

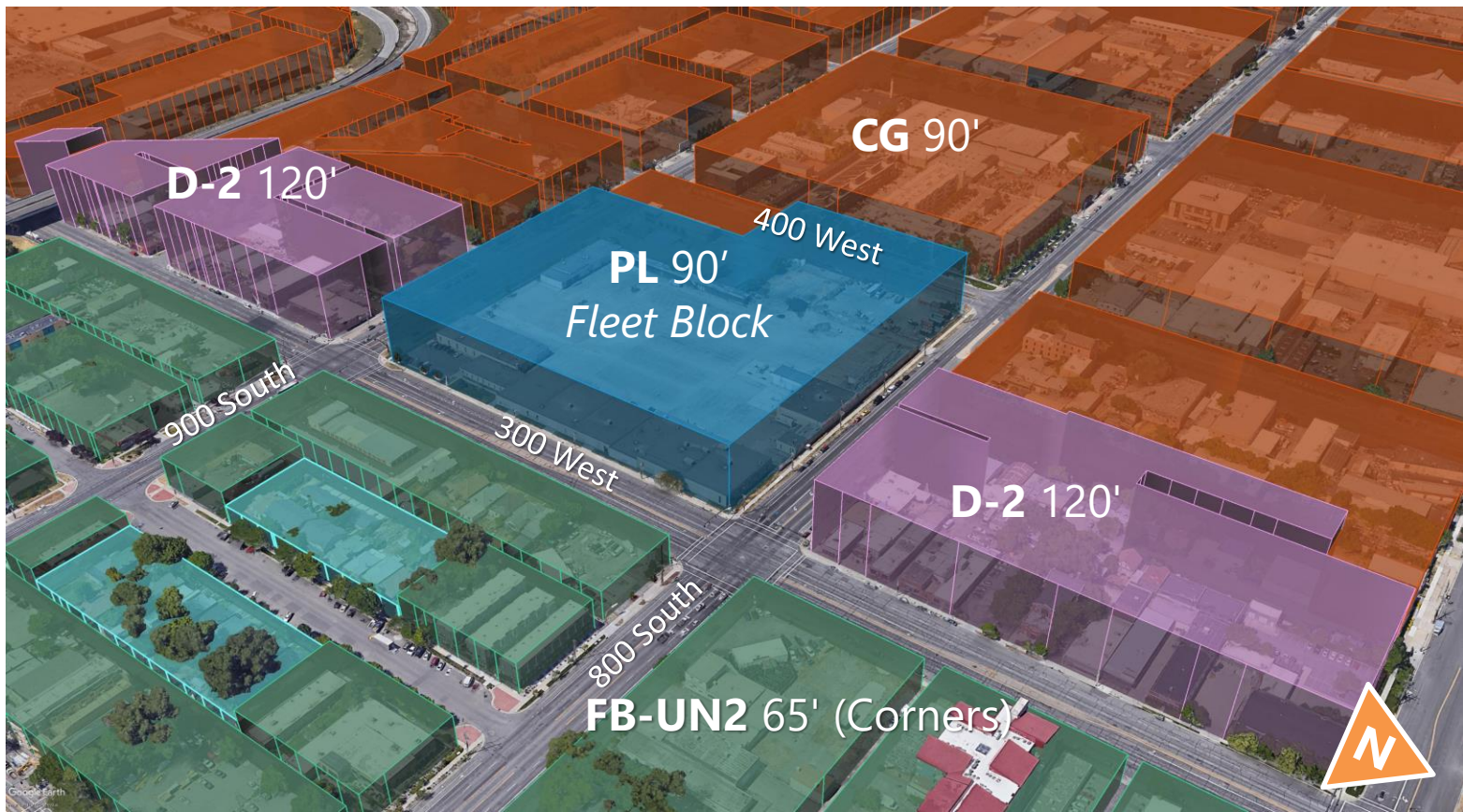
# Fleet Block Rezone Briefing





# Fleet Block Context

- **2010**
  - City moved fleet operations to new facility – Fleet Block vacant
- **Current Zoning**
  - Public Lands (**PL**) and General Commercial (**CG**)
    - **PL** – limited to public facilities; **CG** – no design standards



# Fleet Block Context – Master Plan

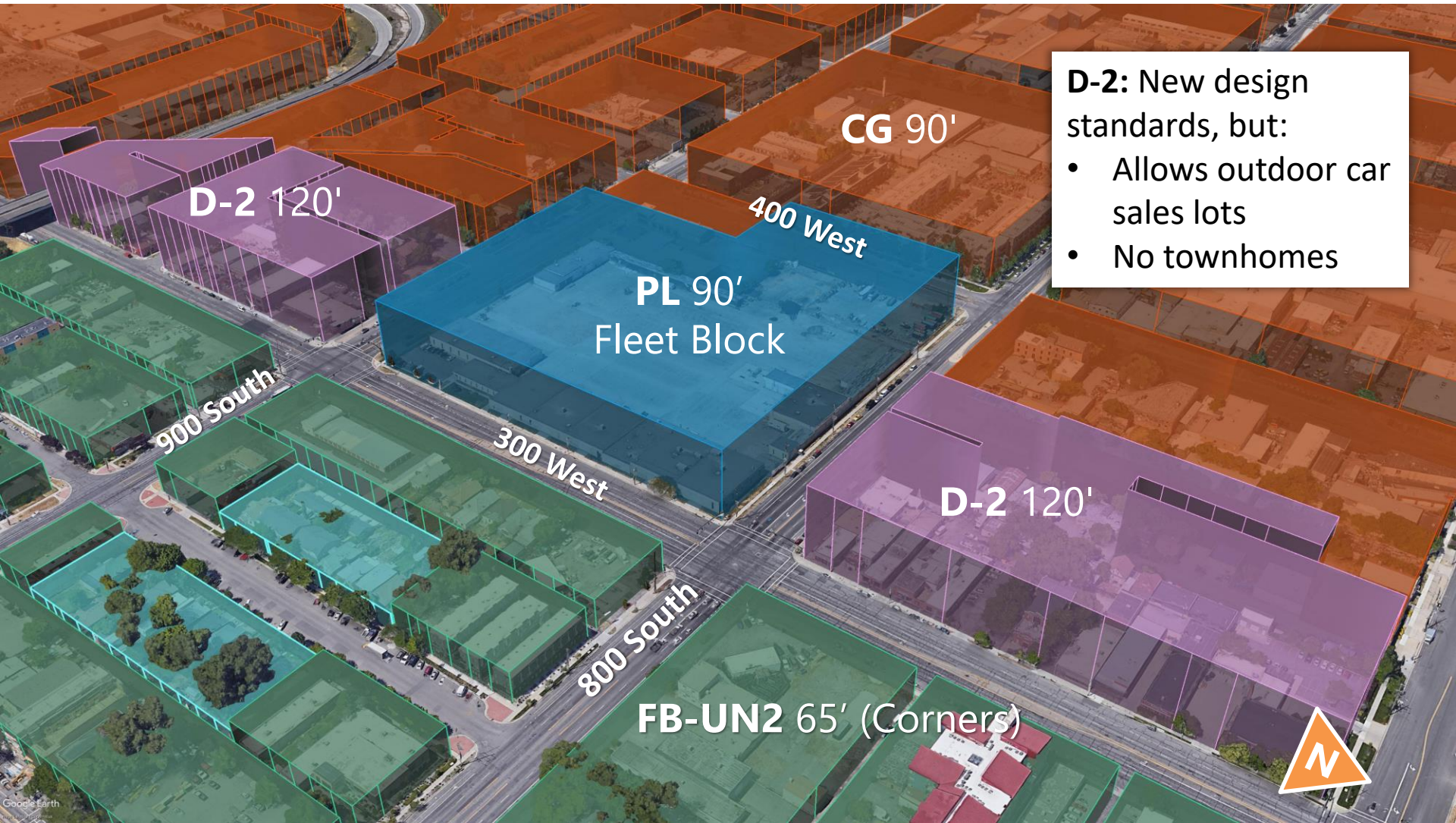
*“The redevelopment of the fleet Block, a 7.5 acre parcel owned by Salt Lake City, demonstrates **the best of urban family living and industry**, the **mixing of land uses** once thought to be incompatible, and **improved connections** that focus on putting people first.*

*Zoning changes support a **true mix of housing options** including **townhouses**, the **reuse of historic buildings**, and **mid-rise development**.”*

Downtown Master Plan



# Fleet Block Context



# Form Based Code Proposal – FB-UN3

## Form Based Urban Neighborhood 3

- **Mid-rise Heights**
  - Density and intensity, active urban neighborhood
- **Design Controls**
  - High quality appearance and pedestrian/street engagement
- **Mix of Uses**
  - From residential to light industry

# Form Based Code Parts

- **Building Form Type**
  - **Bulk Controls**
  - **Design Standards**
  - **Land Uses**
  - **Streetscape**
  - **Parking**
  - **Signs**



# Building Form Types



**Rowhouse**



**Mixed-Use/Multi-family/Storefront**



**Limited Bay**

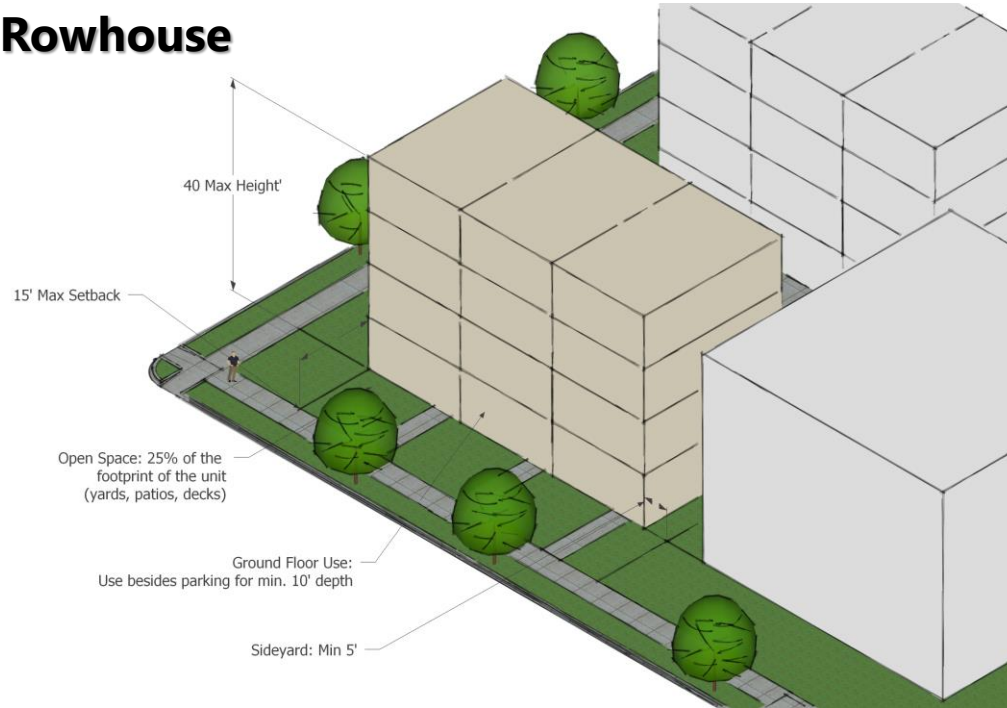
***Downtown Plan:*** Mix of housing options, townhomes

***Downtown Plan:*** Mixed-use, active, urban, mid-rise scale

***Downtown Plan:*** Industrial, mixing uses, + Neighborhood Context

# Bulk Standards

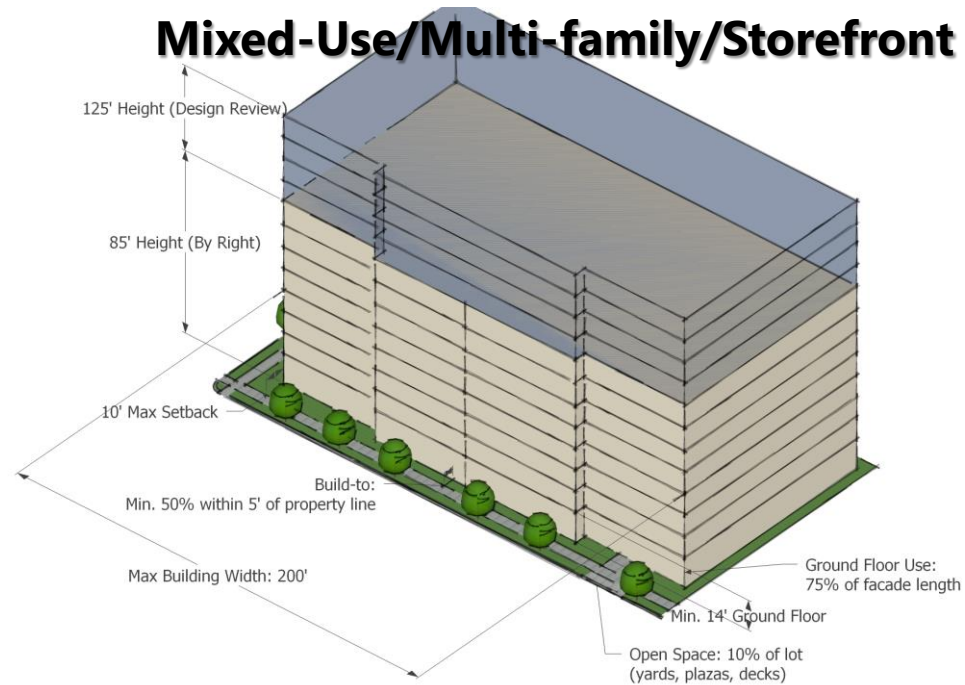
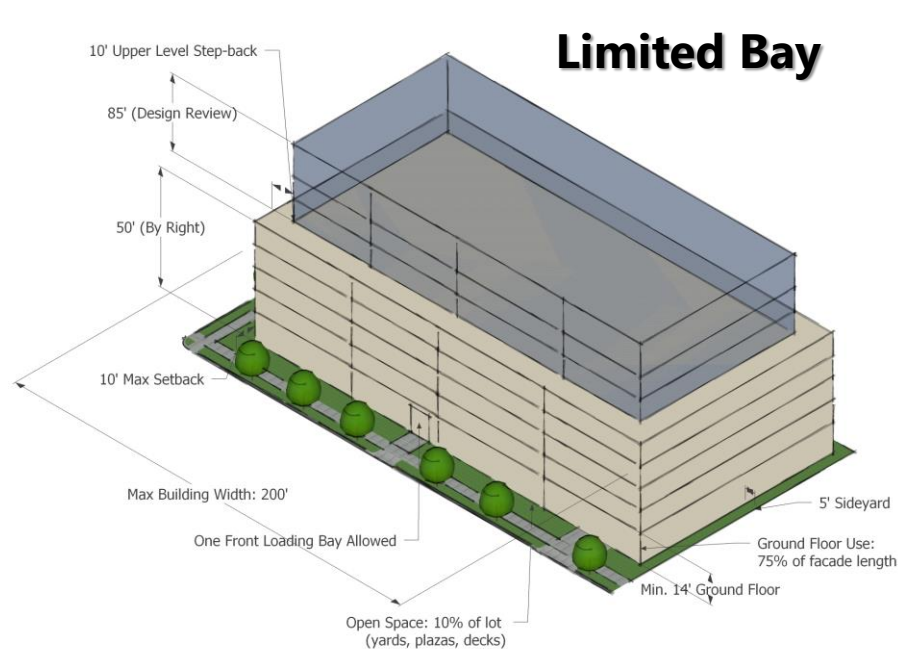
## Rowhouse



- **Lowest heights**
- **Open Space**
- **Greater setbacks allowed for front yards**



# Bulk Standards



- **Limited bay** allows front loading bay
  - Trade-off is height limitation and upper stepbacks
  - Meant to reflect nearby industrial building context
- **Mixed-use** highest allowance
- **Max height is mid-rise** (between low-scale and high-rise downtown core)
  - Zoning and plan context
- Tallest buildings would go through Design Review

# Design Standards

Same standards apply to every form based zone

- **Entryway Installation** (Porch, canopy, patio, etc)
- **Glass Minimums**
- **Blank Wall Limits**
- **High Quality Exterior Building Materials**
- **Balcony Requirements for Residential Units**
- **Upper Floor Step-back/Balcony Alternative**
- **Parking Structure Design Standards**
- **Build-to Line Alternatives** (patios, arcades)

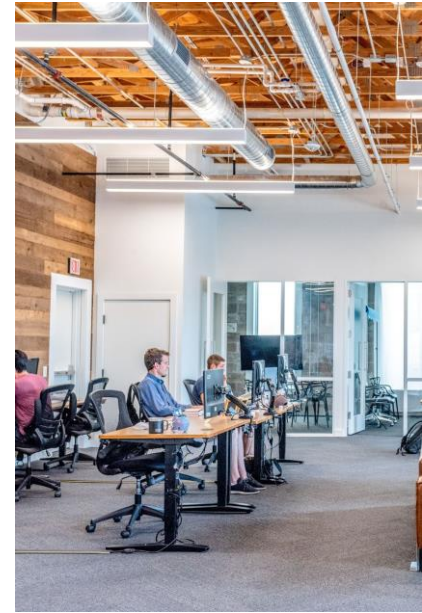


# Land Uses

## Proposing broad list of allowed uses

## Design standards limit negative impacts

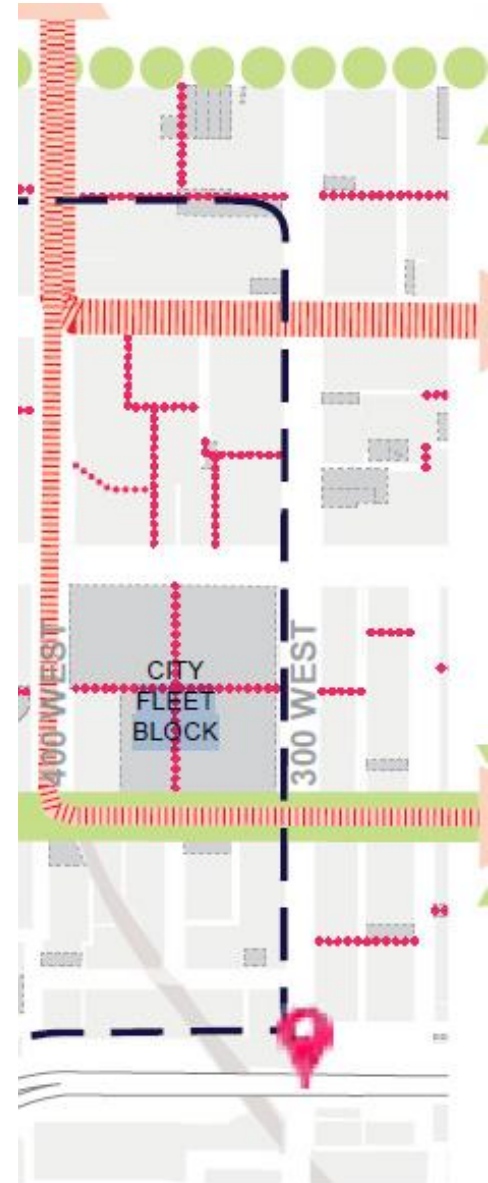
- **Lowest intensity**
  - Townhomes, multi-family residential
- **Middle intensity**
  - Bars/restaurants, office, retail, breweries
- **Highest intensity**
  - Industrial assembly (putting pre-assembled parts together),  
light manufacturing (manufacturing with no external noise, light, exhaust, indoors)





# Parking/Streetscape/Signs

- **Driveway/parking location limits**
  - Side/behind buildings
- **Wider sidewalk requirements** – 8 feet
- **Street trees** - every 30'
- **Mid-block walkways** – required when shown on Downtown Master Plan map, cross Fleet Block
- **Sign allowances**
  - Similar to existing form based and commercial zones



# Public Process

- Open House July 8th
- Publishing proposed draft for comments
- Expect to make changes
- Bring back to Commission later this fall



- If new zoning ultimately approved, City can sell City's Fleet Block property for development
- City could still condition sale, further control what development looks like or includes