

An aerial photograph of a modern residential development at dusk. The scene features several high-rise apartment buildings with illuminated windows, a large green park area with a white metal sculpture, a parking lot with a few cars, and a waterfront area with a bridge and trees. The overall atmosphere is serene and urban.

the Bay

ONE PARK FOR ALL

Bay Park Improvement Board
3 October 2024

AG Lafley, BPC CEO
Jennifer Compton, BPC Board Chair
Philip DiMaria, BPC Planning

Agenda

- The Bay Park Update
- Phase 2 Progress



the Bay

One Park for All = Park Guest-Centric

- Open and accessible, free and welcoming to the full and rich diversity of the community... now, and for generations to come
- Nearly 600K visitors since October 2022 opening from throughout the region (97% will return)
- 50+ FREE events every month - 70K+ people participated, 92% rate experience as Excellent/Very Good
- People's Choice Recognition Awards
- 3.2MM+ Total Connections (incl. community mtgs, newsletters, social, park guests, Friends of the park)





Beach
Casual play and sunset viewing

Play Space
An artful flock

Common Ground
Large-scale gathering and performance

The Nest
A place for rest and refreshment

The Oval
Small-scale gathering and performance

Multi-Use Recreational Trail
Connecting Downtown to the Bay

Mangrove Walk
A nature-engaged journey and trail



















Michelob
ULTRA

gulf coast
MUSIC THERAPY

KIKO

Before



Phase 1 Summer Park Tune-Up Ibis Playground Turf Installation

After



Phase 1 Summer Park Tune-Up The Oval Convenient Steps Installation



Before



After



*Two Terrific Years
at The Bay*

2nd Anniversary Community Celebration

October 2024

TwoTerrificYears.org



Scan for
Full Schedule





*Two Terrific Years
at The Bay*

2nd Anniversary Community Celebration

October 2024

TwoTerrificYears.org



Scan for
Full Schedule

Week 1

Wed, Oct 2
Salsa & Sunsets Latin Dance Party

Fri, Oct 4
Van Wezel Friday Fest | Big Night Out

Sat, Oct 5
Astronomy at The Bay

Sun, Oct 6
Park-toberfest at The Bay
Music by The DeLeon Family German Band

Week 2

Thurs, Oct 10
Art Center Sarasota | Opening Exhibition
Reception

Fri, Oct 11
Plein Air Painting at The Bay

Fri, Oct 11
FREE Family Concert | Orchestra Games
presented by Sarasota Orchestra

Sat, Oct 12
Bark-toberfest at The Bay

Sun, Oct 13
Sundays at The Bay | Bri Rivera

Week 3

Wed, Oct 16
**Two Terrific Years Anniversary
Community Celebration Party**

Thurs, Oct 17
Cinema at The Bay | Grease

Fri, Oct 18
Average White Band
with opener Westcoast Black Theatre
Troupe "Sistas in the Name of Soul"

Sat, Oct 19
Moderns That Matter | The Bay
Architecture Tour

Sat, Oct 19
**The Breakers: A Tribute to
Tom Petty**

Sun, Oct 20
**Taste of The Bay Presented by
Sarasota-Manatee Originals**
with music by Ariella and Matthew Frost Band

Week 4

Fri, Oct 25
Boo! at The Bay Halloween

Sun, Oct 27
Sundays at The Bay | Clover's Revenge



*Two Terrific Years
at The Bay*

2nd Anniversary
Community
Celebration

October 2024

TwoTerrificYears.org



Scan for
Full Schedule

Mark Your Calendars

Fri, Oct 18 | 10-11am

**Annual State of the Park
and Partnerships**

THE NEST

Phase 2 Progress

- Design & Plan
- Schedule
- Budget

the Bay



Phase 2 Design & Plan

- Design On Track (30-100%)
- Scope Adjustments
- Budget Priorities



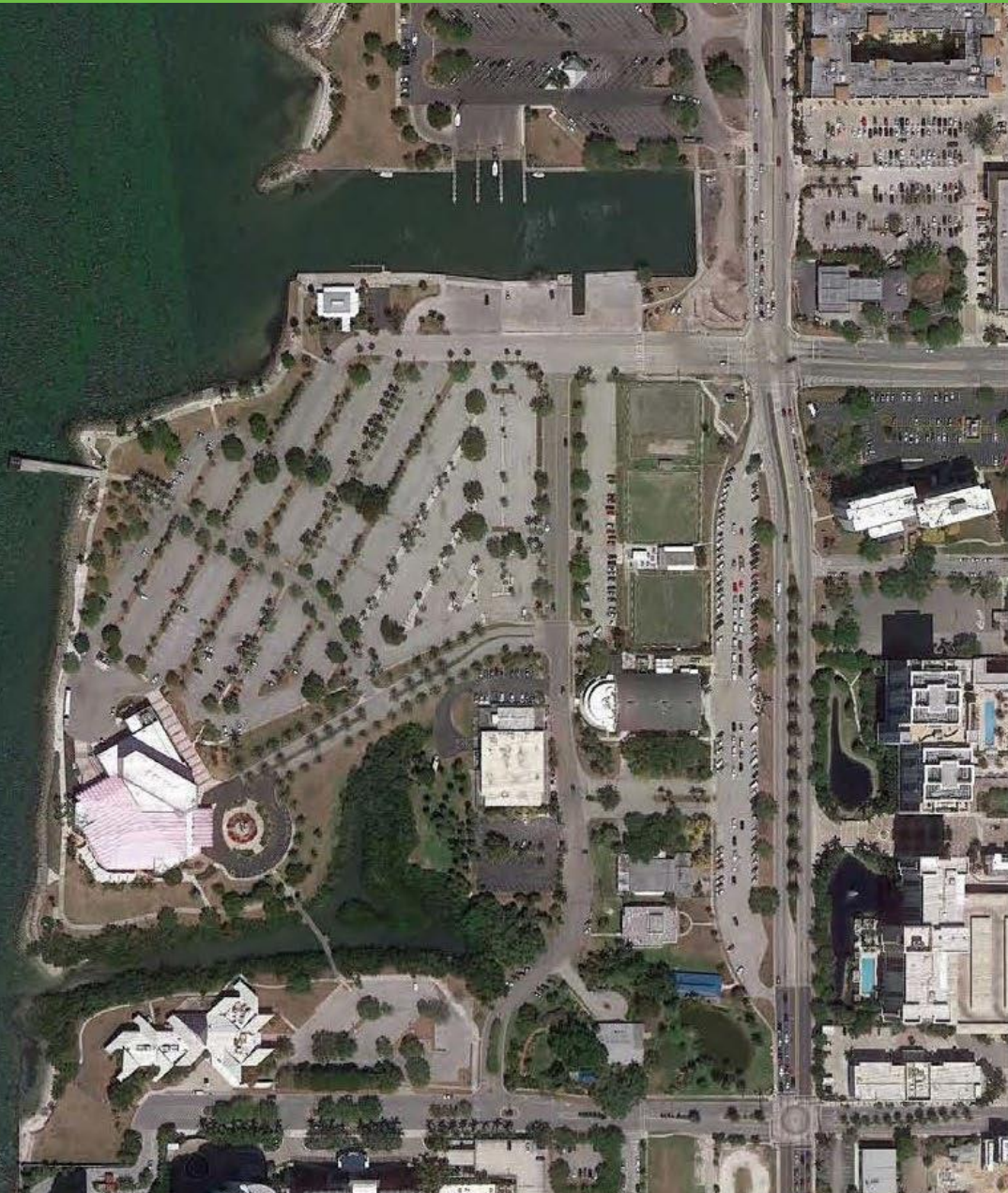
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Phase 2 Projects

- Update Master Plan
- Canal District
- Cultural District
- Resilient Shoreline
- Sunset Pier



TRANSFORMING a Parking Lot into a Park



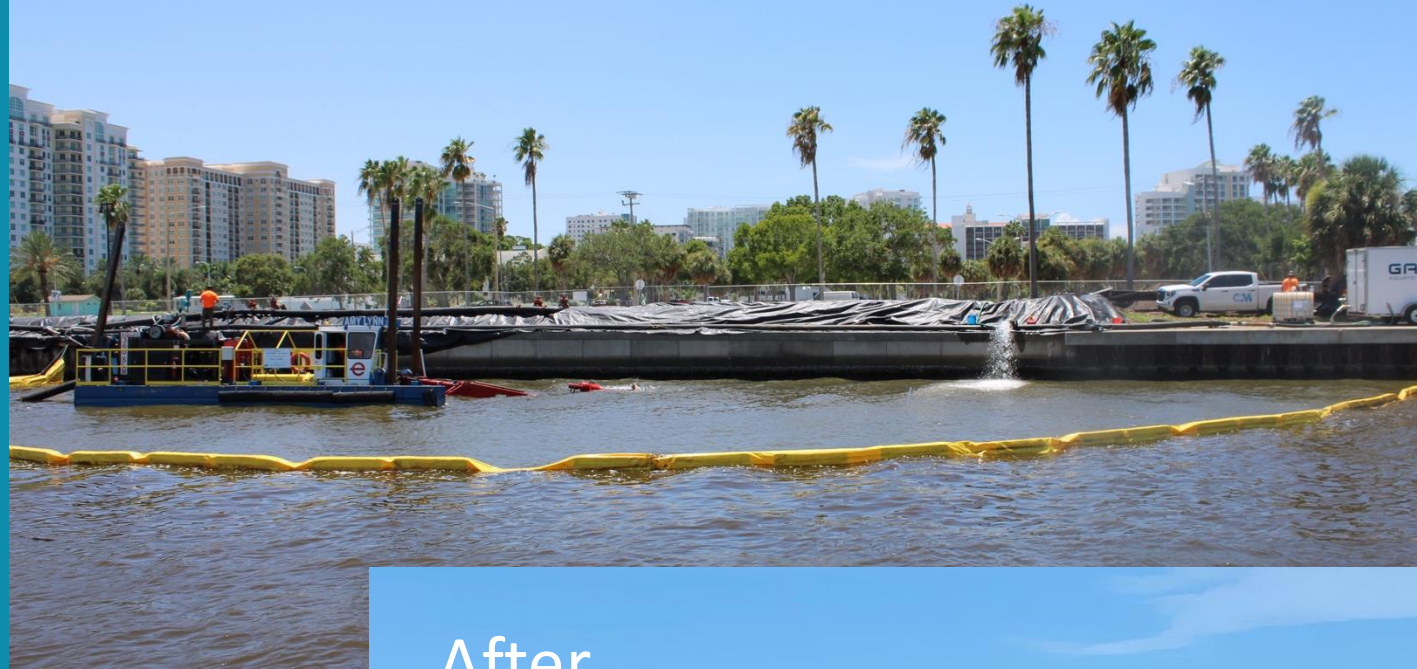
Phase 2 Canal District

Extracted 3,000+
cubic yards of
material

*(2X amount dredged
from Mangrove
Bayou in 2022)*

the Bay

Before



After





Future Performing
Arts Center

Van Wezel Way

Sarasota
Garden
Club

Chidsey

Arts
Center

Town
Square

Municipal
Auditorium

Civic
Green

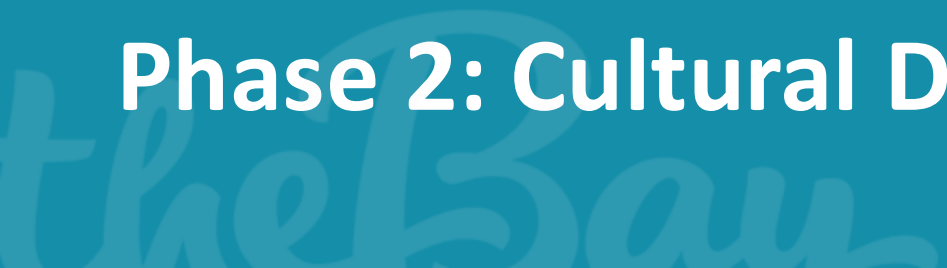
Fountain
Garden

Blue
Pagoda

Parking

Parking

Phase 2: Cultural District



Phase 2 Cultural District Sarasota Garden Club

Windows and
Floor Replacement



Phase 2 Cultural District

Chidsey Building



Phase 2 Cultural District

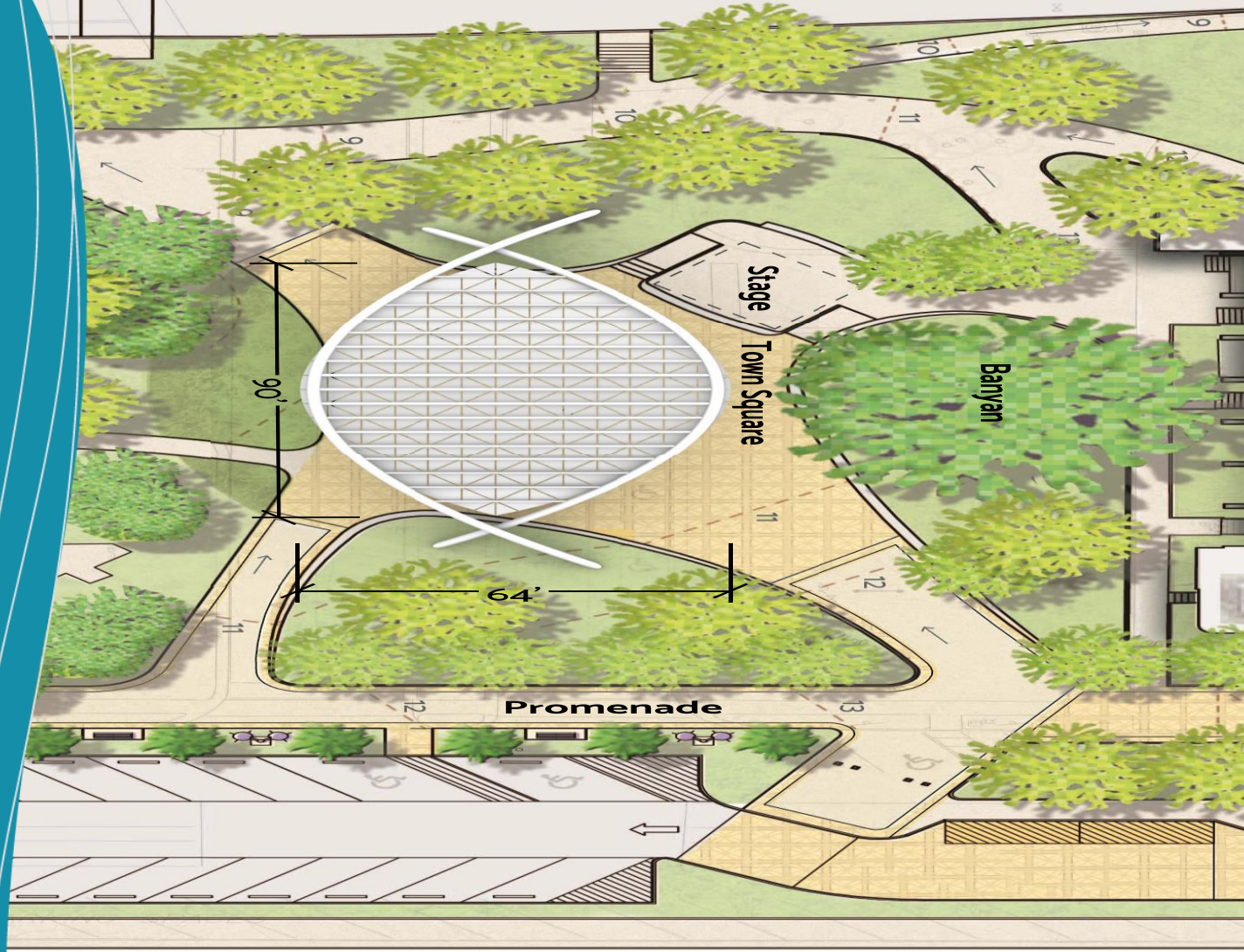


Phase 2 Cultural District



Town Square

- Gathering Place
- Green Space & Shade
- Pedestrian Friendly
- Plaza for Public and Private Use
- Connectivity





Phase 2 Town Square

Phase 2 Resilient Shoreline



Phase 2 Sunset Pier



Phase 2 By-Project Summary

Project	\$\$MM	% Design	Comments
Master Plan Update	\$0.6	100%	Complete
Canal District	\$9.3 GMP	100%	Dredging complete. Construction underway.
Cultural District	\$20.5-\$24.5	60%	Incl. \$6MM for Preservation/ Renovation of 3 Historic Buildings (Garden Club, Chidsey, Bayfront Community Center). Construction: Building preservation underway. Remainder of District, begins 1 st Qtr. 2025.
Resilient Shoreline	\$18	30%	Working to maximize funding eligibility from gov't grants
Sunset Pier	???	30%	On hold. Have not received USACE approval/ permit to proceed (after 37 months). Estimated construction costs 2X. In March 2025, will likely reco postpone until Phase 3.
Bayfront F&B/Restaurant	TBD	0%	Exploring feasibility/ design/ cost/ schedule. Reco by March 2025.

Phase 2 Summary

- Adapting/ adjusting Project scopes, designs, plans, budgets & schedules to reflect:
 - ✓ Overall Park Development Strategy/ Priorities
 - ✓ Preliminary Renzo Piano Building Workshop SPAC Architectural Plans
 - ✓ Updated Cost Estimates (reflecting inflation, scope, design & plan changes)

the Bay



Phase 2 Summary

- We will:
 - ✓ Only proceed with projects that can be completed within overall budget
 - ✓ NOT exceed \$48MM funded 50/50 by City & County and financed by City Bond
 - ✓ Deliver Bond Schedule Req'ts (Complete 85% capital improvements by May 11, 2026)





Thank You!

Back-up Slides for Reference

the Bay

The Bay Park Phase 2 Funding

Dockside Canal District	\$15M
City Side Cultural District	\$20M
Sunset Pier	\$15M
Resilient Shoreline	\$15M

Total Cost \$65M

Government Grants	\$17M
TIF Backed City Bond	48M

Total Funding \$65M



TIF Financial Projections – TIF revenues *(Jan 2024)*

Fiscal Year	County TIF Payments	City TIF Payments	Total Payments	Fiscal Year	County TIF Payments	City TIF Payments	Total Payments
FY20	\$0	\$0	\$0	FY35	\$5,880,861	\$5,880,861	\$11,761,722
FY21*	\$99,614	\$99,614	\$199,229	FY36	\$6,213,044	\$6,213,044	\$12,426,087
FY22	\$534,375	\$534,375	\$1,068,749	FY37	\$6,558,513	\$6,558,513	\$13,117,027
FY23	\$1,707,536	\$1,707,536	\$3,415,071	FY38	\$6,917,802	\$6,917,802	\$13,835,604
FY24	\$2,224,718	\$2,224,718	\$4,449,437	FY39	\$7,291,462	\$7,291,462	\$14,582,925
FY25	\$2,624,483	\$2,624,483	\$5,248,965	FY40	\$7,680,069	\$7,680,069	\$15,360,138
FY26	\$2,927,374	\$2,927,374	\$5,854,748	FY41	\$8,084,220	\$8,084,220	\$16,168,440
FY27	\$3,275,194	\$3,275,194	\$6,550,388	FY42	\$8,504,537	\$8,504,537	\$17,009,073
FY28	\$3,668,418	\$3,668,418	\$7,336,835	FY43	\$8,941,666	\$8,941,666	\$17,883,333
FY29	\$4,021,761	\$4,021,761	\$8,043,522	FY44	\$9,396,281	\$9,396,281	\$18,792,562
FY30	\$4,402,043	\$4,402,043	\$8,804,086	FY45	\$9,869,080	\$9,869,080	\$19,738,161
FY31	\$4,675,073	\$4,675,073	\$9,350,146	FY46	\$10,360,792	\$10,360,792	\$20,721,584
FY32	\$4,959,024	\$4,959,024	\$9,918,048	FY47	\$10,872,172	\$10,872,172	\$21,744,343
FY33	\$5,254,333	\$5,254,333	\$10,508,666	FY48	\$11,404,007	\$11,404,007	\$22,808,013
FY34	\$5,561,455	\$5,561,455	\$11,122,909	FY49	\$11,957,115	\$11,957,115	\$23,914,230
					\$175,867,021	\$175,867,021	\$351,734,041

The FY21 & FY22 payments were paid together in FY22, all outyears are estimates which assume increases in values and that the city and county payments are both based on 3.0 mills (City's millage).

TIF Financial Projections – TIF revenues (*July 2023*)



Fiscal Year	County TIF Payments	City TIF Payments	Total Payments	Fiscal Year	County TIF Payments	City TIF Payments	Total Payments
FY20	\$0	\$0	\$0	FY35	\$5,529,846	\$5,529,846	\$11,059,691
FY21*	\$99,614	\$99,614	\$199,229	FY36	\$5,824,127	\$5,824,127	\$11,648,254
FY22	\$534,375	\$534,375	\$1,068,749	FY37	\$6,130,122	\$6,130,122	\$12,260,243
FY23	\$1,707,536	\$1,707,536	\$3,415,071	FY38	\$6,449,179	\$6,449,179	\$12,898,358
FY24	\$2,224,718	\$2,224,718	\$4,449,437	FY39	\$6,781,025	\$6,781,025	\$13,562,050
FY25	\$2,550,108	\$2,550,108	\$5,100,216	FY40	\$7,127,123	\$7,127,123	\$14,254,246
FY26	\$2,888,824	\$2,888,824	\$5,777,649	FY41	\$7,487,189	\$7,487,189	\$14,974,378
FY27	\$3,241,576	\$3,241,576	\$6,483,153	FY42	\$7,862,812	\$7,862,812	\$15,725,623
FY28	\$3,608,686	\$3,608,686	\$7,217,373	FY43	\$8,253,699	\$8,253,699	\$16,507,399
FY29	\$3,990,537	\$3,990,537	\$7,981,073	FY44	\$8,661,576	\$8,661,576	\$17,323,152
FY30	\$4,222,091	\$4,222,091	\$8,444,182	FY45	\$9,086,142	\$9,086,142	\$18,172,285
FY31	\$4,463,333	\$4,463,333	\$8,926,666	FY46	\$9,529,271	\$9,529,271	\$19,058,543
FY32	\$4,714,021	\$4,714,021	\$9,428,042	FY47	\$9,990,656	\$9,990,656	\$19,981,312
FY33	\$4,975,262	\$4,975,262	\$9,950,524	FY48	\$10,472,333	\$10,472,333	\$20,944,667
FY34	\$5,246,804	\$5,246,804	\$10,493,608	FY49	<u>\$10,973,989</u>	<u>\$10,973,989</u>	<u>\$21,947,978</u>
					\$164,626,575	\$164,626,575	\$329,253,151

The FY21 & FY22 payments were paid together in FY22, all outyears are estimates which assume increases in values and that the city and county payments are both based on 3.0 mills (City's millage).

TIF Financial Projections – TIF revenues (*Dec 2022*)

Fiscal Year	County TIF Payments	City TIF Payments	Total Payments	Fiscal Year	County TIF Payments	City TIF Payments	Total Payments
FY20	\$0	\$0	\$0	FY35	\$5,155,291	\$5,155,291	\$10,310,581
FY21*	\$99,614	\$99,614	\$199,229	FY36	\$5,435,713	\$5,435,713	\$10,871,427
FY22	\$534,375	\$534,375	\$1,068,749	FY37	\$5,727,298	\$5,727,298	\$11,454,596
FY23	\$1,707,536	\$1,707,536	\$3,415,071	FY38	\$6,031,330	\$6,031,330	\$12,062,660
FY24	\$2,005,811	\$2,005,811	\$4,011,622	FY39	\$6,347,548	\$6,347,548	\$12,695,097
FY25	\$2,315,877	\$2,315,877	\$4,631,754	FY40	\$6,677,347	\$6,677,347	\$13,354,695
FY26	\$2,638,643	\$2,638,643	\$5,277,285	FY41	\$7,020,457	\$7,020,457	\$14,040,914
FY27	\$2,974,782	\$2,974,782	\$5,949,565	FY42	\$7,378,391	\$7,378,391	\$14,756,781
FY28	\$3,324,604	\$3,324,604	\$6,649,208	FY43	\$7,750,870	\$7,750,870	\$15,501,741
FY29	\$3,688,472	\$3,688,472	\$7,376,944	FY44	\$8,139,539	\$8,139,539	\$16,279,078
FY30	\$3,909,122	\$3,909,122	\$7,818,243	FY45	\$8,544,111	\$8,544,111	\$17,088,222
FY31	\$4,139,003	\$4,139,003	\$8,278,006	FY46	\$8,966,372	\$8,966,372	\$17,932,744
FY32	\$4,377,886	\$4,377,886	\$8,755,771	FY47	\$9,406,029	\$9,406,029	\$18,812,058
FY33	\$4,626,824	\$4,626,824	\$9,253,648	FY48	\$9,865,023	\$9,865,023	\$19,730,045
FY34	\$4,885,578	\$4,885,578	\$9,771,156	FY49	\$10,343,054	\$10,343,054	\$20,686,108
					\$154,016,500	\$154,016,500	\$308,033,001

The FY21 & FY22 payments were paid together in FY22, all outyears are estimates which assume increases in values and that the city and county payments are both based on 3.0 mills (City’s millage). FY noted with a red box indicate Performance Evaluation years as noted in the 2020 Interlocal Agreement.

Architecture

Workshop Packet | SPAC
and City Commission
30 September 2024
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Proposed Overall Site Plan

Architecture



Proposed Site Plan

Architecture

Workshop Packet | SPAC
and City Commission
30 September 2024
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Preliminary Boat-Ramp Parking and Access Study

Helene's Impact on The Bay



Guiding Principles



Transformation

Transforming a parking lot into a signature public park along Sarasota Bay.



Blue & Green Oasis

Preserving & restoring 53 acres of precious bayfront into a blue & green oasis.



One Park for All

Open & accessible, free & welcoming to the full and rich diversity of our community, now and for generations to come.



A Gathering Place

A beloved and sustainable gathering place for family, friends & fun.



Sustainable in Every Way

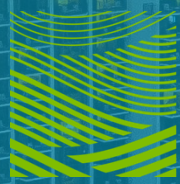
A financially feasible, operationally doable, sustainable long-term success.



Community of Partnerships

A community of partners enables The Bay to become a reality.

Award-Winning



ASLA
FLORIDA

**2023 Florida American Society of Landscape Architects
Frederic B. Stresau Award and
Design Award of Excellence**



**2024 World Landscape Architects
FINALIST | Built – Large Landscape Design (June 2024)**

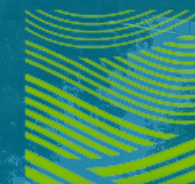


**2023 American Planning Association Florida Chapter
Implementation Project Award of Merit**



BSLA

**2023 Boston Society of Landscape Architects
Merit Award in General Design**



ASLA

**2024 American Society of Landscape Architects
General Design | Honor Award (August 2024)**

A Blue and Green Oasis

Goal = Protect the Bay from the City... and the City from the Bay

- **Treat Every Drop of Stormwater**

- Last line of defense for polluted urban stormwater (from 600+ city acres) before entering Sarasota Bay
- Phase 1 treats 70+ million gallons of polluted stormwater before flowing into Sarasota Bay annually

- **Restore & Revitalize**

- Converting hardened shorelines to living resilient shorelines
- Phase 1:
 - Removed 2-3 feet of polluted silt from Mangrove Bayou floor = better tidal flow, seagrass growth, healthier habitats
 - Rescued dozens of trees, contains 10,000+ Florida-friendly plants across 100+ species
 - Meticulously maintain 10+ acres of golf-course quality lawns, bountiful botanical gardens and wonderful walkways