



August 30, 2019

Sarasota City Commission
1565 1st Street
Sarasota, FL 34236

Dear Mayor Alpert, Vice-Mayor Ahearn-Koch and Commissioners,

The attached revised Implementation Plan (IP) is for discussion, and consideration for approval, at the September 16 City Commission meeting.

This is the next step in the process to implement the first phase of The Bay Park Master Plan. This process began with City Commission approval on September 6, 2018 of the Conceptual Master Plan, approval of the long-term Partnership Agreement (PA) on April 24, 2019, and continued with discussion of the draft IP at the July 1 Commission meeting. This revised Implementation Plan includes all of the required components delineated in the approved PA, with refinements to some of the information and additional supporting graphics, based upon our community outreach and stakeholder group meetings, our ongoing survey of the proposed Phase 1 park, and continued collaboration with City staff.

Approval of our revised Implementation Plan will allow our team to initiate the Site Plan Application process next month, returning for City Commission review in early 2020 and ultimately to building permits in the summer. At the September 16 meeting, we will review the community feedback we have received in the last few months, the refinements to Phase 1 based on that feedback, and additional information including the financials and fundraising progress to date.

We continue to focus even more on conservation, environmental protection, restoration and enhancement in the design of the first phase of the park. Because of this focus, we have more definition on an improved design for the mangrove bayou, including strategies for enhanced stormwater treatment, as well as for the shoreline and sunset boardwalk on the southwest edge of the park. We plan to submit permits to enhance the bayou and mangroves over the next month. The improved sunset boardwalk design is the direct result of a series of environmental studies and environmentalists' input that called for a location and shape that respects and protects our

natural resources... seagrass beds, corals, and the natural bay shoreline, bayou and mangrove habitats. In addition, the sunset boardwalk will actually improve community access to Sarasota Bay, enabling both a wide range of opportunities to interact with the natural coastal environment and better sunset viewing.

As we continue to meet with citizens in the community and broaden engagement through social media and our website, the sunset boardwalk continues to be by far the most desired feature in the first phase of the park. While there may be a range of opinions about some design and usage details, virtually everyone wants more accessibility to the Sarasota Bay and its bayfront. We also continue to work with our team and City staff on recommended design refinements to Boulevard of the Arts, and to the public lawns and related amenities that rise up from the shoreline towards the east.

As previously discussed, we have actually reduced the scope and intensity of the first phase of the Bay Park. We are not proposing or showing a permanent restaurant. We continue to recommend shade structures, amenities and service structures at the east end of the Phase 1 park. Most of the park will consist of the restored bayou and mangroves, the sunset boardwalk and a resilient ecological shoreline, and public lawns. The public lawns will serve as a living learning laboratory for The Bay Park Conservancy to experiment with a wide range of arts, cultural and educational events, as well as the fitness, health and recreational activities that the community has an interest in enjoying as part of a preferred public park experience.

As previously noted, discussion is ongoing regarding design recommendations for Boulevard of the Arts. We are engaged in a series of conversations with the full range of current and future residents on the Boulevard, and our team continues to work very closely with City staff to ensure appropriate recommendations and enhancements to this city street. The good news is that aspirations and objectives are similar for all involved: a beautiful residential street, and a beautiful entrance to the south edge of The Bay Park.

As you will see in the enclosed materials, there is no change to our current estimate for the capital cost of the first phase of the park, or for operating costs for The Bay Park Conservancy for the next three years, during which time the park will be constructed and developed. Capital cost estimates will be updated as the Implementation and Site Plans become better defined and as we onboard a Construction Manager as our Owner's Agent, and continue to work with our team to execute the Phase 1 construction.

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Our Advancement Director continues to talk to supportive private foundations and philanthropists who are interested in funding community amenities like public parks that are open, accessible, free and welcoming to all. We have raised over \$11MM in commitments and \$6.4MM in cash in the very early days of our effort. We would like to again reiterate that we will not commence construction without having raised all the necessary funding to complete the construction. There is no debt for Phase 1. The release of funds by The Bay Park Conservancy for capital commitments and construction will be contingent on City Commission approvals of the implementation details required by our agreement, approval of the Site Plan, continuing city co-investment and the greatly appreciated ongoing support of our City's management and staff. We also continue to be optimistic about the opportunity for a joint City and County partnership TIF investment in the Bay Park Master Plan initiative. We will continue to work closely with staff to advance this opportunity.

We look forward to further discussions with you at the September 16 meeting.

Submitted on behalf of the Bay Park Conservancy Board,
and Board Chairman, Cathy Layton,

AG Lafley, Founding CEO

William D. Waddill, Chief Implementation Officer