

**SALT LAKE CITY CORPORATION CITY OWNED PROPERTY**  
**REQUEST FOR INFORMATION**  
**DEVELOPMENT OF FORMER CITY FLEET SERVICES BLOCK**  
850 South 300 West, Salt Lake City Utah. Parcel ID: 15-12-251-001



**1. Introduction**

Salt Lake City Corporation (the “City”) is seeking informational responses to this Request for Information (“RFI”) from parties qualified and experienced in property development in connection with the potential development of a City owned property known as the “Fleet Block” (the “Property”). Located at 850 South 300 West, the Property is approximately 8.75 acres and covers nearly the entire block with one adjacent property owner at the southwest corner, as depicted in *Exhibit A: Site Map*. The City is exploring future uses of the Property and related benefits to the community, with the intent of gathering viable ideas and information that may guide a future Request for Qualifications (“RFQ”) or Request for Proposal (“RFP”) process.

**2. Purpose of the RFI**

The purpose of this RFI is 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. This RFI is intended solely to assist in informing the City’s approach to developing the Property and does not constitute a solicitation for purchase or a commitment to issue an RFQ/RFP. It is a request for information only, not a solicitation. Respondents to this RFI will not be excluded from participating in future procurements related to the Property since this RFI is focused on high-level concepts that the Respondents are willing to share with the City rather than actual design plans or cost estimates. The level of content provided within responses is left to the discretion of each Respondent. The City may use the information submitted as part of a public engagement process.

**3. Property Information**

The Property has been used for industrial purposes since at least 1911 and most recently as a Salt Lake City fleet vehicle repair and storage facility. The buildings have been used by various City departments or were leased until 2020 when building deficiencies led to the abandonment of active land uses from the Property. In summer of 2020, with a call for social justice at the local, regional, and national level, the Property was utilized for community expression, protest, and a call for social change which resulted in community-initiated murals on the Property. Additional details on the Property are as follows:

a. Value: An appraisal of the Property placed the market value of the Property at \$23.3 million as of December 12, 2019. The City is in the process of acquiring an updated appraisal.

b. Environmental: The Property has various types and levels of environmental contaminants and groundwater intrusion from over 100 years of industrial uses. Based on previous estimates, cleanup costs may range from approximately \$600,000 to \$2,500,000, depending on the level of remediation and type of end uses.

c. Zoning: The Salt Lake City Council is currently considering a form-based zoning designation for the Property. Details of changes and Form Based Urban Neighborhood proposed zoning can be referenced here:

<http://www.slcdocs.com/Planning/Planning%20Commission/2019/PC12-11-2019%20Fleet%20Block%20Staff%20Report.pdf>.

#### **4. Guiding Principles**

The Granary District, where the Property is located, is emerging as an epicenter for creativity, art, food, and entrepreneurship, all within the context of honoring its industrial past. The City's intention is to preserve the character of the District while fostering equitable, inclusive, innovative, and sustainable growth. With these intentions in mind, the City is interested in identifying the critical components of a financially sound method of development that will stand the test of time, keep the facility active long term, and comply with the following guiding principles for design and development. These guiding principles are intended to evolve as the City receives input from the community and completes due diligence efforts on the property.

a. **Land Uses:** Mixed-use development that provides for growth while being contextually sensitive, and that incorporates public space with some mix of residential, commercial, retail, hotel, or other function. Land uses shall maximize space utilization, include an array of amenities, establish a unique architectural expression, and be pedestrian oriented.

b. **Public Space:** Accessible public space to promote public gatherings, free expression, safety, comfort, and well-being of the community, and that may be developed, maintained, and activated through a public-private partnership with the City.

c. **Placemaking & Community Expression:** Publicly visible art or placemaking that may express community values, establish a unique identity for the Property or Granary District, and/or heighten awareness of social issues. This could include scenarios in which existing community murals are memorialized or preserved and integrated into the publicly accessible space and/or a new community-supported project is carried out.

d. **Equity & Inclusion:** Equitable development that provides access to opportunity for historically marginalized residents, which may include space for the incubation and growth of small innovative businesses (e.g., makers, artists, etc.), mixed-income housing with units for residents that are 50% of the area median income or below, community resources such as a grocery store or childcare facility, and integration with current and future transit routes and infrastructure.

e. **Infrastructure & Connectivity:** Infrastructure improvements that mitigate traffic congestion, incorporates parking efficiencies, and provide for safety, walkability, connectivity, and accessibility both within the block and to adjacent transportation networks and land uses.

f. **Environment & Sustainability:** Sustainable and environmentally responsible development that promotes community resiliency through the mitigation of existing contamination, promotion of environmental equity, and the efficient use of resources.

g. **Financial Leverage & Partnerships:** Financially viable development that utilizes innovative financing tools and partnership structures to limit financial participation by the City, allows for the incorporation of public benefits, and provides opportunities for revenue sharing. Long-term partnership structures with the City may include a land lease or other structure that could offset costs associated with deeply affordable housing, below-market commercial space, public space, infrastructure, etc.

#### **5. Content of Submissions**

This RFI is an opportunity to ensure that the City is considering ideas and concepts from the community when formalizing plans for development of the Property. To accomplish this, the City is seeking input on the following elements. While Respondents do not need to submit information on all the elements, Respondents are encouraged to consider the broader context of all the elements and information contained herein when responding to each individual element.

*Instructions: When preparing your response, reply to one or more of the following content items in the order listed. Please restate each letter point listed below followed by your response.*

- a. Guiding Principles: Are the guiding principles as outlined in Section 4 appropriate and exhaustive for encouraging a high-quality, innovative project that addresses community needs?
- b. Land Use & Density: What is a viable mix of land uses, massing, and densities within the framework of the FB-UN3 zone?
- c. Site Plan: What are conceptual and high-level site plan ideas communicating density placement, including structures, public gathering places, activated/green space, parking, and general traffic flow?
- d. Funding: What are recommendations for financial performance structures and potential funding sources to facilitate a financially viability project that provides a high level of community benefit?
- e. Partnerships: What are potential community partners and programming ideas for civic spaces and equitable social programs?
- f. Equity & Inclusion: What are ideas for how to advance the community's call for equity and inclusion?
- g. Urban Design: What are ideas for urban design of the site that encompasses placemaking, public art, equity, walkability, and integration with transportation networks and adjacent land uses?
- h. Engagement: What are ideas for engaging the community in the design and development process?
- h. Other: What else should the City be considering regarding the zoning, environmental remediation, development, financing, and/or programming of the Property?

## **6. Submission Requirements**

Submissions should be no more than 20 pages in .pdf file format, landscape orientation (for digital review). Attachments (such as lists, photographs, statistics, charts, etc.) will be counted as part of the 20-page limit. The Response Cover Sheet of Attachment 1 will not be counted in the 20-page limit.

- Sign the Response Cover Sheet (*ATTACHMENT 1*).
- Submit all required information as outlined in *Section 5 - Content of Submission* section of this RFI.

- Submit your response via email to:  
Tammy Hunsaker  
Deputy Director of Community Services  
Salt Lake City Department of Community and Neighborhoods  
tammy.hunsaker@slcgov.com

**Submission Deadline: 5:00 pm, Friday, February 25, 2022**

**7. Additional Information**

The City's designated contact person for questions or additional information concerning this RFI is Tammy Hunsaker, Deputy Director of Community Services, Salt Lake City Department of Community & Neighborhoods: email [tammy.hunsaker@slcgov.com](mailto:tammy.hunsaker@slcgov.com), telephone (801) 535-7244.

**8. RFI Process**

Responses to this request will be reviewed for informational purposes only and will not result in the award of a contract. The City will form an internal advisory committee (the "Fleet Block Advisory Committee") to review and analyze the information received from this RFI and determine the best option(s) to address redevelopment of the Property. Based on recommendations by the Fleet Block Advisory Committee, the City may utilize information submitted through the RFI in a public engagement process. By responding to the RFI, each Respondent consents to the contents of their submission being made available to the public. Respondents may request that proprietary information be held confidential as further described in Section 9. The Fleet Block Advisory Committee may recommend that information submitted through the RFI be incorporated into a future RFQ or RFP.

**9. Public Records; Claims of Confidentiality**

All materials obtained from this RFI process shall be the property of the City upon receipt and will not be returned. Information received by the City will be subject to the Utah Government Records Access and Management Act (GRAMA). Under GRAMA, records are public and subject to disclosure unless they are specifically designated or classified as "private, protected, or controlled" records under GRAMA. The burden of claiming an exemption from disclosure shall rest solely with Respondent. Any materials for which Respondent claims a privilege from disclosure shall be submitted marked as "Business Confidential" and accompanied by a concise statement of reasons supporting Respondent's claim of business confidentiality. Blanket claims of confidentiality will be denied. By responding to the RFI, Respondent specifically waives any claims against City related to disclosure of any materials required by GRAMA.

**10. Equal Opportunity**

The City will make every effort to ensure that all Respondents are treated fairly and equally throughout the entire RFI process. The procedures established herein are designed to give all parties reasonable access to the same basic information.

# ***ATTACHMENT 1***

## **Response Cover Sheet**



### **REQUEST FOR INFORMATION DEVELOPMENT OF FORMER FLEET SERVICES BLOCK**

---

The undersigned, having carefully read and considered the Request for Information for Development of Former Fleet Services Block, does hereby submit this information for the City's consideration.

#### **RESPONDENT**

Company Name: \_\_\_\_\_

By: \_\_\_\_\_

(Signature of authorized representative)

\_\_\_\_\_

(Please Print or Type Name)

#### **PRINCIPAL OFFICE ADDRESS:**

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Exhibit A: Site Map



The Property