

MARIE  
**SELBY**  
 BOTANICAL  
**GARDENS®**

**Frequently Asked Questions  
 Master Site Plan**

Thank you for taking the time to learn more about Selby Gardens’ Master Plan. We look forward to preserving Selby Gardens' history and sustaining its future for the generations to come.

<p><b>What is a Master Plan?</b></p>	<p>A master plan is a long-term plan that guides an organization and takes into account future growth and development. It is typically used in architecture and landscape design and builds a cohesive setting between the landscape, buildings, and the environment.</p>
<p><b>Why do you need a Master Plan?</b></p>	<p>In 1971, Marie Selby bequeathed five acres of bayfront property to create a botanical garden to be enjoyed by the public. Over many years, the Board of Trustees of Selby Gardens assembled adjacent parcels of land totaling the 15 bayfront acres that comprise the property today.</p> <p>The Master Plan unifies the land and will secure the property as a botanical garden in perpetuity, so that the land cannot be developed into any other entity.</p> <p>Through consolidating operations, the Master Plan will increase the open garden space by 50 percent within our existing footprint.</p> <p>The Master Plan will specifically,</p> <ul style="list-style-type: none"> <li>• Conserve the land as a botanical garden in perpetuity</li> <li>• Safeguard and showcase the world's best scientifically documented collections of orchids and bromeliads</li> <li>• Preserve Selby Gardens’ historic buildings and structures</li> <li>• Properly accommodate our rapidly growing constituency, and connect the Gardens to underserved families and children in the region to nature.</li> </ul> <p>It will also set the institution on-course as an internationally recognized leader in sustainable energy with the creation of the <b>first Net Positive Energy complex at any botanical garden in the world</b>—meaning the complex will generate more energy than it consumes.</p>
<p><b>Who approved the Master Plan?</b></p>	<p>Selby Gardens’ Board of Trustees approved the need for a Master Plan in 2017 in order to preserve and protect the collections, conserve the gardens in downtown Sarasota as a garden in perpetuity, and properly welcome our guests.</p>

<p><b>Who designed the Master Plan?</b></p>	<p>The master site plan has been guided by the international landscape architecture studio OLIN, buildings architecture firm Overland Partners, and civil engineers Kimley Horn. Willis Smith Construction is the construction manager for the project.</p>
<p><b>How long will it take to implement the Master Plan?</b></p>	<p>The three-phase master site plan is expected to take ten years in total, all dependent upon fundraising, zoning, and permitting.</p>
<p><b>What will take place in Phase One of the Master Plan?</b></p>	<p>The first phase of the project, which entails nearly half of the work to be completed, includes key features that provide improved visitor amenities (such as efficient parking, visitor orientation, and traffic improvements), as well as create the research facilities necessary to steward world class collections resilient up to a category-five hurricane.</p> <p>In particular, it will include the following:</p> <ul style="list-style-type: none"> <li>• <b>The Jean Goldstein Welcome Center</b>, which will be adjacent to the <b>Steinwachs Family Plant Research Center</b> and will house the <b>Elaine Nicpon Marieb Herbarium and Laboratory</b> and <b>Nathalie McCulloch Research Library</b>.</li> <li>• <b>The Elaine Nicpon Marieb Herbarium and Laboratory</b> will steward and display the institution's renowned preserved plant collection that is referenced by botanists worldwide.</li> <li>• <b>The Nathalie McCulloch Research Library</b> will showcase an invaluable library collection that includes priceless, rare volumes and hand-colored botanical illustrations dating to the 1700s.</li> <li>• Included in the collection will be the newly-gifted and highly-regarded orchid collection of <b>Dr. Carlyle A. Luer</b>, a founder of Selby Gardens and noted orchidologist. Dr. Luer has described and illustrated more than 3,000 plants for science, leading his contemporary peers.</li> </ul> <p>In addition, Phase One includes the construction of a <b>Sky Garden</b> bearing the name of <b>Drs. Joel and Gail Morrison Morganroth</b>, the Sky Garden will allow the Gardens to double its capacity through the creation of a multi-story visitor services building featuring living walls and including parking, a ground floor plant boutique, and a destination rooftop restaurant. Components of the Sky Garden include:</p> <ul style="list-style-type: none"> <li>• Extensive plantings around the entire perimeter that showcase the living plants Selby Gardens' researchers study and protect</li> <li>• A rooftop restaurant that will be operated by Michael's on East, a leadership contributor to the campaign, who will give a significant portion of the proceeds to Selby Gardens. The restaurant will be <b>the first in the world to be a Certified Net Positive Energy Restaurant</b> through the use of an adjacent edible garden and a 20,000-square-foot solar panel array, which will provide more than the expected power needs for the entirety of phase one.</li> <li>• A rainwater harvesting system that will treat and store as much as 500,000 gallons of water to be used for irrigation and to improve the runoff treatment system leading to nearby Hudson Bayou</li> </ul>

	<ul style="list-style-type: none"> <li>• A demonstration site for sustainable building technology, including solar energy; storm water collection and reuse; nature-based water purification; living walls and roofs; and urban food gardening</li> <li>• A place to provide educational opportunities about water quality, green technology and solar power to visitors thanks to <b>the Charles &amp; Margery Barancik Foundation</b>.</li> </ul>
<p><b>What will be included in Phases Two and Three of the Master Plan?</b></p>	<p>A new greenhouse complex, a learning pavilion, restoration of the Payne Mansion, and improved circuitous routes throughout the property will round out the remaining phases of the plan.</p>
<p><b>Why do you need a parking facility?</b></p>	<p>Selby Gardens is investing significantly in reducing the land devoted to parking from 2.5 acres to one acre, in line with best planning practices for using the gardens space optimally. This consolidation will help, in part, to increase the gardens by 50 percent. The parking facility will also properly allow us to welcome the 200,000 plus visitors to our gardens. Currently on busy days, there are not enough parking spaces for the visitors who want to come to the Gardens.</p>
<p><b>Are there any historic buildings at Selby Gardens and will they be preserved?</b></p>	<p>As Selby Gardens prepares for its sustainable future, the institution will responsibly preserve and steward the historical elements of the property. This includes a significant renovation of the Selby House, a recent recipient of local historical designation, thanks to support from the <b>William G. and Marie Selby Foundation</b>.</p> <p>Selby Gardens has planned a complete renovation of the Payne Mansion, home to the Museum of Botany &amp; the Arts since 1979. The Mansion is on the National Register of Historic Places and is a recipient of the local historical designation by the City of Sarasota.</p> <p>Palm Avenue will be converted to a pedestrian-only thoroughfare, showcasing the historic Augusta Block it is known for, which visitors will be able to admire safely with the improved layout.</p>
<p><b>How is the Master Plan being funded?</b></p>	<p>The private capital campaign “Creating a Greener Future: Living Buildings for a Living Museum” account for all aspects of the Master Plan costs. Given the project’s impact to regional tourism, quality of life for local residents, and a projected economic impact of \$78 million, Selby Gardens is also seeking governmental contributions to help offset project costs; however, the implementation of this project does not rely on public monies.</p>
<p><b>Will there be enhanced educational offerings with the new Master Plan?</b></p>	<p>The Master Plan will allow Selby Gardens to:</p> <ul style="list-style-type: none"> <li>• Create a new Learning Pavilion to engage more children and adults and make connections to nature</li> <li>• Provide visual clues throughout the gardens that prompt curiosity about plants and the natural world</li> <li>• Teach concepts in green urban design</li> <li>• Expand school programs, family programs and allow for free play and scientific exploration</li> <li>• Allow for exhibition programs that will explore Selby Gardens' core mission and the links between nature and the arts, connecting the Museum of Botany &amp; the Arts with the entire Gardens</li> </ul>

	<p>Provide educational lessons about water quality, green technology and solar power to visitors thanks to the Charles &amp; Margery Barancik Foundation.</p>
<p><b>How is this Master Plan allowing Selby Gardens to further contribute to a sustainable environment?</b></p>	<p>The Sky Garden will house a substantial storm-water management system and generate significant energy to power phase one of the master plan, making it the <b>first Net Positive Energy botanical garden complex in the world</b>. It will include green walls and roofs to instill beauty and create shade, as well as charging facilities for electric vehicles.</p> <p>An advanced solar field structure on the roof of the Sky Garden will not only provide electricity in excess of what is required to supply phase one's energy needs, but it will also act as shade and as an element of the storm water collection facility.</p> <p>These building systems will provide educational lessons about water quality, green technology and solar power to visitors thanks to the Charles &amp; Margery Barancik Foundation.</p>
<p><b>What improvements will be made for plant conservation and research?</b></p>	<p>Once complete, Phase One of the Master Site Plan will allow Selby Gardens to demonstrate how all life depends on plants. In addition, there will be a new window into our once-hidden research facilities and laboratories, which will spotlight the fascinating field work conducted by our scientists to catalog the earth's biodiversity.</p> <p>In the new research facilities, more than 125,000 specialized collections of tropical flora will be revealed in a new, larger herbarium; and nearly 30,000 specimens preserved in fluid, the second largest spirit collection in the world.</p> <p>Overall, the Master Site Plan consolidates operational functions at the northeast corner of the property while providing 50% more green space and safeguards the world's best scientifically-documented collections of wild-collected orchids and bromeliads by keeping them out of harm's way and protected by Category 5 hurricane resistant structures and sea-level rise.</p>
<p><b>What does Net Positive Certification mean?</b></p>	<ul style="list-style-type: none"> <li>• Selby Gardens will be the world's first in the following certified by the International Living Futures Institute (ILFI):             <ul style="list-style-type: none"> <li>○ Certified Net Positive Energy Botanical Garden Complex</li> <li>○ Certified Net Positive Energy Living Community</li> <li>○ Certified Net Positive Energy Restaurant</li> </ul> </li> <li>• Net Positive energy means that the buildings will generate more energy than they consume.</li> <li>• The ILFI considers a "living community" as a community with a significant number of structures that meet their stringent certification process.</li> </ul>
<p><b>When will construction begin?</b></p>	<p>Contingent upon fundraising, zoning and permitting, the earliest construction would commence would be late 2019</p>

<p><b>Will the gardens be open during construction?</b></p>	<p>The plan is for the gardens to continue daily operations during construction. The majority of construction will occur on the east side of the property. More communication about what to expect during the construction will be provided once construction dates are determined.</p>
<p><b>Will the public be able to access Selby Gardens?</b></p>	<p>The public will be able to access Selby Gardens in a variety of ways. A multi-use recreation trail (MURT) will run the length of Selby Gardens’ property along Orange Avenue and Mound Street and connect to the public waterfront. The MURT will have enhanced landscaping and provide a wonderful pedestrian amenity to the public.</p> <p>While a private entity, Selby Gardens will allow public access to the Live Oak Arrival Court, Oak Oval Garden, and Glades Garden. The remainder of the property will require an entry fee (as is currently the case).</p>
<p><b>Have nearby neighborhoods been a part of the decision-making process?</b></p>	<p>As part of the master planning process, Selby Gardens formed a Neighborhood Advisory Committee comprised of the leaders of the surrounding Neighborhood Associations to solicit input. Much of that input garnered through 15 meetings over nearly two-years is incorporated into the current plan—making it even stronger.</p>
<p><b>What changes were made to the plan because of neighborhood input?</b></p>	<p>Through extensive community engagement, the following changes, valued at \$1.5 million to Selby Gardens, were made to the roadway plans as a direct result of neighborhood comments:</p> <ul style="list-style-type: none"> <li>• Additional left-hand turn lane on northbound Orange Avenue for increased queuing capacity</li> <li>• Dedicated right-hand turn lane into the Sky Garden to allow visitors and service traffic to decelerate and enter the site while not impacting southbound through traffic</li> <li>• Provided left-only exit to Orange Avenue, including directional curbing and ‘no right-turn’ signage, prohibiting exiting traffic to Orange Avenue from heading south into residential area</li> <li>• Increased space south of the plant research building to allow service access to operate in a forward-facing direction, reducing need for backing up in this area and the associated ‘beeping’ with those movements</li> <li>• Increased turn lane lengths for added queuing capacity for both eastbound traffic on Mound Street turning north to Orange Avenue, and westbound traffic on Mound Street turning south to Orange Avenue</li> <li>• Additionally, signal modifications will improve capacity and safety for traffic turning onto southbound Orange Avenue</li> <li>• The proposed additional left-turn lane and signal modifications will allow for a concurrent side street signal operation resulting in greater left turn movement throughput at the intersection</li> </ul>

Thank you for taking the time to learn more about Selby Gardens’ exciting future! If you would like additional information or have a question, please contact us at [masterplan@selby.org](mailto:masterplan@selby.org).