

HISTORIC LANDMARK COMMISSION
STAFF REPORT



Planning and Zoning Division
Department of Community and
Economic Development

Tracy Aviary Turkey Vulture and Hawk Exhibit
PLNHLC2013-00411
Liberty Park 900 South 600 East
July 18, 2013

Applicant:

Friends of Tracy Aviary

Staff:

Ray Milliner (801) 535-7645 or
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)

Notification

- Notice mailed on July 3, 2013
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites July 3, 2013

Attachments

- A. Letter from Applicant
- B. Building Site Plans & Elevations
- C. Public Comment

Request

As part of an ongoing upgrade and renovation of the Tracy Aviary, the applicant, Tracy Aviary is requesting Historic Landmark Commission approval of an exhibit structure that will be used to house an interactive exhibit featuring turkey vultures and hawks.

Staff Recommendation

Staff recommends that the Historic Landmark Commission review the application, and approve the proposed turkey vulture and hawk exhibit at Tracy Aviary pursuant to the findings, analysis and conditions of approval in this staff report.

Potential Motions

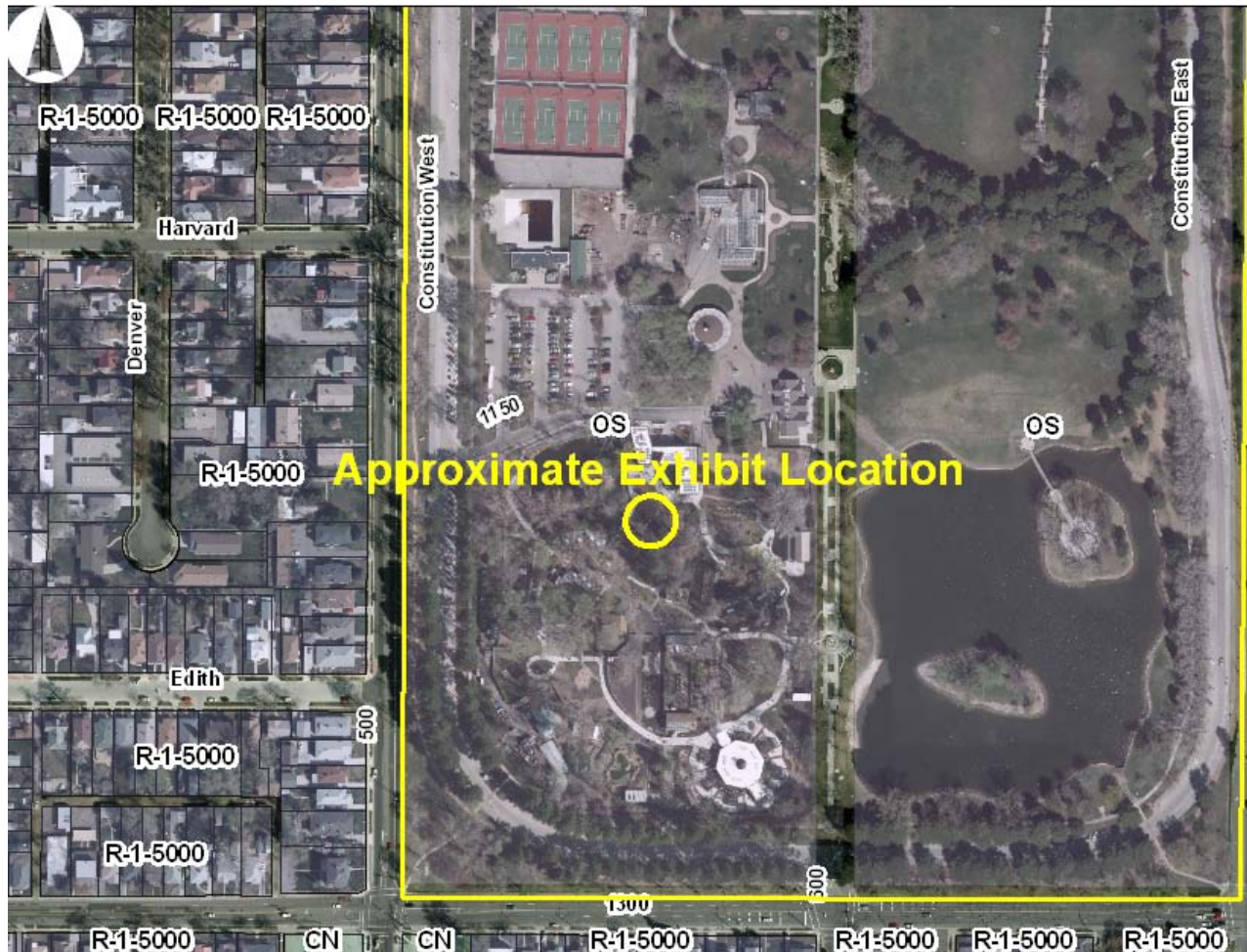
Approval: Based on the analysis and findings of fact in this staff report, testimony and plans presented, I move that the Commission approve the proposed turkey vulture and hawk exhibit at Tracy Aviary subject to the conditions of approval below.

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. The structure must meet all applicable Zoning Ordinance requirements, including setbacks, maximum footprint and lot coverage.

Denial: Based on the testimony, plans presented and the following findings, I move that the Historic Landmark Commission deny the proposed Certificate of Appropriateness for the proposed turkey vulture and hawk exhibit at Tracy Aviary (commissioner would then state findings for denial)

Vicinity Map



Liberty Park

- ▭ Neighboring Parcels
- ▭ Subject Property

Background

The Aviary was founded and built in 1938 as the first zoo in Utah. Since that time, the Aviary location has provided public services as a zoo, swimming pool, aquarium and most recently an aviary. The applicant, Friends of Tracy Aviary, is requesting Historic Landmark Commission approval of a turkey vulture and hawk exhibit located in the northern section of the Aviary near the existing Kennecott Wetland Experience exhibit (the metal domed structure). In addition to this project, the Historic Landmark Commission has reviewed and approved the following projects:

- Construction of a Ground Hornbills Exhibit
- Remodel and renovation of the Wilson Pavilion
- The review and approval of a Master Plan for the Aviary
- Review and approval of an education and guest services building
- Review and approval of an upgrade to the utilities and infrastructure

- Review and approval of a new owl forest exhibit.
- Review and approval of a tree removal and preservation plan for the area
- Review and approval of an amphitheater and two bird holding buildings
- Review and approval of the Andean Condor Exhibit

These projects have been completed or are currently under construction, and the applicant is now prepared to begin work on the next phase of project. The turkey vulture and hawk exhibit will be located on the north section of the Aviary near the existing wetlands exhibit, in an area that previously was vacant. It has been designed to be transparent, and to feature the birds as closely in their natural habitat as possible. Although the exhibit is being done concurrently with other exhibits, it is not part of the tax payer funded bond that is financing the other buildings and exhibits. This structure was paid for by private donations.

Tracy Aviary and its contents are “features” of a Landmark Site, Liberty Park, and as a result, design and review authority of all new construction, as well as modifications to existing structures is under the purview of the Historic Landmark Commission.

Project Description

The Tracy Aviary, located in the southern portion of Liberty Park, proposes new construction of an interactive exhibit featuring turkey vultures and hawks. The proposed Exhibit is a 677 square foot wood and mesh structure at the northern quadrant of the Aviary.

The proposed exhibit enclosure will measure 12’ x 50’ and will range from 10’ to 14’ in height. It will comprise of a wooden log structure with a plastic coated metal mesh skin. The logs will be 10” in diameter. Steel cables will be tensioned between the wooden members from which a 14 gauge welded wire mesh with a 2” x 2” opening will be hung to form the skin of the exhibit. The mesh will be anchored to a concrete curb. The exhibit will be serviced by a single 6’ x 6’ vestibule. The interior of the exhibit will replicate features found in the natural habitat of the birds and include a shelter for the winter, rugged landscape and a screen separating the vultures and hawks from the adjacent birds. The structure will be built over an existing stream providing the birds a water source. The exhibit will be encircled by a stand-off barrier of comparable materials to the exhibit enclosure. Adjacent to the exhibit will be a small themed performance space that also functions as an interpretive environment for children.

Public Comments

Staff received one written comment regarding the design. It is attached as attachment C.

Zoning Ordinance and Design Guidelines

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.

Analysis: Staff has reviewed the project for compliance with all applicable standards in the Open Space zone, and found that it meets the minimum requirements, including height (maximum allowed =35 feet above established grade, proposed = 14 feet above established grade).

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 structure will be relatively small, being 14 feet in height with a 677 square foot footprint. The design of the structure is such that it is relatively indiscreet, and designed to feature what is inside (the birds). The size and scale of the building is mitigated by the varied design of the footprints, and shapes of the buildings within the Aviary. These design elements combine to further reduce the scale and impact of the building on the surrounding area. The proposed structure is compatible in size, style and construction with the other structures within the Aviary.

The design of the structure is similar to that of the Andean Condor exhibit that was approved by the Historic Landmark Commission in September of 2012. At that time, the Commission found that although the scale and form of the proposed structure is not traditional as it relates to the overall historic district, it was appropriate for the Aviary due to the unique use of the site, and the needs of the birds on display.

Finding: The unique design of the structure makes it 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 composition of the building has little relationship to other historic buildings in Salt Lake City, as the building is transparent with no traditional features such as windows, doors and entry porches. Nonetheless, the architectural design is appropriate for its context/location and proposed use. The rhythm of solids to voids along the various facades is dominated by the voids, and is consistent with newer bird enclosures in the Aviary. The wire mesh is designed to provide visitors with an unencumbered view of the birds.

Finding: Staff finds that the composition of the principal facades is compatible with the surrounding architecture in the Tracy Aviary. The design of the structure is suited for the unique use for which it will be employed, and is built in an 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 building relates to pedestrian paths within in the Aviary and Liberty Park, 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
Letter from Applicant

Turkey Vultures and Hawks Exhibit

The proposed Turkey Vultures and Hawks Exhibit is a 677 square foot exhibit located next to the Kennecott Wetland Experience. The exhibit will occupy a small footprint spanning the existing teaching stream. There are currently no exhibits in this space.

The proposed exhibit enclosure will measure approximately 12' x 50' x 10-14' high and be fabricated from wooden logs with a plastic coated metal mesh skin. The logs will be 8-10" diameter, the mesh will have a 2"x2" opening. The interior of the exhibit will appear to be seamless with the surrounding landscape such that the site resembles a native woodland understory. The existing stream will pass through the exhibit before entering the existing pond 3. Approximately 20% of the exhibit will be covered to provide winter shelter. The south side of the exhibit will have a rough timber infill to provide a visual screen between the Turkey Vultures and Hawks in the exhibit and the water fowl in the adjacent pond 3 and Kennecott Wetland Exhibit. The exhibit will be serviced by a single 6' x 6' vestibule.

Exhibit viewing will take place from a bump out on the existing path between the Chase Mill and Guest Services Building. A stand-off barrier of comparable materials to the exhibit enclosure will define the edge of the viewing area. Benches and species i.d. and interpretive signage will complement the visitor experience.





Tracy Aviary | Turkey Vultures & Hawks

Colony



Tracy Aviary | Turkey Vultures & Hawks

Colony

Attachment C
Public Comment

To Representative Jill Remington Love and staff member Ray Milliner,

I am writing about a proposed exhibit permit by Tracy Aviary to build a new Turkey Pen ...

Seriously! ?

Liberty Park is basically one of only two parks of any reasonable size in Salt Lake City and it is SMALL by any standard. I have lived near the park since 1995 and in my current home since 1997 and I have watched as more and more structures are built in the park, eating up open space and greenery - WHY? It is a park! It is meant to have as much open space as possible.

Tracy Aviary has more than enough birds and structures as it is - we don't need any more bird poop from confined cages emitting gases into our already over polluted air on top of over crowding conditions for these poor creatures. Zoos and Aviaries are cruel and inhumane - for some species they may serve a purpose for study and protection of endangerment - but for the most part they are created to entertain and I think they have more than enough already, they don't need to add anything more to that dismal little zoo!

I hope you deny this permit - they don't need another structure in that overcrowded bird zoo!

Thank You,

Michael Talbot
457 Edith Avenue

don't put me on a mailing list - not interested!