

# Wake County Animal Center

## Schematic Design Presentation

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# Agenda

- Existing Facility
  - New Animal Center Location
  - Rezoning/ Special Use Permit
  - Program Summary
  - Site Planning
  - Animal Shelter Best Practices
  - Building Plan
  - Sustainable Design Components
  - Project Schedule
- Questions

# Purpose

- **Present the Schematic Design for the new Animal Center**
- **Review two design alternates**
- **Seek Board Approval of Schematic Design for January 20<sup>th</sup> meeting**



# Background

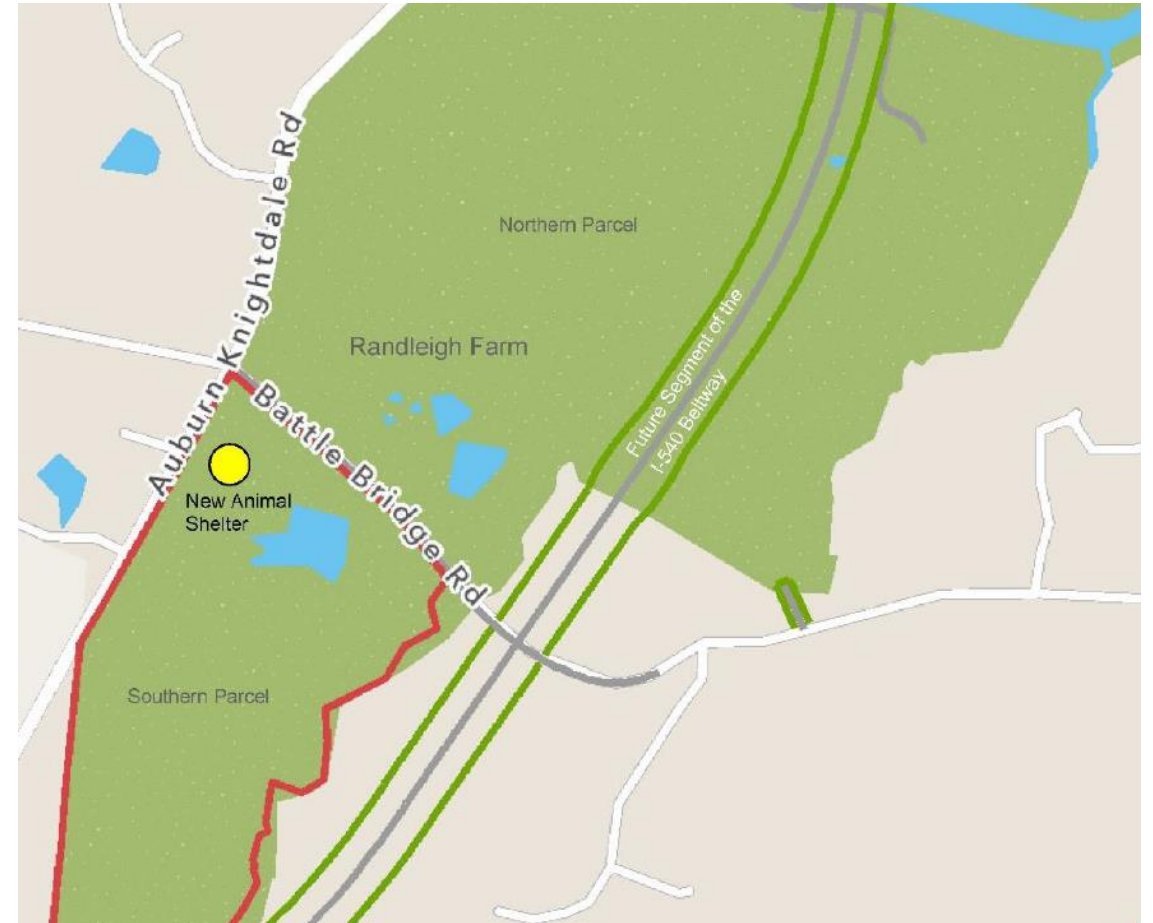
## Facility History and Site Selection

# Current Animal Shelter Facility



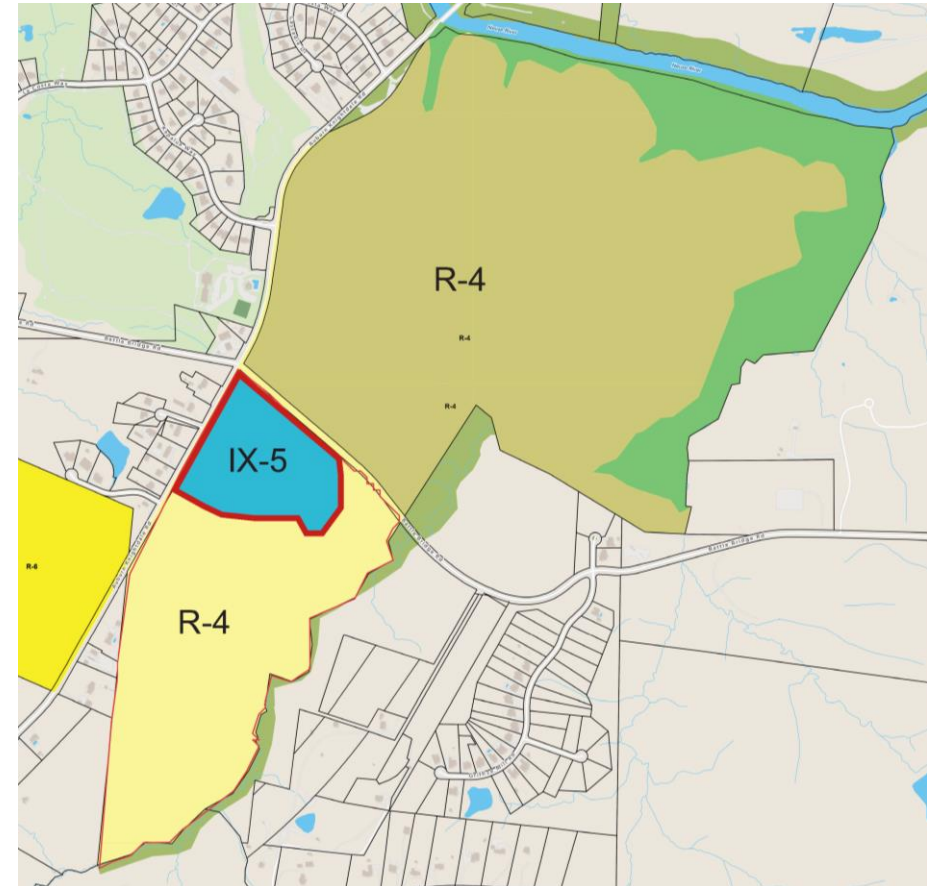


# New Animal Center Site



# Rezoning & Special Use Permit

- Rezone portion of southern Randleigh Farm Parcel for new Animal Center
- City of Raleigh Jurisdiction
- Current R-4 zoning does not permit animal center facility
- Rezoning approx. 24 acres to Mixed Use Industrial IX-5
- Special Use Permit required



# Program Summary

- **Building Area: 56,400 SF**
- **Exterior Covered Area: 8,000 SF**
- **265 Dog Kennels (Project Goal)**
- **184 Cat Kennels**
- **Four Separate Public Entrances**
  - Pet Adoption
  - Veterinary Services
  - Foster Services
  - Pet Surrender and Redemption
- **Animal Control Entrance Separate and Secure**



# Animal Housing Capacity

	Existing Shelter	New Animal Center
Building Area	25,160 SF	54,600 SF
Dog Capacity	135	265*
Cat Capacity	121	184

\* Project goal capacity dependent on alternate #1

# Site Planning

## BUILDING & SITE

- One story building area of 54,600 SF
- Bid Alternate 1 – Training Center
- Bid Alternate 2 – full Dog Kennel Capacity
- Public Parking (Front) - 79 cars
- Staff Parking (Rear) - 49 cars
- EV Charging Spaces
- Fleet Parking (Rear)
- Sallyport – Animal Drop-off





# Site Planning

## BUILDING & SITE

- Landscaping to buffer noise and views of back
- Perimeter Fence to contain noise and views
- Walking trail for volunteers walking dogs
- Native drought tolerant plants and materials
- Preserve existing pond for storm water management
- Tree conservation areas



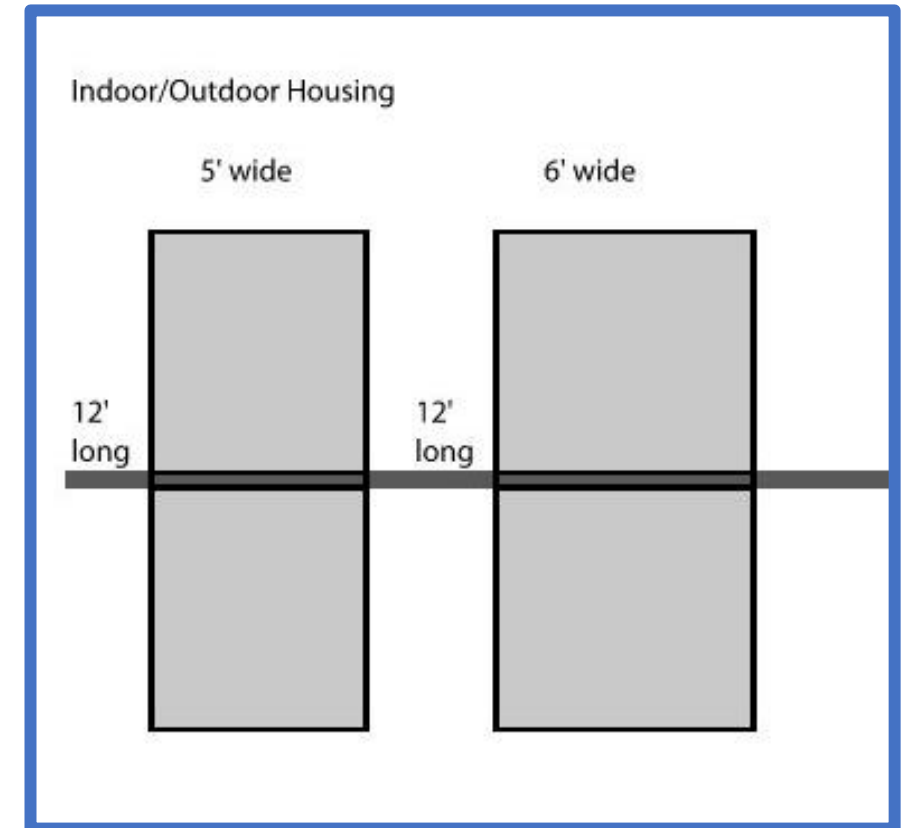
# Animal Shelter Best Practices

- **Best Practice Animal Housing Design**
  - **Dogs**
  - **Cats**
- **Biological Risk Management**
- **Efficiency of Veterinary Services**
- **Safe, Customer-Focused Public Areas**

# Animal Housing

## Driver of Square Footage and Layout:

- **Double Compartment Housing**
- **Dog Standard Widths:**
  - 4' minimum, 5' wide better, some 6'
  - Options for indoor / outdoor
  - Options for all indoor
- **Cat Standards**
  - 2'-6" x 5' wide cat kennels





# Biological Risk Management

- **Dedicated Isolation Areas for ill or At-Risk Animals**
- **Separation of Incoming Pets**
- **Reduction of Stress**
  - **Quiet Space for Cats**
  - **Quiet Space for Dogs**
- **Preventing Spread of Disease**
  - **Drainage Design**
  - **HVAC Design**



# Efficiency of Veterinary Services

- Design for Task Efficiency
- Design for Efficient Space Usage
- Design for the Future
- Design for High Volume



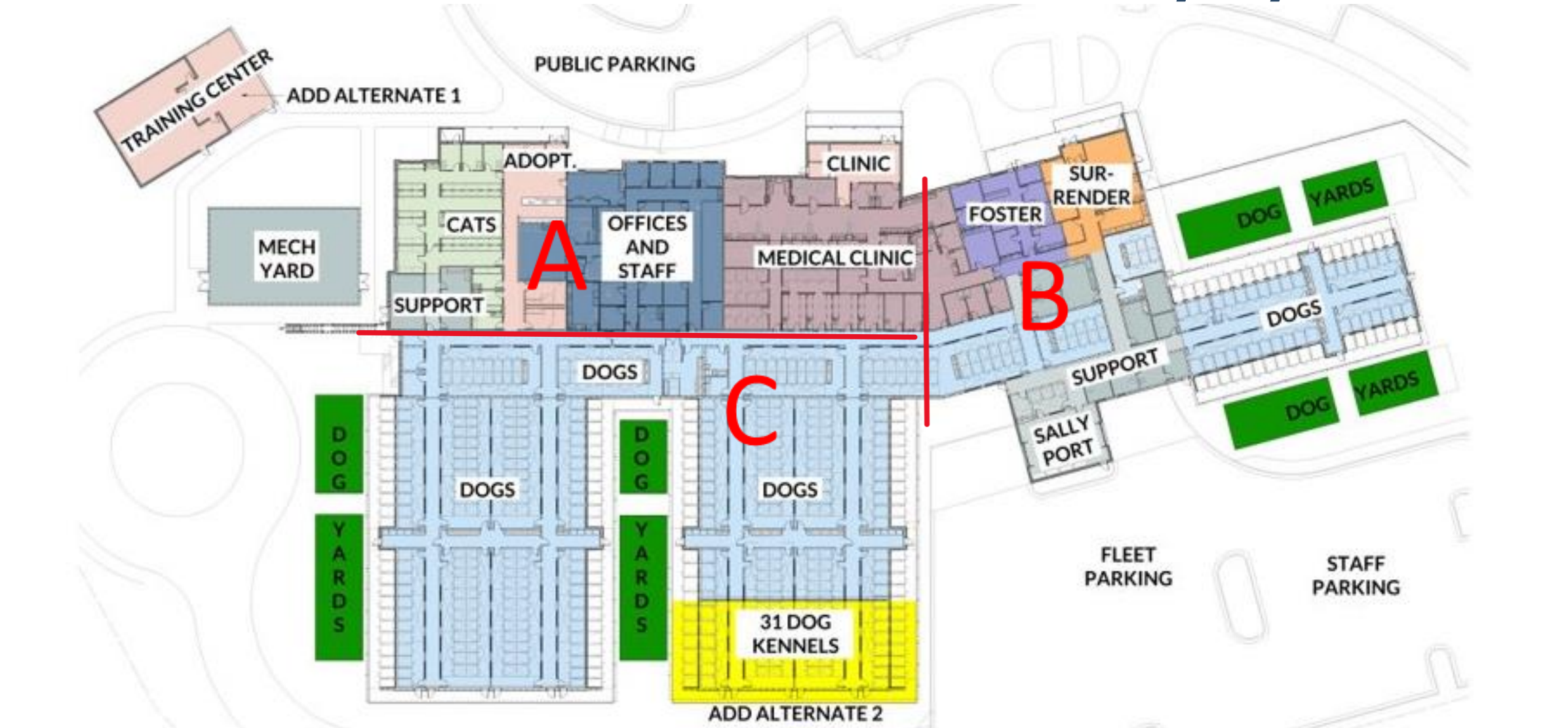
# Safe, Customer-Focused Public Areas

- **Dedicated Staff Zones for Safety**
- **Separation of Customers by Service**
- **Inclusion of Exam and Counsel Rooms**
- **Positive, Professional Feel**





# Overall Floor Plan – Sections A, B, & C



# Floor Plan Section A





# Floor Plan Section B

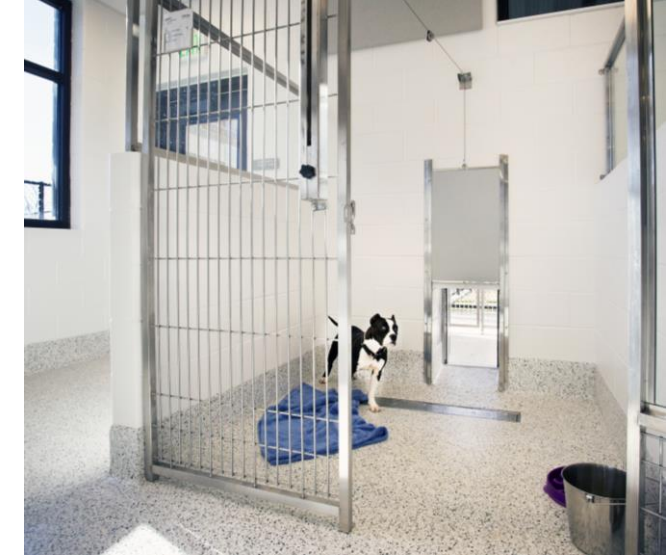


Foster, Surrender/Redemption, and Dog Isolation Kennels





# Floor Plan Section C

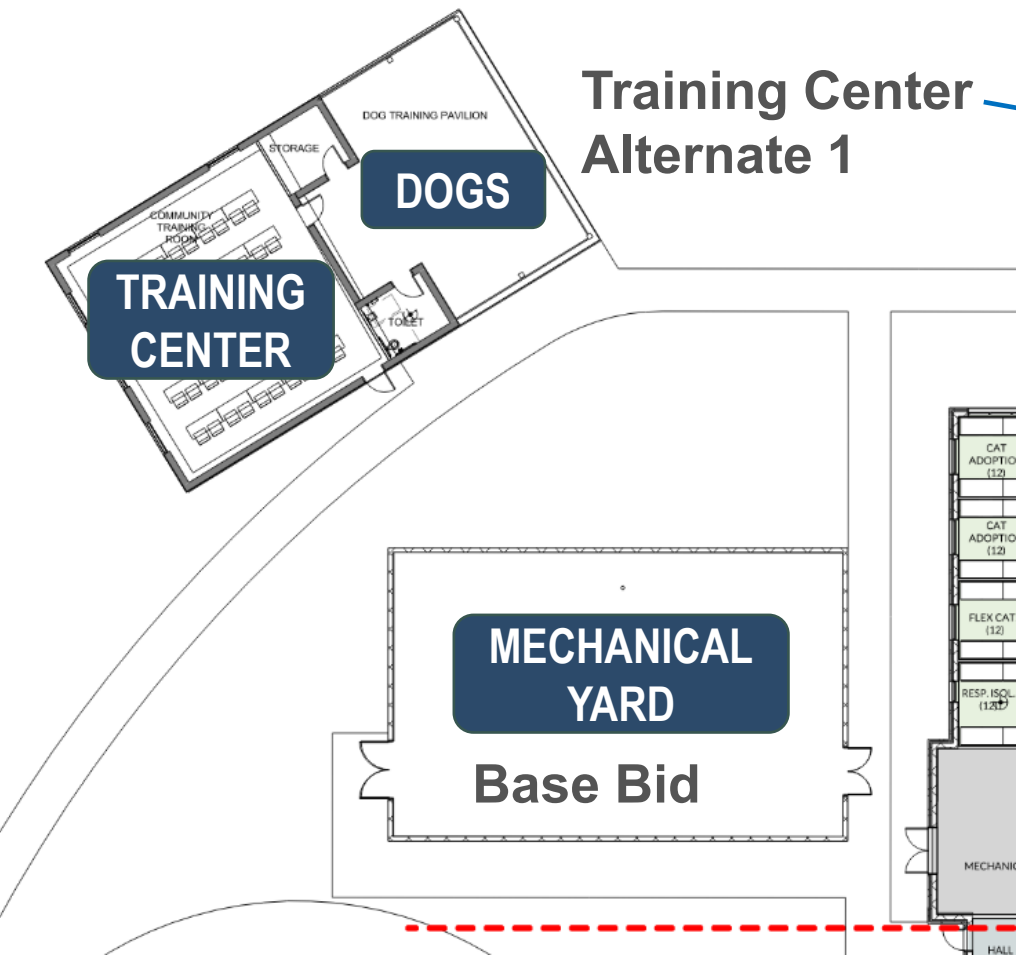


Dog Kennels: 234 Base Bid + 31 Alternate = 265 Kennels

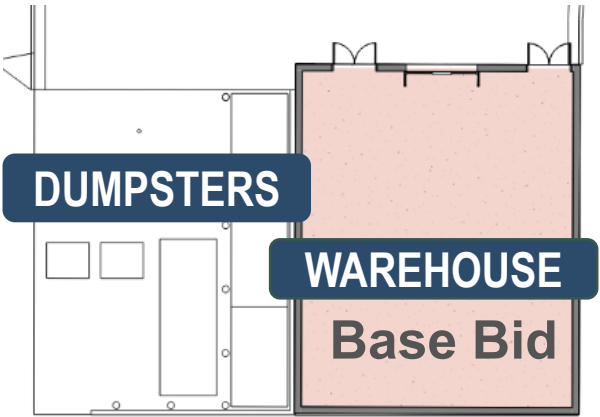


# Floor Plan - Outbuildings

Training Center and Warehouse



Training Center  
Alternate 1





# Concept Rendering





# Concept Rendering





# Adoption Entrance





# **Project Budget**

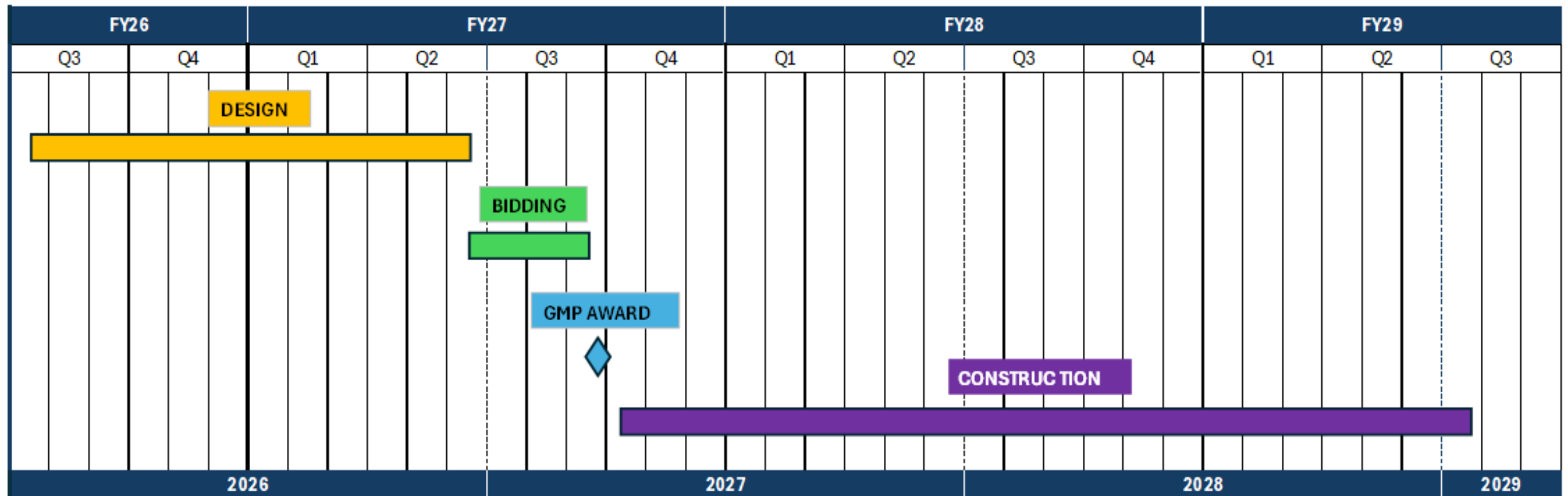
**Total Project Budget \$57 Million**

# Building Size and Budget Summary

	Options		
Factor	In Budget	Alternate 1 + Maintain Kennel Count	Alternate 2 + Training & Dog Pavillion
Square Feet Interior	54,600	3,800	
Dog Capacity	234	+31	
Cat Capacity	184		
Low-Cost Community Clinic	Yes		
Public Dog Training	Alternate 2		3,456
Large Animal Barn	No		
Storage Warehouse	2,000		
<b>Total Project Cost</b>	<b>\$57,000,000</b>	<b>\$59,000,000</b>	<b>\$59,746,238</b>

**+ \$2,000,000    + \$746,238**

# Schedule





# Questions & Answers

