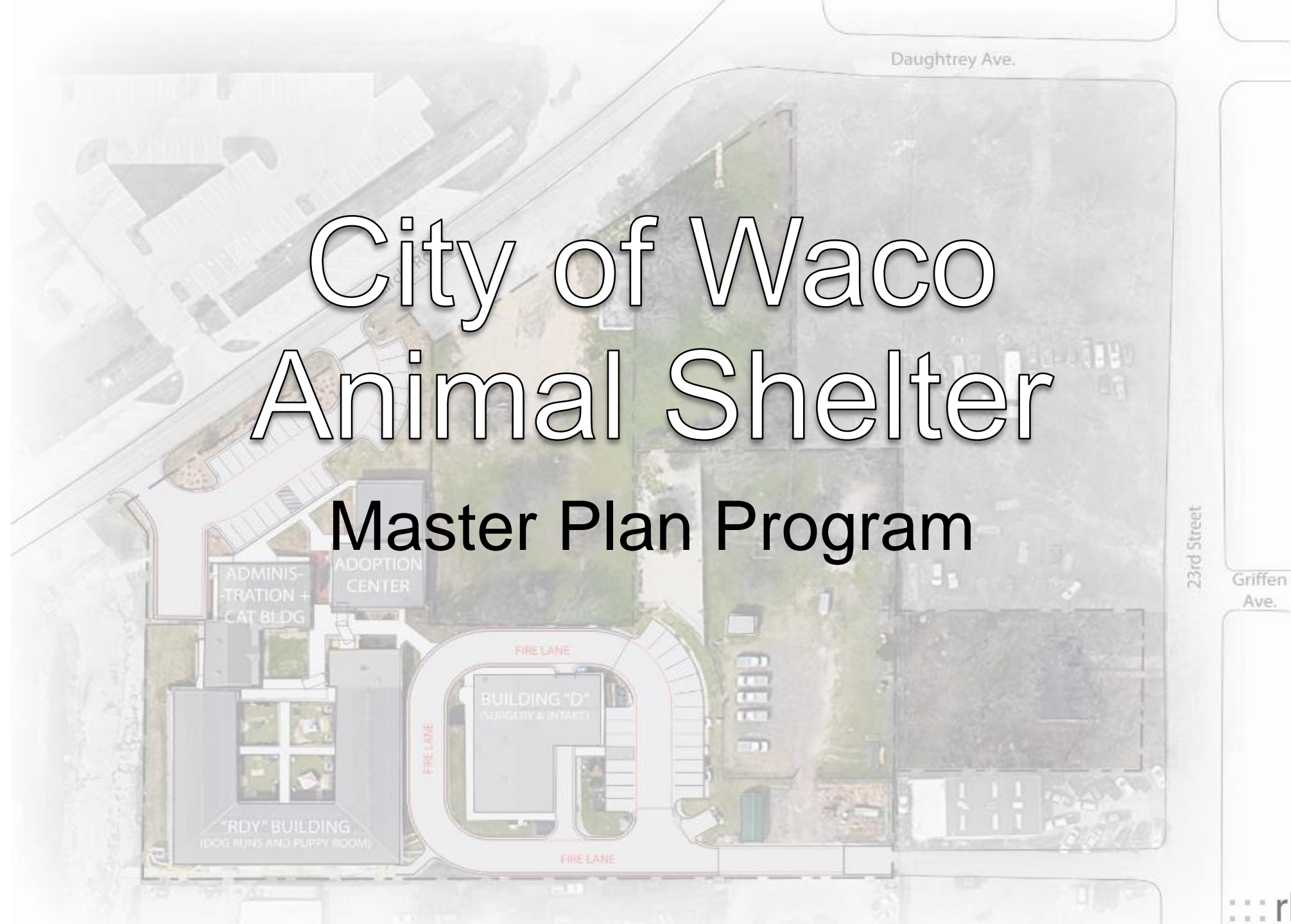


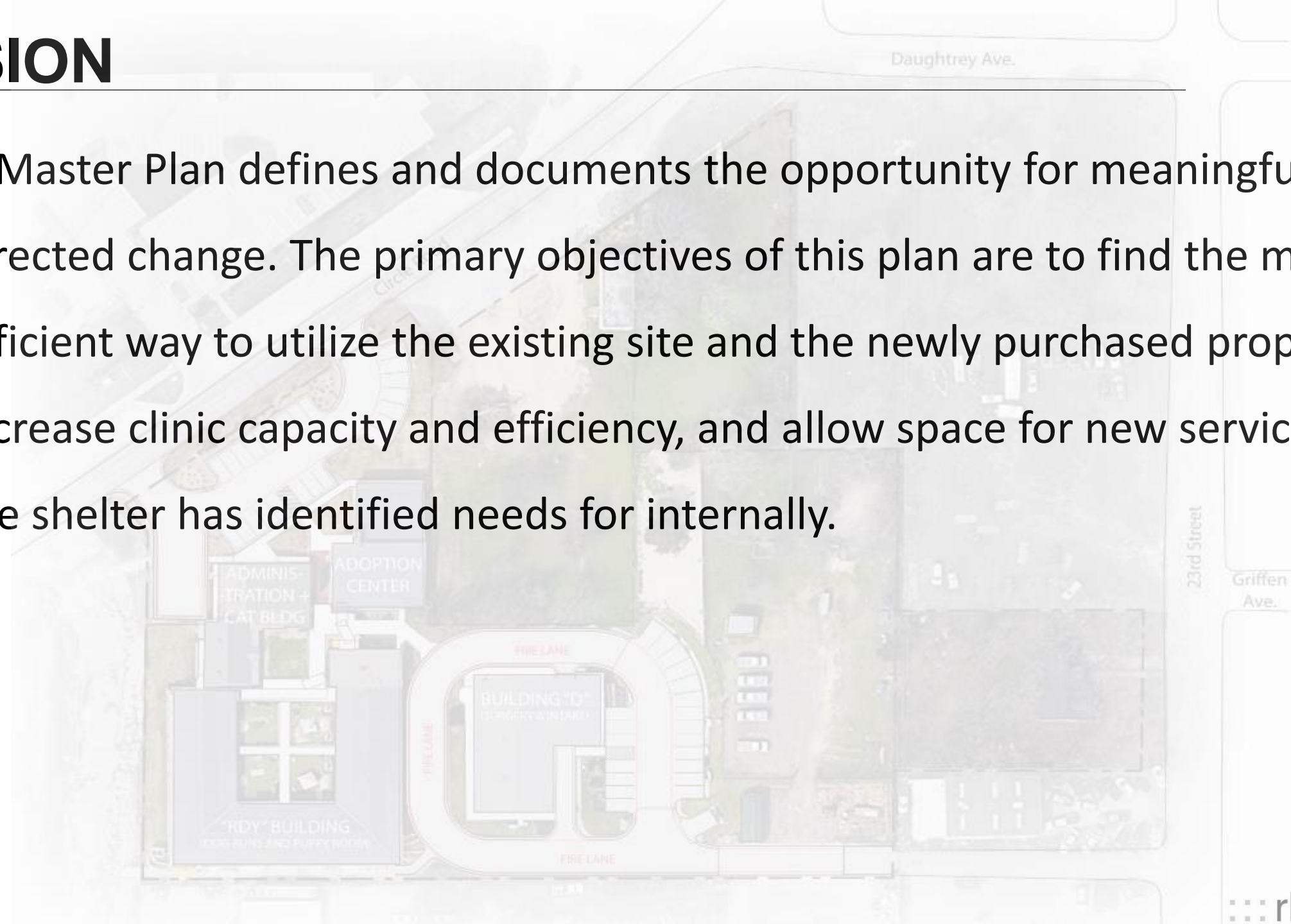
# City of Waco Animal Shelter

## Master Plan Program

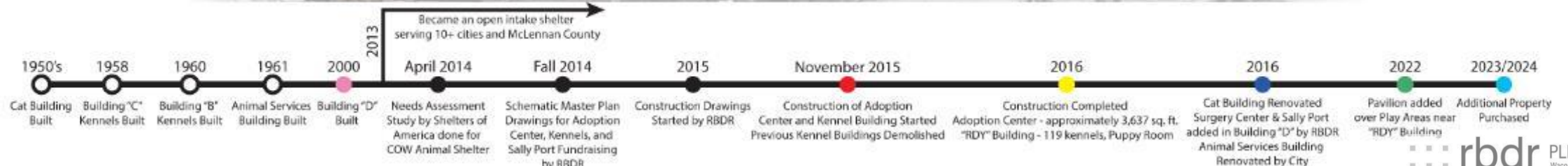


# MISSION

A Master Plan defines and documents the opportunity for meaningful and directed change. The primary objectives of this plan are to find the most efficient way to utilize the existing site and the newly purchased properties, increase clinic capacity and efficiency, and allow space for new services that the shelter has identified needs for internally.

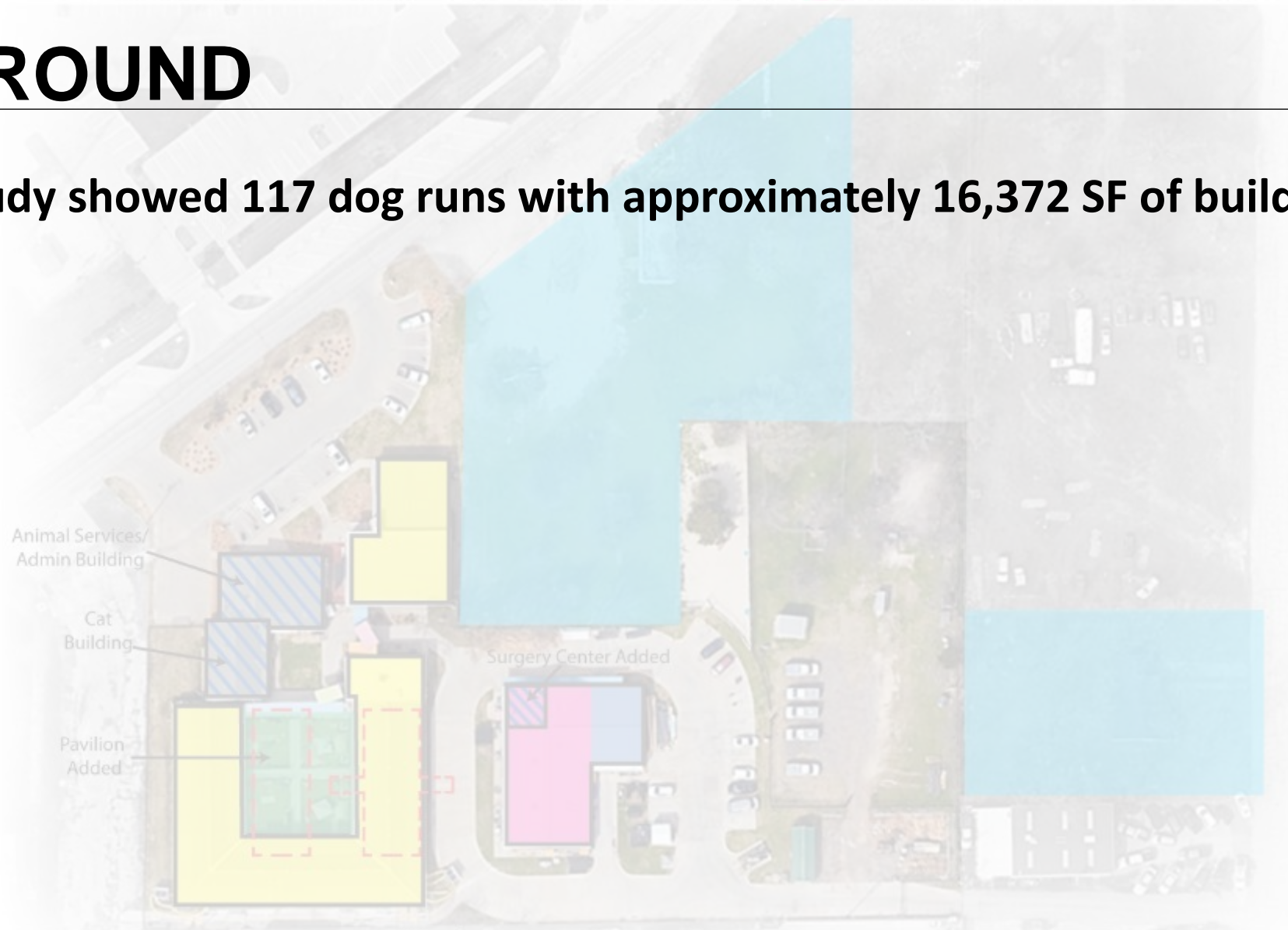


# BACKGROUND



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**Schematic Master Plan for facilities expansion initiated**



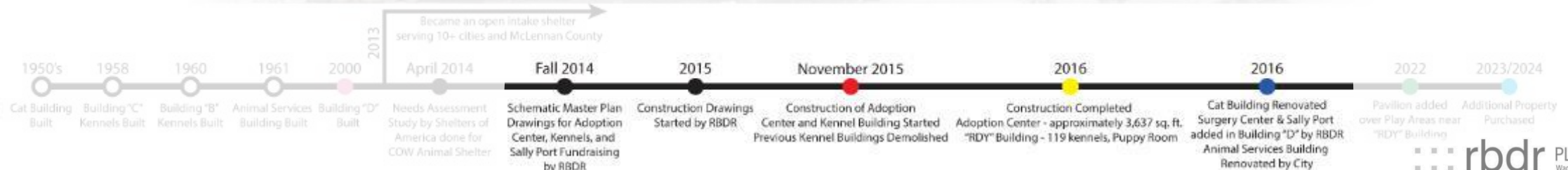
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Shelter has maintained this NO KILL status ever since



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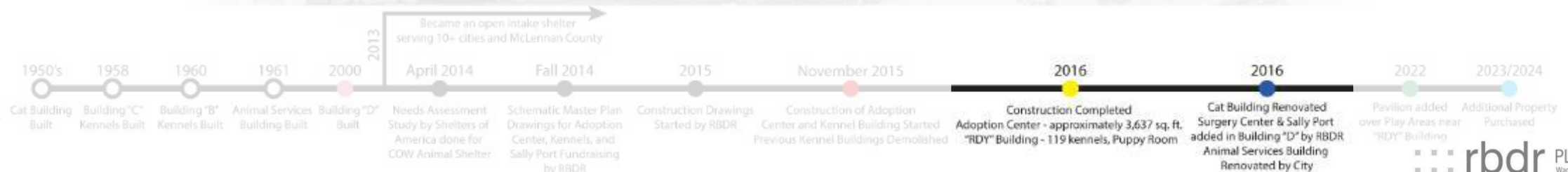
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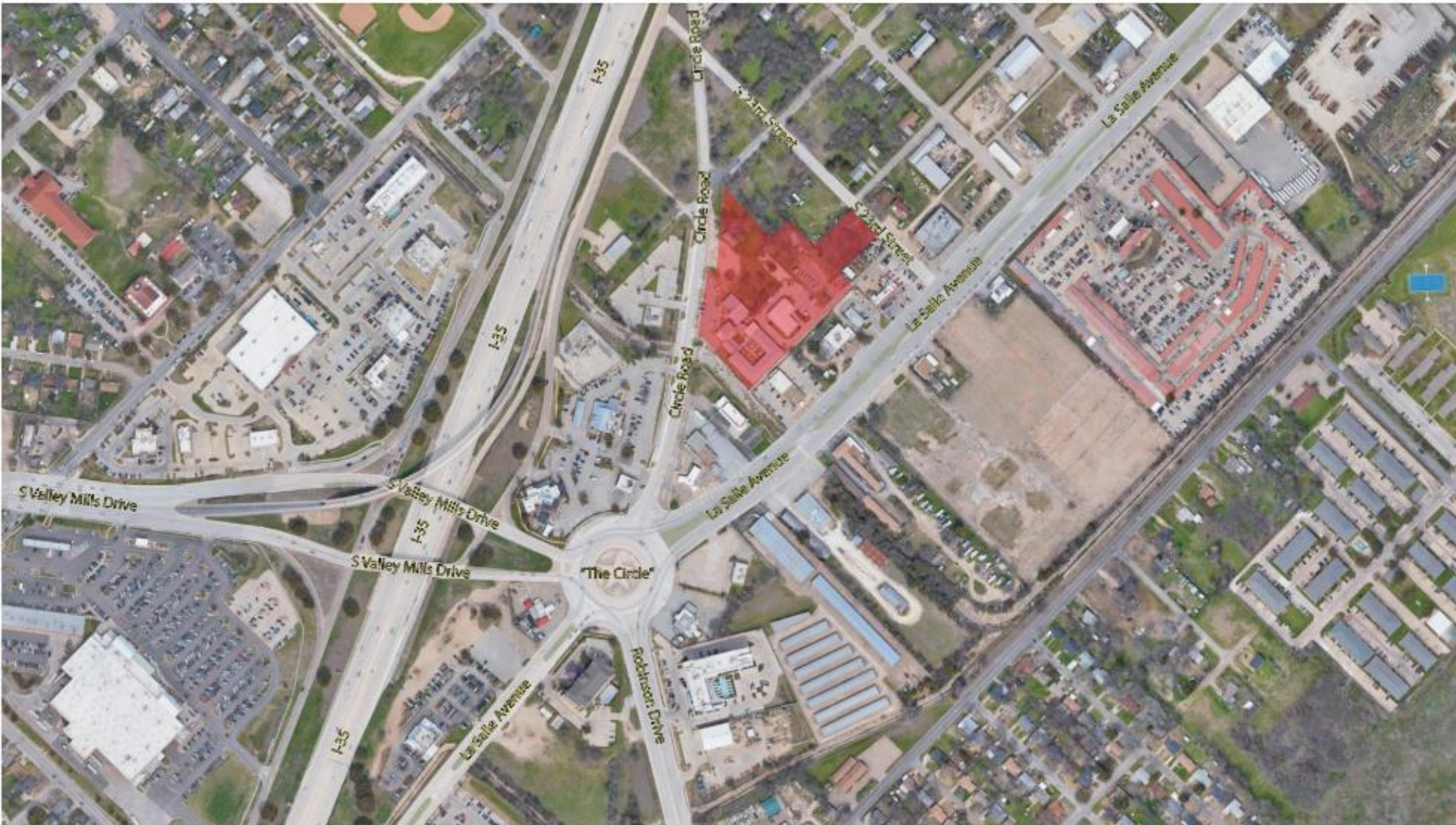
**2022-2024 Pavilion added and additional property purchased**





# PROCESS - SITE

## LOCATION



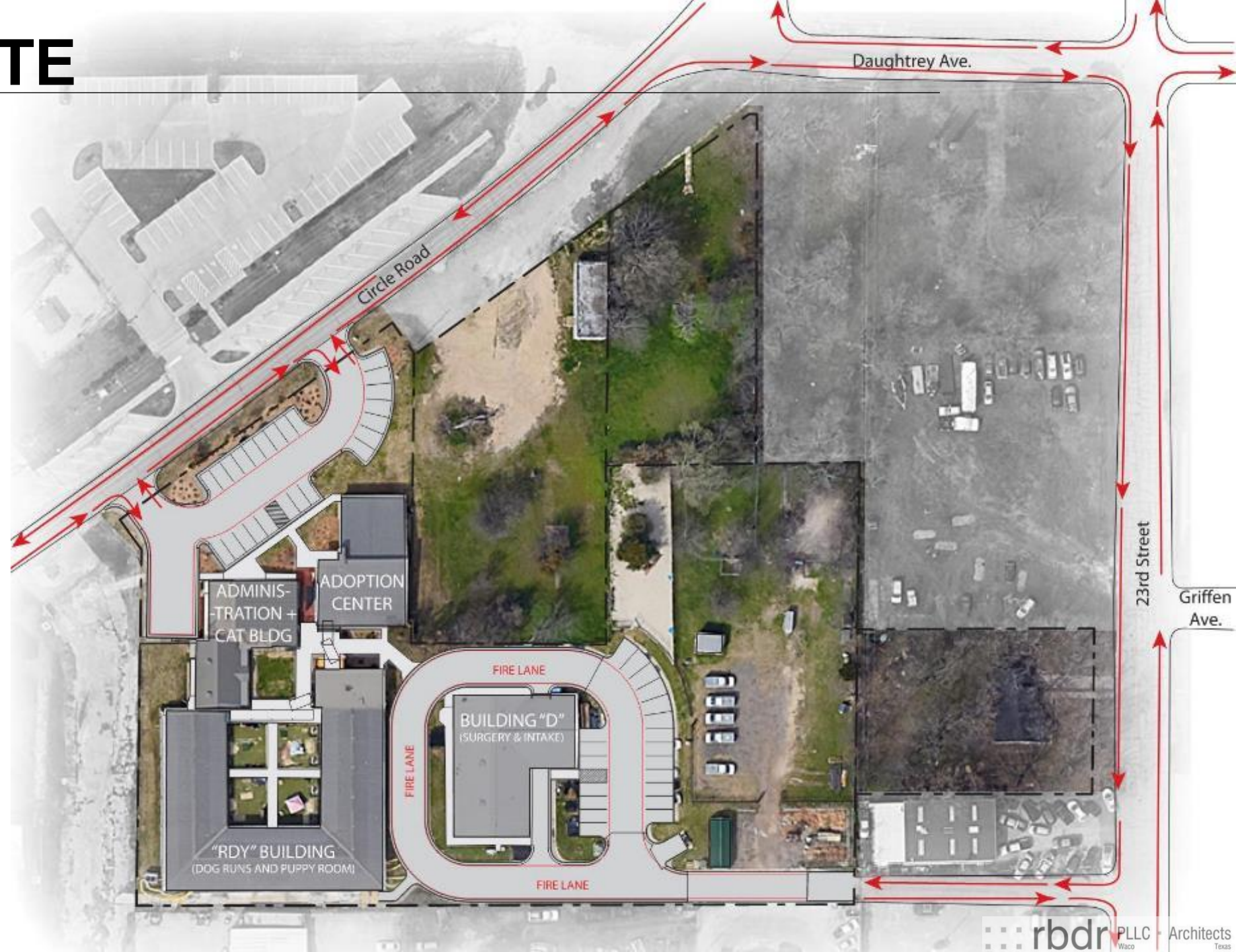
# PROCESS - SITE

## EXISTING



# PROCESS - SITE

## ACCESS



# PROCESS - SITE

## PARKING

- PARKING LOTS FULL
- GRAVEL PARKING



# PROCESS - SITE

## PARKING

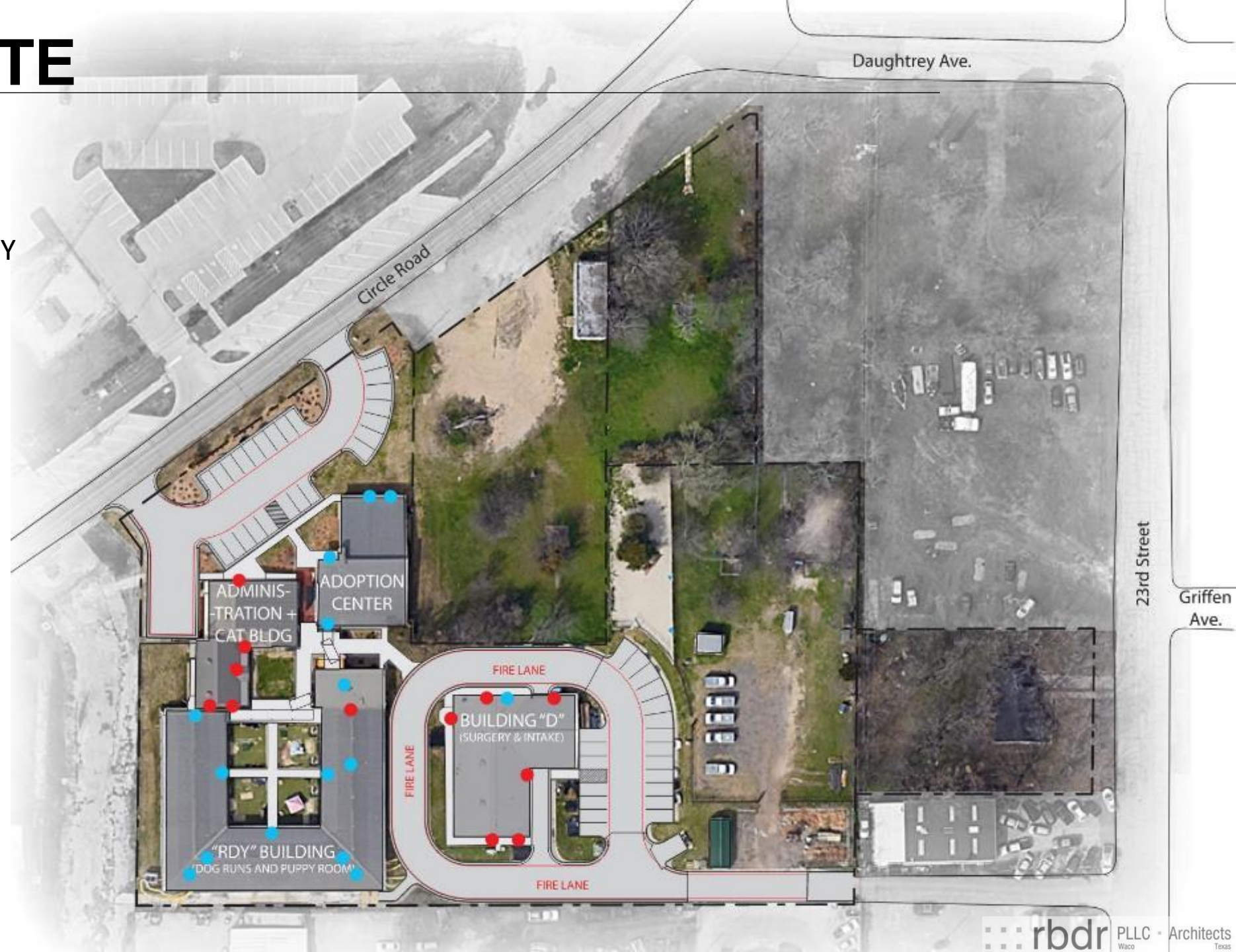
- PARKING LOTS FULL
- GRAVEL PARKING



# PROCESS - SITE

## PEDESTRIAN ACCESS

- MULTIPLE POINTS OF ENTRY
- CONFUSING PATHWAYS
- BIO-CONTAMINATION
- SECURITY



# PROCESS - SITE

## RECREATION AREAS

- DEFINED AREAS
- SECURE ACCESS PATH
- SHADE
- ACOUSTICS



# PROCESS - SITE

## SITE FENCING

- MUST MAINTAIN A SECURE PERIMETER
- BALANCING PUBLIC ACCESS AND VISIBILITY





# PROCESS - SITE

## SITE LIGHTING

- DIM PATHWAYS
- DIM PORTIONS OF PROPERTY



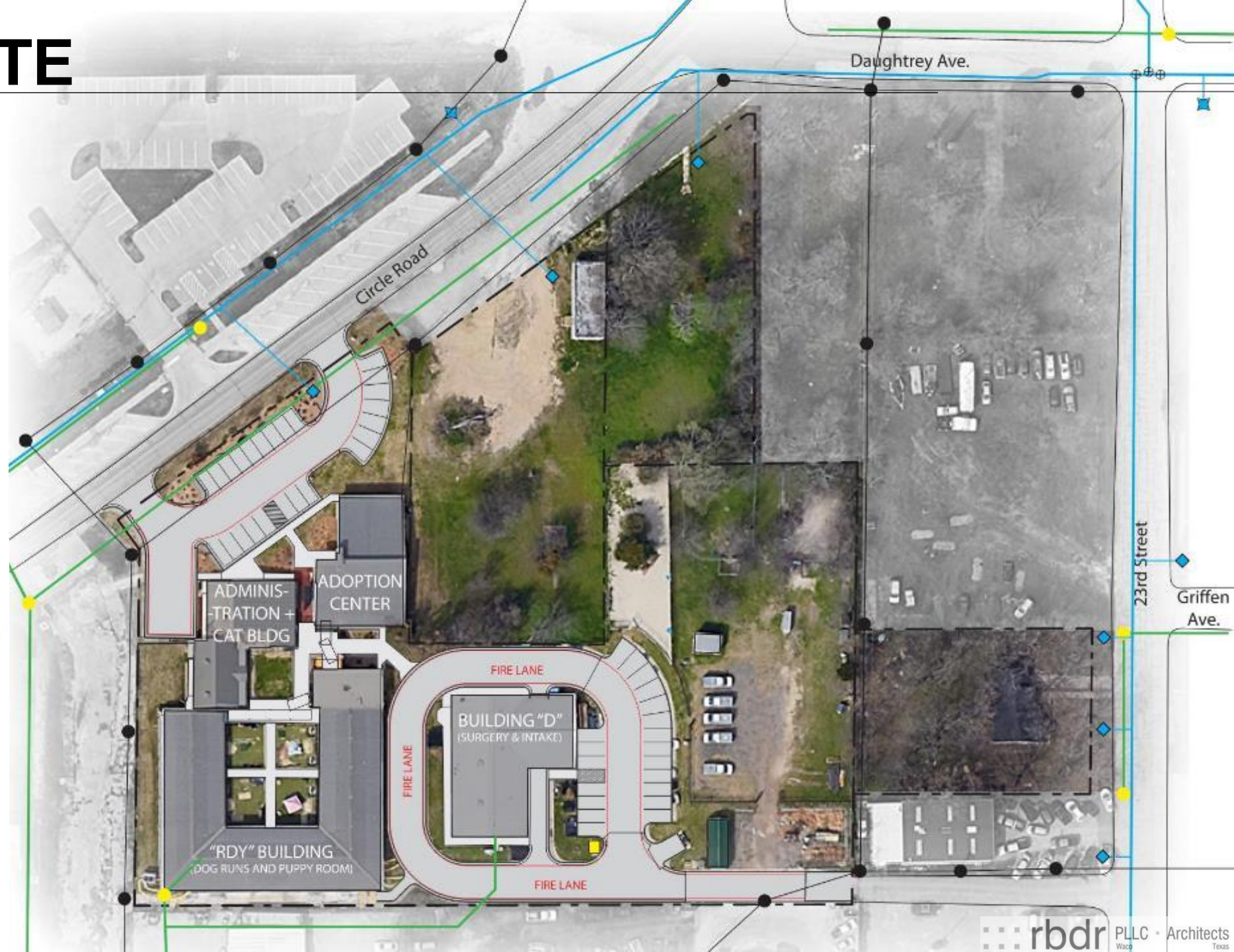
# PROCESS - SITE

## UTILITIES

- POWER
- WATER

### Legend

- Electric Poles and Overhead Lines
- Electrical Transformer
- Sewer Manhole
- Sewer Line
- ✱ Sewer Cut-off
- Water Line
- ◆ Water Cut-off
- Fire Hydrant
- ⊙ Water Line Valve
- Gas Line
- Gas Meter



# PROCESS - SITE

## FLOODPLAIN

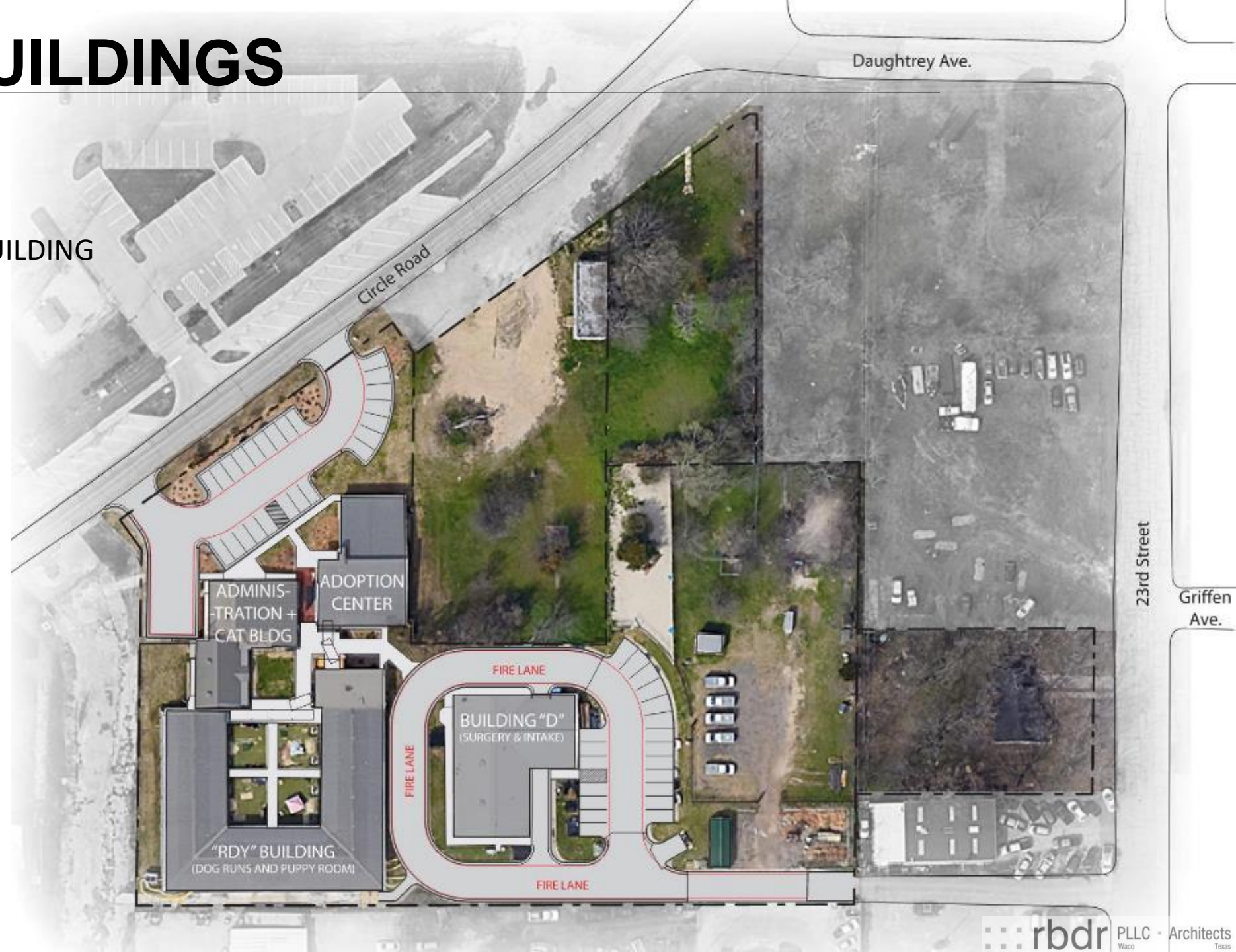
- COW FLOOD HAZARD AREA
- NOT COMPLETE STUDY
- WILL CONTINUE WITH WALKER PARTNERS



# PROCESS - BUILDINGS

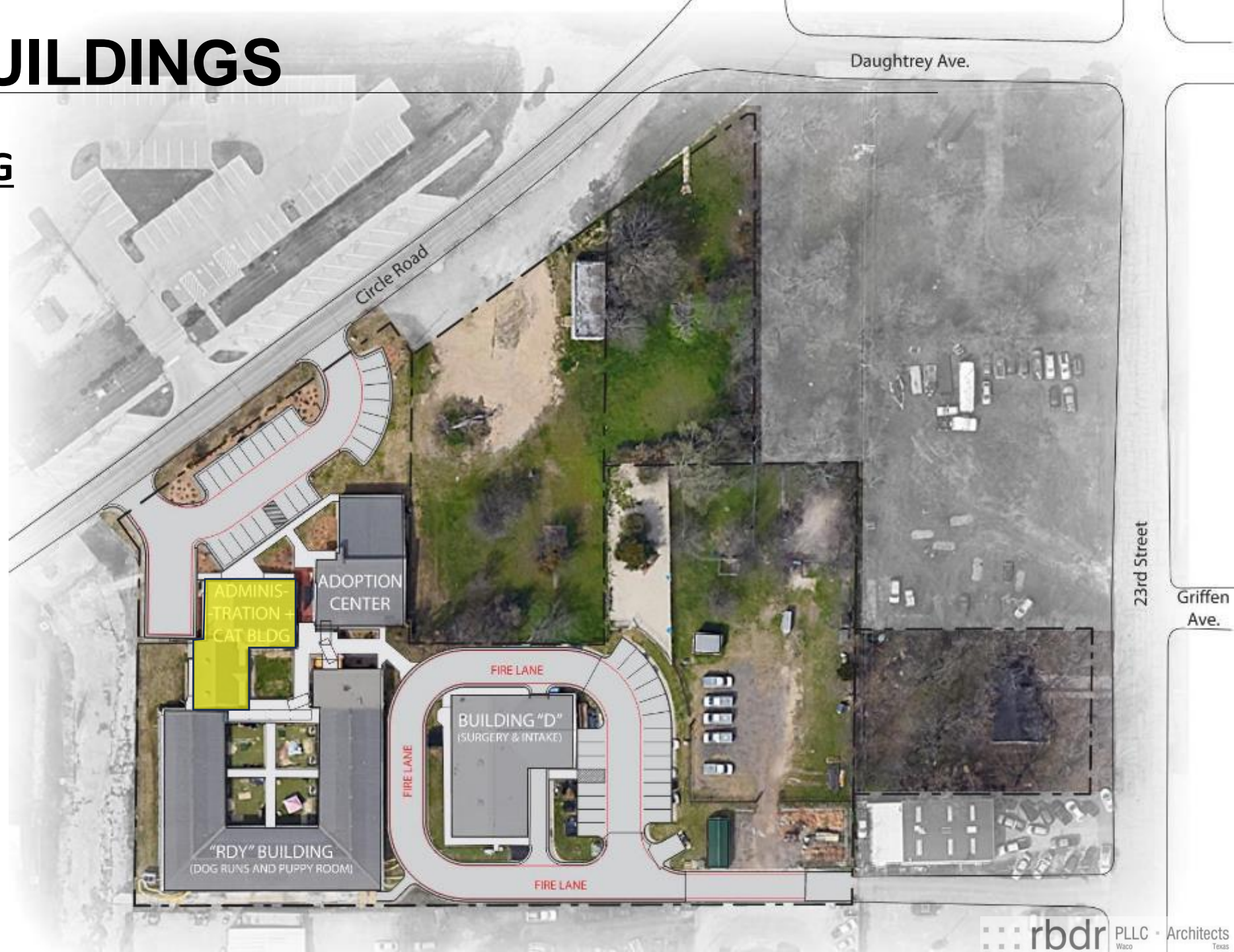
## EXISTING

- ADMINISTRATION + CAT BUILDING
- ADOPTION CENTER
- “RDY” BUILDING
  - R – Rapoport
  - D- Duncan
  - Y - Young
- BUILDING “D”
  - Surgery & Intake



# PROCESS - BUILDINGS

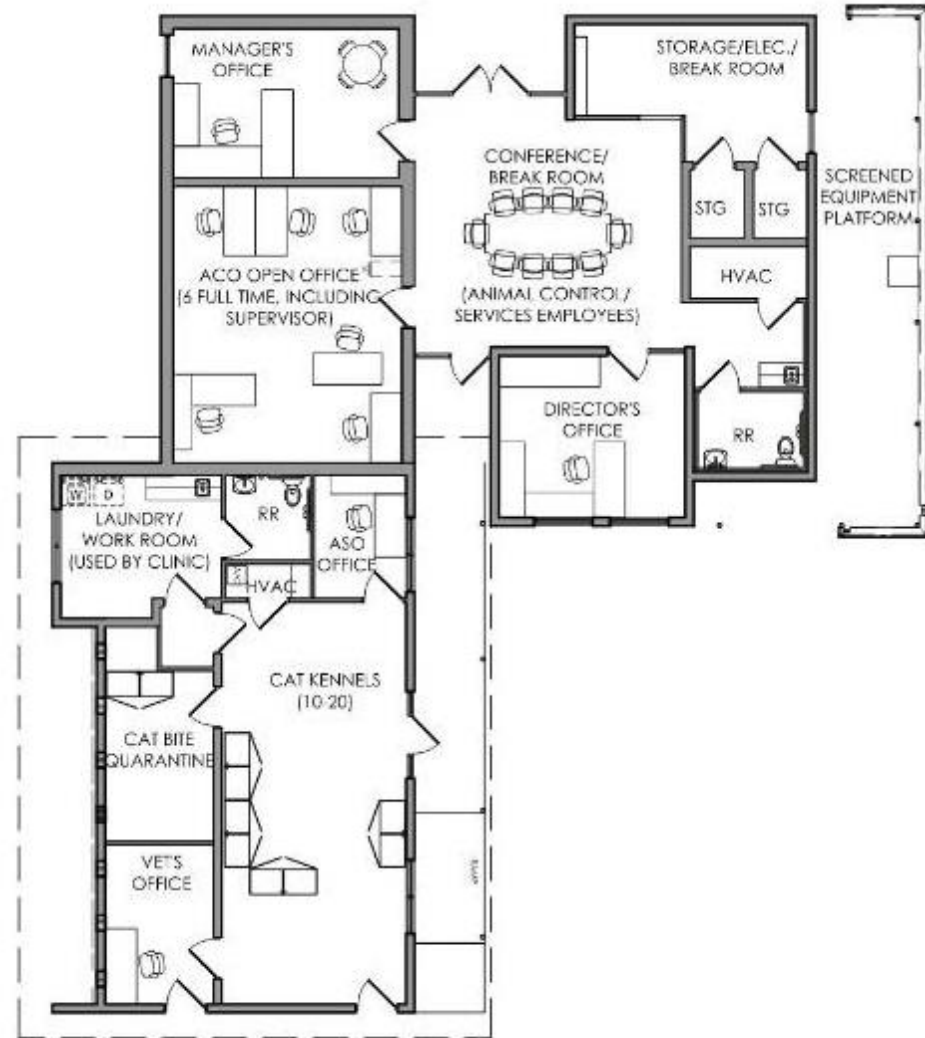
## ADMIN/CAT BUILDING



# PROCESS - BUILDINGS

## ADMIN/CAT BUILDING

- OLDEST BUILDING ON CAMPUS
- BUILT IN 1950'S / 1961
- 2,597 SQUARE FEET



# PROCESS - BUILDINGS

## ADMIN/CAT BUILDING

- OFFICES ARE SPREAD OUT
- NO PRIVACY IN CONFERENCE AREA
- NO PRIVATE OFFICE FOR ACO MANAGER
- NO TRUE BREAKROOM
- NO MEET AND GREET ROOMS
- MUST REMAIN SEPARATE FROM DOG AREAS



# PROCESS - BUILDINGS

## THE ADOPTION CENTER

- BUILT IN 2016
- 3,637 SQUARE FEET
- MAIN PUBLIC ENTRANCE TO CAMPUS

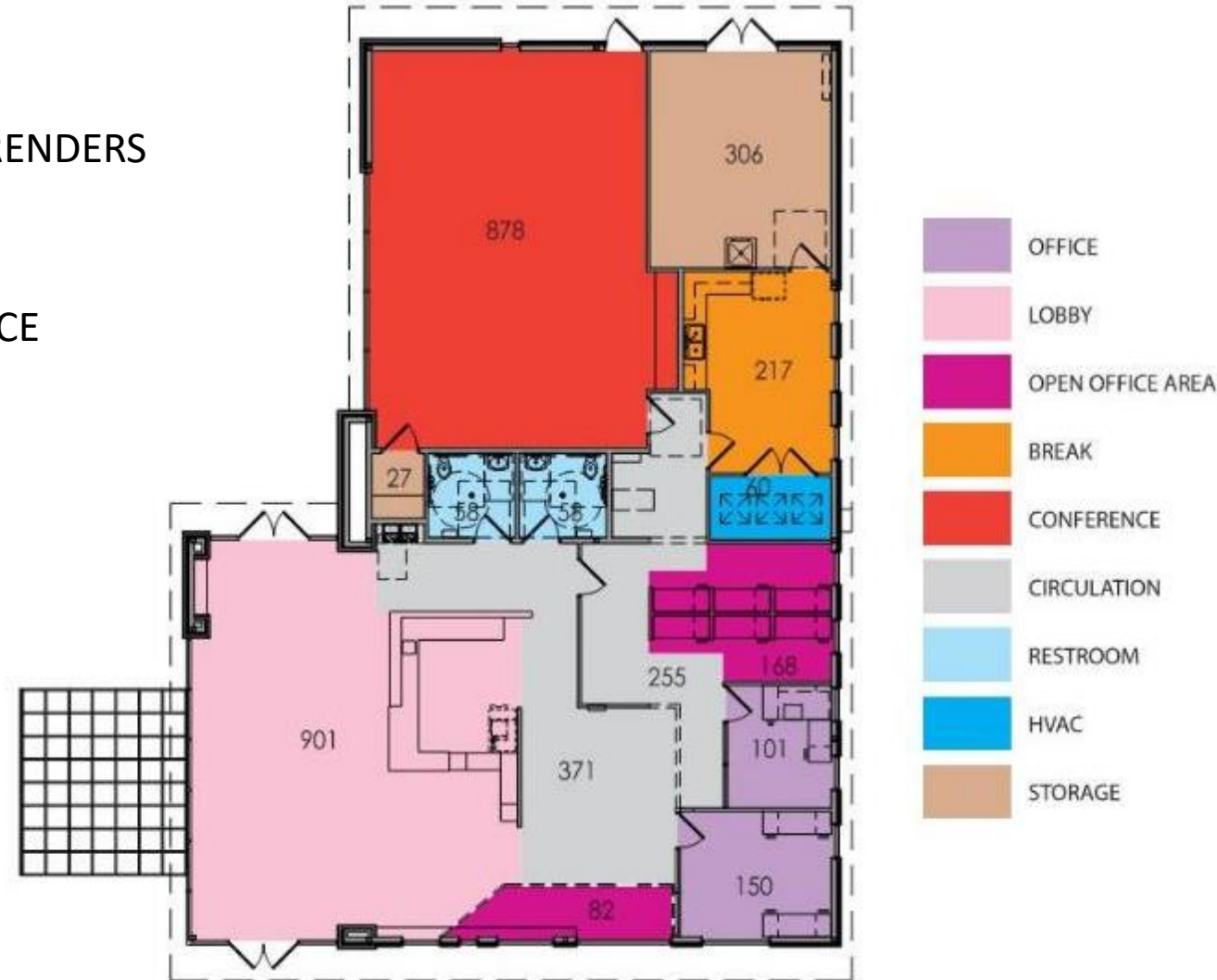




# PROCESS - BUILDINGS

## THE ADOPTION CENTER

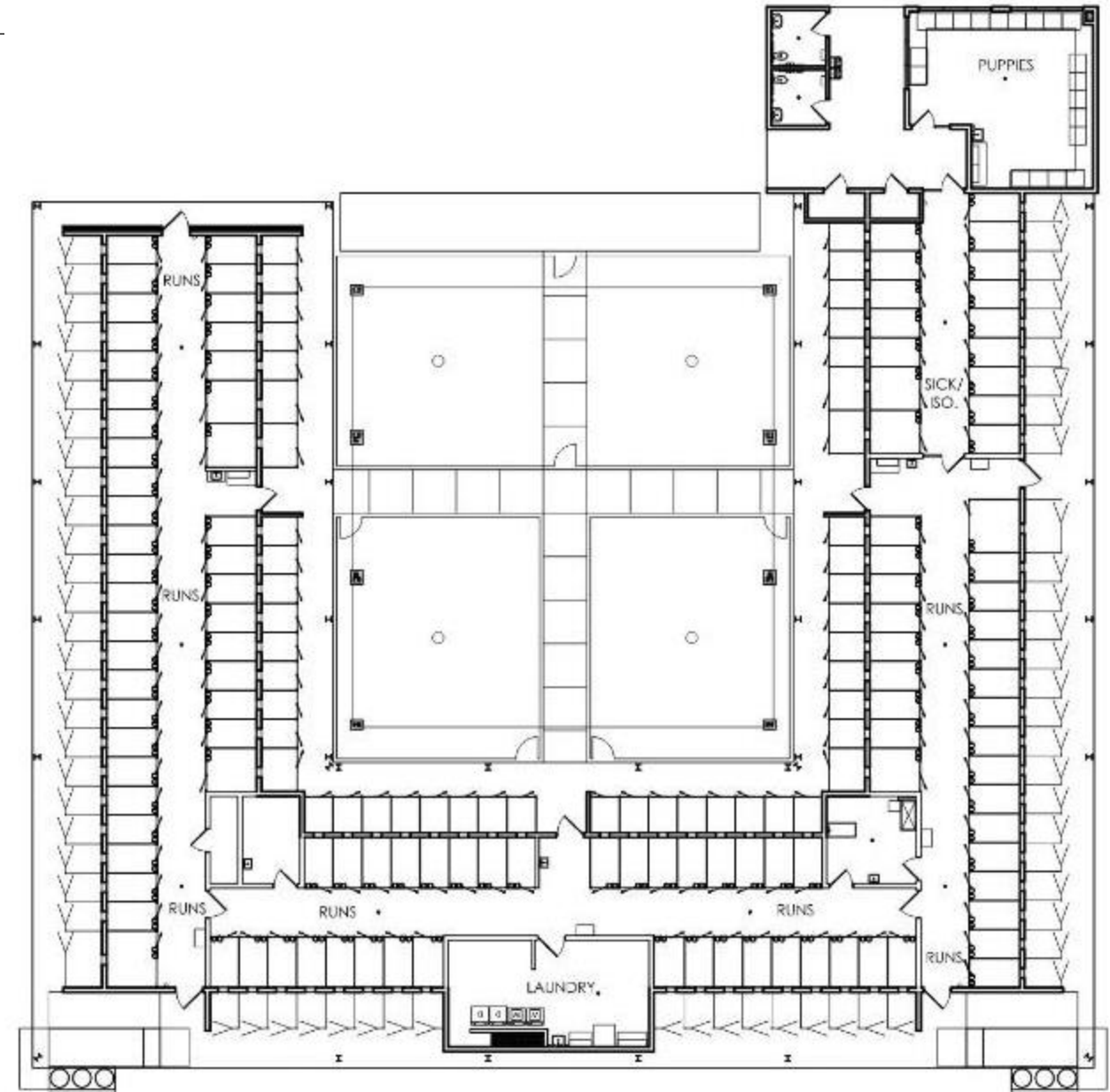
- HANDLES ADOPTIONS AND INITIAL CONTACT FOR SURRENDERS
  - BIO-SECURITY CONCERNS
- MULTIPLE DIFFERENT FUNCTIONS OCCUR IN SAME SPACE
- CROWDED WORKSPACES
- USED FOR TEMPORARY ANIMAL HOUSING
- DIFFICULT TO HOLD LARGE FUNDRAISING EVENTS



# PROCESS - BUILDINGS

## “RDY” BUILDING

- BUILT 2016
- 7,051 SQUARE FEET (CONDITIONED)
- 115 INDOOR/OUTDOOR DOG RUNS
- PUPPY ROOM
- SURROUNDS OUTDOOR PLAY AREAS



# PROCESS - BUILDINGS

## “RDY” BUILDING

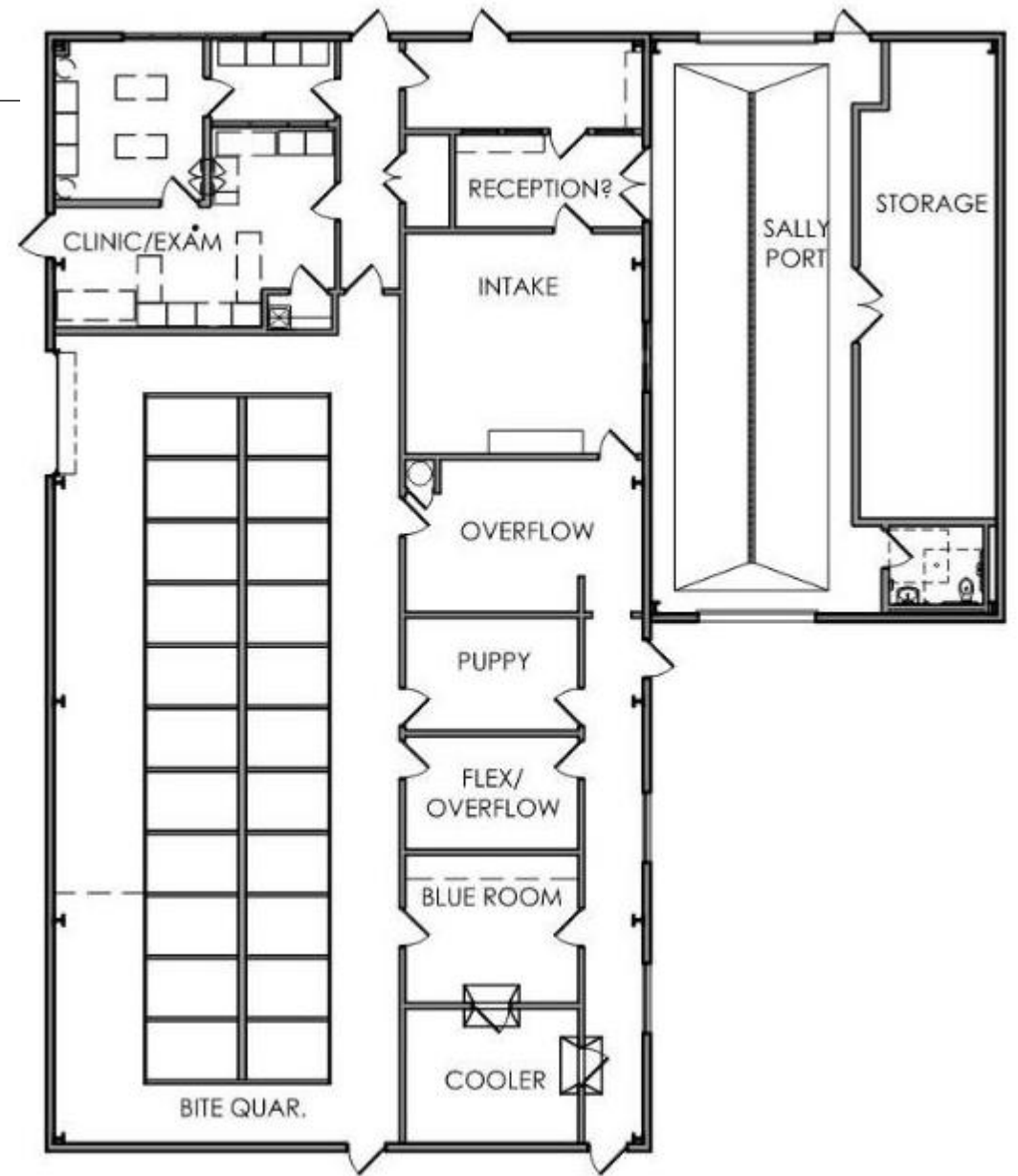
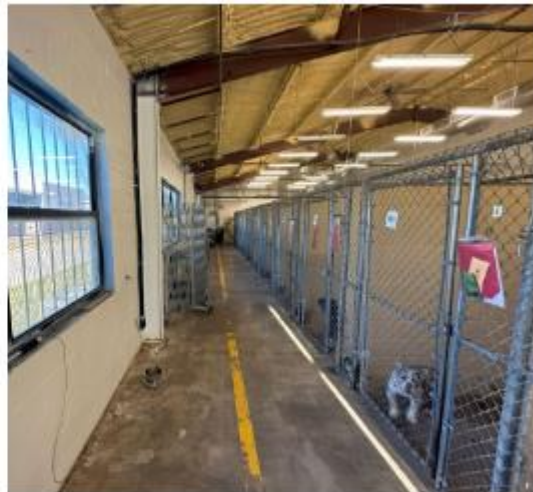
- ISOLATION KENNELS INTERRUPT PUBLIC TRAFFIC FLOW
  - POTENTIAL BIO-CONTAMINATION
- ACOUSTICS
- CENTRALIZED LAUNDRY
- HANDWASHING DISHES
- EASY ACCESS TO OUTDOOR PLAY AREAS



# PROCESS - BUILDINGS

## BUILDING "D"

- BUILT IN 2000
- 5,919 SQUARE FEET
- SALLY PORT ADDITION IN 2016
- CLINIC RENOVATION IN 2016
- HOUSES INTAKE, CLINIC, AND QUARANTINE



# PROCESS - BUILDINGS

## BUILDING "D"

- CROWDED SECURE DROP-OFF
- CROWDED CLINIC AND SURGERY SUITE
- RADIOLOGY OPEN TO WORK AREA
- DOUBLE RUNS CURRENTLY USED AS SINGLE RUNS
- QUARANTINE SECURITY AND ACCESS
- NO LAUNDRY AREA



# RECOMMENDATIONS

The “sq. ft./person” numbers are taken from code requirements, design standards, and other relevant recommendations according to various occupancies.

- 15 sq. ft. per person is building code tables and chairs.
- 15 sq. ft. per occupant in the cat room is based on calculations done by RBDR. These calculations were done to include both the space for the animal as well as the space for human circulation while viewing the animal.
- 20 sq. ft. per occupant is used where building code would not be practical to incorporate space for special equipment or needs.
- 46 sq. ft. per occupant in the dog runs has been calculated by RBDR. These calculations were done to include both the space for the animal as well as the space for human circulation while viewing and caring for the animal.
- 75 sq. ft. per person in the surgery suite is based on personal interviews conducted by RBDR in the process of the Master Plan as well as calculations done by RBDR.
- 50 sq. ft. per person in an open office configuration is a practical capacity.
- 110-150 sq. ft. per administration office is a practical capacity.
- 140 sq. ft. per occupant in the exam room is based on personal interviews and calculations done by RBDR to include equipment, circulation, and animal recovery space.

SPACE ANALYSIS PER OCCUPANCY							
OCCUPANCY	BUILDING	RECOMMENDED BUILDING	RECOMMENDED SQ. FT.	RECOMMENDED CAPACITY	SQ. FT./OCCUPANT	CURRENT CAPACITY	CURRENT SQ. FT.
MANAGERS OFFICE	CAT/ADMIN	CAT/ADMIN	215	1	150	1	215
ACC MANAGERS OFFICE		BUILDING 'D'	172	1	150	0	0
ACC OFFICE	CAT/ADMIN	BUILDING 'D'	305	7	50	7	398
DIRECTORS OFFICE	CAT/ADMIN	CAT/ADMIN	191	1	150	1	191
MULTIPURPOSE AREA	CAT/ADMIN	CAT/ADMIN	413	16	25	16	413
ASO OFFICE	CAT/ADMIN	BUILDING 'D'	114	1	110	0	72
VETS OFFICE(S)	CAT/ADMIN	NEW CLINIC BLDG	240	2	120	0	109
CAT ROOM	CAT/ADMIN	CAT/ADMIN	469	31	15	31	469
LAUNDRY ROOM	CAT/ADMIN	CAT/ADMIN	138	2	65	2	138
CAT BITE QUARANTINE	CAT/ADMIN	CAT/ADMIN	109	7	15	9	131
CONFERENCE ROOM	ADOPTION CENTER	ADOPTION CENTER	878	58	15	58	878
BREAK ROOM	ADOPTION CENTER	ADOPTION CENTER	217	8	25	9	217
LOBBY	ADOPTION CENTER	ADOPTION CENTER	901	18	50	18	901
OFFICE	ADOPTION CENTER	ADOPTION CENTER	251	2	120	2	251
OPEN OFFICE SPACE	ADOPTION CENTER	ADOPTION CENTER	250	5	50	5	250
LAUNDRY/STAFF ROOM	'RDY' BUILDING	'RDY' BUILDING	407	8	65	8	407
PUPPY	'RDY' BUILDING	'RDY' BUILDING	542	21	25	21	542
SICK BAY/ISOLATION	'RDY' BUILDING	NEW CLINIC BLDG	622	13	45	16	720
RUNS (INTERIOR)	'RDY' BUILDING	'RDY' BUILDING	5,360	116	45	100	4,540
RUNS (EXTERIOR)	'RDY' BUILDING	'RDY' BUILDING	4,680	117	40	130	4,018
SURGERY SUITE	BUILDING 'D'	NEW CLINIC BLDG	578	5	100	1	172
EXAM/CLINIC/RECOVERY	BUILDING 'D'	NEW CLINIC BLDG	1,070	7	140	2	297
INTAKE	BUILDING 'D'	BUILDING 'D'	528	7	75	8	510
DOG BITE QUARANTINE	BUILDING 'D'	BUILDING 'D'	2,040	20	100	20	2,040
PUPPY ISO	BUILDING 'D'	NEW CLINIC BLDG	173	6	25	5	142
RECOVERY KENNELS	BUILDING 'D'	NEW CLINIC BLDG	91	6	15	7	109
CAT ISO	BUILDING 'D'	NEW CLINIC BLDG	90	6	15	9	143
OVERFLOW	BUILDING 'D'				25	10	254
LOBBY/SURRENDER	BUILDING 'D'	NEW CLINIC BLDG	287	5	50	3	153
BREAK ROOM		CAT/ADMIN	308	15	25		0
MEET AND GREET		CAT/ADMIN	72	1	70		0
CATIC		CAT/ADMIN	131	8	20		0
HOLDING KENNELS		BUILDING 'D'	460	23	20		0
LAUNDRY		BUILDING 'D'	254	3	65		0
EXOTICS		BUILDING 'D'	143	7	20		0
LAUNDRY		NEW CLINIC BLDG	95	1	85		0
CLINIC LOBBY		NEW CLINIC BLDG	290	5	50		0
BREAK ROOM		NEW CLINIC BLDG	254	7	35		0
INSTRUMENT CLEANING/STORAGE		NEW CLINIC BLDG	185				0
SALLY PORT	BUILDING 'D'	BUILDING 'D'	871				871
BLUE ROOM	BUILDING 'D'	BUILDING 'D'	187				187
COOLER	BUILDING 'D'	BUILDING 'D'	171				171
DRUG CLOSET	BUILDING 'D'	NEW CLINIC BLDG	35				17
CIRCULATION	MULTI	MULTI	1,583				1,290
RESTROOMS	MULTI	MULTI	599				307
MEP	MULTI	MULTI	247				171
STORAGE	MULTI	MULTI	1,051				1,345
TOTAL (EXCLUDING EXTERIOR RUNS)			23,767				19,201

# RECOMMENDATIONS

## EXISTING



# RECOMMENDATIONS

## FINAL SITE PLAN

- NEW CLINIC BUILDING
- OPTIMIZED WORKFLOW EFFICIENCY
- SECURED PERIMETERS
- SEPARATE ISOLATION RUNS
- DEDICATED QUARANTINE RUNS
- “PARK” LIKE ANIMAL ENRICHMENT
- INCREASED BIOSECURITY
- IDENTIFIABLE PUBLIC ENTRANCES
- INCREASED PARKING





# RECOMMENDATIONS

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# RECOMMENDATIONS

LEGEND



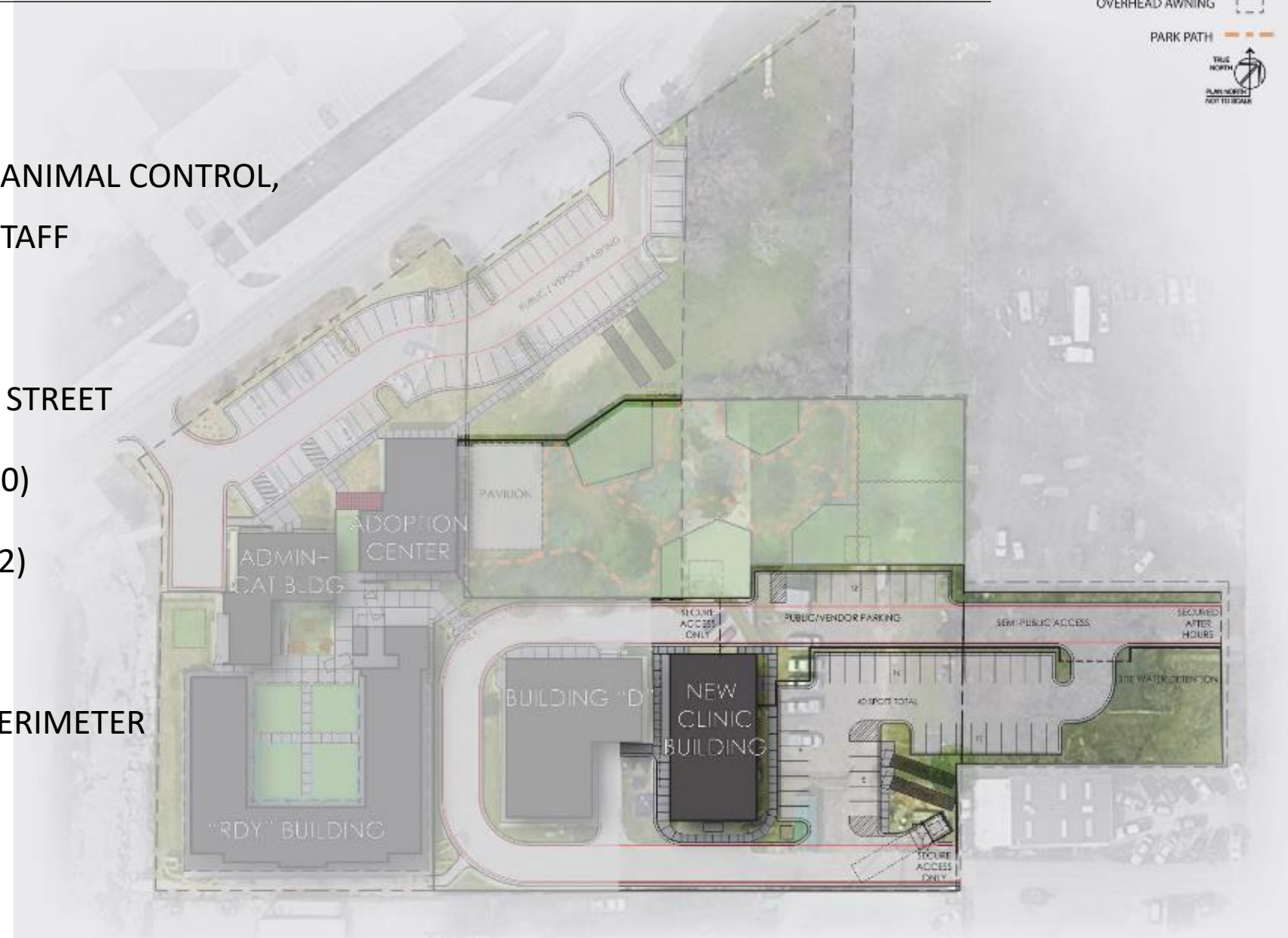
## RED PHASE – DEMO



# RECOMMENDATIONS

## RED PHASE – NEW CLINIC

- DIRECT AND SECURE ACCESS TO ANIMAL CONTROL, ANIMAL SERVICES, AND CLINIC STAFF
- SCREENED PUBLIC VIEWS
- ADDITIONAL ACCESS FROM 23<sup>RD</sup> STREET
- SECURED EMPLOYEE PARKING (40)
- PUBLIC ACCESS AND PARKING (12)
- WATER DETENTION
- EXTENDED FENCING – SECURE PERIMETER
- SOLAR ORIENTATION
- STORAGE UNITS

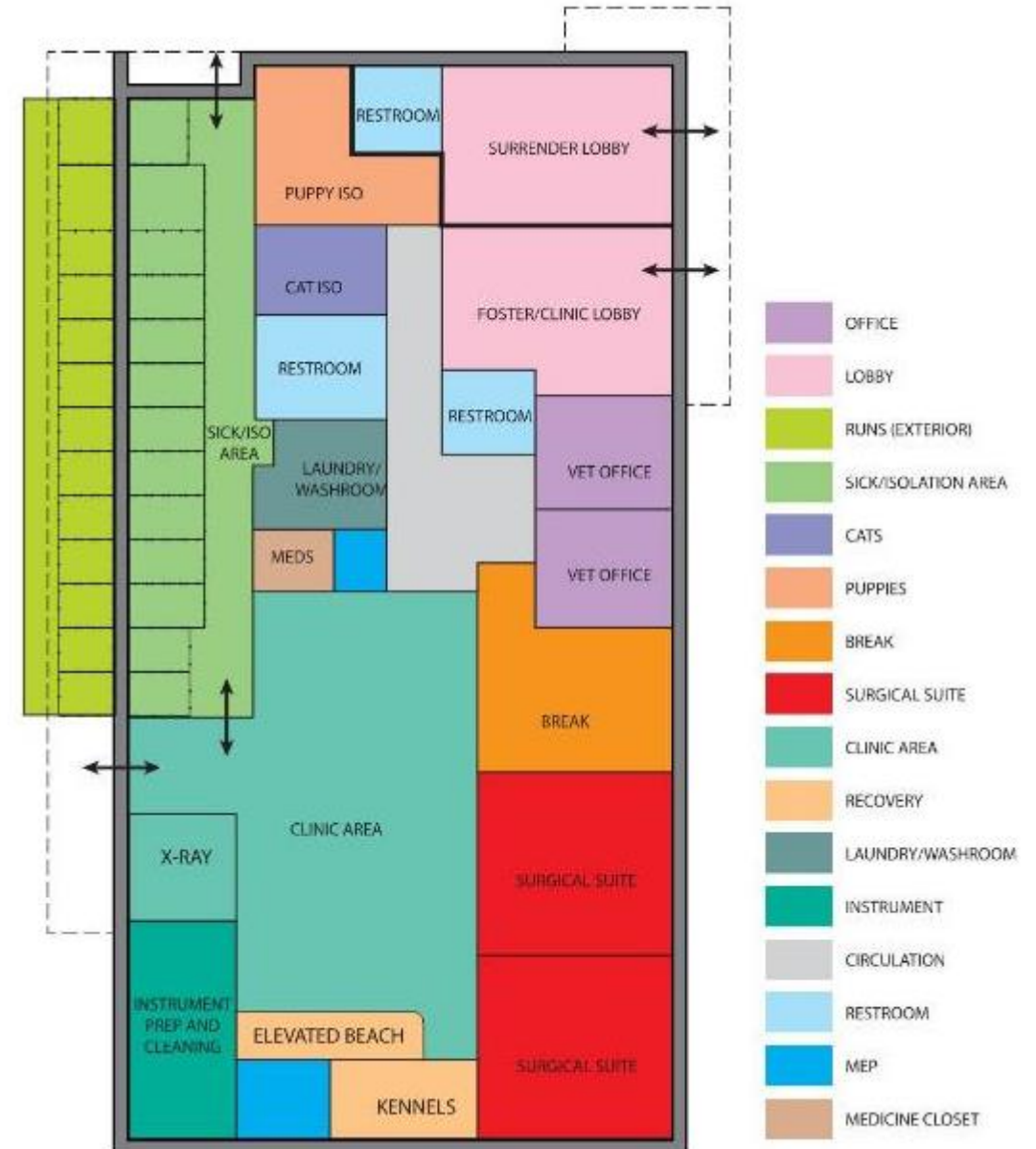


# RECOMMENDATIONS

## RED PHASE – NEW CLINIC

- MULTIPLE ACCESS POINTS FOR ISOLATION RUNS
- SEPARATE CAT AND PUPPY ISOLATION ROOMS
- CENTRALIZED LAUNDRY
- DIRECT ACCESS WITH RADIOLOGY
- PUBLIC FACING LOBBY FOR FOSTERS
- 2 SURGICAL SUITES WITH 2 TABLES EACH
- ENLARGED CLINIC AREA
- DESIGNATED BREAK ROOM AND OFFICES
- SEPARATE SURRENDER LOBBY

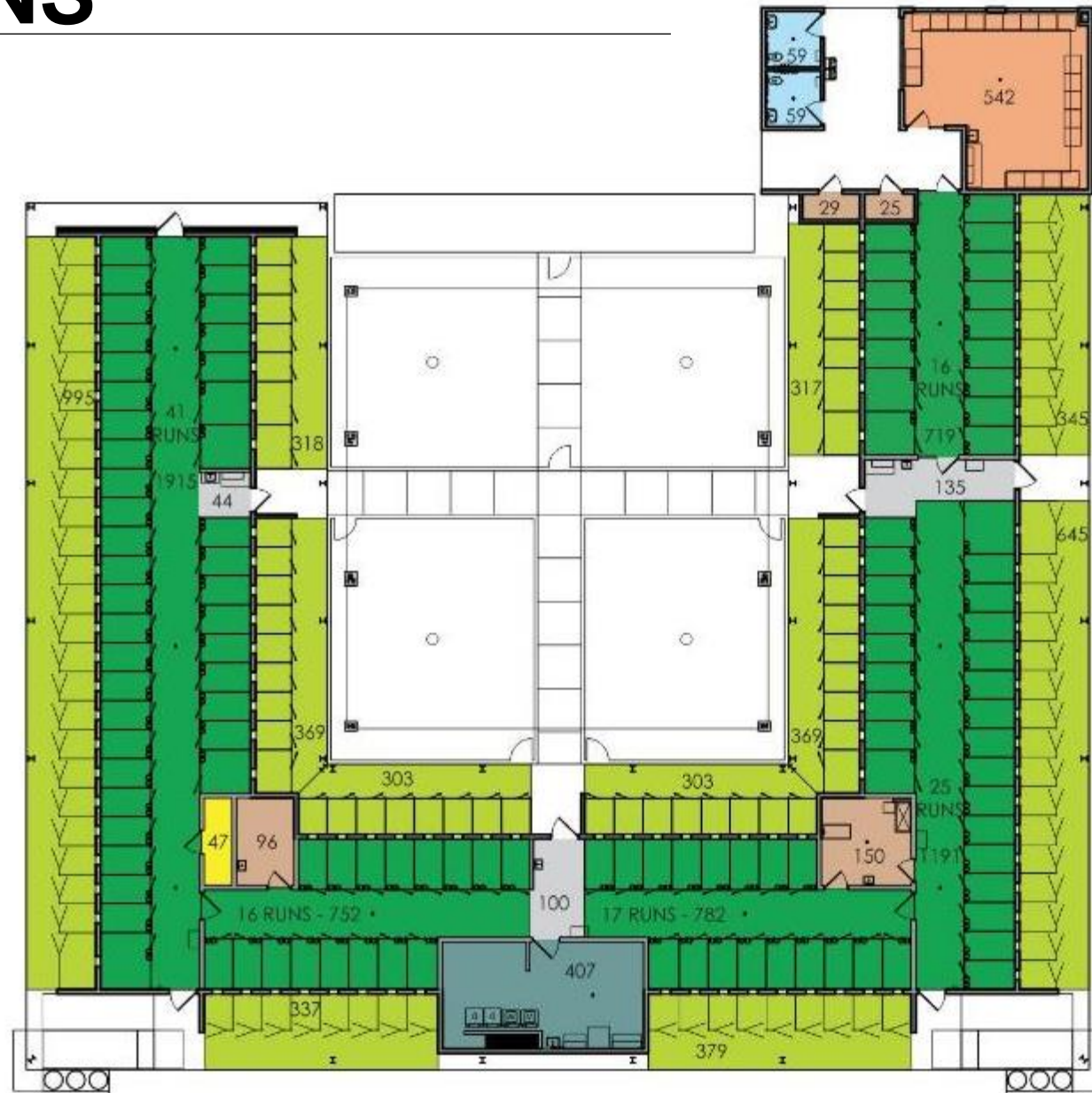
ROOM NAME	SQ. FT. NEED
ISOLATION	625
SURGERY SUITE	600
EXAM/CLINIC AREA/BEACH RECOVERY/ X-RAY	1000
LOBBY	300
DRUG CLOSET	35
LAUNDRY	100
VET'S OFFICES	240
INSTRUMENT CLEANING & STORAGE	200
BREAK ROOM	250
RECOVERY KENNELS	100
PUPPY ISO	175
CAT ISO	100
SURRENDER LOBBY	300
TOTAL + SUPPORT SPACES (78% EFFICIENCY)	5,160



# RECOMMENDATIONS

## RED PHASE – “RDY” BUILDING

- 115 RUNS DEDICATED TO GENERAL POPULATION
- UNINTERRUPTED PUBLIC TRAFFIC FLOW
- INCREASED BIOSECURITY



- RUNS (INTERIOR)
- RUNS (EXTERIOR)
- PUPPIES
- LAUNDRY/WASHROOM
- CIRCULATION
- RESTROOM
- STORAGE
- ELECTRICAL

# RECOMMENDATIONS

## LEGEND



## CYAN PHASE – ANIMAL ENRICHMENT IMPROVEMENTS

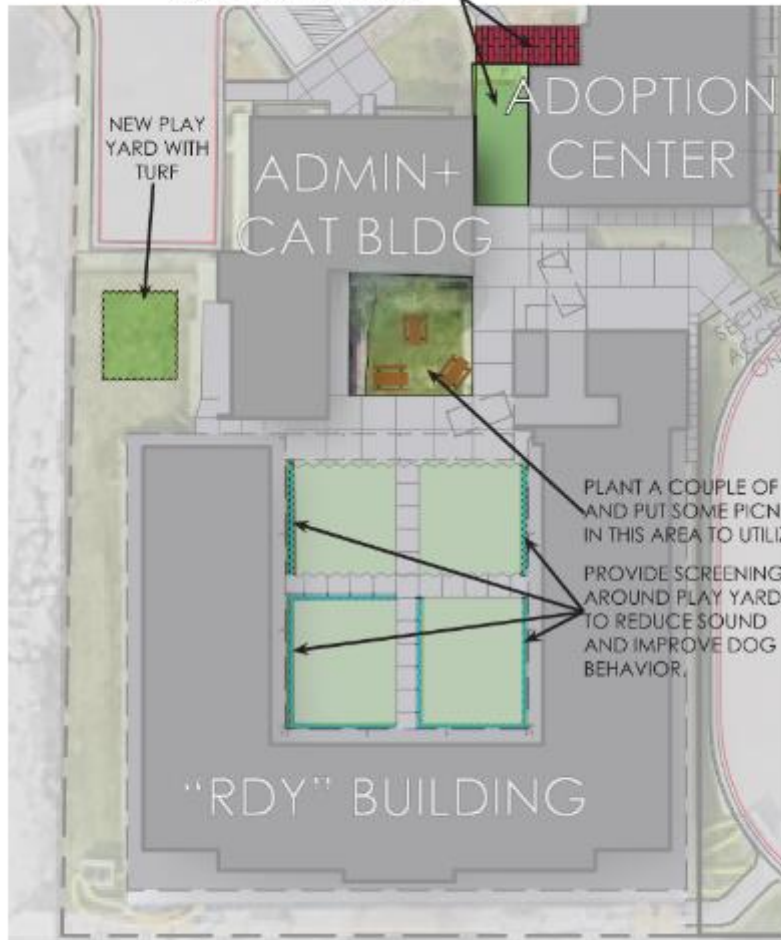
- “DOG PARK” ATMOSPHERE WITH WALKING PATHS
- DIRECT VOLUNTEER AND PUBLIC ACCESS
- 8’ HIGH PERIMETER PRIVACY FENCING
- INTERNAL SECURED PLAY AREAS
- ADDITIONAL SHADE STRUCTURES
- USE EXISTING TREE COVER
- DEDICATED PUPPY PLAY AREA
- PROGRAMMED CENTRAL COURTYARD
- INCREASE ACOUSTIC CONTROL AT “RDY”



# RECOMMENDATIONS

## CYAN PHASE – ANIMAL ENRICHMENT IMPROVEMENTS

MOVE DONOR BRICKS, ENCLOSE PREVIOUS AREA, PUT TURF DOWN AND USE FOR PUPPY YARD



# RECOMMENDATIONS

## PURPLE PHASE – BUILDING “D”

### LEGEND

FIRE LANE

OVERHEAD AWNING

PARK PATH

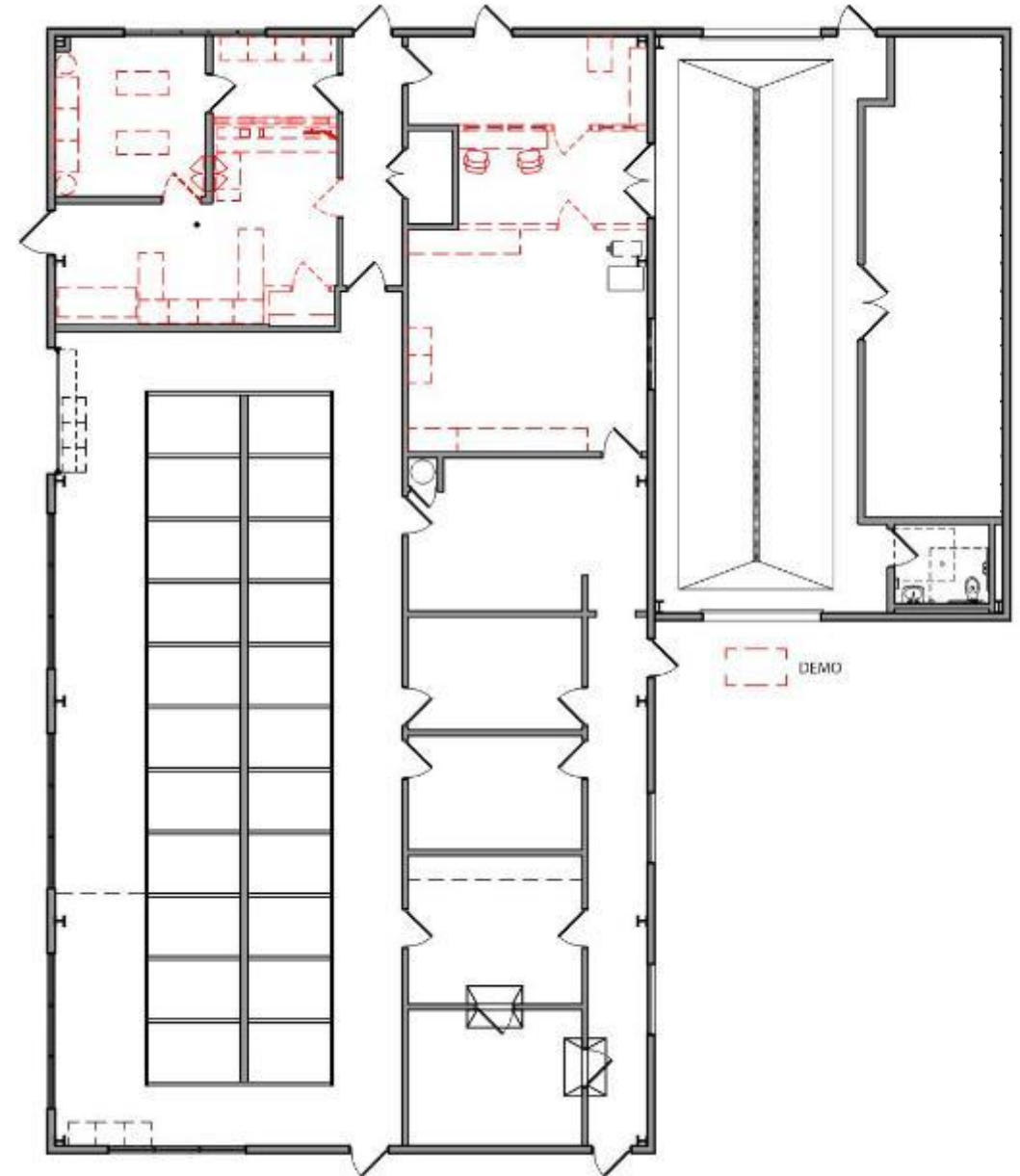




# RECOMMENDATIONS

## PURPLE PHASE – DEMO

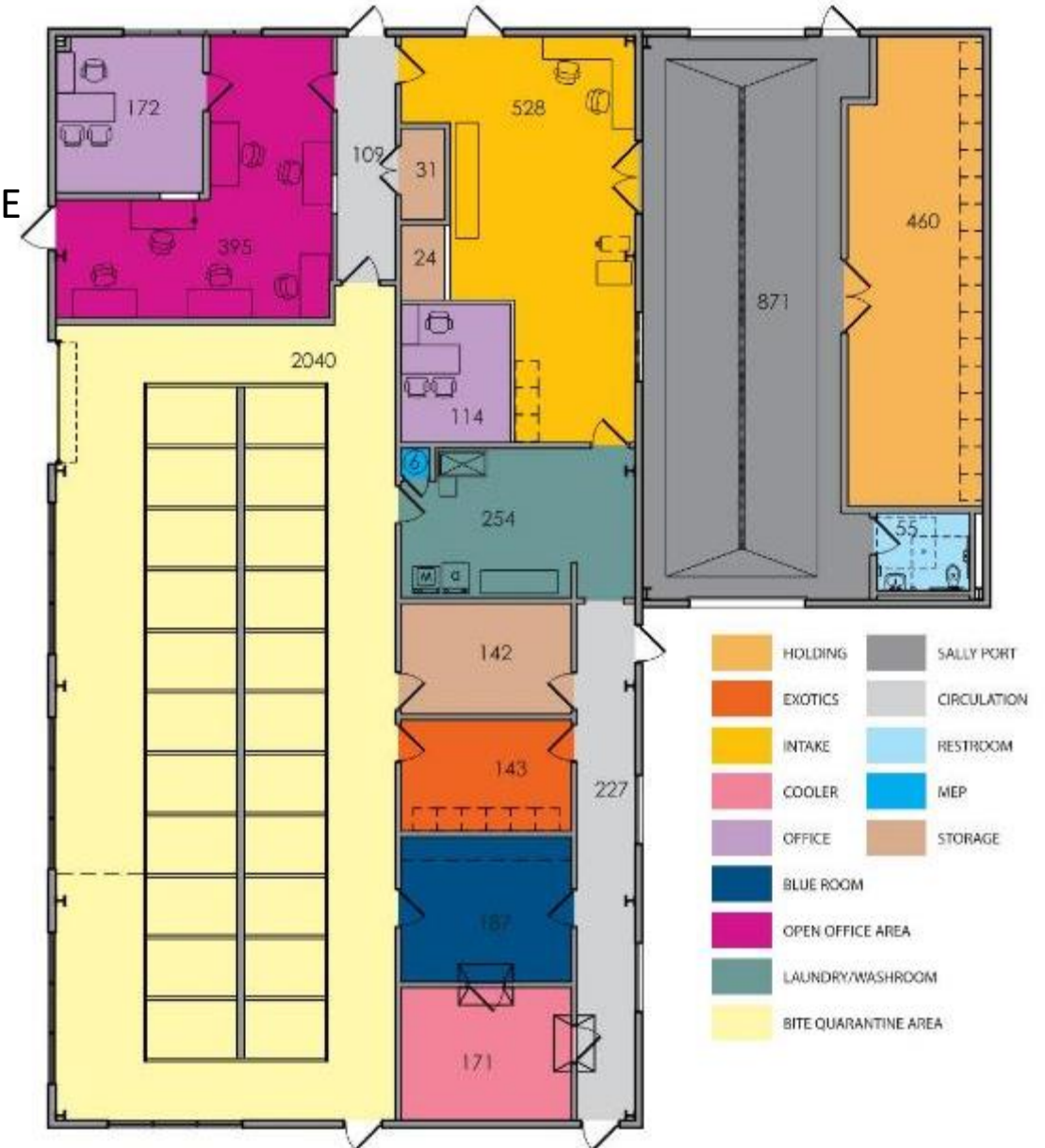
- MINIMAL DEMOLITION



# RECOMMENDATIONS

## PURPLE PHASE – BUILDING “D” RENOVATION

- SECURED ACO OFFICE SUITE WITH PRIVATE SUPERVISOR OFFICE
- ANIMAL SERVICES SUPERVISOR PRIVATE OFFICE
- DEDICATED HOLDING AREA WITH LIMITED PUBLIC ACCESS
- ANIMAL BATHING AND LAUNDRY
- SECURED QUARANTINE – UTILIZE AS DOUBLE RUNS
- CLEARED SALLY PORT



# RECOMMENDATIONS

## BLUE PHASE – ADMINISTRATION + CAT BUILDING RENOVATIONS

### LEGEND

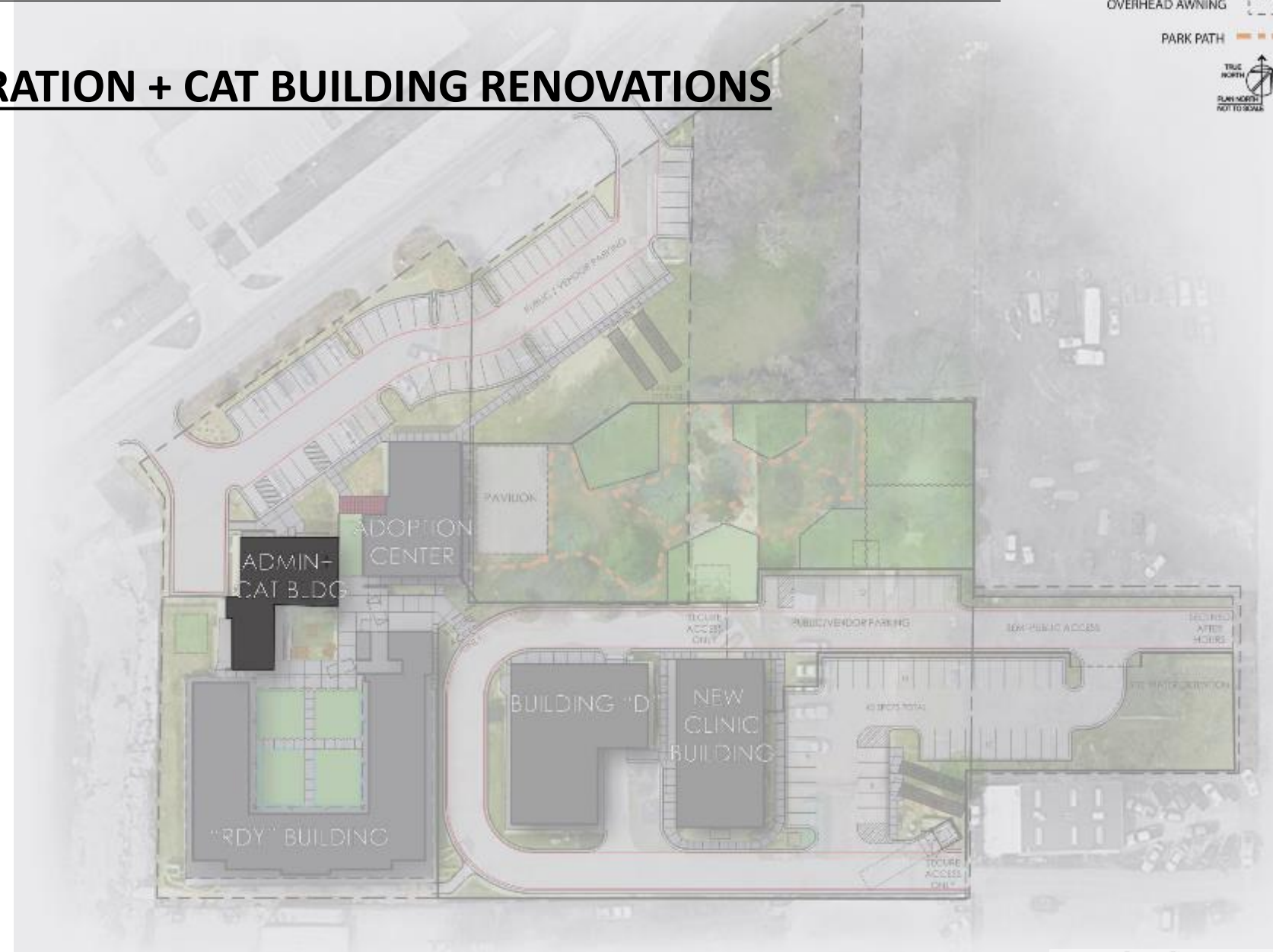
FIRE LANE



OVERHEAD AWNING



PARK PATH



# RECOMMENDATIONS

## BLUE PHASE – ADMINISTRATION + CAT BUILDING

- ENCLOSED BREAKROOM / CONFERENCE ROOM
- MEET AND GREET ROOM
- CAT QUARANTINE WITH DIRECT EXTERIOR ACCESS



# RECOMMENDATIONS

## YELLOW PHASE

- 2,688 SQUARE FOOT PAVILION
  - LARGE FANS AND LIGHTING EXTEND USABILITY THROUGHOUT ALL SEASONS
  - DIRECT ACCESS FROM PUBLIC PARKING FOR LARGE FUNDRAISING EVENTS
  - OPEN CONNECTION TO “DOG PARK”
  - ADJACENCY TO ADOPTION CENTER TO UTILIZE SUPPORTING AMENITIES
  - POTENTIAL FOR ANIMAL TRAINING PROGRAMS
- REPLACE EXISTING BOARDROOM CARPET WITH HARD SURFACE FLOORING



# RECOMMENDATIONS


## PINK PHASE


- EXPANDED PARKING (58)
- RELOCATED CURB CUT
- VENDOR CONTROLLED STORAGE UNITS

### LEGEND

DEMO 

FIRE LANE 

OVERHEAD AWNING 

PARK PATH 



# RECOMMENDATIONS

## PINK PHASE

- EXPANDED PARKING (58)
- RELOCATED CURB CUT
- VENDOR CONTROLLED STORAGE UNITS
- FRONT LANDSCAPING AND ADA PARKING
- SIDEWALKS REMOVED



# RECOMMENDATIONS



## LEGEND

- DEMOLITION
  - FIRE LANE
  - OVERHEAD AWNING
  - PARK PATH
  - RED PHASE
  - CYAN PHASE
  - PURPLE PHASE
  - BLUE PHASE
  - YELLOW PHASE
  - PINK PHASE
- TRUE NORTH  
PLAN NEEDS NOT TO SCALE



# RECOMMENDATIONS

## LEGEND

FIRE LANE

OVERHEAD AWNING

PARK PATH

