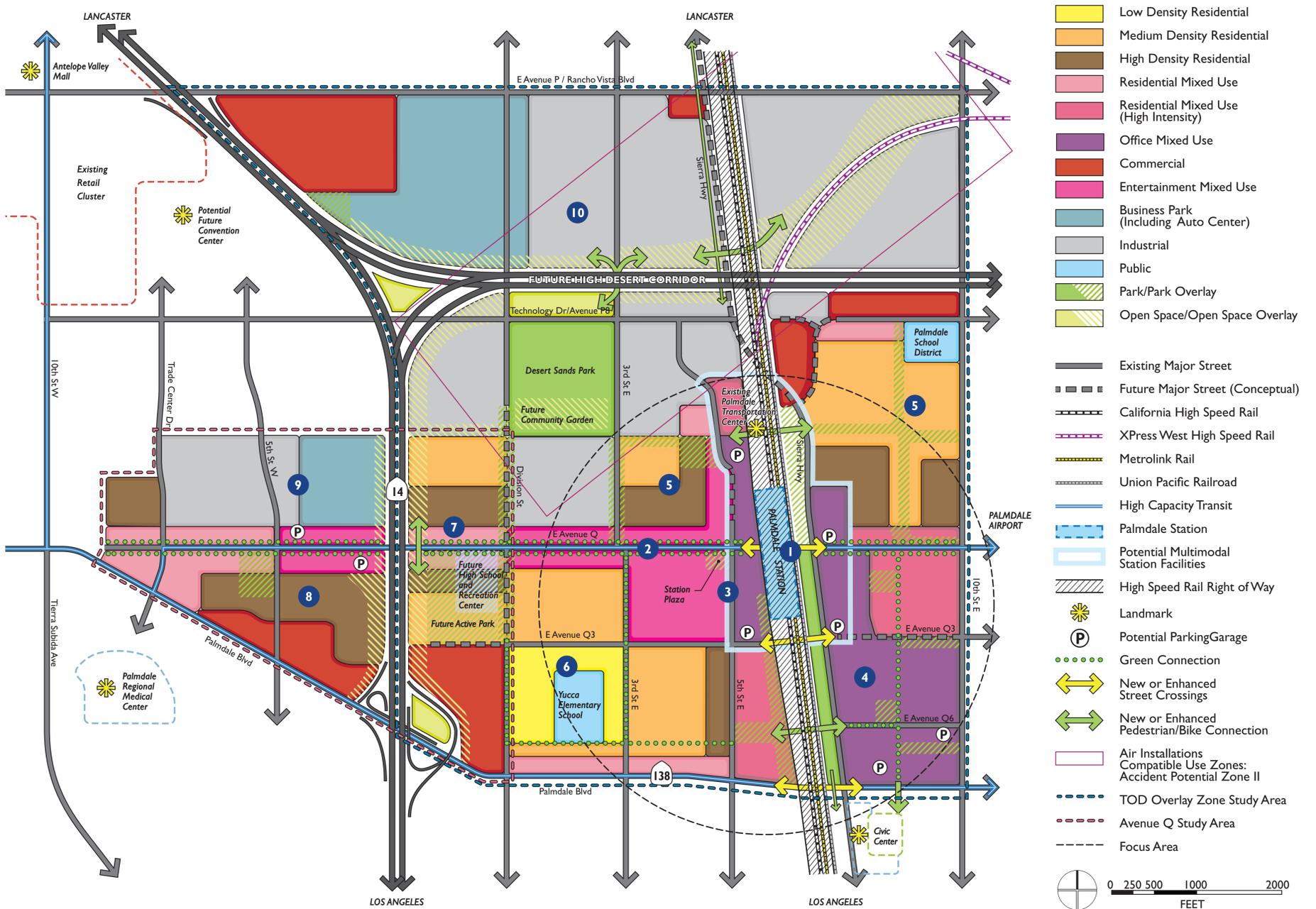


TRANSIT-ORIENTED DEVELOPMENT PLAN FOR PALMDALE

CONCEPTUAL LAND USE PLAN

TRANSIT-ORIENTED DEVELOPMENT CONCEPT FOR PALMDALE

The conceptual land use plan features new transit-oriented development around the new Palmdale Station and the Avenue Q corridor.



- 1 PALMDALE STATION**
 Modern rail station, public square, transit center, passenger pick-up/drop-off area, and parking structures
- 2 AVENUE Q CORRIDOR**
 Active ground-floor uses; apartments and condos; entertainment area
- 3 5th STREET EAST CORRIDOR**
 Active, high-density area around future station
- 4 DOWNTOWN PALMDALE**
 Offices, hotels, high-density housing, street-facing retail, parks
- 5 NORTHWEST & NORTHEAST STATION NEIGHBORHOODS**
 4- to 6-story condos, garden apartments, townhouses, parks and greenways
- 6 YUCCA NEIGHBORHOODS**
 Existing neighborhoods would be preserved, enhanced with compatible new development
- 7 WEST OF DIVISION**
 New neighborhood with a mix of housing types; new park, school and recreation center
- 8 PALMDALE TRIANGLE**
 High-amenity multifamily housing near jobs, entertainment, and transit
- 9 AUTO CENTER, TRADE AND COMMERCE DISTRICTS**
 Mixed business, retail, and light industrial uses
- 10 NORTH SIDE**
 Business and industrial uses, open space corridor