











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

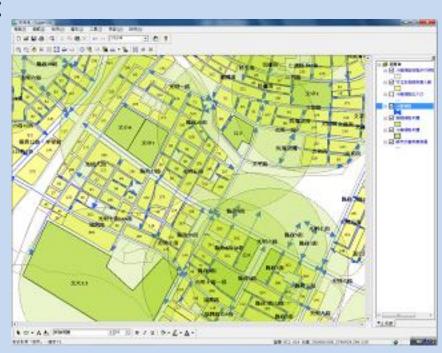






Data Collection, Planning, and Budget Feasibility

- 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

- GREEN POINT ! URBAN PARK REVISIO SITE DEVELOPMENT PLAN LANDSCAPE CONCEPT PLAN 31 May 1988 OVP Associates : Landscape Accidents
- 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

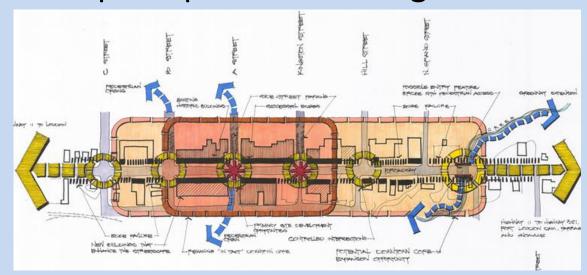
Streetscape Concept Plan

- 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	X			X				X	



Meetings with Study Advisory Committee

Next Steps

- Data Collection
- Survey
- Market Study