

Commercial Areas Alternative A Strong Center at Rockaway Quarry

Potential Development Sites

- Open Space Residential
 - Medium Density 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:
IMPROVE EXISTING

- Existing land use designations
- Minor additions/upgrades to shopping center

3 NORTHERN PALMETTO / BASE OF MILAGRA RIDGE:
MAINTAIN

- Service Commercial/Industrial designation on northern Palmetto, continuation of current uses
- Commercial and High-Density Residential development at Oceana site

2 WEST / EAST SHARP PARK:
COMMERCIAL, MIXED USE

- Mixed-use redevelopment on Palmetto
- Redevelopment of Old WWTP Site with hotel, park
- Commercial designation on Francisco
- Additions/upgrades at Eureka Square

1 ROCKAWAY BEACH / QUARRY:
FULL DEVELOPMENT

A • Revitalization of Rockaway Beach

B • Quarry site development including:

- Resort hotel and retail
- Offices
- Housing above commercial
- Civic Center and Library
- Visitors' Center
- Open space/habitat on at least 1/3 of site
- New fire station

C • Existing commercial designations on east side of Hwy 1

D • Commercial development at Sea Bowl site

- Mixed use and multi-family residential designations on adjacent Fassler sites

8 GYPSY HILL: HOTEL, RESIDENTIAL

- Development with inn/hotel or related use
- Retain Open space residential on adjacent parcels

5 PEDRO POINT / LINDA MAR:
COMMERCIAL, RESIDENTIAL

- Development of Calson site with medium and high density residential, park
- Additions/upgrades at shopping centers

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 B and C

7 PARK PACIFICA STABLES:
MAINTAIN

- Commercial Recreation designation for Stables
- Potential for open space preservation of adjacent hillside parcels

Same as Alternatives B and C

