

HARRY S. TRUMAN PRESIDENTIAL PARK

CITY OF KEY WEST, FLORIDA

DEVELOPMENT MASTER PLAN

MEISEL  SPOTTSWOOD
MARINA MANAGEMENT COMPANY, LLC.

December 14, 2010



Bermello Ajamil & Partners, Inc.

Project Objective

The Harry S. Truman Presidential Park is a multi purpose sports entertainment and cultural complex that consists of:

Amphitheater

Maritime Sports Stadium

Naval and Maritime Museum

Zoological Park



City Of Key West, Project Objectives

Project Goals and Objectives

GOALS/OBJECTIVES

The City's development goals and objectives for the site are to achieve a world class marina that blends with the overall vision of the Truman Waterfront development, while bringing a significant and sustainable financial return to the City. The vision of the Truman Waterfront is to become a great community park for the people of Key West, taking advantage of its spectacular setting and its unique historical qualities, providing active and passive recreational uses and cultural functions, while enhancing the qualities of its adjacent neighborhoods.

REQUIRED PROJECT COMPONENTS

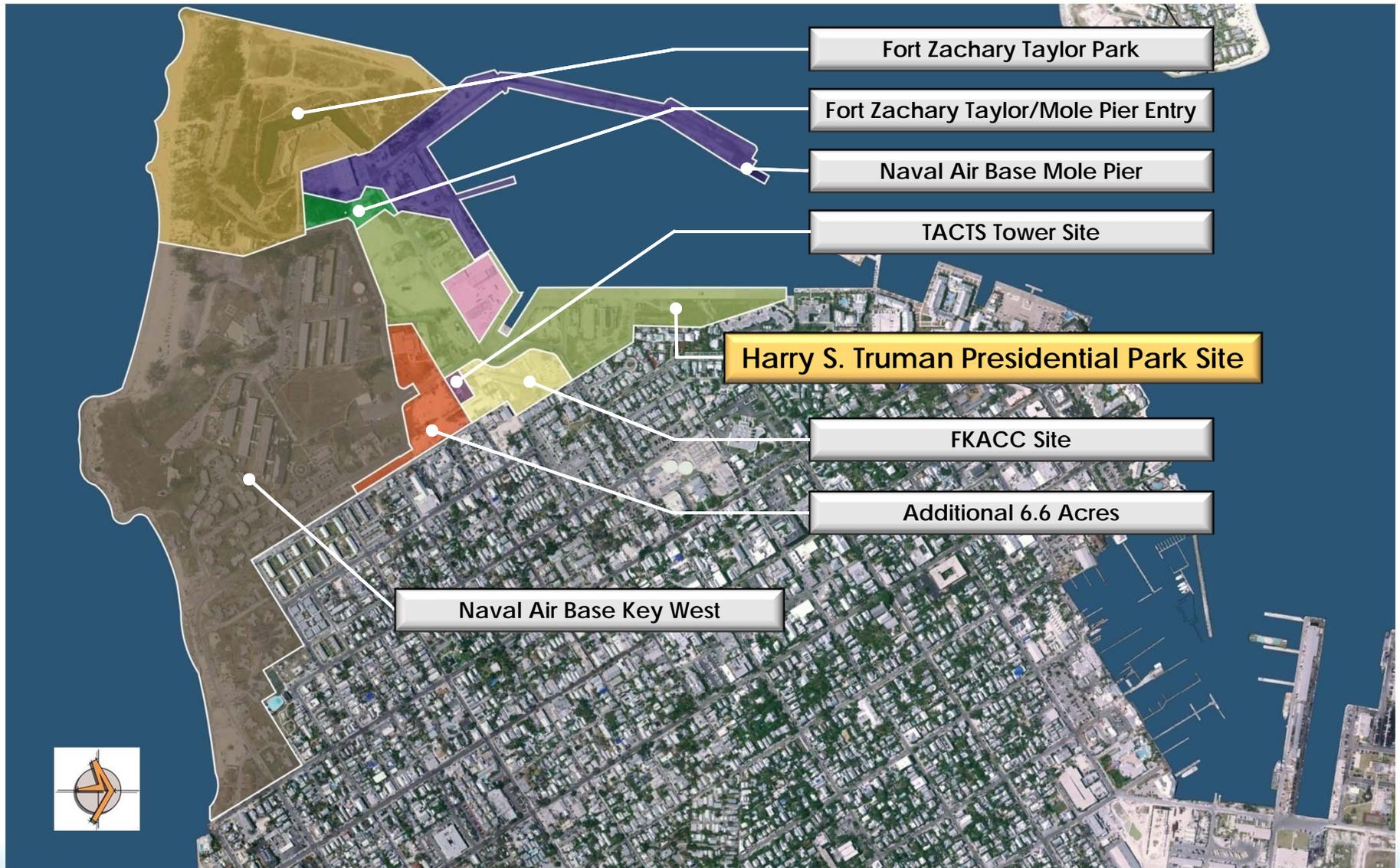
The following components must be included in any proposal submitted to the City:

- Design and Construction of a transient marina and associated upland support within the designated area of the Truman Harbor/Truman Waterfront in Key West, Florida.
- The marina will be designed in such a fashion to minimize the impact to the environment and meeting all the requirements for the Clean Marina program for the State of Florida.
- The marina will operate in a fashion to maximize the revenues to the City whether it is a privately operated, City operated, or private/City operated marina.
- The construction of the marina will fit into the overall master plan of the Truman Waterfront and be a show case project for the property.
- The marina should be pedestrian friendly and have a public use component such as a public pier.

Project Site and Context



Project Site and Context



Project Site and Context



Limits of Marina Area



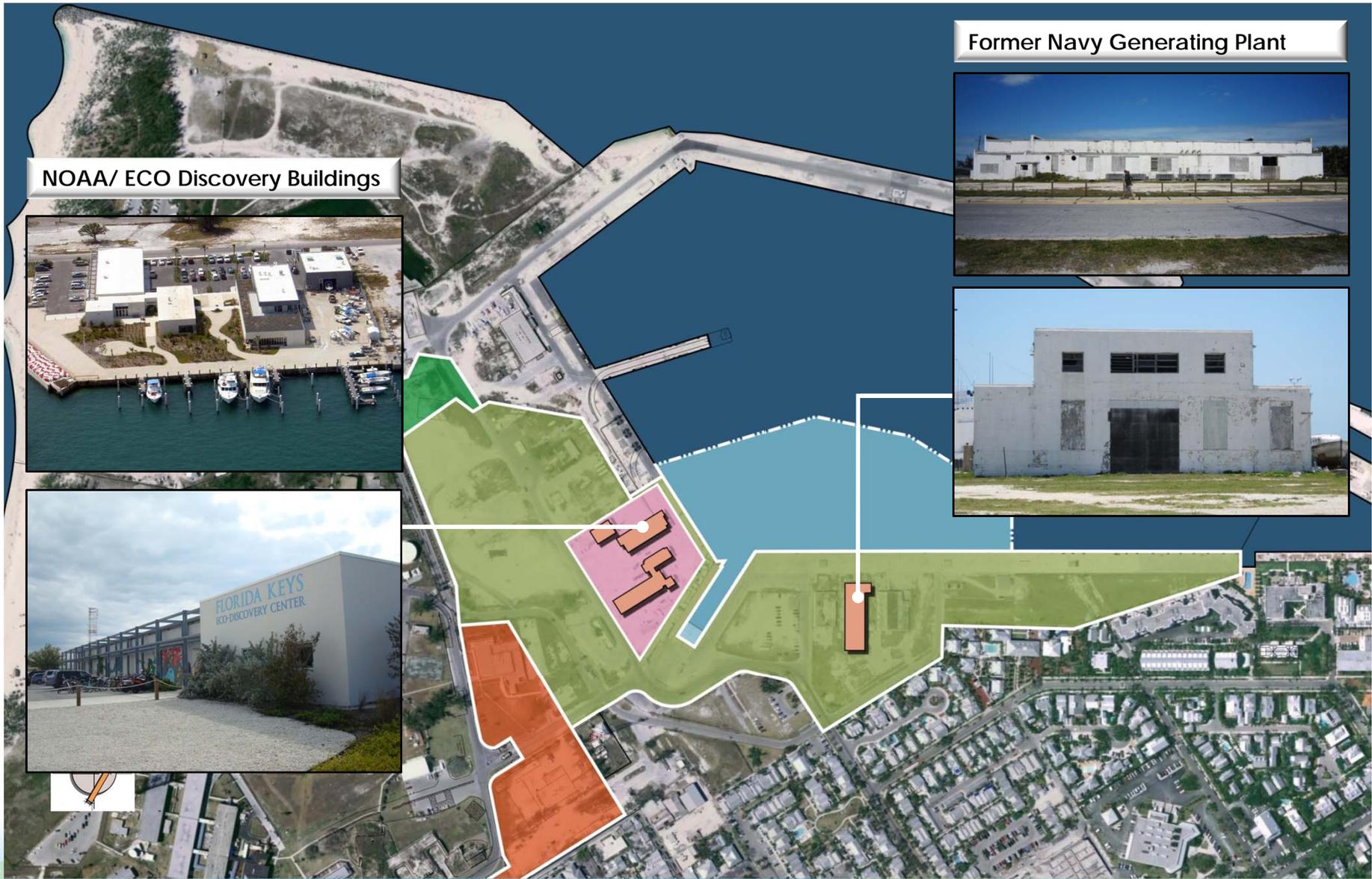
Access Requirements (Vehicular)



Access Requirements (Pedestrian)



Existing Buildings to be Retained



NOAA/ ECO Discovery Buildings



Former Navy Generating Plant



The background features a series of overlapping, wavy horizontal bands in various shades of light blue, teal, and lime green. The bands are semi-transparent, creating a layered, ethereal effect. The overall composition is clean and modern, with a focus on fluid, organic shapes.

Master Plan Concepts

Vehicular Circulation Concept



Open Space Conceptual Diagramming



New Buildings and Parking Distribution



Multi Modal Transfer Stations





Development Master Plan

Development Master Plan



Southard Street Entrance Plaza



Entrance Plaza

Extension of Southard Street

Primary Vehicular and Pedestrian Entrance

Presidential Lawn & Events Plaza



- Waterfront Promenade
- Restaurant
- Pool and Outdoor Cafe
- Naval Museum and Exhibition Hall
- Public Open Space/Events Plaza
- Museum Garden and Exhibition Space
- Museum Entrance
- Multi-Modal Stop and Bike Parking (1 of 5 Stations for public and private transportation)

Presidential Lawn & Events Plaza



Maritime Sports Stadium

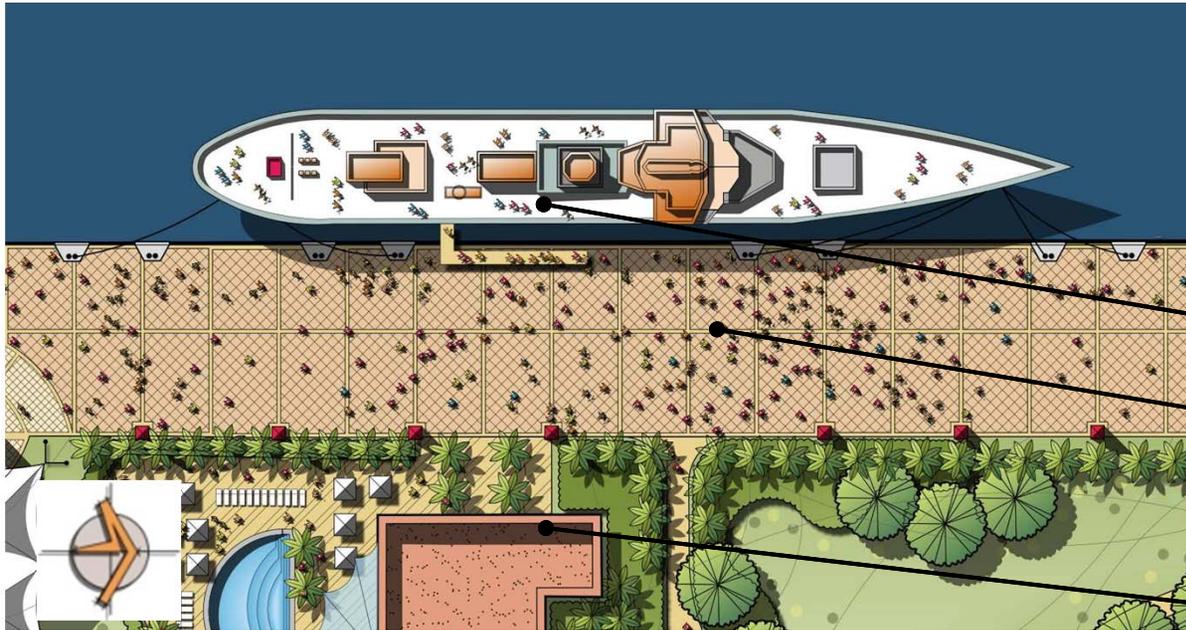


- Maritime Sports Stadium for Offshore Power Boat Racing, Sailboat Racing and Fishing Tournaments
- Floating Breakwater
- Floating Piers
- Pedestrian Promenade/Staging Area/Market Plaza
- Marine Supplies/Dock Master
- Restaurant
- Naval Museum and Exhibition Hall

Power Boat Races



USCGC INGHAM



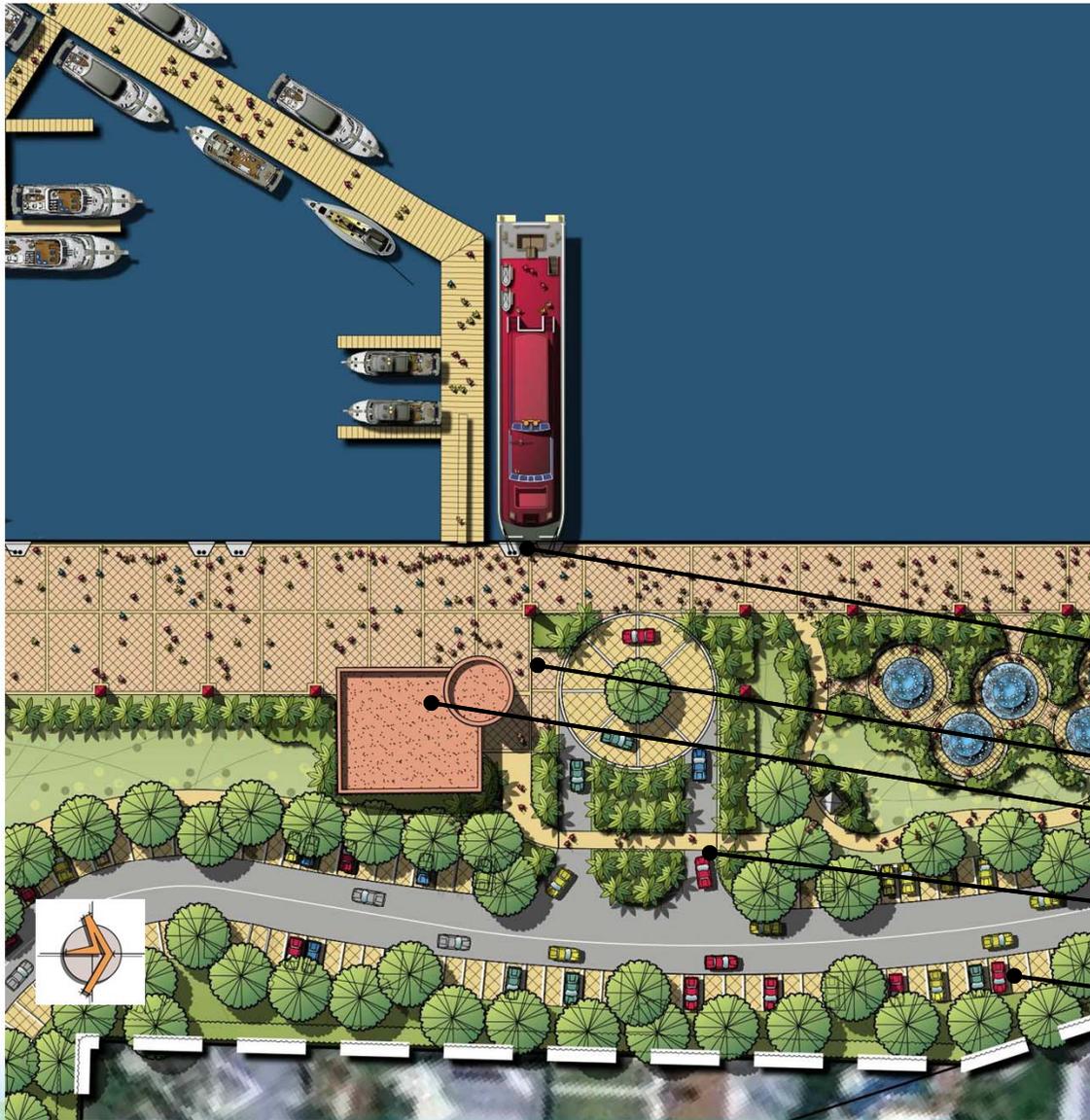
USCGC Ingham

Pedestrian Promenade

Waterfront Restaurant



Ferry Terminal



Embarking/Debarking

Passenger Pick-up/Drop-off

Ferry Terminal, Security & Dock Master

Jogging Trail/Exhibition Walk

On-street Perpendicular Parking

Zoological/Maritime Park



Proposed Pedestrian Bridge



Site

Zoological/Maritime Park



- Proposed Pedestrian Bridge
- Pedestrian Promenade
- Zoological/Maritime Park and Exhibition Space
- Jogging Trail (1 mile loop)
- Multi Modal Transfer Stop
- Public Restrooms
- Interactive Water Feature



Interactive Water Feature

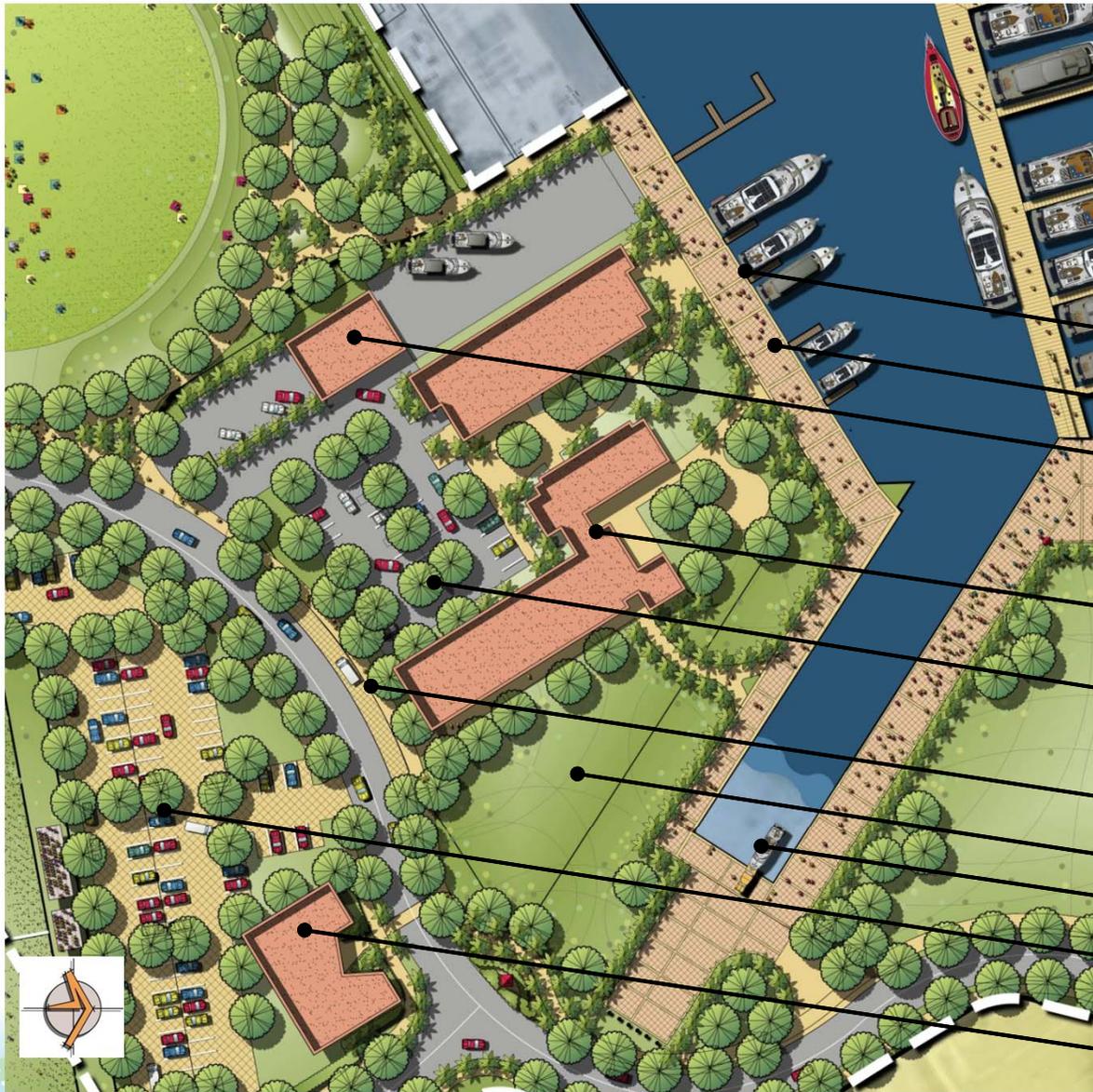


Pedestrian Promenade

Public Restrooms

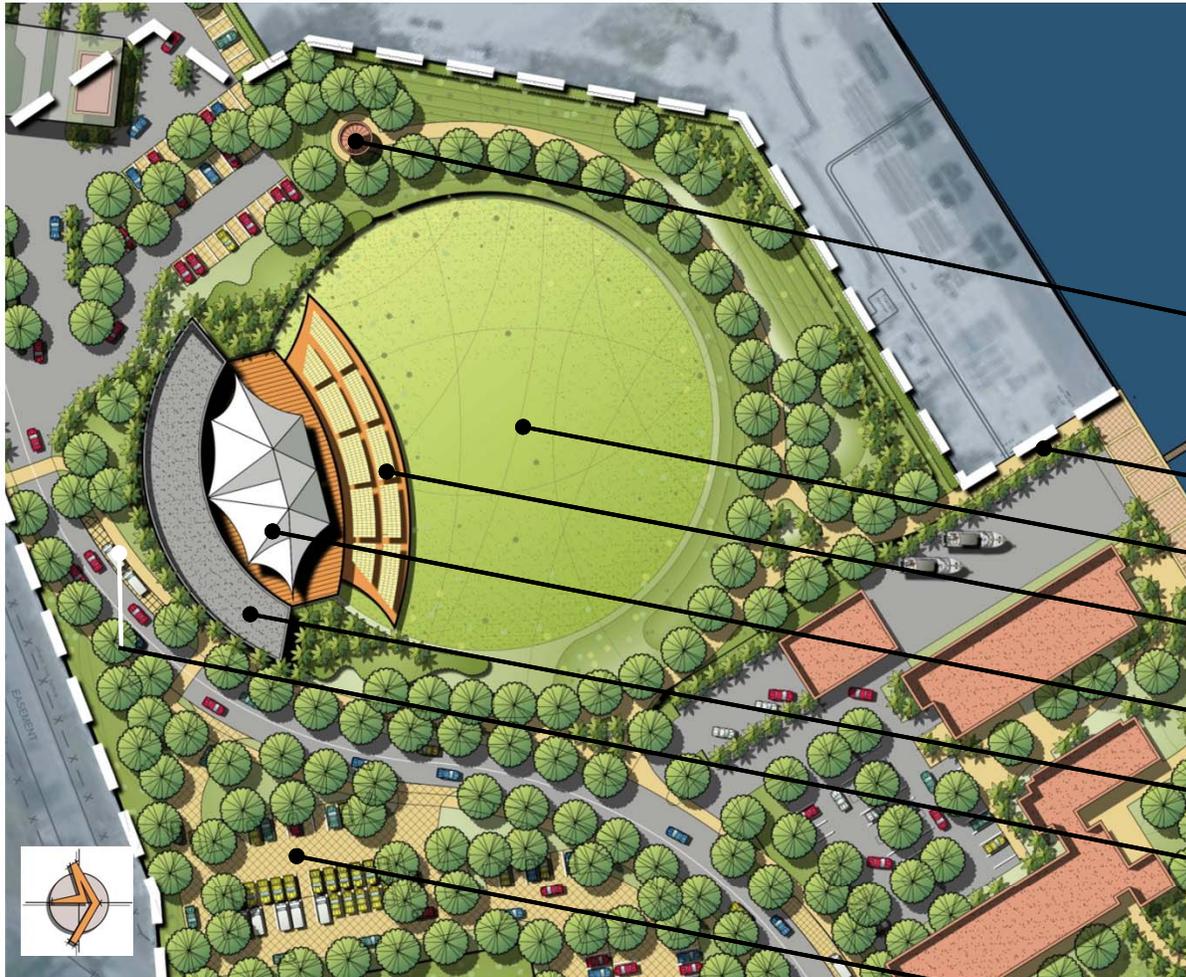
Interactive Water Feature

NOAA/ECO Discovery Center/Turtle Rescue Hospital



- NOAA Boat Slips
- Pedestrian Promenade
- NOAA Maintenance and Storage
- NOAA/ECO Discovery Center
- NOAA Employee Parking
- Shuttle-Taxi Stop/Bike Parking
- NOAA/Eco Discovery Garden
- Boat Ramp
- Visitor Parking (154 Spaces)
- Turtle Rescue Hospital

Amphitheater (concerts, festivals & events)



Sunset Hill

Pedestrian Connection to Waterfront Promenade

Victory Lawn

500 Fixed Seat Amphitheater

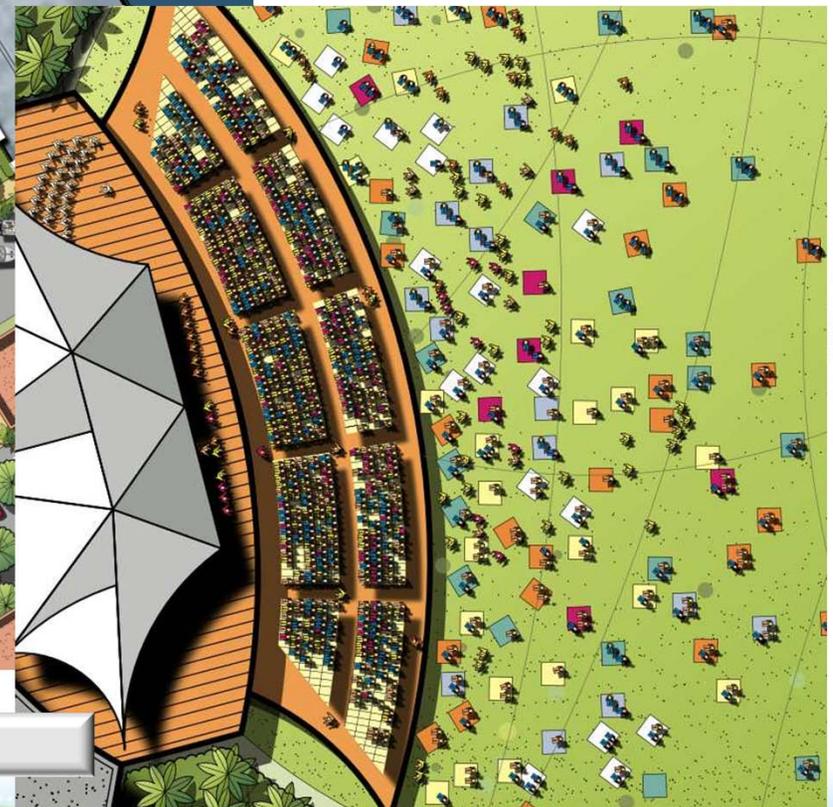
Covered Stage

Stage Back of House

Shuttle Stop/Bike Parking

Taxi/Event Parking

Amphitheater (concerts, festivals & events)



Community Festival

Ft. Zachary Taylor Park and Mole Pier Entry Gates



Vehicular Roundabout

Secure Entry Gate to Mole Pier and Cruise Ships

Relocated entry to Ft. Zachary Taylor and Fort Zachary Taylor Park

Improved Pedestrian and Vehicular Access to the Fort and the Beach



Additional 6.6 Acre Optional Development



Soccer Field
(Regulation High School)

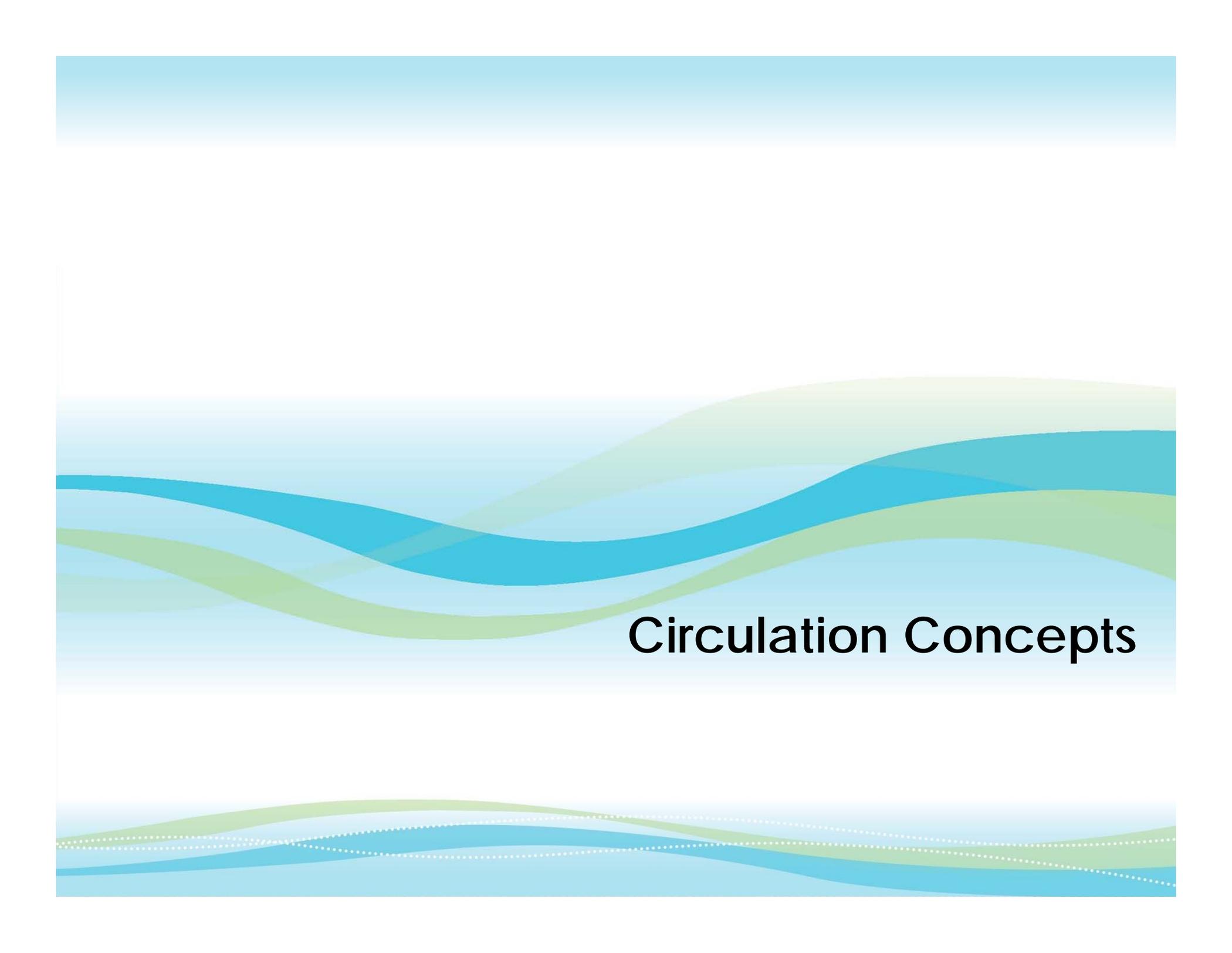
Recreation Courts

Navy Base Entry

Community Center Parking

Recreation Center

PAL/Youth & Boxing Facility

The background features a series of overlapping, wavy bands in various shades of blue and green. The top band is a light, pale blue. Below it, there are several more prominent bands in darker blues and greens, some of which are semi-transparent, creating a layered effect. At the bottom, there are thin, dotted lines in blue and green, mirroring the colors of the main bands.

Circulation Concepts

Overall Master Plan - Vehicular Circulation System



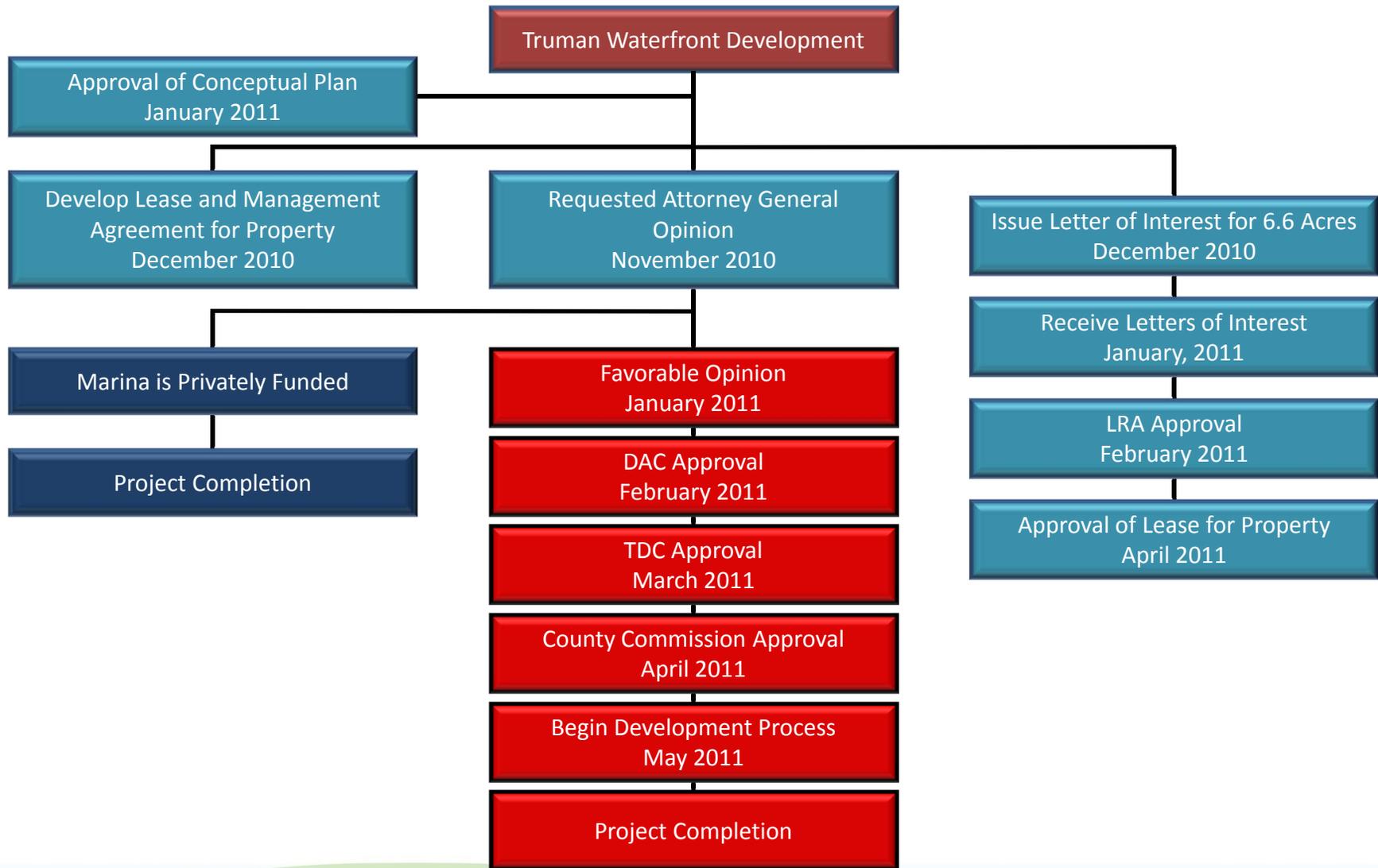
Overall Master Plan - Pedestrian Circulation System

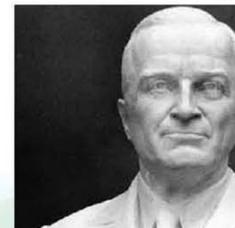


The background of the slide features a series of overlapping, wavy lines in shades of light blue, teal, and green. These lines create a sense of movement and flow. The text 'Project Timeline' is positioned in the lower right quadrant of the image, overlaid on the wavy patterns.

Project Timeline

Project Timeline





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