



**APPLICATION NARRATIVE FOR THE
BAY PARK SARASOTA**

DECEMBER 16, 2019

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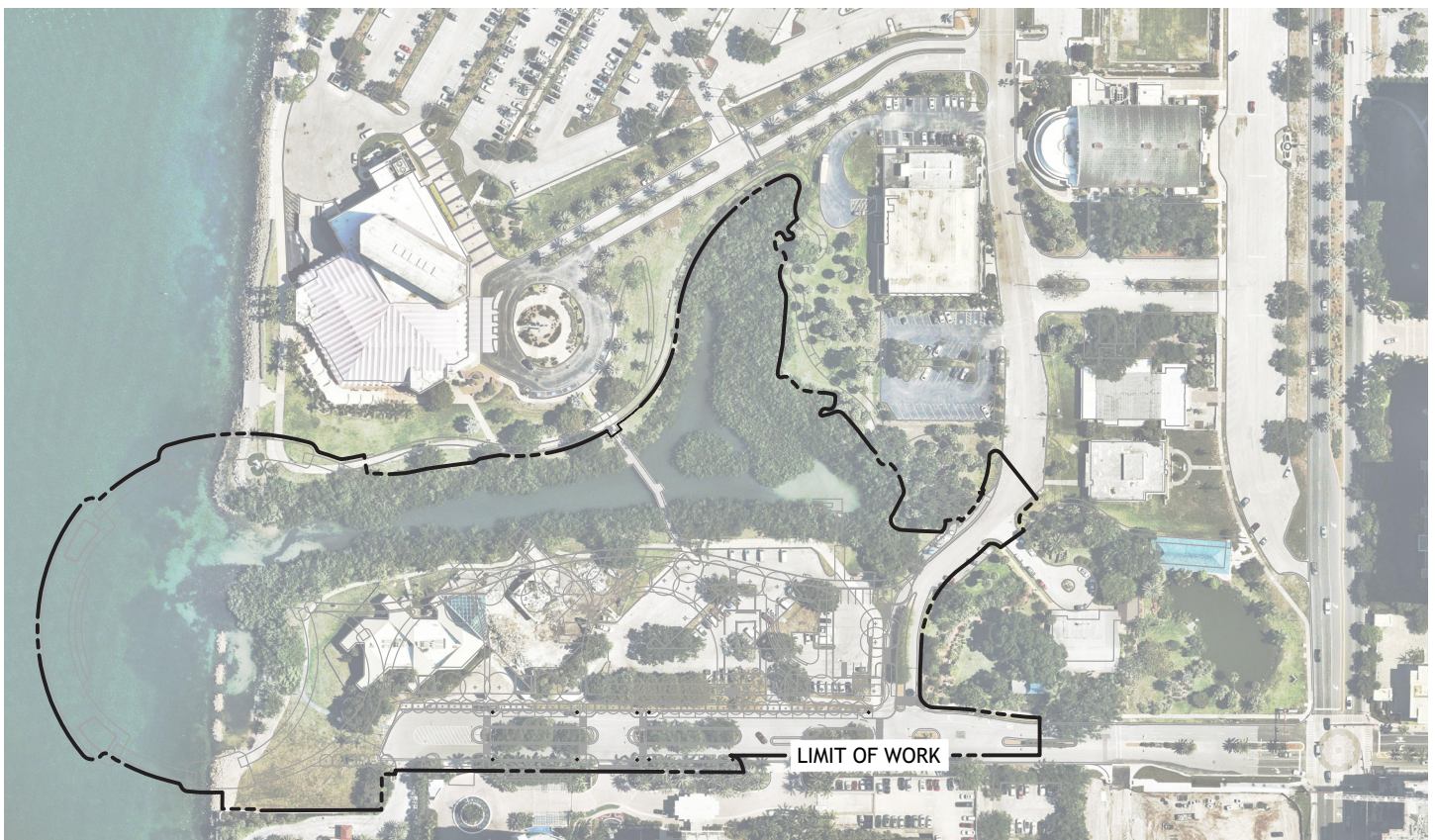
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The Property

The Bay Park Sarasota Phase 1 Site Plan property is centered on two parcels (Parcels: 2009010002 and 2009090036) with additional property in the public right of way (Boulevard of the Arts) and submerged lands within Sarasota Bay, totaling approximately 11.18-acres.

Land Use and Zoning

The property is generally bounded on its southern edge by Boulevard of the Arts, on its northern edge by the Van Wezel Performing Arts Hall, on its eastern edge by Van Wezel Way, and on its western edge by Sarasota Bay. The property was previously home to the Gulfoast Wonder and Imagination Zone aka GWIZ (demolished in May 2019, approximately 25,000 square feet of floor area) that sat vacant.



Summary of Proposed Improvements

Building off the approved master plan, The Bay Park Conservancy (BPC) identified the need to define an expeditiously achievable first phase of implementation that would:

- Align with the Community's Guiding Principles and the Ongoing Community Conversation
- Create "A Park for All of Sarasota"
- Tie into Sarasota City Plan Goals, Objectives and Strategies
- Enhance Access and Connectivity to the Bay via Multi-modal Improvements
- Provide Opportunities to Model Environmental Stewardship
- Honor the site's architectural heritage

To meet these goals, this 10-acre park includes a variety of places and spaces - an improved Boulevard of the Arts, a flexible lawn, a food and beverage pavilion, recreational walkways, a small garden, an ecological living shoreline and a spiral boardwalk with shaded overlooks and an integrated gathering space.



2019 MASTER PLAN



PHASE 1 BIRD'S EYE VIEW LOOKING WEST

PROJECT GOALS

GOAL 1

Align with the Community's Guiding Principles and Continued Conversation

From the earliest conversations about this site, through the master planning effort in 2018 and continuing with early phase design, the community-driven guiding principles have served as a framework for evaluating ideas and facilitating decision-making.

Community Guiding Principles

Phase 1 is the first manifestation of these six 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.

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 the 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.

AN ENLIVENED DESTINATION

A Gathering Place 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.

Continued Community Conversation

Throughout Phase 1 design, the community had an active role in the process. Community meetings were announced and held at various points during the process. At each forum, feedback was welcomed, gathered and used to guide decisions.

A few concerns raised by the community led to adjustments to the recommended design vision. Most directly, early changes to Boulevard of the Arts were revised when community concerns were raised about existing circulation patterns and vegetation. Other items - such as

the ecological living shoreline and the food and beverage pavilion - required clarification along the way as well.

In addition to the large public forums, communication via AsktheBay.org provided constant updates and deep dives across many produced video interviews with project leaders. Consistent social media and newsletters, as well as constant touch points with existing community gatherings, kept the conversation accessible and alive throughout the process.



COMMUNITY MEETING - AUGUST 21, 2019

GOAL 2

Create “A Park for All of Sarasota”

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.



SUNSET BOARDWALK

GOAL 3

Tie into Sarasota City Plan Goals, Strategies and Objectives

Throughout the Phase 1 design process, BPC and the design team worked closely with various city departments and leadership to ensure alignment with the City's ongoing plans. In particular, there are a number of ongoing planning initiatives with ideas that can be positively enacted on the Bay Phase 1 site. These include:

- Sarasota City Plan (2030): The Bay dovetails nicely with the City Plan goals of walkability, resilience, environmental stewardship, inclusion and cultural engagement.
- Climate Vulnerability Assessment and Adaptation Plan: This site will be a model for how to create a floodable and resilient waterfront space.
- Multi-Use Recreational Trail: This regional resource is coordinated with Phase 1 to ensure continuity.

In addition to coordinating with the City's goals, strategies and objectives, leaders from The Bay team have met repeatedly with project abutters such as the Sarasota Garden Club, the Quay and residents along Boulevard of the Arts to ensure project alignment.



GOAL 4

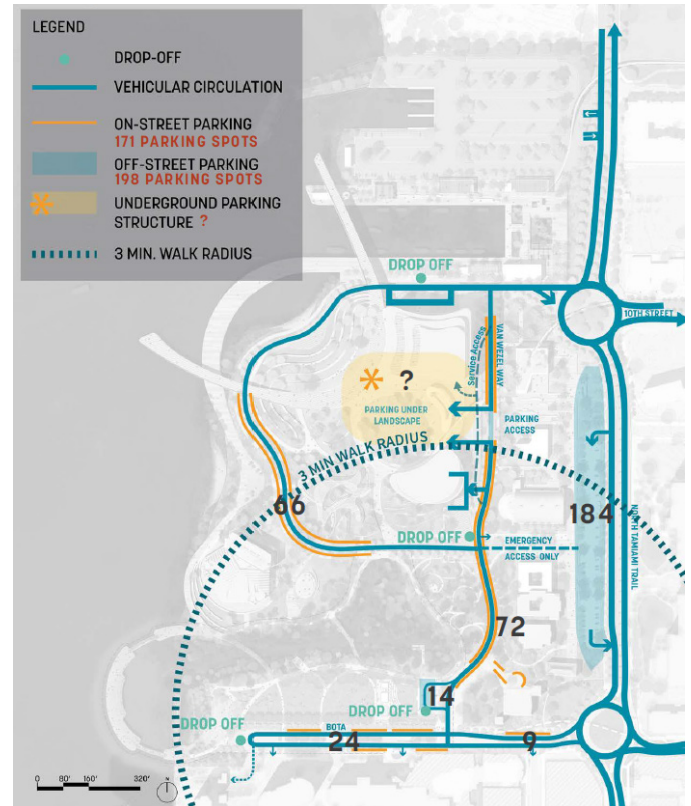
Enhance Access and Connectivity to the Bay via Multi-Modal Improvements

Vehicular Circulation

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.

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.



VEHICULAR CIRCULATION AND PARKING

Drop-Off and Service Access

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 planned at the end of Boulevard of the Arts but is intended for use by the elderly and disabled.

Service access to the food and beverage pavilion will utilize the Phase One parking off Van Wezel Way. A 10' wide, vehicular-grade walkway, also accessible by that lot, creates pedestrian connectivity along the mangrove and to Boulevard of the Arts. This walkway serves also as an occasional service route for event and programming access and set-up.

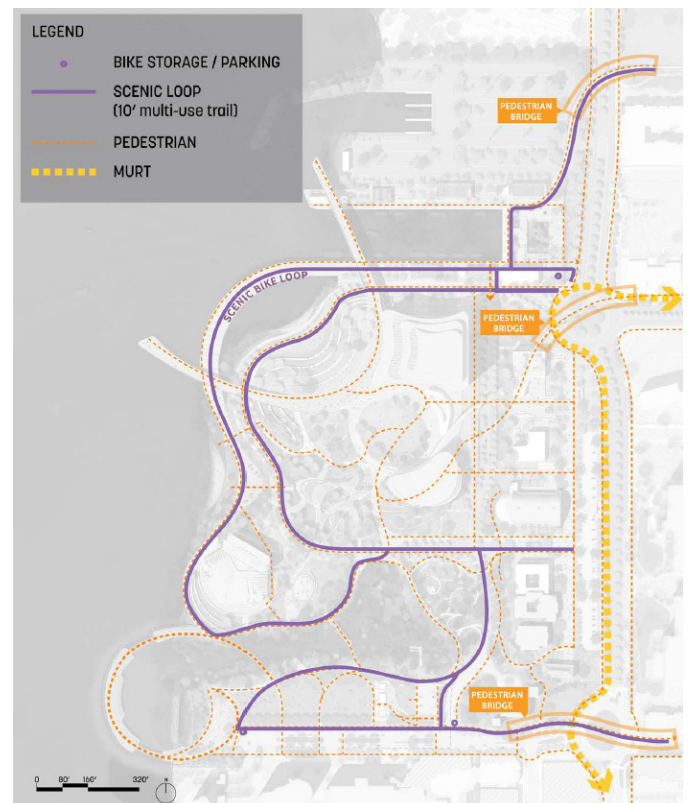
Pedestrian and Bicycle Circulation

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.

Traffic Calming Measures

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.



PEDESTRIAN AND BICYCLE CIRCULATION

GOAL 5

Provide Opportunities to Model Environmental Stewardship

Consistent with the community’s vision of a “Blue and Green Oasis”, Phase 1 is aiming to both model environmental stewardship through known sustainable technologies and test new, emerging and innovative strategies. Our emerging framework includes both on-land and in-water strategies.

On-Land Improvements

On-land improvements include all technologies and strategies deployed above the mean high water level of the site. These include:

- Integration of stormwater strategies such as bioswales and denitrification trenches
- Preservation of significant stands of existing vegetation
- Removal of invasive plant materials and impervious surfaces
- Implementation of shoreline stabilization and restoration
- Use of dark-sky friendly and LED lighting sources

In-Water Improvements

In-water improvements include all technologies and strategies deployed below the mean high water line of the site. These include:

- Dredging of contaminated and polluted silts from the mangrove inlet
- Exploration of the use of in-water habitat infrastructures such as reef balls
- Seeding of habitat with organic material to promote biodiversity



GOAL 6

Honor Architectural Heritage of the Site

Bayfront Park will have nine architectural structures, including the "Food & Beverage Pavilion" with restrooms, a "Reading Room Shade Structure", a north and south "Pier Shade Structure", and five identical "Lawn Shade Structures". The architecture of the park is designed to provide world-class public spaces for Sarasota's residents and visitors. A few key objectives that have shaped the design of the structures are:

- Provide creative, beautiful and functional shading devices
- Use durable local materials that reinforce the natural beauty of the site
- Respond to the design legacy of the Sarasota School of Architecture
- Embrace the unique architectural history of this site through the integration of Field Theory

Importance and Influence of Field Theory

Developed by Chicago architect Walter Netsch, Field Theory describes a study of patterning and the connection between the proportions created and destroyed through this process. The analytical study of a pure geometry creates spaces and forms at every scale and in every orientation. These patterns can be laid out in modular panels, whether rotated, overlaid, skewed, or mirrored, in order to create architectural design decisions in plan, section, or elevation. Since the proportions of the module grow exponentially, possibilities are endless in terms of project type and scale. 1

The Selby Library on the Bayfront site, designed by Netsch, used a field theory pattern consisting of a square rotated within another square, and then replicated by mirroring the result and connecting the vertices of neighboring tiles.

This method was the inspiration for the architecture within the park.

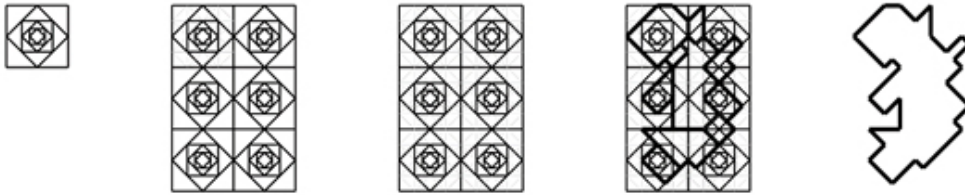


Figure 1

Example of a Field Theory Building Plan (Figure 1)

- A. Begin with a square at the scale of a room. Rotate that square within itself until it reaches the smallest scale desired.
- B. Tile the pattern
- C. Connect vertices (grey)
- D. Follow the grid to create plan program elements
- E. Remove elements that do not apply

Method of Design for Bayfront Park Architectural Elements

By repeating the same rotation of a square within a square, a fractal pattern emerges (fig 2). Program can then be arranged along this infinite field in any direction, however, the program requirements for the shading devices at the Bayfront Park do not consist of rooms or volumes. The program requirement is narrow and singular; to produce shaded gathering areas. In this case, we are not arranging rooms along this fractal grid - we are only exploring a tiny segment within a vast scale that is useful for producing shade. In order to apply the field theory concepts to this simple program of producing shade, we applied the concept of the fractal proportions of the shapes to the elements that make the shapes themselves. In



Figure 2

Developing a Field Theory Shading Pattern (figure 3)

- A. begin with a square defined by a specific size structural element - one small enough to produce shade.
- B. Rotate a square over the initial square. These structural elements are twice the size of the elements making up the first square.
- C. We repeat this process until the elements are large enough to support the structure.

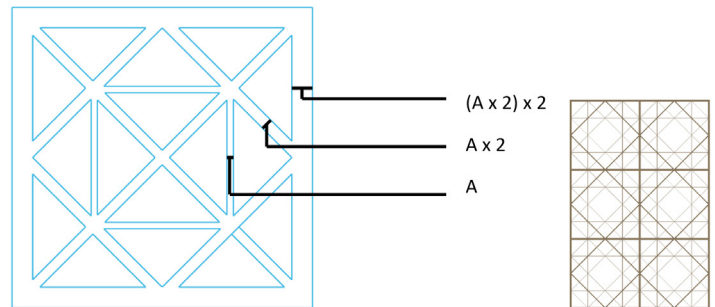


Figure 3

Food & Beverage Pavilion

The Food & Beverage (F&B) Pavilion consists of three architectural components: a restroom building with group restrooms at approximately 600sf, a concession building at approximately 800sf, and a shade canopy structure overhead at approximately 5,000sf.

The restroom and concessions buildings will have stone cladding that accentuates the natural geology of the site. The buildings will also feature an exposed architectural concrete finish at the entry door areas of the building. The buildings will have parapet walls to screen rooftop mechanical equipment. The concessions building will

consist of a food and beverage prep kitchen and concessions sales counter. Cooking equipment will be limited to warming devices that do not require a commercial exhaust hood or a grease trap system. The concessions window will face south to provide shaded and covered concessions sales service below the Shade Pavilion.

The Shade Pavilion will provide a covered, shaded public gathering space at the heart



Figure 4

of the Bay Park. The structure will consist of gently sweeping steel arc structural beams that supports a metal shade trellis and a translucent roof membrane. The translucent roof membrane is currently intended to be constructed using a clear ceramic fritted ETFE fabric membrane. ETFE is a clear polymer membrane that is commonly used as a translucent roof covering for large atrium spaces. ETFE has a similar appearance to a glass roof. The unique pattern of the metal shade trellis below the ETFE membrane is inspired by Walter Netsch's Field Theory. As filtered sunlight passes through the translucent ETFE membrane, the Field Theory-inspired trellis will cast a grid of shadow patterns on the ground and stone buildings that will reinforce the legacy of Walter Netsch and Field Theory on this site.

Reading Room

The Reading Room is inspired both by the legacy of the Selby Library and Walter Netsch's Field Theory. The Reading Room is located adjacent to the existing bulkhead site wall that is a remnant of the original Selby Library. The Reading Room is approximately 900sf and will consist of a deck and shade structure that is elevated above a small section of the mangroves and bayou. This structure will provide a shaded

gathering space with more intimate views of the bayou and mangroves, as well as views out to the bay. Much like the reading room of a library, this structure has been designed to encourage intimate gatherings and private reflection.

Given the Reading Room's proximity to the existing Selby Library bulkhead, the design team has put considerable thought into how this structure can function to reinforce the legacy of Walter Netsch and Field Theory. The existing bulkhead will be left in place and used to define the grid which supports the structure. From that square, another set of squares is rotated within, and tiled along the deck platform. Stone columns will be aligned with the vertices of the grid on the eastern edge, and a sweeping steel tube structure will spiral overhead and connect to the corresponding vertices on the opposite side. A metal trellis with the field theory pattern will be draped over the steel spiral canopy, and seating will be hung from the interior vertices created by the connections of the field theory grid.

CONCLUSION

Boardwalk Shade Structures

The Boardwalk Shade Structures follow the same logic as the Food & Beverage Pavilion canopy. A decorative metal fractal pattern inspired by field theory will wrap around the pier in a spiral shape. This shape will bend in plan with the curvature of the pier. A metal mesh material will span across the field theory trellis, providing shade while allowing enough light through to project the field theory pattern onto the Boardwalk surface. Each of the two Pier Shade Structures is the same, mirrored across the east-west centerline of the pier.

Lawn Shade Structures

The Lawn Shade Structures use the heavy stone cladding from the Food & Beverage Pavilion and Reading Room Columns. They will consist of two columns which will support an arching steel tube structure and metal trellis which provides shade.

This important first phase of the Bay Park Master Plan will realize the aspirations of the Community and the City of Sarasota in critical ways. It will:

- Provide creative, beautiful and functional shading devices
- Achieve the Imagined the Possibilities of the Bay
- Celebrate Natural Beauty and Environmental Health
- Create a Walkable, Safe District Linking the Community and the Neighborhoods to the Bay
- Become a Hub for Sarasota's Art, Culture and Historic Legacies
- Be a Financially Feasible, Sustainable Long-term Success
- Establish a Gathering Place for Family, Friends and Fun

The BPC team looks forward to working with the City to ensure successful acceptance of the plans for Phase 1 and to realizing the Community's vision in just over two years.



VIEW TO FOOD AND BEVERAGE PAVILION FROM SOUTHEAST ENTRY POINT