

**Memo forwarding the Key West Intermodal Center Study and Summary PowerPoint Presentation to management from the Transit Director:**

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**Subject:** Feasibility Study Summary – KWIC Project

Good Afternoon,

The Transit team is excited about the possibility of the KWIC coming to fruition, as it directly supports several strategic plan initiatives. These include affordable housing, expanded parking, carbon footprint reduction, traffic mitigation, and enhanced community amenities such as green spaces.

A comprehensive feasibility study indicates that developing a multimodal transit facility—including housing, parking, and commercial space—is achievable at Key West Transit's current location. To proceed successfully, several preliminary steps are recommended. These include conducting market research, traffic analysis, and financial planning to assess commercial viability; identifying necessary road improvements to accommodate increased traffic on College Road; and establishing Key West Transit's financial plan for the project. Subsequently, rezoning for residential and commercial use will be required. Furthermore, variances and exceptions may be necessary depending on the desired building density, height, and parking provisions.

Please find attached the Feasibility Study Summary and Final Report.

Thank you,

**Rogelio Hernandez**

Transportation Director

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