

# HISTORIC LANDMARK COMMISSION STAFF REPORT

**TRACY AVIARY OWL FOREST**  
PLNHLC2010-00645  
Liberty Park, 589 East 1300 South  
December 1, 2010



Planning and Zoning Division  
Department of Community and  
Economic Development

**Applicant:**

Friends of Tracy Aviary

**Staff:**

Ray Milliner (801)535-7645 or  
[ray.milliner@slcgov.com](mailto:ray.milliner@slcgov.com)

**Tax ID:**

16-07-427-001

**Current Zone:**

OS

**Master Plan Designation:**

Open Space

**Council District:**

5, Jill Remington Love

**Lot Size:**

4,356,000 square feet or  
approximately 100 acres

**Current Use:**

Public Park

**Applicable Land Use****Regulations:**

21A.32.100 OS  
21A.34.020(G & H)  
21A.42.070

**Notification**

- Notice mailed on November 20, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites November 20, 2010

**Attachments:**

- A. Site Plans & Elevations
- B. Information from the City Arborist.
- C. Tracy Aviary Master Plan

## *Request*

As part of an ongoing upgrade and renovation of the Tracy Aviary, the applicant, Friends of Tracy Aviary is requesting Historic Landmark Commission approval of 8 exhibit structures that will be used to house an interactive exhibit featuring owls.

## *Staff Recommendation*

Staff recommends that the Historic Landmark Commission review the application, conduct a public hearing, and approve the proposed owl forest at Tracy Aviary pursuant to the findings, analysis and conditions of approval in this staff report.

## *Conditions of Approval*

1. The applicant shall continue working with the City arborist to ensure that all trees associated with the Aviary are appropriate for the site, and that as many existing trees as possible are preserved and maintained.
2. Final approval of exterior materials shall be delegated to staff for compliance with the SLC Historic District Design Guidelines review.
3. Each owl enclosure must meet all applicable Zoning Ordinance requirements, including setbacks, maximum footprint and lot coverage.

## Vicinity Map



## Background

The applicant, Friends of Tracy Aviary is requesting Historic Landmark approval of a Certificate of Appropriateness for 8 exhibit structures designed for an interactive owl exhibit in the north east section of the Tracy Aviary. The improvements are part of a 19.6 million dollar bond approved by City tax payers for upgrades to the aviary. Phase I of the project was reviewed and approved by the HLC on August 12, 2009. Phase II of the project was approved by the Commission on August 4, 2010. Approvals included:

- Construction of a Ground Hornbills Exhibit
- Remodel and renovation of the Wilson Pavilion
- Construction and installation of a temporary bird holding trailer
- The review and approval of a Master Plan for the Aviary
- Approval of an infrastructure plan
- Approval of a new Education and Guest Services Building

Phase I of the project has been completed and the applicant is now prepared to begin work on phase II of project.

At the August 5, 2009 Historic Landmark Commission meeting, the applicant presented a master plan and structure inventory for the Tracy Aviary. Tracy Aviary and its contents are “features” of a Landmark Site, Liberty Park. The Master Plan, Phase II shows the removal of multiple features (in this case a small non contributory shed). The approved master plan anticipates the removal of these features. The proposal under review today is consistent with the plan adopted in 2009.

**Project Description**

The Tracy Aviary, located in the southern portion of Liberty Park, proposes new construction of an interactive exhibit featuring owls. The exhibit will be located in the east side of the Aviary near the existing mill building. The proposal includes 8 exhibit structures, a sidewalk and landscaping. Each of the structures will be between 8 and 12 feet in height, built from vinyl coated wire mesh, shiplap siding and corrugated steel for the roof. The enclosures are located intermittently along a paved path in the Aviary (See Attachment A).

The applicant is proposing to grade and revegetate the area of the owl forest. This will necessitate the removal, and transplanted of a number of trees. The applicant has been working with the City Arborist to determine which trees can be saved, which will be transplanted, and which will need to be removed. A tree removal plan and landscape plan are included as part of attachment A and comments from the City Arborist are attached attachment B.

**Public Comments**

At the time of this writing, staff has received no public comment regarding the application.

**Analysis and Findings**

The proposed owl forest will require alterations to the existing landscaping, and will result in the removal and replacement of a number of trees. To replace the trees, additional landscaping will be designed and installed to replicate the natural habitat of owls thereby enhancing the natural look and feel of the site. There are no specific requirements in the standards for a certificate of appropriateness requiring an applicant to preserve or submit for review individual trees proposed to be removed. The 2009 HLC approved structure inventory states, “Individual plants and trees, themselves, are not significant but the planned environment with its wooded areas, waterways are significant.”

The applicant has worked with Bill Rutherford, the City Arborist, who has outlined a series of points and action items that he would like the applicant to follow when working with the trees. An outline of the action items is attached to this report (See attachment B).

**Findings—New Construction**

**21A.32.100 OS Open Space District:** The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of control over any potential redevelopment of existing open space areas.

	<b>Required</b>	<b>Actual (approximate)</b>	<b>Meets Ordinance</b>
Lot Area	10,000 sq. ft.	4,356,000	Yes
Lot Width	50’	1451 estimate	Yes

Max bldg Height	35'	12'	Yes
Front Yard	30'	150' estimated	Yes
Corner Side	30'	n/a	Yes
Side Yard	20'	60' estimated	Yes
Rear Yard	30'	400' estimated	Yes
Landscape Yard	n/a	n/a	Yes

**Finding:** The project meets all the zoning requirements for the OS zone.

**Section 21A.34.020.H Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure:**

In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the Historic Landmark Commission and City Council and is in the best interest of the city:

1. **Scale and Form:**

- a) **Height and Width:** The proposed height and width shall be visually compatible with surrounding structures and streetscape;
- b) **Proportion of Principal Facades:** The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
- c) **Roof Shape:** The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d) **Scale of a Structure:** The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

**Analysis:** The scale and form of historic structures within the park vary greatly depending on their function. The proposed structures will be relatively small, the largest being 12 feet in height and approximately 300 square feet in size. The design of the structure is such that it is relatively indiscreet, and designed to feature what is inside (owls). The size and scale of the buildings are mitigated by the variegated design of the footprints, and shapes of the various buildings. These design elements combine to further reduce the scale and impact of the buildings on the surrounding area.

The proposed structures are compatible in size, style and construction with the other structures within the Aviary.

**Finding:** The unique design of the structures (small with various designs) makes them compatible in height, width, proportion scale, and massing and roof shape with other buildings in the aviary, as well as the park as a whole. The proposal meets this standard.

2. **Composition of Principal Facades:**

- a) **Proportion of Openings:** The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

- b) **Rhythm of Solids to Voids in Facades:** The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- c) **Rhythm of Entrance Porch and Other Projections:** The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
- d) **Relationship of Materials:** The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

**Analysis:** The architectural design of the building is unique to the historic district, as there are very few buildings designed to feature owls. Each structure is designed to be secondary to the exhibit inside. Nonetheless, the architectural design is appropriate for its location and proposed use. The rhythm of solids to voids along the various facades is dominated by the voids, so as to highlight the birds rather than the structure; nonetheless, this design is consistent with other bird enclosures in the Aviary. The wire mesh is designed to keep the birds in while allowing visitors an unencumbered view of the owls. The proposed buildings do not have a porch; however none of the buildings within the Aviary have porches.

**Finding:** Staff finds that the composition of the principal facades is compatible with the surrounding architecture in the Tracy Aviary. The design of the structures is suited for the unique use for which they will be employed, and are built in a unobtrusive way.

### 3. Relationship to Street:

- a) **Walls Of Continuity:** Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- b) **Rhythm Of Spacing And Structures On Streets:** The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
- c) **Directional Expression of Principal Elevation:** A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
- d) **Streetscape Pedestrian Improvements:** Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

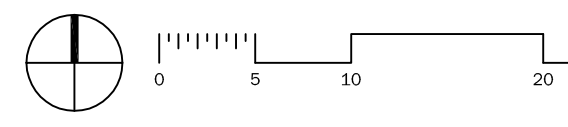
**Finding:** The buildings relate to pedestrian paths within in the Aviary and not to a street. This standard is not applicable.

4. **Subdivision Of Lots:** The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

**Finding:** This standard is not relevant since a subdivision of lots is not part of the proposed project.

**Attachment A**  
Site Plan and Elevation Drawings

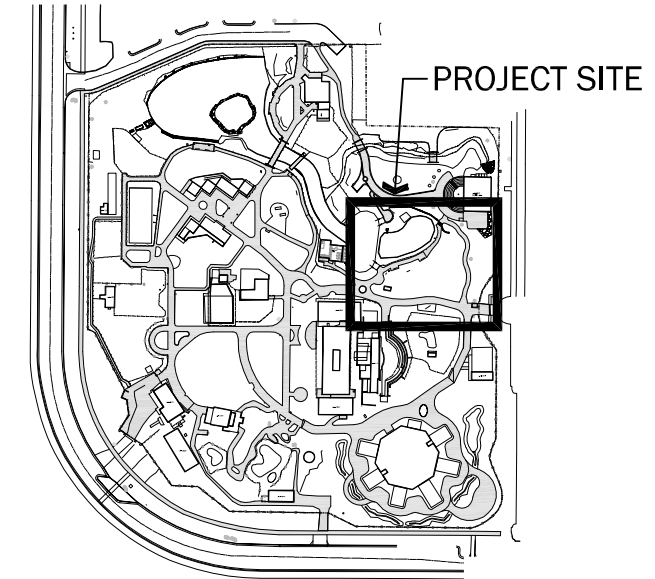




DEMOLITION PLAN  
SCALE : 1"=10'-0"

1  
D100

CONTEXT PLAN



KEY NOTE LEGEND

- 1 REMOVE PORTION OF EXISTING GRAVEL PAVEMENT AND STEEL EDGE AS DEFINED BY HATCH
- 2 REMOVE EXISTING WOODEN SHED COMPLETE
- 3 REMOVE EXISTING BIRD FEED DISPENSERS AND STOCKPILE AS PER THE OWNERS DIRECTION
- 4 CAREFULLY REMOVE AND STORE EXISTING EXHIBIT SIGNAGE AS PER THE OWNERS DIRECTION
- 5 REMOVE EXISTING STUMP COMPLETE
- 6 EXISTING MASONRY WALL TO REMAIN : PRESERVE AND PROTECT
- 7 EXISTING PAVEMENT TO REMAIN : PRESERVE AND PROTECT
- 8 REMOVE AND STOCKPILE EXISTING METAL BENCHES AS PER THE OWNERS DIRECTION
- 9 TRANSPLANT EXISTING MAGNOLIA TREE AS PER OWNERS DIRECTION
- 10 LIMIT OF SITE DISTURBANCE
- 11 TRANSPLANT EXISTING HAWTHORN TREE AS PER OWNERS DIRECTION
- 12 LINE OF CONSTRUCTION FENCE
- X REMOVE EXISTING TREE COMPLETE

DRAWING LIST

D100	DEMOLITION PLAN
L100	SITE PLAN
L150	EXHIBIT ELEVATIONS
L200	IRRIGATION PLAN
L250	IRRIGATION DETAILS
L300	PLANTING PLAN
L350	PLANTING DETAILS

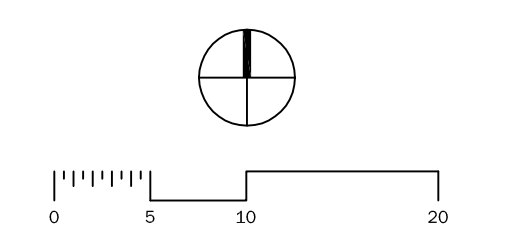
OWNER

**TracyAviary**

FREINDS OF TRACY AVIARY  
589 EAST 1300 SOUTH  
SALT LAKE CITY  
UTAH 84105

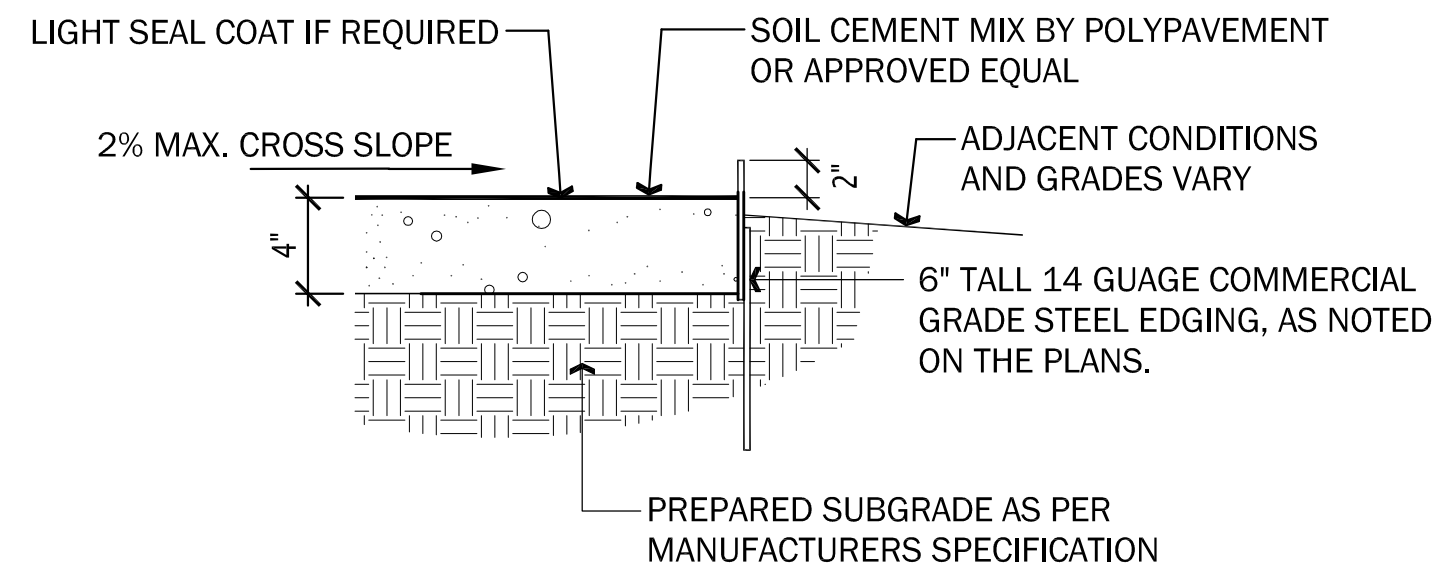
PROJECT  
OWL FOREST

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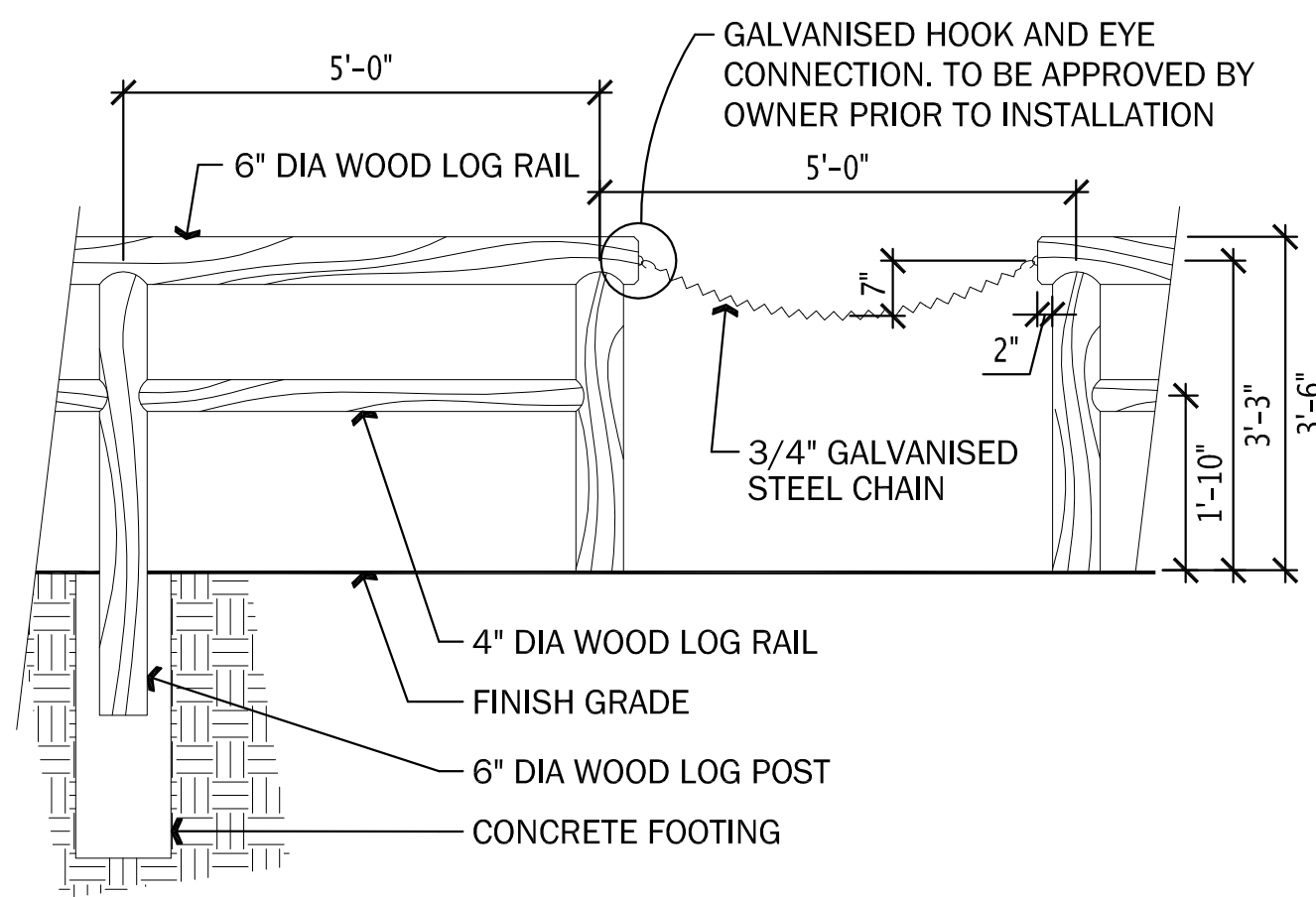


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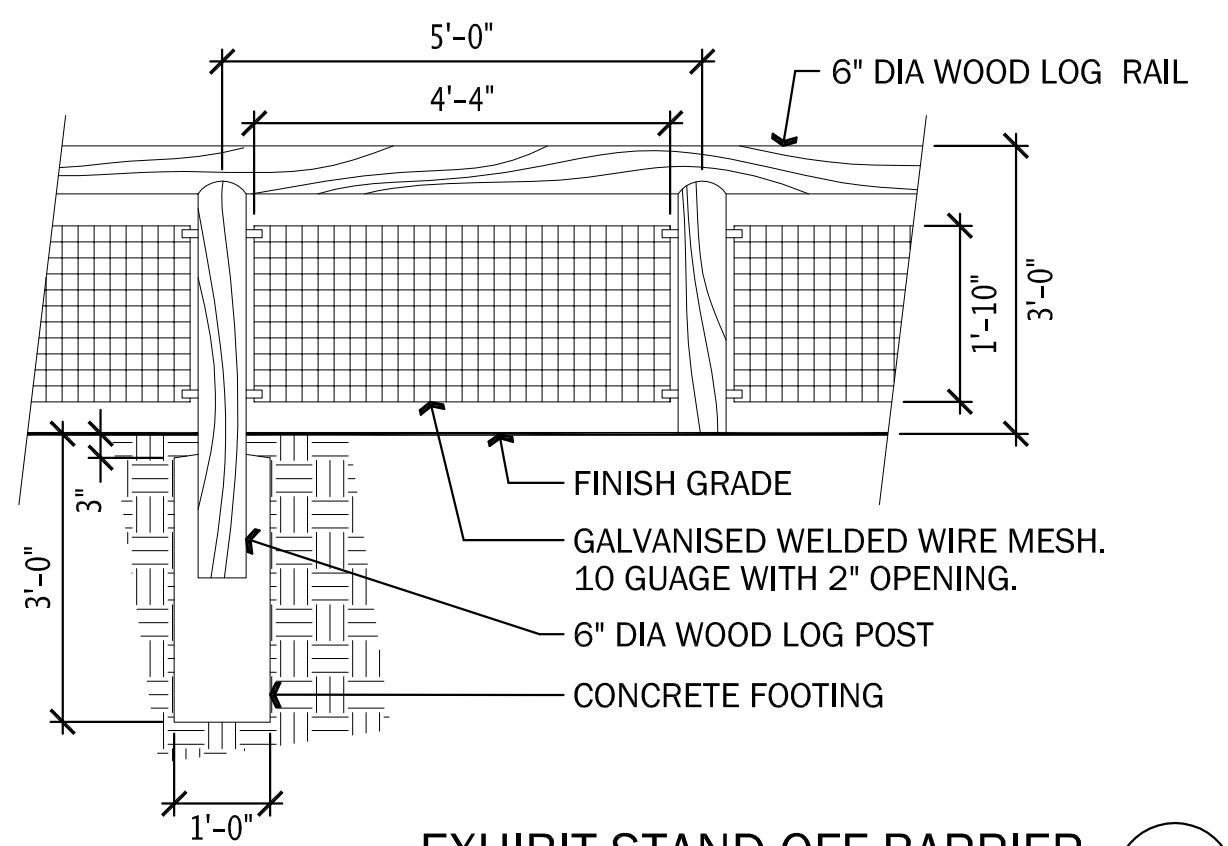




**SOIL CEMENT PAVEMENT WITH STEEL EDGE** 5  
N.T.S. L100

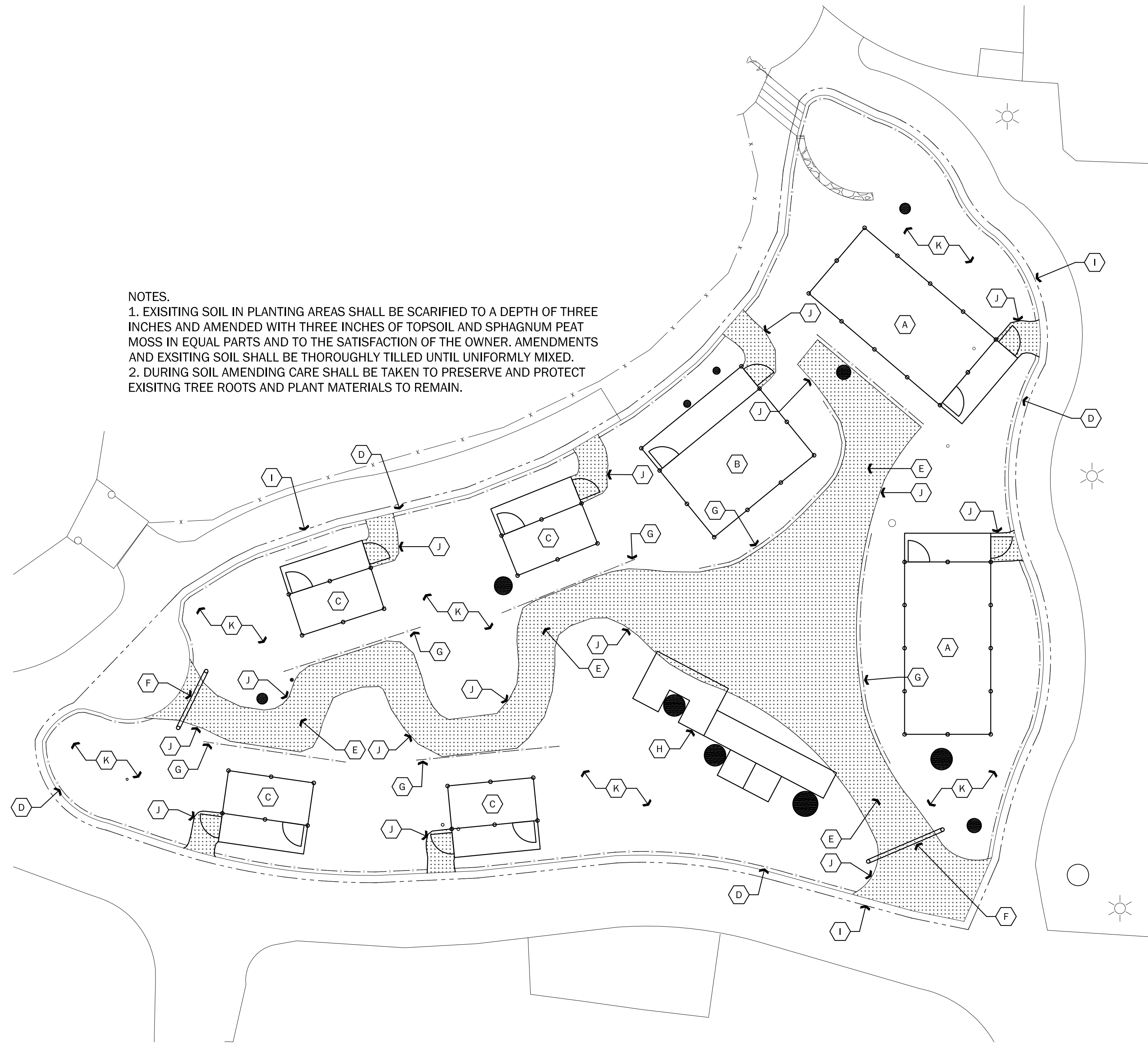


**PERIMETER FENCE** 3  
SCALE : 1/2"=1'-0" L100



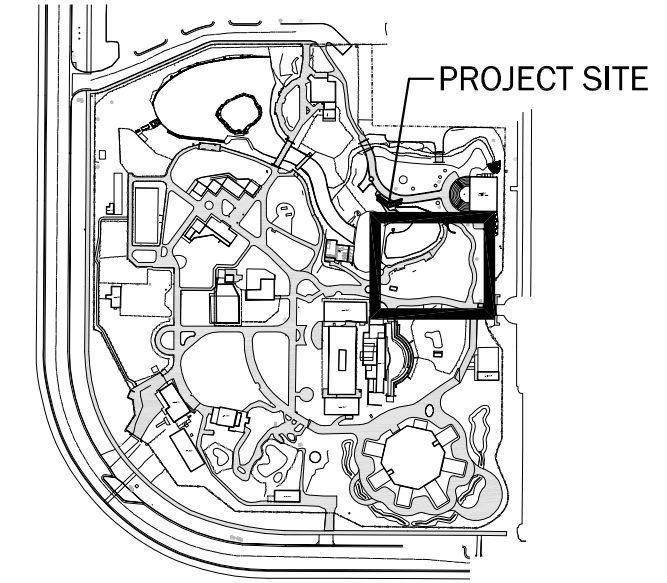
**EXHIBIT STAND OFF BARRIER** 2  
SCALE : 1/2"=1'-0" L100

**NOTES.**  
1. EXISTING SOIL IN PLANTING AREAS SHALL BE SCARIFIED TO A DEPTH OF THREE INCHES AND AMENDED WITH THREE INCHES OF TOPSOIL AND SPHAGNUM PEAT MOSS IN EQUAL PARTS AND TO THE SATISFACTION OF THE OWNER. AMENDMENTS AND EXISTING SOIL SHALL BE THOROUGHLY TILLED UNTIL UNIFORMLY MIXED.  
2. DURING SOIL AMENDING CARE SHALL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREE ROOTS AND PLANT MATERIALS TO REMAIN.

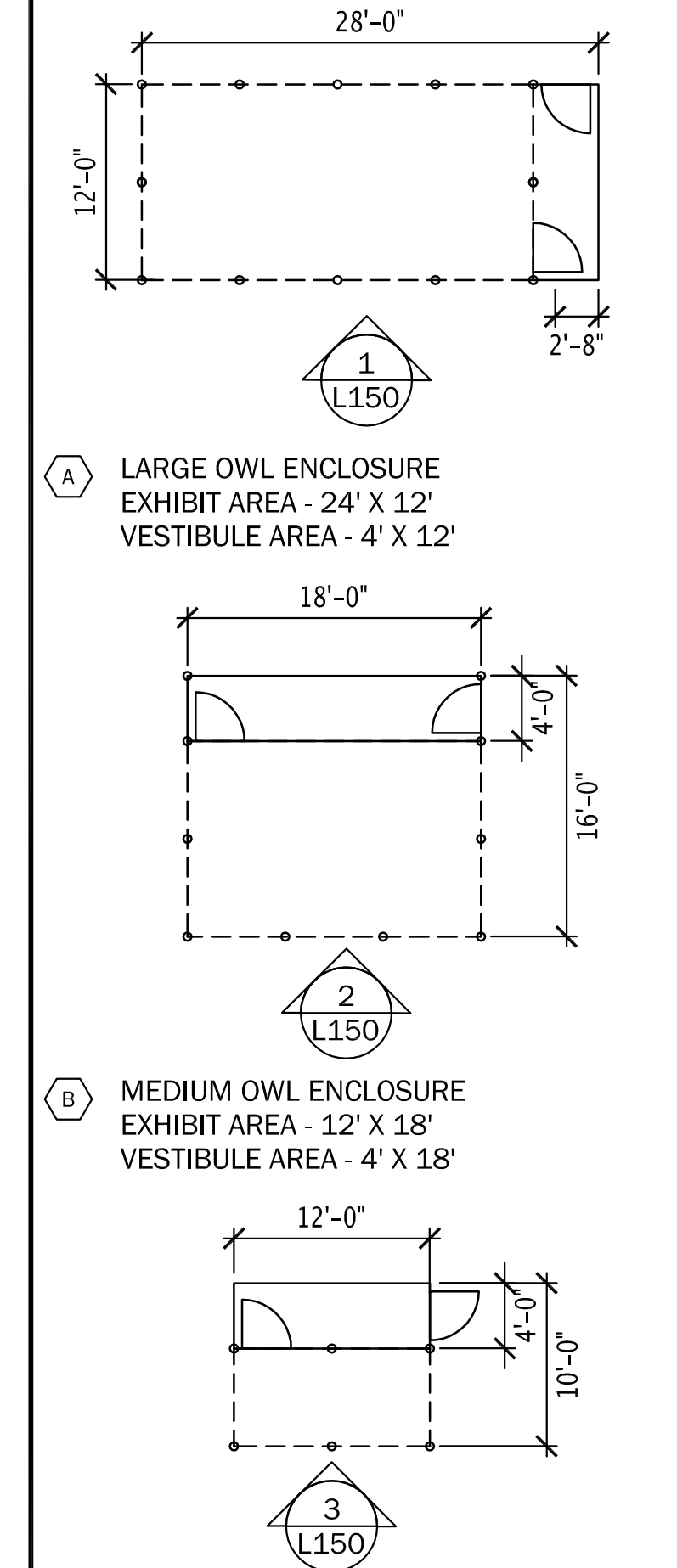


**SITE PLAN** 1  
SCALE : 1"=10'-0" L100

CONTEXT PLAN



KEY NOTE LEGEND



- C SMALL OWL ENCLOSURE  
EXHIBIT AREA - 6' X 12'  
VESTIBULE AREA - 4' X 12'
- D PERIMETER FENCE : 3/L100
- E STABILIZED SOIL PAVEMENT : 4/L100
- F ENTRANCE FEATURE
- G EXHIBIT STAND OFF BARRIER
- H TREE HOUSE
- I LIMIT OF SITE DISTURBANCE
- J STEEL EDGE
- K MULCH
- L SHIPLAP SIDING
- M 6" DIAMETER LOG MEMBERS
- N CORRUGATED STEEL ROOF
- O DOOR
- P VINYL COATED WIRE MESH
- NOTE : NOT ALL KEY NOTES ARE APPLICABLE TO THIS SHEET

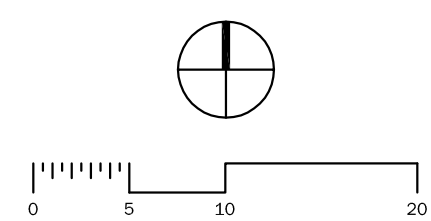
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D100	DEMOLITION PLAN
L100	SITE PLAN
L150	EXHIBIT ELEVATIONS
L200	IRRIGATION PLAN
L250	IRRIGATION DETAILS
L300	PLANTING PLAN
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SITE PLAN



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SCALE AS NOTED  
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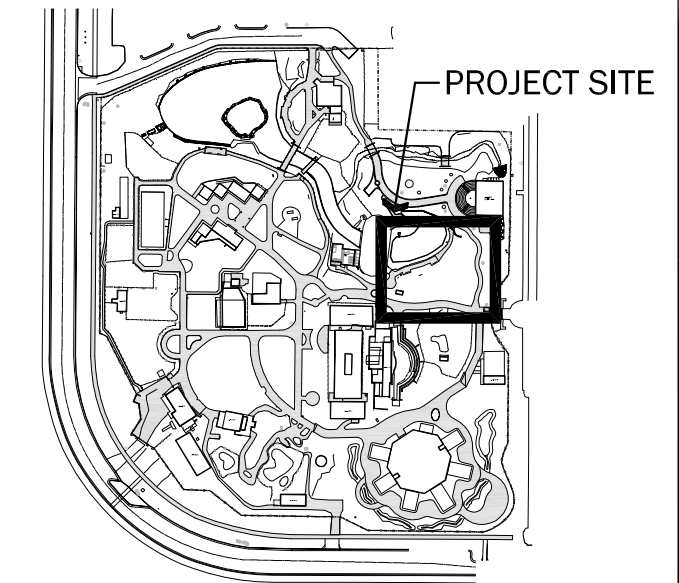




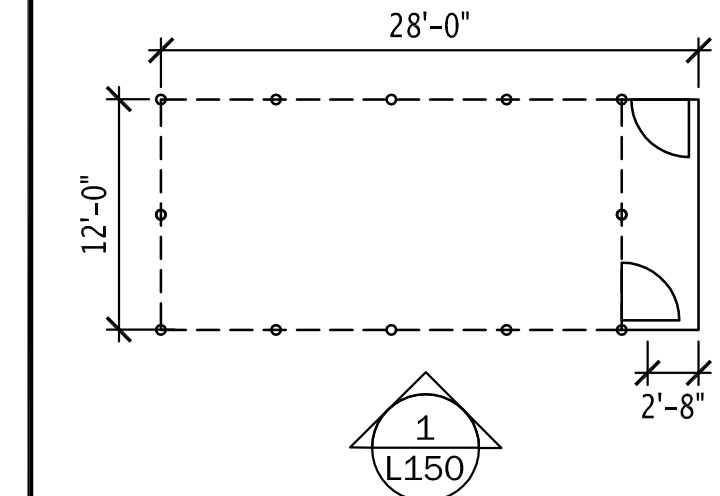
**ARCHITECTS, INC.**  
 327 EAST BROADWAY SLD, UT 84111  
 801/322/2724

- DRAWING LIST**  
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 L100 SITE PLAN  
 L150 EXHIBIT ELEVATIONS  
 L200 IRRIGATION PLAN  
 L250 IRRIGATION DETAILS  
 L300 PLANTING PLAN  
 L350 PLANTING DETAILS

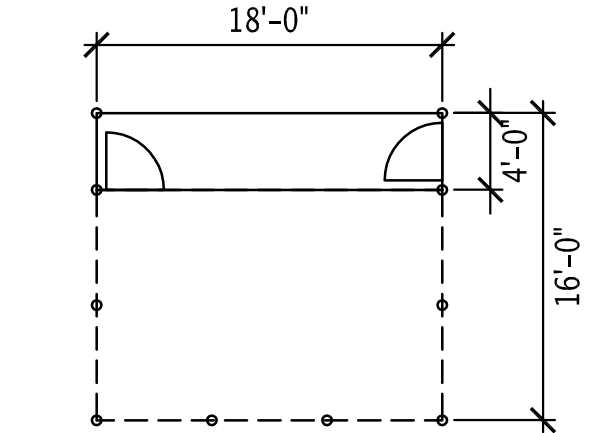
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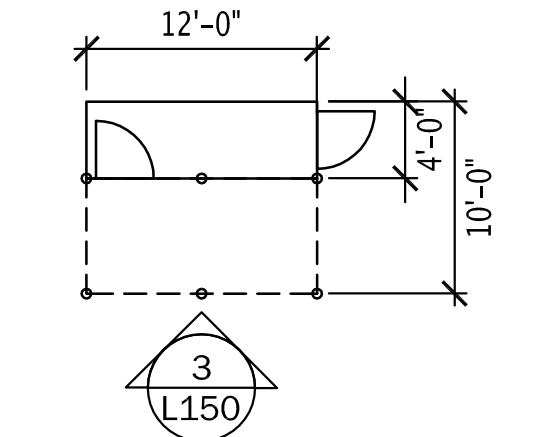
KEY NOTE LEGEND



**A** LARGE OWL ENCLOSURE  
 EXHIBIT AREA - 24' X 12'  
 VESTIBULE AREA - 4' X 12'



**B** MEDIUM OWL ENCLOSURE  
 EXHIBIT AREA - 12' X 18'  
 VESTIBULE AREA - 4' X 18'



**C** SMALL OWL ENCLOSURE  
 EXHIBIT AREA - 6' X 12'  
 VESTIBULE AREA - 4' X 12'

**D** PERIMETER FENCE : 3/L100

**E** STABILIZED SOIL PAVEMENT : 4/L100

**F** ENTRANCE FEATURE

**G** EXHIBIT STAND OFF BARRIER

**H** TREE HOUSE

**I** LIMIT OF SITE DISTURBANCE

**J** STEEL EDGE

**K** MULCH

**L** SHIPLAP SIDING

**M** 6" DIAMETER LOG MEMBERS

**N** CORRUGATED STEEL ROOF

**O** DOOR

**P** VINYL COATED WIRE MESH

**NOTE** : NOT ALL KEY NOTES ARE APPLICABLE TO THIS SHEET

OWNER

**TracyAviary**

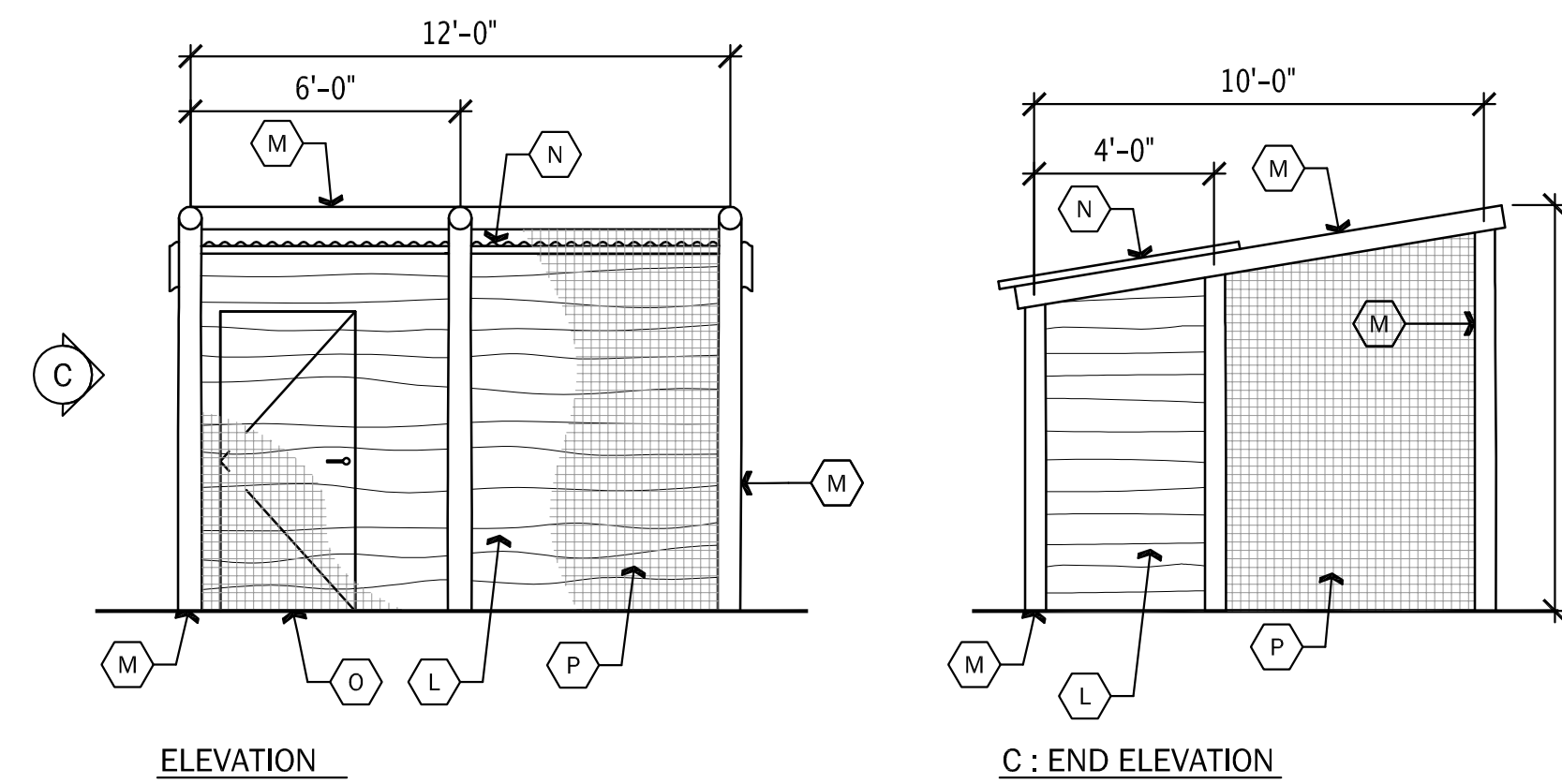


FREINDS OF TRACY AVIARY  
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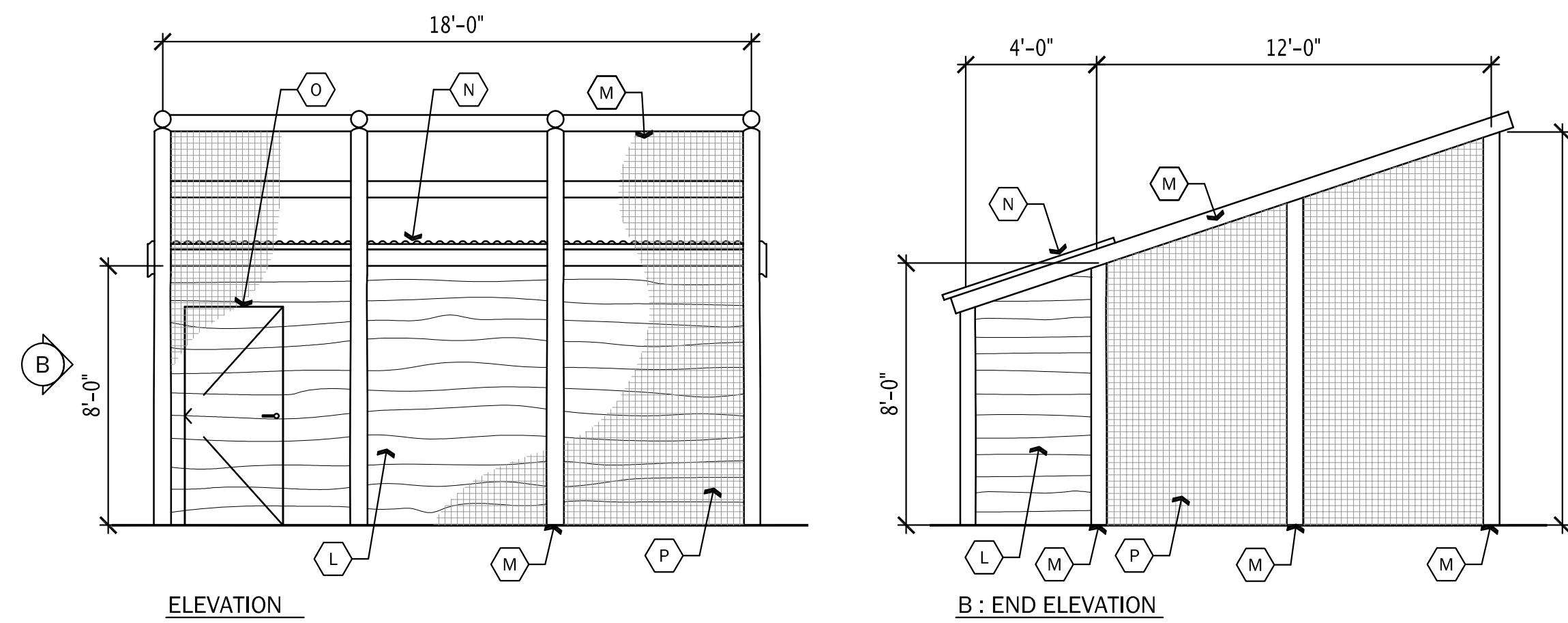
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 OWL FOREST

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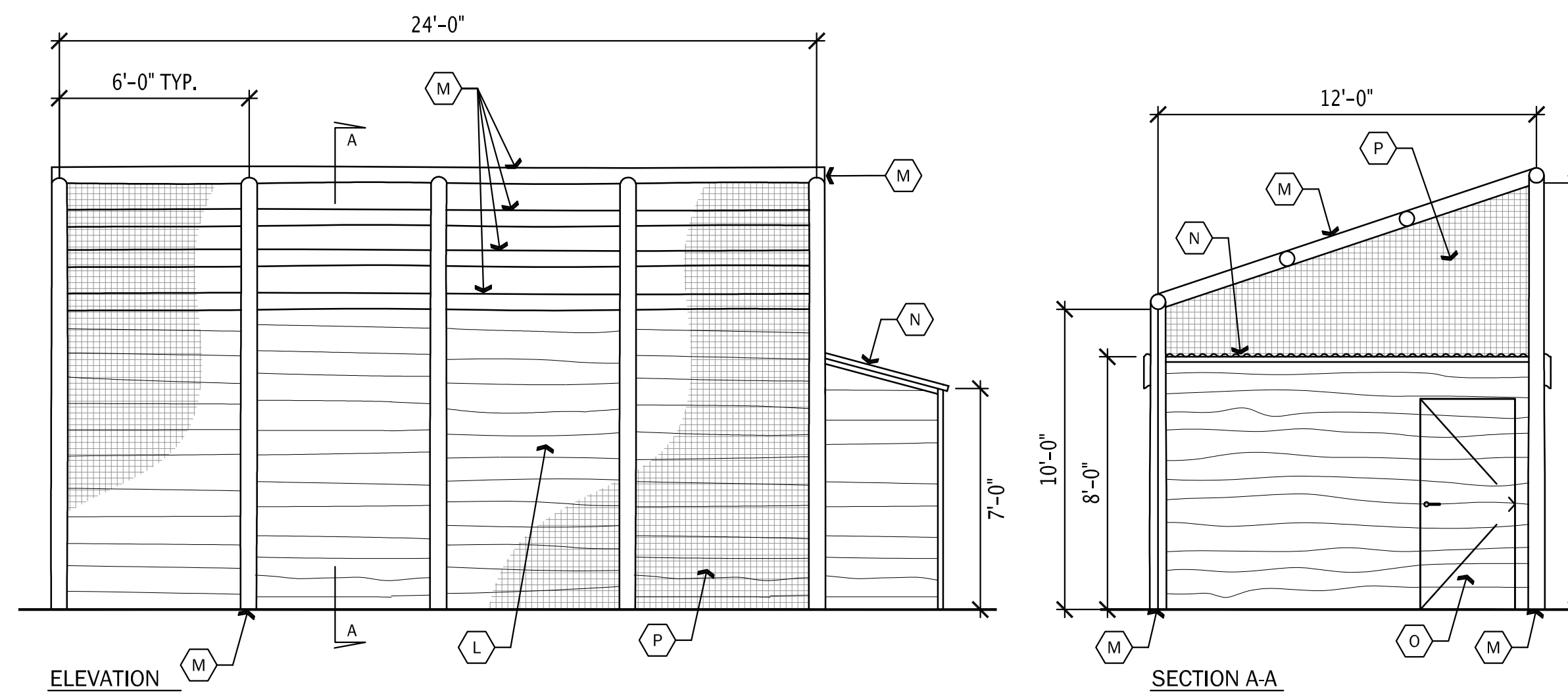
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 CHECKED BY PJB



ELEVATION : OWL ENCLOSURE TYPE C TYP. 3  
 SCALE : 1/4"=1'-0" L150



ELEVATION : OWL ENCLOSURE TYPE B TYP. 2  
 SCALE : 1/4"=1'-0" L150

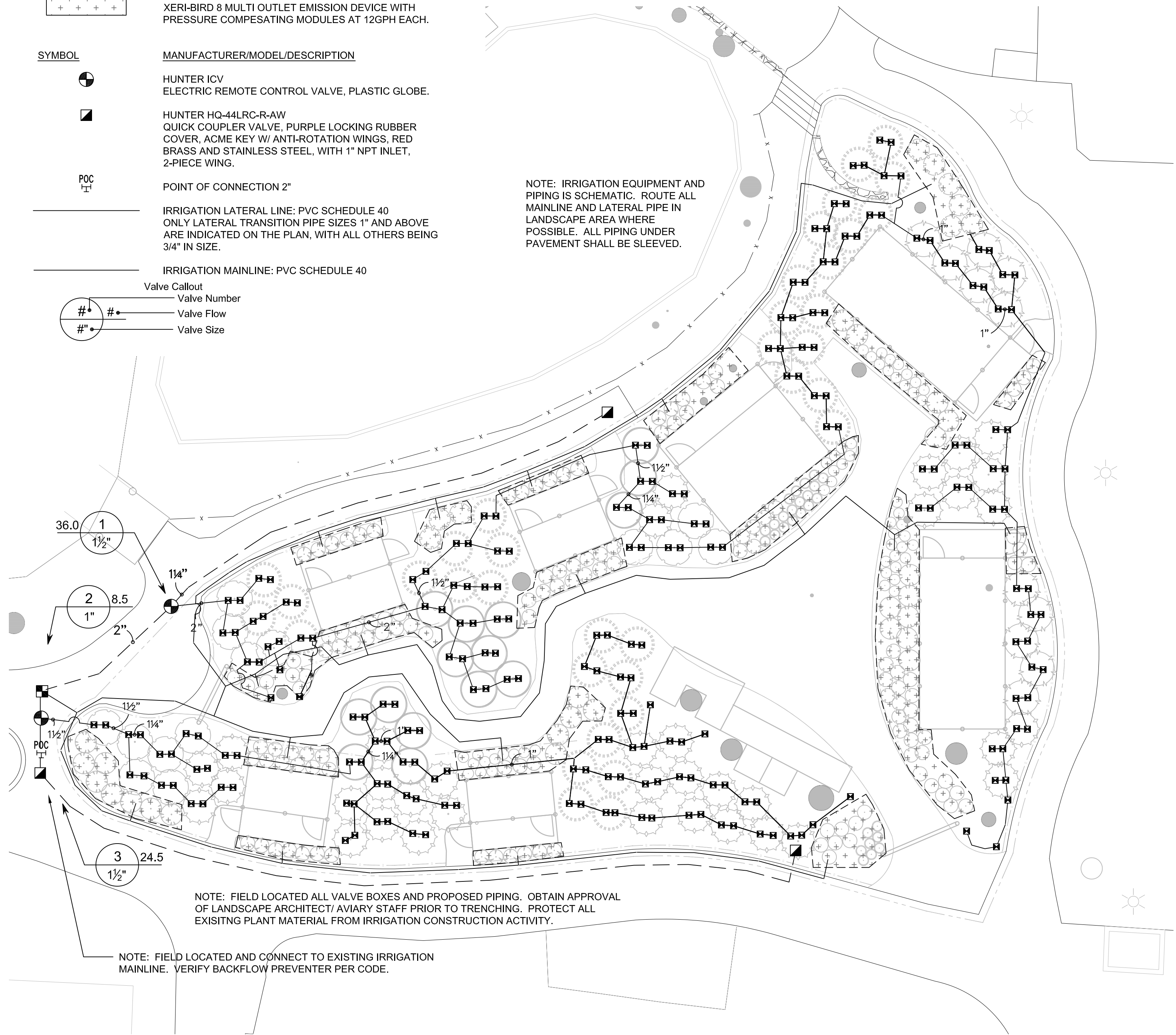


ELEVATION : OWL ENCLOSURE TYPE A TYP. 1  
 SCALE : 1/4"=1'-0" L150



# IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER RZWS-18-25 18" LONG RZWS WITH INSTALLED 0.25 GPM BUBBLER, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30
	HUNTER ICZ-101 INSTITUTIONAL DRIP CONTROL ZONE KIT, 1" ICV CONTROL ZONE VALVE WITH 1" HY100 WYE FILTER, 150 MESH AND 25PSI HIGH-FLOW REGULATOR.	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XBD-PRO W/ PC-12 XERI-BIRD 8 MULTI OUTLET EMISSION DEVICE WITH PRESSURE COMPESATING MODULES AT 12GPH EACH.	
	HUNTER ICV ELECTRIC REMOTE CONTROL VALVE, PLASTIC GLOBE.	
	HUNTER HQ-44LRC-R-AW QUICK COUPLER VALVE, PURPLE LOCKING RUBBER COVER, ACME KEY W/ ANTI-ROTATION WINGS, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE WING.	
	POINT OF CONNECTION 2"	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	
	Valve Callout # - Valve Number #* - Valve Flow #** - Valve Size	



NOTE: IRRIGATION EQUIPMENT AND PIPING IS SCHEMATIC. ROUTE ALL MAINLINE AND LATERAL PIPE IN LANDSCAPE AREA WHERE POSSIBLE. ALL PIPING UNDER PAVEMENT SHALL BE SLEEVED.

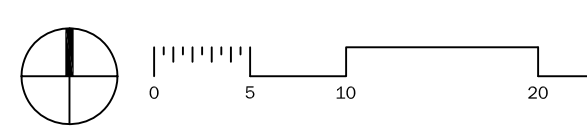
NOTE: FIELD LOCATED ALL VALVE BOXES AND PROPOSED PIPING. OBTAIN APPROVAL OF LANDSCAPE ARCHITECT/ AVIARY STAFF PRIOR TO TRENCHING. PROTECT ALL EXISTING PLANT MATERIAL FROM IRRIGATION CONSTRUCTION ACTIVITY.

NOTE: FIELD LOCATED AND CONNECT TO EXISTING IRRIGATION MAINLINE. VERIFY BACKFLOW PREVENTER PER CODE.

1. CONTRACTOR SHALL VERIFY STATIC PRESSURE AT POINT OF CONNECTION AND OPERATING PRESSURE AT EACH HEAD AS INDICATED. INSUFFICIENT PRESSURE CONCERNS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. ALL HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE.
3. MAKE THE MAINLINE CONNECTION TO THE EXISTING MAIN LINE VERIFY BACKFLOW PREVENTION AS REQUIRED BY LOCAL MUNICIPALITY CODES AND ORDINANCES.
4. ALL VALVES SHALL BE LOCATED IN GROUPS WHERE SHOWN ON DRAWINGS. VALVES SHALL BE LOCATED 3' AWAY FROM ANY FENCE, MOWSTRIP, WALK, CURB, OR BUILDING.
5. ALL VALVES SHALL BE WIRED USING #14 U.F. WIRE AND PEN-TITE WATER RESISTANT WIRE CONNECTORS. CONTROL CABLE SHALL FOLLOW THE MAINLINE IN THE SAME TRENCHES. TAPE AND BUNDLE 2 FT. OF CABLE EVERY 100 FT., AT EACH TURN IN THE MAINLINE TRENCH, AND AT EACH VALVE.
6. IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF PERMANENT POWER TO THE CONTROLLERS WITH OWNER AND ELECTRICAL CONTRACTOR.
7. PROVIDE AND INSTALL ALL THE MANUFACTURER'S RECOMMENDED SURGE AND LIGHTNING PROTECTION EQUIPMENT ON ALL CONTROLLERS.
8. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE IRRIGATION SPRINKLER SYSTEM SHOWING EXACT MEASURED AND DIMENSIONED LOCATIONS OF ALL VALVES, WIRE SPLICES NOT IN A VALVE BOX AND DRAIN VALVES. THE DIMENSIONS TO PERMANENT FEATURES SUCH AS STRUCTURES.
9. THE IRRIGATION DESIGN IS SCHEMATIC. ALL PIPING, VALVES, HEADS, ETC., SHOWN OUTSIDE OF THE PLANTING AREA IS FOR GRAPHIC CLARITY ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREA. COORDINATE IRRIGATION, PLANTING AND OTHER SITE OPERATIONS. VERIFY AVAILABLE WATER PRESSURE AND FLOW AT SUPPLY SOURCE PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF ALL CONSTRUCTED ITEMS, BUILDINGS DIFFERENCES IN ACTUAL AND DRAWN DIMENSIONS, UNDERGROUND SERVICES, ETC. PRIOR TO BEGINNING CONSTRUCTION. CALL 1-800-624-2444, FOR LOCATION OF UNDERGROUND SERVICES
10. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF IRRIGATION LAYOUT SHOWS ANY DISCREPANCY BETWEEN DESIGNED IRRIGATION SYSTEM AND ACTUAL SITE CONDITIONS, FOR ANY DECISIONS WHICH ARE DEEMED NECESSARY FOR ADJUSTMENT OF DESIGNED SYSTEM. NO MAJOR CHANGES OR SUBSTITUTIONS SHALL BE MADE TO THE IRRIGATION SYSTEM WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
11. INSTALL SLEEVES AND PIPING IN A PARALLEL OR PERPENDICULAR MANNER, FOLLOWING THE GENERAL LAYOUT OF THE PAVING DESIGN. THE CONSTRUCTOR SHALL ENSURE COMPLETE SPRINKLER COVERAGE FOR ALL PLANTED AREAS, AND SHALL ADJUST THE IRRIGATION HEADS TO ACCOMPLISH SUCH.FLUSH AND ADJUST HEADS TO ENSURE NO OVERTHROW ONTO WALLS, WALKS OR OTHER HARD SURFACES. STREETS
12. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERIENCED WORKERS, AND ALL PERMITS SHALL BE OBTAINED AND FEES PAID BY THE CONTRACTOR.

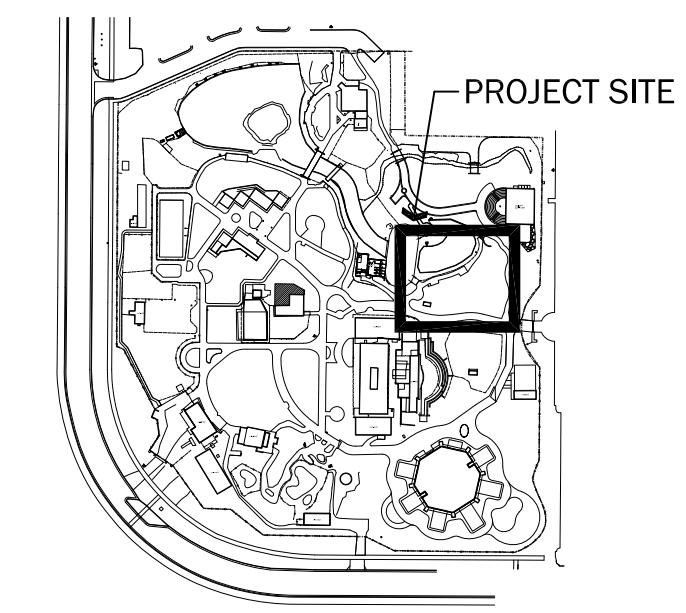
## 2 IRRIGATION NOTES

328400-02



IRRIGATION PLAN 1  
SCALE: 1"=10'-0" L200

### CONTEXT PLAN



### KEY NOTE LEGEND

**ATL**  
ARCHITECTS, INC.  
327 EAST BROADWAY SLC, UT 84111  
801/322/2724

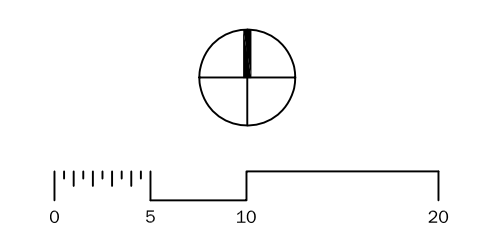
OWNER



FREINDS OF TRACY AVIARY  
589 EAST 1300 SOUTH  
SALT LAKE CITY  
UTAH 84105

PROJECT  
OWL FOREST

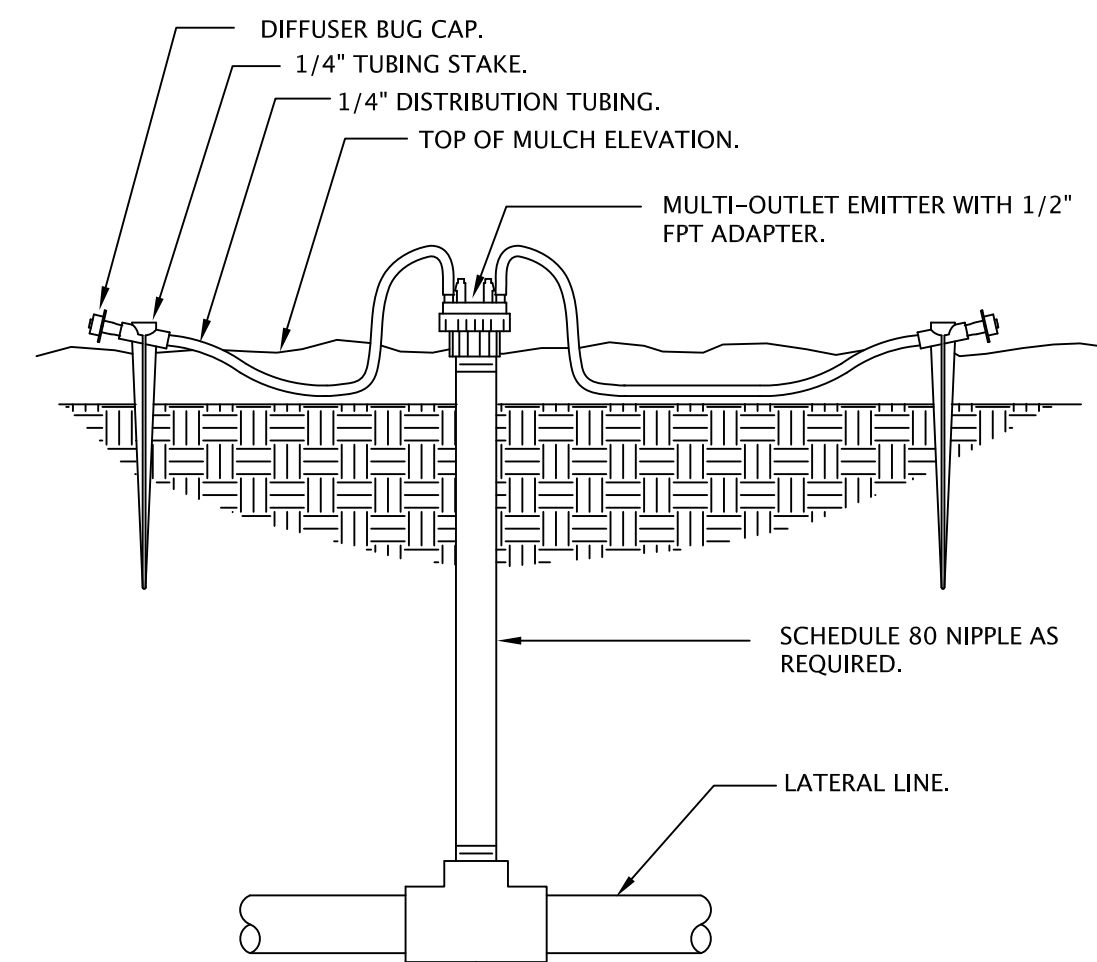
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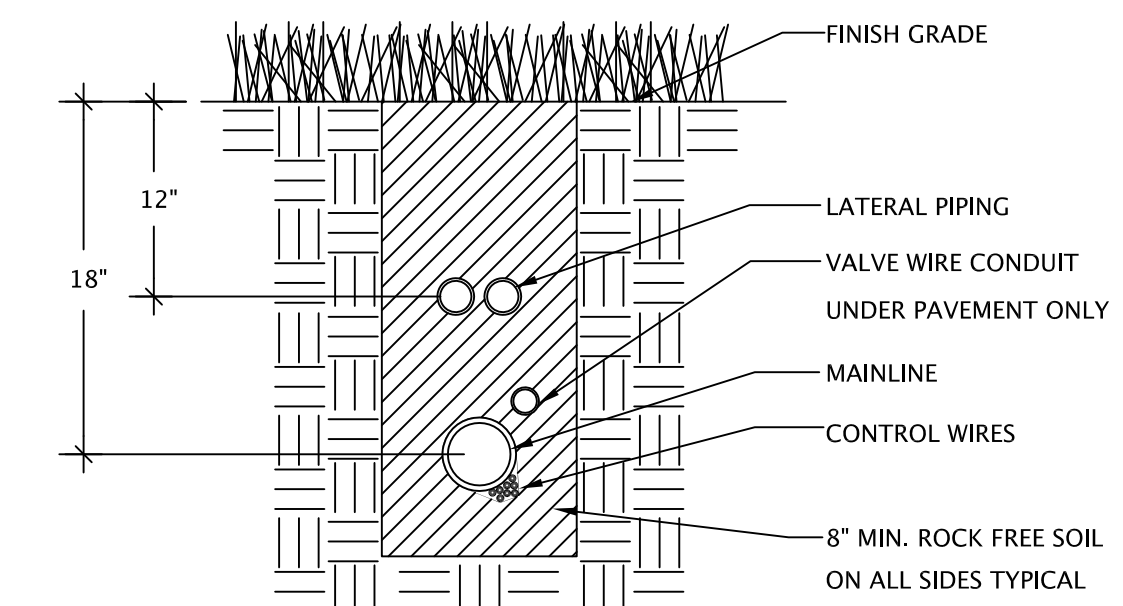
DATE 10 NOV 10  
SCALE AS NOTED  
DRAWN BY EJS  
CHECKED BY PJB

TA-OF  
L-200

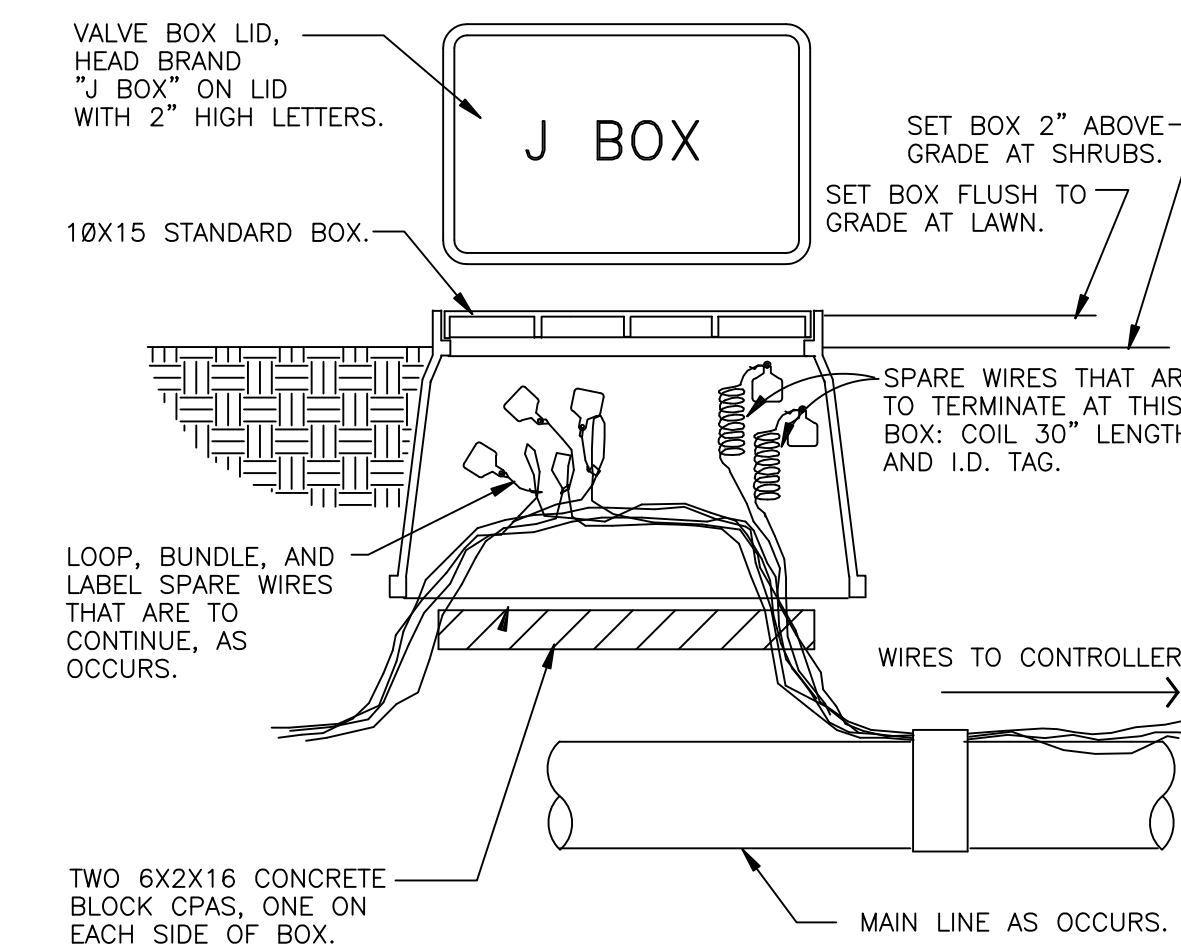




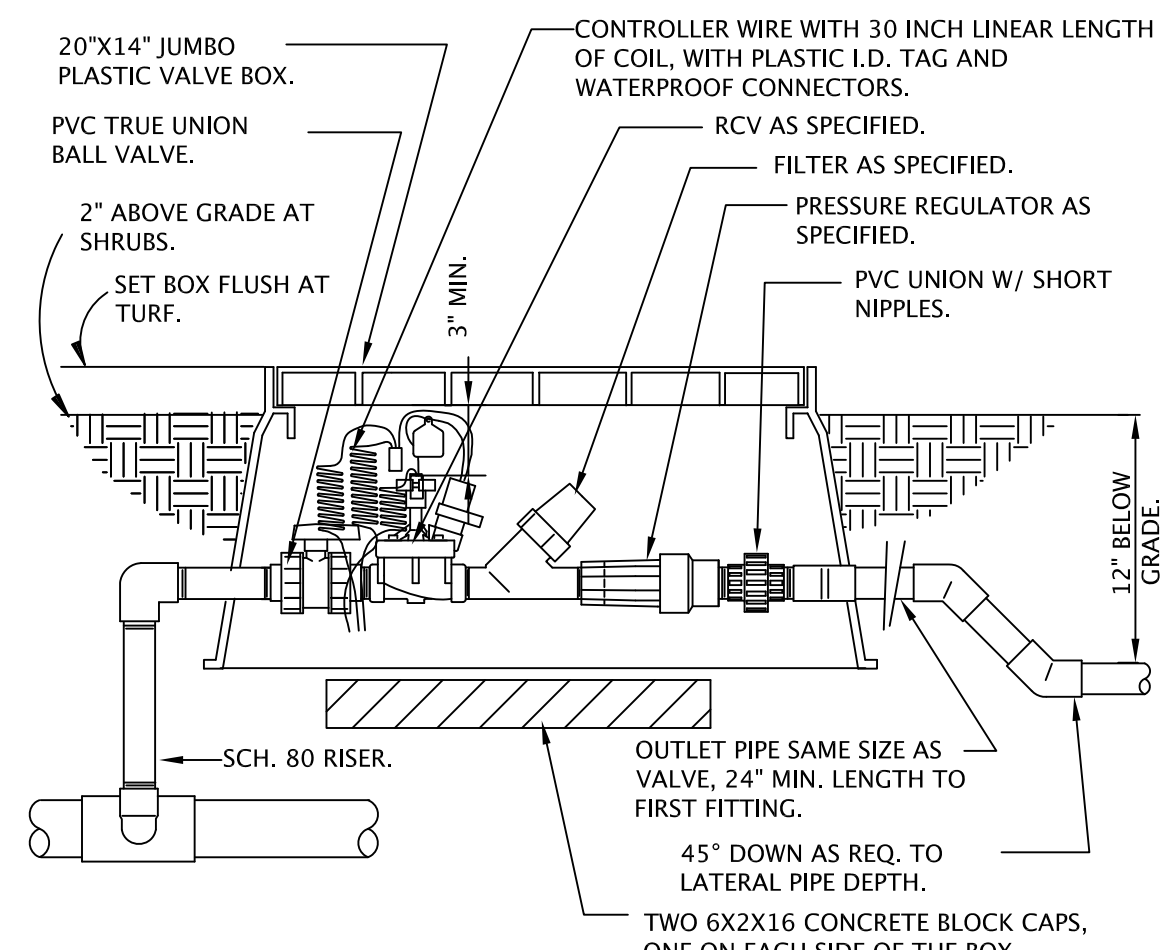
**6 MULTI-OUTLET ON PVC RISER**  
3" = 12" 02810-24110



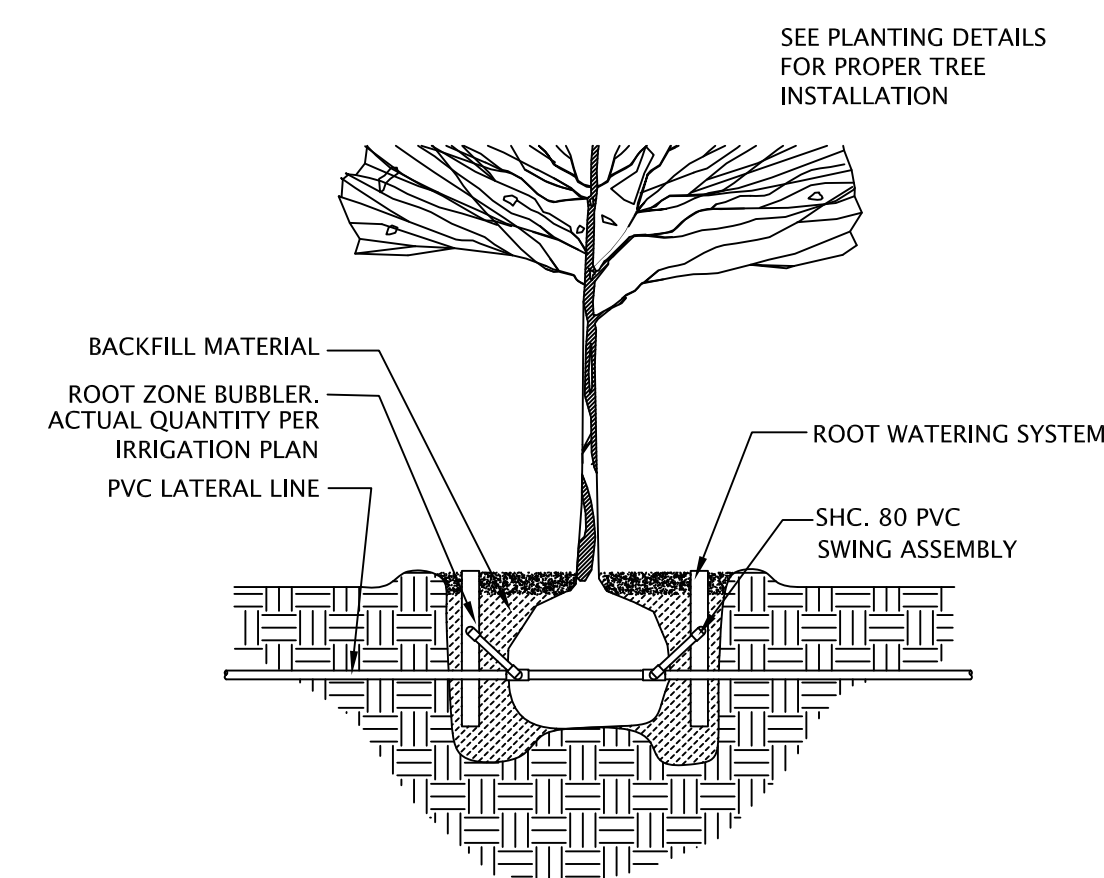
**3 TRENCH SECTION AT DISTURBED AREA**  
1" = 12" 4



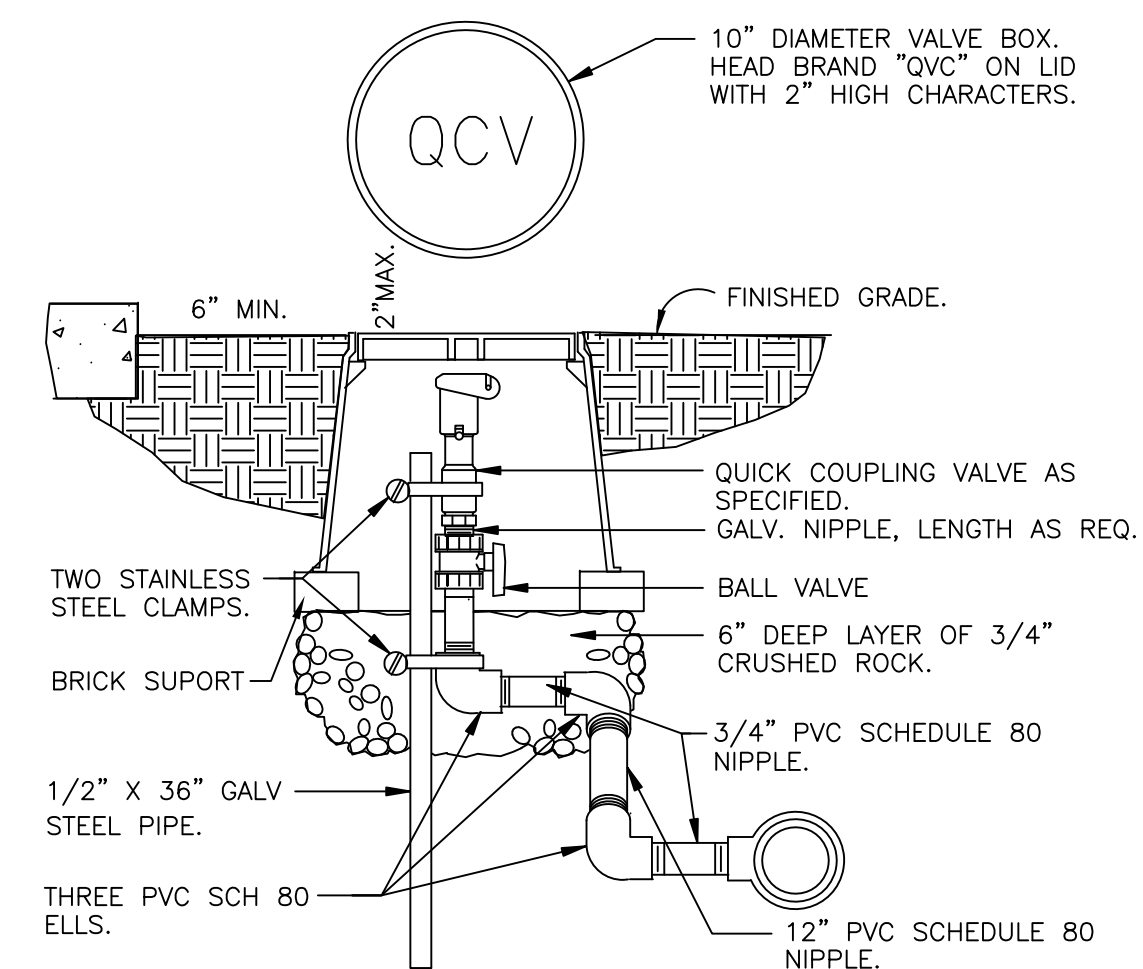
**5 WIRE BUNDLE JUNCTION BOX**  
1 1/2" = 1'-0" 328409.79-01



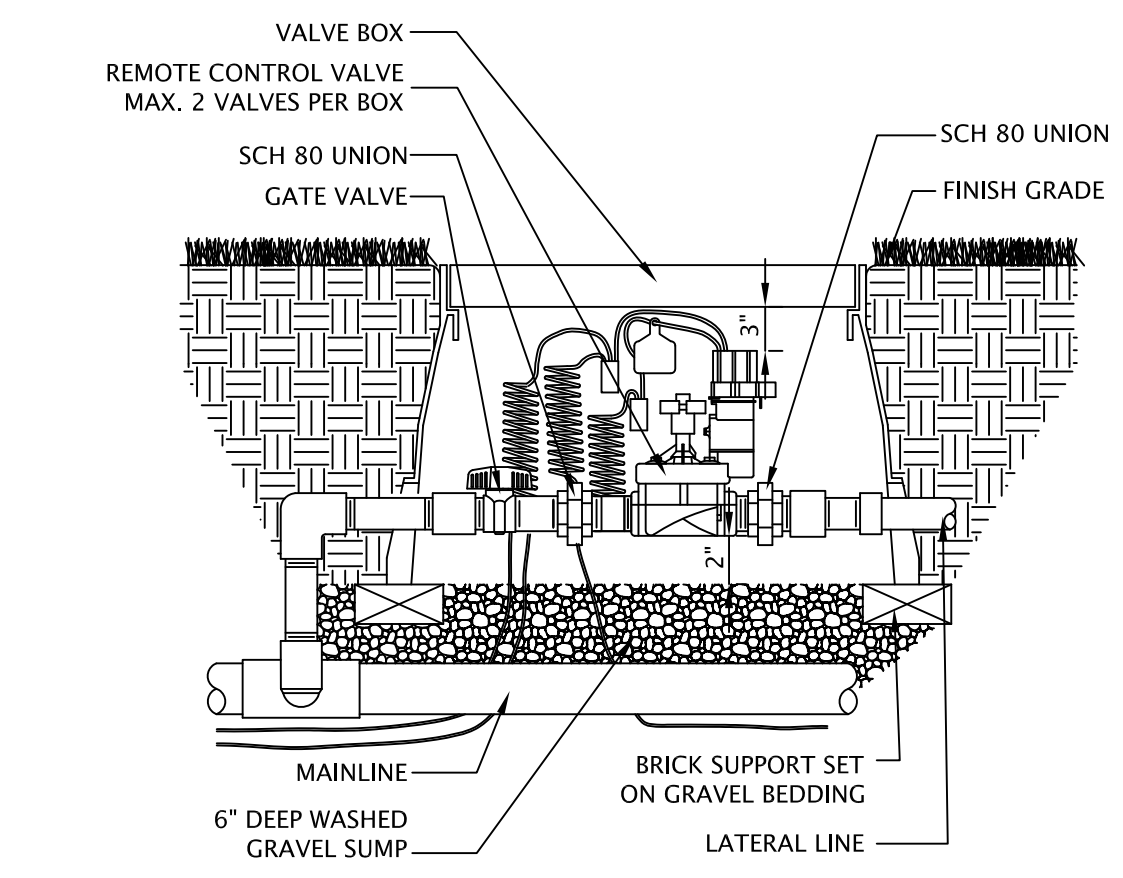
**2 1" DRIP VALVE/FILTER/REGULATOR**  
1 1/2" = 12" 02810-31155



**8 ROOT WATERING SYSTEM**  
3/8" = 12" 7



**4 QUICK COUPLING VALVE IN BOX**  
NTS 328406.43-11



**1 VALVE ASSEMBLY**  
1 1/2" = 12" 328406.13-11

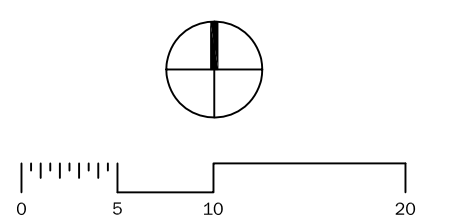
OWNER



FREINDS OF TRACY AVIARY  
589 EAST 1300 SOUTH  
SALT LAKE CITY  
UTAH 84105

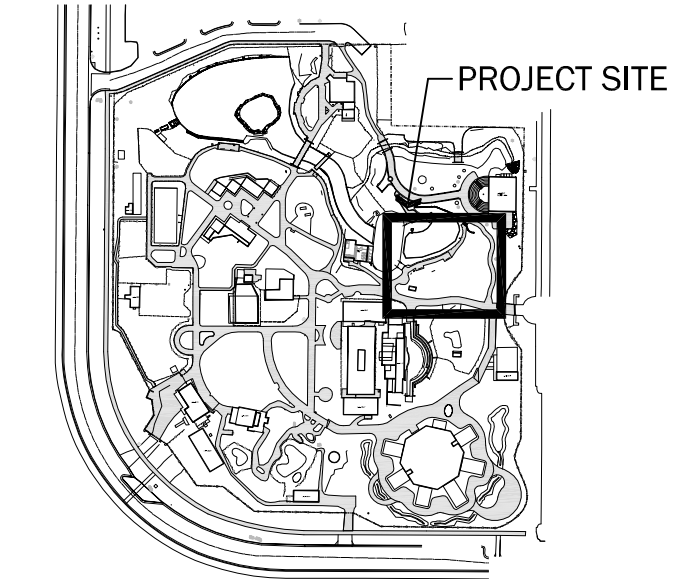
PROJECT  
OWL FOREST

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IRRIGATION DETAILS



DATE 10 NOV 10  
SCALE AS NOTED  
DRAWN BY EJS  
CHECKED BY PJB

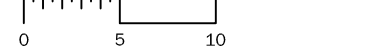
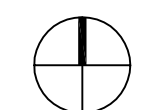




- DRAWING LIST  
 D100 DEMOLITION PLAN  
 L100 SITE PLAN  
 L150 EXHIBIT ELEVATIONS  
 L200 IRRIGATION PLAN  
 L250 IRRIGATION DETAILS  
 L300 PLANTING PLAN  
 L350 PLANTING DETAILS

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS BEFORE CONSTRUCTION COMMENCES. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE IMMEDIATELY FOR DECISION.
2. NO CHANGES SHALL BE MADE TO THE PLANT MATERIAL LIST WITHOUT WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE.
3. THE LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN THE QUANTITIES AND SIZES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
5. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED.
6. ALL TREES SHALL BE PLANTED 5' MIN. AWAY FROM WATER SERVICE LATERALS AND 10' MIN. AWAY FROM SEWER LATERALS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING ALL PLANTED AREAS AND TO ENSURE POSITIVE DRAINAGE OF A MINIMUM 2.5% AWAY FROM BUILDINGS.
8. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS
9. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED AS NECESSARY TO MAINTAIN HEALTHY ESTABLISHMENT.



PLANTING PLAN 1  
SCALE: 1"=10'-0" L300

PLANTING LEGEND

TYPE KEY	BOTANIC NAME	COMMON NAME
G Pm	PACHISTIMA MYRSINITES 'MOUNTAIN LOVER'	MOUNTAIN LOVER PACHISTIMA
G Mr	MAHONIA REPENS	OREGON GRAPE
G Vm	VINCA MAJOR 'VARIEGATED'	PERIWINKLE
P Lm	LIRIOPE MUSCARI	LILY TURF
S Im	ILEX MESERVAE 'BLUE BOY'	HOLLY
S Jc	JUNIPERUS COMMUNIS	COMMON JUNIPER
T Ac	ABIES CONCOLOR	WHITE FIR
T Ai	ABIES LASIOCARPA SUB ALPINE	SUB ALPINE FIR
T Pe	PICEA ENGELMANII	ENGLEMANN SPRUCE
T Pm	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
T Pp	PICEA PUNGENS 'COLORADO'	COLORADO SPRUCE
V Cx	CLEMATIS OCCIDENTALIS	BLUE VIRGINSBOWER
V Lb	LONICERA X BROWNII 'DROPMORE SCARLET'	HONEYSUCKLE
V Hp	HYDRANGEA ANOMALA PETILARIS	CLIMBING HYDRANGEA
V Pq	PARTHENOCISSUS QUINQUEFOLIA 'ENGLEMANII'	BOSTON IVY

OWNER

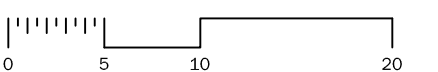
TracyAviary



FREINDS OF TRACY AVIARY  
589 EAST 1300 SOUTH  
SALT LAKE CITY  
UTAH 84105

PROJECT  
OWL FOREST

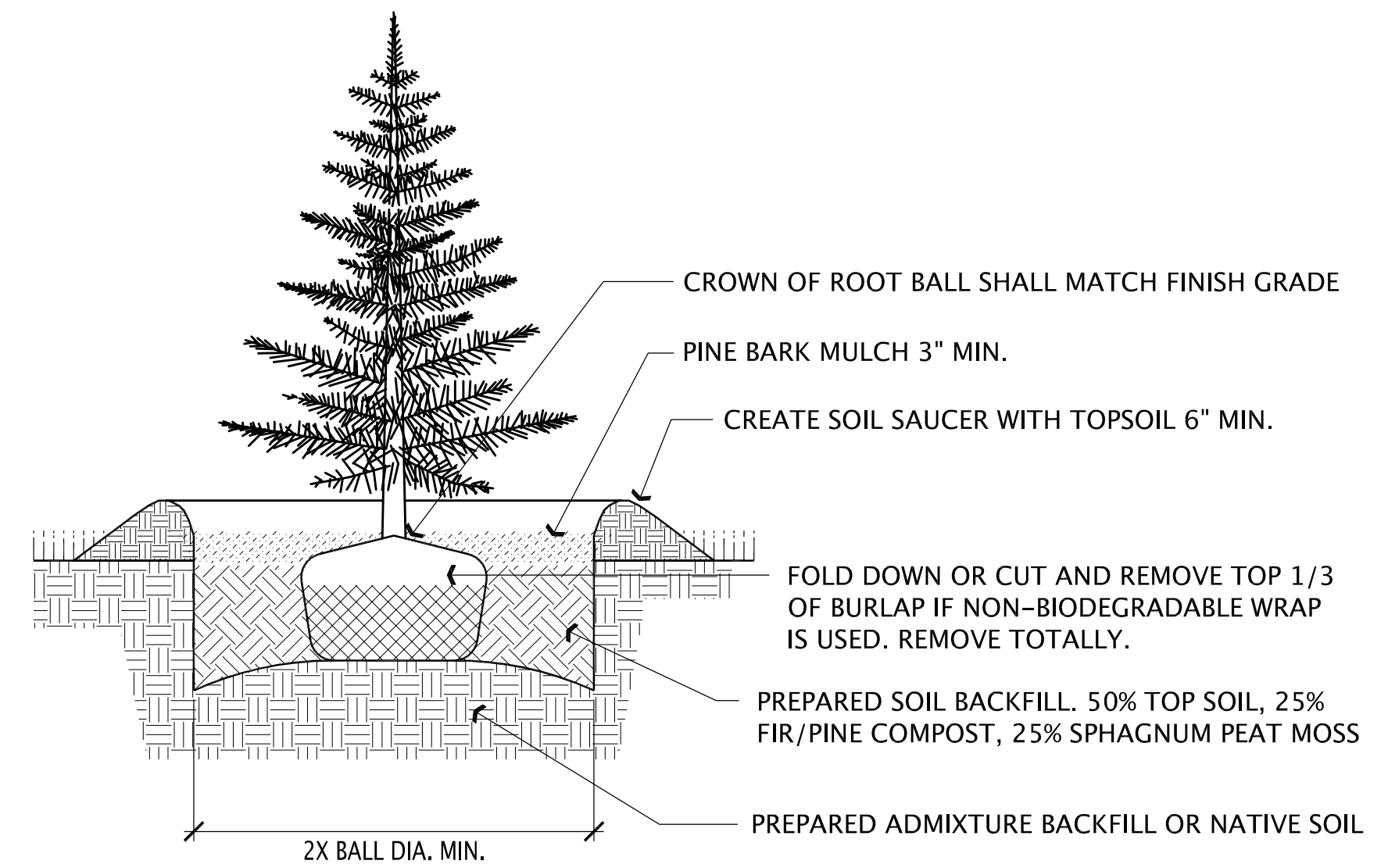
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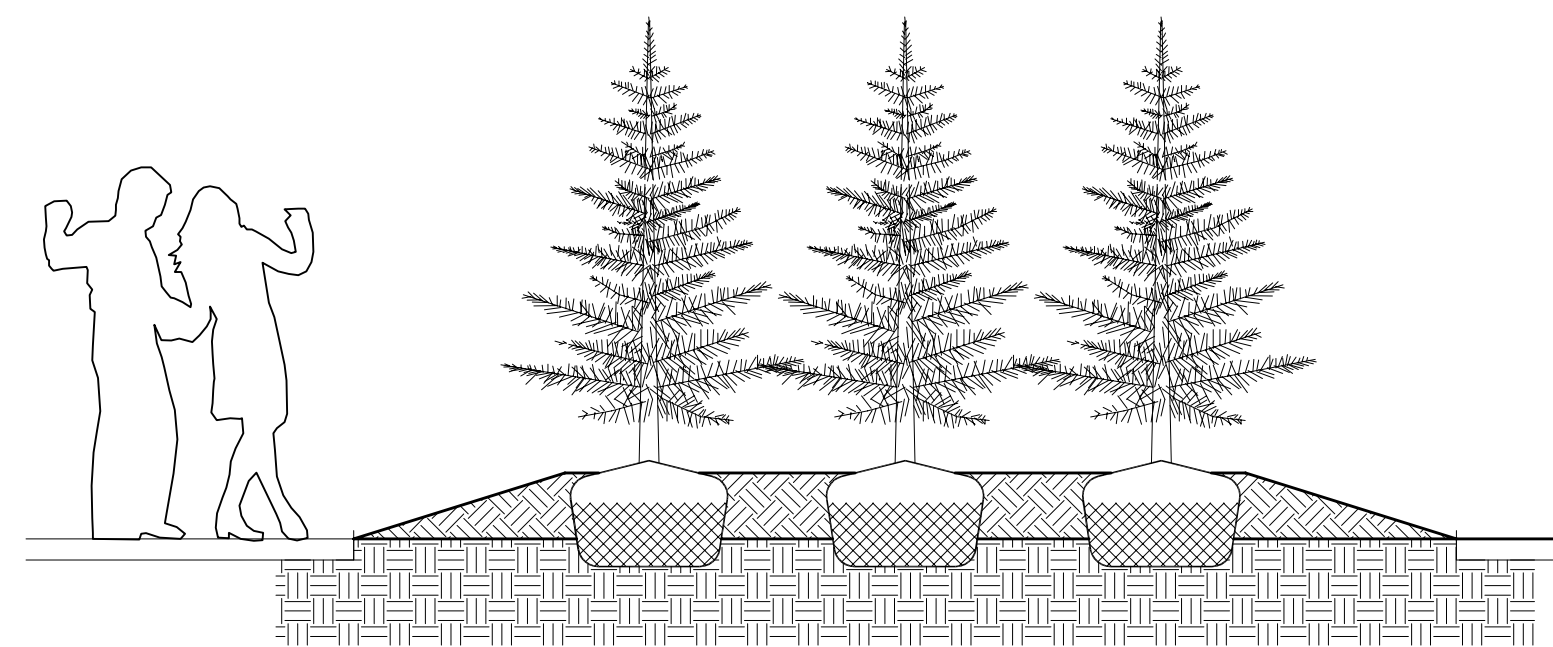
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CHECKED BY PJB



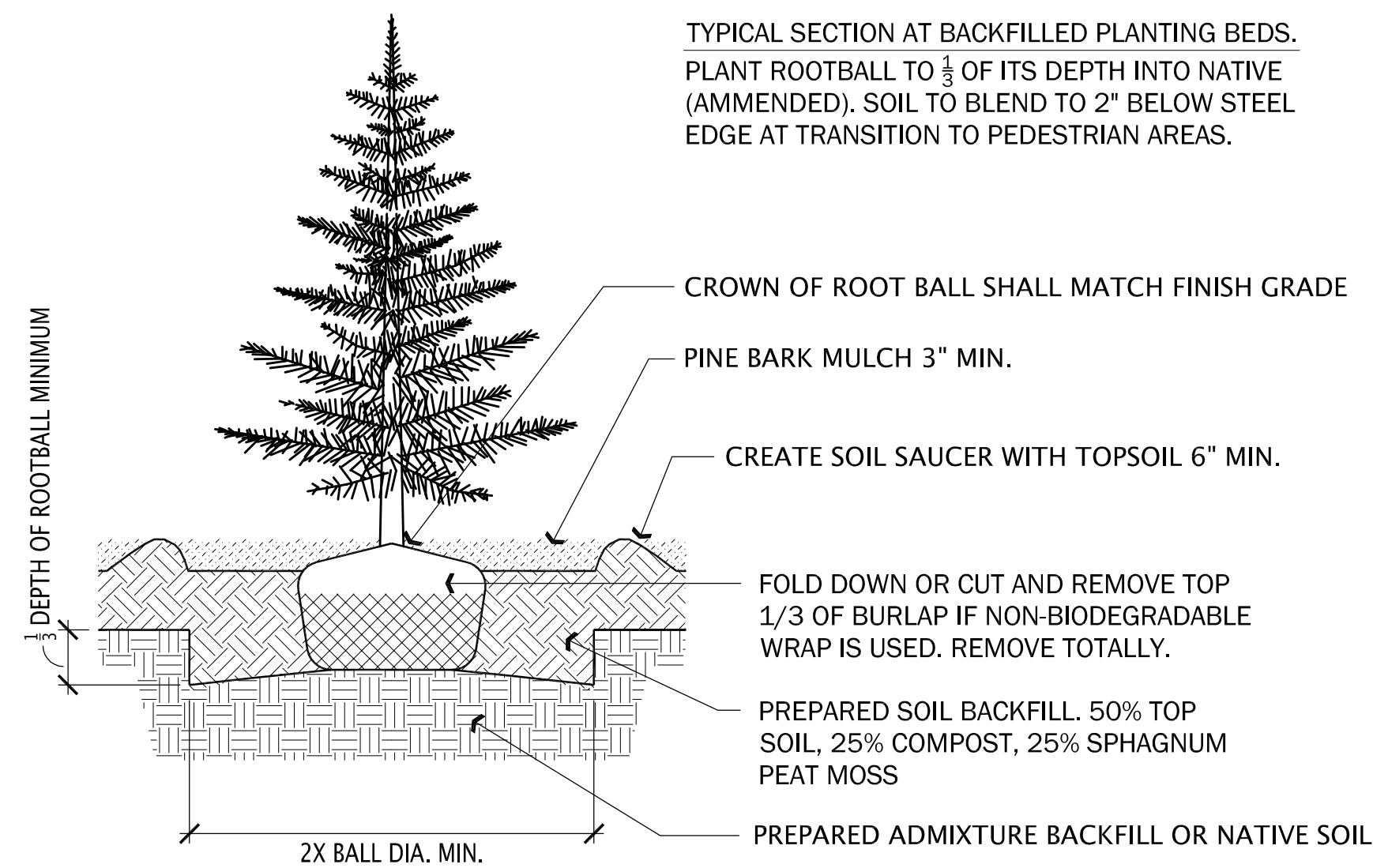
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L100 SITE PLAN  
L150 EXHIBIT ELEVATIONS  
L200 IRRIGATION PLAN  
L250 IRRIGATION DETAILS  
L300 PLANTING PLAN  
L350 PLANTING DETAILS



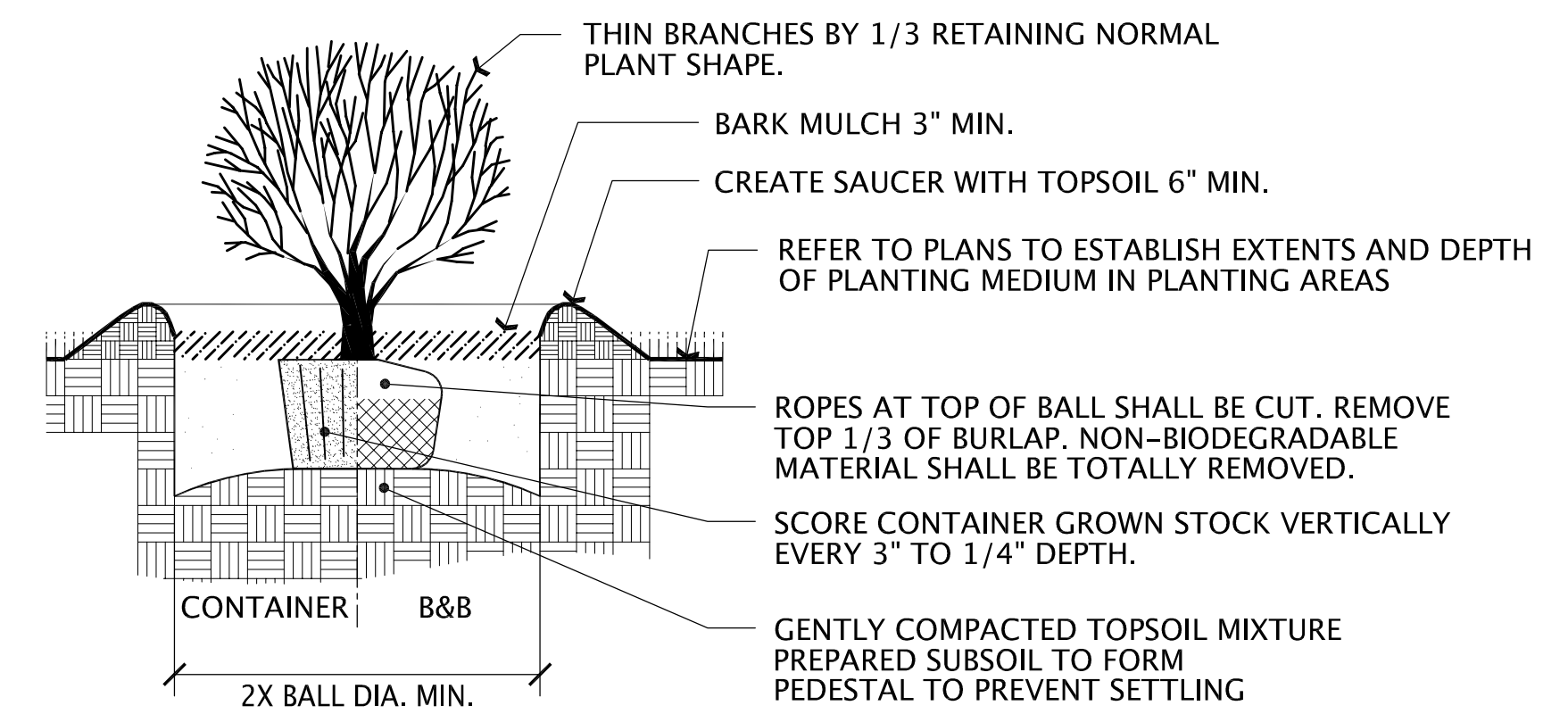
CONIFEROUS TREE PLANTING - MEDIUM DUTY  
N.T.S. 3  
L300



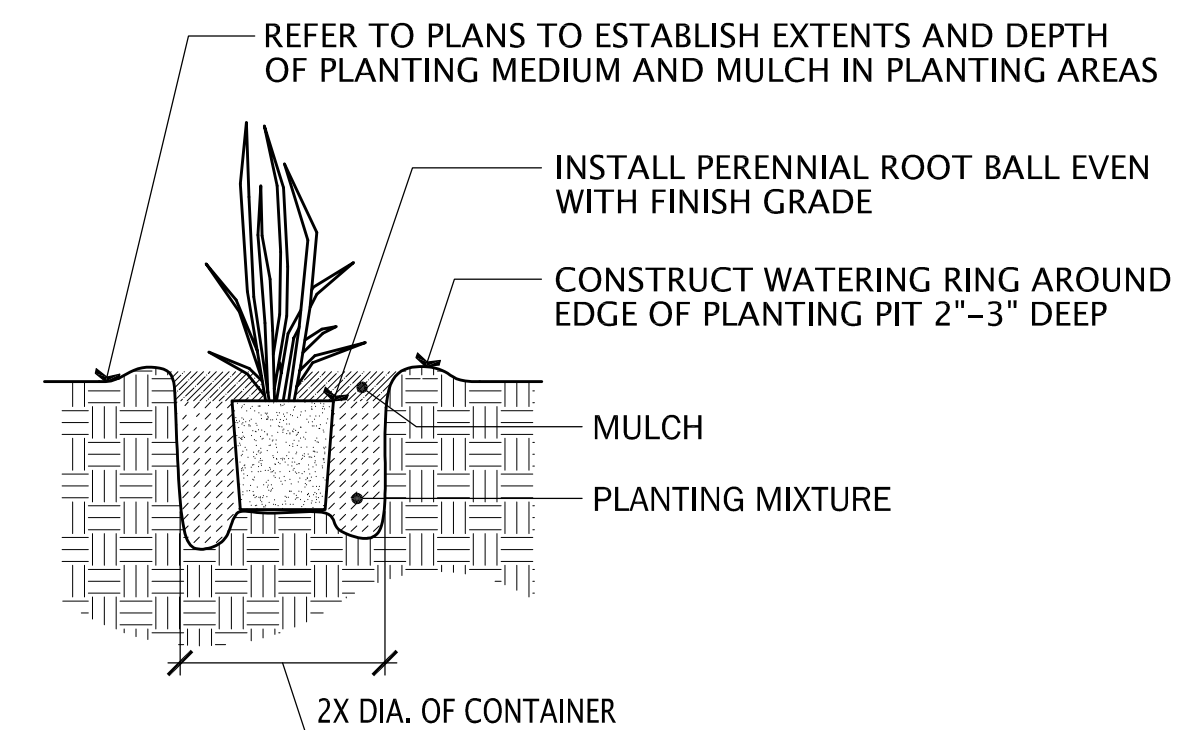
TYPICAL SECTION AT BACKFILLED PLANTING BEDS.  
PLANT ROOTBALL TO  $\frac{1}{3}$  OF ITS DEPTH INTO NATIVE  
(AMMENDED). SOIL TO BLEND TO 2" BELOW STEEL  
EDGE AT TRANSITION TO PEDESTRIAN AREAS.



CONIFEROUS TREE PLANTING - MEDIUM DUTY WITH TOPSOIL FILL  
N.T.S. 3  
L300



SHRUB PLANTING - CONTAINER & BALL AND BURLAP.  
Scale : N.T.S. 2  
L300



PERENNIAL PLANTING.  
Scale : N.T.S. 1  
L300

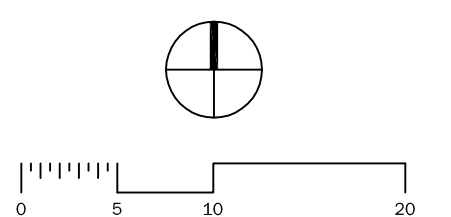
OWNER



FREINDS OF TRACY AVIARY  
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UTAH 84105

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OWL FOREST

DRAWING TITLE  
PLANTING DETAILS



DATE 10 NOV 10  
SCALE AS NOTED  
DRAWN BY PJB  
CHECKED BY PJB

TA-OF

L-350

**Attachment B**  
Information from the City Arborist



**From:** Rutherford, Bill  
**Sent:** Monday, October 18, 2010 11:48 AM  
**To:** 'Paul Svendsen'  
**Cc:** 'esther e. hunter'; East Liberty Park 2 CC Chair; Liberty Wells CC Chair; 'gary@feltlighting.com'  
**Subject:** RE: Aviary trees

Full and accurate summary, Paul. By copy will forward to Esther, Michael, Gary and DeWitt. Bill

**From:** Paul Svendsen [mailto:paulsvendsen2002@yahoo.com]  
**Sent:** Friday, October 15, 2010 3:49 PM  
**To:** Rutherford, Bill  
**Cc:** 'Tim Brown'; 'Peter At Atlas'; 'MatthewU'; 'Sattar Tabriz'; 'AJ Shaffer'; 'Mike Drake'  
**Subject:** Aviary trees

Bill,

Thanks for taking time to meet with me today and throughout the last few weeks. We've covered a lot of ground and I thought it would be worthwhile for me to put the key items in writing. This will allow you to let me know if I've forgotten or misunderstood anything, and also let me suggest some marching orders for the members of our team.

#### Major Points

- With the exceptions noted below, the trees currently marked with ribbons are OK for removal as part of the upcoming infrastructure project.
- We are also OK to remove the 3 smallish elms, 2 junipers, and 2 mulberries from the Owl Forest area.
- Bill is concerned about the future health of the trees marked on the infrastructure drawings as "impacted," as opposed to "removed." Additional tree protection strategies and/or pruning are necessary in these areas.
- Due to its size, location, and proximity to infrastructure work, we should explore tree buttressing strategies for the large cottonwood just inside the Aviary's east entrance (directly south across the sidewalk from the kiosk).
- Bill feels that our tree removals along the Aviary's west side will leave that area looking awfully bare. We should include a tree planting plan as part of the infrastructure surface restoration plan.
- Bill would prefer that his crews handle the pruning of large trees in our construction areas, with payment coming from the Aviary/bond. We need to coordinate with Bill to arrange timing.
- The following trees must be transplanted. If locations are not available within the Aviary, the City will likely be able to find other locations for them. Where access is problematic, hand-digging may be required.
  - \*\* All maples in the entry area that would otherwise be removed, regardless of current appearance. [Phase 2B/Infrastructure]
  - \*\* All junipers in entry area. [Phase 2B]
  - \*\* 2 Hawthorns in Owl Forest area. [Owl Forest]
  - \*\* Magnolia in Owl Forest area. [Owl Forest]
  - \*\* Tri-color Beech south of the main bridge. [Infrastructure]
  - \*\* Small American Elm near the Pond 1 weir currently marked with a ribbon. [Infrastructure]
  - \*\* Junipers at entrance area to Destination Argentina. [Infrastructure] I think these trees should be stored appropriately and reinstalled in the same location, if possible.

#### Action Items

PLNHLC2010-00645, Tracy Aviary

- **Bill R.** -- provide tree protection and/or pruning instructions for “impacted” tree areas.
- **Sattar/AJ** -- incorporate above instructions into the infrastructure spec when we get them from Bill.
- **Sattar/AJ** – update infrastructure drawings to require transplanting of maples in entry area. The timing on this is not working out as we had hoped so we will need to brainstorm with Peter.
- **Bill R.** -- identify potential vendors for “Cobra” tree buttressing system you mentioned. **Paul S.** to explore cost/benefit with Bill R. and Aviary team.
- **Bill R.** -- send Paul S. a list of tree transplanting vendors. Bill, if you could recommend companies that handle both spading and hand-digging, that would be helpful – there may be opportunities for both techniques.
- **Peter B.** – update Phase 2B landscape/demo drawings to reflect additional tree transplants. The Owl Forest drawings are in good shape.
- **Matthew U. and Peter B.** -- identify locations within Aviary for transplanted trees. If we do not want them, let me know and I will alert Bill that they are available for placement elsewhere.
- **Matthew U. and Peter B.** -- prepare a tree planting plan for western edge of Aviary. Peter, this is a new scope of work so let’s discuss this when you have a chance.
- **Sattar/AJ** – update surface restoration plan with new tree planting plan when complete.
- **Bill R.** – Initial site work for the new entry building is scheduled to commence in February 2011. Can we start talking now about scheduling your tree pruning crews and developing a strategy and budget?
- **Bill R.** – We hope to start work on the Owl Forest exhibit fairly soon (next couple of weeks). I fear that we may not be giving you enough notice to schedule one of your pruning crews for this area. Assuming this is the case, are there private tree pruning operations that you prefer?

Apologies for the long email. Please let me know if you have any concerns/additions/corrections. Thanks again,

Paul

**Attachment C**  
Tracy Aviary Master Plan





# Tracy Aviary Master Plan Site Plan: Phase II

The Portico Group

February 2008  
Salt Lake City, Utah

- Existing Building
- New Building
- New Building with "Green Roof"
- Matched Exhibit (Water Walk-Through)
- Matched Exhibit (Views Through Mesh)
- Exhibit Pathway
- Visitor Pathway
- Service Pathway
- Existing Tree to Remain
- Prepared New Tree
- Perforator Fence
- Green/Paved area
- Lawn
- Wetland
- Water

