

# Cypress Creek Mobility Hub Master Plan



## Final Progress Meeting

### October 30, 2015



# Findings and Recommendations

- Community Vision
  - Walkable and bikeable mixed use area desired
- Market Study Results

Use	Study Area Demand	Mobility Hub Site Concept
Residential	400-600 Rental Units Near-term (1-5 years)	200-250 Rental Apartments (Market Rate at \$1.55± per sq.ft.; or, Mixed Income)
Office	150,000 to 250,000± square feet Mid-term (4 to 6 years)	125,000 to 150,000 square feet (\$30-\$32 per sq.ft., 92% Stabilized Occ.)
Hotel	150 room select service, branded Mid-term (3 to 5 years)	150 room select service, branded (ADR - \$130+; 75% Stabilized Occupancy)
Retail	125,000 to 175,000 square feet Near-term (1 to 5 years)	Supporting use within Mixed Use Development

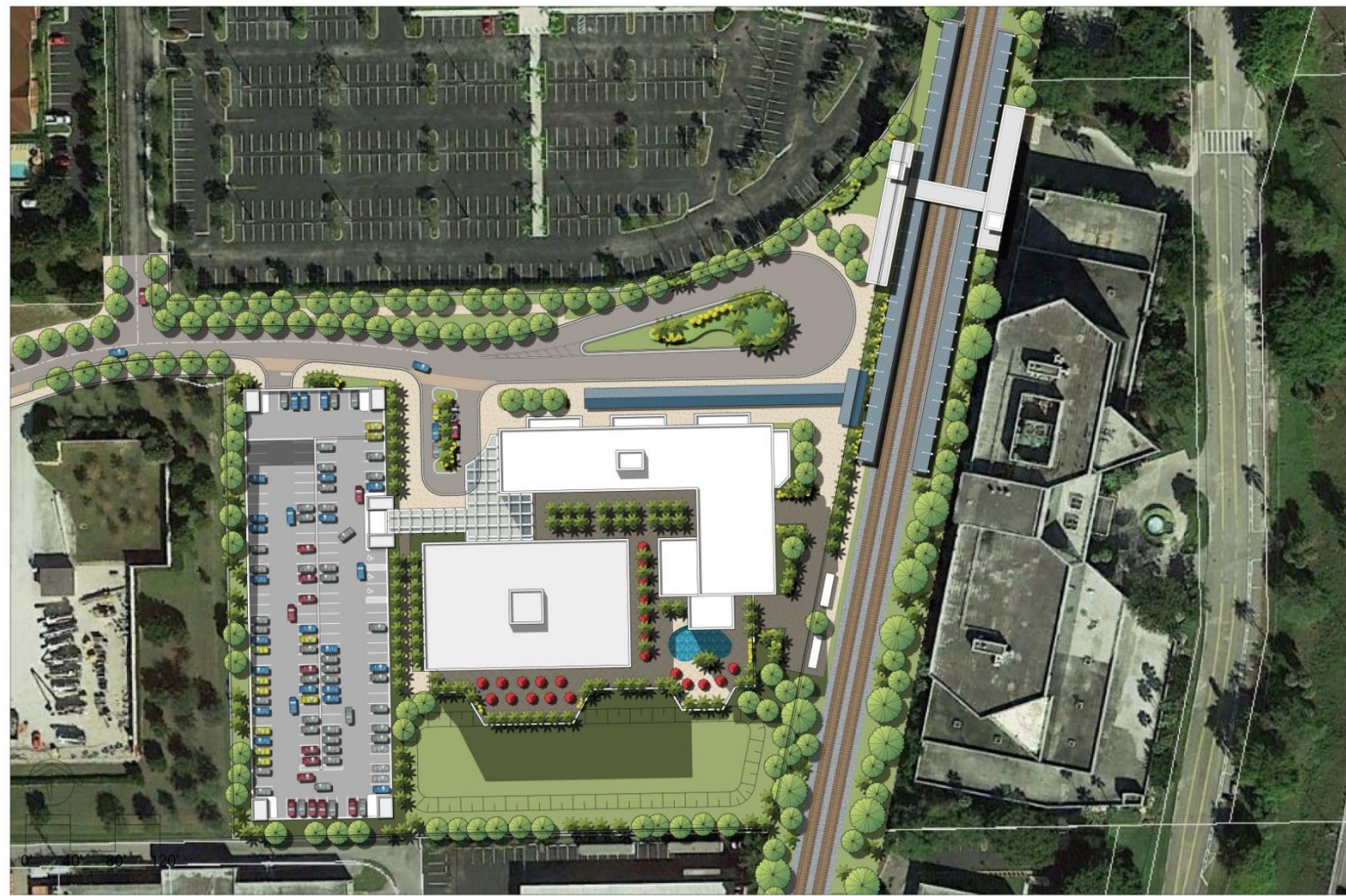
# Findings and Recommendations

- Building height requirements
  - Allowable development height on SFRTA owned site: 94' on the west and 110' on the east
- Land Use and Zoning
  - Completion of area wide Broward County land use amendment and regulating plan to maximize land value
- Parking requirements
  - Update requirements to allow substantive reductions in areas with extensive transit service

# Findings and Recommendations

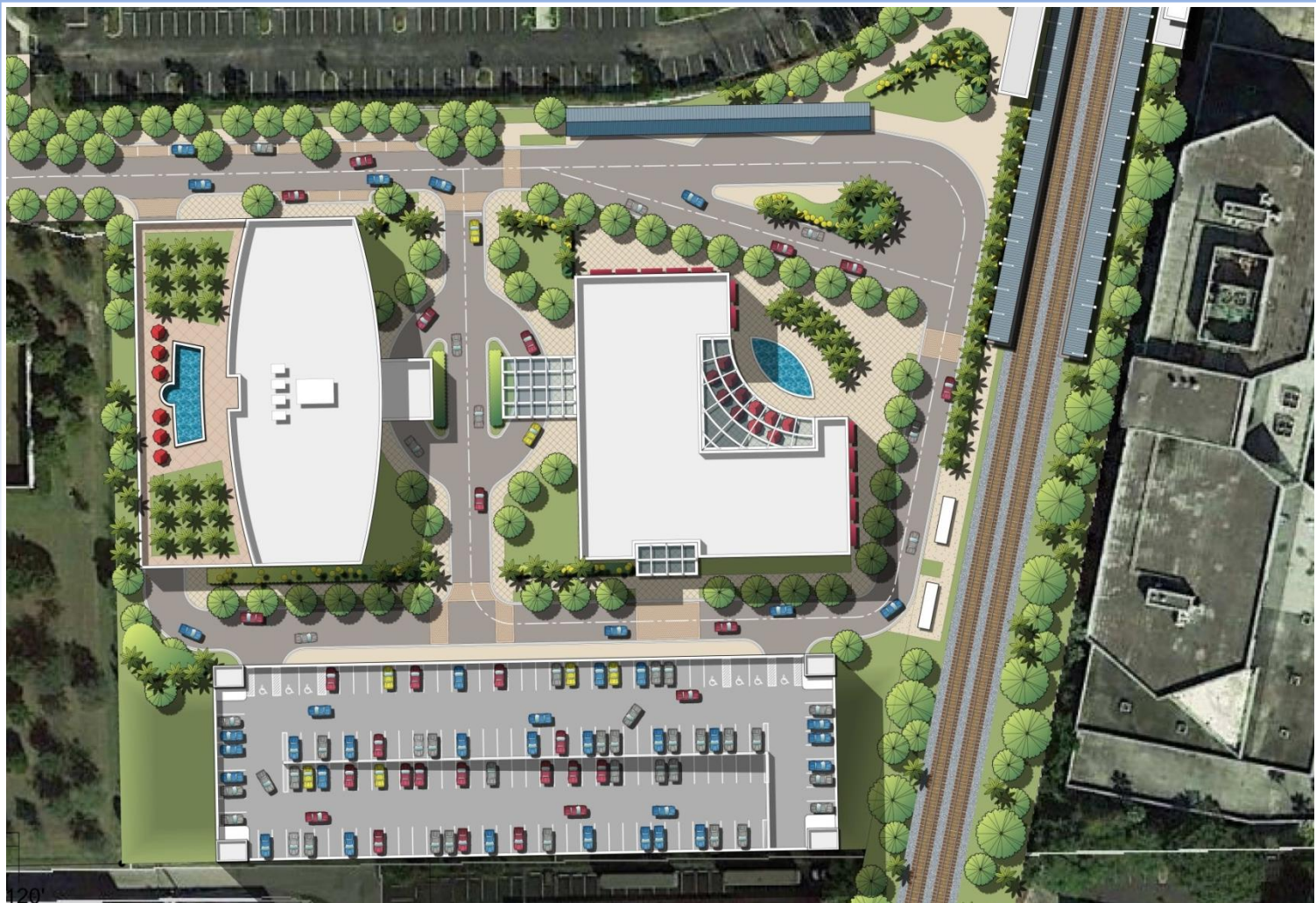
- **Site Drainage**
  - Conserve dry retention area in its present location and do not break up retention on site
- **Utility Improvements**
  - Construct potable water and sewer improvements along 59th court to serve SFRTA site
  - Construct recommended streetscape improvements along 59th court in coordination with water and sewer improvements
- **Draft Site plan concepts**
  - Evaluate Scenarios 4 and 7 further for implementation on the site (both hotel and office uses - Scenario 7 with less parking)

# Draft Site Plan Concepts



**Hotel/Office (limited on site parking) – Scenario 7**

# Draft Site Plan Concepts



Hotel/Office – Scenario 4

# Findings and Recommendations

- Streetscape improvements
  - Cities and County to fully engage in upcoming FDOT PD&E related to Cypress Creek and I-95 interchange
  - City to pursue road diets along Cypress Creek Road and Andrews Avenue consistent with County process
  - Encourage I-95 access to shift east of Andrews Avenue to improve safety and pedestrian connectivity
  - Program and initiate traffic studies for desired road diets and shift of I-95 entrance ramp
  - Program the streetscape improvements to begin prioritized implementation



# Findings and Recommendations

- Streetscape improvements

Corridor / Improvement	Priority Level	Estimated Cost
Andrews Way	Short-term (1 - 5 years)	\$290,000
Tri-Rail Station Marker @ NW 6th Way	Short-term (1 - 5 years)	\$30,000
Tri-Rail Station Marker @ NW 59th Court	Short-term (1 - 5 years)	\$30,000
Elevated Walkway	Mid- to Long-term (5 - 10 years)	\$1,300,000
NW 59th Court	Mid- to Long-term (5 - 10 years)	\$180,000
NW 6th Way	Long-term (10+ years)	\$140,000
N Andrews Avenue	Long-term (10+ years)	\$2,500,000
Cypress Creek Road	Long-term (10+ years)	\$1,900,000
	<i>total</i>	<b>\$6,370,000</b>

# Next Steps

- Land use plan amendment and regulating plan (FLL)
- Investigate development of a community development district to pay for area improvements
- Lessons learned