

**UPTOWN URBAN VILLAGE TOD
CITY TEXT AMENDMENT**

Uptown Urban Village Transit Oriented Development

General Location: South of W Mc Nab Road, north of NW 57th Street, between I-95 and Powerline Road

Size: 353 Acres

Density and Intensity of Permitted Land Uses:

<u>Residential</u>	<u>4,239 dwelling units</u>
<u>Commercial</u>	<u>1,449,494 square feet</u>
<u>Office</u>	<u>4,374,186 square feet</u>
<u>Industrial</u>	<u>2,262,922 square feet</u>
<u>Hotel</u>	<u>1,600 rooms</u>
<u>Transportation</u>	<u>no specified limit</u>
<u>Community and Civic Facilities</u>	<u>152,611 square feet</u>
<u>Park-Open Space</u>	<u>7 acres minimum</u>

Comments:

1. Residential density does not include the allocation of 807 flex units assigned to approved projects.
2. Uptown TOD has direct access to the Cypress Creek Tri Rail Station, Interstate 95, and Fort Lauderdale Executive Airport.
3. Uptown TOD shall contain priorities for a modal shift through the provision of transit oriented design, pedestrian and transit amenities, safe and comfortable connectivity, publicly accessible areas and plazas, and promote internal modal capture as part of overall development and mixed-use projects.
4. Uptown TOD design principles shall integrate public area through open space, urban public plazas, and/or recreational or community facility areas. Design principles shall promote connectivity and access to transit stations and stops, while establishing a "sense of place". Developments shall promote and enhance pedestrian mobility, including connectivity to regional transit station.
5. Additional or expanded, stand-alone automobile oriented uses such as large surface parking lots, gas stations, auto repair, car washes, auto dealers, self-storage, big box retailers, single-family detached dwelling units, and drive-through facilities are discouraged and shall be limited.