



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

9500 Brunett Avenue
Silver Spring, Maryland 20901

MCPB Agenda Item #2

September 16, 2005

MEMORANDUM

To: Montgomery County Planning Board

Via: Michael F. Riley, Chief, Park Development Division (PDD) *MR*

From: Mary Ellen Venzke, CIP Manager, PDD *MEV*
Stephanie Oberle, Horticulturist III, Brookside Gardens *SO*

Subject: CIP Fund Request the Brookside Gardens Master Plan

Recommendation:

Staff recommends:

Approval to submit a new project description form (PDF) titled "*Brookside Gardens Master Plan Implementation*" for consideration in the FY 2007-2012 CIP Budget

Background

The Planning Board unanimously approved the staff draft Brookside Gardens Master Plan on March 3, 2005. The Plan creates a timeline to guide work to renew the 36 year-old facility by prioritizing essential maintenance, planning renovations to existing structures, and anticipating development of new amenities and facilities. The Plan is divided into fourteen phases. In accordance with the Board's request, earlier phases address critical maintenance needs and incorporate more garden renovations, while later phases include development of new facilities and gardens.

Gardens staff has met with Park Development Division staff to create a strategy to initiate implementation of the first nine of fourteen phases of the Plan. Generally, these phases focus on the rehabilitation of aging gardens and facilities. We have received a donation for \$50,000 from the Friends of Brookside Gardens for the facility planning of Phase I. Staff requests county funding of \$1,929,000 for facility planning for Phases II and IV-IX. Work under Phase III will be completed by the State.

Staff recommends including \$580,000 for the design and construction of Phase I to be funded through grants or donations from individuals and corporations.

The total project cost in the PDF for the FY 2007-2012 CIP will total \$2,509,000. The first two years appropriation will request \$977,000, funded by \$397,000 in county current receipts and \$580,000 in contributions. The total contributions to complete Phase I, including the initial donation in FY 2006 will total \$630,000. We anticipate that a large portion of the remainder of the construction and planning and design of additional phases will be funding through grants and donations.

Implementation Strategy

Phase 1: 1800 Glenallan Avenue Entry

Purpose: Establishes 1800 Glenallan Avenue as the main entrance to the garden by creating a welcoming and functional entrance for both vehicles and pedestrians. The plan reinforces the 1800 Glenallan Avenue entrance and Visitors Center as the “heart” of the Garden. Scope of work includes garden design and new plantings, safe and easy-to-access pedestrian entrance, a gate house, signage, and driveway improvements.

FY06-07: Facility Planning
FY07: Design and Construction 75%
FY08: Design and Construction 25%
Cost estimate: \$630,000
Funding request: \$580,000 from Grants or Donations

Note: Phase I will be wholly funded by private donations. In August 2005, the Friends of Brookside Gardens committed a \$50,000 donation to fund facility planning. Brookside Gardens staff feels this signature project will be attractive to private donors. Successful completion of the first phase of the master plan will demonstrate the ability of Brookside Gardens staff to fundraise major gifts in anticipation of a future fundraising for construction of the master plan.

Phase II: Parking Lot Expansion, SWM and South Service Drive

Purpose: Addresses current demands for additional parking for garden-sponsored programs and events, rental events, and high-visitation days. Consists of adding third parking bay to current Visitors Center parking lot, additional storm water management capacity, and improvements to service road on south side of Visitors Center to allow vehicle access to gardens for staff and emergencies.

FY07: 75% Facility Planning
FY08: 25% Facility Planning
Cost estimate: \$955,363
Funding request: \$81,000

Phase III: Stream Bank Stabilization

Purpose: Stabilize eroding streams on two sides of the property. This will be a joint project with the Maryland Department of Environmental Protection.

FY06: Facility Planning and Implementation
Total Phase III: N/A
Funding request: \$0 from CIP

Note: Phase III will be wholly funded by the Maryland Department of Environmental Protection.

Phase IV: Gude Garden Renewal

Purpose: This iconic landscape is in critical need of repair, including dam repair, pond aeration, and perimeter plantings to minimize the impact of the intrusive Canada Geese. New amenities will include the creation of the Pine Lake Overlook as a wayfinding and interpretive transition between the Gardens and Wheaton Regional Park and a path loop near the ponds to separate pedestrians from service vehicle traffic on the service road.

FY07: 75% Facility Planning
FY08: 25% Facility Planning
Cost estimate: \$3,394,372
Funding request: \$292,000

Phase V: Propagation and Maintenance Area A

Purpose: In order for the Gardens to eventually support the renewed gardens, the new Conservatory and Wetlands Gardens, improvements to the propagation and maintenance area must be completed. This phase includes the demolition of aging structures, the widening of Fernmont Lane, and construction of a new office building and two new greenhouses.

FY09: 75% Facility Planning
FY10: 25% Facility Planning
Cost estimate: \$8,475,169
Funding request: \$727,000

Phase VI: Overflow Parking and Hillside Ramble

Purpose: To accommodate parking demands on high-visitation days and events, an overflow parking area for staff and public will be built, and linked to the Visitors Center Parking lot for pedestrian traffic with the Hillside Ramble.

FY07 75% Facility Planning
FY08 25% Facility Planning
Cost estimate: \$278,569
Funding request: \$24,000

Phase VII: Propagation and Maintenance Area B

Purpose: To complete renovations and improvements to the Propagation and Maintenance Area, including the renovation of the Fritz Greenhouse, renovation of Beech Hill House and Stadler House, and construction of new vehicle and storage buildings, including a pesticide storage facility.

FY09 75% Facility Planning
FY10 25% Facility Planning
Cost estimate: \$4,973,180
Funding request: \$426,000

Phase VIII: Aquatic Gardens Renewal

Purpose: Reinforces Brookside's aquatic theme by reconfiguring the northern ponds to integrate with the stream system, including enhanced plantings, renewed garden structures, and improved pedestrian access to 1800 Glenallan Avenue. Increases storm water management capacity in preparation for the construction of the new Conservatory in Phase XIII.

FY11:	75% Facility Planning
FY12:	25% Facility Planning
Cost estimate:	\$3,661,599
Funding request:	\$315,000

Phase IX: Tent Site, North Service Drive & Visitors Center Gardens

Purpose: Provides a suitable venue for outdoor programs and rental events adjacent to the primary indoor rental space (the Visitors Center Auditorium). Enhances the visitor experience by upgrading the gardens around the Visitors Center.

FY12:	100% Facility Planning
Cost estimate:	\$734,329
Funding request:	\$64,000

Summary

Staff recommends approval to create a new PDF for the Brookside Master Plan. Council approval of this project in the FY 2007-2012 CIP will allow staff to move forward with fundraising efforts.

Brookside Gardens Master Plan CIP Budget Request FY07-FY12

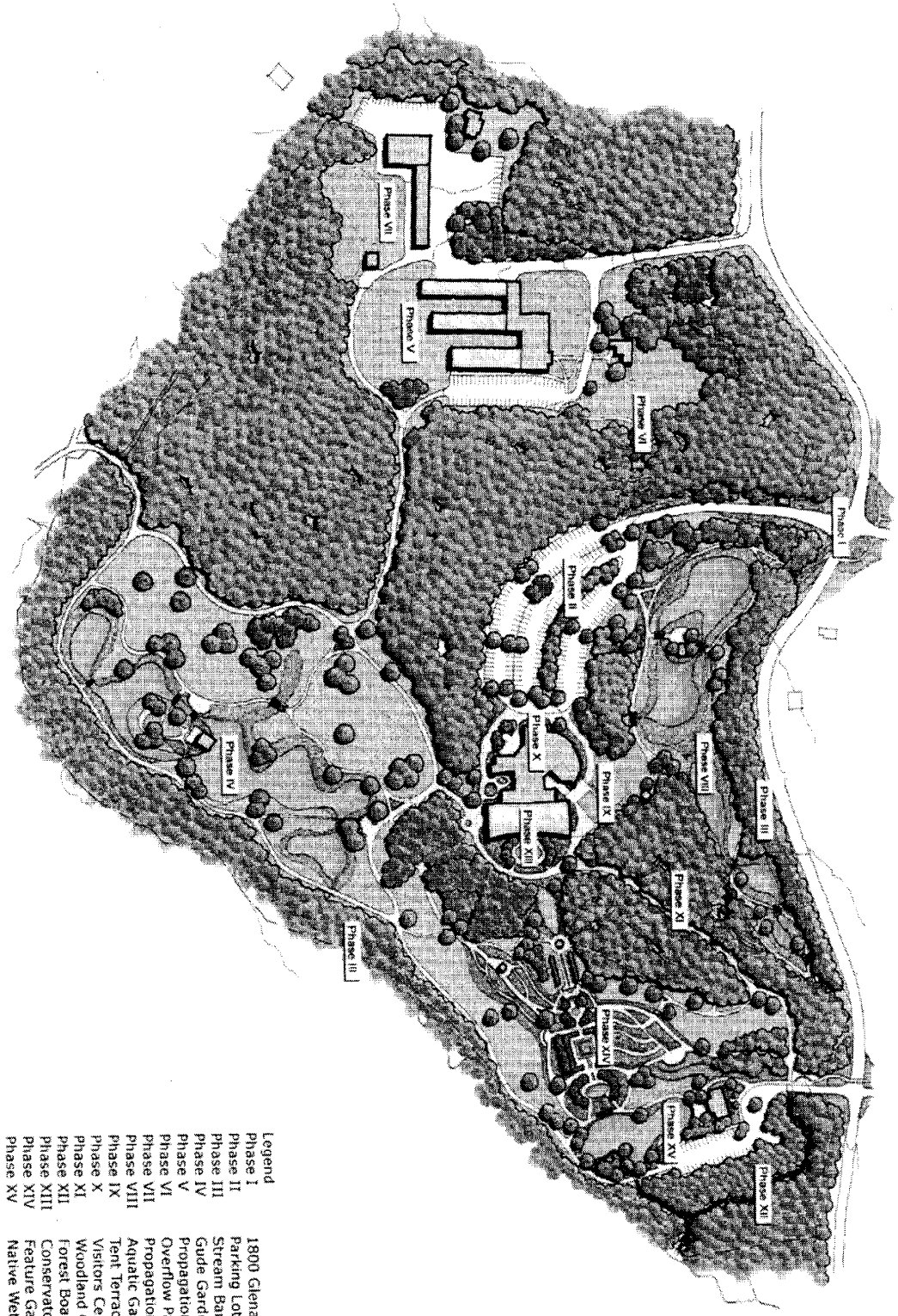
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	FY06	FY07	FY08	FY09	FY10	FY11	FY12	Total
Phase I 1800 Entrance	\$50,000 donation	\$435,000	\$145,000					\$580,000
Phase II Parking Lot Expansion, SWM & Service Drive		\$61,000	\$20,000					\$0
Phase III Stream Bank Stabilization	\$0 (funded by Montgomery Co.)							\$81,000
Phase IV Gude Garden Renewal		\$219,000	\$73,000					\$292,000
Phase V Propagation & Maintenance Area "A"				\$545,000	\$182,000			\$727,000
Phase VI Overflow Parking and Hillside Ramble		\$18,000	\$6,000					\$24,000
Phase VI Propagation & Maintenance Area "B"				\$320,000	\$106,000			\$426,000
Phase VII Aquatic Gardens Renewal						\$236,000	\$79,000	\$315,000
Phase IX Tent Site, North Service Drive & Visitors Center Gardens							\$64,000	\$64,000
TOTAL	\$733,000	\$244,000	\$244,000	\$865,000	\$288,000	\$236,000	\$143,000	\$2,509,000
Facility Planning Design & Construction	\$298,000 \$435,000	\$298,000 \$435,000	\$99,000 \$145,000	\$865,000	\$288,000	\$236,000	\$143,000	\$1,929,000 \$580,000
TOTAL	\$733,000	\$733,000	\$244,000	\$865,000	\$288,000	\$236,000	\$143,000	\$2,509,000






Brookside Gardens
Master Plan



- Legend**
- Phase I 1800 Glenallen Ave Entry
 - Phase II Parking Lot Expansion
 - Phase III Stream Bank Stabilization
 - Phase IV Guide Garden Renewal
 - Phase V Propagation Area A
 - Phase VI Overflow Parking & Hillside Ramble
 - Phase VII Propagation Area B
 - Phase VIII Aquatic Garden Renewal
 - Phase IX Tent Terraces
 - Phase X Visitors Center Renovation
 - Phase XI Woodland Garden Renewal
 - Phase XII Forest Boardwalk Loop
 - Phase XIII Conservatory
 - Phase XIV Feature Garden Renewal
 - Phase XV Native Wetland Garden