

## Sue Harrison

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**From:** Cheri Smith  
**Sent:** Tuesday, March 03, 2015 2:41 PM  
**To:** Sue Harrison  
**Subject:** FW: March 3, 2015 City Commission Meeting, Item # 19 Parking Garages at Two Old Town Locations

**From:** Roger McVeigh [mailto:rogermcveigh@bellsouth.net]  
**Sent:** Tuesday, March 03, 2015 2:39 PM  
**To:** Roger McVeigh  
**Subject:** March 3, 2015 City Commission Meeting, Item # 19 Parking Garages at Two Old Town Locations

Honorable Commissioners,

We would respectfully request you carefully consider saving scarce City financial and staff resources in determining your action on this item.

We believe this can easily be accomplished by separating the two potential multi-level parking garage design build-engagements, and delaying the use of any resources on the potential site at Angela and Simonton Streets.

We believe the action of separation is appropriate and preferred because the two sites have very different characteristics with respect to: (1) location (proximity to the core entertainment district), (2) neighborhood character of the immediately adjacent properties (for example the contiguous blocks of 500, 600, and 700 Simonton Street and 600 Angela and Southard Streets are dominated with residential uses), and the (3) physical shape and obstacles (zoning) complicating any multi-level structure (odd shape and physical placement of the beautiful new Old Town Fire Station in the center of the parcel) on the Angela and Simonton Street site.

The deferral of the expenditure of any financial or staff resources on the Angela and Simonton Street site is further supported by the following facts and other considerations:

Financially, it is not possible for any reasonable projections to support the investment that would be required. This can and has already been determined by your very capable City Staff (Don Craig, Terrence Justice and John Wilkins can confirm this). The expansion of the parking availability from the approximately 65 to 70 spaces (expected to be available in the next 60 days after being off-line for approximately 16 months) will cost at least \$35,000 per space and will likely be limited to two stories (if neighborhood set back and height limitations are respected). If the City determines it is possible to physically double the capacity to 140 spaces, the investment approaches \$2.5 million. Annual revenue from the most recent year available (2013) derived from this previous approximate 90 space lot was less than \$300,000 annually. The lot had never exceeded a 46% utilization rate (or an average of 41 spaces used). How is it possible for incremental revenues derived from expanding from 70 to 140 spaces to support an investment of several million dollars when more than 70 spaces will be used very infrequently?

Notwithstanding this, the City's has a limited pool of available capital resources for projects such as this. Investment in additional parking capacity at Simonton and Angela Street, which may not even be used, ranks as a much lower capital priority than many other City needs for capital funds related to the DOT facility and the new City Hall, as well as capital resource needs for undertaking the long stalled development of the Truman Waterfront Property and the development of affordable housing (not to mention the long deferred infrastructure maintenance and paving on our basic streets and roads).

Why not allow the City's residents to enjoy the completion of the well-designed Angela and Simonton Street Fire Station and Park/Parking Development (and give the neighborhood a break from the dust and noise)? The subsequent monitoring and analysis of the use of this 70 space parking resource will not prevent the City from reevaluating whether any expansion of parking capacity in the future makes economic sense.

Thank you for your careful consideration

Sincerely yours,

Roger & Cindy McVeigh

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