



Cypress Creek Mobility Hub Master Plan

Kickoff Meeting
December 9, 2014

Cypress Creek Mobility Hub

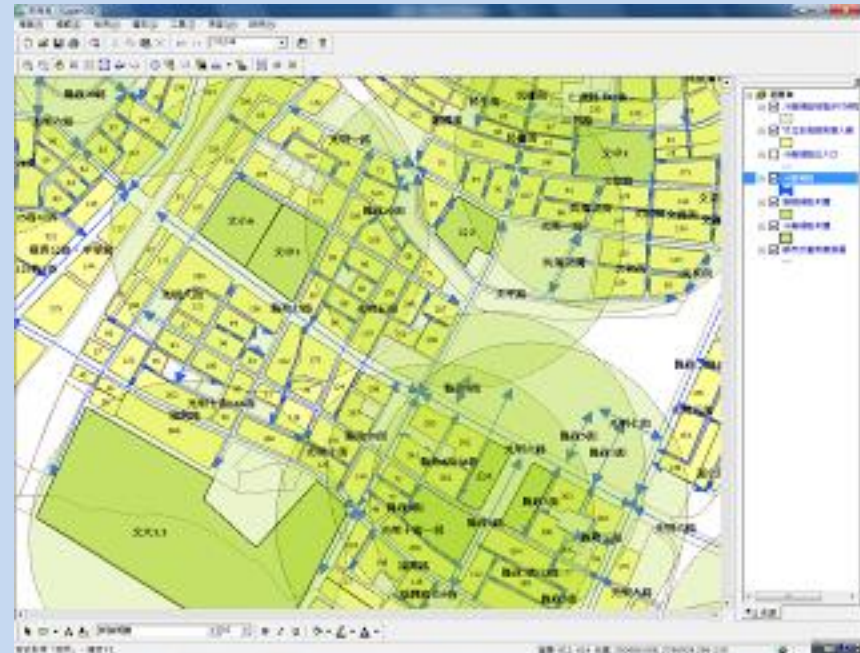
Master Plan - Scope

1. Data Collection, Planning and Budget Feasibility
2. Environmental (Optional)
3. Survey
4. Market Study/Economic Analysis
5. Conceptual Site Plan
6. RFP/RFQ Development
7. Streetscape Concept Plan
8. Categorical Exclusion Documents
9. Meetings/Project Management



Data Collection, Planning, and Budget Feasibility

- Review development regulations, master plans, transit initiatives, other planning studies
- Document City's site plan approval process
- Assess existing conditions
 - Infrastructure, transit, traffic
- Review funding sources
 - Public and Private sector opportunities
- **Final Deliverable: Technical Memorandum**



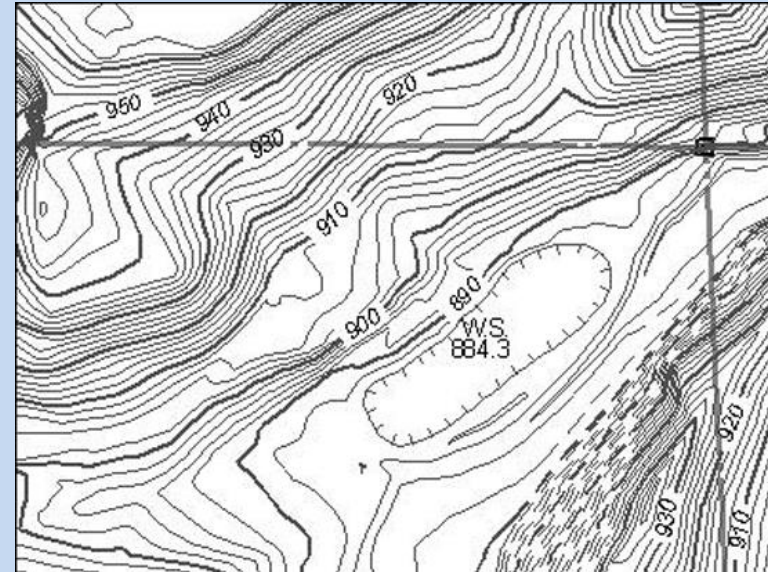
Environmental (Optional)



- Environmental Due Diligence
 - For SFRTA owned site
 - Identify endangered species, wetlands, cultural resources, contamination review, etc.
- Conduct environmental site assessment
 - Review historical sources and records
 - Conduct a site reconnaissance
 - Interview current and past owners of the property
- **Final Deliverable: Summary Reports of the Assessment Results**

Survey

- Topographic Survey
 - Cypress Creek Blvd, Andrews Ave, Tri-Rail Station, NW 6th Way, and other adjacent properties
 - Show all ‘man-made’ improvements within the R/W, sizeable trees, and elevation



- Final Deliverable: Five (5) digital copies of each Survey area

Market Study/ Economic Analysis

- Market Potential
 - demographic and economic analysis for Study Area
- Real Estate Supply and Demand Assessment
 - Residential, retail, office, and hotel
- Recommendations for achievable Real Estate Program
 - Mix and scale of uses, phasing opportunities
 - Estimated rates and occupancy based on land use type
- **Final Deliverable: Market Study/Economic Analysis Report**



Conceptual Site Plan

- Define a general transit program for the study area
 - Access to parking, improved bike/ped connectivity, streetscape/complete streets improvements
- Develop a conceptual site plan for the SFRTA owned parcel that considers:
 - Site access by various modes, placement/use/scale of potential development, streetscape improvements
- **Final Deliverables:**
 - Technical Memo #2
 - Conceptual Site Plan
 - Renderings of preferred site plan



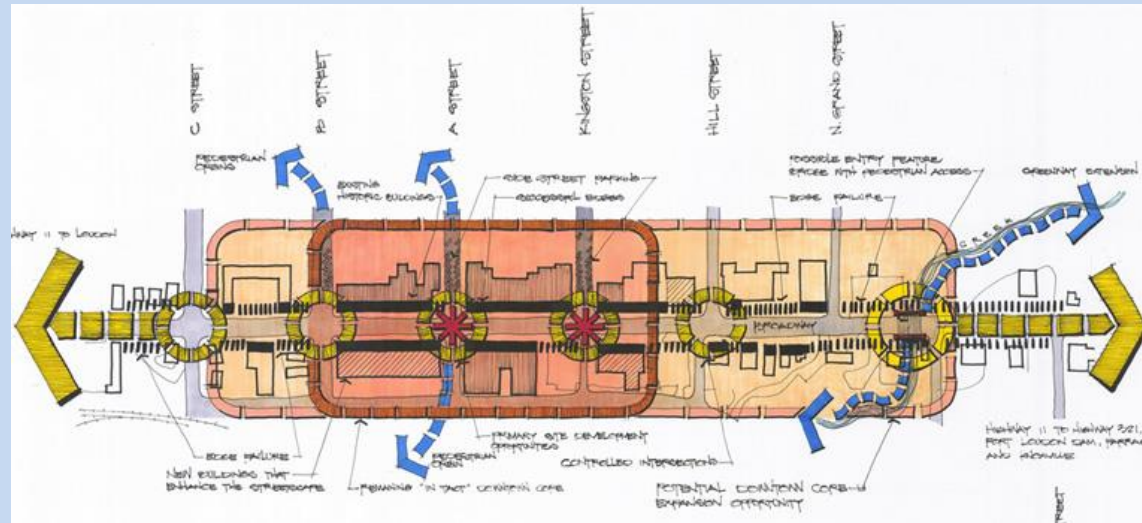
RFP/RFQ Development

- Develop strategy based on national best practices
- RFP/RFQ Document Development for SFRTA owned parcel
- Final Deliverable:
 - Technical Memo #3: Development Strategies
 - RFP/RFQ Document

Streetscape Concept Plan

- Refinement of Site Plan to include streetscape improvements for:
 - NW 6th Way, Cypress Creek Blvd, Andrews Ave, Tri-Rail Station Access Road, other adjacent roadways
 - Support future Streetscape Improvement Program's guidelines

- Final Deliverable:
- Typical sections, materials, and features within the R/W



Categorical Exclusion Documents (Optional)

- Prepare an update to the 2003 CatEx as part of the NEPA process
- Required for federal funding



- Final Deliverable: Completed CatEx application and technical analysis working papers

Meetings/Project Management

- Continued coordination and collaboration with partnering agencies
 - Monthly progress meeting
 - Stakeholder interviews/meetings
- **Final Deliverable: Monthly minutes for all meetings**

Project Schedule

Task #	Description	Month								
		1	2	3	4	5	6	7	8	9
1	Data Collection, Planning and Budget Feasibility	★	★	★						
2	Environmental (Optional)			★	★					
3	Survey	★	★	★						
4	Market Study/Economic Analysis	★	★	★						
5	Conceptual Site Plan			★	★	★	★			
6	RFP/RFQ Development								★	★
7	Streetscape Concept Plans					★	★	★	★	★
8	Categorical Exclusion Documents (Optional)								★	★
9	Project Management/Meetings	★	★	★	★	★	★	★	★	★



Meetings with Study Advisory Committee

Next Steps

- Data Collection
- Survey
- Market Study