

The proposed disposal of the Truman Waterfront property by conveyance from the Navy to the City of Key West would commit land resources currently owned by the Navy, which would not be easily retrieved for future Navy use. Land in Key West, particularly waterfront land, is a very valuable resource. Commitments of this land in other areas of Key West has led to loss of the fishing fleet on the Key West waterfront and loss of public access to other areas. The City's proposed reuse of the Truman Waterfront land would maximize its benefit to the community and its residents and visitors without irreversibly committing it to limited uses that benefit few individuals.

Reuse of the property would involve incremental commitments of man-made and natural resources by the City of Key West and private developers as phases of the redevelopment were undertaken. Construction of infrastructure, buildings, and recreational and port facilities would commit man-made resources and financial capital.

Implementation of the proposed action would not result in irreversible and/or irretrievable commitments of natural resources. The property contains very limited natural resources (i.e., habitat for least terns and ospreys), none of which would be committed by reuse of the property. Impacts to unique and sensitive marine resources near the property would be indirectly committed through development of the proposed port facilities and marinas. However, these impacts would be reversible through the cessation of the impact-causing actions (primarily restrictions on vessel usage).