

# COMMUNITY REDEVELOPMENT AREA

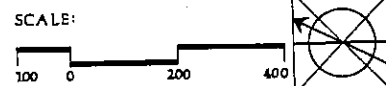
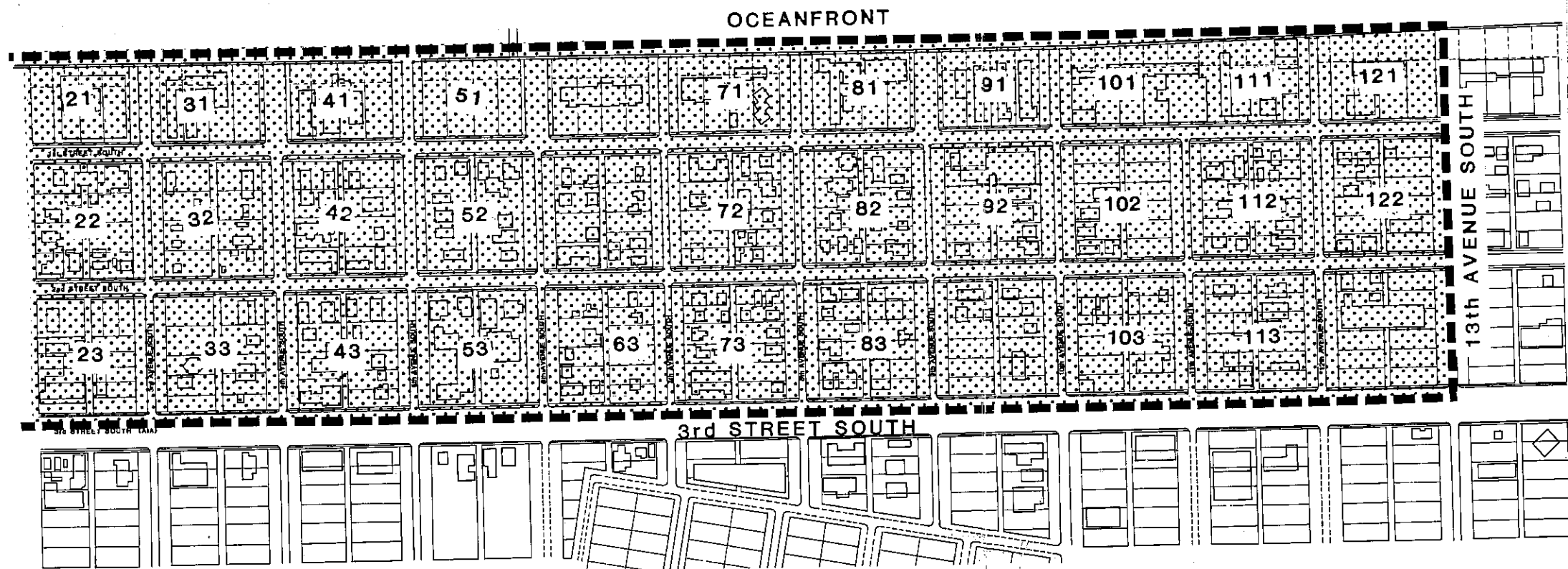
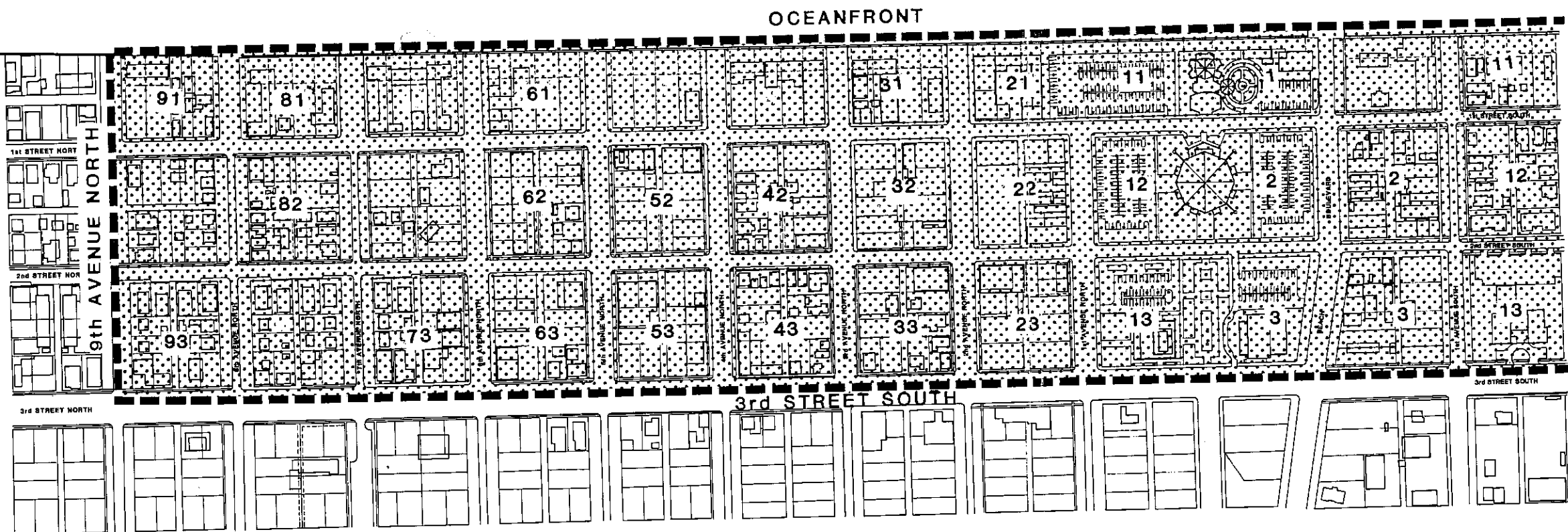
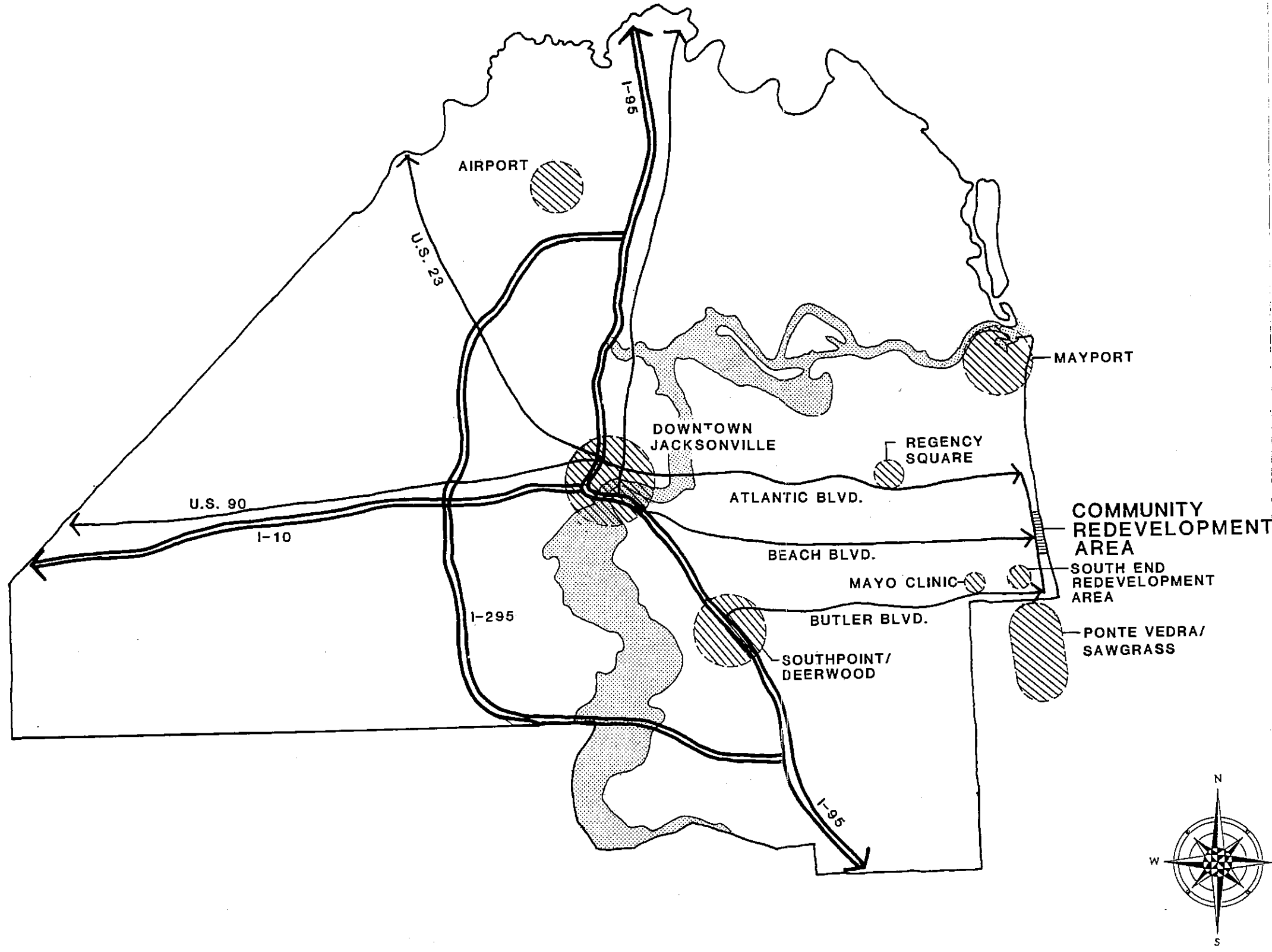


FIGURE 1



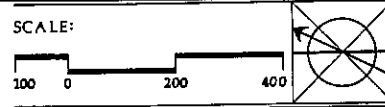
REGIONAL  
CONTEXT

FIGURE 2



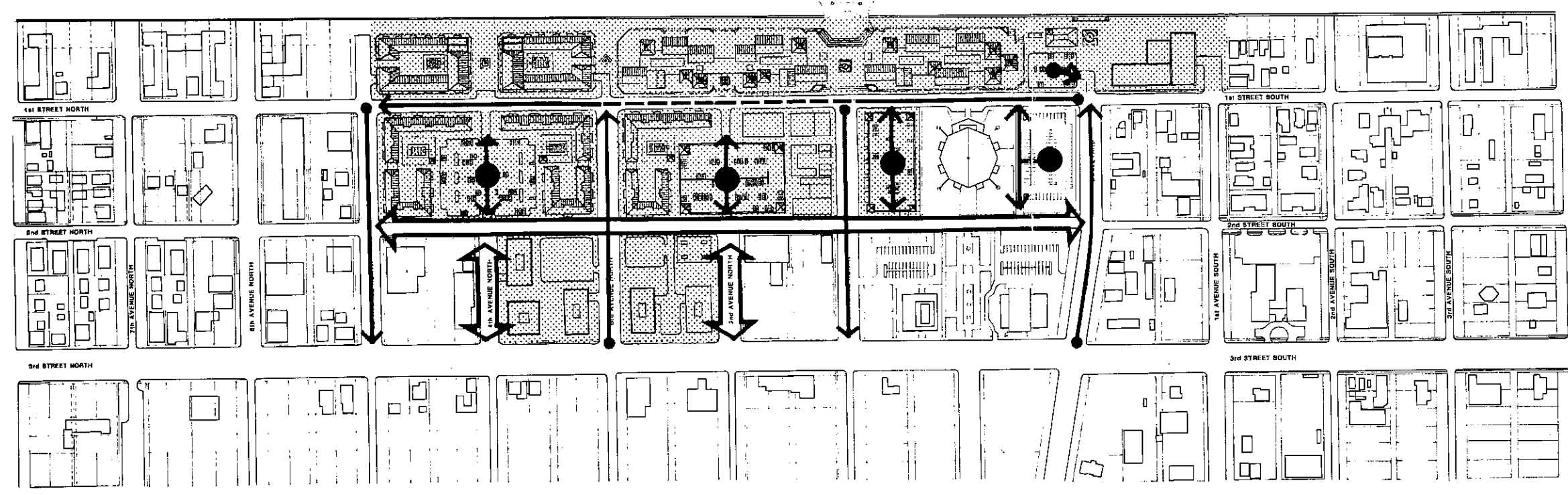
PLAN  
CONCEPT

FIGURE 3





TRAFFIC CIRCULATION PLAN



-  REDEVELOPMENT AREA
-  ONE WAY STREET
-  TWO WAY STREET
-  PARKING AREAS
-  SEASONAL STREET CLOSURE

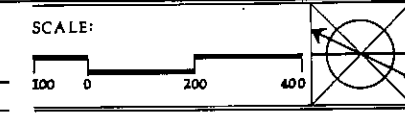
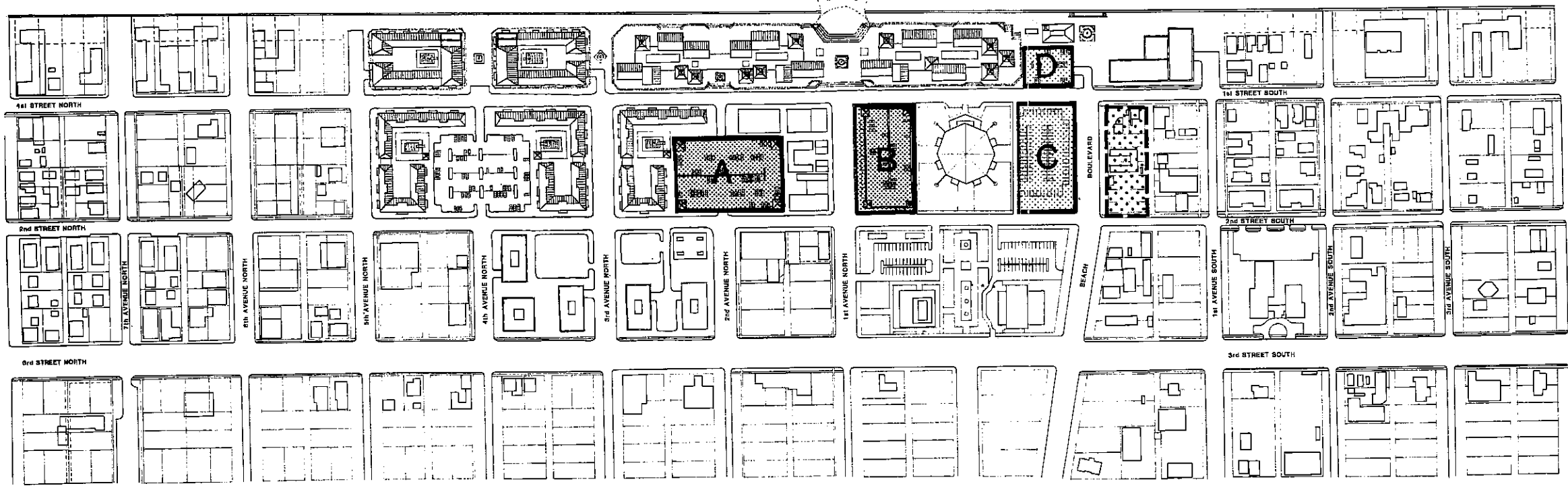


FIGURE 5

PUBLIC PARKING



- A** SHARED GARAGE  
400 sp.
- B** SHARED GARAGE  
380 sp.
- C** SHARED LOT  
116 sp. existing
- D** SHARED LOT  
40 sp. existing
- [Pattern]** POTENTIAL SITE  
FOR HOTEL PARKING

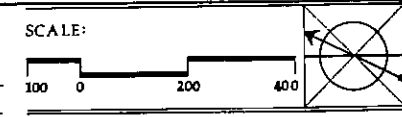
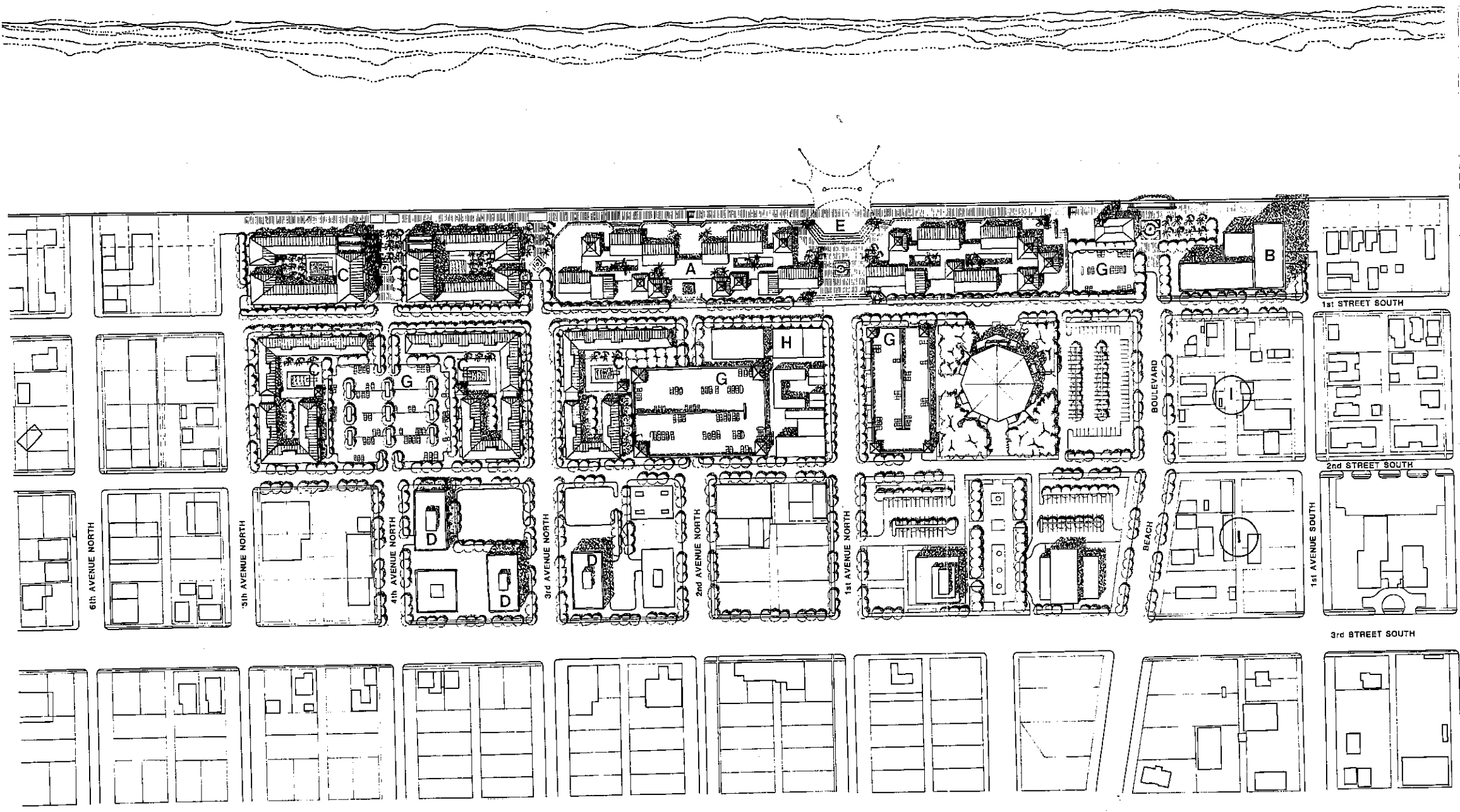


FIGURE 6

SITE PLAN



- A SPECIALTY RETAIL VILLAGE
- B HOTEL
- C RESIDENTIAL VILLAGE
- D OFFICE
- E BANDSHELL
- F BOARDWALK
- G PARKING
- H RETAIL
- I MIXED USE COMMERCIAL

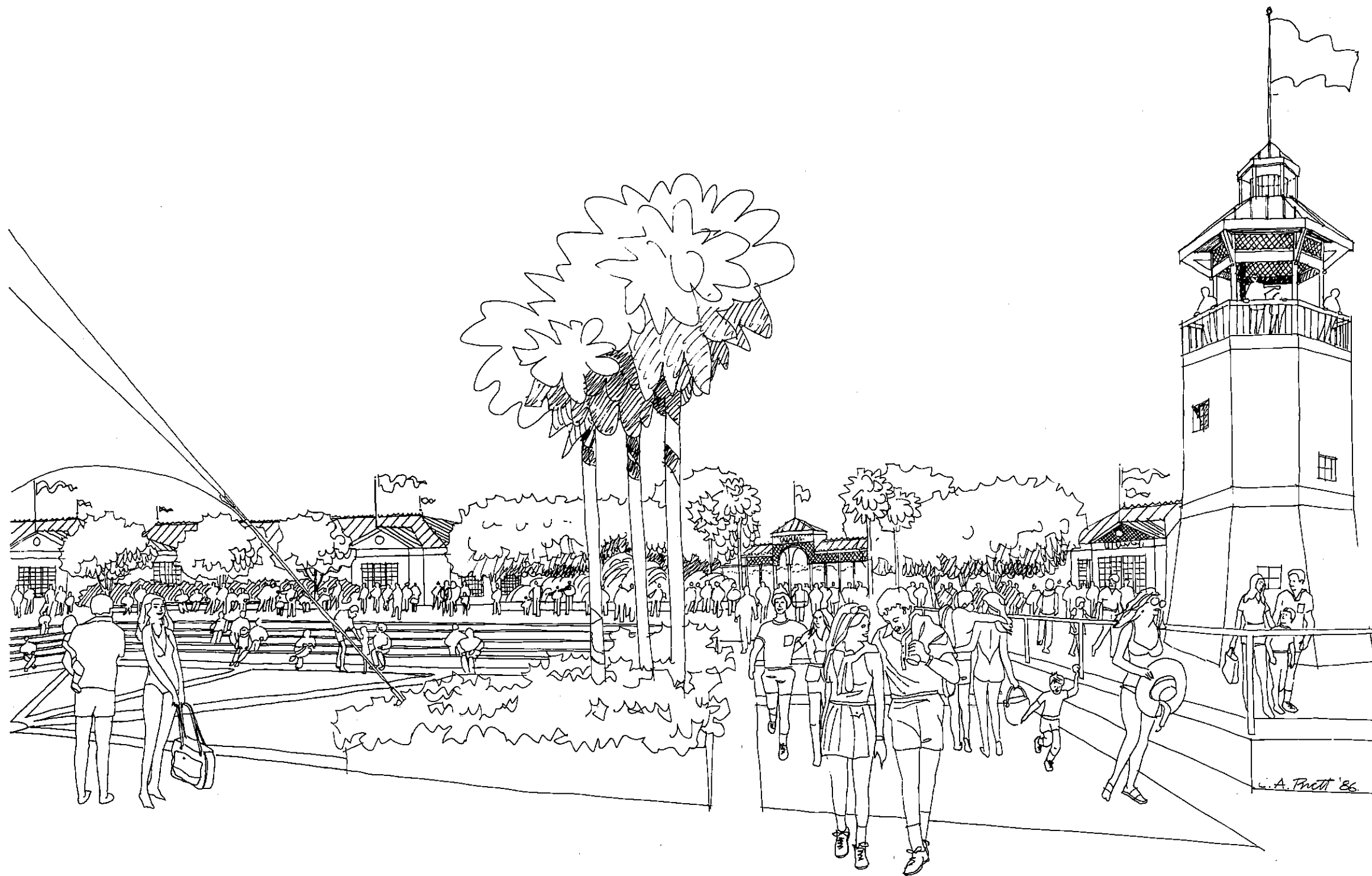
FIGURE 7





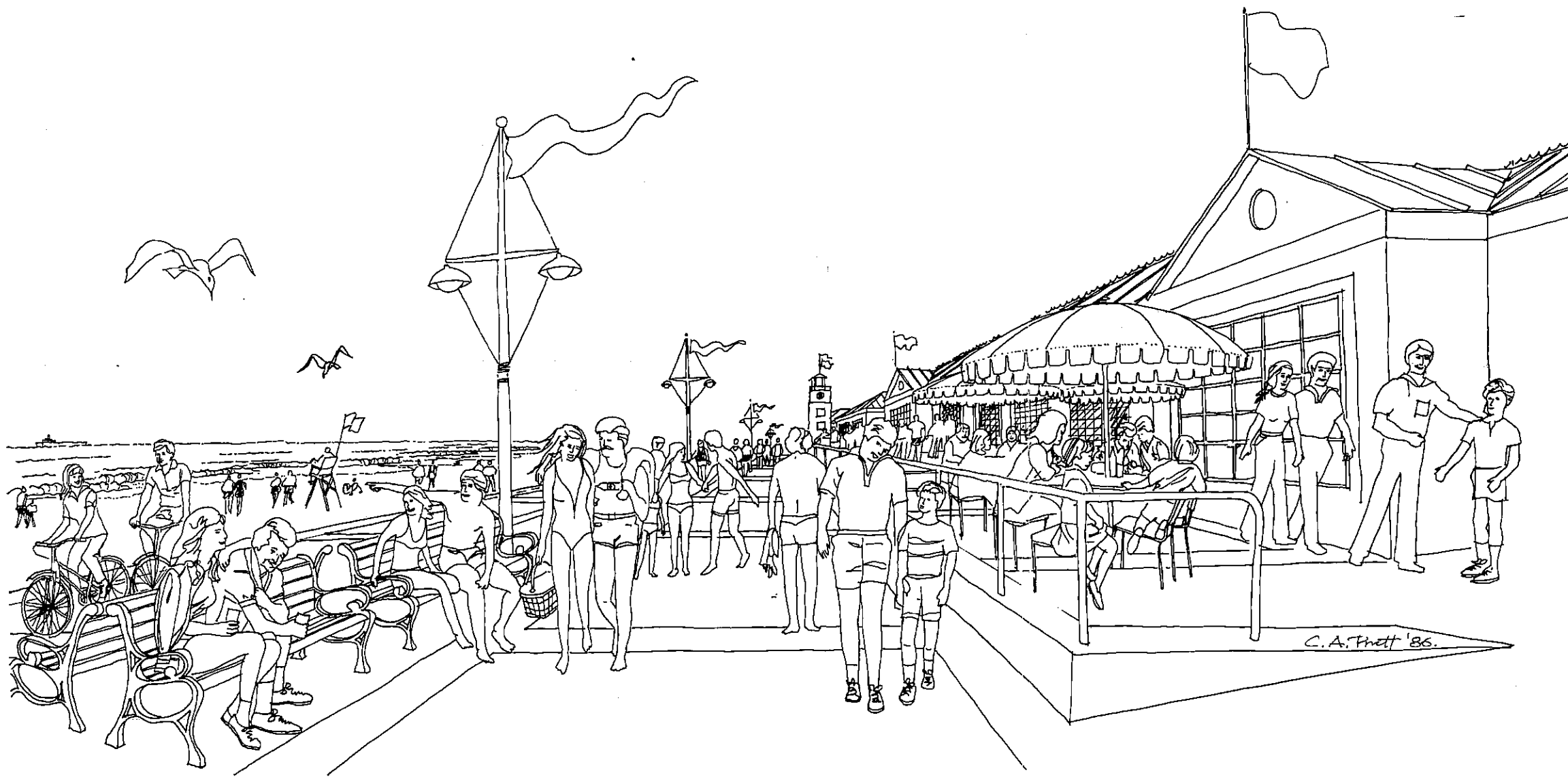






BANDSHELL  
PLAZA CONCEPT

FIGURE 11



OCEANWALK  
CONCEPT

FIGURE 12