

## Summarized Questions and Responses from Sasaki June 25-26 Visits

Topic	Questions	Response
Adjacent properties	How much of The Bay will be connected with the Quay and will the projects be sympatico?	The Bay team has been closely coordinating with the Quay, and will be connected via Blvd. of the Arts and the multi-use recreational trail (MERT).
Amphitheater	Will there be permanent set ups for outdoor concerts, movies, shows?	Yes, there will be both permanent provisions, as well as infrastructure necessary for other special events.
Amphitheater	What type of shade covering is being considered? For performers and audience. Have you considered coverings like Patriot Plaza?	Yes we have. There will likely be a combination of both hard and soft canopies, as well as a long-term investment in shade trees.
Arts	The Arts are a core element of the project. The Arts and Cultural Alliance should be the nucleus to represent all the arts community, not just the 1st tier	The Arts and Cultural Alliance has been a stakeholder in Bayfront 20:20 for several years and have met regularly with The Bay planning teams.
Boat Ramp	Who will fund the new boat ramp?	The Bay is being funded by multiple funding sources, both public and private (15 to 20 or more sources). The boat ramp improvements will be funded as a part of the project.
Boat Ramp	Will boaters need to pay to park and dock?	While this topic is currently under discussion, it is likely there will be little or no fee to city and county residents for parking or docking.
Boat Ramp	Will there be water taxis and ferries?	A part of our vision for The Bay is some sort of water taxi. We are currently coordinating with the City on timing.
Boat Ramp	Can boat trailer parking be offsite? How many parking spaces now and future? More boat ramps are needed.	Our goal for parking is to maintain the existing capacity at a minimum, while entertaining the possibility of providing additional trailer parking spaces in the future, and possibly more boat ramps as well. It is possible in the future overflow trailer parking for major events could be considered.
Boat Ramp	Has a multi-level parking garage over the boat trailer parking been considered?	It has been considered, and the boating community provided feedback that a parking garage would not be amenable for boaters to navigate parking around poles, etc.
Boat Ramp	Are permits needed to create a breakwater barrier on the new plan?	Yes, permits will be required. Our environmental consultants have said it is feasible should we proceed with that alternative.
Boat Ramp	Why hasn't someone from the fishing/boating community been given as much representation as the Arts community?	As mentioned in our public meetings, we got a late start with the boaters. That said, we had a great meeting with 125 boaters last month, and we will be having several meetings over the next few months with our 20-25 volunteer boater working group. Stay tuned for more boating recommendations over the next few months.

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Boat Ramp	Previously there was discussion of purchasing property north of the boat ramp to expand parking? Where does that stand? How long would boat ramp be closed during this process?	We have discussed acquiring an easement from FPL, who owns the property to our north to provide additional boat trailer parking. That process is ongoing, and our goal would be to minimize any disruption to use of the current boat ramp and current trailer parking lot.
Canal District	How will it smell at low tide?	While we cannot say definitively what the smell will be at low tide in the future, our project will be providing substantial storm water treatment improvements which will improve the quality of the bay in our vicinity.
Canal District	Should include a living shore line	As shown in our presentation, much of the shoreline will be transitioned to a soft, living shoreline.
Canal District	How many boats can be accommodated in the new canal district?	This is still under design.
Coast Guard Facility	What will happen to it?	We have been coordinating with the Coast Guard Auxiliary and will likely be relocating them on our site in close proximity to the Canal District.
Connectivity	How will the multiplying roundabout effect access?	The roundabouts under design and construction on US 41 are in the state right-of-way and are being funded and implemented by FDOT. They are being designed to accommodate large 18 wheel trailers, and should actually improve access.
Connectivity	Will there be shuttles or trolleys for seniors and non mobile visitors?	This is still under consideration, but there will likely be a shuttle system to and from downtown and our site.
Connectivity	What modes of transportation will be permitted? Bikes, walking, rubber tire, other?	Our design encourages all modes of transportation including water craft.
Connectivity	Will the waterfront plan potentially connect to the south?	Yes, we are coordinating with the Quay and will connect to the MERT and their vehicular access points.
Connectivity	Can you connect the major parks together? The Bay, Pioneer, Whitaker, Bayfront? Ultimate connection!	We agree, and are working on multi-modal connections to all the major parks.
Connectivity	More detail desired on pedestrian bridges- height, elevation, accessibility, walking to get there	Pedestrian bridges will meet minimum standards just like the pedestrian bridge at New College, just north of our site. The slopes up and over will be gentle and designed to meet ADA requirements.
Connectivity	How will parking and access be connected and coordinated with the Rosemary District?	The Bay continues to coordinate with the Rosemary District Association on the topic of connectivity. In addition to connecting directly to US 41, we are planning for three overpasses to connect pedestrians, bicyclists and a small rubber tire (iRide) type vehicle.

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Connectivity	Make the BOTA ramp in the median instead of north side of street	Multiple options for the design and access of this overpass are currently under discussion.
Connectivity	Will wishbone view be broken up by the movement of cars? More info needed on the waterfront drive	The wishbone/arc will be designed to accommodate cars and other vehicles underneath it, but those details will be further considered during the design phase. More detail on the waterfront drive will be provided during the design phase.
Connectivity	What are the ADA concerns with the bridges? (3)	The bridges will be designed to meet ADA requirements.
Connectivity	How can we be assured that the work on 41 (bridges and crosswalks) will actually get done	Connectivity is an important part of the Bay project, and the funding for the Bay includes design implementation for the bridges and/or crosswalks to and from our site.
Connectivity	Will there be direct access from city parking garages to the site?	If this question is referring to connectivity to the current existing parking garages downtown, there will be access by walking over the pedestrian bridges as well as some type of shuttle service (ex. iRide).
Conservancy	In other conservancy projects, there are often private functions that closes off the site for events? Will this happen here?	The Bay is a large site (53 acres) and portions of the site will be closed for special events at times, but it is unlikely the entire site would be closed for events.
Conservancy	Who will own the buildings?	The new performing arts center will likely have its own non-profit which will manage the city-owned performing arts building.
Conservancy	Will the city be able to exit a conservancy if necessary?	Most agreements like this have exit clauses available to both parties.
Conservancy	Will it operate in the sunshine?	The details of the conservancy agreement are yet to be negotiated with the City, however, the conservancy will be committed to a similar level of transparency as the current Sarasota Bayfront Planning Organization.
Cultural District	Why are you keeping the Municipal Auditorium? It is old and ugly.	The Municiple Auditorium is on the national historic register and is considered an important part of the site's cultural district.
Environment	What will the impact of red tide be?	While we likely don't have an impact on red tide, all stormwater runoff in the future will be pre-treated prior to entering the bay, and the quality of the water running into the bay from our site will be improved.
Environment	Will you be able to prune mangroves when they become unsightly and overgrown?	Yes, we will be able to obtain permits from the state to prune up or down some of the mangroves on the site.
Environment	How many trees are currently on the property and how many will be moved or cut down?	While it is too early to know the exact quantity, we will definitely have many more trees when the final plan is implemented than currently exists today.

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Environment	How will the bay be kept safe from water, fertilizer, insecticide?	All future development will strive to implement sustainable landscape practices. In addition, unlike today, all stormwater will be pre-treated once the project is built.
Environment	What is the percentage of non-pervious surface in the final design?	While that final percentage will be calculated during the design phase, the project when built out will have substantially more pervious surface than exists today.
Environment	How does a soft waterfront edge prevent flooding?	A soft waterfront edge will not prevent flooding but is resilient to periodic flooding.
Environment	Is the waterfront boardwalk floating or rooted?	This will be determined during the design phase, but it is likely there will be both floating and rooted boardwalks.
Environment	Is there concern for flooding and run off from amphitheater?	Run off from the amphitheater will be considered during the design phase, and all stormwater will be pretreated before entering the bay.
Environment	Has sea level rise been studied?	Our consultant has studied NOA data, as well as the city's climate adaptation plan. As we have 10 feet of topographic rise across our site, sea level rise in the next 50 to 100 years will likely not flood our site. However, the lower areas of the site will be prone to periodic flooding and storm surge. For that reason, all new buildings will be designed with a finish floor consistent with FEMA requirements.
Environment	If sea level rise is a consideration for the Orchestra to leave the site, what is it not a factor for others?	It is a factor that our consulting team considered and are addressing as part of the project.
Financing	What are the various cost estimates?	Our project is estimated to cost \$100 - 150 million at build-out over 10 to 15 years. In addition, the Van Wezel Foundation estimates a new performing arts center to cost \$240 - 270 million.
Financing	If the city cannot afford a \$50 million dollar lawsuit, how can they afford a \$500 million bayfront project?	We believe our project is financially feasible with the 10 - 15 different funding sources, both public and private, over a 15 year build-out.
Financing	How much will property taxes go up? How much will a special assessment cost people?	The project is anticipated to be funded by 10 - 15 public and private funding sources. Any impact to property taxes or special assessment are still under consideration.
Financing	City already owns bayfront land - Marina Jack and Bayfront. How do you see the two complimenting each other?	We believe that the Bay will have different amenities than Marina Jack/Island Park, will have many different and complimentary uses and will be connected by the MERT.
Financing	Need more information on TIF and impact on construction	More information on the TIF and construction timing will be provided on September 6.

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Financing	I'm in favor of The Bay, however how will other projects and financing impact this? Selby Gardens, Mote, The Players, Save our Seabirds, Ballet, Orchestra and VW?	Our team has extensively studied this and believe our funding plan is feasible.
Financing	Membership programs are exclusive in nature, how can that be implemented while still allowing for accessible to all?	Access to the park will be free, and the membership program is envisioned to provide special benefits.
Financing	More details on capital and operational costs for all : bridges, parking, infrastructure, roadways, parkfront, waterfront.	More detail will be provided September 6.
Financing	Would there be a guaranteed max fixed price contract feature in the final engineering, design, construction contract?	Current design contracts are fixed fee, and it is likely future design contracts would be handled the same way.
Financing	Why not increase tourist taxes more?	Tourist tax funds are being considered as one of the 15 funding sources for the project.
Financing	How do philanthropic and not-for-profit organizations become involved as partners?	We currently have several philanthropic and not-for-profit organizations as funding partners and welcome additional partnerships as we move forward.
Financing	Have you asked Benderson to be involved?	We have not asked Benderson to be involved.
Financing	What is the potential impact of the \$49 million court case?	We believe that we have a funding strategy that includes multiple funding sources that will not be impacted by the court case.
General	What will happen to the homeless?	While we know the city and county are working on a joint initiative addressing the homeless situation, our experience is that activating a site with people, as well as incorporating good design principles, usually addresses that concern.
General	Why is so much focused on young families?	Our project is focused on providing a great destination for people of all ages.
General	How many of "you" are from Sarasota and understand what this means to this community?	Many of our team and board members live in the City of Sarasota or Sarasota County. In addition, our managing director has lived in Florida for over 30 years, and in Sarasota for over 17 years.
General	Is there a way to include affordable housing?	In our outreach to the community, there has been strong feedback that the Bay should be parks, open space, and culturally related. No big box retail or high rise residential condominiums are included on the site.

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General	This is a huge disappointment. Too many tall buildings. STOP! Get rid of the Van Wezel, lower the buildings.	Thank you for sharing your input.
General	When will the first shovel be in the ground.	Our goal would be to break ground on the initial phase within the next couple of years.
Governance	Will the work and services for each phase go through a RFP?	We are currently in the process of thinking about what our first phases and sub-phases will be, and how we will implement them. As always, we are committed to maintaining transparency on the project moving forward.
Governance	Why are you recommending a new committee for public input? Bayfront 20:20 stakeholders currently serve this purpose and is a well established group with public outreach and feedback channels.	We are not recommending new committees, but rather SBPO and Bayfront 20:20 evolve as appropriate as the project moves from planning to implementation.
Gwiz	It should be torn down.	Thank you for sharing your input.
Lawn Bowling	All along, maintaining green space and visibility to waterfront have been top priorities. Why the Lawn Bowling, historic facility, oldest sports club is being removed and being replaced by a linear plaza.	The City of Sarasota has included in their parks master plan the relocation of the lawn bowling facilities to another site in the city for over a decade. The representatives of the lawn bowling club, The Bay, and the city are currently working on a plan to both pay to move the facility and help it be financially sustainable moving forward.
Lawn Bowling	How will lawn bowling relocation be paid for? When will it start? Will The Bay for it?	The City of Sarasota has included in their parks master plan the relocation of the lawn bowling facilities to another site in the city for over a decade. The representatives of the lawn bowling club, The Bay, and the city are currently working on a plan to both pay to move the facility and help it be financially sustainable moving forward.
Mote Marine	Was Mote considered part of the plan - why or why not?	The City Commission requested that Mote be involved in the The Bay process last fall. As an independent organization, Mote evaluated several different sites and felt their best opportunity for success was at Benderson Park.
Orchestra	What is the impact of the Orchestra announcement on the plans?	As an independent organization, the Sarasota Orchestra is charged with acting in their best interest for the future. We have been in close coordination with the Orchestra and wish them success at their new location in the city. We are still excited about the future of The Bay project and are committed to providing a great cultural destination on our site. We will continue to work with the Van Wezel Foundation, Art Center Sarasota, and the many other cultural organizations both on our site and in the community.

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Orchestra	Why isn't the Orchestra part of the plan?	See above.
Orchestra	What will happen with Holley Hall?	Our design team is currently evaluating the future of Holley Hall after the Orchestra relocates in a few years.
Other	What is to happen to the Community Friendship Center? (2)	We are not aware of a Community Friendship Center on our site. However, if the reference is the Municiple Auditorium, the building is on the national historical register and will continue as part of our historical district.
PAH	Cost of new facility?	The VW foundation has estimated the cost of the new facility to be between \$240 and \$270 million.
Parking	What is the total number of spaces now and projected for the future? What about offsite?	We are currently projecting parking demand on our site to be approximately 1,800 vehicles. We are re-evaluating that number with the new Orchestra concert hall relocating to offsite. We are also currently collaborating with our neighbors on shared parking opportunities for overflow parking.
Parking	Can there be perimeter parking for access to other areas beyond the center?	There will be some perimeter parking in addition to the central parking garage.
Parking	Clarify the PAC parking, how can it be underground?	The PAC parking structure will actually begin close to the existing surface grade of the existing VW parking lot. It will have two floors, and then be covered with the park, like a green roof on the parking garage.
Parking	Show walking distances from parking to each function	Most of our site is with a 5 minute walk of the central parking garage.
Parking	Will there be free parking?	While, some portions of the site may be closed or charged for event parking, there will always be areas of free parking for visitors coming to the park.
Parking	Prospect of parking lot on FPL easement in addition to existing substation is unpleasant to residents of Sarasota Bay Club, San Marco, Broadway. Any parking should have a grass covered roof.	Thank you for sharing your input.
Phases	What are the primary goals and functions for Phase 1?	Our primary goal for Phase 1 is to have an initial phase that can be designed and implemented as soon as possible, while allowing us to test different kinds of events and apply what we learn to future phases. It is also important that our first phase be operationally sustainable from day one.

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Restaurants	What kind?	While the anticipated program for restaurants is still under evaluation, we anticipate a few casual sit-down restaurants, and several kiosk type food and beverage venues, similar to other parks throughout the country.
Restaurants	Have they been selected yet?	No vendors have been selected for the restaurants.
Restaurants	Why when Main Street and the entire downtown is filled with festivals and restaurants, would you put restaurants and festivals on the park?	Based on overwhelming majority of feedback from the community, there is a strong desire for additional festivals, restaurants and activities on the site.
Restaurants	Define "family friendly" dining.	We are determined to provide food and beverage opportunities to all ages and all incomes in our community.
Site	What is "iconic" about the horizontal view? (e.g. Ringling Bridge)	Our surveys reflected an overwhelming desire to provide enhanced views of the Bay, while continuing to provide a great cultural destination for the future. Our site will also likely contain a few buildings and/or park features that could be described as unique or iconic. Stay tuned for more information as we move into the design phase.
Site	Did the designers consider the setting sun in all seasons? More to north in summer.	Yes the designers considered the setting sun in all seasons, and exact details of how that will be addressed are forthcoming as we move into the design phase.
Site	Building and other height options/restrictions	The Bay is committed to implementing the master plan consistent with all height restrictions, including the overlay ordinance that restricts building heights to 45' above FEMA, and up to two cultural buildings at 90' above FEMA.
Timeline	What is the timeline to complete the entire project?	Projects of this kind are typically a 10-15 year process to fully implement.
Timeline	What is the timeline to complete Phase 1 a-b?	We anticipate phase 1 to take 3-5 years to implement and hope to implement phase 1a within 2 years.
Van Wezel	What are the main tradeoffs that would be required to keep the existing Van Wezel?	There are a number of issues that will have to be addressed to repurpose the existing Van Wezel structure. The Bay will be recommending to the city that any repurposing is financially and environmentally sustainable. We anticipate a separate process that will begin evaluating alternatives later this fall or next spring.
Van Wezel	Why not tear it down? What possible purpose can it hold as it is today?	See above.
Van Wezel	What is anticipated cost for remodel? Costs for flood and hospitality issues?	See above.



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Van Wezel	Why repurpose it?	See above.
Van Wezel	Will Mary Bensel be consulted on the new PAH? She is an expert.	We agree that Mary is an expert, and she will continue to provide her valuable input moving forward.