



Visitors on the Trailside animal exhibit loop (Pressley Associates 2007).

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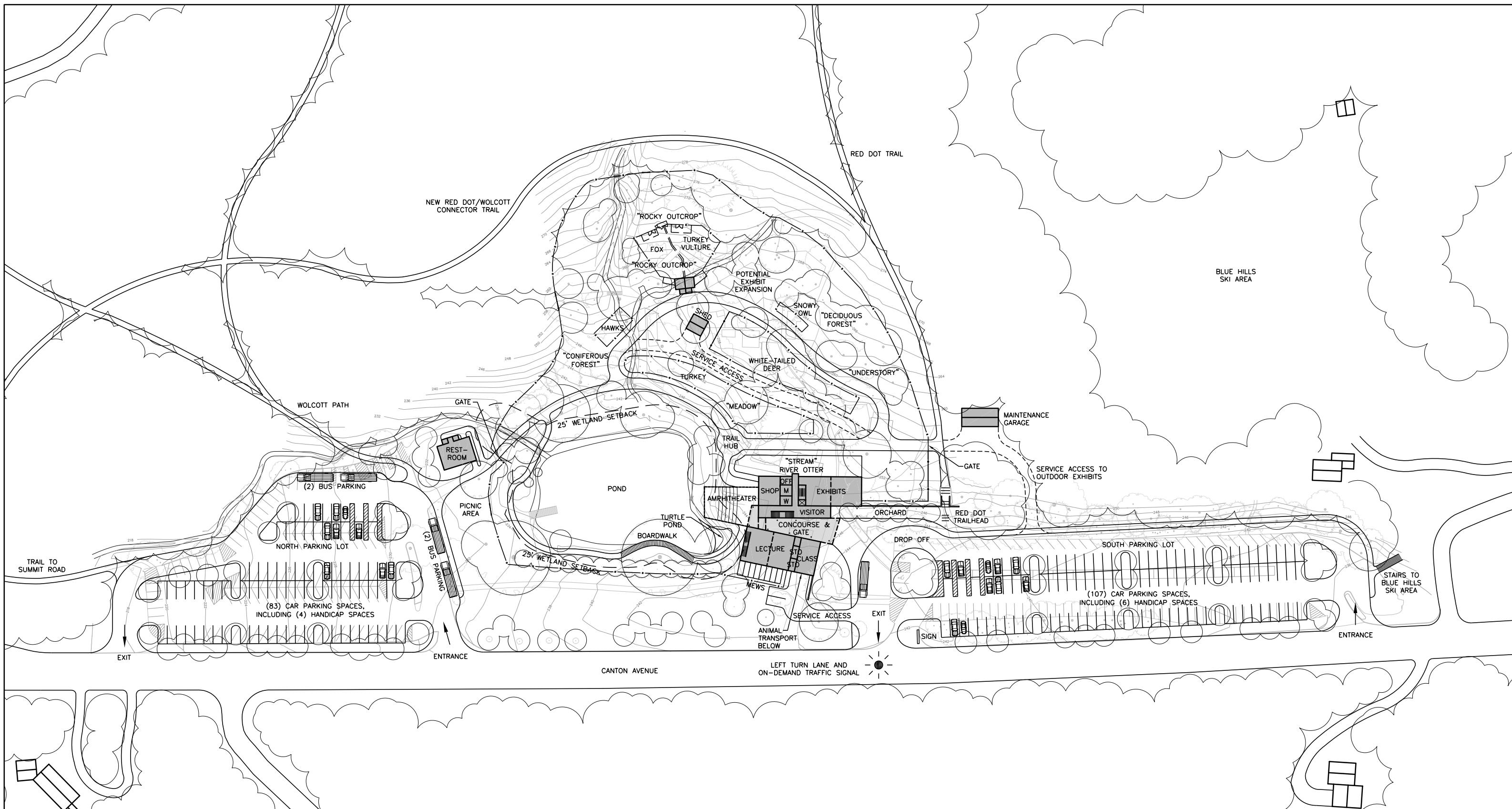
## D. Alternatives and Evaluation

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- 1. Alternative 1: Site and Building Plan**
- 2. Alternative 2: Site and Building Plan**
- 3. Alternative 3A and 3B: Site and Building Plan**
- 4. Alternatives Evaluation**

TRAILSIDE MASTER PLAN  
Milton, Massachusetts

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# Alternative #1

## Major Renovation of Existing Building

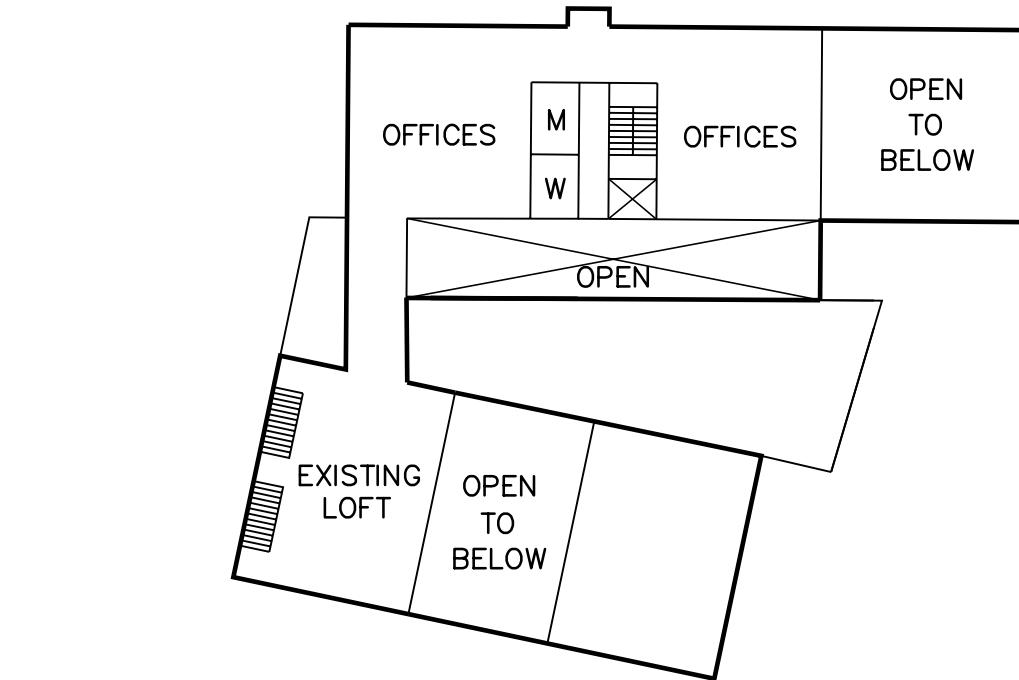
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Pressley Associates  
Landscape Architects

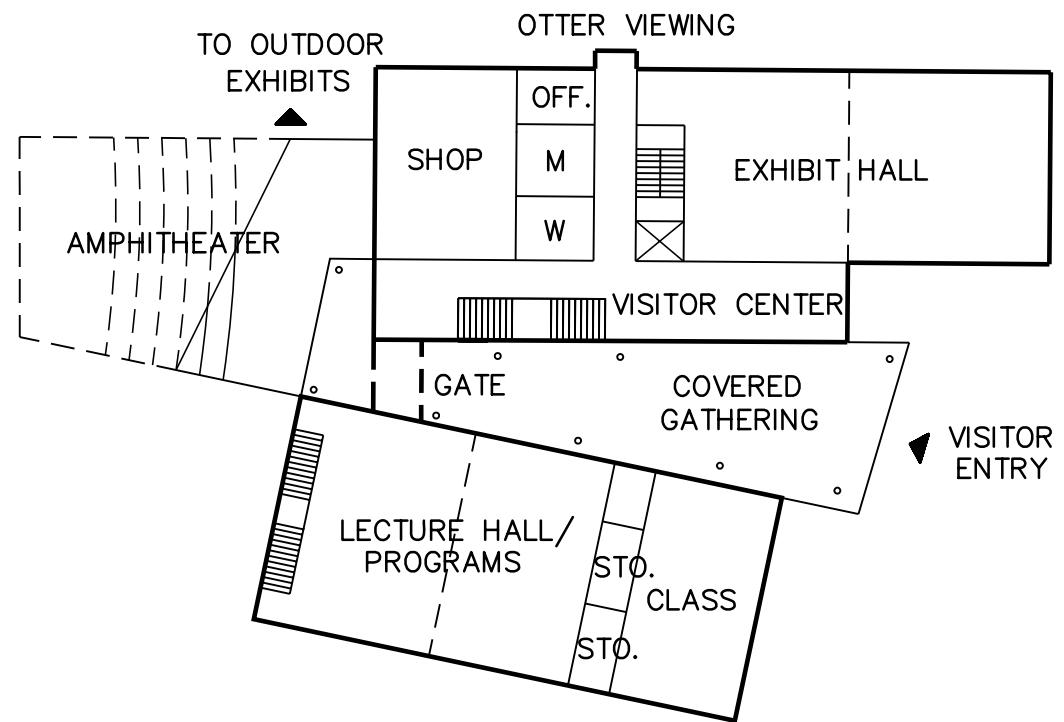
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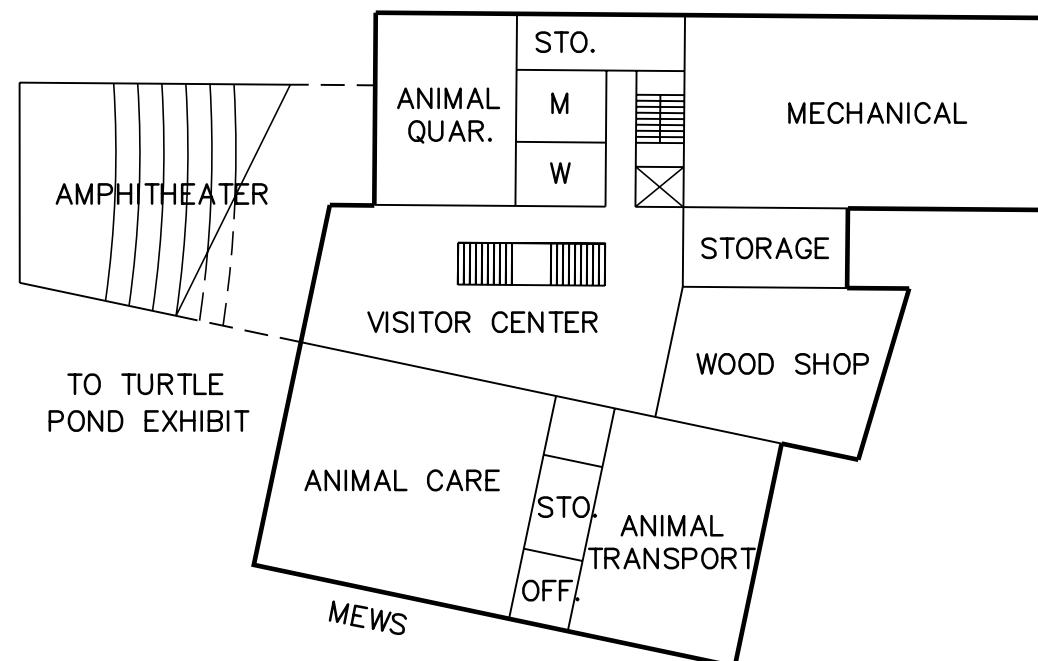
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Date: 04/10/08



Upper Level



Entry Level



Lower Level

## Alternative #1 Major Renovation of Existing Building

Trailside Master Plan



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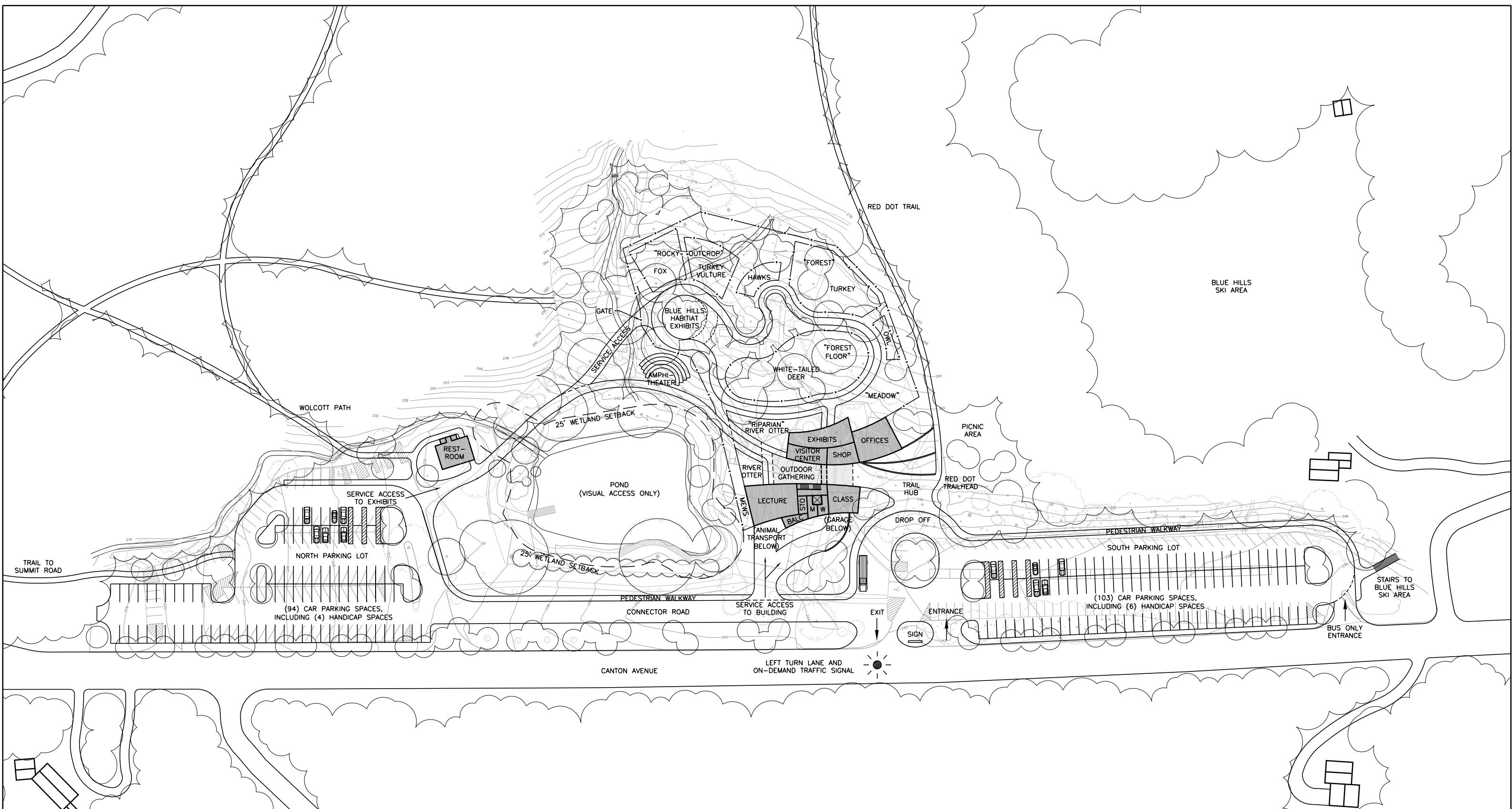
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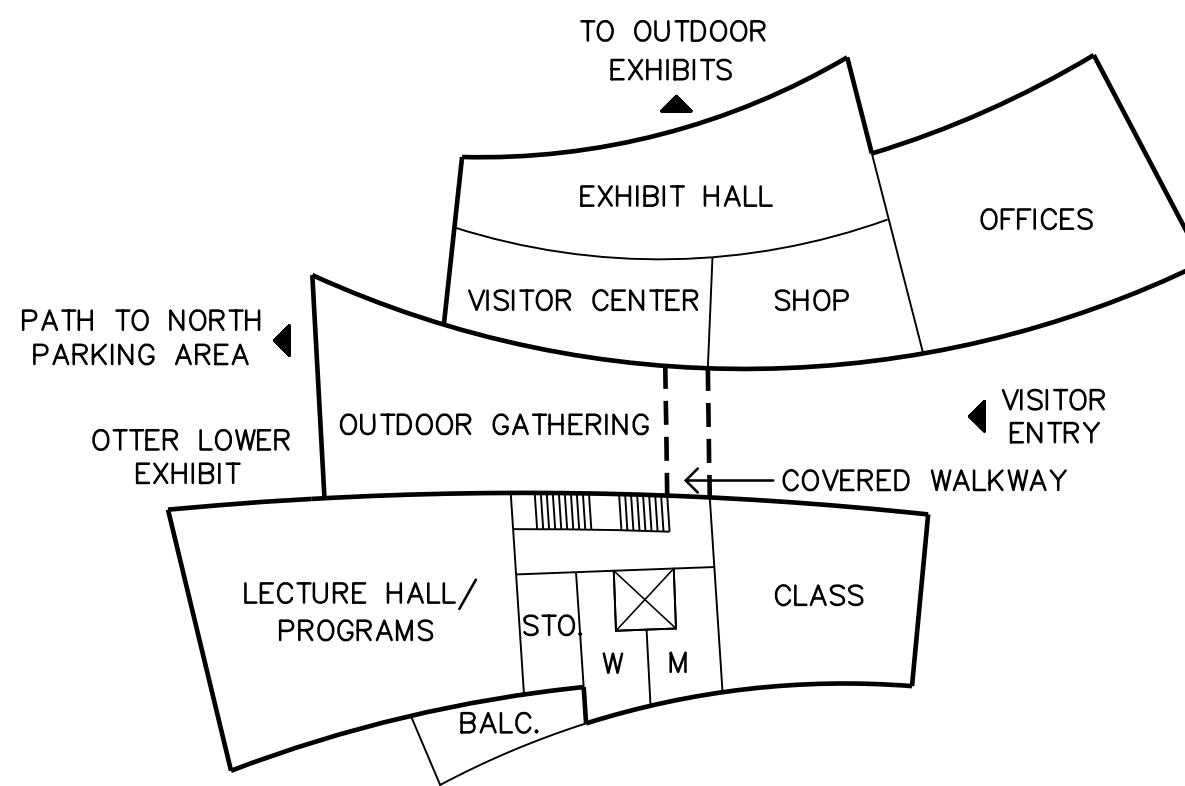
Alternative #2  
New Building on Site of Existing Building  
Trailside Master Plan



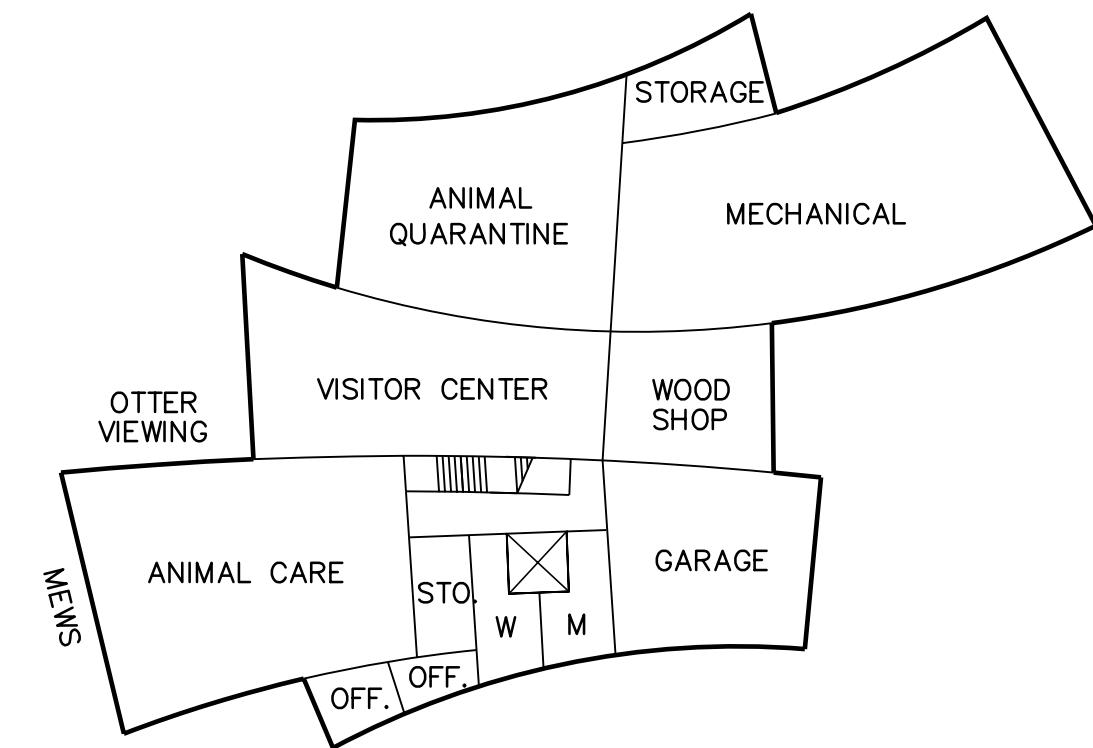
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Entry Level



Lower Level

Alternative #2  
New Building on Site of Existing Building

Trailside Master Plan



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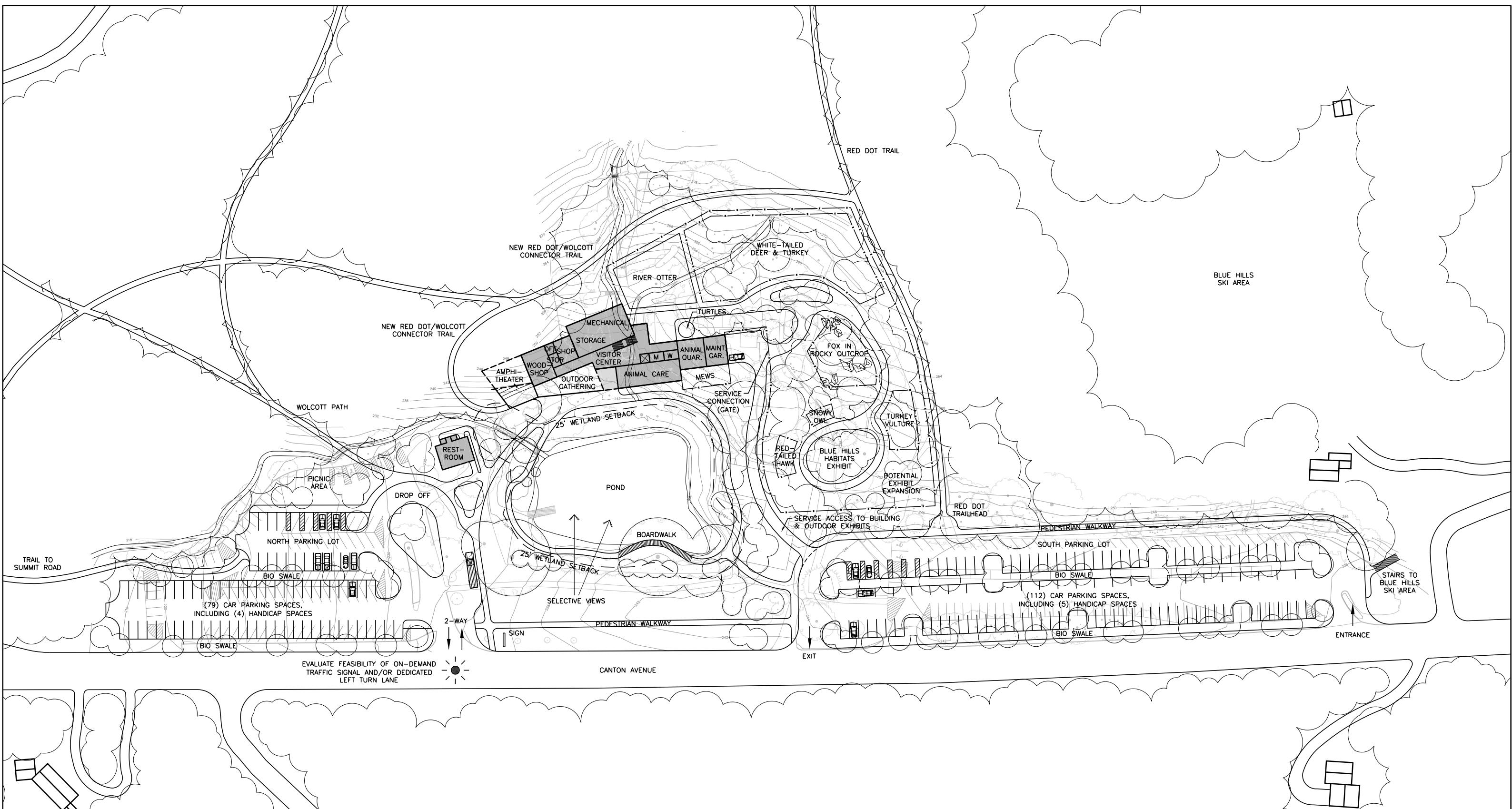
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**Alternative #3A**  
New Building East of Pond - Accessed from the North Lot

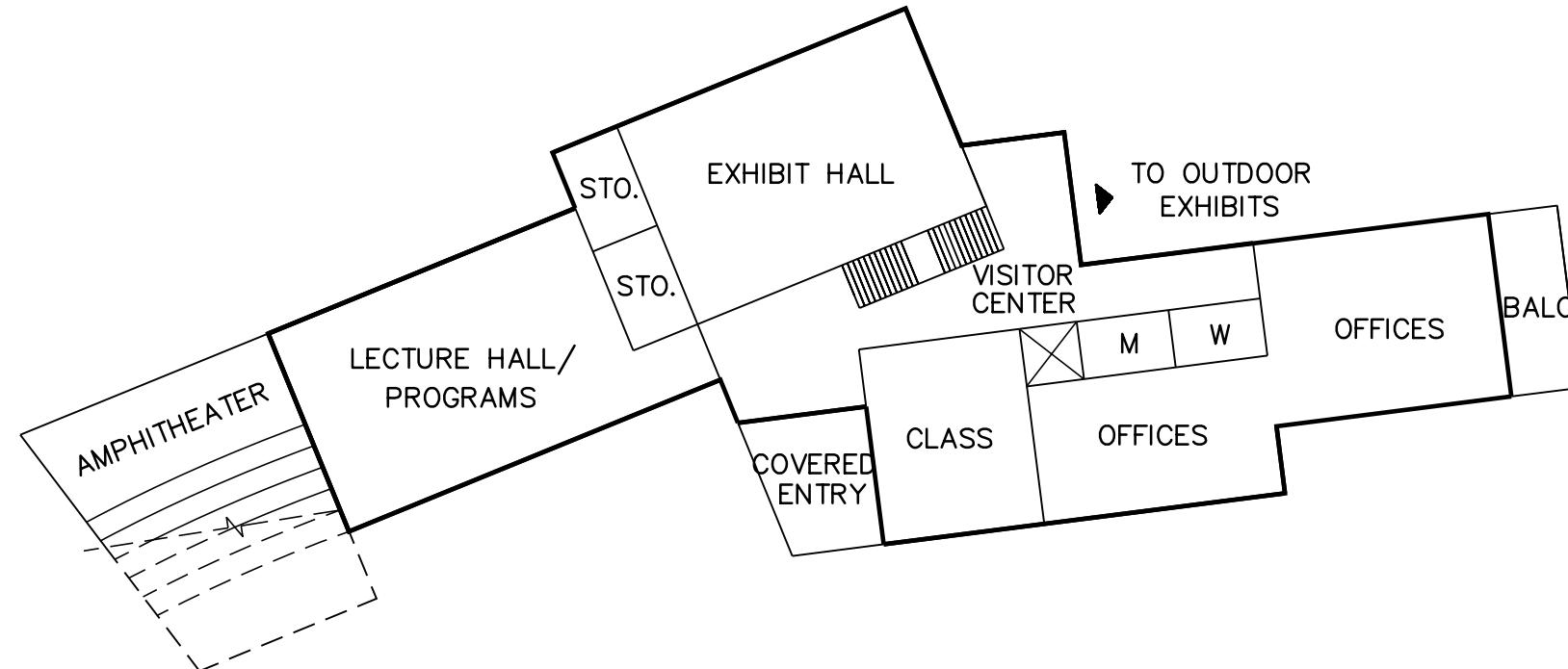
Trailside Master Plan



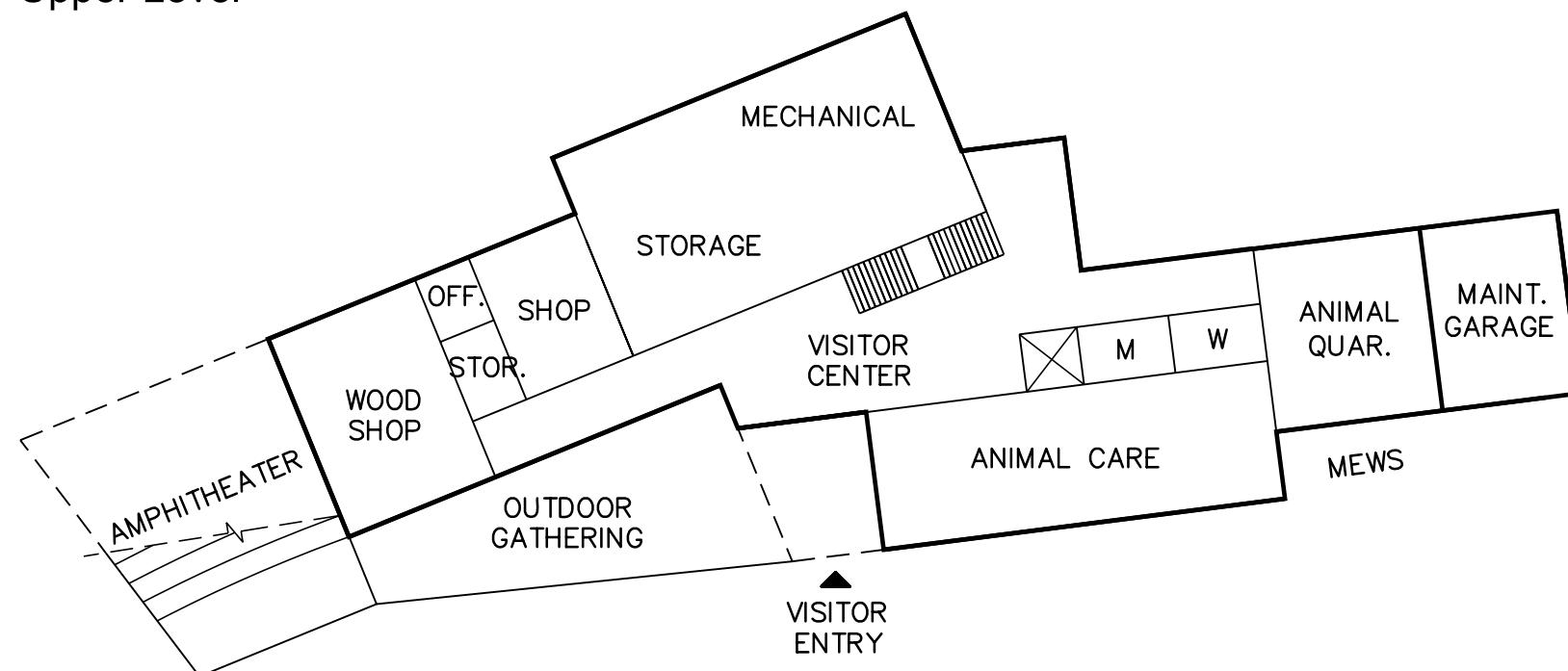
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Upper Level



Entry Level

### Alternative #3A

New Building East of Pond - Accessed from the North Parking Lot

Trailside Master Plan



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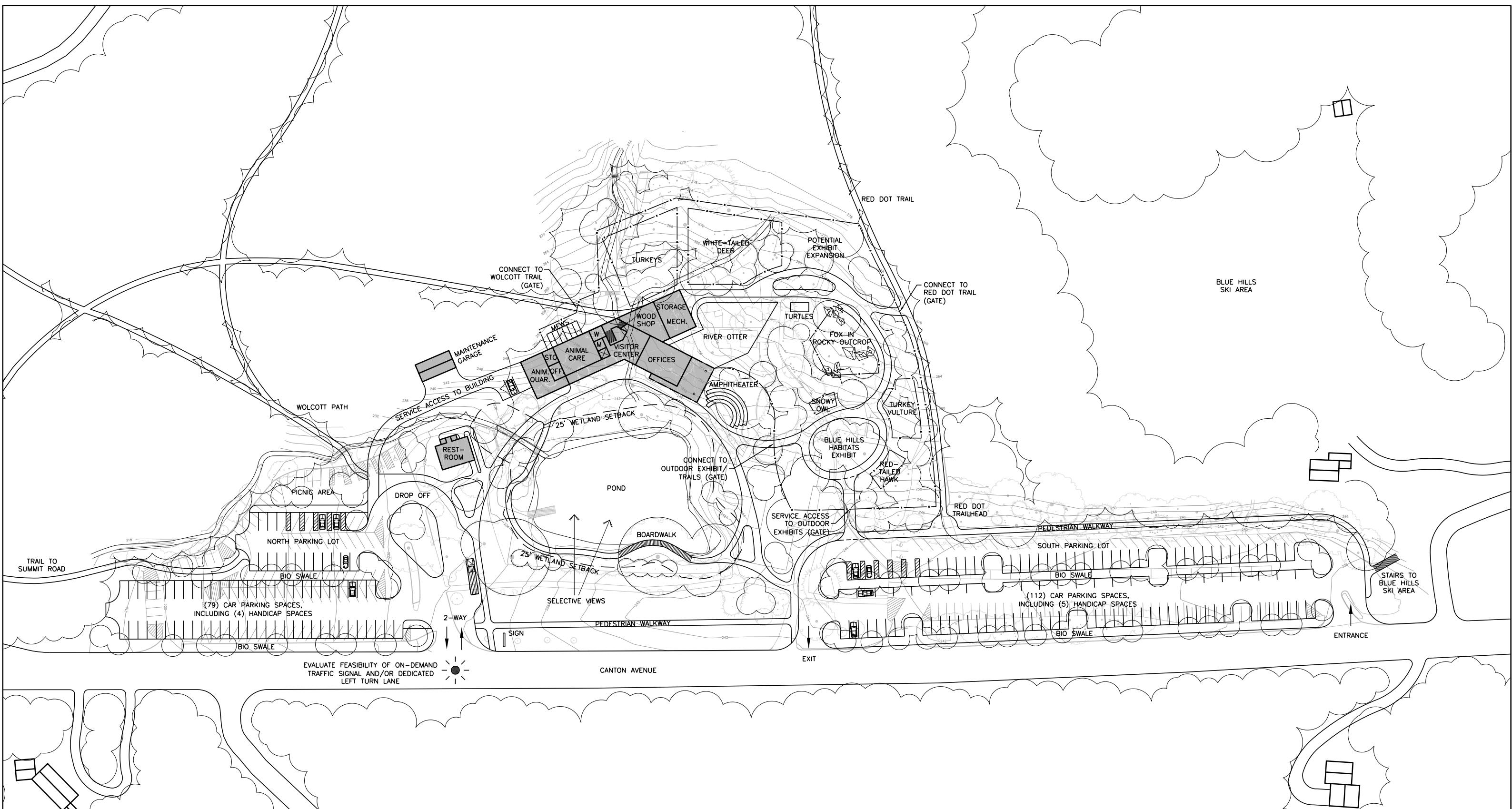
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Alternative #3B  
New Building East of Pond - Accessed from the North Lot

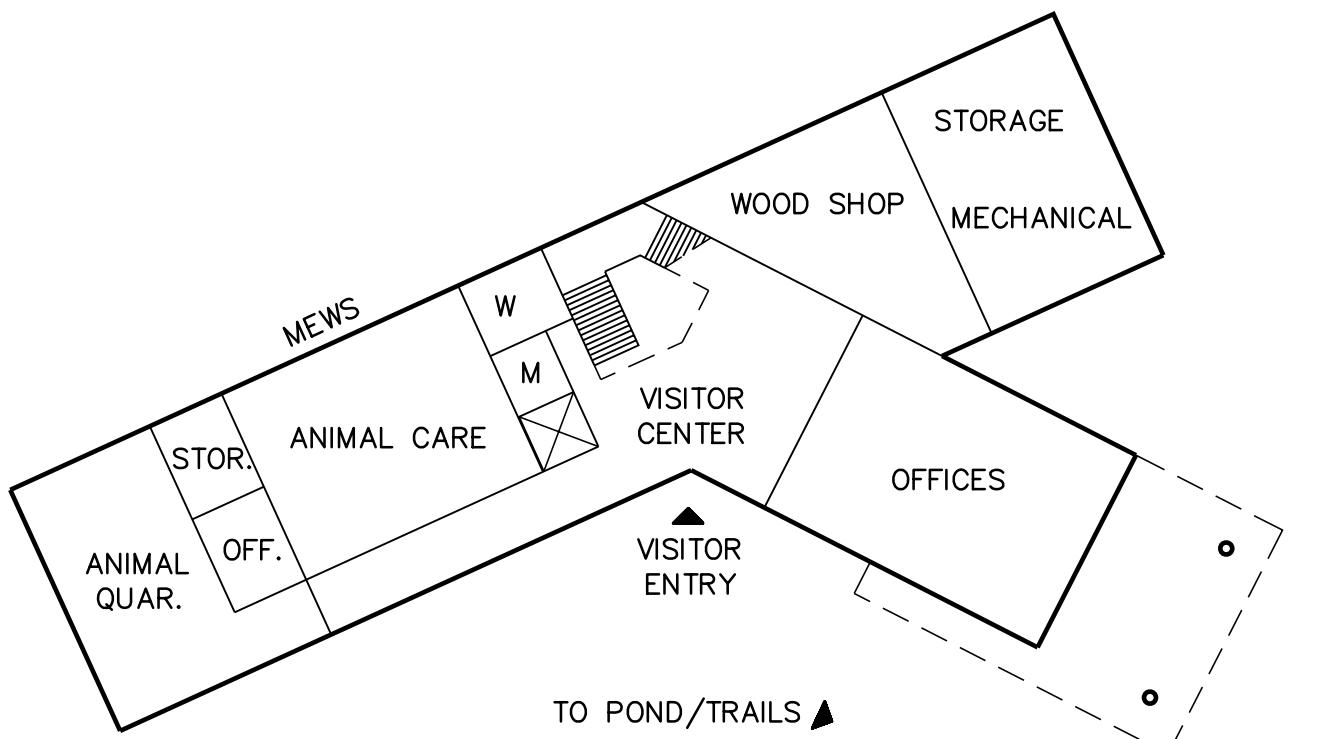
Trailside Master Plan



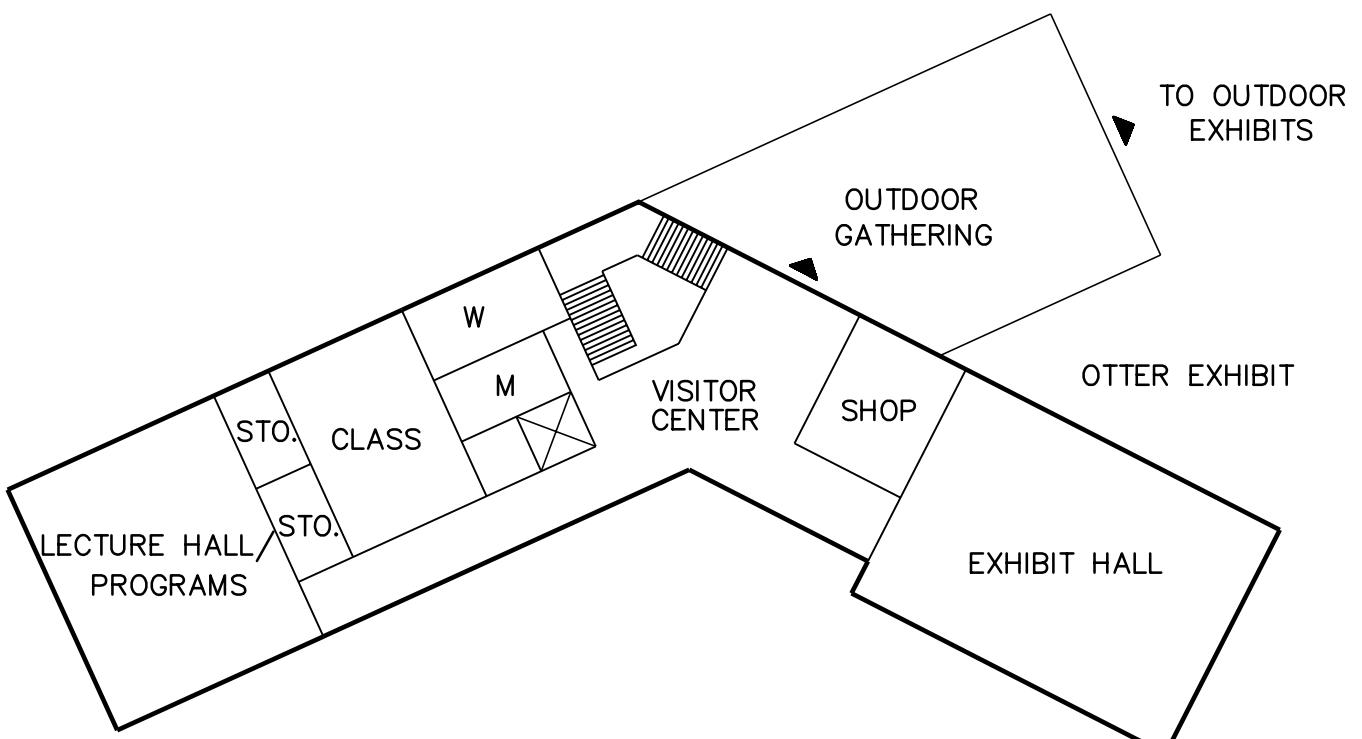
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Entry Level



Upper Level



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### Alternative #3B New Building East of Pond - Accessed from the North Parking Lot

Trailside Master Plan

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Date: 04/10/08

## Trailside Museum Alternatives Comparison

	<b>ALTERNATIVE #1: MAJOR RENOVATION OF EXISTING MUSEUM</b>	<b>ALTERNATIVE #2: NEW BUILDING ON EXISTING MUSEUM SITE</b>	<b>ALTERNATIVE #3A: NEW BUILDING ACCESSED FROM NORTH PARKING</b>	<b>ALTERNATIVE #3B: NEW BUILDING ACCESSED FROM NORTH PARKING</b>
<b>SITE</b>	<ul style="list-style-type: none"> <li>Least change to overall visitor experience; retains existing sequence and general organization of site features including animal enclosures</li> <li>Retain existing vegetation to the greatest extent possible; new vegetation to emphasize plants native to the Blue Hills</li> <li>Introduces vernacular stone walls and small orchard to recall Blue Hills area agricultural history</li> </ul>	<ul style="list-style-type: none"> <li>Compacted approach with less overall land area devoted to site features including exhibits and additional pedestrian circulation in parking areas.</li> <li>Retain existing vegetation to the greatest extent possible; new vegetation to emphasize plants native to the Blue Hills</li> </ul>	<ul style="list-style-type: none"> <li>Utilizes new museum location with dramatic setting overlooking pond</li> <li>Restores existing museum location; relocates exterior exhibits down slope toward old museum site</li> <li>Retain existing vegetation to the greatest extent possible; new vegetation to emphasize plants native to the Blue Hills</li> </ul>	<ul style="list-style-type: none"> <li>Utilizes new museum location with dramatic setting overlooking pond</li> <li>Restores existing museum location; relocates exterior exhibits down slope toward old museum site</li> <li>Retain existing vegetation to the greatest extent possible; new vegetation to emphasize plants native to the Blue Hills</li> </ul>
<b>VEHICULAR CIRCULATION</b>	<p>Entrance(s) from Canton Avenue</p> <ul style="list-style-type: none"> <li>Recommended left turn lane with signal into parking/drop off from Canton Avenue</li> <li>Drop off in front of museum building</li> <li>Two vehicular entrances; two vehicular exits similar to existing conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Eliminates all but ONE entrance/exit, except for bus entrance (see below)</li> <li>Recommended left turn lane with signal into parking/drop off from Canton Avenue</li> <li>Adds connector road for safe passage between lots</li> </ul>	<ul style="list-style-type: none"> <li>Primary museum entrance is single entrance off Canton St. into north parking lot</li> <li>South lot retains separate entrance and exit for cars and buses</li> <li>Completely separates two parking lots with separate entrance/exits</li> </ul>	<ul style="list-style-type: none"> <li>Same as Alternative #3A</li> </ul>
Parking (208 spaces existing)	<ul style="list-style-type: none"> <li>Retains north and south parking lot in similar, but improved configuration; total = 190 spaces including 10 HP</li> <li>Requires some enlargement of south parking due to bus turning radius, but provides some planted areas for water infiltration</li> </ul>	<ul style="list-style-type: none"> <li>Retains north and south parking lot in similar, but improved configuration; total parking = 197 spaces including 10 HP</li> <li>Requires some enlargement of south parking due to bus turning radius</li> </ul>	<ul style="list-style-type: none"> <li>Separate and distinct north and south lots; total capacity is 191 spaces including 9 HP</li> <li>North lot is primary parking area for museum</li> <li>South lot is primary parking area for ski area; Red Dot trail south lot is similar, but improved configuration</li> </ul>	<ul style="list-style-type: none"> <li>Same as Alternative #3A</li> </ul>
Bus circulation and parking	<ul style="list-style-type: none"> <li>Enter at south entrance; south parking lot</li> <li>Drop off and short-term pull in for loading/unloading at building entrance</li> <li>Parking for 4 buses in north parking lot</li> <li>Difficult for busses to go from north to south parking lot for pick up</li> </ul>	<ul style="list-style-type: none"> <li>Bus entrance at south end of south lot</li> <li>Adds drop off suitable for buses at building entrance (one way circle) with limited bus pull-off</li> <li>No bus access or parking at north lot;</li> <li>Buses must park off site, or utilize passenger parking spaces in south lot (e.g. ski season).</li> </ul>	<ul style="list-style-type: none"> <li>Adds drop off and turn-around suitable for buses at north lot building entrance (one way circle) with limited bus pull-off (2), Buses can enter south lot at south entrance and exit south lot at north entrance; parking for buses could be accommodated within spaces striped for passenger vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>Same as Alternative #3A</li> </ul>
Service access to building	<ul style="list-style-type: none"> <li>Service drive off vehicular drop off to animal care area at lower level</li> <li>Deliveries can be made to front of building</li> </ul>	<ul style="list-style-type: none"> <li>Service access to building leads from connector road</li> <li>Deliveries can also be made in front of the building</li> </ul>	<ul style="list-style-type: none"> <li>Separate service drive from south parking lot to building for animal transport, deliveries, and maintenance vehicles</li> </ul>	<ul style="list-style-type: none"> <li>New service drive from north parking lot leads to north end of museum building</li> </ul>
Service access to maintenance building	<ul style="list-style-type: none"> <li>Short service drive uphill from south parking lot, with connection across Red Dot Trail to animal exhibit area</li> </ul>	<ul style="list-style-type: none"> <li>Service access to maintenance garage leads from connector road to lower building level</li> <li>Same service access leads to interior animal care</li> </ul>	<ul style="list-style-type: none"> <li>Same service drive from south parking lot leads to maintenance garage in the south end of the museum building</li> </ul>	<ul style="list-style-type: none"> <li>Maintenance garage is located on new service drive from north parking lot, near the north end of the museum building</li> </ul>
Service access to exterior exhibit area	<ul style="list-style-type: none"> <li>Assumes service to animal enclosures after hours</li> <li>Small service route from south parking lot, crosses Red Dot Trail</li> <li>Additional service access behind animal enclosures</li> <li>Pedestrian paths are paved for service vehicle use</li> </ul>	<ul style="list-style-type: none"> <li>Eliminates separate service access to animal enclosures; utilizes existing pedestrian routes off-hours; service access entrance at north parking lot</li> </ul>	<ul style="list-style-type: none"> <li>Spur service connector to animal enclosures from south service drive; utilizes existing pedestrian routes off-hours</li> </ul>	<ul style="list-style-type: none"> <li>Service access to animal exhibits is short connector to south parking lot with gate; utilizes pedestrian routes off-hours</li> </ul>

	ALTERNATIVE #1: MAJOR RENOVATION OF EXISTING MUSEUM	ALTERNATIVE #2: NEW BUILDING ON EXISTING MUSEUM SITE	ALTERNATIVE #3A: NEW BUILDING ACCESSED FROM NORTH PARKING	ALTERNATIVE #3B: NEW BUILDING ACCESSED FROM NORTH PARKING
<b>PEDESTRIAN CIRCULATION</b>				
Arrival and access to museum	<ul style="list-style-type: none"> <li>Accessible entrance at building entrance with a new outdoor gathering between trailhead and museum</li> <li>Covered museum concourse leads to exhibit area</li> <li>Separate accessible pedestrian walkway along the east side of the south parking lot leads to museum entrance</li> <li>Accessible route from north parking lot along east pond slope leads to rear of the museum</li> </ul>	<ul style="list-style-type: none"> <li>Accessible entrance at building entrance with trail hub between trailhead and museum</li> <li>Open air concourse ('root deck') between museum pavilions leads to exhibit area</li> <li>Separate accessible pedestrian walkway along the east side of the south parking lot leads to museum entrance</li> <li>Accessible route from north parking lot along east pond slope leads to rear of the museum.</li> </ul>	<ul style="list-style-type: none"> <li>New museum has primary entrance from north parking area with secondary connections from south parking lot</li> <li>Accessible entrance to building on path from north parking lot. Visitors enter the building at the second level and pass through level to exit to the animal enclosures</li> <li>Accessible connector to south parking lot around pond.</li> <li>Accessible path along east sides of north and south parking lot leads to paths to museum</li> <li>North and south lot are connected by path, as existing Bio swales in both parking lots could possibly include pedestrian paths</li> <li>Additional pedestrian connection to and along Canton Avenue.</li> </ul>	<ul style="list-style-type: none"> <li>New museum has primary entrance from north parking area with secondary connections from south parking lot</li> <li>Accessible entrance to building on path from north parking lot. Visitors enter the building at the second level and pass through building to reach animal enclosures</li> <li>Accessible connector to south parking lot around pond.</li> <li>Accessible path along east sides of north and south parking lot leads to paths to museum</li> <li>North and south lot are connected by path, as existing Bio swales in both parking lots could possibly include pedestrian paths</li> <li>Additional pedestrian connection to and along Canton Avenue.</li> </ul>
Blue Hills Reservation trails and connections	<ul style="list-style-type: none"> <li>Retains existing Red Dot trailhead near museum entrance</li> <li>Wolcott Trail connection at north parking lot is reconfigured slightly to create an organized and clear trailhead near restroom</li> <li>Trail hub outside rear of museum, directs visitors to Red Dot and Wolcott Trails, and exhibit area</li> <li>Trail to Summit Road from north end of north parking lot.</li> <li>Retains pond boardwalk</li> <li>Pedestrian walkway in south parking area connects to ski area access</li> </ul>	<ul style="list-style-type: none"> <li>Retains existing Red Dot trailhead, with new trail hub near museum entrance</li> <li>Relocates Wolcott Path trailhead to provide organized trail head at north parking lot</li> <li>Removes pond boardwalk; pond access is visual only</li> <li>Does not provide additional trail connections from outdoor exhibits access is limited to entrance between exhibit wings and from north parking lot</li> <li>Pedestrian walkway in south parking area connects to ski area access</li> </ul>	<ul style="list-style-type: none"> <li>Retains existing Red Dot trailhead at south parking lot Wolcott Trail and Red Dot Trail are not directly connected to exhibit loop</li> <li>Relocates pond boardwalk</li> <li>Relocates Wolcott Path trailhead slightly to provide organized trail head at north parking lot related to drop off and restroom</li> <li>Pedestrian walkway in south parking area connects to ski area access</li> </ul>	<ul style="list-style-type: none"> <li>Retains existing Red Dot trailhead at south parking lot Wolcott Trail and Red Dot Trail are connected to exhibit loop with gates in perimeter fence</li> <li>Retains pond boardwalk</li> <li>Relocates Wolcott Path trailhead slightly to provide organized trail head at north parking lot related to drop off and restroom</li> <li>Pedestrian walkway in south parking area connects to ski area access</li> </ul>
<b>EXTERIOR ANIMAL EXHIBITS</b>				
Layout and concept	<ul style="list-style-type: none"> <li>Outdoor exhibits organized around a loop close to existing layout, but structured in thematic habitat areas: stream, understory, deciduous forest, rocky outcrop, coniferous forest, and meadow</li> </ul>	<ul style="list-style-type: none"> <li>Outdoor exhibits arranged according to the plant communities of the Blue Hills' with a curving path system that creates multiple viewing areas for the animals</li> </ul>	<ul style="list-style-type: none"> <li>Outdoor exhibits organized along a spine that curves down slope</li> </ul>	<ul style="list-style-type: none"> <li>Outdoor exhibits organized along a spine that curves down slope</li> </ul>
Individual enclosures	<ul style="list-style-type: none"> <li>Retains new NSTAR exhibit in place</li> <li>Provides new otter pool adjacent to building (with turtle pool), which is visible from outdoor gathering area, exhibit loop and interior exhibits</li> </ul>	<ul style="list-style-type: none"> <li>NSTAR exhibit is removed and replaced with separate enclosures for fox and vulture</li> <li>New otter enclosure is adjacent to building and outdoor gathering area, provides 'walk through' experience.</li> <li>Deer and turkey are in the same enclosure</li> </ul>	<ul style="list-style-type: none"> <li>Removes NSTAR exhibit and replaces it with separate enclosures for fox and vulture</li> <li>Provides new otter pool up slope from museum - visible from exhibit loop and lecture hall</li> <li>Deer and turkeys are together</li> </ul>	<ul style="list-style-type: none"> <li>Removes NSTAR exhibit and replaces it with separate enclosures for fox and vulture.</li> <li>Provides new otter pool up slope from museum - visible from exhibit loop and lecture hall</li> <li>Deer and turkeys are in separate enclosures</li> </ul>
Perimeter fence	<ul style="list-style-type: none"> <li>Perimeter fence layout is same as existing except at new exhibit wing</li> <li>Two gates for pedestrian access – north lot and Red Dot trail connection (includes service access)</li> <li>Additional gate at building concourse</li> </ul>	<ul style="list-style-type: none"> <li>Perimeter fence is small and compact – around enclosures only</li> <li>One gate needed at building plus one for service access provided path from outdoor gathering area can be elevated above otter enclosure</li> </ul>	<ul style="list-style-type: none"> <li>Perimeter fence is small and compact – around enclosures only and connected to building</li> <li>Allows for restricted access to enclosure a area</li> </ul>	<ul style="list-style-type: none"> <li>Perimeter fence is small and compact – around enclosures only and connected to building</li> <li>Service spur connector to outdoor exhibit area is from separate service drive, with gate; vehicles use pedestrian routes in exhibit area off-hours</li> </ul>
Service, support and access	<ul style="list-style-type: none"> <li>Service access connects from north parking area behind exhibit wing, on public path</li> <li>Interior service route to rear of some enclosures</li> <li>Separate shed for keeper materials and equipment</li> </ul>	<ul style="list-style-type: none"> <li>Service and keeper access is from north parking lot on path, which is wide enough for service vehicles, with gated connector to exhibit loop; vehicles use pedestrian routes in exhibit area off-hours</li> </ul>	<ul style="list-style-type: none"> <li>Service spur connector to outdoor exhibit area is from separate service drive, with gate; vehicles use pedestrian routes in exhibit area off-hours</li> </ul>	<ul style="list-style-type: none"> <li>Service spur connector to outdoor exhibit area is from north parking area, with gate; vehicles use pedestrian routes in exhibit area off-hours</li> </ul>

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<b>SITE AMENITIES</b>				
Existing museum building	<ul style="list-style-type: none"> <li>• Renovates and renovates the Lecture Wing and adds the multi-purpose Classroom at the entry level and Animal Transport to the Lower Level.</li> <li>• Demolishes Exhibits Wing and Visitor Wing</li> </ul>	<ul style="list-style-type: none"> <li>• Eliminates interpretive path around pond (visual access only)</li> <li>• Amphitheater is located along the path from the north parking lot, on the slope overlooking pond outside perimeter fence.</li> <li>• Does not include picnic area</li> </ul>	<ul style="list-style-type: none"> <li>• Retains interpretive path around pond</li> <li>• Outdoor amphitheater is integrated into building deck overlooking pond</li> <li>• Picnic area along stream east of north parking lot</li> </ul>	<ul style="list-style-type: none"> <li>• Retains interpretive path around pond</li> <li>• Outdoor amphitheater is located on slope overlooking the pond, outside the endsite fence</li> <li>• Picnic area along stream east of north parking lot</li> </ul>
New addition	<ul style="list-style-type: none"> <li>• New building is constructed to house Exhibits, Visitor Center and Museum Shop in location of demolished museum</li> <li>• Entry level is separated by trellised concourse and is connected at lower level</li> <li>• The building is fully connected at both the lower and upper level</li> </ul>	<ul style="list-style-type: none"> <li>• Public path leads visitors between the two pavilions, one houses the Lecture Hall and Classroom and one houses the Exhibit Hall, Visitor Center and Museum Shop</li> <li>• The building is fully connected at the lowered level</li> <li>• Two pavilion wings are separated by an open-air roof deck, with animal care/quarantine and maintenance below</li> </ul>	<ul style="list-style-type: none"> <li>• Building is located to the east of the pond with a central entrance at the lower level.</li> <li>• Building is sited to take advantage of views of the pond to the west and views of the forest to the east</li> </ul>	<ul style="list-style-type: none"> <li>• Building is located to the east of the pond with a central entrance at the lower level.</li> <li>• Building is connected to the landscape at both levels</li> <li>• Building is sited to take advantage of views of the pond to the west and views of the forest to the east</li> </ul>
Arrival and entrance	<ul style="list-style-type: none"> <li>• Visitor entry is between the existing Lecture Wing Structure (bar) and a new building structure to the east</li> <li>• The concourse between the two structures is shaded with a trellis and is gated at the north side of the concourse</li> </ul>	<ul style="list-style-type: none"> <li>• Visitor entry to the museum and exhibits is between the two building pavilions and is open to the air with framed views of the pond beyond.</li> </ul>	<ul style="list-style-type: none"> <li>• Visitor entry is at the lower level along the edge of the pond</li> <li>• Visitors must circulate inside the building to the upper level to access the public program spaces and the exterior exhibit area</li> </ul>	<ul style="list-style-type: none"> <li>• Visitor entry to the exhibits is either through the building or from the landscape</li> <li>• As the visitor arrives they are invited along an ascending ramp with views of the pond; entry to the building is at the upper level</li> </ul>
<b>MUSEUM BUILDING</b>				
Museum Building	<ul style="list-style-type: none"> <li>• Renovates the Lecture Wing and adds the multi-purpose Classroom at the entry level and Animal Transport to the Lower Level.</li> <li>• Demolishes Exhibits Wing and Visitor Wing</li> </ul>	<ul style="list-style-type: none"> <li>• Demolishes existing building and replaces it with a new building in roughly the same location.</li> </ul>	<ul style="list-style-type: none"> <li>• Demolishes existing building and replaces it with a new building in new location.</li> <li>• Original building site is restored and used for animal enclosures after demolition</li> </ul>	<ul style="list-style-type: none"> <li>• Demolishes existing building and replaces it with a new building in new location.</li> <li>• Original building site is restored and used for animal enclosures after demolition</li> </ul>
<b>MAINTENANCE BUILDING</b>				
Maintenance Building	<ul style="list-style-type: none"> <li>• Maintenance garage is re-located on slope above south parking lot</li> </ul>	<ul style="list-style-type: none"> <li>• Garage is incorporated into building – lower level classroom</li> </ul>	<ul style="list-style-type: none"> <li>• Maintenance garage is incorporated into building – lower level of south end with access to service drive</li> </ul>	<ul style="list-style-type: none"> <li>• Maintenance garage is separate building built into the slope above the new service drive, near the museum building</li> </ul>
<b>COMPLIANCE &amp; PERMITTING</b>				
Wetlands	<ul style="list-style-type: none"> <li>• Amphitheater overlooking the pond extend into 25' wetland setback</li> <li>• Turtle Pond exhibit is within 25' wetland setback</li> <li>• Existing path around pond is same or similar to existing</li> <li>• Requires Milton Conservation Commission review</li> </ul>	<ul style="list-style-type: none"> <li>• This alternative has the least effect on wetlands, with the exception of the stream crossing, all buildings, trails, and site features are well outside the no-build zone</li> <li>• Milton Conservation Commission review required</li> </ul>	<ul style="list-style-type: none"> <li>• Requires stream crossing for pedestrian path and existing boardwalk (outside wetland delineation)</li> <li>• Milton Conservation Commission review required</li> </ul>	<ul style="list-style-type: none"> <li>• Requires four stream crossings including existing path around pond</li> <li>• Path leading building ramp must cross stream within the 25' no build zone</li> <li>• Milton Conservation Commission review required</li> </ul>
Cultural Resources	<ul style="list-style-type: none"> <li>• Likely PNF required; review demolition issues regarding museum building in advance with MHC</li> <li>• No alterations or impact to existing historic restroom</li> </ul>	<ul style="list-style-type: none"> <li>• Same in all alternatives.</li> </ul>	<ul style="list-style-type: none"> <li>• Same in all alternatives.</li> </ul>	<ul style="list-style-type: none"> <li>• Same in all alternatives.</li> </ul>
<b>PHASING POTENTIAL</b>				
Museum Building	<ul style="list-style-type: none"> <li>• Least phasing potential for museum because entire building must be vacated prior to demolition and renovation</li> </ul>	<ul style="list-style-type: none"> <li>• Least phasing potential because entire building must be vacated prior to demolition and construction</li> </ul>	<ul style="list-style-type: none"> <li>• Greatest phasing potential for museum; new building could be constructed with staging at north parking lot while existing museum is still operational</li> </ul>	<ul style="list-style-type: none"> <li>• Same as Alternative #3A</li> <li>• Same as Alternative #3B</li> </ul>

ALTERNATIVE #1: MAJOR RENOVATION OF EXISTING MUSEUM	ALTERNATIVE #2: NEW BUILDING ON EXISTING MUSEUM SITE	ALTERNATIVE #3A: NEW BUILDING ACCESSED FROM NORTH PARKING	ALTERNATIVE #3B: NEW BUILDING ACCESSED FROM NORTH PARKING
<ul style="list-style-type: none"> <li>▪ Install temporary trailers and relocate museum operations to north parking lot; maintain some open parking area during 1-year construction period</li> <li>▪ Close south parking lot for construction staging</li> <li>▪ Temporarily relocate other and other animals as needed</li> <li>▪ Demolish existing exhibit wing and ancillary structures</li> <li>▪ Construct new exterior exhibits</li> <li>▪ Rehab lecture hall and construct new addition and maintenance garage</li> <li>▪ Reconstruct south parking lot</li> <li>▪ Landscape museum entrance and install trail/path connections</li> <li>▪ Install interior exhibits</li> <li>▪ Relocate museum operations into new museum</li> <li>▪ Reconstruct north parking lot.</li> </ul> <p>Phasing of site improvements with building</p>	<ul style="list-style-type: none"> <li>▪ Install temporary trailers and relocate museum operations to north parking lot; maintain some open parking area during 1-year construction period</li> <li>▪ Close south parking lot for construction staging</li> <li>▪ Temporarily relocate other and other animals as needed</li> <li>▪ Demolish existing museum building and ancillary structures</li> <li>▪ Construct new exterior exhibits</li> <li>▪ Construct new museum building</li> <li>▪ Reconstruct south parking lot</li> <li>▪ Landscape museum entrance and install trail/path connections</li> <li>▪ Install interior exhibits</li> <li>▪ Relocate museum operations into new museum</li> <li>▪ Relocate museum operations into new museum</li> <li>▪ Reconstruct north parking lot</li> </ul>	<ul style="list-style-type: none"> <li>▪ Close north parking for construction staging; build temporary access road.</li> <li>▪ Temporarily relocate animals as needed; demolish existing exhibits</li> <li>▪ Construct new museum building</li> <li>▪ Landscape museum entrance and install trail/path connections</li> <li>▪ Install interior exhibits</li> <li>▪ Move museum operations into new facility</li> <li>▪ Reconstruct north parking lot</li> <li>▪ Close south parking lot</li> <li>▪ Relocate museum operations into new museum (without service road)</li> <li>▪ Demolish existing museum and adjacent enclosures</li> <li>▪ Construct new service access</li> <li>▪ Construct animal enclosures and re-introduce animals</li> <li>▪ Restore demolition area</li> <li>▪ Reconstruct south parking lot</li> </ul>	<ul style="list-style-type: none"> <li>▪ Largely the same sequence as Alternative #3A, with some variation as construction access could be follow route of new access road.</li> </ul>