



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet, Policy Analyst

DATE: April 12, 2022

RE: **Informational Update Fleet Block**

PROJECT TIMELINE:

Briefing: April 12, 2022

Set Date: N/A

Public Hearing: N/A

Potential Action: N/A

ISSUE AT-A-GLANCE

The Council will receive an Update on the status and disposition strategy for the city-owned property known as the Fleet Block, located between 300 and 400 West and between 800 and 900 South.

Until 2010, this property was utilized by the City to manage its vehicle fleet. After the Fleet function was moved to a facility farther west, the City conducted due diligence and various studies, and issued a Request for Information (RFI) to prepare the property for redevelopment.

The goal of these efforts is to turn this city owned property into a community asset that will contribute to the economic, social, and environmental betterment of the city. Any redevelopment will need to balance developer interest, land use and compatibility, and the significant community interest in the property, focused on art murals painted on the building walls.

In January of this year, the Administration issued an RFI for the Fleet Block. The purpose of the RFI was to *"explore options available to the City to develop the Property and to learn from the prior experience of others in developing complex urban infill projects. The RFI was intended solely to assist in informing the City's approach to developing the Property."*

Reponses to the RFI were due at the end of February. An internal City technical committee is reviewing the responses and will utilize the information to draft a future Request for Proposal (RFP) specific to development proposals.

The Administration will provide an overview of the status of the Fleet Block, and the proposed process to redevelop the property. The Administration's Transmittal letter notes that *"while property management and disposition are largely an Administrative function, the Council is considering a rezoning of the Property and may consider budgetary allocations in the future to move forward with redevelopment of the Property. As such, it is helpful for the Council to be briefed and provide feedback early in the process."*

BACKGROUND INFORMATION

In 2019, former Mayor Biskupski initiated a zoning amendment to create a new zone titled Form-Based Urban Neighborhood 3 (FB-UN3) and rezone the Fleet Block.

The Fleet Block property became a focal point of community expression and interest during the summer of 2020 amidst calls for social justice. In Fall of 2020, the Council held a series of briefings and public hearings pertaining to the zoning amendments.

Many constituents spoke during the Fall 2020 Council meetings and covered various main themes, including:

- significant number of comments in favor of preserving the area or part of the area for a community gathering space such as park, open space or community garden
- some comments recommending a community center
- requests to save the murals; requests to incorporate the murals into future open space or development
- requests for community to be included in conversation; some called for the City to establish a community advisory group to help guide the development process
- some expressed opposition to housing and commercial development on Fleet Block
- some commenters expressed a desire to see the block developed as it has been a blight in their neighborhood for years
- importance of the area as a community gathering space was emphasized

Due to the public comments provided, the Council decided additional, meaningful public outreach was needed to help identify the vision for the Fleet Block and define what the public benefits could look like before redevelopment and zoning decisions were made.

The Council decided to postpone considering the zoning amendments until a plan to conduct additional public outreach was agreed upon. At that time, the Council expressed general support for the concepts of the zoning amendments; however, they felt with the enhanced focus on the block, additional public outreach was needed. There has been general agreement between the Administration and Council on components for the public process and goals based on previous conversations. Emphasis would include:

1. Creation of a meaningful community gathering space on the block such as a park/public square or open space.
2. Features that represent the history of marginalized members of the community and the fight, struggle, and advancement of the community's efforts for equality, fair representation, and justice
3. Space for the incubation, growth, and economic success of small businesses
4. Affordable and accessible housing

At a December 2020 Council briefing, the Council directed staff to work with CAN and the Attorney's Office to outline potential conditions to the zoning amendments that would help ensure a meaningful public process is completed. The process would help identify community benefits and be the basis of draft motions for the Council's consideration, for example, the adoption of the rezone would be connected with:

1. An opportunity to review and provide input on the Administration's future planning efforts (an RFI).
2. Completing a public engagement process that would further explore the vision for future redevelopment of Fleet Block and what the public benefits could look like.

Since then the Administration has held meetings with stakeholders and elected officials, seeking additional feedback and on the development process moving forward. This briefing will provide an update to the City Council and the community on those efforts and outline the next steps.

The key sections of the update include:

1. Prior Studies
2. Community Expression
3. Development Constraints
4. Land Value
5. Zoning
6. Request for Proposal (RFP) Strategy
 - Request For Information (RFI) process
 - RFP Community Vision Plan
7. RFP Requirements and Preferences
8. Inclusive Marketing Plan
9. Inclusive Selection Committee
10. Community Benefit Agreement
11. Metrics and Outcomes

NEXT STEPS

- Continue the public engagement
- Consider the Zoning Amendments
 - Text Amendment – creation of FBUN3
 - Zoning Amendment – rezone Fleet Block to FBUN3
- Internal RFI committee to:
 - Inform community engagement for the RFP
 - City staff, Council Members and Council Staff
- RFP Committee
 - Selection Committee
 - Include stakeholders from community

POLICY QUESTIONS

1. The Council requested a plan for the additional public outreach to be conducted before the zoning amendments were scheduled again for discussion. Additionally, the administration has said it would make sense to have the zoning in place before the RFP goes out for solicitation so that development would fit within the FB-UN3 zone.
 - a. Does this update and outlined next steps satisfy the Council in terms of public outreach and identification of shared benefits?
 - b. Is the Council ready to consider the zoning amendments at a future briefing? If not, are there any questions or requests for how to move a zoning conversation forward?

2. Does the Council have any questions about potential participants in the RFP stakeholder committees, or suggestions for participants?
3. Staff listed some of the potential community benefits the Fleet Bock could provide above.
 - a. Does the Council have any changes or additions?