



THE CITY OF KEY WEST

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

Truman Waterfront Park Master Plan Summary of Proposed Elements January 17, 2013

The preliminary Truman Waterfront Park Master Plan attached herein, including the layout of the park and proposed uses, designed by the City's consultant Bermello Ajamil and Partners, has undergone several years of scrutiny and input from the public, the Truman Waterfront Advisory Board (TWAB), the Bahama Village Redevelopment Advisory Committee (BVRAC) and the City Commission sitting as the Naval Land Redevelopment Agency (NLRA). On October 18, 2012 the NLRA approved the final iteration of the preliminary plan. Since then staff has been meeting with public interest groups such as the Arts Council and its subsidiaries, the Police Athletic League and the Police Cavalry Unit, AYSO, the Boys and Girls Club and other afterschool programs, TAMPOA, the State Parks Organization and other adjacent property owners, and City staff to review the preliminary plan. On January 14, 2013 the consultant submitted an application for Major Development Plan to the Planning Department that is also attached herein. A variance request for bicycle substitution, and a variance request for parking have also been determined to be required. The Development Review Committee (DRC) will review the Major Development Plan and Variances at a special meeting to be held on January 31, 2013. On February 15, 2013 the Master Plan will be transmitted to the Navy, in order to begin a 90 day review period. After the Navy has reviewed the Master Plan and any required changes have been made to it, the Planning Board will review the Major Development Plan and Variances in June, subsequently the Plan will be reviewed by the City Commission, also sitting as the NLRA.

City staff is currently working on the proposed Development Agreement for the Park that will guide the construction phasing schedule and extend the life of the development approvals for ten years, in order to complete construction, with an option for extension request. The Development Agreement will be available for public review at the time it is submitted for DRC review on April 1, 2013. The Development Agreement will follow a parallel approval schedule with the Major Development Plan and Variances. Following the decision on the Major Development Plan, Variances and the Development Agreement, the plan will again be sent to the US Navy for the mandated 90 day review period. With the preliminary 90 day review by the US Navy already completed, the response time and approval for construction is expected to be shortened.

Included in the Master Plan for the Truman Waterfront Park are the following elements and features found in the application and site plans:

- Community Recreation Center of 24,304 square feet to include indoor gym, industrial sized kitchen and classrooms.
- Retrofit existing building 103 for possible museum and/or restaurant for revenue generating use.
- Children's Playground Facilities.
- Interactive Water feature.
- Multi-use sports field of 360 by 230 feet.

- Accommodation of Boat Races: The Park designed to accommodate parking on hard surfaces for up to 70 speed boats as requested by the speedboat race producers for the annual event. Other types of races such as the sailboat races can also be accommodated. Any damage to landscaping will be required to be replaced by event management.
- Amphitheatre - 250 fixed seats; 3,000 square foot theater building with bathrooms and changing rooms; and 15,000 square foot event lawn.
- Police horse stables - 2,525 s.f building and outdoor coral area.
- Stormwater management.
- Onsite water retention for reuse.
- Elevated sunset look out area.
- Topographic change elements.
- Safe bicycle and pedestrian connectivity throughout the site - 8' designated bicycle paths and 7-10' sidewalks.
- Several significant open space areas for active and passive recreation.
- Recreational exercise pathways.
- Heavy landscaping for shade and aesthetic purposes.
- Park Maintenance Plan.
- New vehicular access from Angela Street.
- New roadways through the park connecting Southard Street and Angela Street through the park and to the State Park.
- Public Art throughout.
- Parking in three parking lots for 234 vehicles.
- Parking throughout the park for 260 bicycles.
- Possible use of old Keys Electric Facility on Geraldine Street for maintenance facility.
- Possible revenue generating activities: Restaurant, outdoor and indoor events areas, classroom usage, Amphitheatre events.
- Negotiations ongoing regarding pedestrian access bridge to the Westin Marina across Admirals Cut.

As part of the EAR based amendments to the Comprehensive Plan approved upon first reading by the City Commission on October 2, 2012, the various land use designations of HRCC-4, HMDR and HPS-1 currently located within the Truman Waterfront Park parcel, were re-designated as Public Service (PS); however, as of the date of the Major Development Plan application the site has four zoning districts (HRCC-4, HMDR, HNC-2 and HPS-1) with distinct uses and bulk regulations that must be used as part of this application process. As a result of the inconsistent zoning district regulations that make up the site now two amendments to the Land Development Regulations are required in order to implement the plan. As previously contemplated, the Historic Public Service (HPS) zoning district will be amended to reflect similar uses allowed in the Public Service (PS) zoning district such as:

Restaurants and food service facilities associated with recreational activities.

The HRCC-4 zoning district use regulations will have to be amended to allow Cultural and Civic Uses, a use commonly located within parks. Cultural and Civic Uses are allowed as of right in the PS and HPS zoning districts. A Bicycle Substitution Variance and Parking Variance are also required for the proposed Master Plan.