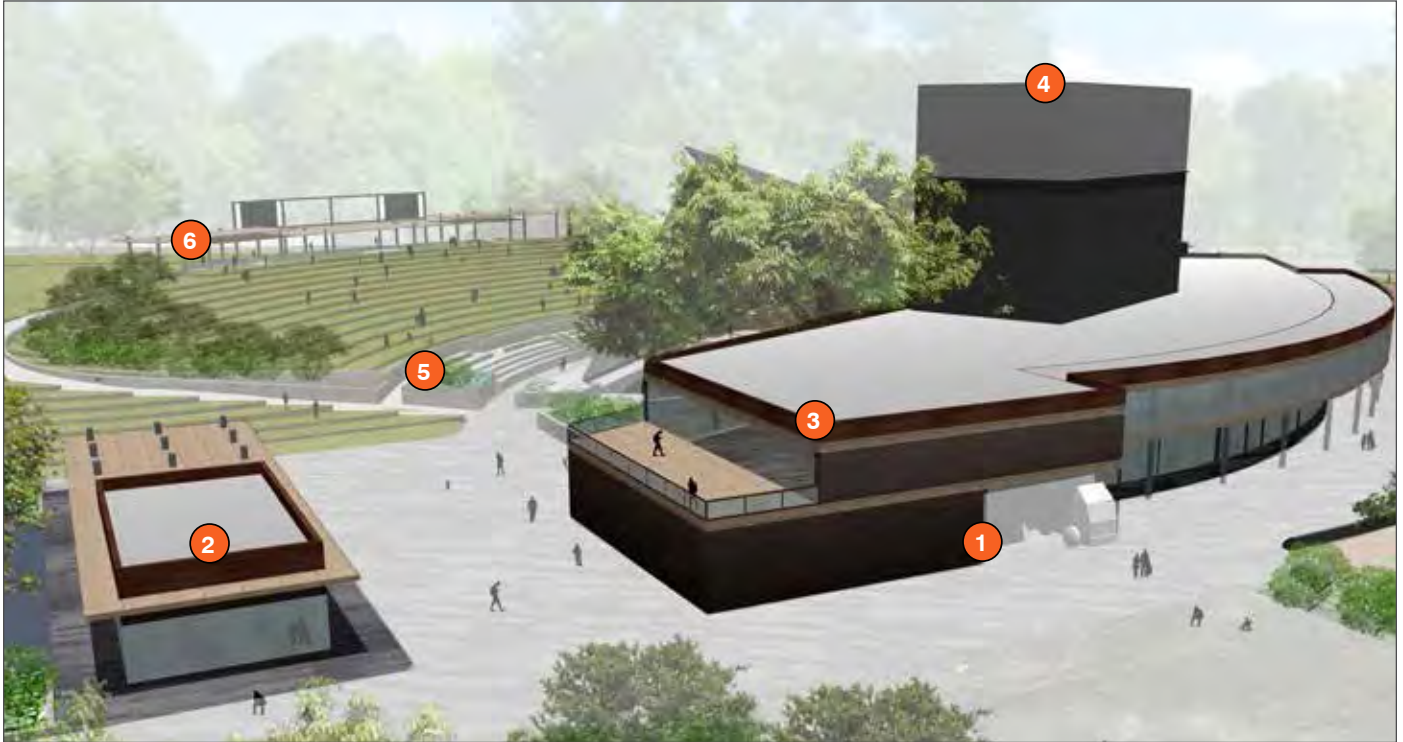


## LEGEND

1. Building Expansion  
(Second Level & Fly Loft)
2. Flexible Space / Second Theatre
3. Concession Pavilion / Gift Shop
4. Truck Loading and Staging
5. Parking Lot (125 spaces)
6. Miniature Train Route
7. Event Lawn
8. Drop Off Area
9. Expanded Fixed Seating (375 seats)
10. Expanded Theatre Seating Tier  
(200 seats)(Sound Bunker Beyond)
11. Hill Seating
12. Hill Pavilion
13. Water Detention / Planting Area



# MOT 2035 | Off-Site Improvements



## LEGEND

1. Loading Dock
2. Concession Area
3. Multi-Use Hall
4. Expanded Fly Loft
5. Expanded Theatre Seating Tier (200 seats)
6. Hill Pavilion

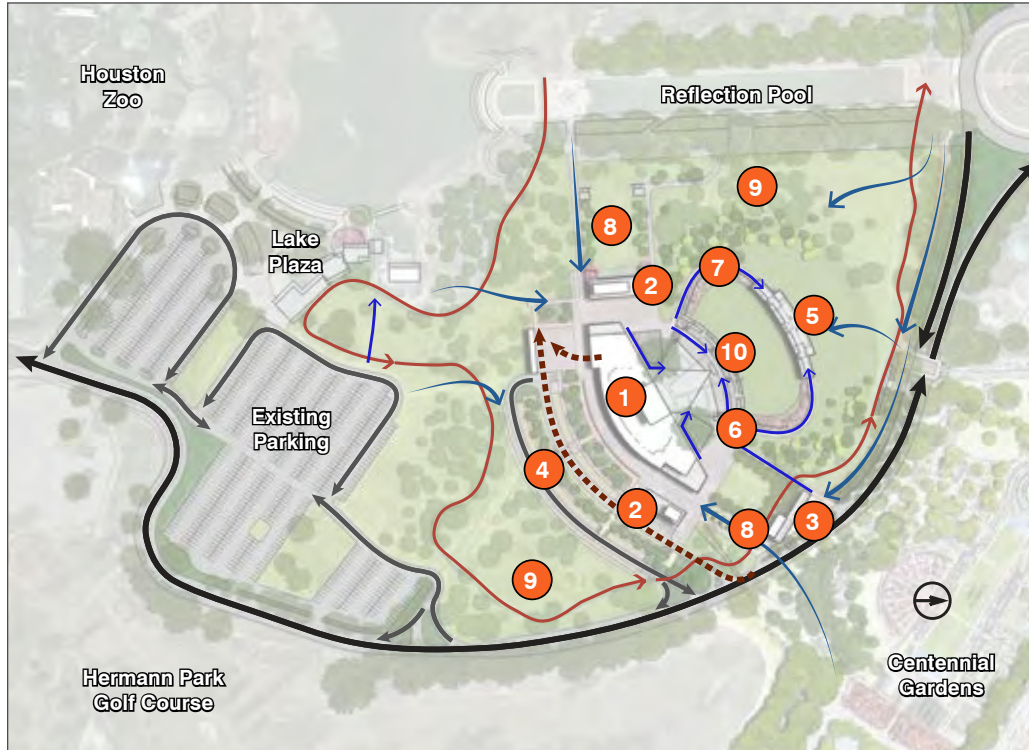
***Theatre operations are facilitated by a loading dock on Stage Left that also accommodates two semi-trailers.***

***A second level is added atop the existing stage house featuring two multi-use halls and administrative offices.***

The expanded scope of MOT 2035 realigns Hermann Park Drive and relocates the existing surface parking below grade. This reclaimed park space becomes a true green sanctuary providing over 17 acres of contiguous woodlands and savannah. A nature playground is located off of MOT's parking lot and picnicking areas are distributed throughout this new reclaimed park space.

This overall vision for Hermann Park makes MOT an integral part in connecting the major features and attractions of the park including the Zoo, Lake Plaza, Reflection Pool, and Centennial Gardens. With a larger area reserved for unprogrammed space, Olin's original 1995 Master Plan for Hermann Park becomes a step closer in creating a "green sanctuary," and a more connected, usable public park.

## MOT 2025



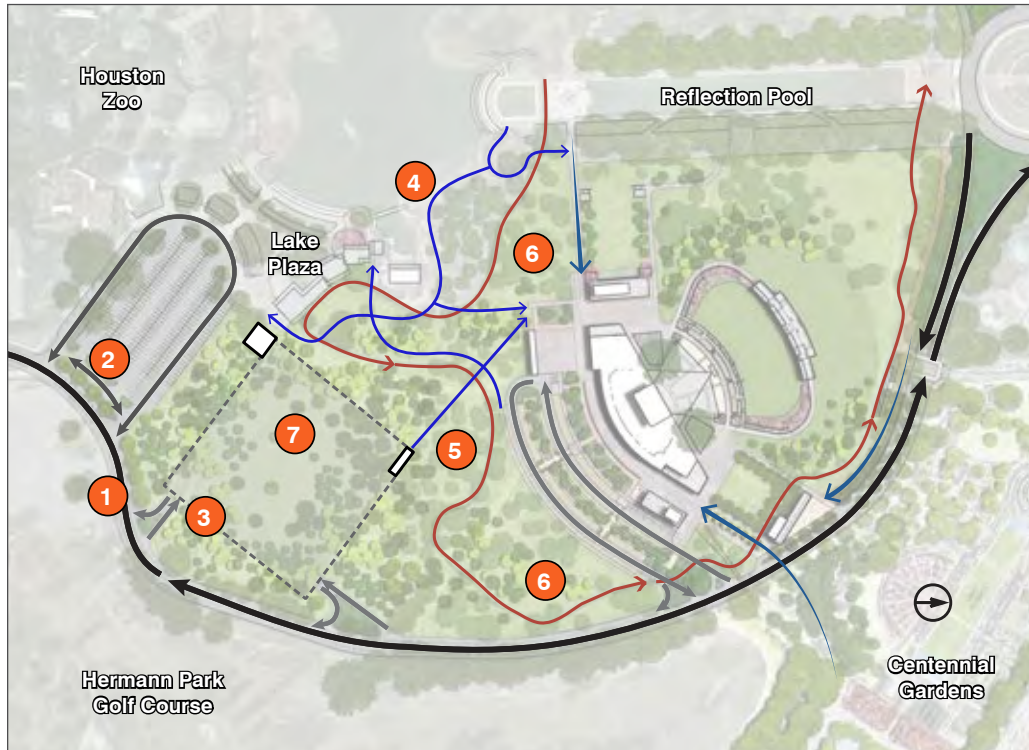
### 2020 IMPROVEMENTS

1. Stage House Additions
2. Concession Pavilions

### 2025 IMPROVEMENTS





3. Drop Off / Entry Plaza
4. Parking Lot (125 spaces)
5. Hill Pavilion
6. Expanded Seating (575 seats)
7. Soft Crowd Barriers
8. Event Lawns
9. Picnicking Area
10. Sound Bunker

## MOT 2035



### 2035 IMPROVEMENTS

1. Hermann Park Dr. Realignment
2. Expanded Surface Parking
3. Underground Parking Garage (1,200 spaces)
4. Pedestrian Trail
5. Nature Playground
6. Picnicking Area
7. Unprogrammed Park

-  Vehicular Route
-  Loading Route
-  Park Train Route
-  Pedestrian Route

## Costs + Phasing

The implementation of the MOT 2035 Master Plan occurs incrementally over 20 years. Priority and logical sequence of construction phasing determines which improvements are constructed in each timeframe increment.

The first phase of implementation includes facility and on-site improvements. Although shown on different timelines, these two phases are integral to each other in order to optimize access and site layout. For example, the facility improvement of the stage left loading dock requires a proper turnaround for truck access which is associated with the on-site improvements scheduled in 2025.

On-site improvements are broken into two phases. The extent of the associated site improvements that the facility improvements require include the adjacent plaza spaces, parking lot, modification to the miniature train route, and streetscape enhancements.

The second phase of on-site improvements adds theater seating options, the hill, and event lawn. Further refinements to the phasing of the proposed amenities may need to occur. For example, the “premium seating” tier requires expansive modifications to the hill and site grading including walls, ramps, and steps.

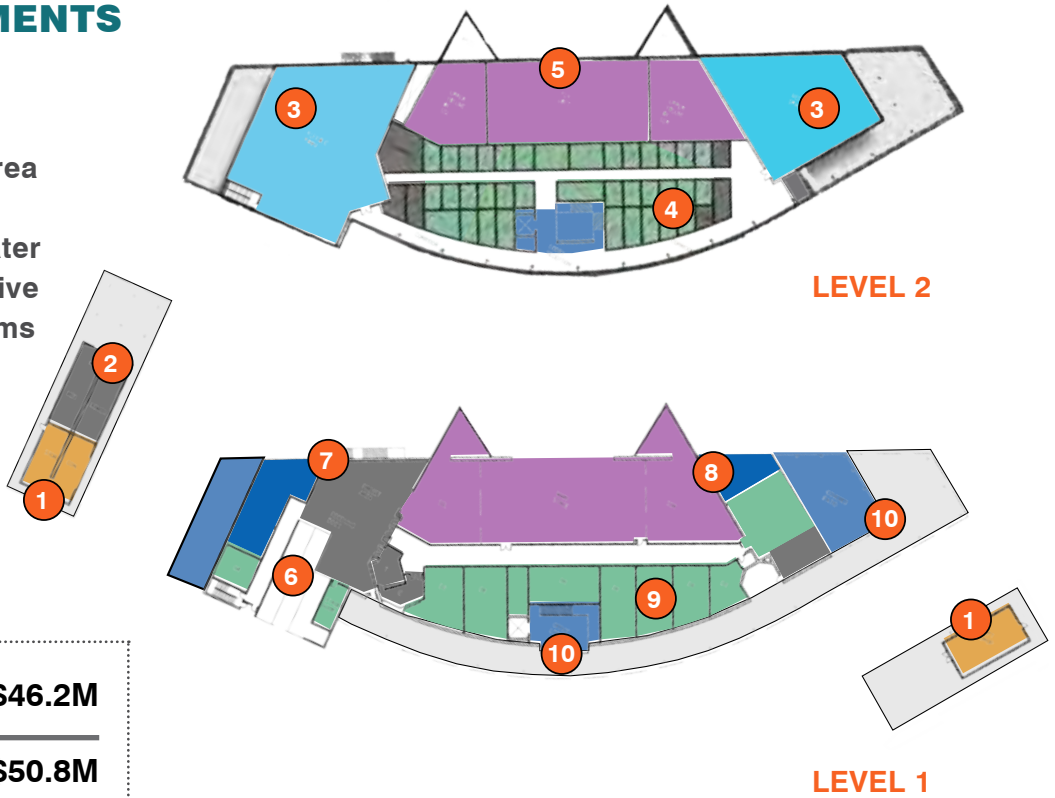
# PRIORITY FACILITY IMPROVEMENTS (DEFERRED MAINTENANCE ITEMS)

Total (2015 Dollars)	\$5.0M
Total (2020 Dollars)	\$5.5M

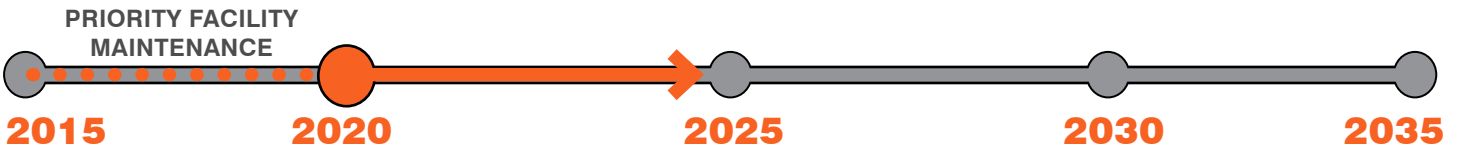
## FACILITY IMPROVEMENTS

### LEGEND

1. Gift Shop / Concession Area
2. Public Restrooms
3. Flex Space / Second Theater
4. Second Level Administrative Offices / Conference Rooms
5. Increased Fly Loft
6. Loading Dock
7. Back of House
8. Wing Space
9. Dressing Rooms
10. Reception / Lobby



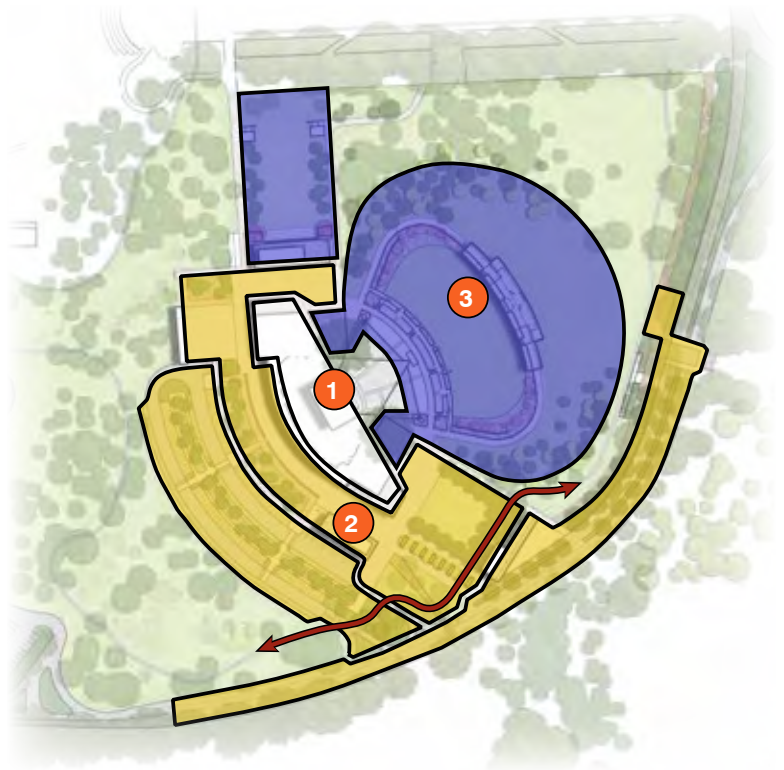
Total (2015 Dollars)	\$46.2M
Total (2020 Dollars)	\$50.8M



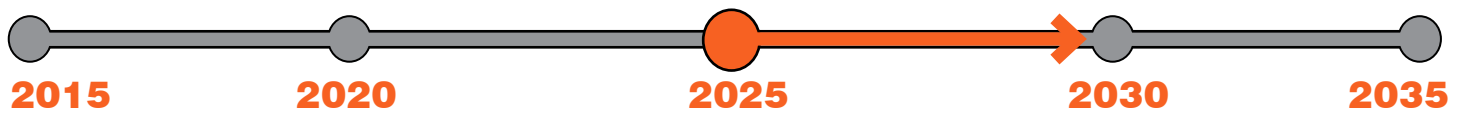
## ON-SITE IMPROVEMENTS

### LEGEND

- 1.  MOT Stage House Improvements
- 2.  Associated Site Improvements
- 3.  Theatre and Site Improvements



Total (2015 Dollars)	\$25.6M
Total (2025 Dollars)	\$30.7M



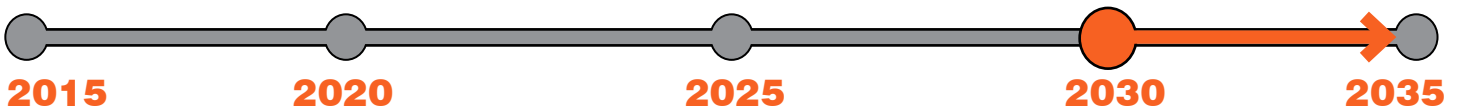
## OFF-SITE IMPROVEMENTS

### LEGEND

- 1. Hermann Park Dr. Improvements & Realignment
- 2. Underground Parking Garage (1,200 spaces)
- 3. Pedestrian Trails
- 4. Reforestation

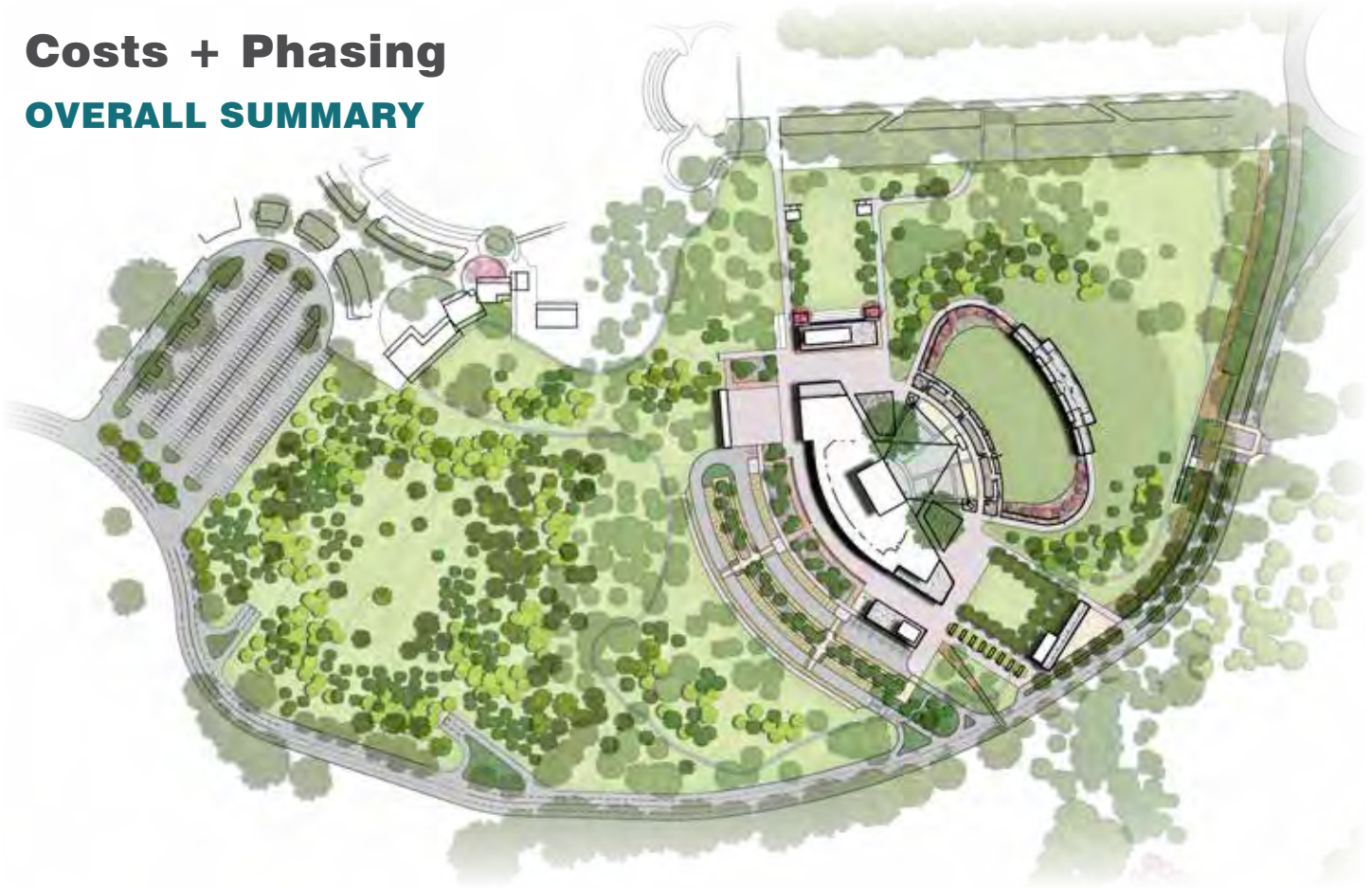


Total (2015 Dollars)	\$57.8M
Total (2030 Dollars)	\$75.1M



# Costs + Phasing

## OVERALL SUMMARY



### 2015 FACILITY IMPROVEMENTS (DEFERRED MAINTENANCE)

Total (2015 Dollars)      \$5.0M

### 2020 FACILITY IMPROVEMENTS

Total (2015 Dollars)      \$46.2M

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Total (2020 Dollars)      \$50.8M

### 2025 ON-SITE IMPROVEMENTS

Total (2015 Dollars)      \$25.6M

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Total (2020 Dollars)      \$30.7M

### 2030 OFF-SITE IMPROVEMENTS

Total (2015 Dollars)      \$57.8M

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Total (2020 Dollars)      \$75.1M

**GRAND TOTAL**      **\$161.6 M** (Roll up from year of construction)

The following cost estimate tables list the proposed improvements with their associated cost by phase. Each phase expresses cost in current 2014 dollars (at the time these estimates were proposed) and the projection of cost in their year of implementation. Costs for outlying years are escalated by 2% per annum.

The project's grand total is a sum of each phase in their respective year's dollar values.

# Concept (Pre-Master Plan)

Below is the list of proposed improvements categorized by tier of priority.

## IMMEDIATE

1. Truck loading dock on Stage Right; closest to Hermann Park Drive
  - Locating best to keep trucks out of the park
  - Requires 24' of maneuvering space for loading and unloading
2. Back of House renovations
  - Storage space
  - Crew bathrooms
  - Dressing rooms expanded
  - VIP "Lounge" improved Green Room
  - Retail, Box Office improvements as part of main facility
3. Expanded plazas immediate to the main facility with planters and seat walls
4. Horseshoe drop off and parking (160 spaces) includes truck access
5. Stage Left Plaza reconfigured to include small berm, pavilion, and lawn

## INTERMEDIATE

1. Premium Seating Options:
  - Option One: Premium Seating at front of berm on fixed seating level
    - High level seating, "Best seats in the house", wait staff, etc
    - No private rooms
  - Option Two: Caliper Seating on Stage Left and Stage Right
    - Hill option becomes narrower to match limited sight lines
    - Same amenities as above
  - Option Three: VIP Suites at front of berm on fixed seating level
    - Private Rooms, wait staff, bathroom valet
2. Hill access and rake improvements:
  - 1:12 ramps with railing on sides of berm seating
  - 1:12 switchback ramp outside of proscenium view angle (dependent on selected seating option)
  - 1:20 sloped walk with railing (not required) on back side of berm seating
  - ADA viewing pad at crest of berm is 12' by 35' at +17' from beginning of ramp
  - Maximum rake of berm to be 1:12



- Side slopes of bermed seating to be 3:1
  - Plant side slopes with barrier understory and trees
  - Line back cross aisle of berm with trees on outside of walk
  - Provide tree and lawn terrace on extended part of the hill
  - 6:1 slopes to meet existing grade
3. Small theater addition to main facility
  4. Relocate concessions to Stage Left plaza:
    - Building incorporated into seating berm
    - Bi-level access to outdoor terrace (+12' from beginning of ramp)
    - Interior café and counter service concessions
    - Atrium with stairwell and elevator to access terrace from within
    - Exterior stairs to access top of berm
  5. Underground parking underneath berm

## VISION

1. Expanded scope of master plan
2. Surface parking to be put below grade:
  - ~1,000 spaces to equate existing parking affected
  - Access from Horseshoe Parking Lot and existing parking at the Lake Plaza
3. Hermann Park Drive rerouted to smooth out kink by the Zoo
4. Reclaim park space:
  - New paths, picnic areas, pavilions
  - New connections to Lake Plaza and boardwalk connection to Reflection Pool
  - Reforestation
5. Sloped Meadow @ 1:48 (+9' at highest point):
  - Pavilion for outdoor events (weddings, markets, etc)
  - Tree lined
6. New Train Route:
  - Reroute train to Historic Route along Reflection Pool
  - Add MOT Station at midpoint of Reflection Pool; revamp fountain and connection to MOT

7. Exercise Node:

- Simple exercise equipment (pull-up bars, obstacles, stretching, etc)
- 100' radius hill to deter workouts at MOT hill (3:1 & 1:12 +10' max)
- 2 mile jogging route (around golf course)
- Pull off parking on Hermann Park Drive

8. Fully enclosed theater with movable floor options:

- Full or partial extent of fixed seating

9. Add-On to premier seating options to include structure at the top of the berm to be either concessions and bathrooms or "Party Room" VIP Suites:

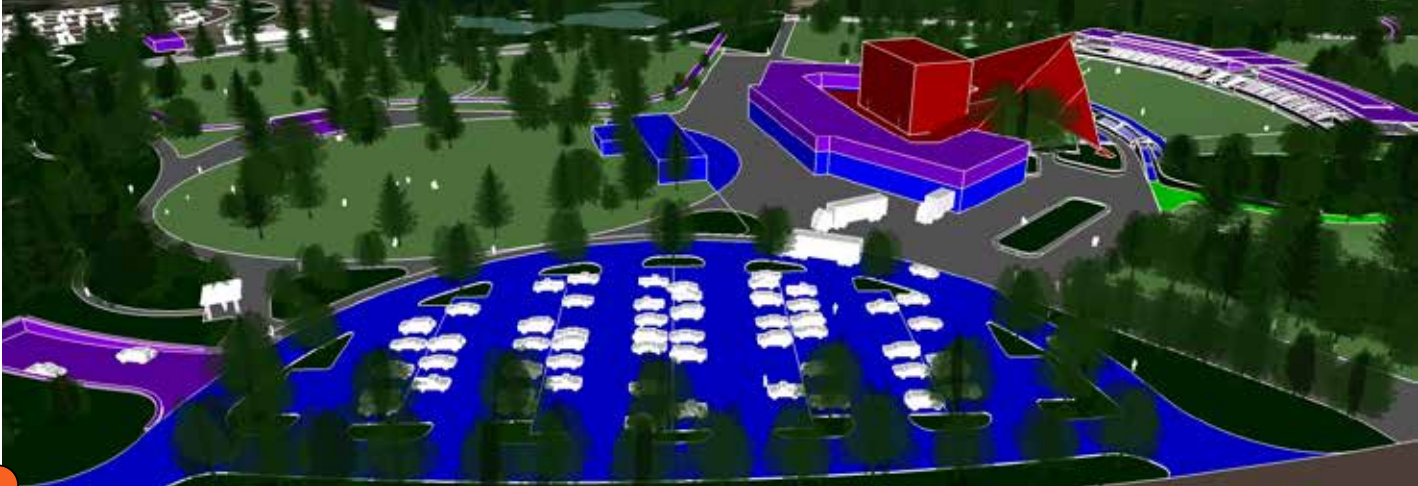
- Lawn Terrace extends beyond back side of structure
- Access from parking underneath the berm

## Concept Schemes Illustrations

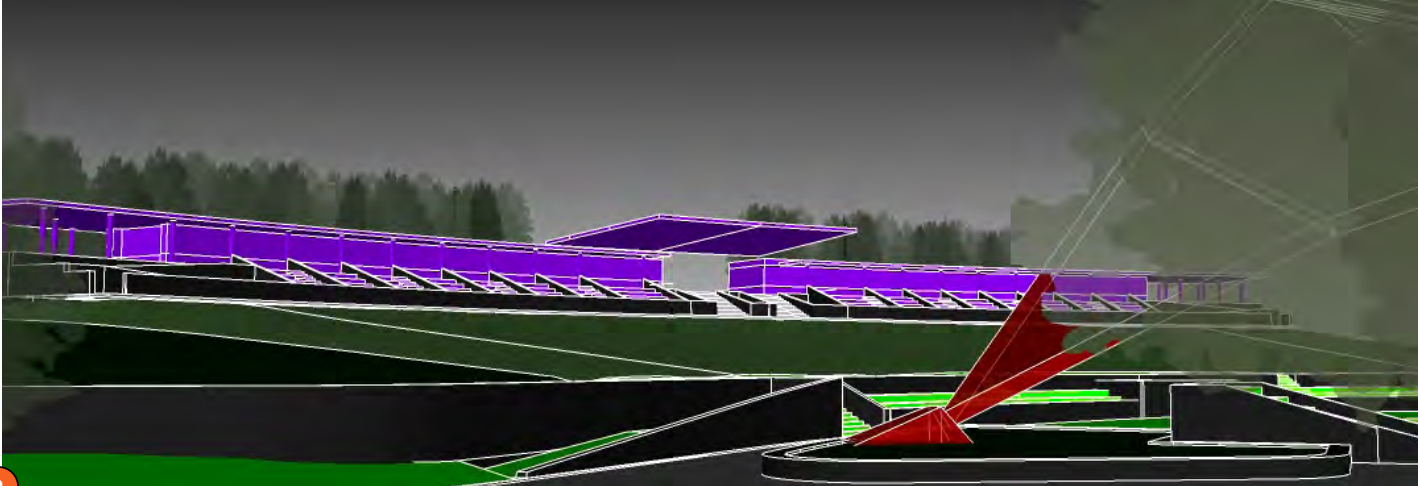
### SCHEME 1



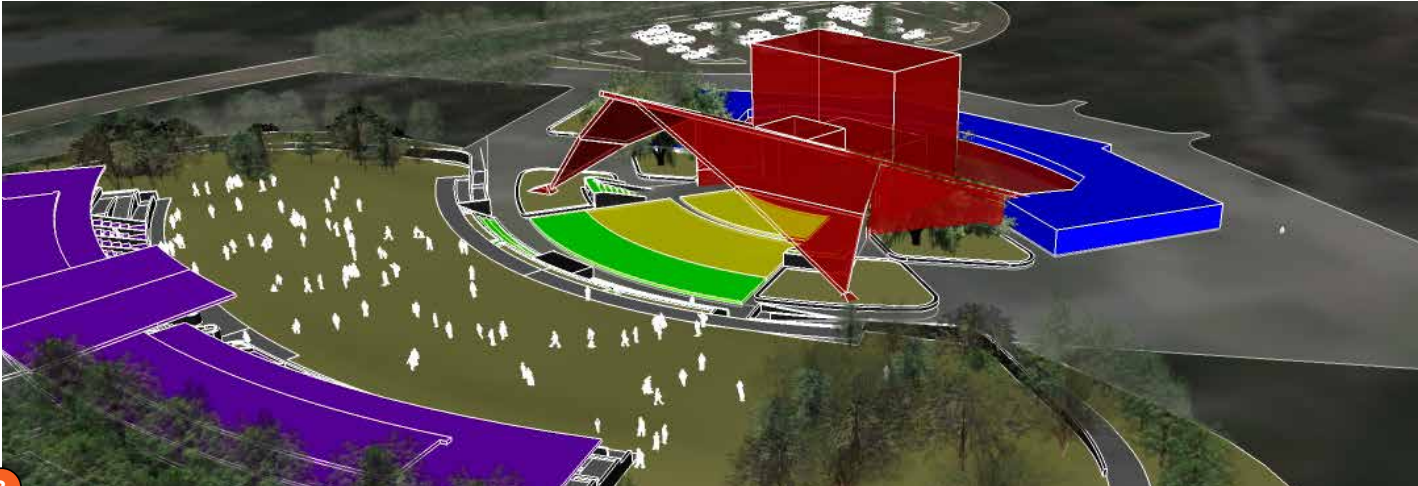
**SCHEME 1**



1



2

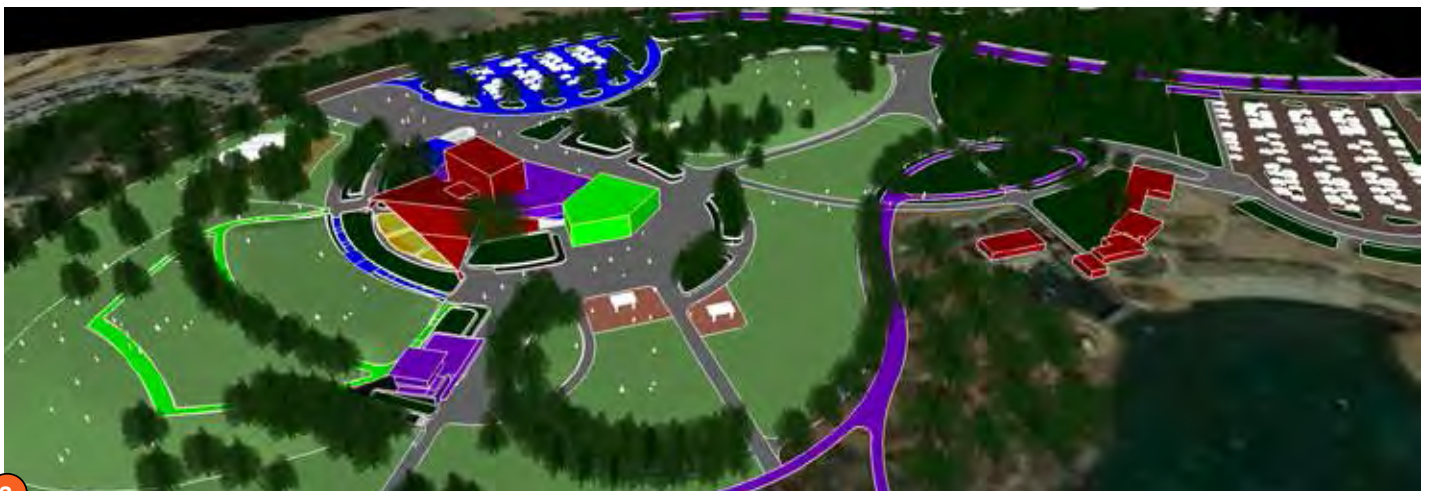
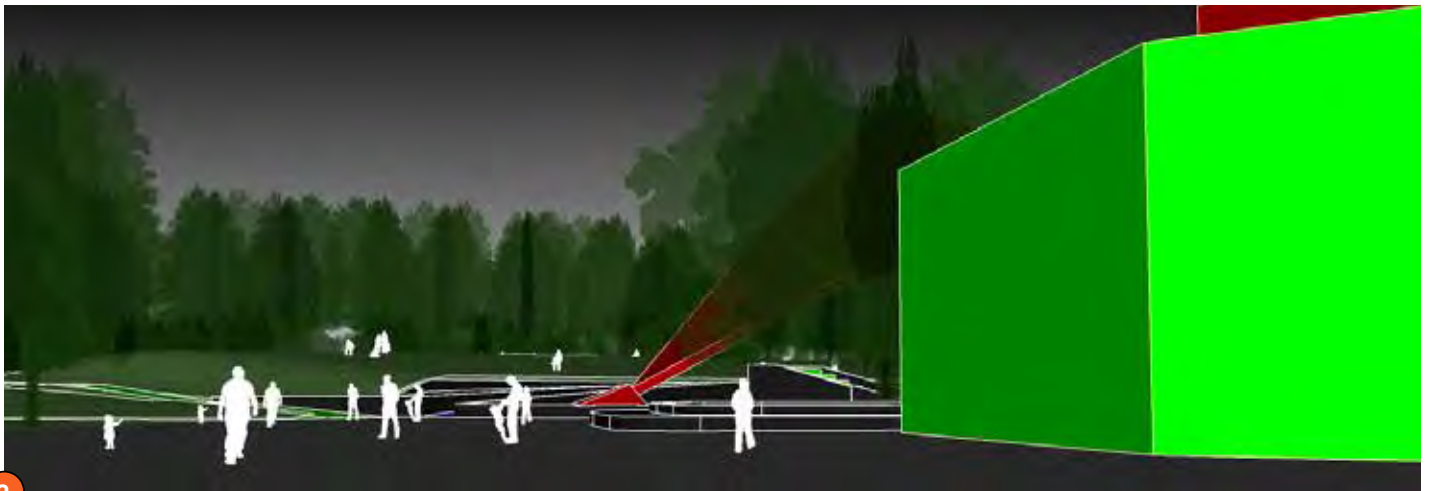
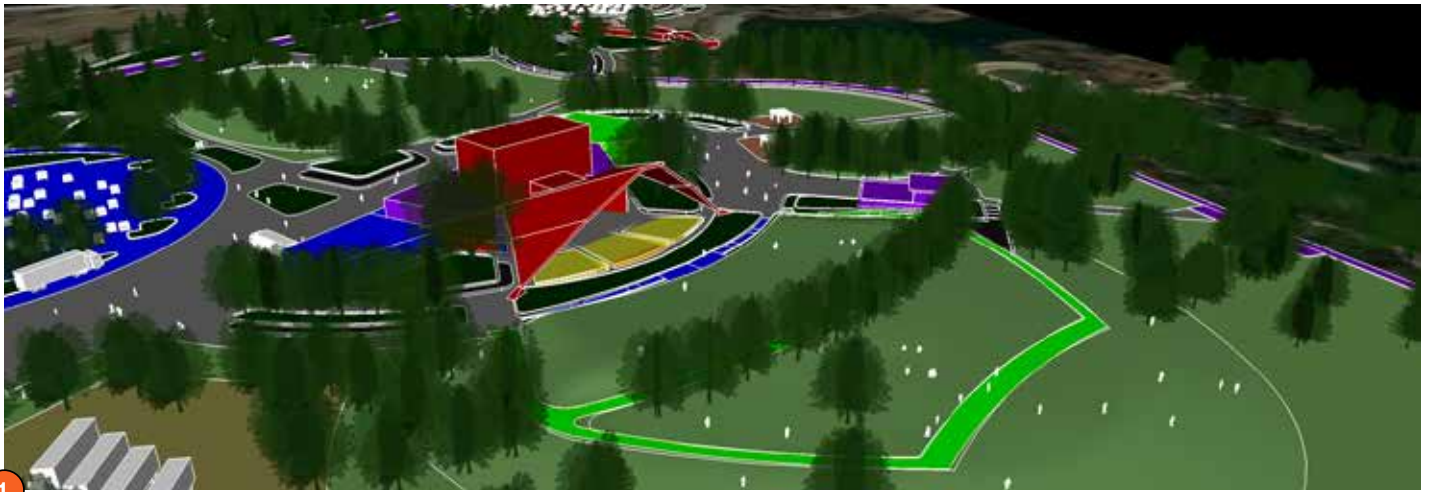


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**SCHEME 2**



## SCHEME 2



# Final Master Plan

Below is the list of proposed improvements categorized by design benchmarks (2020, 2025, and 2030).

## 2020 FACILITY IMPROVEMENTS

### 1. Stage House Improvements:

- Relocate / Secure Loading Dock
- Renovate BOH
- Improve Orchestra Pit and Security
- Rodent Control
- Renovate dressing area
- Improve stage AC
- Improve drainage for orchestra pit
- Renovate concessions and toilets
- Orchestra Pit access from stage
- Second theater / Flex space additions
- Enlarge scenery storage and fly loft
- Expand storage and dressing rooms
- Enlarge stage wings and depth

### 2. Administration:

- Reception space at covered patio on Stage Right
- Second level for offices, conference rooms, flex space
- Glass-lined concourse along exterior wall overlooking plaza and promenade
- Crew toilets and lounge
- Second-level outdoor balconies

### 3. Technology:

- Back-Up power
- Improve house lighting
- Improve ventilation
- Improve light circuits at follow spot locations
- Improve cable pass-through
- Projection surfaces
- Improve house sound
- Improve stage lighting

- Permanent video screens
- Subtitled videos
- Improve lighting to use as scenery
- Relocate and improve house mix position
- Replace rigging equipment
- Provide fixed camera positions with remote control cameras
- New orchestra pit lift
- TV broadcast booth
- Provide infrastructure for future AV and lighting
- Increase sound system coverage
- Motorized rigging battens

## **2025 ON-SITE IMPROVEMENTS**

### 1. Streetscape and Drop-Off:

- New 4 lane configuration with median and improved pedestrian crossings
- Improved MOT entry at Caroline and Hermann Park Drive
- Drop-Off plaza and canopy adjacent to MOT Promenade
- Parallel parking along Hermann Park Drive removed
- Street trees and planting continued along Hermann Park Drive

### 2. Parking:

- 125 space parking lot to wrap along Plaza / Promenade
- Including 13 surface handicap spaces
- Configuration to have permeable surface parking bays and concrete aisle / ninety degree parking closest to theater and parallel parking on opposite side of aisle to accommodate bus or trailer parking
- 8' planted median to separate the two bays of parking / planting area to detain on-site water drainage
- Truck access is through parking aisle

### 3. Hill Improvements:

- Add Premium seating Tier
- ADA access to Premium Tier
- 5% slope along walk to top of Hill, 18" seatwall to follow along length

- Landscape planting on Hill side slopes (3:1)
  - Hill Pavilion with permanent video screens and audio
  - Set entry points for Hill access at top and bottom of Hill
  - Re-grade to improve sight lines (1:10)
  - “Soft” barriers / planters and steps to separate Hill from fixed seating
  - Expand fixed seating under existing canopy
  - Reforestation planting on Hill outer side slopes:
4. Plaza / Promenade improvements
- Entry Promenade to align with Centennial Garden’s proposed crossing
  - Event lawns on Stage Left and Stage Right to accommodate tented events
  - Donor wall
  - Detention planters as threshold between Promenade and Parking Lot
  - “Boardwalk” through detention planter area
  - Gift Shop / Light Concession pavilion on Stage Right
  - Full Food Service Concessions and Toilets on Stage Left
  - Terraced steps and planter at Stage Left Concession Pavilion
  - Iconic Marquee feature on Stage Left
  - Improved planting around existing Live Oaks

## **2035 OFF-SITE IMPROVEMENTS**

1. Streetscape Improvements:
  - Realignment of Hermann Park Drive 200’, 400’ inverse curve alignment at existing “pinch” curve
  - Existing surface parking expanded (66 spaces)
2. Underground Parking Facility:
  - 1200+ space two-level parking garage
  - Bidirectional access lanes off of Hermann Park Drive
  - Vertical access facility at Lake Plaza
  - Vertical access facility at MOT