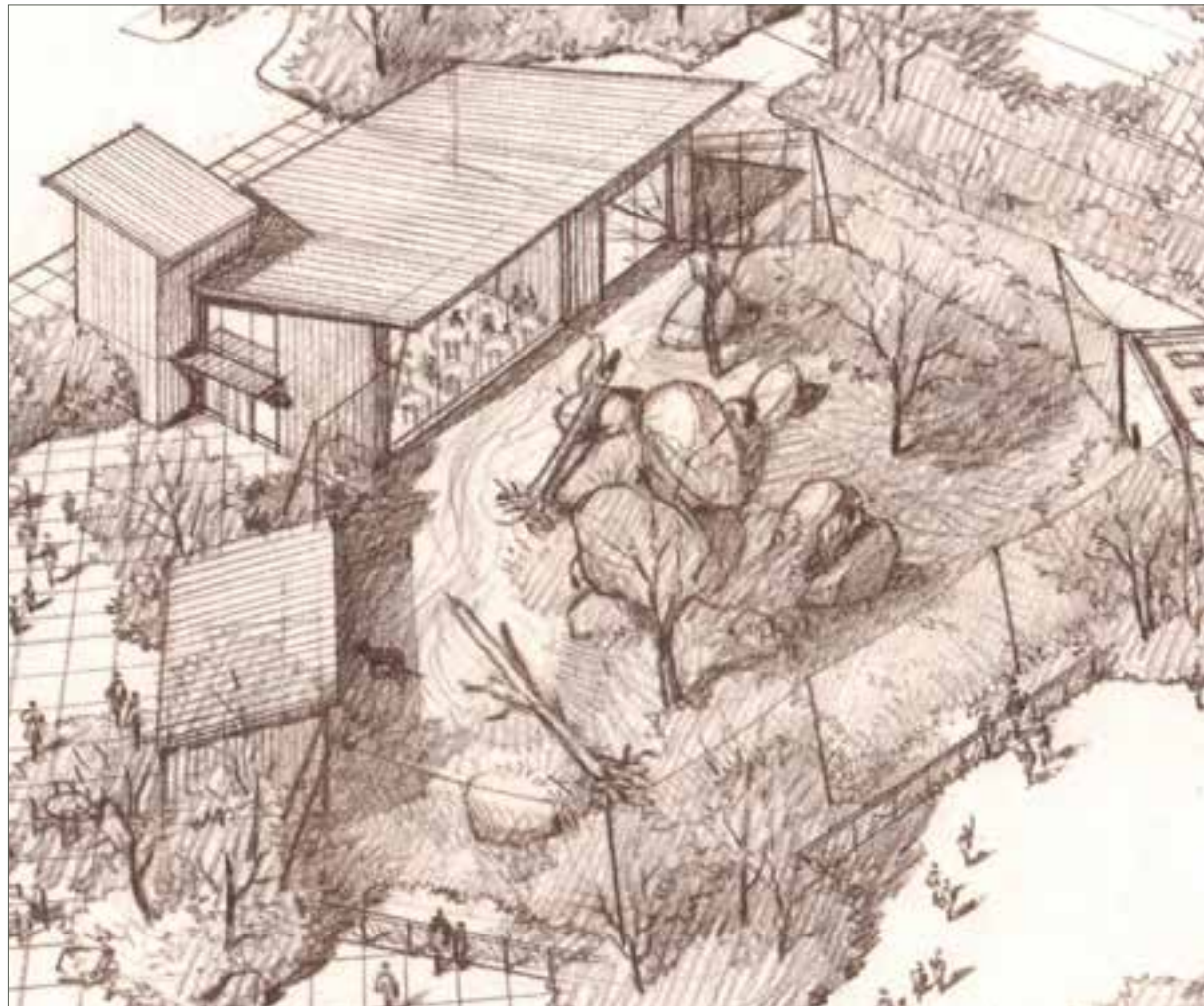
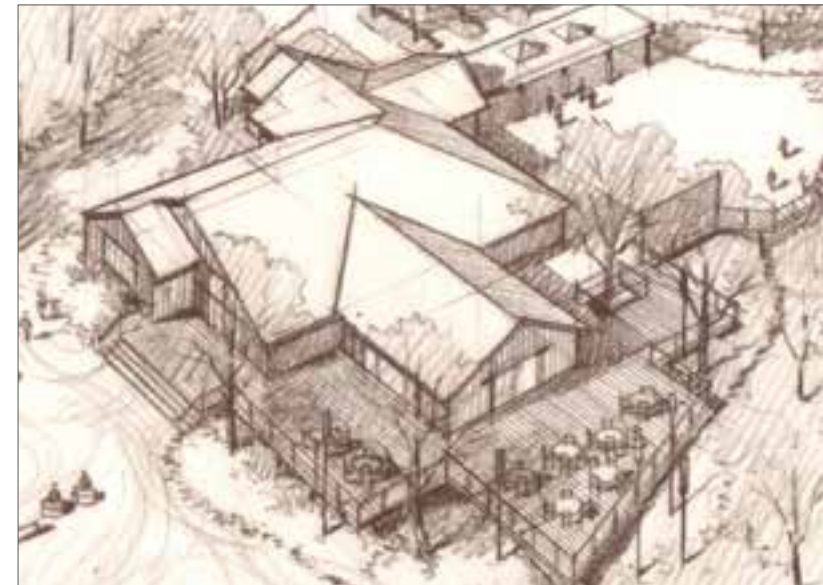


# NIABI ZOO

WORKING TODAY TO ASSURE A BETTER  
TOMORROW FOR ALL LIVING THINGS



MASTER PLAN



SEPTEMBER 28, 2018



# NIABI ZOO

MASTER PLAN  
September 28, 2018

**PREPARED FOR:**

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Coal Valley, IL 61240

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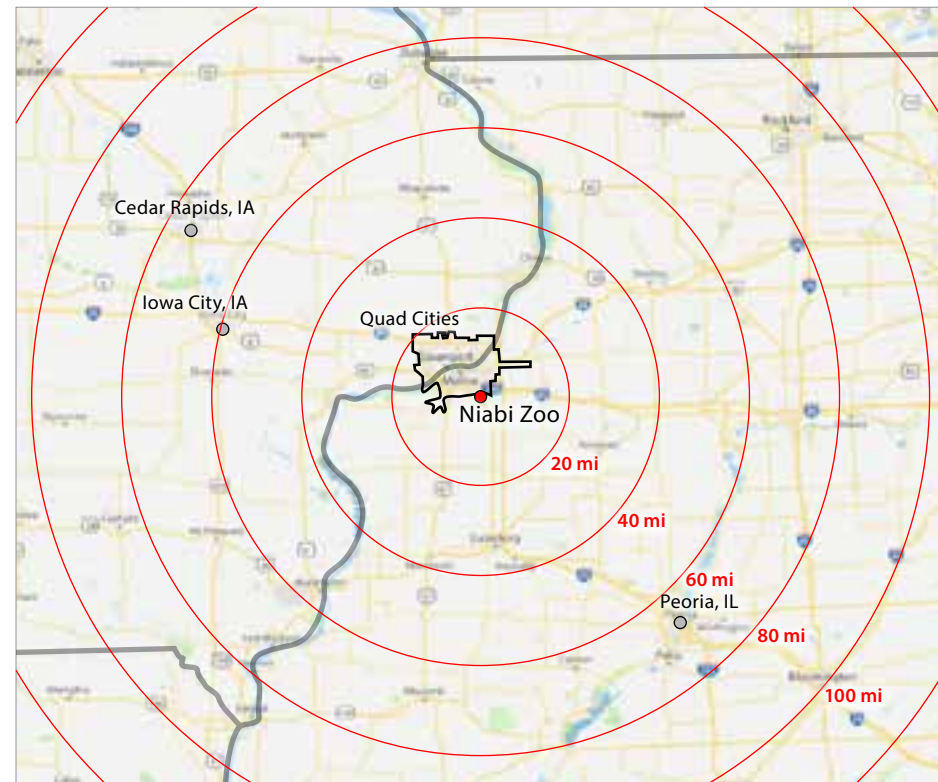
# EXECUTIVE SUMMARY

# INTRODUCTION

In 2017, Niabi Zoo hired CLR Design to develop a ten year Master Plan, and to collaborate with strategic planners Schultz & Williams, who were already working with Niabi Zoo on a Business Plan. This Master Plan Report represents the collaborative effort between CLR Design, Schultz & Williams, Niabi Zoo, Forest Preserve District, and the Community Advisory Board (CAB) to develop a plan that assesses land use of the developed area and the surrounding undeveloped Zoo property. With the turnover in leadership and a refocus of the direction of the Niabi Zoo, a new Master Plan is needed to bring together a variety of stakeholders to direct and fund the upcoming long-term changes and improvements.

The Master Plan is intended to be a "Road Map" for the Niabi Zoo to follow for implementation of a variety of projects, big and small, that is a balanced mix of animal attractions, guest services, and site infrastructure projects. The team spent a significant amount of time rethinking the long-term animal collection plan and how to begin to make that transition over the next five to ten years. The need to provide overall improved animal and guest experiences is very urgent and the completion of the Master Plan is one of several tasks that the Niabi Zoo is working on as they move forward to regain AZA accreditation and continue to be one of the major attractions in the Quad Cities area (Davenport, Bettendorf, Rock Island, Moline and East Moline).

## GEOGRAPHIC CONTEXT



## GENERAL ZOO INFORMATION

### Established

The Niabi Zoo, owned and operated by Rock Island County, was established in 1963. Passport to Africa was opened in 2007 and is the last major new animal attraction.

### Zoo Property

Niabi Zoo is located on a 287 acre property that is owned by Rock Island County. Approximately 46 acres have been developed for animal exhibits, guest areas, and service functions. The property is gently rolling, surrounded by forested areas, farm land, and some single-family residential housing.

### Attendance

Niabi Zoo is currently a seasonal attraction open to the public from early spring to late fall. Annual attendance is approximately 200,000 and is heavily dependent on weather. The guests are mostly from the Quad Cities area and a sixty to eighty mile radius.

## CONTEXT AERIAL



## OVERALL SITE

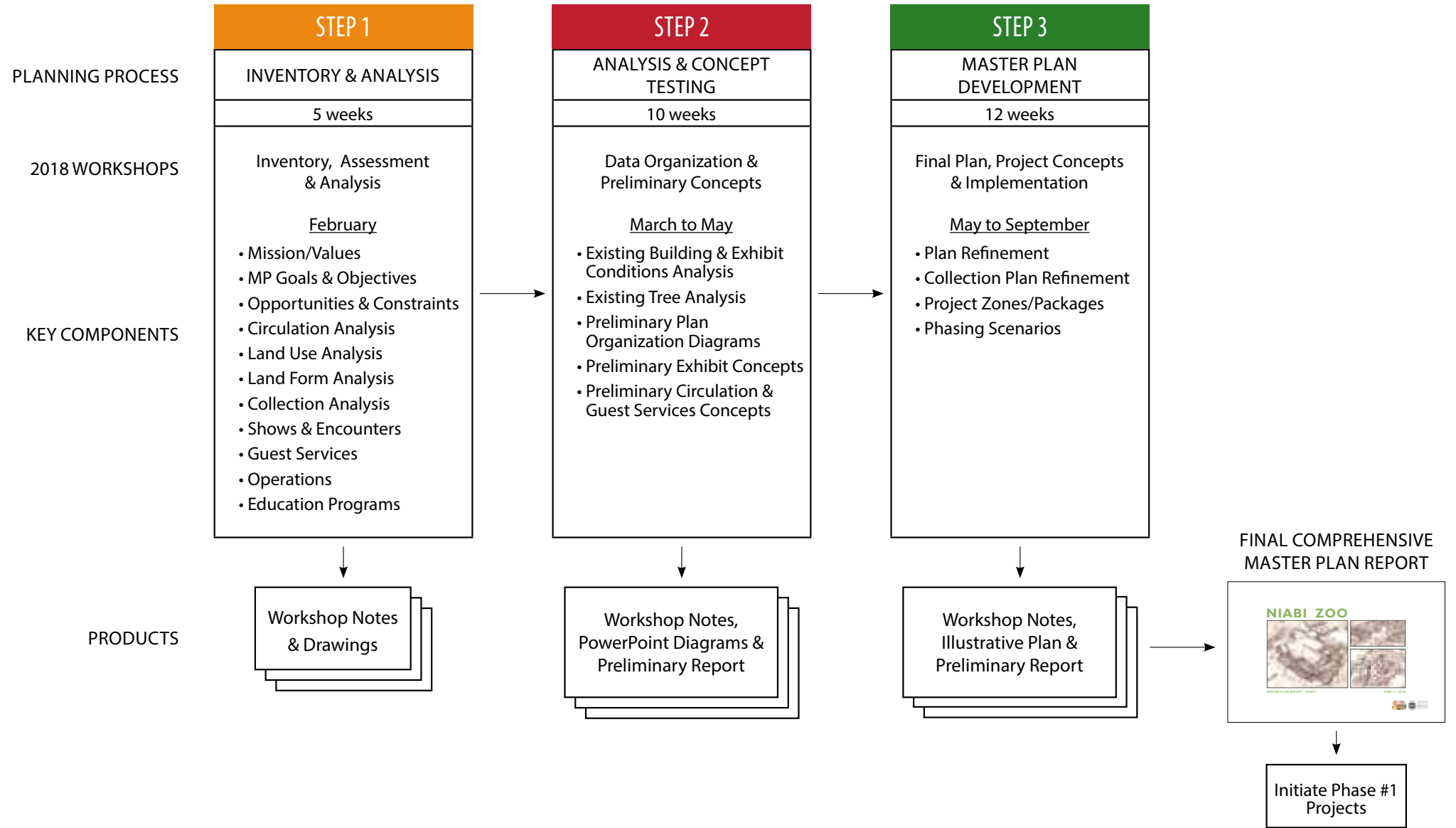


# MASTER PLAN PROCESS

## PLANNING PROCESS

The final report for the Niabi Zoo Master Plan represents the culmination of an eight-month collaborative planning process that included three workshops at the Niabi Zoo and several video conference meetings. The comprehensive effort began in January 2018 with an analysis of the existing Zoo campus with a special focus on identifying the critical programming and operational needs, as well as developable land available. Based on the priorities identified by the planning participants, including infrastructure systems, operational facilities, and animal attractions, several concepts were tested for consideration within the physical plan. As the programmatic requirements settled, integration with the strategic objectives helped to shape the overall direction of the plan, including the implementation schedule and funding approach. Developing an action plan, for both the fundraising campaign and the next set of priority projects, is key to initiating the implementation of the Master Plan.

A special thanks to Niabi Zoo core design team – through this collaborative process, your time, effort, and creative thinking have helped to establish the vision for the Zoo for the next ten years and beyond.



# MASTER PLAN PROCESS

The planning team identified the following strategic approach and four key drivers for the new Master Plan:

◆ **BE A YEAR-ROUND AMENITY**

- Zoo is open to the public 12 months out of the year – adjust staffing and amenities accordingly
- Buildings should be designed with indoor animal viewing and more “warm-up” spaces
- Animal collection to reflect 12 months of operation and public experiences

◆ **ATTRACTIONS ARE LOCATED BASED ON BEST USE OF SITE**

- Master Plan is not driven by “zoo-geographic” or a taxonomic organization
- Locations of animal exhibits determined by guest experience, flow, and landform

◆ **PLAN MEETS BOTH THE SHORT-TERM AND LONG-TERM NEEDS OF THE NIABI ZOO**

- Balance needs of guests, animals, and service/infrastructure
- Short-term/small improvements are planned in conjunction with long-term investments and vision
- Balance sequence of new projects and demolition to provide new guest attractions every few years, limiting guest perception of dwindling animals/excitement

◆ **PLAN IS FOCUSED ON CURRENT ZOO BOUNDARY OF 46 ACRES**

- Rework existing developed areas before expanding Zoo boundary
- Plan some expansion into adjacent areas but within context of Master Plan for improvement



Primate trails



Existing restrooms and food to be replaced



Existing gift shop and train station to be replaced



Giraffe feeding

# NIABI ZOO ILLUSTRATIVE MASTER PLAN

## SITE PLAN LEGEND

- Visitor Amenity
- Exhibit Building
- Admin / Support
- Habitat Space
- Holding
- Off-Exhibit Yard
- Ponds / pools
- Shrubs
- Tree
- Rocks
- Buffer Vegetation
- Visitor Path
- Service Path



NORTH SERVICE ZONE



1 ACRE  
43,560 SF



# IMPLEMENTATION ROAD MAP

## THE ROAD MAP



### IMMEDIATE

#### **SHORT TERM PROJECTS**

In order to generate some excitement for the next two or three years, the Planning Participants recommend beginning immediately with small projects ranging from \$10,000 to \$50,000. These projects can be implemented simply and quickly.

These projects include:

- Picnic Shelters
- Discover Center Deck
- Entry Signage
- Murals on Existing Buildings
- Train Tunnel Experience
- Café

(See complete list on page 10)

### PRIORITY PROJECTS

#### **PHASE I**

Several projects need to be dealt with over the next 5-8 years. These projects range from upgrades to existing facilities to new exhibits. These projects are about bolstering the momentum needed at the Zoo.

These projects include:

- New Lion Exhibit
- Front Entry Complex
  - Food
  - Gift
  - Rental
  - Staff Space
- Redevelop Bactrian camel holding building for new use
- Train Station Relocation
- Other Upgrades

### LONG-TERM

#### **PHASES II & III**

The 10+ year projects aim to envision the new Niabi Zoo. These projects are major changes which require more funding and time for the Zoo to complete.

These projects include:

- Biodiversity Hall Renovation
- West Zone Projects
- Range of New Animal Habitats
- Relocate Zoo Support Services
- Complete the Zoo Loop & Associated Exhibits
- Savanna Habitat Expansion



## SHORT TERM PROJECTS SUMMARY

### ① **SHELTERS FOR SCHOOL GROUPS AND GUESTS**

Construct shelters for school groups and guests. Shelters to be located outside the gates of the Zoo.

- School groups to use the shelter as a “Base Camp”. Food and backpacks can be left there while the kids enjoy a fun day exploring and learning.
- Shelters can also be rented out to the general public for family outings or birthday parties.

### ② **FIRE PIT & SEATING**

Create a small group gathering space. Use logs or stumps for seating. Construct a fire pit nearby or in the center of the space. Should be used by kids participating in education programs. Girl & Boy Scouts would also be able to use the space during overnights at the Zoo.

### ③ **DISCOVERY CENTER DECK**

Construct a deck along the east and south side of the Discovery Center. Remove a portion of the windows and replace with doors leading out to the new deck. Deck can be used for education groups and after hours activities. Bird feeders, wind chimes, or other educational materials could be placed along the edge of the deck for guests to interact with while using the deck. This area might also lend itself nicely to becoming a rentable space for special events.

### ④ **2D OR 3D GRAPHIC ON BUILDING**

Develop graphic for north wall of the Discovery Center as part of the entry plaza.

### ⑤ **ZOO INFORMATION DECK**

A place to introduce the Master Plan to guests and provide guests maps, giraffe feeding times, or other information to enhance their experience.

This desk might also serve as a good place to ask guests for a small donation or as a place to hand out “Conservation Tokens”, where guests can select one of four projects to support (this being a very simple and successful way of getting people, especially kids, involved).

### ⑥ **COOKOUT AREA**

May through September, designate one day a week for an outdoor BBQ near the Zoo entrance. The smell of cooking food will work its way through the park and entice new visitors to the Zoo. Can be part of larger “pop-up” events and promotions.

- Easy set-up and easy take-down
- Opportunity for Sponsorship

### ⑦ **DINO DIG AREA**

Create an area for children to dig, explore and look for “dinosaur bones” & other fossils. Provide kids with buckets, shovels, and brushes as they explore the area and make discoveries. Rent several dinos and other materials for the summer.

### ⑧ **TRAIN RIDE EXPERIENCE**

Add audio to train ride to inform guests about what they are seeing during the ride. Enhance the atmosphere by using sounds or video during moments of the ride, such as during the tunnel.

### ⑨ **POP-UP PLAY DAYS**

Create a “pop-up” play experience in the Festival Lawn area with inflatables and other activities. Can be part of a combo ticket promotion. Test two or three times a month to create a play park during the week.

### **STAFF/GUEST INTERACTION**

- ⑩ Facilitate a bird show or some other animal demonstration to engage and educate guests. These kinds of shows require minimal set up and can be very simple. Ideally hold a show which can be seen while guests are on the train and could be encouraged to stop by.

### **PHOTO OPPORTUNITIES**

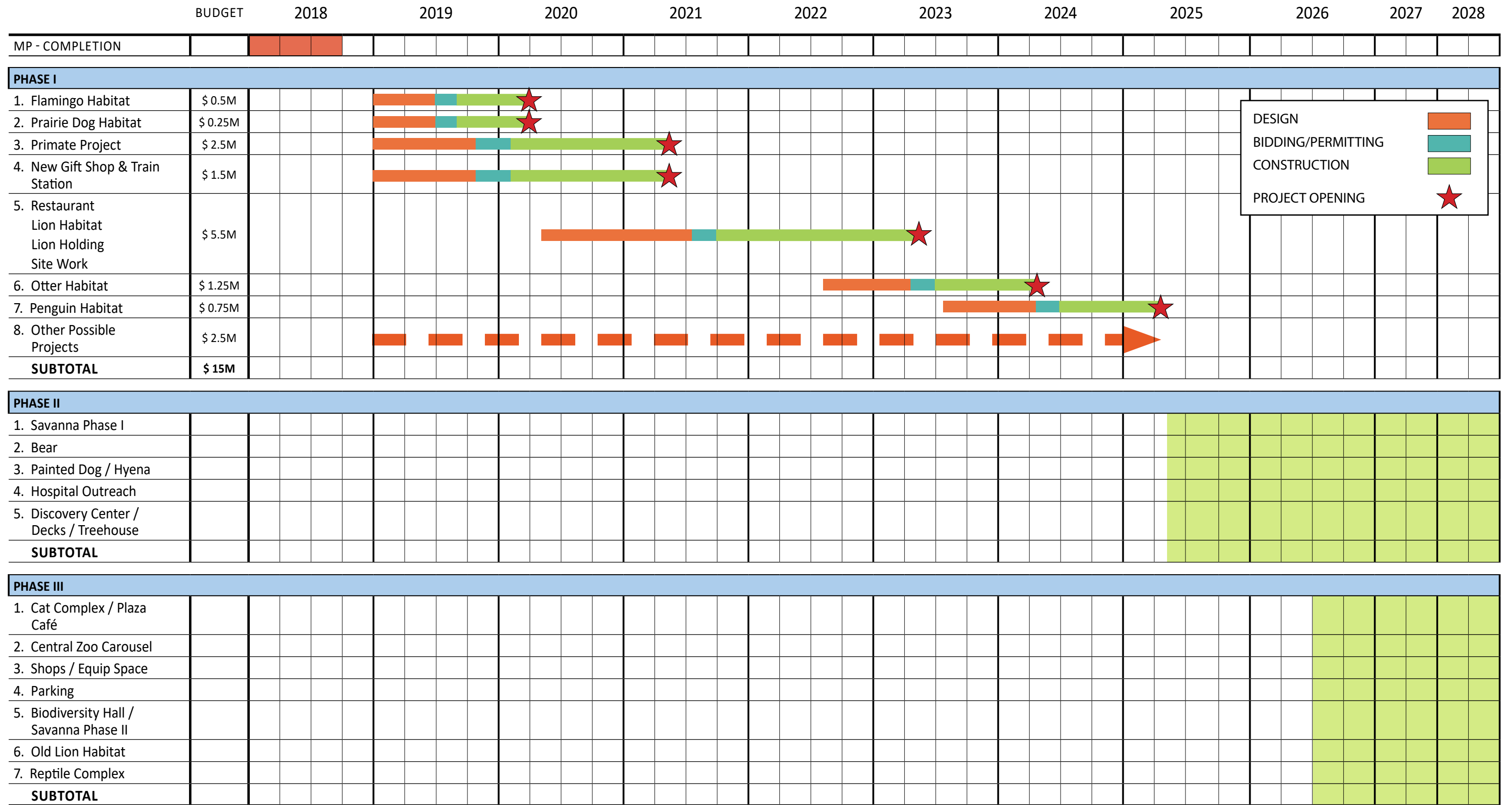
- ⑪ Select eight to ten locations for photo-opportunity stations. Themes should be fun, educational, can be animal-themed, and should reference the Niabi Zoo. A great and easy way to generate social media presence at little cost.

### **ZEBRA HABITAT**

- ⑫ Improve existing habitat barrier for guest visibility, add guest seating, and divide yard into sections for resting.



# TARGET IMPLEMENTATION SCHEDULE



DESIGN	■
BIDDING/PERMITTING	■
CONSTRUCTION	■
PROJECT OPENING	★

# PHASE I - ANALYSIS SUMMARY AND PLANNING

## THE BALANCED APPROACH

During the initial phase of the planning process, CLR and the Niabi Zoo core team evaluated all animal exhibits and holding buildings, staff support buildings, guest amenities, and overall campus infrastructure. Based on the evaluation the team identified several opportunities and constraints throughout the campus. This data, coupled with the Zoo's programmatic needs, was organized into three categories:

- Animal Exhibits and Guest Attractions
- Infrastructure
- Guest Amenities & Strategic Services

The organization ensures that the priorities, and ultimately the projects resulting from the plan, are tied to a balanced implementation approach.

## ANIMAL EXHIBITS AND GUEST ATTRACTIONS

- 1 Flamingo Exhibit**  
An entry attraction located 150' from the existing gate. The exhibit is planned as part of the hub that includes food, gift, lion viewing and a new train station.
- 2 Prairie Dog Habitat**  
Exhibit located northwest of the existing Cat Complex. The exhibit can be viewed from the existing train loop and the modified guest loop.
- 3 Primate Forest**  
The old Bactrian camel holding building will be transformed into a small primate holding area and an indoor dayroom. Several outdoor enclosures can be constructed around the building and linked together with overhead trails.
- 4 Train Station**  
A train station is proposed along the east edge of the new gift shop. The station will include ticketing, stroller storage, and ADA loading and unloading.
- 5 Lion Ridge**  
A state-of-the-art anchor exhibit located by the front entry of the Zoo with a combination of outdoor and indoor viewing.
- 6 Otter Habitat**  
Exhibit located west of the existing Cat Complex. The exhibit can be viewed from the existing train loop and the modified guest loop.
- 7 Penguin Habitat**  
An outdoor African Penguins exhibit located northwest of the existing Cat Complex.
- 8 Zebra Yard/Holding Improvements**  
Modest improvements to the animal area and guest viewing area. Long term plan is to design a new mixed-species animal habitat and holding facility.
- 9 Giraffe Improvements**  
Provide better guest viewing opportunities and bring the giraffes closed to the guest walkway.
- 10 Bactrian Camel**  
When the Primate Forest project moves forward the Bactrian Camel will need to be relocated to a new permanent site.

### LEGEND

- ◆ Animal Exhibits and Guest Attractions
- Strategic Services
- Infrastructure

## INFRASTRUCTURE

- 1 General Infrastructure**  
Upgrades associated with Exhibits and Attractions and Strategic Services. Portion of the construction budget needs to be dedicated to upgrading or expanding infrastructure in the general area of each new exhibit being designed and constructed.
- 2 Back of House Storage**  
Make modest upgrades to current back of house area. Long term goal is to relocate all back of house to the current Hospital / Hay Barn zone. Potential in the future for converting the existing Director's House into a new Animal Hospital.
- 3 Night Lighting**  
Provide some fixed lighting along the pathways as well as to the front portions of the Zoo, such as the new plaza by the new Lion Exhibit and to the new Primate Forest holding and viewing building.

## GUEST AMENITIES & STRATEGIC SERVICES

- 1 Gift Shop**  
The Gift Shop will anchor the south edge of the Entry Hub and have indoor and outdoor retail opportunities. The gift shop is part of a larger complex that will have new guest restrooms and a train station.
- 2 Lion Café**  
The Lion Café will anchor the north edge of the Entry Plaza and have indoor and outdoor dining opportunities along with great indoor "nose-to-nose" viewing opportunities. The Lion Café and adjacent outdoor space can be rented out after hours for a variety of functions.
- 3 Guest Pavilions**  
Several spaces along the south edge of the existing parking lot were identified for guest pavilions. The pavilions can be rented or used as a base for school groups.



# PHASE I - IMPLEMENTATION PLAN

	PROJECT	TARGET PROJECT BUDGET	TARGET OPENING
1.	<b>FLAMINGO HABITAT</b> - Pool - Holding - Site Work	\$0.5 M	Spring 2020
2.	<b>PRAIRIE DOG HABITAT</b> - Habitat - Site Work	\$.25 M	Spring 2020
3.	<b>PRIMATE FOREST</b> - Holding Building - Two Habitats - Site Work	\$2.5 M	Spring 2021
4.	<b>GIFT SHOP &amp; TRAIN STATION</b> - New Building - Station - Site Work	\$1.5 M	Spring 2021
5.	<b>LION PROJECT / RESTAURANT</b> - Holding - Habitat - Site Work - Restaurant	\$5.5 M	Spring 2023
6.	<b>OTTER HABITAT</b> - Habitat - Holding - Site Work	\$1.25 M	Spring 2024
7.	<b>PENGUIN HABITAT</b> - Habitat - Holding - Site Work	\$0.75 M	Spring 2025
	<b>OTHER POSSIBLE PROJECTS</b> - Zebra Improvements - Back of House Storage - Night Lighting - Utility Plan - Pavilions - Giraffe Improvements - Bactrian Camel	\$2.5 M	
	<b>TOTAL</b>	<b>\$15 M</b>	



# PHASE II - IMPLEMENTATION PLAN

**NORTH SERVICE ZONE  
OUTREACH ANIMAL HOLDING /  
EXPANDED QUARANTINE**  
see page 31



**5 DISCOVERY CENTER DECKS /  
TREEHOUSE CLUSTER**  
see page 22



**3 PAINTED DOG /  
HYENA**  
SEE PAGE 30



**2 BEAR**  
see page 30



**1 SAVANNA PHASE I**  
see page 29



1 ACRE  
43,560 SF



PHASE III - IMPLEMENTATION PLAN

**PARKING LOT IMPROVEMENTS**  
Minor Improvements to current parking lot including planters and trees for shade



4

**1 CAT COMPLEX / PLAZA CAFÉ**  
see page 30



Animal Training



Overhead Trails



**ADDITIONAL HABITATS**  
see page 30

7



**HERPETERARIUM**  
see page 30

6



**5 BIODIVERSITY HALL / SAVANNA PHASE II**  
see page 29

5

2

**CENTRAL ZOO / CAROUSEL**

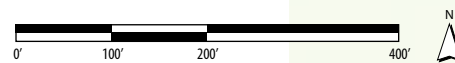
Expand existing space around carousel to include casual seating opportunities. The existing festival lawn is currently the only large rental space available at the Zoo, but is not frequently used. Potential future animal attractions may be located here.



3

**SOUTH SERVICE ZONE - SHOPS / EQUIPMENT SPACE**

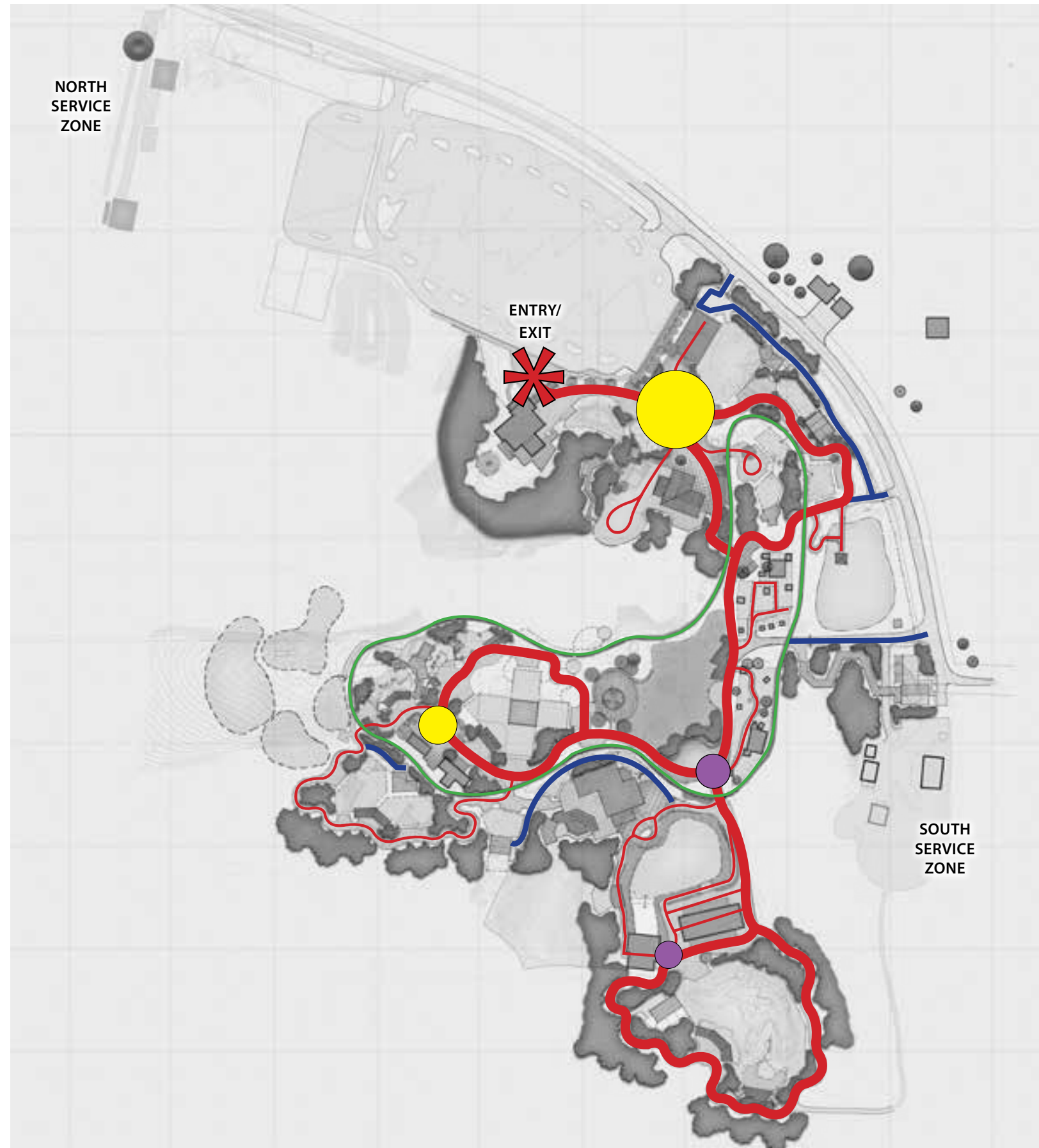
With improvements to the North Service Zone planned for Phase II, this zone may be a potential location for future animal attractions. Additionally, a conversion of the existing Director's House into a new Animal Hospital will open up program in the North Service Zone for expanded Outreach, quarantine holding, or shop space. Critical to South Service Zone improvements is the service road extensions (see page 16).



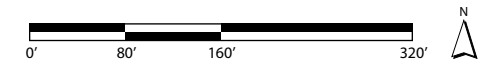
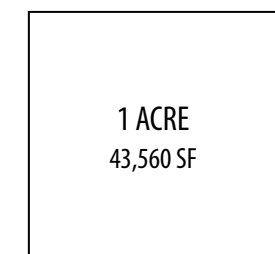
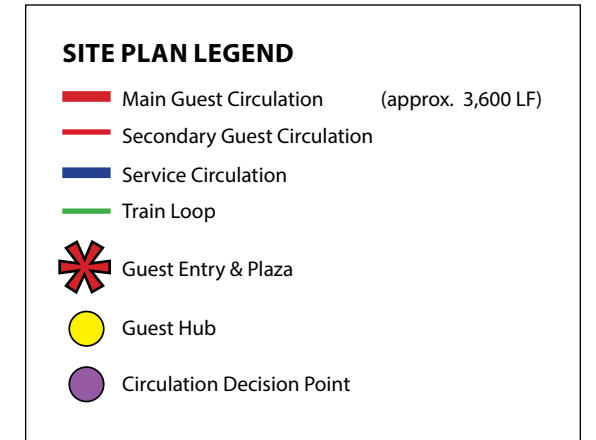
## PROPOSED CIRCULATION - PHASES I & II

Over the next ten to fifteen years overall land-use and circulation will be modified based on the Master Plan implementation schedule. The team developed several key drivers related to circulation and circulation nodes, guest hubs, and overall land use.

- Simplify overall guest circulation and create a primary loop that begins and ends at the main guest hub near the entrance.
- Create strong secondary loops into specific project zones.
- Reduce use of guest paths for service circulation.
- Create a major guest hub near the entrance of the Zoo. The hub will be an intersection of activities and guest services. Create one or two secondary guest hubs that can be operated during the summer months only.
- Move visitors upon exiting adjacent to the new gift shop to encourage longer stay time and increase revenue.



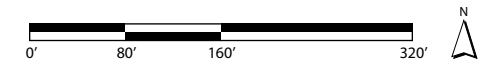
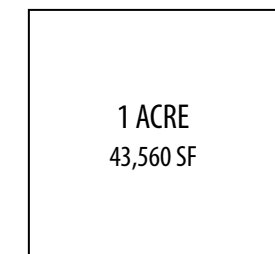
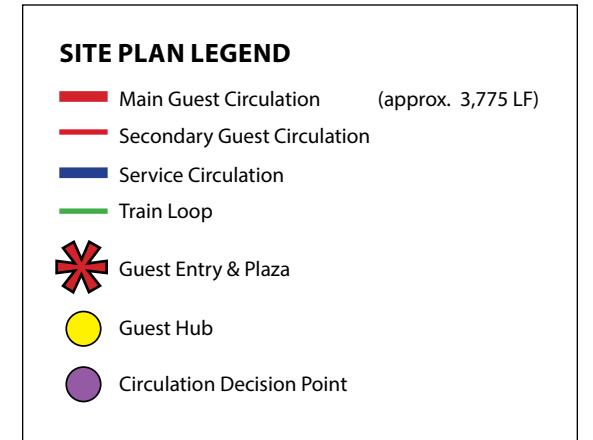
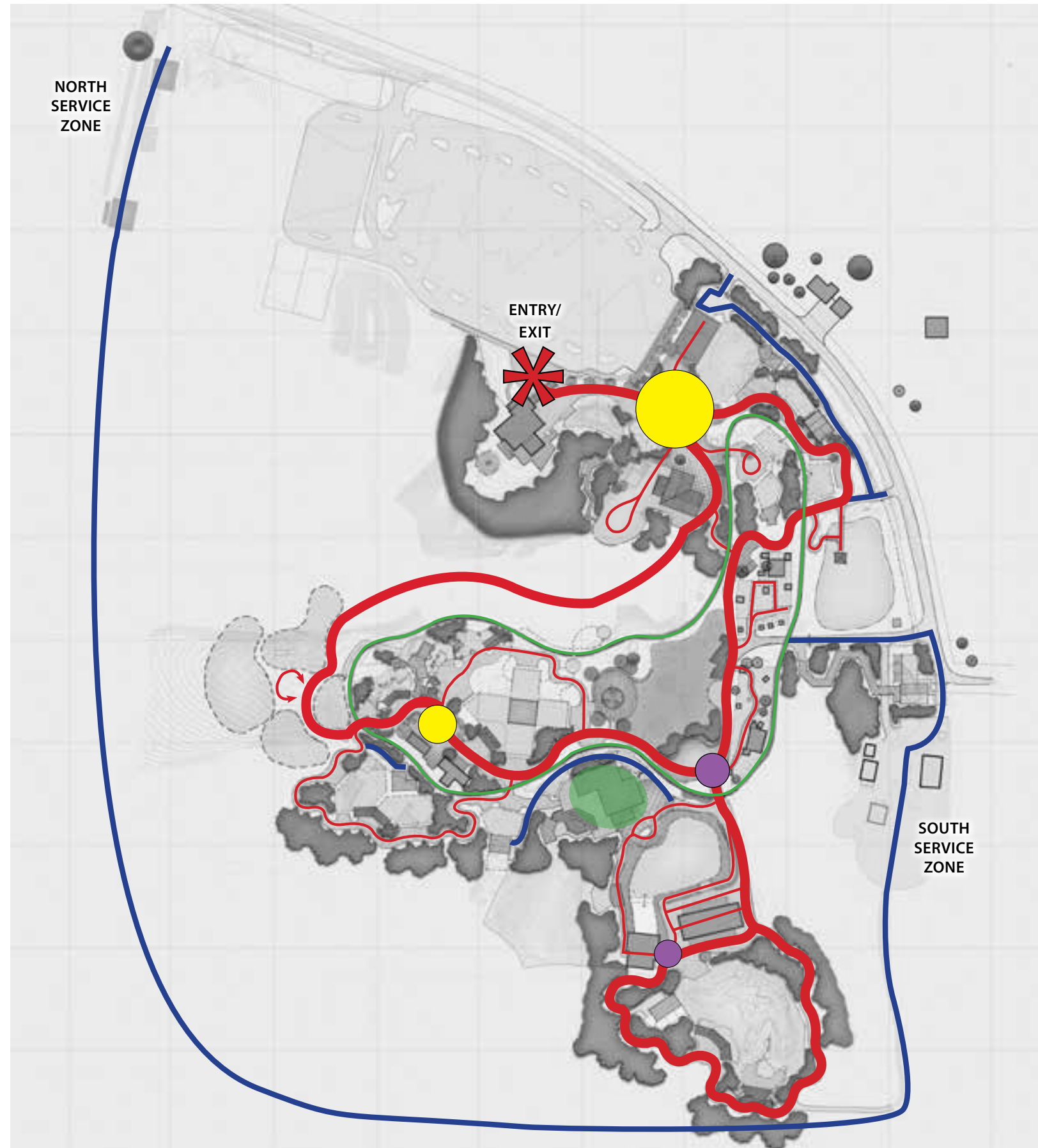
(see existing circulation on page 36)



## PROPOSED CIRCULATION - PHASE III

Future Phase III (15 years +) improvements include:

- Expand existing system of service roads. Create a service link from existing hospital area to the current service zone.
- The intent is to work as much as possible with the current layout of the Zoo but long term each zone needs to have its own identity and draw. After Phase III has been completed the goal is to relocate all service buildings in the South Zone to the North Zone. When the land south of the old Director's House is cleared it should be developed as a new animal exhibit zone.
- Move guests into the Ravine area for a longer route back to the entry hub for increased stay time and new immersive forest experience. Path may include elevated decking and secondary forest trails.





# MASTER PLAN PROJECTS

## MASTER PLAN PROJECT ZONES

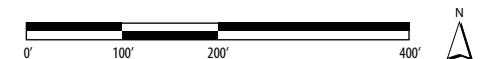
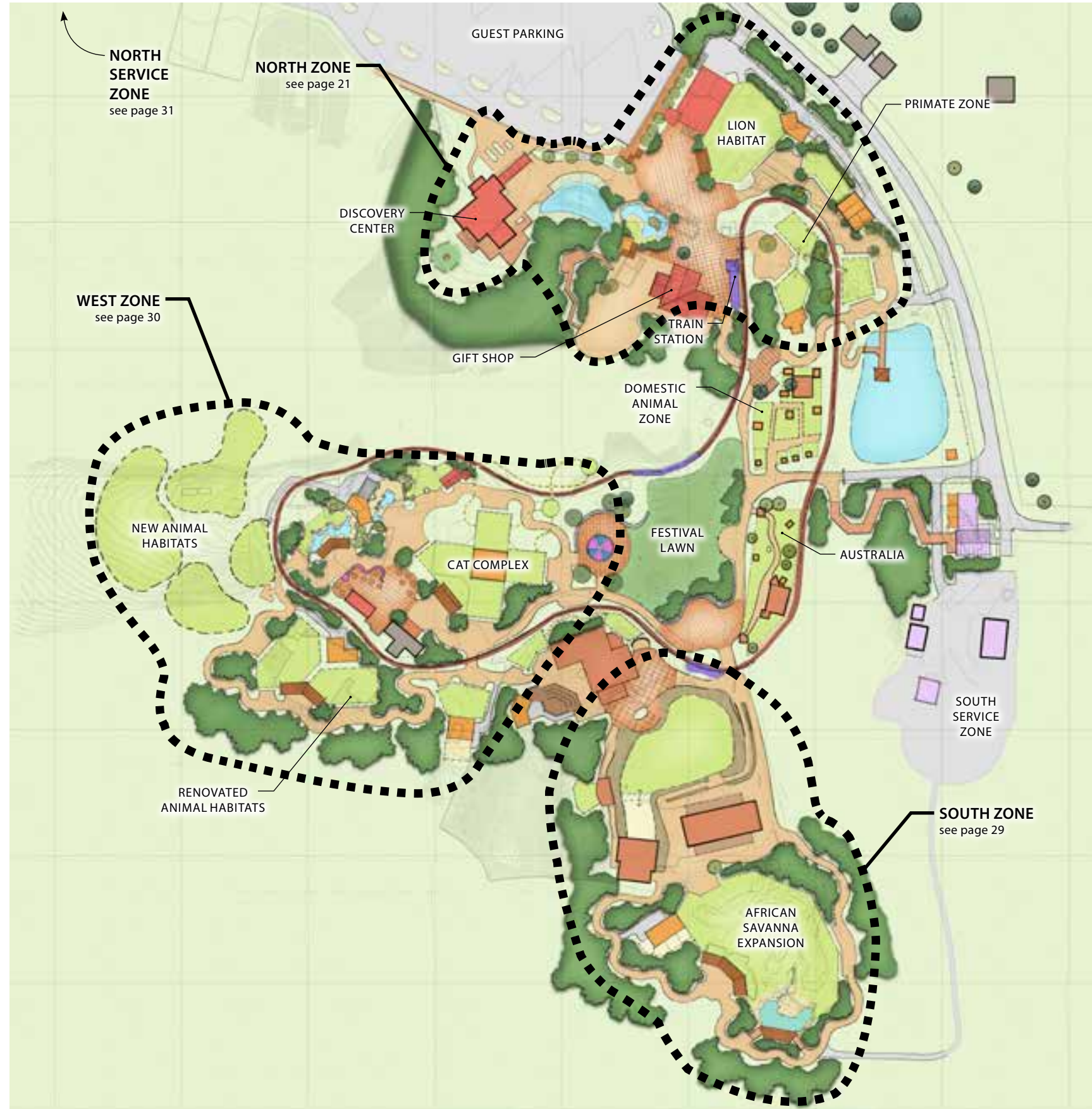
After completing the initial overall Zoo inventory and analysis it became clear that a significant number of existing Zoo facilities needed to be upgraded, replaced, or phased out over time. To be able to implement the Master Plan over the next ten to fifteen years, and stay open to the public at the same time and provide a quality guest experience, the team divided the Zoo into three zones:

- North Zone
- South Zone
- West Zone

Each zone was then analyzed in more detail to determine the urgency for new projects, minor or major upgrades, if modifications to guest circulation and infrastructure were needed, and to establish a rough target project budget.

The Central Zone of the Domestic Animal Area, Australia, and the Festival Lawn were not included in the key three zones due to higher priority needs for upgrades in North, South, and West Zones and initial funding for new projects.

SITE PLAN LEGEND	
	Visitor Amenity
	Exhibit Building
	Admin / Support
	Habitat Space
	Holding
	Off-Exhibit Yard
	Ponds / pools
	Shrubs
	Tree
	Rocks
	Buffer Vegetation
	Visitor Path
	Service Path



# ILLUSTRATIVE SITE PLAN ENLARGEMENT - NORTH ZONE



## LION RIDGE & ENTRY PLAZA ZONE

This 4.5 acre area is one of the most critical parts of the Zoo. It creates the first guest impression of the Zoo – with ticketing and the main entry located along the western edge of the space. The area is underused by the guests because there are no animal exhibits in the area that encourage guests to stop and view animals. Three key buildings (food, gift, and restrooms) are located in this area but are all old and outdated and will need to be replaced in the near future. This creates an opportunity to rethink the area and create a vibrant entry hub with the correct mix of animal exhibits, support buildings, and new food and retail buildings. The goal is to take advantage of the open land available in the existing Bactrian camel and primate habitats, as well as the train loop and numerous mature trees that create a very pleasant environment.

The north and south edges of the entry hub will be established by two major buildings. To the north, the Lion Ridge Café will overlook the Lion Habitat and provide easy after-hours entrance from the main parking lot. The Gift Shop and Train Station will frame the south edge with indoor retail and outdoor “spill out” market opportunities. The new relocated Train Station will be a stand-alone structure next to the east edge of the Gift Shop and the outdoor market.

The Lion Ridge Exhibit will be a major anchor in this zone providing an opportunity for “nose-to-nose” viewing and animal demonstrations. The colorful Flamingo Exhibit is proposed along the southern edge of the main entry path and will be seen from the ticketing plaza. Along with the animal exhibits a treehouse cluster is proposed west of the existing play zone to extend into one of the ravines with small educational spaces, bird feeders, and plantings that will attract natural wildlife.

## PRIMATE FOREST

The concept is to create a cluster of outdoor enclosures that are linked together with overhead trails that can vary in shape, height, and length. The Bactrian camel holding building will be renovated for animal holding and indoor viewing. Guests will be able to view the animals from the train or the public path as small primates move through the overhead trail system to the larger enclosures, giving them the choice where to spend the day browsing, socializing, or simply just hanging out and playing.

## DISCOVERY CENTER - EDUCATION ENLARGEMENT

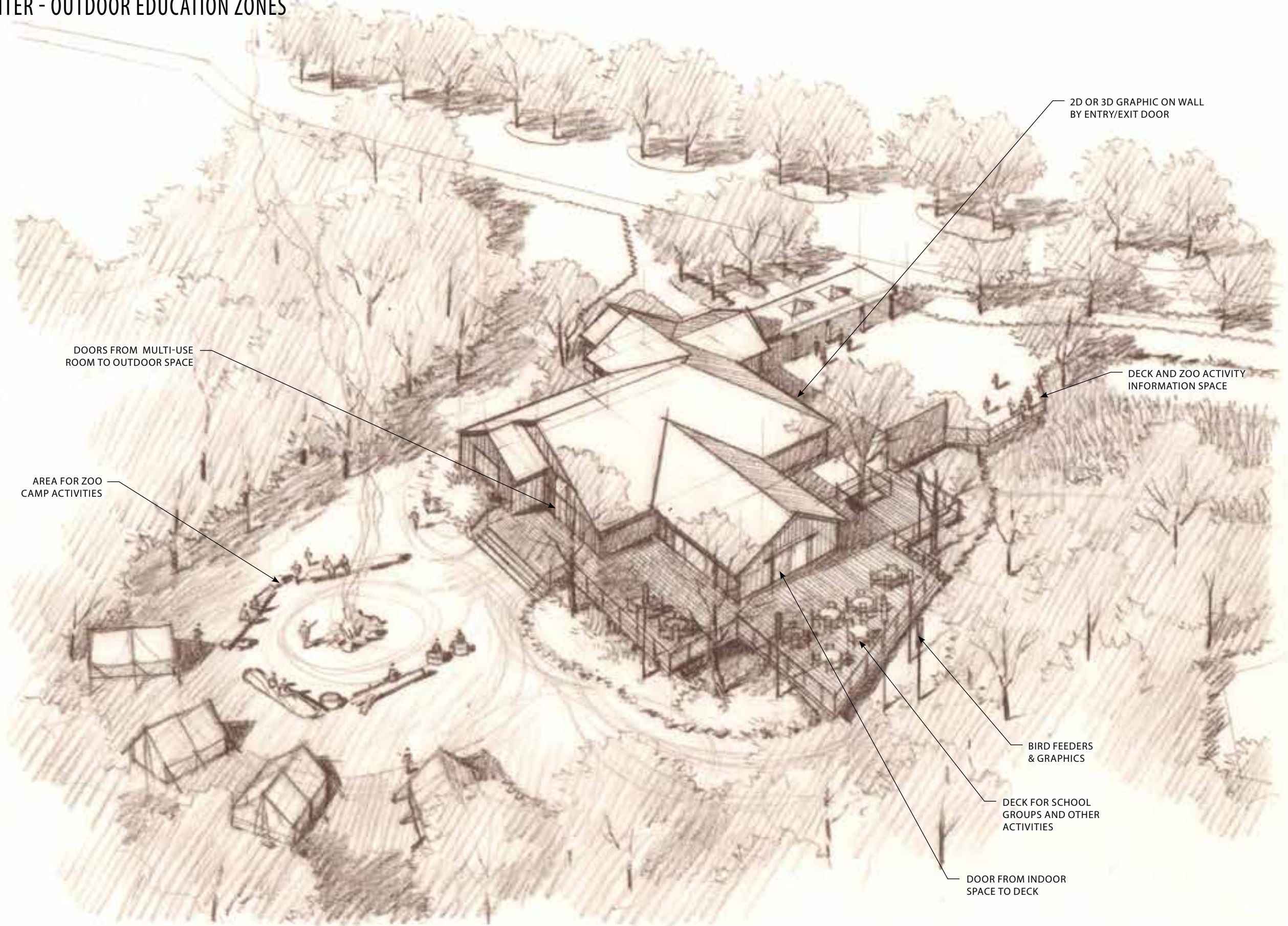
With minor modifications to the interior and exterior space in and around the Discovery Center more indoor classroom space and indoor/outdoor activities can be programmed for this area.

Exterior improvements can include decks along the south and west edge of the building. The south portion of the deck should extend into the ravine and be constructed around some of the existing mature trees. Access to the deck can be from two existing rooms and from the guest walkway. The deck can be used throughout the day for school groups and be an extension of the building for after-hours functions.

The open space southwest of the building is ideal for overnight camps since it is isolated from the main Zoo paths and exhibits but close enough to the Discovery Center for the children to use bathrooms and move inside if needed. The space can also be used for day programs, especially if the main education room is connected directly to the outdoor space as illustrated in the rendering.



# DISCOVERY CENTER - OUTDOOR EDUCATION ZONES



DOORS FROM MULTI-USE ROOM TO OUTDOOR SPACE

AREA FOR ZOO CAMP ACTIVITIES

2D OR 3D GRAPHIC ON WALL BY ENTRY/EXIT DOOR

DECK AND ZOO ACTIVITY INFORMATION SPACE

BIRD FEEDERS & GRAPHICS

DECK FOR SCHOOL GROUPS AND OTHER ACTIVITIES

DOOR FROM INDOOR SPACE TO DECK

## LION RIDGE & ENTRY PLAZA

The Entry Hub provides a significant opportunity to generate revenue at the Lion Ridge restaurant, extend stay times by guests remaining at the Zoo for lunch and create a high-quality experience for guests with improved food service offerings. As the main hub of the Zoo, this plan endeavors to create a destination that will reinvigorate the entire guest experience through improved services, indoor animal viewing, and an outdoor eating area designed for viewing of the lions on top of the kopje rocks and the colorful flamingos to the south. Further to the south the outdoor market, the gift shop, and the train moving by continues the energy of the main guest hub and expands the amenities of the existing play zone.



Gift Shop

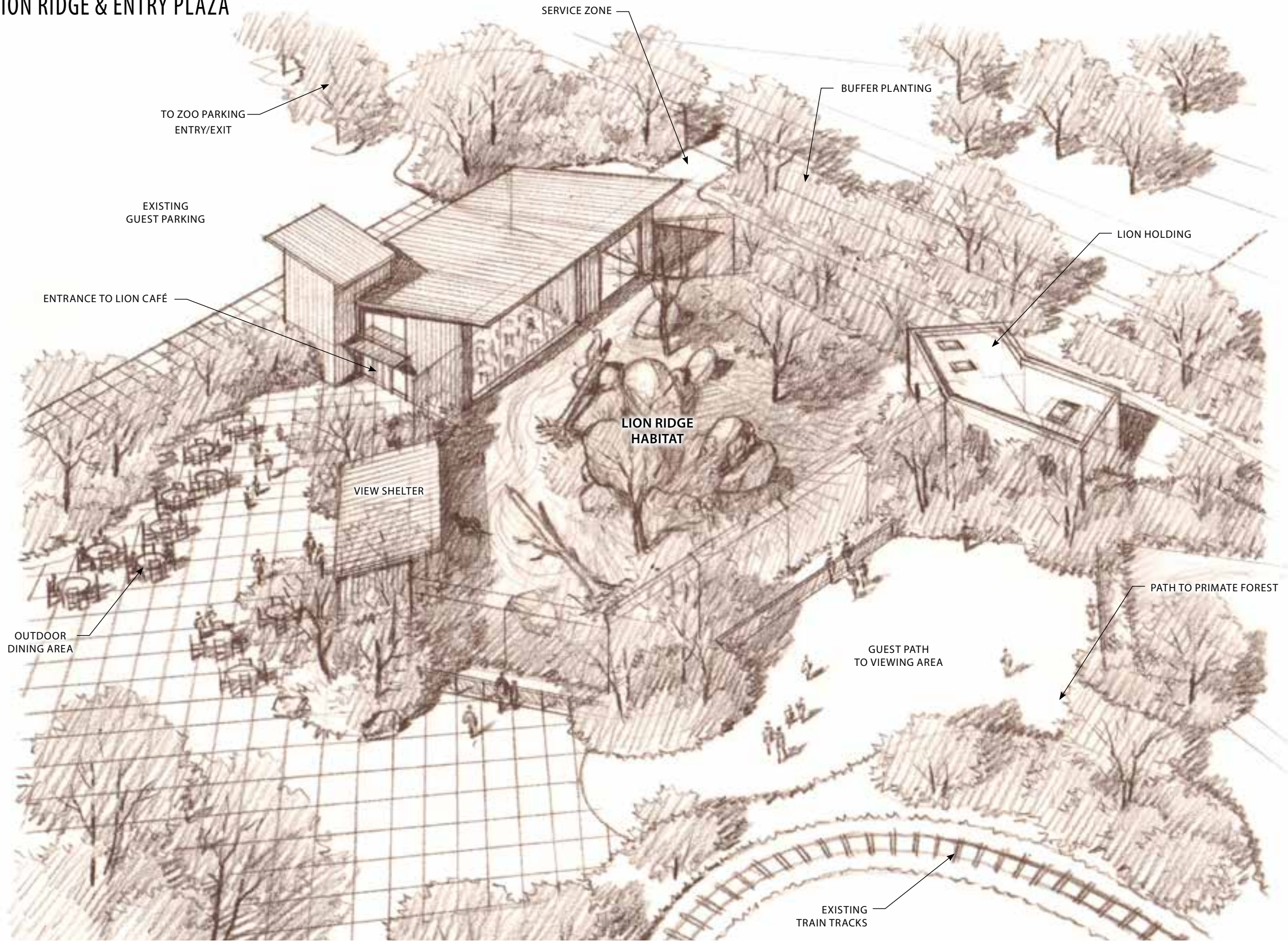


Train Station



Flamingo Habitat

# LION RIDGE & ENTRY PLAZA



Large viewing areas into Lion Habitat



Nose-to-nose lion viewing



New Lion Habitat with kopje rocks

## PRIMATE FOREST ENLARGEMENT

East of the proposed Lion Ridge project, the concept is to create a cluster of outdoor enclosures that are linked together providing the animals with a choice where they explore, feed, and spend time socializing. The great complexity and enrichment elements of this exhibit zone increases animal wellness while benefiting the keepers, veterinary staff, and the guests with more active animals. The outdoor enclosures are intended to be constructed out of stainless steel woven mesh supported by steel masts. The enclosure north of the holding building is scheduled to be the first one constructed while the remaining two will be constructed later. The overhead trail system can be an independent element and modified as more enclosures are constructed but some parts of the trail system should be constructed in the first phase. One option is to connect the existing primate habitat with the new enclosure north of the holding building.

Indoor spaces for increased guest comfort and longer stay times are critical to the success of a year-round zoo. The current Bactrian camel holding building will work very well for primate holding, a day room, and for indoor guest viewing. The high ceiling at the north end of the building should be used for the day room and guest viewing, while the south end can be divided up into animal holding and keeper work areas. The Zoo has discussed small primates for this zone, including colobus monkeys, red or ruffed lemurs, and Japanese macaques. Macaques would be an ideal species to invigorate the winter experience for guests. See the illustration on page 28 of a potential snow monkey exhibit in Primate Habitat A.



Overhead animal trail





# PRIMATE FOREST & OVERHEAD TRAIL CONCEPT



Red Ruffed Lemurs



Overhead animal trail



Japanese macaques for winter viewing

# PRIMATE FOREST - SNOW MONKEY OPTION



## SOUTH ZONE ENLARGEMENT

From the existing Savanna Habitat, after guests have had an opportunity to feed giraffes, they have an option to view animals at the Biodiversity Hall or continue past the building and view zebras and ostriches. By re-routing the guest circulation and changing the land-use, this can become one of the most dramatic animal exhibits at the Niabi Zoo.

The intent is to create a new guest loop around a new southern Savanna Habitat. Guest views will be focused from the south to the north, following the natural slope of the land. The mixed-use animal exhibit can mimic the savanna landscape with a watering hole for animals to gather, open landscape with shade trees, gently rolling landform, and deadfall and boulders to give each animal some private space. Animal holding can be in one or two barns based on the final animal collection and more detailed space planning.

The long term plan is to demolish the Biodiversity Hall that is located between the existing Giraffe Habitat and the new Savanna Habitat South. Once the building has been removed the intent is to combine the two habitats into a 2.20ac mixed savanna habitat that can include giraffes, zebras, ostrich, impalas, rhino, and birds just to name a few.

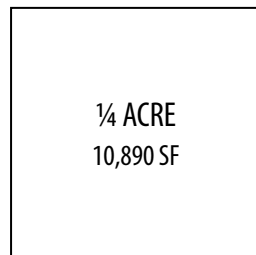


Mixed-species savanna habitat

## WEST ZONE ENLARGEMENT

In the West Zone the concept is to reuse some of the existing facilities but upgrade them, modify guest circulation, and construct new state-of-the-art exhibits to increase the draw and stay time in this zone. Key projects include:

1. Create a secondary guest hub around the existing café and Herp Building. The outdoor plaza space is located north and east of the exiting café with viewing towards the otter exhibit and renovated cat enclosure.
2. Construct new exhibits south of the exiting café. This will require a new path to be constructed at a lower elevation south of the existing path creating the ideal viewing up the hill into at least two of the new exhibits.
3. Construct at least two smaller exhibits between the relocated guest path and existing train tracks. Viewing into the exhibits will be both from the path and the train.
4. The existing Cat Complex will remain for the next ten to fifteen years due to other project priorities. Some renovations will need to happen in the near future and could include combining habitats, removing current barriers and replacing with woven mesh, and constructing overhead trails to feeding or demonstration habitats or linking current spaces together.
5. The largest project intended to anchor the zone is a herpetarium and education complex located at the site of the current lion exhibit. Most of the collection currently in the Biodiversity Hall would be relocated and therefore the Biodiversity Hall can be demolished.
6. Future animal exhibits and guest circulation is proposed for the western edge of the zone but would not be implemented until the first three phases of this Master Plan have been completed.



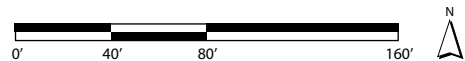
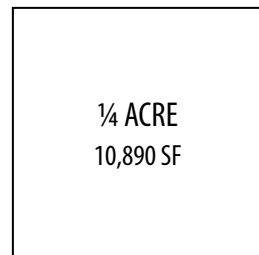
## NORTH SERVICE ZONE UPGRADES

The North Service Zone upgrades are critical to all Master Plan phases of improvements. The expansion of outdoor holding and quarantine spaces will allow flexibility in project sequencing while also providing urgently needed growth opportunities for the Zoo's thriving educational outreach programs.

Phase III proposed Master Plan improvements include potentially moving the Animal Hospital to the location of the existing Director's House as well as relocating the South Service Zone maintenance shops to the North Service Zone. Naturally flat areas around the North Service Zone will allow for the expansion and construction of new service buildings. The former South Service Zone is an ideal location for future Zoo expansion and animal attractions.

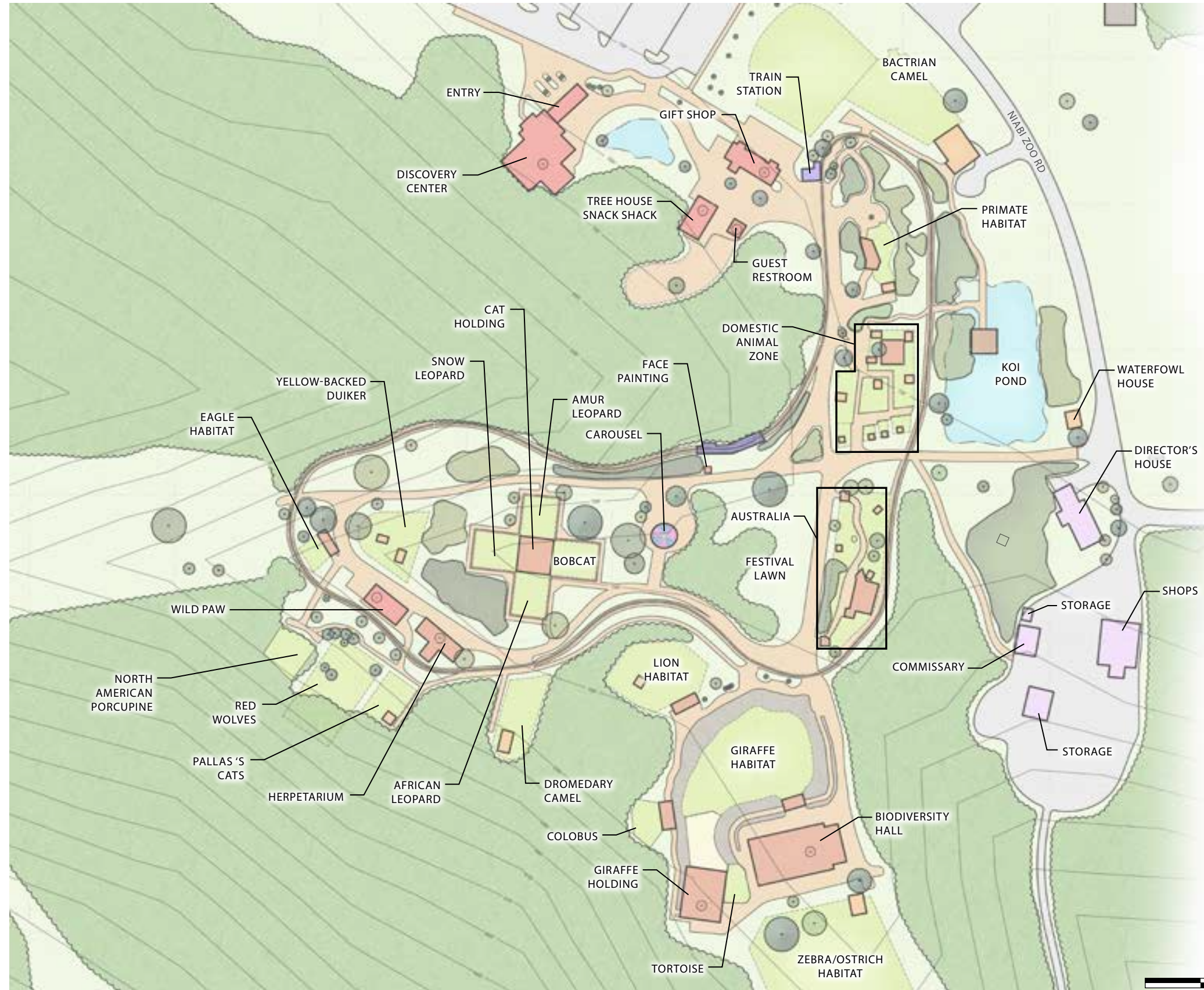


NEW SERVICE ROAD LOOPS AROUND CAMPUS TO ACCESS ZOO EXHIBITS  
see page 17



# APPENDIX

EXISTING SITE - INVENTORY

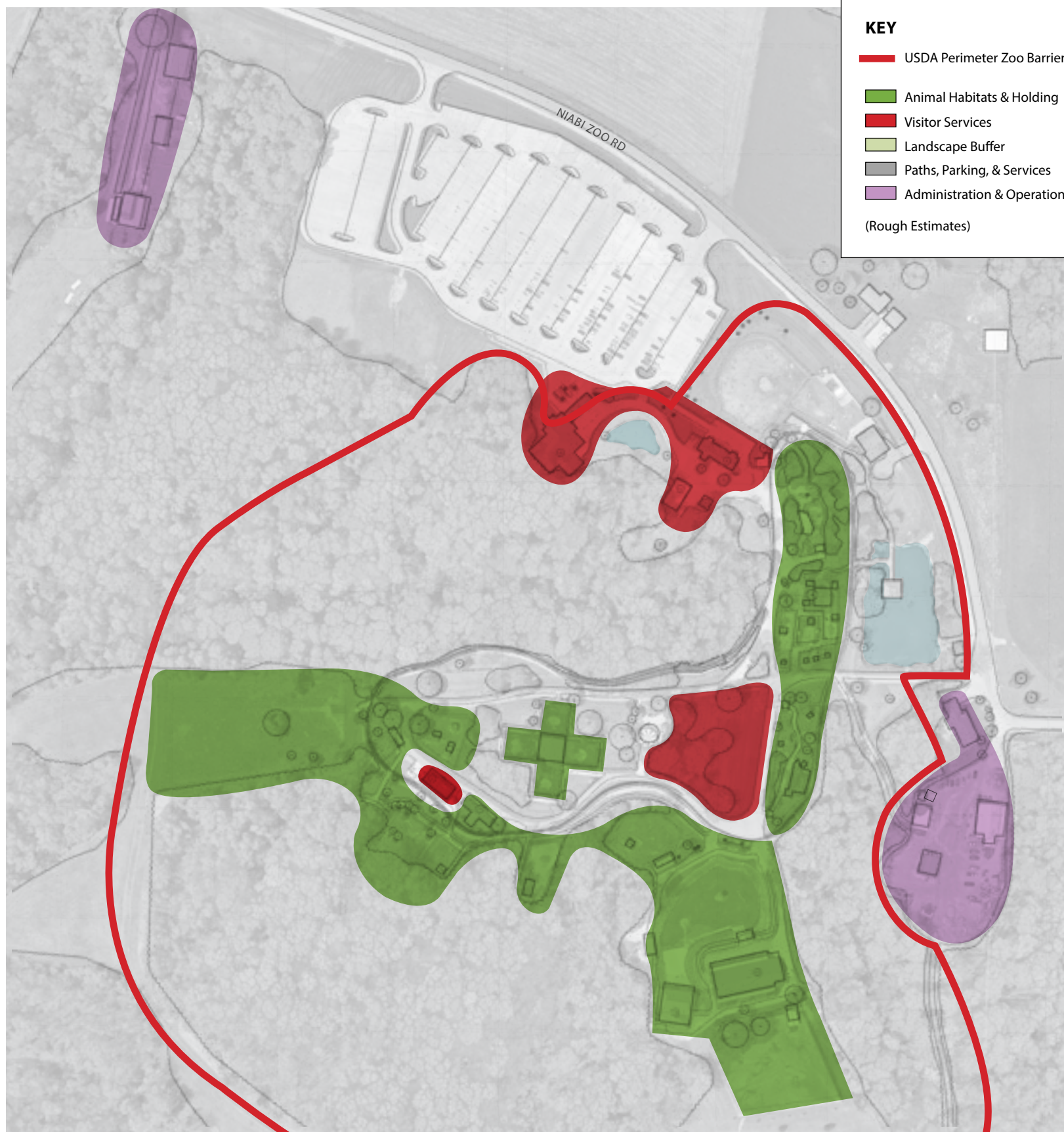


1 ACRE  
43,560 SF

**SITE PLAN LEGEND**

- Visitor Amenity
- Exhibit Building
- Admin / Support
- Habitat Space
- Holding
- Off-Exhibit Yard
- Ponds / pools
- Shrubs
- Tree
- Rocks
- Buffer Vegetation
- Visitor Path
- Service Path

EXISTING LAND USE

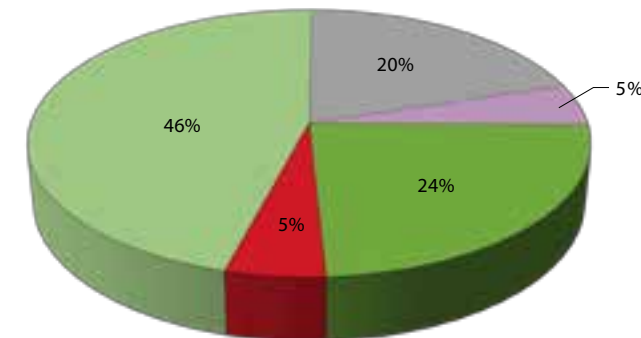


**KEY**

	USDA Perimeter Zoo Barrier	= 46 AC
	Animal Habitats & Holding	= 11 AC
	Visitor Services	= 2.5 AC
	Landscape Buffer	= 21 AC
	Paths, Parking, & Services	= 9 AC
	Administration & Operations	= 2.5 AC

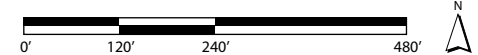
(Rough Estimates)

LAND USE BREAKDOWN



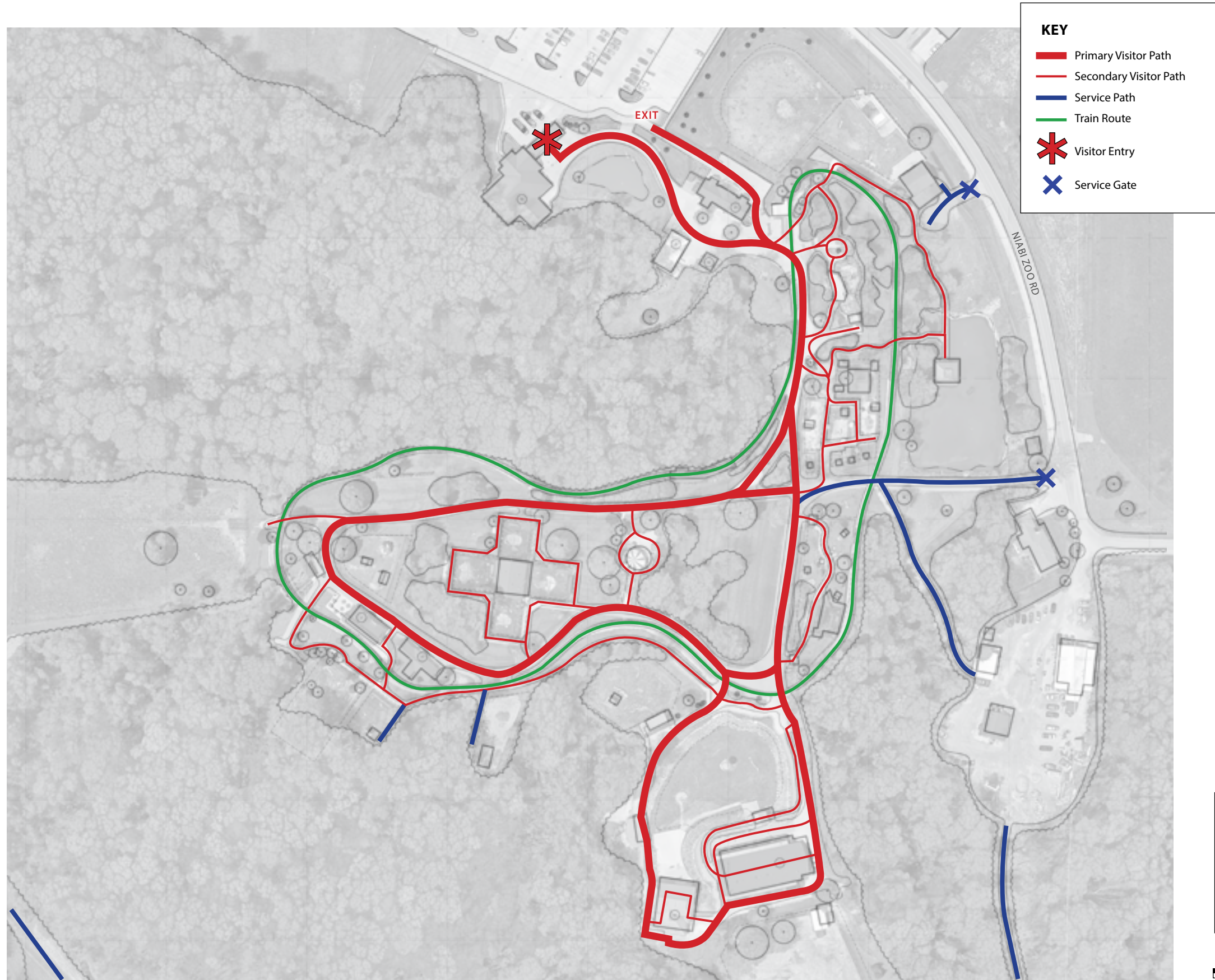
**PARKING**  
 Guest Spaces: 553  
 Staff Spaces: 28 (non-paved)

1 ACRE  
 43,560 SF





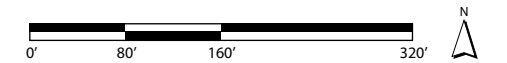
# EXISTING CIRCULATION



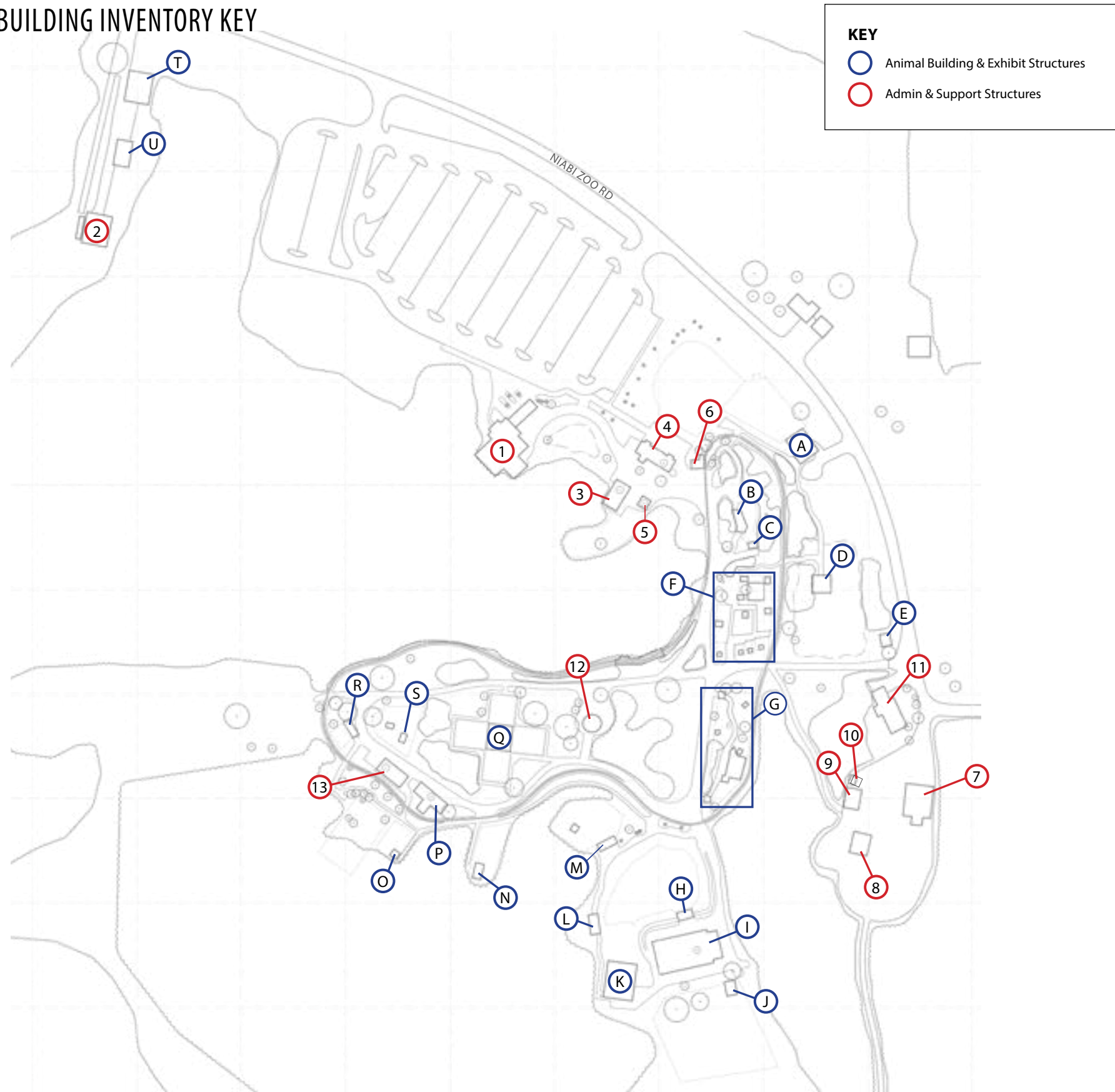
**KEY**

- Primary Visitor Path
- Secondary Visitor Path
- Service Path
- Train Route
- Visitor Entry
- Service Gate

1 ACRE  
43,560 SF



**BUILDING INVENTORY KEY**



**KEY**

- Animal Building & Exhibit Structures
- Admin & Support Structures

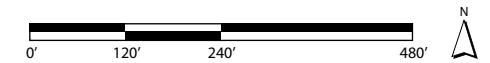
**STRUCTURE**

A. Bactrian Camel
B. Primate Viewing
C. Primate Holding
D. Pavilion
E. Waterfowl
F. Domestic Animal Area
G. Australia Shelters
H. Giraffe Feeding Platform
I. Biodiversity Hall
J. Zebra Holding
K. Giraffe Holding
L. Primate Holding
M. Lion Holding
N. Dromedary Camel
O. Pallas's Cat
P. Herpetarium Building
Q. Cat Holding & Exhibits
R. Eagle Holding
S. Yellow-Backed Duiker Holding
T. Hospital & Ambassador Animals
U. Animal Holding

**STRUCTURE**

1. Discovery Center
2. Hay Barn
3. Tree House Snack Shack
4. Gift Shop
5. Guest Restrooms
6. Train Station
7. Shops
8. Storage
9. Commissary
10. Storage
11. Director's House
12. Carousel
13. Wild Paw

1 ACRE  
43,560 SF



## BUILDING INVENTORY - ANIMAL BUILDINGS & EXHIBIT STRUCTURES

STRUCTURE	YEAR BUILT	TOTAL SF	CONSTRUCTION	STRUCTURE CONDITIONS	STRUCTURE TO REMAIN/ REPURPOSE/DEMO	COMMENTS
A. Bactrian Camel	Mid '60s	2,400 SF	CIP or Block	Fair	Demo or Remain	
B. Primate Viewing	2005	800 SF		Fair	Remain	
C. Primate Holding	2005	250 SF		Fair	Remain/Expand	Would like to expand holding, make mixed use
D. Pavilion	2014	1,300 SF	Wood Framing	Good	Remain	Need Repairs to Filtration Pond
E. Waterfowl	Late '60s	500 SF	Wood Framing	Good	Remain	
F. Domestic Animal Area	1974	2,200 SF	Wood Framing	Good	Reorganize	Connect yards & rotate
G. Australia Shelters	2006	2,400 SF	Wood Framing	Good/Fair	Repair	Budgie/Aviary needs repair
H. Giraffe Feeding Platform	2007	500 SF	CIP and Wood	Good	Remain	Expand Yard
I. Biodiversity Hall	1985	8,600 SF	Block	Fair	Remain for Now	Variety of indoor exhibits
J. Zebra Holding	1993	600 SF	Wood Shelter	Poor	Demo	
K. Giraffe Holding	2007	4,200 SF	Block	Good	Remain	Holding and small exhibits
L. Primate Holding	2007	800 SF		Fair	Remain/Expand	Expand (7 colobus), needs daylight
M. Lion Holding	Late '60s	600 SF		Poor	Demo	Combination holding and viewing
N. Dromedary Camel	2008	550 SF		Poor	Demo	
O. Pallas's Cat	1980s	250 SF		Fair	Relocate	Becoming Pallas's Cat Holding
P. Herpetarium Building	1988	2,200 SF		Fair	Remain	Upgrade thermal envelope, refocus collection
Q. Cat Holding & Exhibits	1983	2,500 SF		Fair	Remain	Doors being replaced
R. Eagle Holding	2003	500 SF		Fair	Remain	Mesh needs replacement
S. Yellow-Backed Duiker Holding	1998	400 SF		Poor	Demo	Upgraded in 2018
T. Hospital & Ambassador Animals	2004	3,000 SF		Good	Remain/Expand	Consider Relocation
U. Animal Holding	2004	1,600 SF		Good	Remain	



F. Domestic Animal Area



Q. Cat Holding & Exhibits



H, I, & K. Giraffe Feeding Platform, Biodiversity Hall, & Giraffe Holding



T. Hospital & Ambassador Animals

## BUILDING INVENTORY - ADMIN & SUPPORT STRUCTURES

STRUCTURE	YEAR BUILT	TOTAL SF	CONSTRUCTION	STRUCTURE CONDITIONS	STRUCTURE TO REMAIN/ REPURPOSE/DEMO	COMMENTS
1. Discovery Center	2011	8,700 SF	Wood Framing	Good	Remain	Expand - Need more meeting/classroom
2. Hay Barn	Early '60s	3,700 SF	Wood Framing	Poor	Demo	Hay currently stored in shipping containers
3. Tree House Snack Shack	1998	1,800 SF	Wood Framing Metal Skin	Poor	Demo	No indoor seating
4. Gift Shop	Late '80s	2,300 SF	Wood Framing	Poor	Demo	Undersized
5. Guest Restrooms	Early '60s	400 SF	Block & Wood Framing	Poor	Good	Women's Room - Stalls Men's Room - Stalls/Urinals
6. Train Station	1970s	550 SF	Wood Framing	Poor	Improve or Demo	
7. Shops	1993	3,900 SF	Metal Frame & Skin	Good	Keep/Expand	
8. Storage	1960s	1,500 SF	Wood Frame	Good	Keep/Expand	
9. Commissary	2006	1,200 SF	Wood Frame & Metal Skin	Good	Keep/Expand	
10. Storage	1970s	250 SF	Block	Good	Keep	
11. Director's House		3,200 SF	Wood Framing	Good	Repurpose	
12. Carousel	1998	1,050 SF		Good	Keep/Relocate	Can be relocated
13. Wild Paw	2006	1,700 SF	Log Structure	Good	Expand for Indoor Seating	



1. Discovery Center with Entrance & Ticketing



3 & 5. Tree House Snack Shack & Guest Restrooms



4 & 6. Gift Store & Train Station



9 & 10. Commissary & Storage Building



12. Carousel



13. Café with Outdoor Dining Area