

FLEET BLOCK UPDATE

CITY COUNCIL WORK SESSION // APRIL 12, 2022



PROPERTY OVERVIEW



~8.75 acres • \$37,500,000 or \$98 per sq ft. • Zoning: Current - Public Lands, Proposed - FB-UN3

CALL FOR SOCIAL JUSTICE



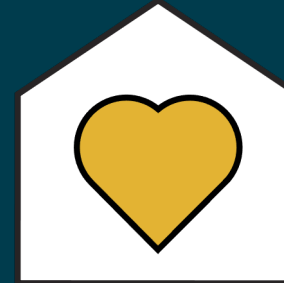
PHOTO CREDIT: BUILDING SALT LAKE

PUBLIC PROCESSES



ZONING

- Public notices
- Community Councils
- Open House
- Planning Commission Public Hearing
- City Council Public Hearing x2



ART HEALING

- Lead by the Mayor's Office, in coordination with the SLC Arts Council
- 2 healing practitioners - Franque Bains; Melanie Davis LCMHC, Black Clinicians
- 10 family representatives
- Utilize art as a vehicle to drive social change – recommendation letter, signage



DEVELOPMENT

- RFI
- RFP - Community goals & values
- RFP - Inclusive marketing
- RFP – Inclusive selection committee
- Ongoing community commitments

DEVELOPMENT CONSIDERATIONS

Community Engagement

To foster a project that is based on input from the City's many stakeholders, inclusive of race, ethnicity, age, gender identity, and income, thereby resulting in a project that is community supported and provides opportunity for historically marginalized residents.

Policy Alignment

To foster a project that aligns with adopted plans and policies, thereby supporting previous public engagement, planning processes, and legislative actions.

Existing Conditions

To foster a project that considers existing conditions and logistics that may influence the design and site plan, such as environmental contamination, high voltage power lines, easements, underserved utilities, parking requirements, and traffic circulation.

Financial Considerations

To foster a project that is financially feasible and leverages the value of the land to limit additional financial participation by the City while incentivizing public benefits to implement the community's vision.

DEVELOPMENT CONSTRAINTS

Power Lines	High voltage lines run along the north side of the Property on 800 South and can place constraints on building height and setbacks.
Environmental Contamination	The Property has various types and levels of environmental contaminants from over 100 years of industrial uses.
Street Conditions	Streets surrounding the Fleet Block may need redesign to be made more functional, attractive, and safer.
High Water Table	Significant excavation for subsurface parking is unlikely due to the high water table.
Soil Conditions	Construction of higher intensity uses on the site will likely require driving pilings, which adds to the cost of vertical construction.
Infrastructure Capacity	Current infrastructure may be inadequate to serve higher density development and will likely require investment to improve capacity.

RFP – ENGAGEMENT PLAN

Request for Information	As a precursor to the RFP, CAN issued an RFI to explore options available to the City to develop the Property and to learn from the experience of others.
Community Vision Plan	Community-driven plan for how best to incorporate community desires into the Fleet Block RFP.
Requirements & Preferences	Based on the Community Vision Plan, RFP requirements and preferences will be developed to get competitive and specific responses that address City and community needs.
Inclusive Marketing Plan	The RFP will be made available to a diverse range of stakeholders through an inclusive marketing plan.
Inclusive Selection Committee	The RFP selection committee will include community representatives from diverse backgrounds along with City representatives.

ONGOING COMMUNITY COMMITMENT - OPTIONS

Community Benefits Agreement (CBA)

- An agreement between developer(s) and community-based organization(s) representing residents' interests.
- Establishes the benefits the community will receive in exchange for supporting the project.
- Benefits could include items such as commercial space for underrepresented populations, local hiring practices, and a dedication of funding for community purposes.

Metrics & Outcomes

- Used to track and measure the development's outcomes in comparison to the RFP's vision, guiding principles, requirements, and preferences.
- Metrics could include affordability, underrepresented populations, climate resiliency, community health, social and economic justice, etc.

NEXT STEPS

Council's Role

While property management and disposition are largely an Administrative function, the Council is considering a rezone of the Property and may consider budgetary allocations in the future. As such, it is helpful for the Council to be briefed and provide feedback early in the process.

Ongoing Community Engagement

The Administration is developing detailed strategies to reach a wide range of representatives to hear from and build trust with the City's communities, and to implement a project that reflects the community's values and goals.

RFP Timeline

Community engagement will continue for the next several months. After which, the community's values and goals will be incorporated into the RFP with a goal of releasing the RFP by the fourth quarter of this calendar year.

