

DRAFT MASTER PLAN PRESENTATION MINUTES

Meeting Information:	
Title or Purpose:	Final Draft Master Plan Presentation
Date and Time:	08/31/2022 @ 9:00am to 11:00am
Location:	BRIT Building; The Commons
Invitees/ Attendees/Virtual Attendees	<p>Ennis Anderson, Edward P. Bass, Steve Brauer, William Brentlinger, Dana Burghdoff, Bob Byers (BB), Ralph Emerson, Leticia Esparza, Tracy Friday, Peter Fritsch, Craig Hamilton, Judy Koslow, Lauren-Ashton Moncrief, Debbie Morrison, Patrick Newman (PN), Elaine Petrus, Debbie Reynolds, Terry Siegel, Dennis Shingleton (DS), Dan Villegas, Harvey Yamagata, Jing Yang, Sandra Youngblood, Richard Zavala, Chris Smith,</p> <p><u>Studio Outside (SO): Tary Arterburn (TA), Andrew Duggan (AD), Declan Devine Bennett Partners (BP): Michael Bennett (MB)</u></p> <p><u>Public Attendees: Gwen Dewitt, Nana Serafice, Kathi Sivess, Jodi Zambino, Tisa Bellah, John Cheney, Harriet Buckle, Barbara Bateman, Elizabeth Anne Booth, Carole O'Connell, Cindy Boyd, Dotty Woodson, Nan Terry, Carol Vance, Barbara Barker, Nancy Taylor, Susan Urshel, Izzy Archeson, Cristian Argueta-Soto</u></p>
Notes Taken By:	Hannah Rodriguez
Meeting Agenda:	
	Name:
1. Welcome & Introduction	PN
2. Final Draft Plan Presentation	AD,TA, MB
3. Closing Statements	BB
4. Committee Business	DS
Meeting Notes:	
<ul style="list-style-type: none"> - Welcome - Patrick Newman (PN) <ul style="list-style-type: none"> o PN extends overwhelming gratitude to the consultant team and Master Plan Committee members for the large time commitment given to the development of the plan. Guests joining from the public are welcomed and invited to provide comment and feedback to staff members at the end of the meeting in the Atrium out of respect for the committee's time. - Final Draft Plan Presentation - Andrew Duggan (AD), Tary Arterburn (TA), and Michael Bennett (MB) <ul style="list-style-type: none"> o AD reviews the mission statement to Explore, Discover, and Engage that has led the process of community and staff engagement to envision long-term solutions to existing problems while also imagining possibilities for future growth. Due to plan scale, the project has been broken into phases which will be discussed further at the end of the presentation. o TA begins the plan overview at the reconfigured entry gate. Based on community feedback that the current entry is somewhat intimidating and foreboding, the new design highlights landscapes rather than architectural elements for a naturally welcoming appeal that previews what the Garden has to offer. Monument sign materials will reflect historically significant geology. Woven into landscapes throughout is a horticultural concept of native growth balanced with curated displays. o The entry will meander into a surface parking lot with excessive green space. Expanded parking is an urgent need for both current capacity and future growth and is thus a high-priority implementation item. This will be accomplished with a two-tiered approach: <ul style="list-style-type: none"> ▪ Parking Garage: Intended to be built first to avoid construction disruptions for current guests, the garage will nest against the Dickie's lot retaining wall and connect to their lot at the top level for overflow parking. Designed with both people and 	

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plants in mind, the garage will feature exterior stairs and several landscape areas at the facade to keep a natural appeal and demonstrate green roof technology.

- Surface Lot: designed as a garden area in its own right, this lot will incorporate additional bioswales (similar to the existing lot near the BRIT Building) and preserved viable trees currently living in the proposed area. Ample pedestrian pathways through the lot will intuitively guide guests through the lot toward the new entry plaza rather than funneling through the Moncrief Garden Center.
- The existing **Pollinator Pathway** braided design will be extended through the new surface parking lot to the ticketing area to unify the lots and better connect the Garden and BRIT Building. Within the braided paving pattern, some retaining walls for seating and privacy screening will be used to ensure guests intuit where to enter the garden vs. where to enter for an event venue. A water feature is also being explored to add audio visual texture to the area.
- **Entry Plaza** structures are designed to mimic the landscape with their shape (in the leaf-like pavilions) and materials (reminiscent of wood and rock). Facilities at the entry plaza will include, security station, gift shops, an informal family restaurant, membership services kiosk, and expanded ticketing booths.
- The **Moncrief Garden Center** will be renovated for sole use as event and venue space. Interior updates will include IT and utility upgrades, back-of-house and catering services area expansion, additional large event rooms, and a pre-function area. Existing rental venues will aesthetically remain the same.
- Investigation of the **BRIT Building** showed that loading dock upgrades are needed in addition to future expansion for the herbarium collection. Additional office studies are recommended to improve office efficiency in existing design before expanding offices. The new addition for the Herbarium will also serve to intuitively ease confusion about where to enter the Garden. Minor improvements to the back Prairie are included in order to make it more accessible, clear away invasives, and display the beauty of native landscapes.
- The first-phase renovation of **Old Garden Road** into a pedestrian walkway is already underway. This transformation will be extended past the Japanese Garden to end at the Rose Garden/Horseshoe in the Master Plan. Each feature garden entry will be highlighted with an artistic “axis” inlay previewing the garden at its entry. A tram route would then extend past the walkway to loop East and North back to the main entrance. TA recommends that these infrastructure pieces be completed early in the phasing to ensure smooth operating as soon as new garden features are opened.
- The **Family Garden** project has also already begun schematic design for implementation. Some key features include a shallow splashing stream, education spaces, imagination play, etc. It will be built in the existing maintenance yard while horticultural production and maintenance functions will be relocated to the Southwest quadrant and off-site. A future phase of the Family Garden includes an artistic treehouse experience to lead into the Native Texas Boardwalk.
- A new **Culinary Garden** around the existing Rock Springs Building will include a rental area, outdoor kitchen, seating, and a rest stop with restrooms and concessions. The historic portion of the Rock Springs Building will be preserved with subsequent additions/renovations being removed. Raised beds would include a mix of vegetables, annuals, and perennials for function and aesthetics. This is envisioned as a social, educational, and rental hub.
- A new **Herbaceous Color Garden** to include a mix of ornamentals and perennials is proposed to edge the Great Lawn dedicated for picnics and public events. A permanent, expandable platform would be built in the middle of the lawn for increased capacity for live performances. The stage structure would include greenroom space, restrooms, and concession sales. The old garden entrance would be preserved as the load out area for shows. Electrical and broadcasting utilities will be wired into the stage for cutting edge performance capabilities.
- Water features and ponds will be reincorporated into the site in later phases with a **Wetland Boardwalk** and a **Conservatory Lagoon** in the Southeast quadrant.
- The **Conservation Greenhouse** will remain as existing and be expanded for increased educational use. Additional greenhouses for guest visitation would house public collections such as the Begonias. Also in this zone, a turnkey **education facility** to include staff offices, indoor and outdoor classrooms, and field trip intake will be built. Expanded restrooms and a secondary ticketing booth for occasional overflow parking will also be included.
- The **Japanese Garden** will receive multi-million-dollar renovations and repairs to landscapes, structures, and utilities as the infrastructure is beginning to wear and break down. The **Horseshoe Lawn** and **Trial Garden** will be enhanced with a venue facility at the top of the steps to accommodate catering and wedding functions. The **Rose Garden** and **Rock Springs Garden** will largely remain untouched. The **Native Texas Boardwalk** will undergo slight improvements to balance the native landscapes with some curated elements.
- AD summarizes that the master plan accounts for 35 total gardens, 12 education venues, and several event venues for rental potential throughout the site. The total cost for full implementation is estimated in the ballpark of over \$200 million. The first two phases planned include the Family Garden, parking, entry, and Moncrief Building renovations. The following phase is

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planned for the Great Lawn build-out and pedestrian walkway extension. Following approval from the Master Plan Committee, the plan will be taken to the BRIT Board, the Fort Worth Parks & Recreation Board, and then Fort Worth City Council for final approval.

- **Closing Statements** – Patrick Newman (PN), Bob Byers (BB)
 - o PN expresses his satisfaction with the outcome of an inspirational and implementable master plan. He reports that the next significant endeavor for the organization will be to start making these plans possible with community engagement in fundraising. With a feasibility study underway and a capital campaign beginning early next year for the Family Garden, we are already underway. He emphasizes the importance and value that the first phase entry, parking, and ticketing plaza will have in improving the guest experience and he is excited for the opportunities it will open for the future.
 - o BB additionally expresses his support and enthusiasm for the plan stating that it respects and incorporates the rich history of the Garden while making way for an even richer future. This plan adaptively meets the challenge of engaging an evolving audience in this rapidly changing city. He thanks the FWBG|BRIT staff, the design team, the committee, and the public participants for the time, talent, and perspective lent to this project.
- **Committee Questions**
 - o Elaine Petrus thanks the design team and the organizational leadership in the process. She’s very excited about a fantastic plan for the future.
 - o Phase 1 includes the build out of a new maintenance and production yard to replace the existing facilities where the Family Garden will be built. The functions will temporarily be moved off site until the more logistically convenient site is built.
 - o In response to a request for a full implementation timeline, the Family Garden is underway with a construction start date aimed at early 2024. The parking, entry, ticketing, and Moncrief renovation is more extensive and is likely more of a 5-year goal. The phase 2 event lawn and walkway extension might be another 5 years after that. The total plan duration is designed for 20 years.
 - o The education facility is slated for a later phase of implementation and will not be included in phases 1 or 2. However education spaces will be increased and enhanced throughout the garden as other developments are made.
 - o Dedicated rideshare drop-off locations throughout the garden will be included in further plan development.
 - o Questions conclude and the public is dismissed while the committee is invited to remain for continued business.
- **Committee Business** – Dennis Shingleton (DS)
 - o Committee Chair, Dennis Shingleton calls for a motion to approve and send the Master Plan as presented today to the BRIT Board for approval. Elaine Petrus makes a motion to approve. Debbie Morrison seconds the motion. The motion is carried by the committee unanimously.
 - o Committee Chair, Dennis Shingleton calls for a motion to approve the May 4th Master Plan Committee Meeting Minutes as distributed prior to the meeting. Billy Brentlinger makes a motion to approve. Dan Villegas seconds the motion. The motion is carried unanimously by the committee.

The meeting adjourns at 10:23am.

Action Items:	Name:	Due Date or Status: (e.g. Completed, WIP, Ongoing)
1. Studio Outside will present the final draft plan to the BRIT Board for approval to send to the Fort Worth Park Board and City Council.	SO & FWBG BRIT	Sept. 22nd

Next Meeting: None