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PROF. REG. NO. AA26001059

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CITY MANAGER

January 10, 2012

City of Key West 3140 Flagler Avenue Key West, Florida 33040 Attn: Don Craig, Planning Director

ARCHITECTURE, INC.

Re: Angela Street Development Study

PO # 070575 **Project Narrative** 

Mr. Don Craig,

In response to the recent City Commission direction and PO # 070575, we have prepared the following summary of four design concept schemes for development on Angela Street, an associated order of magnitude cost estimate, and the estimated variances required for each scheme.

#### **Design Concepts**

#### Scheme One

A single story building is meeting the current program located to the far north of the property (utilizing the former Madeline Bean site) and includes surface parking for 65 cars, 8 scooters, and 14 bicycles, a bus shelter, and a restroom / public office facility. The corner of Angela and Simonton Streets is developed to be a mini-park area. A future parking deck could be built without loss of the public facility.

The former City Hall building which currently houses the fire department may remain during construction. A loss of public parking would occur for the time required to build this design.

The least number of variances is associated with this solution all of which deal with landscape or impervious surface. Setbacks and heights are all in compliance with current zoning codes.

#### Scheme Two

This solution utilizes a modified existing 2-story plan, provides 68 surface parking spaces, 17 scooters, 35 bicycles, a bus shelter, and restroom / public office facilities. The Angela Street, Simonton Street corner is appropriate for seating and landscaping. An additional stair tower, office, ADA restroom, and an entry is required if the building is to stand by itself.

Modifications to the administration building and parking garage designs can allow the site to be fully utilized as originally proposed.

The existing building housing the fire department would remain until the new two-story building is completed. Public parking use will be discontinued during construction.

Variances required deal with landscape and impervious surfaces; height and setback requirements are met for the first phase.

KEY WEST CHARLOTTE SOUTHWEST FLORIDA WASHINGTON DC CLEVELAND

Fire Station Analysis
The City of Key West

# City Commission Meeting - January 18th, 2012

### Cost Estimate and Variance Estimate Summaries 4 Design Schemes with





ARCHITECTURE, INC.

#### Scheme 1 Summary Angela Street Development Study

- A single story building utilizing the former Madeline Bean site
- shelter and a restroom / public office facility Surface parking for 65 cars, 8 scooters, and 14 bicycles with a bus
- Mini-park at the corner of Angela and Simonton Streets
- A future parking deck could be built without loss of the public facilities
- The former City Hall building and generator would remain during construction & allow fire department use
- A loss of public parking would occur for the time required to build this design
- The least number of variances is associated with this solution
- Landscape buffer and impervious surface variances
- Setbacks and heights are in compliance with current zoning



Fire Station with Surface Parking Single Story Stand Alone

Scheme 1 Plan





#### Fire Station with Surface Parking Single Story Stand Alone

Angela Street

### Scheme 2 Summary Angela Street Development Study

- Modified existing 2-story fire station plan
- An additional stair tower, office, ADA restroom, and an entry is required for a stand alone building
- 68 surface parking spaces, 17 scooters, 35 bicycles with a bus shelter and restroom / public office facilities
- Modifications to the administration building and parking garage designs can allow the site to be fully utilized as originally proposed
- completed; existing generator would be removed The fire department would remain until the new two-story building is
- Public parking use may be discontinued during construction
- Variances required deal with landscape buffer and impervious surfaces
- Height and setback requirements are met
- Original design could move forward with this plan at a future date



Fire Station at Designed Location **Modified Current Design** 

Scheme 2 Phase I Plan



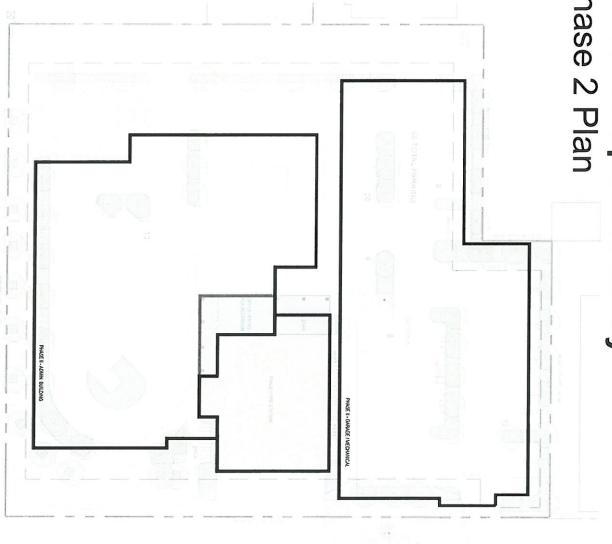


Fire Station at Designed Location **Modified Current Design** 

Angela Street

ARCHITECTURE, INC mbi|k2m

### Scheme 2 Phase 2 Plan Angela Street Development Study



Simonton Street



Angela Street

### Scheme 3 Summary Angela Street Development Study

- A modified existing two-story plan is placed to utilize the former Madeline Bean site
- Allows future development of an administration building and parking structure of a totally new design and configuration
- Phase I stand alone building provides 82 parking spaces with public facility building and bus shelter
- Minimum public landscaped area is proposed
- Phase II allows administration and parking uses under current regulations or a future parking deck
- Parking requirements cannot be met with a full program and will require a variance for either quantity or height plus landscape and impervious surface



Modified Current Design Fire Station at Madeline Bean

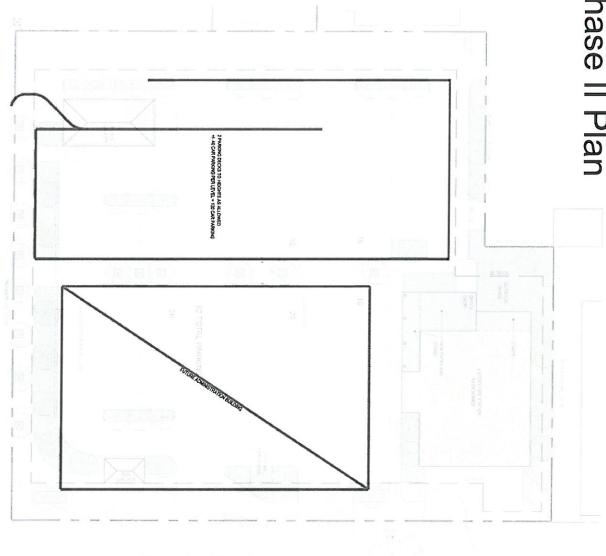


Scheme 3 Phase I Plan













Modified Current Design
Fire Station at Madeline Bean

### Scheme 4 Summary Angela Street Development Study

- Current approved design with modifications:
- Shifting the parking garage approximately 7'-0" towards Angela Street
- Elimination of sloped roofs on City Administration Building and Fire Station
- Elimination of fourth level of parking garage



Administration Building Complex **Modified Current Design** 

Scheme 4 Plan





#### Administration Building Complex **Modified Current Design**

Angela Street

Acquired   Cutterproperty   Character   Cutterproperty	Variance Required Surp Stand         Scheme 2 Phase Surp Stand         Variance Required Surp Stand         Scheme 3 Phase II: Modified Station, Administration         Variance II: Modified Station, Administration         Scheme 3 Phase II: Modified Station, Administration         Variance II: Modified Fire Station at Surp Stand         Scheme 3 Phase II: Modified Administration         Variance II: Modified Administration         Scheme 3 Phase II: Modified Administration         Variance II: Modified II: Modi		N N		40101	Salida Salida Salida	10, 011	STATE OF THE PERSON NAMED IN	10'0"		10'-0"		10'-0"		18-6"	10-0	Street Side Setback (Angela)
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	Variance         Scheme 1: Single         Variance         Scheme 2 Phase         Variance         Scheme 3 Phase         Variance         Scheme 4 Parking Garage         Madeline Bean         Parking Garage         Madrinistration         Administration		20'-0"		20'-0"		20'-0"		20'-0"		20:-0"		20-0		3/ -1 (City Hall)	20-0	icht Side Sathad
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Required   CMSRIng Clify Hall   Variance   Scheme 1: Single   Variance   Scheme 2 Phase   Variance   Stheme 2 Phase   Variance   Stheme 3 Phase   Variance   Stheme 4 Phase   Stheme 3 Phase   Variance   Stheme 3 Phase   Varia	Variance         Scheme 1: Single Required         Variance Story Stand         Scheme 2 Phase Required Required Required Required Phase Phase Phase Required Required Alone Fire Station         Variance Scheme 3 Phase II: New Design Required Current Design Phase Phase Phase Phase Phase Phase II: New Design Required Current Design Phase Phase Phase Phase Phase Phase Phase Phase II: New Design Required Current Design Fire Station at Building and Parking Garage Phase		35'-0"		35'-0"		35'-0"		35'-0"		35'-0"		35'-0"			35'-0"	Sarage)
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Required Existing City Hall Variance Scheme 2. Single Variance Scheme 2. Phase Variance Scheme 2. Phase Variance Scheme 3. Phase Variance II: Modified Required Current Design Administration Fire Station, Administration Building and Parking Garage HNC-1	Variance         Scheme 1: Single         Variance         Scheme 2 Phase         Variance         Scheme 3 Phase         Variance         I: Modified Current Design         II: Modified Current Design Price Station at Parking Garage         Modified Current Design Price Station at Parking Garage         Modified Current Design Price Station at Parking Garage         Modified Current Design Price Station Administration Parking Garage         Modified Current Design Price Station Parking Garage         Modified Current Design Price Station Administration Price Station Parking Garage         Modified Current Design Price Station Administration Price Station Price Station Price Station Price Station Price Station Pr		270"		2:-0"		5'-0"		5'-0"		5'-0"		5'-0"		0'-6" (Bean)	5'-0"	light Side Setback
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Existing City Hall Variance Scheme 1: Single Variance Scheme 2 Phase Variance Scheme 2 Phase Variance Scheme 3 Phase Variance Scheme 3 Phase Variance Scheme 3 Phase Variance Scheme 3 Phase Variance II: Modified Required II: Modified Required Current Design Curr	Variance         Scheme 1: Single         Variance         Scheme 2 Phase         Variance         Scheme 3 Phase         Variance         II: New Design         Modified Current           Alone Fire         Alone Fire         Current Design         Current Design         Current Design         Current Design         Administration         Design Fire		Station,		Building and		Fire Station at		Administration		Fire Station		Station				
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EXISTING CITY Hall Variance Scheme 1: Single Variance Scheme 2 Phase Variance Scheme 2 Phase Variance Scheme 3 Phase Variance	Variance Scheme 1: Single Variance Scheme 2 Phase Variance Scheme 2 Phase Variance Scheme 3 Phase Vari	Required		Required	II: New Design	Required	I: Modified	Required	II: Modified	Required	I: Modified	Required	story stand	Kequirea			
		Variance		Variance	Scheme 3 Phase	Variance	Scheme 3 Phase		Scheme 2 Phase	Variance	Scheme 2 Phase		Scheme 1: Single	Variance	existing City Hall	Kequired	

Q / with overland	Q/with	erlani	8 (with overlan)	erlan)	4 (with overlap)	erlap)	9 (with overlap)	rlap)	4 (with overlap)		3	fap)	9 (with overlap)		Total Variances Requested
	30'-5" *		30'-5" *		30′-5″ *		30'-5" *		30'-5" *		30'-5" *			30'-5" *	Non-Habitable Building Height (Garage)
	30'-5" *		30′-5″ *		30'-5" *		30'-5" *		30'-5" *		30'-5" *			30'-5" *	Non-Habitable Building Height (Admin.)
	30'-5" *		30'-5" *		30'-5" *		30'-5" *		30'-5" *		30'-5"*			30'-5" *	Habitable Building Height (Admin.)
															Parking Quantiy Variance
												March Self		30'-0"	Landscape Buffer @ R.O.W.
													4.94% (2,981 SF)	20% (12,000 SF)	Open Space/Landscape
													95.03% (57,021 SF)	50% (30,001 SF)	Impervious Surface Ratio
	0.07		100										16% (9,600 SF)	40% (24,000 SF)	Max. Building Coverage
1	20,70		20'-0"		20'-0"		20'-0"		20'-0"		20'-0"		39'-10"	20'-0"	Rear Setback
	10'-0"		101-011		10'-0"		10'-0"		10'-0"		10'-0"		18'-6"	10'-0"	Street Side Setback (Angela)
	15'-0"		15'-0"		15'-0"		15'-0"		15'-0"		15'-0"		155'-5" (Parking)	15'-0"	Right Side Setback
	70'-0"		20'-0"		20'-0"		20'-0"		20'-0"		20'-0"		37'-1" (City Hall)	20'-0"	Front Setback
HPS	HPS	HPS	HPS	ES.	SE	HPS	풄	HPS	HPS	₽S	HPS	FPS	ES.	3	
#	Station, Administration Building and Parking Garage		Building and Parking Garage		Fire Station at Madeline Bean		Administration Building and Parking Garage		Fire Station		Station				
ent Required	Modified Current	Required	II: New Design	Required	I: Modified	Required	II: Modified	Kequired	Current Design	Kequired	Alone Fire	veduiren			
Variance	- Juigine 4.	Adildice	odicine or made	***************************************											

<sup>\*</sup> Maximum building height determined by City of Key West Planning Director, Amy Kimball-Murley, in Memorandum re City Hall Redevelopment Non-Conforming Height Assessment, dated August 23, 2009 (attached as Appendix to Variance Application).



#### Variance Estimate Summary Per Scheme and Phase

mbi | k2m

ARCHITECTURE, INC.

	\$21,000,000	\$6,100,000	\$18,435,000	\$5,100,000	¢4 940 000	Total each Scheme
				\$F 400.000		Total each Phase
\$250,000	\$250.000	\$70,000	\$195,000	\$70,000	\$70,000	Administration
\$250,000	\$700,000	\$110,000	\$190,000	\$110,000	\$290,000	Design / Approvals
						A / E Fees
		\$50,000		\$50,000	\$50,000	Bus Shelter
		\$375,000		\$375,000	\$375,000	rubiic Restrooms / Police / Pay
\$1,200,000	\$350,000	\$950,000	\$350,000	\$950,000	\$950,000	Paving, Landscape, Lighting
	\$1,300,000		\$1,300,000			Increase for Phasing
						Site Development
\$4,000,000	\$4,000,000		\$4,000,000			Parking Garage
\$12,200,000	\$14,200,000		\$12,200,000			Administration Building
		\$320,000		\$320,000		Office / Entry
		\$150,000		\$150,000		2nd Stair
\$2,800,000		\$3,800,000		\$2,800,000	\$2,800,000	Fire Station
	\$200,000		\$200,000			Remove Site Improvements & Stand Alone Addition
\$170,000		\$170,000		\$170,000	\$170,000	City Hall and Site *
\$105,000		\$105,000		\$105,000	\$105,000	Expended: Madeline Bean *
						Demolition
Parking Garage			Parking Garage			
Building and	Parking Garage		Building and			
Administration	Building and	at Madeline Bean	Administration			
Station,	Administration	Design Fire Station	Design	Design Fire Station	Fire Station	
Current Design Fire	New Design	Modified Current	Modified Current	Modified Current	Story Stand Alone	
Scheme 4: Modified	Scheme 3 Phase II:	Scheme 3 Phase I:	Scheme 2 Phase II:	Scheme 2 Phase I:	Scheme 1: Single	
					THE RESIDENCE OF THE PROPERTY OF THE	

\$23,535,000

\$27,100,000

\$20,975,000

\$4,810,000

\* Demolition costs based on February 4, 2011 Executive Summary for the award if ITB No: 11-001: Demolition of 525 Angela Street and 604 Simonton Street Buildings to BG Group, LLC. The bid

allows for a one year delay in issuing the Notice to Proceed for

**Total each Scheme** 

Our project estimate is based on our expertise, experience, and qualifications with an anticipated start of construction of January 2012. These numbers represent our best judgment, as professionals familiar with the current market conditions. We cannot



### Cost Estimate Summary Per Scheme and Phase





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