



# 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

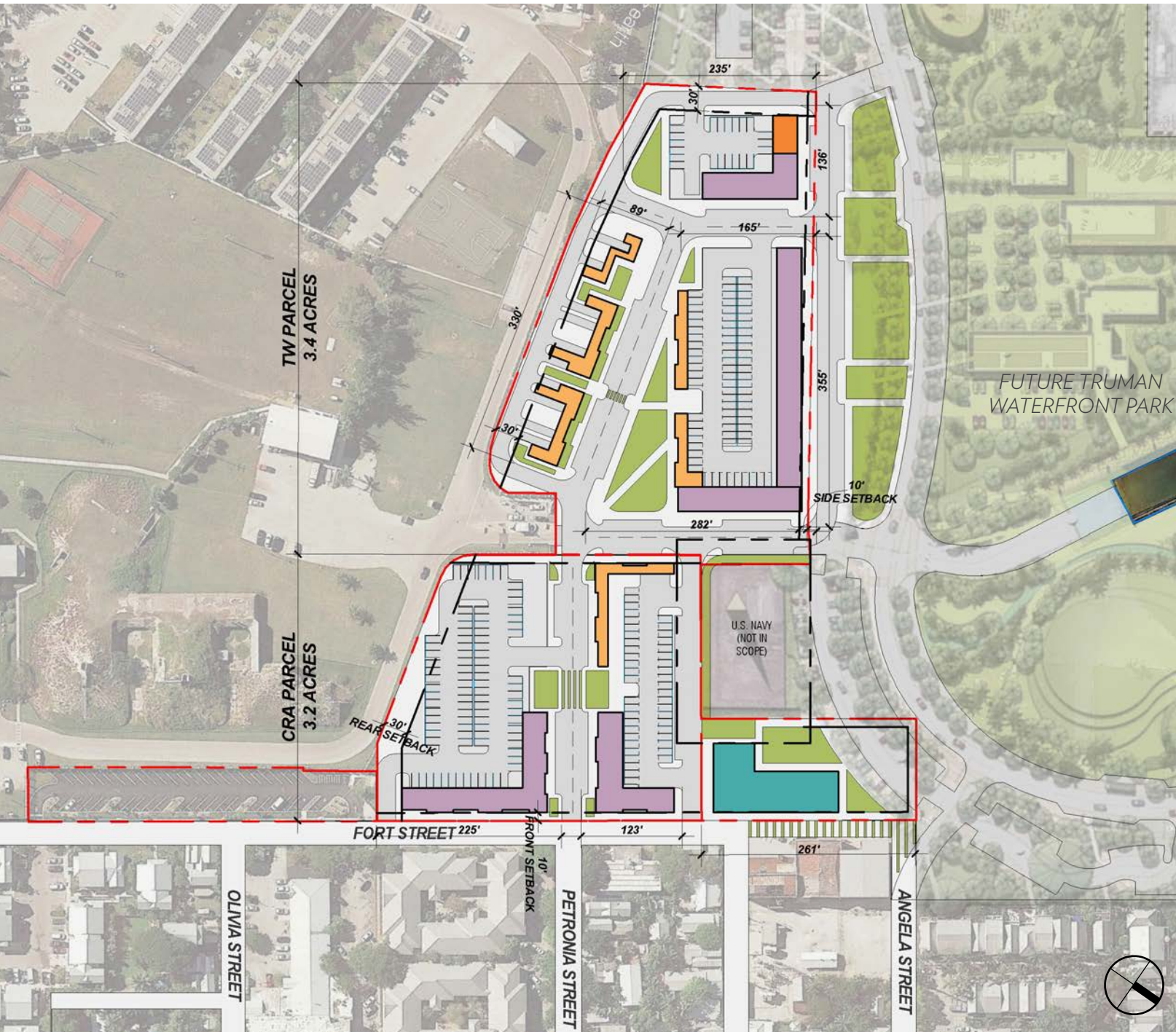


# BAHAMA VILLAGE OVERALL SITE PLAN





# BAHAMA VILLAGE GROUND FLOOR 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 SITE PLAN



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# BAHAMA VILLAGE 3D VIEWS



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- RESIDENTIAL MEDIUM DENSITY
- TOWNHOMES
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- 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

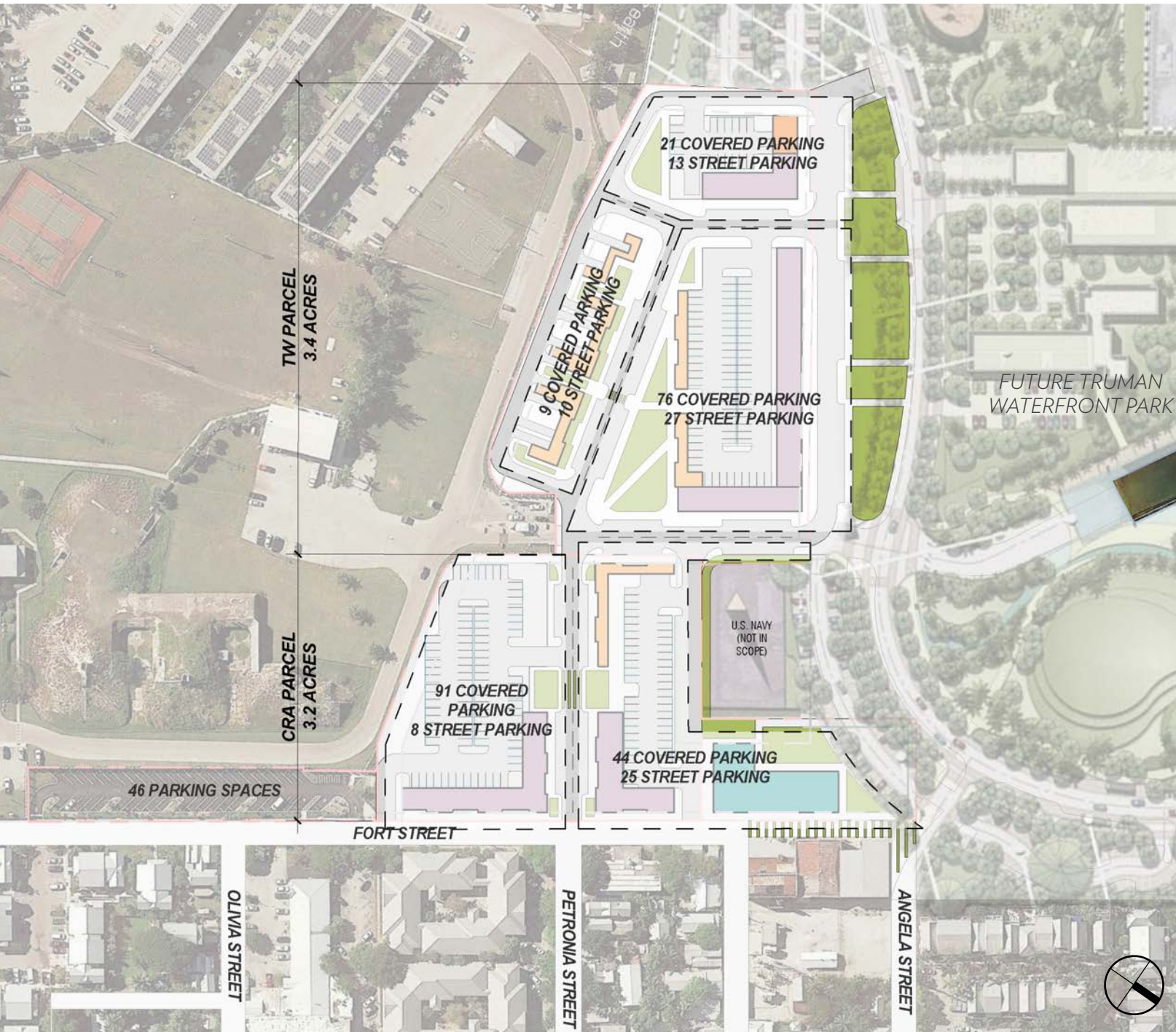
HOTEL

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	
<b>LAND USE</b>	HC - HISTORIC COMMERCIAL	HDR - HIGH DENSITY RESIDENTIAL	MIXED USE, INCLUDING RESIDENTIAL, RETAIL AND HOTEL	
<b>ZONING</b>	HCL – HISTORIC COMMERCIAL LIMITED (3.2 ACREA) HNC-2 – HISTORIC NEIGHBORHOOD COMMERCIAL	HDR - HIGH DENSITY RESIDENTIAL		
<b>FLOOD ZONE</b>	AE-7 1.5FT ABOVE BFE 1 <sup>ST</sup> FLOOR ABOVE PARKING WOULD BE AT 7.5FT ABOVE GRADE		Q’S: WHEN RETAIL IS ON GROUND FLOOR, CAN WE PUT FLOOD PANELS?	
<b>SETBACKS</b>	<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	
<b>DENSITY</b>	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 <b>OPTION 1 (BOTH SITES) = 27 UNITS PER ACRE</b>	
<b>MAXIMUM HEIGHT</b>	35 FT (HCL) 30 FT (HNC-2)	40 FT	60 FT	
<b>MAXIMUM FAR</b>	0.8 FAR (HCL) 1.0 FAR (HNC-2)	NOT APPLICABLE		
<b>MAXIMUM LOT COVERAGE</b>	BUILDING COVERAGE: 40% MAX IMPREVIOUS SURFACE RATIO: 60%	BUILDING COVERAGE: 40% MAX IMPREVIOUS SURFACE RATIO: 60%		
<b># OF UNITS ALLOWED</b>	N/A	70 UNITS (3.2 ACRES) (HDR) 100 UNITS PROPOSED BY D.C. (WITH VARIANCE)	<b>PROPOSED OPTION 1 – RESIDENTIAL USES</b> 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 <b>TOTAL UNITS = 168 UNITS</b>	
<b>PARKING REQUIREMENTS</b>	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
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- 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
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- RETAIL





# BAHAMA VILLAGE

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