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
“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

- City moved fleet operations to new facility
- "Fleet Block" vacant since

Current Zoning
- Public Lands (PL) and General Commercial (CG)

Fleet Block
- PL 90'
- CG 90'

D-2: New design standards, but:
- Allows outdoor car sales lots
- No townhomes
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

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

Mixed-Use/Multi-family/Storefront

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

Limited Bay

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

Rowhouse

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