



EXECUTIVE SUMMARY

To: Bahama Village Redevelopment Advisory Committee (BVRAC)

Through: Mark Finigan, Assistant City Manager
Donald Leland Craig, AICP, Planning Director

From: Nicole Malo, Planner II

Meeting Date: August 23, 2012. Special Meeting

RE: Future Community Projects and Programs– additional information

Background

On August 3, 2012 the Bahama Village Redevelopment Advisory Committee reviewed five preliminary scopes of work prepared by staff for preferred projects recommended by the Committee at a meeting held on June 7, 2012. The Committee directed staff to develop specific projects that will be considered for 2013 TIF funding recommendation to the CRA. The five projects, listed below, were identified by the Committee to be their highest priority for potential TIF project ideas voted on. Staff is now asking the Committee to rank the most favored projects, based on the TIF project review criteria in the tables provided and the upcoming total fund balance of \$850,000.

Please review the preliminary scope of work for each of the proposed projects in this report and fill out the ranking forms provided has coordinated existing resources in order to provide the following analysis including preliminary scope of work, estimated project cost and duration of funding commitment for each of the recommended project ideas below.

Recommended Projects

1. 2010 Bahama Village Connectivity Project – Petronia Street

This proposal allows the Redevelopment Agency to utilize an existing, fully developed and publicly vetted plan to create significant improvements to Bahama Village's only commercial corridor (attachment 1).

The project proposes a holistic approach to improving the district from the ground up. Completing the entirety of the project will have the greatest overall impact on the Tax Increment Fund by improving infrastructure and attractiveness, thereby creating a more desirable location for new businesses and clientele that positively affects property values within the district. As part of a neighborhood business improvements incentive the

Committee should be considering following up in future years with small business incentive loan programs.

The proposed improvements stretch from the Duval Street intersection to Fort Street. The plan includes a more thoughtful and safe entry design that utilizes the intersection of Duval and Petronia Street to inform the visitor of their arrival to Petronia Street and to pass unobstructed on foot or vehicle onto Petronia Street is proposed. In addition new landscaping, signage and furniture improvements will create a positive pedestrian experience and facilitate connectivity into the Village and to the Truman Waterfront. Proposed traffic calming design will help manage potential Truman Waterfront Park traffic. Further, the proposed drainage and traffic improvements will improve stormwater runoff and facilitate traffic flow on adjacent properties and streets. It is the intention of the City to complete the entire BV Connectivity Project when funds become available; therefore, funding the Petronia Street portion should facilitate the future improvements to additional arteries of the Village.

Portions of the project are inextricably linked, and for the most efficient use of the tax dollars, should be completed together, including: drainage, parking, paving, sidewalks, landscaping, and lighting. Signage and street furniture can be omitted from the project but provide minimal cost savings and diminish the corridor appeal and connectivity effort.

As part of the plan the Committee may wish to consider a pedestrian only component to Petronia Street such as installing electrically activated retracting bollards at the entry to Petronia Street to facilitate street closure for special events, or even on a daily basis during the days or evenings, or on weekends.

Cost Commitment

Total project cost estimate \$1.1 million dollars; however, as the 2010 Plan is revisited the cost may be adjusted for inflation. Options for funding the project include dedicating the entire fund to the project this year with the understanding that portions of next year's budget will have to be used to complete the project. Or use a portion of this year's fund and a portion of next year's fund to complete the project. Based on the last few years of increment available it can be estimated that approximately \$450,000 if increment may be available next year; although, additional BCCLT closing revenue may also be available again.

2. Residential Home Improvements Program

Partner with an existing organization that administers home improvements programs. Staff has contacted both Habitat for Humanity (HFH) and the Housing Authority (Mayors Revolving Loan Program) regarding the administration of their residential home improvements programs.

Both organizations have existing assistance programs such as the homebuyers assistance program and home rehabilitation assistance; they leverage Grants to leverage funds; they have loan programs that provide a long term payback commitment and charge a small

percent of interest; and both organizations charge 7-8% administration fees. The commitment is for one year only. If the board is interested in allocating funds to one of these organizations on a loan basis, long term coordination is required.

- a.) The organizations however have a few important distinctions. Habitat for Humanity provides donation services that are not loan based and thus do not have to be reimbursed, such as the Neighborhood Revitalization program that was funded by the BVRAC in 2012. The organization also provides services that allow their funds to be heavily leveraged such as administering the contract work, acquisition of reduced or pro-bono architectural services, volunteer construction services, and reuse of materials. This organization can more easily utilize smaller sized donations.

Cost Commitment: \$75,000 (based on last year's request)

- b.) The Mayors Revolving Loan Fund charges 3% interest and administers loans of up to \$50,000 for one individual; administrative services are separate from the loan amount and a program would have to be tailored in order to recruit eligible BV homeowners and assist in the application process. Therefore, the allocation is requested to be significantly larger for this organization to most effectively and efficiently utilize it and may affect fewer individuals.

Cost Commitment: + \$200,000 (as discussed with the KWHO office)

3. Parking Plan – Bahama Village Residential Parking Enforcement Officer and Shared Residential Parking Plan Fort Street lot

The proposed parking plan is a multi-faceted long-term approach to resolve parking issues that creates increment and provides residential parking protections as follows:

- Establish and fund a parking enforcement officer that that is limited to the CRA boundary where ticketing fees are returned to the enforcement and improvements program. If effective, the officer's wages may be paid out of the fund in upcoming years and it may also serve to improve the program such as funding improvements to signage, painting or callay machines;
- Collect data obtained by the parking enforcement officer to help create a comprehensive parking plan for the district in the future;
- Identify areas within the district to add parking meters; and
- Use new Fort Street lot for mixed long-term residential parking program and a short-term metered parking program. Provide free parking passes to district residents and install parking meters to collect fees from visitors without residential passes. Parking fees are collected back into the TIFF. Sixty (60) spaces are proposed.

Cost Commitment

- One – two full time Parking Enforcement Officer/s including benefits - \$40,000 each. Consider multi-year commitment based on effectiveness of Parking Fund;
- Callay machine purchase and installation for Fort Street lot: \$10,000.

Total: \$50,000 or \$90,000 based on two full time employees (7 days a week)

4. BV Maintenance Staff

Establish and fund a Bahama Village maintenance staff position that services BV CRA lands only with particular attention to the cleaning of right-of-way debris and landscaping. This position would be a multi-year commitment.

Cost Commitment

One full time maintenance staff position including benefits: **Total \$40,000**

5. Community Garden

Staff has contacted the president of Key West's only community garden in order to understand the potential project scope, including administrative efforts, initial investment and ongoing costs. According to statements provided by the president and available on the American Community Garden Association website creating a fertile space for a community garden is relatively simple and low cost; however, maintaining the garden and collecting, training and managing its members will take at least one organized individual with the support of a handful of committed community gardeners. Administrative funds may be necessary (attachment 2).

At this point staff does not have a committed property location or administrative organization member. Three potential sites have been identified the 1200 block of Emma Street including a vacant property in the middle of the block, the Housing Authority property at on the northeast corner of Truman Avenue and the vacant lot across the street on the Southeast corner (attachment 3).

Because this project is truly a community effort, staff recommends that the Commission gather additional information attached herein and visit the American Community Gardening Association website at <http://www.communitygarden.org/> to help develop this potential resource.

The potential uses of the community garden are endless, for example, as part of the Truman Waterfront community recreation center a commercial kitchen is proposed where a culinary program is possible. Therefore, the long-term goal of a community garden organization may be to provide fresh produce for the potential culinary program or a farmers market. Therefore, the initial organization efforts are critical if there is a larger vision for the garden. Please visit the following websites to see the types of community programs that have been developed around community gardens in Florida.

- <http://www.sequil.com/index.php/LEED-for-Homes-Gold-Certified-Verde-Gardens-Homestead-Florida.html>
- <http://www.sequil.com/index.php/Verde-Fresh-Market.html>

Cost Commitment

First year startup fee: \$3,000 - \$5,000

Staff Member: \$20,000

Future year's maintenance fees and watering bills: less than \$3,000

Future Year Staff Member: \$20,000

Total: \$25,000

Estimated Projected Cost Commitment					
	Petronia Street Improvements	Residential Home Improvements Program	Parking Plan	BV Maintenance Staff	Community Garden
Cost Commitment	\$1.1 million	\$75,000 minimum	\$50,000-\$90,000	\$40,000	\$25,000
Multi-year Commitment	Likely	No	Likely	Yes	Yes
		Total Available	\$850,000		

Summary

In summary, this report provides a synopsis of the potential cost for each of the agreed upon potential projects for 2013 TIF funding. In order to create a viable project(s) fully developed and thus recommendable for tax funding to the CRA, staff must continue to develop these projects in conformance with similar TIF Application standards and guidance from the Committee.

Attached please find the Objective Criteria and associated Table and the Guiding Principles for Redevelopment within the BV subarea and associated Table to guide the ranking process. Please consider this year’s budget total when ranking the projects and that additional applications will be forthcoming from the public and will be considered by your board for the same amount of funding based upon the CRA Plan Criteria.



City of Key West, FL

Old City Hall
510 Greene Street
Key West FL 33040

Action Minutes - Final Bahama Village Redevelopment Advisory Committee

Thursday, August 23, 2012

5:30 PM

Old City Hall

Special Meeting

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

Call Meeting To Order

5:31 P.M.

Roll Call

Present 7 - Dr. Becker, Mr. Curtis, Ms. Mobley, Mr. Castillo, Ms. Rose, Ms. Turner, and Ms. Eables

Pledge of Allegiance to the Flag

Approval of Agenda

Action Items

- 1 Ranking the top 3 proposed project ideas for the Bahama Village Redevelopment Advisory Committee to prepare an application for the 2013 funding cycle.

Sponsors: Mr. Craig

Attachments: [Executive Summary](#)
[*Large File* Excerpt 2012 BV Connectivity Project Petronia Street American Community Garden Association](#)
[Emma Street Aerial photo](#)
[Objective Criteria and Ranking Table](#)
[Guiding Principals and Ranking Table](#)

A motion was made by Member Castillo, seconded by Ms. Eables, to accept the Ranking of Ideas with 1.) Residential Home Improvement, 2.) Connectivity Project and 3.) Community Garden and that the Action Item be Approved. The motion carried by the following vote:

Yes: 7 - Member Becker, Member Curtis, Member Mobley, Member Castillo, Ms. Rose, Madam Chair Turner, and Ms. Eables

Adjournment

6:17 P.M.



PETRONIA STREET - OPINION OF PROBABLE CONSTRUCTION COSTS
Roadway, Drainage, Landscape, Hardscape, and Roadway Lighting

"The Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinion of probable costs."

ROADWAY PAY ITEMS					
PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
101-1	MOBILIZATION	LS	1	\$40,000.00	\$40,000
102-1	MAINTENANCE OF TRAFFIC	LS	1	\$30,000.00	\$30,000
104-10-3	PREVENTION, CONTROL & ABATEMENT OF EROSION AND WATER POLLUTION	LS	1	\$20,000.00	\$20,000
108-1	AS-BUILTS	LS	1	\$15,000.00	\$15,000
110-1-1	CLEARING & GRUBBING	LS	1	\$35,000.00	\$35,000
110-1-1A	CLEARING & GRUBBING (SELECT)	LS	1	\$15,000.00	\$15,000
120-1	REGULAR EXCAVATION	CY	1,691	\$8.00	\$13,528
120-8	EMBANKMENT	CY	8	\$15.00	\$120
160-4	TYPE "B" STABILIZATION	SY	1,839	\$2.50	\$4,598
285-704	CEMENTED COQUINA BASE (LBR 100) (5")	SY	59	\$17.50	\$1,033
285-704A	CEMENTED COQUINA BASE (LBR 100) (10")	SY	1,921	\$25.00	\$48,025
327-70-1	MILLING EXISTING ASPHALT PAVEMENT (1" - 6" AVG. DEPTH)	SY	723	\$4.00	\$2,892
334-1-13	SUPERPAVE ASPHALTIC CONCRETE (TRAFFIC C)	TN	150.5	\$175.00	\$26,338
337-7-32	ASPHALTIC CONCRETE FRICTION COURSE (TRAFFIC C, FC-9.5, RUBBER)	TN	108	\$200.00	\$21,600
425-1-201	INLETS (CURB) (TYPE P-9) (<10')	EA	9	\$3,000.00	\$27,000
425-1-205	INLETS (CURB) (TYPE P-9) (PARTIAL)	EA	1	\$3,000.00	\$3,000
425-2-61	MANHOLES (P-8) (<10')	EA	2	\$2,100.00	\$4,200
425-5-1	MANHOLE - ADJUST (UTILITIES)	EA	5	\$600.00	\$3,000
425-6	VALVE BOX - ADJUST	EA	5	\$300.00	\$1,500
430-174-118	CONC. PIPE CULVERT (18" SD)	LF	163	\$80.00	\$13,040
430-174-124	CONC. PIPE CULVERT (24" SD)	LF	138	\$90.00	\$12,420
430-174-215	CONC. PIPE CULVERT (12"X18"SD)	LF	116	\$75.00	\$8,700
520-1-10	CONCRETE CURB & GUTTER (TYPE F)	LF	3,173	\$30.00	\$95,190
520-2-8	CONCRETE CURB (HEADER) (12")	LF	388	\$15.00	\$5,820
520-2-9A	CONCRETE CURB (HEADER) (24")	LF	28	\$15.00	\$420
520-3	VALLEY GUTTER (CONCRETE)	LF	76	\$20.00	\$1,520
522-1	CONCRETE SIDEWALK, 4" THICK	SY	733	\$60.00	\$43,980
522-2	CONCRETE SIDEWALK, 6" THICK	SY	296.7	\$70.00	\$20,769
526-1-2	ARCHITECTURAL PAVERS (ROADWAY)	SY	1,460	\$95.00	\$138,700
526-1-2A	ARCHITECTURAL PAVERS (REMOVE AND RESET)	SY	146	\$125.00	\$18,250
660-2-106	LOOP ASSEMBLY (F&I) (TYPE F)	AS	3	\$1,000.00	\$3,000
1050-12-220	UTILITY PIPE RELOCATE (PVC) (6") (WATER)	LF	30	\$95.00	\$2,850
1080-15	METER BOX (ADJUST)	EA	30	\$575.00	\$17,250
ROADWAY SUBTOTAL =					\$693,742

SIGNING & PAVEMENT MARKING PAY ITEMS					
PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
700-20-11	SINGLE POST SIGN, (F&I) (LESS THAN 12 SF)	AS	22	\$475.00	\$10,450
700-20-11A	BUS STOP WAYFINDING SIGN	AS	1	\$1,200.00	\$1,200
700-20-11B	PEDESTRIAN WAYFINDING SIGN	AS	1	\$4,500.00	\$4,500
700-20-11C	VEHICULAR WAYFINDING SIGN (SINGLE POST)	AS	2	\$6,000.00	\$12,000
711-11-121	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (6")	LF	1,505	\$1.50	\$2,258
711-11-123	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (12")	LF	245	\$2.00	\$490
711-11-125	THERMOPLASTIC (STANDARD) (WHITE) (SOLID) (24")	LF	165	\$4.00	\$660
711-11-160	THERMOPLASTIC (STANDARD) (WHITE) (MESSAGE)	EA	20	\$300.00	\$6,000
711-11-221	THERMOPLASTIC (STANDARD) (YELLOW) (SOLID) (6")	LF	450	\$3.00	\$1,350
SIGNING & PAVMT MARKING SUBTOTAL =					\$38,908

LANDSCAPE PAY ITEMS					
PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
519-78	STREET BOLLARD	EA	12	\$225.00	\$2,700
519-78A	BIKE BOLLARD	EA	3	\$200.00	\$600
570-1-2	PERFORMANCE TURF (SOD) (COMMON BERMUDA)	SY	551	\$5.00	\$2,755
570-1-2A	MULCH	CY	9.7	\$45.00	\$437
570-1-2B	TOPSOIL	CY	88	\$15.00	\$1,320
580-1-1A	LANDSCAPE COMPLETE (SMALL SHRUBS)	EA	908	\$10.00	\$9,080
580-1-1B	LANDSCAPE COMPLETE (SMALL/MEDIUM PLANTS)	EA	6	\$350.00	\$2,100
721-74-1	TRASH RECEPTACLE	EA	2	\$500.00	\$1,000
721-75-1	BENCHES	EA	2	\$2,500.00	\$5,000
721-77	BIKE RACK	EA	3	\$750.00	\$2,250
721-99	FLEXI-PAVE (2" THICK) (COLOR-REDWOOD)	SY	43.4	\$65.00	\$2,821
LANDSCAPE SUBTOTAL =					\$30,063

LIGHTING PAY ITEMS					
PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
715-2-11	CONDUIT (PVC SCHEDULE 40-2") UNDERGROUND	LF	1,376	\$15.00	\$20,640
715-4-300A	LIGHT POLE COMPLETE (FURNISH & INSTALL)	EA	31	\$6,500.00	\$201,500
715-7-11	LOAD CENTER (SECONDARY VOLTAGE)	EA	1	\$7,500.00	\$7,500
715-14-11	PULL BOX (CONCRETE) (ROADSIDE)	EA	18	\$75.00	\$1,350
LIGHTING SUBTOTAL =					\$230,990

ALTERNATE BID ITEMS					
PAY ITEM NO.	DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
526-1-2B	ASPHALTIC CONCRETE CROSSWALKS	SY	1,460	(\$60.00)	-\$87,600
ALTERNATE BID SUBTOTAL =					(\$87,600)
GRAND TOTAL =					\$993,702
CONTINGENCY =				10%	\$99,370
PROJECT TOTAL =					\$1,093,072

Pay Item Footnote:

1. Opinion of probable cost (OPC) is based upon 100% construction plans dated February 2011.



NEW LIGHT POLES AND BASE TO MATCH EXISTING

HISTORIC REPLICA LED FIXTURE WITH FULL CUT OFF (FINAL VENDOR SELECTION TBD BY CITY AND KEY WEST LIGHTING TASK FORCE)



EXISTING HISTORIC FIXTURE

STREET LIGHTING



EXISTING LITTER RECEPTACLE



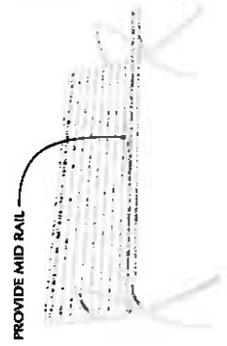
PROPOSED LITTER, BLACK WITH SIDE ENTRY DOOR



PROPOSED RECYCLING RECEPTACLE, BLACK, WITH SIDE ENTRY DOOR

MANUFACTURER TO BE WASAU TILE SERIES MF3221, VICTOR STANLEY RB36, OR EQUAL

RECEPTACLES



PROVIDE MID RAIL

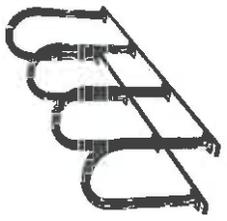


PARC VUE BENCH, IN BLACK BY LANDSCAPEFORMAS OR EQUAL

DECORATIVE BENCHES



BELSON OUTDOORS BOLLARD BIKE RACK, BLACK FINISH



BELSON OUTDOORS U2 SERIES, BLACK FINISH

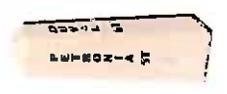
BIKE RACKS



EXISTING HISTORIC MONUMENT



EXISTING PAINTED CONCRETE POLE



WASAU OR EQUAL PRECAST CONCRETE BOLLARD / STREET MARKER WITH INSET LETTERS

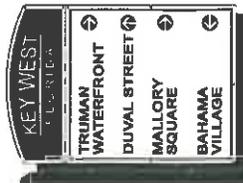
BOLLARDS / STREET MARKERS

Bahama Village - Truman Waterfront Connectivity Project

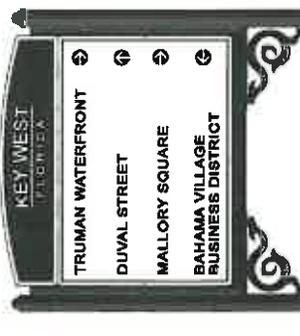
Street Furnishings 10/11/10 Draft

THE CITY OF KEY WEST, FLORIDA





1 POLE DIRECTIONAL



2 POLE DIRECTIONAL



PEDESTRIAN DIRECTIONAL



TRANSIT STOP LOCATOR



TYPICAL REGULATORY SIGN



EXISTING SIGN

Bahama Village - Truman Waterfront Connectivity Project

Wayfinding Family Options 10/11/10 Draft

The City of Key West, Florida





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Objective Criteria for Ranking TIF Appropriation Requests

These criteria are consistent with the Amended and Restated Community Redevelopment Area Plan.

Applications should be considered and ranked based on the following factors:

- A. **Compliance with the amended and restated Community Redevelopment Plan** - An applicant seeking project financial assistance must demonstrate that the recommended community redevelopment project or program is consistent with the objectives and strategies in the applicable Community Redevelopment Plan.
- B. **Need for Public Contribution of Tax Increment** - The need for a tax increment appropriation must be demonstrated to the satisfaction of advisory committee (if in Bahama Village), CRA and staff, and the CRA. Documentation, including development budgets, cash flow projections, market studies and other financial and market information should be carefully analyzed.
- C. **Amount of Tax Increment Contribution versus Private Investment** – A redevelopment proposal requesting tax increment funding assistance should, to the greatest extent possible, maximize the ratio of private investment to public contribution.
- D. **Term of Appropriation** – The length of the term of the tax increment funding assistance shall be kept to the minimum necessary to achieve the desired result. The proposed term of any tax increment funding assistance shall be fully documented.. If this appropriation is for a reoccurring program, at what point does program become self sustaining and meet measurements of success?
- E. **Development Benefits and Costs** – The direct and indirect benefits of any proposed community redevelopment project (including rehabilitation, infrastructure, redevelopment, development and programs) should, where possible, be determined and quantified based upon advancing the Primary Objectives of the Plan.

BVRAC Recommended Projects Ranking Objectives 2013 (FY 2012-2013)						
	Petronia Street Improvements; \$1.2 million	Habitat for Humanity: Residential Home Improvements Program; \$75,000	KWHA Mayors Revolving Loan Fund: Residential Home Improvements Program; \$200,000+	Parking Plan; \$50,000	BV Maintenance Staff; \$40,000	Community Garden; \$20,000
Objective 1 - Compliance with the Community Redevelopment Plan						
Objective 2 - Need for Public Contribution of Tax Increment						
Objective 3 - Amount of Tax Increment Contribution vs. Private Investment						
Objective 4 - Term of Appropriation						
Objective 5 - Development Benefits and Costs						
Total:						



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Overview: Guiding Principals for the Bahama Village Redevelopment Area Objectives November 1, 2011

The information below provides a summary of guiding principals for understanding the objectives of the Bahama Village Community Redevelopment Area (BVCRA) as extracted from the Amended and Restated CRA Plan, 2010. The information below characterizes the Vision, Objectives, and Strategies of the Bahama Village (BV) subarea and should be used to guide approvals for the Tax Increment Fund allocations.

According to the CRA Plan the area is envisioned to be revitalized and redeveloped in a manner particularly sensitive to the needs and desires of the Bahama Village community and its residents and business proprietors. In addition to the residential, retail, entertainment, institutional and commercial employment opportunities that may result from this Community Redevelopment Plan, it is envisioned that there will be an emphasis on parks, open spaces and designated civic areas for special events. In addition, general public access and multimodal connectivity within the subareas and to other areas in the City should also be considered.

The vision encompasses both residential and non-residential redevelopment and varying price ranges of housing stock. Overall quality of life is expected to increase in the subarea through revitalization and redevelopment of housing and delivery or refurbishment of infrastructure, but also by transportation improvements.

The transportation component of the vision must focus both on vehicular and pedestrian traffic. A combination of safety-conscious bicycle and pedestrian features can significantly reduce vehicular traffic. The greatest positive impact on transportation will be increasing the pedestrian and bicycle-friendly orientation of the area. Rather than having to use a vehicle for shopping, work, recreation, or visits to friends; walking, bicycling and use of intermodal or multi-model transportation will become a more favorable option. The village concept embodied in this Community Redevelopment Plan should accommodate the potential for shuttles and various forms of transit service which further reduce the vehicular demand on the roadway network.

Please note that because the fund is generated from the increases in property value of projects that increase the value of a property that will produce higher gains for the fund in the years to come. Future capital projects will continue to reverse and remove the blighting trends within the Community Redevelopment Area. Special assessments, grants and other revenues should be used to compliment or in conjunction with available tax increment to achieve stated goals. Costs or budgets should not be construed as exclusively the burden of the public sector. Private enterprise as a participant in carrying out significant portions of the Plan should be encouraged.



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The following information identifies objectives and strategies that lay the foundation for the programs and projects to be considered when implementing the goal of reducing and eventually eliminating blight in the area:

- Consider apparent benefit, value, revenues or other relevant factors.
- Focus on creating a sustainable, more energy-efficient and environmentally-friendly community located in a densely populated area of an historical island community, steeped in traditions. These fundamental concepts include:
 - Provision of vibrant and attractive gathering places for the entire community;
 - Better access to open spaces, facilities and services;
 - Pedestrian friendly street and access network;
 - Increasing and refurbishing affordable housing stock;
 - Addressing vehicular flow, parking and intermodal transportation needs;
 - Seeking opportunities to conserve water resources while creating urban landscaping opportunities;
 - Implementing crime prevention measures; and
 - Developing linkages that better integrate the Community Redevelopment Area with existing City, County and community resources.

Objective 1: Recognition of Unique Community Characteristics - Maintain and improve the historical, architectural and cultural community character by recognizing the existing mixed use and family-oriented neighborhoods and businesses, and the pedestrian-oriented connections to the larger environment of the City. Such as:

- Focus on mixed use (commercial and residential) development, in existing mixed use designated land use areas;
- Encourage small scale commercial uses;
- Discourage large scale development and redevelopment.

Objective 2: Innovative Use of Transportation, Pedestrian and Open View Corridors – Create innovative intermodal transportation strategies to address traffic circulation, reduce congestion, protect pedestrians and provide parking solutions and expand public waterfront access through:

- Improvements to existing pedestrian and bicycle connections within the subarea and between the subarea and other destinations in the City;
- Promote pedestrian-oriented mixed use areas through streetscaping, greenway and wayfinding projects;
- Develop infrastructure corridors (transportation, power, utility, pedestrian and communications).

Objective 3: Advance Housing Stocks - Re-invest in, refurbish or replace existing housing; encourage affordable and work-force housing; preserve and empower homeownership and long-term rentals for residents:

- No reduction of affordable or work-force housing;



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- Identify appropriate programs to assist in the renovation and redevelopment of housing stock;
- Ensure that the historic value of existing structures are maintained through application of existing HARC guidelines and through loan and funding programs.

Objective 4: Advance Effective and Efficient Regulatory Measures - Ensure that regulation is in place that promotes and implements the vision for the BVCRA:

- Review the Comprehensive Plan and Land Development Regulations,
- Assess permitted density for affordable housing.

Objective 5: Advance the Bahama Village Subarea - Embrace and support the unique historic social fabric of the residents of the subarea; and, encourage economic opportunities for the residents and businesses of the subarea, such as:

- Develop small scale grant programs to refurbish and maintain properties;
- Invest in community training programs for employees and meaningful employment.

Objective 6: Stimulate Public and Private Participation - Stimulate public/private interest and participation in the redevelopment of the BVCRA as a vibrant community:

- Identify incentive programs, grants and funding options, including bonds and loans, applicable to CRA objectives.

Objective 7: Innovative Development and Use of Open Space - Encourage provision, maintenance and policing of parks, recreation facilities and open public space improvements; increase recreation opportunities throughout the community, such as:

- Provide access to safe, activated, interconnected recreational opportunities, including pocket parks, greenways and recreational corridors;
- Encourage public spaces as open green space, including multimodal transportation corridors.

Objective 8: Promote Sustainable Community Redevelopment - Promote funding and delivery of programs to support the unique community of the subarea. Promote sustainable redevelopment, such as:

- Promote an open dialogue with residents, landowners, business interests and other stakeholders;
- Identify and fund programs that advance community continuity through training, educational or social programs aimed at advancing community redevelopment;
- Employ an annual process that evaluates the success and effectiveness of prior years' allocations of funds;
- Provide a five year spending plan with a special emphasis on multi-year projects and long range needs.

Objective 9: Support Community Redevelopment - Ensure that revitalization, redevelopment and new projects within the Community Redevelopment Area comply with planning review, HARC, the Tree Commission, and any other applicable local, state or federal regulatory provisions, such as:



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- Encourage review and oversight of the development of design concepts and plans proposed by any property owner to ensure the integrity of the vision articulated in the CRA Plan;
- Dedicate staff to coordinate and process all applications proposed for the CRA, and look for a means to educate and encourage all participants to develop approaches consistent with this and other Primary Objectives.

Objective 10: Emphasize a Safe and Clean Environment - Ensure that the Community Redevelopment Area is safe and clean over a period of time; identify and implement extraordinary maintenance and community policy innovation activities. Such as:

- The Community Redevelopment Act encourages “community policing innovations” including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, foot patrol, storefront police stations or intensified motorized patrol.
- The following principles shall be established to guide these programs, they include:
 - Addressing socioeconomic/urban design problems which cause, encourage or facilitate criminal activity;
 - Involve local citizens in the campaign against crime;
 - Make the local law enforcement or security approachable and trusted in order to foster an image of the community as a safe place.
- Periodically assess the numbers and types of law enforcement responses within the Community Redevelopment Area; identify problems and trends;
- Develop innovative techniques to address special needs of visitors;
- Implement crime prevention through environmental/urban design standards (CEPTED) to correct security problems such as site design, lighting and landscaping;
- Identify, execute, and coordinate special maintenance standards and programs for public facilities.

Attached please find an interactive diagram that may help guide ones understanding of how this years proposals meet or do not meet the ten objectives above.

K:\Community Redevelopment Area\2012 TIF Appropriation Requests\Guiding Principals for BV Redevelopment Objectives.doc

**Table of CRA Plan Development Objectives
Potential BVRAC Recommended Project Proposals Ranking
2013 (FY 2012-2013)**

	Petronia Street Improvements; \$1.2 million	Habitat for Humanity: Residential Home Improvements Program; \$75,000	KWHA Mayors Revolving Loan Fund: Residential Home Improvements Program; \$200,000+	Parking Plan; \$50,000	BV Maintenance Staff; \$40,000	Community Garden; \$20,000
Objective 1						
Objective 2						
Objective 3						
Objective 4						
Objective 5						
Objective 6						
Objective 7						
Objective 8						
Objective 9						
Objective 10						
Total:						