

Commercial Areas Alternative B

Multi-Centered, West-Sharp Park Emphasis

- Potential Development Sites**
- Open Space Residential
 - High Density Residential
 - Retail Commercial
 - Office/Commercial
 - Service Commercial/Industrial
 - Hotel/Visitor Commercial
 - Mixed Use
 - Commercial Recreation
 - Public
 - Park
 - Greenbelt

- Special Areas
- Planning Area Boundary
- City Limits

- Highways
- Existing Streets
- Unimproved Right-of-Way

4 PACIFIC MANOR: MIXED USE

- Mixed Use redevelopment of shopping center
- Existing designations on other sites

3 NORTHERN PALMETTO / BASE OF MILAGRA RIDGE: RETAIL, OFFICE

- Retail Commercial redevelopment on northern Palmetto replacing existing uses
- Office development on Oceana site

2 WEST / EAST SHARP PARK: OFFICE, CIVIC CENTER

- Mixed-use redevelopment along Palmetto
- Redevelopment of Old WWTP Site with mixed use, Library, park
- Office Commercial designation on Francisco
- New Civic center on Francisco
- Office Commercial redevelopment at Eureka Square

1 ROCKAWAY BEACH / QUARRY: LIMITED DEVELOPMENT

- A • Revitalization of Rockaway Beach
- B • Quarry Site development including:
 - Limited hotel, retail, office uses
 - Visitors' Center
 - Open space/habitat on at least 2/3 of site
- C • Industrial/Service Commercial designation east of Hwy 1
- D • Hotel/visitor uses at Sea Bowl site
- Commercial and mixed use designations on adjacent Fassler sites

8 GYPSY HILL:

- HIGH DENSITY AND OPEN SPACE RESIDENTIAL**
- Clustered multi-family residential near Sharp Park Rd.
 - Retail Open Space Residential on adjacent parcels

7 PARK PACIFICA STABLES: MAINTAIN

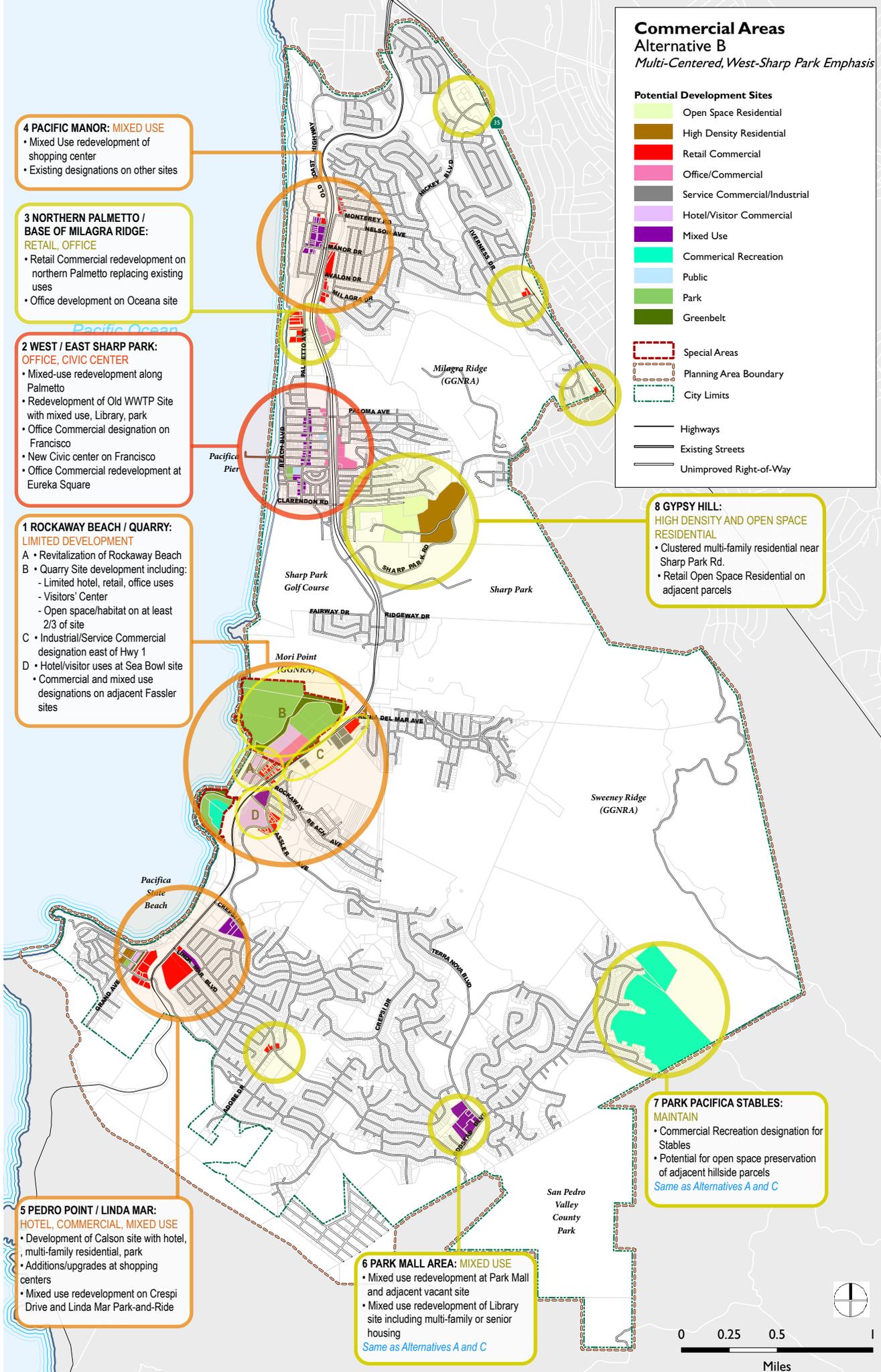
- Commercial Recreation designation for Stables
 - Potential for open space preservation of adjacent hillside parcels
- Same as Alternatives A and C*

5 PEDRO POINT / LINDA MAR: HOTEL, COMMERCIAL, MIXED USE

- Development of Calson site with hotel, multi-family residential, park
- Additions/upgrades at shopping centers
- Mixed use redevelopment on Crespi Drive and Linda Mar Park-and-Ride

6 PARK MALL AREA: MIXED USE

- Mixed use redevelopment at Park Mall and adjacent vacant site
 - Mixed use redevelopment of Library site including multi-family or senior housing
- Same as Alternatives A and C*



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Miles

