



Parking Deck Study

The proposed design seeks to keep visibility of the parking structure minimized from residential streets by retreating from Angela Street, utilizing the existing landscape screen of trees and walls, and heavily borrowing visual elements of the fire station. The resulting structure is not as close or imposing as the garage and neighboring buildings torn down in the 1990's. It also converts the currently underutilized bus drop-off and public restrooms into a pedestrian plaza bounded by interesting shapes of the spiral auto ramps, landscaped berms, and the existing fire station and its curved stone ramp wall.



City of Key West Previous Parking Deck

1



Bird's eye view of Simonton Street with previous parking structure in the center.



Partial rooftop view from the south



City of Key West

Fire Station 2 - Parking Deck

2

Overview

A three-level structure is shorter than the fire station it surrounds; reaching to approximately the station's eave edge. A footprint to the north and west of the station allows most of the bus drop off to become a pedestrian plaza with easy access to the existing public restrooms. Most of the site's grading would remain as it is, with only the landscaped area immediately west of the station and a swath along the southern ramp requiring less than 2 feet of regrading. The northmost existing parking area and driveway can remain as a service access to the generators deep in the property.

The vehicular entry/exit access point into the lower deck is in the same general location as the existing main entry. It is now the ONLY access point in and out of the garage. If required, a second driveway can be added to the northwest corner, replacing the 'dead space' which is now shown as cycle parking or extra stair. This would likely result in the loss of 2-3 spaces.

For travel between levels, a single two-way ramp was not used due to the excessive size needed for proper turning radii. Two one-way ramps are added to the ends of the structure to allow continuous traffic flow up and down (refer to arrows in plan). Both ends of each ramp has the required half-slope (6%) transition from the main runs of (12%).

The typical structural bays are 36'-0". The footprint includes two external stairs at the ends of the L-shape. A third stair or utility rooms can be added at the northern corner in lieu of cycle parking. An elevator is not provided with the understanding all ADA parking spaces will be provided on the ground level.

Parking equipment at the vehicular entry/exit access points is not anticipated, allowing free flow of vehicles entering and exiting the deck. Parking payments are anticipated to be managed through pay station kiosks located near the stair towers or through a mobile application. Per the City of Key West Land Development Regulations Article VII. Off-Street Parking and Loading, 9'x18' parking spaces and 24' drive aisles are utilized for 90-degree parking.

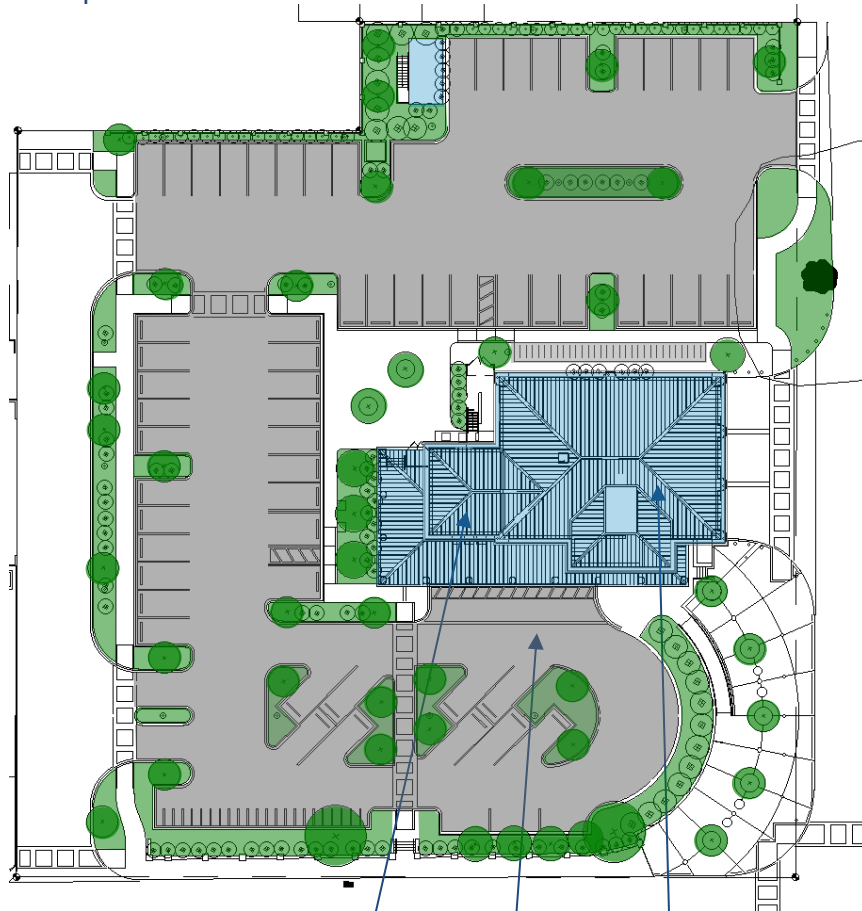


City of Key West Fire Station 2 - Parking Comparisons

3

Existing Lot

61 spaces



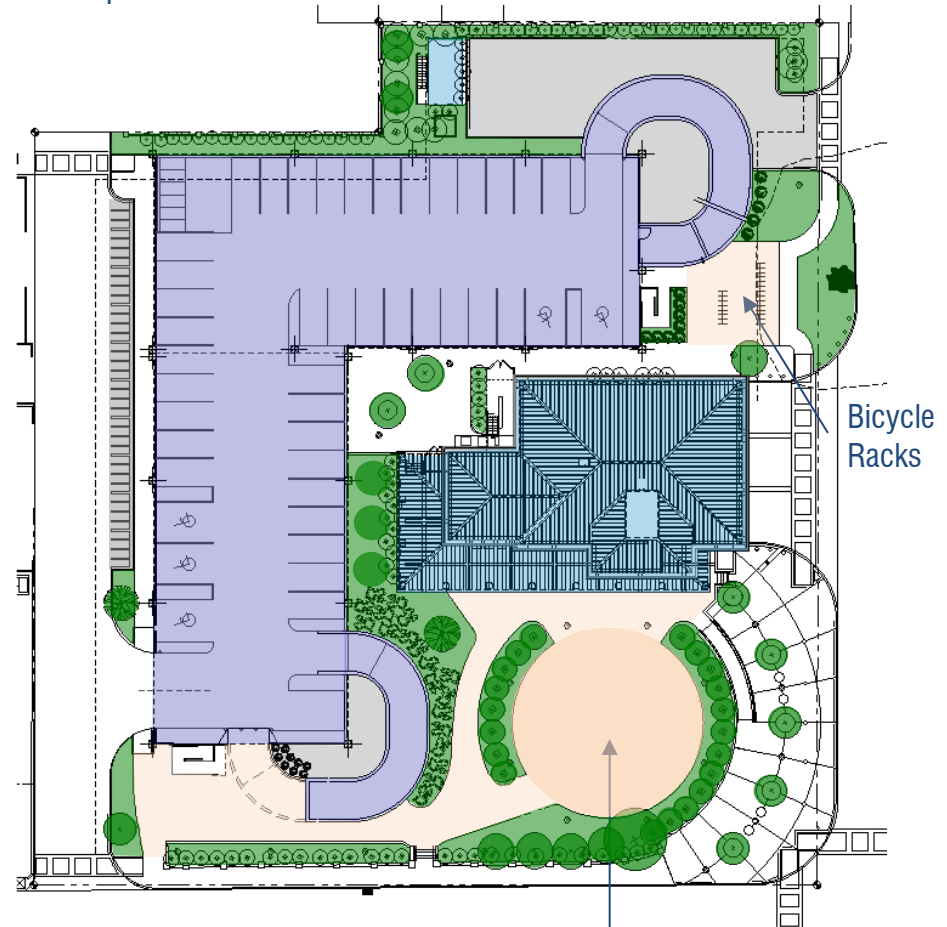
Existing Public
Restrooms

Tour Bus
Drop Off

Fire Station #2

Proposed Structure

150 spaces



Bicycle
Racks

New Pedestrian
Plaza



City of Key West Fire Station 2 - Parking Comparisons

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PARKING TABULATION									
	Regular Spaces	Compact Spaces	ADA Spaces	Total Spaces	Net Increase	Moped/ Cycle Spaces	Net Increase	Bicycle racks	Plaza Space
Existing Lot	61	0	3	64	-	23	-	@20	0
Proposed	142-148*	2	6	150-156*	86 -92*	Up to 40 on street up to 21 in garage	+20-40	40+	7,000+ sq.ft.

*If on-street parallel parking option is used



City of Key West

Fire Station 2 - Parking Deck

5

Up to 40 Mopeds
OR up to 6
parallel car spots

Existing
Generator

Service Access

Up

Fire
Riser

Bicycle
Racks

Station
Yard

Dn

Vehicle
Access
(typ.)

Pedestrian
Access (typ.)

Existing Public
Restrooms

Pedestrian
Plaza

Areas:

@ 18,300 sq.ft. footprint
@ 52,650 sq.ft. structure
@ 6,200 sq.ft. ramps

Ground:

38 Standard Parking spaces
6 HC parking spaces

Second Level:

49 Standard Parking spaces
2 Compact Stalls

Upper Level:

55 Standard Parking spaces

Total:

142 Standard Spaces
2 Compact Spaces
6 HC spaces

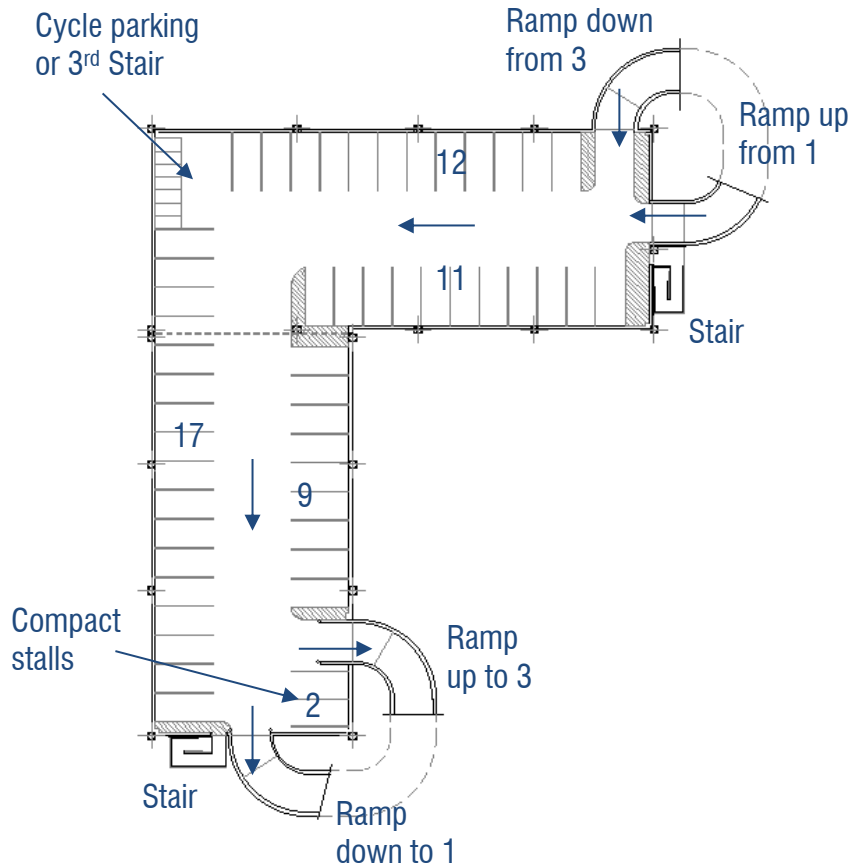
150 total

Net gain +86 (92 with on-street option)

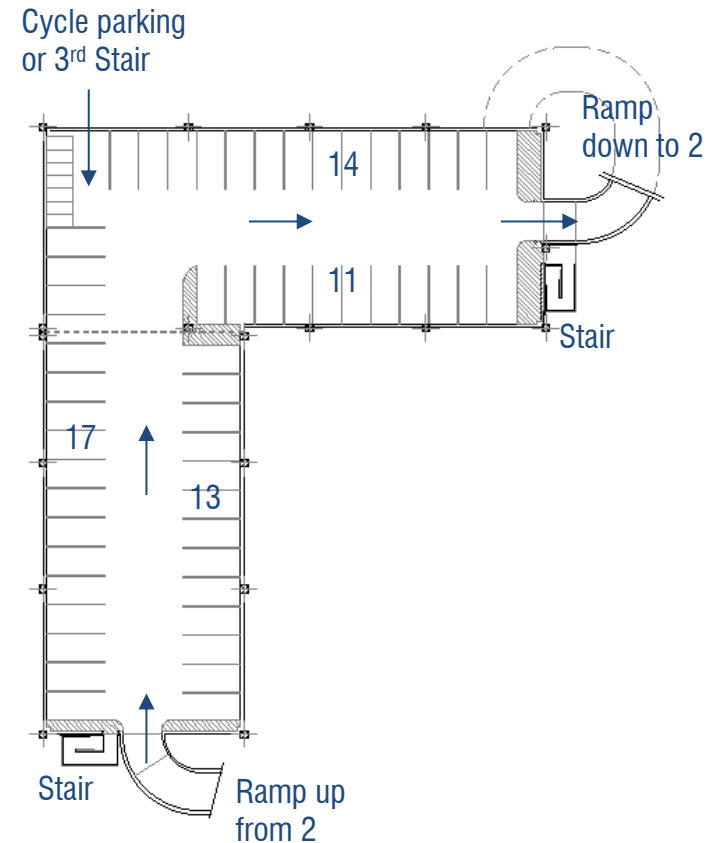


City of Key West Fire Station 2 - Parking Deck Upper Levels

6



Level 2
51 spaces



Level 3
55 spaces



Pedestrian Plaza Concept Sketch



**Simonton Street &
Angela Street Intersection**

*Foreground trees set to 50% transparency to allow viewing



**Josephine Parker Way &
Angela Street Intersection**



City of Key West Fire Station 2 - Parking Deck

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Aesthetic details sourced from and complementing the Fire Station

- Wall panel color and texture
- Column insets and lighting
- Railing colors
- Metal slat canopy
- Dark colored base
- Engaged column bollards and color



**Josephine Parker Way &
Angela Street Intersection**