

Background

The Fleet Block is a mostly city-owned block bounded by 300 W and 400 W and by 800 S and 900 S. This site was formerly used to house and maintain the City's fleet operations. It has been an unused site in the Granary District for over a decade. In 2020, following the murder of George Floyd in Minneapolis, the exteriors of the buildings on the Fleet Block became a memorial site painted with faces of individuals that have been lost to negative police interactions locally and nationally. The Granary District continues to grow into a thriving cultural area, and the potential projects at the Fleet Block are an opportunity to better meet the needs of this diverse, industrious community.

Upcoming City Council Vote

In 2019, the City initiated a process to rezone the Fleet Block to the new "Form Based Mixed Use 11" (FB-MU-11) zone. This new zoning district will support more flexible, community-oriented development such as affordable multi-family housing, active ground floors with uses that serve the community, and public space. Since 2019, the public process for this rezone has involved multiple public hearings before the City Planning Commission and City Council for public input.

The next step in the rezone process is a City Council decision, scheduled for December 5, 2023, on whether to apply the new zone to the properties that make up most of this block, or leave the block with its current zone. The zoning decision doesn't determine the exact uses that will go into future buildings or the design of the future public square or open space. Those will be determined separately from the zoning, including public input opportunities beginning in 2024 related to the Public Lands Department's development of roughly three (3) acres of the Fleet Block into a new public open space, focused on the southeastern corner of the block (near the intersection of 900 South and 300 West).

Rezone

Zoning regulations guide how land is developed, specifying the types of uses (i.e. residential, commercial, park space, etc.), scale, and design of development. The current zoning of the City-owned portion of the Fleet Block is "Public Lands" (PL), which is intended for public uses such as government buildings and schools. In 2019, to support the future development and open space on the block, the City initiated a process to rezone the Fleet Block to the "Form Based Mixed Use 11" (FB-MU-11) zone. This new zoning district would support affordable multi-family development to address the City's housing needs, will require the ground floor of buildings to be community or commercial uses with ample windows and entrances to create a safe, comfortable environment, and will support the use of the block for a public square or park.

The proposed zone provides the "form" requirements for any development that will occur on the block, such as how tall buildings will be, how close they are to the sidewalk, and how building faces are designed. In contrast, the current zoning of the block doesn't allow any development of affordable housing and encourages car-oriented development with no active spaces or design at the ground level.

Development

Once the block's zoning is finalized, the City will divide the block into four properties and two mid-block streets (north-south and east-west). It will be the City's intent to develop three of the properties, as guided by the Department of Community and Neighborhoods (CAN), and the fourth into a public open space or square as guided by the Public Lands Department.

Once the Council has approved a new zoning district for the Fleet Block, the City will begin the process to redevelop the property with three new development projects in addition to open space. The process for the three development projects will include the following:

- RFQ: The City will issue a request for qualifications (RFQ) to select development teams to develop the sites in a community-focused way. Development teams include a mix of developers, architects, designers, equity partners, contractors, future tenants, and other real estate professionals and advisors. Various development teams will submit a response to the RFQ. Then, the City will assemble a selection committee, comprised of City and community representatives, to evaluate all of the RFQ responses and select the development teams with the best experience and qualifications and that have a vision and ethos that aligns with the community and City.
- CBA: Once development teams are selected, they will involve the public in redevelopment of the property through the negotiation and execution of a community benefits agreement (CBA). A CBA is a contract between the developer and community groups that requires the developer to provide specific amenities tailored to local needs. Through the CBA, the community will have a hand in shaping the forthcoming development projects by incorporating certain benefits into the CBA, such as affordable housing, prioritization of neighborhood-serving businesses, and certain types of retail tenants.
- Environmental Remediation: The property has environmental contamination that, while currently not a public hazard, needs to be removed and/or remediated before new buildings can be constructed. The City and development teams will work with the Utah Division of Environmental Response and Remediation on this effort, which will include the removal of contaminants from the soil. Strict safety measures will be enforced during this process to ensure the public's protection. Once the cleanup is complete, specialists will re-examine the area to determine if their efforts were successful or if additional remediation is necessary. This process is anticipated to take several months to complete.
- Project Design, Financing, and Permitting: In coordination with other efforts, the development teams will be responsible for planning, designing, and obtaining financing to construct the forthcoming development projects. This will be done in close coordination with the City. Part of this process includes ensuring that the community benefits and amenities promised through the CBA are included in the project, and that the project meets the zoning requirements for the zoning district that is ultimately adopted by the City Council.

Open Space

The Public Lands Department will manage the development of the public open space or square on the southeasternmost of the four properties. The development of a public open space or square will begin with the Public Lands team undergoing a selection process for a public engagement, art, and landscape architecture design consultant team in spring 2024. The consultant and the City team will conduct a community engagement process, complete design, and develop guidelines for commissioned artwork for the public space. The Public Lands and Community and Neighborhoods (CAN) departments and their consultants and developers will all work together to ensure that the public has ample opportunity to weigh in on the future of the block.