



**INSTITUTIONAL MASTER PLAN &
MAJOR SITE PLAN SUBMISSION
NEIGHBORHOOD MEETING**

DEPARTMENT OF CONSTRUCTION & PLANNING

OUR MISSION STATEMENT

- **Enjoy, Inspire, Educate, Act**
 - “We inspire our guests to join us in being advocates for wildlife and conserving the natural world by providing, awe-inspiring, and education experiences. By joining us, others help build a movement that cares for animals and values wildlife’s shared place in our world.”



PURPOSE OF THIS MEETING

- **Amend and Restate the Toledo Zoo's Institutional Master Plan**
 - Review fourteen (14) potential projects
 - Rezone properties on Spencer Street and Amherst Drive to Institutional Campus (IC)
- **Major Site Plan Submission**
 - Construct a parking lot on the Jennison Wright, Gorney and South Mart properties



WHAT WAS PREVIOUSLY SUBMITTED?

- **Institutional Campus Plan Submission 2006**
 - Broadway Parking Lot (Not Completed)
 - Broadway Bus Drop-Aquarium Service Drive (Not Completed)
 - Aquarium/Education Center (Completed)
 - Children's Zone (Completed)
 - Pachyderm Expansion (Completed)
 - North Visitor Parking Expansion (Completed)
 - Administrative Village (Not Completed)
 - Spencer Street Employee Parking Lot (Completed)



WHAT OTHER PROJECTS HAVE BEEN COMPLETED?

- **Submitted to and approved by Plan Commission**
 - Wind Turbines Addition (2006)
 - Solar Walkway (2009)
 - Sturgeon Facility (2014)
 - Aerial Course, Giraffe Feeding Deck, Nairobi Pavilion (2015)
 - Off Exhibit Animal Management Facility (2015)
 - New Education Center (2017)
 - Temp Bio Secure (2017)
 - Greenhouse Addition at Museum (2017)
 - New Greenhouse at Warehouse (2021)



EXISTING ZOO CAMPUS



— DENOTES BOUNDARY LINE OF PROPERTY OWNED BY THE TOLEDO ZOO

■ DENOTES PROPERTY OWNED BY THE TOLEDO ZOO TO BE REZONED TO INSTITUTIONAL CAMPUS



INSTITUTIONAL MASTER PLAN

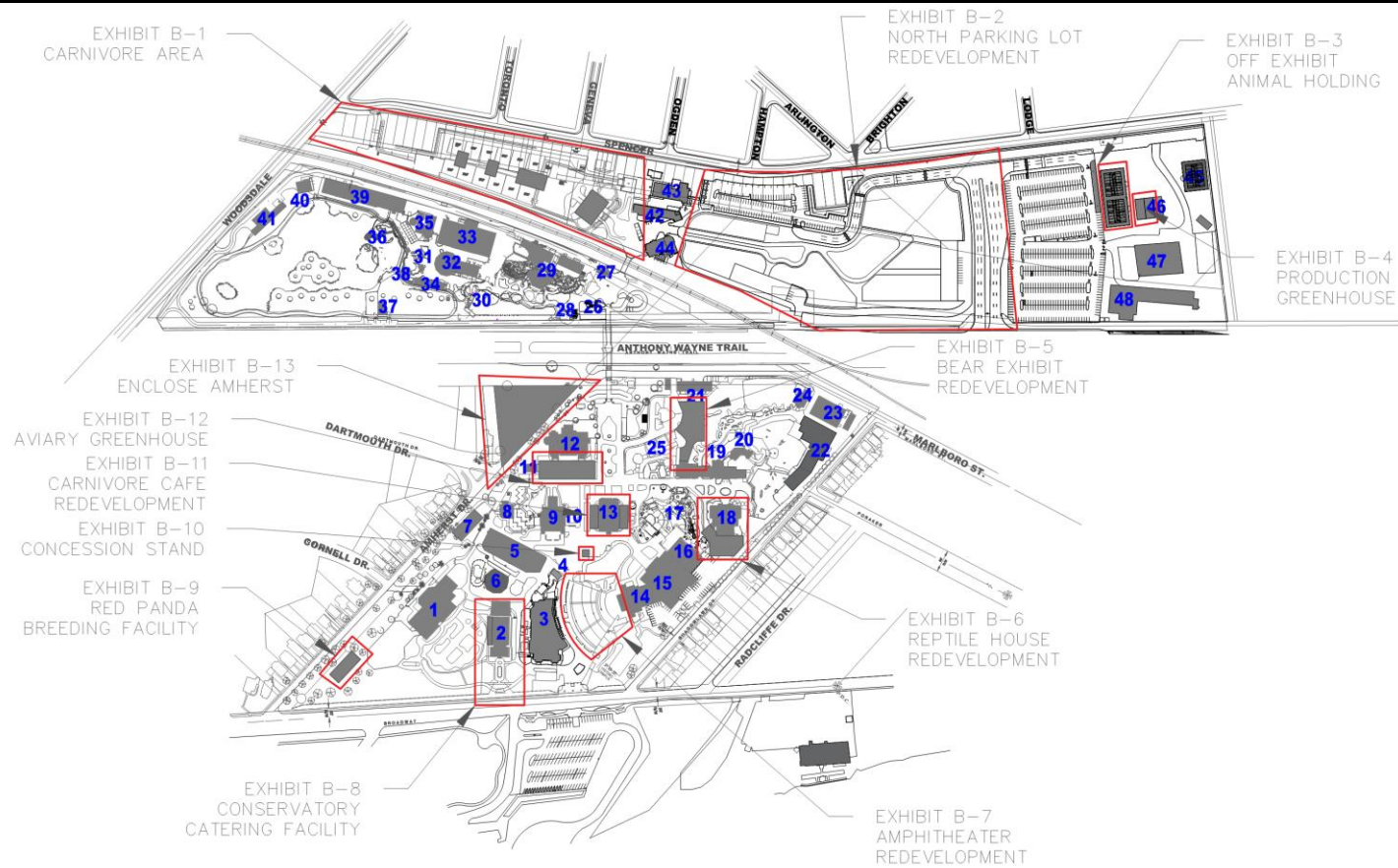


EXHIBIT NOT SHOWN ON MAP
EXHIBIT B-14 - MERCHANDISE
HUTS (VARIES LOCATIONS)



EXHIBIT B-1 CARNIVORE EXHIBIT SITE LAYOUT

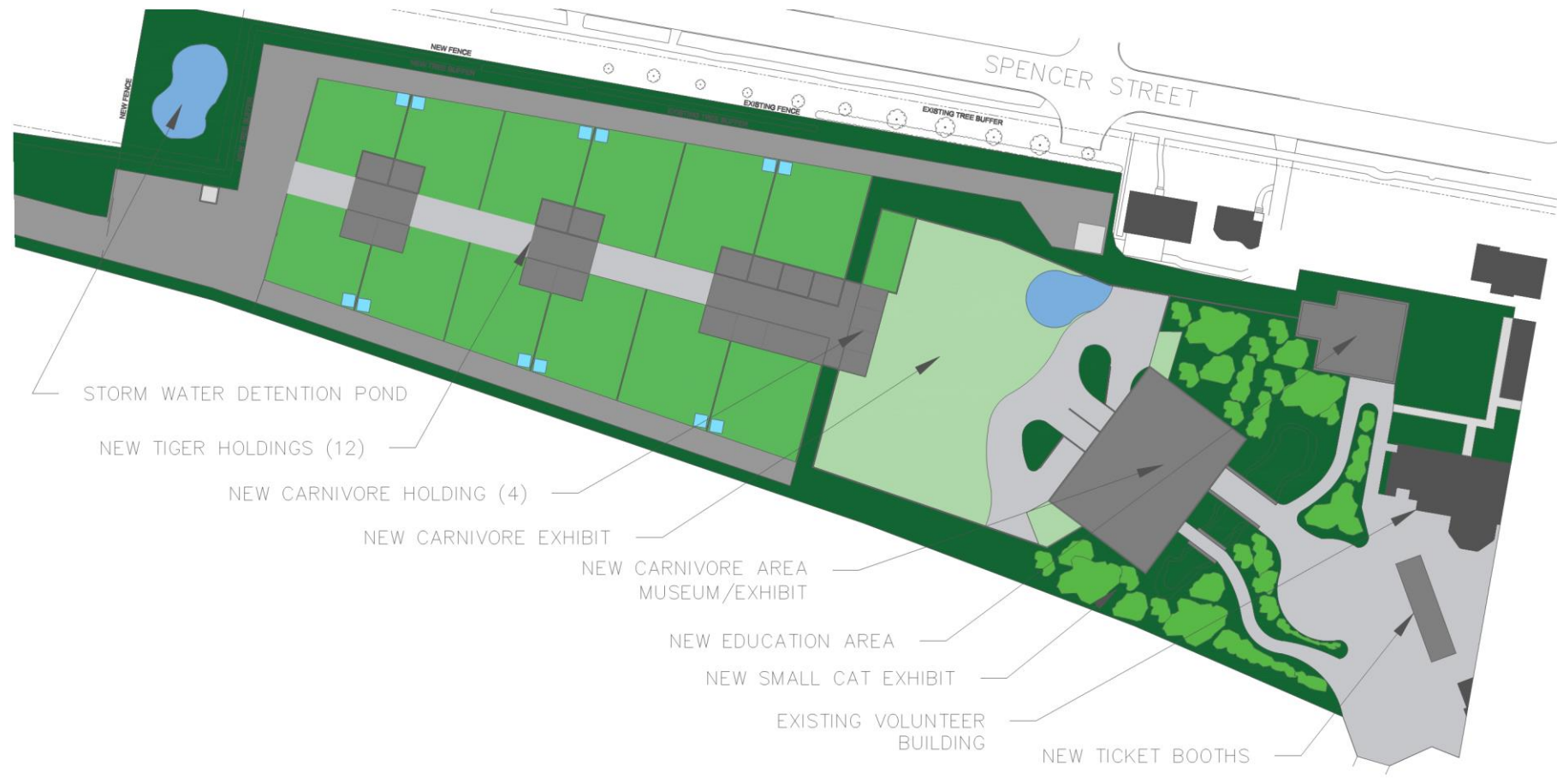


EXHIBIT B-1A CARNIVORE EXHIBIT RENDERINGS



EXHIBIT B-2 NORTH PARKING LOT REDEVELOPMENT



EXHIBIT B-3 OFF EXHIBIT ANIMAL HOLDING

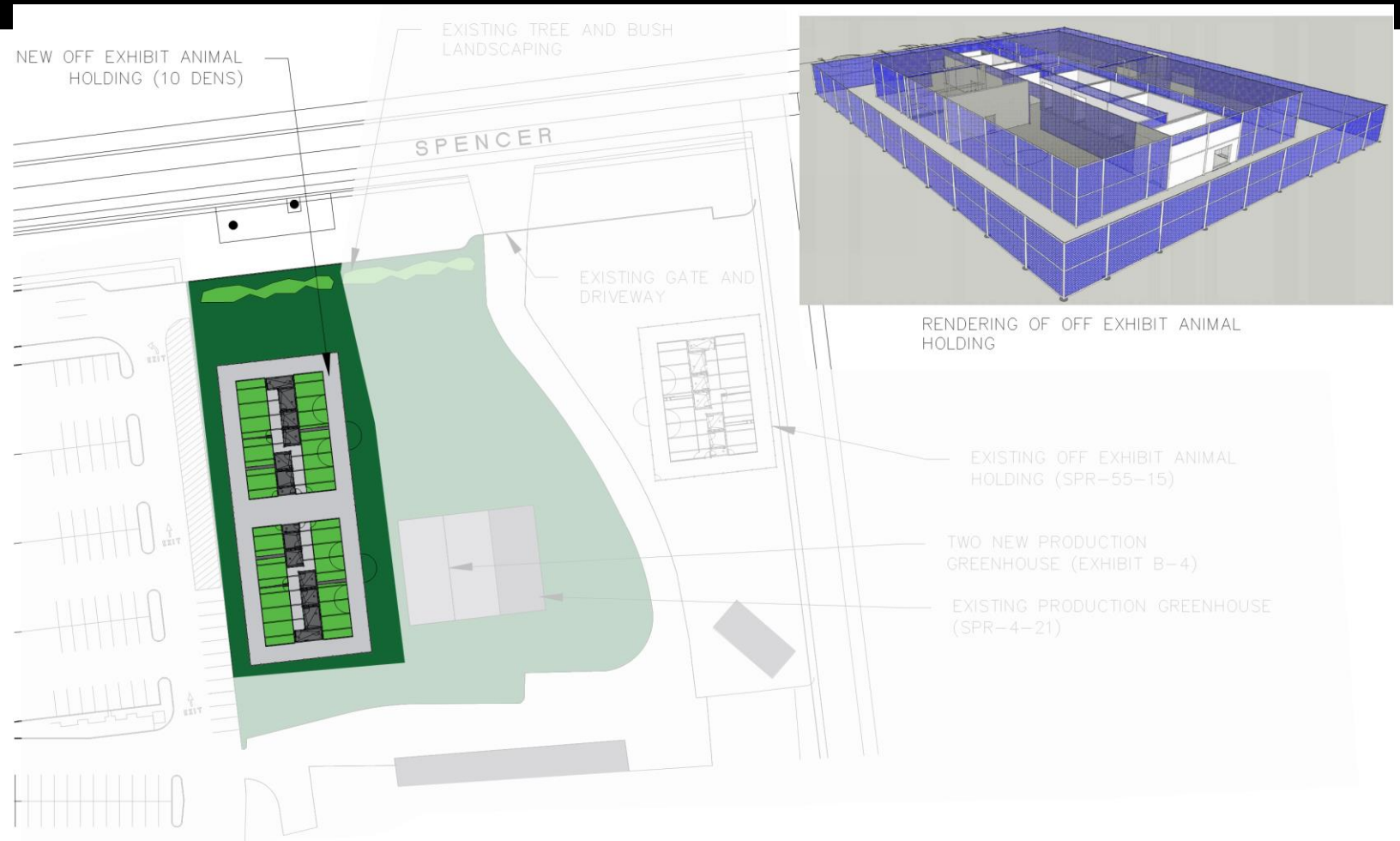


EXHIBIT B-4 PRODUCTION GREENHOUSE

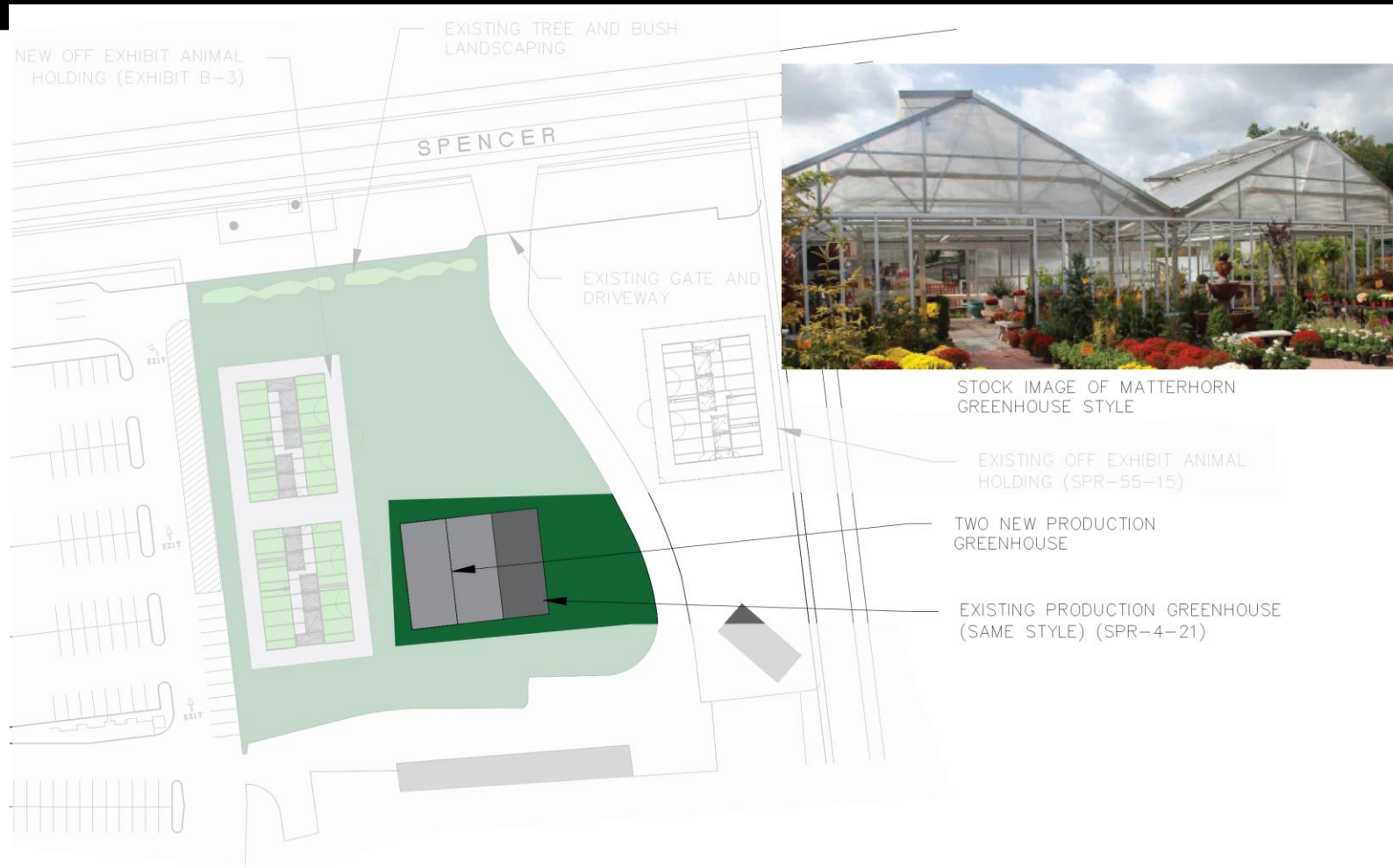


EXHIBIT B-5 BEAR EXHIBIT REDEVELOPMENT



BEAR EXHIBIT OUTDOOR VIEWING

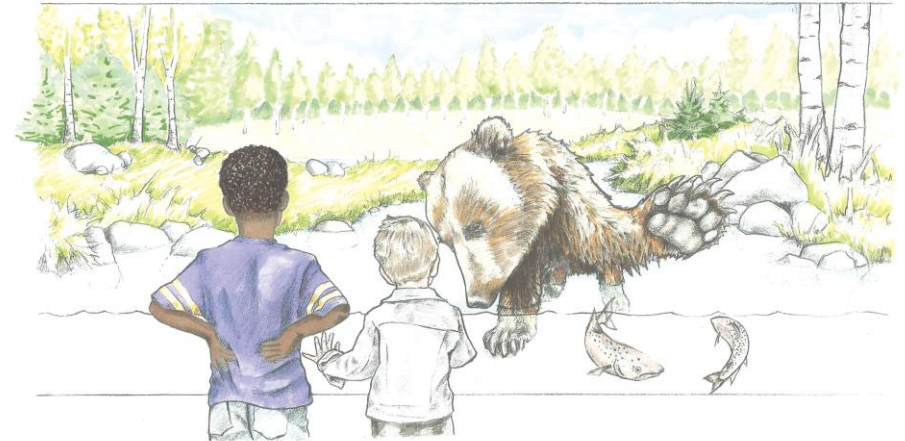


EXHIBIT B-5 BEAR EXHIBIT REDEVELOPMENT RENDERINGS

BEAR EXHIBIT
TRAINING WALL



BEAR EXHIBIT
DIG PIT



EXHIBIT B-6 REPTILE HOUSE REDEVELOPMENT



EXHIBIT B-7 AMPHITHEATER REDEVELOPMENT



EXHIBIT B-8 CONSERVATORY CATERING FACILITY



RENDERING OF EXTERIOR SEATING



RENDERING OF INTERIOR SEATING

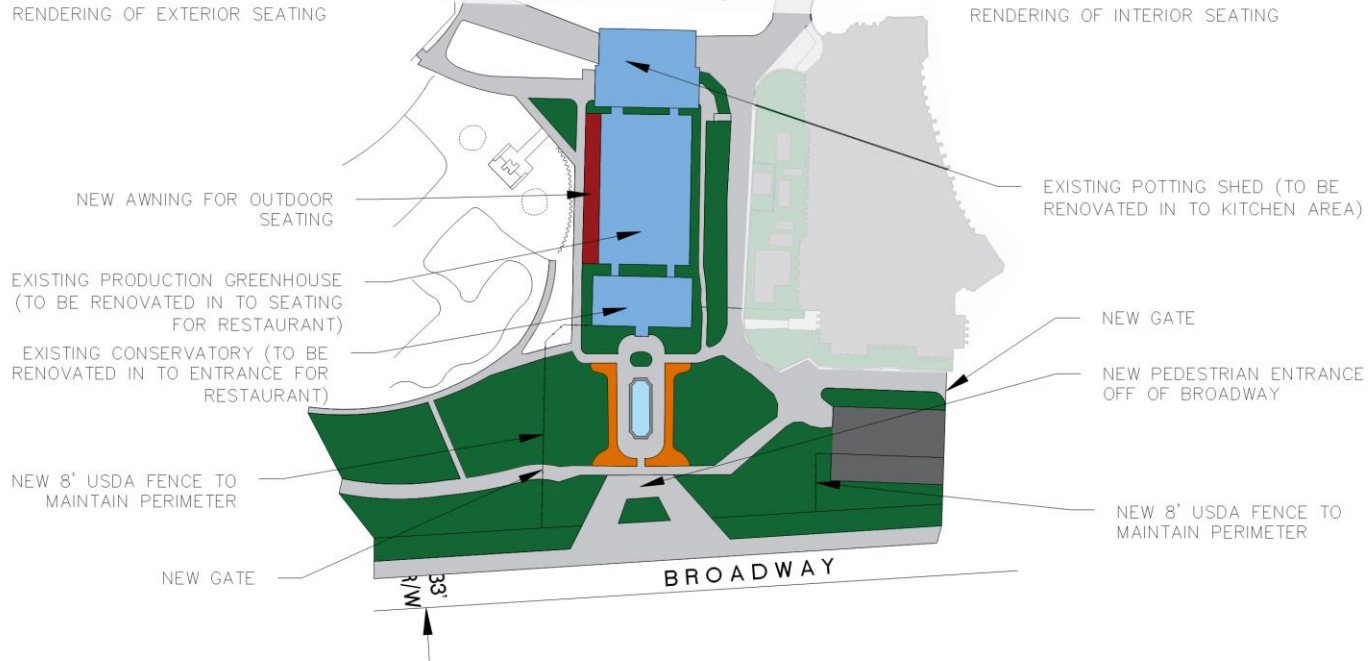


EXHIBIT B-9 RED PANDA BREEDING FACILITY



EXHIBIT B-10 CONCESSION STAND



EXHIBIT B-11 CARNIVORE CAFÉ REDEVELOPMENT



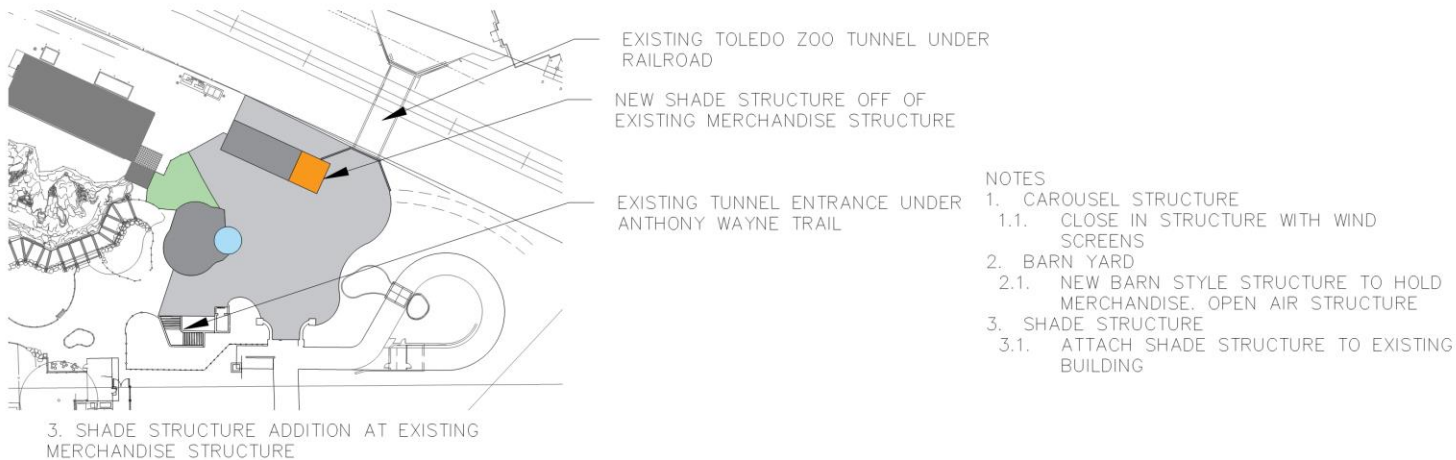
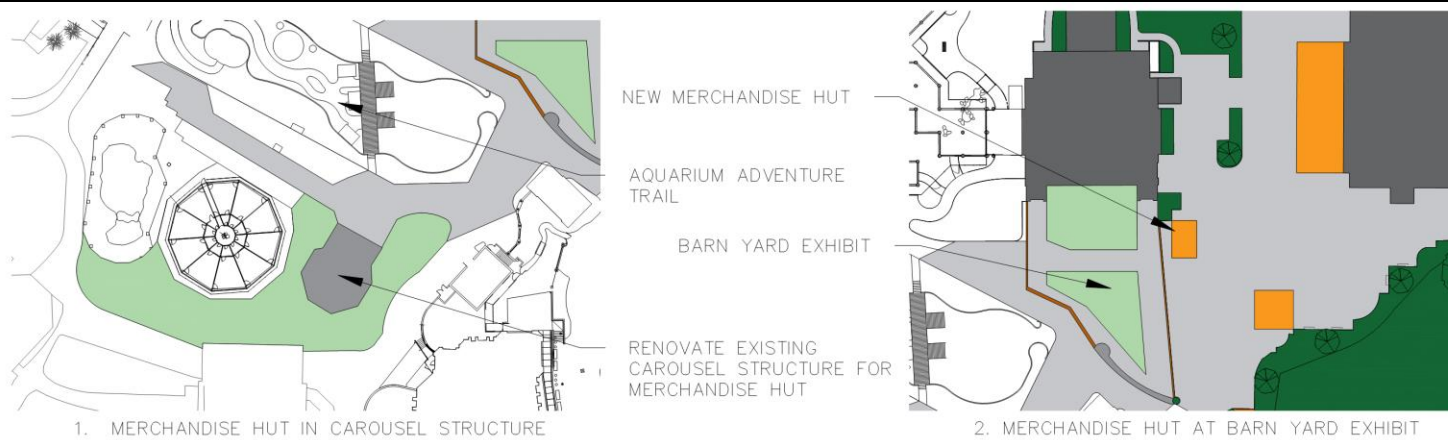
EXHIBIT B-12 AVIARY GREENHOUSE



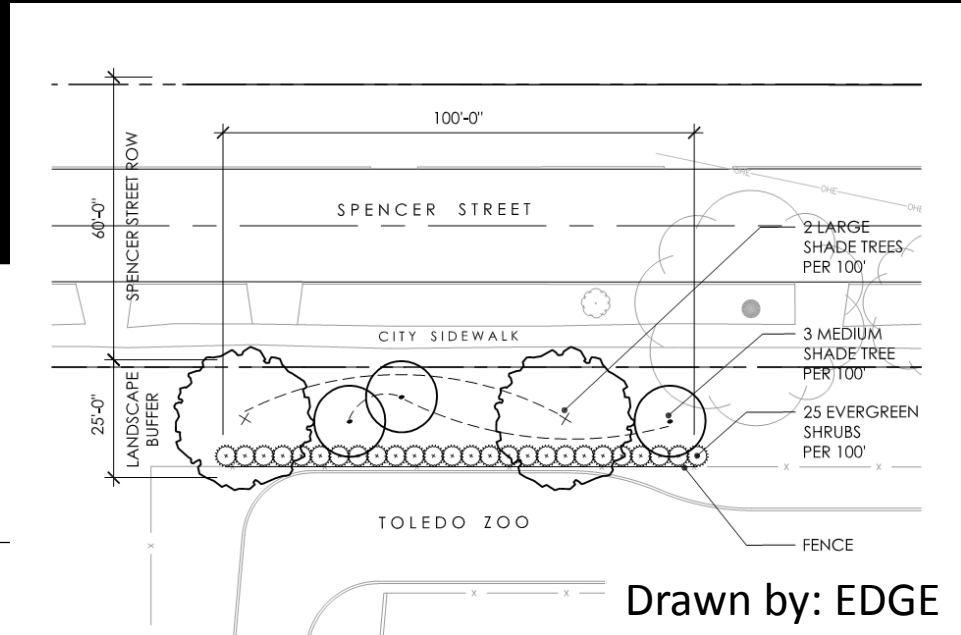
EXHIBIT B-13 ENCLOSE AMHERST



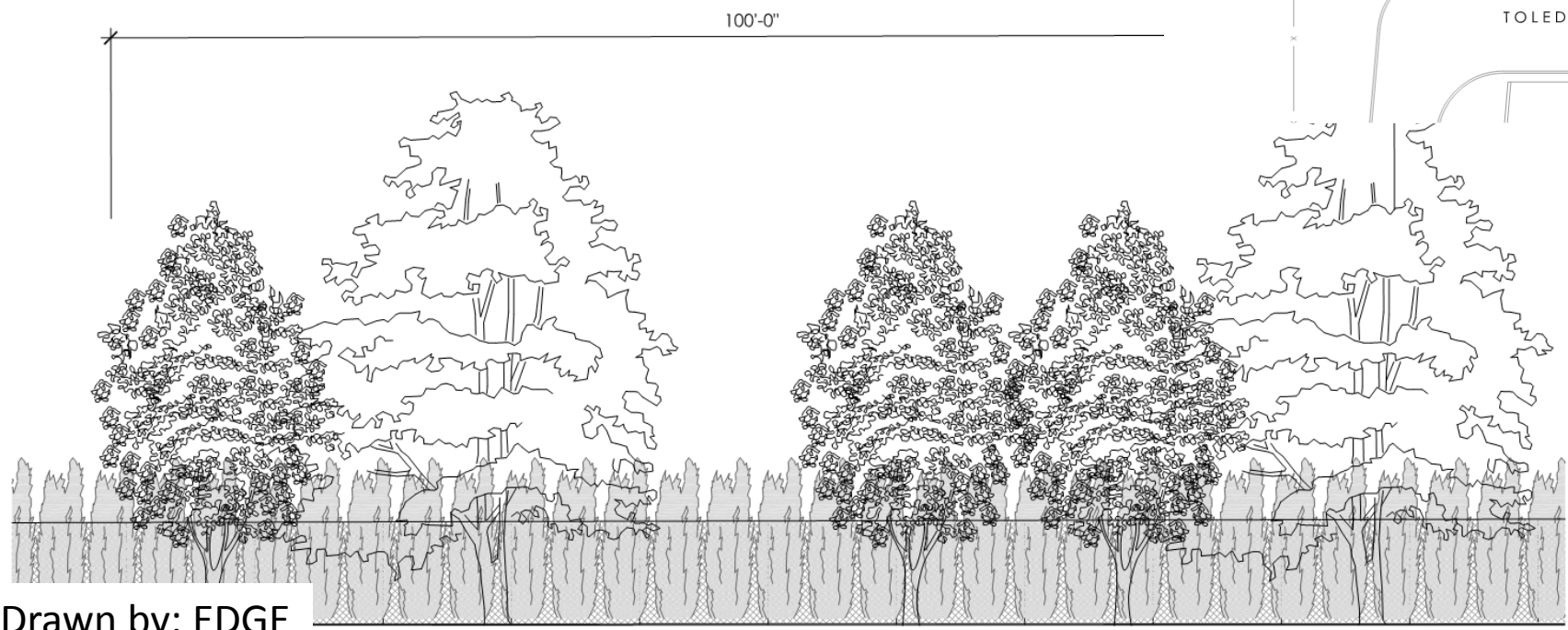
EXHIBIT B-14 MERCHANDISE HUTS



LANDSCAPE BUFFERING



Drawn by: EDGE



Drawn by: EDGE



IMPORTANT DATES

- **Submission to Plan Commission**
 - **April 26, 2021**
- **Plan Commission Public Hearing**
 - **June 10, 2021 at 2 PM**
- **City Council Hearing Date**
 - **July 14, 2021 at 4 PM**

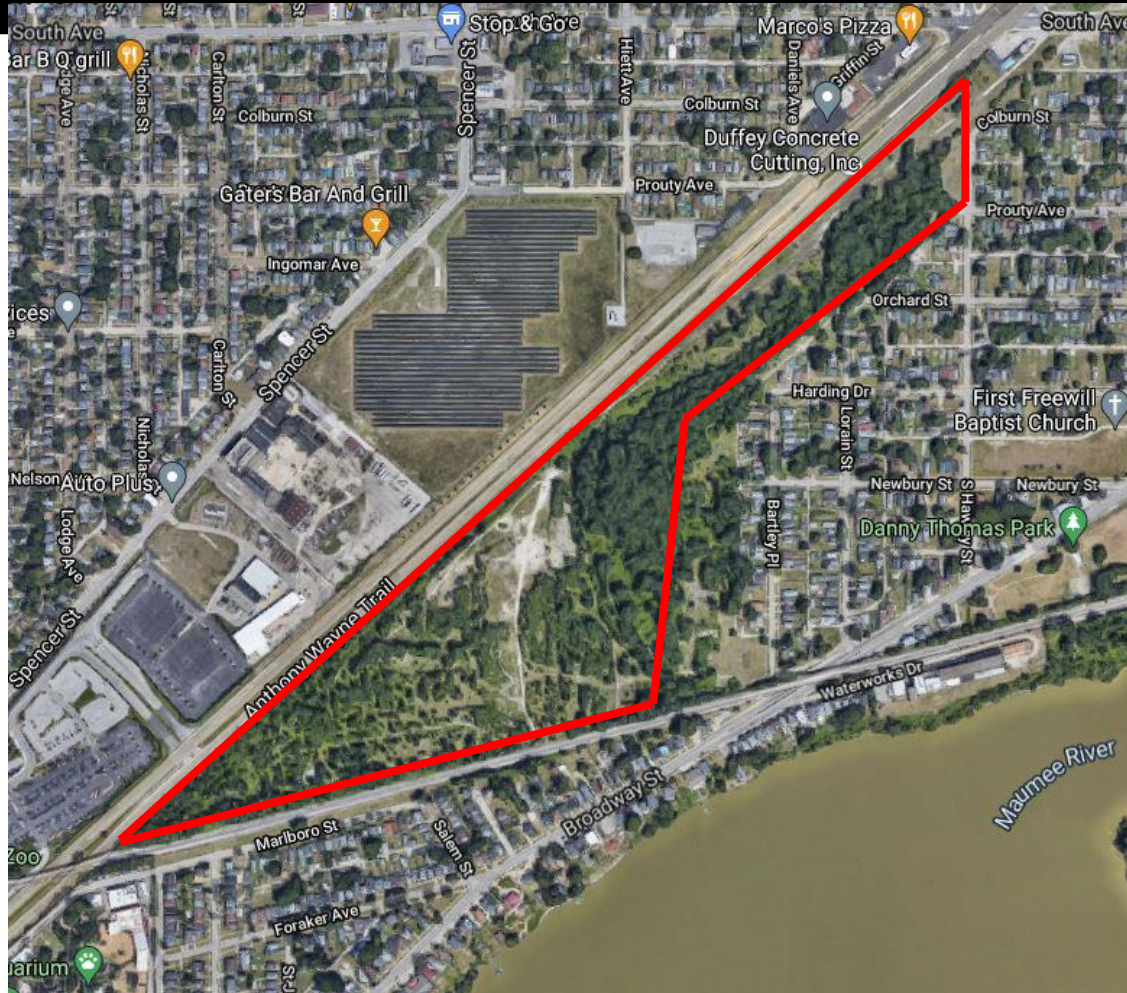


MAJOR SITE PLAN SUBMISSION

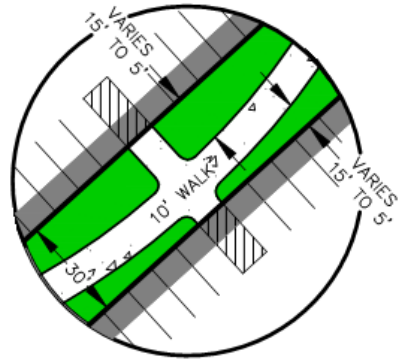
- **Construct an over 2000 space parking lot on the Jennison Wright, Gorney and South Mart Properties**
 - Project to include remediating the Jennison Wright property



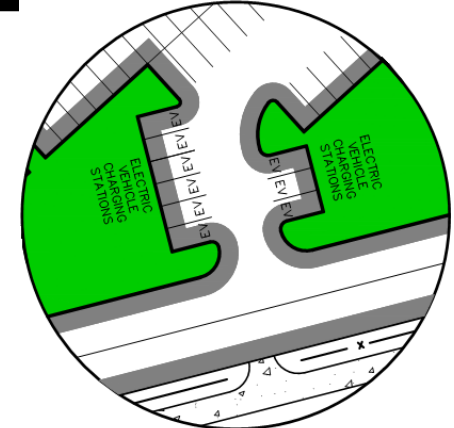
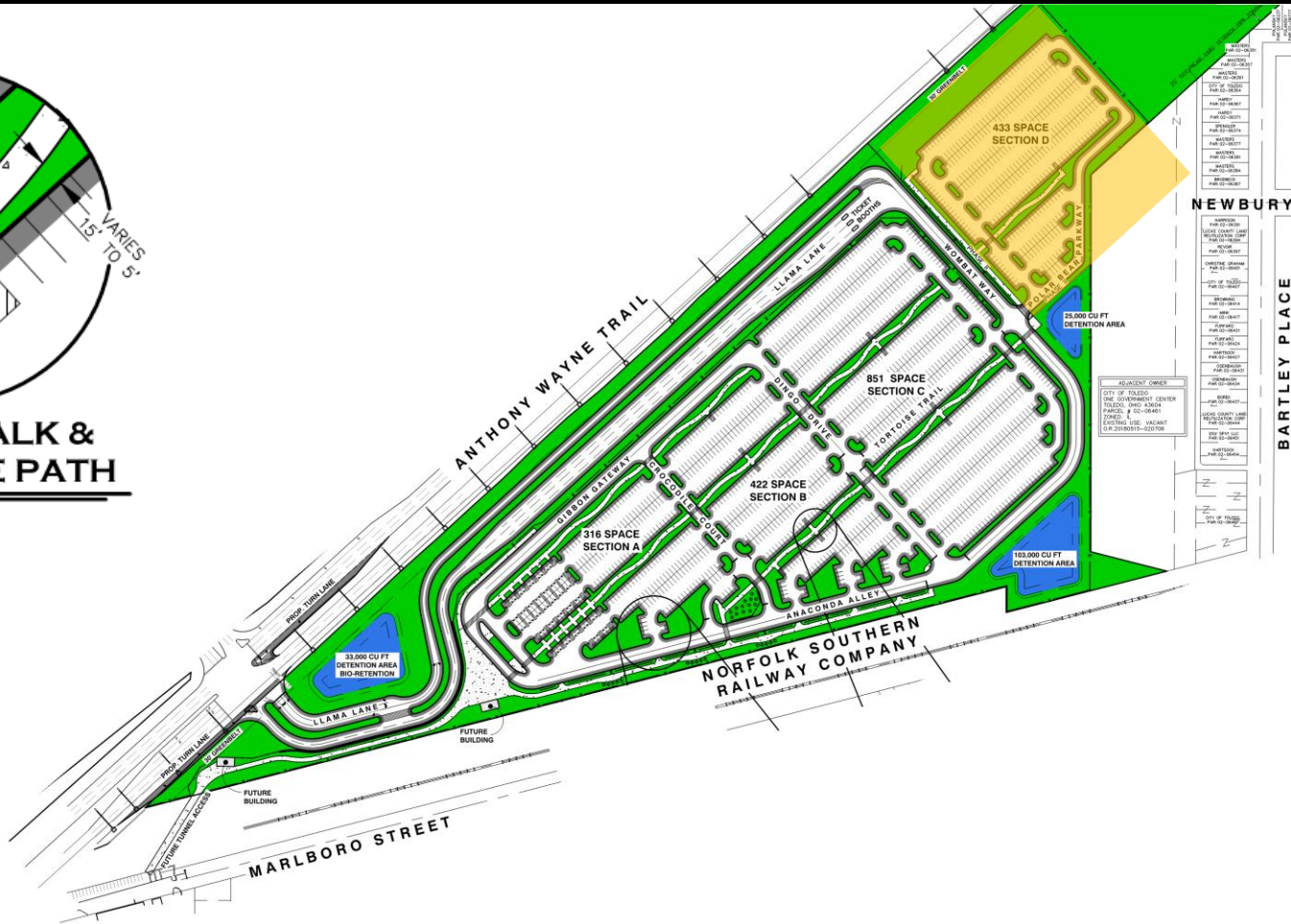
PARKING LOT LOCATION



PARKING LOT DRAWINGS AND DETAILS

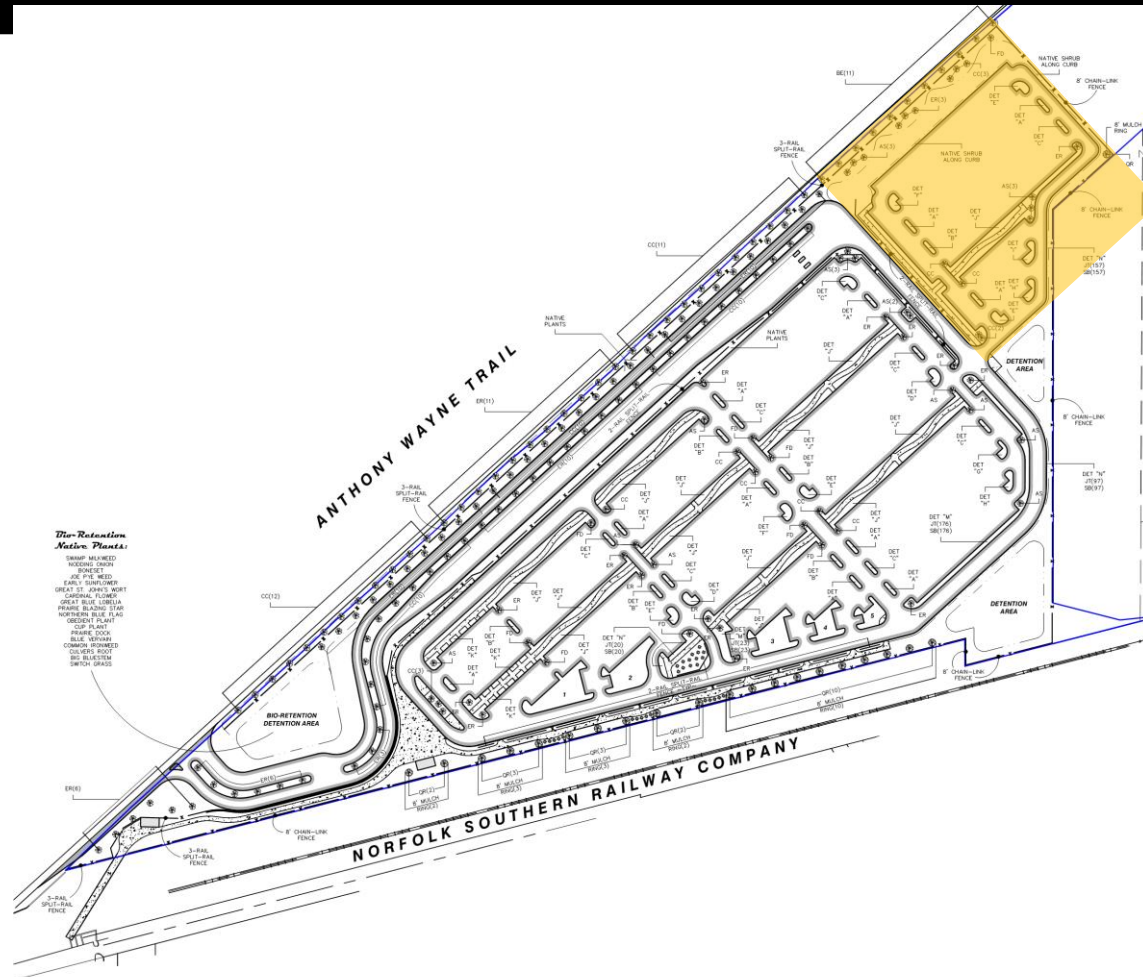


30' SIDEWALK & LANDSCAPE PATH



ELECTRIC VEHICLE CHARGING STATIONS

PARKING LOT PLANTING DETAILS



10a-Retention

- Native Plants:**
 SWAMP MILKWEED
 NODDING ONION
 BONESET
 JOE PYE WEED
 EARLY SUNFLOWER
 GREAT ST. JOHN'S WORT
 CARDINAL FLOWER
 GREAT BLUE LOBELIA
 PRAIRIE BLAZING STAR
 NORTHERN BLUE FLAG
 OBEDIENT PLANT
 CUP PLANT
 PRAIRIE DOCK
 BLUE VERVAIN
 COMMON IRONWEED
 CULVERS ROOT
 BIG BLUESTEM
 SWITCH GRASS

EDUCATIONAL EXHIBITS 1-5

**1. Wet Prairie
Native Plants:**

- SWAMP MILKWEED
 NODDING ONION
 BONESET
 JOE PYE WEED
 EARLY SUNFLOWER
 GREAT ST. JOHN'S WORT
 CARDINAL FLOWER
 GREAT BLUE LOBELIA
 PRAIRIE BLAZING STAR
 NORTHERN BLUE FLAG
 OBEDIENT PLANT
 CUP PLANT
 PRAIRIE DOCK
 BLUE VERVAIN
 COMMON IRONWEED
 CULVERS ROOT
 BIG BLUESTEM
 SWITCH GRASS

**2. Prairie
Native Plants:**

- BIG BLUESTEM
 LITTLE BLUESTEM
 INDIAN GRASS
 ECHINACEA
 EARLY SUNFLOWER
 WILD BERGAMOT
 STIFF GOLDENROD
 MOUNTAIN MINT
 NEW ENGLAND ASTER
 BLUE VERVAIN
 BLACK EYE SUSAN
 GRAY-HEADED CONEFLOWER
 FOXGLOVE BEARDTONGUE
 COMMON MILKWEED
 SULLIVANT'S MILKWEED

**3. Woodland Edge
Native Plants:**

- TALL COREOPSIS
 TALL THUMBLEWEED
 SOLOMONS SEAL
 Hairy MOUNTAIN MINT
 BLACK EYE SUSAN
 FOXGLOVE BEARDTONGUE
 SWEET JOE PYE WEED
 SMOOTH BLUE ASTER
 CULVERS ROOT
 GOLDEN ALEXANDER
 EARLY SUNFLOWER
 TALL BELLFLOWER
 SWITCHGRASS
 POKE MILKWEED
 PRAIRIE LILLY

**4. Sand Dune
Native Plants:**

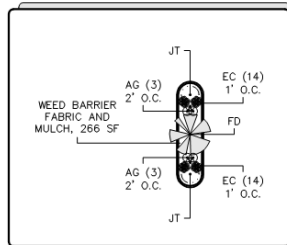
- LITTLE BLUESTEM
 PRAIRIE DROPSIED
 TALL COREOPSIS
 BLUE LUPINE
 PRICKLY PEAR CACTUS (OPUNTIA HUMIFUSA)
 SOLOMONS SEAL
 Hairy WOOD MINT
 SMOOTH BLUE ASTER
 SOLOMONS SEAL
 CREAM GENTIAN
 Hairy WOOD MINT
 PURPLE GIANT HYSSOP
 SAND CHERRY
 EARLY SUNFLOWER
 BIG BLUESTEM
 INDIAN GRASS
 SWITCH GRASS
 BUTTERFLY MILKWEED
 WHORLED MILKWEED
 LANCE-LEAF COREOPSIS

**5. Great Lakes
Shore Habitat
Native Plants:**

- SULLIVANT'S MILKWEED
 SWAMP MILKWEED
 STARRY SOLOMONS PLUME
 SOLOMONS SEAL
 CANADA COLUMBINE
 BIG BLUESTEM
 INDIAN GRASS
 WILD STRAWBERRY
 SHRUBBY CINQUEFOIL
 BOTTLE GENTIAN
 PRAIRIE DOCK
 CUP PLANT

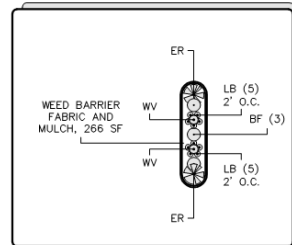


PARKING LOT PLANTING DETAILS CONT.



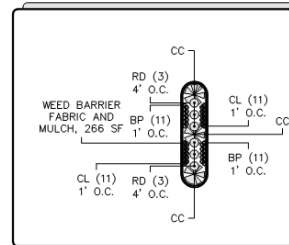
**ISLAND
PLANTING DETAIL - A**

NOT TO SCALE



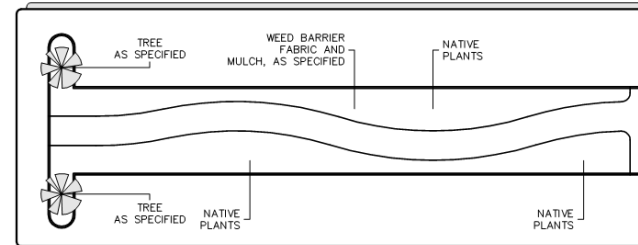
**ISLAND
PLANTING DETAIL - B**

NOT TO SCALE



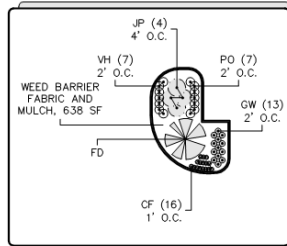
**ISLAND
PLANTING DETAIL - C**

NOT TO SCALE



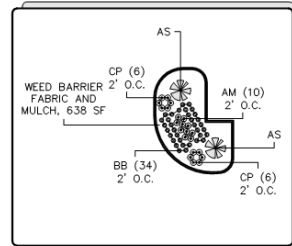
**LONG ISLAND
PLANTING DETAIL - J**

NOT TO SCALE



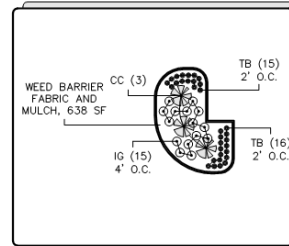
**LARGE ISLAND
PLANTING DETAIL - D**

NOT TO SCALE



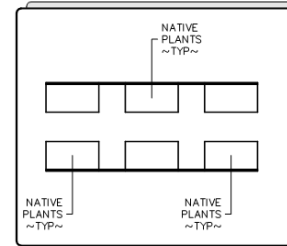
**LARGE ISLAND
PLANTING DETAIL - E**

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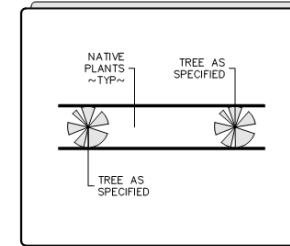
**LARGE ISLAND
PLANTING DETAIL - F**

NOT TO SCALE



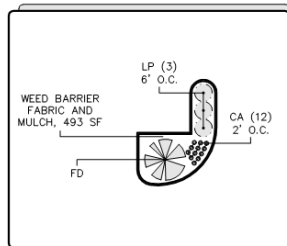
**ADA ISLAND
PLANTING DETAIL - K**

NOT TO SCALE



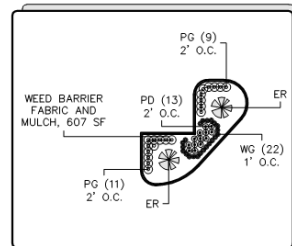
**BOULEVARD ISLAND
PLANTING DETAIL - L**

NOT TO SCALE



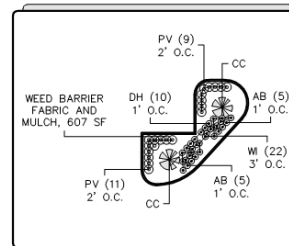
**MEDIUM ISLAND
PLANTING DETAIL - G**

NOT TO SCALE



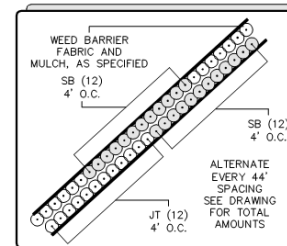
**MEDIUM ISLAND
PLANTING DETAIL - H**

NOT TO SCALE



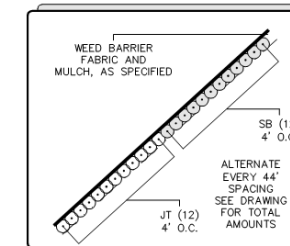
**MEDIUM ISLAND
PLANTING DETAIL - I**

NOT TO SCALE



**SHRUBS ALONG CURB
PLANTING DETAIL - M**

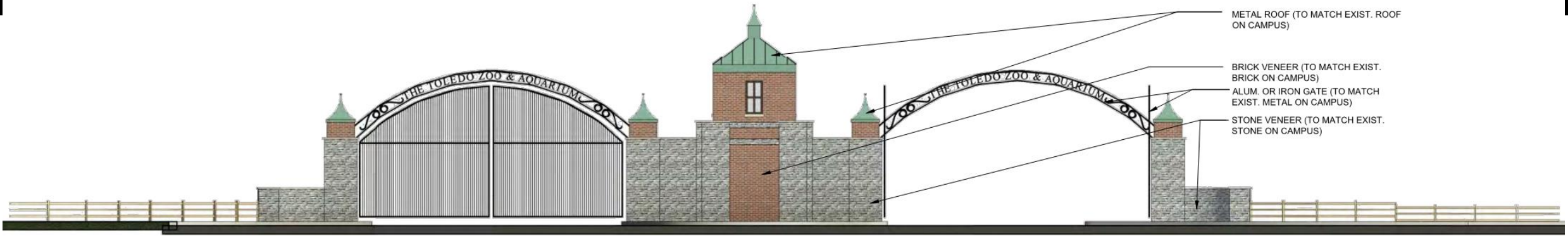
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**SHRUBS ALONG CURB
PLANTING DETAIL - N**

NOT TO SCALE

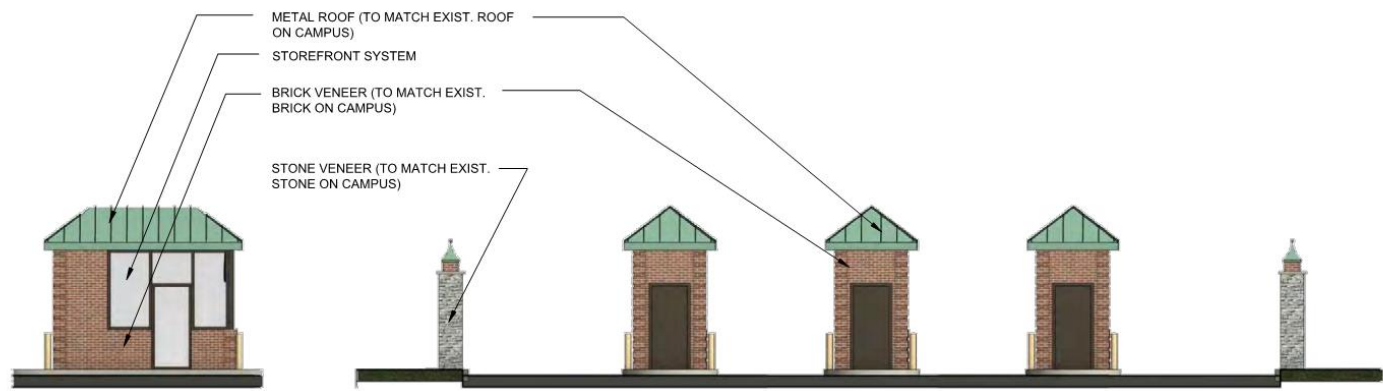
PARKING LOT FRONT ENTRY RENDERINGS



A1.1 GATE - FRONT ELEVATION
A1.1 SCALE: 1/8"=1'-0"

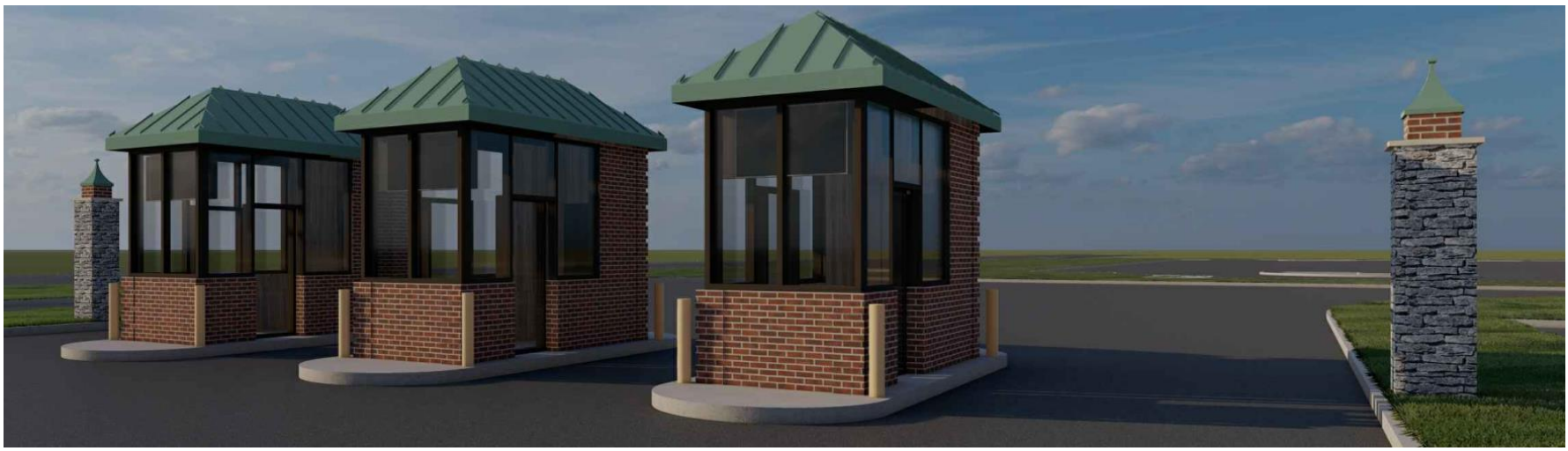


PARKING LOT TICKET BOOTHS RENDERINGS

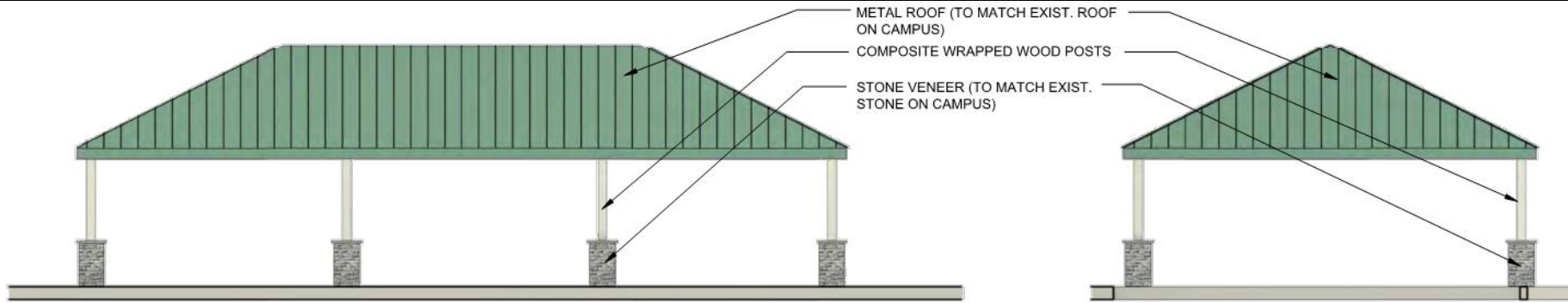


E1.1
A1.1
**TICKET BOOTHS
SIDE ELEVATION**
SCALE: 1/8"=1'-0"

F1.1
A1.1
**TICKET BOOTHS
BACK ELEVATION**
SCALE: 1/8"=1'-0"



PARKING LOT PAVILION RENDERINGS



G1.1
PAVILION
ELEVATION
A1.1 SCALE: 1/8"=1'-0"

H1.1
PAVILION
ELEVATION
A1.1 SCALE: 1/8"=1'-0"



IMPORTANT DATES

- **Submission to Plan Commission**
 - **March 29, 2021**
- **Plan Commission Public Hearing**
 - **May 13, 2021 at 2 PM**



QUESTIONS?

