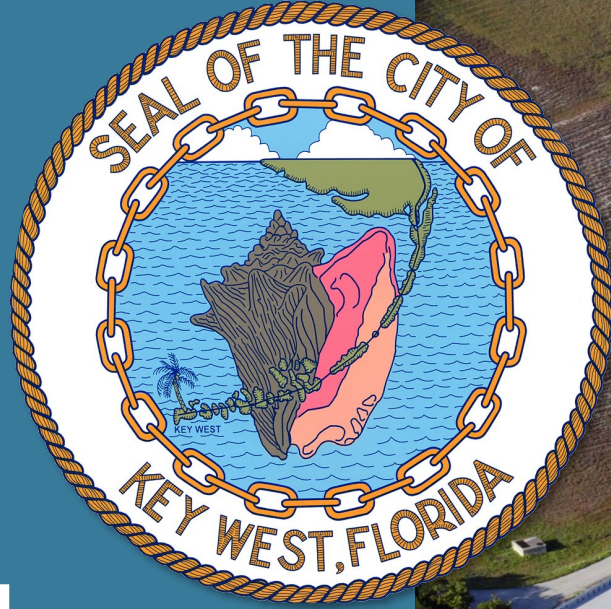


Key West Transit Intermodal Center Study

Feasibility Study Summary



Project Purpose & Need

Project Purpose and Need



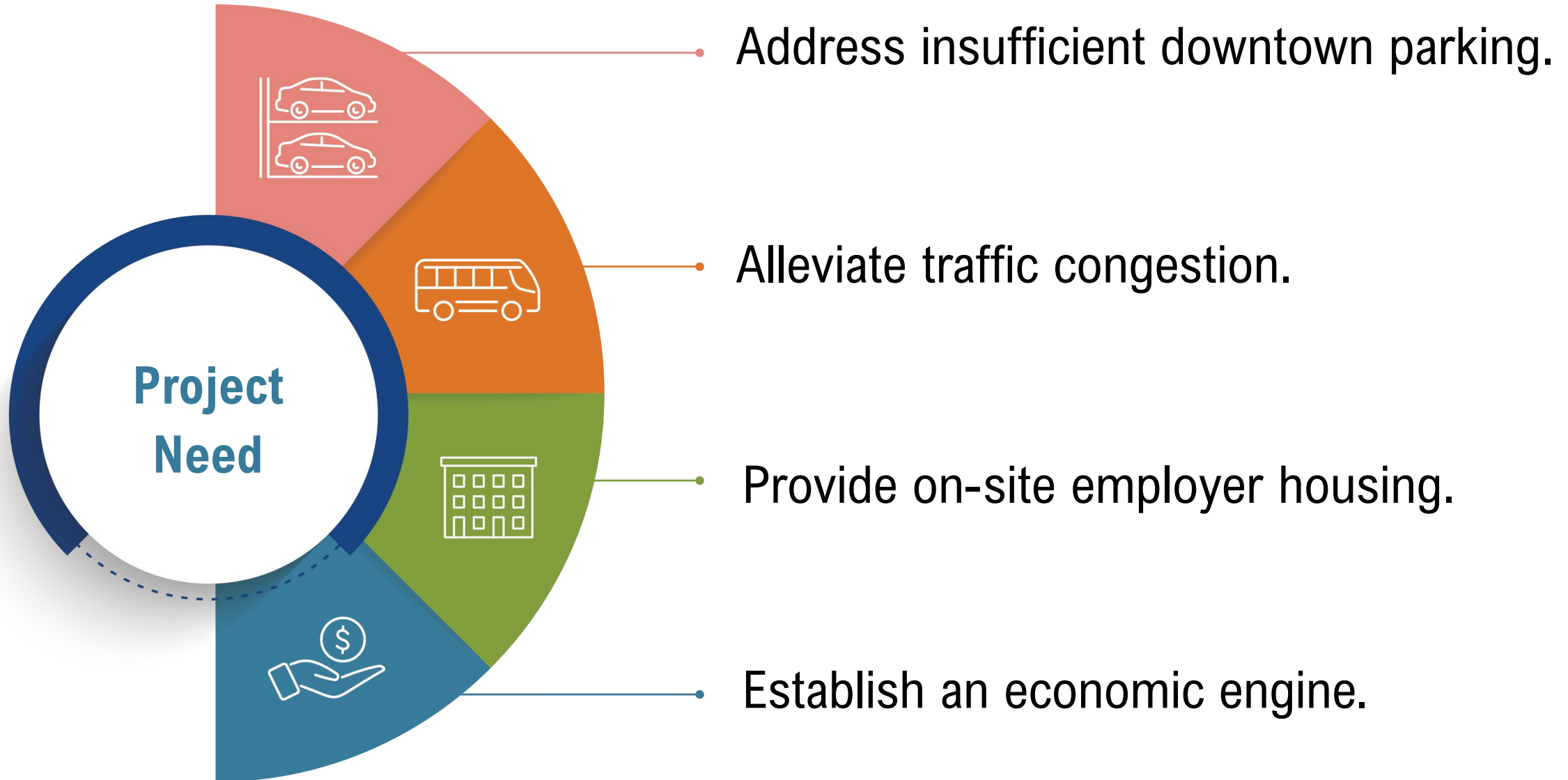
Project Purpose:

The goal of the Key West Intermodal Center (KWIC) Feasibility Study is to **evaluate a potential intermodal center for Key West Transit that includes affordable workforce housing and a public parking garage, as well as possible revenue opportunities for KWT.**

The study includes establishing the need and risks of the project, as well as considering potential project locations, and providing implementation recommendations.



Project Purpose and Need



Feasibility Study Scope



- Identified Project Purpose and Need
- Inventory of Existing Conditions
 - » Transportation, Parking, Bicycle/Pedestrian
 - » Land Use and Zoning
 - » Socioeconomic
- Conducted Title VI Analysis
 - » Site Selection
- Identified Potential Site Amenities and Features
- Preliminary Environmental and Resiliency Scan
- Conducted Preliminary Traffic Assessment
- Identified Funding Opportunities
- Conducted Stakeholder Outreach
- Conducted Risk Assessment and Screening
- Recommended Implementation Strategies



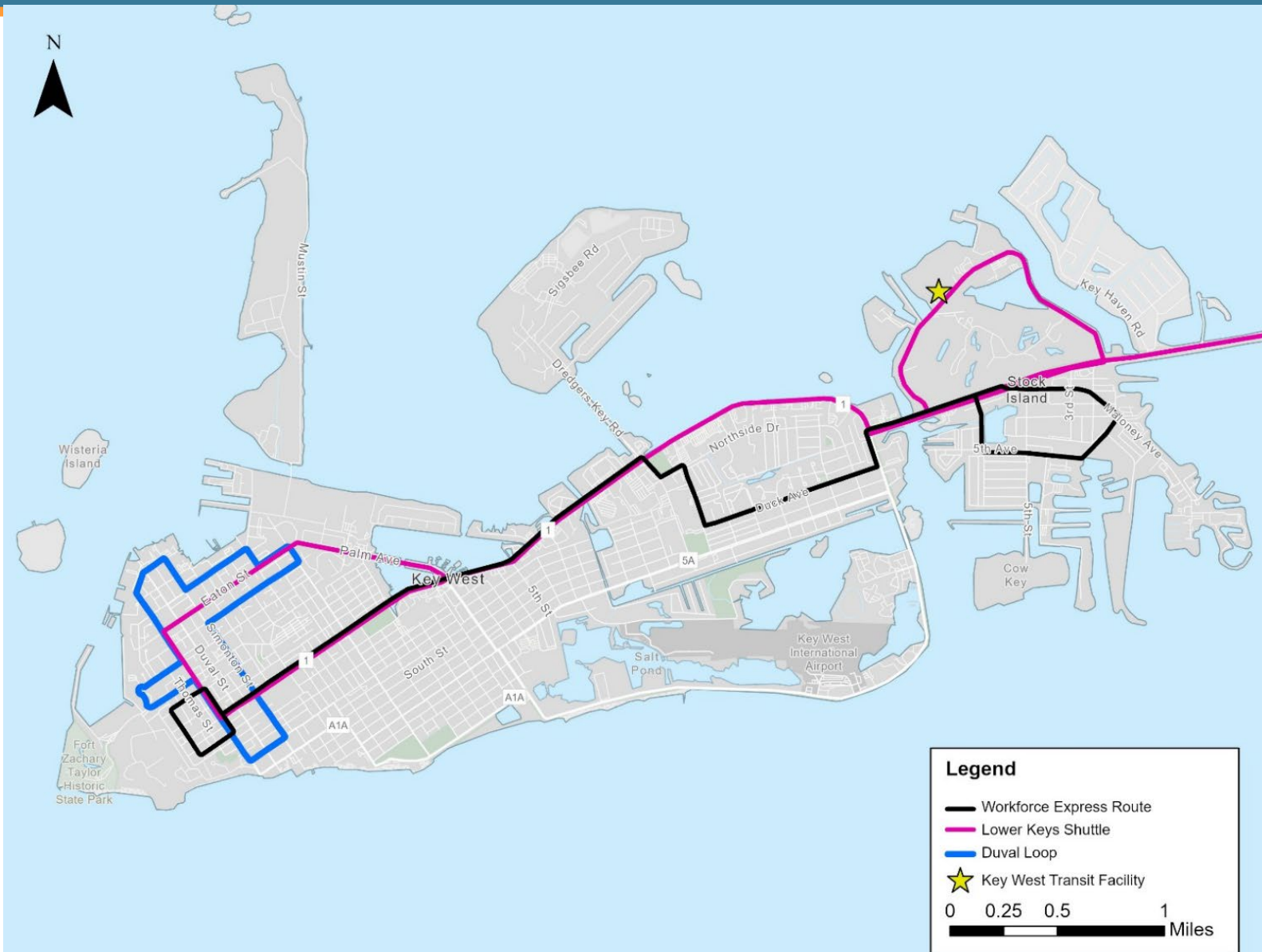
Existing Conditions

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Key West Transit: Bus Routes

KWT has three fixed bus routes

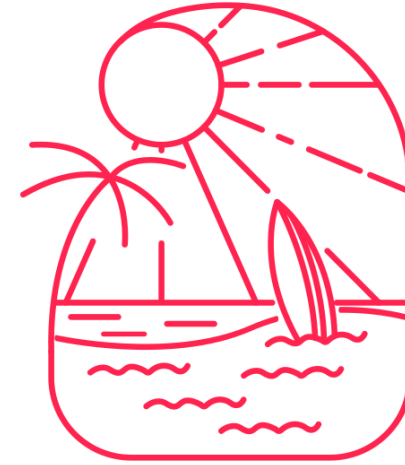
- Workforce Express
 - » Commuter route
 - » Provides service between Stock Island and Bahama Village
- Lower Keys Shuttle
 - » Provides service between Marathon and Key West
- Duval Loop
 - » Free circulator route operating in Key West's historic Old Town



Key West Transit: Key West Rides



- Key West Rides is KWT's demand response service, servicing Key West and Stock Island
- Began service in November 2022
- December 2022 – May 2024:
 - » 107,988 Annual Unlinked Trips (UPT)
 - » 271,169 Vehicle Revenue Miles (VRM)



Key West Rides
On Demand Transit

Bicycle and Pedestrian Infrastructure



Key West existing bicycle trails and lanes

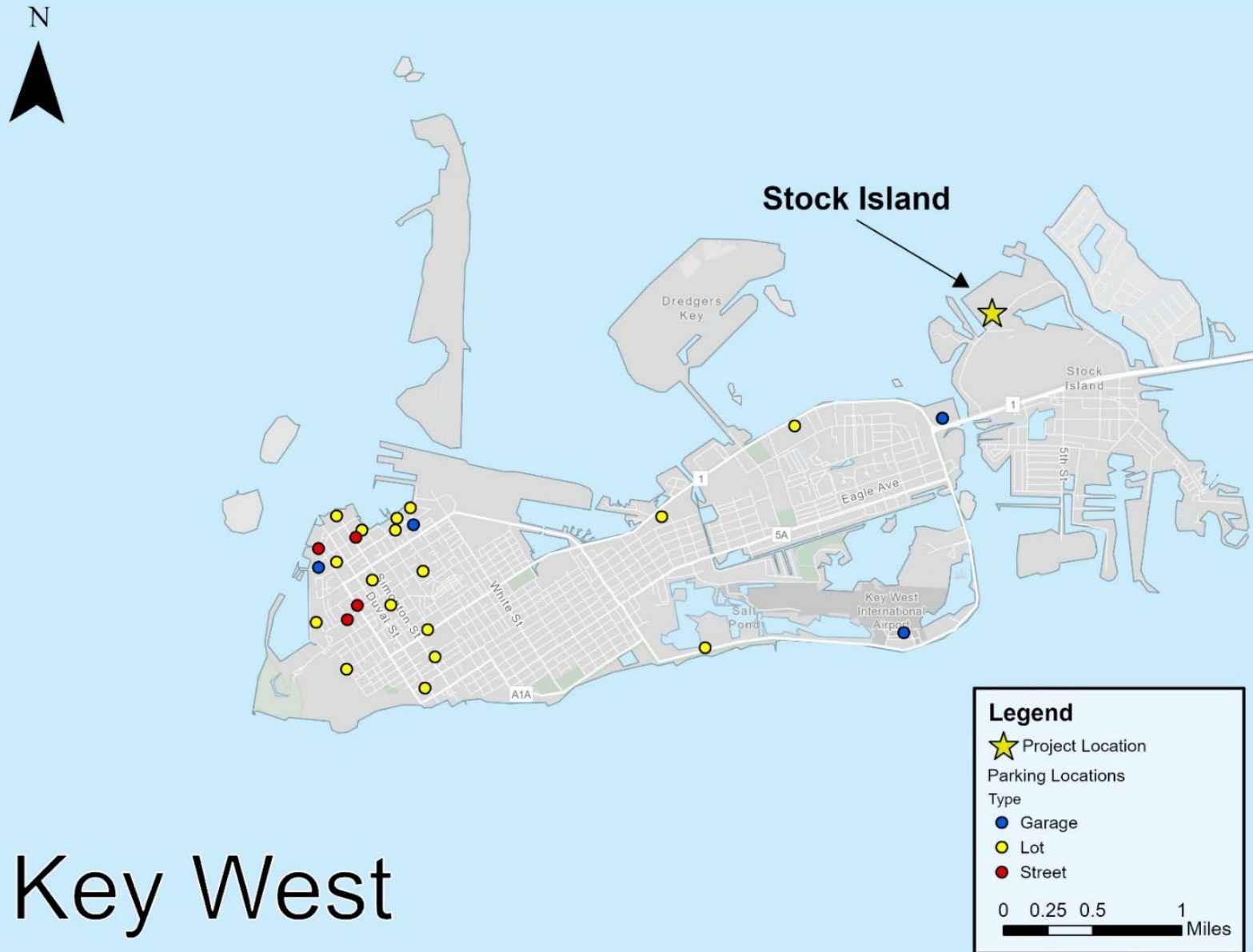


Stock Island existing bicycle trails, lanes, and parking



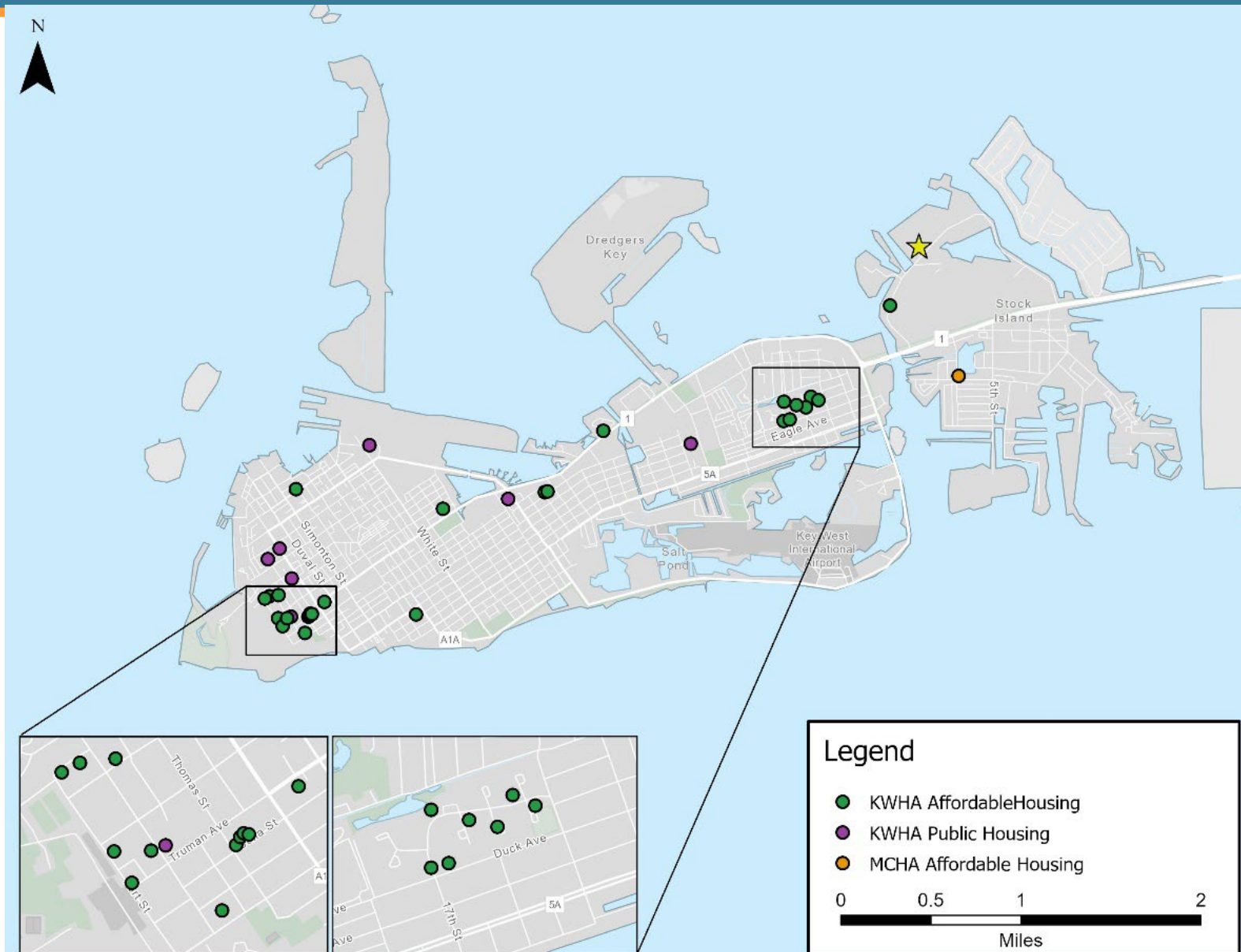
Parking Inventory

- Key West has:
 - » 3 public/private parking garages
 - » 18 public/private parking lots
 - » 4 areas of 2-hour metered street parking



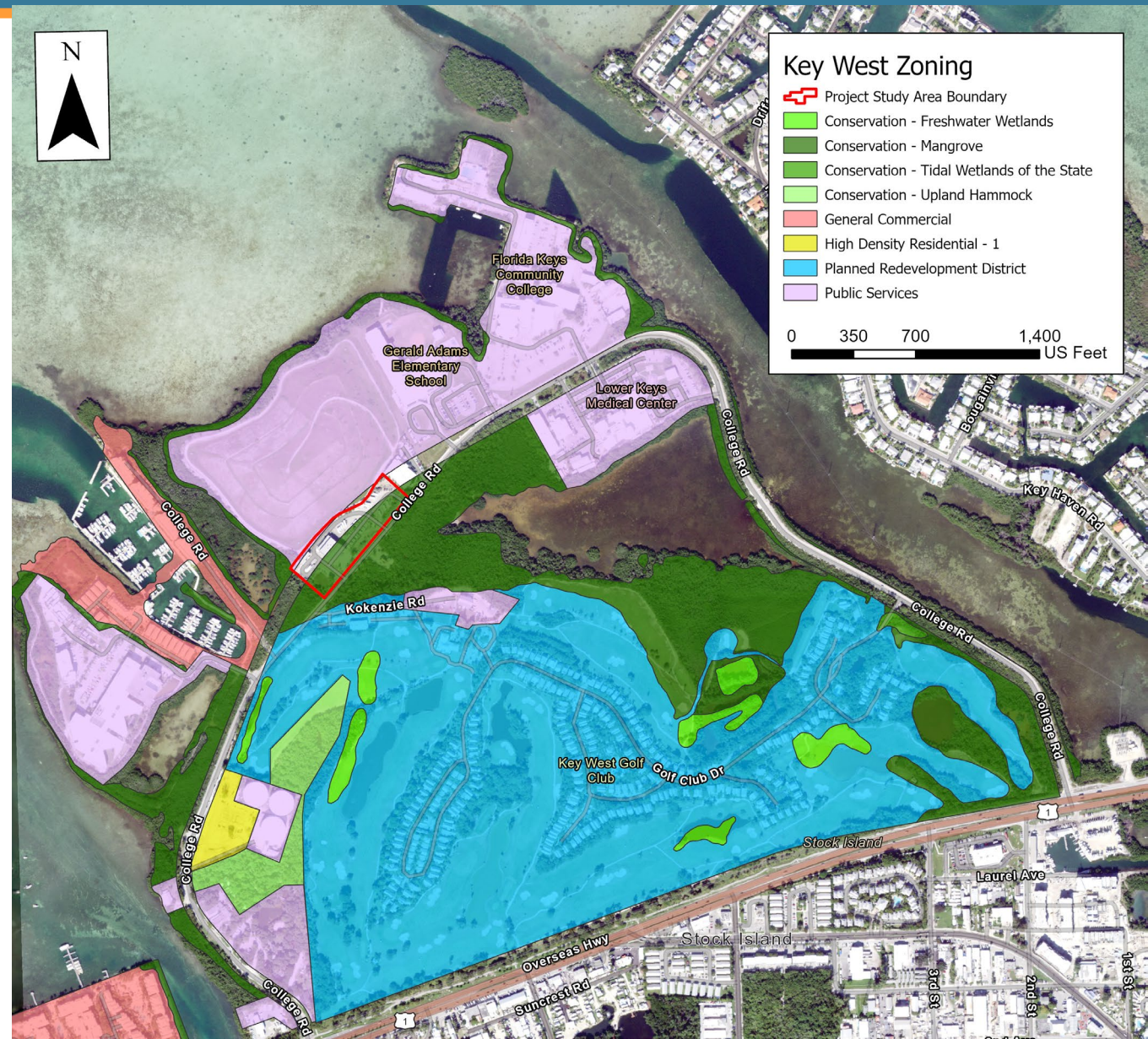
Public and Affordable Housing Inventory

- The cost of living in Key West is 48.2% higher than the national average.
- According to the 2022 American Community Survey, there are 10,257,553 housing units in the City of Key West.
 - » 86% are occupied; 32.8% of which are rentals
- Key West Housing Authority (KWAHA) and Monroe County Housing Authority (MCHA)
 - » Together, own and operate 548 affordable housing units and 590 public housing units

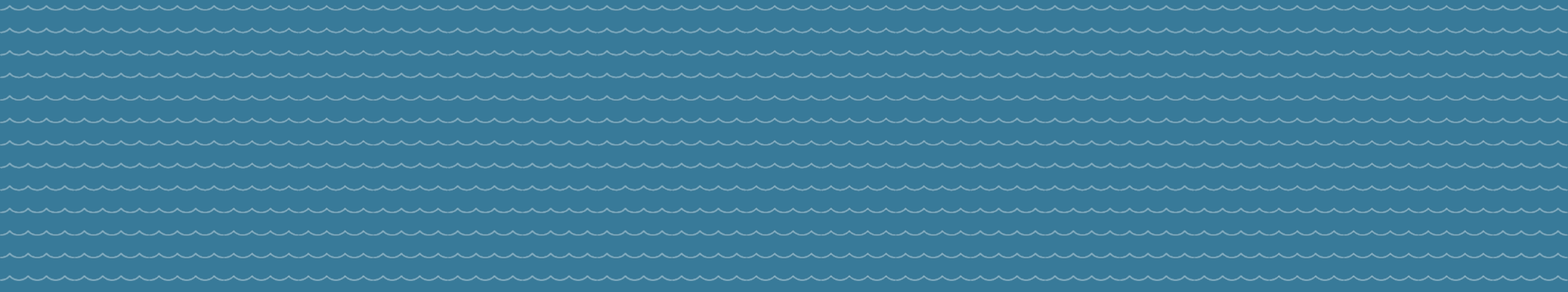


Zoning of Northern Stock Island

- Current zoning of the project site is a mix of Conservation and Public Services, with the Future Land Use Map designating this site as Public Service.
- Allowable uses include public and semi-public facilities and other similar activities.
- The site would need rezoned for commercial and residential use.



Potential Features and Amenities



Potential Features and Amenities

- Workforce Housing
- Employee/Resident Amenities
- Community Space
- Commercial/Retail
- Greenspace
- Public Parking Garage
- Public EV Chargers
- Covered Bus Storage and Parking
- Solar Panels/Green Energy
- Bicycle and Pedestrian Amenities
- Multimodal Infrastructure

Transit-Oriented Development (TOD) Opportunities



Employer-Provided Housing

- Improves employee retention
- Can include amenities such as a gym, game or computer room, etc.
- Increases the community's affordable housing
- Revenue generation
- Successfully implemented in Key West and is supported by the City's Comprehensive Plan



Commercial / Retail Space

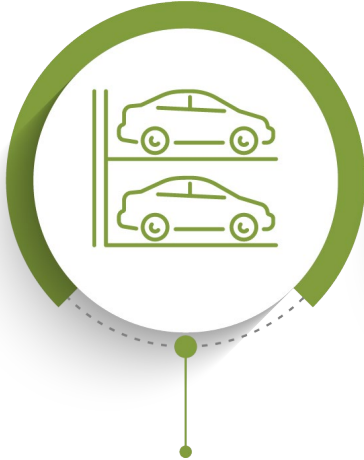
- Supports TOD by creating a destination for visitors
- Revenue generation
- Serves the surrounding community
- Engagement phase showed support for a convenience store or café



Greenspace / Green Roof

- Environmental benefits
- Social and community aspects
- Improves quality of life
- Can host social events
- Potential for Key West Tropical Forest and Botanical Garden to provide insight and/or exhibits

Site Technology Opportunities



Automated Parking Garage

- Reduction in downtown traffic congestion
- Increases parking inventory
- Space efficient
- Reduction in emissions
- Time-saving
- Safety and security benefits
- Reduced insurance rates



Solar Panels

- Cost savings
- Minimal space utilization
- Environmental benefit
- Funding opportunities

Site Technology Opportunities (cont.)



Electric Vehicle (EV) Charging Stations

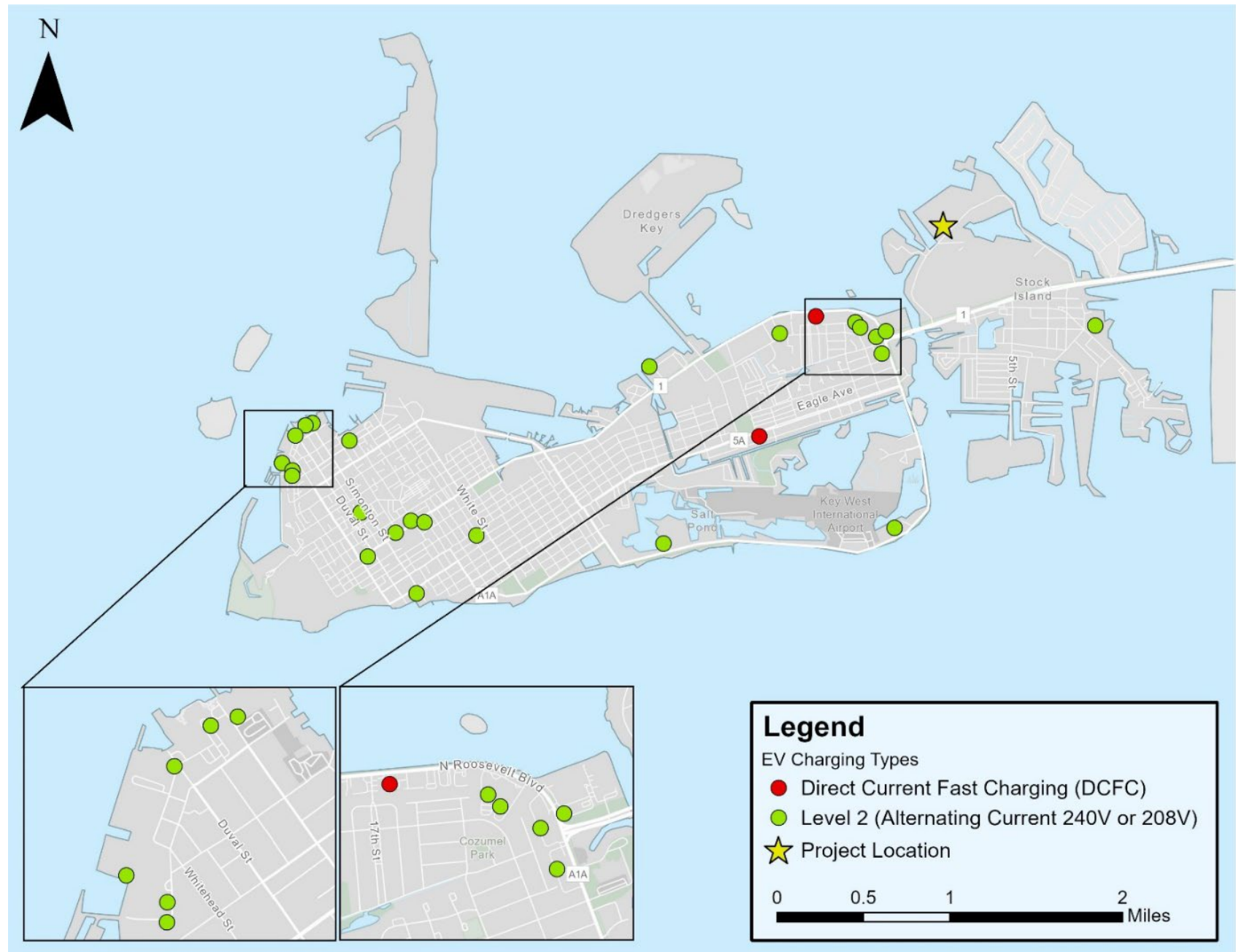
- Reduction in downtown traffic congestion
- Revenue source
- Visitor attraction/supports Transit-Oriented Development (TOD)
- Positive environmental impact
- Funding opportunities



Battery Electric Buses (BEBs)

- Cost savings
- Improves local air quality
- Noise reduction
- Supports federal low and no-emission

EV Charging Stations in Key West



Multimodal Amenities and Infrastructure



Bicycle and Pedestrian Amenities

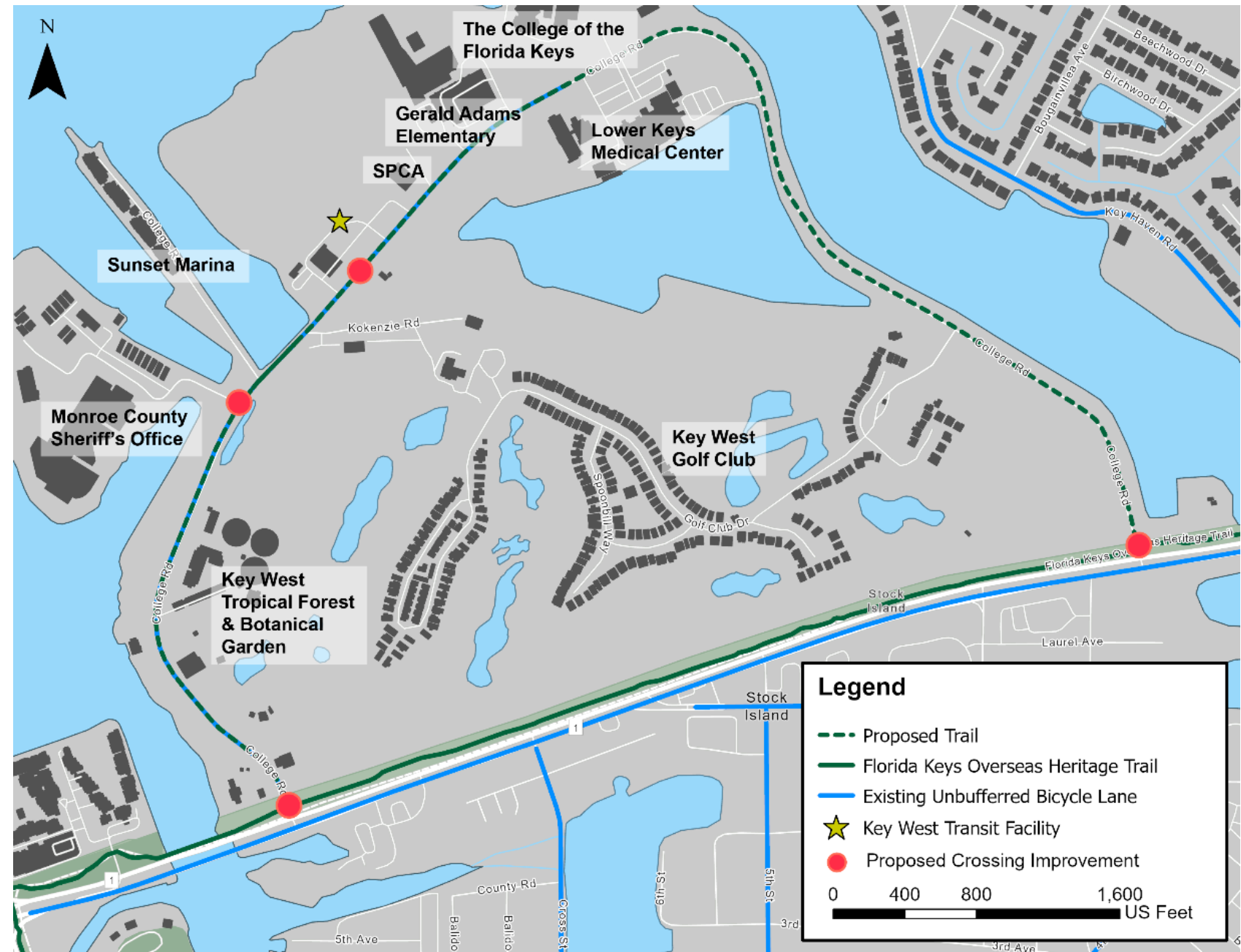
- Can increase use of other modes of transportation at KWIC
- Bicycle storage
- Bicycle repair stations
- Micromobility services/rentals



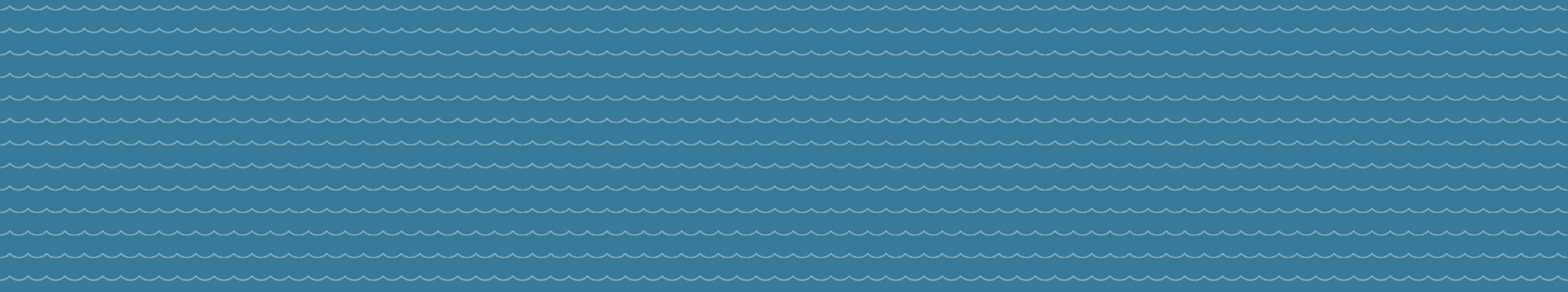
Bicycle and Pedestrian Infrastructure

- Complements and supports transit
- Improves safety
- Improves multimodal connectivity
- Supports Transit Oriented Development (TOD)
- Supports implementation of Bicycle and Pedestrian Master Plan

Existing and Proposed Bicycle and Pedestrian Trails



Engagement Summary



Local Stakeholders



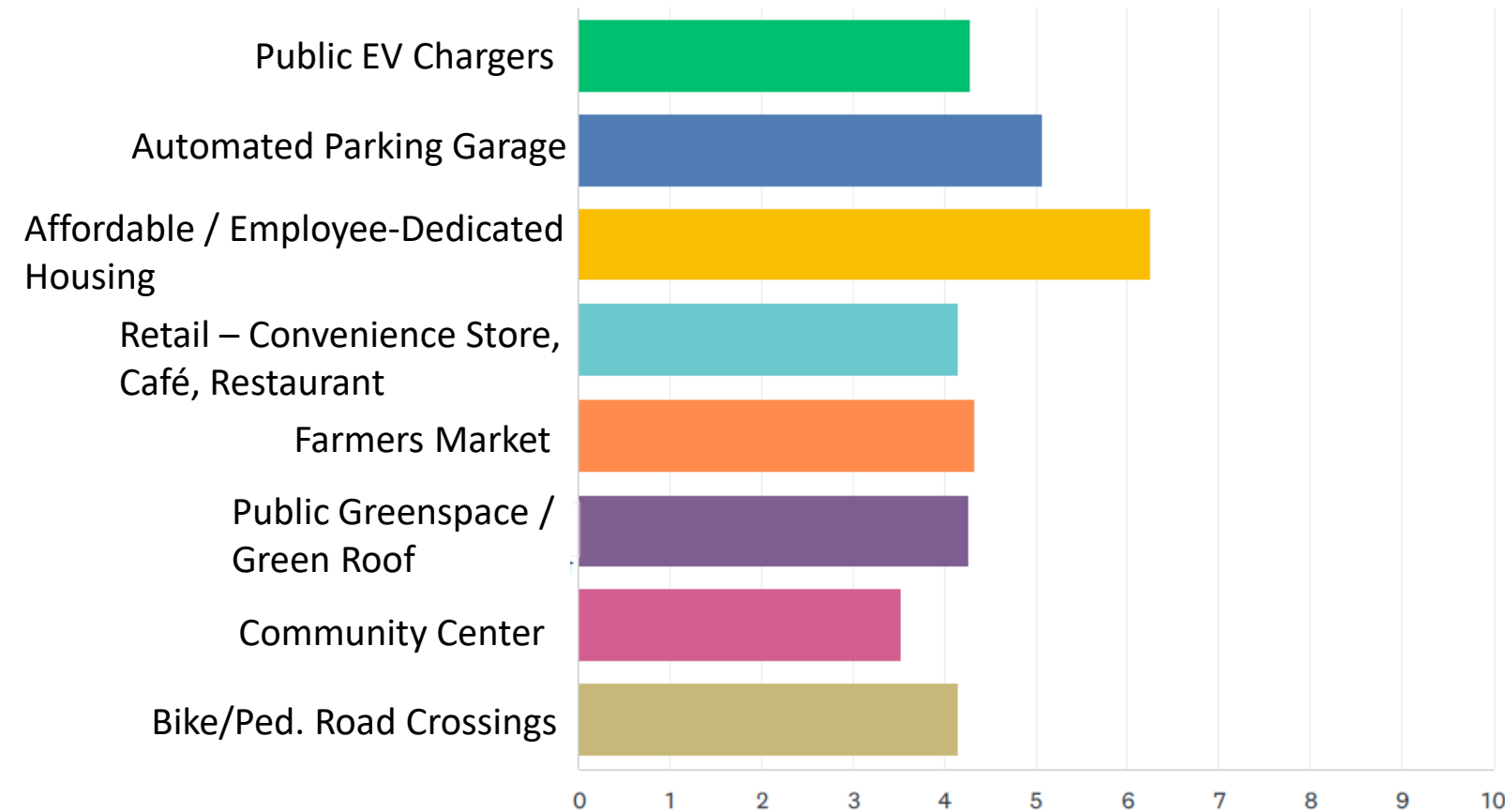
- CofKW Mayor
- CofKW Engineering Department
- CofKW Housing and Community Development
- CofKW Planning Department
- Florida Keys Society for the Prevention of Cruelty to Animals (SPCA)
- Gerald Adams Elementary School
- Key West Tropical Forest and Botanical Garden
- Lower Keys Medical Center (LKMC)
- Monroe County Sheriff's Office and Freeman Substation, Lower Keys Area, District 1

Stakeholder Feedback



- Implementing commercial space at the KWIC can help to address the limited number of shops currently along College Road.
- With limited parking in Key West, establishing a new parking garage is a necessity, however, there needs to be incentives for drivers to utilize the KWIC's parking garage.
- Establishing new affordable housing can help to address the high cost of living that workers experience in Key West.
- The establishment of the KWIC may increase the traffic congestion that already periodically occurs on College Road.

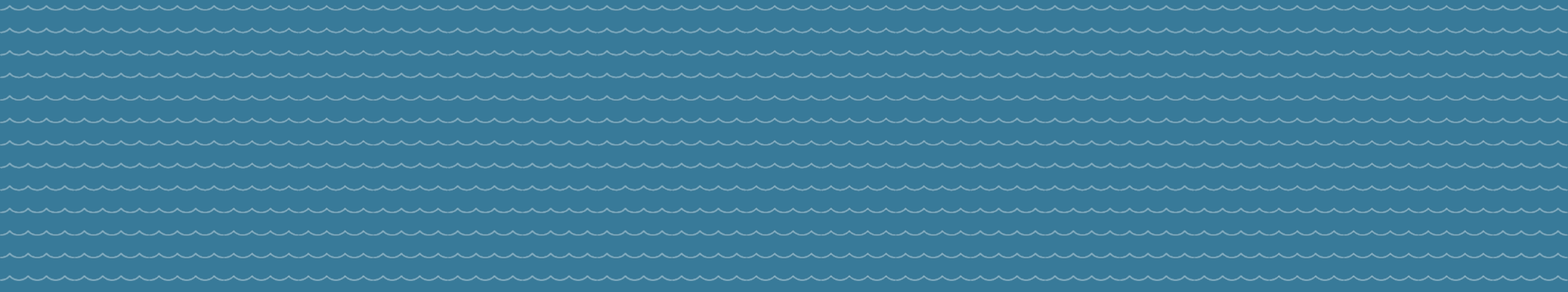
Community Feedback



Other suggestions included:

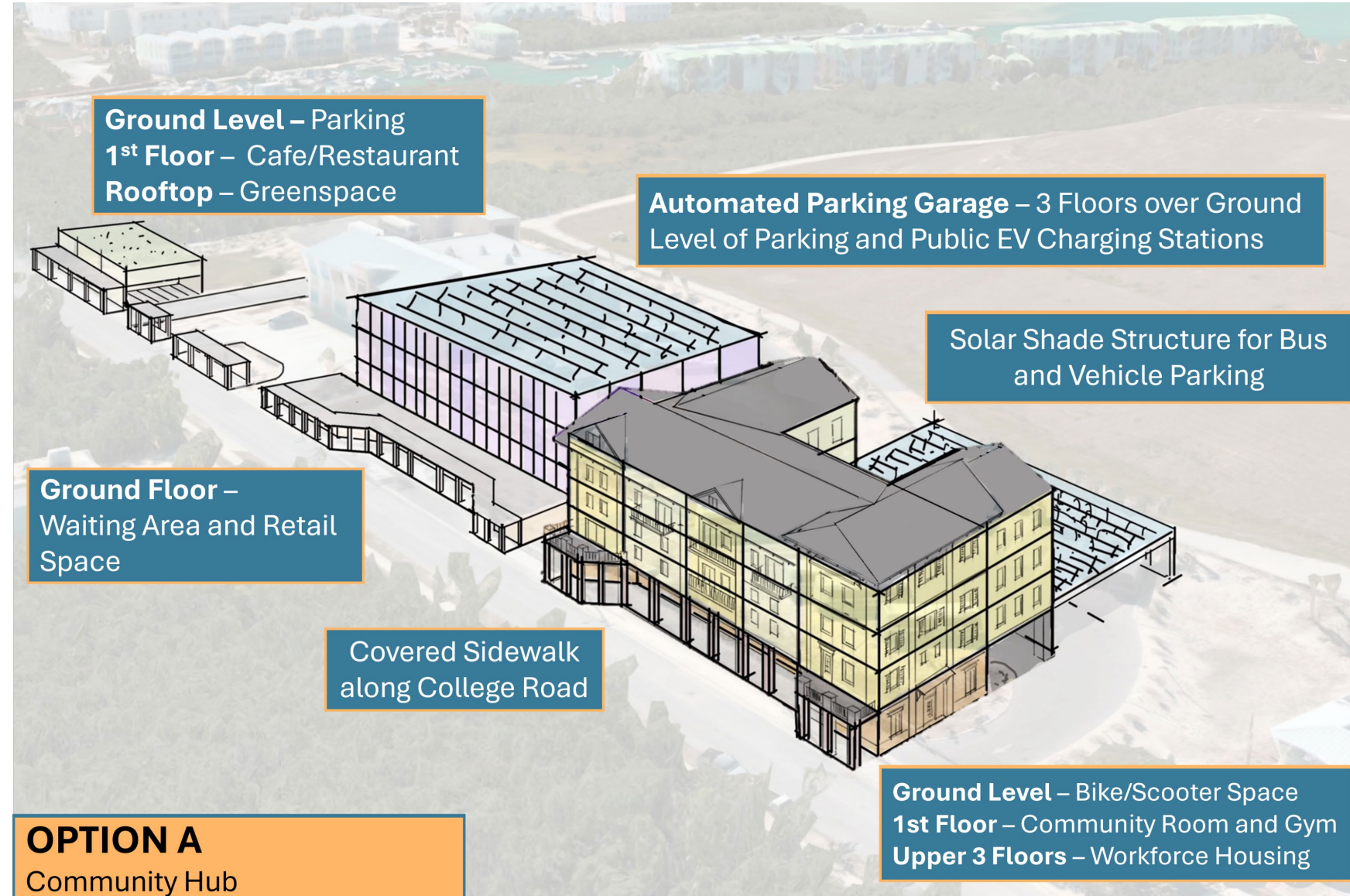
- Welcome center with public restrooms, information, and front desk
- Teen area or children's area: free splash pad or indoor playground
- Senior center
- Hotel/airport shuttle pick up/drop off
- Lease retail to local businesses
- Ferry service to/from downtown
- Micromobility rentals

Site Scenarios



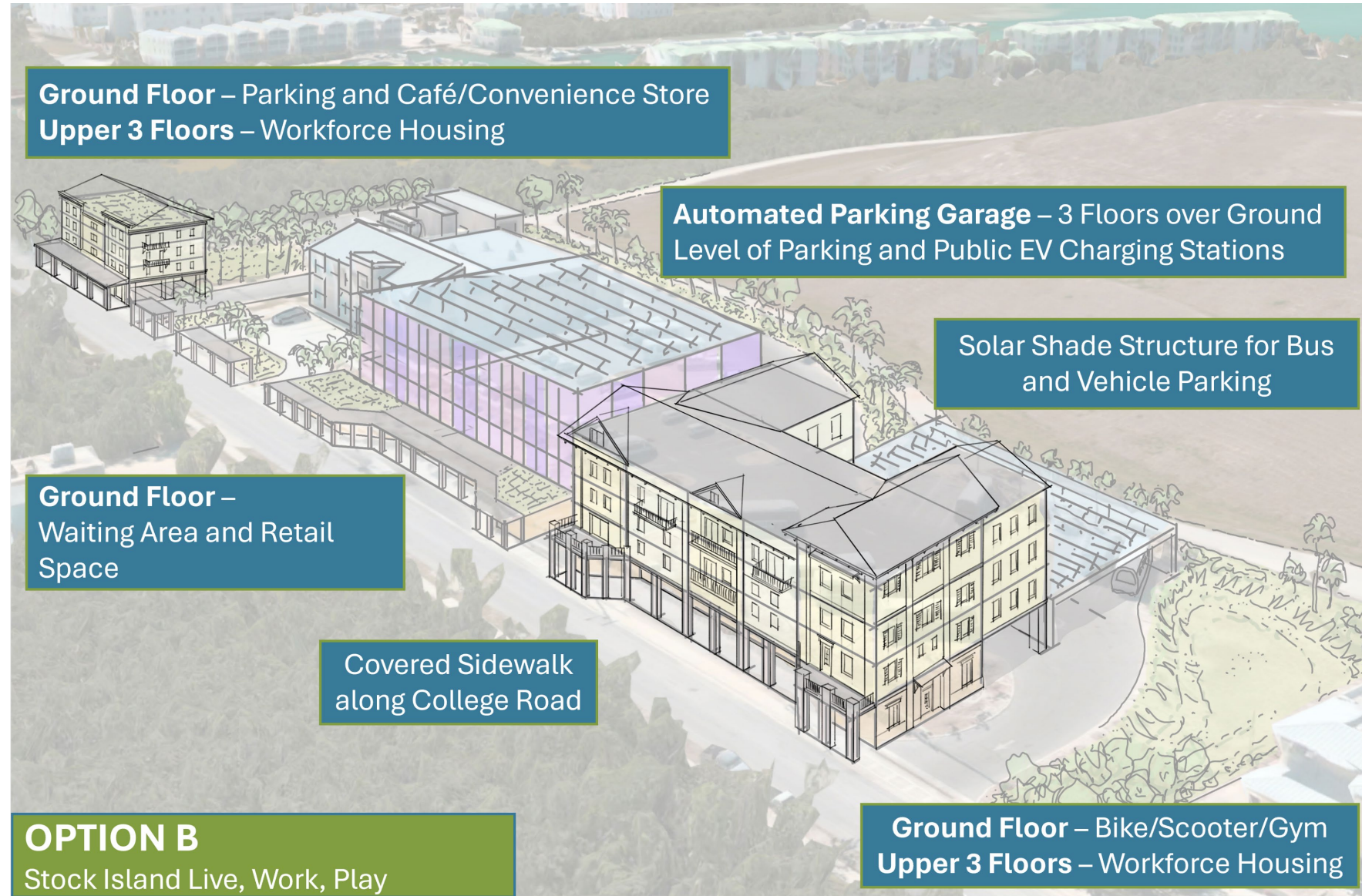
Site Scenario 1: Community Hub

- 255 parking spaces total
 - » 3 floors at 17,000 sf each
 - » Conventional parking garage approx. 126 parking spaces
- 36 housing units
 - » 800 sf 1BD/BA and 2BD/1BA
 - » 3 floors at 12,000 sf each
- Commercial:
 - » Food/Beverage unit: 3,000 sf
 - » Retail unit: 2,500 sf
- Community space
 - » 3,000 sf



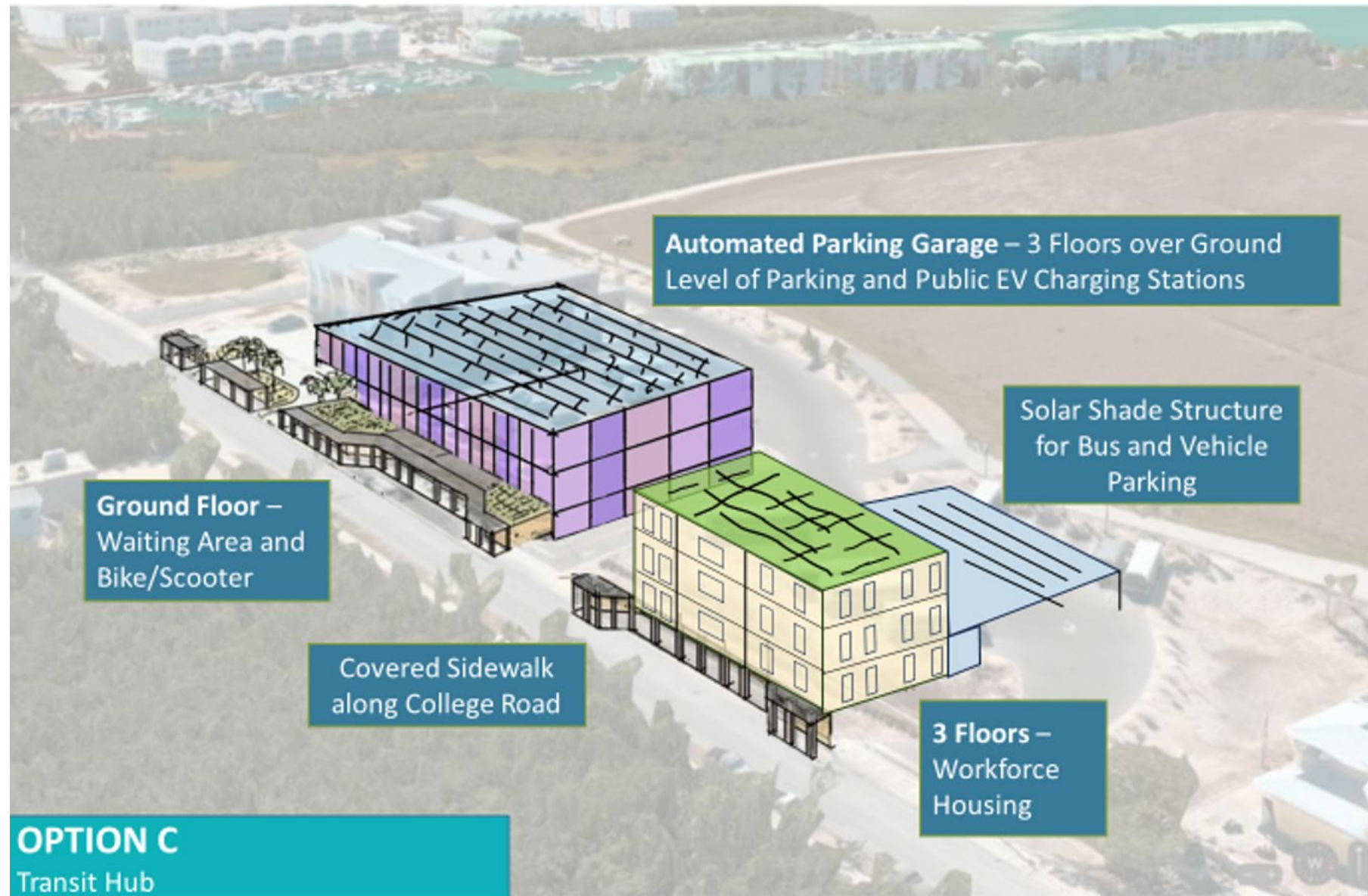
Site Scenario 2: Stock Island Live, Work, Play

- 255 parking spaces total
 - » 3 floors at 17,000 sf each
 - » Conventional parking garage approx. 126 parking spaces
- 54 housing units
 - » 800 sf 1BD/BA and 2BD/1BA
 - » 1st building: 3 floors at 6,000 sf each with 18 total units
 - » 2nd building: 3 floors at 12,000 sf each with 36 total units
- Commercial:
 - » Two units at 2,500 sf each
- Community space
 - » 6,000 sf

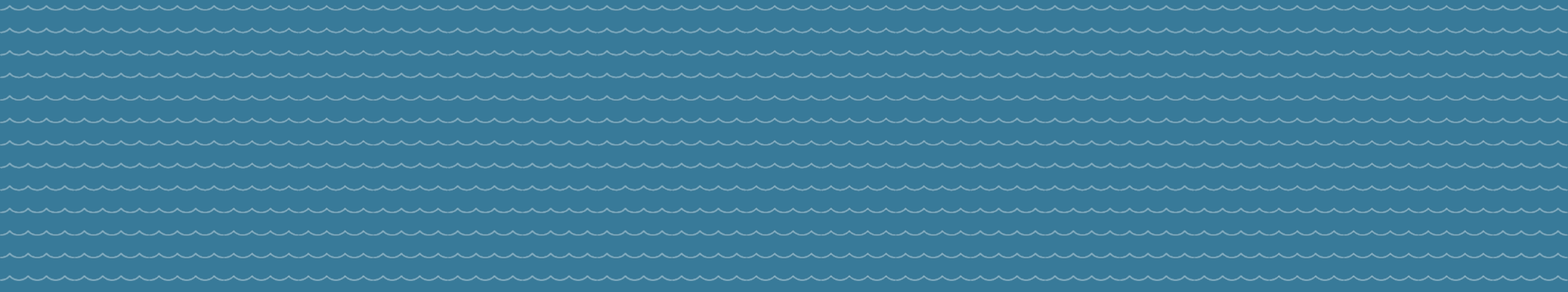


Site Scenario 3: Transfer Hub

- 255 parking spaces total
 - » 3 floors at 17,000 sf each
 - » Conventional parking garage approx. 126 parking spaces
- 18 housing units
 - » 800 sf 1BD/BA and 2BD/1BA
 - » 3 floors at 6,000 sf
- Commercial:
 - » 2,500 sf
- Community space: utilize current KWT conference room



Implementation Strategies



Implementation Phases



Initial

- Identify potential partners for collaboration and coordination and establish partnerships.
- Determine and secure funding opportunities for planning, construction, and operations maintenance of the KWIC.
- Conduct environmental assessments of the site.
- Determine parking garage type and size, and secure funding for procurement and construction.
- Pursue rezoning to allow for mixed use development, as well as modified parking requirements.
- Determine and employ a third-party housing developer and management company.
- Prepare a market analysis to establish a commercial strategy and pursue third-party commercial real estate operator.
- Conduct a traffic study of College Road.
- Determine the site's new grid load and electric rate.
- Determine types and installation locations of solar panels, public EV charging stations, and BEB charging stations and procure equipment vendor.

Implementation Phases



Secondary

- Determine and secure funding for bicycle / pedestrian network improvements.
- Determine and implement on-site micromobility partner to provide transportation such as dockless e-bikes and e-scooters.

Tertiary

- Coordinate with Transportation Network Companies (TNCs) and coach bus companies to utilize KWIC as hub for shared transportation.
- Implement updated advertising plan for KWIC.
- Implement KWT upgrades, including bus stop infrastructure and amenities and examine expanding service.

Funding Opportunities

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Potential Grants



- **Overall project planning, design, and construction**
 - » Innovative Finance and Asset Concessions Grant
 - » Pilot Program for Transit-Oriented Development Planning – Section 2005(b)
 - » Rebuilding American Infrastructure with Sustainability and Equity (RAISE)
 - » Transportation Infrastructure Finance and Innovation Act (TIFIA) Program
- **Transportation technology**
 - » Advanced Transportation Technology and Innovation (ATTAIN) Program
- **Green infrastructure and transportation**
 - » Congestion Mitigation and Air Quality (CMAQ) Improvement Program
 - » Section 5339 – Grants for Buses and Bus Facilities
 - Bus and Bus Facilities Competitive Program
 - Low or No-Emission Vehicle Program
- **Active transportation**
 - » Active Transportation Infrastructure Investment Program (ATIIP)

Thank You

