

21st and 21st Small Area Plan



What is the Project?

The Salt Lake City Planning Division is working in conjunction with local consulting firm CRSA to create a small area plan for the 21st and 21st neighborhood. The project area stretches along 2100 South from approximately 2000 East to 2300 East. The small area master plan will address the characteristics of the future development of this neighborhood.

This plan will identify the types of uses that are appropriate, establish guidelines for building and site design and improvements to public spaces. Improvements for pedestrian safety will also be recommended.

Why make the Change?

The 21st and 21st Business District is currently under significant development pressure. The city believes that a new master plan that is specifically created for this neighborhood will ensure that the future development or redevelopment of this area will result in an improved and beautified business district. This will create a unique neighborhood destination but one that will remain compatible in scale with nearby existing, well established residential neighborhoods. Safety improvements throughout the neighborhood will also be recommended to create a safe travel network for pedestrians, cyclists as well as vehicles.

What are the issues already discussed by the community?

Listed below are some of the key findings received at the initial open house and community stakeholder meetings:

- There is a strong community preference for 1 to 2 story development in the business district.
- There is also a strong preference and support for restaurants, retail stores and locally owned businesses.
- The commercial areas of the neighborhood are important and should be improved but the overall community identity is as a single-family residential neighborhood and that use should be protected.
- Future development should not include multi-story buildings or multi-family housing.

- There is a strong preference for upgraded streetscape amenities such as lighting, art, seating, signage and improved sidewalks.
- Safety is a high priority and a concern especially regarding the travel of children to and from Dilworth Elementary School.
- Improvement to the walkability of the neighborhood is a high priority.
- Attendees expressed a preference for additional bike lanes.

Listed below are the key findings from our second open house:

- Strong preference for 2 story development.
- Fear of change from existing conditions regarding building height.
- Strong preference for upgraded streetscape amenities including lighting, art, seating, signage, and wider sidewalk.
- Strong dislike of existing Sugar House Business District development.
- Strong desire for outdoor dining.
- Strong desire for moderate façade change and not solid blocks of buildings.
- Keep parking behind the structures and place the buildings closer to the street.

Get Involved

The planning team has completed the initial phase of the planning process, which was Data Gathering and the next phase of the project which was Scenario Development. The Planning Division held an open house on February 11, 2016 at Dilworth Elementary for the community to discuss and provide comment on potential scenarios and proposed development guidelines. These scenarios were created based on the community feedback received thus far as well as reviewing existing city policy documents such as Plan Salt Lake and the city's housing plan, etc.

The open house was well attended with more than 400 participating. The planning team also utilized online resources to allow interested parties to participate in reviewing the scenarios at their convenience. The goal for this phase was to identify a preferred scenario concept that can be used to create a succinct and focused draft plan for the area and determine if any future zoning changes are necessary to implement the preferred alternative. The plan will be used to help guide future public improvements in the business district.

The project has moved into its final phase which is drafting the actual plan. The team is currently pouring through the many comments received from the public and beginning to draft the plan. It will take several weeks to complete a draft plan but once a draft has been completed it will be presented to the public for their review through Open City Hall and the local community councils. The team will contact all who have previously participated informing them that the draft plan is available for review and providing instruction on how to provide comment.

Connect

If you have questions, comments or if you would like to be on the email list for this project, please contact Senior Planner, John Anderson at 801-535-7214 or john.anderson@slcgov.com.

