

HISTORIC LANDMARK COMMISSION
STAFF REPORT



Planning and Zoning Division
Department of Community and
Economic Development

Tracy Aviary Tropical Exhibit
PLNHLC2014-00197
Liberty Park 589 East 1300 South
May 1, 2014

Applicant:

Angela Dean, architect.

Staff:

Katia Pace (801) 535-6354 or
katia.pace@slcgov.com

Tax ID: 16-07-427-001

Current Zone: OS

Master Plan Designation:
Open Space

Council District:
5, Erin Mendenhall

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

Notification

- Notice mailed on 04/18/14
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites 04/18/14

Attachments

- A. Site Plan & Elevations
- B. Photos
- C. Renderings

Request

The applicant Angela Dean, architect, on behalf of Tracy Aviary is requesting that the Historic Landmark Commission approve a Certificate of Appropriateness involving new construction of the Tropical Exhibit, a new building to exhibit exotic birds and plants.

Staff Recommendation

Staff recommends that the Historic Landmark Commission review the application, and approve the proposed Tropical Exhibit building 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 the staff report, testimony and plans presented, I move that the Commission approve the proposed Tropical Exhibit building 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 the trees removed are replaced with trees that are appropriate for the site.
2. Additional review will be necessary for the feature elements on the north elevation wall.

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 Tropical Exhibit building at Tracy Aviary (commissioner would then state findings for denial.)

Vicinity Map



Background

Tracy Aviary is requesting approval of the new Tropical Exhibit building to exhibit exotic birds and plants. 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. Since 2009 the Historic Landmark Commission has reviewed and approved the following projects:

- Construction of a Ground Hornbills Exhibit (August 2009)
- Remodel and renovation of the Wilson Pavilion (August 2009)
- Master Plan for the Aviary (August 2009)
- Education and Guest services building (August 2010)
- Upgrade to the utilities and infrastructure (August 2010)
- Owl Forest Exhibit (December 2010)
- Tree removal and preservation plan for the area (February 2011)

- Amphitheater and two bird holding buildings (December 2011, June 7, 2012, December 2012)
- Andean Condor Exhibit (September 2012)
- Macaw and King Vulture Exhibit (October 2013)
- Turkey Vulture and Hawk Exhibit (July 2013)
- Avian Health Center (April 2014)

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 proposed Tropical Exhibit building will be located at the north boundary of the Aviary, adjacent to the Visitors Center. The north and east walls will serve as the Aviary's boundary along the park, similar to the Visitors Center.

The shape of the proposed building is irregular with a circular element being prominent. The form is driven by the functional requirements within, which creates a unique appearance and design expression. The exhibit will be accessed by visitors through the buildings south entrance. Service areas will be located on the west elevation and will be accessed from the existing service corridor to the east of the Visitors Center.

The proposed material will be pre-cast concrete. The north elevation the wall will be intersected with vertical board form concrete that will have color and texture. The south elevation will be broken up by different materials such as a living wall (a wall covered with vegetation) and stone veneer. The proposed balcony on the south elevation will be partially sheltered by a living roof (a roof covered with vegetation.) The roof will vary in height and will be flat or on an angle. The circular portion of the building will have narrow openings with decorative metal fins surrounding it. Windows on the south elevation will be large openings with protective screens. Plans for this building are attached as Attachment A.

Tracy Aviary and the Salt Lake City Parks Division are in the process of deciding on feature elements for the north elevation wall where the aviary will share it with Liberty Park. Approval for these feature elements will be done separately and at a later time.

Two trees will need to be removed in order to accommodate the proposed building. Tracy Aviary has been working with the City arborist. The aviary plans to replant three trees for every tree that is removed. A landscape plan can be seen as Attachment C.

Public Comments

No comments were received which would preclude the proposed development.

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 = 25 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 form of this building will be relative to its function. The proposed structure will be approximately 5,300 square feet and it will be no higher than 25 feet. A larger scale building is necessary to be used for the exhibition of birds. The new building is compatible in scale and mass with the adjacent Visitors Center. The north and east walls will serve as the Aviary's boundary along the park, similar to the Visitors Center. The streetscape is not relevant for this project. The roof will vary in height and will be flat or on an angle. The different roof heights will make the building more interesting.

Finding: The design of the structure are 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 circular portion of the building will have narrow openings with decorative metal fins surrounding it. Windows on the south elevation will be large opening with protective screens. The proposed new building will be adjacent to the Visitors Center building and although the buildings will be different in shape and material, they will be visually compatible because of elements such as the vertical board form concrete and vertical fins surrounding the narrow openings along the walls of the north and east elevations. The use of pre-cast concrete works well with the circular shape of the building.

Finding: Details of the proposed Tropical Exhibit building relate to the adjacent building, creating continuity along the Aviary's public boundary. The design of the structure is suited for the unique use for which it will be employed.

3. **Relationship to Street:**

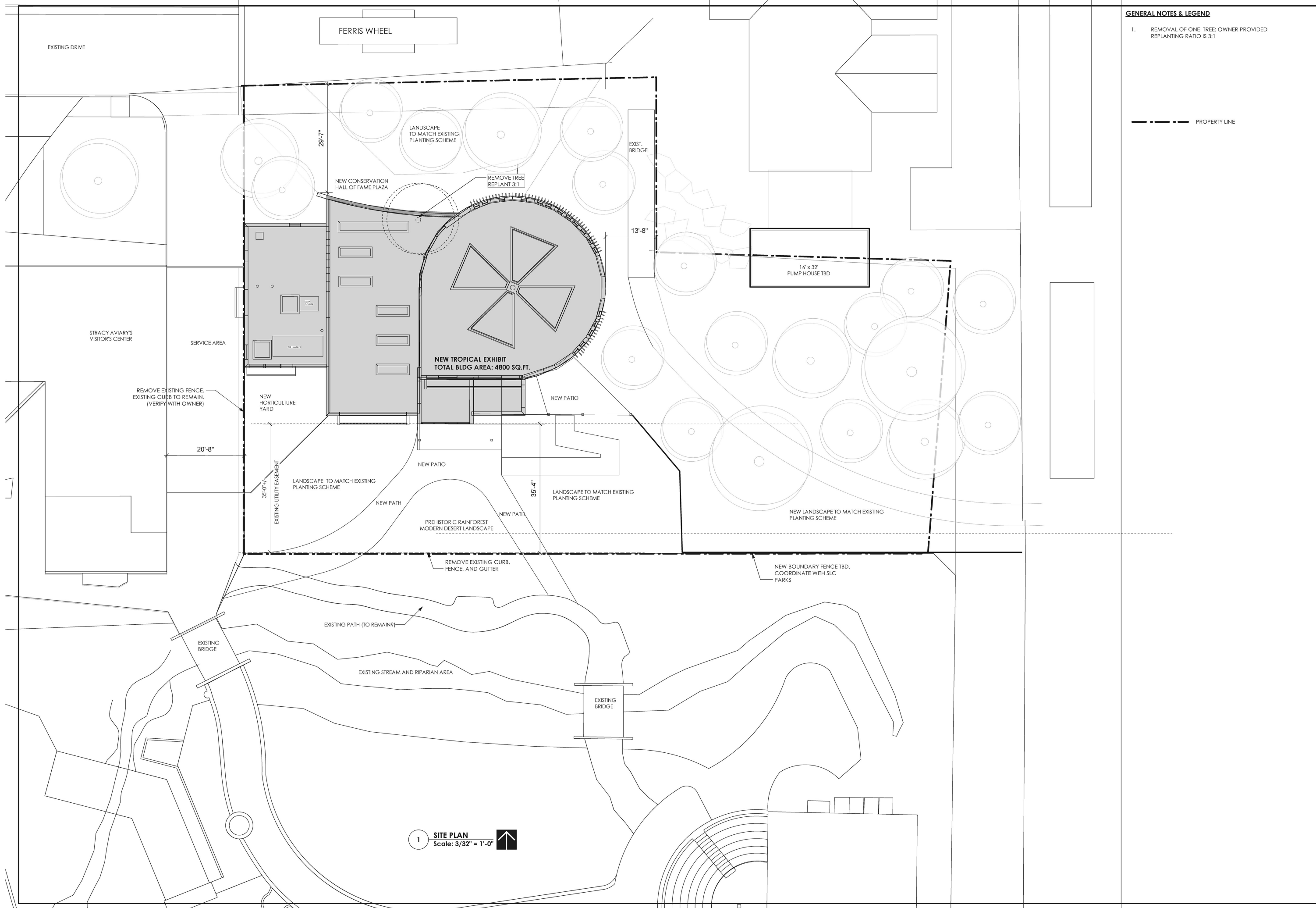
- a) **Walls Of Continuity:** Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
- 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 public 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 Elevations



GENERAL NOTES & LEGEND
 1. REMOVAL OF ONE TREE: OWNER PROVIDED
 REPLANTING RATIO IS 3:1

----- PROPERTY LINE



TRACY AVIARY'S TROPICAL RAINFOREST EXHIBIT
 DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION
 589 EAST 1300 SOUTH
 SALT LAKE CITY, UTAH

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 MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP TO THE NUMBER OF SCALE CORRECTLY TO THE INDICATED SITE.

DATE

02 APRIL 2014

REVISIONS

SITE PLAN

SITE PLAN

SP1.0

1 SITE PLAN
 Scale: 3/32" = 1'-0"

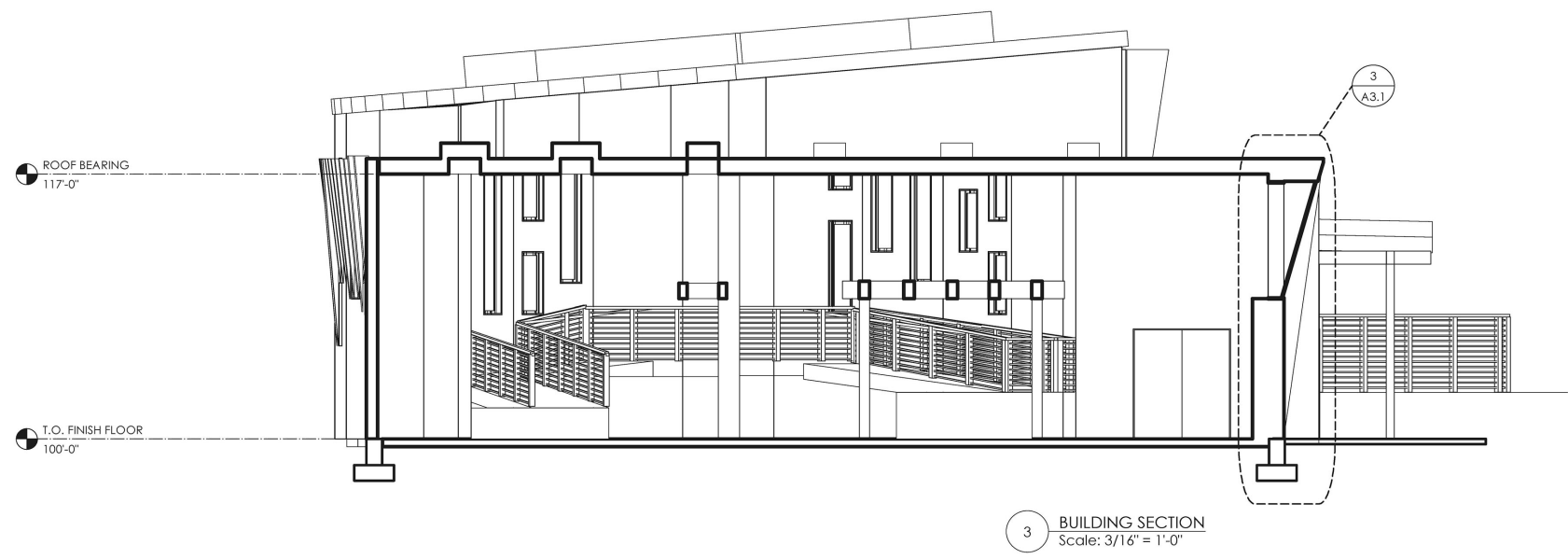
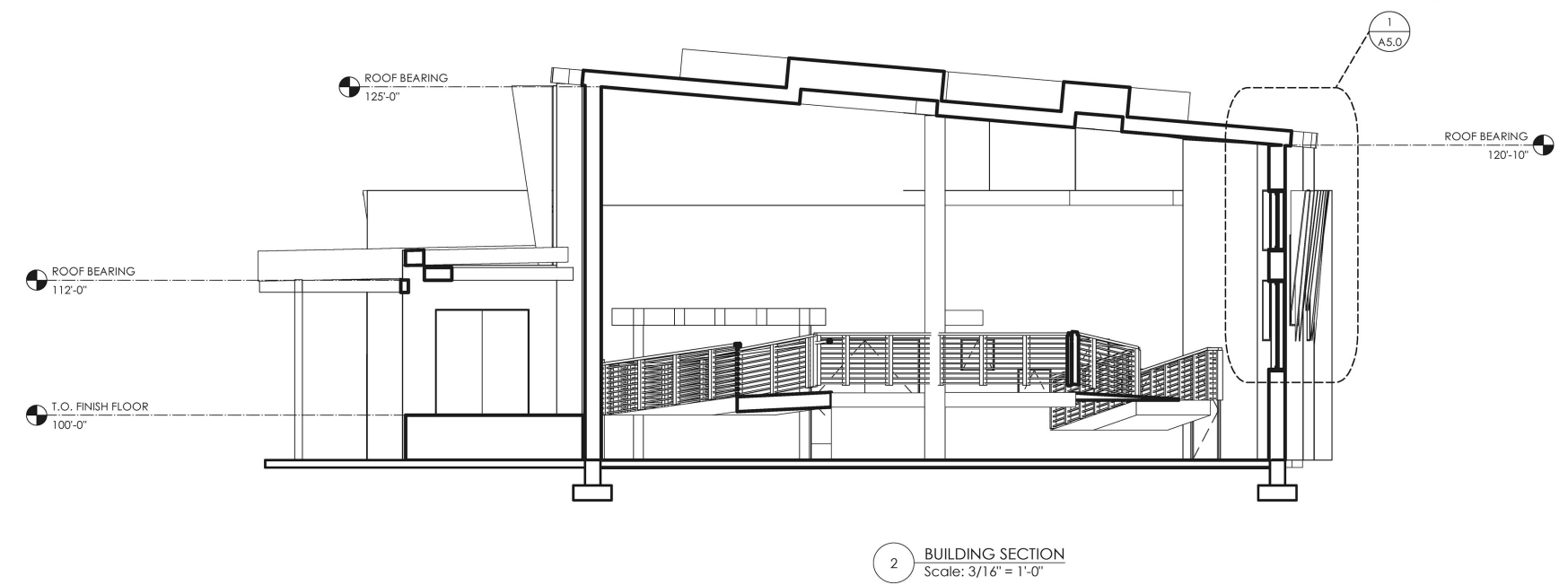
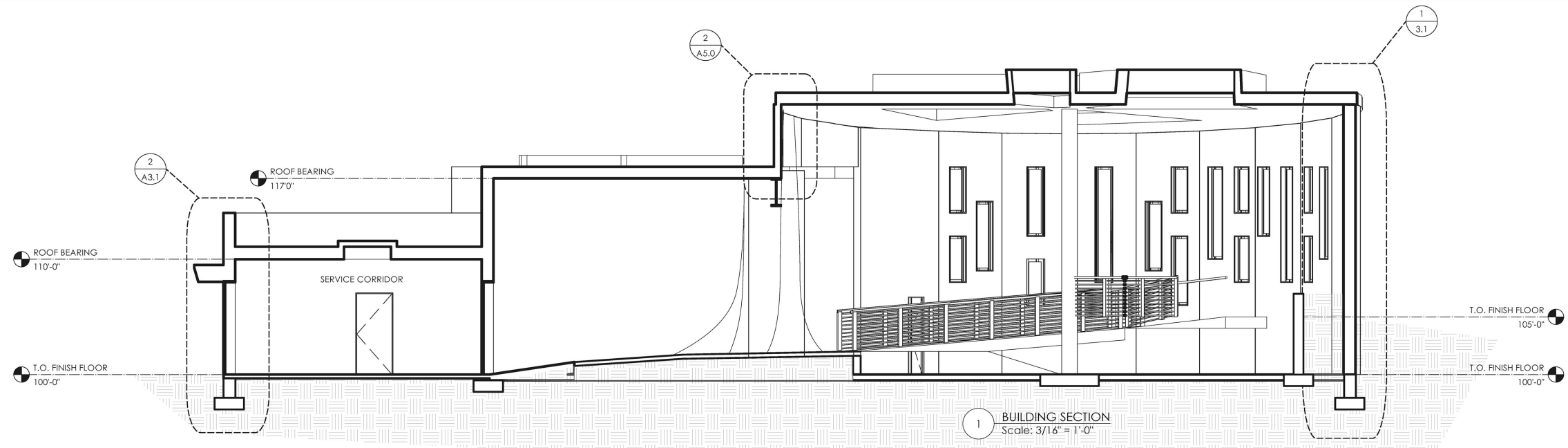
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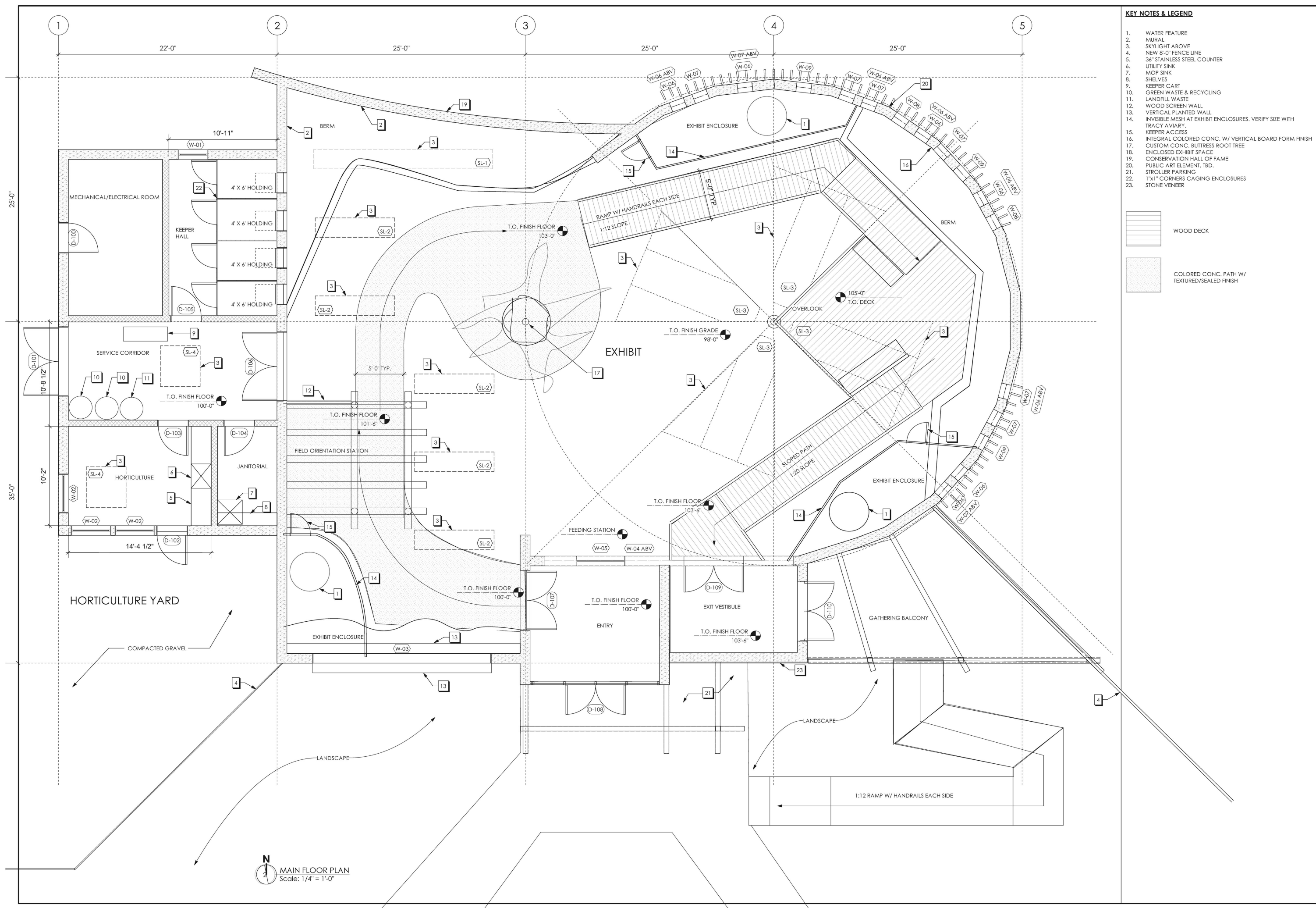
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02 APRIL 2014

REVISIONS

BUILDING SECTIONS

A3.0





KEY NOTES & LEGEND

1. WATER FEATURE
2. MURAL
3. SKYLIGHT ABOVE
4. NEW 8'-0" FENCE LINE
5. 36" STAINLESS STEEL COUNTER
6. UTILITY SINK
7. MOP SINK
8. SHELVES
9. KEEPER CART
10. GREEN WASTE & RECYCLING
11. LANDFILL WASTE
12. WOOD SCREEN WALL
13. VERTICAL PLANTED WALL
14. INVISIBLE MESH AT EXHIBIT ENCLOSURES. VERIFY SIZE WITH TRACY AVIARY.
15. KEEPER ACCESS
16. INTEGRAL COLORED CONC. W/ VERTICAL BOARD FORM FINISH
17. CUSTOM CONC. BUTTRESS ROOT TREE
18. ENCLOSED EXHIBIT SPACE
19. CONSERVATION HALL OF FAME
20. PUBLIC ART ELEMENT, TBD.
21. STROLLER PARKING
22. 1"x1" CORNERS CAGING ENCLOSURES
23. STONE VENEER



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02 APRIL 2014

REVISIONS

MAIN FLOOR PLAN

A1.1

Attachment B
Photos



EXISTING SITE PHOTOS

Attachment C
Renderings



NORTH SIDE STREETScape

EXISTING FENCE

