

Fleet Block Project



What is the Project?

The Salt Lake City Planning Division, in partnership with the Housing and Neighborhood Division (HAND), is studying a city-initiated request to rezone property—known as the “Fleet Block”—located between 300 West and 400 West, and from 800 South to 900 South. The proposed zoning amendment is from Public Lands (PL) and General Commercial (CG) to an appropriate zoning district that is consistent with the *Draft Downtown Community Plan*.

The Fleet Block is a large city-owned property located within the Granary District that was previously used for fleet storage and maintenance. The city owns 8.1 acres on the block, while the rest is privately owned.

The Granary District is an industrial district in transition with many of the older warehouses repurposed for office, retail, and restaurants. Several new housing developments, including the adjacent ArtSpace, have infused new life and activity into the neighborhood.

Due to its size, the Fleet Block represents an opportunity to introduce a mix of public and private uses that will facilitate the transition of the area from predominately industrial land uses to a mix of residential and compatible commercial uses. An extension of the proposed Downtown Streetcar will link the Fleet Block to Salt Lake City Central Station and other downtown destinations, providing improved transit connections between the Granary, the Central Business District, and the University of Utah.

The city-owned portion of the block is currently zoned for public use only, prohibiting the type of redevelopment the neighborhood desires. A comprehensive vision and development plan is needed for the

block to guide rezoning efforts and catalyze redevelopment of other underutilized and blighted property in the Granary District.

Why Make the Change?

The *Draft Downtown Community Plan* calls for redevelopment of the Fleet Block to support employment growth and a mix of housing options in the downtown. With the current zoning, redevelopment of the Fleet Block is not possible. New zoning is necessary to guide redevelopment, fulfilling the community's long-term vision for the neighborhood.

The Fleet Block is part of the Redevelopment Agency's (RDA) Granary District Project Area, which provides limited tax increment financing for redevelopment projects. The RDA project area expires in 2023, ending its ability to fund projects and programs in the area.

What are the Issues with the Proposed Change?

Rezoning the Fleet Block requires the city to address issues involving building size, appearance, and type, similar to the goals expressed in the Downtown Community Plan and other public visioning efforts. Issues of building proportion, scale and orientation to achieve visual interest while understanding the needs of possible future uses will be key considerations in the rezoning effort.

As part of the process, the Planning Division will follow State and City adoption procedures for amending any applicable master plans (if necessary) and the zoning map, which will include property owner and citizen input, and public hearings with the Planning Commission and City Council.

Learn More

To read the *Draft Downtown Community Plan*—which will guide development of the proposed zoning district and future redevelopment of the Fleet Block—click on the following link:

- [Draft Downtown Community Plan](#)

Get Involved

We are in the process of developing a proposal and a timeframe for the project. If you would like to be involved, please contact Michael Maloy at michael.maloy@slcgov.com or Molly Robinson at molly.robinson@slcgov.com so we can notify you of future events.

Connect

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