Santa Clarita Vision Plan

HIGH QUALITY TRANSIT AREA PILOT PROJECT

Southern California Association of Governments

March 2019

SCAG

Acknowledgments

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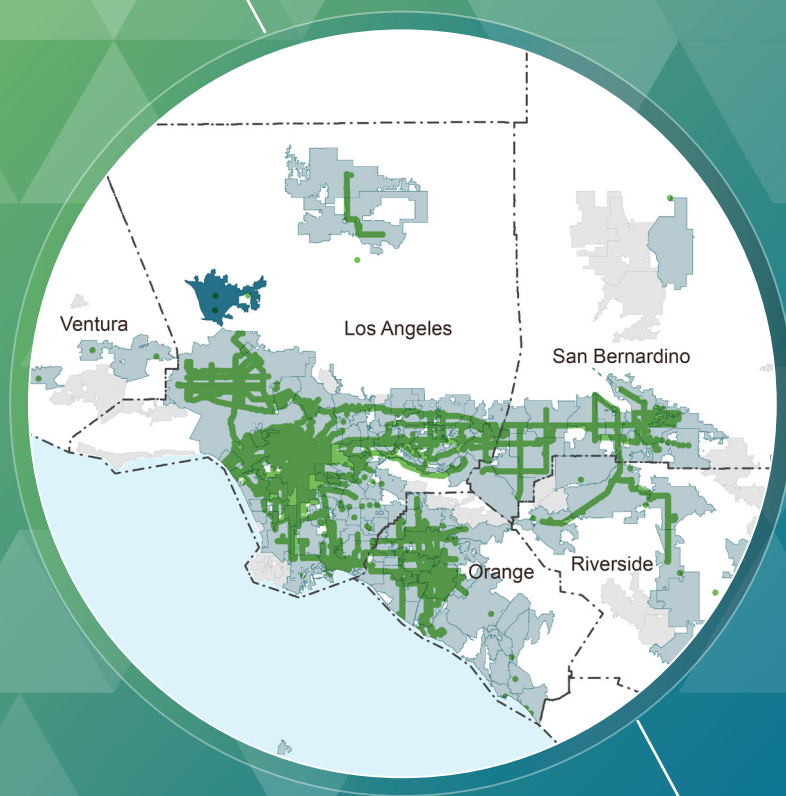# Part 1
Executive Summary

The Executive Summary provides background on the HQTA Pilot Program, the structure of the Vision Plan, and a brief summary of the project goals and proposed developments.

High Quality Transit Area (HQTA) Analysis Pilot Program

Santa Clarita HQTA - 2048 Vision

SCAG

High Quality Transit Area (HQTA) Analysis Pilot Program

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EXECUTIVE SUMMARY

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Pilot Program Overview

The High Quality Transit Area (HQTA) Analysis program was created by SCAG in 2017 to help implement the goals and objectives of the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2016 RTP/SCS, the 30-year plan for the Southern California Region, forecasts that 46% of future household growth will be located in HQTAs, which comprise just 3% of land area. HQTAs are areas within easy walking distance to current or anticipated transit service with 15-minute or better service. The three main goals of the HQTA Analysis program are as follows:

- Implement the RTP/SCS for future job and housing growth near high quality transit through actionable transit-oriented development (TOD) projects
- Promote higher-density development and active transportation within HQTAs
- Reduce Greenhouse Gases (GHG) and Vehicle Miles Traveled (VMT) by 21% over 2005 levels

Benefits of Transit-Oriented Development

Transit-Oriented Development (TOD) is a vibrant, mixed-use form of urban development that clusters a variety of housing types, employment opportunities, and community amenities at or near major transit stations. Integrated clusters of TODs establish a multi-modal network of public and private realm improvements that allow residents to walk, bike, or take transit to major attractions, which results in several environmental, economic, and social benefits:

Environment
- Increased transit ridership
- Reduced VMT
- Improved air quality through reduced GHG emissions
- Conservation of land and open space

Social
- Increased housing and employment choices
- Greater mobility choices
- Health benefits
- Enhanced sense of community
- Enhanced public safety
- Increased quality of life

Economic
- Catalyst for economic development
- Redevelopment of vacant and underutilized properties
- Increased property value
- Decreased infrastructure costs
- Revenue for transit systems
- Reduced household spending on transportation
- Increase in affordable housing

What is a Vision Plan?

The Vision Plan for each HQTA Pilot Project is an illustrative tool that provides city staff, elected officials, and community stakeholders with a high-level analysis of the HQTA's existing conditions, TOD opportunity sites, and potential public realm improvements that could catalyze future development activity. The plans include a long-term buildout scenario and a phasing and financial strategy for identified priority projects. HQTA Vision Plans are not regulatory documents and do not need to be adopted. Pilot Project Cities will use the Vision Plans to start discussions with SCAG and community stakeholders in future efforts to update adopted general and specific plans. The main sections of this Vision Plan are as follows:

Part 2: Station Area Profile

The Station Area Profile describes the current planning, urban design, socioeconomic, and transportation context within the Santa Clarita HQTA Study Area. The Profile also includes a summary of previous planning efforts.

Part 3: Outreach

Outreach efforts included public meetings and reoccurring correspondence with City of Santa Clarita staff members.

Part 4: Opportunities & Constraints Analysis

This analysis includes a summary of urban design, land use, and mobility constraints and identifies potential investments that will support walking, biking, and the use of transit.

Part 5: Vision

The Vision presents a 30-year vision for a transit-supportive Santa Clarita HQTA. It includes a redevelopment strategy, specific infrastructure investments, active transportation projects, and placemaking amenities that will help to make the area more livable, walkable, and accessible to transit.

Part 6: Implementation Plan

Policies, programs, initiatives, and partnerships will be key to the success of the plan. In addition, a customized financial strategy is included that targets funding streams to specific projects outlined in the Vision Plan. SCAG will partner with the City to help secure funding for the projects. A Metrics Worksheet establishes a baseline and long-term targets for growth in jobs, housing, the modal shift to non-motorized forms of transportation, and other key metrics that will be tracked by SCAG and the City over the next several years.

HQTA Toolkit (Appendix)

The development strategy and priority projects outlined in the Vision Plan are tied to the HQTA Toolkit, which will give the City a range of options for meeting the goals and objectives set forth in the Vision Plan. The Toolkit includes transportation investments with cost estimates, TOD precedent projects, open space typologies, and other components of an innovative HQTA.

Santa Clarita HQTA - 2048 Vision

Key Opportunities

- The Pilot Project Area consists of parcels owned by two separate entities. The limited number of owners makes site development relatively easy.

- Santa Clarita has seen a steady growth of biotech and a sustained demand for housing.

- Vista Canyon is a similar, recently approved project at the Via Princessa Station, another Santa Clarita Metrolink Station, that will test the local market.

- Large parking lots for Metrolink could be redeveloped if parking replaced in structures.

For illustrative and visioning purposes only; the ultimate buildout will be determined through a specific plan update, further discussions with property owners, and interested developers.

Vision Plan Goals

#1: Linear circulation and/or open space elements that unify the parcels which comprise the HQTA Pilot Project Area

#2: Establish a new model of a lively self-contained urban village for young workers and multi-generational households

#3: Capitalize on Santa Clarita's thriving biomedical industry, tech industry, and large student population with a transit-adjacent innovation hub

Goal #4: Create a 21st Century employment cluster that allows employees to live and work within walking distance of a Metrolink Station

#5: Incorporate modern technology and best practices to ensure longterm environmental sustainability

Major Development Areas (MDA)

Major Development Areas contain clusters of complementary priority projects. An MDA phasing strategy is provided in Part 6 (Implementation).

MD 1 Saugus Residential
MD 2 Saugus Mixed-use
MD 3 Transit Core

Priority Projects

Priority projects are targeted infrastructure or public realm improvements that could catalyze development and private investment in the Pilot Project Area. Funding sources for each priority project type and a priority project phasing strategy are provided in Part 6 (Implementation).

Bicycle Projects

B 1 Center Boulevard Multi-use Path
B 2 Bike Hub

Pedestrian/Greening Projects

PG 1 Transit Plaza
PG 2 Center Boulevard Rambla
PG 3 Transit Promenade
PG 4 Speedway Parks
PG 5 Speedway Promenade
PG 6 Railway Green

Corridor Projects

C 1 Soledad Canyon Road
C 2 Commuter Way
C 3 Center Boulevard

Parking and Transit Projects

PT 1 Shared Parking Structures
PT 2 Pick-up / Drop-off Zone
PT 3 EV Charging Stations

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