

Potential Workforce Housing Locations

City of Key West-owned property

December 5, 2017

POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED SITES

POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Assumptions

- Zoning, FLUM could be changed
- Density could be increased to 40 DU/acre through map and/or text amendment
- Included sites that could be redeveloped
- Excluded parks, cemeteries, other public spaces
- Excluded tiny parcels, water, rights-of-way
- Development potential needs to consider flood zone, height limit, setbacks, open space

POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Simonton Beach

Location: 0 Simonton St

AK #: 1000060

Zoning: HRCC-1

Flood Zone: AE-9, VE-10, VE-11, VE-13

Land Area: 0.45 acres

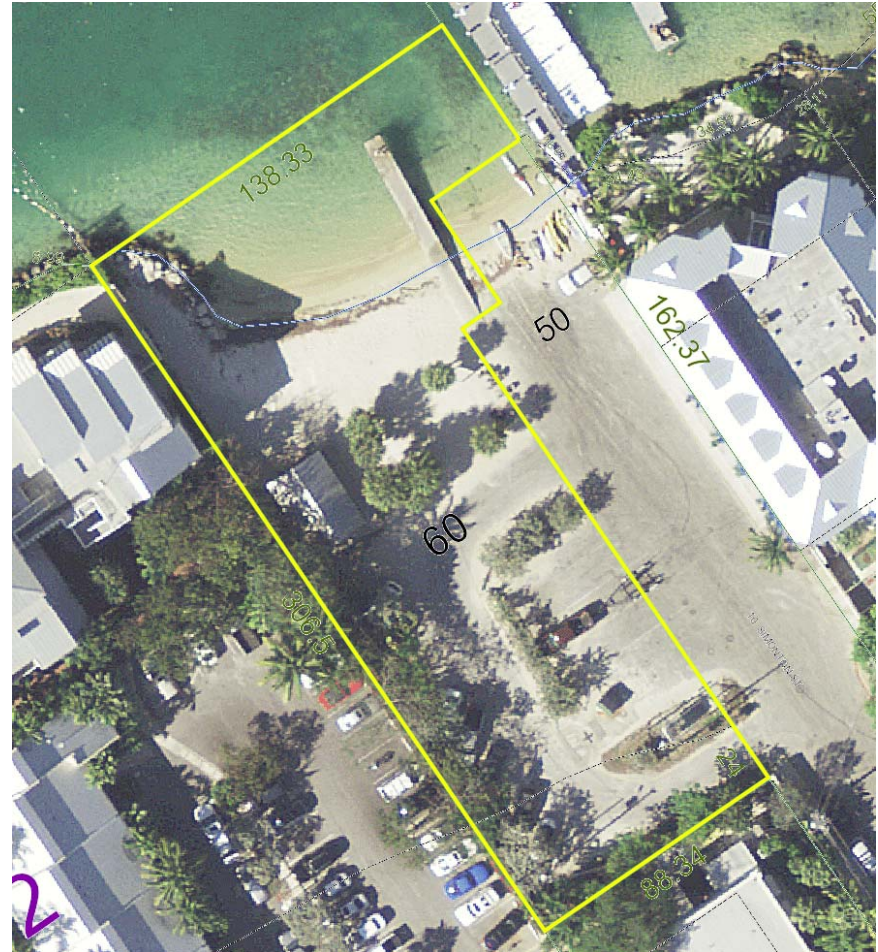
Maximum Density: 22 DU/acre

Maximum Height: 35 feet + 5 feet for pitched roof

Development Potential: 9 units

Site notes:

- Currently used as public beach, parking lot, tiki bar
- Housing could be built over parking
- Would need map or text amendment to achieve 40 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Bight Parking Lot

Location: 800 block Caroline Street

AK #: 1000698, 8818602, 9073835, 8818629, 9073846, 8818645

Zoning: HRCC-2

Flood Zone: AE-7, AE-9, VE-10

Land Area: 3.20 acres

Maximum Density: 8 DU/acre

Maximum Height: 35 feet (buildings within 100 feet of MHW limited to 1 story)

Development Potential: 25 units (127 units @ 40 DU/acre)

Site notes:

- Currently used as public parking lot
- Housing could be built over parking
- Would need map or text amendment to achieve 40 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Truman Waterfront (3.2 acres)

Location: Fort & Petronia Streets

AK #: 9038833

Zoning: HCL, HMDR, HNC-2, HPS-1

Flood Zone: X, AE-6, AE-7

Land Area: 3.2 acres

Maximum Density: 16 DU/acre (n/a in HPS-1)

Maximum Height: 25/30/35 feet

Development Potential: 51 units (127 units @ 40 DU/acre)

Site notes:

- Currently used as sports fields, parking lot, storage, dog park
- Would need FLUM, zoning map amendments; possible text amendment to achieve 40 DU / acre
- Contemplated as affordable housing mixed use development as part of the Bahama Village Visioning a Capital Works Plan
- TIF funding



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Trumbo Road

Location: 250 Trumbo Road

AK #: 1001805

Zoning: HRCC-2

Flood Zone: AE-9, VE-10

Land Area: 1.13 acres

Maximum Density: 8 DU/acre

Maximum Height: 35 feet (buildings within 100 feet of MHW limited to 1 story)

Development Potential: 9 units (45 units @ 40 DU/acre)

Site notes:

- Currently used as dog park/open space
- Would need map or text amendment to achieve 40 DU / acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

KW Transit / Garage

Location: 620 Palm Avenue

AK #: 1001848

Zoning: PS

Flood Zone: AE-7, AE-8, AE-9

Land Area: 2.0 acres

Maximum Density: N/A

Maximum Height: 25 feet

Development Potential: 0 units (83 units @ 40 DU/acre)

Site notes:

- Currently used by KW Transit, City fleet, maintenance
- Other uses planned for site
- Would need map or text amendment to achieve 40 DU / acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Garrison Bight

Location: 701 & 705 Palm Avenue

AK #: 1075868, 8757671, 8902182

Zoning: PS

Flood Zone: AE-8, AE-9

Land Area: 0.91 acres

Maximum Density: N/A

Maximum Height: 25 feet

Development Potential: 0 units (36 units @ 40 DU/acre)

Site notes:

- Currently leased to marina business
- Not likely candidate to redevelop
- Shoreline setback
- Would need map or text amendment to achieve 40 DU / acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Fire Station 2 / Parking Lot

Location: Angela & Simonton Streets

AK #: 1012548, 1014371

Zoning: HPS, HNC-1

Flood Zone: X

Land Area: 1.56 acres

Maximum Density: N/A; 16 DU/acre

Maximum Height: 25 feet

Development Potential: 1 unit (62 units @ 40 DU/acre)

Site notes:

- Currently Fire Station and City parking lot
- Housing could be built over parking
- Would need map and text amendment to achieve 40 DU / acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Utilities at Seminary & Thompson Sts

Location: 1529 Seminary Street

AK #: 1044431

Zoning: SF

Flood Zone: AE-6

Land Area: 0.12 acres

Maximum Density: 8 DU/acre

Maximum Height: 25 feet + 5 for pitched roof

Development Potential: 1 unit (2 units @ 22 DU/acre)

Site notes:

- Currently used for utilities
- How useful is site? Redevelopment likely?
- Would need map, text amendment to achieve 22 DU / acre (2 units)



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Atlantic Blvd & Bertha St

Location: 1809 Bertha Street

AK #: 1065218

Zoning: MDR-C

Flood Zone: AE-9, VE-10

Land Area: 0.46 acres

Maximum Density: 8 DU/acre

Maximum Height: 30 feet

Development Potential: 3 units (10 units @ 22 DU/acre & 18 units @ 40 DU/acre)

Site notes:

- Currently vacant
- Limited buildable area
- Would need map, text amendment to achieve 22 DU / acre
- Would need map, text amendment to achieve 40 DU / acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Poinciana Housing

Location: 3400 block Duck Avenue

AK #: 1065242

Zoning: MDR-1

Flood Zone: AE-7

Land Area: 6.45 acres

Maximum Density: 8 DU/acre

Maximum Height: 35 feet

Development Potential: 51 units
(141 units @ 22 DU/acre)

Site notes:

- CC Res 10-201 built-out
- Would need map, text amendment to achieve 22 DU / acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Power Squadron

Location: 5205 College Road

AK #: 8757689

Zoning: PS

Flood Zone: AE-10

Land Area: 0.50 acres

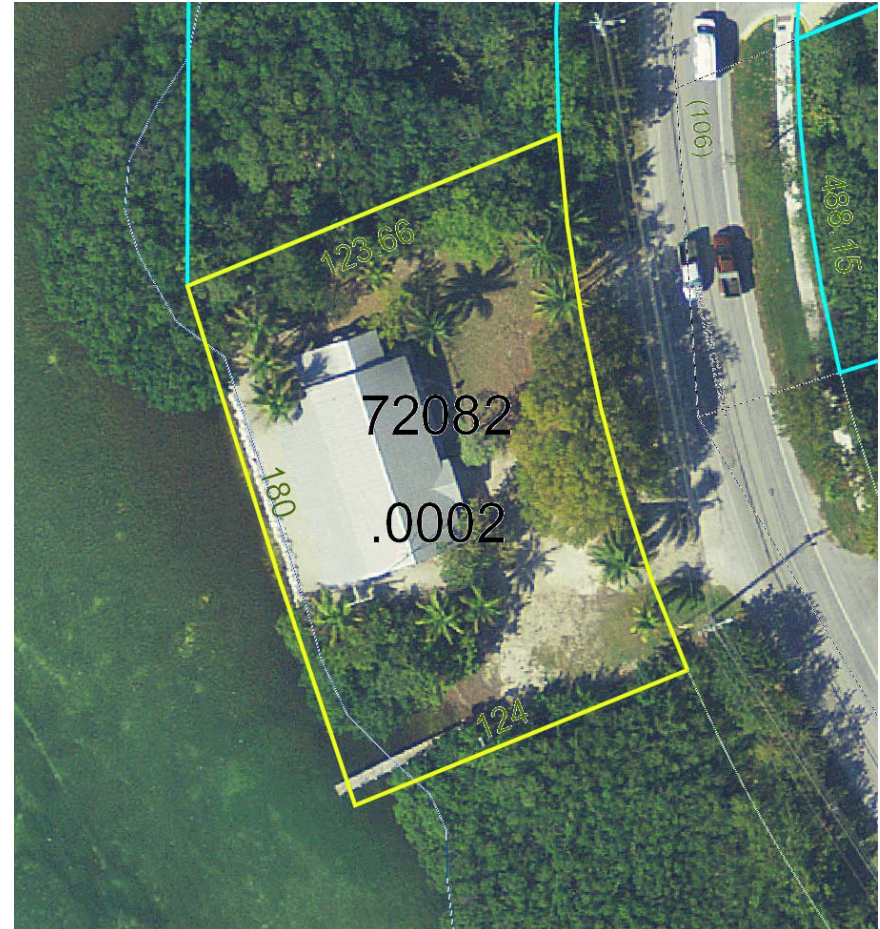
Maximum Density: N/A

Maximum Height: 25 feet

Development Potential: 0 units (19 units @ 40 DU/acre)

Site notes:

- Leased to KW Power Squadron
- Small buildable area
- Would need map, text amendment to achieve 40 DU / acre
- Rezone and FLUM to HDR-1?



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

County Translator

Location: 5700 College Road

AK #: 8757913

Zoning: CM (Conservation-Mangroves)

Flood Zone: AE-9

Land Area: 0.25 acres

Maximum Density: 0.1 DU/acre

Maximum Height: 25 feet

Development Potential: 0 units (5 units @ 22 DU/acre)

Site notes:

- Still used for communications?
- Small buildable area
- Conservation zoning limiting
- Would need map, text amendment to achieve residential density



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Key West Yacht Club

Location: 2315 North Roosevelt Blvd

AK #: 8757760

Zoning: CG

Flood Zone: AE-8, AE-9

Land Area: 2.12 acres

Maximum Density: 16 DU/acre

Maximum Height: 40 feet

Development Potential: 33 units 84 units
@ 40 DU/acre)

Site notes:

- Upland used mostly for parking, club
- Shoreline setbacks
- Would need map, text amendment to achieve 40 DU / acre
- Infill housing bonus potential



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

FKAA Southard & Thomas

Location: 301 Southard Street

AK #: 8757964

Zoning: HPS

Flood Zone: X

Land Area: 0.81 acres

Maximum Density: N/A

Maximum Height: 25 feet

Development Potential: 0 units (32 units @ 40 DU/acre)

Site notes:

- Leased to FKAA
- Limited by existing development
- Would need map, text amendment to achieve 40 DU / acre
- Mixed use density/FAR calc



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Conch Republic Seafood Company

Location: 613-631 Greene Street

AK #: 8817550, 9073703, 9073714, 9073725

Zoning: HRCC-2

Flood Zone: AE-7, AE-9, VE-10

Land Area: 1.85 acres

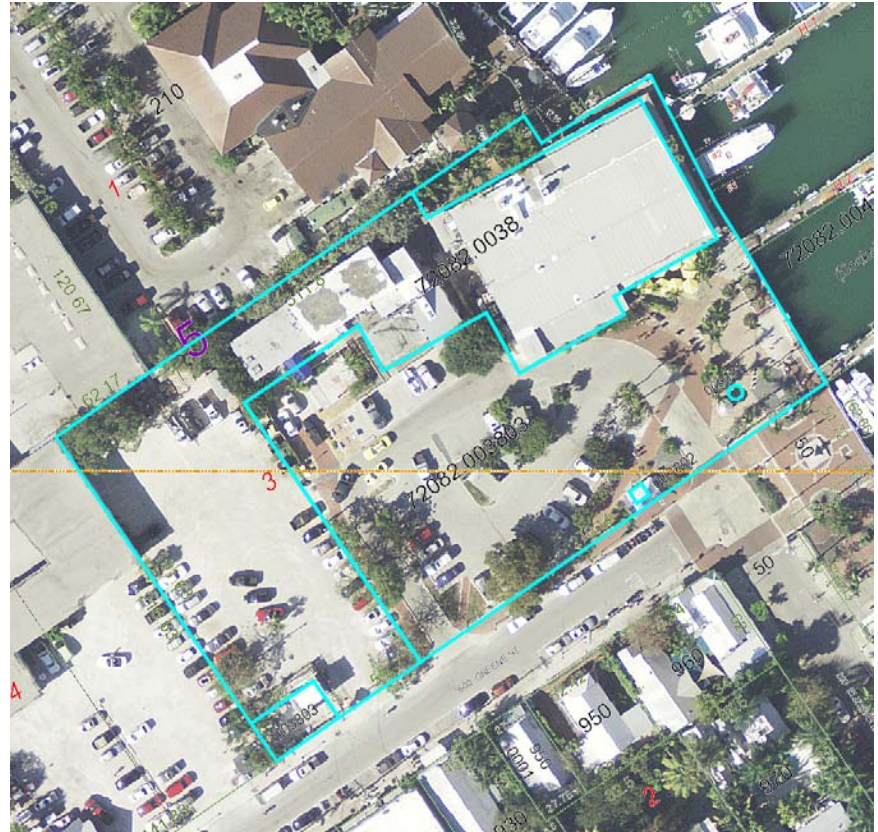
Maximum Density: 8 DU/acre

Maximum Height: 35 feet

Development Potential: 14 units (73 units @ 40 DU/acre)

Site notes:

- Currently used as restaurant, parking, ticket booths, pump station
- Would need map, text amendment to achieve 22 DU / acre
- Mixed use density/FAR calc



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Ferry Terminal

Location: 201 Grinnell Street

AK #: 8817606, 9082335

Zoning: HRCC-2

Flood Zone: AE-9, VE-10

Land Area: 0.71 acres

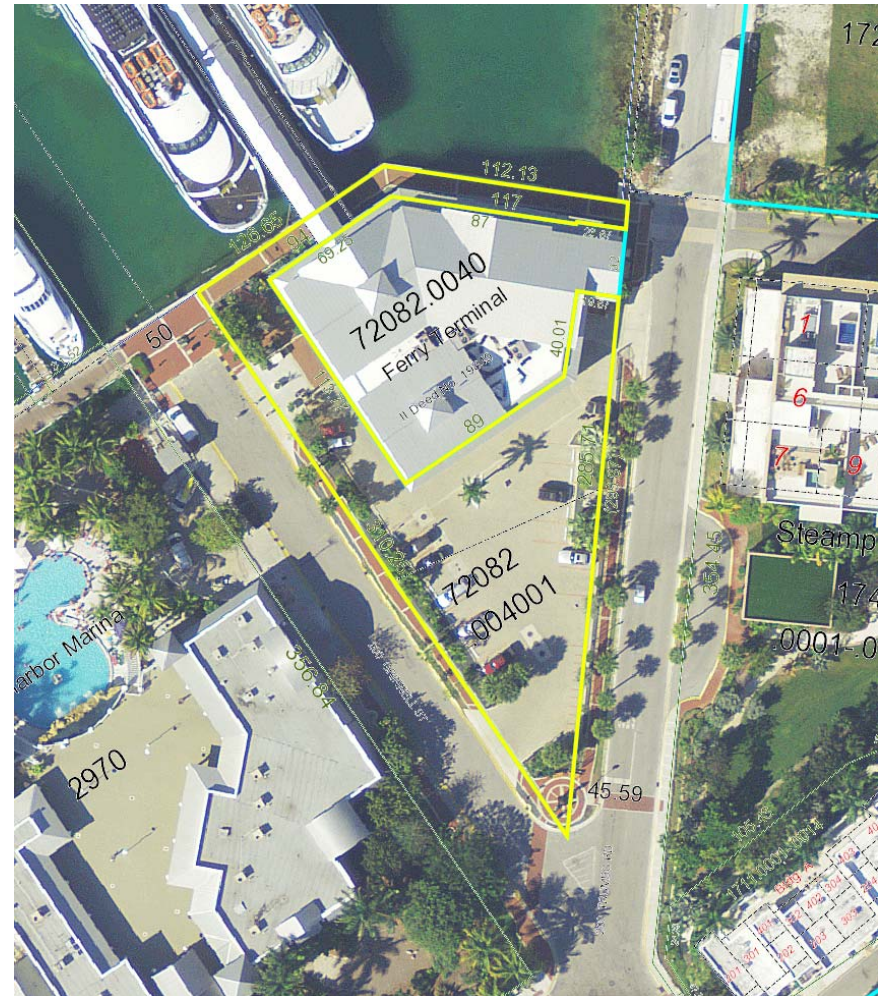
Maximum Density: 8 DU/acre

Maximum Height: 35 feet

Development Potential: 5 units (28 units @ 40 DU/acre)

Site notes:

- Currently used as ferry terminal, parking, electric car rentals
- Would need map, text amendment to achieve 40 DU / acre
- Mixed use density/FAR calc



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Half Shell Parking Lot

Location: 900 block Caroline Street

AK #: 8818653, 9073857, 9073868, 9073879, 9073890, 9073901, 9073912

Zoning: HRCC-2

Flood Zone: AE-7, AE-9, VE-10

Land Area: 1.38 acres

Maximum Density: 8 DU/acre

Maximum Height: 35 feet (buildings within 100 feet of MHW limited to 1 story)

Development Potential: 11 units (55 units @ 40 DU/acre)

Site notes:

- Currently used as restaurants, bait & tackle, fish market, museum, piano shop, parking lot
- Housing could be built over parking, buildings
- Would need map or text amendment to achieve 40 DU/acre
- Mixed use DU/FAR calculation



POTENTIAL WORKFORCE HOUSING LOCATIONS

CITY-OWNED PROPERTY

Seafood's of KW Parking Lot

Location: 908 Caroline Street

AK #: 8818823

Zoning: HRCC-2

Flood Zone: AE-7

Land Area: 0.39 acres

Maximum Density: 8 DU/acre

Maximum Height: 35 feet

Development Potential: 3 units (15 units @ 40 DU/acre)

Site notes:

- Currently used as parking lot
- Housing could be built over parking
- Would need map or text amendment to achieve 40 DU/acre



Potential Workforce Housing Locations

School Board-owned property

December 5, 2017

POTENTIAL HOMELESS SHELTER LOCATIONS

SCHOOL BOARD-OWNED SITES

POTENTIAL WORKFORCE HOUSING LOCATIONS

SCHOOL BOARD-OWNED PROPERTY

Assumptions

- **Zoning, FLUM could be changed**
- **Density could be increased to 40 DU/acre through map and/or text amendment**
- **Included sites that could be redeveloped**
- **Excluded parks, cemeteries, other public spaces**
- **Excluded tiny parcels, water, rights-of-way**
- **Development potential needs to consider flood zone, height limit, setbacks, open space**

POTENTIAL WORKFORCE HOUSING LOCATIONS

SCHOOL BOARD-OWNED PROPERTY

Trumbo

Location: 201 & 241 Trumbo Road;
240 White Street

AK #: 1000931, 8695560

Zoning: HRCC-2

Flood Zone: AE-7, AE-9, VE-10

Land Area: 5.91 acres

Maximum Density: 20 DU/acre

Maximum Height: 35 feet

(restrictions within 100 feet of shoreline)

Existing Development: School board buildings

Site notes:

- Up to 118 units max at 20 DU/acre
- Up to 236 units max at 40 DU/acre
- Development agreement required for affordable housing per Code Sec 122-720(1)
- Major redevelopment potential if combined with adjacent KWAH and City parcels
- Could be a mixed-use project



POTENTIAL WORKFORCE HOUSING LOCATIONS

SCHOOL BOARD-OWNED PROPERTY

Former Glynn Archer School Gym

Location: Seminary Street

AK #: 9102045

Zoning: HPS

Flood Zone: X

Land Area: 0.27 acres

Maximum Density: N/A

Maximum Height: 25 feet

Existing Development: Historic gym building

Site notes:

- Residential uses limited in HPS; no density
- Up to 5 units max at 22 DU/acre
- Up to 10 units max at 40 DU/acre
- Existing building could be adapted into housing



POTENTIAL WORKFORCE HOUSING LOCATIONS

SCHOOL BOARD-OWNED PROPERTY

High School lots

Location: Dennis & Venetia Streets

AK #: 1063444, 1063452

Zoning: SF

Flood Zone: AE-8

Land Area: 0.21 acres

Maximum Density: 8 DU/acre

Maximum Height: 25 feet + 5 feet
for pitched roof

Existing Development: Vacant

Site notes:

- Two units allowed at 8 DU/acre
- Up to 4 units max at 22 DU/acre
- Up to 8 units max at 40 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

SCHOOL BOARD-OWNED PROPERTY

Former Reynolds School

Location: 1316 Reynolds St

AK #: 1037699

Zoning: HMDR

Flood Zone:

Land Area: 0.77 acres

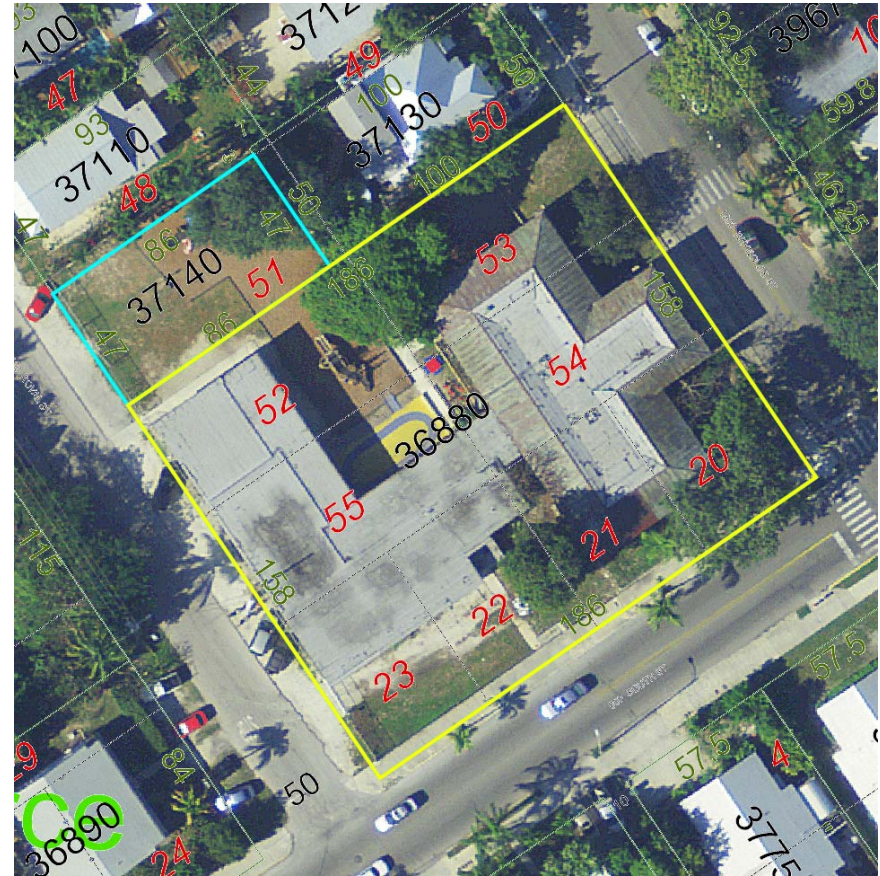
Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development:

Site notes:

- 12 units allowed at 16 DU/acre
- 16 units allowed at 22 DU/acre
- 20 units allowed at 40 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

SCHOOL BOARD-OWNED PROPERTY

Maintenance Bldg & Montessori School

Location: 1310 & 1400 United St

AK #: 1042846, 1042854

Zoning: HPS

Flood Zone:

Land Area: 3.20 acres

Maximum Density: N/A

Maximum Height: 25 feet

Existing Development: School, MARC Center, maintenance building

Site notes:

- 51 units allowed at 16 DU/acre
- 70 units allowed at 22 DU/acre
- 127 units allowed at 40 DU/acre



Potential Workforce Housing Locations

Key West Housing Authority-owned
property

December 5, 2017

POTENTIAL HOMELESS SHELTER LOCATIONS

HOUSING AUTHORITY-OWNED SITES

POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Assumptions

- Zoning, FLUM could be changed
- Density could be increased to 40 DU/acre through map and/or text amendment
- Included sites that could be redeveloped
- Excluded parks, cemeteries, other public spaces
- Excluded tiny parcels, water, rights-of-way
- Development potential needs to consider flood zone, height limit, setbacks, open space

POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

629 Caroline Street

Location: 629 Caroline Street

AK #: 1000931

Zoning: HMDR

Flood Zone: AE-6

Land Area: 0.11 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 5 units

Dev Potential Remaining: 0 units

Site notes:

- Over density (45.15 DU/acre)
- Only 2 units max at 22 DU/acre
- Former



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Porter Place

Location: 301 White Street

AK #: 1001864

Zoning: PS

Flood Zone: AE-7

Land Area: 8.91 acres

Maximum Density: N/A

Maximum Height: 25 feet

Existing Development: 130 units

Dev Potential Remaining: 0 units

Site notes:

- PS Zoning does not allow residential uses or density
- Significant redevelopment potential, especially if combined with adjacent school board and city properties
- Currently 14.59 DU/acre
- Up to 356 units at 40 DU/acre would be possible with map and/or text amendments



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Roosevelt Gardens

Location: 2661-2693 North Roosevelt Boulevard

AK #: 1002526

Zoning: MDR

Flood Zone: AE-8, AE-9

Land Area: 6.62 acres

Maximum Density: 16 DU/acre

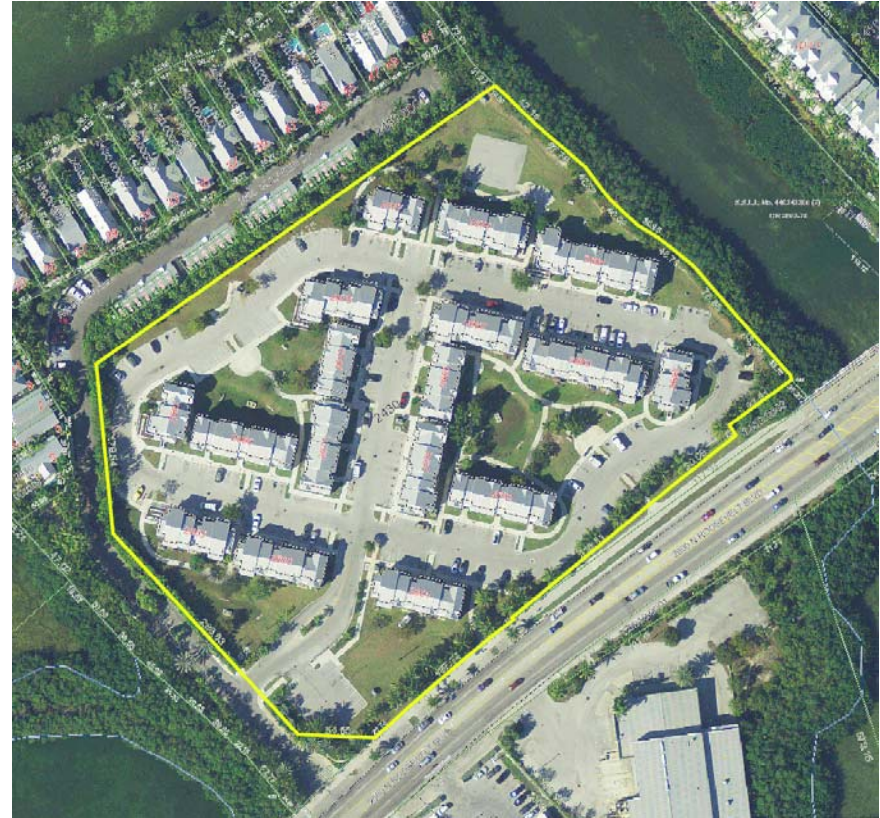
Maximum Height: 35 feet

Existing Development: 96 units

Dev Potential Remaining: 9 units

Site notes:

- Built in 2003; developable area remaining
- Currently 14.5 DU/acre; 9 units left
- Up to 145 total units (49 more) possible at 22 DU/acre if rezoned to HDR
- Up to 264 total units (168 more) possible at 40 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Robert Gabriel Apartments

Location: 320 Angela Street

AK #: 1013706

Zoning: HRO

Flood Zone: X

Land Area: 1.90 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 53 units

Dev Potential Remaining: 0 units

Site notes:

- Public housing
- Over density (27.9 DU/acre)
- Only 41 units max at 22 DU/acre
- 75 units max at 40 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Petronia & Chapman

Location: 209-211-213 Petronia St

AK #: 1014061, 9101057, 9101059, 9101070, 9101071

Zoning: HNC-3

Flood Zone: X

Land Area: 0.13 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 3 units

Dev Potential Remaining: 0 units

Site notes:

- Former BCCLT property
- Over density (23 DU/acre)
- Only 2 units max at 22 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Geraldine Street

Location: 110-112 & 114-116 Geraldine

AK #: 1014222, 1014265

Zoning: HMDR

Flood Zone: AE-6

Land Area: 0.20 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 11 units

Dev Potential Remaining: 0 units

Site notes:

- Former BCCLT property
- Over density (55 DU/acre)
- Only 4 units max at 22 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

222 Petronia Street

Location: 222 Petronia Street

AK #: 1014818

Zoning: HNC-3

Flood Zone: X

Land Area: 0.07 acres

Maximum Density: 16 DU/acre

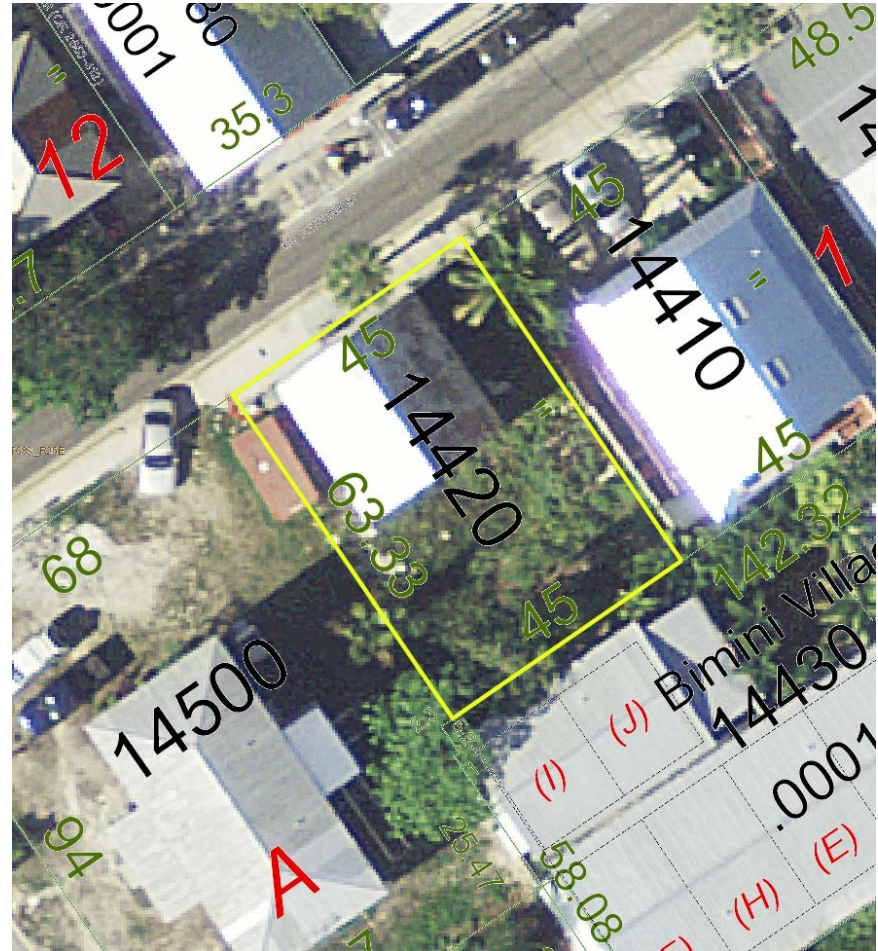
Maximum Height: 30 feet

Existing Development: 3 units

Dev Potential Remaining: 0 units

Site notes:

- Former BCCLT property
- Over density (46 DU/acre)
- Only 1 unit max at 22 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Douglass Square Apartments

Location: 800 Emma Street

AK #: 8761830, 9074110

Zoning: HMDR, HNC-3

Flood Zone: AE-6

Land Area: 1.77 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 52 units

Dev Potential Remaining: 0 units

Site notes:

- Former Douglass School site
- Over density (29 DU/acre)
- Only 38 units max at 22 DU/acre
- 70 units max at 40 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

901 Emma / 204 Olivia

Location: 901 Emma St & 204 Olivia St

AK #: 9009045, 9009001

Zoning: HMDR

Flood Zone: AE-6

Land Area: 0.09 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 2 units

Dev Potential Remaining: 0 units

Site notes:

- Former BCCLT properties
- Over density (22.3 DU/acre)
- Only 1 unit max at 22 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Wesley House Community Center

Location: 201 Truman Avenue

AK #: 1015466

Zoning: HMDR

Flood Zone: AE-6, AE-7

Land Area: 0.36 acres

Maximum Density: 16 DU/acre

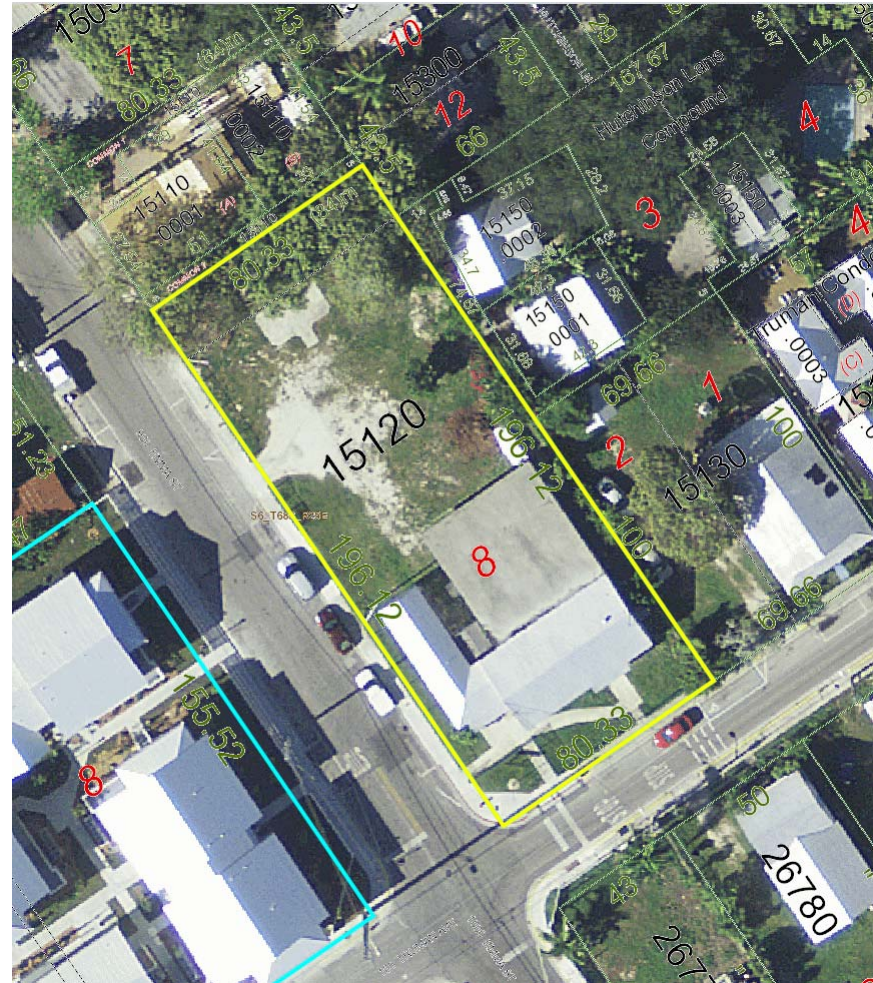
Maximum Height: 30 feet

Existing Development: 0 units

Dev Potential Remaining: 5 units

Site notes:

- Mixed-use development possible
- Up to 7 units at 22 DU/acre possible
- Up to 14 units a 40 DU/acre



222 Olivia Street

AK #: 1015598

Flood Zone: AE-6

Land Area: 0.03 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 1 unit

Dev Potential Remaining: 0 units

Site notes:

POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

904 Emma Street

Location: 904 Emma Street

AK #: 1015717

Zoning: HMDR

Flood Zone: AE-6

Land Area: 0.07 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 1 unit

Dev Potential Remaining: 0 units

Site notes:

- Former BCCLT properties
- Over density (13.7 DU/acre)
- Only 1 unit max at 22 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Roosevelt C. Sands, Jr. Apartments

Location: 105 Truman Avenue

AK #: 1015768

Zoning: HMDR

Flood Zone: AE-7

Land Area: 1.55 acres

Maximum Density: 16 DU/acre

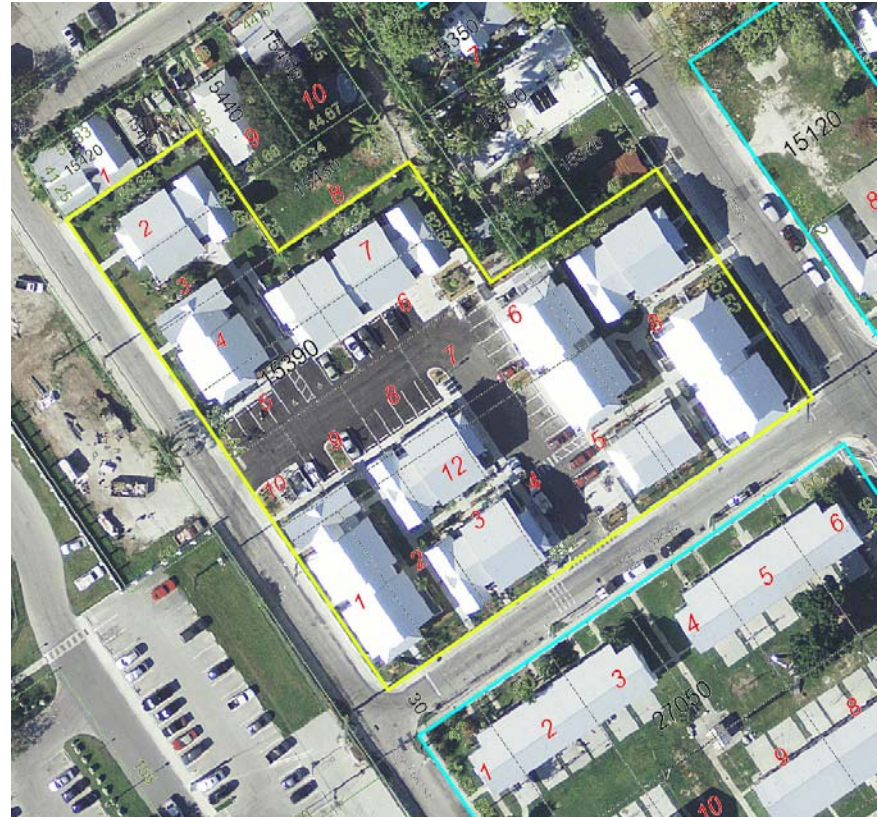
Maximum Height: 30 feet

Existing Development: 44 units

Dev Potential Remaining: 0 units

Site notes:

- Redeveloped in 2010
- Over density (28 DU/acre)
- Only 34 units max at 22 DU/acre
- Only 61 units max (17 more) at 40 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Pearl & Eisenhower

Location: 712-714-716 Eisenhower Dr;
703-705-707-709 Pearl St

AK #: 1024091

Zoning: HMDR

Flood Zone: AE-6

Land Area: 0.33 acres

Maximum Density: 16 DU/acre

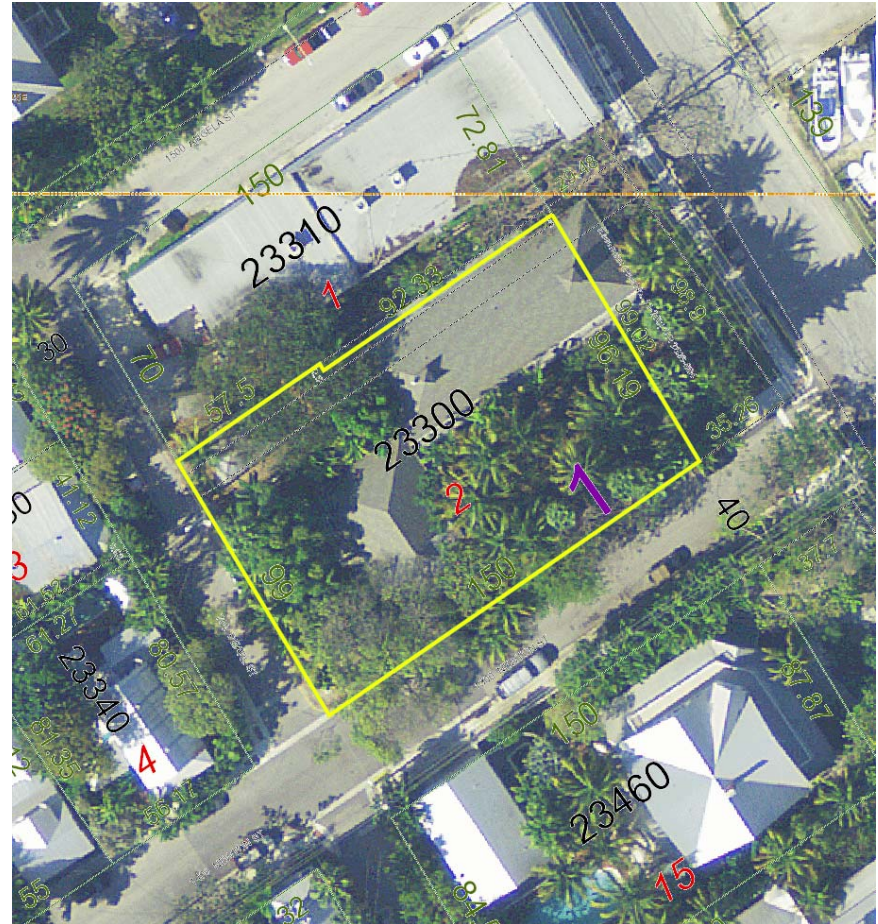
Maximum Height: 30 feet

Existing Development: 12 units

Dev Potential Remaining: 0 units

Site notes:

- Acquired in 2011
- 2014 LUD recognizing 12 units
- Over density (35.8 DU/acre)
- Only 5 units max at 22 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

1411 Albury Street

Location: 1411 Albury St

AK #: 1024929

Zoning: HMDR

Flood Zone: AE-6

Land Area: 0.06 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 2 units

Dev Potential Remaining: 0 units

Site notes:

- Former BCCLT properties
- Over density (35.9 DU/acre)
- Only 1 unit max at 22 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Truman/Thomas/Julia

Location: 304, 310 Truman Ave; 1015 Thomas St;
303-305-307, 309, 313 Julia St

AK #: 1026336, 1026352, 1026395, 1026417,
1026425, 9012279

Zoning: HMDR

Flood Zone: AE-6, X

Land Area: 0.34 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 11 units

Dev Potential Remaining: 0 units

Site notes:

- Former BCCLT properties
- Over density (32.8 DU/acre)
- Only 7 units max at 22 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Robert Gabriel Apartments

Location: Thomas & Virginia Streets

AK #: 1027391

Zoning: HMDR

Flood Zone: AE-7

Land Area: 0.48 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 10 units

Dev Potential Remaining: 0 units

Site notes:

- Public housing
- Over density (20.8 DU/acre)
- Only 10 units max at 22 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Howe & Virginia

Location: 1031 Howe St; 227 Virginia St

AK #: 8945201, 9009980

Zoning: HMDR

Flood Zone: AE-7

Land Area: 0.10 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 2 units

Dev Potential Remaining: 0 units

Site notes:

- Former BCCLT properties
- Over density (19.5 DU/acre)
- Only 2 units max at 22 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Emma & Julia

Location: 200 Julia Street

AK #: 1027677

Zoning: HMDR

Flood Zone: AE-7

Land Area: 0.26 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 0 units

Dev Potential Remaining: 4 units

Site notes:

- Vacant land
- Up to 5 units at 22 DU/acre
- Up to 10 units at 40 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Key Plaza Apartments

Location: 215 Amelia Street

AK #: 1027766

Zoning: HMDR

Flood Zone: AE-7

Land Area: 0.91 acres

Maximum Density: 16 DU/acre

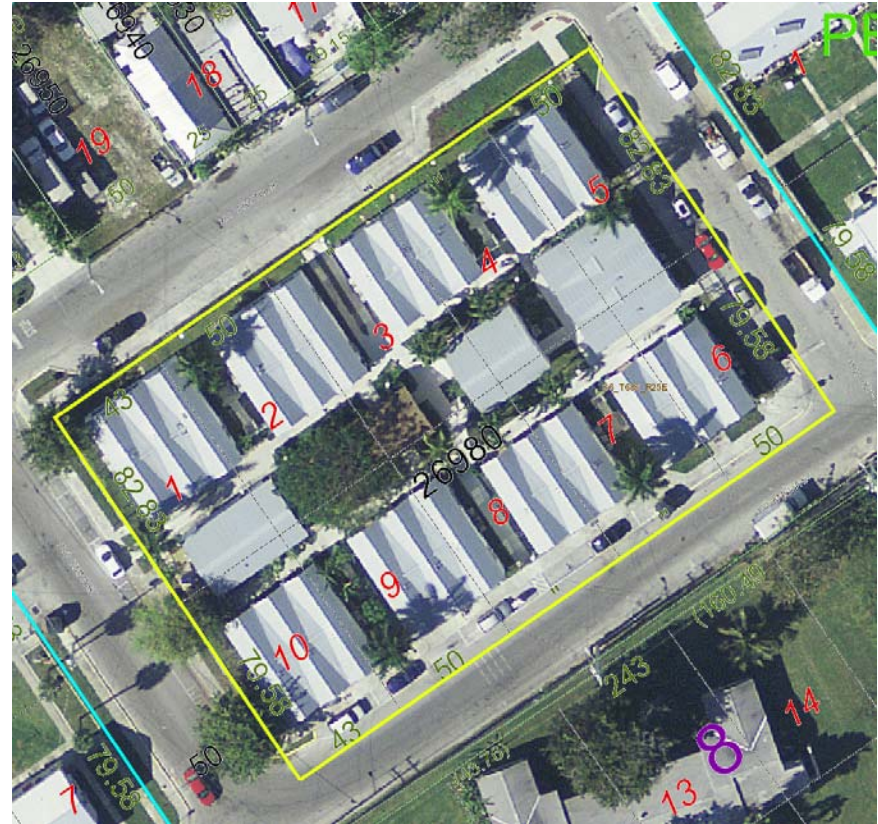
Maximum Height: 30 feet

Existing Development: 28 units

Dev Potential Remaining: 0 units

Site notes:

- Over density (30.9 DU/acre)
- Only 19 units max at 22 DU/acre
- 36 units max at 40 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Fort Village

Location: Truman/Emma/Fort/Amelia

AK #: 1027812, 1027839

Zoning: HMDR

Flood Zone: AE-7

Land Area: 3.71 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 84 units

Dev Potential Remaining: 0 units

Site notes:

- Public housing
- Over density (22.6 DU/acre)
- Only 81 units max at 22 DU/acre
- 148 units max at 40 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

416 Truman Avenue

Location: 416 Truman Ave

AK #: 1028011

Zoning: HMDR

Flood Zone: X

Land Area: 0.05 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 1 unit

Dev Potential Remaining: 0 units

Site notes:

- Former BCCLT property
- Over density (20.7 DU/acre)
- Only 1 unit max at 22 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

818-820 Washington Street

Location: 818-820 Washington St

AK #: 1038202, 1038211

Zoning: HMDR

Flood Zone: X

Land Area: 0.23 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 8 units

Dev Potential Remaining: 0 units

Site notes:

- Acquired in 2010
- Over density (34.8 DU/acre)
- Only 5 units max at 22 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

817-819 Washington Street

Location: 817-819 Washington St

AK #: 1038610, 1038628

Zoning: HMDR

Flood Zone: X

Land Area: 0.24 acres

Maximum Density: 16 DU/acre

Maximum Height: 30 feet

Existing Development: 8 units

Dev Potential Remaining: 0 units

Site notes:

- Acquired in 2010
- Over density (33.8 DU/acre)
- Only 5 units max at 22 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

George Allan Apartments

Location: 1200 First Street

AK #: 1051993

Zoning: MDR

Flood Zone: AE-7

Land Area: 6.18 acres

Maximum Density: 16 DU/acre

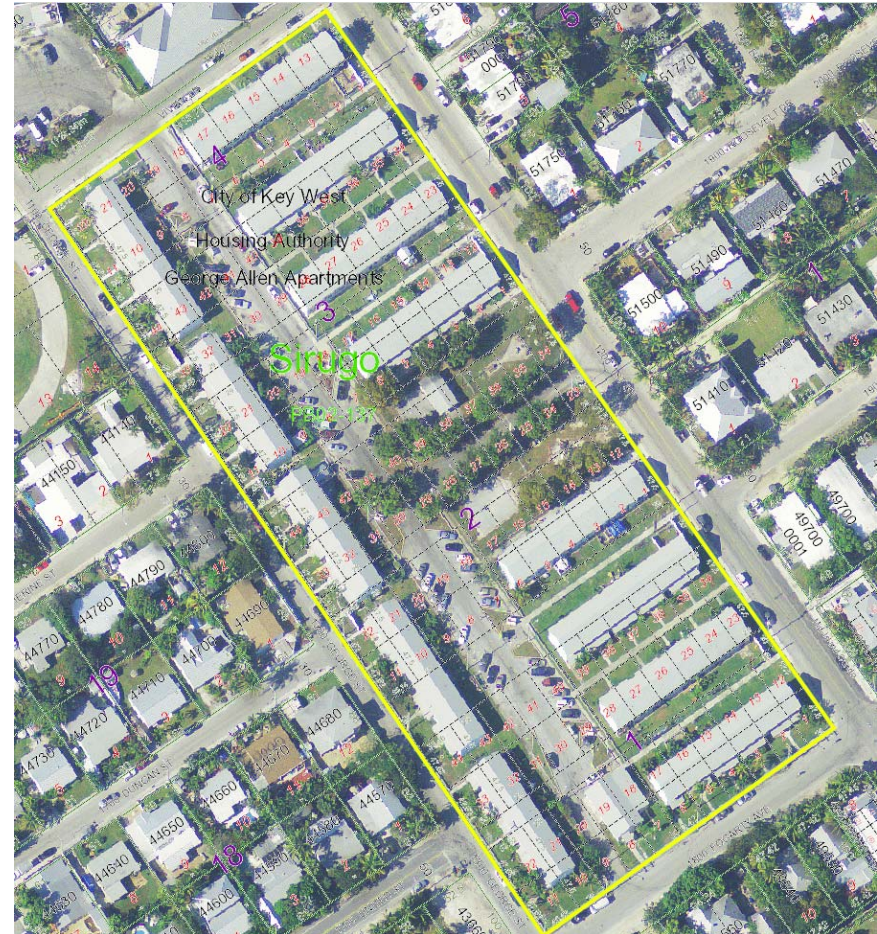
Maximum Height: 35 feet

Existing Development: 117 units

Dev Potential Remaining: 0 units

Site notes:

- Public housing
- Over density (18.9 DU/acre)
- Up to 135 total units (18 more) possible at 22 DU/acre if rezoned to HDR
- Up to 247 total units (130 more) possible at 40 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Patterson & 3rd

Location: 1225-1227 Third St,

2107-2109 Patterson Ave

AK #: 1052230, 1052248

Zoning: CG

Flood Zone: AE-7

Land Area: 0.34 acres

Maximum Density: 16 DU/acre

Maximum Height: 40 feet

Existing Development: 6 units

Dev Potential Remaining: 0 units

Site notes:

- Acquired in 2008
- Over density (17.4 DU/acre)
- Up to 7 units max at 22 DU/acre
- Residential uses are conditional use



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Poinciana Plaza

Location: 3200 Duck Avenue

AK #: 1054879

Zoning: MDR-1

Flood Zone: AE-7, AE-8

Land Area: 21.61 acres

Maximum Density: 8 DU/acre

Maximum Height: 35 feet

Existing Development: 144 units

Dev Potential Remaining: 28 units

Site notes:

- Former Navy housing
- Current density = 6.67 DU/acre
- Up to 172 total units (28 more) possible at 8 DU/acre
- Up to 345 total units (201 more) possible at 16 DU/acre
- Up to 475 total units (331 more) possible at 22 DU/acre
- Up to 864 total units (720 more) possible at 40 DU/acre



POTENTIAL WORKFORCE HOUSING LOCATIONS

KWHA-OWNED PROPERTY

Senior Citizen Plaza

Location: 1400 Kennedy Drive

AK #: 1067920

Zoning: RO

Flood Zone: AE-7

Land Area: 6.57 acres

Maximum Density: 16 DU/acre

Maximum Height: 35 feet

Existing Development: 199 units

Dev Potential Remaining: 0 units

Site notes:

- Over density (30.3 DU/acre)
- Only 144 units max at 22 DU/acre
- 262 units max at 40 DU/acre

