



Master Site Plan Goals
Preserve our history and sustain our future

<p>How does this plan preserve Selby Gardens' history?</p>	<ul style="list-style-type: none"> ● We will designate our privately-owned 15 acres as a botanical garden and downtown oasis in perpetuity. <ul style="list-style-type: none"> ○ Since our founding in 1973, the Board of Trustees of Selby Gardens acquired multiple parcels of adjacent land and held them together during tough times. ○ At any point in our history the land could have been sold for development purposes. ● We will maintain Marie Selby's original property to be as it was when she lived there - while also adding 50 percent more garden space within our existing footprint. ● We will preserve our historically-designated buildings (Selby House and Payne Mansion) and the Augusta Block Promenade of South Palm Avenue.
<p>How does this plan sustain Selby Gardens' future?</p>	<ul style="list-style-type: none"> ● We will safeguard and showcase the world's best scientifically documented collections of orchids and bromeliads – which currently reside on the ground level, in a flood zone, and in aging infrastructure. ● We will have the proper amenities to accommodate all visitors wishing to experience Selby Gardens. ● We will be able to connect even more underserved families and children in our region to nature. ● We will become an international model for sustainability and in the latest green building technology. <ul style="list-style-type: none"> ○ The buildings in Phase I will become the first net-positive botanical garden complex in the world – meaning more energy will be generated than consumed. ○ The Sky Garden will house a 500,000 gallon storm water management system that will return clean water to Sarasota Bay.

How has Selby Gardens incorporated Neighborhood Feedback?

Through fifteen meetings with neighbors and community stakeholders during the past two years, our master plan has been revised to incorporate community comments and feedback and has yielded an improved project as a result. The changes summarized below account for approximately \$1.5 million of additional project construction costs to Selby Gardens.

Traffic Improvements

- **Out of our property, we will add a second left-hand turn lane on northbound Orange Avenue** at the intersection of Mound Street, and when combined with signal operation improvements, queue wait times through the Orange Avenue corridor will be reduced by approximately 20 percent and improve queue capacity, traffic operations, and safety.
- Out of our property, and not required by the City of Sarasota based on the results of the traffic study they commissioned, we will add a **dedicated right-hand turn lane on southbound Orange Avenue** to ensure that vehicular entry into Selby Gardens does not impact the through movements.
- We will combine our two existing driveways along Orange Avenue into one driveway, with **directional curbing and signage prohibiting right-hand turn exits from Selby Gardens to southbound Orange Avenue.**

Accommodations for Public Access

- Around the Orange Avenue and Mound Street perimeter of our property, we will build and maintain a **Multi-use Recreational Trail (MURT) with a dedicated public access easement** and enhanced landscaping.
- We will implement and maintain a **public Bayfront pocket park.**
- We will open the **Oak Oval Parklet, Glades Garden, and Hammock Arrival Garden spaces to the public** for enjoyment and educational learning experiences.

Noise Mitigation

- In calendar year 2019, **we will install a gardens-wide centrally-controlled sound mitigation system** to ensure that no outdoor amplified sound exceeds the limits imposed by the City of Sarasota’s sound ordinance.
- We have relocated all planned loading docks into the ground floor of the Sky Garden Parking Structure to reduce noise and operational issues.
- We have relocated all planned solid waste and recycling operations into a climate controlled room in the ground floor of the Sky Garden Parking Structure to reduce noise and odor.
- We have **eliminated the chiller plant** from the project based on perceived concerns about mechanical equipment noise.
- We have increased in size the planned back of house area south of the plant research building to allow for **operational vehicles to function in a forward-facing direction to minimize the ‘beeping’ of back-up movements.**

Reductions in the size and scale of buildings and their proximity to our neighbors

- We have **reduced the planned footprint of the Sky Garden Parking Structure by 25 percent and increased setbacks** from the initial master planning efforts.
- We have planned the following architectural design enhancements to the Sky Garden:
 - Vertical green walls on all facades
 - A compressed structural deck section, which reduces 75 percent of the footprint of the structure to a height of 56’-6” (with a solar array above at a height of 65’). The restaurant portion of the building only accounts for 25 percent of the footprint at a height of 71’.
- We have **reduced the planned footprint of the future Phase II greenhouse complex by approximately 15 percent** from the initial concept. Additionally, we have **reduced by 60 percent the proposed footprint envisioned at the height of 50’.**
- We have increased the planned setback for the future Phase II greenhouse complex to 65’ from the western property line of Hudson Crossing.