



DEPARTMENT OF THE NAVY

NAVAL AIR STATION
PO BOX 9001
KEY WEST FL 33040-9001

11000
PR712/408
06 Jun 13

Mayor Craig Cates
City of Key West
3126 Flagler Avenue
Key West, FL 33040

SUBJECT: TRUMAN WATERFRONT MASTER PLAN PRELIMINARY 90-DAY
REVIEW SUBMITTAL

This letter is prepared in response to the City's preliminary Truman Waterfront Park transmittal package, dated March 4, 2013.

The City of Key West transmitted the master plan package to Naval Air Station Key West for Navy review in advance of the official development plan review, required per the December 3, 2002 Truman Waterfront Property Quitclaim Deed.

Our goal is to resolve any conflicts with the development plan package prior to the Naval Properties Local Redevelopment Authority (LRA) development plan review. The summary of Navy issues and concerns with the plan are forwarded as enclosure (1). This plan was also reviewed by Commander, Navy Region Southeast and Naval Facilities Engineering Command Southeast.

If you have any questions or require additional information, please contact my Planning and Project Development, Head Division Planner, Mr. Richard Ruzich at COMM: (305) 293-2785 or via e-mail: richard.r.ruzich@navy.mil.

Sincerely,

A handwritten signature in black ink, appearing to read "P. A. Lefere", is positioned above the typed name.

P. A. LEFERE
Captain, U.S. Navy
Commanding Officer

Enclosure: 1. Preliminary Truman Waterfront Master Plan
Comments

Copy to: Bogdan Vitas, City Manager
Donald Craig, City Planner

Preliminary Truman Waterfront Master Plan Comments

Based upon review of the City's March 4, 2013 Truman Waterfront Master Plan, Preliminary 90-day Review submittal, Naval Air Station Key West's 20 comments are as follows. For the purposes of this review, Naval Air Station Key West will refer to the site plans in the transmittal package as the "development plan."

1. The upland portion of the park needs to be separated from Truman Harbor for purposes of the development plan review. Per the letter dated February 7, 2013 from Commanding Officer of Naval Air Station Key West, only federal activities will be allowed within the harbor. Accordingly, no plans should include structures or City operations seaward of the City property.
2. The Fort Street parking lot shall be fully incorporated into the formal development plan and comply with the deed requirements.
3. Special events using Navy property will continue to be considered by NASKW on a case-by-case basis. All aspects of the development plan using Navy property for operations should be deleted.
4. Entry Control Point (ECP) procedures to the Mole Pier entrance during cruise ship operations, including, but not limited to, pedestrian, trolley, bus, chandler support, and train staging, etc, must be closely coordinated with the US Navy to ensure that there is no impact to the military mission. ECP structures to control cruise ship operations are not permitted on Navy property.
5. Navy vehicles, personnel, trailered vehicles, etc., must have unfettered access (particularly during special events) from Southard Street to the Mole Pier. The turning radius of the proposed roundabouts must accept vehicles including 14 ft. by 60 ft. mobile home type rigs, as well as an extended cab tractor pulling a 17 ft. wide load on a standard tractor trailer wide load type configuration on all streets connecting the Navy's Port Operations facilities to Eaton Street, Southard Street, Angela Street, and Petronia Street.
6. Proper coordination of vehicle specifications and frequency of use needs to be addressed and demonstrated through City analysis.
7. Adequate boat ramp access for large vessels and trailers needs to be addressed.
8. State park access and traffic congestion is an ongoing issue and needs to be addressed.
9. An impact analysis needs to be conducted to understand the cumulative traffic congestion and impacts from Fort Zachary Taylor State Park traffic generation, and that anticipated with the proposed Truman Waterfront Park complex.
10. The future street connector shown at the Southard Street ECP south of the TCTS tower is unacceptable. This was to be temporary with the permanent connector on the north side of the tower if a permanent connector is required.

11. A permanent road connecting Southard Street to Eaton Street is required.
12. A standard operating agreement between the Navy and the City needs to be established to delineate coordination and planning solutions to move military vehicles and equipment through the park complex during urgent or special events.
13. Easements need to be consolidated, updated, and reconfigured.
14. Compliance with Anti-Terrorism Force Protection (ATFP) standoffs and security requirements is required. Obstructions in the vicinity of the ECP must be minimized, to ensure clear line-of-sight for effective use of deadly force.
15. Pedestrian boardwalk access on the edge of the East Quay shall not impact military operations and/or exercises. City sponsored events shall not that have been approved by the U.S. Navy shall not present significant safety, health, or military operations.
16. All park lighting must be evaluated for negative impacts on routine port operations, military operations, and national security. Once the concept plan has been finalized, the City of Key West and NAS Key West will conduct an informal lighting study to determine for potential impacts to the military mission.
17. The City's development plan should include provisions for a joint Navy/City ECP, with the ECP's associated parking, located on the west side of the 1.6 acre parcel transferred under BRAC to the state park.
18. The proposed perpendicular pier is unacceptable. The vessel can remain at the East Quay to serve existing purpose only and stay as long as it meets United States Coast Guard standards. No additional non-government vessels will be berthed in this area.
19. The Navy understands that per the Truman Waterfront Property Quitclaim Deed of December 3, 2002, Page 7 Paragraph 9, the Navy reserves the right for the final review based on the final development plan once submitted by the City of Key West Naval Properties Local Redevelopment Agency.
20. Please indicate on the site plan, as well as the development plan, the Code of Federal Regulations citation restricting access to any person and/or any vessel, other than Government-owned vessels, to the Truman Harbor. (CFR 334.610)