BAHAMA VILLAGE

VISIONING AND CAPITAL PROJECTS WORKPLAN

CITY OF KEY WEST AND BAHAMA VILLAGE REDEVELOPMENT ADVISORY COMMITTEE (BVRAC)

JULY 28 & 29, 2015

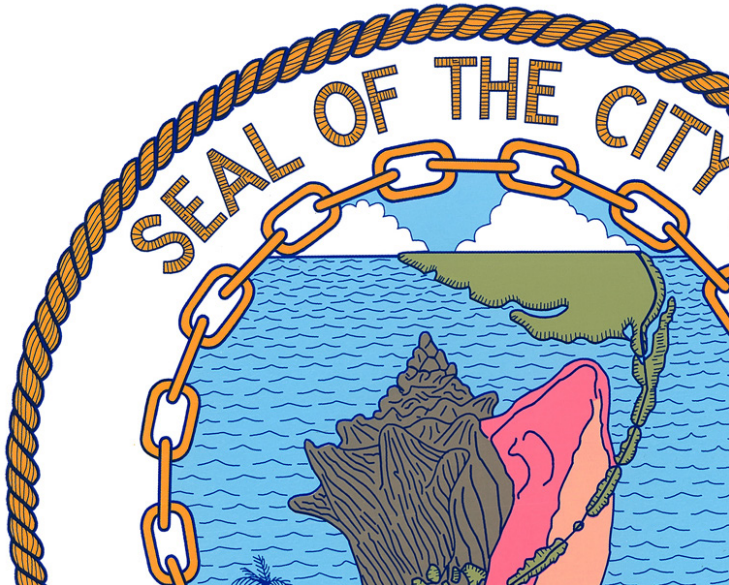
BAHAMA VILLAGE Meeting Agenda

JULY 28 AND 29, 2015

Welcome & Introductions

Agenda Items

1. Understanding Planning Goals & Objectives
2. Zyscovich/Lambert Team Scope of Work & Process
3. BVCRA Planning Area
4. Next Steps



PLANNING TEAM

LOCAL KNOWLEDGE & NATIONAL EXPERTISE

SEAL OF THE CITY OF KEY WEST, FLORIDA

BVRAC
Bahama Village Redevelopment Advisory Committee

ESTABLISHED IN 2008 BY CITY COMMISSION AS "KEEPERS" OF THE BVCRSA

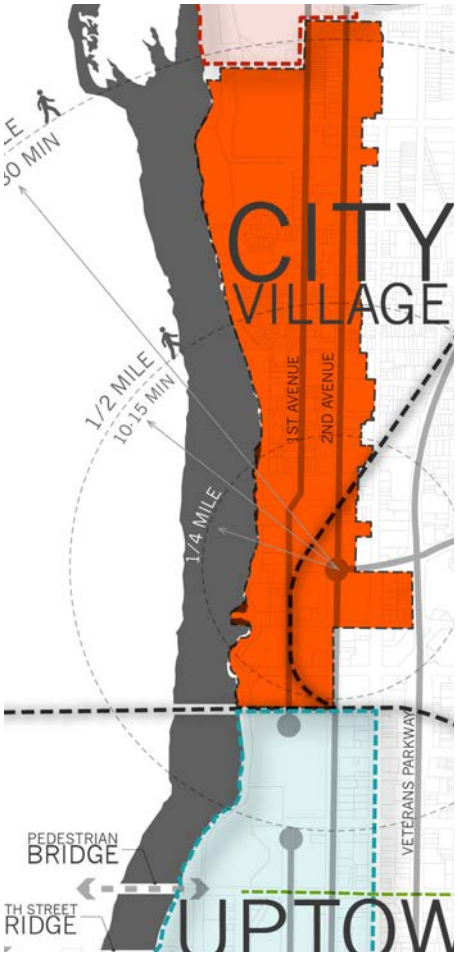
ZYSCOVICH ARCHITECTS

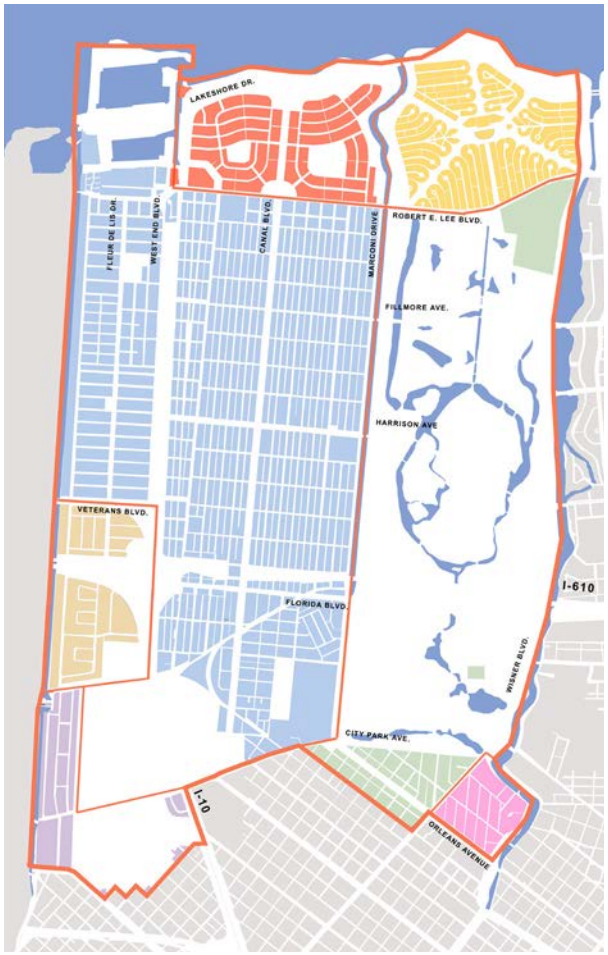
COMMUNITY ENGAGEMENT
VISIONING
MASTER PLANNING
URBAN DESIGN

Lambert Advisory

ECONOMIC
MARKET ANALYSIS
IMPLEMENTATION
GUIDANCE

UNDERSTANDING Vision = Reinvestment = Transformation

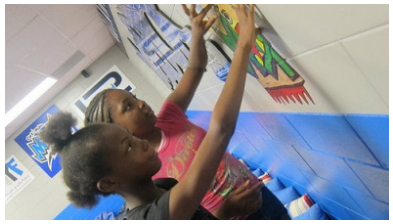
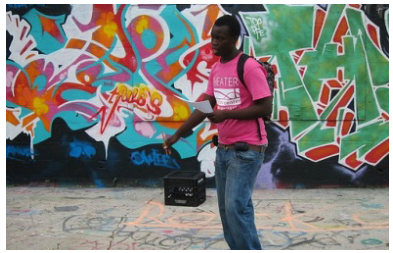




Promoting a VISION to celebrate history and urban life, sparking redevelopment in infill areas, transforming areas that need reinvestment, and establishing a sense of place and urban vitality in disinvested centers and neighborhoods

ZYSCOVICH
ARCHITECTS

UNDERSTANDING Vision = Reinvestment = Transformation

Relating public with private interests, business with residential and civic activities, and development with sound community infrastructure systems

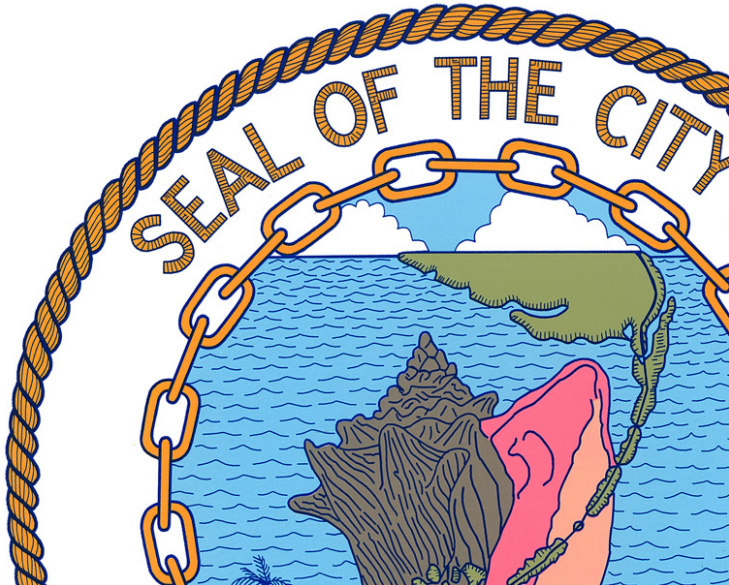
ZYSCOVICH
ARCHITECTS

BAHAMA VILLAGE CRA Today's Meeting Goals

- To learn key findings about existing conditions, opportunities and constraints
- To set a foundation for the Vision and alternative futures for Bahama Village CRA
- To reach initial consensus on priorities

INITIAL UNDERSTANDING

of CRA Vision = Reinvestment = Transformation

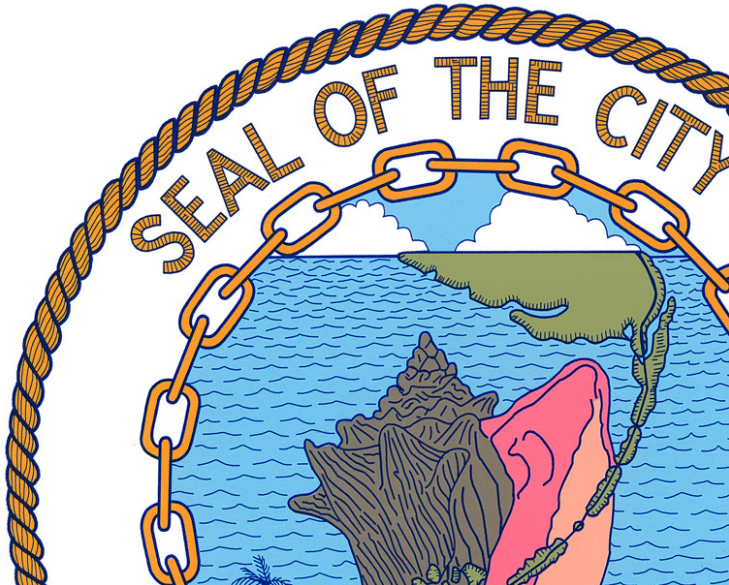


BAHAMA VILLAGE CRA General Information

- The Community Redevelopment Trust Fund (CRTF) for Bahama Village was established in 1992 for 30 years and extended in 2010 for another 30 years.

- The improvements and Community Redevelopment Trust Fund expenditures that occur within the Bahama Village Redevelopment Subarea are governed by the 2010 Community Redevelopment Plan, specifically the ten (10) Bahama Village Redevelopment Objective and Strategies (Section 4.04) and Florida State Statute for CRA's.

- The BVRAC was established in 2008 by the City Commission (Ordinance 08-018) and their responsibilities were updated in 2011 (Ordinance 11-16).



BAHAMA VILLAGE CRA Guiding Principles (10)

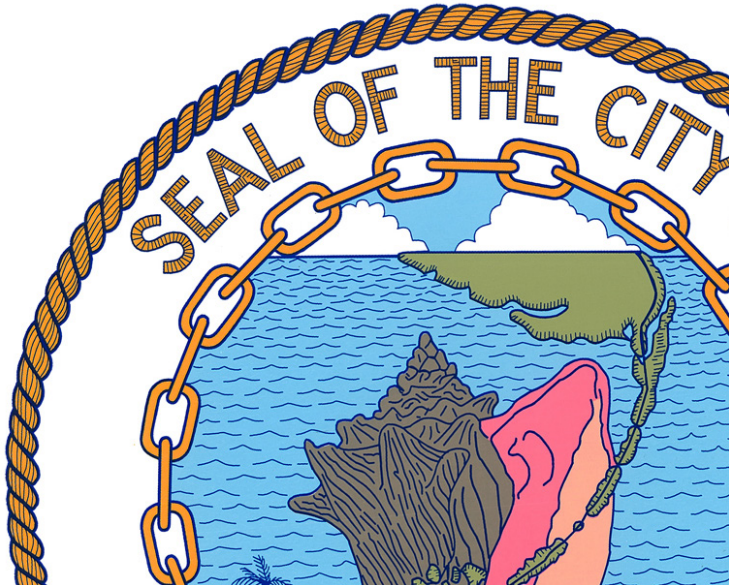
Objective 1:
Recognition of Unique Community Characteristics

Objective 2:
Innovative Use of Transportation, Pedestrian and Open View Corridors

Objective 3:
Advance Housing Stocks

Objective 4:
Advance Effective and Efficient Regulatory Measures

Objective 5:
Advance the Bahama Village Subarea



BAHAMA VILLAGE CRA Guiding Principles (10)

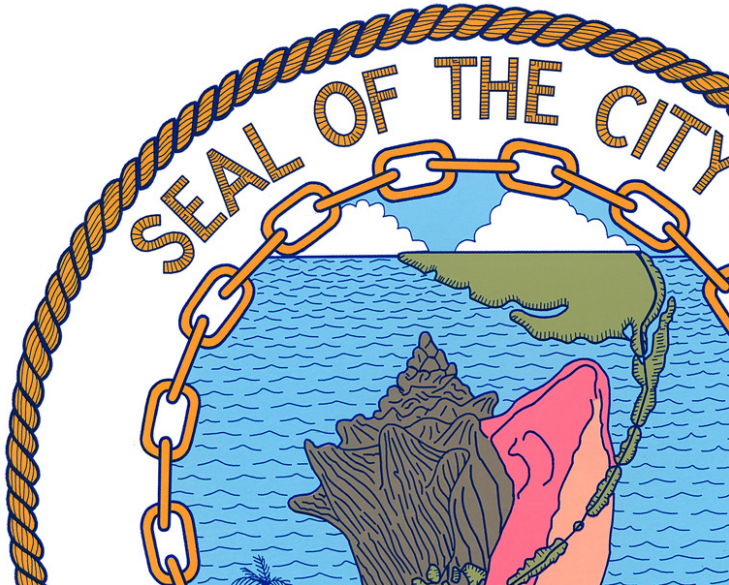
Objective 6:
Stimulate Public and Private Participation

Objective 7:
Innovative Development and Use of Open Space

Objective 8:
Promote Sustainable Community Redevelopment

Objective 9:
Support Community Redevelopment

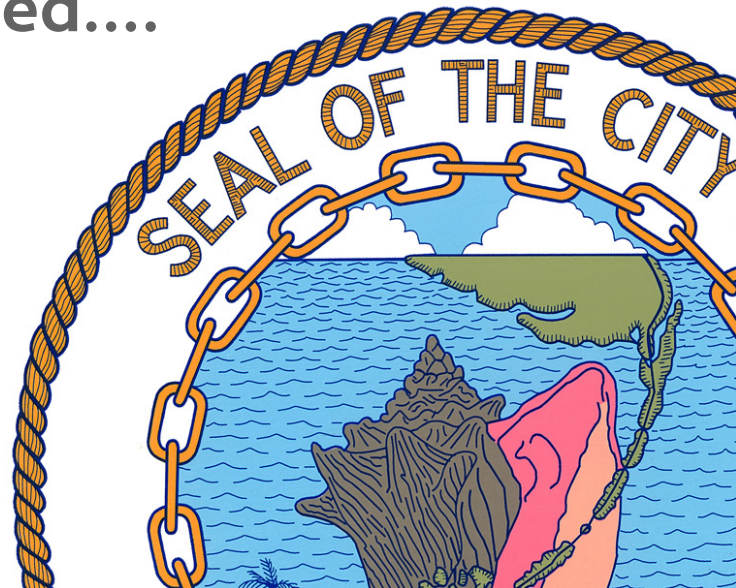
Objective 10:
Emphasize a Safe and Clean Environment



BAHAMA VILLAGE CRA Strategic Planning

Per City's RFP:

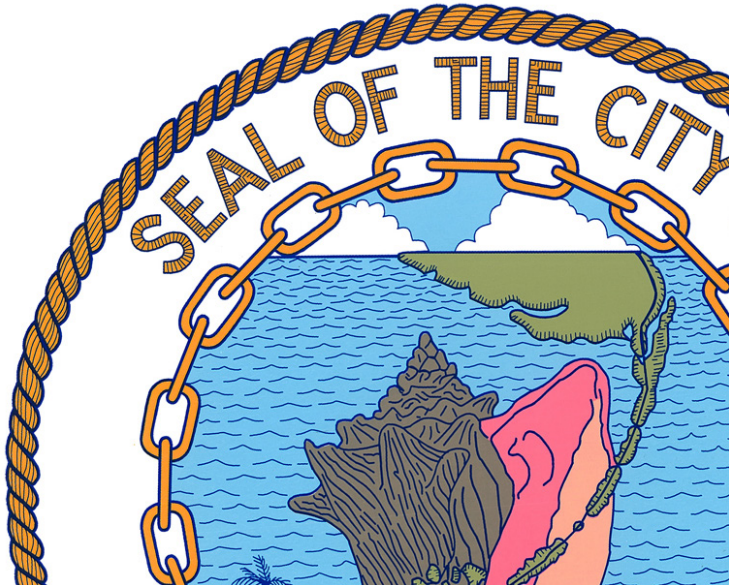
"...Although, to date **projects funded by the CRTF have contributed towards the goal of alleviating blighted conditions**, a **COMPREHENSIVE REVIEW HAS NOT BEEN COMPLETED** as to how the Objectives identified in the CRA Plan have been accomplished and to what extent specific properties identified in the Finding of Necessity have been improved...."



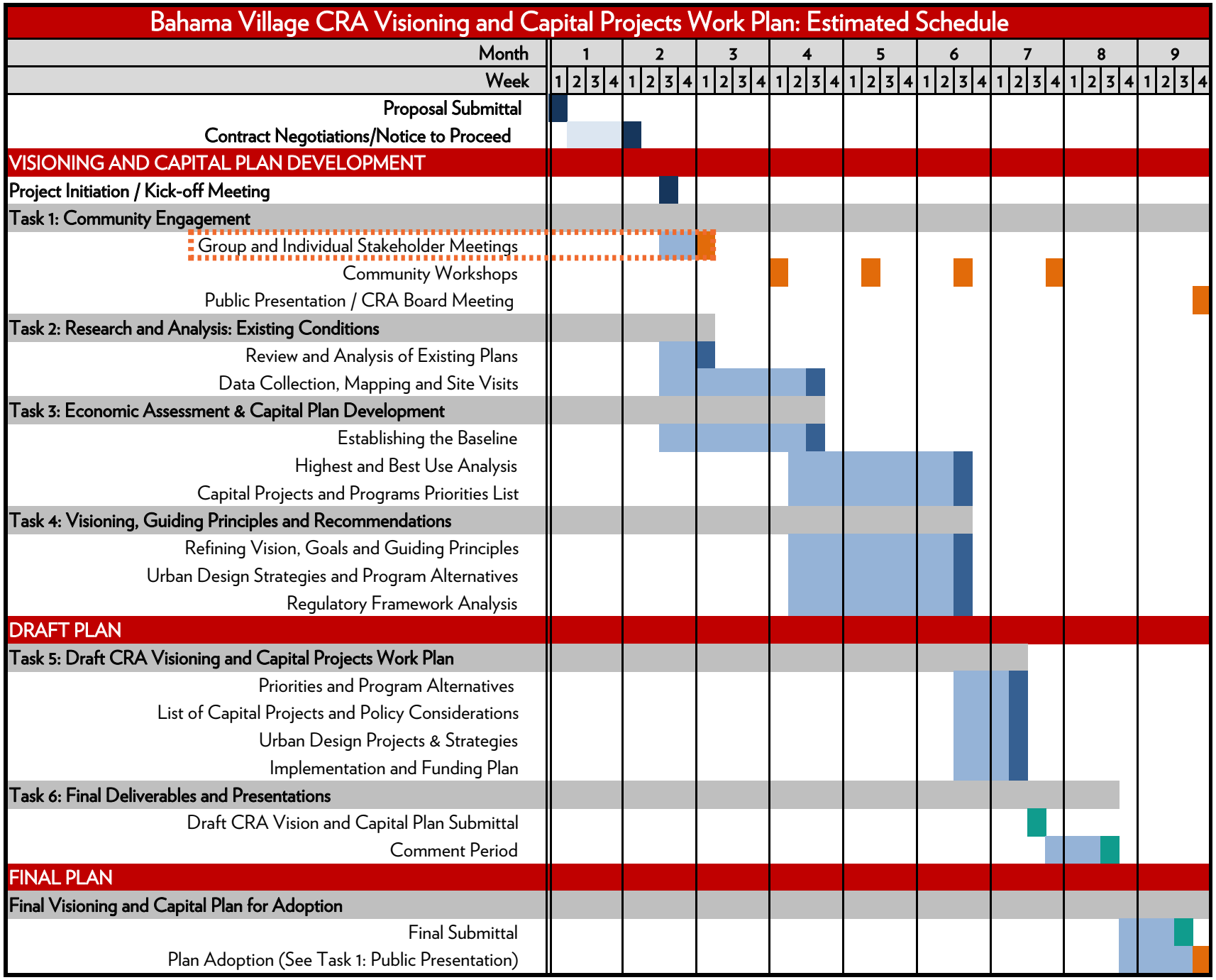
BAHAMA VILLAGE CRA Consultant Team Scope of Work

1. **BVCRA Capital Projects Prioritization list**
2. **Land Use Needs Analysis**
3. **A 25-year Financial Plan including preliminary budgets to implement the Capital Projects and/or Programs**

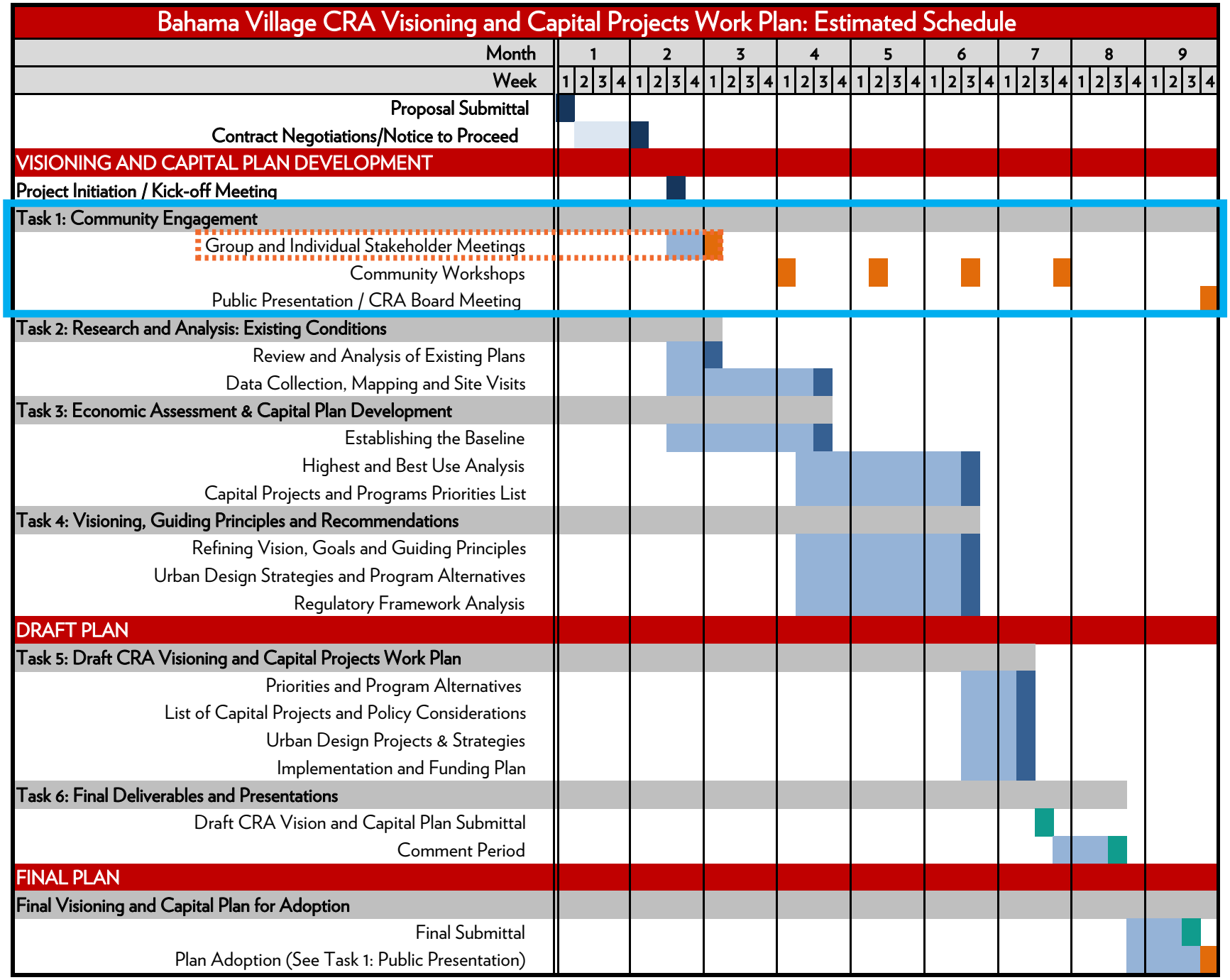
- *Innovative monetary leveraging opportunities*
- *Highest and best use analysis for the remaining 3.2 acres of the Truman Waterfront Parcel*
- *Goals achievement measurement process*
- *Consistency with the CRP and Comp Plan*
- *Strong public participation element*
- *Possible necessary Future Land Use Map and Zoning Amendments*



BAHAMA VILLAGE CRA Planning Process



BAHAMA VILLAGE CRA Planning Process



Meaningful & Engaging COMMUNITY INPUT

COMMUNITY BUY-IN

GROUP & INDIVIDUAL Stakeholder Meetings

Starting the VISIONING PROCESS with INITIAL & INFORMAL CONVERSATIONS

DAY 1 - Tuesday, JULY 28

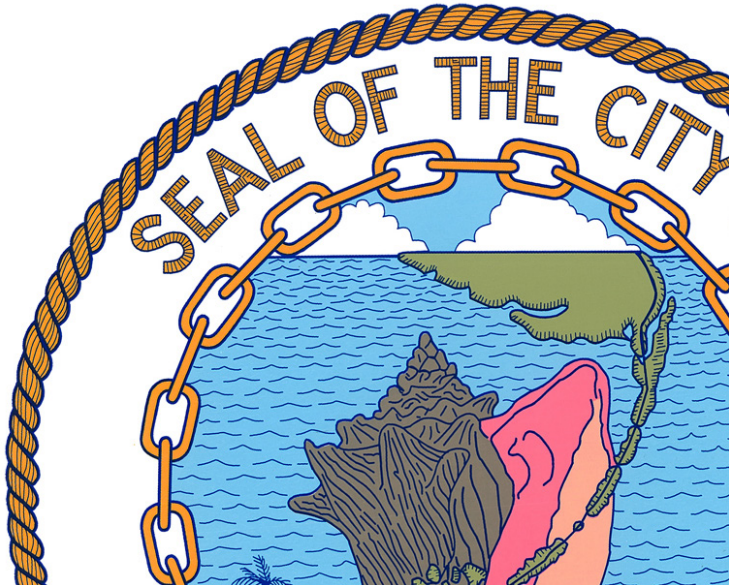
SESSION 01
A. Social Service Agencies

SESSION 02
B. Universities, Colleges, Schools
C. Health / Hospital(s)

SESSION 03
D. Developers, Real Estate, Investors

End the day with.....

COMMUNITY MEETING #1
E. Churches
F. Neighborhood Residents



GROUP & INDIVIDUAL Stakeholder Meetings

Starting the VISIONING PROCESS with INITIAL & INFORMAL CONVERSATIONS

DAY 2 - Wednesday, JULY 29

SESSION 04

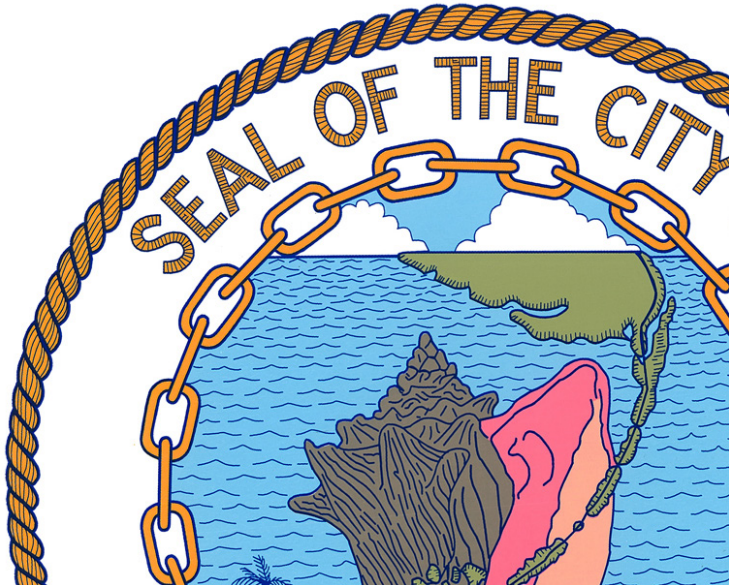
G. Non-Profits / Community Organizations
H. Arts-related or other groups

SESSION 05

I. Governmental
J. Utility Providers

SESSION 06

K. Corporations / Local Businesses / Area Employers / Chamber



BAHAMA VILLAGE CRA PLANNING AREA

LEGEND

- BAHAMA VILLAGE COMMUNITY REDEVELOPMENT SUBAREA
- FLORIDA KEYS ECO·DISCOVERY CENTER
- TRUMAN WATERFRONT PARK REDEVELOPMENT AREA
- NAVY PROPERTY

BAHAMA VILLAGE CRA PLANNING AREA

The **Bahama Village Community Redevelopment Subarea (BVCRSA)** covers an area of approximately 58 acres and is comprised primarily of residential development interspersed with churches and community facilities.

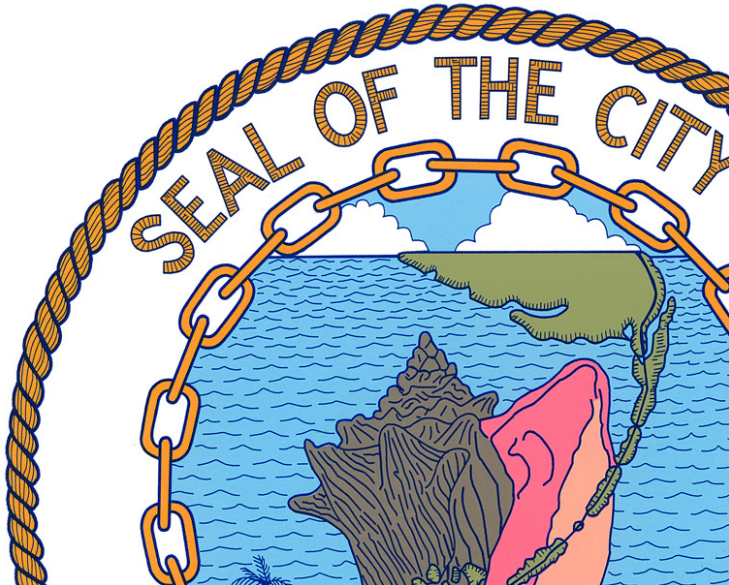
Petronia Street, a mixed use/commercial corridor runs through the BVCRSA and connects the City's main commercial artery (Duval Street) to 3.2 acres of the vacant Truman Waterfront Parcel that is located immediately adjacent to the City's future, 28 acre, Truman Waterfront Park.

LEGEND

- BAHAMA VILLAGE COMMUNITY REDEVELOPMENT SUBAREA
- FLORIDA KEYS ECO·DISCOVERY CENTER
- TRUMAN WATERFRONT PARK REDEVELOPMENT AREA
- NAVY PROPERTY

BAHAMA VILLAGE CRA Strategic Planning Issues

- Identify the greatest need and greatest potential for partnerships
- Keeping people in their homes
- Eliminating blighted conditions in housing and food deserts
- Use of limited vacant space
- Commercial growth and stabilization
- Connectivity to Duval Street and the Truman Waterfront Park



BAHAMA VILLAGE CRA Status TIF Projects (2012)

1. 2010 Bahama Village Connectivity Project - Petronia Street
2. Residential Home Improvements Program
3. Parking Plan – Bahama Village Residential Parking Enforcement Officer and Shared Residential Parking Plan Fort Street Lot
4. BV Maintenance Staff
5. Community Garden

BAHAMA VILLAGE CRA Key Questions

How do you perceive the success of BV being tied into the surrounding areas of Key West?

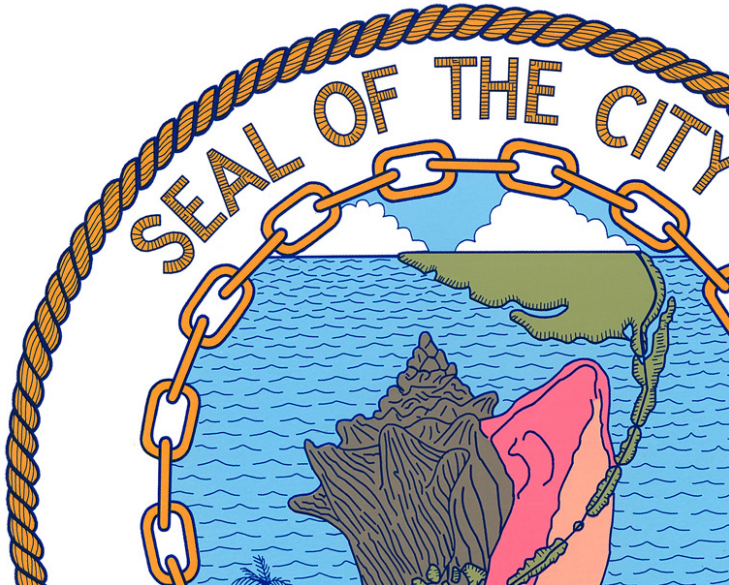
Are there any particular corridors that you think should be redeveloped to advance the BV neighborhood? Uses?

What types of expenditures do you think would be most beneficial for the area? Social services? Commercial Redevelopment? Housing?

What do you see as the balance between residents and tourists to BV? How local is Local?.....BV or all of Key West?

Can you illustrate some successes that can be attributed to the CRA efforts of recent past? Failures?

What are the points of authenticity that we can utilize to advance the PR and investment in BV? Why BV and not some other part of Old Town?



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BAHAMA VILLAGE CRA Guiding Principles (10)

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).

BAHAMA VILLAGE CRA Guiding Principles (10)

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;
- 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.

BAHAMA VILLAGE CRA Guiding Principles (10)

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.

BAHAMA VILLAGE CRA Guiding Principles (10)

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.

BAHAMA VILLAGE CRA Guiding Principles (10)

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:

- 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.

BAHAMA VILLAGE CRA Guiding Principles (10)

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.

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