

EXECUTIVE SUMMARY

The Staff Draft Master Plan for Brookside Gardens, completed in 2001, provides a vision for guiding the renewal of Brookside to meet the needs of the present and the challenges of the future. While a large portion of the Master Plan recommendations remain as proposed in 2001, this revision makes some new recommendations in response to the review of the Master Plan by the Planning Board of the Maryland-National Capital Park and Planning Commission (M-NCPPC).

The Planning Board, while supporting the majority of recommendations made in the 2001 Draft Master Plan, were of the opinion that Brookside Gardens should focus its efforts on garden renewal rather than prioritizing the construction of the proposed Event House. The first step in revising the Master Plan was therefore to eliminate the Event House, and to then formulate an alternative option to accompany the vision for Brookside.

The Master Plan proposes that revenue-generating events be accommodated in the existing Auditorium by making renovations to the Visitors Center. This future renovation will further assist in better organizing visitor activities within the Center. It is also recommended that outdoor events be focused near the Visitors Center through the creation of a Tent Site located to the north of the Auditorium.

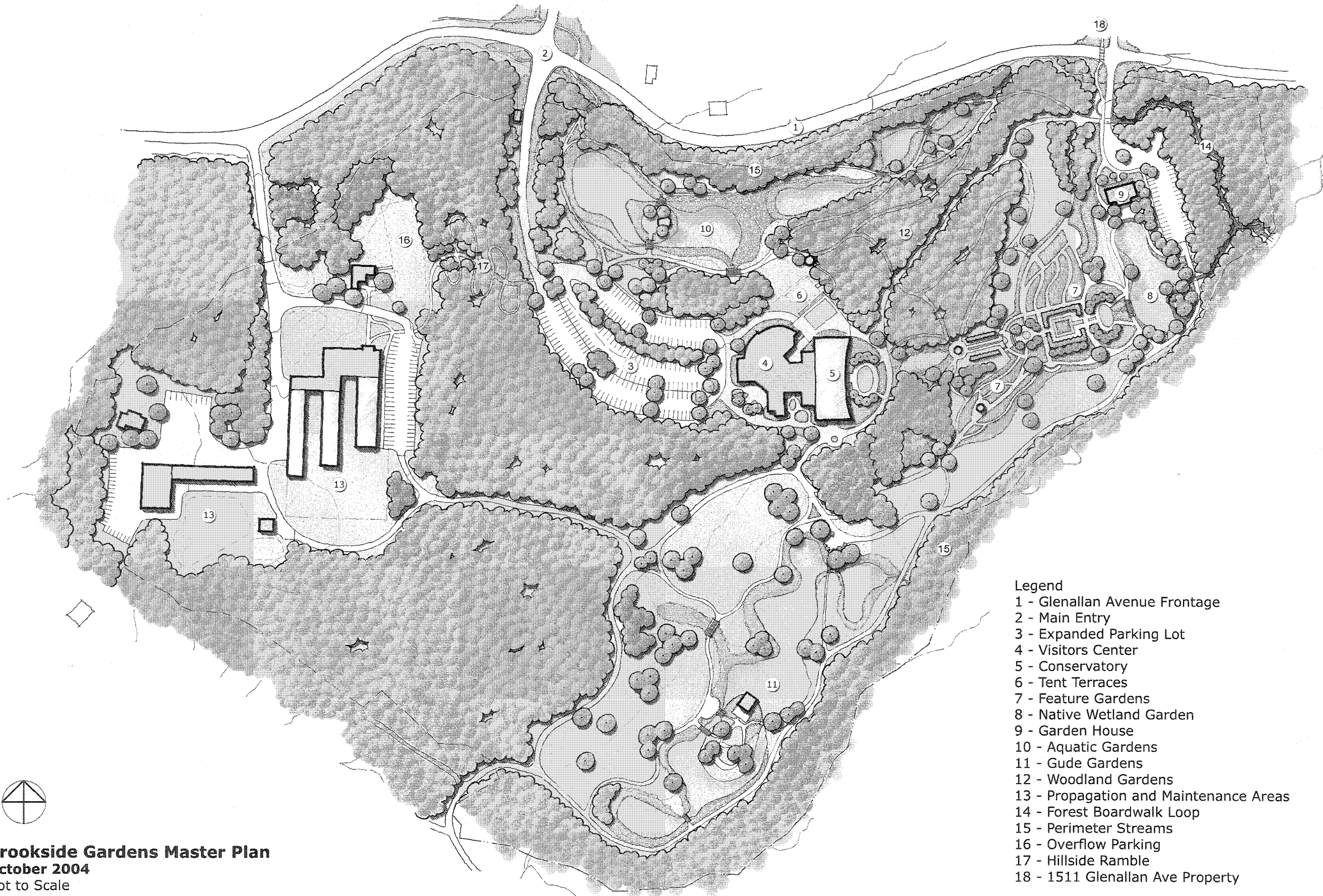
The Master Plan retains the long term proposal of constructing a new Conservatory to the east of the Visitors Center, strengthening the heart of Brookside Gardens. The new Conservatory will also incorporate an addition to the Visitors Center, providing additional classroom and office space, and an Exhibition Hall, as recommended in the 2001 Draft Master Plan.

The removal of the old Conservatory allows a large area of land in the north-east portion of the Gardens to be returned to garden use. The Master Plan proposes that this site should be transformed into

a Native Wetland Garden accompanied by a forest boardwalk loop and rest room and information shelter.

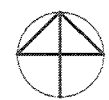
The Master Plan has allowed Brookside Gardens to refine its vision and to re-examine its priorities. It is thought that, while a significant portion of the Draft Master Plan remains as originally proposed, this slight revision has resulted in an improved Plan for Brookside.





Legend

- 1 - Glenallan Avenue Frontage
- 2 - Main Entry
- 3 - Expanded Parking Lot
- 4 - Visitors Center
- 5 - Conservatory
- 6 - Tent Terraces
- 7 - Feature Gardens
- 8 - Native Wetland Garden
- 9 - Garden House
- 10 - Aquatic Gardens
- 11 - Gude Gardens
- 12 - Woodland Gardens
- 13 - Propagation and Maintenance Areas
- 14 - Forest Boardwalk Loop
- 15 - Perimeter Streams
- 16 - Overflow Parking
- 17 - Hillside Ramble
- 18 - 1511 Glenallan Ave Property



Brookside Gardens Master Plan
October 2004
Not to Scale

INTRODUCTION

The Staff Draft Master Plan for Brookside Gardens, completed in 2001, provides a vision for guiding the renewal of the Gardens to meet the needs of the present and the challenges of the future. While a large portion of the Master Plan recommendations remain as proposed in 2001 this revision records proposed changes to the Master Plan in response to comments received from the Planning Board of the Maryland-National Capital Park and Planning Commission (M-NCPPC) during their review of the Draft Master Plan from December 2001 to April 2002.

The 2001 Draft Master Plan proposed a new building at Brookside Gardens - an Event House - to better accommodate events such as conferences, meetings, weddings and other social and educational gatherings which currently share the auditorium space in the Visitors Center and various locations throughout the Garden. These events are important to the life of Brookside and also help to support the Garden with the revenue they generate. However, they oft times intrude on the experience of visitors who desire to enjoy and observe the beauty of Brookside without distractions. The Event House was proposed on the footprint of the existing Conservatory and would therefore have created a discrete and separate facility, specifically designed for group meetings and social gatherings.

The Planning Board, having considered these concerns and the proposed approach to address them, recommended that the Master Plan for Brookside Gardens focus on garden creation and renewal instead of a building project. This Master Plan revision addresses the Planning Board's concerns by eliminating the proposed Event House. Instead, the Master Plan recommends renovations to the existing Visitors Center that will enable the building to better accommodate events independent of ongoing garden visitation.

The elimination of the Event House creates an opportunity to introduce a new Native Wetland Garden to the Master Plan. The

proposed wetland garden is to be implemented when the existing Conservatory has been replaced, and will fill the area vacated by the retired conservatory building. The Native Wetland Garden will improve on-site water management and provide a fitting terminus to the Water Garden axis that emanates from the new Conservatory

The recommendations for a new Conservatory, located as an addition to the Visitors Center, remain as previously described in the 2001 Draft Master Plan. A new Conservatory attached to the Visitors Center will strengthen the heart of the Garden, allowing visitors to arrive at the Center, orient and educate themselves about what the Garden has to offer, and begin their visit either in the garden of their choice or in the new Conservatory.

The improvements to the Glenallan Frontage, the Aquatic Gardens, the Gude Garden, the Woodland Reserve, and the Propagation and Maintenance Area remain unchanged from the 2001 Draft Master Plan. The recommendations for the formal Water Garden axis have been slightly modified to create a smooth transition from the formal gardens to the new Native Wetland

