

HISTORIC LANDMARK COMMISSION  
STAFF REPORT



Planning Division  
Department of Community and  
Economic Development

**Tracy Aviary's Solar Trees**  
PLNHLC2015-00046  
Liberty Park 589 East 1300 South  
March 5, 2015

**Applicant:** Tracy Aviary

**Staff:**

Katia Pace (801) 535-6354 or  
[katia.pace@slcgov.com](mailto: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 2/29/15
- Agenda posted on the  
Planning Division and Utah  
Public Meeting Notice  
websites 2/29/15
- Sign posted 2/23/2015

**Attachments**

- A. Site Plan
- B. Photos & Renderings
- C. Brochure
- D. Public Comments

***Request***

The applicant, Matthew Utley representing Tracy Aviary, is requesting that the Historic Landmark Commission approve a Certificate of Appropriateness to install two shade structures that also serve as solar trees. The structures would be located in proximity to the Argentina Exhibit and at the Flamingo viewing area. Tracy Aviary is located in Liberty Park, which is a Local Landmark Site.

***Staff Recommendation***

Staff recommends that the Historic Landmark Commission review the application, and approve Certificate of Appropriateness for the proposed solar trees at Tracy Aviary pursuant to the findings, analysis and conditions of approval in this staff report.

***Potential Motions***

**Approval:** Based on the testimony, plans presented and the following findings, I move that the Historic Landmark Commission approve request for a Certificate of Appropriateness for the solar trees as proposed at Tracy Aviary.

**Denial:** Based on the testimony, plans presented and the following findings, I move that the Historic Landmark Commission deny the request for a Certificate of Appropriateness for the solar trees at Tracy Aviary (commissioner would then state findings for denial.)

## Vicinity Map



## 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. Tracy Aviary is requesting approval to install two shade structures, or solar trees that will double in purpose as solar panels. When considering the need for a shade structure over the Flaming viewing area, Tracy Aviary came up with the idea of installing solar trees that can provide shading and produce electricity. The solar trees are being proposed to be located in proximity to the Argentina Exhibit and over the Flamingo viewing area.

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 proposal is to install two solar trees; each tree will have two arrays. The taller array will be 18 feet high, the shorter array will be 14.5'. The solar panels will be on the top of the arrays, the dimension of the panels will be approximately 10' by 10'. The material of the structure will be recycled steel. The solar trees are proposed to be light pink.

Tracy Aviary has partnered with Rocky Mountain Power for about half of the funding and Spotlight Solar and Creative Energies for the structures, design, and installation. In the future there will be educational signage promoting the use of clean solar energy.



**Solar Trees Rendering**

## ***Public Comments***

No comments were received which would preclude the proposed development. Staff received two comments; an email and a phone call disapproving of additional structures on Tracy Aviary (see Attachment D.)

## **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.

**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 structures within the park vary greatly depending on their function. The purpose for the solar trees will be to provide shade and produce electricity. The proposal is to install two solar trees; each tree will have two arrays. The taller array will be 18 feet high. The solar panels will be on the top of the arrays, the dimension of the panels will be approximately 10' by 10'.

The solar trees will be a central focal point to the Argentina exhibit where the Flamingo's and other species live. The solar trees will be partially visible looking north between the Avian Health Center and Flamingo Holding buildings at approximately 100 and 140 feet north of the Liberty Park sidewalk on the other side of a fence.

**Finding:** Tracy Aviary is planning on creating a focal point with the structures. The scale and form of the solar trees will not be compatible with the surrounding structures, but they will be compatible with the purpose they are being conceived. 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 structures are proposed to be light pink to help the solar trees be identified with the Flamingos. The material of the structure will be recycled steel. The use of metal is shared by other structures in the park. Structures within Tracy Aviary are cohesive in their theme.

**Finding:** The design of the structure will be distinctive, although not a piece of art they will be artistic and sculptural looking. The design of the structure and the materials used is suited for the unique use for which it will be employed and compatible with the surrounding structures. The proposal meets this standard.

### 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 structures 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).

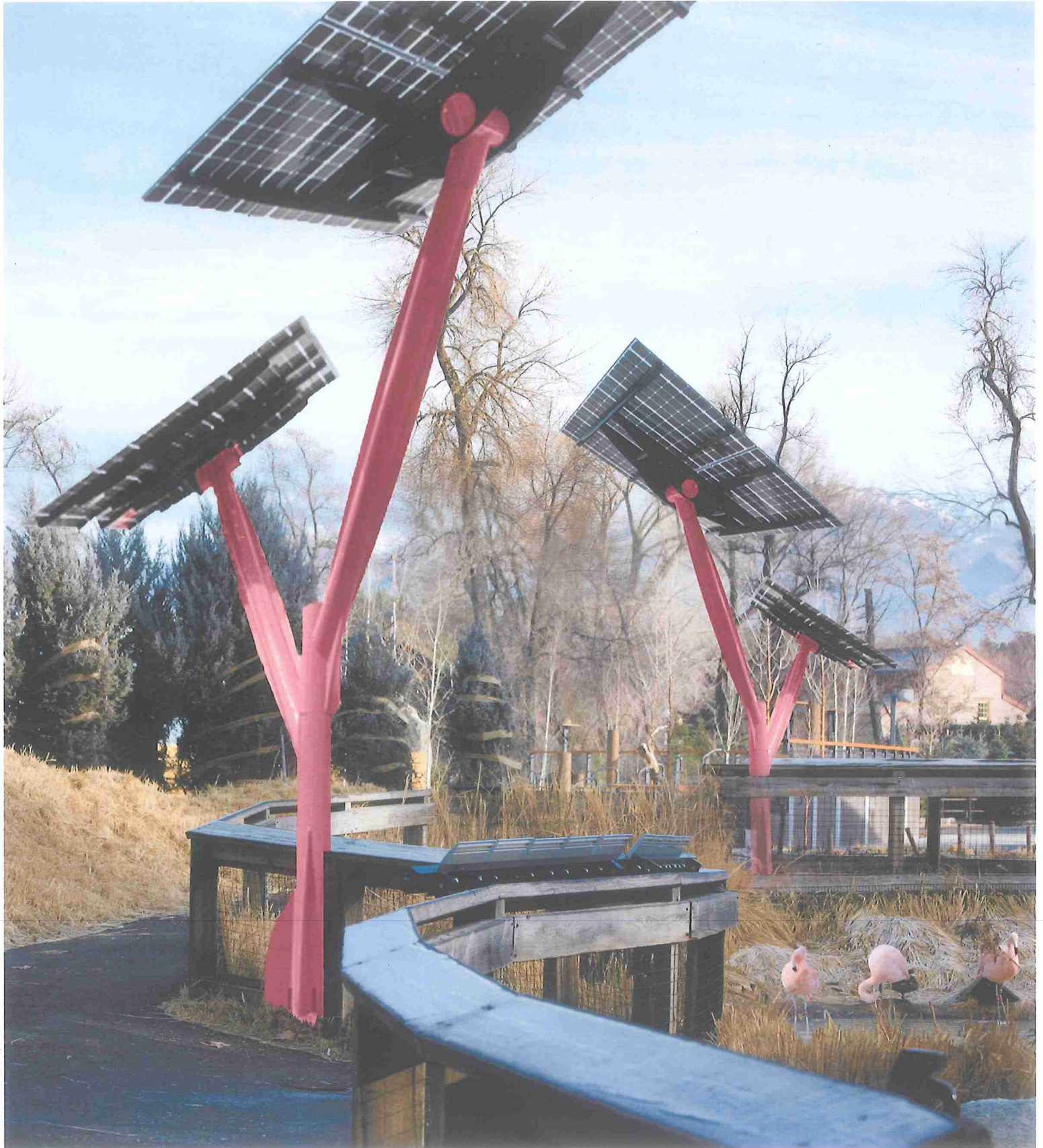
**Finding:** This standard is not relevant since a subdivision of lots is not part of the proposed project.

**Attachment A**  
Site Plan



**Attachment B**  
Photos & Renderings







# Arm Orientation LIFT 1&2 Typical East ↔ West



JULY 21<sup>st</sup> Noon  
Azimuth = **158**  
Elevation = **68**

NOTE: Google Earth image shadows do not match

Google Map Scale  
●————●  
20ft

Lift tip-to-tip wingspan  
●————●  
30ft

# Arm Orientation LIFT 2 Rotated 25° counter-clockwise



JULY 21<sup>st</sup> Noon

Azimuth = **158**

Elevation = **68**

NOTE: Google Earth image shadows do not match

Google Map Scale

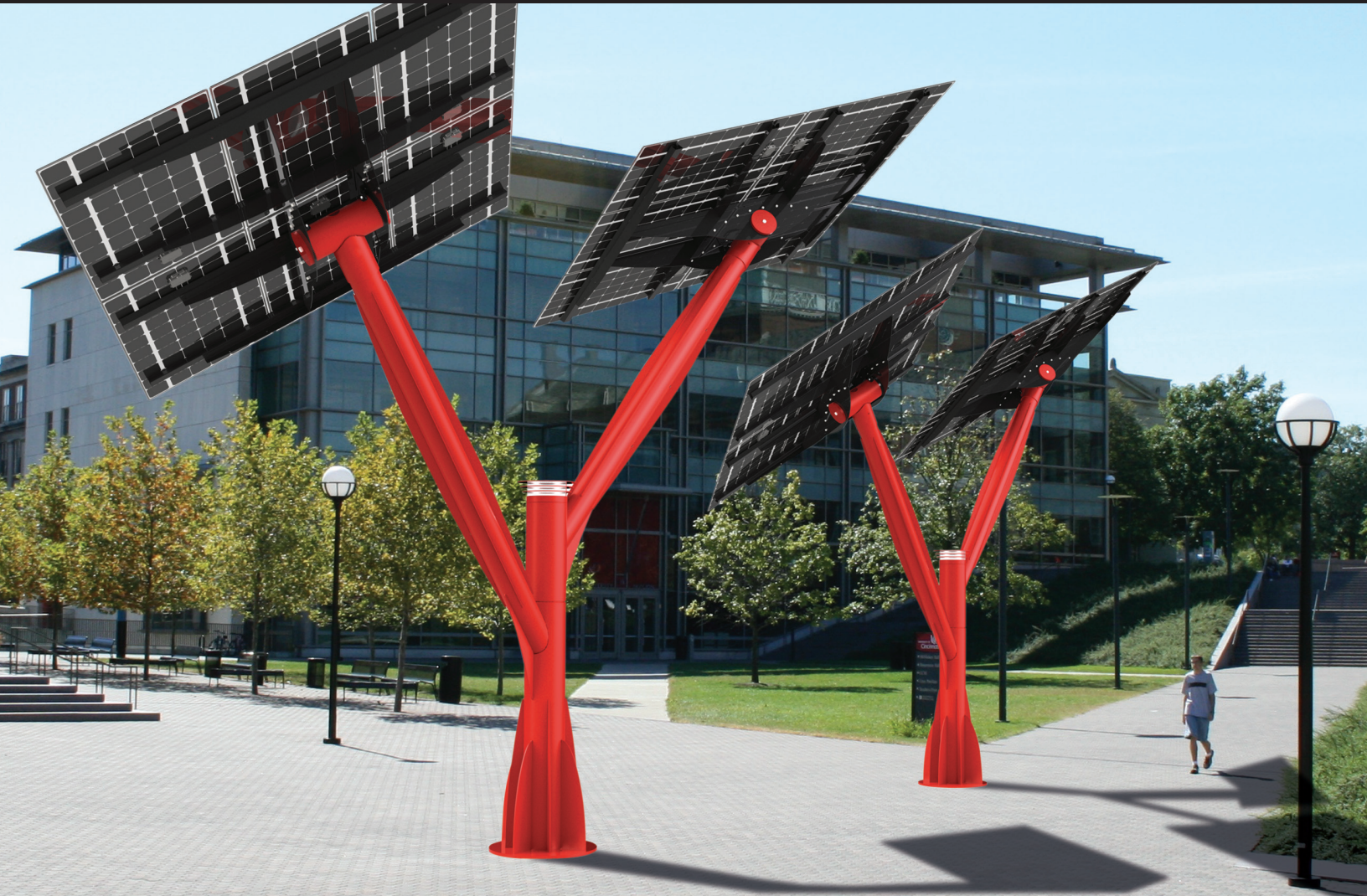
20ft

Lift tip-to-tip wingspan

30ft

**Attachment C**  
Brochure

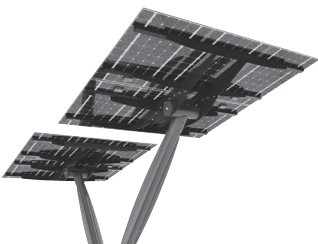
# Lift

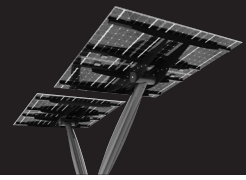


## Clean Energy Elevated

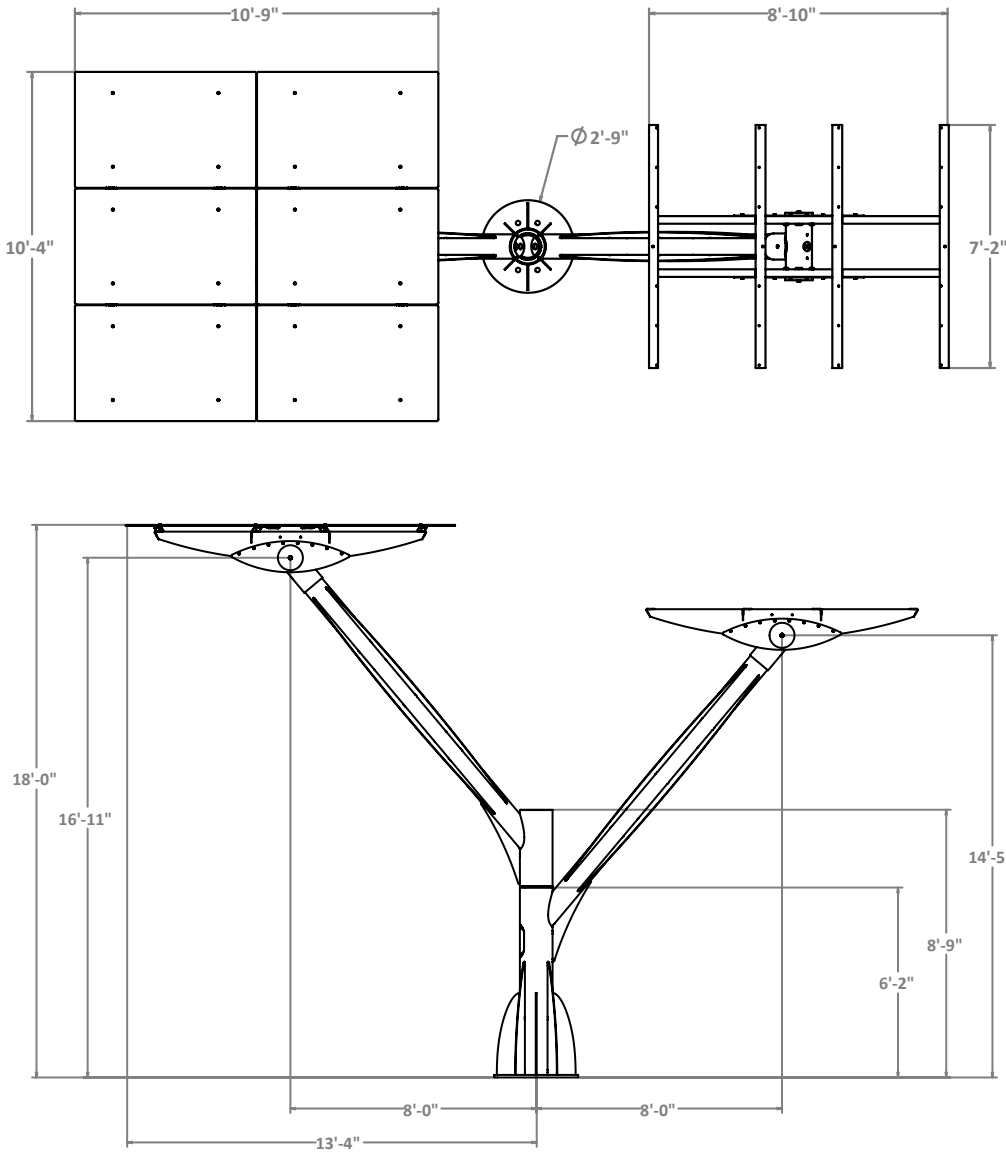
**Lift** by Spotlight Solar makes a statement – of stewardship. Designed to complement a rooftop solar system or other environmental investments, it reminds people of all the beneficial things you do. Installed in a prominent place, **Lift** will inspire people to make their own positive impact.

**Lift's** modular design provides flexibility and enhances your site. Position its arms and solar panels to balance energy production and aesthetics. Even color-coordinate with your building. Add lighting, power outlets, or a touch-screen – so people can learn about solar as they stand in the shade of beautiful clean energy.





Dimensions and specifics of frame depend on the solar panels selected.\*



Specifications	
Warranty	10 year limited warranty
Maximum height (top array at vertical angle)	24' 6"
Total weight	2,480 lbs. (ships in pieces, heaviest of which is 975 lbs.)
Wind load rating	100 MPH (140 MPH version available)
Material	Recycled steel
Finish (contact Spotlight for color selection)	Mil spec high performance coating
Solar panel recommendation*	Lumos LSX frameless with clear backsheet (array frames can be resized with a custom order for other solar panels)
<p><b>Provided by Spotlight Solar:</b> mounting structure, module attachment hardware, installation and orientation guidelines</p> <p><b>Provided by solar integrator:</b> PV modules, inverter, wiring, foundation, electrical design, installation, permitting, site-specific engineering</p>	
Configuration	Product Number
1-arm (6 panels)	LFT-103081 (Lumos)
2-arm (12 panels)	LFT-103082 (Lumos)
3-arm (18 panels)	LFT-103083 (Lumos)
Accessories	
Light kit - trunk	LFT-110001
120V outlet	LFT-120001
Monitoring software and service	Contact Spotlight Solar for details of our monitoring solutions optimized for public placements. Demos available at <a href="http://spotlightsolar.com">spotlightsolar.com</a>
Touch-screen display, PC	
Monitoring system mounting kit	

**Certified** Spotlight Solar is up to something good.

 Spotlight Solar is dedicated to making solar energy visible and attractive. We don't replace rooftop systems; we complement them. Our ambition is to promote the adoption of solar energy by enhancing its image, and by making it more top-of-mind.

**Corporation**  
bcorporation.net

\* Spotlight Solar recommends Lumos frameless crystalline panels, offering superior aesthetics.

Lift is PE stamped for structural engineering.

Installation shown on cover is simulated.  
Updated 11.20.2012.

**Attachment D**  
Public Comments



**From:** [Michael Talbot](#)  
**To:** [Pace, Katia](#)  
**Subject:** Case # PLNHLC2015-00046 Tracy Aviary expansion - this time Solar panels.  
**Date:** Sunday, February 22, 2015 10:31:30 AM

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Dear Erin Mendenhall OR To Whomever will LISTEN:

I have been a homeowner near the Tracy Aviary for over 17 years and in that time I have watched the NEVER-ENDING expansion of the aviary complex.

I have complained about this expansion before no no avail. In this same time I have watched the city continue to grow and grow and grow in size and population. I have watched as the park has been used by more and more people every year; WHAT THIS CITY NEEDS, and any city needs, is OPEN GREEN SPACE - and that is NOT what the Aviary provides.

I am not partial to zoos and especially hate seeing birds caged - BUT that is not my complaint - my complaint is that the park is VERY SMALL for a large city park and can't afford to have any more structures built within it. I would rather see the Aviary moved - somewhere that is could be enlarged and provide a much better environment for the birds it houses.

This constant never-ending expansion FOR ANY REASON should stop - the park needs to return to the use of the people - GREEN OPEN SPACE!!!

I oppose any and all expansion of the Aviary. I strongly believe that if I were to begin a campaign against the Aviary for this reason ( giving space back to the park) I believe I would be able to convince a sizable number of citizens that moving the aviary out of the park is the best decision for everyone concerned and especially for the birds inside the aviary.

Thank you.

Michael Talbot  
457 Edith Avenue  
SLC UT 84111