



MONROE COUNTY RESTORE ACT

Project Funding Submittal Form

APPLICATION COVER PAGE – 1 OF 2 (PROJECT BASIC CRITERIA)

Section 1: Application Cover Page; Basic Criteria

1. PROJECT TYPE: *(As mandated by the RESTORE Act, funds may only be used for one or more of the allowable uses listed below, which the County cannot amend or change. Carefully review each criteria listed below and determine if your project will achieve one or more of the allowable uses below. Projects that do not meet at least one of the allowable uses below will not be considered for funding. Check all that apply.)*

- Restoration and protection of natural resources, ecosystems, fisheries, marine and wildlife habitats, beaches, and coastal wetlands of the Gulf Coast Region.
- Mitigation of damage to fish, wildlife, and natural resources.
- Implementation of a federally approved marine/coastal management plan, including fisheries monitoring.
- Workforce development and job creation.
- Improvements to or on state parks in coastal areas affected by the Deepwater Horizon oil spill.
- Infrastructure projects benefitting economy or ecological resources, including port infrastructure.
- Coastal flood protection and related infrastructure.
- Planning assistance.
- Activities to promote tourism and seafood in the Gulf Coast region, for one or more of the following:
 - Promotion of tourism in the Gulf Region, including recreational fishing.
 - Promotion of the consumption of seafood harvested from the Gulf Coast region.

2. CONTACT INFORMATION: *(Include at least one name, phone number, email address, and organization name if applicable)*

- Organization: City of Key West
- Address: P.O. Box 1409
- City, State, Zip Code: Key West, FL 33041-1409
- Contact Person
 - Name: Bob Vitas
 - Title: City Manager
 - Phone: 305.809.3888
 - Email Address: bvitas@keywestcity.com

Section 2. Application Cover Page; Project Summary Information

3. Project Name: *(Provide a short, succinct title for the project)*

Restoration and Revitalization of the Truman Waterfront

4. Project Executive Summary: *(Provide a concise summary or abstract in the space below; do not exceed the space below.)*

The Restoration and Revitalization of the Truman Waterfront has four (4) elements as follows:

1. Reducing pollution and nutrient loading into nearshore waters by upgrading the 60+ year old stormwater system via state and federal best management practices such as retaining water on site and retrofitting direct outfalls with catch basins, baffle boxes and filters.
2. Restoring habitat through ecological landscaping with 145,000 native trees, shrubs and ground covers, prioritized for local butterflies and migrating birds, in partnership with the U.S. Fish & Wildlife Service.
3. Revitalizing the Waterfront by removing barriers to pedestrian and bicycle traffic between it and our visitor laden downtown. These dedicated bicycle and pedestrian lanes, including the Admirals Cut Bridge, will dramatically increase access to Fort Zachary Taylor State Park, recreational fishing, and waterfront businesses, as well as decrease the need to drive between the two, reducing further pollution.
4. Stimulating new economic opportunities through the construction of state of the art outdoor Amphitheater. The Amphitheater and associated public parking lot will create a major tourist and entertainment venue for the City. The facility will accommodate thousands of visitors at each of the numerous activities, concerts, festivals and functions hosted during the year. The facility will have permanent seats for 250 guests and approximately 1,000 to 2,000 people on the lawn.

5. Range of Benefit: Does this project have a

- Local benefit?
- Keys-wide benefit?
- Regional benefit?
- Gulf-wide benefit?

(Provide the location of the project and a brief description of the area that is benefiting; do not exceed the space below.)

The Truman Waterfront is a 28.2 acre scarified area in the southwest corner of Key West. This land was transferred to the City of Key West through the Base Reuse Alignment and Closure process, with the purpose enhancing the economic health and long-term viability of the City's tourism-dependent business base. Because Key West comprises ~33% of the County's residents, 58% of tourist revenue and 66% of tourist visits, any benefits here also benefit the entire Keys and State through sales and lodging taxes.

6. Project Cost: *(Provide the actual/estimated project cost, the amount being requested with this submission, and the amount of match committed to the project from any source. Please make clear the total project cost and the amount you are requesting. There is an opportunity to provide detailed cost/request/match information in the narrative section (see question 8.)*

| | | |
|---|----------------------|-------------------------------|
| • Total Project Cost: | \$ <u>18,720,279</u> | |
| • RESTORE Request Amount: | \$ <u>8,609,442</u> | % of project cost: <u>46%</u> |
| • Secured Cash Match (committed funding from other sources): | \$ <u>8,060,838</u> | % of project cost: <u>43%</u> |
| • In-kind Match value: | \$ _____ | % of project cost: _____ |
| • Funding Gap: | \$ _____ | % of project cost: _____ |
| • Anticipated Cash Match (potential funding from other sources)*: | \$ <u>2,050,000</u> | % of project cost: <u>11%</u> |

*These funds must be secured within 1 year of project award.

APPLICATION PROJECT BUDGET

Section 3. Project Budget

| PROJECT BUDGET | | FUNDING | | |
|--|---------------|--|-----------------------|--------------------------|
| Activity/ Item | Cost | Anticipated RESTORE Funding | Cash Match | In-kind Match |
| Planning/Design/Permitting | | | | |
| Element 1 | \$ 266,472 | | | |
| Element 2 | \$ 591,106 | | | |
| Element 3 | \$ 51,964 | | | |
| Element 4 | \$ 167,963 | | | |
| Administration*: | | | | |
| Planning Subtotal: | \$ 1,077,505 | | | |
| Construction or Project Activity(ies) | | | | |
| Element 1 | \$ 2,960,800 | \$ 1,844,000 | \$ 1,116,800 | |
| Element 2 | \$ 6,567,844 | \$ 5,199,942 | \$ 1,367,902 | |
| Element 3 | \$ 577,378 | \$ 215,500 | \$ 361,878 | |
| Element 4 | \$ 7,381,253 | \$ 1,350,000 | \$ 6,031,253 | |
| Administration*: | | | | |
| Construction Subtotal: | \$ 17,381,253 | \$ 8,609,442 | \$ 8,877,833 | |
| Monitoring | | | | |
| Monitoring all 4 Elements | \$ 60,000 | | \$ 60,000 | |
| Administration*: | | | | |
| Monitoring Subtotal: | \$ 60,000 | | \$ 60,000 | |
| Project Cost | | | | |
| Total Administration*: | | | | |
| TOTAL Project Cost: | \$ 18,720,279 | \$ 8,609,442 | \$ 10,110,838 | |

| Estimated Costs by Year | |
|--------------------------------|---------------------|
| Year 1 | \$ 6,146,163 (33%) |
| Year 2 | \$ 12,478,572 (67%) |
| Year 3 | |
| Year 4 | |
| Year 5 | |

*Notes: Only complete the sections of the budget that are applicable for your project. Please refer to question 8 to provide further explanation of budget details. *The RESTORE Act places a total 3% cap on administrative expenses.*

APPLICATION QUESTIONS – DETAILED PROJECT INFORMATION

Section 4. Application Narrative; Detailed Project Information

Please respond clearly and specifically to each of the following questions. Use 12 pt. font, 1 inch margins, and pagination, to aid in readability. There is no page limit, but please be as brief as possible. To complete your submission, please attach your response to these questions to the application cover pages and the budget page.

7. Project Description: *(Describe all aspects of the project; what issue, need, concern or problem does the project address? Why is the issue/need/concern/problem important? Is there an urgency or immediacy to the need? Provide facts and data sources used to support the need for this project. What and/or who does the project impact, benefit or affect; what will it accomplish when completed? Provide facts and data sources to support the expected impacts. Provide any other relevant information needed to describe your project. Be sure you make the connection between your project and the RESTORE Act criteria selected on first page. Provide citations for all references quoted or used to support the need for and impacts of this project.)*

Maximum 20 pts. How important is this project in terms of the need it meets and the goals it is seeking to achieve? How critical is the need it addresses? Is the need supported by data/facts? Is this project likely to meet its goals? Is the project approach organized and well thought out?

Tourism drives the economy of Key West and the Florida Keys. On April 20, 2010, the BP oil spill threatened the natural balance of the Florida Keys. Although oil never reached our shores, the world's perception of harm to the Keys' land and water natural jewels weighed heavily in the tourist's decision to travel elsewhere for vacation. Bookings were canceled, wedding parties were moved, visitors failed to appear and the industries that relied upon the Gulf waters struggled while the world waited to see the fallout.

Rebuilding the reputation of the Florida Keys begins with ensuring that visitors experience the best of our resources. Investments in our natural resources and supporting infrastructure help to ensure our road to recovery and resilience with the tourism industry. The economy of the City of Key West depends on the continuation of its 2.7 million visitors each year.

The Restoration and Revitalization of the Truman Waterfront consists of four (4) critically important and interconnected elements as follows:

Element 1: Stormwater System Upgrade: Reducing pollution and nutrient loading into nearshore waters by upgrading the 60+ year old stormwater system will have an immediate mitigating impact on nearshore waters and a long-term effect as the remaining Truman Waterfront infrastructure is completed. As is, the drainage along these 1,500 feet of waterfront is listed as a medium priority in Monroe County's Stormwater Master Plan. Utilizing state and federal stormwater best management practices including retaining water on site and retrofitting direct

outfalls with catch basins, baffle boxes and filters will reduce the nutrient impacts of stormwater runoff. Research has shown that these best management practices can reduce up to 100% of nutrients, protecting fisheries and marine ecosystems.

Element 2: Ecological Landscaping: Restoring habitat through ecological landscaping with ~145,000 native trees, shrubs and ground covers, prioritized for local butterflies and migrating birds, will greatly increase critical habitat. Partnerships with the US Fish and Wildlife Service identified Key West as a critical forage grounds for the White-crowned pigeon and stressed the need to increase native species for the birds to feed on. Hurricane Wilma took a significant toll on the population of pigeons, partly because of loss of forage fruit to salt water inundation. Raising the landscaping topography by 2-4 feet will increase the resiliency of the habitat and our investment in a world-class park. Labeling the high diversity of plant species will educate residents on what native plants can be planted in private yards, further increasing habitat.

Element 3: Pedestrian and Bicycle Connection will provide a direct non-vehicle thoroughfare from the Waterfront to Downtown, eliminating the existing 1/3 mile detour required to make the trip today. The construction of the Admirals Cut Bridge is a critical piece of the pathway and has support from the private landowner, provided that the Waterfront be developed according to plans. With the bridge and path thousands of tourists from the Cruise Ship industry will have direct access to Mallory Square and all of Duval Street and Key West Downtown. Also, the new Pedestrian and Bicycle Connection will enhance access and visitation to Fort Zachary Taylor State Park and the Sanctuary's Eco-Discovery Center.

Element 4: Outdoor Amphitheater: The Truman Waterfront Outdoor Amphitheater knows no peer in the Florida Keys. Designed to draw larger names than any of our current venues can comfortably handle, this state of the art facility will be open and available to accommodate 2,250 guests 365 days of the year. We estimate in excess of 50,000 residents and tourists will attend festivals, concerts, special events, charity fun runs and other activities at this new state of the art performance facility, increasing revenue for the City, the County and the State. The Monroe County Tourist Development Council agrees to the tune of a \$2 Million match towards its construction.

8. Budget Narrative/Financial Feasibility/Cost-Effectiveness: *(Be sure that your responses to this question and dollar amounts used are consistent with those used in Application Project Budget, and those in Question 6.*

- *Clearly indicate and describe the estimated or actual costs of the project.*
- *Clearly indicate and describe the amount and use of RESTORE Act funding request.*
- *Identify amount and sources for your secured cash match funding. ["Cash match" is defined as actual cash contributions to project costs. "Secured cash match funding" is funding that has been committed to your project.] Please demonstrate secured match funding with documentation such as commitment*

letter(s) from the funder(s).

- Identify amount and sources for your anticipated cash match. [“Anticipated cash match” is potential funding you have sought or will seek but is not confirmed.] Please note that an applicant must have its project’s “anticipated cash match” secured within one year of award of RESTORE Act funding. Explain, if applicable, how these RESTORE funds may be used to leverage additional funding.
- If your project is also using in-kind match [“In-kind match” is defined as contribution to project costs other than cash], please identify what the in-kind match includes and how you calculated its value.
- Explain how the project is financially feasible [ie, is there a plan to cover all costs?]
- Explain how the project is cost-effective [ie, is this project a good value, is it economical in terms of the tangible benefits produced by the money being spent?]

Maximum 15 pts. Several things will be evaluated with respect to the budget including match value, financial feasibility and cost-effectiveness.

Please see the Attached Budget Spread Sheet for detailed budget items separated by each of the four (4) Elements. Line item prices come directly from a the City’s contracted Architecture, Engineering, Planning, Interior Design and Landscape Architecture firm: Bermello, Ajamil & Partners, Inc. of Miami, Florida. All cash match is provided from the General Fund Budget of the City of Key West and is included in the Capital Improvement Plan (CIP) for FY 2013/2014 and FY 2014/2015. The anticipated cash match is from recently awarded funds from the Monroe County Tourist Development Council (TDC) towards Amphitheatre and the Fruit and Spice Family Trust for an edible orchard area near the future community center. Not noted are the \$2.5 million already committed towards planning and design within the last two fiscal years, nor the estimated \$350,000 in maintenance/operations funding expected from cruise ship fees at the Outer Mole, nor future CIP funds towards the restaurant, community center and recreation field that are part of future phases.

9. Technical Feasibility: *(Explain how this project is technically feasible; ie, how do you know that this is a feasible project that can be implemented and that will result in success. Describe the technologies involved. Describe relevant past experience or proven success with this type of technology and this type of project. Describe why this project is likely to succeed?)*

Maximum 5 pts. Is this approach likely to work?

Element 1: Stormwater System Upgrade. Baffle boxes, exfiltration trenches, and recharge wells are listed by the Florida Department of Environmental Protection (FDEP) Reasonable Assurance Document as Best Management Practices proven to work well in Monroe County. Baffle boxes are credited by FDEP with reducing nutrient levels by 10%. Swales and exfiltration trenches reduce the nutrient load in direct proportion to the volume of water captured. Catch Basins reduce between 10-50% of nutrients and suspended solids.

Element 2: Ecological Landscaping: Planting native trees that are adapted to local conditions and documented as forage foods for migratory birds is a best management practice to both reduce resource consumption and increase habitat. Raising these areas with additional soil is a recommended climate change

adaptation practice.

Element 3: Pedestrian and Bicycle Connection: Multiple transportation studies have identified Admirals Cut as a key project to increase accessibility from downtown to the Truman Waterfront, and reduce vehicular traffic and its associated environmental impacts.

Element 4: Outdoor Amphitheater: The City of Marathon and The Village of Islamorada can attest to the positive impacts of adding a large venue for concerts and outdoor events to their community. Our partnership with the Monroe County Tourist Development Council will further solidify the success of marketing the amphitheaters events as a destination and substantially increase hotel stays. The Amphitheater has been designed by our Consulting Architects and Engineers and the permitting of these facilities presents no issues.

10. Readiness for Implementation/Permitting Considerations: *(What steps are necessary and how long will it take to implement this project? Describe the required design and permitting work required for implementation. How far along is the design and permitting? Has it started? Is it complete? If required permits have already been obtained, please attach copies. If the design has been completed, please attach copy of the design work. If the design work has not yet begun, please tell us how long this will take. If permits are required, but not yet obtained, please discuss how you know your project will qualify for the required permits and how long will this permit process take. In other words, if your project is not shovel-ready, what is entailed and how long will it take to before it becomes shovel-ready? Identify the specific milestones and timeframe for each.)*

Maximum 10 pts. Is the timeframe realistic? Is the permitting achievable? Is the timeframe acceptable?

All four elements are included in the Truman Waterfront Park Development Master Plan and expected to reach completion within 36 months. The Architecture, Engineering, Planning, Interior Design and Landscape Architecture firm of Bermello, Ajamil & Partners, Inc. of Miami, Florida, was competitively selected over 18 months ago to design, plan, permit and supervise the construction of the entire Truman Waterfront Park. Much of the design and preliminary drawings for each of these elements are complete and have been paid for with City funds. Securing funding and completing the permitting process are the next steps. The City does not anticipate any permiting delays due to our advanced planning and consultation. We currently have a 30% design that is under review, and expect to begin construction by May 2014. A detailed timeline can be found below, as well as in Attachment 3.

11. Project Completion Timetable: *(Once the project can be implemented, what are the steps and how long will it take to complete the project? Identify milestones and timeframe for each.)*

Maximum 10 pts. Timeframe realistic? Is the timeframe acceptable?

| Time | Description & Duration |
|------|------------------------|
|------|------------------------|

| period | |
|----------------|--|
| FY13, Qtrs 1-4 | <ul style="list-style-type: none"> • Consultation with Navy, Development Review Committee, City Commission, Tree Commission, Planning Board, Truman Waterfront Advisory Board, State of Florida. |
| FY13, Qtr 4 | <ul style="list-style-type: none"> • Scope of work for phase 1 construction ordered. |
| FY14, Qtr 1 | <ul style="list-style-type: none"> • Land Development Regulation and Comprehensive Plan amendments. Turn in final building permit applications and Development Agreement. City Commission reviews. Review of Task Order 1 for Phase 1 construction documents by City Commission. |
| FY14, Qtr 2 | <ul style="list-style-type: none"> • Comprehensive Plan and Land Development Regulation changes become final. Planning Board reviews Major Development Plan and Development Agreement. |
| FY14, Qtr 3 | <ul style="list-style-type: none"> • City Commission reviews Major Devt Plan and Devt Agreement. Approved plans transmitted to Navy and State of Florida Dept of Economic Opportunity. Contractor selected by City Commission. Admirals Cut planning. Phase 1 Construction begins May 30, 2014. |
| FY14, Qtr 4 | <ul style="list-style-type: none"> • Phase 1 construction - 18-24 months including: • Underground work begins – 8-12 months (stormwater, sewer, water mains, fire hydrants, fire pumps, manholes, pump station, etc) |
| FY15, Qtr 1 | <ul style="list-style-type: none"> • Underground work continues |
| FY15, Qtr 2 | <ul style="list-style-type: none"> • Site work begins – 4-6 months (roads, curbs, parking, sidewalks, traffic circle, lights, signage, etc) • Underground work continues |
| FY15, Qtr 3 | <ul style="list-style-type: none"> • Bike / Ped connectivity begins – 4-6 months (Admirals cut bridge, pathways) • Landscaping work begins – 4-6 months (soil, contouring, planting, irrigation) • Underground work almost complete |
| FY15, Qtr 4 | <ul style="list-style-type: none"> • Underground work ends • Landscaping work almost complete • Bike / Ped connectivity almost complete |
| FY16, Qtr 1 | <ul style="list-style-type: none"> • Site furniture installed • Landscaping work ends • Bike / Ped connectivity ends |

12. Environmental Benefits: *(Describe the nature, magnitude, and timing of any environmental benefits attributable to the project. Identify and quantify all environmental benefits expected. How will these benefits be measured and evaluated? How long before benefits are realized? Are these benefits short-term? Long-term? Identify the party responsible for the achievement of these benefits. Describe how your project is sustainable. (In other words, how much or what percentage of the project's services and/or benefits will still be delivered and maintained after the project is complete and/or funding has ended.) How will you monitor and ensure sustainability after the funding has ended. Please address any potential environmental impacts (ie, loss of habitat) associated with implementing or maintaining the project.)*

Maximum 10 pts. *Are the benefits impactful? Do the benefits address/correct/mitigate/advance a critical need/issue? Likelihood of achieving these benefits? Acceptable timeframe for achieving the benefits? Does the project have long-term sustainability?*

Element 1: Stormwater System Upgrade: The existing Stormwater system is over 60 years old and drains directly to the ocean. Implementing best management practices will result in an immediate estimated reduction of 50-90% of nutrients entering the nearshore waters along the 1,500-foot waterfront.

Element 2: Ecological Landscaping: Key West is a crucial forage area to the white crowned pigeon, and especially important after the 60% drop in their population after Hurricane Wilma. Increasing the number and resilience of forage trees will directly benefit the pigeon and other migratory birds.

Element 3: Pedestrian and Bicycle Connectivity: Connecting the Truman Waterfront with Mallory Square will instantly remove a 1/3 mile impediment for our residents and visitors. It will greatly increase the flow of tourists to Fort Zachary Taylor State Park and the National Marine Sanctuary Eco-Discovery Center. The substantial increase in pedestrian and bicycle traffic will reduce the impact of motor vehicle traffic and therefore reduce the harmful runoff into nearshore waters

Element 4: Outdoor Amphitheater: Although Key West houses a majority of the County's residents and tourists, we do not have an adequately sized venue to entertain them. The amphitheater will be a large boon to the economy, able to draw larger acts and therefore larger crowds.

For all elements, once the infrastructure is completed, they will be maintained and sustained by our Community Services Department, and funded by income from the cruise ship dockage on the outer mole pier, estimated at \$350,000 annually.

13. Economic Benefits: *(Describe the economic benefits that will be achieved. Identify and quantify all economic benefits expected. How will these benefits be measured and evaluated? When do you expect to see the results? Are these benefits short-term? Long-term? How will you ensure the achievement of long-term benefits? Identify the party responsible for the achievement of these benefits. Describe how your project is sustainable. (In other words, how much or what percentage of the project's services and/or benefits will still be delivered and maintained after the project is complete and/or funding has ended.) How will you monitor and ensure sustainability after the funding has ended. If this is a workforce*

development project please describe how the project will result in new, expanded or retained business development opportunities and job creation. Please include detail about what types of jobs will be created? How many and when? What is the anticipated annual salary or hourly rate, are the jobs full time or part time, are benefits included, etc.?)

Maximum 10 pts. Level of benefits? Do they address/correct/mitigate/advance a critical need/issue? Likelihood of achieving these benefits? Acceptable timeframe for achieving the benefits? Does the project have long-term sustainability?

Truman Waterfront Park will create a new "destination location" for the Keys ~3 million annual visitors. We envision existing events such as the Seafood Festival, Relay for Life, Song Writers Festival, Conchfest, etc being able to expand their attendance. We also foresee many new events taking advantage of the space at Truman Waterfront Park and Outdoor Amphitheatre. These new facilities will accommodate a much larger crowd in a comfortable setting than any facilities currently available.

Based on a TDC study entitled "Linking the Economy and the Environment of Florida Keys/Key West", 40.5% of tourists consider Key West sponsored special events to be "somewhat to extremely important in their trip planning", jumping to 76.5% during our slow summer months. Nearly 9% also indicated that special events caused them to lengthen their overnight stays, with a current spending average of \$385/day. We firmly believe that when properly marketed, the Amphitheater will cause at least 25% of our estimated guests (20% of 50,000 = 10,000 guests) to spend one additional day in the Keys at a net annual revenue of \$3,850,000 for the economy, rendering capital financing of the construction of the Waterfront and Amphitheatre a sound and cost-effective investment.

14. Community Economic and/or Environmental Resilience Benefits: (Describe if the project assists with our community's ability to anticipate, withstand, or recover (environmentally and/or economically) from hazards or threats, eg. hurricane evacuation, flood mitigation and prevention, future oil spills, shoreline protection, etc.)

Maximum 5 pts. Level of benefits? Do they address/correct/mitigate/advance a critical need/issue? Likelihood of achieving these benefits? Acceptable timeframe for achieving the benefits?

Element 1: Stormwater System Upgrade: The Truman Waterfront is a deepwater docking facility and main recovery port for relief supplies for the entire lower keys. An upgrade in the infrastructure will directly increase our community's ability to recover from hazards or threats.

Element 2: Ecological Landscaping: Saltwater surges associated with hurricanes are responsible for the loss of many trees, even years after a flood event. Raising the landscaping increases the resiliency of our landscaping by keeping the roots farther away from the rising seas, as well as allowing the area to drain more quickly.

Element 3: Pedestrian and Bicycle Connection: According to NOAA, thousands of

vehicles in the lower keys became inoperable after Hurricane Wilma. Increasing connectivity for those not in cars is climate change adaptation that will help our community recover from their losses.

Element 4: Outdoor Amphitheater: It is always important to diversify, and the Amphitheatre will be a one-of-a-kind economic powerhouse for the keys during good weather. Following bad weather, the site would also be a useful gathering site for disaster relief efforts.

15. Complements to Existing Efforts/Public Acceptance: *(How does the project complement existing local, regional or state efforts/plans/objectives or on-going efforts/activities. Explain why your project does not interfere or conflict with any existing efforts, and why your project is not duplicative of any existing efforts. Also, please explain whether your project is consistent with/included in a local government Comprehensive plan, Capital plan, Mitigation Plan, Wastewater or Storm Water Master Plan, etc. If not part of an already approved plan, please describe any known or potential public approval or opposition to the project. Explain any efforts to determine public acceptance.)*

5 pts. Does the project align with county and/or municipal priorities? Is there clear public support?

The Restoration and Revitalization of the Truman Waterfront is of the highest priority for environmental and economic priorities of the City of Key West. It is a major element in the City's Comprehensive Plan and in the City's Capital Improvement Plan (CIP). No other project has received this level of City financial (estimated total costs of \$30 million) and staff resources.

This 28.2 acre waterfront site was donated by the Navy with the stated intent of enhancing the economic health and long-term viability of the City's tourism-dependent business base. The amenities found in the Master Plan are the result of many public meetings, which stressed open greenspace, events space, connectivity and recreational space. A large number of local community groups and City advisory boards have all endorsed the Truman Waterfront Master Plan including: Bahama Village Redevelopment Advisory Committee (adjoining neighborhood), Truman Waterfront Advisory Board, the City Planning Board, Key West City Commission, and the City of Key West Naval Properties Local Redevelopment Authority.

The Monroe County TDC has pledged \$2 million towards the amphitheater and the stormwater upgrades are a medium priority in the Monroe County Stormwater Master Plan. Monroe County's [FY14 Proposed Annual Operating Budget and Capital Budget](#) includes the goal of "working together with the City of Key West on the Truman Waterfront Park".

16. Compliance with Federal, State, Local Regulations: *(Describe how the project complies with all regulations. Note: Additional restrictions and requirements may be applicable based on US Treasury guidance to be established pursuant to the RESTORE Act.)* **No points awarded, since compliance with regulations is a requirement.**

The Florida Keys National Marine Sanctuary, Army Corps of Engineers, Florida Department of Environmental Protection, and the South Florida Water Management District are in support and are advising on the compliance of the Truman Waterfront Park.

The donation of the 28.2 waterfront site carried some restrictions from the U.S. Navy. The restrictions include such things as minimum 50' setbacks, perpetual access to the boat ramp, perpetual access to utility lines and Eaton Street, no improvements over 35' in height, etc, all which are incorporated into the Master Plan.

The Restoration and Revitalization of the Truman Waterfront is on land owned by the City of Key West. Concurrency issues have already been addressed by the City's Development Review Committee (DRC) at a Public Hearing held on January 31, 2013. The members of the DRC, inclusive of the public utilities found no inconsistencies with available services at adopted Level Of Service (LOS). The traffic analysis prepared for the entire Truman Waterfront Park Development Master Plan found no significant impacts on City streets or roads.

17. Project Management Capacity: *(We expect that all funded projects will receive a high degree of scrutiny from both state and federal agencies throughout their duration both programmatically and financially, and will be required to comply with a rigorous standard for monitoring, reporting and auditing of both results and expenditures.*

Please also note that the framework for RESTORE Act project funding has not yet defined but will likely draw significantly from federal grant guidelines, rules, regulations and requirements. Therefore, assuming the applicant entity will be responsible for implementing and administering its project according to federal grant guidelines, concisely:

- 1. Describe the expertise, experience and prior success of the organization and persons to implement the type and size project proposed here.*
- 2. Describe the organization's experience with federal grant requirements, and with management of government grant-funded projects of this type and size, including financial and outcomes, monitoring, reporting and auditing.*
- 3. Describe your plan for programmatic and financial management, oversight and monitoring.*
- 4. Describe the project management team, including the names, qualifications, experience and prior success of those responsible for design, implementation, outcomes achievement, and financial management.)*

Maximum 10 pts. Does the organization or sponsor have the demonstrated ability and experience to implement/administer this project, and deliver on the outcomes?

The City of Key West has successfully managed and implemented millions and millions of dollars of Federal and State grants. In the past three (3) years alone we have managed over \$32 million in grants. There is no question of our financial and management ability to follow through with our commitment to complete the four (4) Elements of the Restoration and Revitalization of the Truman Waterfront as envisioned in the grant proposal. The City has the financial ability to operate and

maintain these new facilities. The City's Department of Community Services will be responsible for their operation once complete. Due to the extremely high priority of this project to the City, Assistant City Manager Mark Finigan has been assigned to monitor and oversee all activities. The City will also have a designated Project Manager and Construction Manager assigned to this project. Grants Finance Specialist Carolyn Sheldon will be in charge of the administration of this grant.

18. **Additional Information:** *(Please include any maps, designs, drawings, photos, or background resources that may assist in understanding the project.*

Attachment #2 Letters of Support

1. Florida Keys National Marine Sanctuary
2. U.S. Fish and Wildlife Service
3. City Commissioner, representing Bahama Village community
4. Fort Zachary Taylor State Park
5. Monroe County Tourist Development Council



UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL OCEAN SERVICE

Florida Keys National Marine Sanctuary
33 East Quay Road
Key West, FL 33040

August 29, 2013

Lisa Tennyson
Office of Management and Budget
Monroe County
1100 Simonton Street, Room 213
Key West, FL 33040

Dear Monroe County Local Restore Act Advisory Committee,

I am writing in support of the City of Key West's grant application for the Restoration and Revitalization of the Truman Waterfront.

NOAA's Florida Keys Eco-Discovery Center sits in the center of the Truman Waterfront area and was built there in anticipation of this redevelopment. The restoration of this area will greatly increase visitation to the Center and thereby increase environmental awareness for not only our mission but also that of the Florida Keys National Wildlife Refuge, National Park System and South Florida Water Management District.

Stormwater is a major component of nearshore water quality issues, and instituting best management practices and retrofitting are key strategies in our Sanctuary Management Plan. The existing stormwater infrastructure is in need of upgrading and we would support all efforts for investment of water quality improvements. The City of Key West has a long history of implementing best management practices for water quality improvements and is a leader in upgrading infrastructure to benefit the condition of Florida Keys National Marine Sanctuary.

We have met extensively with the City of Key West's planning, engineering, and port staff regarding the Truman Waterfront Master Plan and look forward to final implementation and construction.

Sincerely,



Sean Aberton
Superintendent





United States Department of the Interior



FISH AND WILDLIFE SERVICE

National Key Deer Refuge
28950 Watson Boulevard
Big Pine Key, FL 33043
Phone: (305) 872-2239 Fax: (305) 872-3675

August 27, 2013

Lisa Tennyson
Office of Management and Budget
Monroe County
1100 Simonton Street, Room 213
Key West, FL 33040

Dear Local RESTORE Act Advisory Committee:

The U.S. Fish and Wildlife Service (Service) would like to submit this letter in support of the City of Key West's grant application for the "Restoration and Revitalization of the Truman Waterfront." The proposal will result in enhancement of habitat in the Key West area, something that is important given the interdependence of a number of species on these lands. As you know, the Service has significant land holdings in the area and works to conserve and protect a broad array of sensitive species within Key West National Wildlife Refuge and thus this proposal directly supports our mission.

We are specifically concerned with the decline of the state listed white-crowned pigeon (*Patagioenas leucocephala*, "pigeon"), a species that reaches the northern limits of its range in south Florida. This bird has been subject to a great deal of pressure through hunting and loss of forage/nesting habitat. White-crowned pigeon need two distinct habitats, one for nesting and one for feeding. While the Refuge lands currently provide for appropriate nesting habitat, the bird's behavior results in it foraging away from the nest seeking fruits of hardwood trees, mainly in the Key West area.

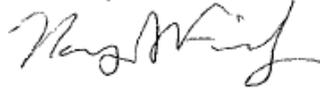
In 2005, likely as a result of hurricane Wilma, pigeon numbers dropped by 60% and have not recovered. The Service continues to note declines in the pigeon with last year representing the lowest counts observed in our 13 years of monitoring. The reasons for this decline are not fully known but it may be due to post-Wilma loss of fruit-bearing trees (reduced food supply). Many exceptionally large fruit-bearing trees were lost during that storm and that loss might have been significant to the pigeon.

The Service specifically would encourage the planting of important food based species of trees as part of this project that can be used by white crowned pigeons. These priority tree species include the blolly, pigeon plum, black torch and shortleaf fig. The first three of these trees are ideal for small areas where a larger tree such as the shortleaf fig may be unsuitable. The ecological landscaping planned by the City of Key West as part of this proposal will be a huge boost to these birds.

The proposal will result in providing forage, roosting and nesting areas for an array of migratory birds. The native habitats created by this project would serve as critical stopovers for migratory birds to refuel for their travels. In the Florida Keys, a myriad of neotropical migratory songbirds depend upon Keys habitats to sustain them before and after long, overwater migrations.

The Service has worked with the City of Key West as part of our "Give a Smidgen for the White-Crowned Pigeon" campaign by working together to plant 400 native plants, comprising 43 different species at Horace O'Bryant School. We are excited for the City's plans to continue this great partnership by planting natives at the Truman Waterfront. If you have any additional questions, please contact me at 305-872-2239, ext. 209.

Sincerely,



Nancy J. Finley
Refuge Manager



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

Lisa Tennyson
Office of Management and Budget
Monroe County
1100 Simonton Street, Room 213
Key West, FL
33040

Dear Monroe County Local Restore Act Advisory Committee,

As a Commissioner for the City of Key West representing the citizens bordering the Truman Waterfront, I am writing in support of the City's Restoration and Revitalization of the Truman Waterfront.

The Bahama Village community is a 16 block area bordered by the Truman Waterfront. It is our island's oldest residential community in Key West and the home to many Bahamian families who immigrated in the early 1800's. Bahama Village also has the lowest mean income in the city of Key West with 22.5% of the population below poverty level as compared to 10.2% of the population of Key West.

A 2012 study by the Florida Department of Health found that a lack of jobs as well as a lack of activities/parks for youth and seniors were in the top five concerns amongst Bahama Village residents. The development of the Truman Waterfront amenities would not only address these concerns, but also increase the economic resiliency of the neighborhood by introducing tourists to the Bahama Village business district. The Admirals Cut bicycle and pedestrian path would also allow our residents better access to downtown, reducing traffic.

Sincerely,



Clayton L. Lopez

Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.



FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Fort Zachary Taylor Historic State Park
501 Howard England Way
Key West, FL 33040

ERIC SCOTT
COMMISSIONER

ROSCHYL E. VIVIANZAR
SECRETARY

August 27, 2013

Lisa Fennyson
Office of Management and Budget
Monroe County
1100 Simonton Street, Room 213
Key West, FL 33040

Dear Monroe County Local Restore Act Advisory Committee,

I am writing in support of the City of Key West's grant application for the Restoration and Revitalization of the Truman Waterfront.

This project is of particular interest to Fort Zachary Taylor Historic State Park as we are engaged in a simultaneous effort to redesign our park entrance. The new park entrance will improve the park access and experience in several ways as well as increase park attendance and economic impact.

The Truman Waterfront project will allow the park entrance to be moved much closer to the park amenities and out of a congested and confusing traffic scenario. Currently, the park entrance is located at a busy four way intersection. Often, visitors are confused about where they should be approaching the park from and the intersection gets congested, creating a traffic flow problem for the Navy.

The new entrance will be part of a outdoor recreation and entertainment complex that is more befitting a state park entrance than the current industrial port environment. Visitor's will naturally be funneled through an aesthetically appropriate surrounding to the park entrance naturally.

The Truman Waterfront project will increase visitation to the park for the reasons cited above as well as through the increased pedestrian accessibility that the Admiral's Cut Bridge will offer. One of the hurdles that cruise ship passengers face when coming ashore near Mallory Square is how to get to the park on foot. The pedestrian bridge will create a natural way-finding route to the park.

The new state park entrance depends on the completion of and is in cooperation of design with the Truman Waterfront project and is supported by Fort Zachary Taylor Historic State Park.

Sincerely,

John J. Maehl, Park Manager
Fort Zachary Taylor Historic State Park
Florida Park Service
305-292-6850



Lisa Tennyson
Office of Management and Budget
Monroe County
1100 Simonton Street, Room 213
Key West, FL
33040

Dear Monroe County Local Restore Act Advisory Committee,

I am writing in support of the Restoration and Revitalization of the Truman Waterfront.

The mission of the Monroe County Tourism Development Council (TDC) has a is to set an overall direction for the Monroe County tourism marketing effort in a manner that will assure long-term sustained growth in tourism revenues while also guaranteeing the sustainability and improvement of our product, including both our man-made and natural resources, and improvements to the quality of life of our residents.

The City of Key West has received substantial capital project support from the TDC since 1988, and this is no exception. The TDC has pledged \$2 million in support of the Truman Waterfront Park Amphitheater and Public Parking project through our Capital Project (Bricks and Mortar) Funding, and is in the process of signing the necessary contracts now.

The project ranked highly because we anticipate that the amphitheater will be a major tourist and entertainment venue for Key West and Monroe County. The state of the art facility is designed to accommodate thousands of visitors at each of the numerous activities, concerts, festivals and functions hosted during the year. The new facilities will accommodate a much larger crowd in a comfortable setting than any facilities currently available.

We are also very supportive of the overall Truman Waterfront Plan, a comprehensive 28.2 acre, \$30M public waterfront facility.

Sincerely,

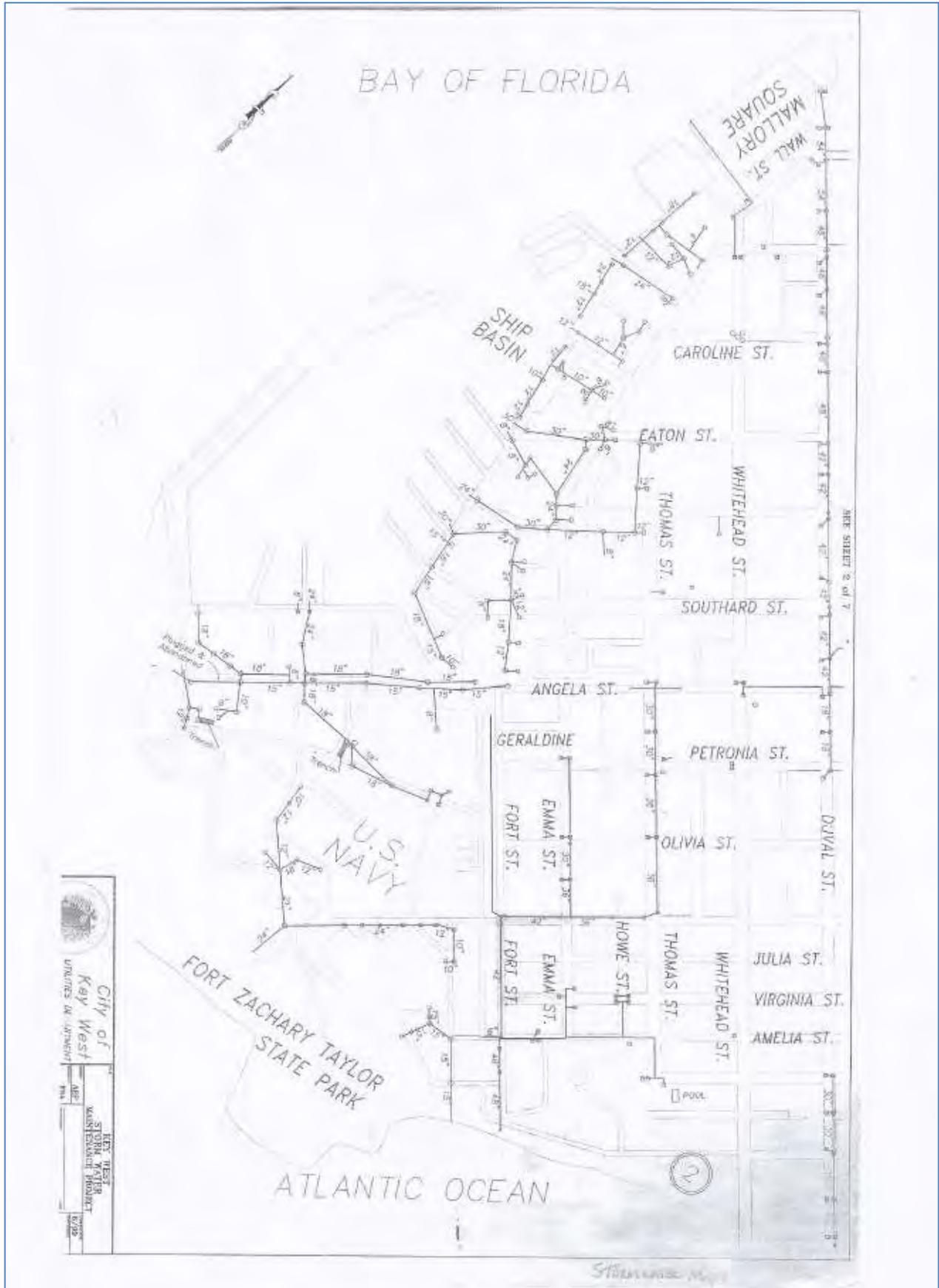
Harold Wheeler
Director, Monroe County TDC

Attachment # 3 Budget Spread Sheet with detailed budget information by Element

| City CIP (Match) | RESTORE Ask | Element | Phase | Description |
|---------------------|---------------------|------------------------|-----------------|--|
| \$ 60,000 | | Project Mgmt | Monitoring | Construction Mgr/ Project Mgr/ Utilities oversight |
| \$ 266,472 | | 1: Storm/Sewer | Planning | Plan/Design Permit |
| \$ 165,000 | | 1: Storm/Sewer | Site Prep | Gravity Sewer |
| \$ 201,600 | | 1: Storm/Sewer | Site Prep | Force Main |
| \$ 341,000 | | 1: Storm/Sewer | Site Prep | 12" waterline |
| \$ 139,200 | | 1: Storm/Sewer | Site Prep | 8" waterline |
| \$ 70,000 | | 1: Storm/Sewer | Site Prep | Man holes |
| \$ 200,000 | \$ 1,000,000 | 1: Storm/Sewer | Site Prep | Pump station |
| | \$ 42,000 | 1: Storm/Sewer | Site Prep | injection well |
| | \$ 100,000 | 1: Storm/Sewer | Site Prep | Catch Basins |
| | \$ 480,000 | 1: Storm/Sewer | Site Prep | Exfiltration trench |
| | \$ 22,000 | 1: Storm/Sewer | Site Prep (new) | trash box |
| | \$ 200,000 | 1: Storm/Sewer | Site Prep (new) | Baffle Boxes |
| \$ 1,383,272 | \$ 1,844,000 | Total Element 1 | | |
| \$ 591,106 | | 2: Landscaping | Planning | Plan/Design Permit |
| \$ 106,112 | | 2: Landscaping | Demo | Clear and Grub |
| \$ 875,030 | | 2: Landscaping | Demo | Concrete slabs |
| \$ 50,000 | | 2: Landscaping | Landscape | Fruit and Spice Park |
| \$ 336,760 | | 2: Landscaping | Site Furniture | Site Furniture |
| | \$ 3,532,925 | 2: Landscaping | Site Work | Fill 4', in mounding areas |
| | \$ 1,141,786 | 2: Landscaping | Landscape | Trees to ground cover |
| | \$ 525,231 | 2: Landscaping | Landscape | Drip irrigation |
| \$ 1,959,008 | \$ 5,199,942 | Total Element 2 | | |

| | | | | |
|---------------------|---------------------|------------------------|-----------|--|
| | | | | |
| \$ 51,964 | | 3: Bike Ped | Planning | Plan/Design Permit |
| \$ 197,629 | | 3: Bike Ped | Site Work | Concrete paver parking, cross walks and associated base |
| \$ 148,749 | | 3: Bike Ped | Site Work | Bike path, transit stops, specialty paving and associated base |
| \$ 15,500 | \$ 50,000 | 3: Bike Ped | Site Work | Admirals Cut Ped/Bike bridge |
| | \$ 165,500 | 3: Bike Ped | Site Work | lights - pedestrian |
| \$ 413,842 | \$ 215,500 | Total Element 3 | | |
| | | | | |
| \$ 167,963 | | 4: Amphitheatre | Planning | Amph Roadways Plan/Design Permit |
| \$ 65,985 | | 4: Amphitheatre | Demo | Asphalt roadway & sublease |
| \$ 160,000 | | 4: Amphitheatre | Site Prep | Fire Hydrants |
| \$ 50,000 | | 4: Amphitheatre | Site Prep | Fire pumps |
| \$ 116,280 | | 4: Amphitheatre | Site Work | Type F Curb |
| \$ 404,114 | | 4: Amphitheatre | Site Work | Asphalt Roadway paving and associated base |
| \$ 390,763 | | 4: Amphitheatre | Site Work | 10" thick specialty vehicular/dock paving and associated base |
| \$ 163,388 | | 4: Amphitheatre | Site Work | Sidewalk - concrete |
| \$ 44,740 | | 4: Amphitheatre | Site Work | Traffic circle specialty paving |
| \$ 112,500 | | 4: Amphitheatre | Site Work | Lights - spine road |
| \$ 48,000 | | 4: Amphitheatre | Site Work | Lights - parking |
| \$ 5,000 | | 4: Amphitheatre | Site Work | Regulatory signage with concrete footer |
| \$ 10,000 | | 4: Amphitheatre | Site Work | Wayfinding signage |
| \$ 2,000,000 | | 4: Amphitheatre | Building | Amphitheatre Constr. (TDC) |
| \$ 195,484 | \$ 100,000 | 4: Amphitheatre | Site Work | Specialty pedestrian paving and associated base |
| \$ 2,265,000 | \$ 1,250,000 | 4: Amphitheatre | Building | Amphitheatre Constr. (City) |
| \$ 6,199,216 | \$ 1,350,000 | Total Element 4 | | |

Attachment #4: Diagram of Existing Stormwater outfalls (Element 1)



Attachment #5: Diagram of Bike Ped Connectivity and Admirals Cut Bridge
(Element 3)



Attachment #6: Outdoor Amphitheater (Element 4)



FIGURE #2 - Truman Amphitheater

Attachment #7: Qualifications of Contractors

DEVELOPMENT APPLICATION

Design Team Professionals

(Team Lead)

LANDSCAPE ARCHITECT

BERMELLO AJAMIL & PARTNERS, INC.

Architecture, Engineering, Planning, Interior Design, Landscape Architecture
2501 South Bayshore Drive, 10th Floor
Miami, Florida 33135
(305) 868-2050
(305) 868-2700 (Fax)
Contact: Mike Olney
kolney@bermelloajamil.com



Barmello Ajamil & Partners, Inc.

CIVIL ENGINEER

PEREZ ENGINEERING & DEVELOPMENT, INC.

1010 Kennedy Drive, Suite 400
Key West, Florida 33040
(305) 283-3440
(305) 286-0243 (Fax)
Contact: Allan Perez
aperez@perizehs.com



ARCHITECT

MBI K2M, ARCHITECTURE, INC.

1001 Whitehead Street
Key West, Florida 33040
(305) 292-7722
(305) 292-2182 (Fax)
Contact: Anthony Same
asame@mbik2m.com



ARCHITECT

BERMELLO AJAMIL & PARTNERS, INC.

Architecture, Engineering, Planning, Interior Design, Landscape Architecture
500 S.E. 3rd Avenue, Suite 203
Fort Lauderdale, Florida 33316
(954) 467-1113
(954) 467-1116 (Fax)
Contact: Todd Gohorn
toghorn@bermelloajamil.com



Barmello Ajamil & Partners, Inc.

STRUCTURAL ENGINEER

DDA ENGINEERS, P.A.

4930 SW 74th Court
Miami, Florida 33155
(305) 666-0711
(305) 666-5255 (Fax)



MECHANICAL, ELECTRICAL, AND PLUMBING

HNGS ENGINEERS, INC.

4800 SW 74 Court
Miami, Florida 33155
(305) 270-8835
(305) 662-8891 (Fax)
Contact: Anthony Schiltz
anthony.schiltz@hngsengineers.com



LAND SURVEY

ISLAND SURVEYING, INC.

3182 Northside Drive, Suite 201
Key West, Florida 33040
(305)-283-0468
(305)-283-0237 (Fax)
fhilde1@bellsouth.net



TRUMAN WATERFRONT PARK – CITY OF KEY WEST