



## THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

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**TO:** Jim Scholl, City Manager  
E. David Fernandez, Asst. City Manager – Operations  
Mark Finigan, Asst. City Manager - Administration

**FROM:** Doug Bradshaw, Senior Project Manager

**DATE:** May 13, 2011

**SUBJECT:** Funding Approval for Duck Ave/Poinciana Housing Parking Lot.

**ACTION STATEMENT:**

A resolution approving use of Traffic Impact fees not to exceed \$150,000 for parking lot construction on the City owned Poinciana Housing land to compensate for loss of on-street parking due to the Duck Ave. sidewalk construction projects.

Construction of the parking lot must still go through the planning process and obtain the required approvals.

**BACKGROUND:**

The City is currently in the design phase of upgrades to Duck Ave including the addition of sidewalks from 14<sup>th</sup> street to South Roosevelt Blvd. The projects are being funded by the FDOT Safe Routes to School 2009 grant program and the American Recovery and Reinvestment Act (ARRA) of 2009.

Parking along Duck Ave. especially in the 14<sup>th</sup> to 17<sup>th</sup> street blocks is somewhat unorganized with residents and businesses parking head on into their properties. This causes them to back blindly into Duck Ave and possibility into the path of both vehicles and bicyclists. The addition of the sidewalk will organize the parking and provide parallel parking.

The installation of the sidewalks and parallel parking does eliminate parking spaces for both residents and businesses along Duck Ave. When the City undertakes a road/sidewalk project that reduces the number of current parking spaces, the City looks at alternatives to replace those lost spaces. With the Duck Ave. project, staff estimates approximately 20 spaces are being lost mainly between 16<sup>th</sup> to 17<sup>th</sup> Street. Staff is proposing the construction of a 21 space parking lot on the City owned Poinciana Housing complex property (see attached drawing). The existing chain link fence will be relocated to the ends of Buildings 1616, 1617, and 1618 of the homeless provider section of Poinciana Housing. The entrance to the parking lot will be to the east of building 1616

and will exit onto the Aids Help new access road. The lot will provide overflow parking for the adjacent facilities and surrounding neighborhood.

**PURPOSE & JUSTIFICATION:**

Replaces parking spaces lost during the Duck Ave. project.

**OPTIONS:**

There are two (2) options:

1. Approve use of Traffic Impact fees not to exceed \$150,000 for parking lot construction on the City owned Poinciana Housing land to compensate for loss of on-street parking due to the Duck Ave. sidewalk construction projects.
2. Do not approve funding for parking lot construction on the City owned Poinciana Housing land.

Option 1 allows City Staff to complete the design and begin taking it through the planning process for the required approvals.

Option 2 eliminates approximately 20 parking spaces along Duck Ave.

**FINANCIAL IMPACT:**

The estimated cost of the project with an 18% contingency is \$150,000. There are some unknown costs associated with the connection to the unfinished road at the Aids Help entrance which is the reason for the contingency. Currently the traffic impact fee budget line item (102-4102-541-9900) has an unallocated budget of \$280,000 which would fund the project.

**RECOMMENDATION:**

City staff recommends option # 1: Approve Traffic Impact fees funding not to exceed \$150,000 for parking lot construction on the City owned Poinciana Housing land to compensate for loss of on-street parking due to the Duck Ave. sidewalk construction projects.