

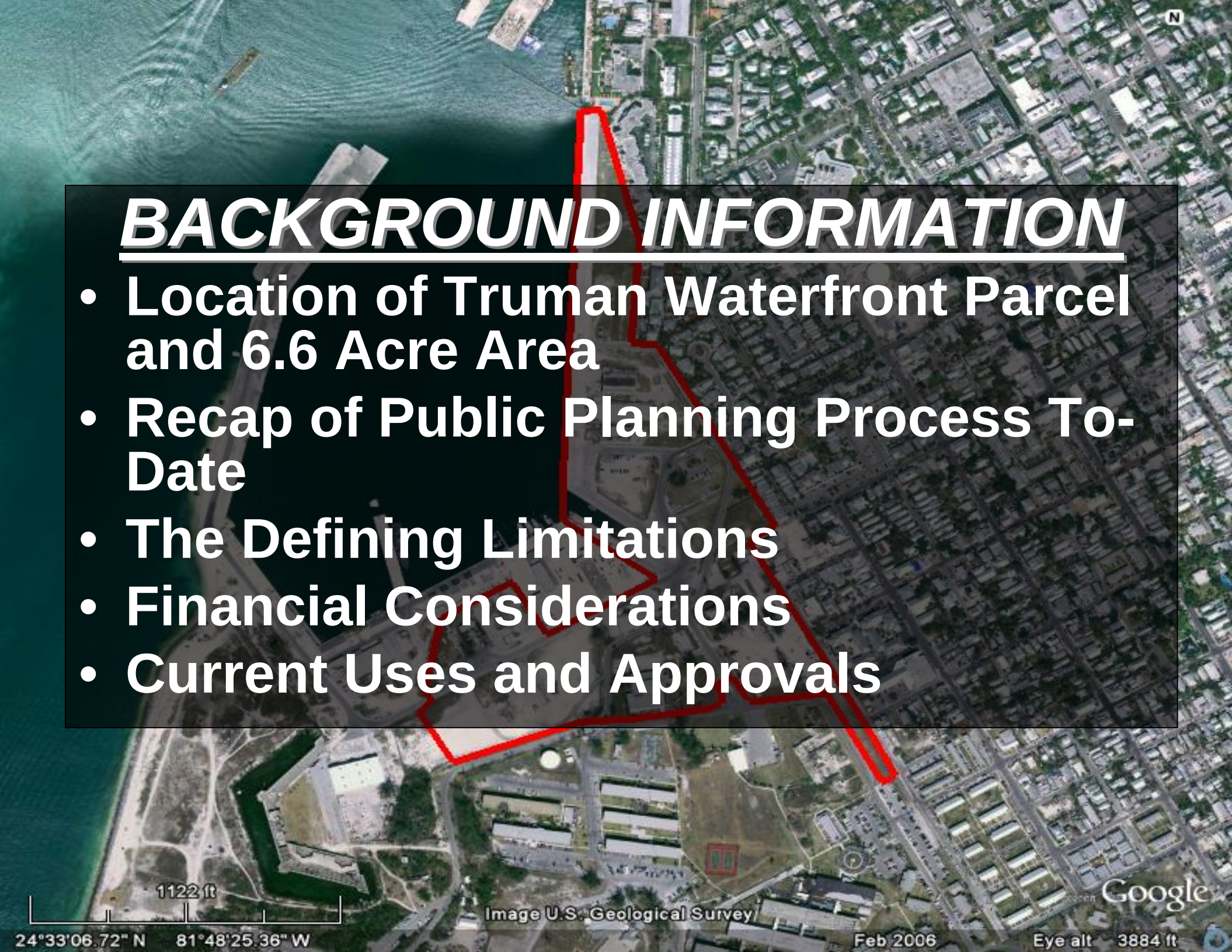


Joint Workshop on 6.6-Acre Area Truman Waterfront Parcel

Saturday, April 24, 2010

9:00AM- 12:00PM

**City Commission/Truman
Waterfront Advisory Board/ Bahama
Village Redevelopment Advisory
Committee**



BACKGROUND INFORMATION

- Location of Truman Waterfront Parcel and 6.6 Acre Area
- Recap of Public Planning Process To-Date
- The Defining Limitations
- Financial Considerations
- Current Uses and Approvals

1122 ft

Image U.S. Geological Survey

Feb 2006

Eye alt 3884 ft

Google

24°33'06.72" N 81°48'25.36" W

TRUMAN WATERFRONT LOCATION

EATON ST

FLEMING ST

SOUTHARD ST

ANGELA ST

GERALDINE ST

PETRONIA ST

OLIVIA ST

TRUMAN AVE

1122 ft

Image U.S. Geological Survey

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Eye alt 3884 ft

Google

24°33'06.72" N 81°48'25.36" W

SURROUNDING PROPERTIES



LOCATION OF
6.6 ACRE SITE

SOUTHARD ST

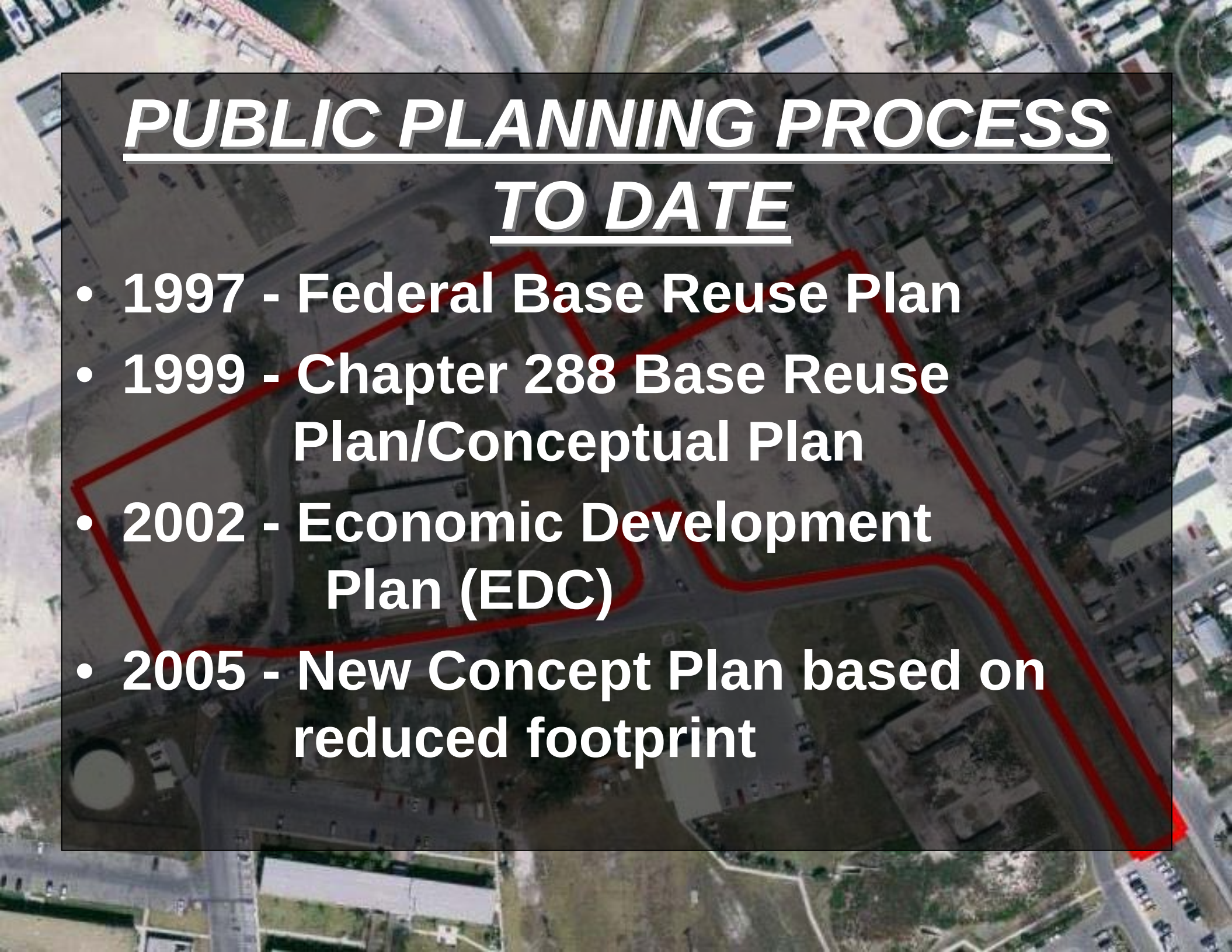
ANGELA ST

GERALDINE ST

PETRONIA ST

OLIVIA ST

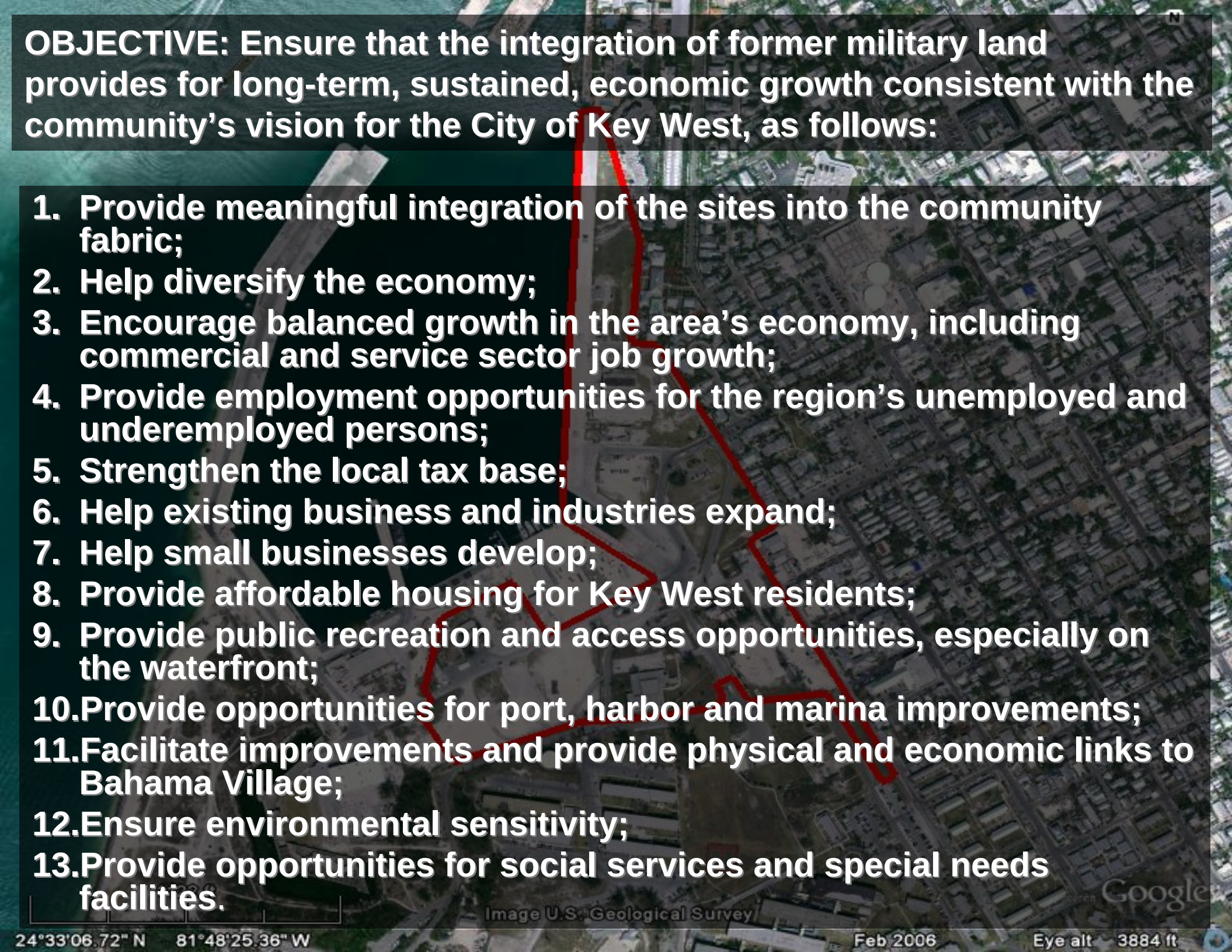
TRUMAN AVE



PUBLIC PLANNING PROCESS

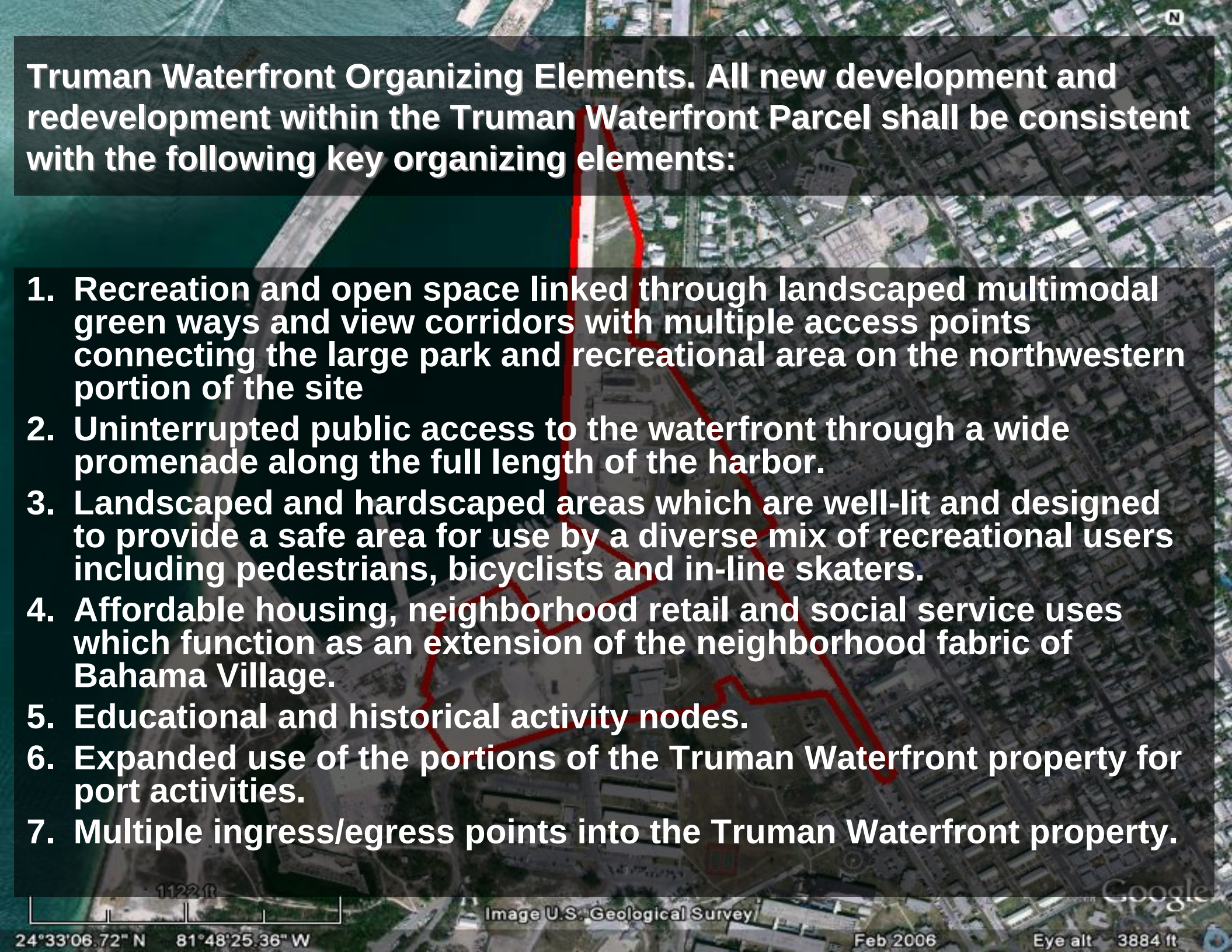
TO DATE

- 1997 - Federal Base Reuse Plan
- 1999 - Chapter 288 Base Reuse Plan/Conceptual Plan
- 2002 - Economic Development Plan (EDC)
- 2005 - New Concept Plan based on reduced footprint



OBJECTIVE: Ensure that the integration of former military land provides for long-term, sustained, economic growth consistent with the community's vision for the City of Key West, as follows:

1. Provide meaningful integration of the sites into the community fabric;
2. Help diversify the economy;
3. Encourage balanced growth in the area's economy, including commercial and service sector job growth;
4. Provide employment opportunities for the region's unemployed and underemployed persons;
5. Strengthen the local tax base;
6. Help existing business and industries expand;
7. Help small businesses develop;
8. Provide affordable housing for Key West residents;
9. Provide public recreation and access opportunities, especially on the waterfront;
10. Provide opportunities for port, harbor and marina improvements;
11. Facilitate improvements and provide physical and economic links to Bahama Village;
12. Ensure environmental sensitivity;
13. Provide opportunities for social services and special needs facilities.



Truman Waterfront Organizing Elements. All new development and redevelopment within the Truman Waterfront Parcel shall be consistent with the following key organizing elements:

1. Recreation and open space linked through landscaped multimodal green ways and view corridors with multiple access points connecting the large park and recreational area on the northwestern portion of the site
2. Uninterrupted public access to the waterfront through a wide promenade along the full length of the harbor.
3. Landscaped and hardscaped areas which are well-lit and designed to provide a safe area for use by a diverse mix of recreational users including pedestrians, bicyclists and in-line skaters.
4. Affordable housing, neighborhood retail and social service uses which function as an extension of the neighborhood fabric of Bahama Village.
5. Educational and historical activity nodes.
6. Expanded use of the portions of the Truman Waterfront property for port activities.
7. Multiple ingress/egress points into the Truman Waterfront property.

1122 ft

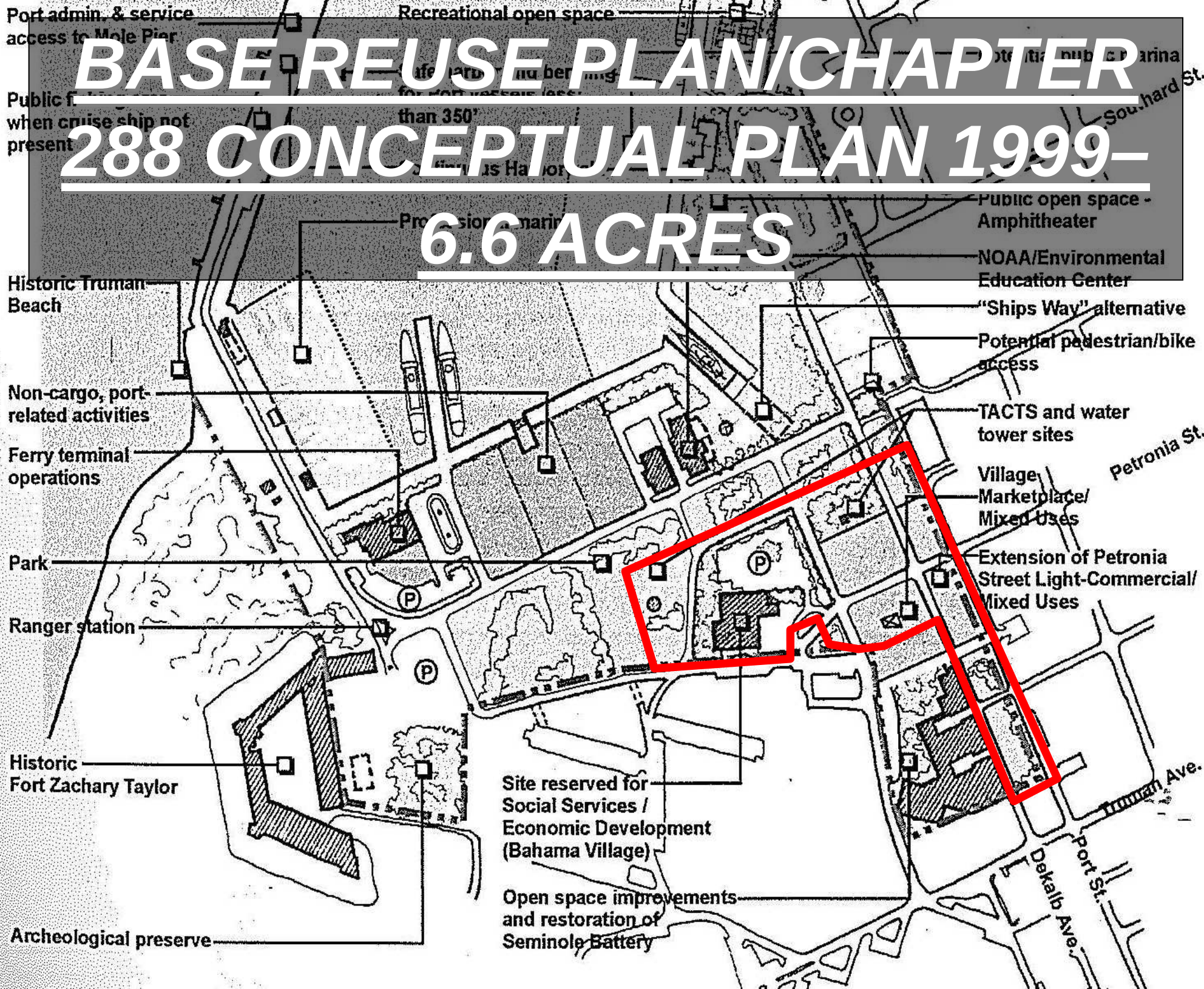
Image U.S. Geological Survey

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24°33'06.72" N 81°48'25.36" W



BASE REUSE PLAN/CHAPTER

288 CONCEPTUAL PLAN 1999-

6.6 ACRES

ZONING

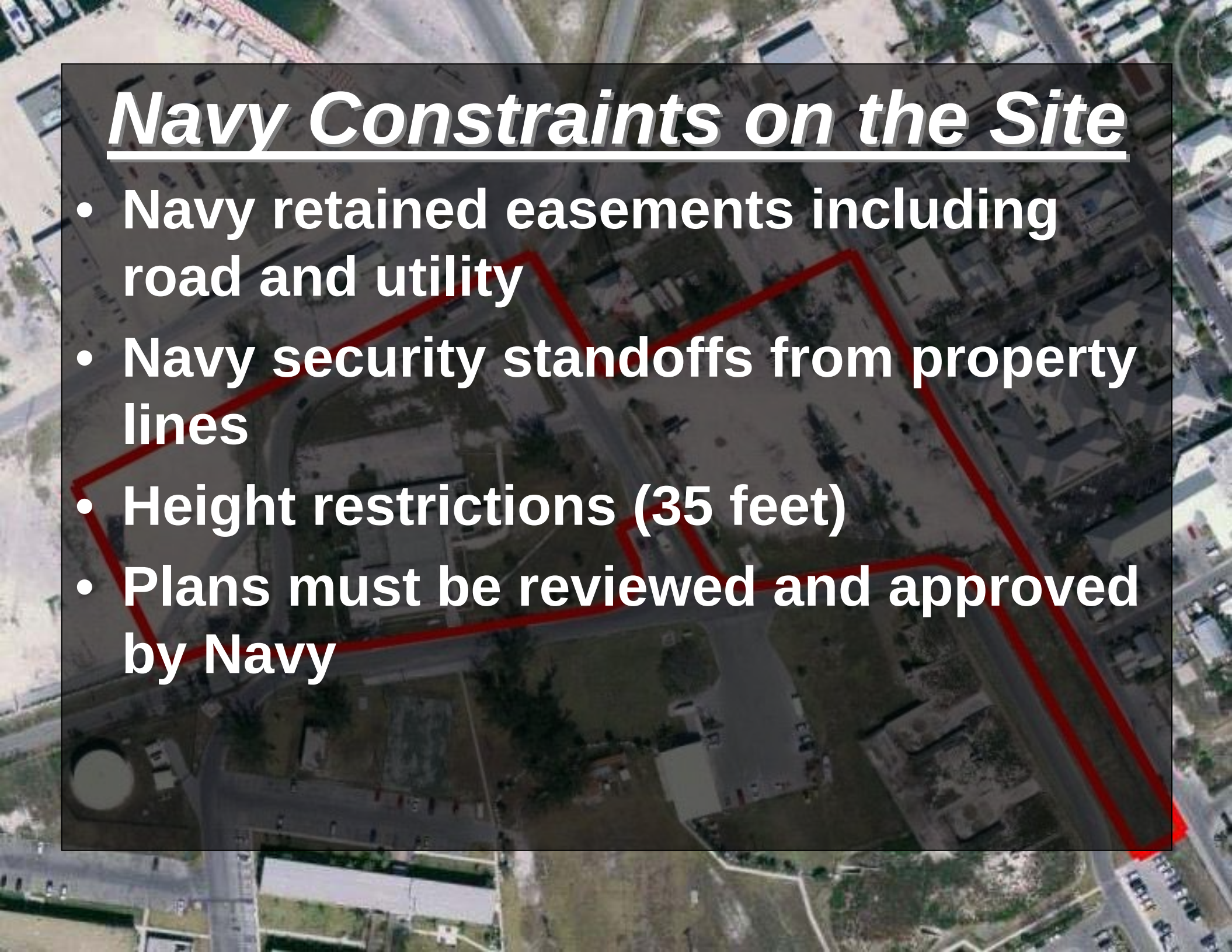
HNC-2

HCL

HPS-1

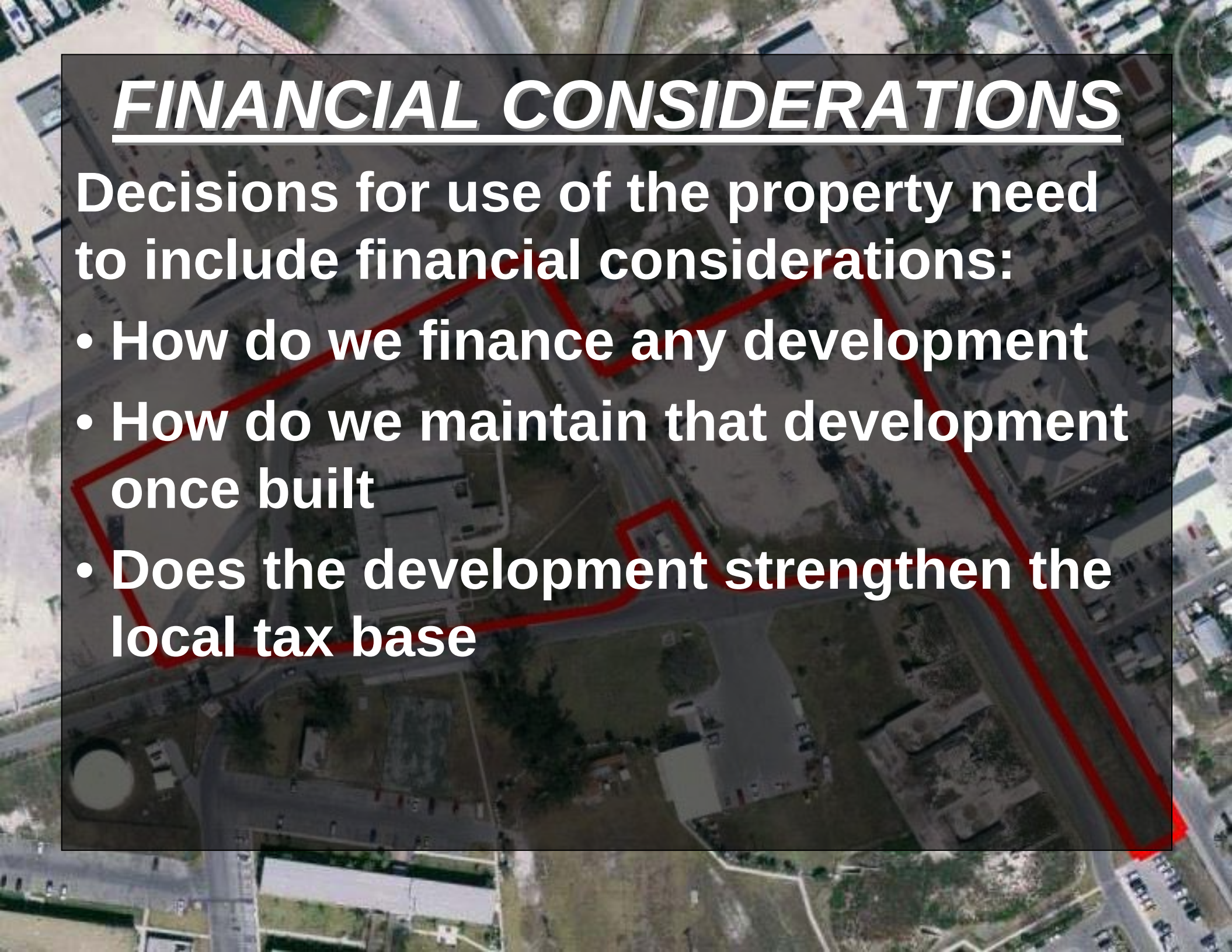
2005 CONCEPTUAL PLAN – 6.6 ACRES



An aerial photograph of a residential neighborhood with houses, streets, and trees. A red polygon is drawn over a central area, indicating a specific site of interest. The text is overlaid on this image.

Navy Constraints on the Site

- Navy retained easements including road and utility
- Navy security standoffs from property lines
- Height restrictions (35 feet)
- Plans must be reviewed and approved by Navy

An aerial photograph of a city street intersection. A red line is drawn on the image, outlining a specific area that includes a street intersection and surrounding blocks. The text is overlaid on this image.

FINANCIAL CONSIDERATIONS

Decisions for use of the property need to include financial considerations:

- How do we finance any development
- How do we maintain that development once built
- Does the development strengthen the local tax base

CURRENT USES

BOAT RAMP

ENVIRONMENTAL
CENTER

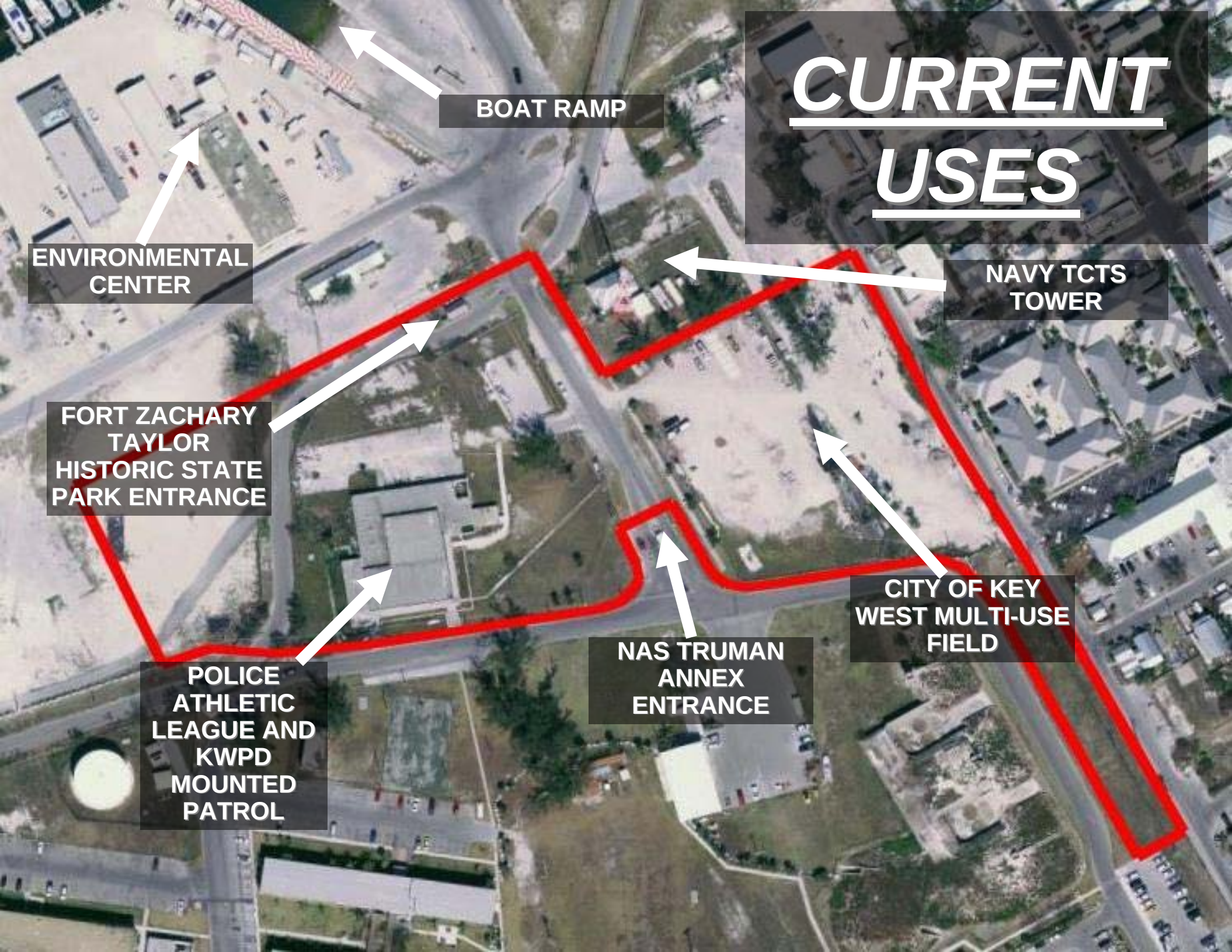
NAVY TCTS
TOWER

FORT ZACHARY
TAYLOR
HISTORIC STATE
PARK ENTRANCE

CITY OF KEY
WEST MULTI-USE
FIELD

NAS TRUMAN
ANNEX
ENTRANCE

POLICE
ATHLETIC
LEAGUE AND
KWPD
MOUNTED
PATROL



CURRENT/FUTURE LEASE HOLDERS AREAS

MEISEL & SPOTTSWOOD
MARINA MANAGEMENT
COMPANY, LLC
(23 ACRES)

FLORIDA KEYS ASSISTED
CARE COALITION, INC
(4 ACRES)

6.6 ACRES

1122 ft

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