

Sue Harrison

From: Jimmy Lane <jimmyrlane@aol.com>
Sent: Friday, December 05, 2014 2:59 PM
To: Sue Harrison; Sue Harrison
Subject: Fwd: Proposed use of space NE of William Street right of Way at Key West Bight
Attachments: william street park conceptual Dec 5.jpeg; ATT00001.htm; William St asphalt circle.pdf; ATT00002.htm

Sue,
This is a proposal to eliminate the turnabout in front of the brewery and replace with the attached concept. Jermy Ashby is co-sponsoring this time with me.

Jimmy Lane
Principal Broker
Century 21 Schwartz Realty
305-766-0585
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Sent from my iPhone

Begin forwarded message:

From: Geoesbensen <geoesbensen@bellsouth.net>
Date: December 5, 2014 at 2:52:32 PM EST
To: Jimmy Lane <jimmy@jimmylane.com>
Subject: Proposed use of space NE of William Street right of Way at Key West Bight

Jimmy,

We have followed the development of the design plans of the streets that terminate into the Key West Bight.

We find the plazas and parks at the termination of Margaret Street, at the Greene and Elizabeth intersection and the new pocket park with sculptures along Lazy Way to be attractive features of the bight area, contributing to resident and tourist enjoyment of the area.

It is our understanding that the William Street plaza design underwent a number of changes based on citizen and business inputs.

The traffic patterns have been modified through the design process, and the plaza and architectural features have been reduced or eliminated.

The pdf attached illustrates the current design for this area. It seems to be utilitarian, but without any remaining architectural or design elements that communicate with the surroundings or that would make the space interesting for pedestrians.

We appreciate the time imperative of completing this work quickly. We believe that the work to finish curbs, drainage and paving along the 200 block of William Street can accommodate a reduction in scope and continue without any delay. Waterfront Brewery simply proposes that the City's contractors end their site work at the NE side of the William Street "right-of-way". This would significantly reduce the amount of asphalt and curbing that the City would need to install, and could allow the contractors to finish faster.

Waterfront Brewery would then make an application to the bight staff and board, DRC, Planning, HARC and the City Commission for a landscaped, and brick hardscaped park in this area. (similar to that attached as William street park conceptual).

As vehicular traffic has not been prohibited along Lazy Way, the imperative for a permanent round-a-bout has been eliminated.

We are confident that the park design can address all of the issues arguing against it. This area of William Street simply does not have large volumes of vehicular traffic. The vast majority of traffic would be guests arriving at the Marker Hotel.

Our brief analysis of the merits and demerits of the asphalt traffic circle or brick park:

Parking- the asphalt round-about incorporates none, the park could potentially include some spaces.

Emergency Vehicles- the asphalt round-about provides a wide turning radius, the park can be designed to provide access although we don't see much need for fire trucks to use the area at the foot of William Street to turn around

Public safety- the round-about is not an intuitive design and traffic is not likely to follow the proposed pattern. Additionally, this asphalt circle would be shared by vehicles and pedestrians.

Deliveries- the round-a-bout would encourage delivery traffic at the front of the Marker Hotel and Waterfront Brewery. The park would redirect this traffic to the service road in front of the Brewery.

Time to complete- William Street will be done faster if the park design is approved, but the park itself NE of William Street from the right of way to the Waterfront building would be delayed until designs are approved.

Pedestrian or bike traffic- much more inviting through the brick park area

ADA and accessibility issues- The park offers more clearly designed paths that don't extend into William Street

Aesthetics- The park will look better

The park as envisioned in the attached conceptual plan would be designed in a way that would allow the City to use it for roadway (with brick pavers) if the City determined that it could not function without the traffic circle.

Joe Walsh

Waterfront Brewery