

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ACCEPTING THE)	RESOLUTION NO. 23-5357
DRAFT OREGON ZOO CAMPUS PLAN)	
CONCEPTS)	Introduced by Chief Operating Officer Marissa Madrigal in concurrence with Council President Lynn Peterson

WHEREAS, in 2022 the Oregon Zoo successfully completed implementation of \$125 million in investments approved by Metro District voters through the 2008 Oregon Zoo Bond, Measure 26-96; and

WHEREAS, delivered on time and on budget, these investments updated and expanded animal habitats and care facilities, increased educational opportunities, enhanced guest experience, and improved water and energy conservation across roughly 40% of the Oregon Zoo campus; and

WHEREAS, despite this progress, there remain aging and outdated habitats, guest facilities and other infrastructure in areas of the Oregon Zoo not addressed by the 2008 bond; and

WHEREAS, beginning in fall 2022 staff from the Oregon Zoo and Capital Asset Management began work on a new draft Campus Plan, focusing on improvements to areas of the zoo not improved by the 2008 bond; and

WHEREAS, staff engaged a diverse range of community organizations and leaders, zoo guests and members, staff, the Oregon Zoo Foundation and other stakeholders to understand current needs and conditions at the zoo, thus informing and guiding the development of the new draft Campus Plan; and

WHEREAS, staff have also considered and applied the most modern standards for animal care and habitat design to the development of the draft Campus Plan concepts; and

WHEREAS, the draft Campus Plan concepts emphasize ensuring the highest standards of animal health and well-being across the zoo; improving zoo experiences and accessibility for all visitors regardless of age, ability or background; and advancing ambitious goals for energy and water conservation; and

WHEREAS, the Metro Council recognizes the opportunity for further renewal, upgrades and improvements at the Oregon Zoo, the Portland metropolitan area’s most-visited ticketed attraction, to advance regional goals for racial equity, accessibility, climate resilience and economic vitality; and

WHEREAS, when complete and accepted by the Metro Council following permitting review by the City of Portland, the Campus Plan will replace the 2011 Master Plan that guided the successful implementation of the 2008 Oregon Zoo Bond; and

WHEREAS, acceptance of the draft Campus Plan concepts directs Oregon Zoo staff to submit relevant portions of a draft plan for permitting review by the City of Portland, a necessary step to renew the Oregon Zoo’s 10-year Conditional Use Permit; and

WHEREAS, following the renewal of a Conditional Use Permit from the City of Portland, the updated Campus Plan will be brought to the Metro Council for consideration; and

BE IT RESOLVED that the Metro Council:

1. Accepts the draft Oregon Zoo Campus Plan concepts for the purposes of submittal to permitting review by the City of Portland, a necessary step for renewal of the Zoo's 10-year Conditional Use Permit; and
2. Directs staff to explore potential capital financing options to advance the Campus Plan for further Metro Council discussion and consideration.

ADOPTED by the Metro Council this 26th day of October, 2023.



Lynn Peterson, Council President

Approved as to Form:



Carrie MacLaren, Metro Attorney

IN CONSIDERATION OF RESOLUTION NO. 23-5357, FOR THE PURPOSE OF
ACCEPTING THE DRAFT OREGON ZOO CAMPUS PLAN CONCEPTS

Date: Oct. 9, 2023

Department: Oregon Zoo, Capital Asset
Management

Meeting Date: Oct. 26, 2023

Presenters: Heidi Rahn (she/her), Oregon
Zoo Director; Kristin Solomon (she/her),
Senior Capital Program Manager

Prepared by: Kristin Solomon,
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Length: 45 min.

ISSUE STATEMENT

In development since fall 2022, the draft Oregon Zoo Campus Plan will propose significant improvements to animal habitats, guest experience and accessibility, resource conservation, and staff facilities, focusing on the 60% of the zoo campus that was not substantially improved through the bond measure voters approved in 2008.

ACTIONS REQUESTED

Accept the draft Oregon Zoo campus plan concepts and direct staff to begin permitting review with the City of Portland for the purposes of renewing the zoo's 10-year Conditional Use Permit.

Direct staff to explore capital financing options and business planning to support implementation of the Campus Plan concepts.

IDENTIFIED POLICY OUTCOMES

- Advance the Oregon Zoo's mission of connecting our community to the wonder of wildlife to create a better future for all
- Support animal well-being and care, visitor experience and accessibility, energy and water conservation, and climate resilience at the zoo
- Implement Metro's Sustainable Buildings and Sites Policy, the Strategic Plan to Advance Equity, Diversity and Inclusion, and construction workforce diversity and construction clean air policies

POLICY QUESTIONS

1. How well do the draft Oregon Zoo campus plan concepts advance the zoo's goals and needs?

2. How well do the campus plan concepts incorporate community and stakeholder input, Council direction, and adopted policy?
3. What capital financing tools would you like staff to explore to support implementation of the campus plan concepts?

POLICY OPTIONS FOR COUNCIL TO CONSIDER

- Accept the draft campus plan concepts and direct staff to submit for permitting review by the City of Portland, explore financing and business planning, and proceed with further work to refine cost estimates and potential implementation
- Direct staff to emphasize specific elements of the draft Campus Plan through permitting review and plan finalization, prior to final approval by the Metro Council in spring 2024

STAFF RECOMMENDATION

Staff recommends the Council adopt the resolution.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The Oregon Zoo is a source of pride for the greater Portland region, advancing conservation education and species recovery locally as well as around the globe. The zoo is committed to continually improving animal well-being, guest and staff experiences, equity, accessibility, climate resilience and conservation across its 64-acre campus in Washington Park.

In 2008, the region's voters approved Measure 26-96, authorizing \$125 million in general obligation bonds to dramatically improve animal habitats, visitor facilities and sustainability at the zoo. The zoo successfully completed implementation of the 2008 bond in 2022, having transformed around 40% of the campus, including the elephant, polar bear and primate habitats, as well as a new veterinary medical center, California condor exhibit and conservation education center.

In fall 2022, staff from the Oregon Zoo and Capital Asset Management began work on a new Campus Plan to replace the zoo's 2011 Master Plan that guided implementation of the bond. The new plan focuses on areas of the campus that were not targeted for substantial investment from the 2008 bond. Included are some of the zoo's oldest existing habitats and buildings, as well as outdated and not fully accessible pathways and facilities.

The new Campus Plan is a significant opportunity to advance the Metro Council's goals for climate, equity, accessibility and economic vitality in one of Metro's most beloved visible public-serving properties. The Campus Plan updates the previous master plan's assessments of conditions, needs and standards for habitats, guest experience and zoo infrastructure. It also aligns the zoo's long-range vision with policy adopted by the Metro Council since the 2011 Master Plan, including but not limited to the 2016 Strategic Plan to Advance Racial Equity, Diversity and Inclusion and the 2022 Sustainable Buildings and

Sites Policy Update. Staff have engaged zoo guests, community members, staff and a variety of technical experts during the development of the plan.

The draft Campus Plan aims to advance animal care, guest experience and accessibility, and resource conservation in some of the zoo's oldest yet most popular areas, including Coastal Shores, the Great Northwest and Africa. New spaces such as a herpetarium and tropical house would increase community access to a more diverse collection of reptiles, amphibians, birds, bats and other small mammals. These buildings would complement plans to expand other habitats, and provide guests with more indoor viewing opportunities.

The draft Campus Plan also proposes improvements to wayfinding, amenities and accessibility in plazas, pathways, and other guest areas, to improve the experience of all zoo guests regardless of age, ability or background.

Community engagement

Development of the plan has included in-person engagement sessions with historically marginalized communities, including representatives of the following organizations:

- Adelante Mujeres
- Autism Empowerment
- Boys & Girls Club of the Portland Metro Area
- Center for African Immigrants and Refugees
- Centro Cultural
- People of Color Outdoors
- Rosewood Initiative
- Self-Enhancement Inc.
- Youth Empowerment Project PNW

Staff have also engaged with youth participating in the Zoo Apprenticeship Program; the zoo's Community Advocacy Council, composed of young professionals of color; zoo volunteers and members; staff and board of the Oregon Zoo Foundation; and zoo staff.

Zoo staff heard broad community support for the goals of the draft plan, particularly goals to improve accessibility, wayfinding and other visitor facilities at the zoo, and to update or replace outdated animal habitats, particularly in the popular Coastal Shores, Africa and Great Northwest areas. Zoo staff were also supportive of proposed improvements to behind-the-scenes care-staff facilities, guest amenities, storage areas and service access.

Legal antecedents

When complete and approved by the Metro Council following City of Portland permitting, the final Campus Plan will update the 2011 Comprehensive Capital Master Plan, approved by the Metro Council through Resolution No 11-4304.

The 2011 Master Plan guided the implementation of Measure 26-96, the Oregon Zoo bond measure approved by the region’s voters in November 2008, as well as other non-bond-funded improvements.

The new Campus Plan’s finalization and implementation will also advance several other Metro Council policies, including but not limited to:

- Strategic Plan to Advance Racial Equity, Diversity and Inclusion
- Sustainable Buildings and Sites Policy
- Clean Air Construction policy
- Construction Careers Pathways policy
- Contracting Equity Policy

Anticipated effects

Adoption of the resolution will direct staff to submit the draft campus plan to the City of Portland for land use review to support the renewal of the zoo’s Conditional Use Permit. This process, expected to be complete by Spring 2024, will support the completion a final Campus Plan for later Metro Council adoption, and in turn the approval of a new Conditional Use Master Plan by the City of Portland.

Future phases of planning will include the development of refined cost estimates, implementation phasing plans and, following the finalization of the Campus Plan, more detailed architecture, design and construction planning. Future construction plans will advance Metro’s Clean Air Construction, Subcontracting Equity and Construction Careers Pathways policies.

Financial implications

The Metro Council’s adopted budget for FY24 includes funding for zoo campus planning as part of the agency’s capital improvement plan.

BACKGROUND

The Metro Council received a tour of potential Campus Plan focus areas on Sept. 5, 2023, followed by a presentation and discussion of the Campus Plan concepts and their development. Staff have incorporated the Council’s work session discussion into the planning process, as well as noting Council input for future phases of design and implementation.

The Metro Council previously discussed the Campus Plan’s development at a work session in May 2023.

ATTACHMENTS

- Resolution text