



 Annmarie Sculpture Garden & Arts Center
LONG-RANGE EXPANSION PLAN

June 2024



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LONG-RANGE EXPANSION PLAN

Jun 28, 2024

Created for the Annmarie Sculpture Garden & Arts Center

Design Team

MAHAN RYKIEL ASSOCIATES

- ♣ Scott Scarfone, PLA, Associate Principal & Project Manager
- ♣ Jingpeng Gu, PLA, President
- ♣ Scott Rykiel, PLA, Vice President
- ♣ Megan Oliver, AICP, WELL AP, Urban Design & Report Formatting
- ♣ Geruihan ("Esther") Xu, Landscape Design

GWWO ARCHITECTS

- ♣ Terry Squires, Principal
- ♣ Kate Scurlock, Senior Associate

Cover Image (left) Sculpture:
Work on loan to Annmarie Garden - Dame Barbara Hepworth, Curved Form: Bryher II, 1961, bronze. Hirshhorn
Museum and Sculpture Garden, Smithsonian Institution, The Joseph H Hirshhorn Bequest, 1981

ACKNOWLEDGEMENTS

Thousands of hours of work by many people as part of this effort—staff, volunteers, consultants, experts, government, and community members—produced an ambitious vision for the future of Annmarie Garden that delivers significant benefits for the citizens of Calvert County, for the larger Southern Maryland area, and for all of our tens of thousands of visitors from near and far. We could never have developed a plan this comprehensive and transformative without that help and support from so many people and organizations over the many months it took to complete. Ann's Circle, Inc. and the Koenig Private Foundation wish to acknowledge and thank so many of you for your contributions to the success of this project.

- The creative team at Mahan Rykiel Associates, Inc. (MRA), our Maryland landscape architecture and planning contractor, along with GWWO Architects for their building design assistance.
- MRA's project manager Scott Scarfone, PLA, for his guidance, wise counsel, and capable coaching throughout the process.
- The State of Maryland General Assembly for providing funding for this process through the legislative bond initiative, making a truly great investment for Southern Maryland's future cultural and economic growth.
- The staff of Calvert County, with whom we are happy to be partners in the operation and sustenance of Annmarie Gardens and who helped us to understand the unique requirements and constraints of the waterfront property.
- The many Annmarie Garden volunteers, members, donors, visitors, neighbors, and gardening professionals that shared with us their expertise, thoughts, and ideas.
- The very capable and dedicated Annmarie Garden staff, led by Ms. Stacey Hann-Ruff, whose ideas and operational understanding were foundational to our vision and whose innovation and hard work has led to the success the Garden now enjoys.
- Our Strategic Development Committee, led by Ms. Cari DeSantis, who saw this project through from start to finish, kept us on track, overcame obstacles as they arose, and invested a great amount of their own time and energy in doing so.

Annmari Sculpture Garden & Arts Center

STRATEGIC DEVELOPMENT COMMITTEE OF THE ANN'S CIRCLE INC. BOARD OF DIRECTORS

- Cari DeSantis, Chair
- Pam Teague
- Greg Keenan
- Jeff MacDonald
- Stacey Hann-Ruff, AMG
- Maria MacDonald, AMG

GARDEN MISSION STATEMENT

The Annmarie Sculpture Garden & Arts Center is committed to connecting people to art and nature. Through a wide variety of engaging exhibits, programs, classes, public projects, and annual events, the Annmarie Sculpture Garden & Arts Center opens up opportunities for creativity, collaboration, and reflection. By providing opportunities for visitors to experience and engage in imaginative activities, the Annmarie Sculpture Garden & Arts Center seeks to nurture the human spirit and contribute to a healthy society.

Function & Goals

1. Enhance the quality of life, health, and well-being of the residents and business of Southern Maryland.
2. Present a wide variety of educational, creative, and recreational programs for visitors of all ages, at an affordable cost.
3. Collaborate with special populations—including military families, K-12 education, special needs, senior communities, etc.—to be of greatest service to Southern Maryland now and in the future.
4. Continue to refresh and energize events, programs, and facilities to engage an ever-growing numbers of guests and members.
5. Increase numbers of daily visitors, group tours, and field trips by providing exceptional art and nature experiences.
6. Perpetually seek opportunities to amplify the beauty, serenity, charm, and appeal of the garden.

A LETTER FROM THE DIRECTOR

OF THE ANNMARIE SCULPTURE GARDEN AND ARTS CENTER

March 2024

Dear Friends:

We are pleased to present the 2024 Long-Range Expansion Plan for Annmurie Sculpture Garden and Arts Center in Solomons, Maryland. This report is the culmination of over 18 months of research, exploration, state and county conversations, community engagement, thoughtful consideration of our unique opportunities, and articulation of the exciting possibilities ahead. This Plan demonstrates our profound commitment to sustainable development of Southern Maryland. Thousands of hours of work by hundreds of people involved in this effort—staff, volunteers, consultants, experts, government, and community members—produced an ambitious vision for the future of Annmurie Garden that delivers significant benefits for the citizens of Calvert County, for the larger Southern Maryland area, and for all of our tens of thousands of visitors from near and far.

Our goal for this Plan was to articulate our hopes and dreams for a larger comprehensive, ecologically-friendly art and nature complex that underscores the inherent beauty and wonder of nature; our connection to the water and the Chesapeake Bay, and the beauty exemplified by culturally- and ecologically-influenced design, well-tended gardens, and the remarkable and enchanting lovely changes of plants. Further, it was critical that the outcome be in harmony with the existing lovely gardens and wooded paths, 15,000 square foot Arts Building/Gallery, and world-class Smithsonian-loaned sculpture situated in tranquil natural vistas that already attract over 100,000 visitors each year.

We think you will agree that this document lays out a well-reasoned and executable expansion approach that will complement the peaceful natural setting of Annmurie Sculpture Garden and Arts Center, while offering new and exciting cultural, educational, and social possibilities to the benefit of the citizens of Southern Maryland and beyond.

Although this Plan will take decades to fully implement, there is much we can do in the shorter-term. We are excited to start this journey. We hope you will take some time to read this report and join us on this journey.

Lee Woodfin, President, Board of Directors

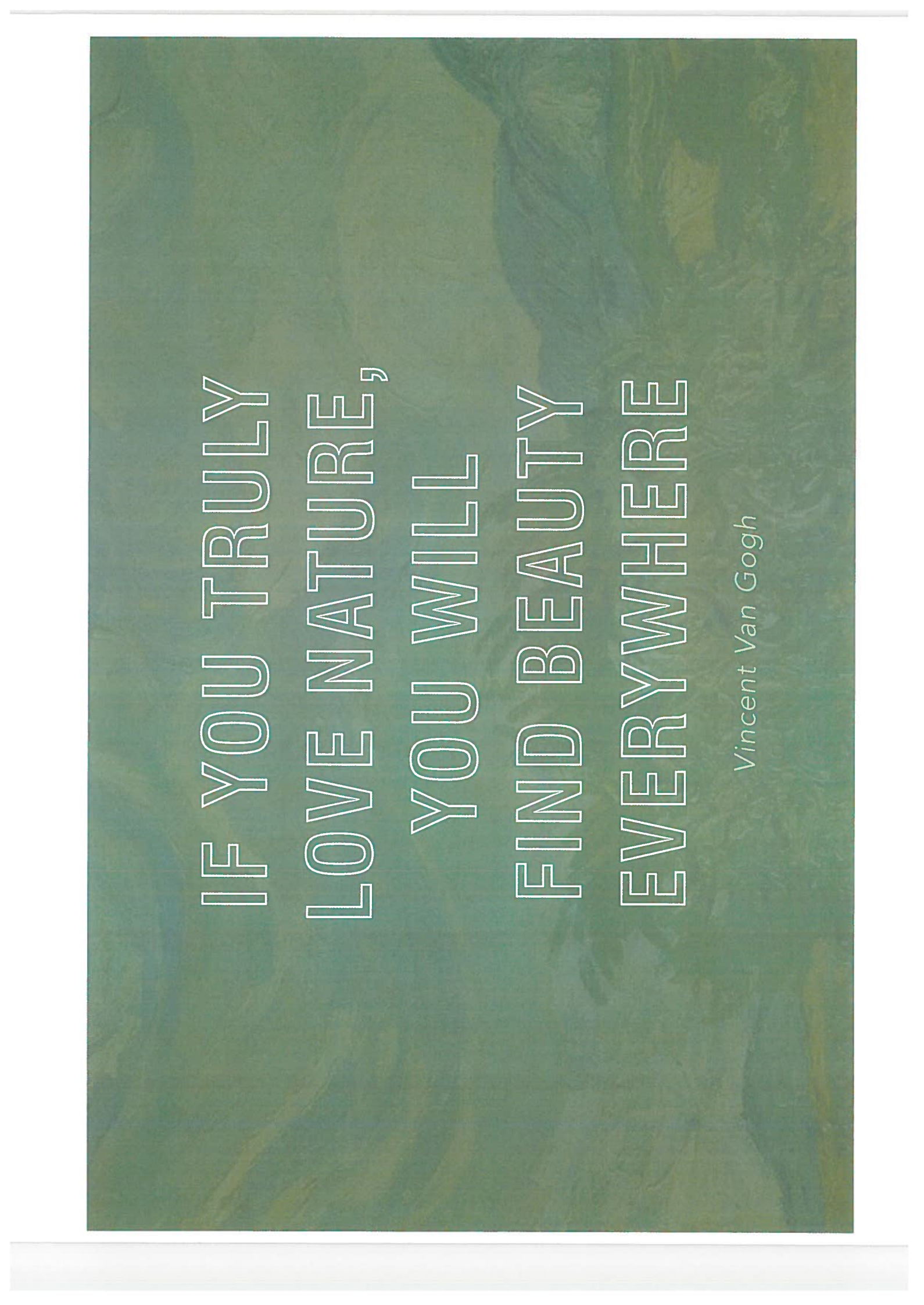
Ann's Circle, Inc

Laurie Uherek, Board of Directors

Koenig Private Foundation

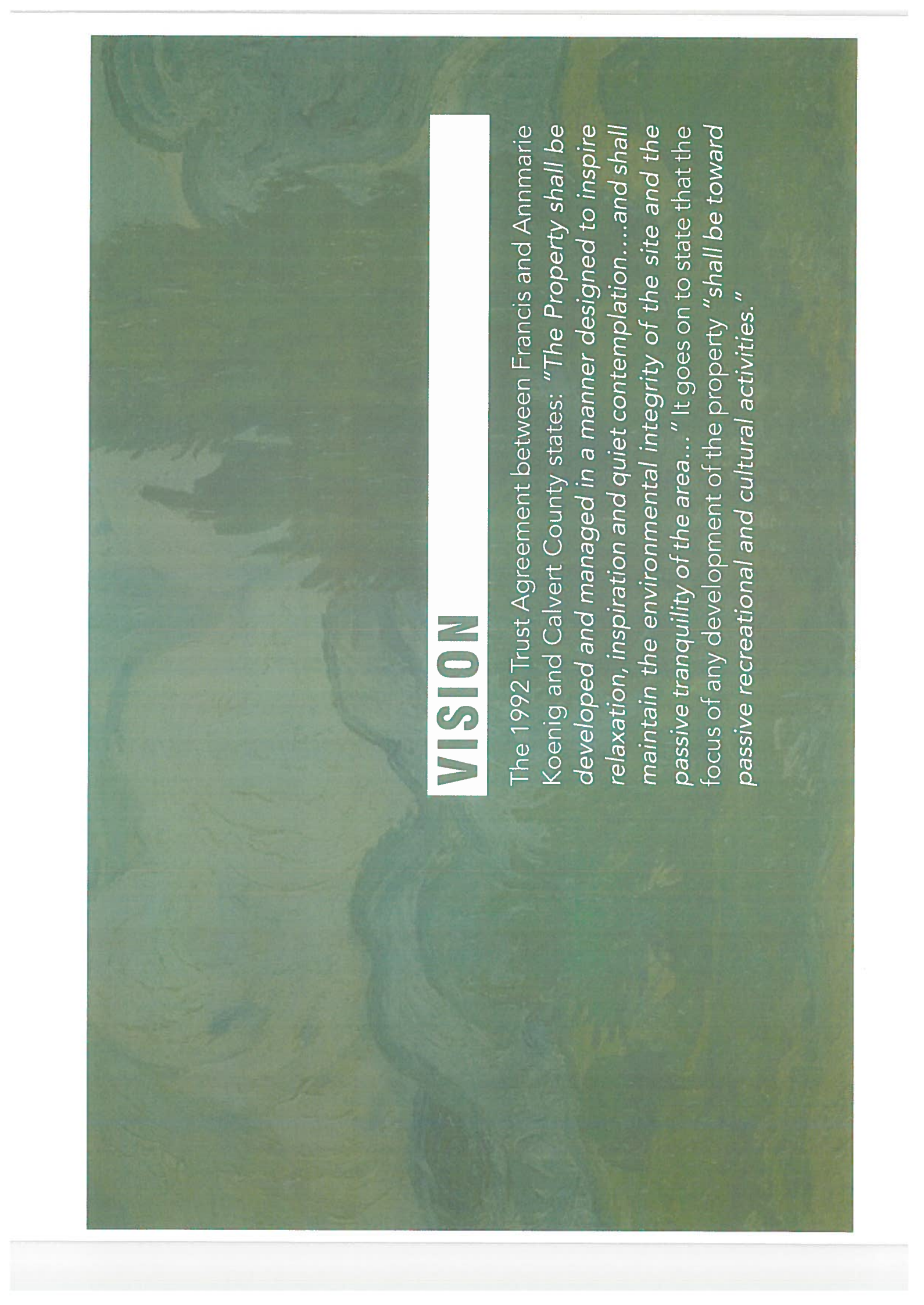
Stacey Hann-Ruff, Director

Annmurie Sculpture Garden & Arts Center



IF YOU TRULY
LOVE NATURE,
YOU WILL
FIND BEAUTY
EVERYWHERE

Vincent Van Gogh



VISION

The 1992 Trust Agreement between Francis and Annmarie Koenig and Calvert County states: *"The Property shall be developed and managed in a manner designed to inspire relaxation, inspiration and quiet contemplation....and shall maintain the environmental integrity of the site and the passive tranquility of the area..."* It goes on to state that the focus of any development of the property "shall be toward passive recreational and cultural activities."

EXECUTIVE SUMMARY

In fall 2022, Mahan Rykiel Associates (MRA), supported by GWWO Architects, was hired by Annmarie Sculpture Garden & Arts Center ("Annmarie") to help create a new and vibrant vision for the continued evolution of the garden and develop a Long-Range Expansion Plan for the 50-acre campus.

GROUNDING IN ANALYSIS

The 16-month planning process, guided by the Annmarie Strategic Development Committee of the Ann's Circle Board, included intensive discussions with garden leadership and staff in which program and ideas for the plan were explored and additional needs were identified. Additionally, at the outset of the planning process, the design team met with a variety of stakeholder groups over a two-day series of facilitated listening sessions which helped provide deeper insight on the needs and desires of key constituencies.

Site opportunities and constraints were more thoroughly assessed through the design team's site analysis, which evaluated topography, vegetation, circulation, and the impact of designated critical areas.

A CO-CRAFTED VISION

In April 2022, Annmarie identified an initial vision for the garden with specific overarching objectives, including a new waterfront education and performance center and associated spaces with an outdoor amphitheater; increased trails and gardens;

expanded fine arts facilities; and a nature education center. Through the planning process, the objectives were refined to incorporate new thoughts as they evolved through stakeholder conversations and site analysis. The final list of core objectives is outlined below:

Core Objectives:

- Incorporate 20-acre Koenig parcel seamlessly into the overall fabric of the existing 50-acre garden property;
- Develop landscapes/gardens that provide a variety of environmental education opportunities and garden styles;
- Harness the properties' water frontage to enhance the experiences of modern audiences;
- Build a waterfront welcome center with associated landscape gardens and amenities that provides a new welcome experience to the garden;
- Expand the fine arts facilities to accommodate programmatic deficiencies;
- Establish an expanded community garden area with a growing greenhouse;
- Develop a modest nature education center;
- Improve and expand the trail system and enhance the associated garden walk experience with native plantings;
- Provide for underserved staff needs (with respect to office and storage space);
- Increase parking capacity for festivals and special events;
- Expand and enhance the Fairy Lolly Children's Garden;
- Improve the garden entrance sequence, ticketing, and welcome experience;
- Relocate and enhance garden maintenance facilities and storage areas outside of the 'core' garden zone; and,
- Beautify sculpture settings to accentuate & enhance the art.

With these core objectives at the forefront, this plan provides a framework for future facility projects, programs, and other garden improvements that, over time, will create a beautiful and culturally rich campus dedicated to the intersection of art, culture, and nature.

Key Recommendations:

- Waterfront Welcome Center/Environs (with picnic area, rear patios, service area, welcome plaza/drop-off, garden entrance, and walking trail)
- Amphitheater & Meadow/Terrace Gardens
- Living Shoreline/Water Access
- Parking Garden/Orchard
- Community Garden
- Studio School Building/Environs
- Maintenance Barn and Facilities
- Artist and Caretaker Residences
- Arts Building Office Expansion/Environs (including improved entrance plaza, enhanced rear patio, enhanced gardens, service access corridor, enlarged service area)
- Fairy Lolly Nature Play Area
- Sculpture Walkway Enhancements (including sculpture setting and linear walkway improvements)
- Woodland Gardens/Walkways
- Nature Center/Storage
- Enhanced Water Edge Access/Views

Legend

- A Service Area
- B Parking Orchard
- C Amphitheater
- D Proposed Trail
- E Boardwalk
- F Greenhouse
- G Community Garden
- H Potential Parking
- I Maintenance Barn/Outpost
- J Waterfront Welcome Center
- K Studio School
- L Nature Center & Storage + Expansion
- M Fairy Lolly Nature Play Area
- N Woodland Gardens
- O Gatehouse
- P Residences
- Q Arts Building + Expansion
- R Shipping Containers
- S Entry Plaza
- T Water Access
- U Creekside Overlook
- V Wildlife Lookout/Outdoor Classroom
- W Arts Building Plaza
- X Entrance Feature/Gate with Cattle Gate
- Y Existing Parking
- Z Picnic Grove
- ZZ Terrace Garden
- ZZ New Perimeter Fence
- Existing Building
- Proposed Building/Addition

SOLOMON'S TOWN CENTER PARK



A Phased Strategy

The Plan is designed to be a flexible blueprint for improvement and growth to Annmarie over time, as funding becomes available. It is important to remember that this document creates a coherent framework that guides and facilitates decision-making for the physical improvement over years to come. And, as a physical plan, it establishes principles that Annmarie can follow regarding its physical development. A phasing diagram is included in the plan report (page 42) to provide a guide as to how the overall plan can be phased from a project perspective—areas may be identified as 'one project', however, there could be several smaller projects that comprise an individual phase.

While the Plan provides the physical framework and a recommended phasing schedule, Annmarie will need to determine the best way to fill in the details of implementation as it grows and its situation (i.e., immediate needs and priorities) evolve.

LEADING ANNMARIE INTO THE FUTURE

The vision for Annmarie Sculpture Garden & Arts Center is comprehensive and ecologically-friendly. It frames an 'Art & Nature' Complex that will offer opportunities for growing audiences to experience the intersection of art, nature, and culture in new and different ways. The plan guides and assists in the cultivation of capital projects for a multi-phase/multi-year renovation and expansion of the garden's grounds, buildings, and facilities.

GREAT ART
PICKS UP
WHERE NATURE
ENDS

Marc Chagall

INTRODUCTION



PURPOSE OF THE PLAN

The purpose and stated objective of the new and vibrant vision for the continued development and growth of Annmarie Sculpture Garden and Arts Center ("Annamarie") is to develop a long-term, multi-phase campus master plan for the thoughtful expansion and sustainable development of the garden's grounds and facilities. The plan will provide a framework for future facility projects, programs, and other garden improvements that, over time, will create a beautiful and culturally rich campus dedicated to the intersection of art, culture, and nature. The vision will be comprehensive and ecologically-friendly and develop an 'Art & Nature' Complex that will offer opportunities for growing audiences to experience the intersection of art, nature, and culture in new and different ways. The plan will guide and assist in the cultivation of capital projects for a multi-phase/multi-year renovation and expansion of the garden's grounds, buildings, and facilities.

THE GARDEN GROUNDS

Situated on 50 acres of wooded gardens and wooded paths—with a 15,000 square foot arts building—Annamarie blends world-class sculpture and tranquil, natural vistas with quirky, playful charm. The Garden hosts the largest community center for the arts in Southern Maryland and currently welcomes more than 85,000 guests annually to its galleries and grounds; rotating

museum-quality art exhibitions; many popular festivals and events; art and nature education programs; and family-friendly community activities.

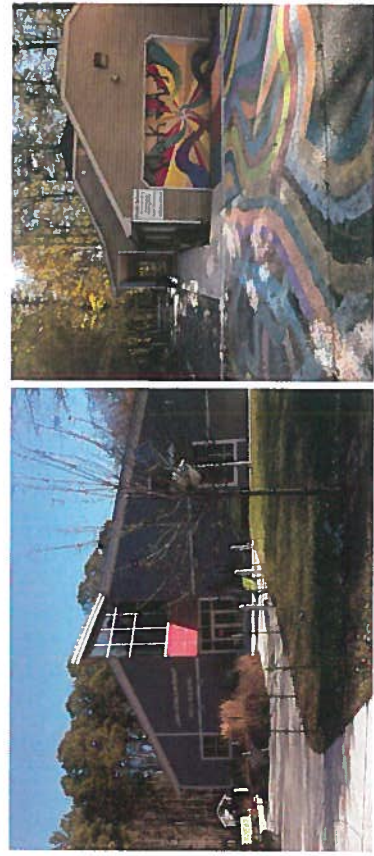
The sculpture garden features a .25-mile walking path that meanders through the woods past permanent and loaned sculptures—including over thirty works on loan from the Smithsonian Institution and the National Gallery of Art. The award-winning Murray Arts Building includes rotating exhibition space, a gift shop, and a sunny patio. The Studio School offers classes for all ages and abilities, taught by professional artists and arts educators.

Annamarie exists through a public-private collaboration between the local county, a private foundation, a fundraising board, and public support. Specifically, Annmarie leases 30 acres of ground from the government of **Calvert County, Maryland**. In accordance with the lease and management agreement, Annmarie is operated by the **Koenig Private Foundation**, a private, non-profit, charitable organization, which employs the staff of Annmarie, funds special projects, and owns an adjacent 20-acre property that is available for Annmarie's use. The many activities and programs of Annmarie are supported by **Ann's Circle, Inc.**, a 501(c)3 non-profit organization whose Board of Directors consists of residents drawn from the Southern Maryland community. Ann's Circle, Inc., manages the many programs, events, classes, exhibits, and activities of Annmarie, as well as the membership program and the gift shop.

GARDEN HISTORY

In 1991, Francis and Anmarrie Koenig donated a 30-acre property to Calvert County with the intention that it be developed into a botanical and sculpture garden. Over the next decade, their dream took shape as six works of art were installed on the property. These diverse pieces are fully integrated into the natural setting of the garden and provide the opportunity to develop an appreciation for the seasonal changes inherent in outdoor art. In 2003, Anmarrie became a member of the **Smithsonian Institution's Affiliations Program**, which has enabled Anmarrie to borrow more than 25 pieces of sculpture from the Smithsonian's Hirshhorn Museum & Sculpture Garden. In addition to the sculpture, the walking paths were created and the allées, or hallways, were cleared. The lovely allées created areas for the installation of sculpture and allow visitors to look across Anmarrie's grounds.

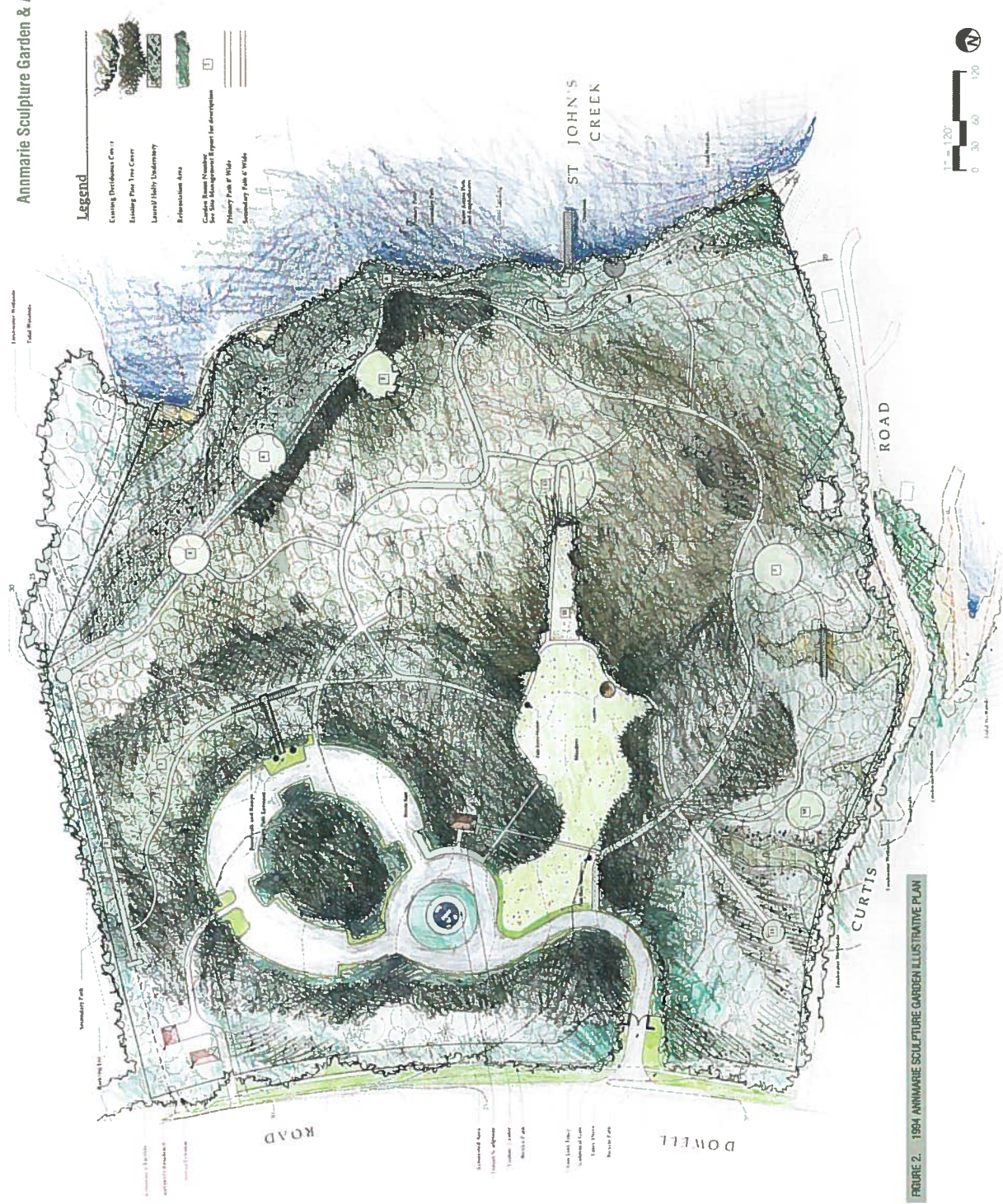
In 2008, the Murray Arts Building and the Studio School opened, allowing Anmarrie to dramatically expand its programs and activities. In the past 15 years, Anmarrie has seen sustained, annual attendance growth with notable increases since the onset of the pandemic. Today, Anmarrie attracts over 85,000 visitors to its exhibitions, festivals, programs, and for enjoyment of the natural walking paths and botanical gardens.



The Murray Arts Building (left) and the Studio School Facility (right)



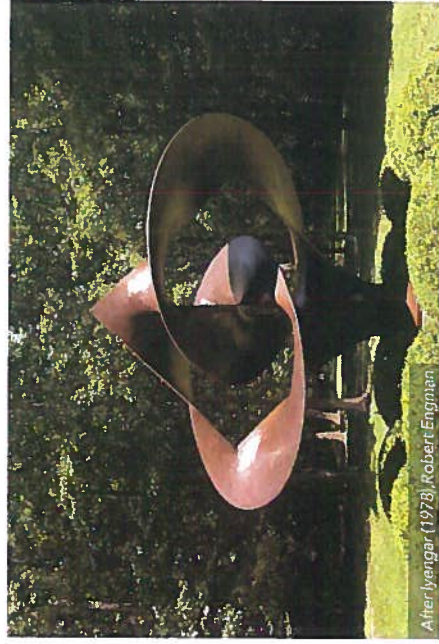
FIGURE 1 ANMARRIE SCULPTURE GARDEN



GARDEN CHARACTER AND FEATURES



Images from throughout the grounds of the Anmarie Sculpture Garden



After Yangar (1978), Robert Engman



Seated Woman (1975), Francisco Zúñiga



Levitano (2014), Michael Shevchuk



The Causal Ring (1996), B. Amore & Woody Darsay (Kokora Carvers)

A sampling of sculptural pieces at Annmarie Sculpture Garden

ART WILL
NEVER BE
ABLE TO EXIST
WITHOUT
NATURE

Pierre Bonnard



Photo from October 2022 Workshop

PLANNING PROCESS

In fall of 2022, Annmarie hired a design team led by Mahan Rykiel Associates (MRA) and supported by GWWO Architects to develop a Long-Range Expansion Plan (The Plan) for the 50-acre campus (including the 'formal' 30-acre grounds as well as the adjacent 20-acre Koenig parcel) that would help create a new vision for the continued evolution of the garden. The original request for proposals (RFP), issued in April 2022, identified the vision of the garden, at that time, with specific overarching objectives, including a new waterfront education and performance center and associated spaces with an outdoor amphitheater; increased trails and gardens; expanded fine arts facilities; and a nature education center.

Throughout the 16-month planning process, MRA facilitated intensive discussions with garden leadership and staff in which program and ideas for the Plan were explored and additional needs were identified. As the Plan discussions deepened and site opportunities were more thoroughly assessed, the garden continued to evolve its thinking. The garden produced a 'wish list' in September of 2022, which added to the originally identified opportunities.

Additionally, at the outset of the planning process, the design team met with a variety of stakeholder groups over a two-day series of facilitated listening sessions which helped provide deeper insight on the needs and desires of key constituencies. The design team used these open format work sessions to evaluate and benchmark against programs and garden development activities (both past and existing); identify new garden programmatic elements; and test alternative options (later in the process). As part of the initial kick-off workshop, stakeholder



Photo from October 2022 Workshop

groups (board members, staff, and volunteers) were separately presented with a 'mapping exercise'. The purpose of the exercise was to mark areas of the current garden property which they identified most favorably with, discuss why this was the case, and note areas that they felt had the greatest potential for improvement, new features, or other enhancements. Those preferences or opportunity areas were noted as a basis for prioritization of programmatic elements and are illustrated in figures 3 and 4 on the following page. In these exhibits, the relative size of the image corresponds to the number of stakeholders identifying that as being a priority area.

The process also included review of past master plans and proposed projects. As the process continued its evolution further through the stakeholder discussions, steering committee conversations, and community meetings held in October 2023, the program both expanded and clarified earlier desires.

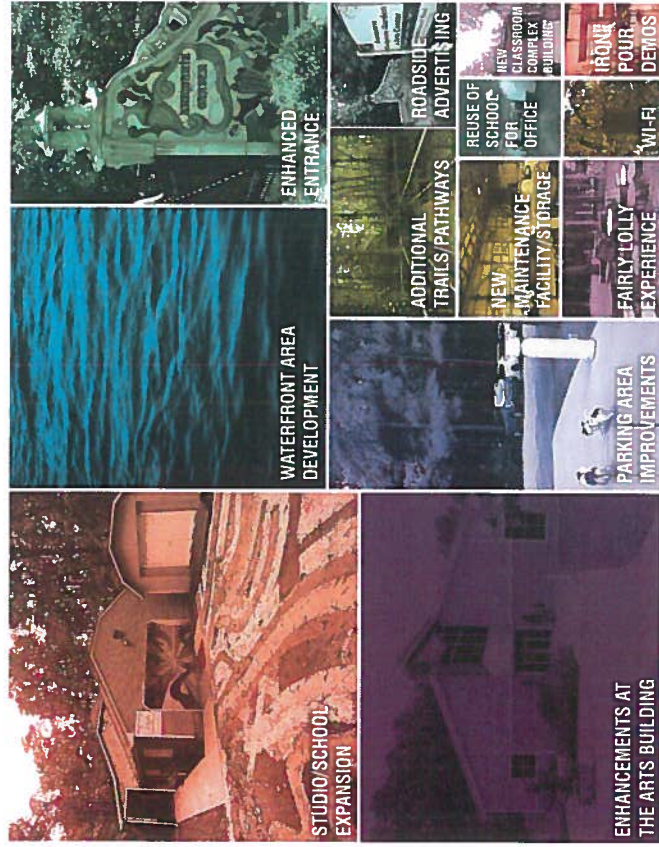


FIGURE 3 WORKSHOP PRIORITIES OF STAFF & VOLUNTEERS

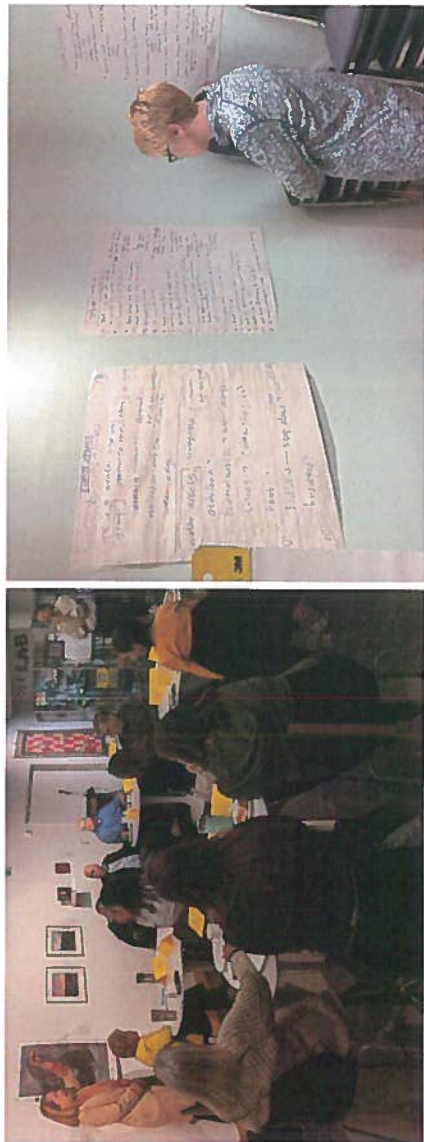


FIGURE 4 WORKSHOP PRIORITIES OF BOARD MEMBERS

These treemap diagrams represent the preferences or opportunity areas that were noted as a basis for prioritization of programmatic elements during the October workshops. The largest image represents the greatest priority, according to stakeholder participants. The smaller an image is, the less emphasis was placed on that element.

PROJECT TIMELINE:

August 2022	Contract Execution/Project Initiation
October 2022	Stakeholder Workshops
September 2022	Plan Committee Presentation – Preliminary Expansion Plan Concepts
February 2023	Plan Committee Presentation – Expansion Plan Concept
March 2023	Parking Analysis/Study Presentation/ Discussion
May 2023	Architectural Programming Presentation
August 2023	Expansion Plan Review AMG Staff
December 2023	Expansion Plan Presentations
February 2024	Feedback from Planning Committee



October 2023 Stakeholder Workshops

1. Discuss how to operate in the future & work with center.
2. draw from wider geographic range for visitors

3. Rotating sculptures. vs. permanent

landscape?

4. expectation: concrete "wishlist" priorities / awareness. public knowledge

Media / P.R. presence.

"Branding"

~~Boeing~~ community

5. community. Board. working together.

concern: cultural artistic community. due to Covid

expectation: dreams. ^{big} wishlist² vs. capacity. priorities.

water feature. Organizing ideas water access.

Open to other ideas.

creative process

concerns: "resources"

people / "Money" / financial

budget. "right staff"

"burn out" "hard to run"

[illegible]

ART IS A
HARMONY
PARALLEL WITH
NATURE

Paul Cezanne

SITE ANALYSIS

TOPOGRAPHY

The description of topography, below, summarizes and expands upon the 1995 Jim Urban Site Management Plan.

Most of the property at Annmarie is fairly level land (with slopes of less than 2%). However, steep slopes falling toward St. John Creek to the east (ranging from moderate—above a 12.5% slope—to extreme—slopes greater than 50%) generally make that area inaccessible. Lands draining eastward directly into St. John Creek account for 25% of the site, whereas approximately 60% of the property drains south into the wetlands adjacent to Curtis Road. The remainder of the site drains into the swale that is east of Dowell Road.

Annamarie's site features both tidal and non-tidal wetlands. Three tidal wetlands (low-lying areas that are affected by the rise and fall of the tide) border the northern, eastern, and southern edges of the property. Non-tidal wetlands (low-lying areas where the water table is often at or near the surface) are found in two places: the area abutting the north side of Curtis Road and in the northeast corner of the site.

The site's topography somewhat impacts development and construction opportunities. In general, wetland areas are unsuitable for development. Additionally, the high seasonal water table and poor internal drainage, which are typical of the site's Mattapex and Othello soils, present some limitations to construction.



View of St. John Creek

CRITICAL AREAS

In 1984, the Maryland General Assembly established the Chesapeake Bay Critical Area Protection Program to protect the Chesapeake Bay from harmful impacts of development. Both the Annmarie Garden parcel and the Koenig parcel are within the Critical Area, which includes all land within 1000 feet of the tidal influence of the Bay. Land in Critical Areas is assigned one

of three land classifications, depending on the predominant land use and intensity of development of that land. These include Intensely Developed Areas (IDAs), Limited Development Areas (LDAs), and Resource Conservation Areas (RCAs). The garden's property is classified as a Limited Development Area (LDA) and subject to certain development restrictions. Additionally, both

the garden proper and the Koenig parcel are subject to Critical Area Buffer setback requirements. These provisions have been set in place by the State of Maryland as measures to ensure that land within the Critical Area is managed, used, and developed appropriately and in alignment with the goals of the Critical Area Program.

DESCRIPTION OF LIMITED DEVELOPMENT AREAS, FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES

Limited Development Areas (LDAs) are areas characterized by low or moderate intensity development, but that also contain areas of natural plant and animal habitats. Generally, the quality of runoff from these areas has not been substantially altered or impaired. In order for an area to be classified as LDA at the time it was mapped, it had to have housing density between one dwelling unit per five acres and four dwelling units per acre; have public water or public sewer or both; or have LDA characteristics but consist of fewer than 20 acres.

Within LDAs, the Critical Area regulations permit development and redevelopment that is consistent with the prevailing character of land use as determined by the jurisdiction. Local zoning regulations specify what uses and residential densities are permitted.

Generally, lot coverage in the LDA is limited to 15 % of the parcel or lot, or of the subdivision or development project as a whole. Lot coverage is defined as the percentage of a lot or parcel that is occupied by structures, parking areas, roads, walkways, pavers, gravel, or any man-made material. (Decks through which water passes freely do not count towards lot coverage calculations.) For lots under one-half acre that were created prior to the effective date of the Critical Area regulations, lot coverage is limited to 25 % of the parcel or lot with some exceptions. The local government can provide specific information regarding these allowances.

The Critical Area regulations require that all development projects include the replacement of cleared forest cover in ratios ranging from 1:1 to 3:1, depending on the percentage of forest acreage cleared. When it is impossible to replace forest cover on the project site, local jurisdictions collect fees-in-lieu that are used to reforest other areas in the Critical Area or other locations beneficial to the Critical Area. In areas of new development or redevelopment, where no forest coverage existed prior to development, for example when a subdivision is platted on agricultural lands, 15% of the area must be planted with trees.

In order to protect water quality in LDAs by managing runoff and controlling erosion in LDAs, local Critical Area regulations prohibit development and disturbance in areas where slopes exceed 15%.

Critical Area Background and History, Maryland Department of Natural Resources. (n.d.). <https://dnr.maryland.gov/criticalarea/Pages/background.aspx>

DESCRIPTION OF CRITICAL AREA BUFFERS, FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES

Buffers protect the Bays' ecosystems from many of the negative impacts associated with development activities in the watershed. For this reason, a protected Buffer is considered an essential element of the Critical Area Program. State regulations and all local Critical Area ordinances require the establishment and maintenance of a minimum 100-foot Buffer adjacent to all tidal waters, tidal wetlands, and tributary streams. In general, new development activities that result in disturbance to land or natural vegetation or that involve the construction of a structure or result in new lot coverage are not permitted in the Buffer. The regulations regarding the Buffer and development activities were significantly revised in 2010 and minor changes were made in 2012.

The Buffer is measured from mean high water, from the landward edge of tidal wetlands, and from the edge of streams located within the Critical Area. The Buffer is expanded beyond 100 feet in areas where there are adjacent sensitive resources such as steep slopes or soils with development constraints. More detailed information about the Buffer can be found in.

See also: [The Green Book for the Buffer](#)

The Critical Area Buffer, Maryland Department of Natural Resources. (n.d.). <https://dnr.maryland.gov/criticalarea/Pages/buffer.aspx>

VEGETATION

Annmarie is located within Maryland's coastal zone and is classified as an Oak-Pine Forest. The site includes well-drained, moist, wet and, in smaller areas, swamp-type vegetative associations. The 1995 Jim Urban assessment of Annmarie's vegetation remains largely accurate today and is summarized and expanded below:

The Annmarie site is comprised of two distinct forest types, distinguished by their age. Most of the property is second generation forest established after disturbance (i.e., former land uses). Many perimeter areas and the steep slopes adjacent to St. John Creek are mature hardwood forest. In some areas, trees are approximately 80 to 100 years old, comprising mature forest at the climax stage (that is, nearing the final stage of tree lifespans); however, these areas include a limited mixture of loblolly and Virginia pine (both of a significantly younger age), and the understory succession throughout appears to be healthy in these areas.

American hollies and mountain laurel dominate (albeit in spotty locations) the understory in the areas of mature forest. Other species in the forest understory are typical of the mix found in Oak-Pine forests. Invasive species—including honeysuckle, Virginia creeper, poison ivy, and multiflora rose—compete with mixed hardwood seedlings. The native species that dominate the understory include flowering dogwood, holly, and mountain laurel. There are areas whereby vines are crowding out more desirable species and damaging the trees.

The interior of the site is almost entirely young trees (represented by a nearly equal numbers of pure pine to the west and sweet gums to the east) that have naturally regenerated from prior uses.

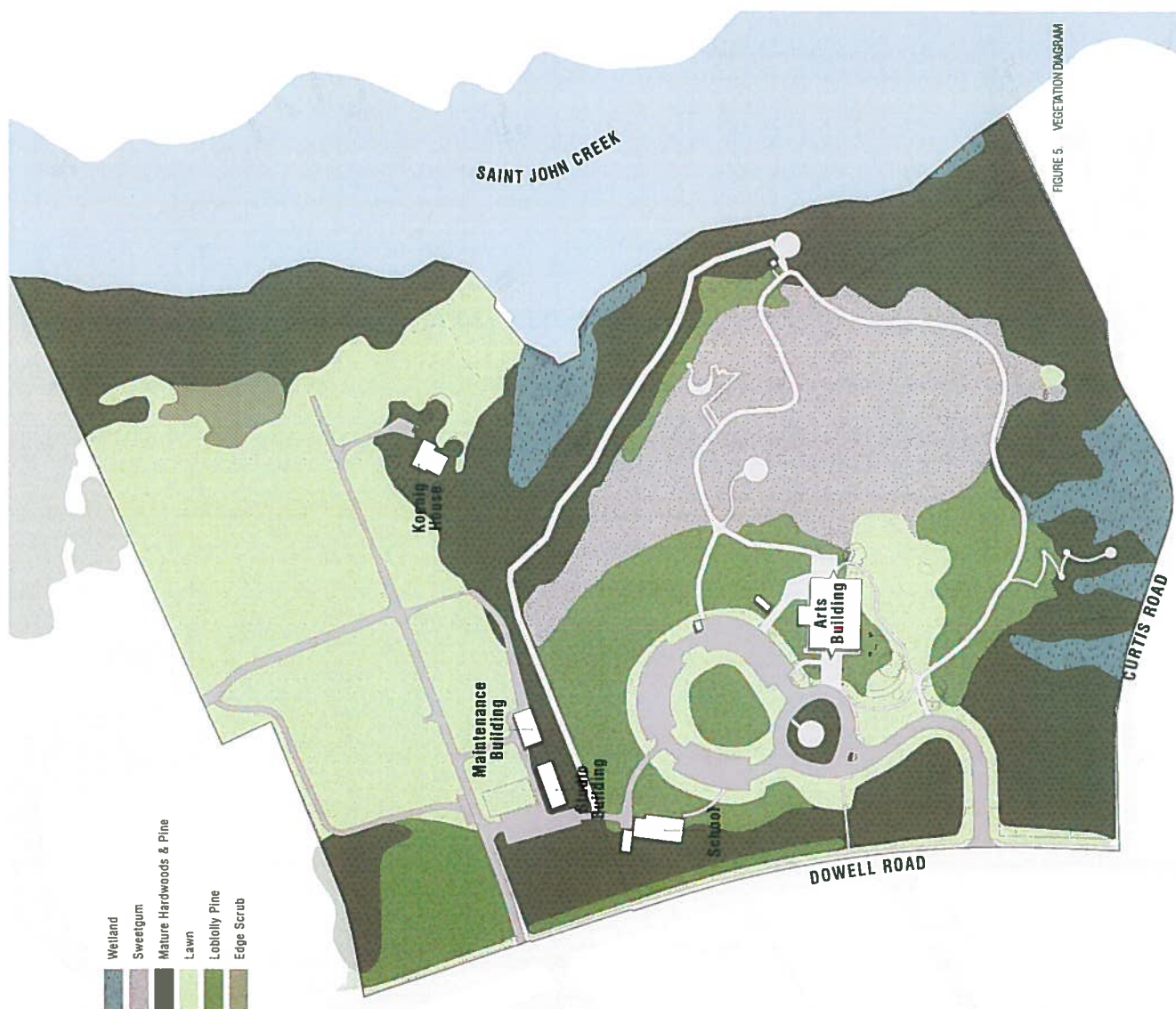


FIGURE 5. VEGETATION DIAGRAM

CIRCULATION

Pedestrian Circulation

The pathway system and “view hallways” are the framework upon which the garden is organized. This framework forms an internal structure which connects visitors both to the sculptural works of art and with the opportunity to wander through the existing pine forest. Enclosed by surrounding native vegetation, the pathways offer a variety of woodland experiences. Additionally, the pathways yield some exceptional views—whether long views into the ‘hallways’, or, in other places, views through the foliage toward the water.

The primary path is an 8’ wide asphalt pathway that forms a loop, starting and finishing at the Arts Building. In addition to being accessible to full sized vehicles and equipment, all pathways are fully compliant with Americans with Disabilities Act (ADA) standards for pedestrian access. This path functions as the preliminary pedestrian route and intersects with the smaller trails which link the garden rooms.



Pathway around the Arts Building

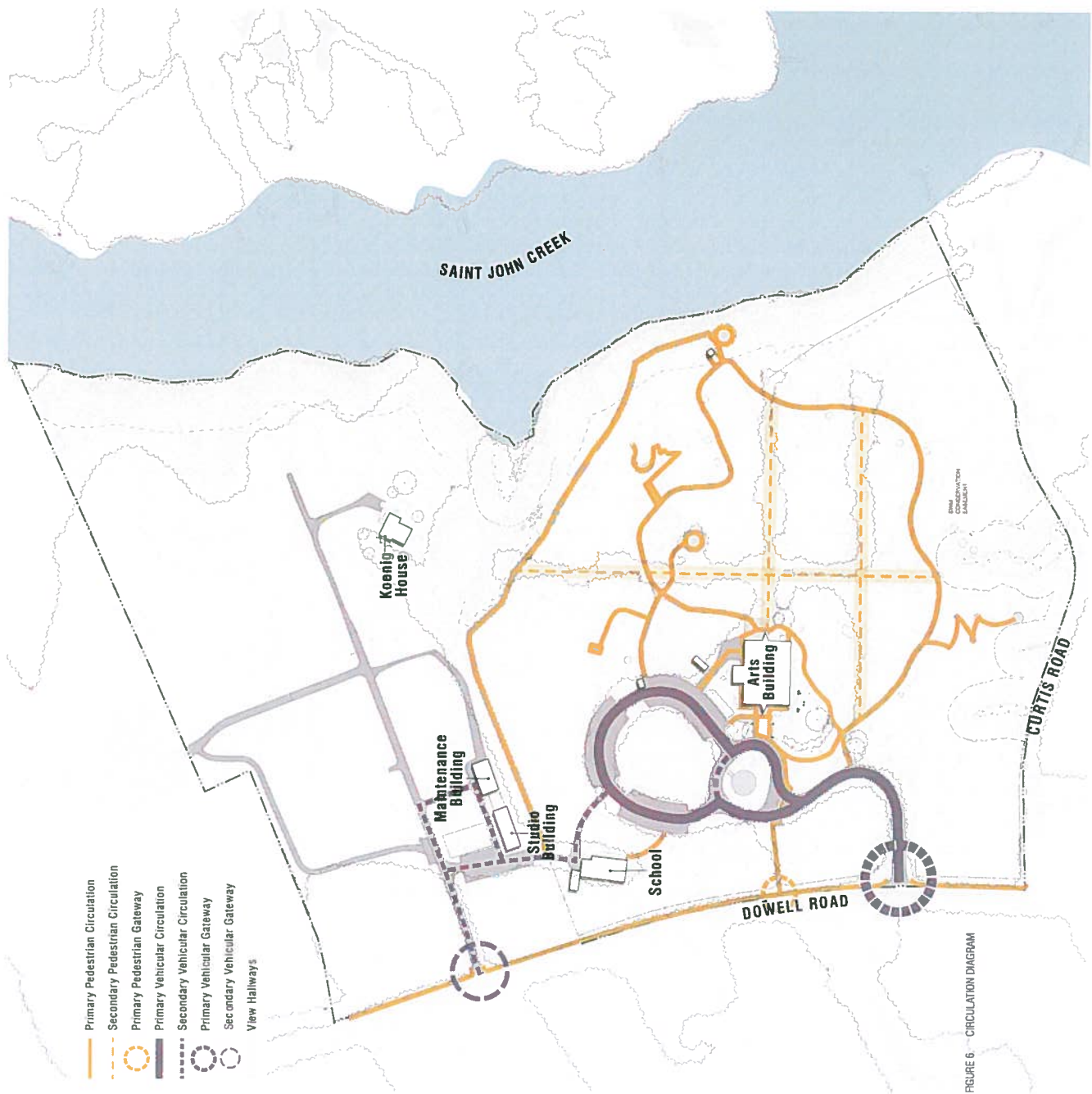


FIGURE 6 - CIRCULATION DIAGRAM



Pedestrian pathways throughout the garden grounds

Several secondary pathways intersect with the primary pathways to provide meandering trails linking the individual "sculpture rooms". Installed in 2021, a newer perimeter trail, called the Tree-mendous Trail, is situated on the northern edge of the property and follows the top of the slope to St. John Creek. The pathway connects the existing service road behind the Artists residence to the Creekside Overlook.

Vehicular Circulation

The primary vehicular entrance into the garden is accessed from Dowell Road at the southern end of the property. As the primary and formal entrance to the garden, it provides access to the Arts Building and associated parking loop. A western spur off the parking loop provides service access to the Studio School. An additional spur off that access road, toward the north, is a roadway that connects to the Koenig parcel. This access point is gated and primarily used by garden staff to access the Artist residence and Maintenance Barn. A gravel maintenance loop path is also in place to access the maintenance barn.

The Koenig parcel is accessed by a secondary entrance, north of the main garden entrance. This informal, gravel drive from Dowell Road is used for service access, to park cars during special events, and to access the Koenig House. A loop road, located in the central part of the parcel, provides a connection to the Solomons Town Center Park.



Existing roadway and parking

IN EVERY WALK
WITH NATURE,
ONE RECEIVES
FAR MORE THAN
HE SEEKS

John Muir

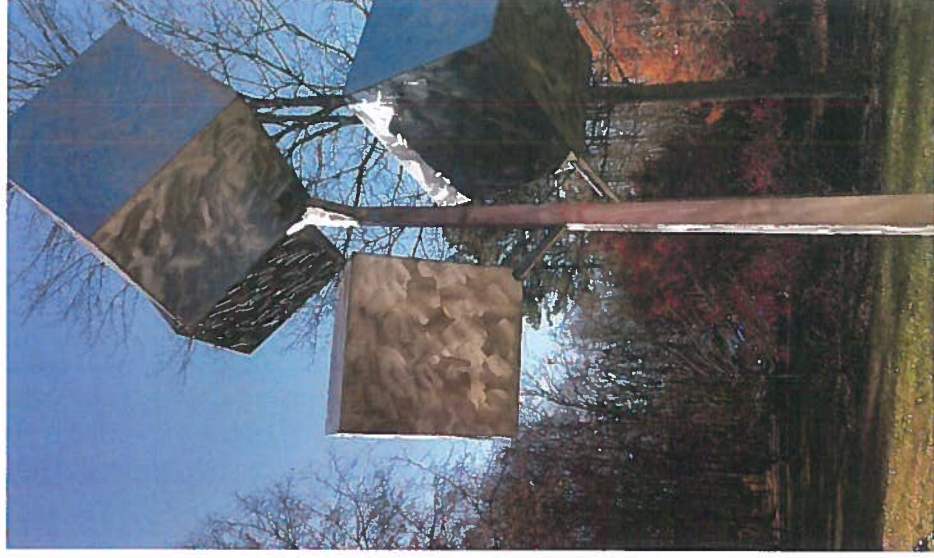
THE EXPANSION PLAN

CORE OBJECTIVES

The purpose of the Expansion Plan is to both refine previously-developed ideas and incorporate new thoughts as they evolved through the planning processes (described earlier). The design program, thus, was partly based on these objectives. The program that developed includes the following broad objectives:

- Incorporate 20-acre Koenig parcel seamlessly into the overall fabric of the existing 50-acre garden property;
- Develop landscapes/gardens that provide a variety of environmental education opportunities and garden styles;
- Harness the properties' water frontage to enhance the experiences of modern audiences;
- Build a waterfront welcome center with associated landscape gardens and amenities that provides a new welcome experience to the garden;
- Expand the fine arts facilities to accommodate programmatic deficiencies;
- Establish an expanded community garden area with a growing greenhouse;
- Develop a modest nature education center;
- Improve and expand the trail system and enhance the associated garden walk experience with native plantings;

- Provide for underserved staff needs (with respect to office and storage space);
- Increase parking capacity for festivals and special events;
- Expand and enhance the Fairy Lolly Children's Garden;
- Improve the garden entrance sequence, ticketing, and welcome experience;
- Relocate and enhance garden maintenance facilities and storage areas outside of the 'core' garden zone; and,
- Beautify sculpture settings to accentuate & enhance the art.



Cluster of Four Cubes (1992), by George Riekey



Fall foliage

These broad objectives define the Plan's overarching strategic goals. Inherent in those will be additional nuances which will be further elaborated in the body of this report and the Plan document. The design concepts and principles presented in this Plan form the basis for strategic investments and establish the basis for improvements, modernization, and enhancement. Each will require that funding be sought, and further design refinements be made. Furthermore, it will require additional engineering studies and the development of construction documents.

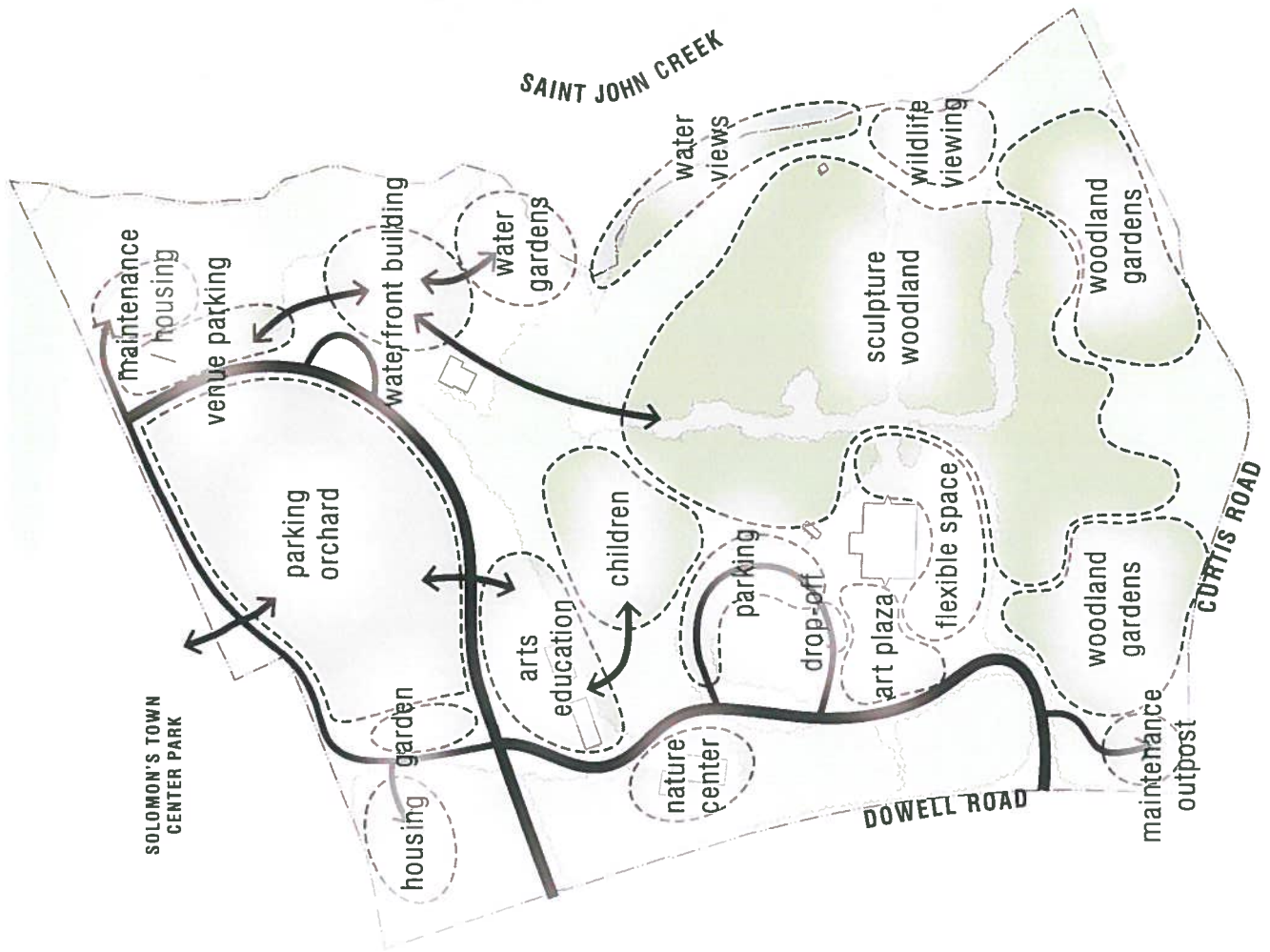
FRAMEWORK DIAGRAM

The Framework Diagram identifies areas, zones, or regions which present opportunities to either improve existing structures, facilities, and gardens or to create new ones. These areas were identified by Annmarie (when crafting the initial program) and further defined through feedback from various workshops, stakeholder comments, and the design team's application of those elements to the site after the site inventory and analysis phase. The diagram documents both existing elements, which will remain intact or be enhanced, as well as new elements that will be introduced to the site. The zones represent, loosely, the approximate areas where programmatic elements could occur and their relationships to one another. Linking all these spaces together are the predominant vehicular circulation routes and the major pedestrian connections.

THE EXPANSION PLAN VISION

The Expansion Plan Concepts

Over the course of the concept design period, the team explored and presented various ideas for each area of the garden based



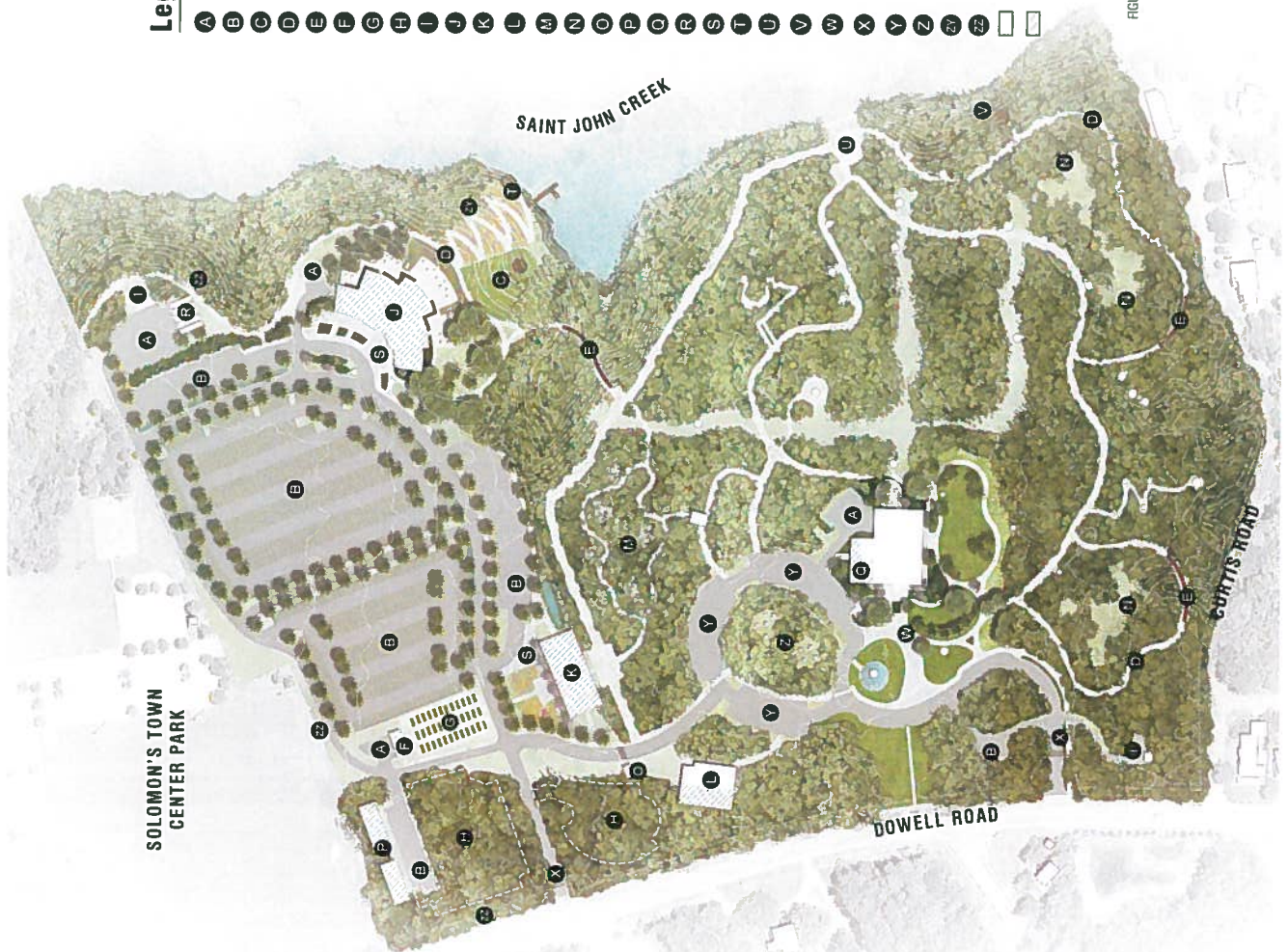
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FIGURE 7. FRAMEWORK DIAGRAM

Legend

- A Service Area
- B Parking Orchard
- C Amphitheater
- D Proposed Trail
- E Boardwalk
- F Greenhouse
- G Community Garden
- H Potential Parking
- I Maintenance Barn/Outpost
- J Waterfront Welcome Center
- K Studio School
- L Nature Center & Storage + Expansion
- M Fairy Lolly Nature Play Area
- N Woodland Gardens
- O Gatehouse
- P Residences
- Q Arts Building + Expansion
- R Shipping Containers
- S Entry Plaza
- T Water Access
- U Creekside Overlook
- V Wildlife Lookout/Outdoor Classroom
- W Arts Building Plaza
- X Entrance Feature/Gate with Cattle Grate
- Y Existing Parking
- Z Picnic Grove
- ZZ Terrace Garden
- ZZ New Perimeter Fence
- Existing Building
- Proposed Building/Addition



FIGURE 8. FINAL PLAN ILLUSTRATIVE



on programming needs that understood at that point in time. Some ideas demanded more exploration than others.

In February 2022, the design team presented the first preliminary plan to the Plan Committee and received feedback for revisions and modifications. This process continued in direct conversations (e-mails, virtual meetings, Committee presentations, etc.) with Anmarie representatives over the course of the next 12 months and the design evolved as Anmarie, in response, continued to refine its ideas. The early design concepts focused on generalized locations and associated design ideas (in the form of comparable imagery) for new facility development (predominantly the waterfront building); parking (which was a significant concern of the garden); improving key garden relationships; enhancing visitor services and overall garden operational logistics; and developing new garden opportunities with more distinguished 'gardens'. Refined concepts combined the ideas presented in preceding workshops with new, expanded, and/or evolving ideas identified by Anmarie staff and stakeholders.

Long-Range Expansion Plan

Based on feedback from the Anmarie board and the various stakeholders, the design team refined and compiled the individual preliminary design concepts for the various areas identified in the Opportunities diagram into an overall Plan. The design team added detail and refinement to the drawings in preparation for the final Plan.

The Plan puts forward an ambitious vision for the future development of Anmarie. Building upon the site's opportunities and following the guiding principles of sustainability, education, and accessibility, the Plan proposes major renovations to the northern entrance roadway off Dowell Road and to the parking lot; enhancements to the garden entry sequence from the parking lot into the garden; new building facilities; development of new gardens;

and renovations at various scales to existing gardens. These major enhancements will dramatically improve the garden's 'face' and begin its transition to a world class garden. Finally, modification of the current pedestrian circulation system is proposed to create more consistent pavement surfaces and barrier-free access to as many parts of Annmarie's gardens as possible. The over-arching design principles that drive the Plan are described below.

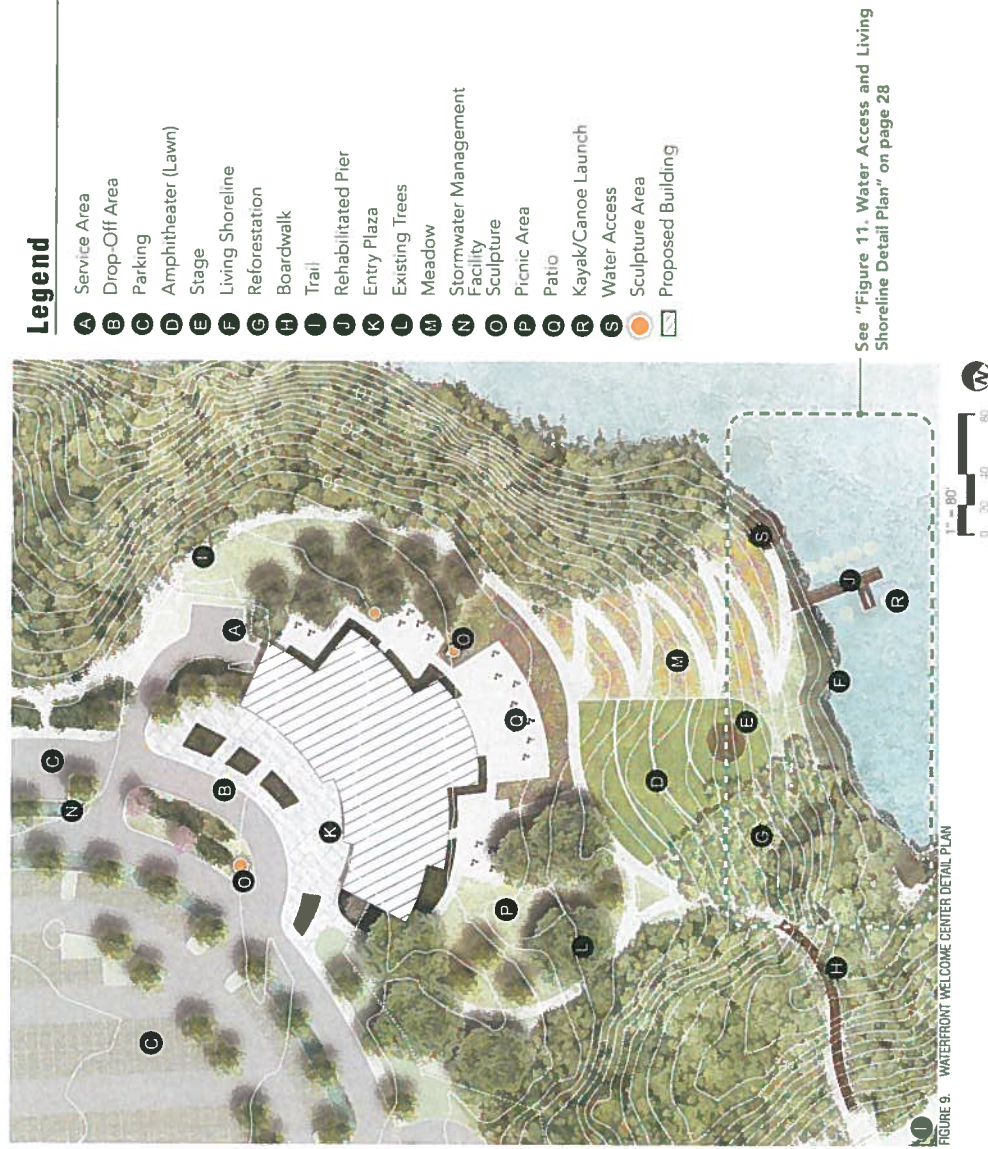
WATERFRONT WELCOME CENTER/ENVIRONS

The general location for the Waterfront Welcome Center, was an obvious choice to both the planning team and garden representatives. Its location provides unobstructed access to the water and associated views southeast down the center of St. John Creek. Its open site (with a lack of tree or forest cover) and position on top of the 'bluff'—outside of the Critical Areas buffer—made it an obvious location. The setting celebrates the full glory of the water while providing a stunning location for activities which clearly associate the garden with the water. The specific location of the building footprint is nuanced and was influenced predominately by the long-axis view southwest, the building program, and the desire to have the building connect on all sides to the landscape or gardens (the building was to 'bleed' into and connect with the adjacent landscapes—both natural and man-made).

The exterior environs to the new Welcome Center are envisioned to include:

Picnic Area – Capturing the space where the former Koenig house sits (the house is envisioned as being razed in its entirety) is a space enclosed by a grove of mature trees. The area immediately under the trees shall be simply planted with lawn and adorned with picnic tables.

Rear Patios – A series of various sized patios are proposed to capture the essence of the waterfront location and promote indoor/outdoor connectivity from the building to the landscape. Each patio will be specifically linked to associated indoor functions and is envisioned as having a different



Legend

- A Service Area
- B Drop-Off Area
- C Parking
- D Amphitheater (Lawn)
- E Stage
- F Living Shoreline
- G Reforestation
- H Boardwalk
- I Trail
- J Rehabilitated Pier
- K Entry Plaza
- L Existing Trees
- M Meadow
- N Stormwater Management Facility
- O Sculpture
- P Picnic Area
- Q Patio
- R Kayak/Canoe Launch
- S Water Access
- S Sculpture Area
- Proposed Building

and unique design approach to each. The central and main patio will be the largest and function as a space for outdoor activities, parties, and special events.

Service Area – The functional area is discreetly located to have limited visibility to guests on the northeast side of the building and will both service the building and offer space to stage catering operations.

Welcome Plaza/Drop-off – As the main entrance to the new Welcome Center, the entrance procession begins with a gracious vehicular drop-off loop flanked by a generous welcome plaza. The plaza is envisioned as simply treated with paving materials that are sympathetic to the building and adorned with at-grade, curbed planters that house a variety of sculpture and plantings.

Garden Entrance – The establishment of the new Welcome Center will serve as the new garden entrance and welcome all guests to the garden. Ticketing would happen in the Welcome Center and guests would be directed through the building and out the doors greeted with views down St. John Creek. Guests will then be directed to follow the pathway to the southwest to enter the garden. The transition into the garden will occur over an elevated boardwalk crossing a steep wooded ravine and tidal wetland below. Once in the garden, guests will connect to the existing woodland/sculpture trail and begin their journey.

Walking Trail – A perimeter walking trail is planned to connect the garden's core through the Waterfront Welcome Center environs to Solomons Town Center Park to the north. The trail in this section will predominately follow the edge of the steep slope west of St. John Creek

Building Program

The Waterfront Welcome Center building will serve two main programmatic functions: welcoming visitors to the Anmarie Sculpture Garden and hosting events and programs. The design team worked with the Anmarie Sculpture Garden staff to develop the building program based on current needs and



Renderings of the Waterfront Welcome Center Entry (Created by GWWO Architects)

desired goals. The building program is broken down into three categories: public and retail spaces, event and meeting spaces, and office and support spaces. The arrangement of these categories provides the basis for the zoning of the building, with the most public facing spaces (the lobby, gallery, and gift shop) at the front of the building, and the private staff and support spaces at the opposite side of the building, with the major event spaces between. This conceptual design is a programmatic and architectural design vision for the Waterfront Welcome Center that provides a foundation and a roadmap for a continuing design process. Future design phases will continue to tailor the characteristics of the spaces to the programmatic and operational needs of the Welcome Center.

The lobby, gallery, and gift shop are the main public visitor spaces. The gift shop will provide expanded retail space to highlight local and regional crafts and products. The building program includes a large multipurpose, flexible event/meeting space with a capacity of up to 200 people for a seated event, and the potential to open to the gallery for a larger event. Two smaller flexible gathering spaces can be used as classrooms, meeting spaces, or event rooms in support of the larger gathering space for conferences and other multi-space events, with combined capacity to host another 40 to 50 visitors. All the event and gathering spaces have access to adjacent outdoor space, expanding the capacity and programming opportunities further, which is ideal for conferences, meetings, weddings, and other events. Support spaces for the event and gathering spaces include storage and catering needs.

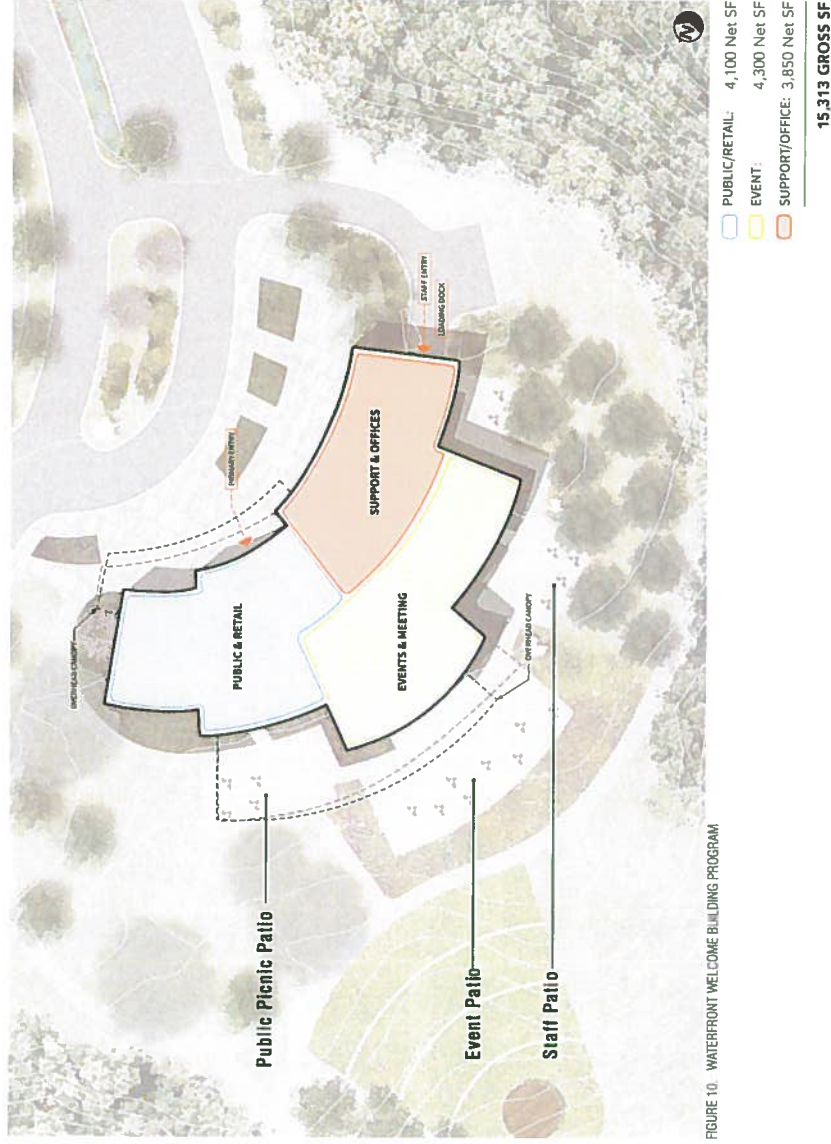
Detailed programming conversations will be necessary in the next phases of design to provide a deeper understanding of Annmariie's space needs and individual room requirements, including which staff departments will be relocated to this building.

Waterfront Building				
CATEGORY	SPACE	PROPOSED SIZE (NET SF)	PROPOSED SIZE (GROSS SF)	COMMENTS
Public & Retail	Welcome/Lobby/Exhibits	700	4,100	Assumes the existing gift shop moves from the existing art's exhibit building, allowing for additional space in the existing art's exhibit building. Combines Gift Shop with Gallery Spaces
	Info Desk	100		
	Ticketing	150		
	Gift Shop	2,500		
	Retail Storage	400		
Events	Retail/Cash Office	250	4,300	200 people at tables 2 breakout spaces at 450 SF each
	Event/Conference Space	3,400		
	Breakout/Meeting Rooms	900		
	Coat Room	100		
Support & Offices	Restrooms	600	3,850	4,813
	Catering Kitchen	300		
	Tables and Chair Storage	800		
	General Building Storage	350		
	Sprinkler/Utilities	100		
	AV/IT	100		
	Electrical/Mechanical	800		
	Offices (2)	200		
	Open office/workstations	300		
	Office support	200		
		TOTAL NET SF	12,250	GENERAL NOTES: This is a limited program list based on the current understanding of the needs. Net SF is the difference between the walls. Gross SF accounts for walls and circulation to give a total building area. SF = square feet.
		TOTAL WATERFRONT BUILDING GROSS SF (+25%)	15,313	

Building Design

Inspired by the surrounding landscape and topography, the building is nestled into the tree line along the ridge, presenting a beautifully proportioned series of layered volumes intended to form a natural partnership with the breathtaking surroundings. Evocative of wind filling the sails on a sailboat, the building's soft curves and gently progressing forms greet visitors with a glimpse of the waterfront through the building even as they approach the Center. Upon entrance to the Welcome Center, the view to the creek beckons visitors, presenting an intuitive path to their ultimate destination as they continue their visit to the garden. Major public and event spaces showcase the sweeping views of the landscape, creek, and woods through a gradual opening of the building volumes—both horizontally and vertically. Outdoor patios and gardens extend the interior space to the exterior, further connecting visitors and guests to opportunities to engage with the outdoor amenities. The programmatic spaces and public areas within the building are carefully zoned and organized in a logical, visitor-centric layout that continually displays options to the visitor and provides a clear understanding of where to go.

Natural materials, such as weathered wood and stone, harmonize with the natural surroundings. Metal canopies and roofing highlight the layering of the building volumes and complement the many sculptures throughout the gardens. Low sloping roofs form a modest building volume compatible with the scale of the surrounding tree line and create a potential opportunity for roof-mounted solar panels. Canopies at the rear of the building provide shading for the southern-facing glass and protect the outdoor gathering spaces.

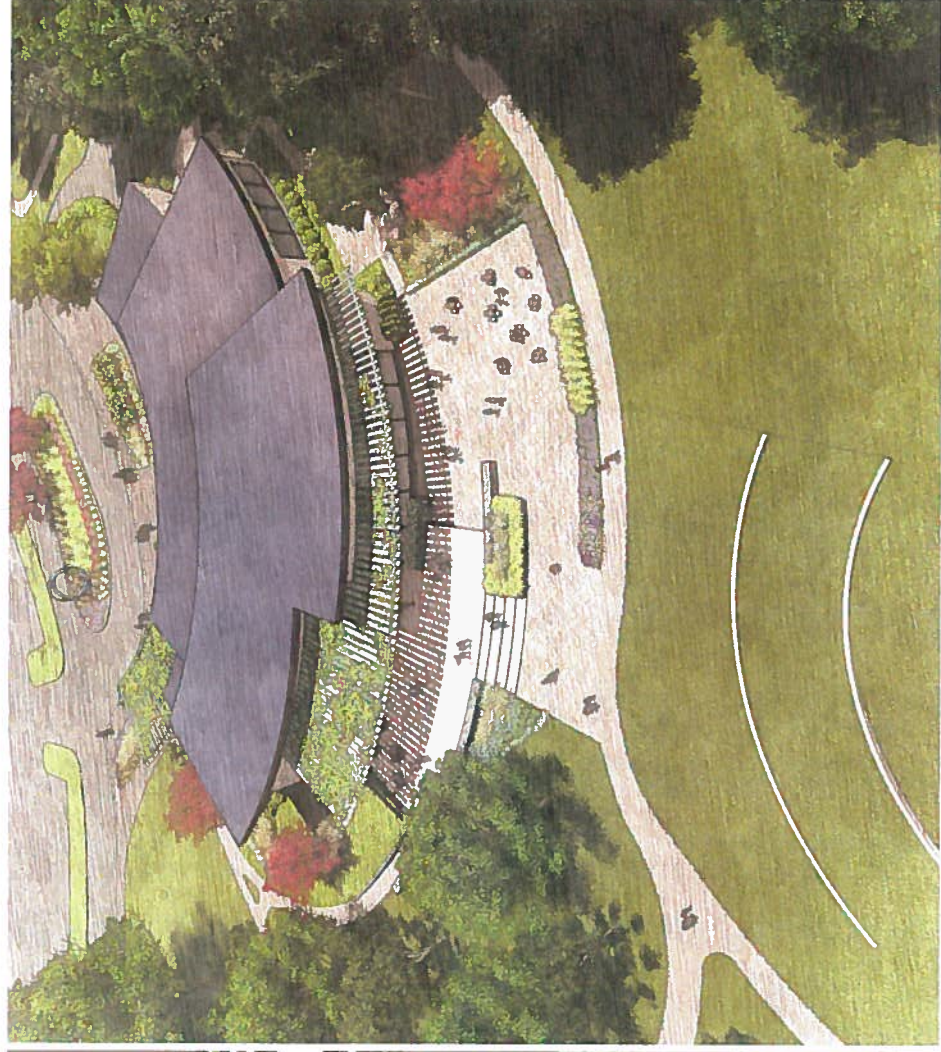




Rendering of the Waterfront Welcome Center (Created by GWWO Architects)



Rendering of the Waterfront Welcome Center Interior (Created by GWWO Architects)



Rendering of the Waterfront Welcome Center Garden and Amphitheater (Created by GWWO Architects)

AMPHITHEATER/GARDEN

The zone between the south façade (beyond the patios) of the new Waterfront Welcome Center and the edge of St. John Creek will focus on providing activity spaces and gardens that capitalize on the adjacency to and of views of the Creek. There will be multiple amenities, aside from the patios and gathering spaces described above, that provide either immediate access to the water, water views, or spaces that bring water into the experience. Those include:

Amphitheater – A new amphitheater is proposed on the southern slope and small natural 'bowl' behind the Welcome Center to accommodate special events, concerts, and lectures. With an open and direct view down St. John Creek, the location will provide a stunning setting. The amphitheater is envisioned to accommodate approximately 150 people. With an open performance area, proper electric infrastructure and lighting should be provided to accommodate a variety of performance types.

Meadow/Terrace Gardens – The main slope to the south of the Waterfront Welcome Center facing St. John Creek is envisioned as being developed either as a pollinator meadow or into a series of waterfront terrace gardens that feature an accessible pathway that zig-zags down the hillside, providing ADA access to various levels of the amphitheater. The specific program for that space is still to be determined and should be discussed further as the development of the waterfront side evolves. Project costs and maintenance (horticultural) capabilities of the garden staff will play a role in its development as will restrictions associated with the Critical Areas regulations.



FIGURE 11. WATER ACCESS AND LIVING SHORELINE DETAIL PLAN

LIVING SHORELINE/WATER ACCESS

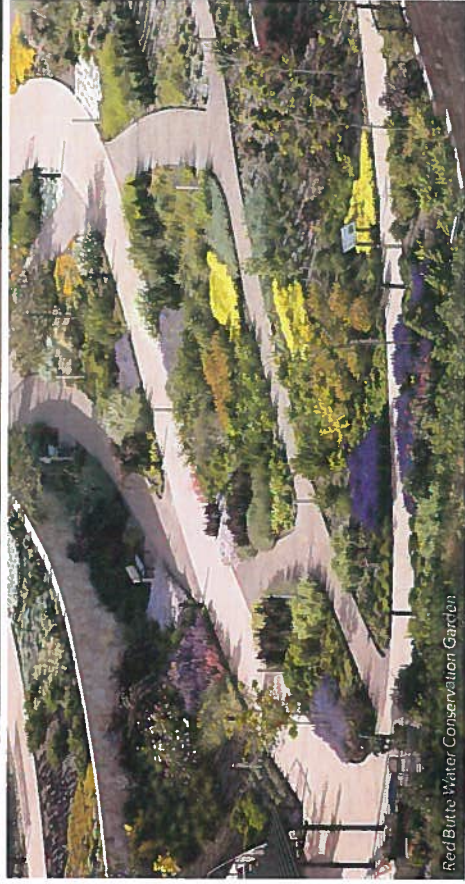
The existing shoreline at the base of the south-facing slope is envisioned to be restored into a living shoreline. The living shoreline restoration may extend both west and east, as necessary, to improved edge conditions. The existing bulkhead would be removed with the existing pier restored and improved to accommodate small groups of school children and a kayak launch. Additionally, a small viewing/seating patio is envisioned at the water's edge to provide an additional private seating area adjacent to the water. The design of this small, private space will ultimately be driven by the design preference for the meadow/terrace gardens.

Legend

D	Amphitheater (Lawn)	J	Rehabilitated Pier
E	Stage	K	Terrace Gardens
F	Living Shoreline	L	Existing Forest
G	Reforestation	M	Kayak/Canoe Launch
H	Boardwalk	N	Water Access
I	Trail		Proposed Building



Chicago Botanic Garden



Red Butte Water Conservation Garden

Examples of meadows and terrace gardens



Example of a Living Shoreline

PARKING GARDEN/ORCHARD

Parking at Anmarrie deserves special attention. The predominant source of revenue for the garden is driven by seasonal events and festivals, such as Garden in Lights and Artsfest. Those events draw large crowds which require the ability for Anmarrie to park more than 1,000 cars (according to the Fall 2023 Anmarrie Garden car count). Therefore, to accommodate these pressures, the planning process strove to find opportunities to maximize parking opportunities while realizing other programmatic demands for land, all while accounting for limitations of the Critical Areas development regulations and providing adequate areas for stormwater management. These requirements, coupled with the desire to provide a parking 'garden' aesthetic that evokes the feeling of an orchard, demanded additional space. Thus, the solution proposed in the plan calls for a parking 'orchard' that will be sensitively designed to provide as much permeable paving as possible (permeable pavement drive isles with reinforced turf parking stalls/bays, see Figure 13) that supports stormwater management in the form of shallow vegetated swales, and to be planted to resemble an orchard. The parking lot shown in the Plan will accommodate approximately +/- 670 cars (final engineering and storm water requirements may impact this number) with a potential to accommodate an additional +/- 182 cars (if forest areas were cleared).

In conclusion, it was clear that spatial constraints and programmatic requirements in this plan do not afford Anmarrie with the opportunity to provide for a 1,000+ car parking facilities on-site. Therefore, as part of the parking solution for special events, additional parking arrangements will need to be further examined as it was not part of this planning process to examine those in detail. This plan suggests exploring opportunities to acquire additional property along Dowell Road and/or the establishment of a shared parking arrangement with Solomons Town Center where shuttle buses can transport guests to and from the Garden. Either could be an effective solution for resolving parking demands for special events without requiring expansive parking facilities.



Legend

- | | | | |
|---------------------------|------------------------|---|--------------------------|
| A Parking Orchard | E Drop-Off | I Stormwater Management Facility | Proposed Building |
| B Greenhouse | F Entry Plaza | J Shipping Containers | |
| C Community Garden | G Studio School | K Service Areas | |
| D Welcome Gardens | H Sculpture | S Sculpture Area | |

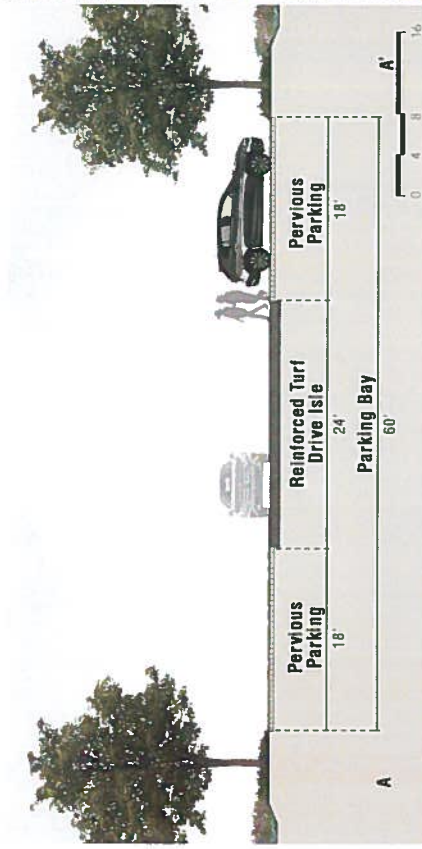
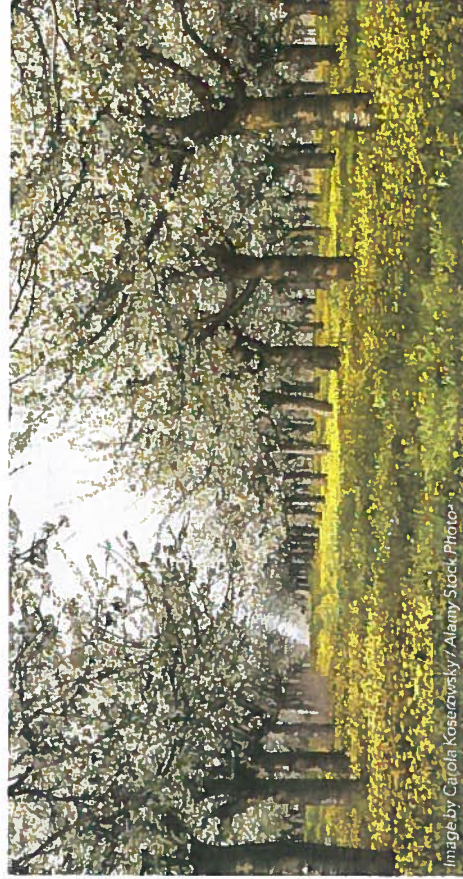


FIGURE 13 TYPICAL GREEN PARKING LOT SECTION

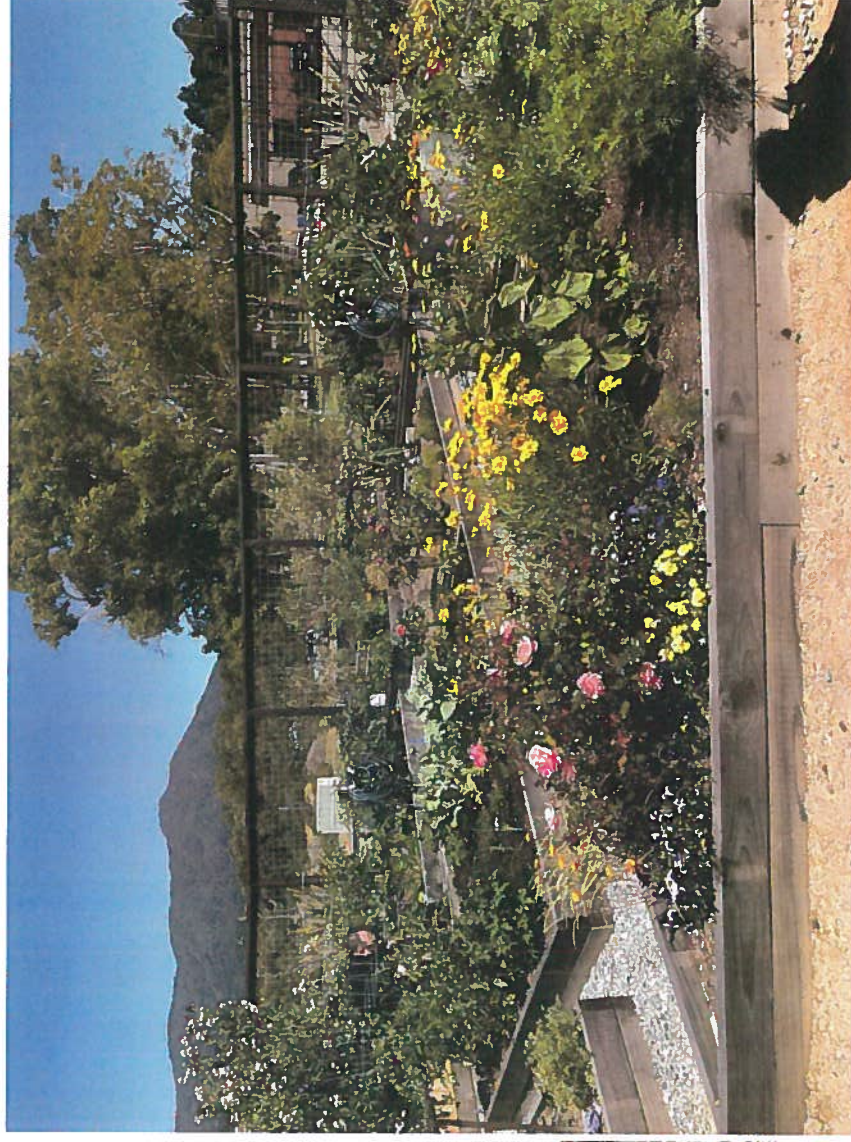


COMMUNITY GARDEN

An expanded community garden with additional amenities is envisioned to be located at the north and on centerline access with the proposed Studio School. This garden is envisioned to be fenced in and feature a variety of types of raised beds. A new growing greenhouse will anchor the northern end of the garden. Ample room has been provided to the north of the greenhouse for operational activities (such as bulk storage for compost, pots, soil materials, etc.) and a small access yard for maintenance vehicles. Should Anmarie choose not to expand the community garden, the adjacent parking orchard can be expanded west into this area and could accommodate +/- 32 additional cars.



Redondo Beach Community Gardens



Legend

A Artist Residences	E Community Garden	I Entry Plaza	M Fence
B Parking	F Parking Orchard	J Studio School	N Existing Forest
C Potential Parking	G Welcome Gardens	K Patio	O Ticketing Booth
D Greenhouse	H Drop-Off	L Trail	P Proposed Building

ARTIST AND CARETAKER RESIDENCES

A new artists' and caretaker residence is envisioned being developed in the northeast corner of the property to provide for the expanded artist-in-residence program and replace the current residences that will be displaced when the new Studio School building and Waterfront Welcome Center are constructed. The artists' residence is envisioned as being approximately +/-850 square feet with four small bedrooms and shared common spaces. There is flexibility in the plan for the size of that building to be expanded if future conditions warrant. The caretaker's residence, located immediately adjacent to the artists' residence, is envisioned as +/-1,200 square feet.

STUDIO SCHOOL BUILDING/ENVIRONS

As part of its arts and culture education programs art classes, Annmarie offers nature workshops, summer camps, and more. To meet the growing and projected needs of Annmarie's year-round offerings of classes and workshops for kids, families, teens, and adults, a new Studio School building is proposed. This new building would replace the current Studio School and consolidate a variety of activities that currently happen across multiple existing buildings on campus. The new building is currently envisioned as +/- 12,219 square feet. The preliminary program is outlined in the table on the next page. Further and more detailed programmatic study will be needed at the time of building design and construction to verify the assumptions made, as it was not the objective of this plan to investigate deeply into the specific spatial programming for this building.

The new building will be located generally where the existing Artists Residence/Clay Studio and Maintenance Barn reside. Ultimately, both existing buildings will be razed with the Maintenance Barn and associated activities relocated to the northeastern corner of the property (see details in the next section). However, an interim solution to accommodate the growing needs of the pottery school is to relocate pottery studio activities into the Maintenance Barn as part of the phased implementation of the Plan. Ultimately, however, the new Studio School will be positioned immediately adjacent to the existing tree line and will have direct access to the Fairy Lolly Garden to the south as well as the new Community Garden to the north. Bridging the space between the building and Community Garden will be a new garden forecourt whose theme and precise form will be established during a more detailed planning effort. The building will have a parking lot to the east and an associated stormwater management facility.

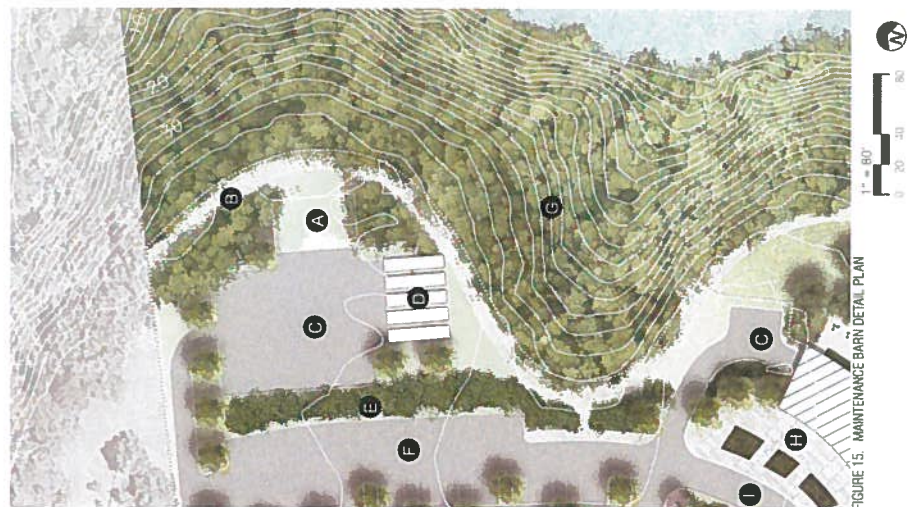


FIGURE 14 STUDIO SCHOOL DETAIL PLAN

Staff Residence/Duplex					Education and Studio Arts Building/Complex					
CATEGORY	SPACE	PROPOSED SIZE (NET SF)	PROPOSED SIZE (GROSS SF)	COMMENTS	CATEGORY	SPACE	PROPOSED SIZE (NET SF)	PROPOSED SIZE (GROSS SF)	COMMENTS	
Artists	Four bedrooms	500	850		Education	Nature Center Exhibit	600	6,650	Assumes building entry is part of this space	
	Shared open space/kitchen	250				Permanent Display	600			
	Bathroom	100				Classroom (Arts/Dry)	850			
Caretaker	Two bed	250	1,200			Lab Classroom (Nature/Wet)	800			Based on roughly double the existing ceramics building total area. Could be broken up into two studios.
	Living	400				Ceramics Studio(s)	3,800			
	Kitchen	150			Support	Kiln Room	200	3,125	This storage would be distributed between the Classrooms and Ceramics Studio(s). Each room could have its own dedicated storage or they could have shared storage spaces.	
	Storage/Hall	300				Shared Education Storage	500			
	Bathroom	100				Education Staff Office/Workspace	200			
GENERAL NOTES: This is a estimated program list based on the current understanding of the needs. Net SF is the area between the walls. Gross SF accounts for walls and circulation to give a total building area. SF = square feet.					Restrooms (4-5)	250				
					Classrooms	1,000				
					Exterior bathrooms	75				
					Bldg. Support - MEP/AVT/IT	900				
					TOTAL NET SF				9,775	GENERAL NOTES: This is a estimated program list based on the current understanding of the needs. Net SF is the area between the walls. Gross SF accounts for walls and circulation to give a total building area.
TOTAL ADMIN GROSS SF (+25%)				12,219	TOTAL ARTS & NATURE EDUCATION GROSS SF (+25%)	12,219				

Legend

- A Maintenance Barn
- B Trail
- C Service Area
- D Shipping Containers
- E Landscape Buffer/Berm
- F Parking
- G Existing Forest
- H Entry Plaza
- I Drop-Off
-  Proposed Building



MAINTENANCE BARN AND FACILITIES

The current location of the Maintenance Barn and associated facilities is in 'prime real estate' and would be better positioned in another location in the garden. Thus, the current and expanded operations are planned for relocation to the northeast corner in the plan. A new pole barn or similar structure will be built. Existing shipping containers will be relocated and a new and expanded maintenance yard/service area will be established. The current maintenance barn will remain as an interim solution to accommodate the pottery studio, as noted above. The facility will be accessed by both the new central access road that will be developed to reach the new Waterfront Welcome Center as well as a separate service drive located to the north, along the property line of the new parking field. Electric utilities will need to be provided to the site and it is assumed that septic system or composting toilets and a well will service the limited needs of this building.

Maintenance Building					COMMENTS
CATEGORY	SPACE	PROPOSED SIZE (NET SF)		PROPOSED SIZE (GROSS SF)	
Workspaces	Tool	200			
	Equipment repair	800		1,000	
	Misc.	800			
Storage	Equipment repair	150		1,250	
	Kitchenette/Break Room	300			
	Locker room	100			
Support	Office	400		700	
	Kitchenette/Break Room	200			
		TOTAL NET SF		2,950	
		TOTAL ADMIN GROSS SF (+25%)		3,688	

GENERAL NOTES:

This is an estimated program list based on the current understanding of the needs.

Net SF is the area between the walls. Gross SF accounts for walls and circulation to give a total building area.

SF = square feet

ARTS BUILDING OFFICE EXPANSION/ENVIRONS

As Anmarrie has grown, the intended uses for the original Arts Building have evolved, as evidenced by the modifications that have been made, internally, to the building over the years. Currently the building is cramped and over-crowded with staff office space, the executive Director's office (now located in a storage room), a nature area in the main display room, along with other adapted, new, and expanded uses. The Plan calls for some of those uses to be relocated into other existing or planned new buildings. To accommodate the most pressing staffing needs, will require entirely new staff workspaces. The Arts building is envisioned to be expanded by approximately 4,800 square feet to the north to allow for this additional office space.

It should be noted that this building was not investigated/assessed architecturally as part of this Plan. A more detailed assessment of the building, its expansion/addition capacities and programmatic needs should be further examined once the garden decides to consider an addition/renovations to this building.

The exterior environs of the Arts Building are envisioned to have some additional landscape upgrades, including:

Improved Entrance Plaza – The entire western 'front' of the Arts Building is envisioned to be reconfigured into more of a pedestrian plaza. The existing drop-off roadway will be 'merged' into the plaza; however, it will still be capable of accommodating vehicles during special events. The plaza (as illustrated on the plan) is conceptual and a deeper consideration for its final design must be undertaken. Care should be given to accommodate special events, tents, and vendor activities.

Enhanced Rear Patio – The east side of the Arts Building (facing the garden) is envisioned to have its pedestrian amenities more substantially enhanced and could include

Legend

- A** Entry Plaza
- B** Existing Tree
- C** Pedestrian Plaza
- D** Lawn
- E** Water Feature
- F** Service Area
- G** Patio/Outdoor Event Space
- H** Planting Bed
- I** Rocking Chairs
- J** Stormwater Management Facility
- K** Meadow
- L** Loading/Drop-Off/Food Truck
- M** Parking
- N** Existing Forest
- O** Picnic Area
- P** Event Trailer Parking
- Q** Gate and Cattle Guard
- R** Roll-Off Dumpster
-  Sculpture Area
-  Proposed Building



FIGURE 16 ARTS CENTER DETAIL PLAN

Arts Building					COMMENTS
CATEGORY	SPACE	PROPOSED SIZE (NET SF)	PROPOSED SIZE (GROSS SF)		
Workspaces	Directors Office	200			
	Private offices (2)	240	1,640		
	Open office/hoteling space	1,200		14-16 desks	
Shared	Collaboration space/Conference	400		25 person space	
	Mothers' Room	80	930		
	Kitchenette/Break Room	300		Can double as resource storage/library	
	Volunteers' Room	150		Based on +/- 12 users. Verify # of users at any given time	
Support	Restrooms (2 single)	100			
	Bldg. Support - MEP/AVT/IT	600	1,275		
	Exterior bathrooms	75			
	General/Admin Storage	500			
		TOTAL NET SF	3,845	GENERAL NOTES: This is a estimated program list based on the current understanding of the needs. Net SF is the area between the walls. Gross SF accounts for walls and circulation to give a total building area. SF = square feet.	
		TOTAL ADMIN GROSS SF (+25%)	4,806		

a larger patio space for gatherings and activities—such as yoga, a water feature, direct access to garden pathways, and enhanced garden areas.

Enhanced Gardens – The area to the south of the Arts Building is envisioned as being more formally developed into a series of gardens flanking a central lawn, all of which will be encapsulated by a perimeter walkway. The lawn will be a central, flexible area for festivals so designing for maximum flexibility and open spaces that can accommodate tents and vendors will be a priority.

Service Access Corridor – A 14-foot wide access corridor is envisioned as being located immediately south of the southern-most pathway and existing forest edge. The corridor is reserved for service access for sculpture that is currently located in the adjacent wooded area to the east.

Enlarged Service Area – The current service area has been deemed too small to suit the building's needs. As part of the addition, the service area should be enlarged.

FAIRY LOLLY NATURE PLAY AREA

The enhanced Fairy Lolly Nature Play Area is envisioned to encourage children and their families to engage in imaginative play and creativity. The magical garden is inspired by and is envisioned to be designed from the perspective of a fairy speaking to a child. A central main pathway is envisioned to traverse through the pine trunks, leading from one magical experience to another. The garden would be kept vibrant with seasonal plantings, decorations, and surprises that inspire a magical realm in which children can learn about the natural environment and plants.

Design inspiration and features are envisioned to harken to those fairy-tale settings that evoke a magical landscape inspired both by nature as well as those environments reminiscent of the Shire in the Lord of the Rings books and films, or as presented in Cleveland Botanical Garden's Hershey Children's Garden (in Ohio) or in Winterthur Museum, Garden, and Library's Enchanted Woods (in Delaware). The new garden will supplant the existing garden and be professionally-designed in a comprehensive manner.

Legend

- A** Fairy Lolly Nature Play Area
- B** Patio/Outdoor Event Space
- C** Existing Forest
- D** Picnic Area
- E** Boardwalk
- F** Stormwater Management Facility
- G** Parking
- H** Entry Plaza
- I** Fence
- J** Sculpture Area
- K** Proposed Building



FIGURE 17 FAIRY LOLLY NATURE PLAY AREA DETAIL PLAN



Hobbit House, image from The World Travel Guy



Morton Arboretum Children's Garden



Neanderthal Museum's Neander Park



Morton Arboretum Children's Garden

Existing



Proposed



SCULPTURE WALKWAY ENHANCEMENTS

One of the stated objectives of the Plan is to increase the number and quality of Anmarie's gardens. As the Sculpture Walkway is the primary 'garden', this linear element is poised for accent plantings to transform it more into a garden walk than a walk in the woods. The walkway is predominantly located in a pine forest with little or no understory plantings. While magical in its own right, the level of ornamental plantings that one would associate with a 'garden' are not present. The plan envisions this walkway to be richly planted along its edges. Additionally, settings for many of the sculptures do not serve to enhance the magnificence of each piece. Simple, supplementary plantings around each piece would enhance the impact as they do not have a proper 'placemat' setting to adequately differentiate them from the adjacent pine trunks. The plan envisions this entire linear element to be enhanced with plantings. Two approaches are recommended:

Sculpture Setting – each sculpture, depending on the aesthetic of the piece, is envisioned as having both a placement setting (low groundcover plantings surrounding the foundation) and a foil backdrop (low to medium level shrubs). In both cases, the planting should be *en masse*, with one or two species. The selection of each plant should be simple (low ornamental characteristics) and minimal in visual impact to allow for the sculpture to assume the highest visual impact.

Linear Walkway – the entire walkway perimeter should be viewed as one continuous garden planting zone. The width should vary from two to five feet and be driven by its relationship to each sculpture and/or its approach, the adjacent density of pine trees, and the variation of curves in the walkway itself. Plantings should be *en masse* and utilize a combination of low, ornamental grasses, groundcovers, and low perennials supplemented with intense ephemeral bulb displays to attract early spring guests.

Plantings for either of these areas (which together constitute one overall garden) should not happen piecemeal and it is recommended that an overall Sculpture Walk planting master plan be developed by a landscape architect. Once in place, plantings can be phased in over time as funds permit, with the most important elements—the sculpture—planted first.

WOODLAND GARDENS/WALKWAYS

Two new garden walkways/areas are envisioned in the wooded area on the southern edge of the property. Envisioned as 'loops' off the main walkway, the new walkways will circulate through the woods and provide additional areas for new gardens, garden plantings, and sculpture. The southeastern loop is envisioned as an azalea walk, planted with evergreen azaleas that would bloom from mid-April to mid-June. The azaleas are envisioned as Glenn Dale Hybrids, which are well-represented currently at Anmarie Garden. These collections should be expanded to a degree that they become a seasonal draw.

The second walkway loop is more extensive and would not only create a garden walkway but lead from one garden room to another. This area would contain a series of gardens in varying styles and planting typologies. Some existing trees would need to be removed to create more open rooms. A detailed design vision created by a landscape architect would need to be further developed for the entire area.



Image Source: wifemothergardener.blogspot.com



FIGURE 18. SCULPTURE GARDEN AND WOODLAND GARDEN ENHANCEMENTS

NATURE CENTER/STORAGE

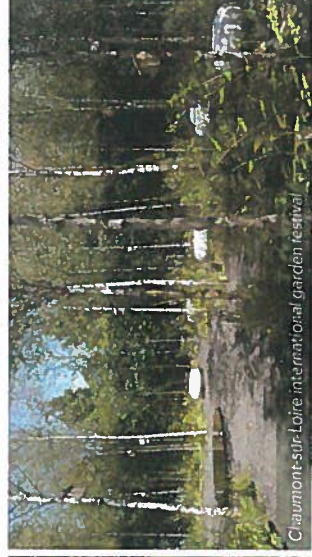
The Nature Center/Storage building is envisioned, long-term, as transitioning into the Nature Center with a +/- 2,000 square foot addition. The current Nature Center activities are accommodated in the Arts Building. Annmarie has expressed a desire for expanded offerings, which suggests that a dedicated space for the Nature Center should be created. A small, adjacent outdoor work area should be considered as part of this effort. However, prior to this transition, the current building should be assessed for the adequacy for such activities.

During the planning process, garden staff noted that the building has moisture issues and, in some places, mold. Additionally, the garden also expressed a desire for additional storage and that this building location would be an appropriate location on campus for some of its storage needs.

It should be noted that this building was not investigated or assessed architecturally as part of this plan. A more detailed assessment of the building, its expansion/addition capacities, and its programmatic needs should be further examined once Annmarie decides to consider an addition for this building.

ENHANCED WATER EDGE ACCESS/VIEWS

The pathways that run parallel to St. John Creek along the ridge could benefit from some enhanced views to the water. Critical Areas regulations limit activities that can happen in this zone, as most of this area lies within the 100-foot buffer. However, opening views to the water with some limited tree pruning and limbing in key spots would be the best option to capture the waterside essence. Additionally, a new wildlife viewing area is proposed along the creek with the development of woodland gardens east.



Phasing

The Expansion Plan is designed to be a flexible blueprint for improvement and growth to Annmarie over time, as funding becomes available. It is important to remember that this document creates a coherent framework that guides and facilitates decision-making for the physical improvement over years to come. And, as a physical plan, it establishes principles that Annmarie can follow regarding its physical development.

Prioritizing and phasing the design and construction of the Expansion Plan are the natural next steps for implementation (again, as funding becomes available). As with any physical development, certain elements would need to be constructed in sequence, while others exhibit greater flexibility in terms of their phasing. Likewise, phases can be expanded as the necessary funds become available. Thus, implementation of the Plan is flexible and adaptable by design and its strategies anticipate growth and locate space for future programs and operations. Implementation and prioritization of the various elements in the plan must be driven by Annmarie's strategic and financial plan.

The Phasing Exhibit provides a guide as to how the overall Expansion Plan can be phased from a project perspective—areas may be identified as 'one project', however, there could be several smaller projects that comprise an individual phase. Over time, Annmarie may decide, due to circumstances unanticipated at this time, that implementation and/or priority areas need to be reevaluated—whether expanded or contracted. Many of the recommendations can be phased over time or initiated as standalone projects. The order for which they may be implemented, for the most part, is flexible and able to respond to opportunities as they evolve over the years (for instance, related to funding, changes to the strategic plan, etc.). In other instances, stages will need to lead up to a particular phase. Thus, while the Plan provides the physical framework and a recommended phasing schedule, Annmarie will need to determine the best way to fill in the details of implementation as it grows and its situation (i.e., immediate needs and priorities) evolve.



CLOSING

A physical Expansion Plan is not an exact blueprint; rather, it is a roadmap for change. Accounting for unanticipated factors and opportunities which might present themselves to Annmarie during the life of this document, which will likely continue for the next 20-25 years, the Expansion Plan is flexible. The Plan suggests new facilities, enhances existing facilities, improves upon and adds new gardens, and enhances educational and cultural opportunities throughout the site.

The Plan proposes projects that range from very small improvements that could be made by Annmarie staff, to major capital efforts requiring infrastructural overhaul and new structures. The future Annmarie represents the realization of high ambitions and will require new and diverse sources of funding and management structures to accomplish the projects contained within this Expansion plan document.

This plan establishes principles for Annmarie to follow regarding its physical development. It should be noted, however, that physical development is only one leg of a three-legged stool. To

facilitate the physical improvements, both strategic and financial plans are also needed to support and guide implementation of the Expansion Plan.

Thus, the Plan will be implemented over many years. How it is implemented is dependent on Annmarie's ability to raise the necessary funds and increase revenue streams that finance the capital costs of construction and provide for the ongoing operational costs that come with increasing the garden's formal footprint and program offerings. More detailed plans will need to be developed under the framework established here to implement the various programs and site-specific improvements. This will include the need for a greater level of site and garden design and the associated engineering, accurate and up-to-date construction costs, maintenance costs, and staffing requirements for each new project.

MRA and GWWO are pleased to have worked with Annmarie Sculpture Garden & Arts Center to develop this Long-Range Expansion Plan. We are excited by the vision that The Plan

presents and the possibilities ahead. We wish to thank the Boards of Directors of both Ann's Circle Inc. and the Koenig Private Foundation, as well as the staff, volunteers, and community members who participated in the planning process.

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