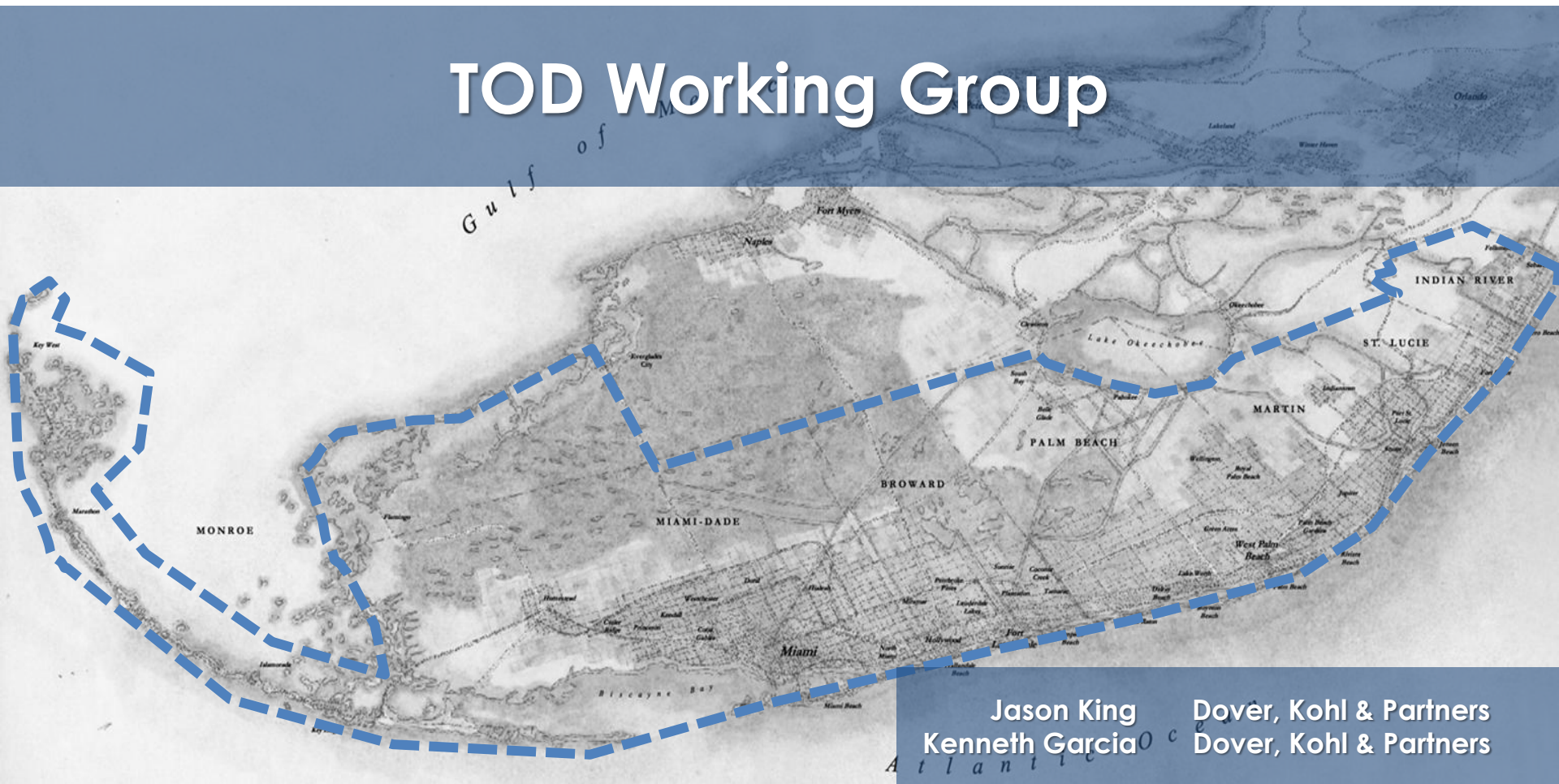


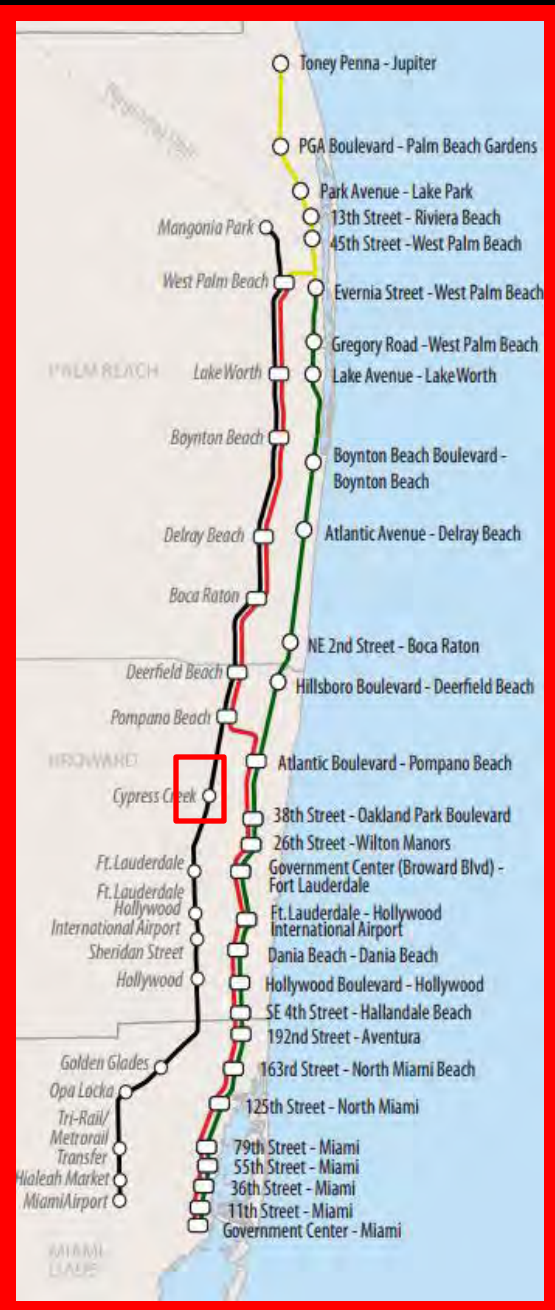


TOD Working Group

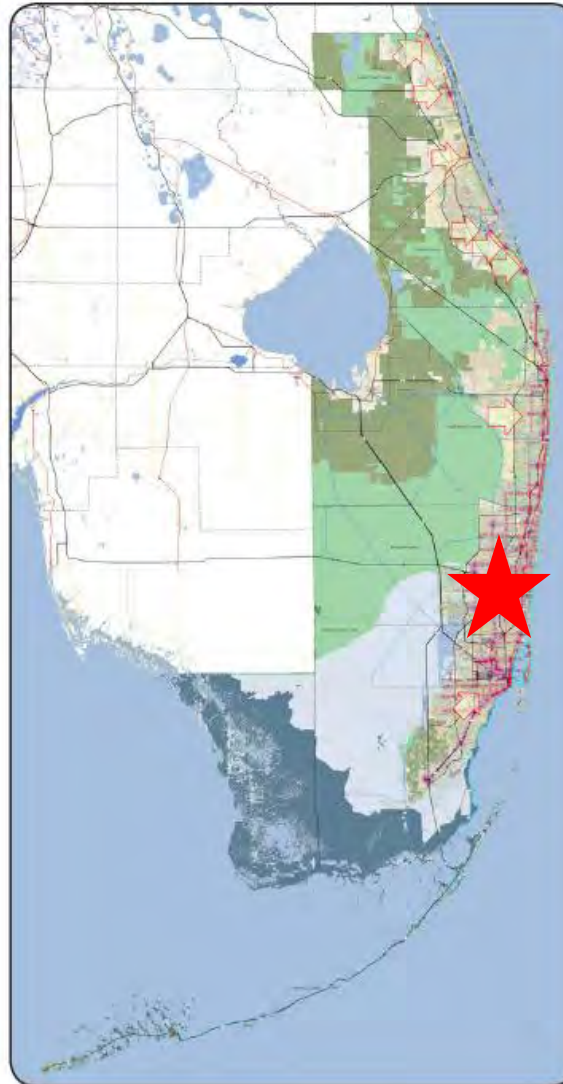


Jason King
Kenneth Garcia

Dover, Kohl & Partners
Dover, Kohl & Partners



REGION IN MOTION



cypress creek TOD



finding lost space

cypress creek TOD



finding lost space

Broward County

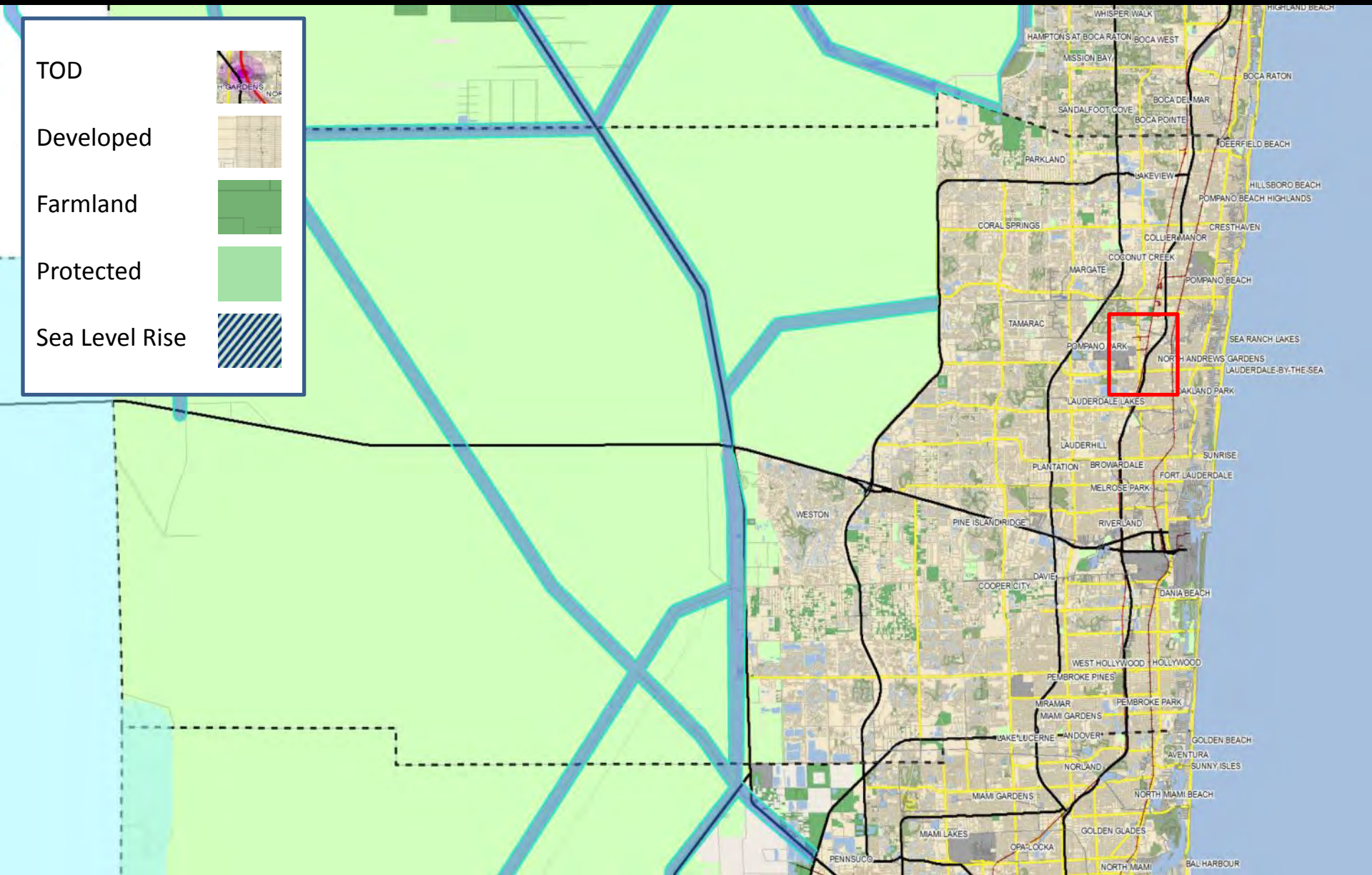
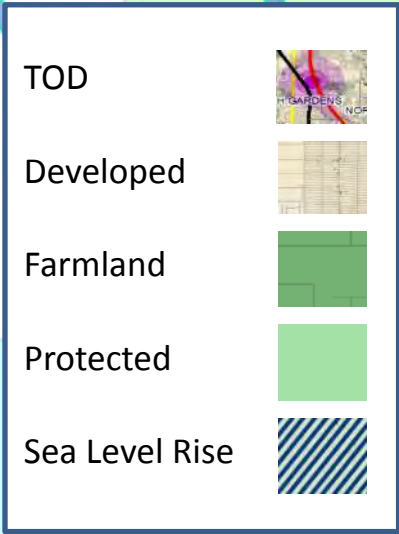
TOD

Developed

Farmland

Protected

Sea Level Rise



existing conditions

1,731,873

Broward County

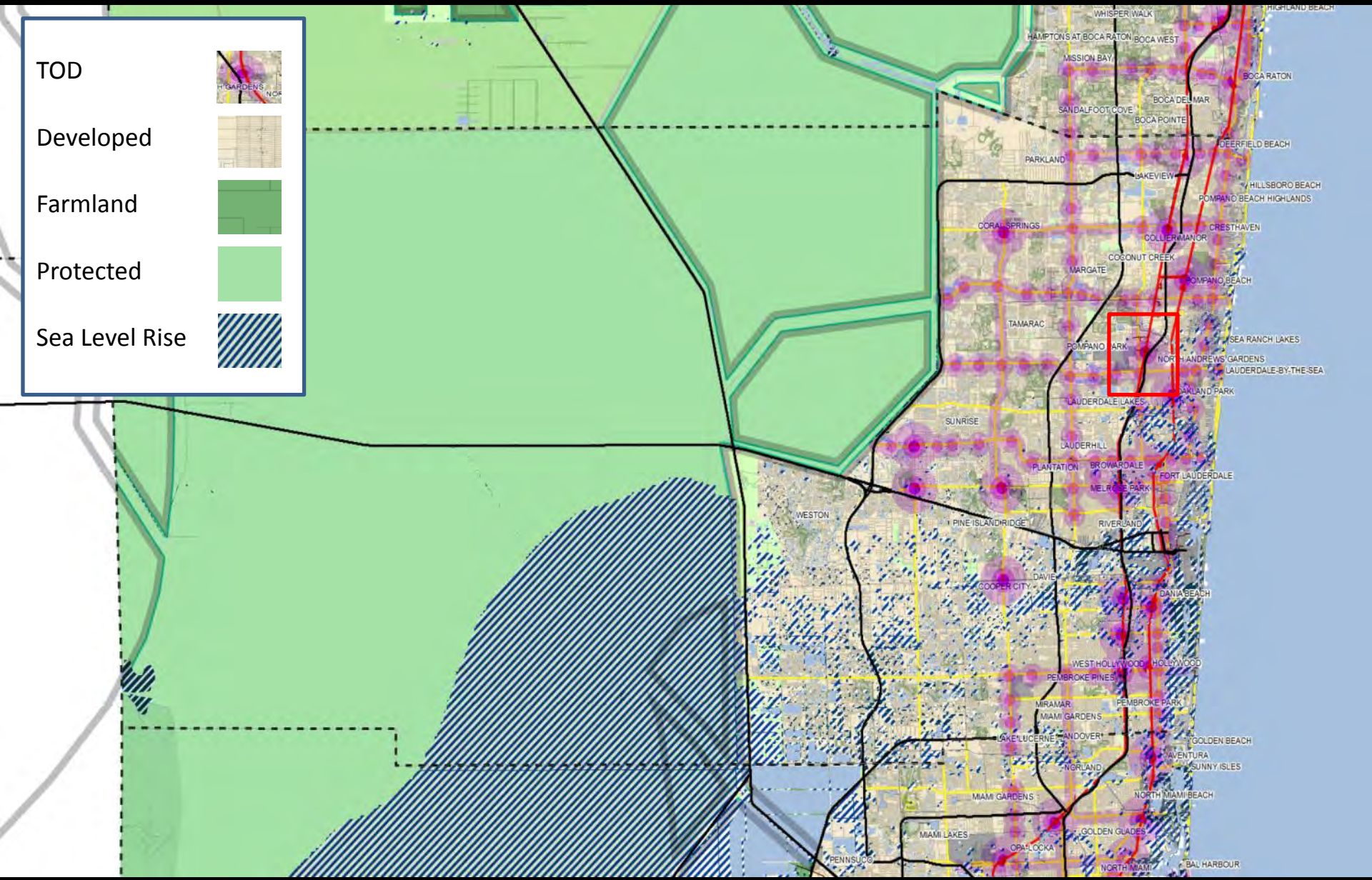
TOD

Developed

Farmland

Protected

Sea Level Rise



walkability

Car-Dependent



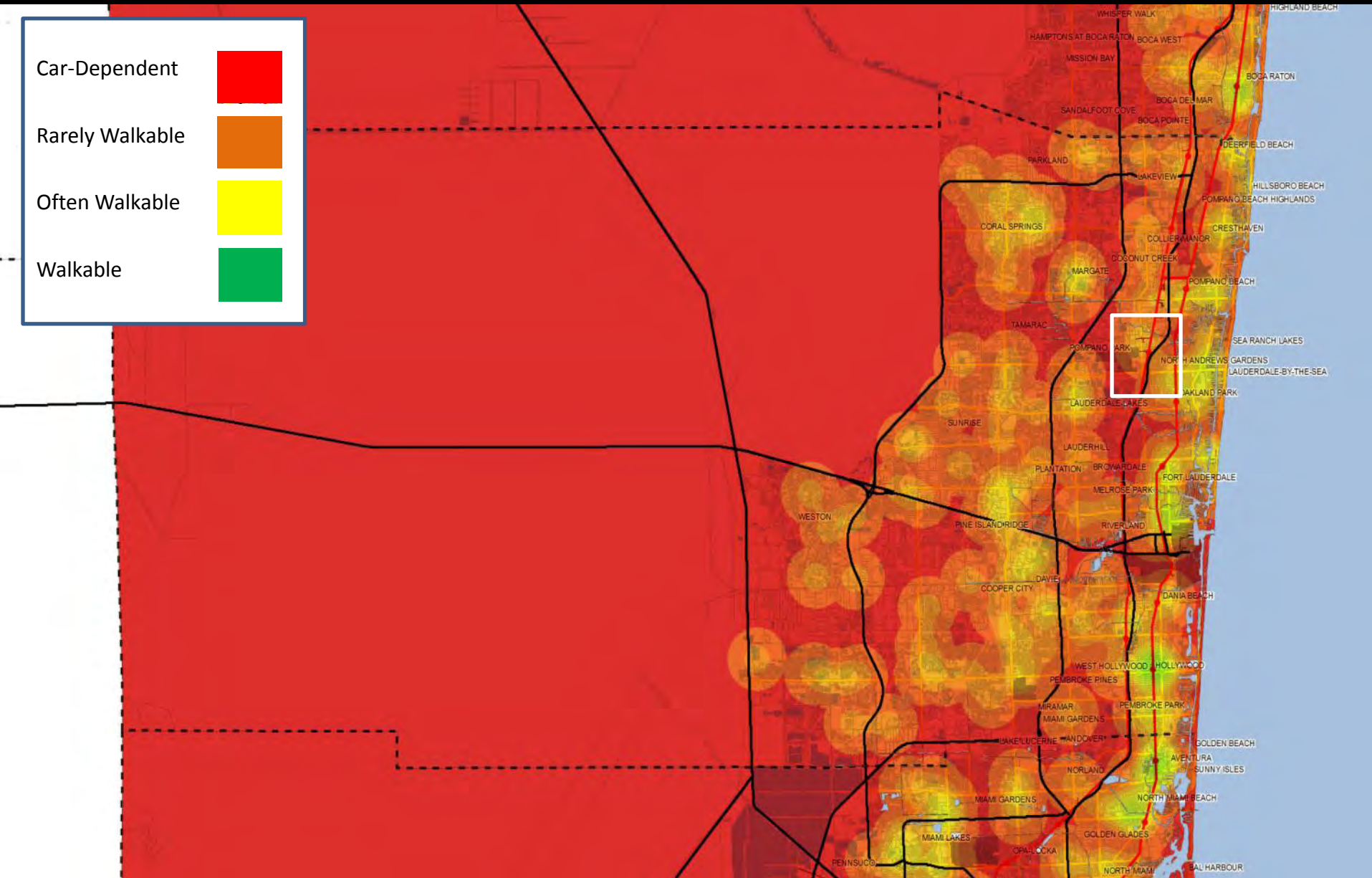
Rarely Walkable



Often Walkable



Walkable



existing

Broward

walkability

Car-Dependent



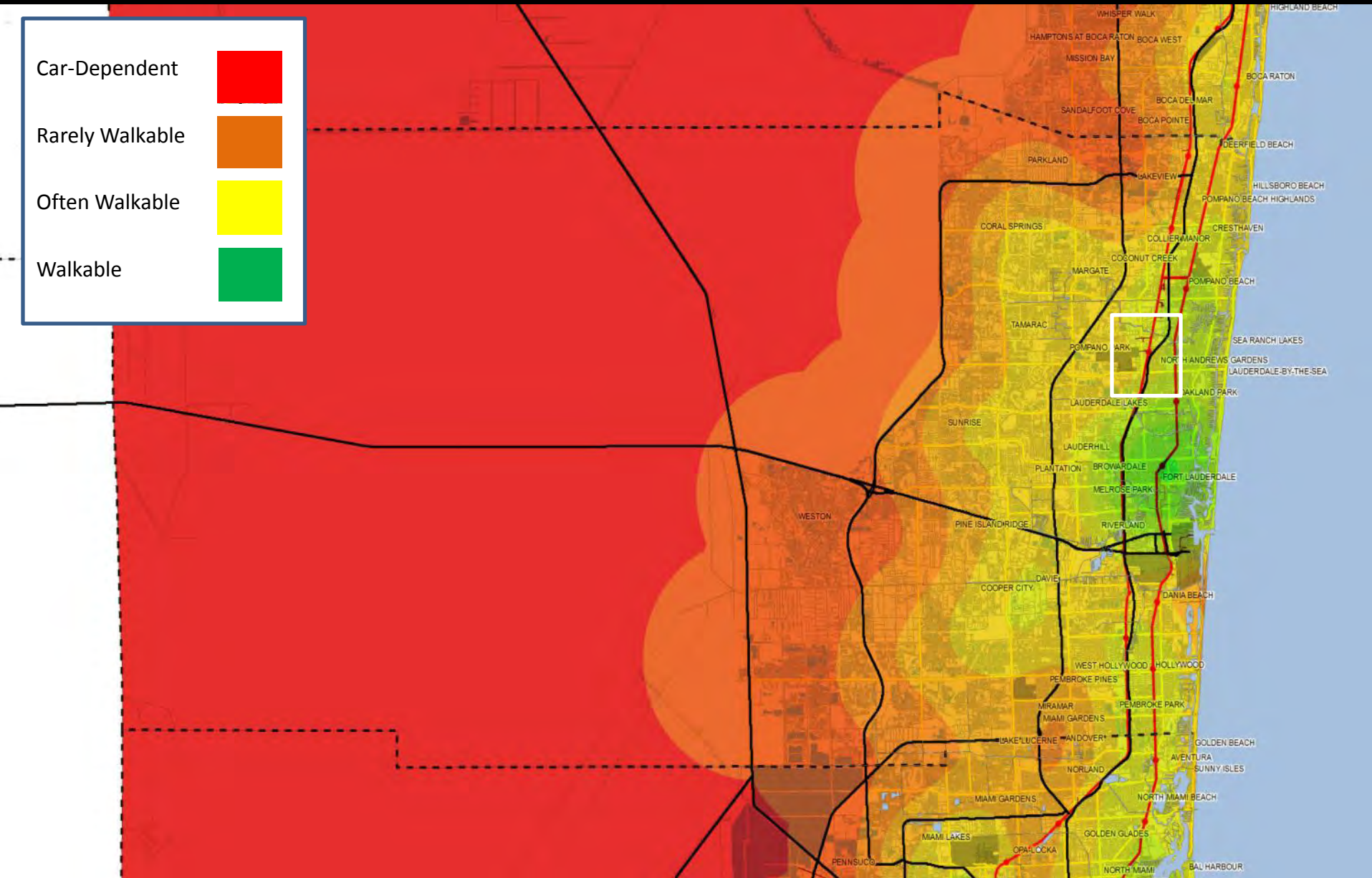
Rarely Walkable



Often Walkable



Walkable



cypress creek TOD



5 & 10 minute walk

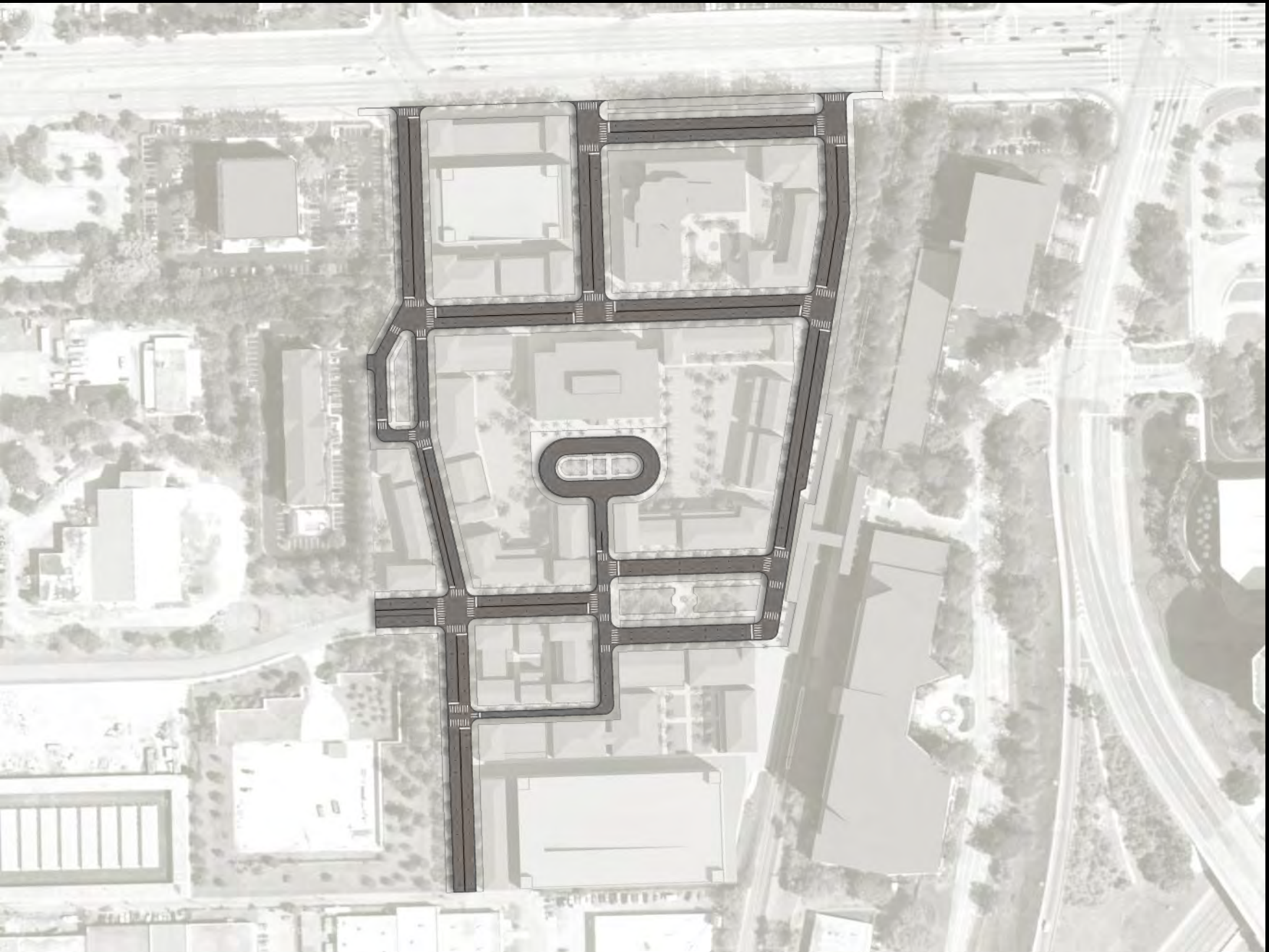
cypress creek TOD



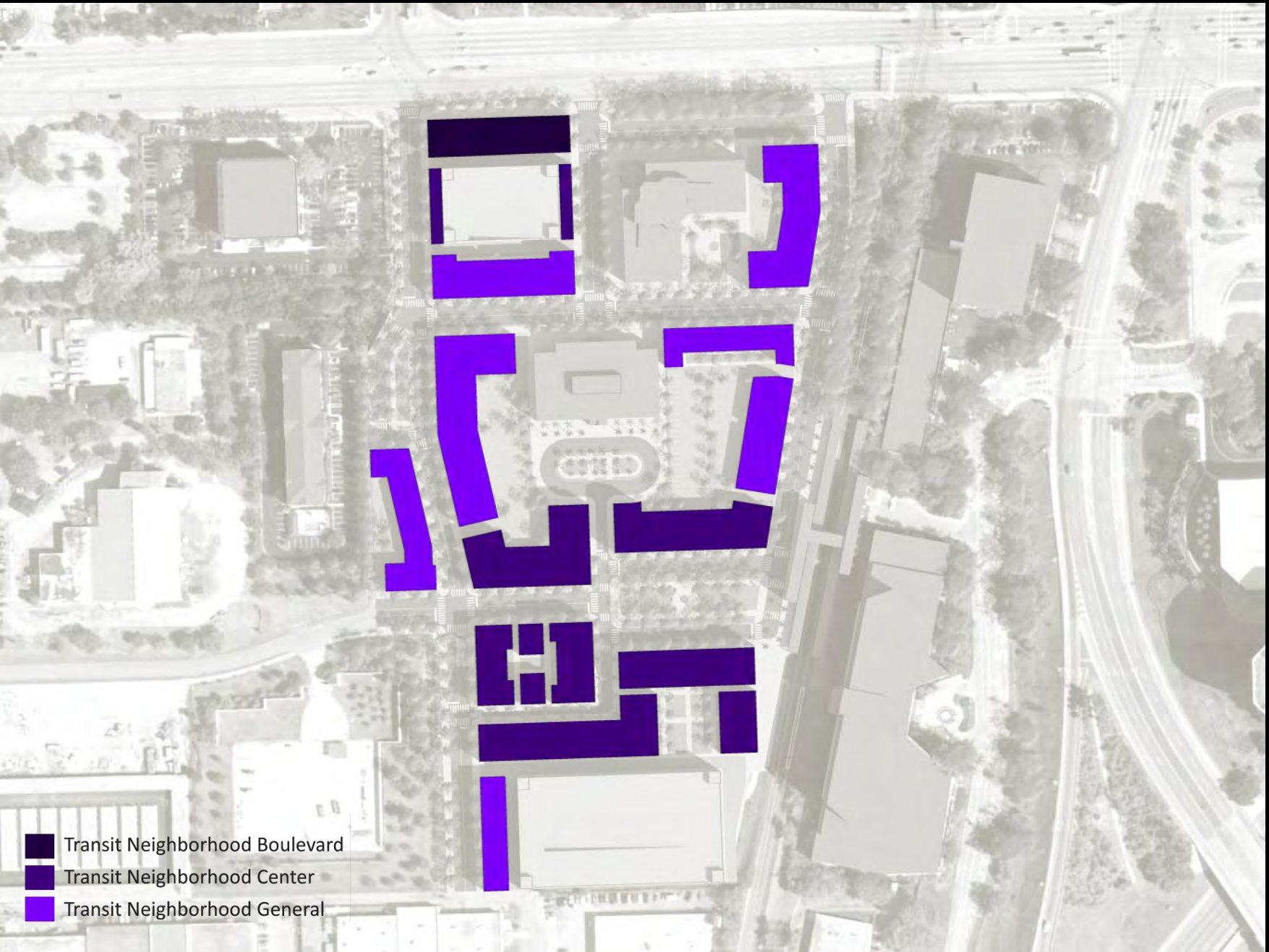
cypress creek TOD



cypress creek TOD



cypress creek TOD



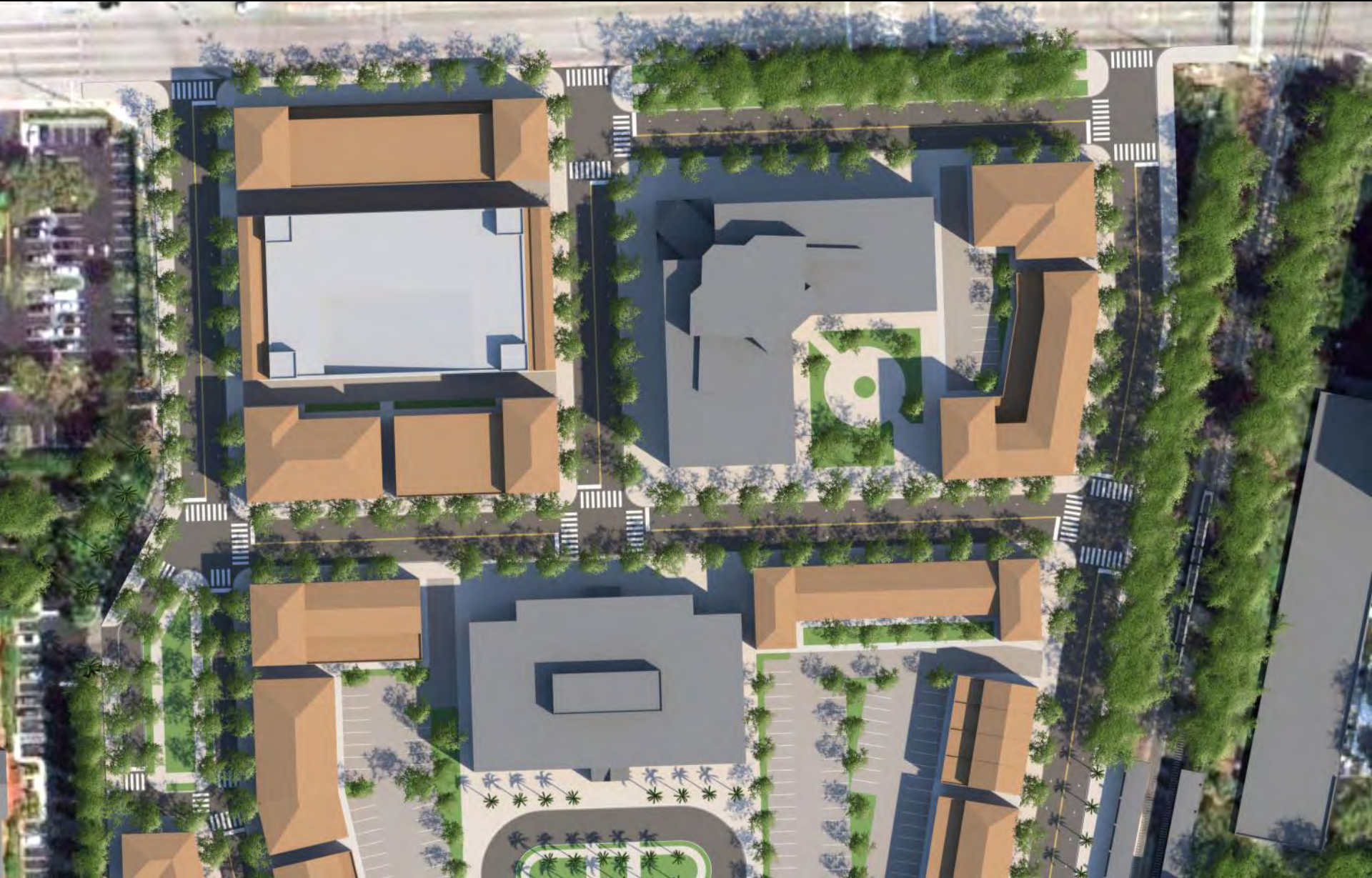
- Transit Neighborhood Boulevard
- Transit Neighborhood Center
- Transit Neighborhood General

cypress creek TOD



finding lost space

cypress creek TOD



cypress creek TOD



cypress creek TOD



public spaces

cypress creek TOD



cypress creek TOD



special places

cypress creek TOD



special places

cypress creek TOD



special places

draft program

EXISTING

- *250,000 square feet of existing office space (office is the only use currently)*
- *1,200 parking spaces*

NEW

- *600,000 square feet of new building space total*
- *2,500+ parking spaces in two garages*

NEW BUILDING SPACE INCLUDES

- *100,000 square feet of ground-floor retail/services*
- *250,000 square feet of additional office space*
- *200 to 300 residential units*

Next steps