



# EXECUTIVE SUMMARY

**To:** Naval Properties Local Redevelopment Authority  
**From:** City Engineering and Planning Staff  
**Meeting Date:** April 3, 2012  
**Subject:** Design Program Direction for the Truman Waterfront Park

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## Action Statement:

This action item request is to obtain direction from the Naval Properties Local Redevelopment Authority (LRA) in order to clarify five (5) program design concerns with unclear standards or that are in conflict with project goals identified by city staff and the design consultant for the Truman Waterfront Park Master Plan.

## Background:

On March 1, 2012 a kick-off meeting was held with the Truman Waterfront Park design team of Bermello Ajamil and Partners, Inc. and city staff to discuss the next steps for the design and development plan process. At the meeting five (5) program concerns were identified that affect the design of the park and require resolution before the plan can be further developed as follows:

1. Size and location of multi-use recreational field.
2. Should the USCG Ingham remain within the marina at the Truman Waterfront?
3. Maintain existing former Navy galley, Building 1287, currently utilized by the Police Athletic League (PAL) or construct new purpose built community recreation facility?
4. Should the park be designed to accommodate the World Championship Power Boat Races (+/- 70 boats)?
5. Size of fixed seating for the amphitheater and intended use of the lawn.

In order to provide the LRA with a final detailed recommendation for the five program design concerns, staff gathered information provided by numerous interested parties regarding these issues and held a joint meeting on March 19, 2012 between the Truman Waterfront Advisory Board (TWAB) and the Bahama Village Redevelopment Advisory Committee (BVRAC). In this report please find the recommendations of the TWAB and BVRAC and attachments that include additional information regarding the programming design concerns and a summary of the information provided by interested parties.

The TWAB and BVRAC recommendations are as follows:

1. Build a multi-use purposes field capable of supporting an adult size regulation soccer field (110 yard x 65 yards) in the location determined to be the most adequate for the use, adjacent to the Navy Property where the Building 1287 is currently located. BVRAC recommended

that the field be located outside of the CRA boundaries.

2. Move the USCG Ingham for the best and most efficient design of the future marina (perpendicular to seawall). Additionally the TWAB recommends that a business plan be required from the Miami Dade Historical Maritime Museum for the future financial viability of the Ingham.
3. Demolish Building 1287 in order to more cost effectively build a new community recreation center in a more appropriate location on the site that serves the needs of the community, including but not limited to the Police Athletic League and horse stables needs. Additionally TWAB and BVRAC recommend that demolition not occur until plans are in place for the new community center.
4. Accommodate future power boat and sail boat races and other events utilizing trailers, vendor displays, storage and boat displays on hard surface areas only including streets, parking lots, the East Quay and the proposed event lawn adjacent to Building 103. Request the use of the adjacent west Navy Mole Pier property as an auxiliary area for the event.
5. Design the amphitheater to provide approximately 250 fixed seats with informal lawn seating that can also be used as recreation area. The BVRAC recommends that no more than 250 seats be allowed.

#### **Advantages/Disadvantages and Financial Impact**

Without the benefit of financial impact assessments staff is not fully aware of the financial impacts of the five issues; however based on available information and information provided by the parties of interest related to the five concerns discussed herein staff has provided a brief summary within the attached Background Information.

#### **Recommendation:**

Based on the conclusions of the joint meeting, city staff recommends to the LRA that the Truman Waterfront Park Master Plan be designed with the following fixed elements as follows:

1. Build a minimum 110 yard x 65 yard multi-use field adjacent to the Navy Property where Building 1287 is currently located.
2. Require the Miami Dade Historical Maritime Museum to relocate the USCG Ingham perpendicular to and at the south end of the East Quay seawall.
3. Demolish Building 1287 and design, fund, and construct a needs based community recreation center in a more appropriate location on the site that serves the needs of the community.
4. Accommodate future power boat races and sail boat races and other events utilizing trailers, vendor displays, storage and boat displays on hard surface areas only including streets, parking lots, the East Quay and the proposed event lawn adjacent to Building 103. Request the use of the adjacent west Navy Mole Pier property as an auxiliary area for the event.
5. Design the amphitheater to provide approximately 250 fixed seats with informal lawn seating that can also be used as a multi-use recreation area.

**BACKUP INFORMATION PROVIDED  
TO THE TWAB AND BVRAC AT  
MARCH 19, 2012 JOINT MEETING**

## **1. Background Information: Size and location of multi-use recreational field**

Concern: Although there are proposed areas for open recreation space throughout the Park site, the City does not currently have a soccer field of regulation size for participants over the age of 14 and including adult leagues. If a multi-use field is desired that can also be used as a regulation size soccer field the field required is a minimum of 110 yard x 65 yards with additional perimeter area for safety. Space is limited on the Truman Waterfront Park area as to where a field of this size can be located.

### Considerations:

- An adult size regulation soccer field is limited to where it can be located without causing conflict with other uses. Such conflicts include: the existing PAL building, the park entry, the proposed amphitheatre design needs and residential uses that may be affected by field lighting in certain proposed locations;
- Are their additional potential locations that may accommodate the required field size more adequately? (Bernstein Park).

Summary of additional information provided by AYSO Commissioner Tom Coward and Athletic Club Key West Director, Roderick Gill (see attached memo for additional information):

- Approximately 700 kids play soccer in the City of Key West;
- A total of 75 recreational teams and 8 competitive teams require field space;
- The adult league presently consists of 16 teams and approximately 180 players;
- Lack of surface to play hinders growth of league;
- None of the fields except Poinciana are available for soccer after the fall season, as they are used for softball, baseball, and other youth/adult activities;
- The new field at Poinciana is damaged from overuse and cannot accommodate all needs. After lights installed at Poinciana last fall, 50 teams use the field weekly as well as two games nightly, at least 5 days a week;
- The existing field at the Truman Waterfront area was used for practice purposes only, as it is too small for U12+; however, the current condition of the field is not considered safe for AYSO league use. The area is still being used by the adult league;
- Presently adults play wherever is possible, the outfield of the softball fields, George Mira field, Truman Waterfront, Poinciana field and High School field, but are consistently are removed from these fields;
- Utilize Bernstein Park when possible.

<b>Table of AYSO Soccer League Participation and Use</b>				
<b>Division</b>	<b>Frequency per week</b>	<b>Number of Kids</b>	<b>Req'd Field Size in yds</b>	<b>Location</b>
U5 Boys and Girls	1 x	85	30 x 15	Gerald Adams Elementary
U6 Boys and Girls	1 x	85	30 x 15	Gerald Adams Elementary
U8 Boys and Girls	2x, 1x	155	50 x 25	Gerald Adams and Poinciana
U10 Boys & Girls	2x, 1x	140	80 x 40	Poinciana & HS Backyard
U12 Boys & Girls	2x, 1x	110	100 x 50	Poinciana
U14 Boys & Girls	2x, 1x	100	110 x 65	Poinciana
U16 Boys	2x, 1x	25	110 x 65	Poinciana

## **2. Background Information: Should the USCG Ingham Remain at the Truman Waterfront?**

Concern: The size of leasable marina area will be affected by locating the Ingham at the Truman Waterfront.

Considerations:

- Revenues for marina may be less due to size constraints;
- Ingham provides historical value and attracts visitors;
- Who will maintain the ship in the future as expenses are greater than revenues;
- Navy has determined that they cannot accommodate the vessel.

Lease Terms:

- 10 Year Lease;
- Expires in Sept 2019;
- Base Rent \$1/Year;
- Additional Rent \$400/month administration fee.

Language from Lease:

*TENANT acknowledges and agrees that in the event that the Navy or the development of the marina requires use of the Dockage Space TENANT will re-locate the vessels at the TENANT'S sole cost and expense.*

Summary of information provided by concerned party, MSM, Inc. (see attached memo):

- Concern about the economic impact to the city;
- Concern that the conceptual design provided as part of this presentation for the location of the Ingham by B&A shows that the Ingham could be moved in a manner that would be less offensive aesthetically without considering the economic impact;
- Until further studies are done adverse effect cannot be determined;
- The location of the Ingham could create a challenge to obtaining financing.

Summary of information provided by Bill Verge (see attached memo for additional information):

- Annual operating expense of Ingham is \$235,000 annually plus cost of restoration and maintenance;
- Operates with volunteers and three paid employees. The Executive Director is uncompensated;
- Visitation annually around 14,000 visitors;
- Key West on Trip Advisor lists the Ingham #123 out of #249 attractions for tourists;
- Booked over 60 hotel nights last year and already booked over 180 hotel nights for this fiscal year 2012;
- Have been selected by the International Historic Ships Association for this year's convention in September;

- In October the 2012 reunion of the Ingham Veterans Association will be held on board Ingham comprising over 300 members;
- Events center that has hosted private wedding and birthday parties, local non-profit events, military events including the terminus of Soldier Ride for the Wounded Warrior Project;
- Provides a training area for High School JROTC program as well as other such programs throughout Florida;
- Provides realistic training for various Military and Governmental agencies for organizations throughout the United States;
- Future plans include obtaining a beer and wine license to increase events including a possible “Movies on the Fantail,” overnight programs for youth to expose them to Military life in the Naval Services perhaps encouraging them to attend one of the Service Academies or enlist in one of our armed service.

### **3. Background Information: Retain or Relocate Building 1287 (17,500 sq ft)?**

Concern: Should the PAL building and horse stables stay in the current location or be demolished and reconstructed in another location on the site to allow a regulation sized multi-use field to be located in its current location?

Considerations:

- Building 1287 is 17,500 square feet;
- A structural analysis will have to be completed to determine the condition of the building;
- Building needs significant rehabilitation to bring it up to today's standards and codes. Is the cost of rehabilitation more than a new building;
- Does the existing building meet the needs of the existing or future programs? What types of additional programs will utilize the building? Is a "purpose built" structure more suitable than rehabilitating the existing structure;
- Is the existing structure in an ideal location as it relates to the entire park or does the specific location cause conflict with other desirable uses;
- Should the city consider improvements to other City facilities to accommodate the uses currently at the PAL facility?

Summary of information provided by Police Athletic League (PAL) (see attached memo for additional information):

- Current Usage of Building by the PAL totals approximately 6,800 square feet as follows:
  1. Boxing Total Square Footage- 2017.71 (Length 42.3 ft Width 47.7);
  2. Wrestling/ Mix Martial Arts/ Grappling/ Cheerleaders Total Square Footage- 2580.57 (Length 54.1 ft Width 47.7 ft);
  3. Weight Room Total Square Footage- 1807.00 (Length 65 ft Width 27.8 ft);
  4. Front Office Space- 106.14 (Length 12.2 ft Width 8.7 ft);
  5. Back Office- 54.51 (Length 7.9 ft Width 6.9 ft);
  6. Storage- 242.2 (Length 27.2 ft Width 8.9 ft).
- PAL estimates that it has 40-60 kids involved in the program at one time
- PAL holds summer programs at high school which sees higher number of kids

Summary of information provided by mbi/k2m, Anthony D. Sarno, R.A., NCARB (Preliminary Evaluation/Structural Inspection for Building) (see attached memo for additional information):

- Additional information required regarding the other uses are to understand if existing building is sufficient;
- Preliminary observation is that the structure is relatively sound; however the building should be gutted, with new roof, windows, MPE, finishes, etc.

**4. Background Information:**  
**Should the World Championship sized Power Boat Races Continue to use the Truman Waterfront for their event?**

Concern: The current size and demands of the World Power Boat Championship event are not compatible with the approved conceptual plan (up to 70 boats). Should the event drive the design of the park or can a smaller event be accommodated (30 boats) and not negatively effect the other park facilities?

Considerations:

- Economic benefit of the event to the City;
- Utilizing the fields for impactful uses such as parking or staging of heavy equipment will cause damage to the required irrigation system and turf;
- The conceptual plan may be able to accommodate a smaller event (<30 boats);
- Consider partnering with the Navy and utilizing more of the Mole Property;
- Are there other locations within the City that may be more suitable and accommodate the full scope of the event?

Summary of meeting with staff and John and Deana Carbonell, President, Super Boat International, March 13, 2012:

- Typically the Key West world Championship Event draws 60-70 boats, 31 years standing;
- Use of multiple sites for the event prohibits revenue generation limiting “Exposure Value”; revenue is generated from entry fees for spectators who pay to tour the “speed boat village” and VIP viewing at the Outer Mole;
- Promoter is open to expanding foot print into Navy property if possible (current footprint attached);
- Staging at the state park is in conflict with strict environmental regulations;

## **5. Background Information: Size and Intended Use of the Amphitheater**

Concern: How many fixed seats are necessary to serve the needs of the community? Should the amphitheater be designed to accommodate the multi-use recreational field that incorporates an adult size regulation soccer field?

Considerations:

- The current design contemplates an auditorium with 500 fixed seats such as the Tennessee William Theater with additional lawn seating to accommodate 1,000-1,500 people. Does this amount of fixed seats seem appropriate?
- Additional theater seating in town for comparison include:
  1. San Carlos- 300 seats
  2. Topic Cinema Carper Theatre- 120 seats
  3. High School- 1,000 seats
- Size of amphitheater and type of events affects parking needs. Larger events will utilize both on-site and off-site parking areas;
- Design requirements of the amphitheater including the stage, auditorium, and lawn may be incompatible with a multi-use recreational field due to conflicting size, shape, viewing requirements, drainage, lighting, landscaping, noise buffering design and facility configuration.

