



*frame*WORK

**The Framework is a comprehensive plan to guide the future operations and stewardship of the Preserve's lands and gardens.**







### *What is the Framework Plan?*

The Framework Plan guides our efforts to unify the Preserve as one organization — operationally, spatially, culturally, and strategically.

Specific focus areas include workplace facilities, architectural preservation, guest welcome and capacity, utilities and infrastructure, and circulation across the entire property.

The planning team considered long-range impacts of climate change, sea level rise, and energy usage, in addition to a resource-sensitive approach to building.

### *Why are we planning now?*

The Framework Plan arose from the significant expansion in acreage and infrastructure when the three gardens and natural lands were combined under the organizational umbrella of the Preserve.

This expansion began with noteworthy gifts from the late David Rockefeller Sr. including Little Long Pond and 1,000 surrounding acres in 2015, and the Abby Aldrich Rockefeller Garden in 2018.

The Preserve is now responsible for stewarding and sharing 1,400 acres of culturally important lands and gardens stretching over three miles from Northeast Harbor in the west to Hunters Cliffs in the east.

Mr. Rockefeller Sr. set us on the path to become “One Preserve,” but he left the details for achieving that vision for us to discover.

### *What inspired our planning process?*

We drew on the passion and intelligence of those who loved these lands for generations – the indigenous people, the rusticators, and visionary families.

Our path balances the preservation of these magnificent landscapes with the desire to share them.

***Tending to these spaces is our collective responsibility and privilege. There is much to do. We are excited to begin and for you to be with us as we venture onward.***





*Unify the Preserve* while protecting the character of each unique landscape.

*Improve the workplaces* with modern infrastructure, safety, and increased capacity for a growing staff.

*Steward & preserve resources* by protecting fragile systems and reusing historic structures.

*Plan for long-range climate change resilience* by staying ahead of the curve on sea level rise.

*Move to fossil fuel-free operations* with investments in non-vehicular modes of transit and green energy systems.

*Increase inclusion* for those with limited mobility and actively include new communities.

*Define and protect the experience* so the landscapes are not “loved to death.”

*Create transformational experiences* by designing more memorable and intuitive sequences.







### PLAYHOUSE & TENNIS COURTS

Evolving plans include expanding opportunities for people to experience and enjoy the Playhouse within the spirit of the building's original function and architectural features. The courts may be revegetated and offer a clearing in the woods with space to accommodate a medium-sized, tented gathering.

Estimated budget: \$1,600,000

Design: 2024-2025

Renovation 2026-2027



### REST HOUSE

Like the Playhouse, the Rest House is a special, sensitive building. Originally a seasonal cottage later extended and used by the Rockefellers as a daytime retreat, the building will be lightly adapted for seasonal housing for the Roc Caivano Artist in Residence program. Repairs to the exterior walls and roof are needed. Simple changes will be made to improve accessibility.

Estimated budget: \$260,000

Design: 2023

Construction: 2024



### LUOHAN SCULPTURE REPLICA

The Chinese Luohan *Bhadra with Tiger Cub* statue is part of the diverse collection of sculptures that is integral to the Abby Garden. The original marble sculpture dates from the Jin dynasty and is inscribed with the date 1158 AD. It was the gift and bequest of David Rockefeller Sr. to the Museum of Fine Arts Boston in 1980.

Today, a polyester replica created more than 40 years ago stands in its place at the southeast corner of the garden. The replica is badly deteriorated, discolored, and does not reflect the subtleties of the original sculpture. Commissioning a new replica true to the original using marble, will restore the original intention for this spectacular sculpture and its placement in the garden.

Estimated budget: \$75,000

Timeframe: 2023-2024





## STAFF WORKPLACE & INFRASTRUCTURE

Barr Hill requires essential upgrades to sewer, potable water, power, and communications, including internet access. This new below-grade distribution throughout the site will connect to the garden and to the site's buildings — Playhouse, Rest House, and staff lunch shack.

Fiber will also be brought along this new utility corridor, to offer a Local Area Network and WiFi to staff spaces, and direct tie-in to new security cameras recommended for particular site sculptures. Low voltage site lighting is recommended for the core areas at Barr Hill.

The existing staff breakroom and facilities in the lunch shack will be improved and expanded. Stored items will be consolidated in the cellar and in a new covered shelter north of the building, releasing space inside the building. By removing partitions and relocating the restroom, a larger breakroom with kitchenette and flexible workstations will be created. A mud room and restroom will be situated off the entrance hall, where storage closets for coats and equipment are located.

Estimated budget: \$750,000

Design: 2023

Construction: 2023-2024







## **Asticou Azalea Garden**

Improvements in safe arrival, parking, and circulation alongside upgrades to hydrologic infrastructure are recommended for the garden. The existing gardener shed designed by Bob Patterson is retained with minor repairs. The adjacent toolshed is removed to make way for a new structure. The Framework suggests a green approach to three basins that intercept sediment from Route 198, restoring their collection and detention function while blending into the surrounding landscape.

- Improve Parking
- Upgrade Utilities
- Expand & Upgrade Gardeners' Shed

## **Thuya Garden**

The Framework suggests a plan to enhance guest welcome through a series of pull-offs along Thuya Drive. Power and communications all need to be upgraded.

- Upgrade Utilities
- Improve Thuya Drive
- Create ADA path to public restroom

## **Natural Lands**

Work is planned on the lands around Little Long Pond and Day Mountain to improve the visitor experience, increase safety, and address drainage and erosion issues.

- Stabilize West Meadow Bank
- Improve Day Mountain Trails & Parking
- Redesign Bracy Cove Parking Area
- Redesign & rebuild Squirrel Creek Viaduct
- Design & renovate East Carriage Road Drainage

## **Greenrock**

The Greenrock site will continue its legacy as an important intersection of year-round, daily life and the Preserve's operational hub. The plan recommends replacing the existing mechanical and carpentry shops with energy-efficient workshops. The Greenrock office farmhouse will be expanded to accommodate the entire administrative staff, with offices for the facilities director, and the natural lands team.

- Replace Supporting Workshops
- Redesign Office Building

## **Stanley Brook**

A maintenance building including utilities will be constructed to house the facilities and natural lands operations while the Greenrock site is under construction. The building will convert to storage for machinery and materials once Greenrock is completed.

## **Signage & Wayfinding**

The plan recommends standardizing and simplifying the signage and wayfinding system across the Preserve to provide safe and welcoming points of orientation, clear systems explaining the rules and guidelines, and interpretation. Cohesive signage and wayfinding will provide a unified identity while honoring the history and aesthetics of each place.