



BAHAMA VILLAGE

CONCEPT SITE DESIGN FOR CRA PARCEL



CITY OF KEY WEST AND BAHAMA VILLAGE REDEVELOPMENT ADVISORY COMMITTEE (BVRAC)

JANUARY 28, 2016

CONCEPT DESIGN

SITE PLANS

BAHAMA VILLAGE OVERALL SITE PLAN



BAHAMA VILLAGE SITE PLAN



TW PARCEL:

RESIDENTIAL UNITS: **56**
TOWNHOMES: **18**
HOTEL UNITS: **75**
RETAIL: **17,701 SF (60 P. REQ.)**

TOTAL PARKING REQ: **209**
TOTAL PARKING PROVIDED: **156**

CRA PARCEL:

RESIDENTIAL UNITS: **82**
TOWNHOMES: **12**
RETAIL: **13,310 SF (44 P. REQ.)**
EDUCATIONAL: **27,900 SF (28 P. REQ.)**

TOTAL PARKING REQ: **166**
TOTAL PARKING PROVIDED: **214**

TOTAL PARKING:

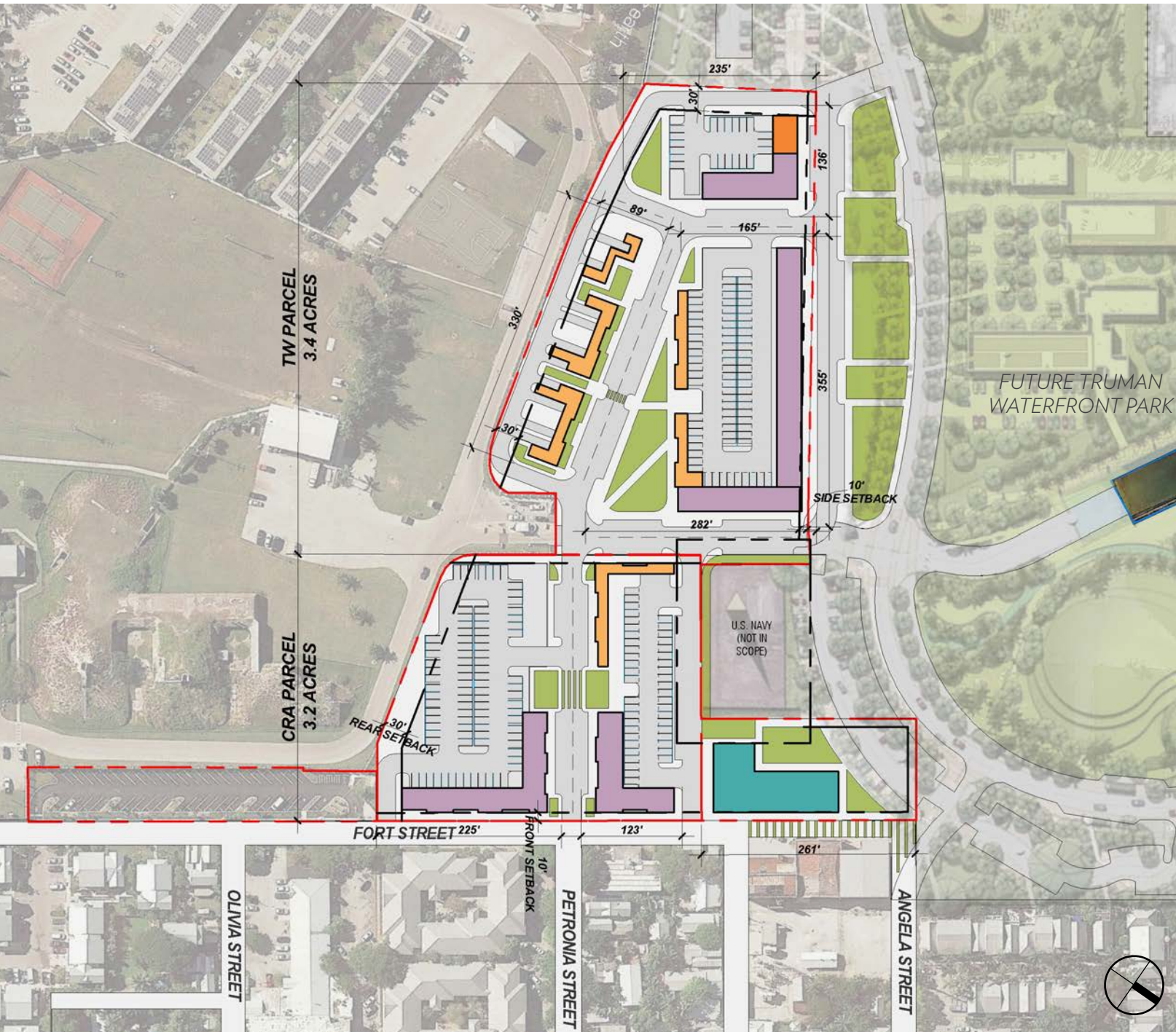
REQUIRED: **375**
PROVIDED: **370**

PROGRAM TOTALS:

RESIDENTIAL UNITS: **138**
TOWNHOMES: **30**
HOTEL UNITS: **75**
RETAIL: **31,011 SF**
EDUCATIONAL: **27,900 SF**

- RESIDENTIAL MEDIUM DENSITY
- TOWNHOMES
- EDUCATIONAL
- HOTEL
- PARK/OPEN SPACE
- RETAIL

BAHAMA VILLAGE GROUND FLOOR PLAN



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- TOWNHOMES
- EDUCATIONAL
- HOTEL
- PARK/OPEN SPACE
- RETAIL

BAHAMA VILLAGE 3D VIEWS



TW PARCEL:

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- RESIDENTIAL MEDIUM DENSITY
- TOWNHOMES
- EDUCATIONAL
- HOTEL
- PARK/OPEN SPACE
- RETAIL

BAHAMA VILLAGE UNIT COUNT



TW PARCEL:

RESIDENTIAL UNITS: **56**

TOWNHOMES: **18**

HOTEL UNITS: **75**

RETAIL: **17,701 SF**

CRA PARCEL:

RESIDENTIAL UNITS: **82**

TOWNHOMES: **12**

RETAIL: **13,310 SF**

EDUCATIONAL: **27,900 SF**

TOTAL:

RESIDENTIAL UNITS: **138**

TOWNHOMES: **30**

HOTEL UNITS: **75**

RETAIL: **31,011 SF**

EDUCATIONAL: **27,900 SF**

RESIDENTIAL MEDIUM DENSITY

TOWNHOMES

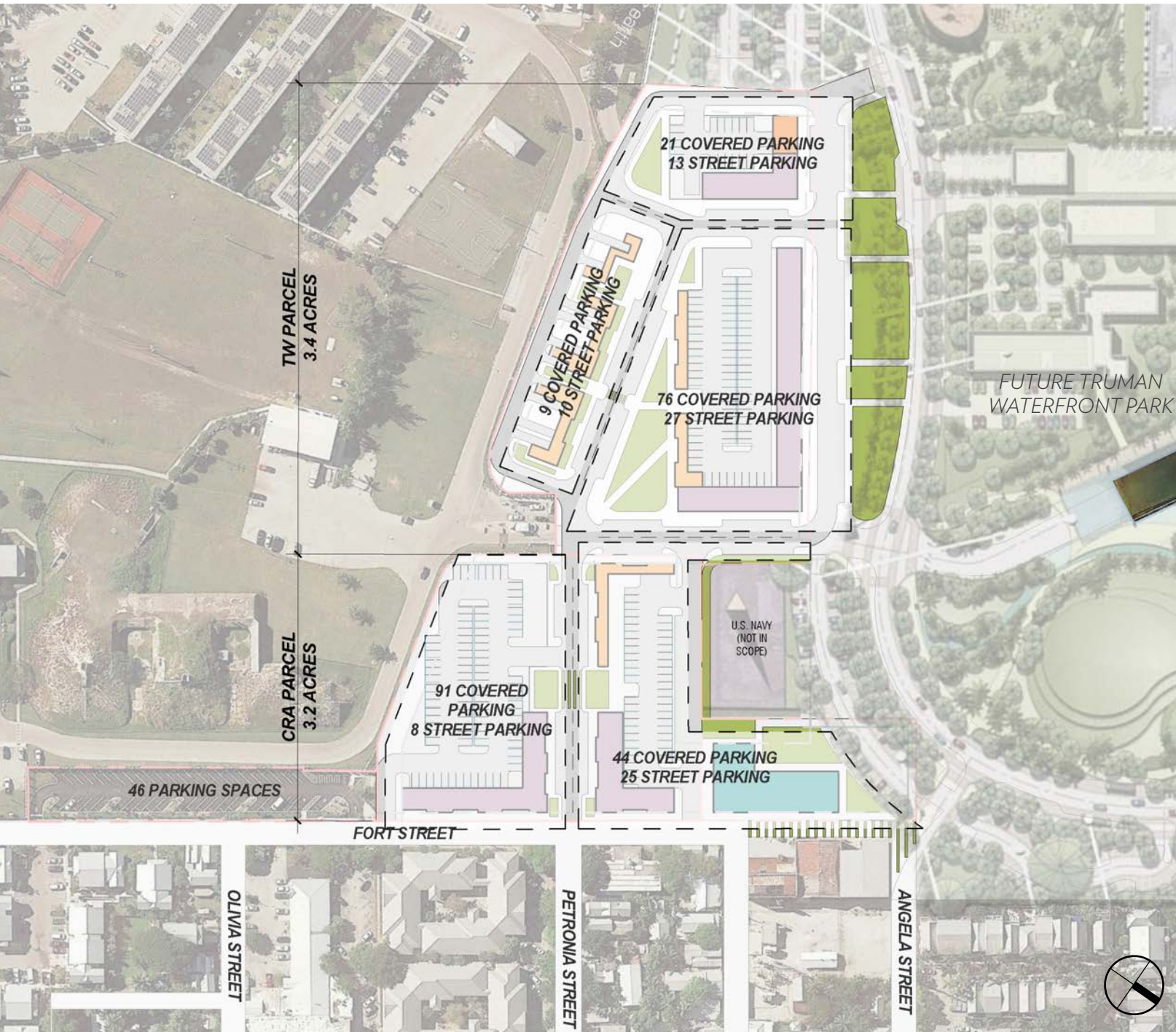
EDUCATIONAL

HOTEL

PARK/OPEN SPACE

RETAIL

BAHAMA VILLAGE PARKING COUNT



TW PARCEL:

COVERED PARKING: **106**

STREET PARKING: **50**

CRA PARCEL:

COVERED PARKING: **135**

STREET PARKING: **33**

FORT ST. LOT PARKING: **46**

BOTH PARCELS:

COVERED PARKING: **241**

STREET PARKING: **83**

FORT ST. LOT: **46**

TOTAL:

370 PARKING SPACES

RESIDENTIAL MEDIUM DENSITY

TOWNHOMES

EDUCATIONAL

HOTEL

PARK/OPEN SPACE

RETAIL

BAHAMA VILLAGE ZONING ANALYSIS

	CURRENT ZONING / LAND DEVELOPMENT REGULATIONS	CITY PLANNING – CRA SITE ONLY (CRAIG’S ANALYSIS)	ZYSCOVICH PROPOSAL	
LAND USE	HC - HISTORIC COMMERCIAL	HDR - HIGH DENSITY RESIDENTIAL	MIXED USE, INCLUDING RESIDENTIAL, RETAIL AND HOTEL	
ZONING	HCL – HISTORIC COMMERCIAL LIMITED (3.2 ACREA) HNC-2 – HISTORIC NEIGHBORHOOD COMMERCIAL	HDR - HIGH DENSITY RESIDENTIAL		
FLOOD ZONE	AE-7 1.5FT ABOVE BFE 1 ST FLOOR ABOVE PARKING WOULD BE AT 7.5FT ABOVE GRADE		Q’S: WHEN RETAIL IS ON GROUND FLOOR, CAN WE PUT FLOOD PANELS?	
SETBACKS	<div> <div>HCL</div> <div>FRONT: 5 FT</div> <div>SIDE: 5 FT</div> <div>REAR: 15 FT</div> <div>STREET SIDE: N/A</div> </div> <div> <div>HNC-2</div> <div>10 FT</div> <div>5 FT</div> <div>15 FT</div> <div>7.5 FT</div> </div>	<div> <div>HDR</div> <div>FRONT: 5 FT</div> <div>SIDE: 5 FT</div> <div>REAR: 15 FT</div> <div>STREET SIDE: N/A</div> </div>	FRONT: 10FT SIDE: 10FT REAR: 30FT	
	30FT SETBACK AROUND NAVY TOWER SITE	30FT SETBACK AROUND NAVY TOWER SITE	30 FT SETBACK FROM NAVY TOWER SITE	
DENSITY	16 units per acre	22 UNITS PER ACRE	OPTION 1 (CRA SITE) = 32.5 UNITS / ACRE OPTION 1 (TW SITE) = 21.75 UNITS PER ACRE OPTION 1 (BOTH SITES) = 27 UNITS PER ACRE	
MAXIMUM HEIGHT	35 FT (HCL) 30 FT (HNC-2)	40 FT	60 FT	
MAXIMUM FAR	0.8 FAR (HCL) 1.0 FAR (HNC-2)	NOT APPLICABLE		
MAXIMUM LOT COVERAGE	BUILDING COVERAGE: 40% MAX IMPREVIOUS SURFACE RATIO: 60%	BUILDING COVERAGE: 40% MAX IMPREVIOUS SURFACE RATIO: 60%		
# OF UNITS ALLOWED	N/A	70 UNITS (3.2 ACRES) (HDR) 100 UNITS PROPOSED BY D.C. (WITH VARIANCE)	PROPOSED OPTION 1 – RESIDENTIAL USES RES. UNITS (CRA 3.2 ACRES) = 82 UNITS TOWNHOMES (CRA 3.2 ACRES) = 12 UNITS SUB-TOTAL RESIDENTIAL UNITS = 94 UNITS RES. UNITS (TW 3.4 ACRES) = 56 UNITS TOWNHOMES (TW 3.4 ACRES) = 18 UNITS SUB-TOTAL RESIDENTIAL UNITS = 74 UNITS TOTAL UNITS = 168 UNITS	
PARKING REQUIREMENTS	2 PER UNIT	1 PER UNIT SHOULD BE CONSIDERED	1 PER UNIT (BOTH HOTEL AND RESIDENTIAL) RETAIL: 1/300 SF EDUCATIONAL: 1/1000 SF	

CONCEPT DESIGN

BUILDING TYPOLOGIES

BAHAMA VILLAGE RESIDENTIAL MEDIUM DENSITY



- RESIDENTIAL MEDIUM DENSITY
- TOWNHOMES
- EDUCATIONAL
- HOTEL
- PARK/OPEN SPACE
- RETAIL

BAHAMA VILLAGE TOWNHOMES



- RESIDENTIAL MEDIUM DENSITY
- TOWNHOMES
- EDUCATIONAL
- HOTEL
- PARK/OPEN SPACE
- RETAIL



BAHAMA VILLAGE HOTEL



- RESIDENTIAL MEDIUM DENSITY
- TOWNHOMES
- EDUCATIONAL
- HOTEL
- PARK/OPEN SPACE
- RETAIL



BAHAMA VILLAGE RETAIL / STREETScape



- RESIDENTIAL MEDIUM DENSITY
- TOWNHOMES
- EDUCATIONAL
- HOTEL
- PARK/OPEN SPACE
- RETAIL

BAHAMA VILLAGE OPEN SPACE / PARKS



- RESIDENTIAL MEDIUM DENSITY
- TOWNHOMES
- EDUCATIONAL
- HOTEL
- PARK/OPEN SPACE
- RETAIL



BAHAMA VILLAGE

CONCEPT DESIGN FOR CRA PARCEL



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