

# Cypress Creek Mobility Hub Master Plan



## Progress Meeting

March 13, 2015

# Agenda

- Introductions
- Project Schedule Update
  - Task 1 – Data Collection, Planning and Budget Feasibility
    - **PRESENTATION OF FINDINGS TODAY**
    - Tech Memo #1 in progress for late March delivery
  - Task 2 – Environmental
    - Optional / pending
  - Task 3 – Survey
    - Nearly complete
  - Task 4 – Market Study / Economic Analysis
    - **PRESENTATION OF REFINED RECOMMENDATIONS TODAY**
    - Economic analysis pending
  - Task 5 – Conceptual Site Plan
    - **PRESENTATION OF PRELIMINARY FRAMEWORK TODAY**
  - Task 6 – RFP / RFQ Development
    - Pending
  - Task 7 – Streetscape Concept Plan
    - **PRESENTATION OF PRELIMINARY FRAMEWORK TODAY**
  - Task 8 – Categorical Exclusion
    - Optional / pending
  - Task 9 – Project Management / Meetings
    - **PRESENTATION OF INTERVIEWS SUMMARY TODAY**
- Next Steps / Schedule

# Project Schedule Update



Description	Month										
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sep.
Data Collection, Planning and Budget Feasibility	Yellow	Yellow	Yellow	Yellow	Yellow						
Environmental (Optional)									Yellow	Yellow	
Survey			Yellow	Yellow	Yellow						
Market Study/Economic Analysis		Yellow	Yellow	Yellow	Yellow						
Conceptual Site Plan						Yellow	Yellow	Yellow			
RFP/RFQ Development									Yellow	Yellow	Yellow
Streetscape Concept Plans								Yellow	Yellow	Yellow	Yellow
Categorical Exclusion Documents (Optional)									Yellow	Yellow	Yellow
Project Management/Meetings	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow



Progress Meetings with Study Advisory Committee every 2nd Friday of the Month

# Presentation Structure

- Existing Physical Conditions (TASK 1)
  - Land Use / Development Pattern
  - Mobility
  - Utilities
- Existing Policies and Regulations (TASK 1)
  - Plans
  - Zoning Regulations
  - FAA
- Stakeholder Interviews (TASK 9)
- Market Study – Refined Recommendations (TASK 4)
- Preliminary Planning Framework (TASKS 5 and 7)
- Next Steps / Schedule





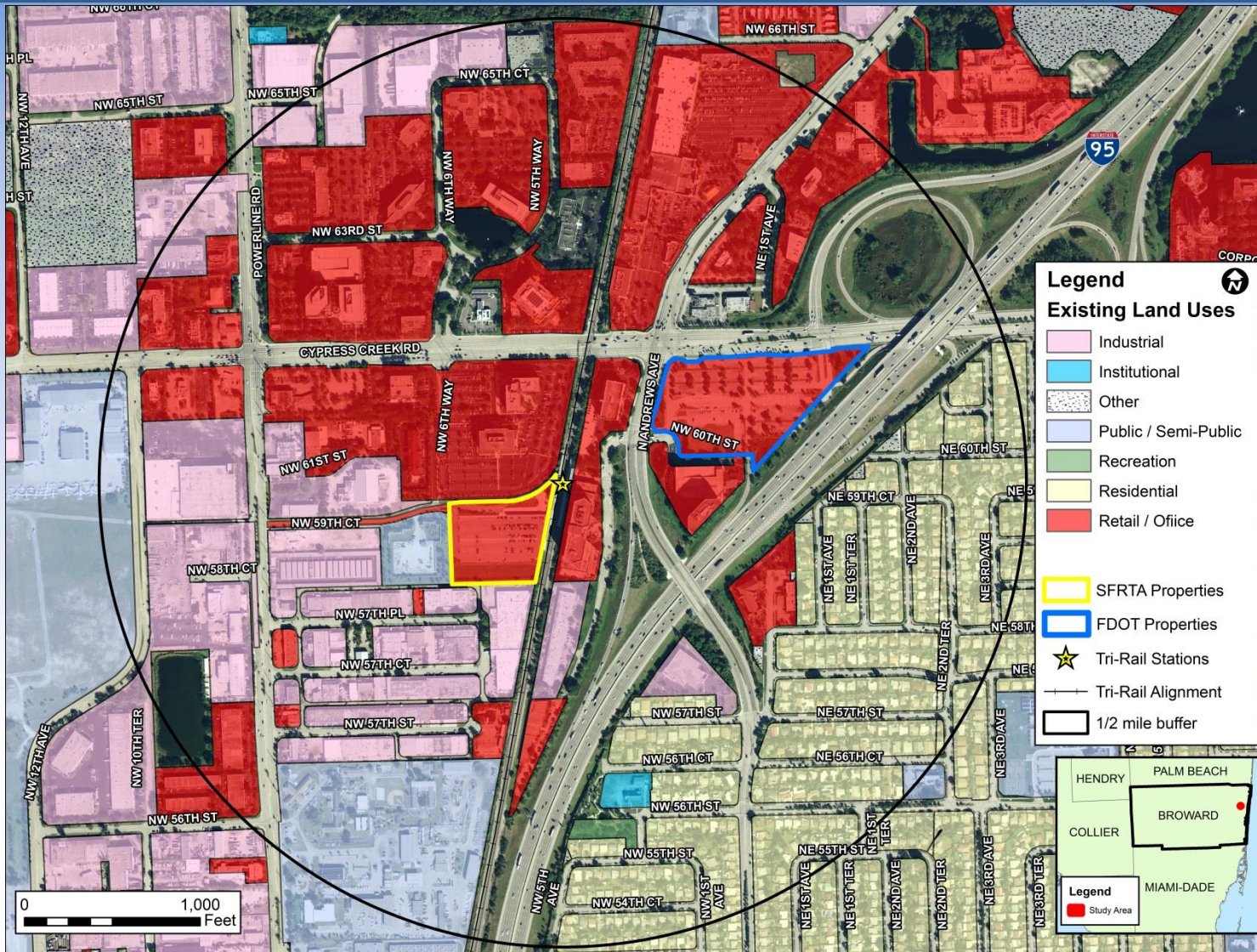
# EXISTING PHYSICAL CONDITIONS

## (Task 1)

- Land Use / Development Pattern
- Mobility
- Utilities



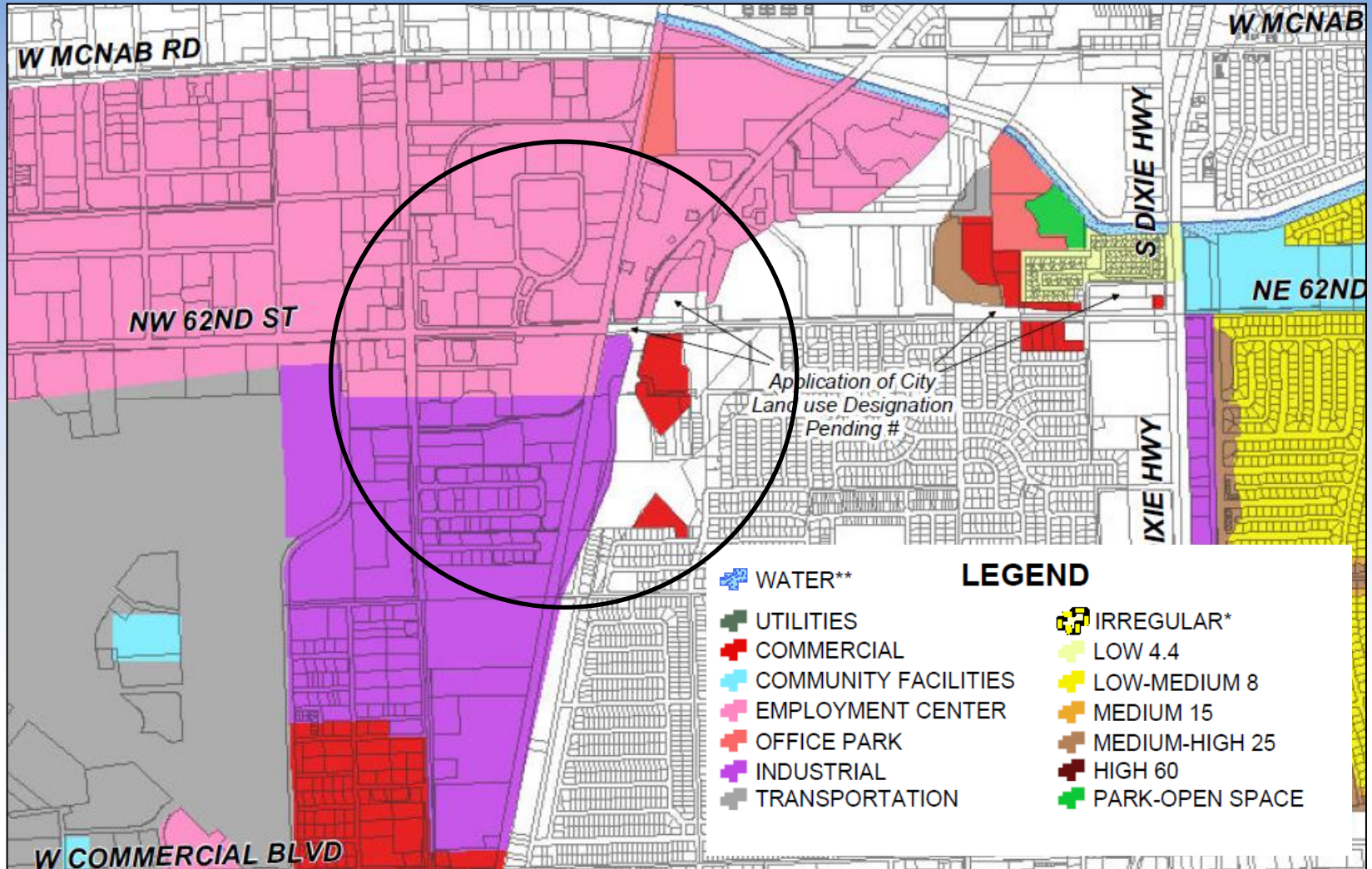
# Existing Land Use



Source: University of Florida GeoPlan Center –  
D4 Land Use 2014



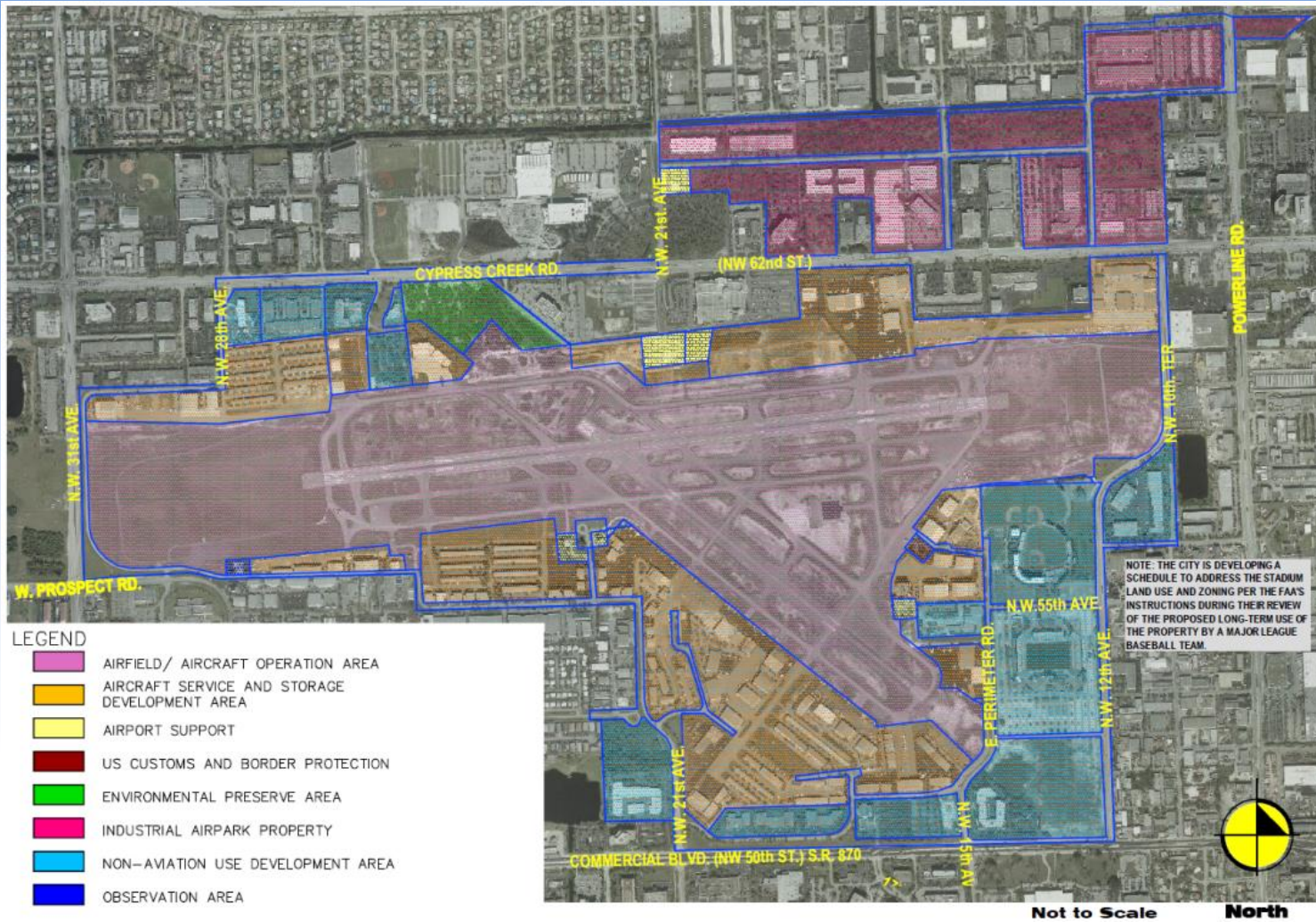
# Fort Lauderdale Future Land Use Plan



Source: City of Fort Lauderdale Comprehensive Plan (2006) –  
*Future Land Use Element*



# FXE Master Plan



Source: Fort Lauderdale Executive Airport Strategic Business / Master Plan (2007) – Airport Land Uses

# Land Use / Development Pattern

## Key Considerations

- SFRTA parking lot capacity – 345 spaces
- SFRTA lot occupancy – 52% (2014)
- Auto orientation/scale predominant
- No shared parking, cross-access occurring
- Condition/future of industrial to west and south
- FDOT development plans/timeline
- FXE development plans/timeline





# Mobility - Roadway AADTs



State jurisdiction:

- Powerline Rd

County jurisdiction:

- Cypress Creek Rd
- Andrews Blvd

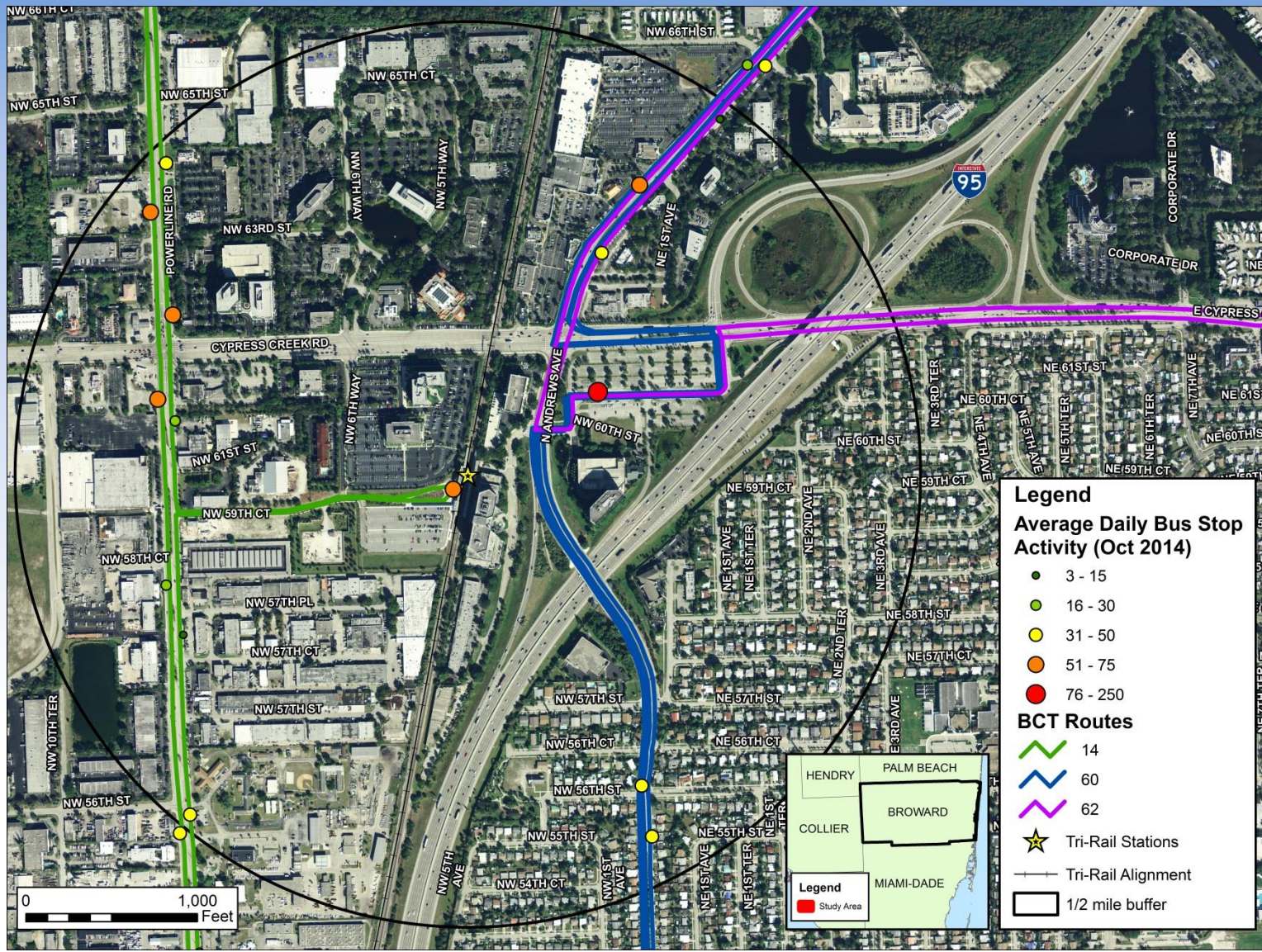
XX,XXX 2013 AADT

XX,XXX 2035 AADT

Source: FDOT Florida Traffic Online – 2013



# Mobility – Existing BCT Service



Source: Broward County Transit – October 2014 Bus Route Alignments





# Mobility – Transit Ridership

Tri-Rail Ridership	Daily Boardings		Daily Alightings	
	NB	SB	NB	SB
Cypress Creek Tri-Rail Station (2013)	606	491	582	576

- #5 in total boardings
- (7.6% of total ridership)

Route Characteristics	BCT Bus Route		
	14	60	62
Peak Hour Headways	20	22	40
Average Weekday Riders (Apr. '14)	4,297	4,430	2,434
Weekday Service Hours	18	18	16.5

Out of 45 total BCT routes:

- Route 60 – 11<sup>th</sup>
- Route 14 – 14<sup>th</sup>
- Route 62 – 22<sup>nd</sup>

\*based on total ridership

Average Daily Bus Stop Ridership Activity (2014)			
Location	BCT Bus Routes	Total BCT Boardings	Total BCT Alightings
Tri-Rail Station	14	26	39
FDOT Park-and-Ride Lot	60, 62	163	71

Tri-Rail Shuttle Ridership	Tri-Rail Cypress Creek Shuttles		
	#1	#2	#3
Average Weekday Riders (2012)	121	203	138
Average Weekday Riders (2014)	155	193	152
Average Monthly Riders (2014)	3,352	4,176	3,299



# Mobility – Existing Bicycle Facilities





## Planned / Proposed Changes

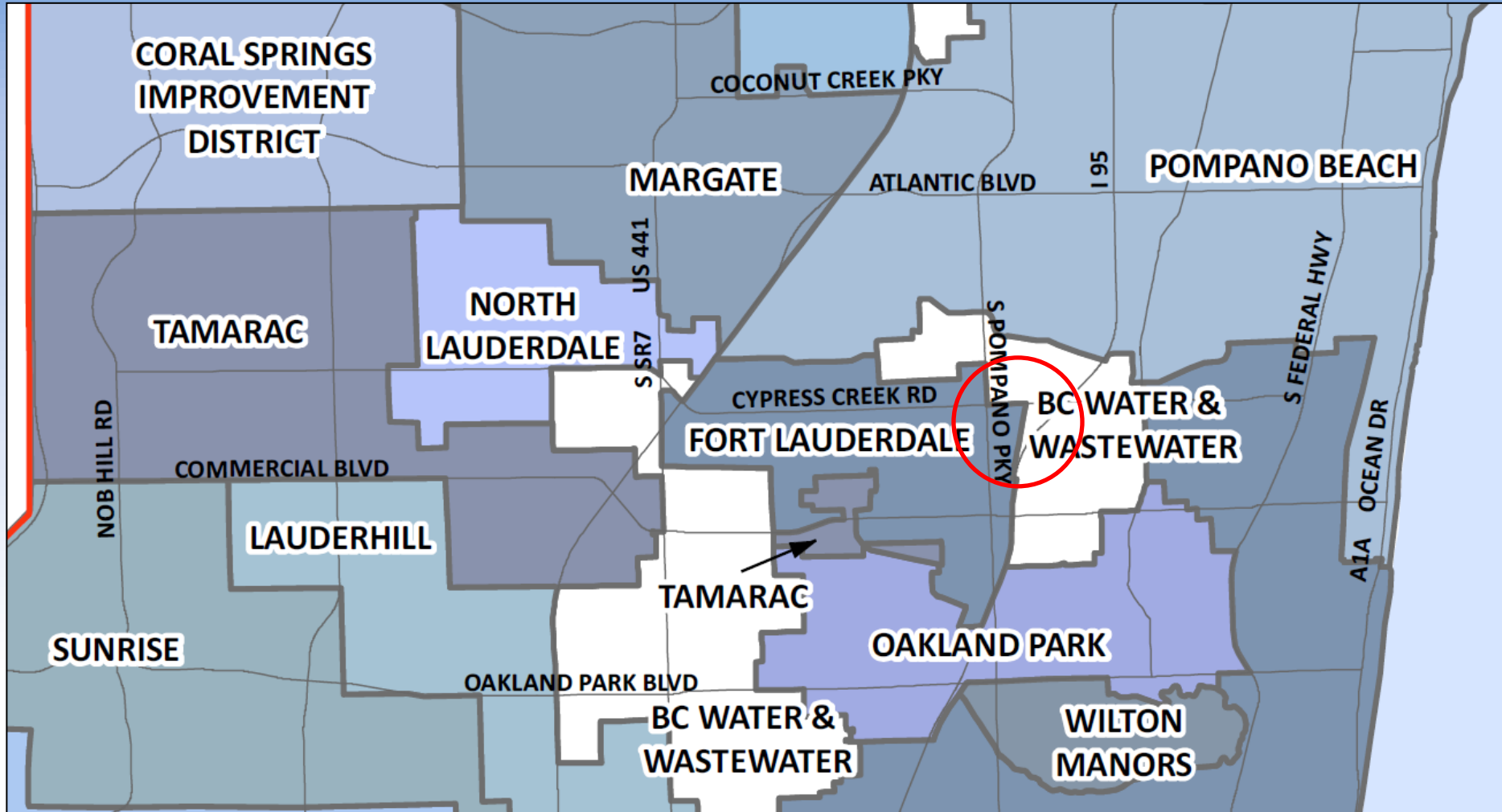
- ULI TAP report “boulevard” concept on Cypress Creek Road
- New signal pending at Powerline / 59<sup>th</sup> Ct
- FDOT interchange study

## Considerations

- Pedestrian crossing location- priorities
- Bus routing (curbside vs off-street deviation)
- Existing ROW widths / topography
- Shuttle routing / branding
- Long term role of Cypress Creek

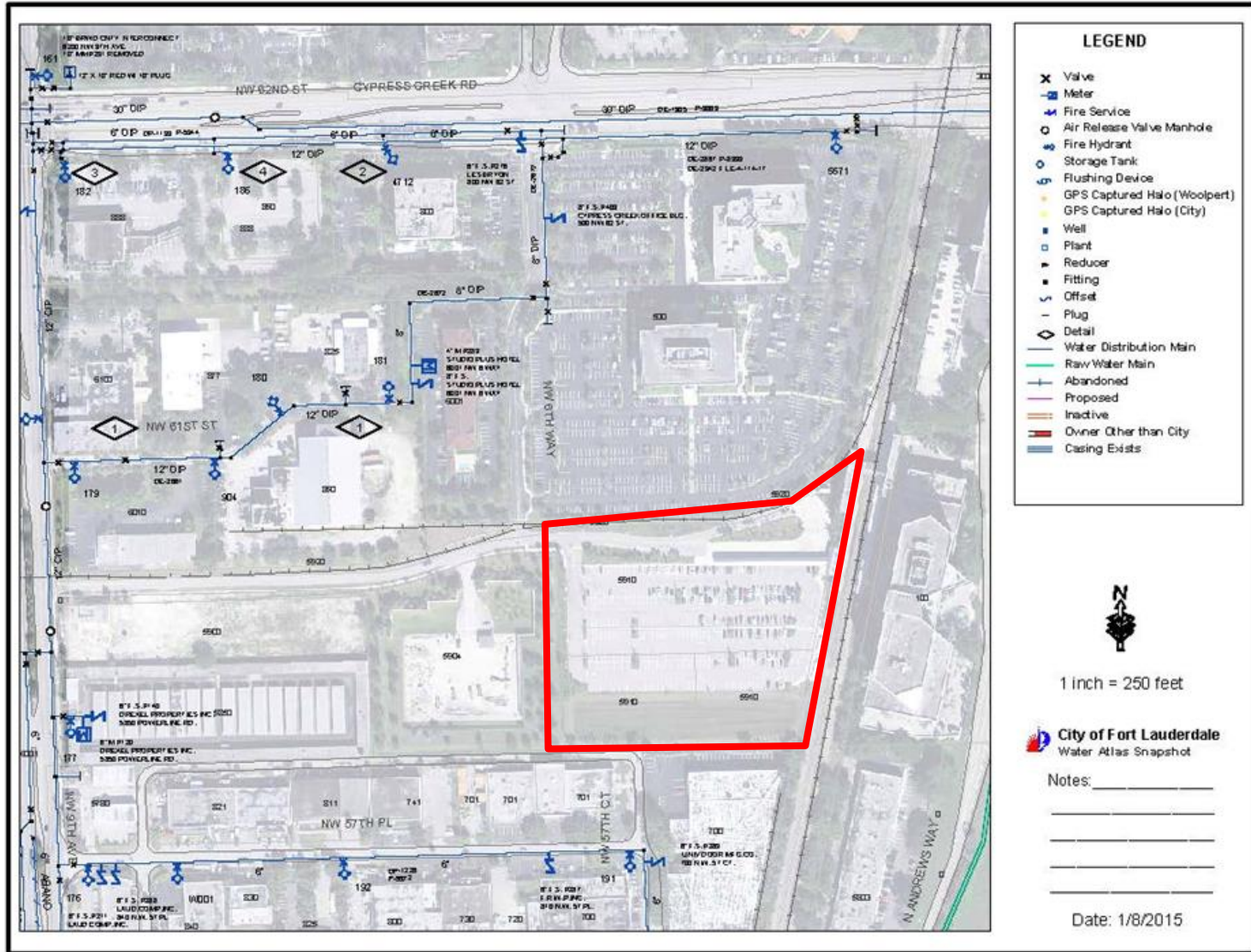


# Utilities – Service Area Boundaries

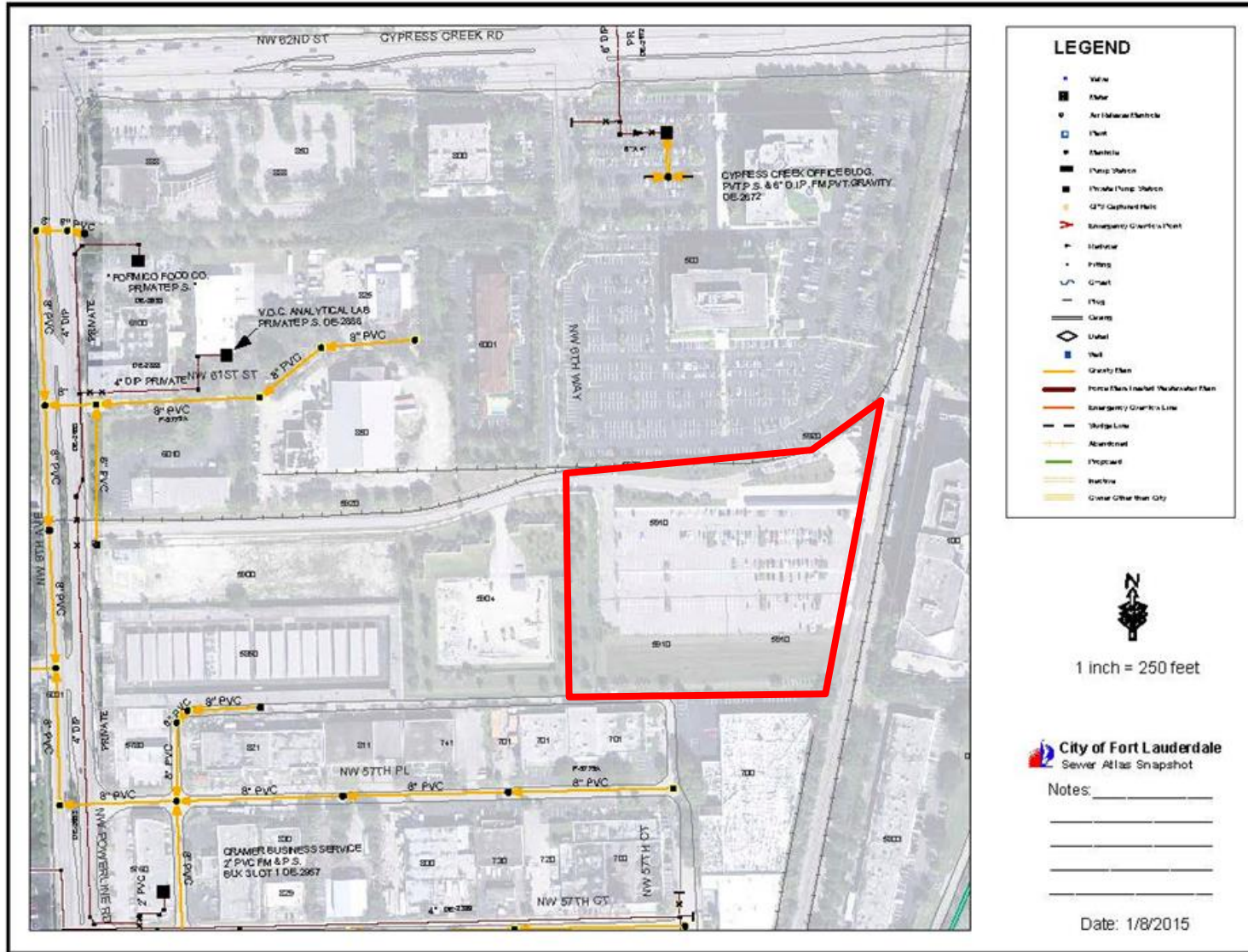




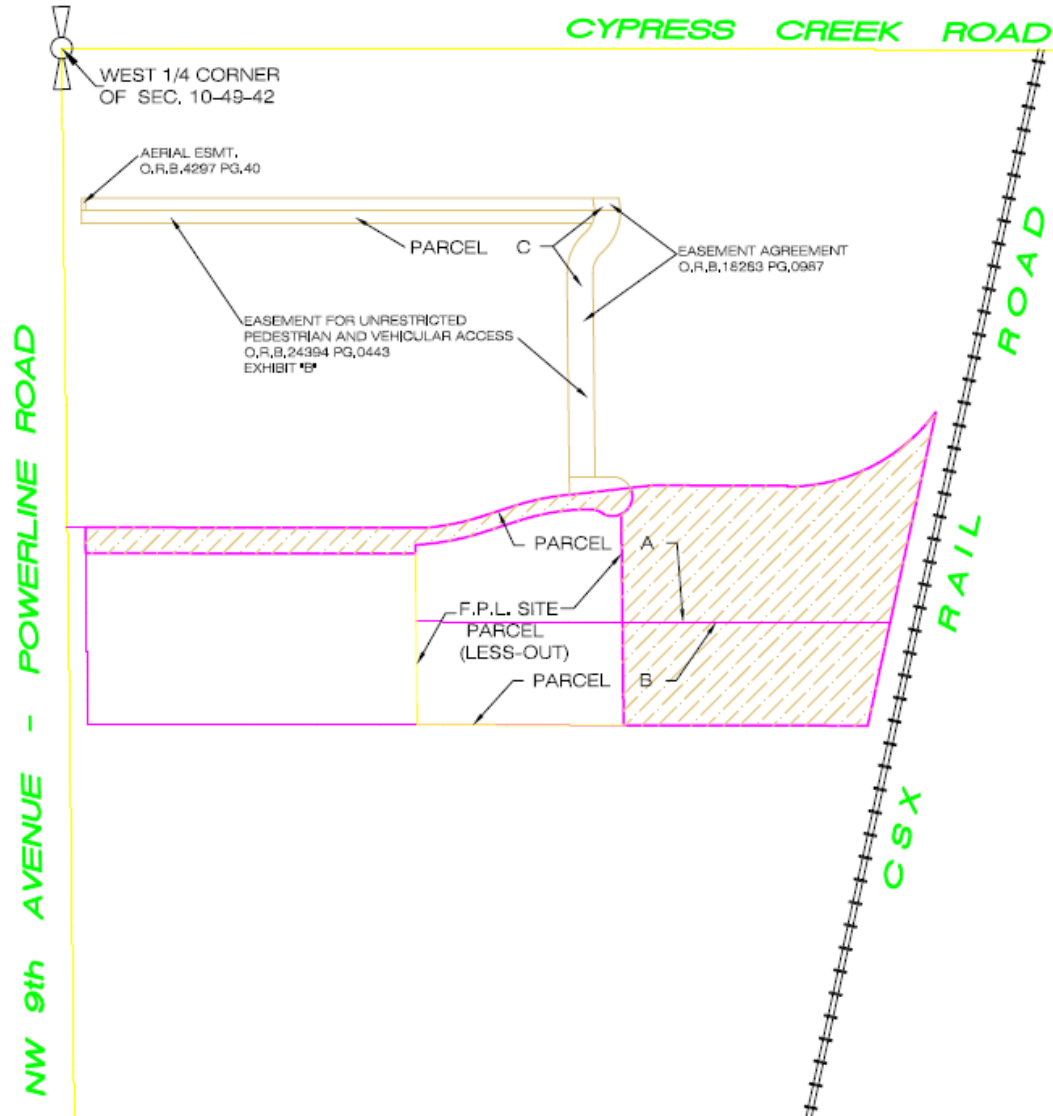
# Utilities – Fort Lauderdale Potable Water



# Utilities – Fort Lauderdale Waste Water



# Utilities – Electrical Easement





## Considerations

- Water provided by City, 10-12” line to site required
- Sewer provided by County, 8” line from site required
- Storm water detention capacity to be maintained
- FPL substation adjacent to site
- *Seeking verification of any capacity issues, to identify needed investment beyond extensions to site*
- *Seeking confirmation of responsible agency for both sewer and water, to determine need for potential easements or intergovernmental agreements*

# EXISTING POLICIES AND REGULATIONS

## (Task 1)

- Plans
- Zoning Regulations
- FAA



# Plans and Regulations Compiled

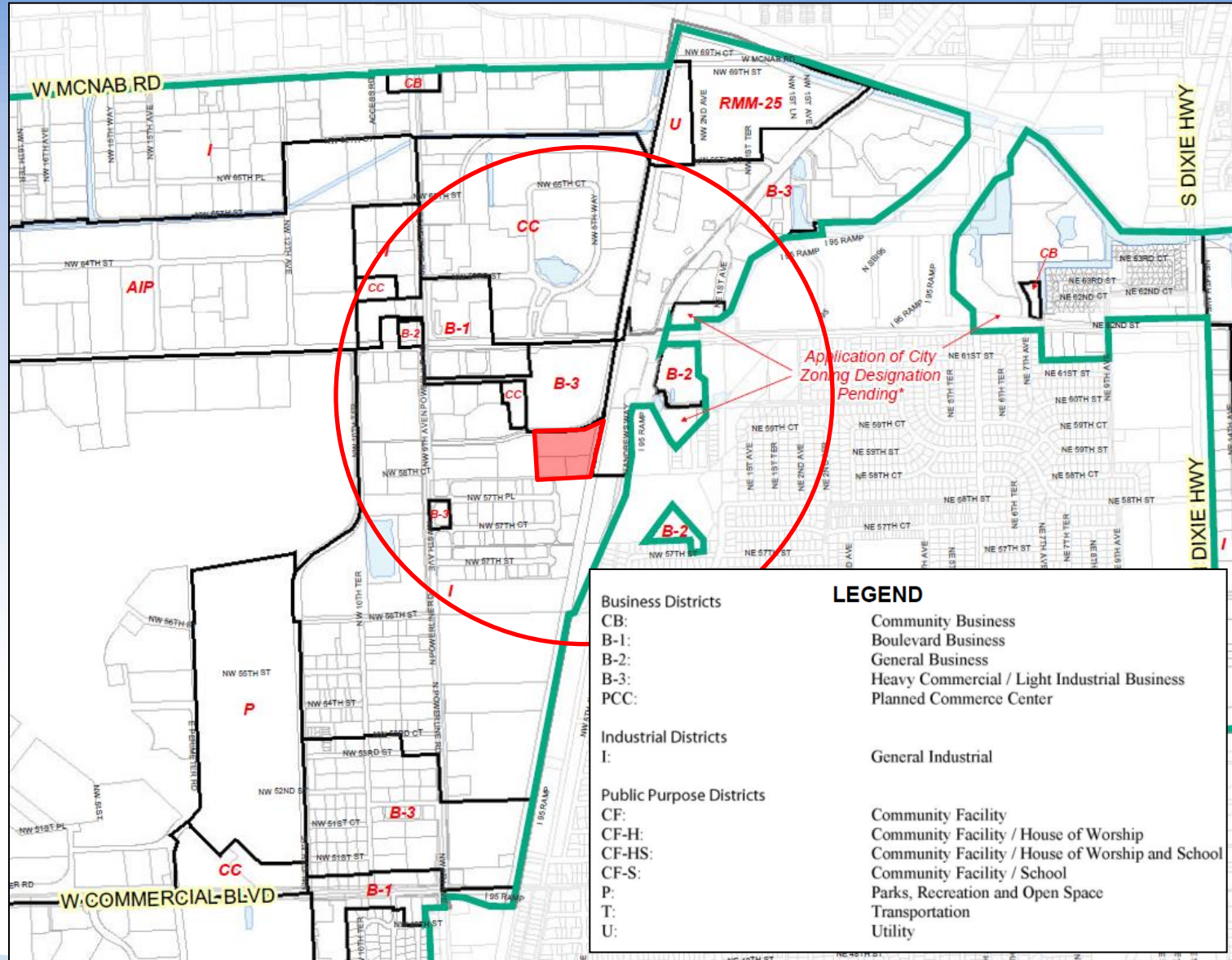
## TRANSPORTATION

- ✓ Cypress Creek Park and Ride Lot: Market Study and Lease Analysis (2008)
- ✓ SFRTA Cypress Creek Operations Center: Utility Memorandum (2004)
- ✓ SFRTA Cypress Creek Operations Center: Preliminary Drainage Report (2004)
- ✓ Cypress Creek Tri-Rail Station Parking Lot: Geotechnical Report (2008)
- ✓ Cypress Creek Tri-Rail Station Parking Lot: Stormwater Management Report (2009)
- ✓ BCT Transit Development Plan (2014)
- ✓ Tri-Rail Transit Development Plan (2013)
- ✓ 2035 and 2040 Broward LRTPs
- ✓ Broward County TIP (2014)
- ✓ FDOT Interchange Study (on-going)
- ✓ FDOT Conceptual Pedestrian Bridge Plan

## LAND USE / DEVELOPMENT / DESIGN

- ✓ City of Fort Lauderdale Comprehensive Plan
- ✓ City of Fort Lauderdale Future Land Use Plan
- ✓ Fort Lauderdale Unified Land Development Code
- ✓ City of Fort Lauderdale Municipal Codes
- ✓ City of Oakland Park Comprehensive Plan
- ✓ Oakland Park CRA Plan (2005)
- ✓ FXE Master Plan (2009)
- ✓ Central County Community Redevelopment Plan (2012)
- ✓ Broward County Comprehensive Plan
- ✓ Broward Complete Streets Guidelines
- ✓ Broward County Potential Greenway System
- ✓ Southeast Florida Regional Climate Action Plan (2012)
- ✓ ULI TAP Report (2014)

# Fort Lauderdale Existing Zoning





# Development Regulations

- Potential land use and zoning categories
  - Broward County TOD category, created in 2007
    - Residential + 2 additional uses
  - City PUD District zoning, not frequently used, 2 acre minimum, under single owner
  - City Innovative Development (ID) District zoning, 2 acre minimum, under single owner
- Residential unit allocation limited
  - Land use plan amendment required from current Industrial assignment
  - 391 Flex units currently available
    - Unit allocation required

# FAA-Related Restrictions

- FXE approach path
  - FAA-allowable height across the site = 64' – 75' (estimated)
  - Noise concerns





## Considerations

- Legal protection of City and FXE re: noise
- Higher construction standards = higher cost
- ULI TAP vision and long-term “inland” shift – how reflected in broader zoning / unit allocation strategies
- Transition from industrial zoning – site specific vs. area-wide
- Parking policy - transition to a shared pattern

# STAKEHOLDER INTERVIEWS

(Task 9)



# Stakeholder Interviews

## 21 interviews / due diligence meetings

- Citrix
- Envision Uptown
- Banyan Street Capital
- Career Source Broward
- SFRTA
- Broward MPO
- City of Fort Lauderdale
- City of Oakland Park
- Broward County Planning
- Broward County Traffic Engineering
- Broward County Transit
- FDOT

## Topics discussed

- ✓ SFRTA-owned parcel
- ✓ FDOT-owned parcel
- ✓ Adjacent study area / context
- ✓ Traffic issues, needs
- ✓ Transit issues, needs
- ✓ Market dynamics, needs

## Recurring themes

- Near term focus on enhancing pedestrian/bicycle mobility, across Cypress Creek and Andrews
- Address congestion related to I-95 interchange
- Increase accessibility and visibility of Tri-Rail, BCT and shuttles
- Facilitate transfers between transit modes
- Increase mix of uses
  - Accommodate residential
  - Additional retail and services



# MARKET STUDY

(Task 4)

# Market Study Objectives

Identify the market-driven development opportunities for the Mobility Hub Site by:

- Defining the site's primary study area
- Determining demand (by use) within the study area
  - Based on existing the physical and regulatory environment
- Establish potential development programs that will:
  - Guide the subsequent site concepts
  - Provide basis for financial, joint development evaluation

# Estimates of Demand by Use for the Study Area

Use	Study Area Demand
Residential	400-600 Rental Units Near-term (1-5 years)
Office	150,000 to 250,000± square feet Mid-term (4 to 6 years)
Hotel	150 room select service, branded Mid-term (3 to 5 years)
Retail	125,000 to 175,000 square feet Near-term (1 to 5 years)



# Theoretical Site Concepts and Operating Thresholds

Use	Site Concept	Base Operating Thresholds
Residential	200-250 Rental Apartments (Market Rate or, Mixed Income; 40-45% 1's; 40-45% 2's; 15-20% 3's)	Estimated Average Market Rents at \$1.55± per sq.ft.; 92.5% Stabilized Occupancy
Office	125,000 to 150,000± square feet (Class A Product)	Estimated average rents \$30-\$32 per sq.ft., 92% Stabilized Occupancy
Hotel	150 rooms (Select Service, Branded)	Estimated ADR - \$130±; 75% Stabilized Occupancy
Retail	Marginal Use for Mobility Hub Site (Convenience, Dining)	Estimated rents in range of \$30± per sq.ft.

# PRELIMINARY PLANNING FRAMEWORK

## (Task 5 & 7)

# Preliminary Planning Framework

Long-term outlook

“Synergy” between station and broader area

## Constraints / Issues

- Isolation of SFRTA site (physical and visual)
- Lack of connections between “quadrants”
- Retail is scattered and disjointed
- Future of FDOT site and ramp configuration unknown
- Current and future parking policies (City and lenders)
- ROW expansion issues (topography, cost)
- Current industrial zoning
- Current residential unit restrictions
- *Current utility capacity, service areas?*

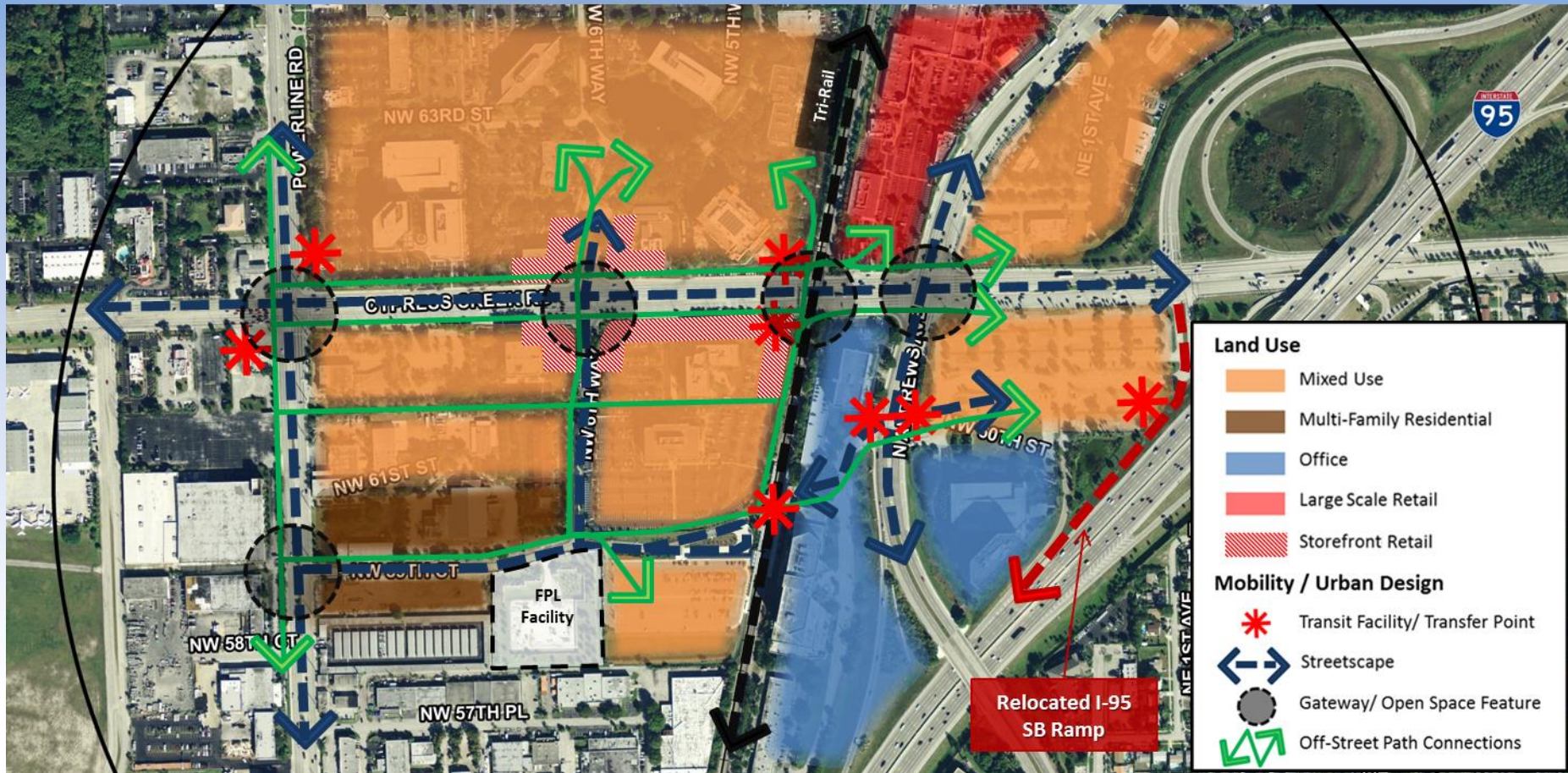


# Preliminary Planning Framework

## Opportunities / Early Actions

- “Quadrants” served by shared parking and retail nodes/clusters
- Residential will “lead” retail demand
- Clustered retail uses support each other, can share parking
- Collaboration/partnerships with neighboring properties
- “Catalyst” public investments will...
  - Enhance ped/bike environment- crossings, shade, lighting, etc.
  - Reduce local auto trips
  - Enhance transit visibility/accessibility
  - Establish coherent image/identity for the corridor
  - Grow/induce the market over time
  - Support a residential environment
- Proactive planning tools needed...
  - Plan amendment and rezoning to support residential use
  - Shared parking and cross-easement standards for private developments
  - Site design standards that require accommodation of peds/bikes

# Preliminary Planning Framework



## Refinements to develop:

“Finer grain” in mixed use areas  
Mobility connections/hierarchy/prototypes

Shared parking strategies/advantages  
Co-development strategies/advantages



# Mixed Use "Quadrants"



Miramar Town Center



Tyson's Corner Center, VA



City Place, WPB



# Catalyst Public Investments

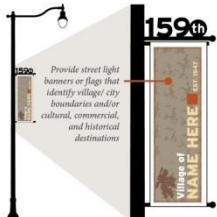


Deerfield Station

## URBAN DESIGN

Incorporate 159th Street identity logo or motif into site furnishings such as benches, trash receptacles, street lights, and bus stops within the public right-of-way. Provide a coherent palette that can be easily implemented throughout the Corridor

1. **Village/ City Identity Banner** - Incorporate 159th motif into banner with a rigid identifier flag



Provide street light banners or flags that identify village/ city boundaries and/or cultural, commercial, and historical destinations

2. **Bench** - Maintain a sense of place and identity through the incorporation of the 159th motif
3. **Bicycle Rack** - Provide highly visible bicycle racks that incorporate the 159th motif



4. **Trash Receptacles** - Provide groupings of receptacles in high traffic areas - incorporate the 159th motif

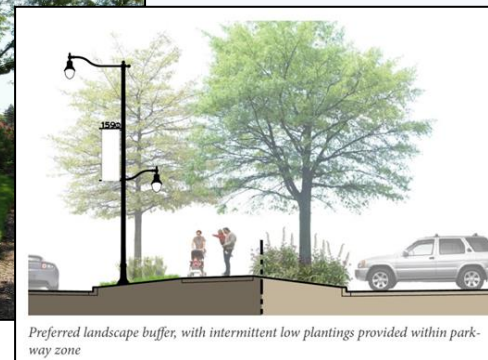


5. **Bus Shelter/ Stop** - Incorporate 159th motif into bus shelter with a rigid identifier flag



HNTB  
December 2009

15-2



Preferred landscape buffer, with intermittent low plantings provided within parkway zone

# Next Steps / Schedule

- Final comments on Market Study results
- Distribute Tech Memo #1 for review
- April: **Refined planning framework** and  
**Program alternatives** for SFRTA site & public realm investments (three “potential futures”)
- May: Alternative site concepts, public realm improvements
- June: Concept illustrations (preferred site plan and streetscape)
- July: Development strategies (phasing, funding, plan/zoning amendments, partnerships...)
- Aug/Sept: Finalize deliverables (reports, draft RFP elements)

# Next Meeting

Friday, April 10

9:00am

Broward MPO Board Room