

MEMORANDUM

Frederick Douglass Gym Annex

Proj. No. 160D02

March 30, 2018

To: James Bouquet PE, Patrick Wright AICP

From: Andrew M. Hayes, AIA

Cc: File

Re: Response to Informal Planning Comments

Gentlemen:

It is necessary to review some important milestones and guidance that occurred prior to the submission of the conceptual massing study that was provided for review recently.

Our firm was engaged to conduct a planning and design conceptual study for this project in the fall of 2016. On April 6, 2017 this potential project was an agenda item for discussion at the Bahama Village Redevelopment Advisory Committee (BVRAC) meeting. Commissioner Lopez introduced the project and gave an overview of potential goals for the project. We provided a survey asking for input on the potential programming for the facility. At the meeting we received two specific comments in the form of action items from the committee:

- general planning and design of the Annex should align with the guidance spelled out in the Bahama Village Visioning Plan
- ADA accessible parking be located immediately adjacent to the proposed Annex building to be completed as Phase II of the capital improvements to the site

Within a few weeks of that meeting, and again on February 28, 2018, Engineering Department staff provided copies of the portion of the Visioning Plan (pp. 43-47) pertaining to this project. Several significant observations from the document need to be noted. All of the proposed site plan configurations in the visioning document include two elements;

- a parking lot for approximately 10 cars at the south end of the site
- a centrally located outdoor courtyard with buildings on two sides

Subsequent meetings and conversations with various stakeholders and City staff validated the courtyard was an essential component of the project. However, due to challenges with the non-conforming nature of the of the existing construction, and City of Key West land use ordinance requirements, it became clear that the parking load would be larger than the Visioning Plan anticipated. Due to this it was agreed amongst key City staff

managing the project, that parking should be relocated across Fort Street to the existing parking lot controlled by the City with, only ADA accessible parking to remain on the Frederick Douglass Gym parcel.

On March 2, 2018 several feasibility/massing studies were provided to the Engineering Department. A coordination meeting was held with Commissioner Lopez and h|c architects received some comments back regarding the preferred concept. Revisions to the preferred concept were completed and forwarded back to City Staff, including the Planning Department. Around March 16, 2018, informal comments were received back from the Planning Department.

The below bullet points summarize underlying (in some cases conflicting) guidance received by h|c architects. Also, highlighted are actions taken to balance conflicting guidance/comments in an attempt to create a design concept that achieves, as much as possible, all of the various guidance, perspectives and constituent goals;

- Site Design & Tree Protection
 - the Visioning Plan document showed a parking lot at the south end of the parcel that would have obliterated the memory garden; all parking except for ADA parking has been relocated across Fort Street
 - the Site Plan presented maintains all of the large trees except for tree #12 which will be relocated and relocates two smaller trees, #10 and #11, recently installed
 - the dumpster will be relocated from the SE corner of the property to behind the building near the generator
 - The ADA parking is placed near the entry to the Annex as it is most likely handicap users of the facility will be utilizing services in the Annex as opposed to the Gym
- Urban Design & Building Massing
 - The two-story height of the proposed annex building shown in the preferred concept has been reduced from 30 feet to 24 feet, as 12 foot floor-to-floor heights are necessary in institutional buildings such as this to allow for structural member depth and depth of HVAC ducts running perpendicular to the structural framing
 - The scale of the proposed curved entry has been reduced by 50 percent to allow the curved entry element at the Gym entrance to be dominant
 - The proposed building has been shifted 10 feet to the north to move it away from the memory garden

Attachments: Concept Massing Study v2

Copies: ☒ File ☒ Owner ☒ Others _____