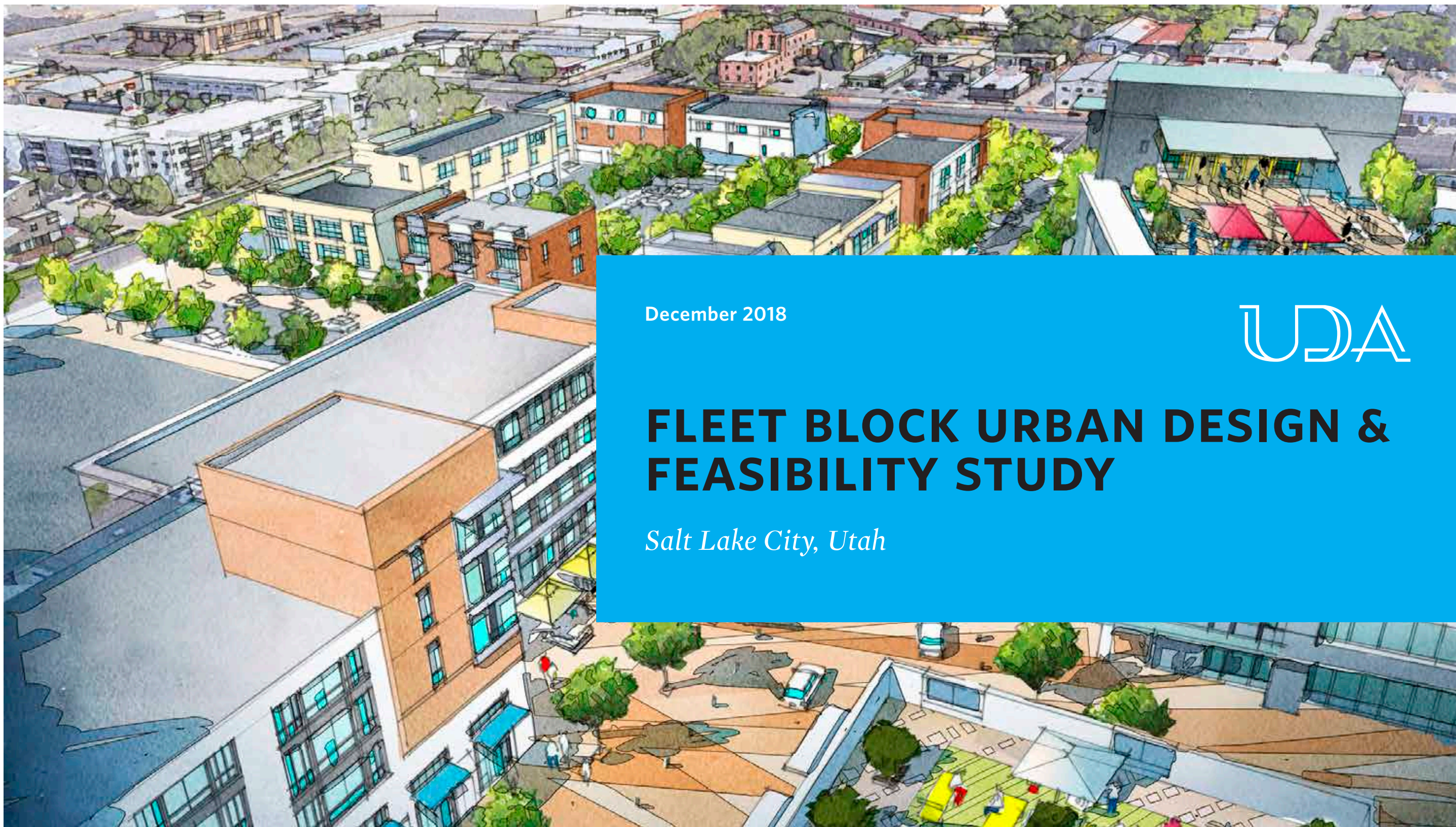




December 2018



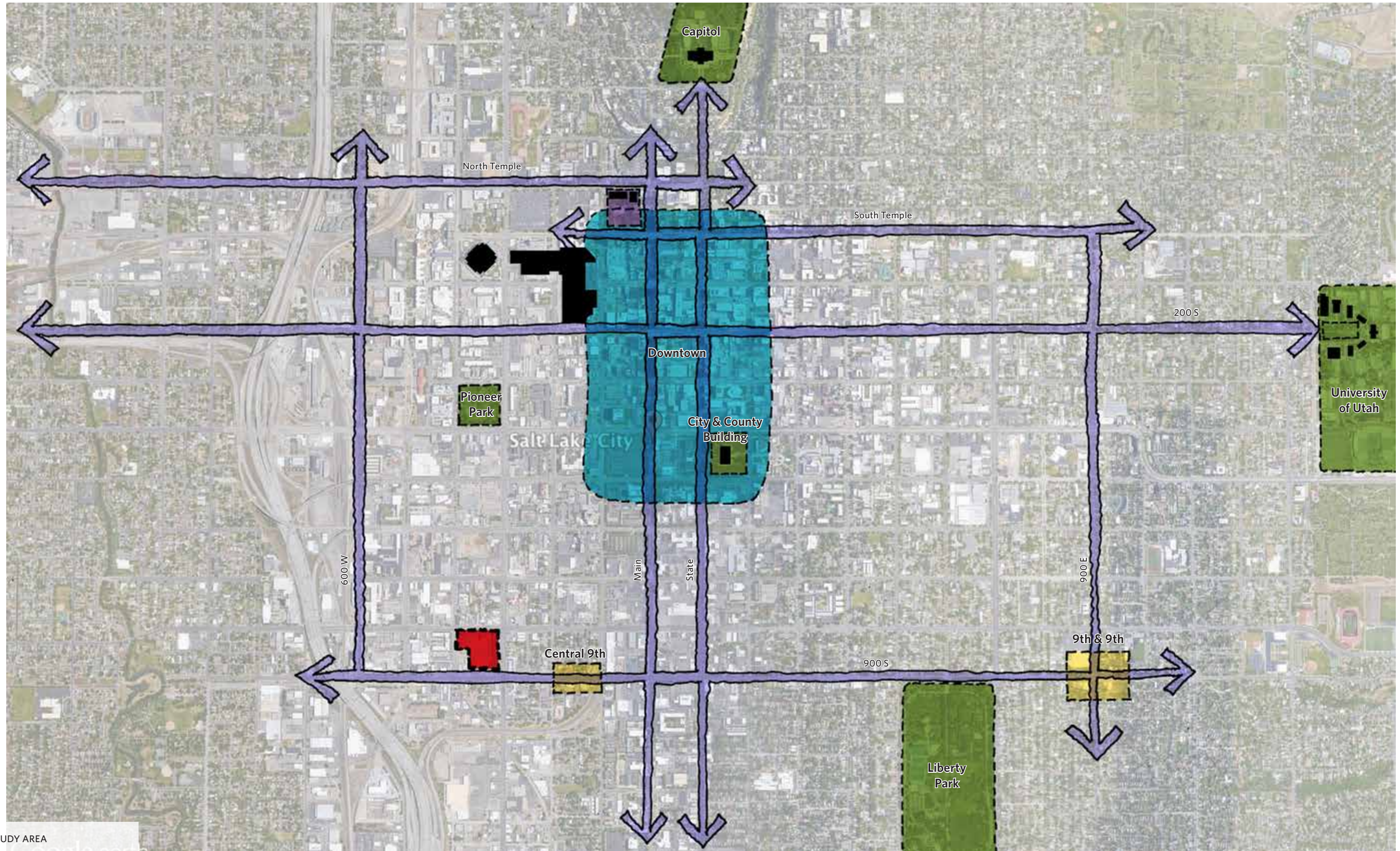
FLEET BLOCK URBAN DESIGN & FEASIBILITY STUDY

Salt Lake City, Utah

AGENDA

- Analysis
- Community Feedback
- Design Proposal
- Questions & Comments





SITE LOCATION DIAGRAM

SLC FLEET BLOCK / SALT LAKE CITY, UTAH

WHAT'S BEEN ACCOMPLISHED TO DATE

- **Phase 1: Listening** (September)
 - Stakeholder Group Meetings, Public Presentation
 - Design Principles & Approach
- **Phase 2: Testing** (October)
 - Feasibility
 - Urban Design Plan
- **Phase 3: Deciding**
 - Presentation of Direction (Today)
 - Final recommendations (Early January)

INPUTS

URBAN DESIGN

PUBLIC INTEREST

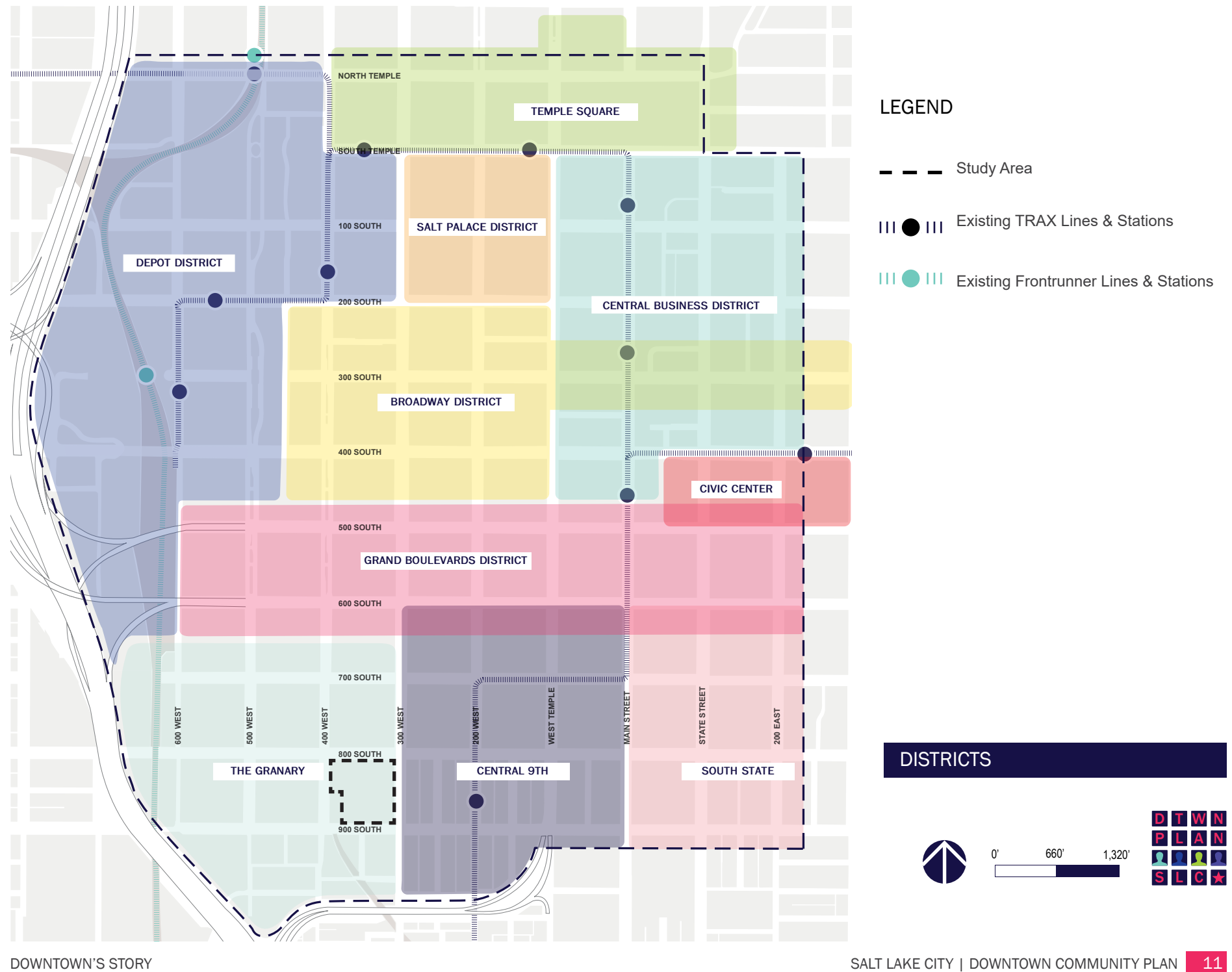
FEASIBILITY

SOLUTION





ANALYSIS

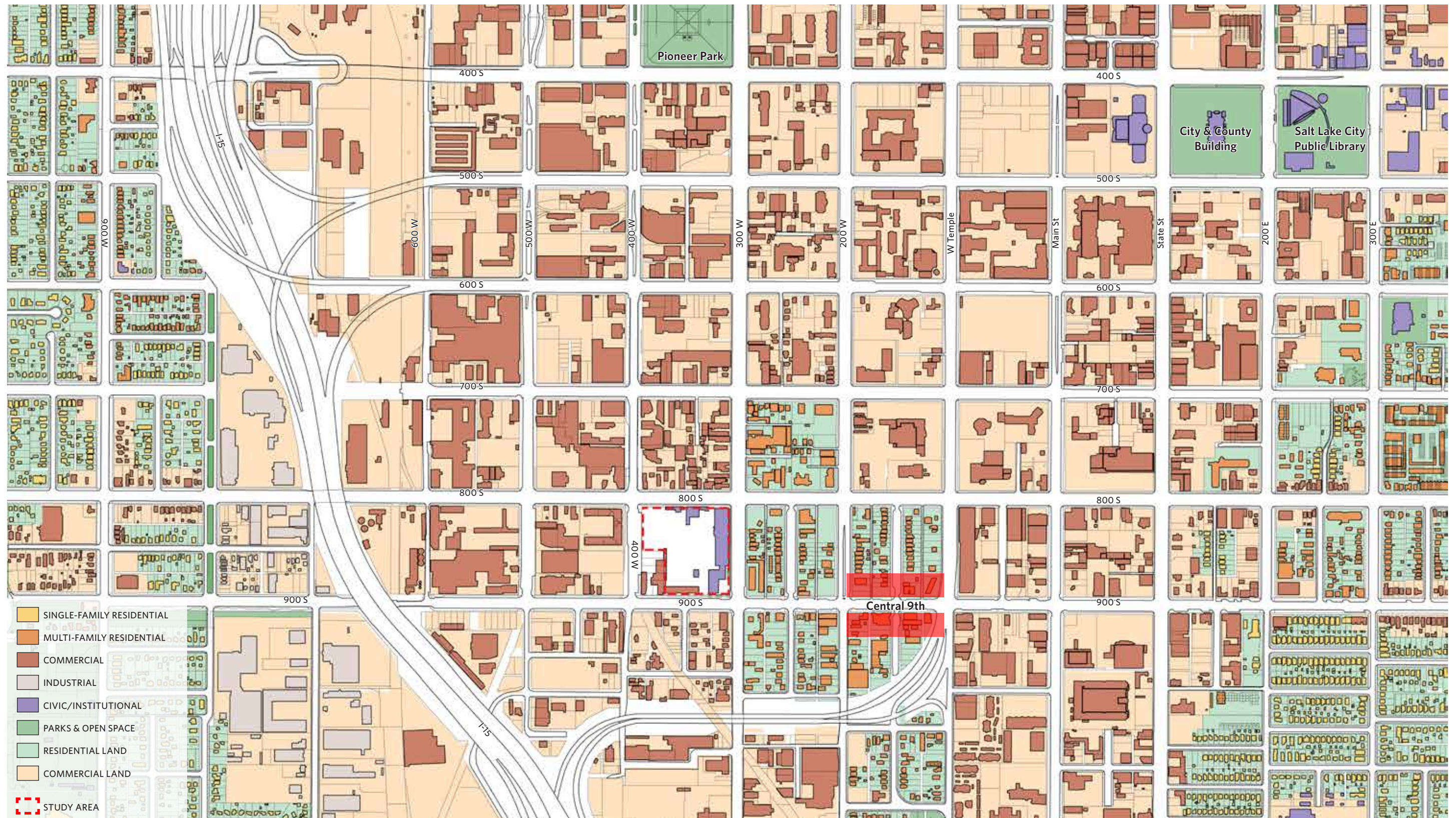


STUDY AREA

Map from DTWN Plan SLC

DOWNTOWN SALT LAKE CITY MASTER PLAN

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



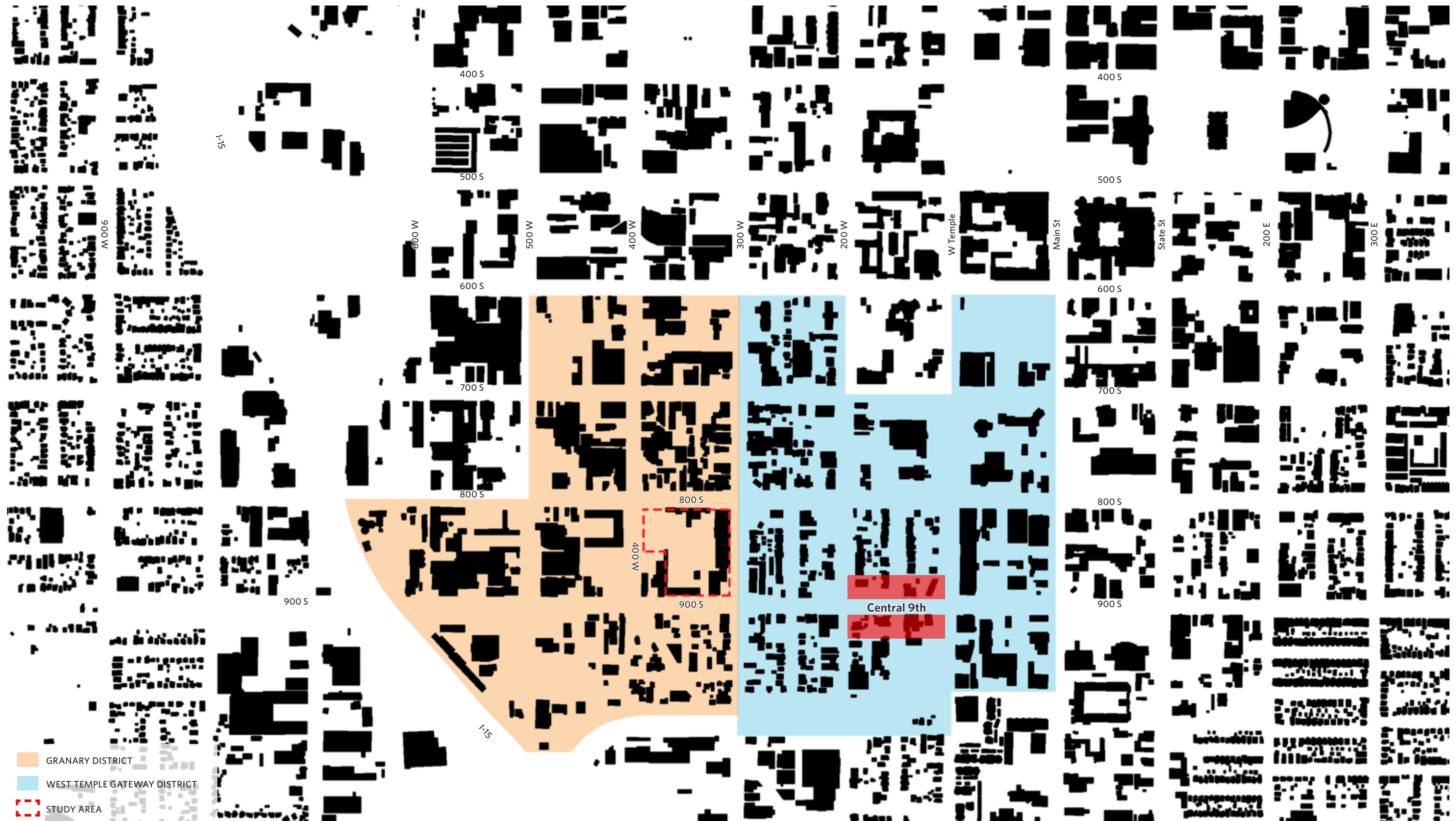
SITE PORTRAIT OF LAND USES

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



SITE PORTRAIT OF EXISTING CONDITIONS

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



X-RAY: BUILDING FOOTPRINTS

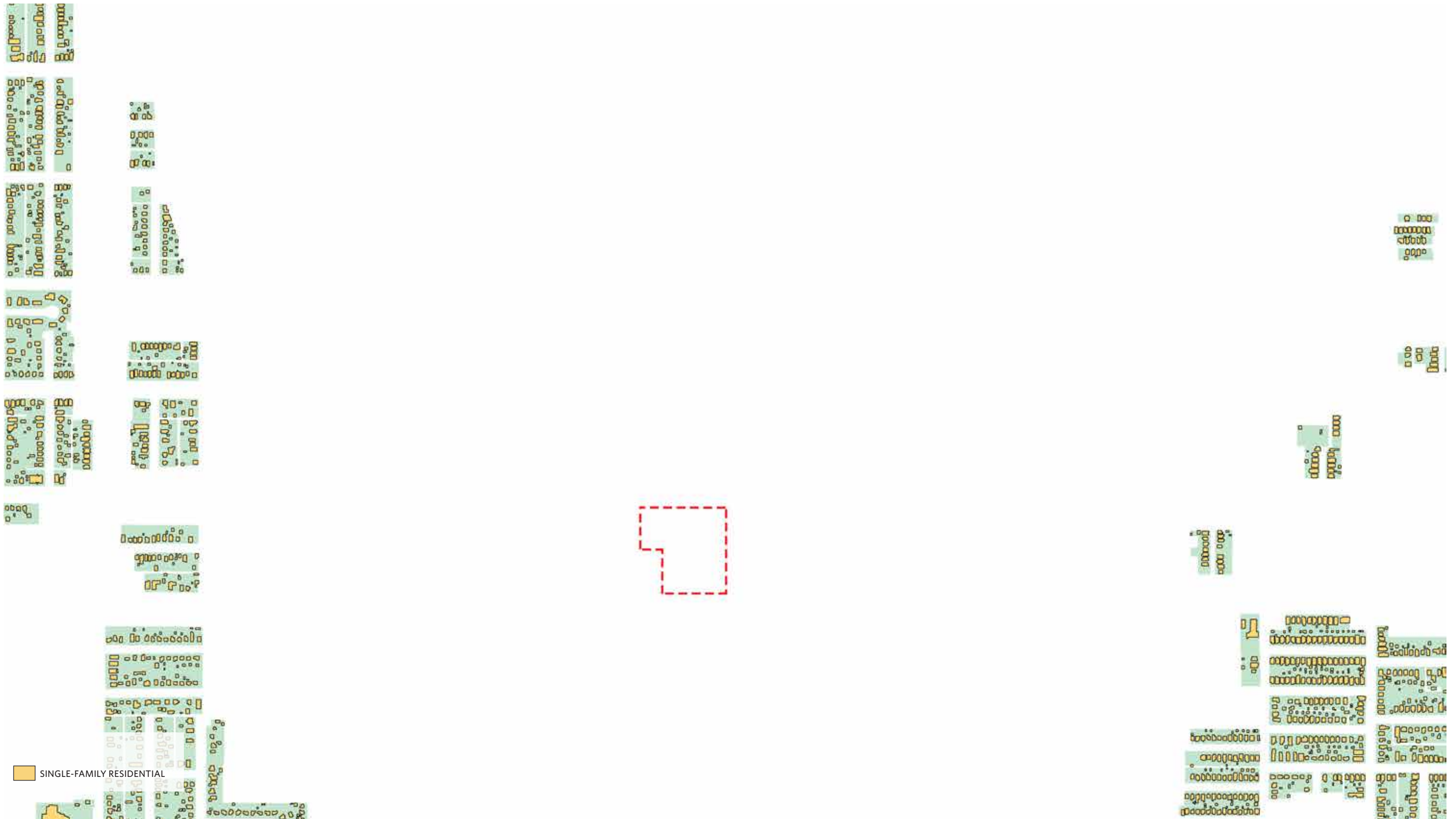
SLC FLEET BLOCK / SALT LAKE CITY, UTAH



 STUDY AREA

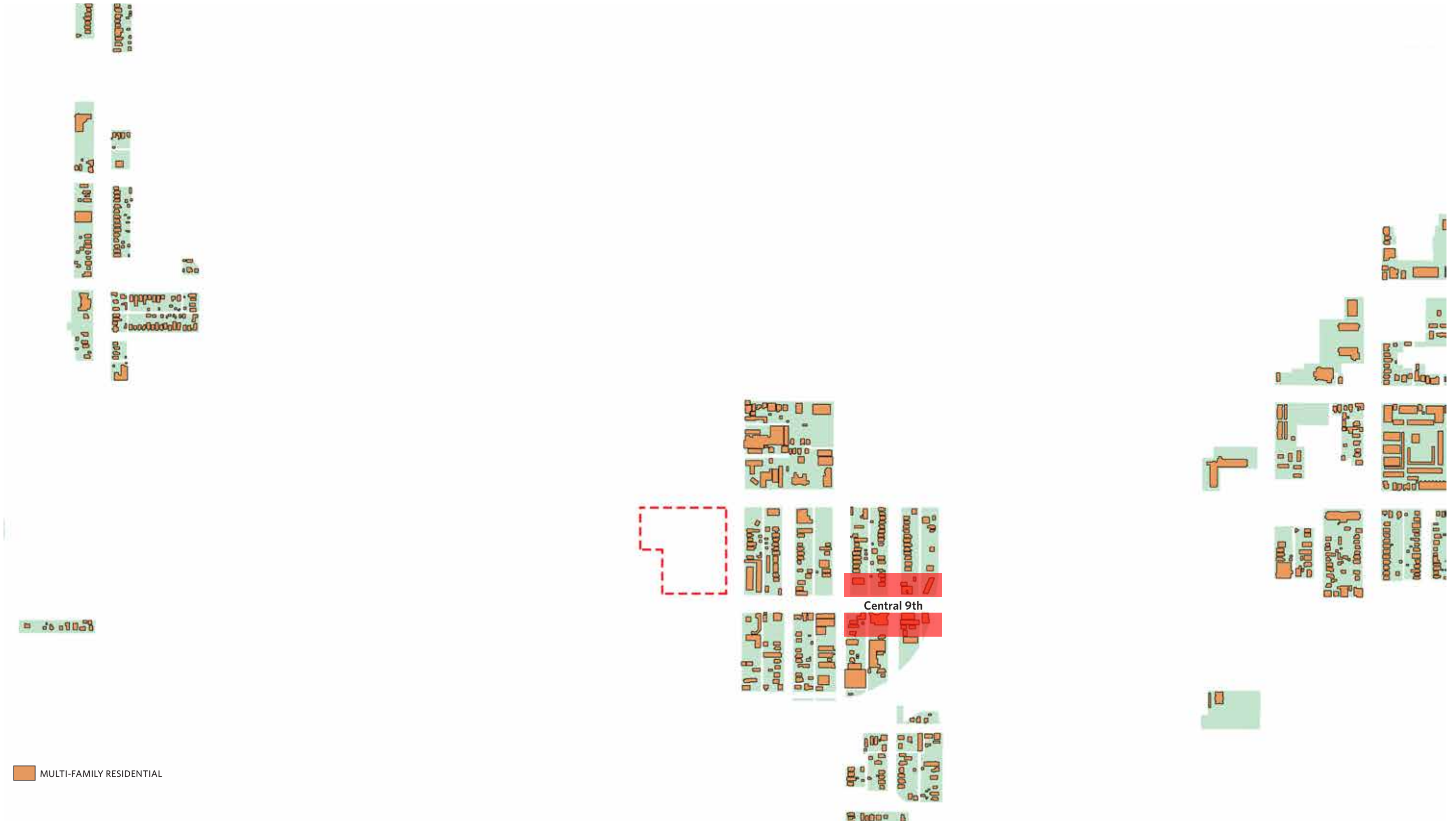
X-RAY: COMMERCIAL LAND USES

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



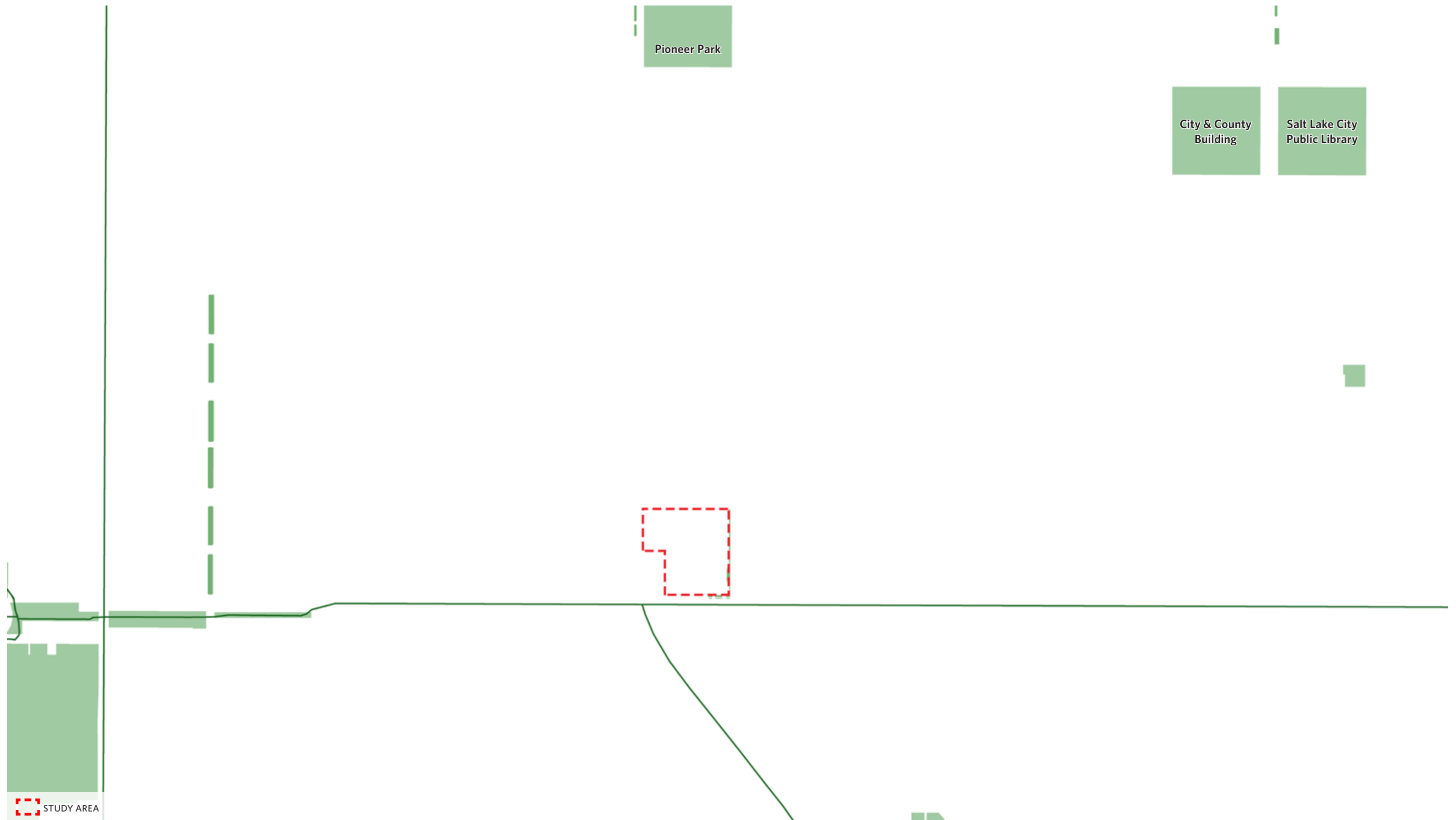
X-RAY: SINGLE-FAMILY RESIDENTIAL LAND USES

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



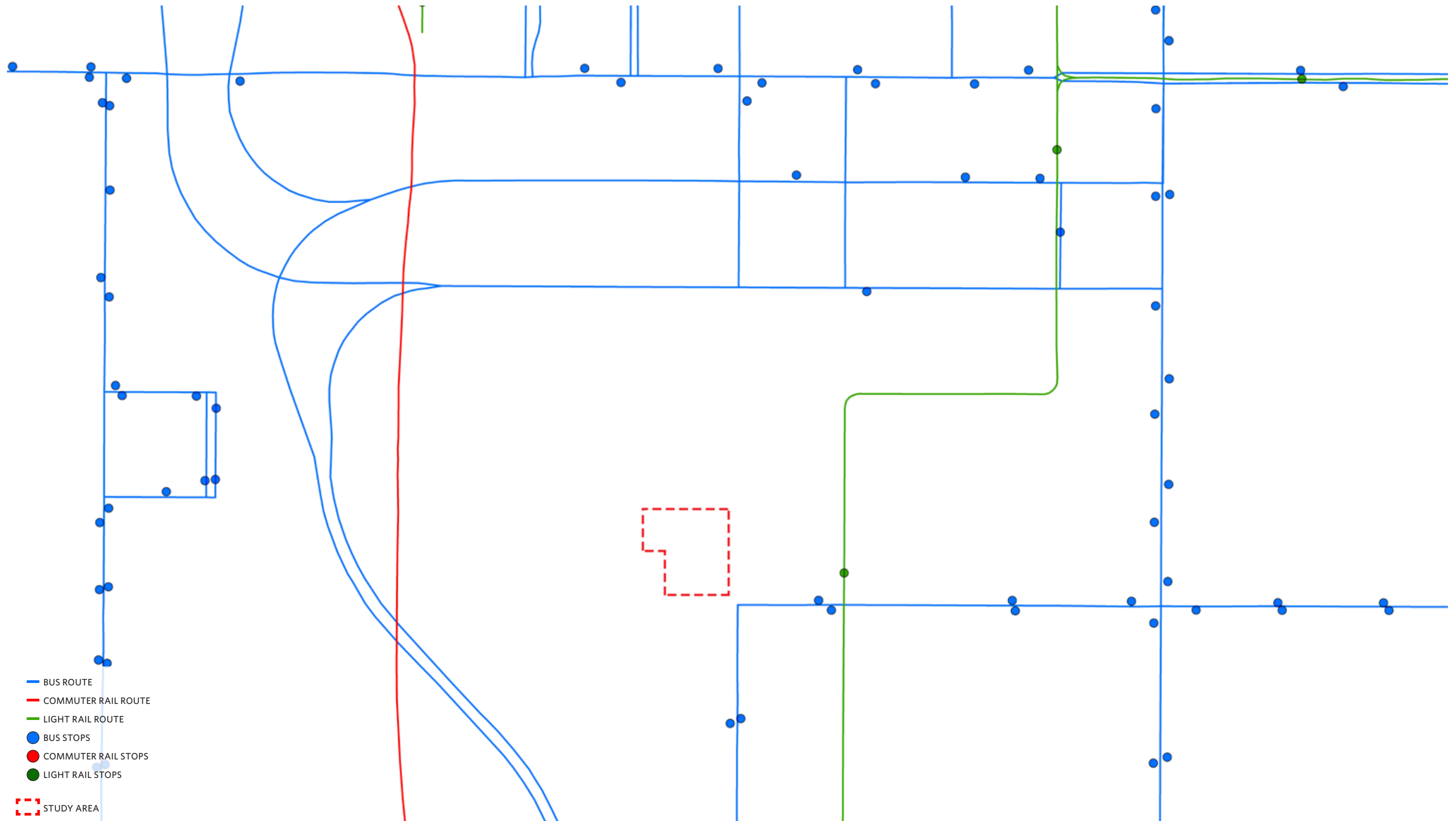
X-RAY: MULTI-FAMILY RESIDENTIAL LAND USES

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



X-RAY: PARKS & OPEN SPACE

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



X-RAY: PUBLIC TRANSPORTATION

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



STUDY AREA

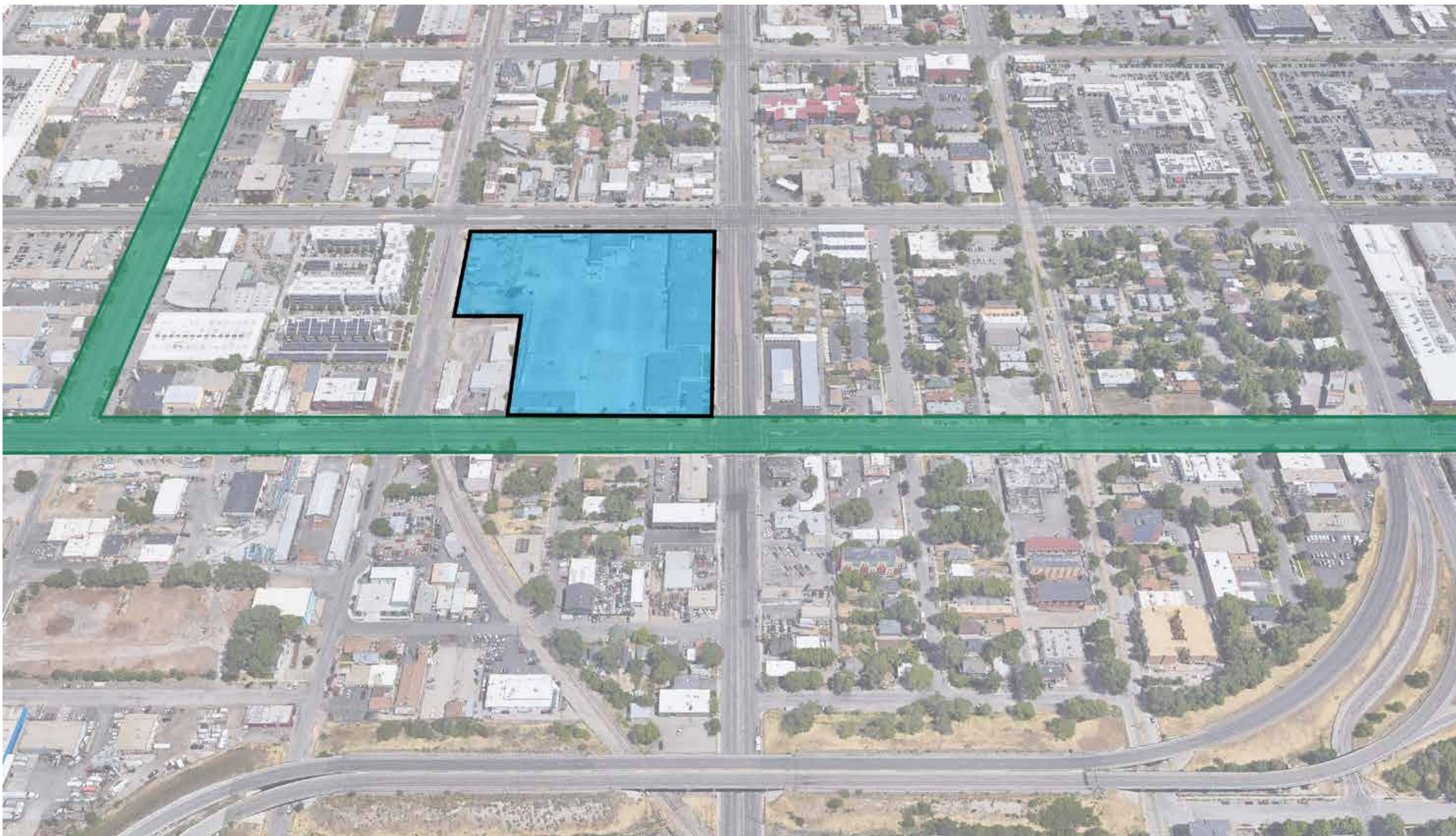
SITE CONTEXT DIAGRAM

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



FLEET BLOCK IN CONTEXT

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



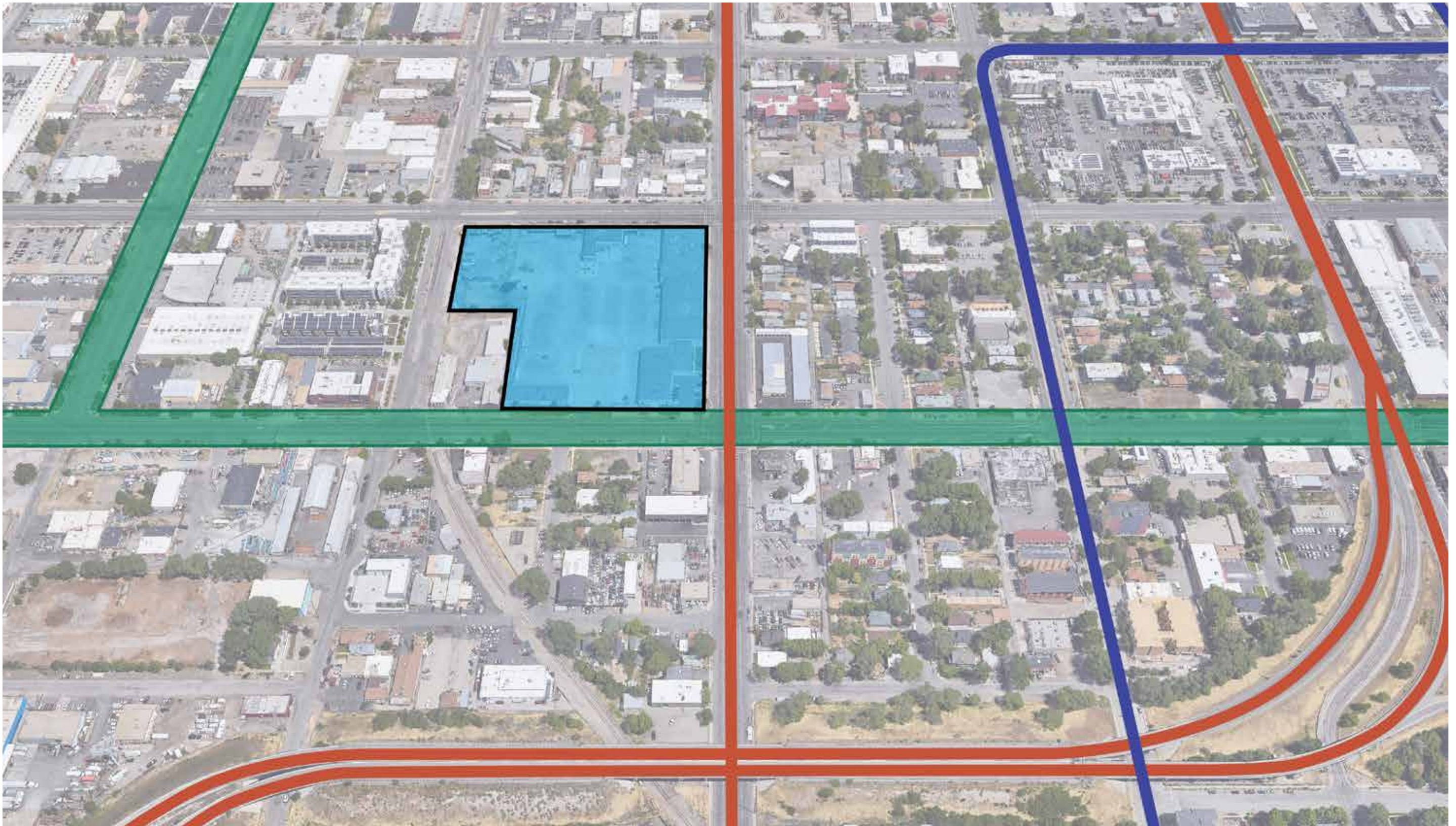
PLAN SLC: GREEN LOOPS

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



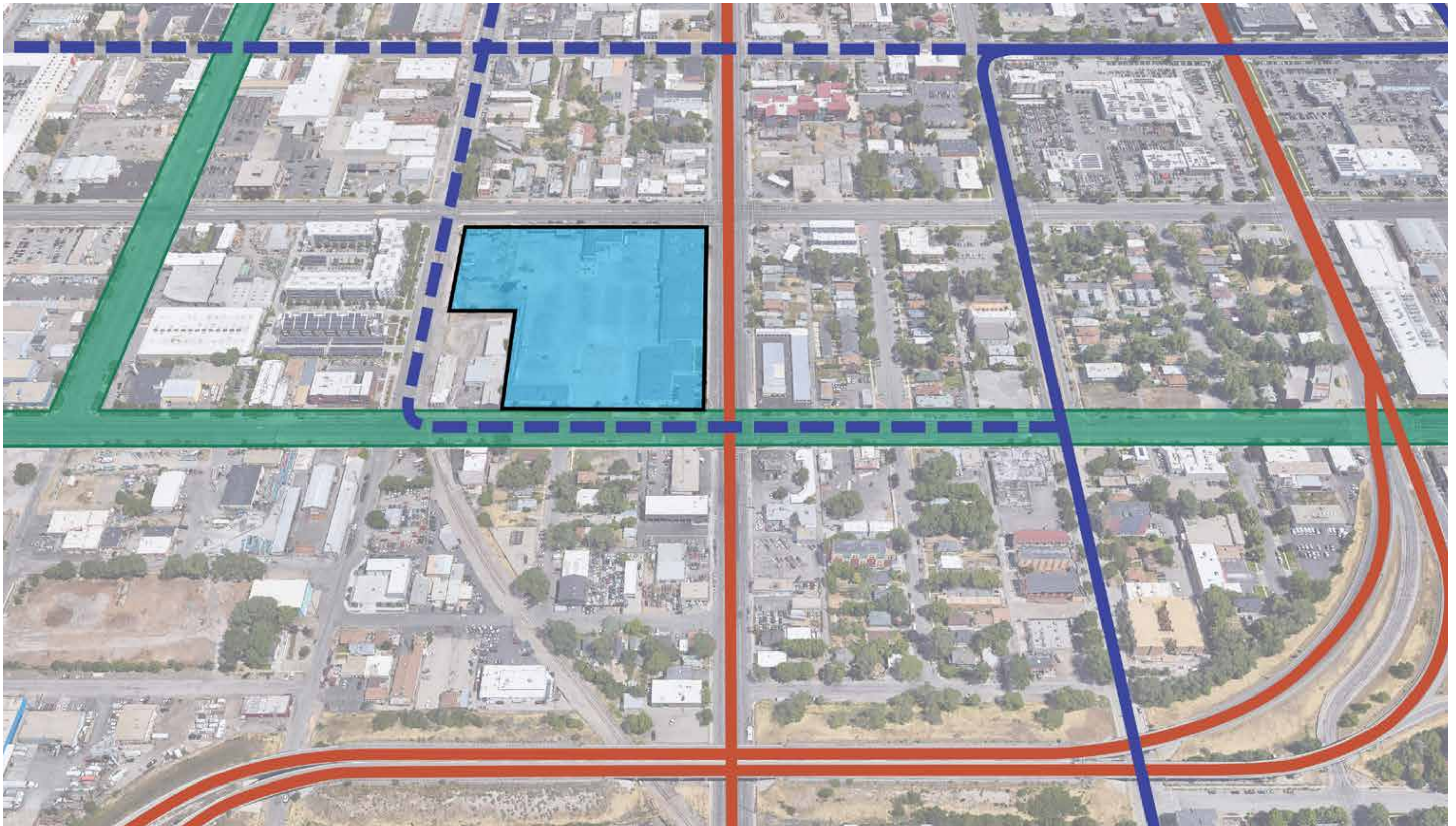
AUTO CORRIDORS

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



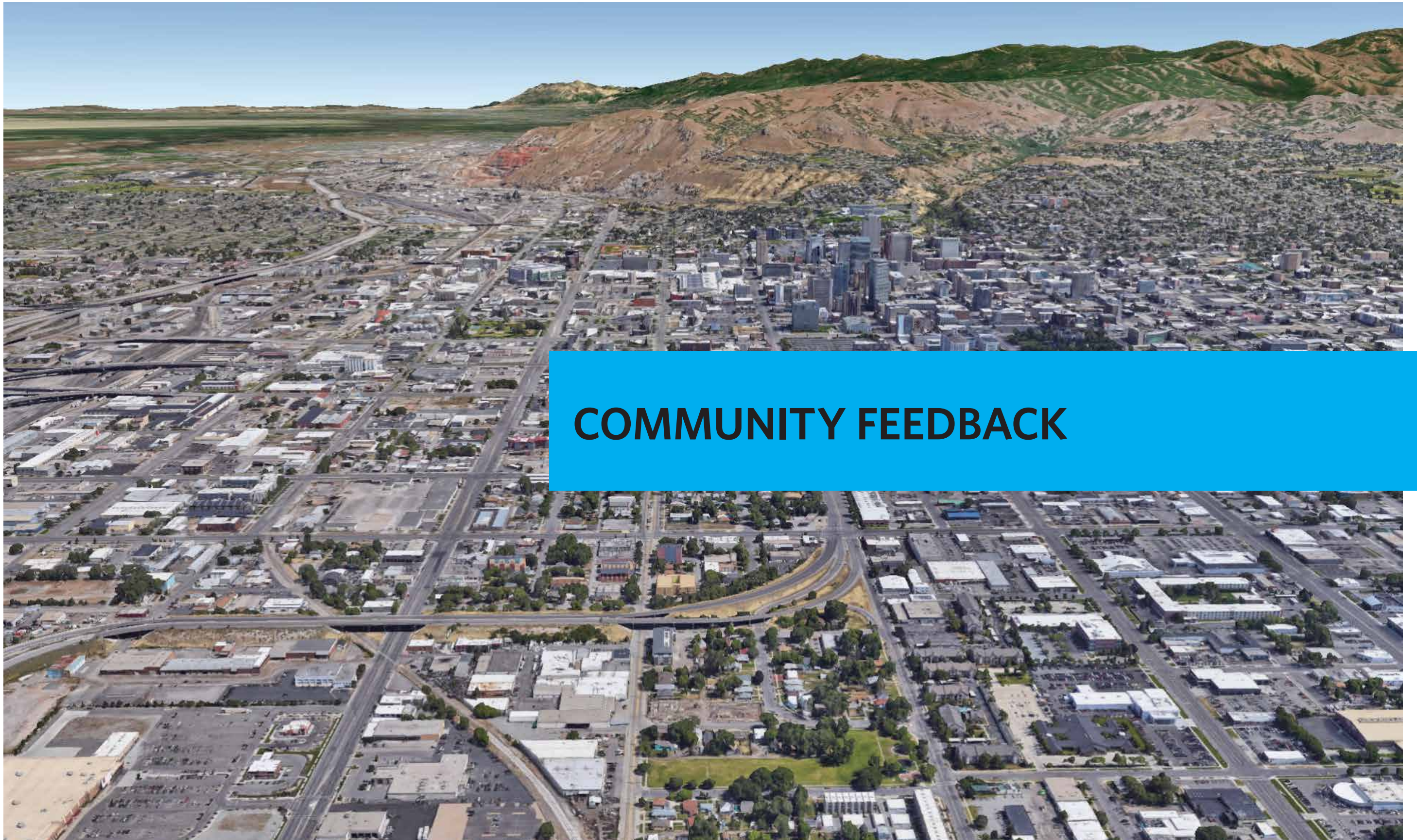
EXISTING TRAX LINE

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



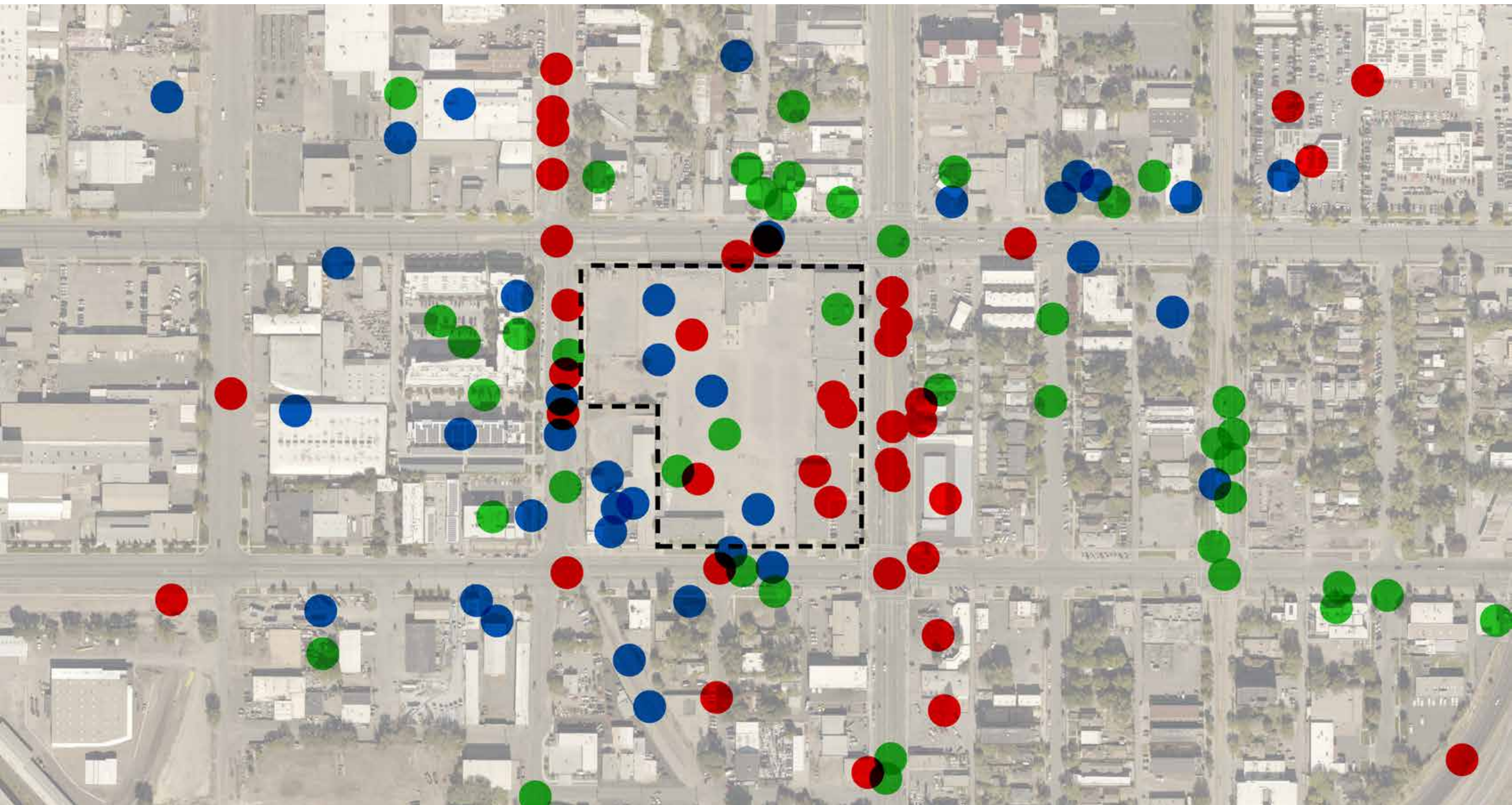
POTENTIAL TRAX AND STREETCAR EXPANSION

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



COMMUNITY FEEDBACK

FEEDBACK



KEY PUBLIC PROCESS TAKEAWAYS

- There is strong momentum & for this area as an **Innovation District**
- Jobs-to-Housing relationship is out of balance
- Incredible businesses & non-profits based here
- Demand for housing, office space & open space
- Start-Up and existing businesses want to locate here
- Neighborhood is a popular place for breweries
- Spirit for the arts

FEASIBILITY ANALYSIS NOTES

- Small, human-scaled open spaces
- Phased approach, uncertainty in the distant future
- Infrastructure cost is an issue
- 800 S improvements are many years away
- The 9-line implementation is critical to this site

INNOVATION DISTRICT OVERVIEW

- Home to companies that shape new products and technologies
- Hubs for social networking
- Compact, transit accessible
- Wired for mixed-use of retail/business
- Unique feel and sense of place
- Can be exclusionary, people left behind



AN INNOVATION DISTRICT FOR EVERYONE

Overall, the Granary District will support...

- Technology
- Education
- Housing
- Art & Design
- Food & Beer
- Starting and growing a business
- Finding a job at all levels

FLEET BLOCK: FIND A JOB, GROW YOUR BUSINESS

- Teach skills to empower new entrepreneurs
- Build and support local businesses
- Grow local jobs at all levels

Implemented correctly, this will be a nationally-recognized model.



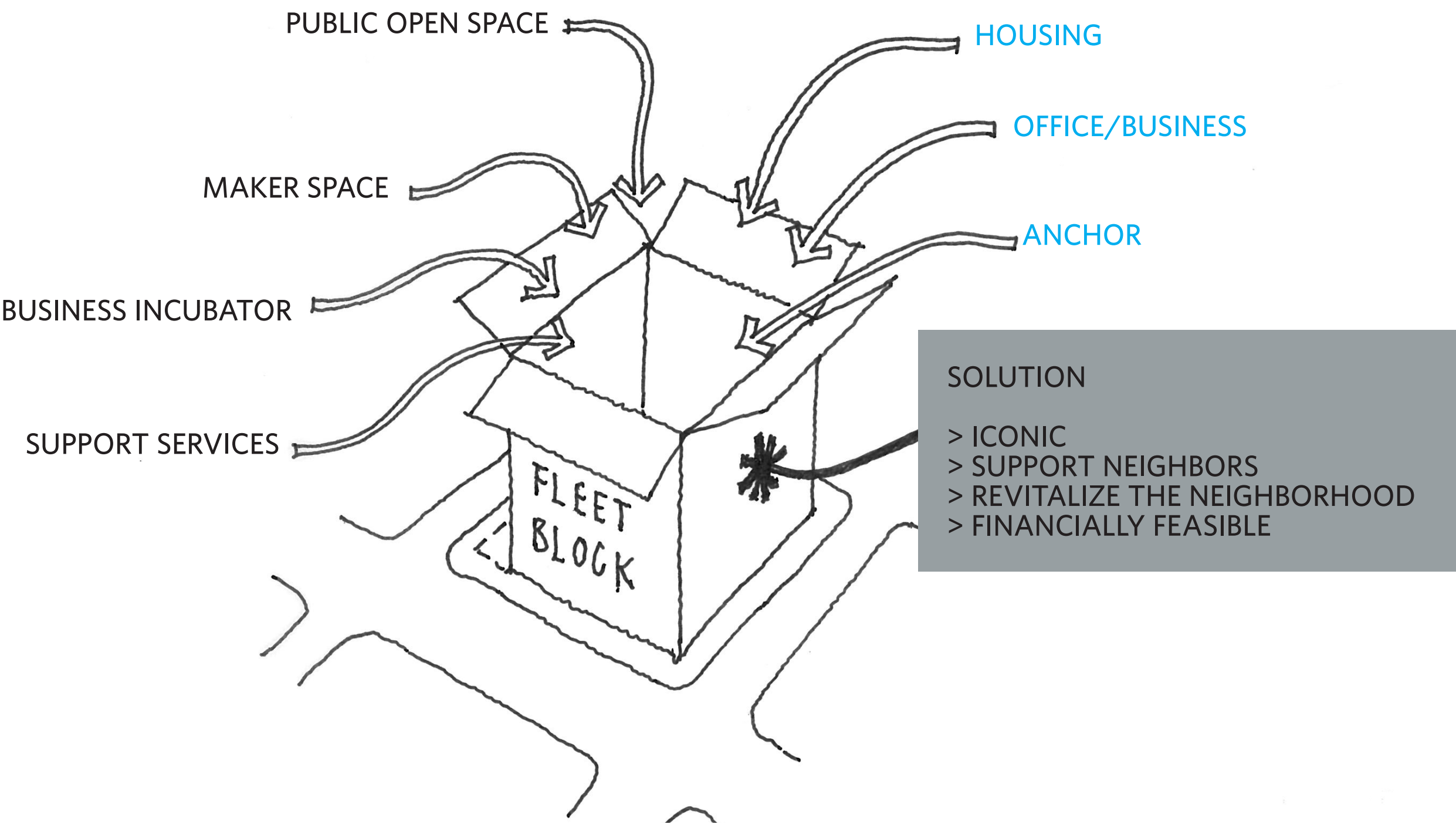
CHALLENGES & OPPORTUNITIES FOR THE FLEET BLOCK

1. Support New & Existing Local Businesses
2. Ground Level activity
3. Create new public open space
4. Include ownership solution
5. Address walkability, Infrastructure
6. Address Affordability
7. Flexible, Feasible, Phasable Plan
8. Inspire Creativity

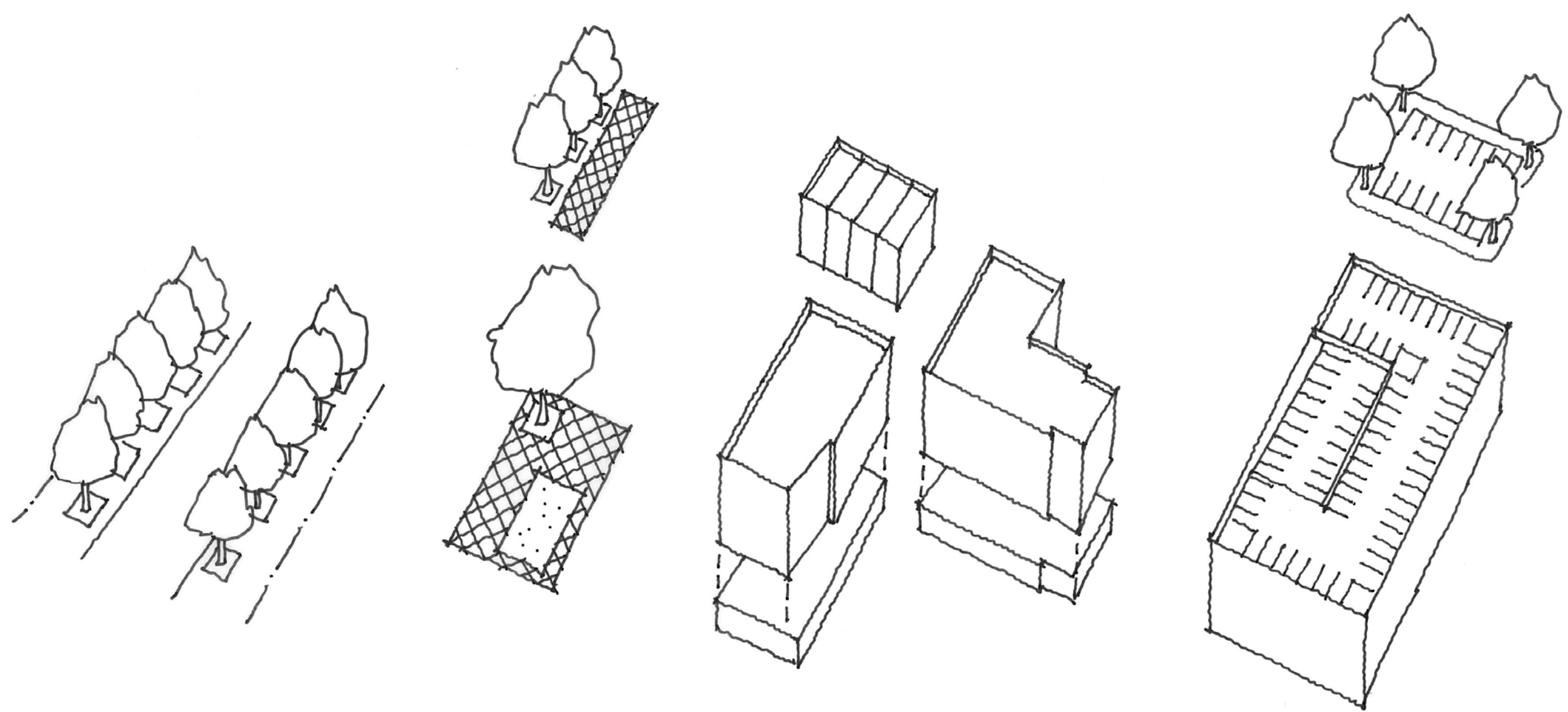


DESIGN PROPOSAL

WHAT WE HEARD



URBAN DESIGN KIT-OF-PARTS



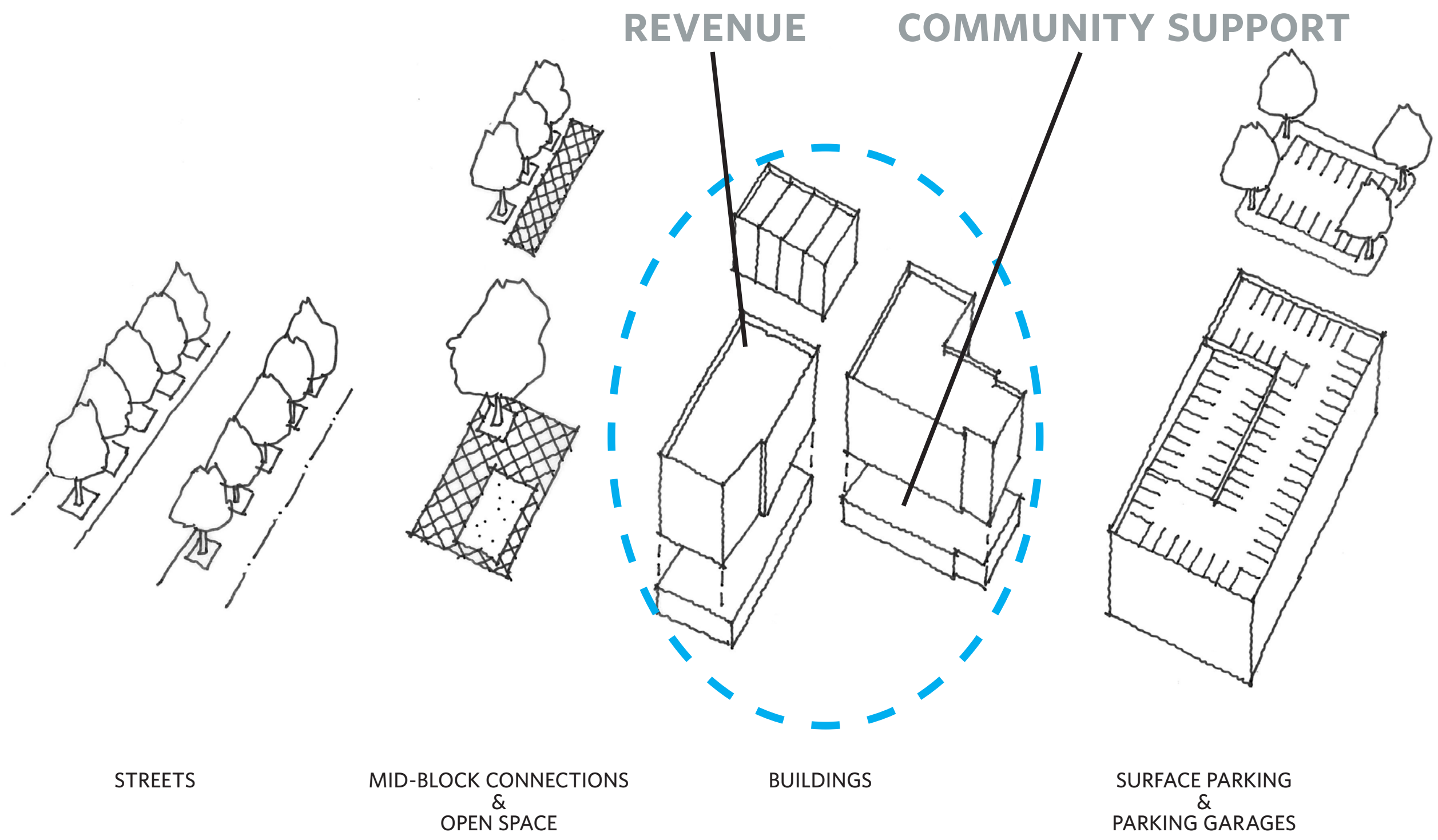
STREETS

MID-BLOCK
CONNECTIONS
&
OPEN SPACE

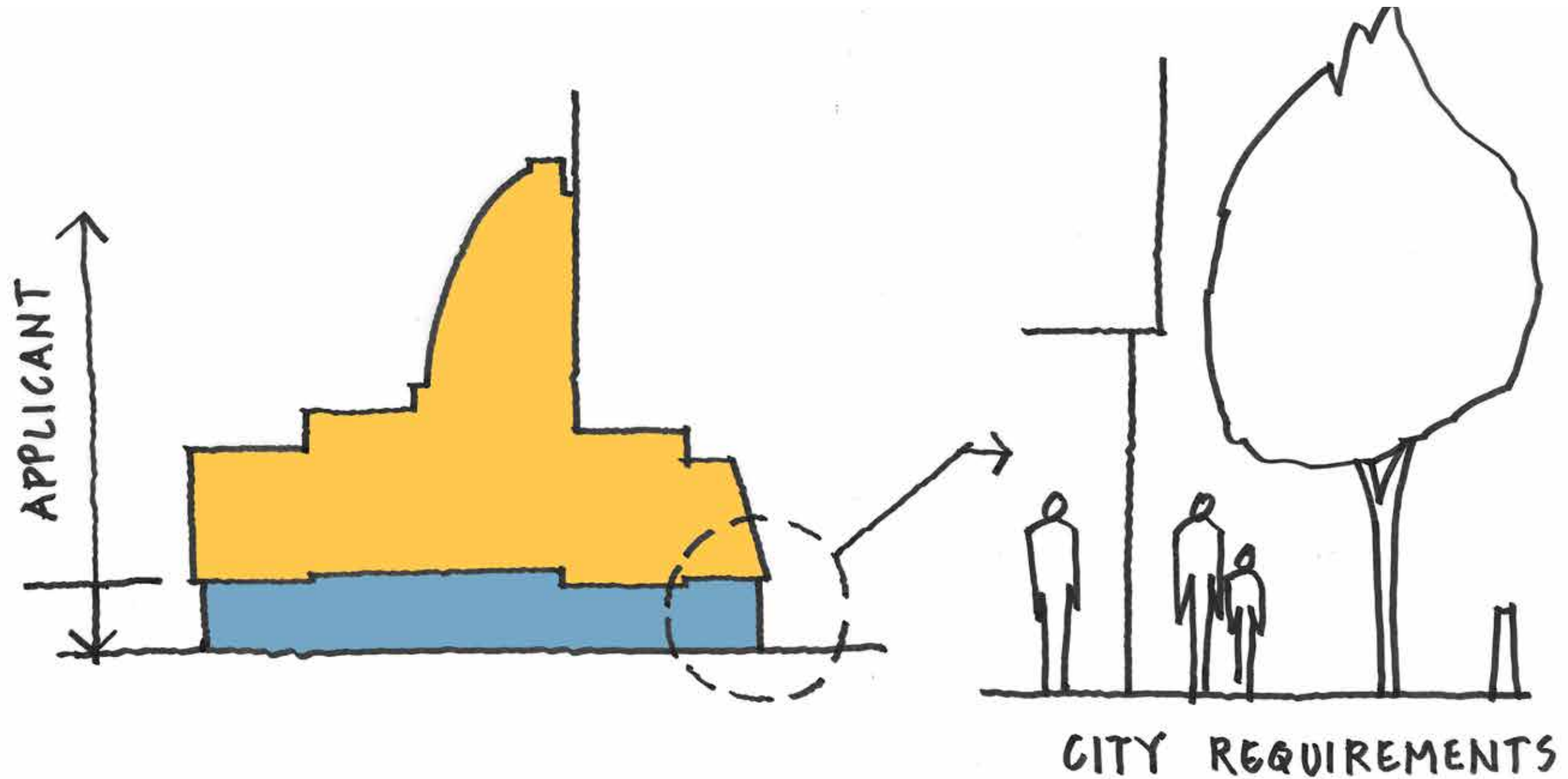
BUILDINGS

SURFACE PARKING
&
PARKING GARAGES

ECONOMICS



URBAN DESIGN APPROACH TO 'ICONIC' SOLUTION



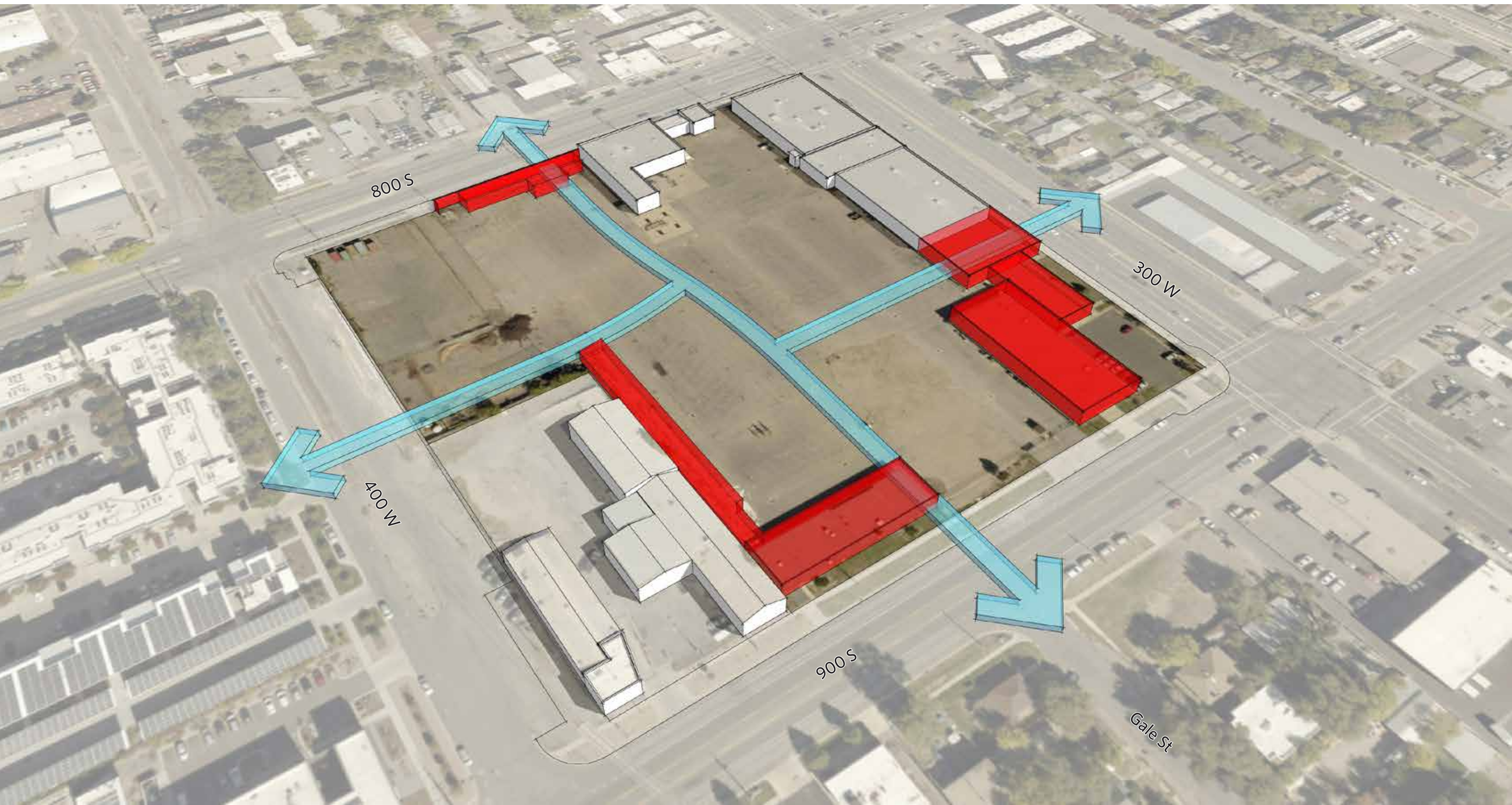
EXISTING CONDITIONS



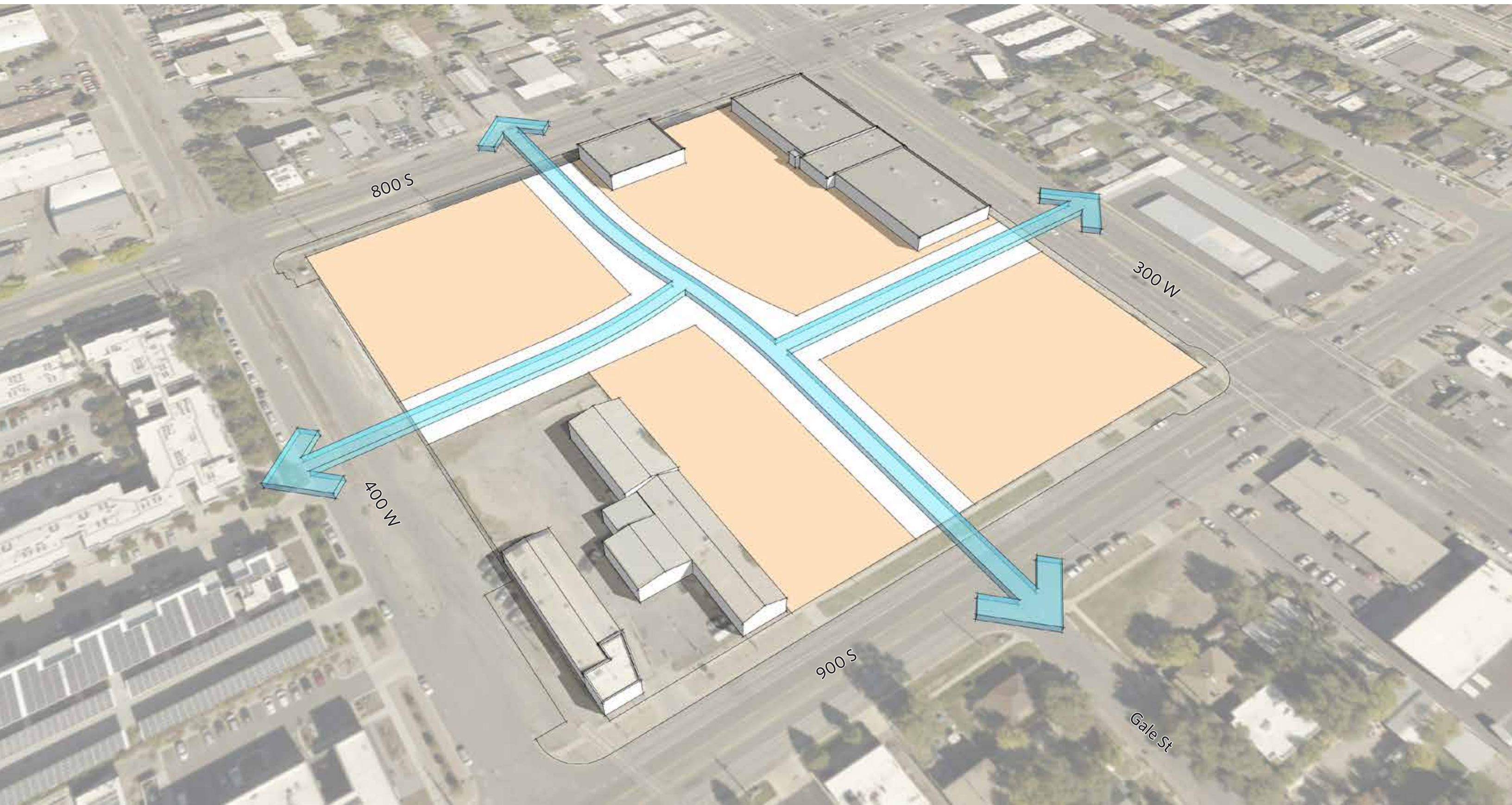
DOWNTOWN PLAN SLC



KEY CONNECTIONS



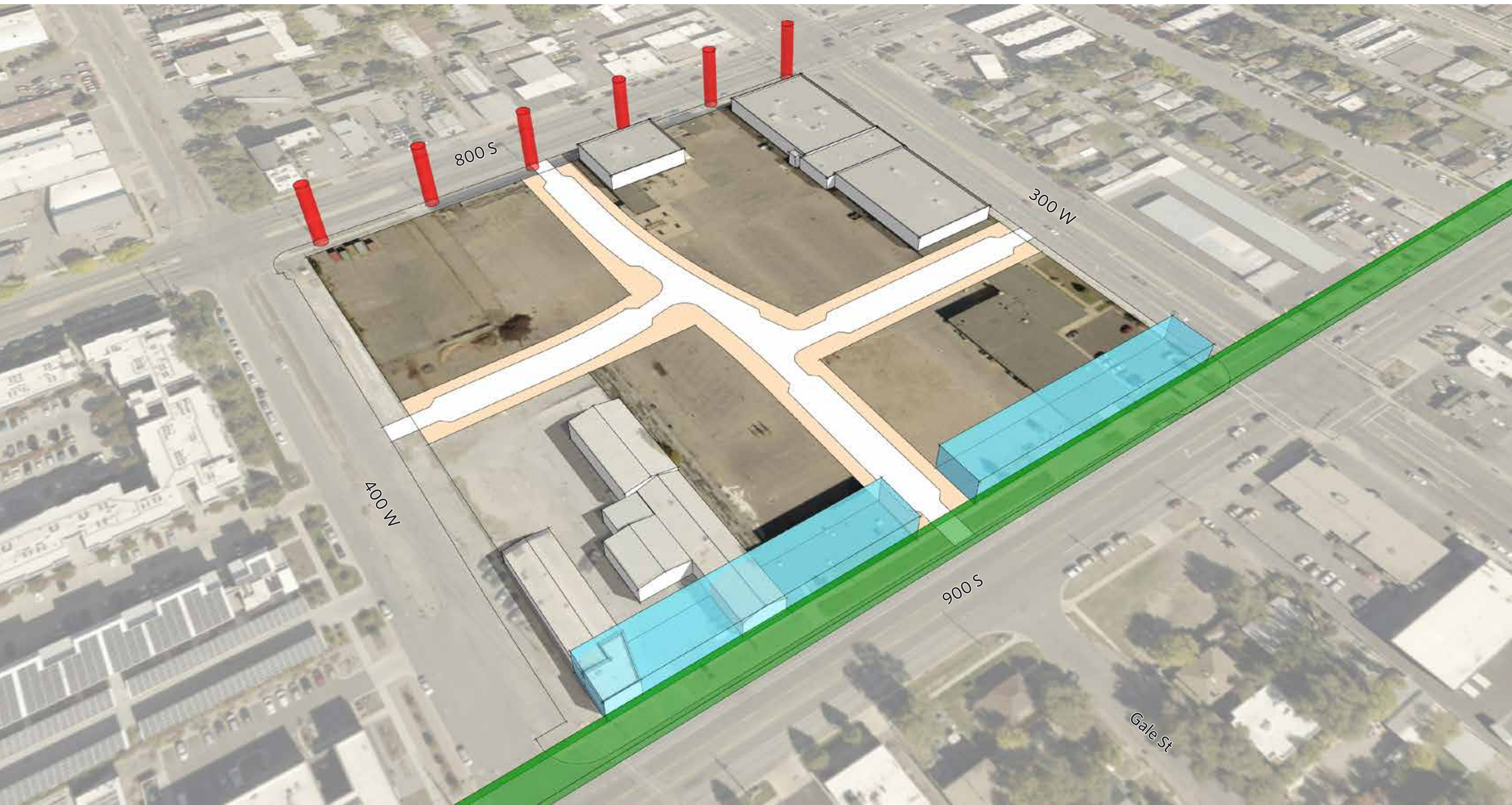
NEW CITY BLOCKS



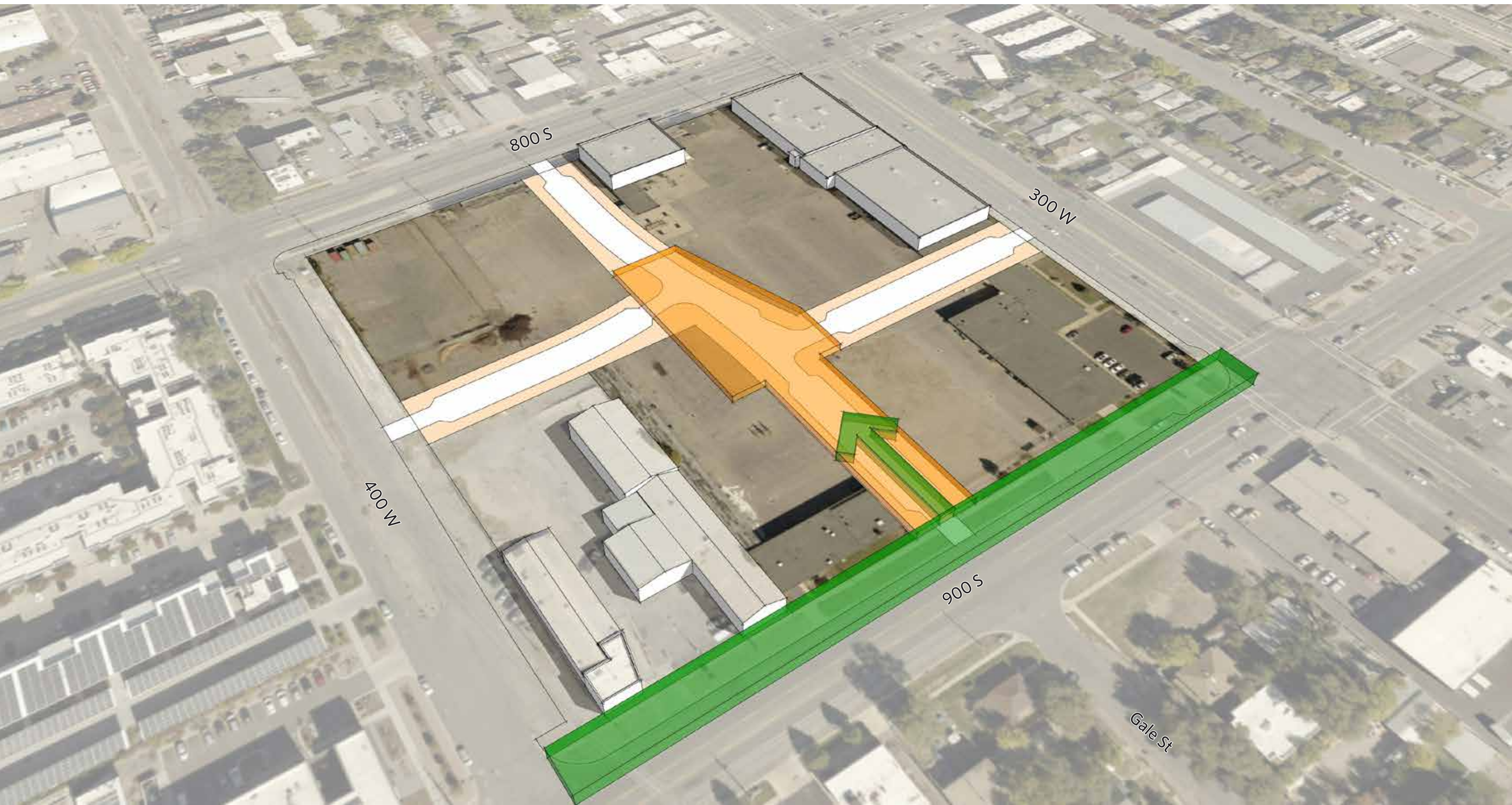
STREETS



ADDRESSING



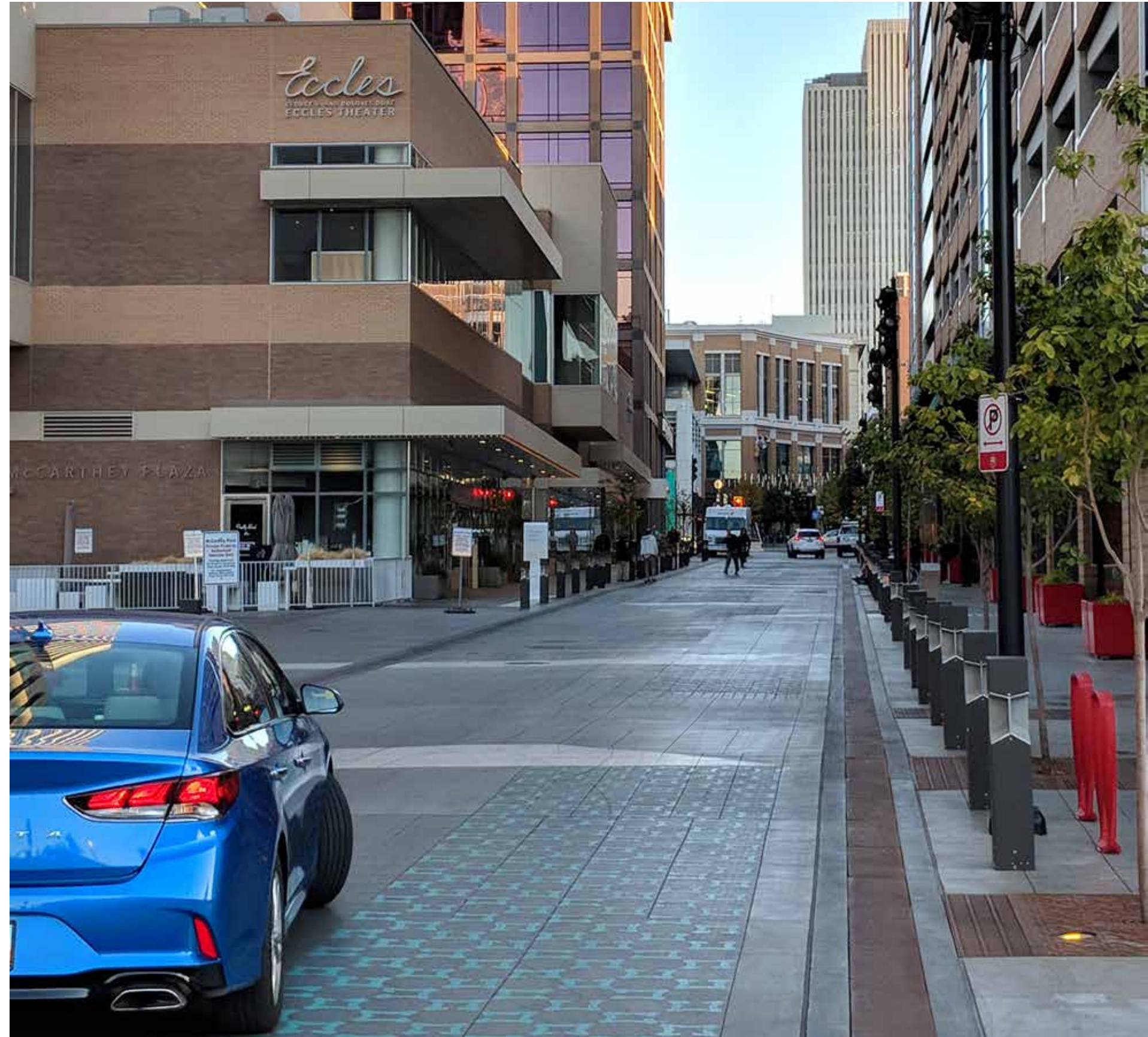
NEW PUBLIC SPACE



PHASE 1



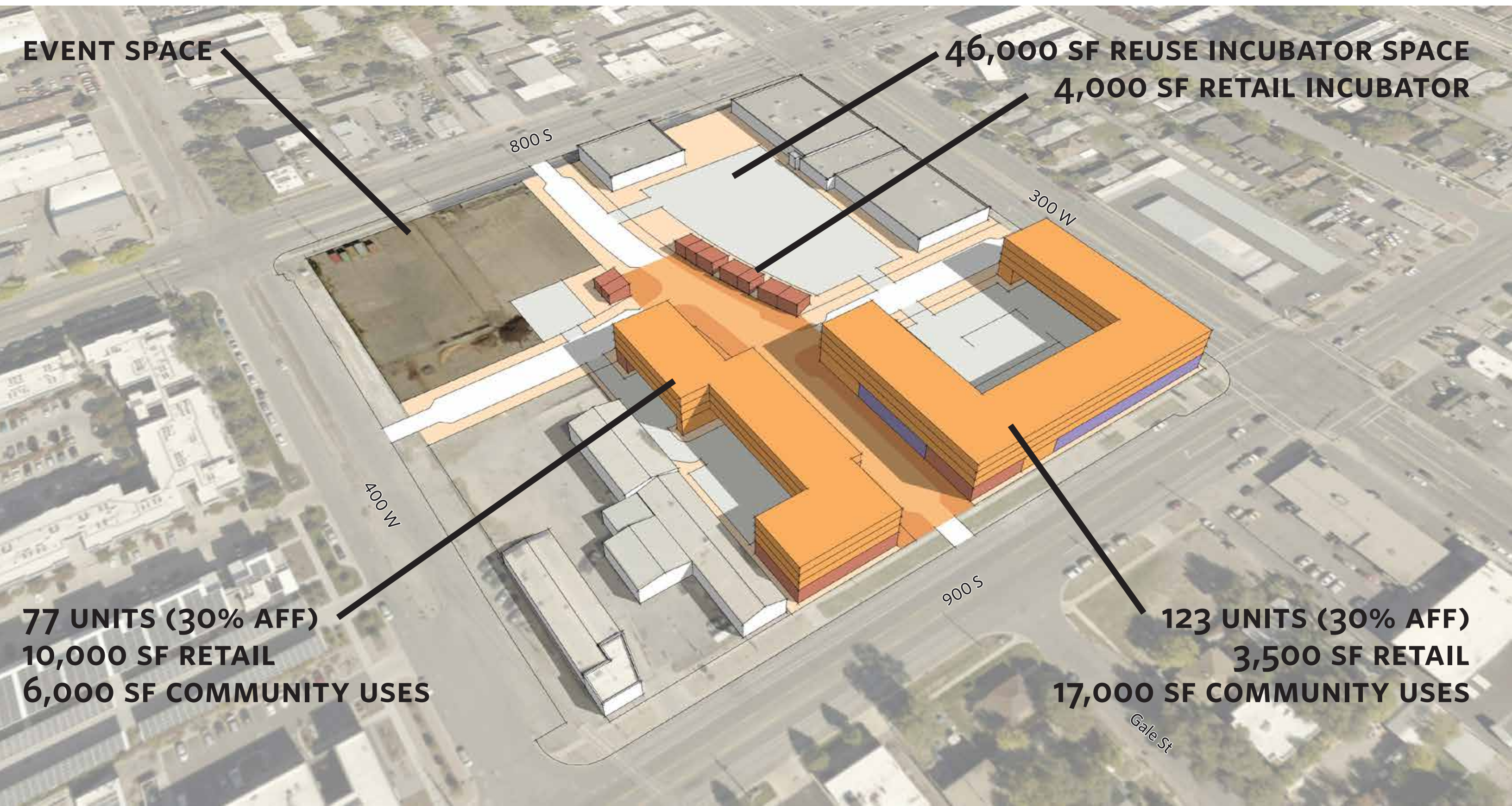
CURBLESS STREETS



BUSINESS INCUBATOR LINER



PHASE 1 PROGRAM



EVENT SPACE

**46,000 SF REUSE INCUBATOR SPACE
4,000 SF RETAIL INCUBATOR**

**77 UNITS (30% AFF)
10,000 SF RETAIL
6,000 SF COMMUNITY USES**

**123 UNITS (30% AFF)
3,500 SF RETAIL
17,000 SF COMMUNITY USES**

PHASE 2

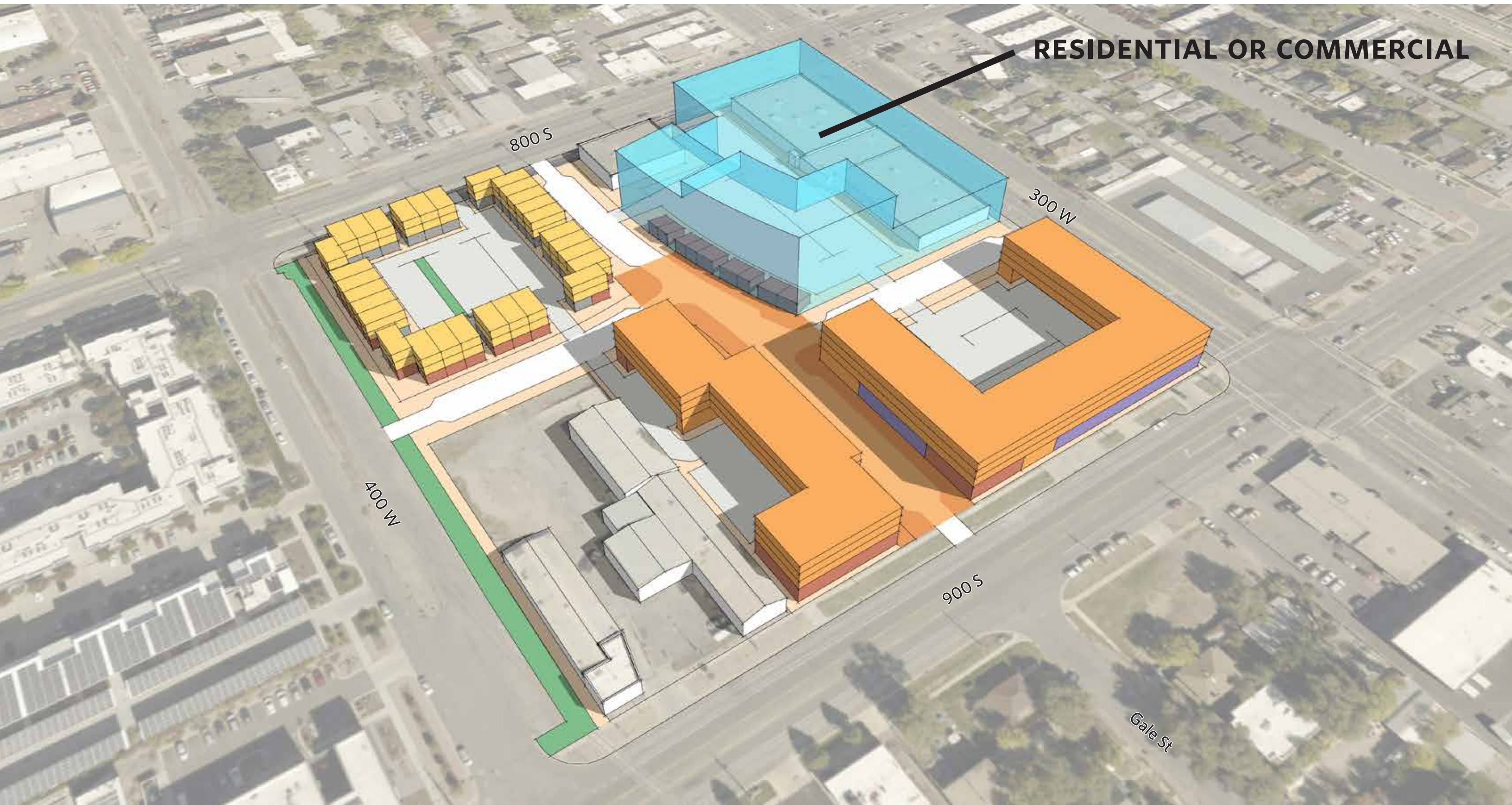
30 LIVE-WORK UNITS



VIEW OF PHASE 2 PLAZA



PHASE 3 POTENTIAL (10+ YRS)



VISION PLAN



VIEW OF CENTRAL PLAZA



VIEW FROM 800 S TOWARD 900 S



PARKING DIAGRAM

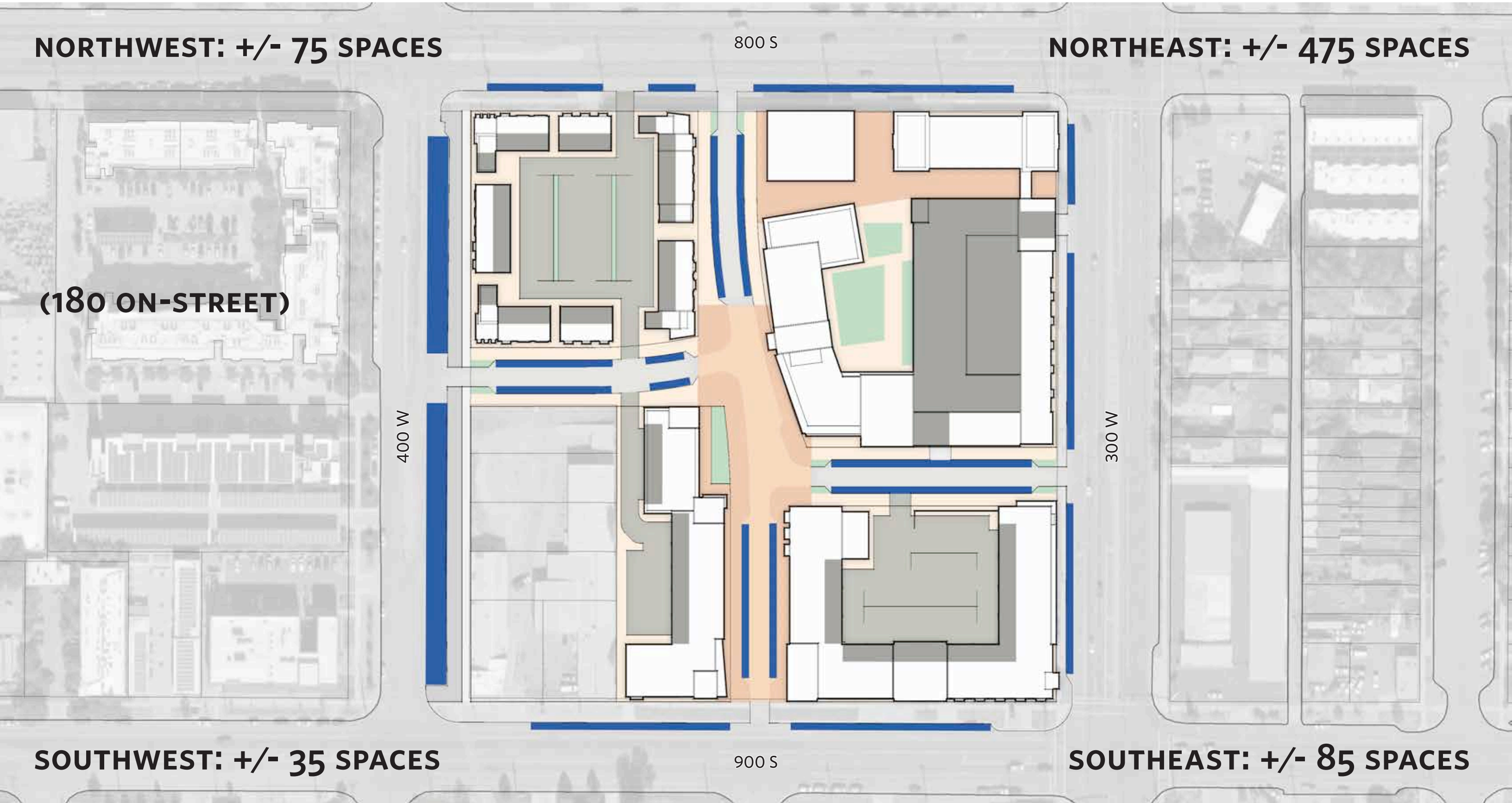
NORTHWEST: +/- 75 SPACES

NORTHEAST: +/- 475 SPACES

(180 ON-STREET)

SOUTHWEST: +/- 35 SPACES

SOUTHEAST: +/- 85 SPACES



GROUND FLOOR PROGRAM DIAGRAM



UPPER FLOORS PROGRAM DIAGRAM



ILLUSTRATIVE PLAN & POTENTIAL PROGRAM



315 RESIDENTIAL UNITS
~ 200 MARKET RATE
~ 85 AFFORDABLE (30%)
~ 30 LIVE/WORK (FOR SALE)

94,000 SF OFFICE

37,000 SF RETAIL
~ 25,000 GROUND LEVEL
~ 12,000 SF LIVE/WORK

59,000 SF COMMUNITY USE

865 PARKING SPACES
~ 685 ON LOT
~ 180 ON STREET

REVIEW OF CHALLENGES & OPPORTUNITIES

1. Support/grow new & existing local business
2. Ground level activity
3. Create new public open space
4. Include ownership solution
5. Address walkability, infrastructure
6. Address affordability
7. Phasing plan with flexibility
8. Inspire creativity

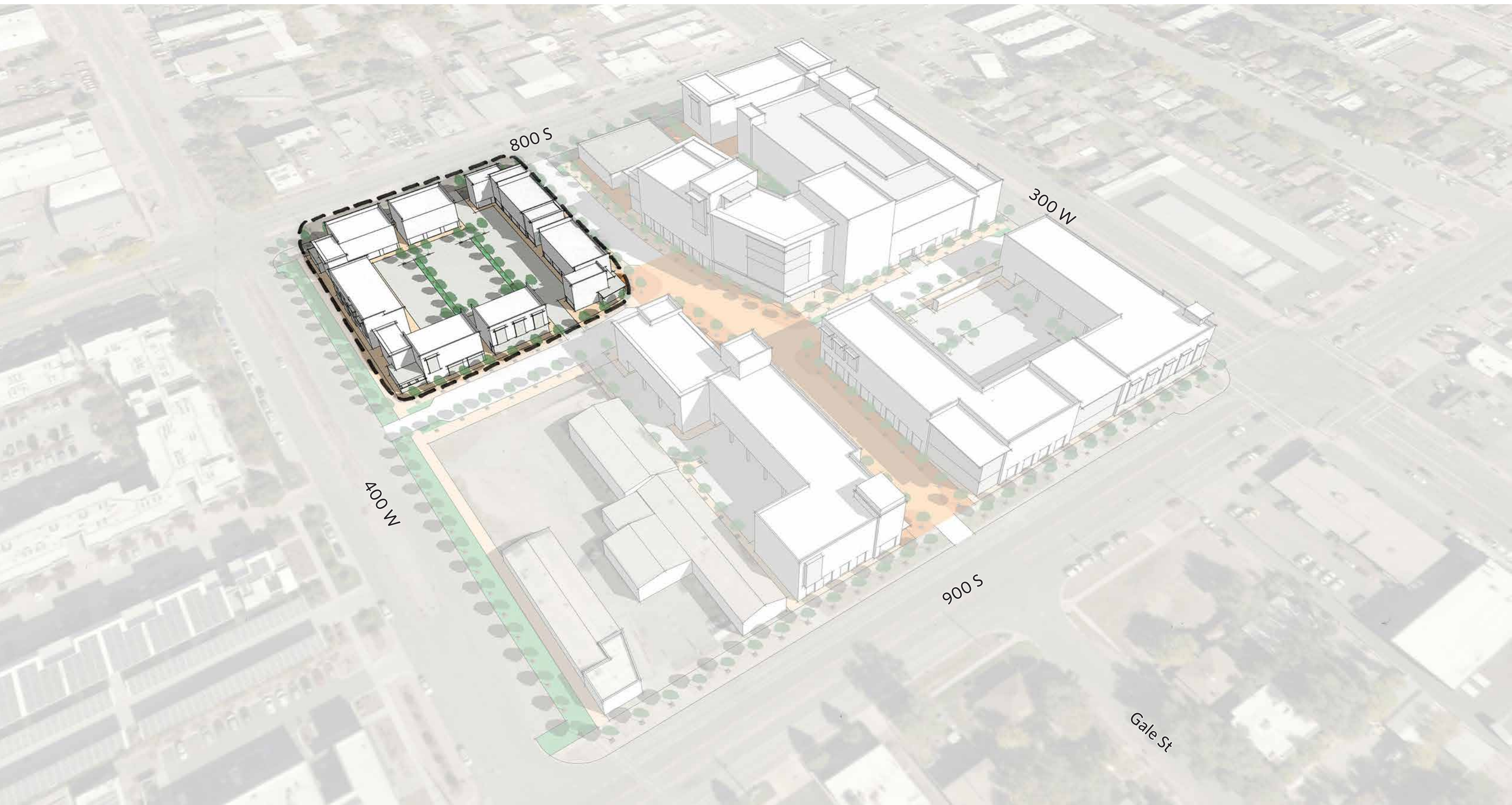
- 1. SUPPORT/GROW NEW & EXISTING LOCAL BUSINESSES**
- 2. GROUND LEVEL ACTIVITY**



3. CREATE NEW PUBLIC OPEN SPACE



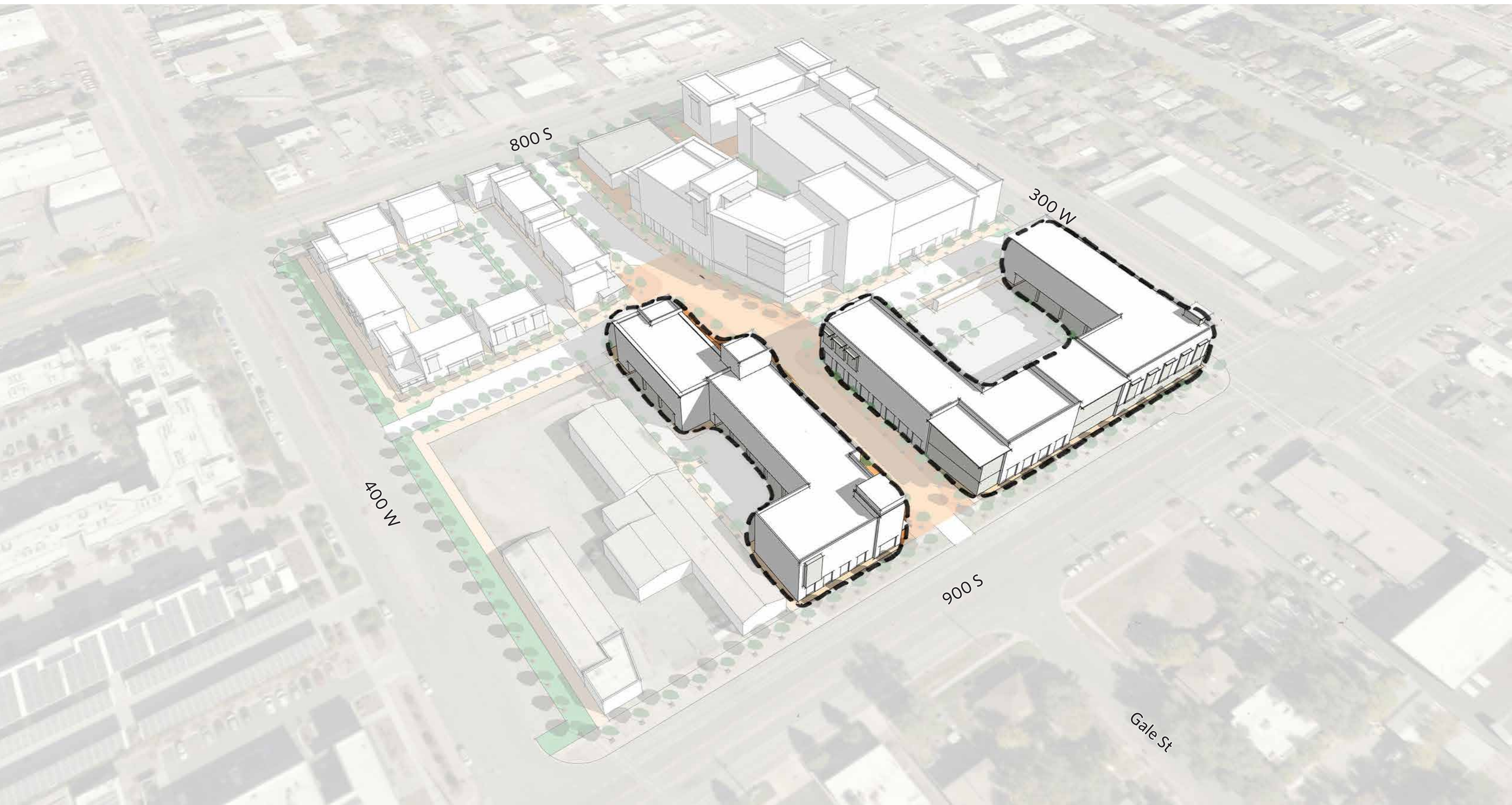
4. INCLUDE OWNERSHIP SOLUTION



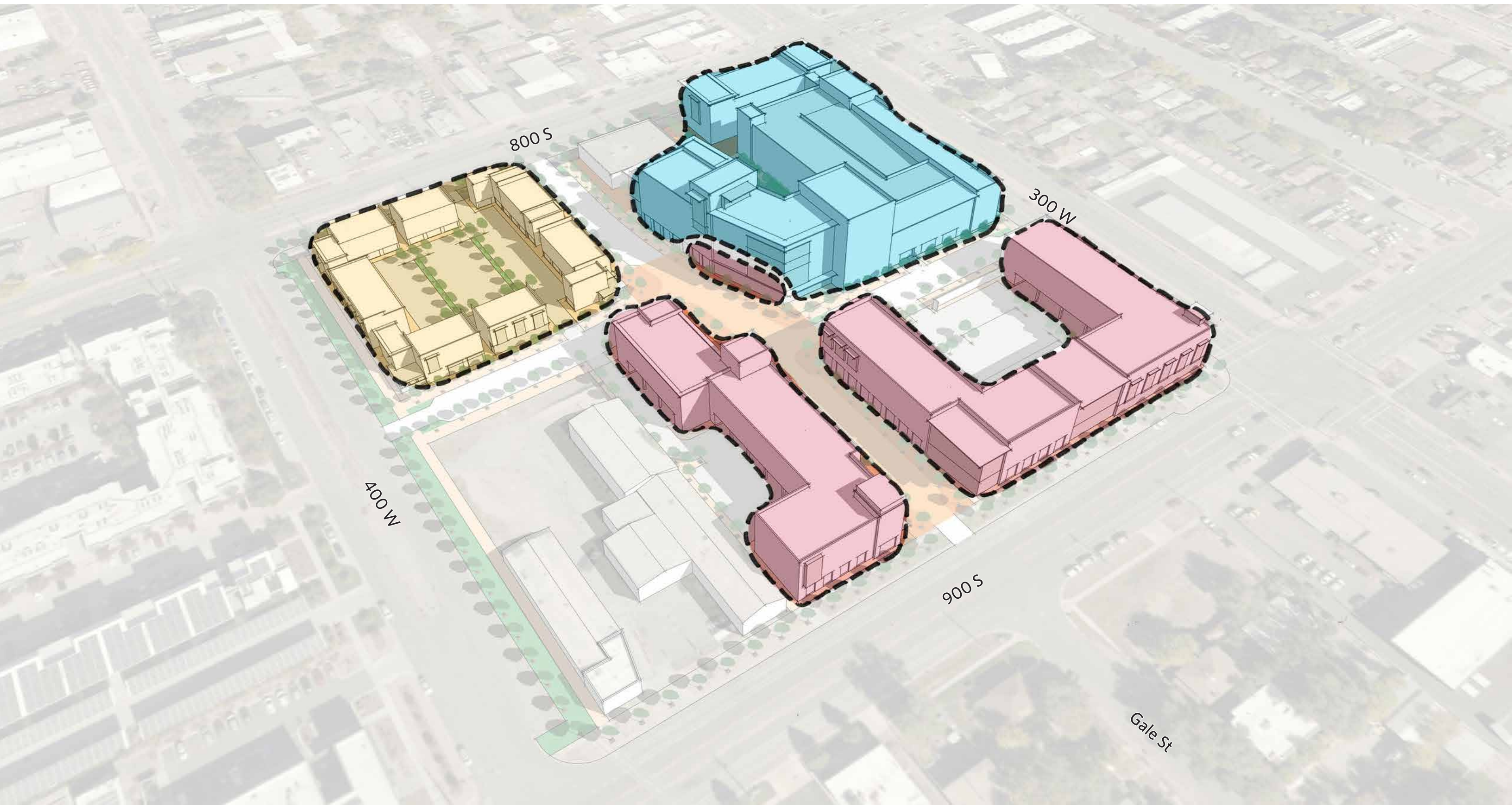
5. ADDRESS WALKABILITY, INFRASTRUCTURE



6. ADDRESS AFFORDABILITY



7. PHASING PLAN WITH FLEXIBILITY



8. INSPIRE CREATIVITY

The City is committed to implementation. The next steps for this project include:

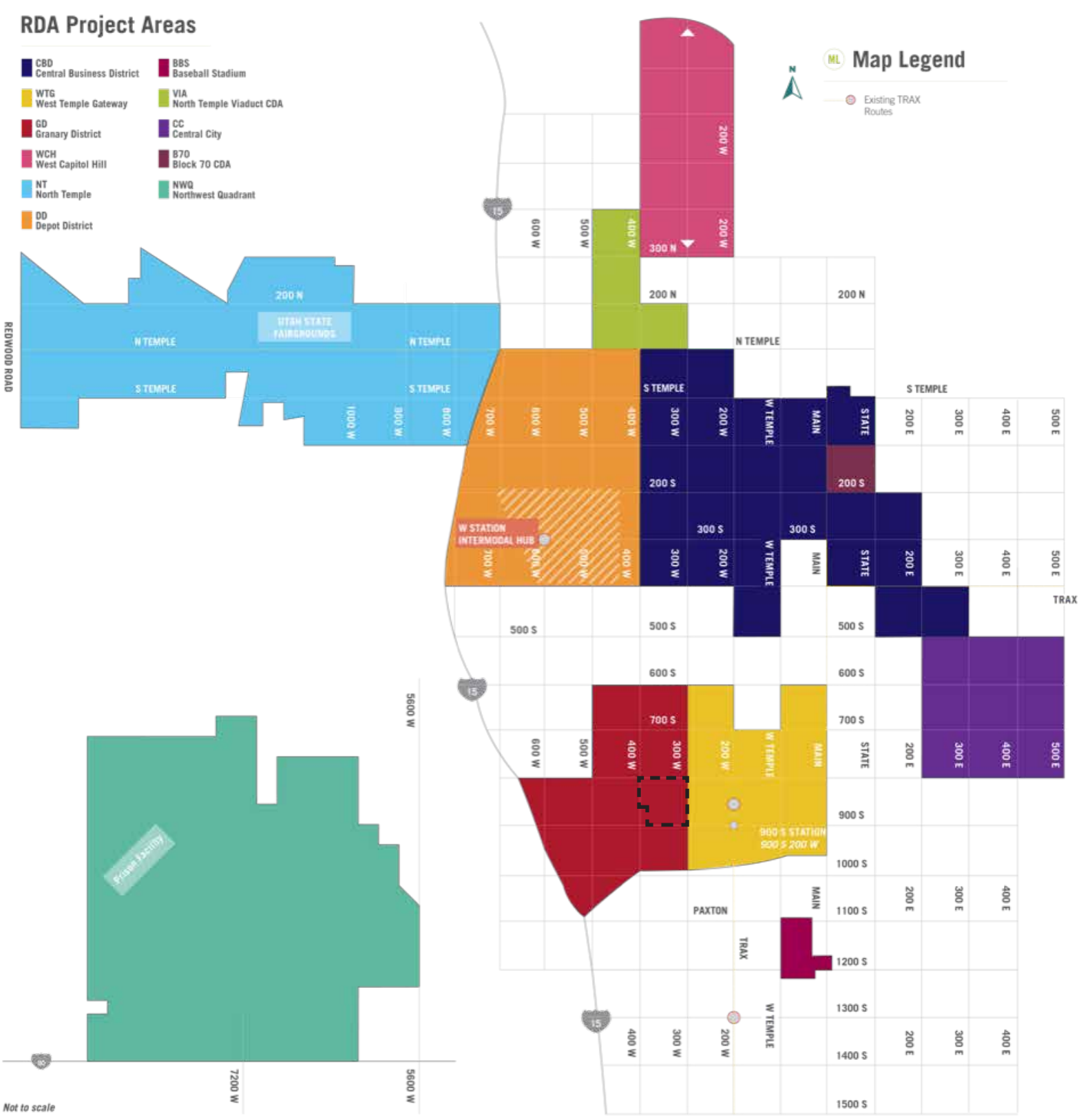
- Finalizing the design recommendation
- Create a specific deal structure
- Request for proposals in Q1 of 2019

QUESTIONS & COMMENTS





Creating a sense of place through collaboration, context, and community.

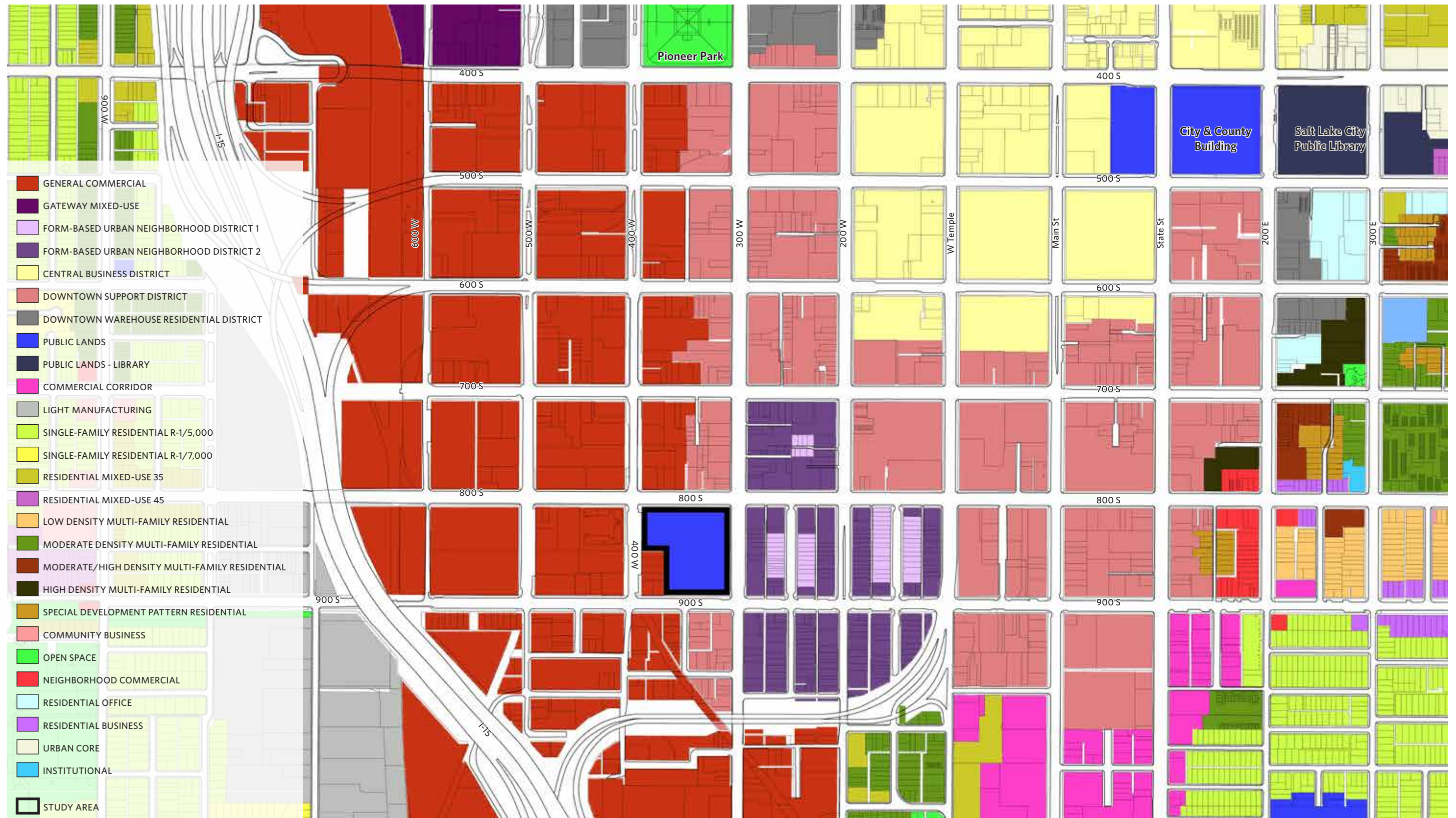


STUDY AREA

Map by Salt Lake City Redevelopment Authority

RDA PROJECT AREAS

SLC FLEET BLOCK / SALT LAKE CITY, UTAH



SALT LAKE CITY ZONING DISTRICTS

SLC FLEET BLOCK / SALT LAKE CITY, UTAH

STRENGTHS

- Proximity to downtown
- Well-connected to the region
- Blank canvas
- Flexible buildings with character
- The people in the neighborhood
- Active social service and non-profit community
- Strong arts community
- Locally grown small businesses

WEAKNESSES

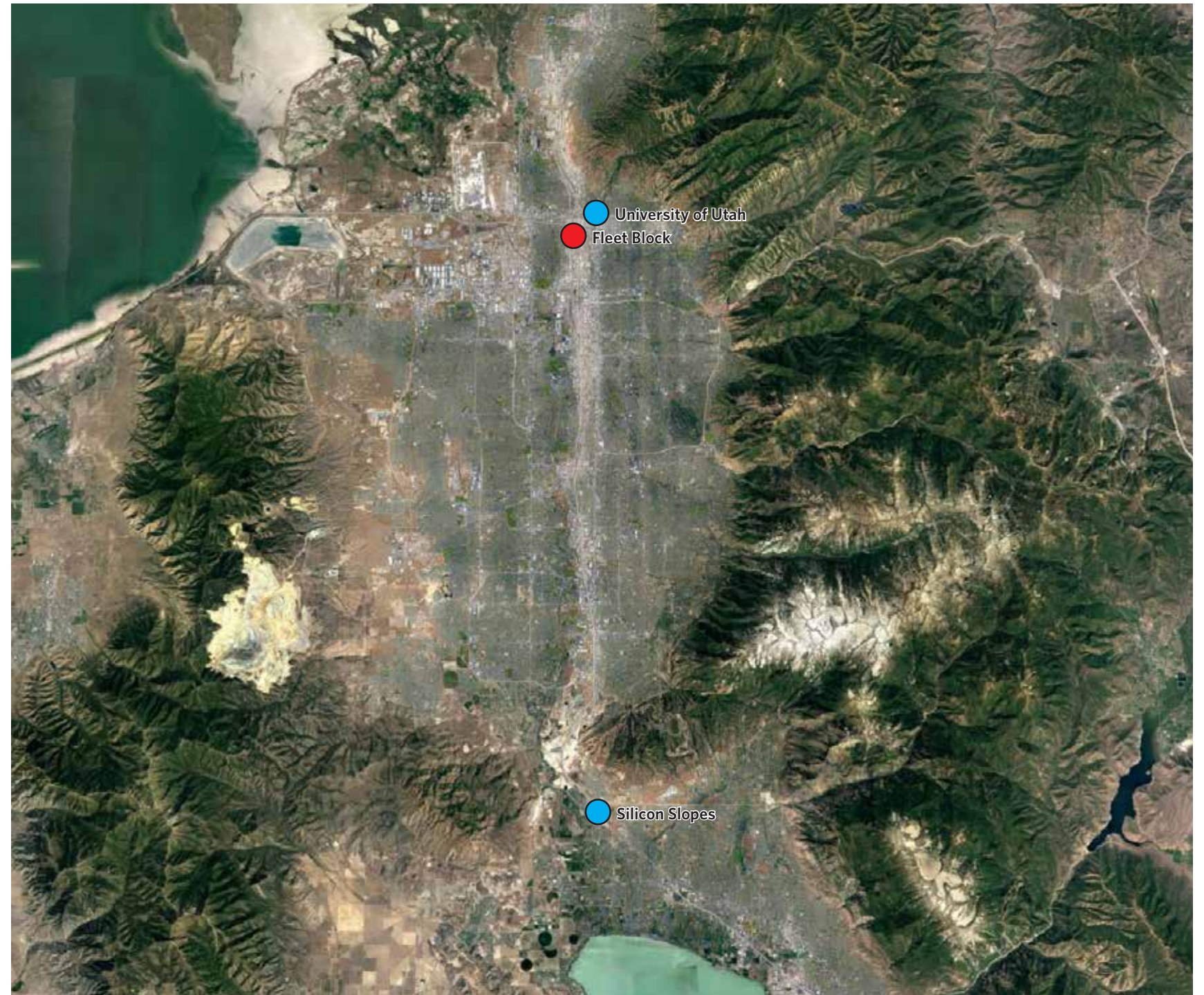
- Lack of open space, trees, and shade
- Environmental contamination
- Walkability challenges (block size, ROW width)
- Undersized utility infrastructure
- Crumbling street infrastructure
- Lack of neighborhood retail for daily needs
- Neighborhood history and perception
- Lack of ground-level activity and eyes on the street

OPPORTUNITIES

- Substantially improve walkability by creating mid-block connections and expanding pedestrian infrastructure
- Kick-start the Granary District as a place for businesses to locate
- Provide an opportunity for businesses located elsewhere in the valley to participate in the Granary District
- Introduce appropriately-scaled streets and public open spaces
- Incubate small businesses
- Create new buildings that compliment the existing fabric
- Address affordable and market-rate housing needs

THE CONTEXT AROUND US

- Downtown
(business, government and the Church)
- University of Utah
(academic research and innovation)
- Silicon Slopes
(large-scale, tech-oriented businesses)



NEXT STEPS

- Develop three alternative design and programming approaches that account for:
 - Urban design characteristics
 - Economic feasibility analysis
 - Your input
- Recommend a sequence for public infrastructure improvements around the Fleet Block
- Create action strategies and blueprint for an Innovation District

WHAT COULD BE INCLUDED ON THE FLEET BLOCK TO MAKE THIS HAPPEN?

- Housing (market and affordable)
- Business (flex space for businesses at various stages of development)
- A range of services could include:
 - Job placement
 - Supportive services, daycare
 - Community and maker spaces
 - Charter School
- Supportive Institutional Anchor

DEVELOPMENT CONTEXT

- The city is in a housing crisis
- Strong enthusiasm for a future Innovation District
- Fear of losing current neighborhood anchors
- Substantial infrastructure challenges
- Job creation