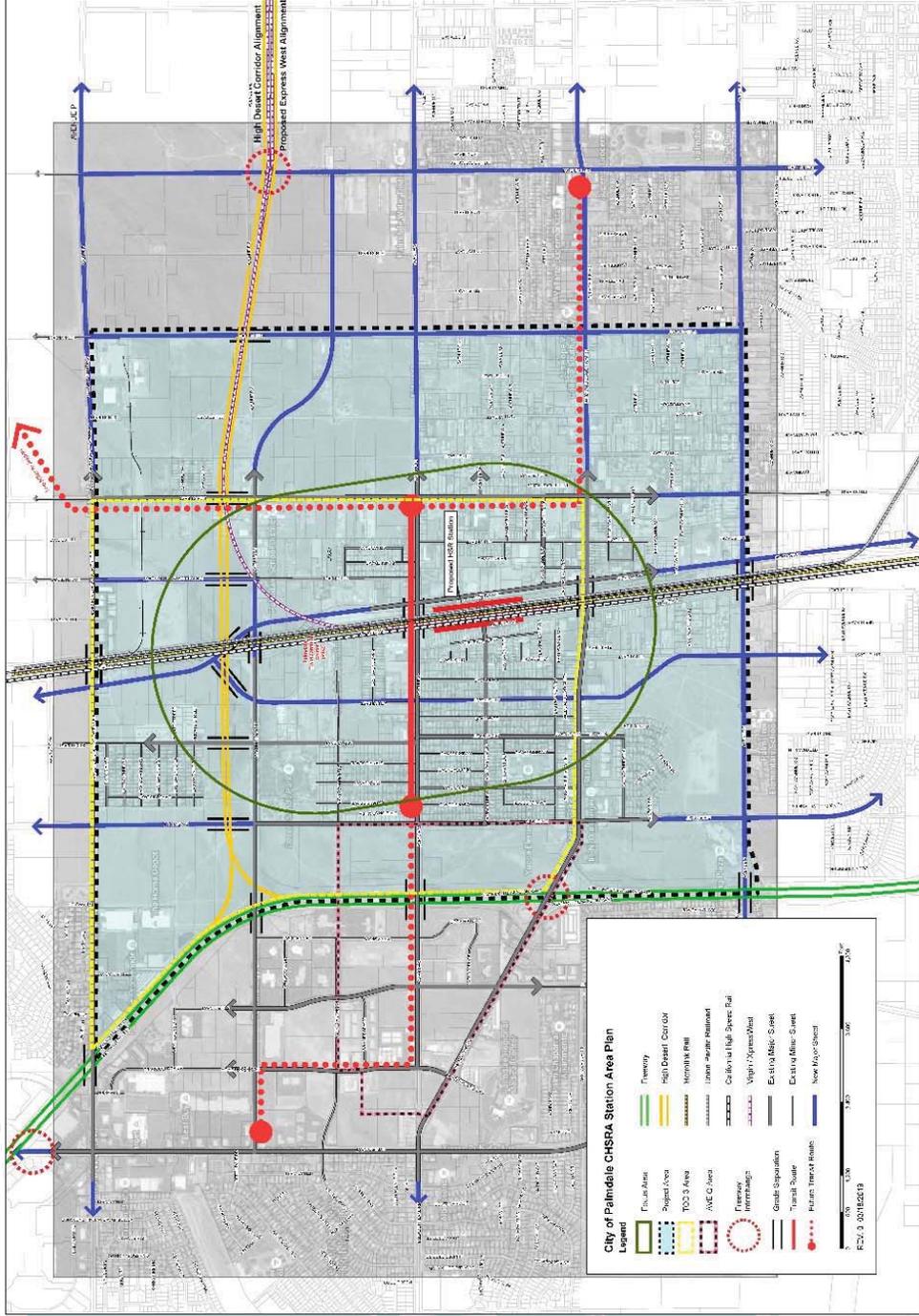
Provide pedestrians safe and comfortable walking space.

3

Create integrated outdoor spaces.



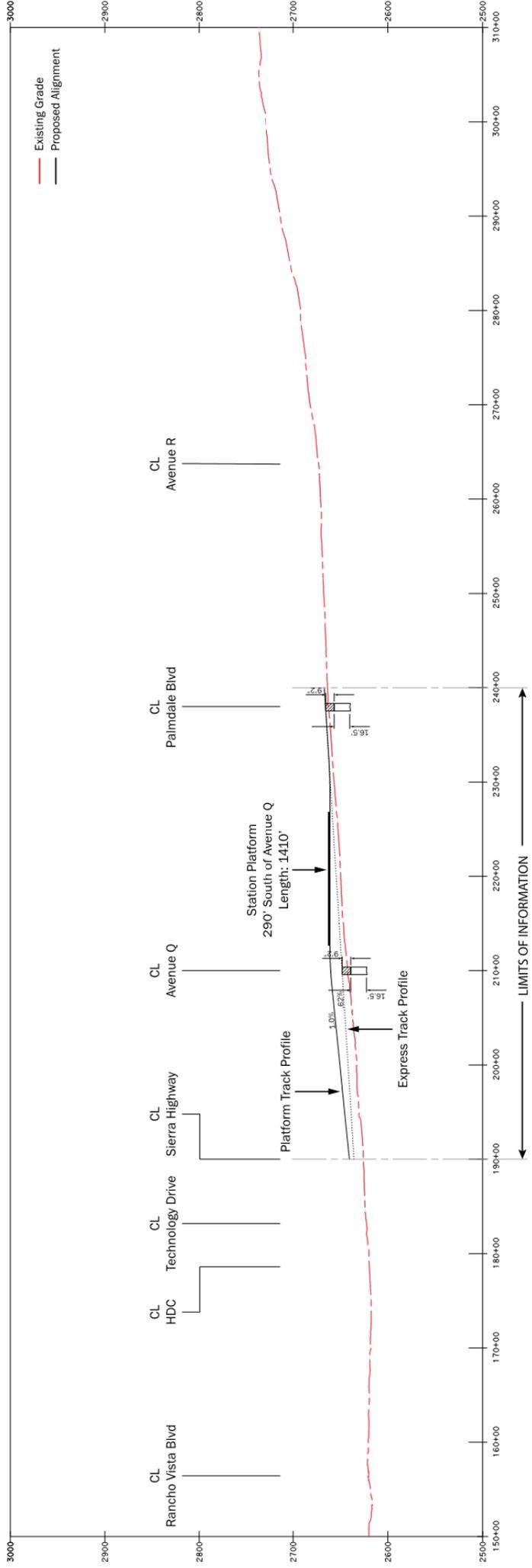
Multi-Modal Connectivity



MULTIMODAL
 CIRCULATION
 CONNECTIVITY
 ANALYSIS
 Prepared for City of Palmdale

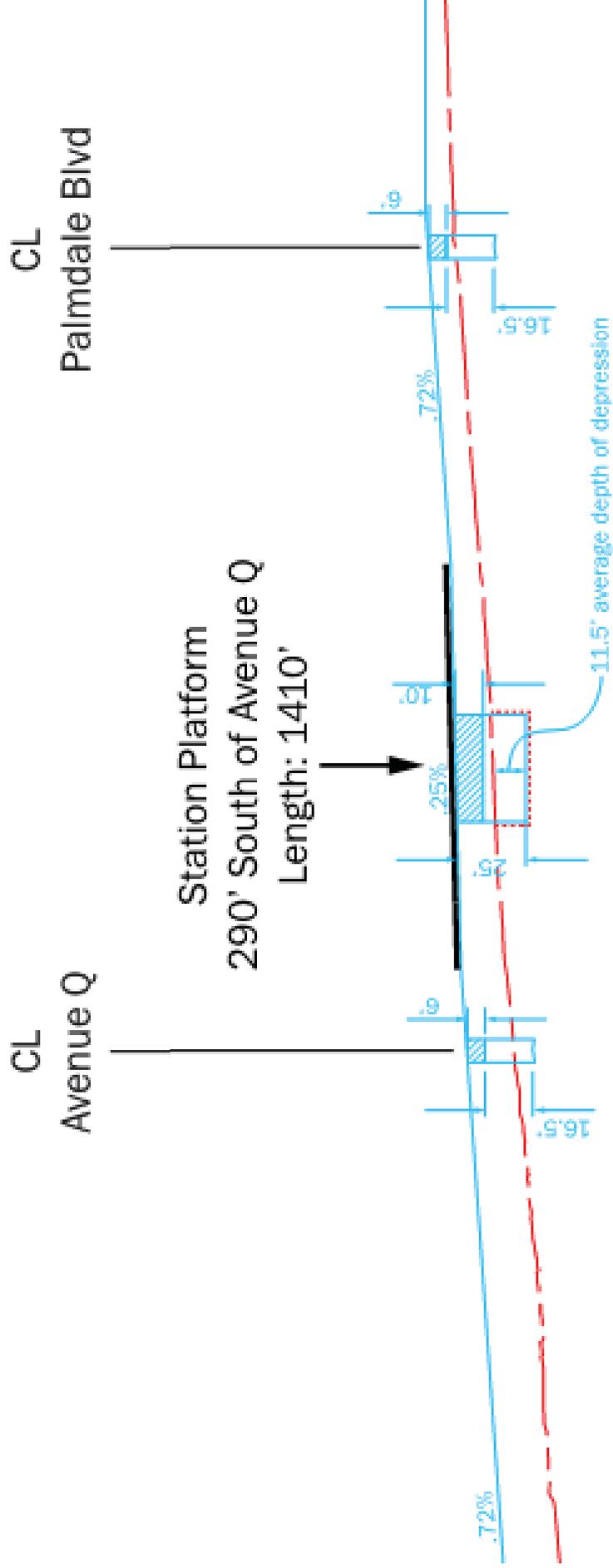
PALMDALE HIGH SPEED RAIL

Vertical HSR alignment



Current CHSRA Alignment
 HSR on embankment with Palmdale Blvd. and Avenue Q crossing under HSR alignment

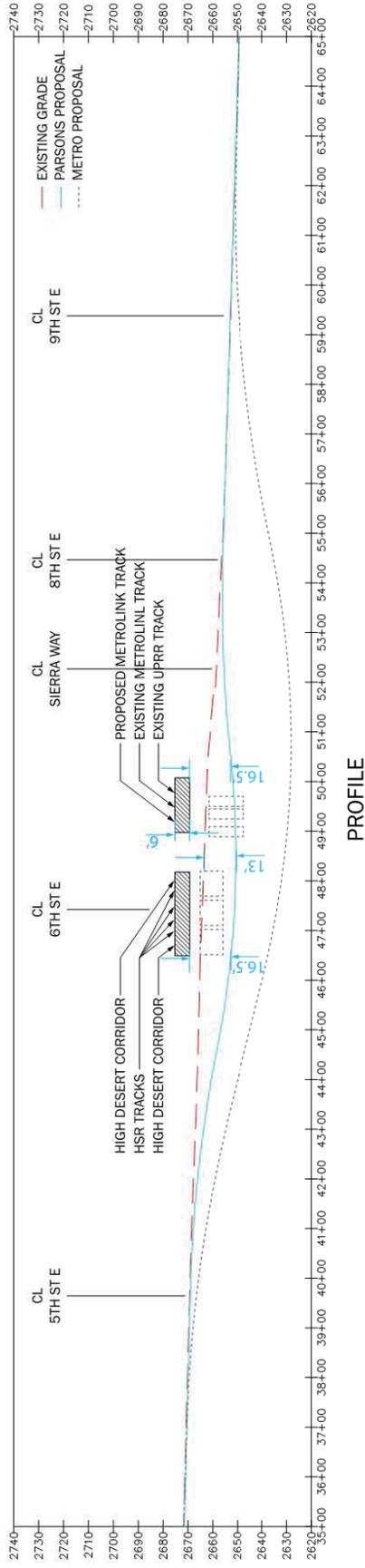
Alignment



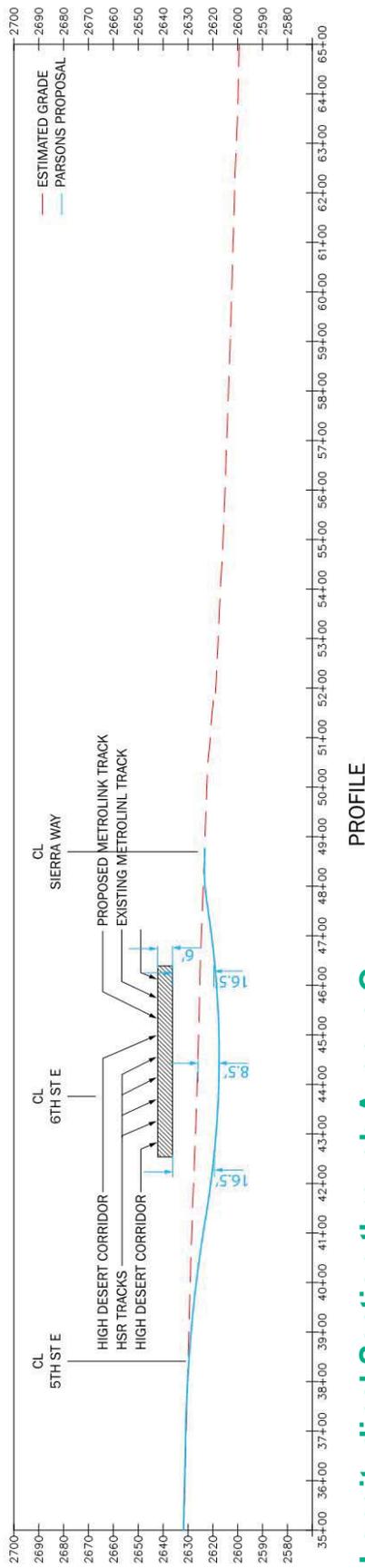
CHSRA Alignment

HSR on embankment with Palmdale Blvd. and Avenue Q crossing under HSR alignment

Street Alignment

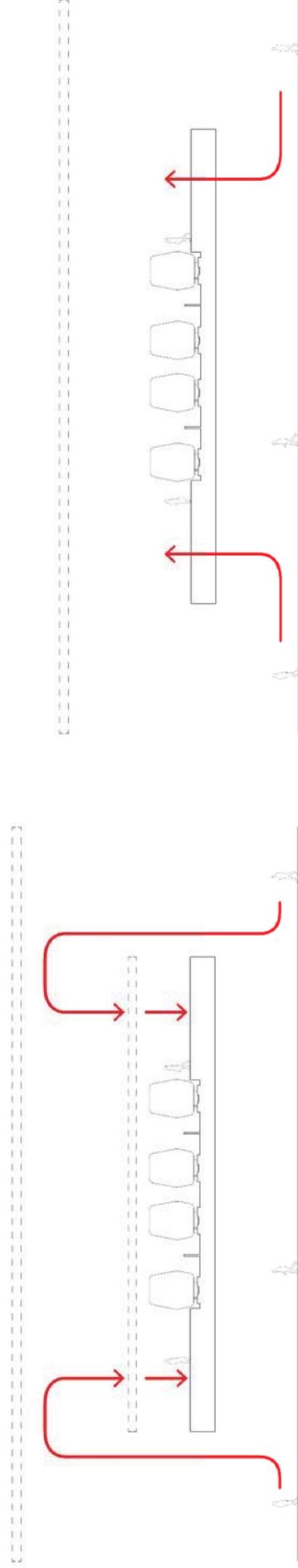


Longitudinal Section through Palmdale Blvd.



Longitudinal Section through Avenue Q

Vertical California High-Speed Rail Alignment



Optimize Passenger Experience

Access to the HSR service should be safe, convenient and intuitive to be successful. Instead of going up and over the tracks (Option A) allow for seamless and intuitive movement directly up to platforms (Option B)

Financial Analysis



HR&A
 Analyze. Advise. Act.
 700 South Flower Street, Suite 2905, Los Angeles, CA 90017
 E: 210-203-0700 | F: 210-591-0710 | www.hranda.com

MEMORANDUM

To: City of Palmdale
 From: HR&A Advisors, Inc.
 Re: Value Capture Analysis and Strategy for the Palmdale Transit Area Specific Plan – DRAFT
 CC: Roland Gerlach, Parsons and Simon Matheson, Rainin and Associates

HR&A Advisors, Inc. ("HR&A") has completed an assessment of the fiscal revenue and value capture potential for the build-out of the Palmdale Transit Area Specific Plan (the "Project"). When realized, the Project will create a vibrant, mixed-used district in the heart of Palmdale that will take advantage of its proximity to the high-speed rail station. This memorandum summarizes gross fiscal revenue and value capture potential for the high-speed rail station ("City") over the course of its 30-year period of potential for value capture in the Project area to finance station area improvements, discussed in detail toward the end of the document.

Methodology
 The Project's fiscal revenue potential is based on inputs from HR&A's market demand analysis, as documented in its report "Local Economic Development & Preliminary Real Estate Stratification Projections for the High-Speed Rail Station Area" (the "Report"). The Report provides an analysis of the potential for high-speed rail station area development, including office, retail, residential, and other uses. The Report also provides an analysis of the potential for high-speed rail station area development, including office, retail, residential, and other uses. The Report also provides an analysis of the potential for high-speed rail station area development, including office, retail, residential, and other uses.

Overall, HR&A's fiscal model assumptions are conservative and take into consideration the significant variability that is inherent in projecting fiscal revenue over a 30-year period. HR&A assumes annual nominal inflation of 2.0% for all costs and revenues and real value appreciation of 2% for residential and commercial property values. For market rate sales, HR&A assumes an assessed value of \$250 per square foot (in 2018 dollars).¹ For commercial values, HR&A assumes an assessed value of \$250 per square foot (in 2018 dollars).²

¹ Assumptions of current market value for residential and commercial land uses were updated to reflect summer 2018 data. Assessed values derived in the 2016 assessment were retained, with 2017 identified as "Year 0" of the data. Assessed values derived in the 2016 assessment were retained, with 2017 identified as "Year 0" of the data. Assessed values derived in the 2016 assessment were retained, with 2017 identified as "Year 0" of the data.

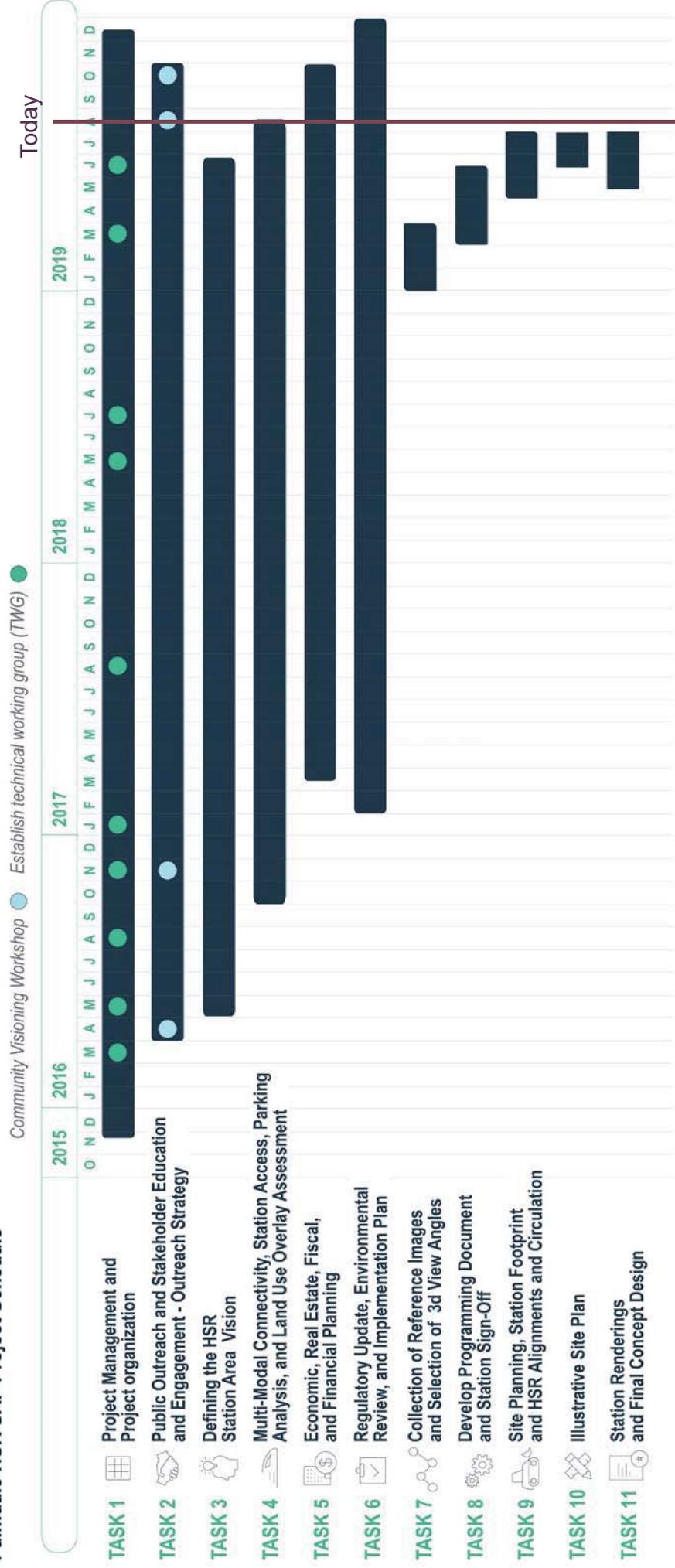
SCHEDULE



Schedule



Palmdale HSR SAP Project Schedule





PALMDALE TRANSIT AREA SPECIFIC PLAN

1

Development Vision

Guides development of a transit district surrounding a HSR Station in the heart of a new Downtown Palmdale.

2

Aesthetic Guidance

Creates building forms and architectural style with a focus on a pedestrian friendly environment.

3

Regulatory Framework

Provides the City with tools to evaluate and approve desired, quality developments in a consistent manner.

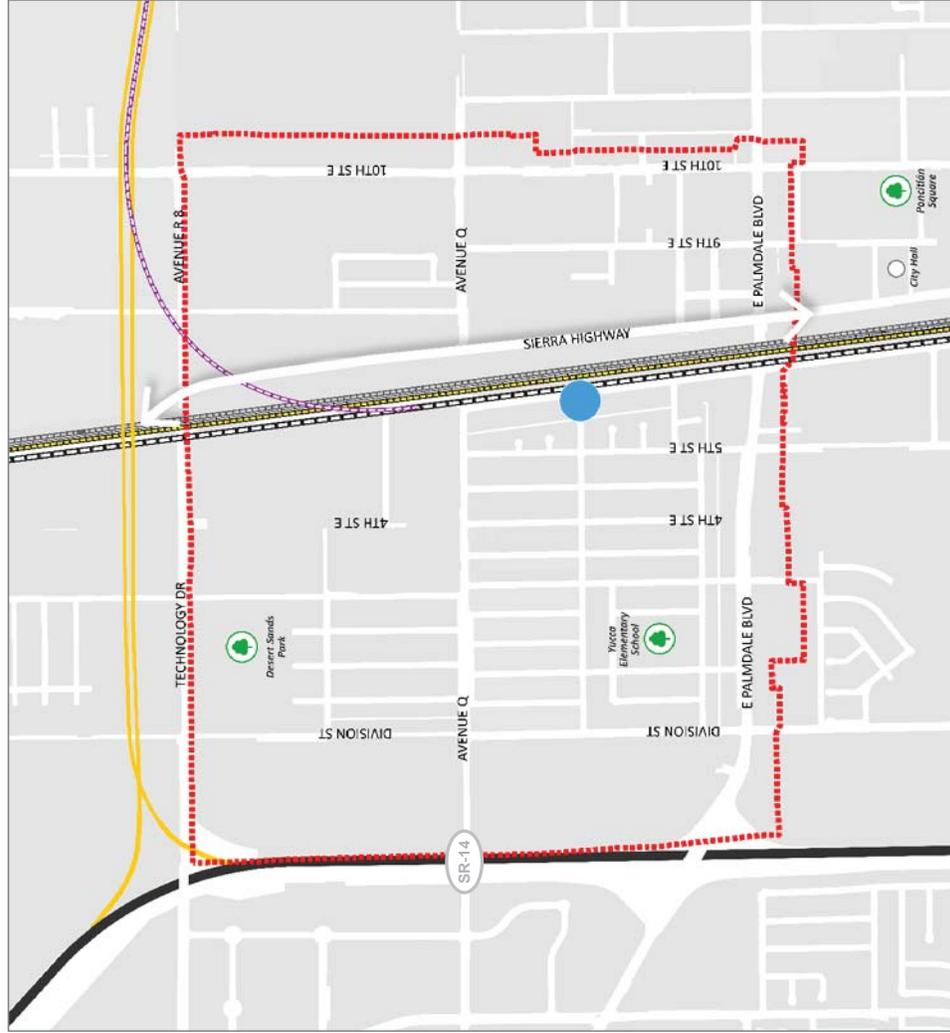


PTASP – Chapters

- 1 Introduction
- 2 Existing Setting
- 3 Vision, Goals and Policies
- 4 Urban Design Framework
- 5 Specific Plan Zoning and Development Regulations
- 6 Circulation Plan
- 7 Public Service Infrastructure Plan
- 8 Implementation Plan
- 9 Appendix



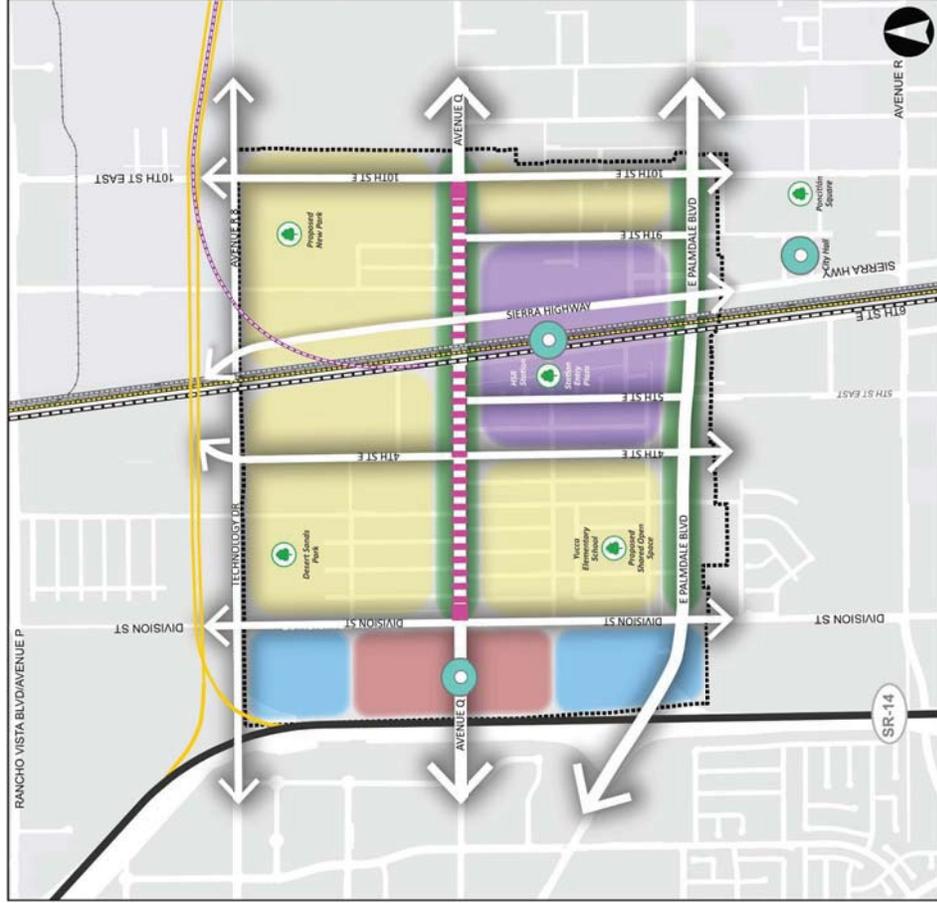
PTASP – Specific Plan Area



-  Proposed HSR Station
-  Transit Area Specific Plan Boundary
-  High Desert Corridor Alignment (Potential)
-  Virgin Trains USA Alignment (Potential)
-  California High Speed Rail
-  MetroLink Rail
-  Union Pacific Rail



PTASP – Urban Design Framework



- Transit Area Specific Plan Boundary
- High Desert Corridor Alignment (Potential)
- Virgin Trains USA Alignment (Potential)
- California High Speed Rail
- Metrolink Rail
- Union Pacific Rail
- High Speed Rail Station Area Core District
- Regional Commercial District
- Business Mix District
- Neighborhoods
- Major Corridors (Neighborhood Edges)
- Open Space/Parks - Existing and Proposed
- Landmarks/Destination Areas
- Major Streets
- Avenue Q
- SR-14 Freeway

PTASP – Urban Design Framework



1

Districts

- High Speed Rail (HSR) Station Area Core District
- Regional Commercial District
- Business Mix District

2

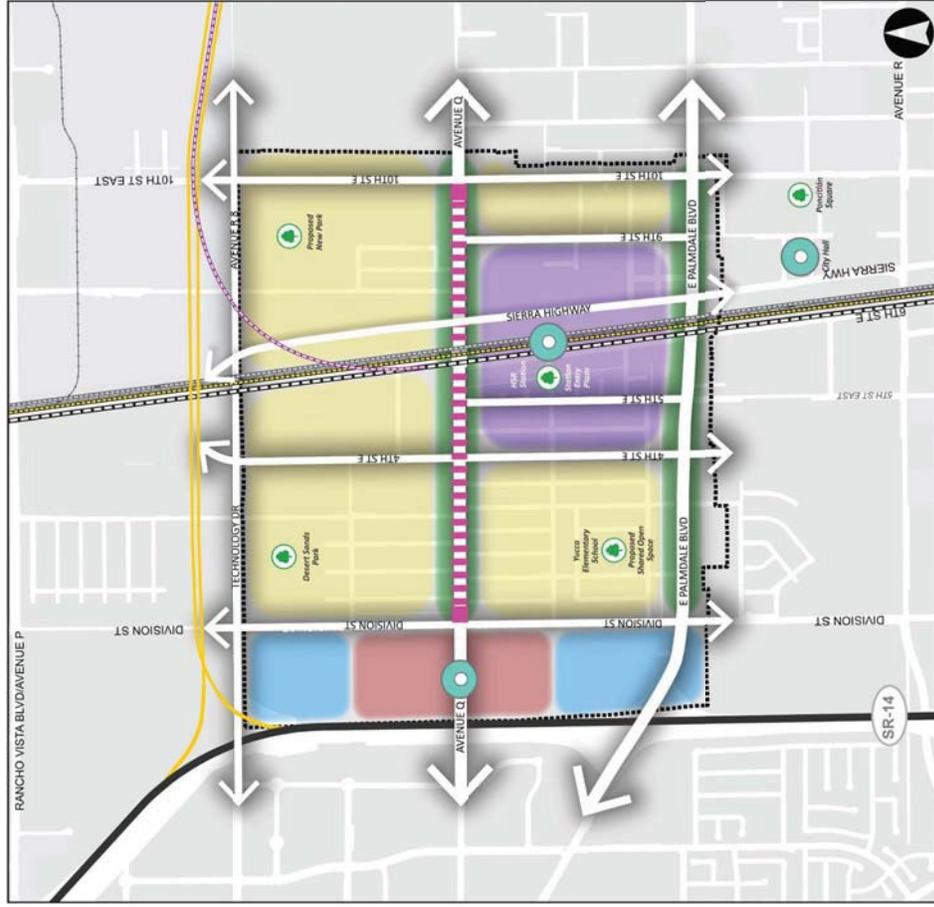
Neighborhoods

- Basic Building Block of Great Cities
- Contains variety of Residential Types
- Edges will be formed by corridors

3

Corridors

- Avenue Q
- Palmdale Boulevard
- 4th Street East
- 5th Street East
- Sierra Highway
- 10th Street East
- Division Street



PTASP – Urban Design Framework – Districts



1

High Speed Rail (HSR) Station Area Core District

Intent and Character:

- Provide jobs and amenities immediately surrounding the future HSR Multimodal Station
- Highest intensity permitted to leverage station proximity

Desired Land Uses:

- Active pedestrian uses on the ground floor
- Office and residential permitted on upper floors



PTASP – Urban Design Framework – Districts



2

Regional Commercial District

Intent and Character:

- Provide a mixed-use business/commercial district
- Leverage SR-14 and future High Desert Corridor (HDC) access and visibility
- Well-connected to Avenue Q

Desired Land Uses:

- Commercial uses – retail, restaurants, services
- Office allowed on upper floors



PTASP – Urban Design Framework – Districts



3

Business Mix District

Intent and Character:

- Provide easily accessible locations for office and light industrial uses
- Leverage SR-14 and future HDC access and visibility

Desired Land Uses:

- Office, research and development
- Light assembly uses
- Supportive commercial (Food & Beverage, etc.)



PTASP – Urban Design Framework – Corridors



5 Corridors

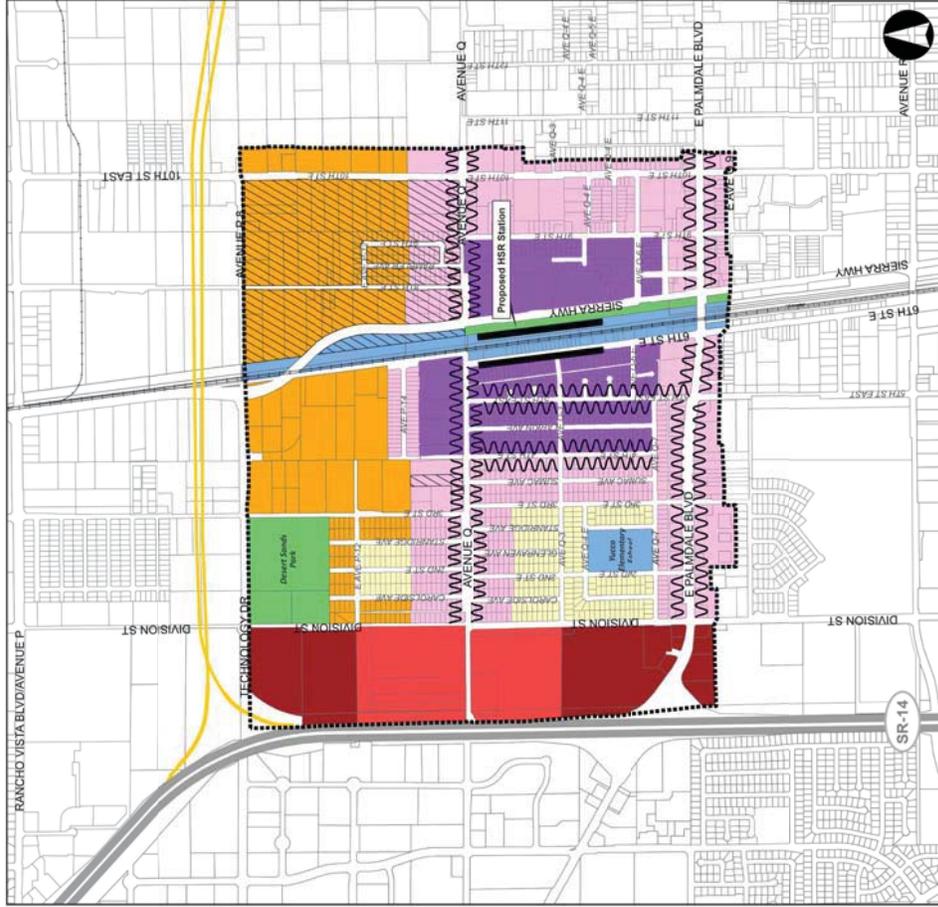
- **Avenue Q** will become a Complete Street
- **Palmdale Boulevard** will become a multi-way boulevard
- **4th Street East** will become a north-south connector
- **5th Street** will provide multi-modal access to the HSR Station
- **Sierra Highway** will provide north-south connection to High Desert Corridor (HDC)
- **Division Street** will connect north-south and serve as a divider between the neighborhoods and BM & RC districts





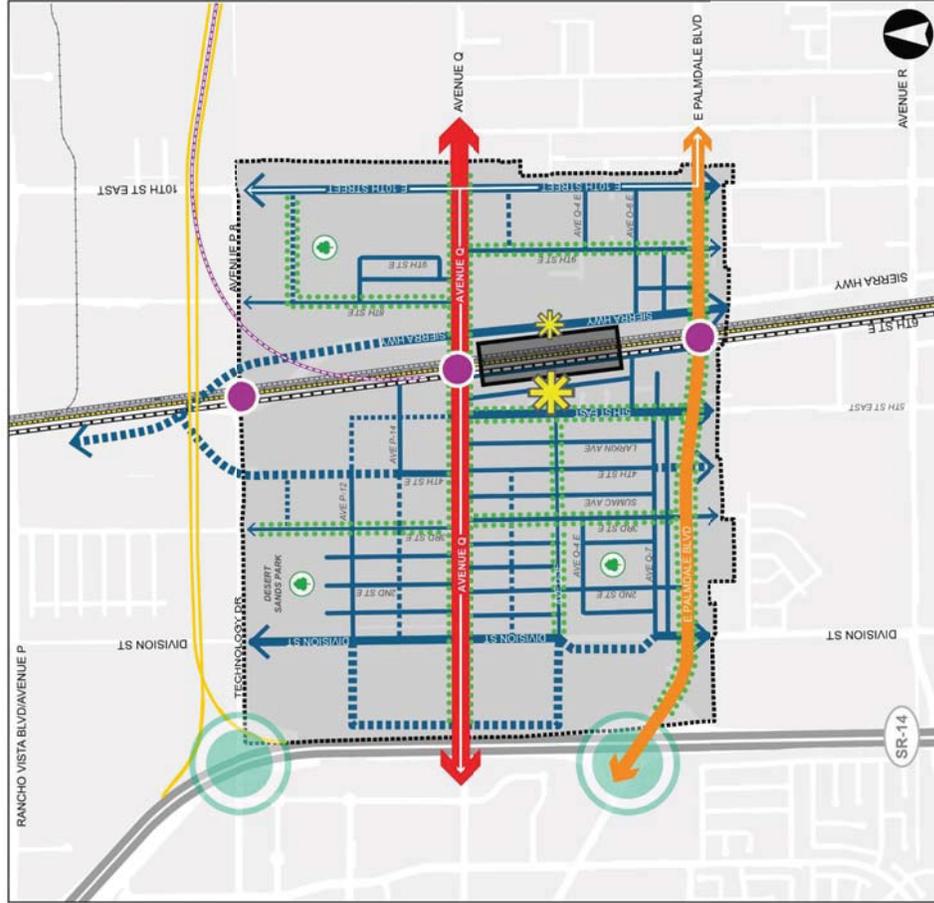
PTASP – Specific Plan Zoning Districts

- Transit Area Specific Plan Boundary
- High Desert Corridor Alignment (Potential)
- SR-14 Freeway
- Union Pacific & Metrolink Rail Right-of-Way
- County of Los Angeles (Pre-Zone)
- Urban Core
- Urban Center
- General Urban
- Traditional Neighborhood
- Regional Commercial
- Business Mix
- Public Facilities
- Open Space - Recreation
- Required Active Frontage





PTASP – Street Network Improvements



- Transit Area Specific Plan Boundary
- High Desert Corridor Alignment (Potential)
- Virgin Trains USA Alignment (Potential)
- California High Speed Rail
- Metrolink Rail
- Union Pacific Rail
- SR-14 Freeway
- Palmdale Boulevard
- Avenue Q
- Existing Street Network
- Proposed Conceptual Street Network
- Green Street
- Existing At-Grade Freeway Interchange
- Proposed Rail Crossing
- Proposed Station Entry Plaza
- Future Transit Route
- Existing or Proposed Park



PTASP – Street Network Improvements – Street Trees

Street Trees

Existing Condition – inconsistent pattern

Specific Plan goals:

- Reinforce existing stands/retain mature trees
- Create unified street tree frontage
- Provide seasonal color
- Provide shade
- Low water use





PTASP – Street Network Improvements – Street Furnishings

Street Furniture and Street Lighting

Along major retail and mixed-use corridors (Avenue Q, Palmdale Boulevard, 5th Street East, 4th Street East)



Selected Palette

Bench, trash receptacle, bike rack, tree grate



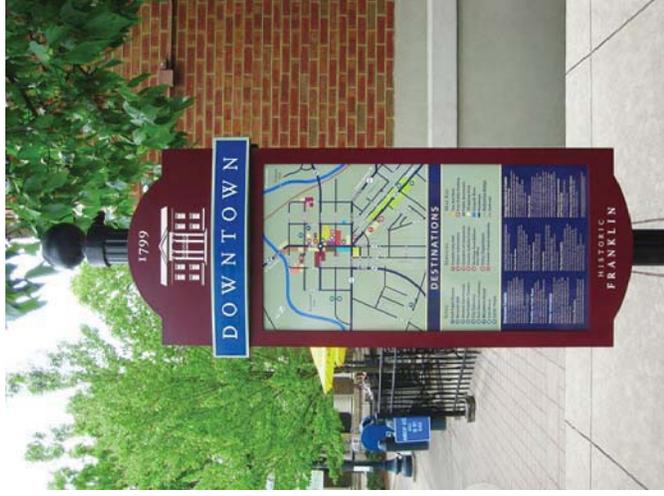


PTASP – Street Network Improvements – Signage

Signage and Wayfinding

Gateways, banners, directories, directional signs and street signs

Examples



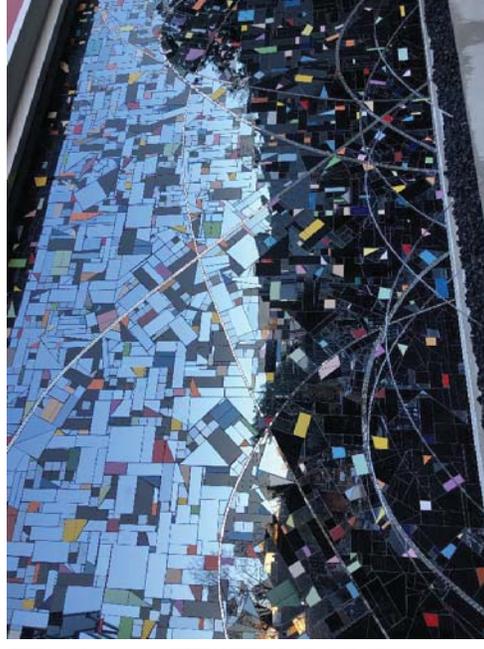
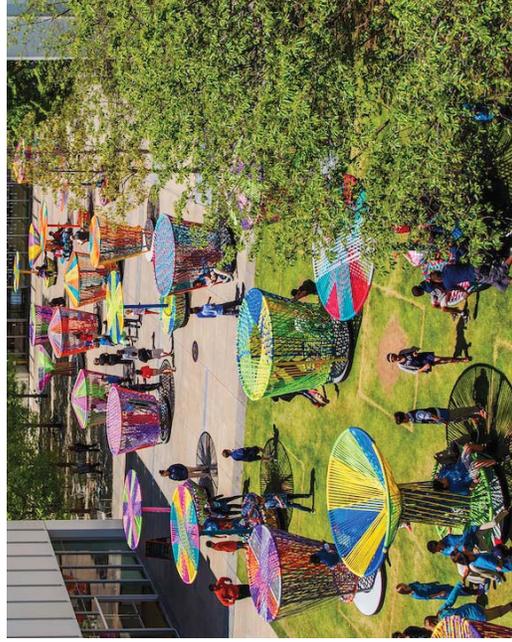


PTASP – Street Network Improvements – Public Art

Public Art

Interactive art, murals, temporary and permanent installations

Examples



PTASP - VISION



1

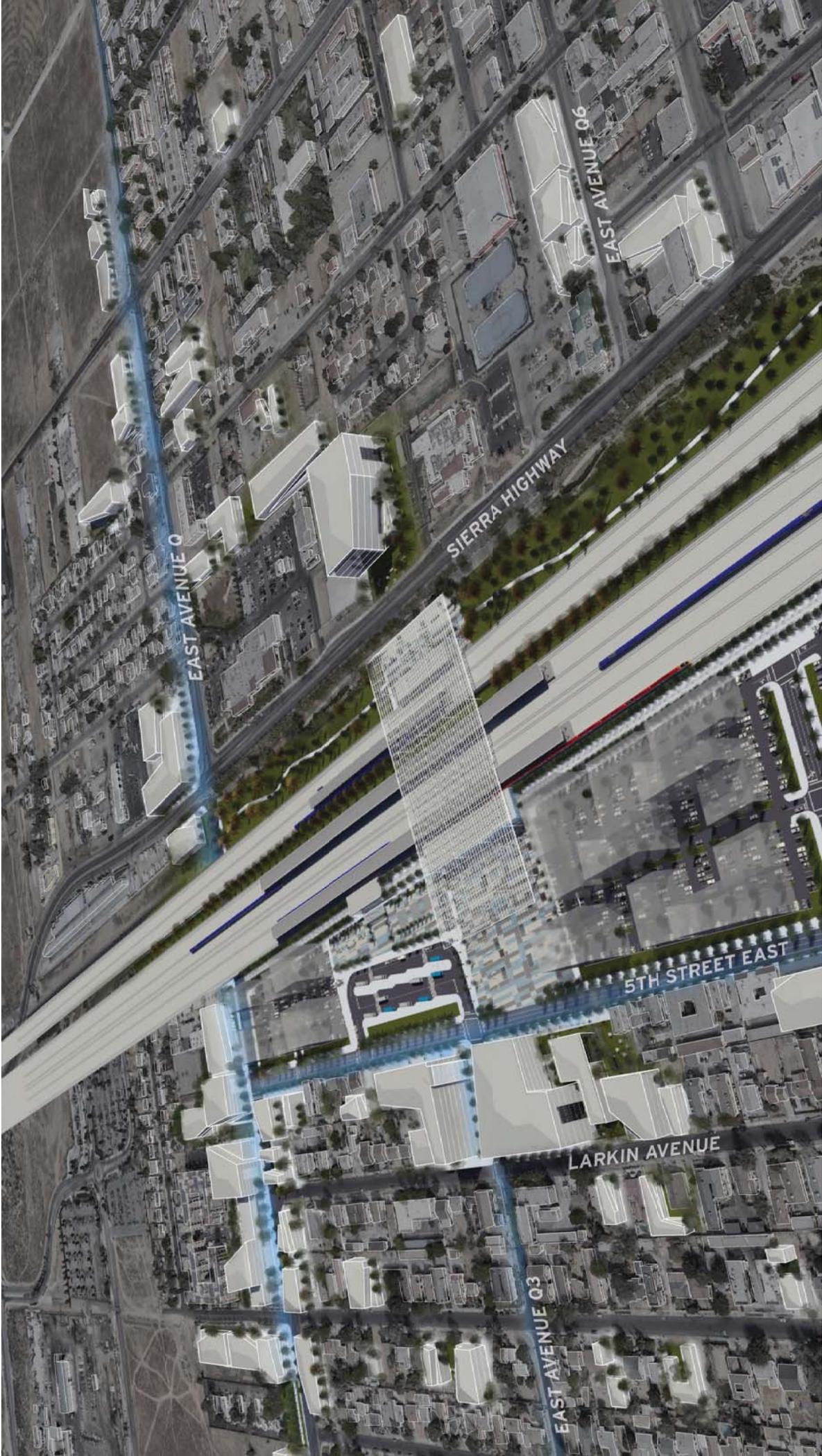
Minimize visual impacts
and facilitate east-west
connectivities.

2

Create open spaces,
encourage community
activities and
integrate public art.

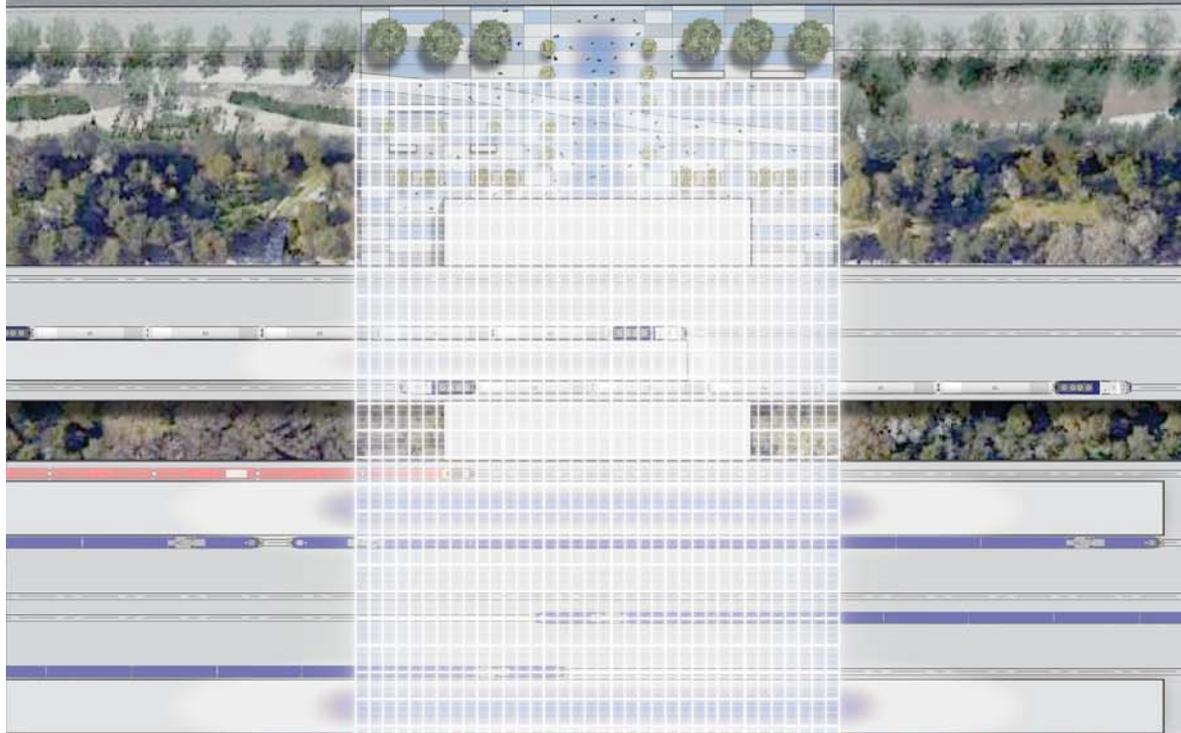
3

Improved passenger
experience, intuitive
wayfinding and retail
opportunities.





SIERRA HIGHWAY



5TH STREET EAST

EAST AVENUE Q3

LARKIN AVENUE







OPEN HOUSE

August 5, 2019

Community Workshop



CITY OF PALMDALE

Palmdale High-Speed Rail Station Area Plan

Project Overview

The City of Palmdale is undertaking station area planning around a future High-Speed Rail (HSR) Multi-Modal Station near the vicinity of downtown Palmdale. The study area for this effort is bound by Rancho Vista Boulevard to the north, Avenue R to the south, SR 14 to the west and 15th Street to the east. The primary focus area for the project encompasses approximately one-half mile around the planned HSR station to be located in the proximity of the current Palmdale Transit Center (see map).

As a part of the project the Station Area Plan (SAP) will analyze the benefits a HSR station will generate for the City of Palmdale and the Antelope Valley. It will develop urban design recommendations, establish a mobility strategy, and identify economic development opportunities. Additionally it will evaluate opportunities for improvements to jobs, housing, retail, entertainment, art, cultural amenities, pedestrian and bicycle access, parking, streetscape improvements, lighting, wayfinding, open space and recreation, and sustainability.

When complete, the SAP will be a vision document for the development of the HSR station area and a guide for the development of economic opportunities for the future of the City of Palmdale and the region as a whole.

Project Goals

As a vision document the Palmdale SAP will deliver on the following goals:

- Enhance local and regional multi-modal transportation options
- Create short and long-term economic development opportunities
- Generate opportunities for transit-oriented development (TOD)
- Promote smart growth development opportunities

PALMDALE HSR SAP STUDY AREA



Station Area Plan Components

To successfully deliver on the City's vision for the SAP it will include the following components:

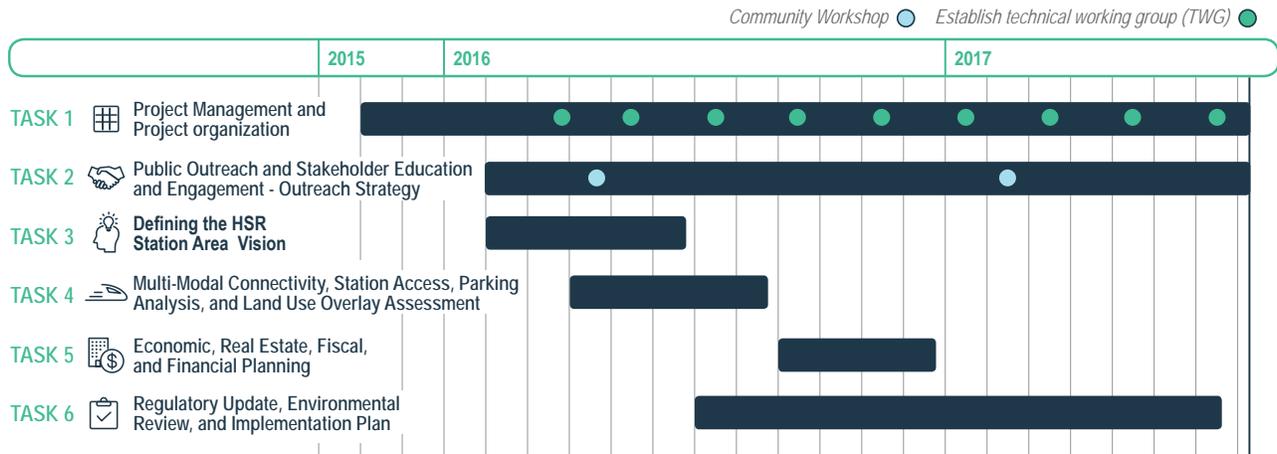
- Station Area Vision
- Multi-Modal Circulation Element
- Economic, Financial, and Fiscal Planning
- Updates to the Regulatory Framework

The Palmdale SAP will be developed over an 18 month period. The schedule below illustrates some of the key activities during that period and identifies key opportunities for community participation.

Community Involvement

The City of Palmdale is providing public involvement opportunities throughout the development of the SAP, including Technical Working Group meetings, visioning workshops, stakeholder meetings, student engagement, and other public meetings. In addition the City is communicating with real-time information available on the Project's Website and Facebook page. Please plan on attending the public meetings and stay involved by visiting the project website or by contacting us via any of the following methods:

PALMDALE HSR SAP PROJECT SCHEDULE



FAQ

What is HSR?

High-Speed Rail is a state-of-the-art, world-class rail transportation system that is designed to run up to 220 miles per hour, providing a safe, efficient, and reliable option for travel to and from urban centers. The stations are typically 30+ miles apart from each other to allow trains to pick-up higher speeds. HSR is a proven mode of transit that operates in 12 different countries, with Japan operating the first HSR system since 1964.

The California HSR system will be the first in the United States. By 2029, the system will run from San Francisco to the Los Angeles basin in under three hours. The system will eventually extend to Sacramento and San Diego, totaling 800 miles with up to 24 stations, including the Palmdale HSR Station. In addition, the California Authority High Speed Rail is working with regional partners to implement a statewide rail modernization plan that will invest billions of dollars in local and regional rail lines to meet the state's 21st Century transportation needs.

Stay Connected

✉ **Mike Behen**, Transportation/GIS Manager
 Department of Public Works
 38250 Sierra Highway
 Palmdale, CA 93550
 MBehen@cityofpalmdale.org | (661) 267-5337

ℹ www.cityofpalmdale.org/Projects/HSRSAP
 f www.facebook.com/CityofPalmdale
 @PalmdaleCity



welcome

COMMUNITY MEETING FOR THE PALMDALE
HIGH-SPEED RAIL STATION AREA PLAN

WWW.CITYOFPALMDALE.ORG/PROJECTS/HRSRAP

AUGUST 5, 2019



Welcome!

Thank you for taking the time to participate in today's workshop. Your input will be invaluable in influencing the development of the Palmdale Station Area plan.

Why Are We Here?

The City of Palmdale is undertaking station area planning around a future High-Speed Rail Multi-Modal Transit Station near downtown Palmdale. As a part of the project, the City is developing a new Palmdale Transit Area Specific Plan (PTASP).

This workshop marks the third public open house for an effort to develop urban design recommendations, establish a mobility strategy, and identify economic development opportunities.

How To Contribute

Materials are presented in an open house format. You can provide input directly to our project team, via comment cards, or by placing post-it notes directly onto the materials. We want to hear your thoughts and opinions.

Stay Connected

Please plan on staying involved via any of the following methods:



Mike Behen,
Transportation /
Strategic Initiatives Manager

Department of Public Works
38250 Sierra Highway
Palmdale, CA 93550
MBehen@cityofpalmdale.org
(661) 267-5337



[http://www.cityofpalmdale.org/
Projects/HSRSAP](http://www.cityofpalmdale.org/Projects/HSRSAP)



www.facebook.com/CityofPalmdale

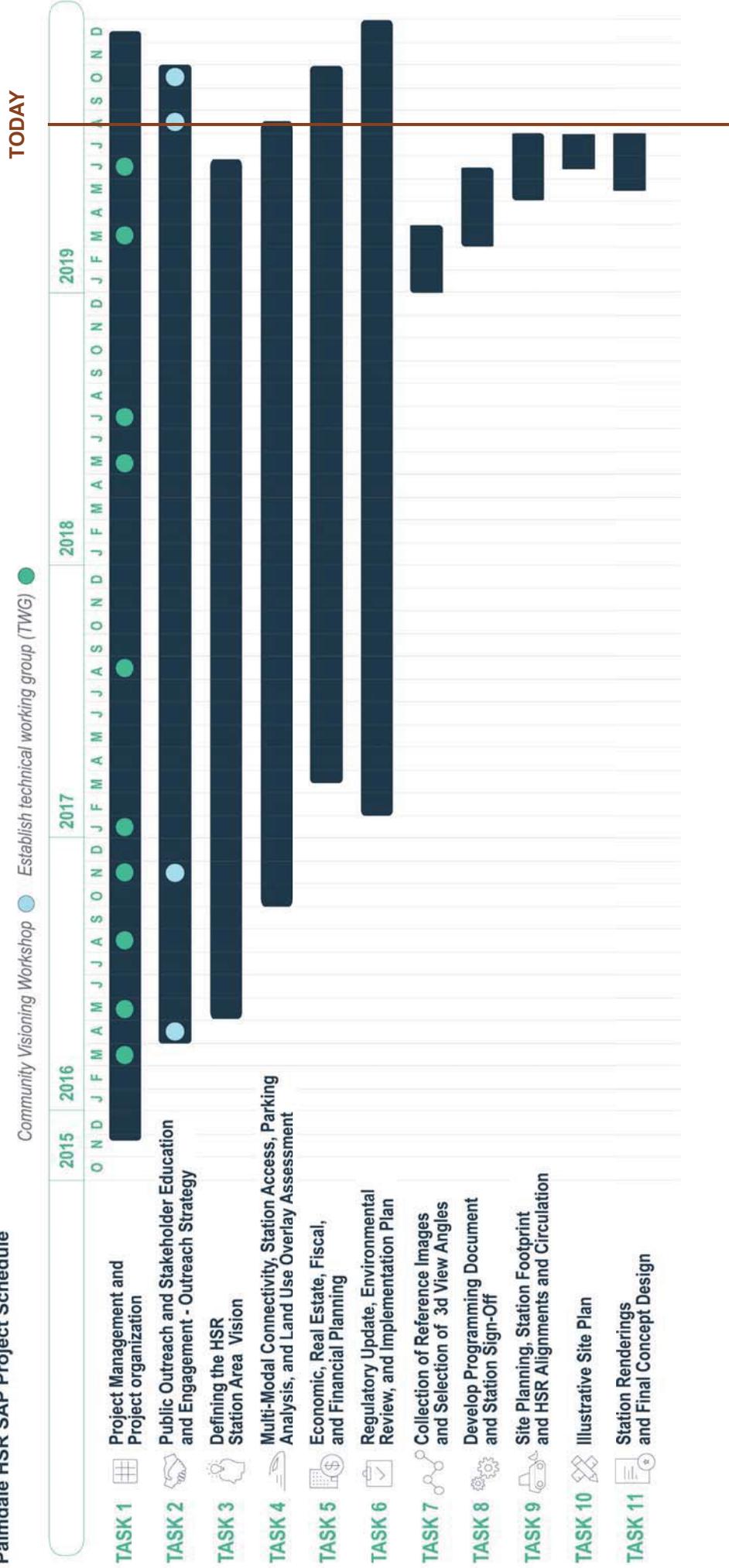


@PalmdaleCity

PROJECT SCHEDULE



Palmdale HSR SAP Project Schedule



PROJECT PURPOSE



1

Embrace Transportation
 Enhance multi-modal transportation options to increase use of alternative transportation modes

2

Enhance Local Economy
 Generate short and long-term economic development opportunities for local business owners

3

Foster New Development
 Attract development activities for residential and commercial product types currently not represented

4

Promote Smart Growth
 Create a healthy, prosperous, and resilient transit-oriented community with a diversified transportation system



PALMDALE HIGH-SPEED RAIL STATION AREA PLAN
VISION STATEMENT

VISION STATEMENT

Together with the Technical Working Group (TWG) for the project we have developed a Station Area that embodies the goals and objectives of the community surrounding the future Palmdale High Station. It is a vision for the future of the station area that is based on the current conditions and the needs of the community. The vision is to create a vibrant, sustainable, and livable community that is a gateway to the 21st Century for the City of Palmdale, bringing together people from Palmdale, the region and the southwestern states, celebrating a lifestyle that embraces the union of transportation, community, and the environment. It will be a vibrant mixed-use center that embodies the sustainable, physical, economic and social development of the area and be the catalyst for a more dynamic, diverse and livable Palmdale.

The Palmdale High Station Area will be a gateway to the 21st Century for the City of Palmdale, bringing together people from Palmdale, the region and the southwestern states, celebrating a lifestyle that embraces the union of transportation, community, and the environment. It will be a vibrant mixed-use center that embodies the sustainable, physical, economic and social development of the area and be the catalyst for a more dynamic, diverse and livable Palmdale.

Similar developments have recently been evaluated and implemented throughout the United States and have consistently been ranked on the forefront of sustainable and desirable development throughout the country.



Example of a 100 environment

A / GOALS AND OBJECTIVES

When portions of the Los Angeles Valley, California, north of the heavy congesting Palmdale to other parts of the region in the Los Angeles Basin, with a population of approximately 10,000,000, and a California High-Speed Rail station.

Palmdale Regional Airport and adjoining Air Force Plant #2. The Palmdale High Station Area is located between the Palmdale Regional Airport and Air Force Plant #2, and between US 5 and the north-south 15th Street Road, and between the Palmdale Regional Airport and the Palmdale Transportation Center Building.



0.5 Mile Radius from High Station

STATION AREA PLAN VISION STATEMENT

Prepared for City of Palmdale



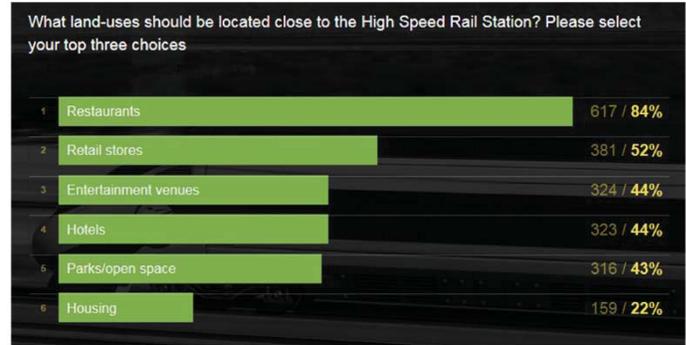
PALMDALE HIGH-SPEED RAIL STATION AREA PLAN



Public involvement is a key component of the project and outreach has been a collaborative effort, with the community being engaged every step of the way.

Online Survey

An online survey for the project garnered more than 1,800 responses.



Stakeholder Interviews

More than 125 individual and group interviews have been conducted with a variety of stakeholders since the beginning of the project.



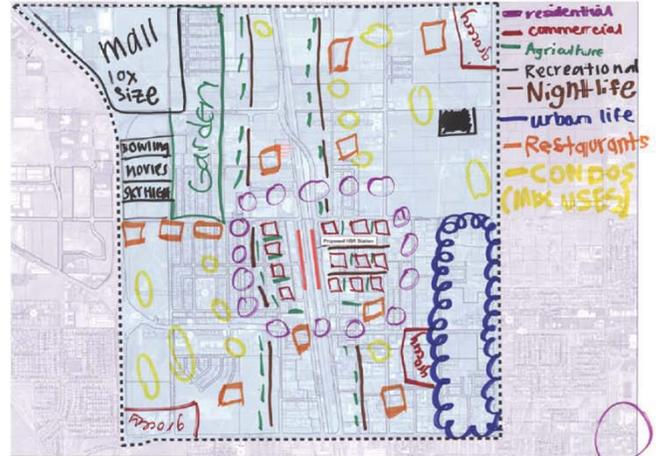
Website

The project website serves as the main portal for all levels of stakeholders to access project information, including fact sheets, FAQs, meeting announcements, meeting presentations, and Technical Working Group summaries



Youth Engagement

The team worked with groups of students from The Palmdale Aerospace Academy to design a site surrounding the proposed High-Speed Rail station



Technical Working Group (TWG)

The City established a TWG to solicit feedback from a broad range of stakeholders as it develops the Plan. To date, eight TWG meetings have been held for the project.



PUBLIC WORKSHOPS



Two interactive public workshops were held and focused on the development of a vision for the project. Collectively, more than 125 members of the community came to the meetings. Attendees were able to engage directly with City staff and the project team to provide valuable input on the project.



USE OF PALMDALE TRANSIT AREA SPECIFIC PLAN



1

Development Vision

Guides development of a transit district surrounding a HSR Station in the heart of a new Downtown Palmdale.

2

Aesthetic Guidance

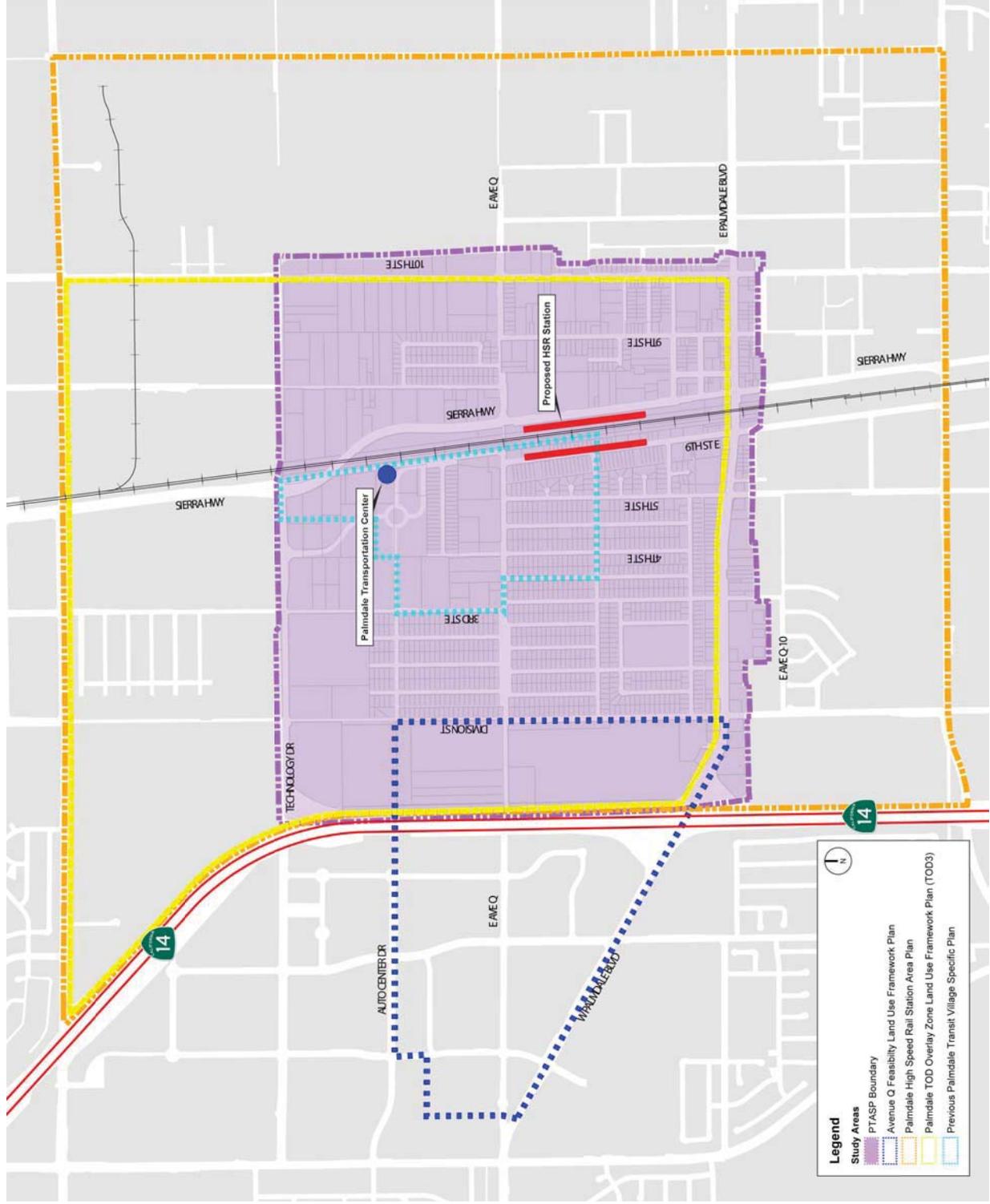
Creates building forms and architectural style with a focus on a pedestrian friendly environment.

3

Regulatory Framework

Provides the City with tools to evaluate and approve desired, quality developments in a consistent manner.

PALMDALE TRANSIT AREA SPECIFIC PLAN AREA

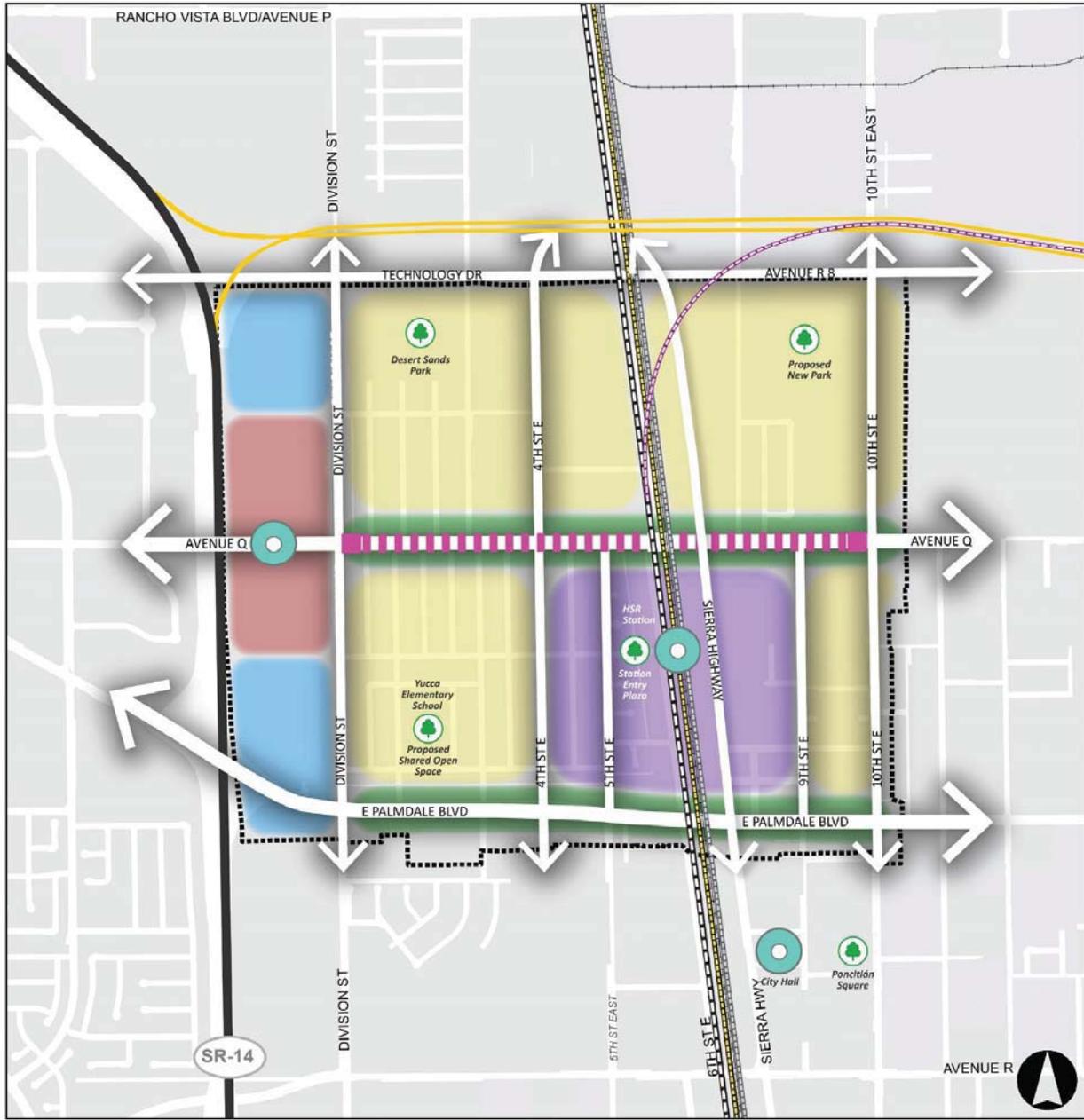


Legend

- PTASP Boundary
- Avenue Q Feasibility Land Use Framework Plan
- Palmdale High-Speed Rail Station Area Plan
- Palmdale TOD Overlay Zone Land Use Framework Plan (TOO3)
- Previous Palmdale Transit Village Specific Plan

Relationship of PTASP area to other recently completed planning efforts

URBAN DESIGN FRAMEWORK MAP



Palmdale Transit Area Specific Plan

- | | | |
|--|--|--|
| Transit Area Specific Plan Boundary | High Speed Rail Station Area Core District | Open Space/Parks - Existing and Proposed |
| High Desert Corridor Alignment (Potential) | Regional Commercial District | Landmarks/Destination Areas |
| Virgin Trains USA Alignment (Potential) | Business Mix District | Major Streets |
| California High Speed Rail | Neighborhoods | Avenue Q |
| Metrolink Rail | Major Corridors (Neighborhood Edges) | SR-14 Freeway |
| Union Pacific Rail | | |

High-Speed Rail Station Area Core District

Intent and Character:

- Provide jobs and amenities immediately surrounding the future High-Speed Rail (HSR) Multimodal Station
- Highest intensity permitted to leverage station proximity

Desired Land Uses:

- Active pedestrian uses on the ground floor
- Office and residential permitted on upper floors



Regional Commercial District

Intent and Character:

- Provide a mixed-use business/commercial district
- Leverage SR-14 and future High Desert Corridor (HDC) access and visibility
- Well-connected to Avenue Q

Desired Land Uses:

- Commercial uses – retail, restaurants, services
- Office allowed on upper floors



Business Mix District

Intent and Character:

- Provide easily accessible locations for office and light industrial uses
- Leverage SR-14 and future HDC access and visibility

Desired Land Uses:

- Office, Research and development
- Light assembly uses
- Supportive commercial (food & beverage, etc.)



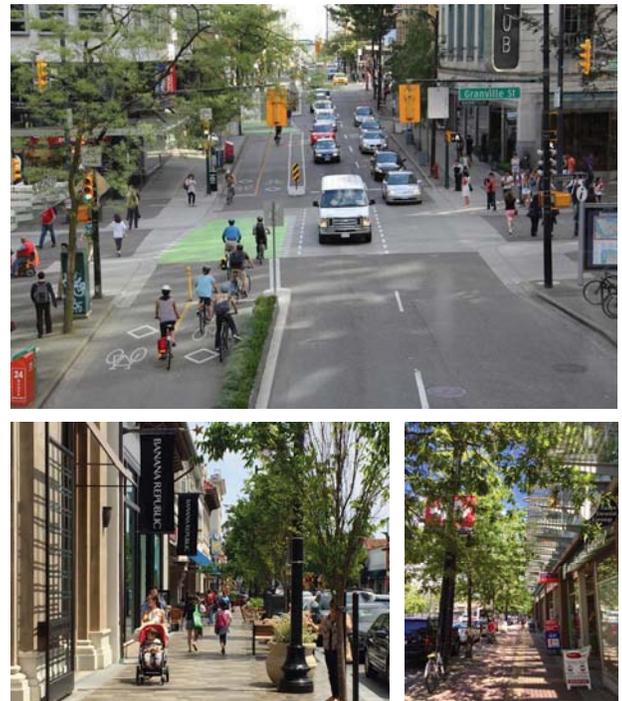
Neighborhoods

- Basic Building Block of Great Cities
- Contains variety of residential types – single family homes, accessory dwelling units, townhomes, courtyard and podium apartments, cottage clusters, etc.
- Maintains existing single-family neighborhood – Yucca Neighborhood
- Edges will be formed by corridors

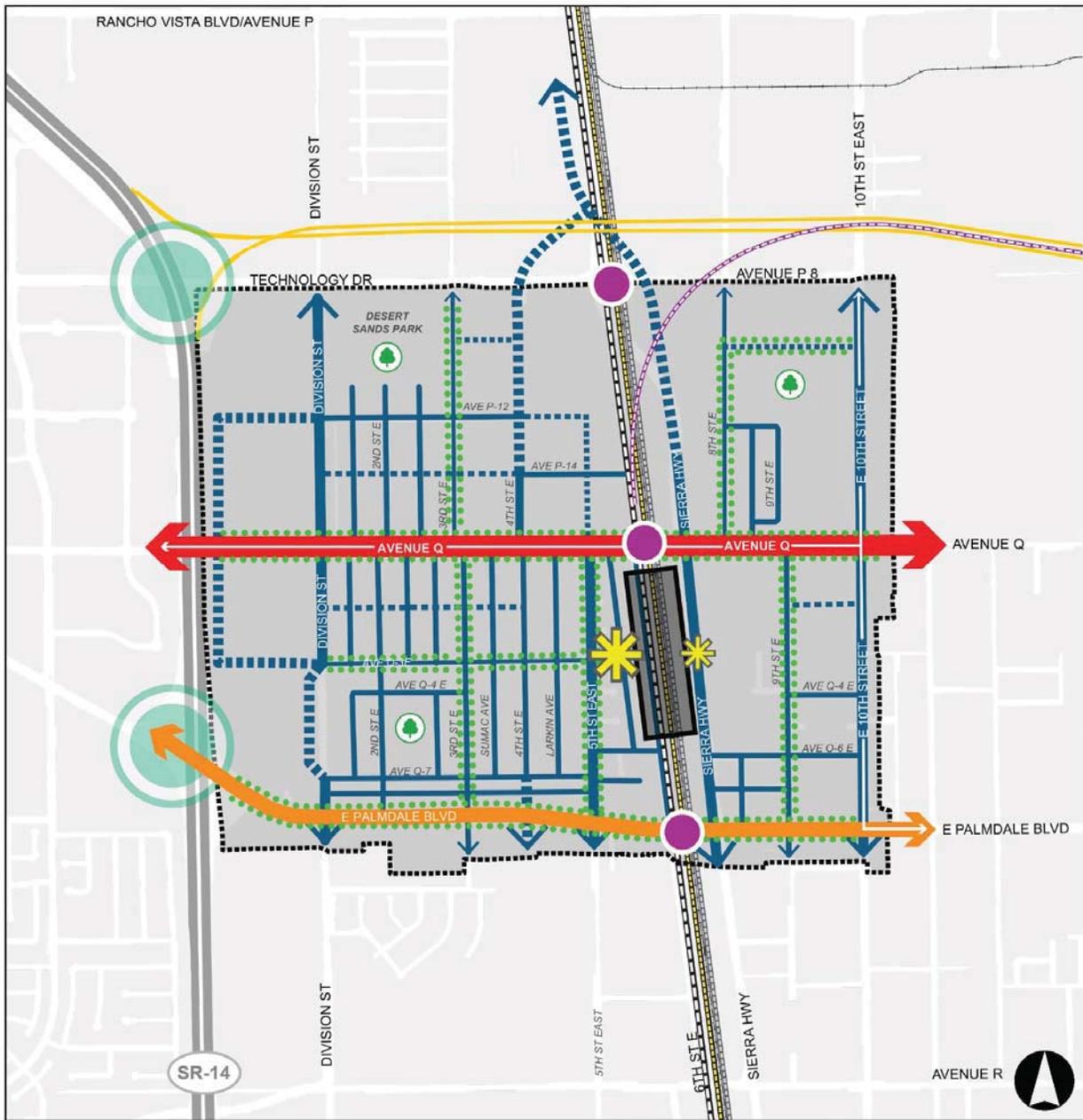


Corridors

- **Avenue Q** will become a Complete Street
- **Palmdale Boulevard** will become a multi-way boulevard
- **4th Street East** will become a north-south connector
- **5th Street** will provide multi-modal access to the HSR Station
- **Sierra Highway** will provide north-south connection to High Desert Corridor (HDC)
- **Division Street** will connect north-south and serve as a divider between the neighborhoods and BM & RC districts



STREET NETWORK IMPROVEMENTS MAP



Palmdale Transit Area Specific Plan

- | | | |
|--|------------------------------------|---------------------------------------|
| Transit Area Specific Plan Boundary | SR-14 Freeway | Existing At-Grade Freeway Interchange |
| High Desert Corridor Alignment (Potential) | Palmdale Boulevard | Proposed Rail Crossing |
| Virgin Trains USA Alignment (Potential) | Avenue Q | Proposed Station Entry Plaza |
| California High Speed Rail | Existing Street Network | Future Transit Route |
| Metrolink Rail | Proposed Conceptual Street Network | Existing or Proposed Park |
| Union Pacific Rail | Green Street | |

Street Trees

Existing Condition – sporadic and inconsistent pattern

Specific Plan goals:

- Reinforce existing stands/retain mature trees
- Create unified street tree frontage
- Provide seasonal color
- Provide shade
- Low water use



Street Furniture + Lighting

Along major retail and mixed-use corridors (Avenue Q, Palmdale Boulevard, 5th Street East, 4th Street East)



Signage + Wayfinding

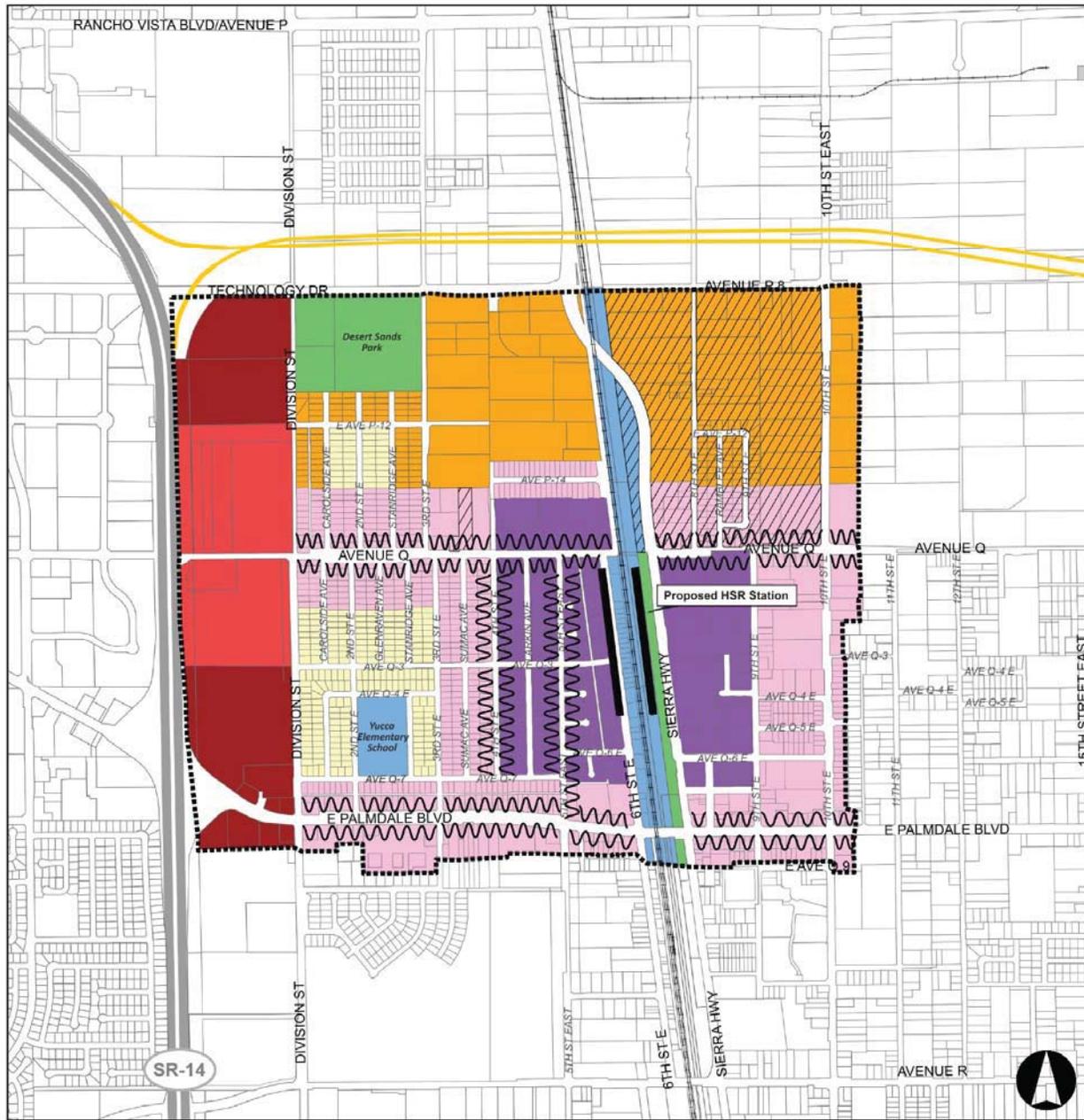
Gateways, banners, directories, directional signs and street signs



Public Art

Interactive art, murals, temporary and permanent installations





Palmdale Transit Area Specific Plan

- Transit Area Specific Plan Boundary
- High Desert Corridor Alignment (Potential)
- SR-14 Freeway
- Union Pacific & Metrolink Rail Right-of-Way
- County of Los Angeles (Pre-Zone)
- Urban Core
- Urban Center
- General Urban
- Traditional Neighborhood
- Regional Commercial
- Business Mix
- Public Facilities
- Open Space - Recreation
- Required Active Frontage

General Urban (T4)

Intent and Character:

- Provide a complete, walkable mixed-use neighborhood supportive of transit uses
- Appropriate transitions to surrounding single family zones

Desired Land Uses:

- Mostly residential uses with neighborhood commercial focused on specific streets
- Residential typologies include townhomes, courtyard and podium apartments, cottage clusters, etc.

Intensity and Height:

- **Floor Area Ratio (FAR):** 1.0-2.0
- **Residential Density:** 20-30 du/acre
- **Maximum Height:** 45 feet



Traditional Neighborhood (T3)

Intent and Character:

- Preserve existing single-family neighborhoods
- Allow for compatible new residential development

Desired Land Uses:

- Single family uses
- Accessory dwelling units (ADU's)

Intensity and Height:

- **Floor Area Ratio (FAR):** n/a
- **Residential Density:** up to 8 du/acre
- **Maximum Height:** 30 feet



Special District – Regional Commercial

Intent and Character:

- Provide a mixed-use business/commercial district
- Leverage SR-14 and future HDC access and visibility
- Well-connected to Avenue Q

Desired Land Uses:

- Commercial uses – retail, restaurants, services
- Office allowed on upper floors

Intensity and Height:

- **Floor Area Ratio (FAR):** 0.5-2.0
- **Residential Density:** n/a
- **Maximum Height:** 50 feet



Special District – Business Mix

Intent and Character:

- Provide easily accessible locations for office and light industrial uses
- Leverage SR-14 and future HDC access and visibility

Desired Land Uses:

- Office, research and development
- Light assembly uses
- Supportive commercial (food & beverage, etc.)

Intensity and Height:

- **Floor Area Ratio (FAR):** 0.5-1.5
- **Residential Density:** n/a
- **Maximum Height:** 50 feet



Open Space and Recreation

Intent and Character:

- Designation to support parks

Desired Land Uses:

- Parks and open space

Intensity and Height:

- Per Palmdale Municipal Code

Public Facility

Intent and Character:

- Designation to support public facilities

Desired Land Uses:

- School, rail right-of-way, transit station

Intensity and Height:

- Per Palmdale Municipal Code

Urban Core (T6)

Intent and Character:

- Provide jobs and amenities immediately surrounding the future HSR Multimodal Station
- Highest intensity permitted to leverage station proximity

Desired Land Uses:

- Active pedestrian uses on the ground floor
- Office and residential permitted on upper floors

Intensity and Height:

- **Floor Area Ratio (FAR):** 2.5-4.0
- **Residential Density:** 50-80 du/acre
- **Maximum Height:** 85 feet



Urban Center (T5)

Intent and Character:

- Provide mixed use development
- Active pedestrian frontages along Avenue Q and Palmdale Boulevard
- Appropriate transitions to surrounding single family zones

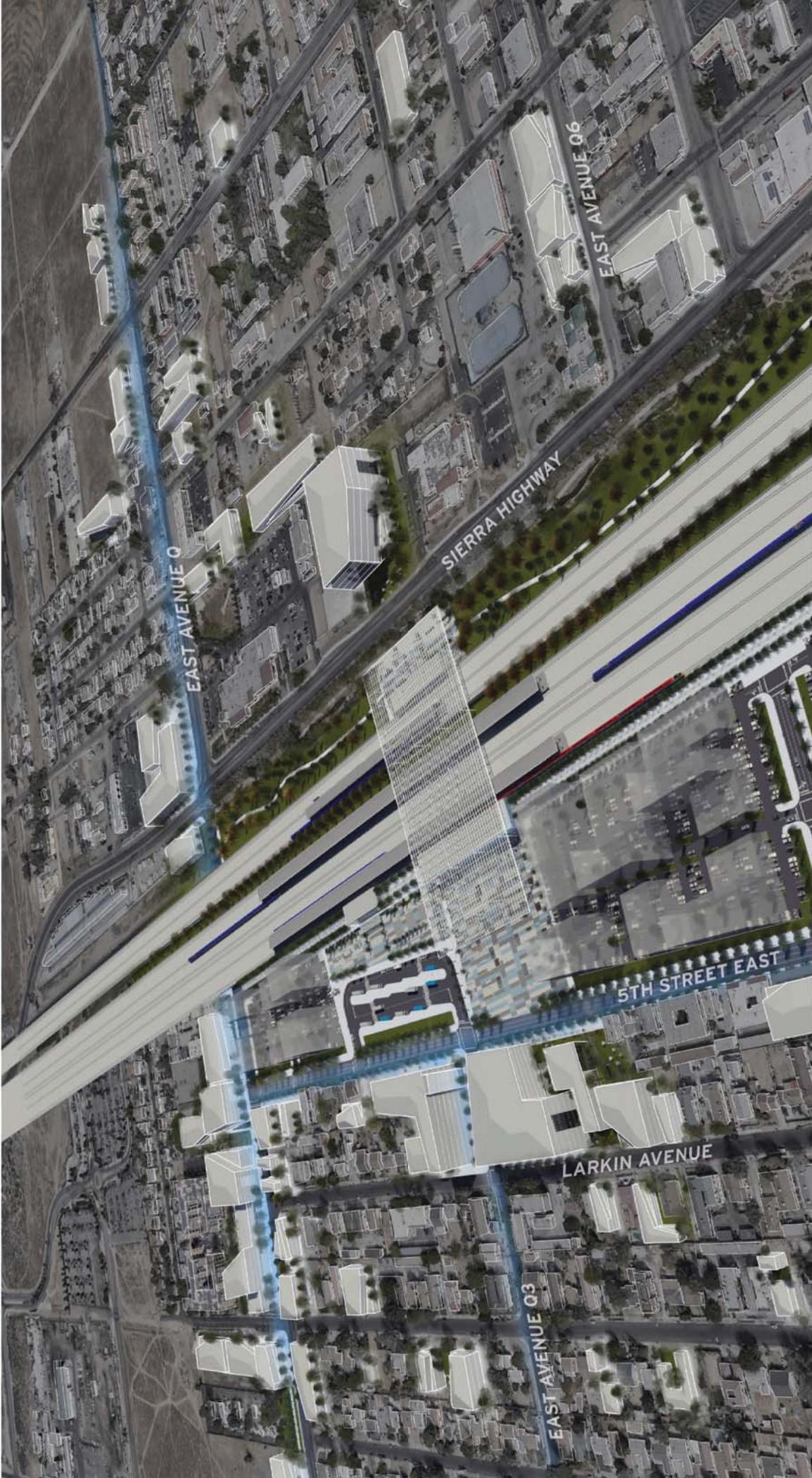
Desired Land Uses:

- Active pedestrian-oriented commercial uses on the ground floor on certain streets
- Stand alone residential permitted elsewhere
- Office and residential permitted on upper floors

Intensity and Height:

- **Floor Area Ratio (FAR):** 1.5-3.0
- **Residential Density:** 30-50 du/acre
- **Maximum Height:** 65 feet





PALMDALE STATION AREA

AERIAL CONCEPT RENDERING

View from 5th Street East looking N-NE



PALMDALE STATION AREA
ILLUSTRATIVE CONCEPT SITE PLAN



PALMDALE STATION AREA

STATION PLAZA CONCEPT RENDERING

View from 5th Street East looking NE



Plan del Área de la Estación del Tren de Alta Velocidad en Palmdale

Reunión Comunitaria # 3

Tarjeta para Comentarios

Lunes, 5 de agosto de 2019

Chimbole Cultural Center

38350 Sierra Highway, Palmdale, CA 93550

Nombre:

Julio Ortega

Afiliación

(ej. organización,

residente, negocio):

Local 661

Domicilio:

Numero de Teléfono/Celular:

Correo Electrónico:

Gracias por su interés en el Plan del Área de la Estación del Tren de Alta Velocidad en Palmdale. Sus comentarios son bien recibidos.

I have lived here in Palmdale for many years and I have never worked in this city. I drive many miles everyday and my desire is to work here to be closer to my family and be able to enjoy time with my grandkids. Please take into consideration my desires to be able to find work here in Palmdale. Thank you and God bless.

COMENTARIOS POR ESCRITO: Comentarios pueden ser enviados a: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 o por correo electrónico a mbeh@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan

Community Meeting #3

Comment Sheet

Monday, August 5th, 2019

Chimbole Cultural Center

38350 Sierra Highway, Palmdale, CA 93550

Name:

Alexis Cardona B

Affiliation

(i.e. organization,
resident, business):

Residente - Carpenter's

Address:

Phone/Cell:

Email:

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

It is a privilege to be a part of the growth of an important city that is Palmdale. Conform to the vision being imagined by this community and their representatives. Congratulations on such a grand project moving the community toward the future.

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Plan del Área de la Estación del Tren de Alta Velocidad en Palmdale

Reunión Comunitaria # 3

Tarjeta para Comentarios

Lunes, 5 de agosto de 2019

Chimbole Cultural Center

38350 Sierra Highway, Palmdale, CA 93550

Nombre:

Jose A. Campos

Afiliación

(ej. organización,
residente, negocio):

Local 661 Union of Carpenters (Sylmar, CA)

Domicilio:

[Redacted]

Numero de Teléfono/Celular:

Correo Electrónico:

Gracias por su interés en el Plan del Área de la Estación del Tren de Alta Velocidad en Palmdale. Sus comentarios son bien recibidos.

I am a resident of this city, there are 7 members in my household, the motive behind my participation in this event is to support the cause of bringing more opportunities of employment close and that way be able to work a regular shift and be able to dedicate more time towards my family. I like this new project (Palmdale High-Speed Rail Station) now that it will lead to the creation of more opportunities to work within the community.

COMENTARIOS POR ESCRITO: Comentarios pueden ser enviados a: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 o por correo electrónico a mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan
Community Meeting #3

Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name: Jesus Gonzalez
Affiliation
(i.e. organization,
resident, business): Local 661
Address: Palmdale
Phone/Cell: [Redacted]
Email: [Redacted]

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

I would like to whoever is in charge of the project continue it because if there's a big job local in the area I would save much more time with my family. I drive every day to LA to go to work. There's always car accidents in the way that we can be part of because we have to get up early so we avoid traffic. Thank you for making our community bigger with these projects.

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen; Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan
Community Meeting #3

Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name: ENRIQUE Apodaca
Affiliation
(i.e. organization,
resident, business): CARPENTERS LOCAL 661
Address: [REDACTED]
Phone/Cell: [REDACTED]
Email: [REDACTED]

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

But creating more projects in the
Antelope as carpenters we will be closer
to our families. not spending so much time
on the road driving and being closer to
our community so we can help out in
activities and volunteer work

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan

Community Meeting #3

Comment Sheet

Monday, August 5th, 2019

Chimbole Cultural Center

38350 Sierra Highway, Palmdale, CA 93550

Name:

SEAN MANN

Affiliation

(i.e. organization,
resident, business):

SOUTHWEST REGIONAL COUNCIL OF CARPENTERS

Address:

Phone/Cell:

Email:

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

MY NAME IS SEAN MANN. I AM A LIFE LONG RESIDENT OF THE ANGELES VALLEY, AND HAVE BEEN ABLE TO SEE THE GROWTH & DEVELOPMENT OF THIS VALLEY. I LOOK FORWARD TO SEEING THIS PROJECT COME TO/THRU PALMDALE. IT WILL NOT ONLY BRING ECONOMIC GROWTH TO THE COMMUNITY BUT WILL HOPEFULLY BRING HUNDREDS OF JOBS TO LOCAL CARPENTERS IN THIS AREA. IT ALLOWS MEMBERS OF OUR COMMUNITIES LIVE & WORK CLOSER TO HOME, WHICH WILL IN RETURN ECONOMIC PROSPERITY WILL INCREASE, DECREASE COMMUTE TIME & MORE TIME AT HOME WITH THEIR FAMILIES. WE AS THE CARPENTERS UNION, LOOK FORWARD TO THIS PROJECT FURTHER.

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan
Community Meeting #3

Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center

38350 Sierra Highway, Palmdale, CA 93550

Name: 40 yr Resident of Palmdale
Affiliation _____
(i.e. organization, resident, business): _____
Address: _____
Phone/Cell: _____
Email: _____

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

I hope there ~~is~~ is parking planned. Most people who do business in Palmdale travel miles ^{some} ~~many~~ miles to this area - from as far as Ridgecrest - ^{+ SanTan} Plano, Acton etc. Little Rock - etc. etc. - your plan sounds idealistic + not practical unless there is a plan to provide parking. With HSR for people to travel even further - ~~we~~ will need parking. ^{long term} parking. Currently center of Palmdale is a crime infested area - What is plan for all of the low cost "bad housing" currently there? for City to claim it + tear it down? ^{by} eminent domain?

→ The weather here is terrible summer + winter - wind + heat. or cold. - plan for some indoor settings as well as outdoors.

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Palmdale High-Speed Rail Station Area Plan
Community Meeting #3

Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name:

Michael Clary

Affiliation

(i.e. organization,
resident, business):

Carpenters local 661

Address:

Phone/Cell:

Email:



Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

I am a Palmdale native born and raised. I love to see the progression of my home town. I would love to be a part of and support all local ~~and~~ projects

Multiple horizontal lines for additional handwritten comments.

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Palmdale High-Speed Rail Station Area Plan
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Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name:
Affiliation
(i.e. organization,
resident, business):
Address:
Phone/Cell:
Email:

Jordan Tatum (daughter of Martin Tatum
worried homeowner)

[Redacted contact information]

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

As a Metro rider and frankly knowing the area, putting this high speed rail 400 feet under Action & going under the aqua duct concerns me as a constant Metro rider. As much as having full train access to all of California excites me as a student, the idea of putting a fast train underground on the fault-line is ~~clearly~~ clearly fated to be crushed or damage with any earthquake. As a rider I would NOT pay for a ticket & tell fellow students of the danger. Its not a bad idea but some ANSWERS would be nice.

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Palmdale High-Speed Rail Station Area Plan
Community Meeting #3

Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name:

Laurencio Lopez

Affiliation

(i.e. organization,
resident, business):

Address:

Phone/Cell:

Email:



Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

Yes pls. We need this project to just to continue
grown up. we need this project to have more
jobs oportunities !! ☺

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan

Community Meeting #3

Comment Sheet

Monday, August 5th, 2019

Chimbole Cultural Center

38350 Sierra Highway, Palmdale, CA 93550

Name:

DARRYL FULLER

Affiliation

(i.e. organization,

resident, business):

Address:

Phone/Cell:

Email:



Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

LOCAL HIRE , PLA, AREA STANDARD

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan
Community Meeting #3

Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name: Rene' Rodriguez
Affiliation
(i.e. organization,
resident, business): Resident.
Address: [REDACTED]
Phone/Cell: [REDACTED]
Email: _____

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

As a metrolink rider I think this project will bring 14 Fwy release, please I have been dreaming in this project. 23 years since I started commuting. From Palmdale to Burbank.

Also we need a bridge urgently in Sierra Hwy. and Pearblossom. traffic there is horrible

Thank you.

Rene' R.

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehens@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan
Community Meeting #3

Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name: Pedro Toscano
Affiliation
(i.e. organization,
resident, business): United Brotherhood of Carpenters
Address: _____
Phone/Cell: _____
Email: _____

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

Thank you for the opportunity I am excited for this project as a carpenter we look forward to big developments. this will help me bring hours for my health, Pension, and vacation benefits. But truly I would like to address new opportunity for up and coming apprentices in our program ~~the~~ local kids moving into the work force will have that chance of learning a carpenter trade working local they will spend money the local economy. Possibly buying a home locally and supporting civil officials to bring more jobs to Palmdale Pls create new jobs for opportunities for young men and women of this community

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan
Community Meeting #3

Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name: Rufus Clark ; Laura Clark
Affiliation
(i.e. organization,
resident, business): Residents
Address: _____
Phone/Cell: _____
Email: _____

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

Comments below were received from the above stakeholders
through an ASL interpreter

1. Please provide more trees and shade in the station
area. The canopy seems transparent in the renderings.

2. Would it be possible to utilize the top of the
canopy for solar panels? This would be more
efficient to power some elements of the area.

3. I want to comment on the aerodynamic features
of the canopy. Palmdale can be extremely windy and
this should be considered in the design of any
structure.

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Palmdale High-Speed Rail Station Area Plan
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Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name:

JACK HORMOZI

Affiliation

(i.e. organization,
resident, business):



Address:

Phone/Cell:

Email:

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

I HAVE BEEN IN PALMDALE SINCE 1989
SEVERAL TIME I HEARD PALMDALE AIR PORT WOULD BE BUILT
FOR INTERNATIONAL FLIGHT ALTHOUGH THE HUGE LAND IS THERE
NOTHING HAPPENED YET, NOW WE ARE WAITING FOR HIGH
SPEED TRAIN, I HOPE IT WOULD BE DONE, THIS TOWN
NEED AN AIRPORT & HIGH SPEED TRAIN. FWY 14TH IS
ALREADY PACKED AND COMPUTER ARE TIRED, THIS WILL CAUSE
TO MANY LEAVE THE TOWN, SO CITY OF PALMDALE SHOULD
DO SOMETHING A.S.A.P THANKS

JACK HORMOZI

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan
Community Meeting #3

Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name: Adriana Campos-Ojosa
Affiliation
(i.e. organization,
resident, business): Real 93543
Address: [REDACTED]
Phone/Cell: [REDACTED]
Email: [REDACTED]

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

- ① What are the eco-friendly features?
- ② What will be the carbon footprint?
- ③ How are low-income residents being taken into account.

~~My~~ comment:
① landscaping design should embrace native plants and low water consuming trees.

② Architecture should reflect the Adelope Valley setting id appart from other cities in souther Cali.

Thank you for your time.

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan
Community Meeting #3

Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name:

Sally Altobelli, Boys & Girls Club

Affiliation

(i.e. organization,
resident, business):

Address:

Phone/Cell:

Email:



Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

Great presentation. Very informative.

Our organization is interested in partnering with the city in ~~the~~ planning this and providing services to residents using the station and residing in the area.

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan
Community Meeting #3

Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name:

Hector D. Gonzalez

Affiliation

(i.e. organization,
resident, business):

Union Carpenter (661)

Address:

Phone/Cell:

Email:



Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

I been A Carpenter 20 years and always commute
to LA Dreas It will be great to get this projec
to this city so we can be local and have more time
with family less traffic in freeways we really
need this project to All the

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan
Community Meeting #3

Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name:

Ram Gaspar

Affiliation

(i.e. organization,
resident, business):

Boys N Girls Club

Address:

Phone/Cell:

Email:



Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

Commuters need the Boys N Girls club and it's current location ~~at~~ would be ideal.

Pls. consider making improvements to keep its current location & also use as a marketing tool to endorse the Palmdale High-Speed Rail Station Area Plan

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan

Community Meeting #3

Comment Sheet

Monday, August 5th, 2019

Chimbole Cultural Center

38350 Sierra Highway, Palmdale, CA 93550

Name:

Marcio Castro

Affiliation

(i.e. organization,
resident, business):

Resident

Address:

Phone/Cell:

Email:

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

I would really like to see a robust plan to address the potential of increased homelessness / Homeless people in the new development. All these new amenities will surely attract these people, and a plan needs to be in place to address how these people will be removed. These people can potentially make this new station a new place for transients from LA. This is not good for business. Please address this, as it is important and planning is needed.

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan
Community Meeting #3

Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name: Alex Blanco
Affiliation
(i.e. organization,
resident, business): American Generations, First Aid.
Address: [REDACTED]
Phone/Cell: [REDACTED]
Email: [REDACTED]

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

Palmdale must evolve to attract people from neighboring
cities to visit and stimulate our local economy.
The project is a great idea.

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan

Community Meeting #3

Comment Sheet

Monday, August 5th, 2019

Chimbole Cultural Center

38350 Sierra Highway, Palmdale, CA 93550

Name:

RYAN MOORE

Affiliation

(i.e. organization,

resident, business):

Address:

Phone/Cell:

Email:



Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

DESIGN CONCEPT SUCH AS "SANTANAS ROW" IN SAN JOSE, CA
WOULD BE REALLY NICE.

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan

Community Meeting #3

Comment Sheet

Monday, August 5th, 2019

Chimbole Cultural Center

38350 Sierra Highway, Palmdale, CA 93550

Name:

DAVID BRADO

Affiliation

(i.e. organization, resident, business):

Resident - CARpenters Union

Address:

[Redacted]

Phone/Cell:

Email:

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

As a resident I support this project and being in the Carpenters Union with this project I will be able to work locally if the Union is able to work along with the city. I would be able to enjoy more time with the family and also able to work on projects at home with the family to improve my life and style of living. work as far as 2 1/2 hours it would be a great help on my pocket and time.

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org



Palmdale High-Speed Rail Station Area Plan
Community Meeting #3

Comment Sheet

Monday, August 5th, 2019
Chimbole Cultural Center
38350 Sierra Highway, Palmdale, CA 93550

Name:

Roy Chang

Affiliation

(i.e. organization,
resident, business):

Carpenters Union

Address:

Phone/Cell:

Email:

Thank you for your interest in the Palmdale High-Speed Rail Station Area Plan project. We welcome your comments.

I'm a local resident that is looking to work local I have been traveling down hill for many years, this will definitely allow me to spend time with my family on the later days of my career. as well as offering benefits to all Carpenters & Workers in general Project Labor Agreements are beneficial to middle class working-community.

WRITTEN COMMENTS: Comments may also be mailed to: Mike Behen, Transportation/Strategic Initiatives Manager, City of Palmdale, 38250 Sierra Highway, Palmdale, CA 93550 or emailed to mbehen@cityofpalmdale.org

Vivros



30000

Palmdale High-Speed Rail Station Area Plan

30000



Community Workshop #3 - Monday, August 5th, 2019

Chimbole Cultural Center

Sign-in Sheet

Name Nombre	Affiliation Afilación	Address Dirección	Phone Number/ Cell Number Número de Teléfono y Celular	Email Correo Electrónico
Dr Lynn McEwen	Palmdale Veterans Hospital			
Deborah Thomas	Resident			
Dop Thomas	Resident			
Mikya Scott	resident			
Thene Rodriguez	Resident			
Jose A. Camps	Resident			
Gerardo Campa				
ENRIQUE APOACA	resident			
DENNIS HAMBERGAUX	PALMDALE WATER D.			

Palmdale High-Speed Rail Station Area Plan

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Name Nombre	Affiliation Afilación	Address Dirección	Phone Number/ Cell Number Número de Teléfono y Celular	Email Correo Electrónico
BEN LIGHTY	HSR Authority			
Michela Cleary				
Pedro Toscano	Union Carpenter			
FRANCIS ARNESS	LISA PRASSER			
STEVE HILL	ANNAVERDE APPROVAL			
William Moya-Lira	Resident			
Josue Lopez	N/A			
DAN HESS	NONE			

Palmdale High-Speed Rail Station Area Plan

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Anna Watts-Miller	Resident			
LINDA ANDRINO	Resident			
Marco Castro	Resident			
JANIEL ORNELA	Residente			
Martín Tatum	Resident			
John Freeman	"			
Ankit Pandya	Resident			
Sonia Frehn	Resident			
MARIA SUAREZ RESIDENT				

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Sally Athaballi	Boys & Girls Club			
Joy Arcenean	Instructor			
Virginia Culla	instructor			
PAT KURT	GPAC member			
Viola Sanchez	Resident			
Larry and Daphane Dunn	resident			
PARRELL GATFOLD				
ROS ZARANNIA DAYN CONRAS	REG, AERT Vehic			



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Name Nombre	Affiliation Afilación	Address Dirección	Phone Number // Cell Number Número de Teléfono y Celular	Email Correo Electrónico
Jason Lopez	N/A	[Redacted]	[Redacted]	[Redacted]
Joe. SMAN		[Redacted]	[Redacted]	[Redacted]
Laura Clark		[Redacted]	[Redacted]	[Redacted]
AK Miller		[Redacted]	[Redacted]	[Redacted]
Hector Gonzalez		[Redacted]	[Redacted]	[Redacted]
Shasha Kendrick	Resident	[Redacted]	[Redacted]	[Redacted]
Julia Ortega	Resident	[Redacted]	[Redacted]	[Redacted]
Imelda Dulera Bryon Angiano	Resident Aam. Tom Lackey	[Redacted]	[Redacted]	[Redacted]

Palmdale



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Name Nombre	Affiliation Afilación	Address Dirección	Phone Number/ Cell Number Número de Teléfono y Celular	Email Correo Electrónico
Adriana Campos-Ojeda	Real 93543	[Redacted]	[Redacted]	[Redacted]
Graciela Maya		[Redacted]	[Redacted]	[Redacted]
Fidencio Mayz		[Redacted]	[Redacted]	[Redacted]
Kevin Serpas		[Redacted]	[Redacted]	[Redacted]
Brianna Ache Moore		[Redacted]	[Redacted]	[Redacted]
Marco Camacho		[Redacted]	[Redacted]	[Redacted]
Sean Mand		[Redacted]	[Redacted]	[Redacted]
KAMIL AL-KHATIB	Brynmore - Com	[Redacted]	[Redacted]	[Redacted]

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Name Nombre	Affiliation Afilación	Address Dirección	Phone Number / Cell Number Número de Teléfono y Celular	Email Correo Electrónico
Dewayne Hendrick	NA Citizen			
Rufus Clark	N/A			
BEARD YVES	N/A			
Chavez, Omar	Palmdale Skeriff's Sta			
Martin McKinnon	Keller Williams Realty			
Laurencio Lopez	Union 661			
Roxana Martinez Johnathon Ervin	FIRST LA N/A			
Alex Blawco	American Generations			

Palmdale High-Speed Rail Station Area Plan

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Nancy Alvarez Nancy Nercessian	Sterra Retirement Village of Palmdale			
Michael Dieder	COMBATWZ TRAINING ASS			
Rajax Sharma				
PEO NO AGUIER HAROLD HARTMAN	SELF			
Roy Chang	SELF			
Clara Hauke ASTHAMPTON Marnyke Harmon	Carpenter Union HW Realty AV BIG JOHN'S POOLS Resident			



Palmdale High-Speed Rail Station Area Plan

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Name Nombre	Affiliation Afilación	Address Dirección	Phone Number/ Cell Number Número de Teléfono y Celular	Email Correo Electrónico
DANIEL MALDONADO	PALMDALE WATER DISTRICT			
Chamissa Maldonado				
Chaka Hubert	Czi Yarrow			
Milo Hubert				
Dave Cantu	Res			
Bruce Smith	Res			
Cliff News	Res			
Stacey Andrew Lee				
JACK HOLMQUIST	Yes			



Monday

Palmdale High-Speed Rail Station Area Plan

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Name Nombre	Affiliation Afilación	Address Dirección	Phone Number / Cell Number Número de Teléfono y Celular	Email Correo Electrónico
Sam Gasper	CITIZENS BUSINESS BANK			
Dave Neilson	Providence Commercial			
Joseph Woznica	PROVIDENCE COMMERCIAL			
Tara	Tara			
RYAN MOORE				
John Sushani	N/A			
Shawn Alfaro				
Lesse Elvondo	Lesse			
Donna Hill	SENATE DISTRICT 21			

Name	Affiliation
Jesse Gonzalez	Syomar CUPP Carpenter carpenters fractor
Muel Jimeno Arendo Nieto John Chiles	ISEW/NECA UMC
HARRY McCLURE	Realtor Prop. Invest.
Blanca Peon	AV Press
Ana Rodriguez	
Allison Grotzer	
Kenya DeJarnette	Community Member
JUAN BLANCO	
Debbie Kossel	Resident
Melinda Casanova-Torres	Resident
-JULIE CANLEY	RESIDENT MONUMENTALS LOCAL 433
Ernestina Cruz	Resident
Chong Moon Park	
-SHAFY NASSER	ICON PROPERTIES INC
Aelna Reddy	UNITED STATES Confidential

Affiliation

Carpenters

CADENS

—

carpenters

President

"

Nonprofit

NAME

Alexis Carrara

Loudes Everett

VIVIANE DANIELS

ESTRELLITA PEYES

ROSALIMELDA PEYES

Francisco Morones

Krystal Moore

Karl Diaz

Pavel Gago

TIFFANY HEATH

Chris Secida

Ka Veech

MARY D. WADY

Appendix C: Post Meeting

1. Media Coverage
2. Photos

https://www.avpress.com/news/heart-of-city-at-center-of-potential-plan/article_1e2f4536-b8d4-11e9-9dfd-8ff71b4dd6e1.html

Heart of city at center of potential plan

By ALLISON GATLIN Valley Press Staff Writer 3 hrs ago



PALMDALE STATION AREA
STATION PLAZA CONCEPT RENDERING
View from 5th Street East looking NE

This artist's concept of what a potential high speed rail station area could look like was presented as part of the draft High Speed Rail Station Area Plan. This design features a large central plaza near the entry to the station to serve as a public gathering space, surrounded by mixed-use commercial and residential development.

Photo courtesy City of Palmdale

PALMDALE — At some point in the future, a new heart of downtown Palmdale may feature a hub for the high speed rail, Metrolink, buses, cars and other modes of transportation, with a large open plaza for public gatherings, surrounded by a vibrant mix of commercial and residential development.

This is the potential cityscape envisioned by Palmdale's Draft Transit Area Specific Plan and concepts for the transportation station.

More than 125 people turned out Monday evening for an update on the proposed plan and to provide their own input as planners work to finalize the design.

"We want to do it so that it serves you and your needs," consultant Roland Genick of Parsons said.

The plan encompasses a section of central Palmdale, including the existing Transit Center. The study area runs from Rancho Vista Boulevard (Avenue P) to Avenue R and from the Antelope Valley Freeway to 15th Street East.

A much larger station to accommodate high speed rail service will take the place of the existing Transit Center and the rail line will be elevated, with crossings beneath the tracks at Avenue Q and Palmdale Boulevard, designed to help better facilitate east-west travel.

The design focuses on encouraging walking, biking and other means of getting around other than cars, Genick said.

A large, public gathering place will border the west side of the station, providing a home for activities such as Farmers Markets, concerts and other gatherings.

Ad



"This really becomes the city's town square," consultant Simran Malhotra of Raimi and Associates said.

The specific plan lays out zoning within the plan area, dictating what can be built in any particular place.

The area closest to the station would have highest density, in a combination of commercial and residential development in an urban format not previously seen in Palmdale, Malhotra said.

Existing housing areas will be largely left as is, with newer developments including a variety of housing types and densities.

Avenue Q and Palmdale Boulevard will be the "main street" aspects of the area, designed to encourage pedestrians, bicycles and similar transportation and featuring shops, restaurants and similar businesses.



Commercial and light industrial uses would fill the area closest to the freeway.

"This excites me because I see it going in a direction that would keep me here," Kenya DeJarnette, a 10-year resident who has begun putting down roots in the community and wants to be part of the city's future development, said. "This is a great opportunity to have my voice heard."

The proposed plan provides the yoga instructor with ideas about starting her own business in the plan area, she said.

Resident Steve Thompson said he found the proposal interesting with the potential to make the area into something like Pasadena or Santa Monica.

"I think it will look a heck of a lot better than it does now," he said. "It will improve the area, but I feel bad about people who have property that may be affected."

The transportation station plan is moving forward, even as the future of the California High Speed Rail system is uncertain. The proposed Los Angeles to San Francisco bullet train has been plagued with escalating costs and dwindling support.

Palmdale officials fought from the beginning to have the city included as a station on the route, and have included the rail line as a feature for the transit area specific plan.

"Everything that we're hearing is the project is moving forward," Strategic Initiatives Manager Mike Behen said.

Regardless, the plan calls for including multiple forms of transportation, including the proposed high speed rail line between Las Vegas and Victorville, with a connection to Palmdale, expanded Metrolink service and others.

"We need to be able to accommodate whoever's coming," Mayor Steve Hofbauer said.

Another public workshop will be held in October to finalize the plan, which will then go before the Planning Commission and City Council for final approval.

Information on the plan may be found online at www.cityofpalmdale.org/Projects/HSRSAP

PALMDALE HRSAP COMMUNITY WORKSHOP AUGUST 5, 2019



