

Concurrent with the Visitors Center renovation, minimal near term improvements to the existing Conservatory will better serve garden visitors. Relocation of the enterprise office to the Visitors Center will free up building space needed to provide offices for Conservatory staff, expand the existing Conservatory Gift Shop, and provide an outdoor ticket window for sales. Minor changes to the front façade are suggested to provide a more inviting and aesthetically pleasing experience. These include an arbor, banners, or oversized appliques such as butterflies or flowers.

The existing Conservatory, greenhouse glass and building systems are aged and should be replaced. The current footprint does not allow sufficient space for circulation or plant display. Therefore, instead of replicating the existing configuration, the long-term plan recommends development of a new Conservatory as an addition to the Visitors Center.

Located on a north-south axis, to the east of the Visitors Center, the new Conservatory is oriented to receive all morning and midday sunlight. The location of the Conservatory on the knoll is intended to create an impressive presence for the building, which visitors will catch sight of from around the Gardens. Its size and design should make the Conservatory an icon for Brookside Gardens.

The new Conservatory will increase the amount of interior garden display space from 8,600 to approximately 10,000 square feet. It should include a high-bay greenhouse capable of accommodating very tall tropical plants, more flexible spaces allowing concurrent special displays, and adequate back-of-house space. The building will contain work, storage and utility, and office spaces for key conservatory staff. A service court is suggested to the north of the link between the Visitors Center and the Conservatory. The service court will allow service or maintenance vehicles to access the Visitors

Center, events space, and the Conservatory in a location that can be readily screened from view.

Consistent with the near-term renovation, plans for the consolidated Visitors Center/Conservatory facility include development of a central Exhibit Hall that leads to the new Conservatory. During day to day operations, this space will educate and prepare visitors for the Conservatory experience and will be lined by classrooms or other multi-use rooms. The Exhibit Hall will also double as a gathering space during special events. The visitor experience will be enhanced as one passes from the passageway of the Exhibit Hall into the high, open, and light expanse of the Conservatory.

The link between the Visitors Center and the new Conservatory increases the size of the Visitors Center by approximately 2,000 square feet and will provide increased classroom and office space. The new connecting construction would include a basement level utility space to house mechanical equipment necessary to serve the new Conservatory and related areas. An associated basement service tunnel will also serve the Conservatory for heating and ventilation. Further, the connecting construction could include a second floor, providing space to expand Brookside's educational program and to celebrate mezzanine-level views into the Conservatory.

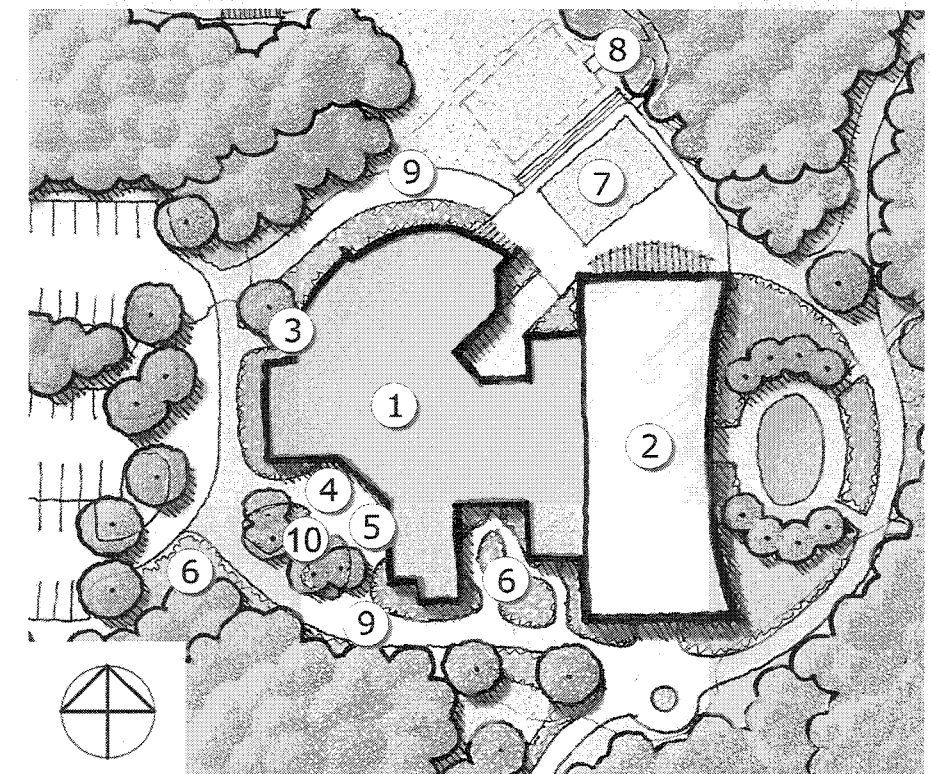
To satisfy a basic, oft-stated visitor need, the addition of new rest rooms, entered from the exterior of the building, and accessible after Visitors Center hours, is also suggested. This facility should include a family rest room for those requiring assistance and will be located on the south side of the link connecting the Visitors Center with the new Conservatory.

Parking for the complex will remain within the area occupied by the present Visitors Center parking lot, but be re-organized to provide 48 additional spaces, creating a total of 165 spaces, to achieve an

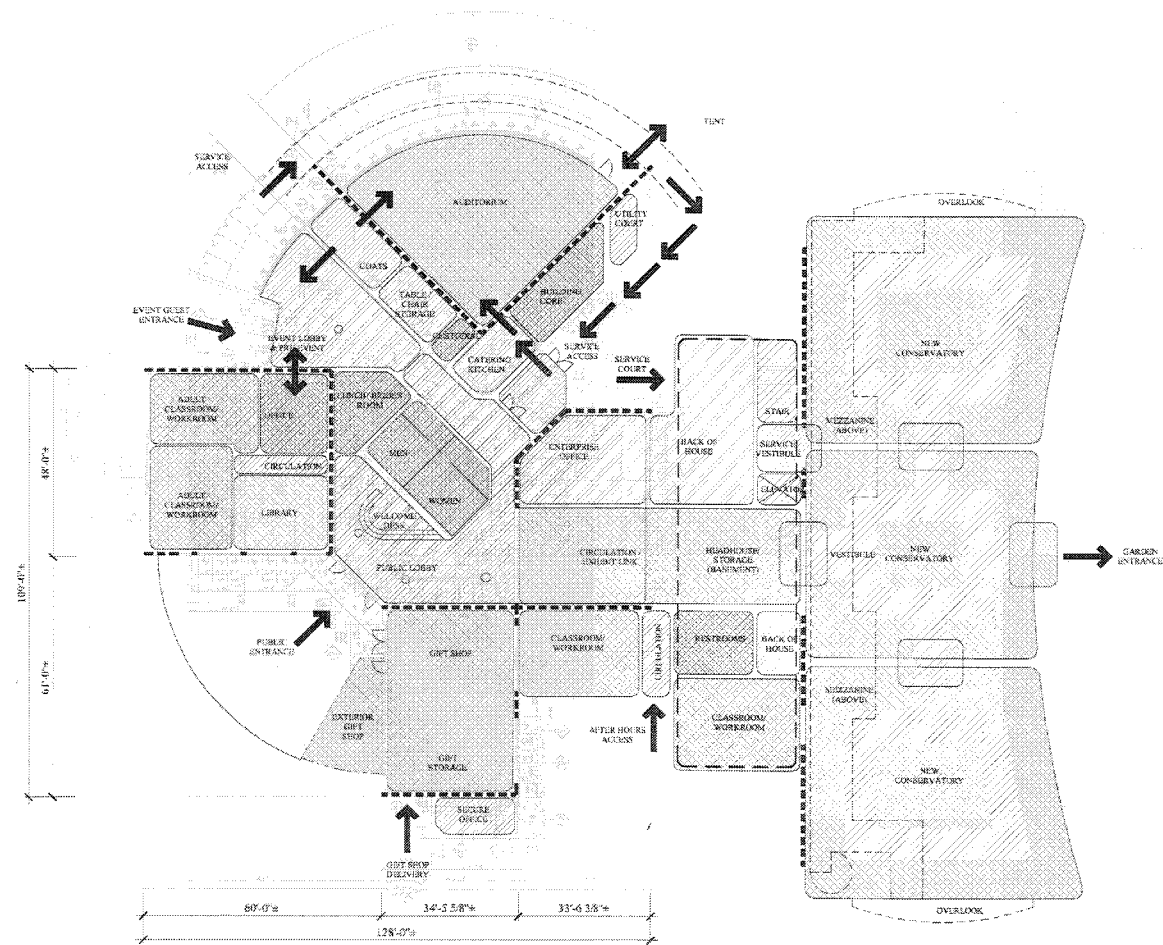
increase of approximately 40%. From the reconfigured parking lot, new service routes are proposed to the north and south of the Visitors Center. The area surrounding the Center should be planted as a cohesive, high-quality Display Garden, with the possible incorporation of a Container Garden at the main building entry terrace. The heart of Brookside Gardens will thus be transformed to contain these highly visible services at its core.

Legend

- | | |
|----------------------------|-----------------------|
| 1 - Visitors Center | 2 - Conservatory |
| 3 - Events Entry | 4 - Main Entry |
| 5 - Outdoor Gift Shop Area | 6 - Display Gardens |
| 7 - Tent Terraces | 8 - Accessible Ramp |
| 9 - Service Drive | 10 - Container Garden |

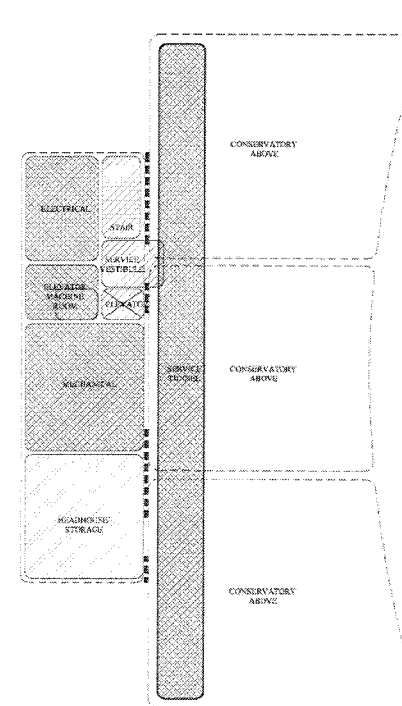
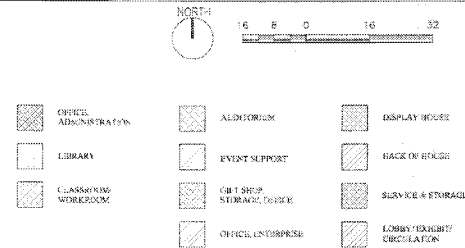


Long Term Visitors Center, Conservatory & Tent Terraces
October 2004
Not to Scale



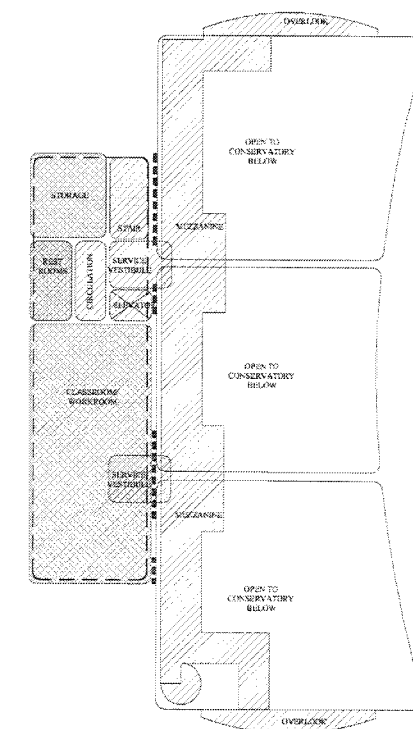
VISITORS CENTER & CONSERVATORY

LONG TERM
October 2004

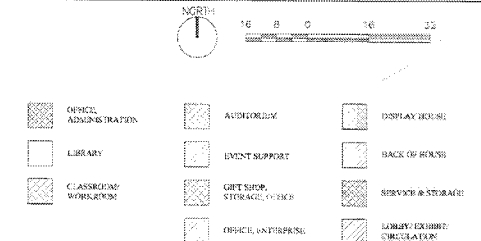


CONSERVATORY ADDITION -
BASEMENT

LONG TERM
October 2004



CONSERVATORY ADDITION -
SECOND FLOOR / MEZZANINE OPTION



Native Wetland Garden

The relocation of the Conservatory to the Visitors Center hub will provide a large area of land to be developed as a new garden in the north-east portion of Brookside Gardens. This move also provides the opportunity to recapture garden area and improve stormwater management for Brookside.

The site of the existing Conservatory is near the confluence of the streams that define Brookside's edge and falls within the 100-year flood plain. Storm water management (SWM) facilities do not exist for this area of the Garden, as it was developed prior to current regulations. The 2001 Draft Master Plan enlarged the existing SWM facility (the Aquatic Garden pond at the north entrance to the Garden) to accommodate proposed new construction and created a new SWM facility near the proposed Event House. The proposed Native Wetland Garden would replace that facility and should be designed to provide stormwater management through innovative techniques, in addition to providing a new garden for visitors' education and enjoyment.

The Master Plan therefore recommends transforming this low-lying area into a Native Wetland Garden. The new garden and associated Forest Boardwalk Loop will provide a link, both physically and through interpreted landscape, to the Brookside Nature Center. The Garden will also enhance native tree planting in this area, and create a fitting terminus for the new formal Water Gardens, which transition to more natural forms as they cascade down the hill from the new Conservatory.

The garden could feature wetland plants native to the region, showcasing the complex nature of plant communities as they transition from dry conditions, through saturated soils, to submergent vegetation. An extension of the existing boardwalk should

be introduced to provide a loop through the wetland and forest areas. A series of boardwalk platforms are recommended, including one at the pedestrian entry to the Nature Center, as shown in the 2001 Draft Master Plan, to provide a place for welcoming visitors, orientation, and interpretation.

Following the relocation of the Conservatory, it is proposed that a Garden House structure, which takes advantage of the existing utilities in this location, be provided in the north-eastern part of Brookside. The Garden House will provide rest rooms, shelter, and orientation information for visitors, as well as storage space for staff. This proposal assumes that the review agencies will allow construction within the floodplain because it represents continued (grandfathered) public use within the footprint of the former conservatory building. In addition to the above functions, a Café may be included in the Garden House.

The Garden House could incorporate a shaded outdoor terrace which would overlook the proposed Native Wetland Garden. Visitors wishing to consume a picnic, or coffee and sweets in the beautiful surrounds of the Garden, could be given this opportunity; at the same time, the Garden House Café could provide Brookside with a chance to generate revenue from the provision of food in the Gardens.

If the Café is added, a variety of management options may be considered by Brookside Gardens. It could become a Garden enterprise function, purchasing pre-prepared snacks. Alternatively, the Café space could be leased out to a business selling a variety of food on the premises on a daily basis. The Café may also be used at limited times or only for special events such as organized morning teas, or on certain days of the week or month.

The 1500 Glenallan Avenue entry to the Native Wetland is envisioned as a secondary access point to Brookside. The 2001 Draft Master Plan recommended that renovations of the existing gate be undertaken to de-emphasize its scale so that this entry does not appear to be the main entrance to Brookside Gardens, as it once was. The Master Plan retains this concept and proposes an entry design more appropriate to the Wetland Garden. Renovations might include removing the precast panels and the light fixtures from the top of the pillars, reducing the size of these pillars, and adding signs identifying the Native Wetland Garden and redirecting the general public to the main entry. More natural and native planting should be added to soften the gate and fencing and to provide an appropriate entrance experience.

The Master Plan suggests that the current parking lot on the eastern side of the Gardens be retained to allow for visitor parking and overflow event parking, when required. Four parking spaces will be lost to provide a turnaround and drop-off space in front of the Garden House, reducing the number of spaces from 39 to 35. It is proposed that the parking area be retrofitted to incorporate sustainable design practices such as recycled materials and permeable paving. Especially important in areas adjacent to wetlands and streams, such techniques will help to reduce and filter stormwater runoff and recharge ground water. The Gate House proposed in the Draft Master Plan along the entry drive from Glenallan Avenue is also retained. The Gate House will be used to guide people for events and occasions when the lot is used for overflow parking.