



IMPLEMENTATION PLAN

AUGUST 30, 2019

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DESIGN





Phase 1 Concept Design

In this compelling first phase, following our unprecedented and inclusive master planning process, the BPC is designing, implementing, and programming a 10-acre public park that will serve as “The Living and Learning Lab”. The Living and Learning Lab is located where the city’s iconic Boulevard of the Arts meets the Sarasota Bay, creating both a memorable gateway to the Bay itself and an improved edge to Sarasota’s future 53-acre signature waterfront park. Conceived as an experimental testing ground and designed as an active, changing place for Sarasota’s diverse community, the Living and Learning Lab will be guided by one big idea - ‘A Park for All of Sarasota’ - and three main themes - nature-based and outdoor-enhanced education; fitness, health and recreation; and arts and culture.

Since the City Commission meeting on July 1, the Bay Park Conservancy (BPC) team has hosted multiple public workshops, stakeholder meetings, and continued the online survey to gain community input on our draft Phase 1 park plan. Several refinements have been made to the proposed Phase 1 Concept Plan, including:

- Retention of the existing medians on Boulevard of the Arts west of Van Wezel Way
- Streamlining of the Sunset Boardwalk to minimize impacts to environmental systems and ensure safe access to neighboring boat docks.
- Creation of a more natural, resilient shoreline at the water’s edge
- Moving the restroom and concession buildings further east
- Right-sizing of the flexible lawn area



MASTER PLAN (September 6, 2018): City Commission approved the master plan in September of 2018 after a year of extensive community engagement and a comprehensive planning process.



MASTER PLAN (August 30, 2019): The master plan with Phase 1 design updates shown here. Engagement with environmental experts and coastal sustainability specialists led to the reconfiguration of elements like the sunset boardwalk to minimize ecological impacts.



SUMMER SUNSET DECK: Special features of the Sunset Boardwalk include places for gathering and seating to view the Bay's signature sunsets.



KAYAK LAUNCH: Phase 1 includes an expanded kayak launch configured to enable greater use and accessibility.



COASTAL HAMMOCK GROVE: A unique ecosystem that traces the historic shoreline of the Bay, the coastal hammock grove is home to a new continuous trail and relaxed seating options.



MANGROVE BAYOU OVERLOOK: A shaded overlook with seating offers spectacular views into the mangroves, enabling a comfortable place to interact with the bayou and its wildlife.

Sustainability Concepts

The City of Sarasota's Sustainability Program defines sustainability as *"implementing projects and programs that meet the needs of the present without compromising the ability of future generations to meet their needs is about balancing the environmental, social, and economic impacts of our actions."* It further establishes a powerful and aspirational series of recommendations that address issues of resilience, energy efficiency, resource management and ecological health for all future development.

Phase 1 shares similar ambitions and provides the City with a model development aligned with its sustainability objectives. The following illuminates the sustainability concepts for the park through the lens of the community-developed six guiding principles.



ASPIRATION

Imagine the Possibilities of the Bay

Adjacent to the expansive Bay and a water inlet replete with a healthy stand of mangroves and access to the Bay's edge, Phase One will offer visitors nature-based engagement.



AN ENLIVENED DESTINATION

A Gathering for Family, Friends and Fun

A new boardwalk will serve as an impromptu outdoor classroom, allowing access to experiences like bird-watching and star-gazing. And the Phase 1 lawn will provide a gathering place that brings our community together.



A GREEN & BLUE OASIS

Celebrate Natural Beauty and Environmental Health
Phase 1 will showcase environmental sustainability via techniques such as innovative stormwater management, energy efficient lighting, Florida-friendly plantings, and Sarasota School inspired shade structures.



CONNECTED & ACCESSIBLE FOR ALL

A Walkable, Safe District Linking Community and the Neighborhoods to the Bay
Phase 1 mobility enhancements include an improved pedestrian experience on Boulevard of the Arts, accommodation of the City's Scenic MURT and provision for recreational mobility options such as bicycles and human-powered water craft.



CULTURAL VITALITY

A Hub for Sarasota's Art, Culture and Historic Legacies
These legacies have had a substantial impact on the development of the overall Master Plan and Phase 1 design, and will also provide inspiration for programming once Phase 1 is complete.



ECONOMIC SUSTAINABILITY

A Financially Feasible, Sustainable Long-term Success
Phase 1's capital and operational funding are generated as part of a unique non-profit model that will be a first of its kind in Sarasota. As such, it provides a model for the long-term stewardship of the City's valuable resources and assets.

PHASE 1 (prior to SPAC)

LEGEND

DROP-OFF

VEHICULAR CIRCULATION

ON-STREET PARKING

60 PARKING SPOTS

OFF-STREET PARKING

1,138 PARKING SPOTS

3 MIN. WALK RADIUS



MASTER PL

LEGEND

DROP-OFF

VEHICULAR CIRCULATION

ON-STREET PARKING

162 PARKING SPOTS

OFF-STREET PARKING

198 PARKING SPOTS

SPAC PARKING

3 MIN. WALK RADIUS



AN (full build-out)



Parking

At full build-out, the park will need approximately 300 - 500 parking spaces, plus the number required for the new Sarasota Performing Arts Center (SPAC). The City is currently undertaking a study to determine the exact number of spaces required by the SPAC, and will share those numbers with the BPC when they are available. In any case, the completion of the SPAC is still approximately five years away, so in the near-term, we have over 1,100 existing parking spaces available—at the Van Wezel and its vicinity—for park users at the completion of the first couple of phases.

Multiple drop-off locations will be designated for Phase 1, with the majority of drop-offs happening at the proposed Phase 1 parking lot off of Van Wezel Way, and at the existing turnaround at the Van Wezel Performing Arts Hall. A third drop-off location is being considered at the end of Boulevard of the Arts for use by the elderly and disabled.

PHASE 1

LEGEND

BIKE STORAGE / PARKING

SCENIC LOOP
(10' multi-use trail)

PEDESTRIAN

MURT (future extension)



MASTER PL

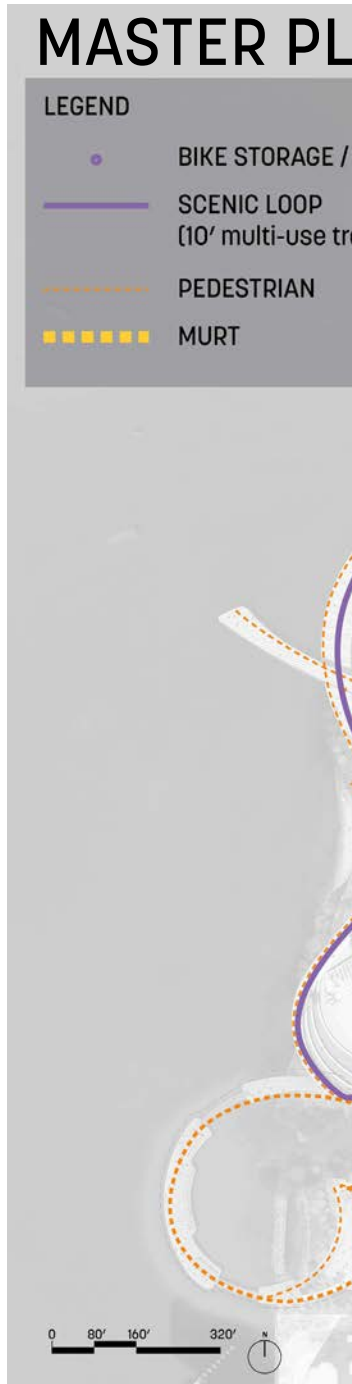
LEGEND

BIKE STORAGE /

SCENIC LOOP
(10' multi-use tr

PEDESTRIAN

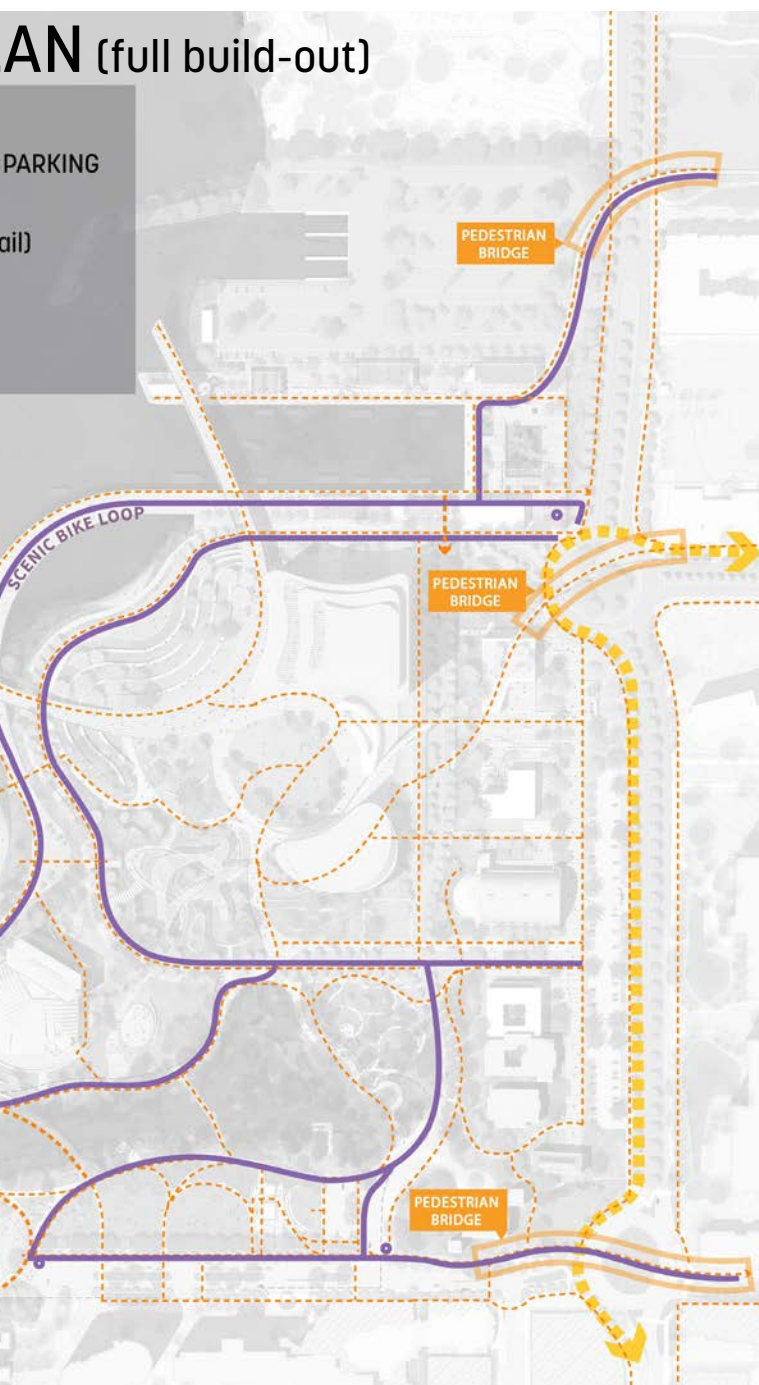
MURT



AN (full build-out)

PARKING

ail)



Pedestrian + Bicycle Circulation

Near the time of the completion of Phase 1, it is expected that the official Multi-Use Recreational Trail (MURT)—a 10' wide trail signed with placards and intended for cyclists and pedestrians—will follow the most direct route north. A new and generously planted corridor will be carved out of the existing parking lot at a comfortable distance from the traffic of US 41. Further west, a similarly scaled but more scenic and meandering multi-use trail will be added through the Phase 1 park. Approximately .6 miles of new trail will be built, connecting directly from US 41 to the Sunset Boardwalk, wrapping around the improved mangrove bayou, and connecting to the existing path that wraps around the Van Wezel parking lot, connecting north to the 10th Street corridor, forming a mile-long bayfront trail. Other pedestrian routes will be provided throughout the Phase 1 park, providing generous, accessible connections to all of the key park elements, including the Sunset Boardwalk, which features a new crossing of the mangrove bayou close to its mouth at the west.

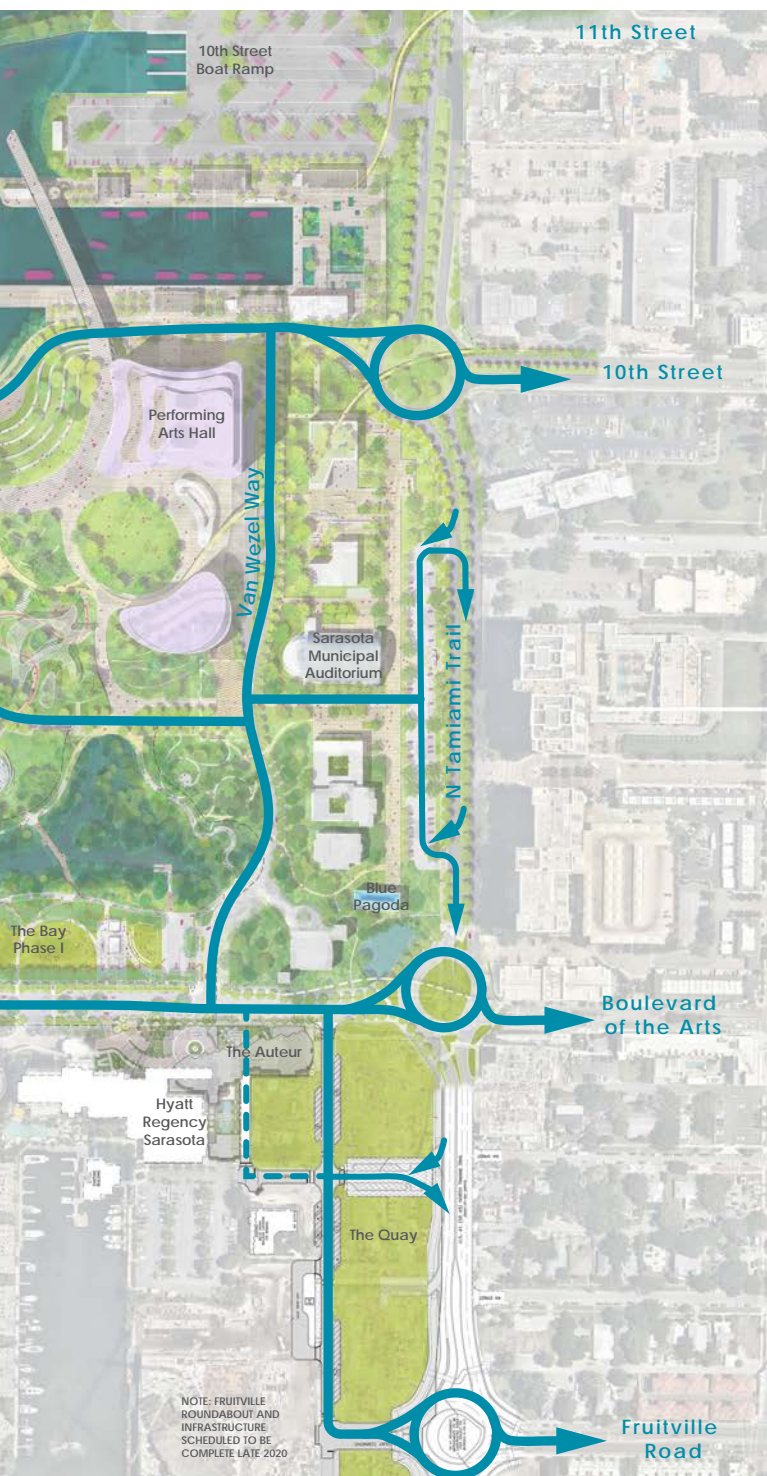
Following build-out of the Master Plan, a new scenic bayfront trail will be completed—passing through the new Canal District and boardwalk—providing enhanced bayfront access, as well as a bike and pedestrian dedicated lane along the new park road. Together these trails will allow for an uninterrupted, loop through the park of almost 1.5 miles. Safe access and connectivity for bikes, pedestrians, and small electric vehicles will be greatly enhanced with three pedestrian bridges connecting over US 41.

EXISTING



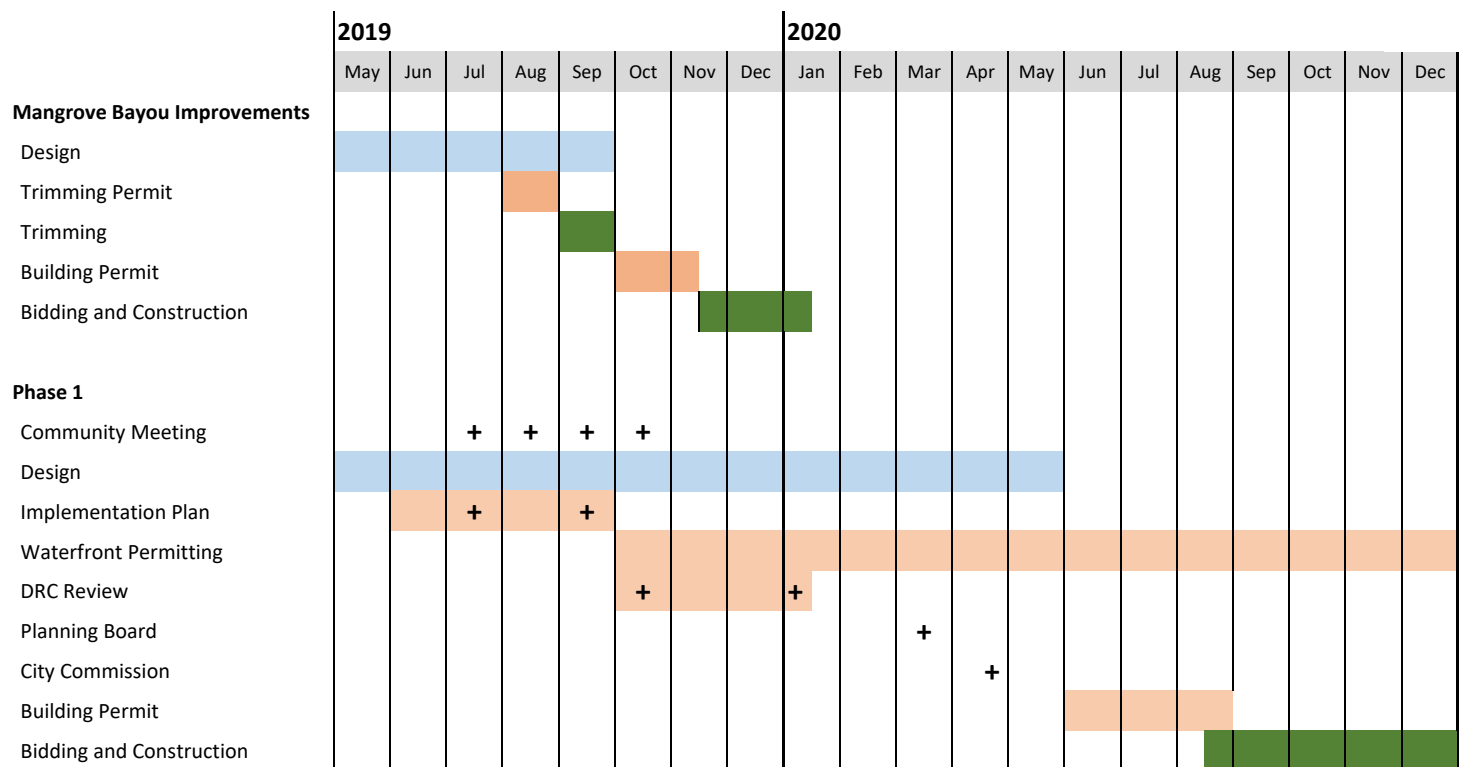
FUTURE





Vehicular Circulation Context

Phase 1 of the Bay Park will benefit greatly from the improved access and circulation being implemented as a part of the Quay project. Access South to Fruitville Road and US 41 from Boulevard of the Arts has been substantially restricted since the closure of the old Quay project over a decade ago. As a part of the new Quay project, multiple North/South streets and alleys will be constructed and improved, and multiple access points will be constructed onto US 41, and to the roundabout at Fruitville Road. Scheduled for completion and opening by the end of 2020, these network improvements will enhance connectivity to the area's regional street grid, while adding a relatively small amount of additional trips with the 695+/- residential units and associated 185,000 SF+/- non-residential development. These improvements will also dramatically improve the flow into and out of both Phase 1 of the Bay Park, and the 53-acre Park at build-out.



+ Meeting/Presentation

[illegible]

Implementation Plan – Approval Process and Schedule (per P.A. Section 3.A.6)

Phase 1 will be realized in two distinct design packages and construction periods. The first of these will consist of improvements to the existing mangrove bayou area, including trimming/windowing of the mangrove vegetation and installation of an interpretive walk around it. Because the work on the mangrove trees will be performed within the limits of the Florida Department of Environmental Protection (FDEP) Mangrove Trimming & Preservation Act, there is no lengthy approvals process expected, and we plan for the trimming to take place in September of this year. Other elements of the design—the walk and associated grading, lighting, seating and interpretive signage—will be submitted for Building Permit review to the City of Sarasota at the beginning of October, consistent with the BPC’s partnership agreement with the City. We expect approval within approximately 60 days and expect construction to commence late in 2019 and be concluded within two to three months.

The second phase of work will include all other elements of Phase 1. The Bay team will prepare and submit design drawings consistent with the City's Site Plan Approval process. This process includes a pre-application meeting in mid October. This process will also include a formal community workshop in October, in addition to the informal community workshops in July and August. Given the ongoing collaboration with the City staff during the Implementation Plan process, our team is hoping to move through the Site Plan Application process in six months. Thus, we anticipate presenting the plans for consideration for approval by the Planning Board in mid-March 2020, and by the City Commission in April 2020.

The process of securing environmental permitting related to implementation of waterside elements—like the boardwalk, the kayak launch, and the mangrove bayou overlook—will commence at roughly the same time as the DRC process, and is expected to last approximately 12 - 15 months. During this time, the designs will be reviewed by the U.S. Army Corps of Engineers (USACE) and the U.S. Fish and Wildlife Service (USFWS).

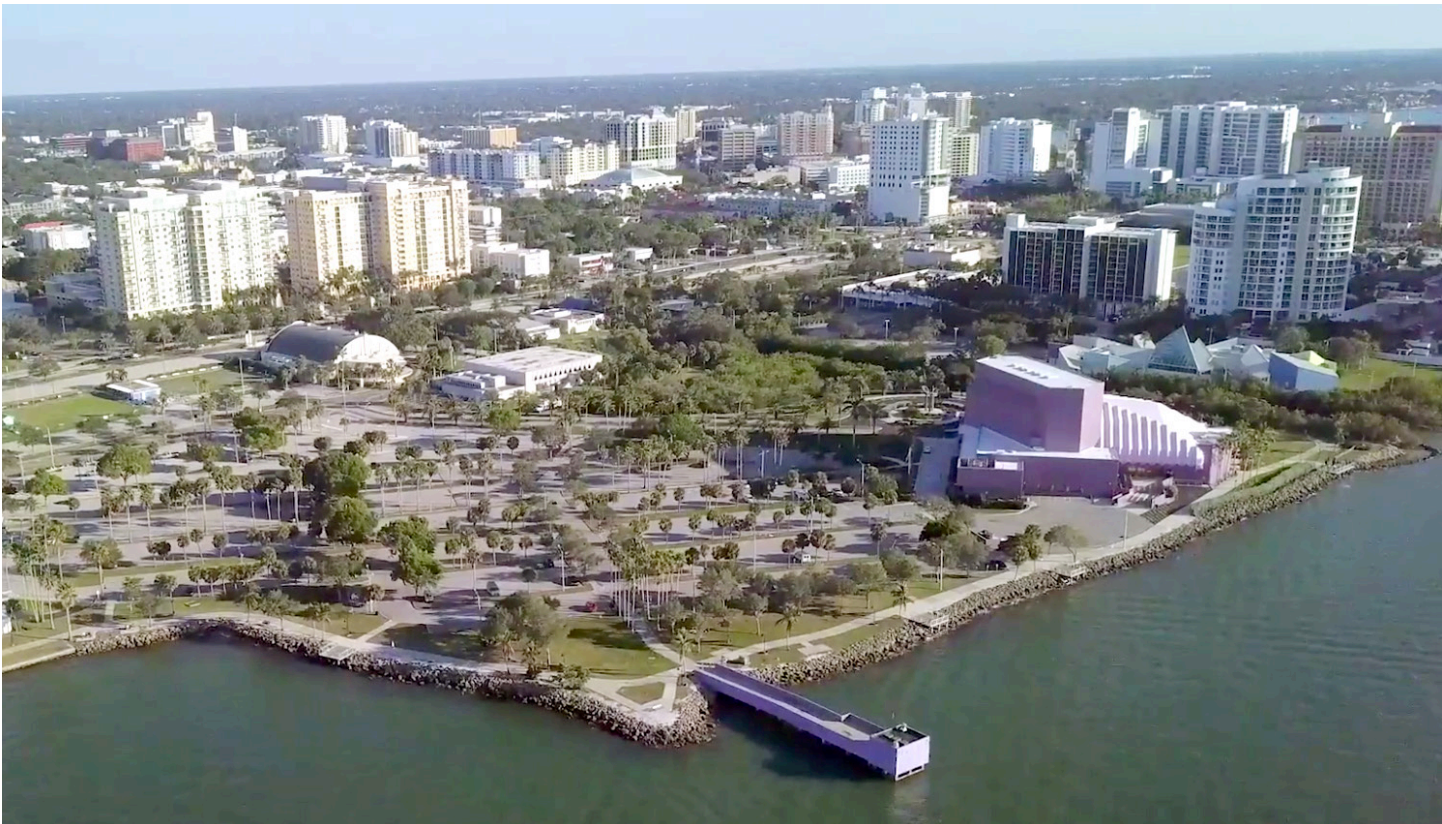
Additional permitting for Phase 1 will include approvals from the following agencies:

- Southwest Florida Water Management District (SWFWMD)
- Florida Department of Environmental Protection (FDEP) - Water Distribution and Sanitary Systems and National Pollutant Discharge Elimination System (NPDES)
- City of Sarasota - Erosion and Sediment Control
- City of Sarasota - Building & Permitting

Upon completion of the permitting process, construction will begin and is expected to take approximately 12 - 15 months. BPC anticipates building Phase 1 of the park through a Construction Manager At Risk (CMAR) process, and opening Phase 1 in late 2021.

Existing Structures

Phase 1 has no existing structures, so any recommendations regarding the use of or tenants in those structures does not apply to this Phase.



FINANCIAL

Updated Financial Plan

The Partnership Agreement includes the following Exhibit A illustrating the estimated capital funding sources as of the April approval date.

EXHIBIT A TO PARTNERSHIP AGREEMENT

[REFERENCED IN AGREEMENT SECTION 3A(1)]

The Bay Park Phase 1 Capital Funding Sources – 4/02/19

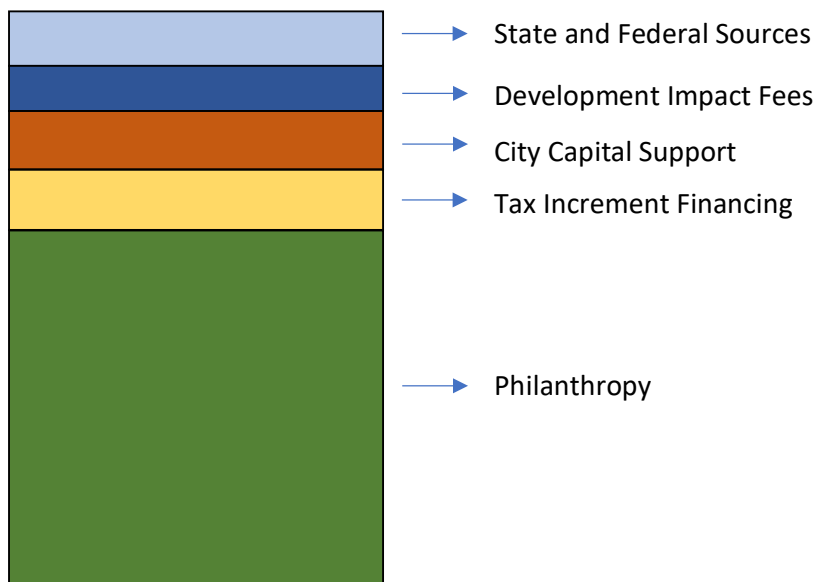
Phase 1 – Estimated Capital Funding Sources

Sources	Minimum Base Funding	Aspirational Funding (up to) ⁽²⁾
State and Federal Sources	\$1-2M	\$2-5M
Development Impact Fees	\$1M	\$2M
City Capital Support	\$1-2M	\$2-3M
Tax Increment Financing ⁽¹⁾	\$1-2M	\$2-3M
Philanthropy	\$10-15M	\$15-20M
Total Revenues	\$14-22M	\$23-33M

⁽¹⁾ Depending on the pace of redevelopment and property value growth

⁽²⁾ Obtaining “aspirational level” of funding for some sources will likely lead to a reduction in funding need from other sources.

Proportional Funding Sources



The table below provides an update on current budget and funding commitments as of August 15, 2019.

Phase 1 –Capital and Operating Funding (as of August 15, 2019)

Category	Budget/Goal	Committed ⁽²⁾	Actual/Cash
Private	\$20.0M	\$11.5M	\$6.4M
City ⁽¹⁾	\$ 3.0M	\$ 2.7M ⁽³⁾	\$ 0M
Other Public ⁽⁴⁾	<u>\$ 2.0M</u>	<u>\$ 0M</u>	<u>\$ 0M</u>
Totals	\$25.0M ⁽⁵⁾	\$14.2M	\$6.4M

⁽¹⁾ This table combines Development Impact Fees and City Capital Support from Exhibit A, and does not include \$400k+ for improvements recently made by the City in 2019 on the site.

⁽²⁾ Committed includes cash received.

⁽³⁾ Over multiple years, subject to City Commission approval as part of the annual budgeting process, includes approximately \$1M/year for two years from the CIP, and utility Enterprise Fund improvements.

⁽⁴⁾ Includes state or federal grants and a possible TIF district.

⁽⁵⁾ Consists of approximately \$20M for capital construction costs, \$2.5M for operating, and \$2.5M for contingency.





Donor and Funding Update

Fundraising

With a goal of \$20-\$25 million for capital, operating and activation, The Bay Park Conservancy (BPC) has raised just under \$11 million in private gifts and commitments, including \$6.4 million in cash. This funding has been enhanced by a transformational gift by The Patterson Foundation of up to \$5 million which includes challenge metrics to inspire additional gifts. Grants and commitments by the Charles and Margery Barancik Foundation, Gulf Coast Community Foundation, the Selby Foundation, and the Community Foundation of Sarasota County – as well as gifts by local philanthropists – round out the balance.

The development strategy employed by the BPC is to reach out broadly to the community, but specifically to local philanthropists who believe in creating a public park for all. Initial asks are being directed to donors who have an interest in conservation,

environmental improvement, educational programming, and community activation, including those donors who assisted in funding the Master Plan process.

Gift Acceptance Policy

BPC has created a basic gift acceptance process in keeping with the City of Sarasota's policy. As a 501c3 public charity, we accept gifts in the form of checks or wire transfers. Stock gifts and other monetizable assets are transacted through a local community foundation. Currently, BPC is not accepting gifts that are difficult to monetize such as art or other non-monetizable assets.

Naming and Recognition

As the park is built out, there will be appropriate recognition for those donors who make gifts to BPC. Recognition will be in the form of digital acknowledgments and/or nominal signage incorporated into the park. Any permanent naming opportunities will follow City of Sarasota policy.

OPERATIONS





Conceptual Operations and Maintenance Plan (Future Implementation Agreement)

The Master Plan for the entire 53-acre site was approved in September 2018.

The long-term Partnership Agreement (PA) between the Bay Park Conservancy (BPC) and the City was approved in April 2019 and provides for a series of plan and operating approvals by the City Commission.

We are recommending the approval of the Implementation Plan for Phase 1 of the park at the September 16, 2019 City Commission Meeting.

We will be recommending the approval of the detailed Site Plan for Phase 1 in early 2020 which enables the development of Phase 1 in 2020 and 2021.

Following these plan approvals and while Phase 1 is being built out, we will propose an Implementation Agreement that governs how the BPC will manage, operate, and maintain Phase 1 of the Bay Park. (Recall, the long-term PA calls for the BPC to manage and operate the Bay Park in phases, as each

development phase is completed.)

Overall, it is our intention to follow the existing principles, policies and regulations of the City of Sarasota governing: 1) special events, 2) outdoor events on the 53-acre site (many of which are managed by the Van Wezel Performing Arts Center), and 3) similar existing city parks (e.g. Bayfront Park, Payne Park, et al.).

For example:

- Hours of operation would be set within existing parameters for other city parks.
- Food and beverage services would be provided on a regular and special event basis in accordance with existing City guidelines.
- Park goers with dogs would follow established City regulations.
- Smoking would not be allowed in the Bay Park, consistent with City regulations.
- Applications and approvals for special events would be handled by the BPC for the Bay Park in the same way they are currently handled by either the Van Wezel or the City.

Importantly, the overall calendar of activities and events for the first phase of the park, (and future phases at the appropriate time), would be done in coordination with the BPC, the City, the Van Wezel, other park incumbents (e.g., Sarasota Orchestra, the Art Center, the Garden Club) and with special events that have been held on the site (e.g. the Sarasota Music Half Marathon, First Watch Half Marathon, boat races).

We will work with City management/ staff on the details and terms of the Implementation Agreement to secure City Commission approval prior to the completion of Phase 1 and the opening of the park to the public by the end of 2021.

Procurement Policy

The Partnership Agreement (PA) states that BPC will utilize the City's procurement policy, or it may develop its own procurement policy, but if the latter, it must be approved in advance by the City.

BPC is currently utilizing the City's policy and is working closely with the purchasing manager on our ongoing Construction Manager At Risk (CMAR) request for proposals. In the future, we will likely collaborate with the City on our own policy, but until that policy has been prepared and approved by the City, we will continue to use the City's policy.

