

TRANSIT-ORIENTED DEVELOPMENT PLAN FOR PALMDALE

LAND USE CHARACTER



Low Density Residential areas provide for single-family houses in a neighborhood setting.



Medium Density Residential areas feature a mix of single-family, townhouses, and 2- to 3-story courtyard apartments, with new street and park improvements.



High Density Residential areas feature mid-rise multi-family housing with good amenities, in 4- to 6-story buildings.



Residential Mixed Use areas, neighborhood parks provide people easy access to green spaces. Buildings may be 4 to 6 stories, or up to 12 stories in **Residential Mixed Use (High Intensity)** areas.



The **Office Mixed Use (High Intensity)** area includes high-rise offices and hotels, civic uses, and ground-floor retail activities.



Commercial areas provide sites for retail uses, hotels and services in an auto-oriented setting.



Business Park and **Industrial** areas use provide employment in a lower-intensity, landscaped setting.



Entertainment Mixed Use facilitates restaurants, bars, theaters, and other entertainment uses, with upper-story housing or businesses.



Potential multimodal station facilities will include Metrolink and High Speed Rail, local transit, parking, a station hall and public space.



A potential future active **park** could be combined with a **public** recreation center and include fields for various recreational activities.



Community gardens could be combined with **parks**, allowing Palmdale residents to create local produce.



Preserved **open space** corridors would be created along freeways and natural drainages, and may include paths.

