



# MEMORANDUM

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

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To: Salt Lake City Planning Commission  
From: John Anderson, Principal Planner  
Date: August 12, 2105  
Re: 21<sup>st</sup> and 21<sup>st</sup> Small Area Master Plan

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The purpose of this memo is to provide the Planning Commission an outline of the goals of the 21<sup>st</sup> and 21<sup>st</sup> Small Area Master Plan, to provide information regarding the public outreach efforts thus far and to describe the next steps in the master plan process.

## *Background*

The Salt Lake City Planning Division, working in conjunction with local consulting firm CRSA, have commenced work on the creation of a small area master plan for the 21<sup>st</sup> and 21<sup>st</sup> neighborhood. The project will study an area stretching 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. The goal of this plan is to create an improved and beautified business district that is a unique destination but still remains compatible in scale with nearby existing, well established neighborhoods.

This plan will identify not only the types of uses that are appropriate but will also establish guidelines for building and site design as well as improvements to public spaces. Aesthetic improvements such as landscaping, lighting, art and furnishings such as benches will also be identified.

## *Timeline*

The project has been divided into three separate phases: Initial Data Gathering, Scenario Development and Preferred Plan. The project is currently completing the data gathering phase, processing and analyzing the information received and moving forward creating specific scenarios based on the results of the study. These scenarios will be presented to the community at a second open house held in early-Fall. Following the open house, the information received will be analyzed and a draft plan will be completed. It is the goal of staff to have a draft plan completed and presented to the Planning Commission by the end of 2015.

## *Data Gathering Phase*

Staff began gathering data with site visits in and around the neighborhood, mapping the area and identifying existing conditions of the neighborhood. The next step was to begin to meet with local business owners and community leaders and stakeholders. After these meetings, staff held a community open house on June 17, 2015 at Dilworth Elementary School. Over 3,200 flyers were mailed to community members in the surrounding neighborhoods. Several hundred attended the open house and participated throughout the evening.

During the event, staff asked participants to help share their vision of the future by identifying community assets and discussing the neighborhood's identity and values. Later we asked attendees to explain their vision for improvements to public areas such as the street, park strips and sidewalk, and finally to describe what future development in the neighborhood's commercial areas should look like. This would include bulk, scale, design features, how development interacts with public areas, etc.

### *Key Findings*

Listed below are some of the key findings from the open house and previously held stakeholder meetings. A report attached to this memorandum provides more specific information about each activity that occurred during the open house and a description of community response. The comments received from the community that were not directed to a specific activity are also attached to this report.

- 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.
- 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.

### *Next Steps*

Staff is moving forward with the next phase of the project which is Scenario Development. In this phase we will generate potential development scenarios and create proposed guidelines for review. These will be 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. In doing so, there may be some conflicts with existing City policies such

as providing affordable housing in all parts of the City. Limiting buildings to 2 stories and prohibiting multi-family housing makes it more difficult to achieve this goal.

The scenarios will be presented to the community for their review at a second open house that will be held in early-Fall. At this event, we will be seeking feedback from the community to help staff determine whether or not the scenarios accurately capture the desires for the future of the community.

Following the second open house, staff will begin to summarize all findings from outreach processes and we will return to the Planning Commission to discuss the reaction to the proposed scenario. Staff will begin writing a draft plan which will be presented to the community for further review and comment through Open City Hall. Once a draft plan has been finalized it will be presented to the Planning Commission and City Council for their review and ultimately an approval.

**ATTACHMENT A: VISUALS PRESENTED AT OPEN HOUSE**

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# 21st & 21st SMALL AREA PLAN OVERVIEW



## WHAT IS THE PURPOSE OF THIS SMALL AREA PLAN?

The Salt Lake City Planning Division, working in conjunction with local consulting firm CRSA, have commenced work on the creation of a small area master plan for the 21st and 21st neighborhood. The project will study an area stretching along 2100 South from approximately 2000 East to 2300 East. The plan will address the characteristics of the future development of this neighborhood.

**The goal of this plan is to create an improved and beautified business district that is a unique destination but still remains compatible in scale with nearby existing, well-established neighborhoods.**

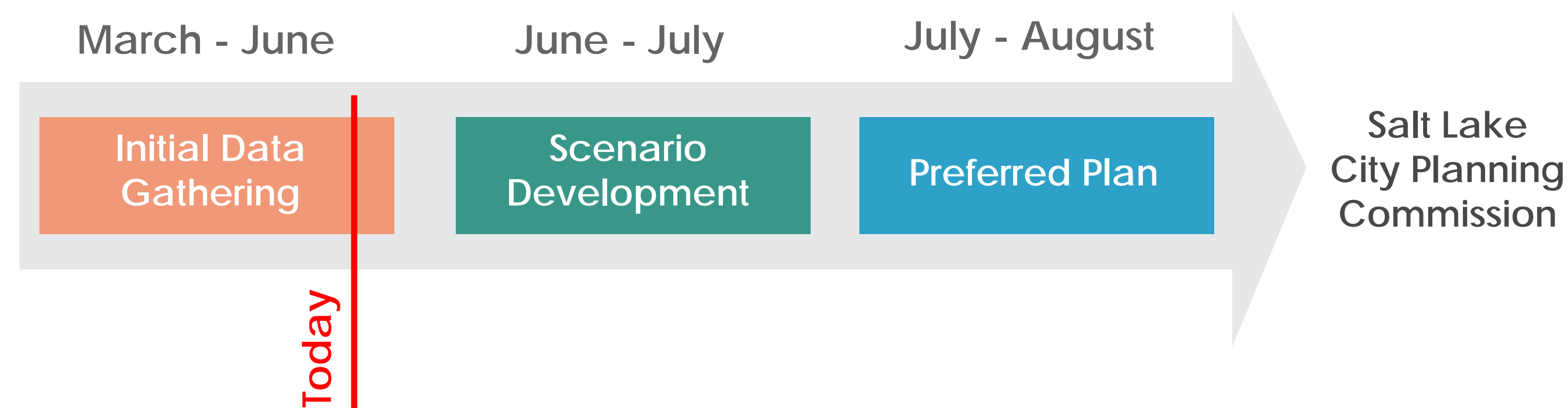
In order to achieve this goal, the 21st and 21st Small Area Plan will develop strategies that address the following topics:

- Safety
- Private Development Standards
- Aesthetic Improvements
- Pedestrian Experience
- Public Space Guidelines
- Building & Site Design Requirements

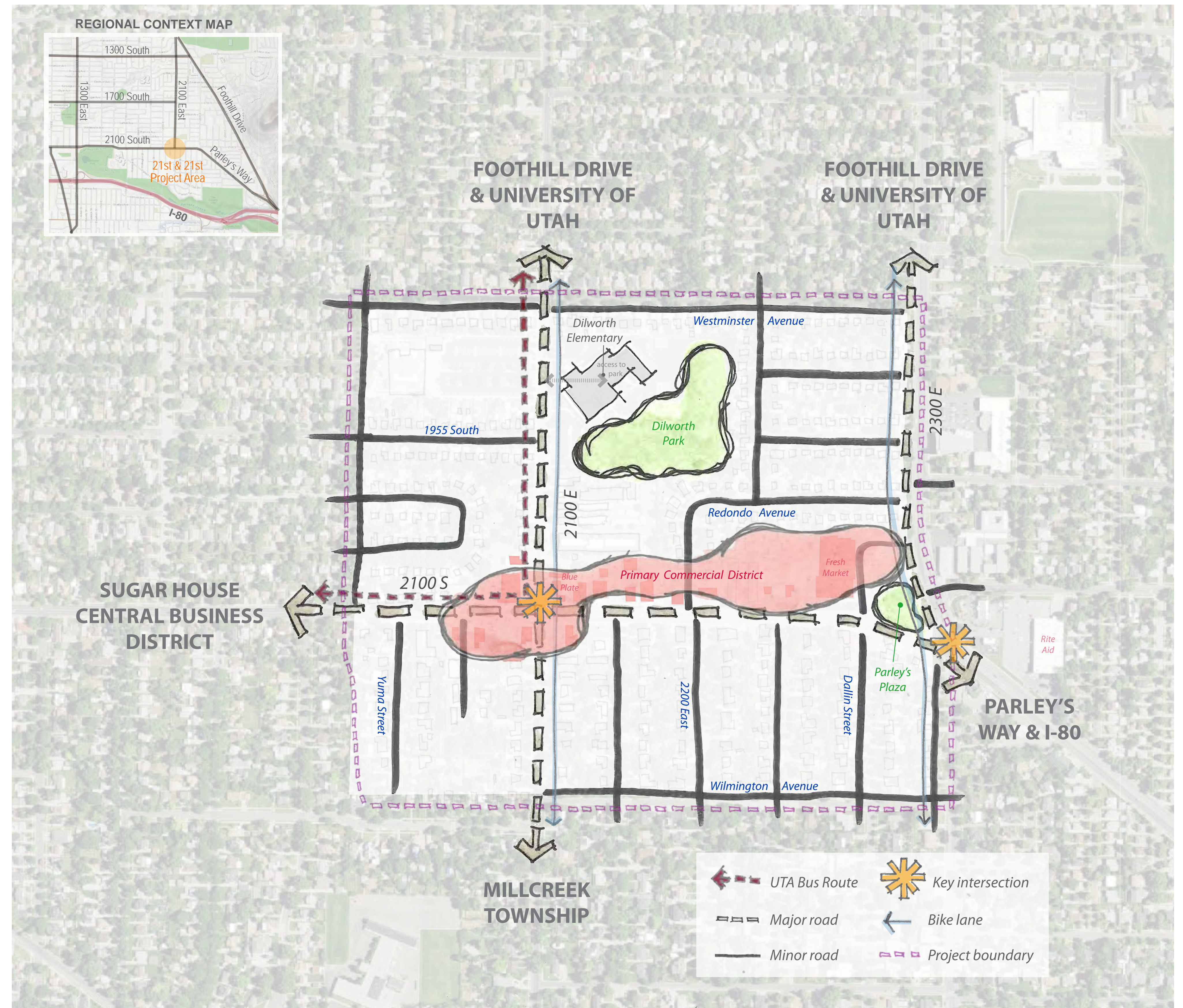
## PROJECT TIMELINE

The tentative schedule for completing the aforementioned goals of the 21st & 21st Small Area Plan are intended to be accomplished in approximately 5-6 months. Beginning in March, the plan will be completed in three phases of roughly similar duration, with the goal of consideration by the Planning Commission in August 2015.

We are currently in the data gathering phase of the planning process. During this process we will study existing conditions and identify existing barriers or significant site issues. Tonight is the first open house for the project to gather public feedback regarding the future of the 21st and 21st neighborhood.



## PLAN AREA ANALYSIS



# 21st & 21st SMALL AREA PLAN COMMUNITY IDENTITY & ASSETS



## TELL US ABOUT YOUR COMMUNITY'S IDENTITY

Thank you for attending this open house! We want to hear from you about your community's identifying characteristics.

Please place your dot in the box on the image which depicts the community asset in 21st and 21st neighborhood which you value most.

If you don't see an option you would like to include, please write your thoughts in the box below.

Comment 



Comment



Comment



Comment



Comment



Comment



# 21st & 21st SMALL AREA PLAN COMMUNITY IDENTITY & ASSETS

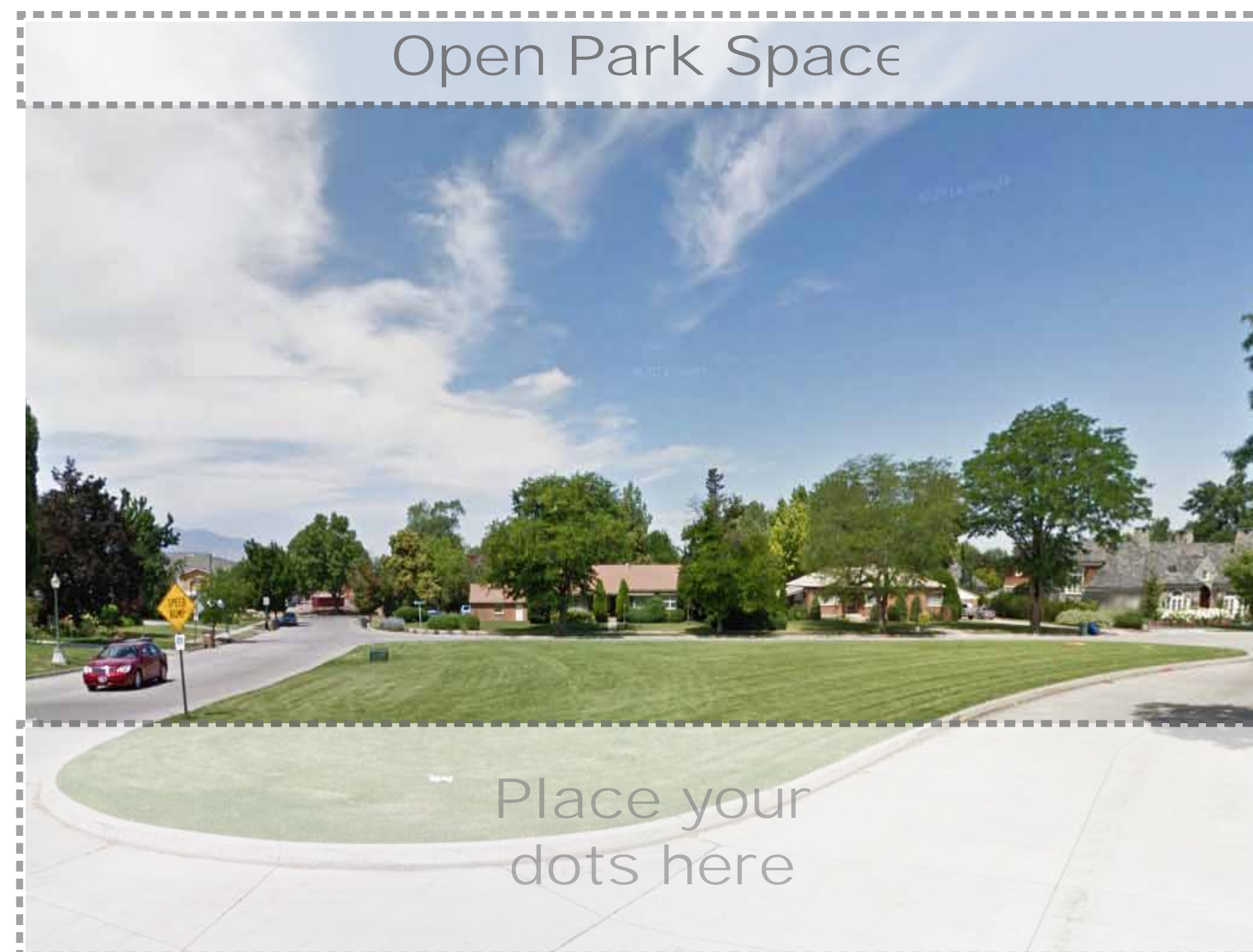
## TELL US ABOUT YOUR COMMUNITY'S IDENTITY

Thank you for attending this open house! We want to hear from you about your community's identifying characteristics.

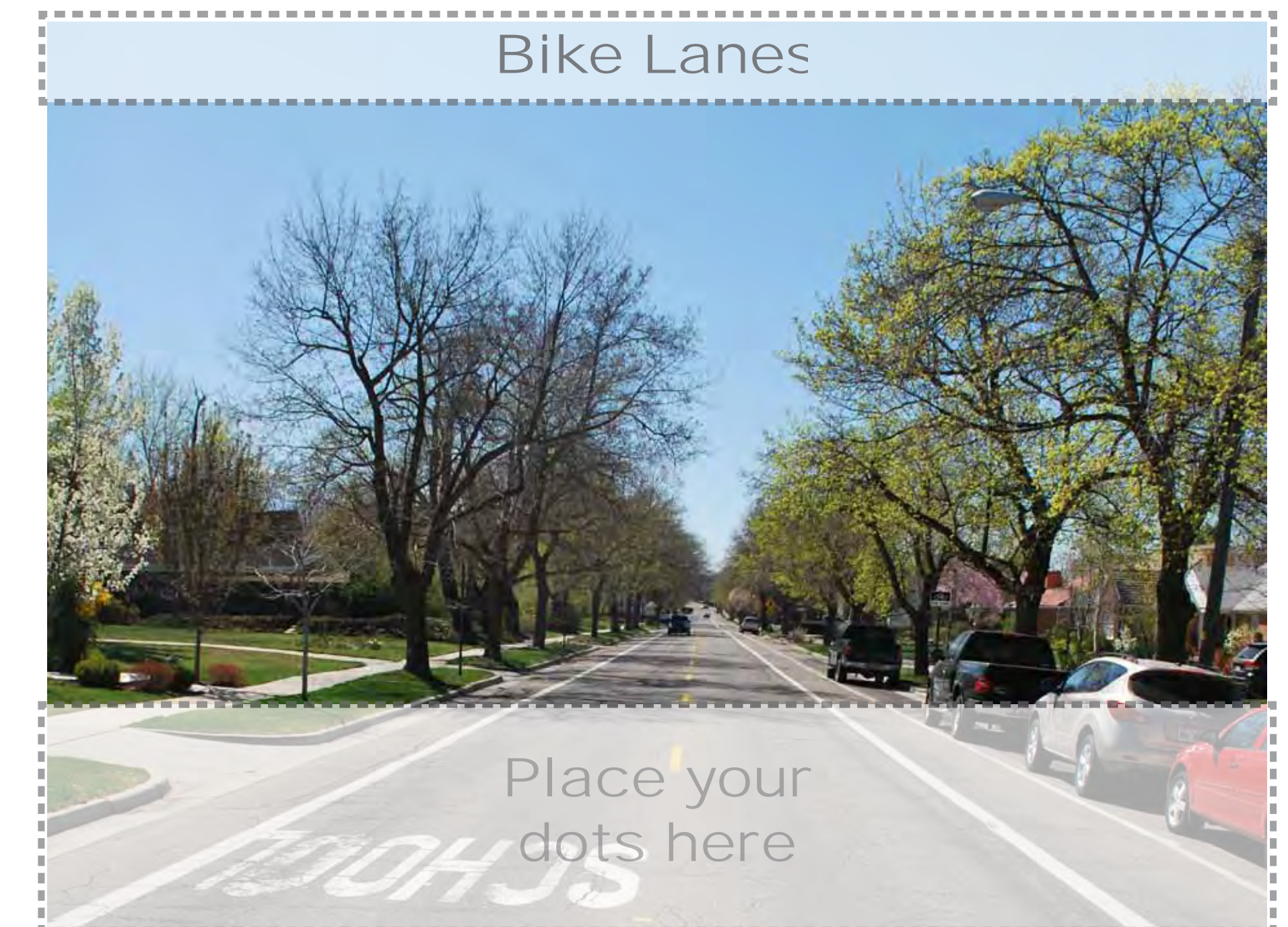
Please place your dot in the box on the image which depicts the community asset in 21st and 21st neighborhood which you value most.

If you don't see an option you would like to include, please write your thoughts in the box below.

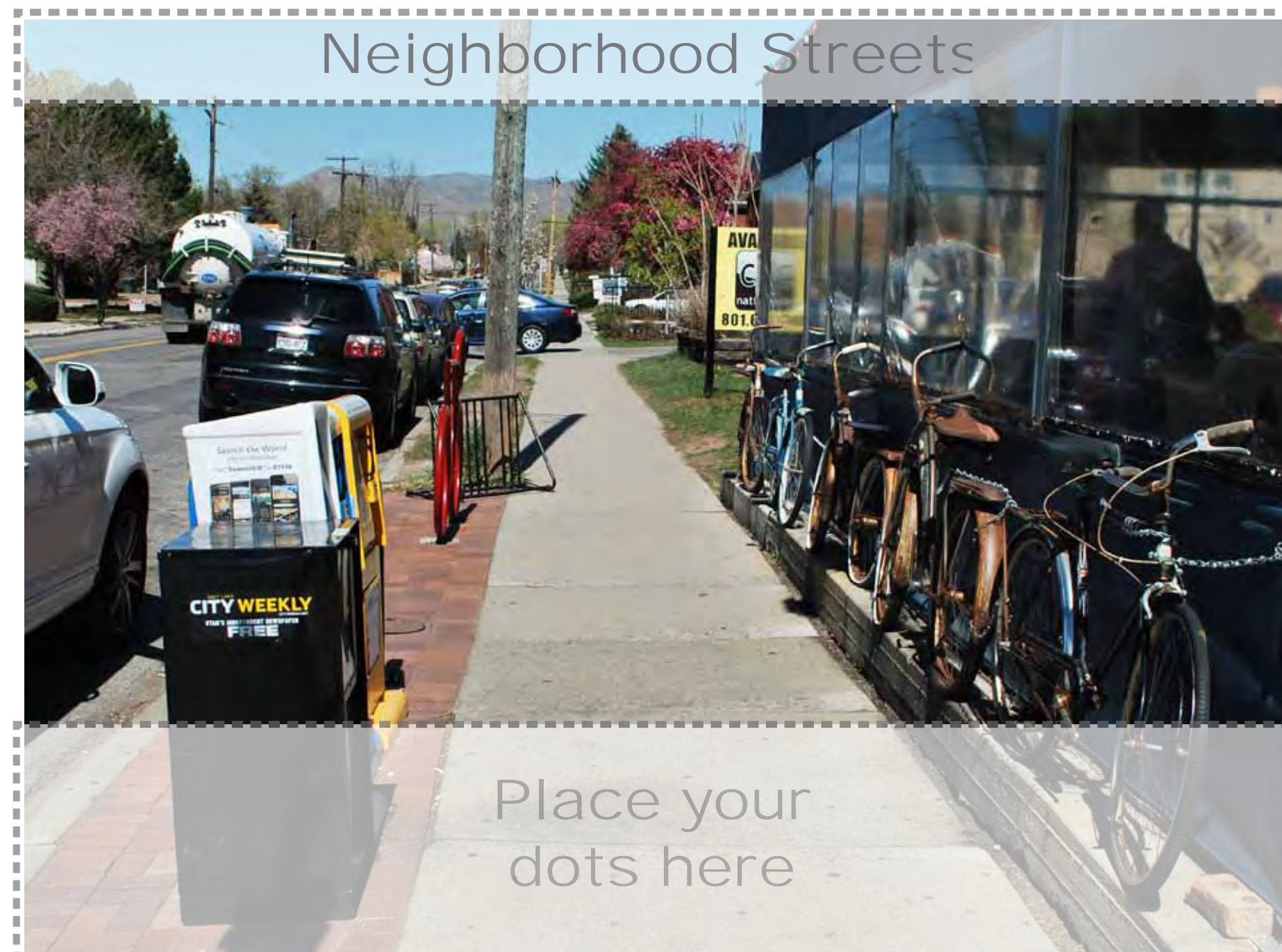
Comment



Comment



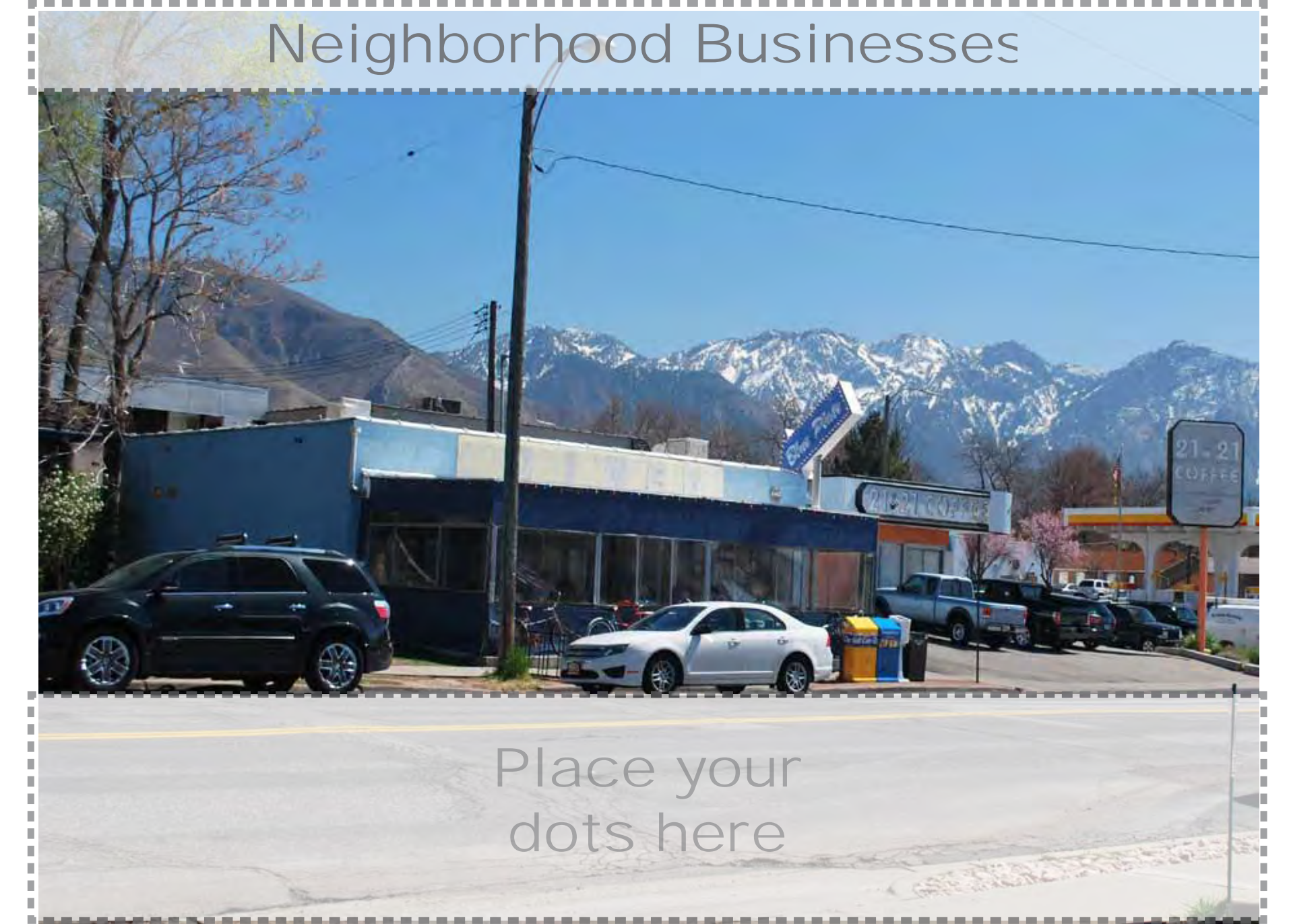
Comment



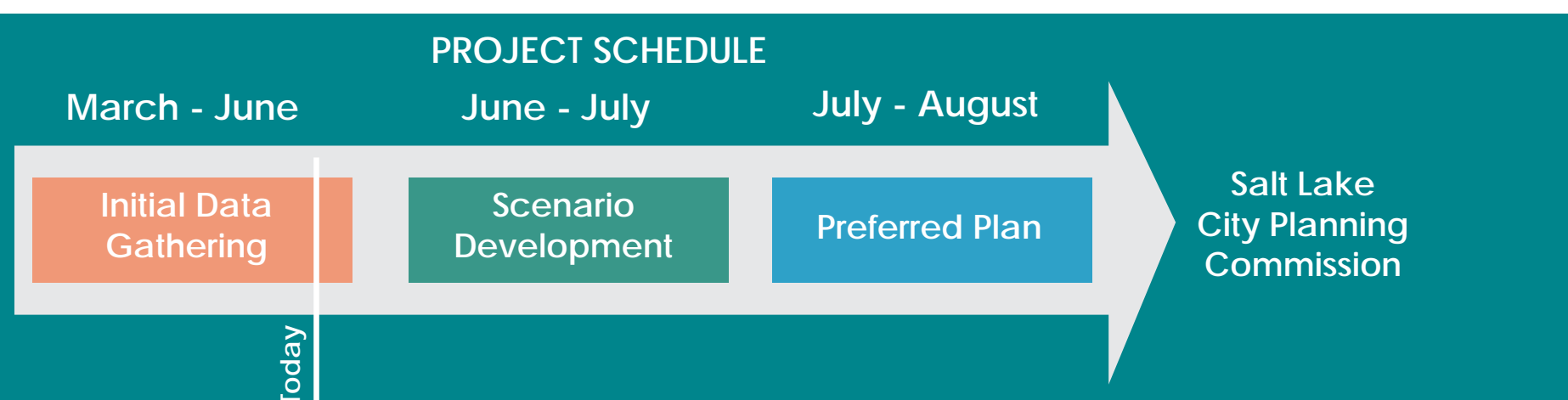
Comment



Comment



Comment





# 21st & 21st SMALL AREA PLAN COMMUNITY IDENTITY

## TELL US ABOUT YOUR COMMUNITY'S IDENTITY

Thank you for attending this open house! We want to hear from you about your community's identifying characteristics.

Please place your dot adjacent to the word or idea which you feel best describes the identity of the 21st and 21st neighborhood.

If you don't see a word that you feel should be included, please feel free to write it in one of the blanks provided.

Fill in your word here

Fill in your word here

*active*

*neighborhood schools*

*eclectic*

Fill in your word here

*organic*

**DIVERSE**

*safe*

**NEIGHBORHOOD**

*walkable*

Fill in your word here

*historic*

**CONNECTED**

Fill in your word here

*center of activity*

**INVITING**

**RESIDENTIAL**

*commercial*

Fill in your word here

*quiet*

*friendly*

*beautiful*

**UNIQUE**

Fill in your word here

*equitable*

Fill in your word here









## WHAT IS THE FUTURE OF THIS BUSINESS NODE?

### HOW SHOULD THE STREET LOOK IN THE FUTURE?

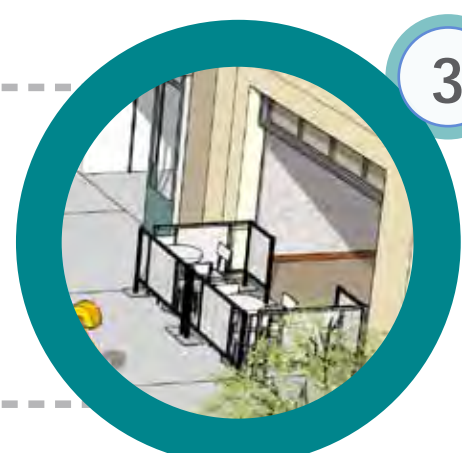
Please place your dot in the box adjacent to the image or illustration which best describes the sidewalk amenity you desire most for 21st and 21st in the future.

- 


1 Street trees & landscaping

Place your dots here
- 

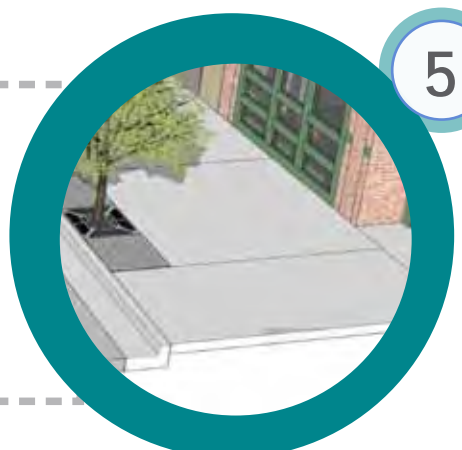
2 Street lighting

Place your dots here
- 

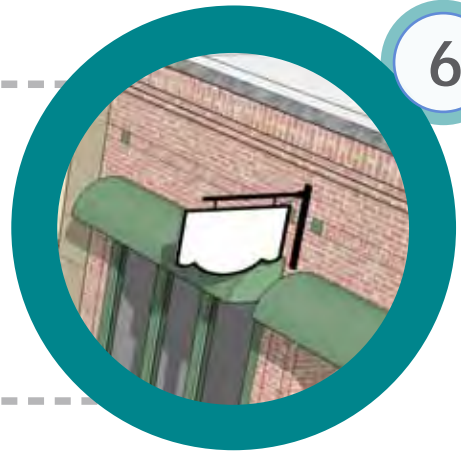
3 Sidewalk dining

Place your dots here
- 

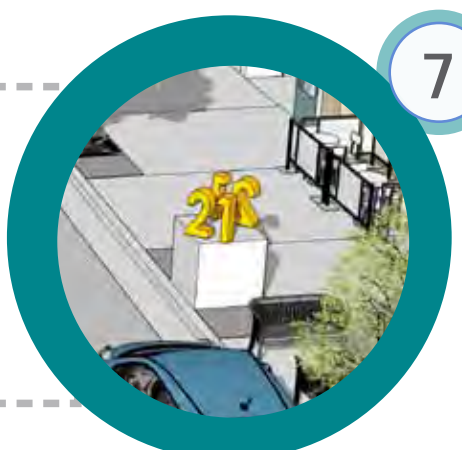
4 Benches

Place your dots here
- 

5 Wide sidewalks

Place your dots here
- 

6 Signage for branding and wayfinding

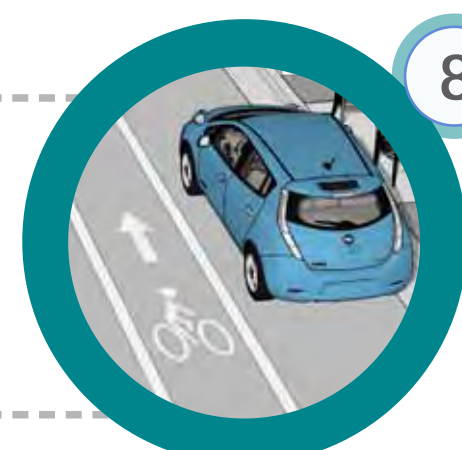
Place your dots here
- 

7 Art

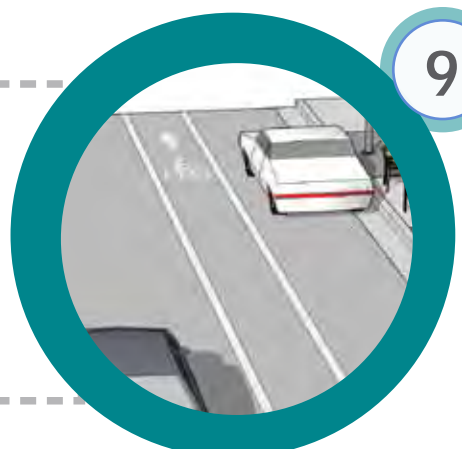
Place your dots here



This is a conceptual street environment - please review this to help determine what you would like to see happen to the sidewalks and streets in the commercial area at 21st and 21st

- 

8 On Street Parking

Place your dots here
- 

9 Bike Lanes

Place your dots here






# WHAT IS THE FUTURE OF THIS BUSINESS NODE?

## WHAT SHOULD DEVELOPMENT LOOK LIKE HERE IN THE FUTURE?

Please place your dot in the box adjacent to the image or illustration which best describes the type of building or use you would like to see at 21st and 21st in the future.

If you don't see the kind of development you would like to see here, please share your thoughts in the box below.

Comment 

Live-Work Multi-story



Place your dots here

Comment

Brick Clad, Multi-Story



Place your dots here

Comment

Brick Clad, Single-Story



Place your dots here

Comment


Brick & Siding Clad, two-Story



Place your dots here

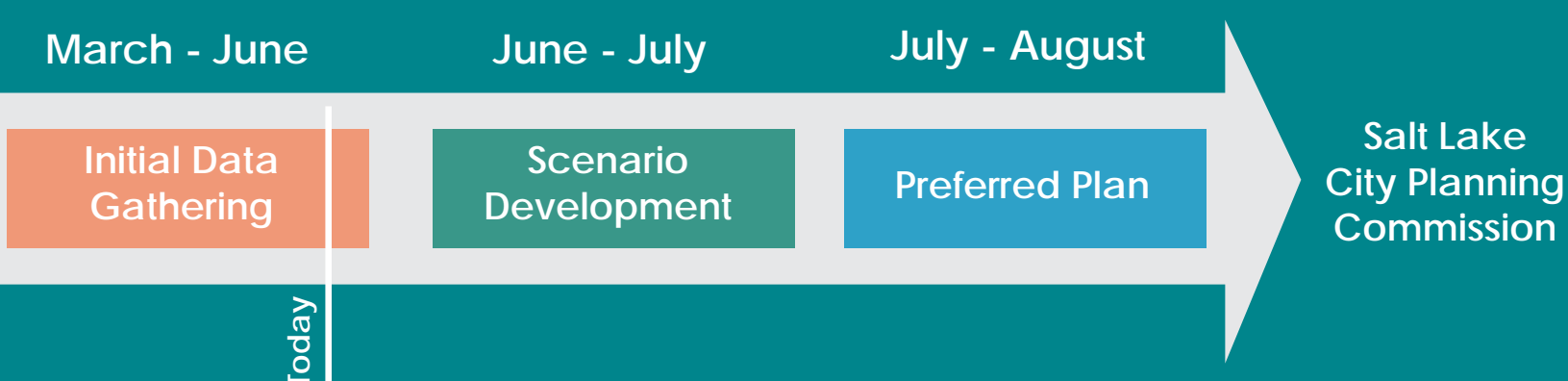
Comment

Multi-Clad, Single-Story



Place your dots here

Comment



# WHAT IS THE FUTURE OF THIS BUSINESS NODE?



## WHAT SHOULD DEVELOPMENT LOOK LIKE HERE IN THE FUTURE?

Please place your dot in the box adjacent to the image or illustration which best describes the type of building or use you would like to see at 21st and 21st in the future.

If you don't see the kind of development you would like to see here, please share your thoughts in the box below.

Comment



Restaurant, Single-Story



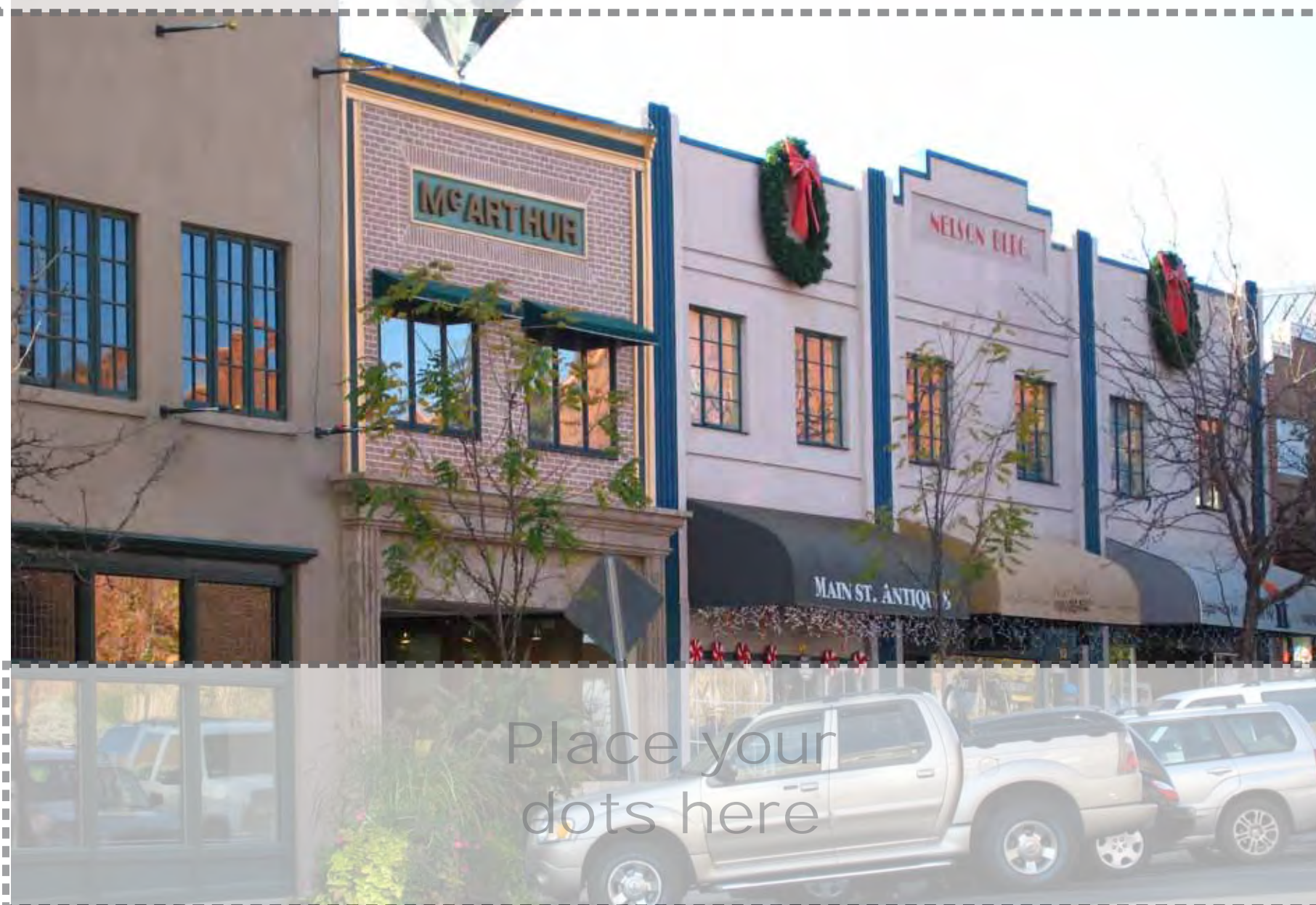
Comment

Mixed Use, Multi-Story



Comment

Multi-Clad, Two-Story



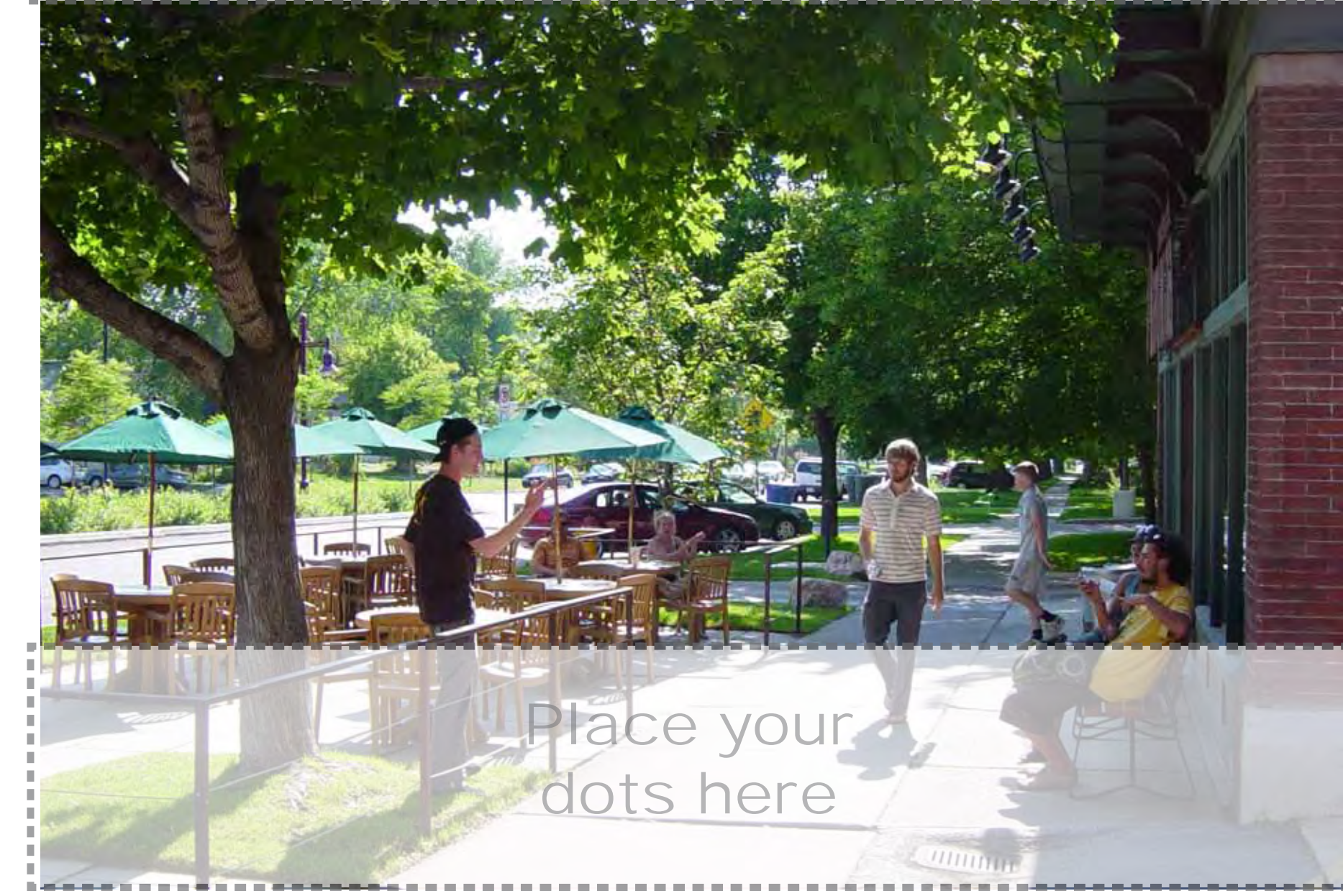
Comment

Courtyard Residences, Multi-Story

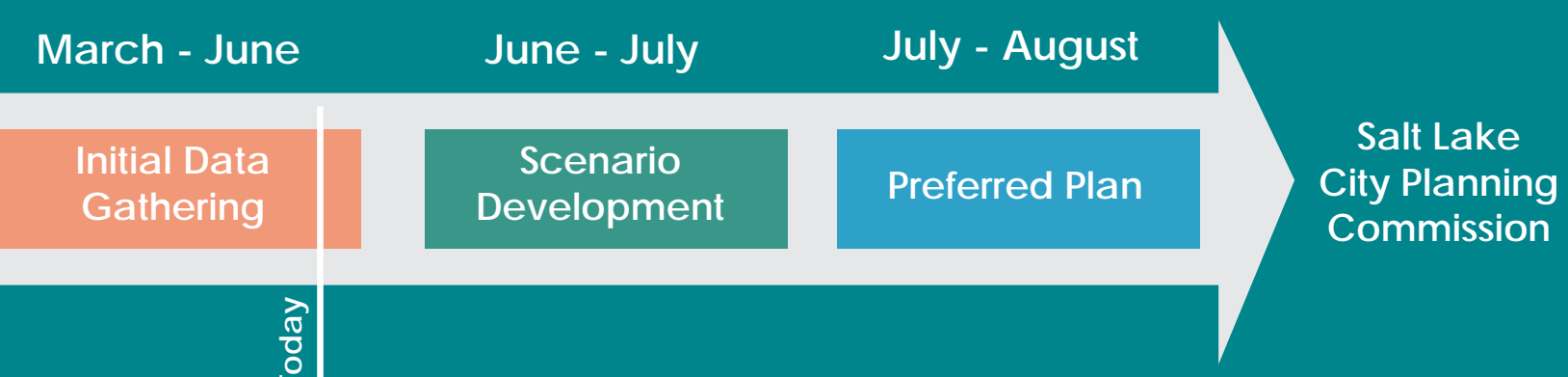


Comment

Restaurant, Single-Story



Comment



## **ATTACHMENT B: COMMUNITY RESPONSE**

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## 21<sup>ST</sup> & 21<sup>ST</sup> SMALL AREA PLAN – PUBLIC OPEN HOUSE COMMENT REVIEW

### Key Findings

- Strong preference for 1-2 story development
- Strong preference for restaurants and shops
- Strong preference for locally owned businesses
- Strong community identity as single-family residential neighborhood
- Strong preference against multi-story, multi-family housing
- Strong preference for upgraded streetscape amenities including lighting, art, seating, signage, and wider sidewalk
- Safety is high priority
- Walkability of neighborhood a high priority
- Strong preference for bike lanes

### Community Identity & Assets 1

Neighborhood Branding Image	
For (green dot)	Against (red dots)
29	3

Comments:

“Are these really necessary?”

“Need more creature comforts for pedestrians and bicycles”

“Lots of things are close enough to walk to, but not designed with pedestrians in mind.”

Community Heritage Image	
For (green dot)	Against (red dots)
17	2

Dilworth Elementary Image	
For (green dot)	Against (red dots)
38	0

Single-Family Neighborhoods Image	
For (green dot)	Against (red dots)
128	0

Dilworth Park Image	
For (green dot)	Against (red dots)
65	0

Comments:

“Multi-story adds diversity and interest”

“No multi-level buildings/residence”

Comments:

“Need better maintenance”

“Fix Tennis courts and baseball fields [yes please!]”

“Public space for meetings: Amphitheater”

### Community Identity & Assets 2

Open Park Space	
For (green dot)	Against (red dots)
72	0

Comments:

“Add Trees”

“Keep people quiet after 10pm”

“Leave along, no swing sets”

Neighborhood Streets	
For (green dot)	Against (red dots)
49	4

Comments:

“Fix the sidewalks, they are dangerous”

Variety of Housing Choices	
For (green dot)	Against (red dots)
17	130

Comments:

"Good idea, poor execution. We need housing choices for all types of households but this is a really bad example of multi-family housing "

"Combine with business area"

"No buildings over 1-2 stories"

"Mixed use only"

Bike Lanes	
For (green dot)	Against (red dots)
71	16

Comments:

"We need bike lanes on 2100 South"

"More safe bike lanes"

"Enough bike lanes, fix the broken, pitted sidewalks"

Neighborhood Businesses	
For (green dot)	Against (red dots)
96	2

Comments:

"1 story only"

"1 story only please"

"Story maximum"

### What is the Future of This Business Node? Streetscape Board

General Comments:

"change places [meaning switch the street parking area and bike lane]"

"to make 21<sup>st</sup> look like this, you would be demolishing the existing businesses – keep our local businesses"

Street Trees & Landscaping	
For (green dot)	Against (red dots)
78	0

Street Lighting	
For (green dot)	Against (red dots)
37	0

Sidewalk Dining	
For (green dot)	Against (red dots)
53	0

Benches	
For (green dot)	Against (red dots)
16	1

Wide Sidewalks	
For (green dot)	Against (red dots)
37	0

Signage for Branding & Wayfinding	
For (green dot)	Against (red dots)
17	0

Art	
For (green dot)	Against (red dots)
30	0

On Street Parking	
For (green dot)	Against (red dots)
19	45

Comments:

"Consider adding more angled parking in more places."  
 "There is plenty of space for off road parking behind restaurants."

Bike Lanes	
For (green dot)	Against (red dots)
40	30

Comments:

"Yes, please! Need better bicycle networks [to 2100 south]."

### What is the Future of This Business Node? (Building Finishes Board)

General Comments:

"Force the owner of ugly Chinese to sell, demolish, or restore to make it fit into a cute neighborhood"  
 "Fix up existing businesses"  
 "Refurbish and remodel existing businesses to fit the updated look – example: Kuong Jou's updated turned into Mexican"  
 "Single-story only. No Condos"  
 "No light rail or 'trolley car'"  
 "Calm the traffic"  
 "Keep in mind the traffic - children walk to schools along these streets"  
 "No light rail or trolley on trax. Improve bus system!"  
 "We need more housing choices for full life cycle"

Brick Clad, Single-Story	
For (green dot)	Against (red dots)
109	2

Brick & Siding Clad, Two-Story	
For (green dot)	Against (red dots)
5	88

Live-Work, Multi-Story	
For (green dot)	Against (red dots)
23	82

Brick Clad, Multi-Story	
For (green dot)	Against (red dots)
9	133

Comments:

"nothing taller than 2-story"  
 "two story maximum"

Comments:

"multi-story adds diversity and interest!"  
 "love the brick"

Multi Clad, Single-Story	
For (green dot)	Against (red dots)
90	3

**What is the Future of This Business Node? (Building Use Board)**

Multi Clad, Two-Story	
For (green dot)	Against (red dots)
45	37

Comments

“Two story is preferred over 3+ story”

Restaurant, Single-Story	
For (green dot)	Against (red dots)
46	1

Courtyard Residences, Multi-Story	
For (green dot)	Against (red dots)
7	119

Mixed Use, Multi-Story	
For (green dot)	Against (red dots)
11	140

Multi Clad, Two-Story	
For (green dot)	Against (red dots)
36	9

Comments

“We could move downtown or into Sugar House if we wanted multi-story – please keep our area residential”

Restaurant, Single-Story	
For (green dot)	Against (red dots)
97	2

Comments

“Yes to sidewalk dining”

**Community Identity – words only**

Word	For (green dot)	Against (red dots)
Diverse	15	0
Walkable	43	1
Center of Activity	3	0
Inviting	15	0
Beautiful	10	1
Equitable	3	0
Friendly	11	0
Quiet	29	0
Commercial	6	40
Connected	7	0
Residential	45	0
Historic	10	0
Small, Local Businesses	24	0
Neighborhood	45	0
Organic	5	0
High Density Development	3	47
Safe	33	0
Eclectic	8	2
Active	9	1
Neighborhood Schools	29	0
Unique	3	0



Comments:

"Keep it walkable"

"Enforce snow-removal on sidewalks"

"Eliminate any thoughts of high-density housing"

"Friendly, fun and safe"

"If we wanted tall buildings and commercial development we would move downtown"

"No more high-rises, support small local businesses"

"Most of the businesses have been around for many years and have very loyal clients. If they are an eyesore, just fix them but don't replace them"

"Businesses must be held to the same standard as residential properties – if I let my house fall into disrepair like a business I would be fined"

"No commercial"

"Small local businesses please"

"Shopping location for eating"

"More shopping and restaurants"

"Make it like 15<sup>th</sup> and 15<sup>th</sup>"

"Local, eclectic shops in 2 stories"

"Need full life-cycle housing choices"

"This area should be single-family residential"

"More local business opportunities"

"Safety of school children is very important – don't make traffic increase"

"Keep students safe walking to school"

"There is plenty to walk to, but not with pedestrians in mind"

"Locally-owned businesses are best"

## **ATTACHMENT C: OTHER COMMENTS RECEIVED**

PARLEY'S WAY CORRIDOR PLAN: OPEN HOUSE COMMENT CARD

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

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

Tel: \_\_\_\_\_

Please write your comments and suggestions  
in the space below:

*Make it easier  
to cross the street. On  
feet and on bikes*

For more information contact: Wayne Mills, Salt Lake City  
Planning Division: 801.535.7282, [wayne.mills@slcgo.gov](mailto:wayne.mills@slcgo.gov)  
or Ryan Wallace, Project Consultant, CRSA, 801.355.5915,  
[ryan@crsa-us.com](mailto:ryan@crsa-us.com).

Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Tracy Scott  
Email: [REDACTED]  
Tel: (201) [REDACTED]

Please write your comments and suggestions in the space below:

No Big High Rise Developments on the  
Corner of 21st + 21st

For more information contact: John Anderson, Salt Lake City  
Planning Division: 801.535.7282, [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)  
or Ryan Wallace, Project Consultant, CRSA, 801.355.5915,  
[ryan@crsa-us.com](mailto:ryan@crsa-us.com).

Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Anne Hamill

Email: [REDACTED]

Tel: \_\_\_\_\_

Please write your comments and suggestions in the space below:

I live on 2100 south - close to 2100 + 2100  
It would be disastrous to have condos and anything  
bigger than single story development at 21st  
There are thousands of kids + people + animals +  
bikers and the area can't handle more traffic.  
Keep condos west in  
Sugarhouse - anything above  
a single story destroys mountains.  
Thank You  
Ivan@crsa-us.com

For more information contact: John Anderson, Salt Lake City  
Planning Division: 801.535.7282, john.anderson@slcgov.com  
or Ryan Wallace, Project Consultant, CRSA, 801.355.5915,  
ivan@crsa-us.com

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Tess Morrison

Email: [REDACTED]

Tel: \_\_\_\_\_

Please write your comments and suggestions in the space below:

The City should help remediate the environmental problems so a developer cannot demand/force a zoning adjustment. Avoid large developments from demanding a zoning change

For more information contact: John Anderson, Salt Lake City Planning Division: 801.535.7282, [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com) or Ryan Wallace, Project Consultant, CRSA, 801.355.5915, [ryan@crsa-us.com](mailto:ryan@crsa-us.com).

Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Kate Colburn  
Email: [REDACTED]  
Tel: 801/ [REDACTED]

Please write your comments and suggestions in the space below:

There are more and more empty storefronts at 21st + 21st. We need something done soon. This is a wonderful opportunity to bring in nice restaurants etc. Let's bring the core of the neighborhood together  
Kate

For more information contact: John Anderson, Salt Lake City Planning Division: 801.535.7282, john.anderson@slcgov.com or Ryan Wallace, Project Consultant, CRSA, 801.355.5915, ryan@crsa-us.com.

Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: [Redacted]  
Email: [Redacted]  
Tel: [Redacted]

Please write your comments and suggestions in the space below:

*Some needs identified - the house  
and construction. I would  
like to see the plan for the house  
and the bike lane. I would like to see  
the plan for the house.*

For more information contact: John Anderson, Salt Lake City  
Planning Division: 801.535.7282, john.anderson@slcgov.com  
or Ryan Wallace, Project Consultant, CRSA, 801.355.5915,  
ryan@crsa-us.com.

Thank You



21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Lynda Geddes  
Email: [REDACTED]  
Tel: 801- [REDACTED]

Please write your comments and suggestions in the space below:

Side walks: They are broken-up, pitted, uneven  
very dangerous. Example is 21st E from abt  
Wilmington to Parleys Canyon Blvd on West side  
of street. Also side streets 20th E, 19 E & Avestin St.  
Utility work: Utilities have Subcontractor do work &  
they leave a mess!

For more information contact: John Anderson, Salt Lake City  
Planning Division: 801.535.7282, john.anderson@slcgov.com  
or Ryan Wallace, Project Consultant, CRSA, 801.355.5915,  
ryan@crsa-us.com.

Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: \_\_\_\_\_  
Email: \_\_\_\_\_  
Tel: \_\_\_\_\_

Please write your comments and suggestions in the space below:

Provide small electric or NG  
Busses to circulate on 1700 S  
& 2100 S between 700 E &  
Parley's way to Walmart

For more information contact: John Anderson, Salt Lake City  
Planning Division: 801.535.7282, [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)  
or Ryan Wallace, Project Consultant, CRSA, 801.355.5915,  
[ryan@crsa-us.com](mailto:ryan@crsa-us.com).

Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Kent Anderson  
Email: [REDACTED]  
Tel: 801-4

Please write your comments and suggestions in the space below:

I would like to keep this area & the streets & buildings more in keeping with the associated residences & housing. I think it is very important to not turn my area into a 2nd Sugar-town with all the overpowering tall flat-fronted businesses & buildings

Thank You KA

For more information contact: John Anderson, Salt Lake City Planning Division: 801.535.7282, john.anderson@slcgov.com or Ryan Wallace, Project Consultant, CRSA, 801.355.5915, ryan@crsa-us.com.

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Nick Mingo

Email: [REDACTED]

Tel: \_\_\_\_\_

Please write your comments and suggestions  
in the space below:

- ① Limit vehicle access to 2100 S  
no access on 2100 E.
- ② Crosswalks on 2100 S @ every  
intersection st.

For more information contact: John Anderson, Salt Lake City  
Planning Division: 801.535.7282, [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)  
or Ryan Wallace, Project Consultant, CRSA, 801.355.5915,  
[ryan@crsa-us.com](mailto:ryan@crsa-us.com).

Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: R. Levine

Email: [REDACTED]

Tel: \_\_\_\_\_

Please write your comments and suggestions  
in the space below:

Therese jam parking (employee) already a problem  
at 2200 E 1st 2160 So. J  
\_\_\_\_\_

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or Ryan Wallace, Project Consultant, CRSA, 801.355.5915,  
[ryan@crsa-us.com](mailto:ryan@crsa-us.com).

Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

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

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

Tel: \_\_\_\_\_

Please write your comments and suggestions in the space below:

Bus stops farther east.  
Safer crosswalks.  
Build for the people (pedestrians & bikes) not cars & trucks.  
walkable.  
Audible beep on crossing lights.  
Love small businesses.

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or Ryan Wallace, Project Consultant, CRSA, 801.355.5915,  
ryan@crsa-us.com.

Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Monica Strong  
Email: [REDACTED]  
Tel: 801-[REDACTED]

Please write your comments and suggestions in the space below:

Although I love outdoor seating and patio dining at restaurants, I do not think it would be desirable on 21st & 21st due to traffic smog & noise. A restaurant such as this probably wouldn't thrive.

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Thank You!

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: \_\_\_\_\_  
Email: \_\_\_\_\_  
Tel: \_\_\_\_\_

Please write your comments and suggestions  
in the space below:

Dont want Trax to come up any higher  
from where it is now! afraid of  
too many homeless people getting  
access to our safe neighbor hood

For more information contact: John Anderson, Salt Lake City  
Planning Division: 801.535.7282, [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)  
or Ryan Wallace, Project Consultant, CRSA, 801.355.5915,  
[ryan@crsa-us.com](mailto:ryan@crsa-us.com).

Thank You



21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Juli Short  
Email: [REDACTED]  
Tel: \_\_\_\_\_

Please write your comments and suggestions in the space below:

Keep new commercial concentrated on the nodes 21st & 21st  
21st & 23rd and enhance sidewalks so people can walk past zones for  
small commercial there and don't allow over development. Need to  
keep affordable spaces for local businesses. Parking behind, business  
up close to the sidewalk. Encourage outdoor dining along the street.  
Street furniture & trees to keep concrete  
asphalt cooler. Thank you  
JWS

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or Ryan Wallace, Project Consultant, CRSA, 801.355.5915,  
ryan@crsa-us.com.

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Alan Gludge  
Email: [REDACTED]  
Tel: (801) [REDACTED]

Please write your comments and suggestions in the space below:

I'd like to see 1-2 story buildings, smaller businesses @ NE corner of 21st & 21st than a large monolithic high rise w/ shops underneath.

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Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name:

John Parsonet

Email:

[REDACTED]

Tel:

(801) [REDACTED]

Please write your comments and suggestions in the space below:

Keep wide tree lined residential streets. Please do not speed retail stores. Streets must function for retail stores, parks, recreation, and family life - styles.

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Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Glenn Orthmann  
Email: glenn [REDACTED]  
Tel: 801- [REDACTED]

Please write your comments and suggestions in the space below:

You cannot have a 15<sup>th</sup> & 15<sup>th</sup> of 9<sup>th</sup> + 9<sup>th</sup>  
This neighborhood until you deal with the  
Speed and volume of vehicular traffic on 21<sup>st</sup>  
People are going to have to sacrifice traffic speed  
Protected bike lanes, 3 lane traffic 2 in morning 2 out

For more information contact: John Anderson, Salt Lake City  
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or Ryan Wallace, Project Consultant, CRSA, 801.355.5915,  
ryan@crsa-us.com.

Walt Hawk crossings  
Edward X Walker Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: \_\_\_\_\_  
Email: \_\_\_\_\_  
Tel: \_\_\_\_\_

Please write your comments and suggestions in the space below:

*Please no Tax or light rail.  
Put rubber ties on the "Trolley" + run in the traffic lanes*

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Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Alundra  
Email: adglan1@gmail.com  
Tel: \_\_\_\_\_

Please write your comments and suggestions in the space below:

At last meeting, the plans as I understood had a good number of 2 bed apartments. I did not like this part of the plan because I can see an influx of additional traffic which causes a difficulty for existing roads which have more than enough <sup>TRAFFIC</sup> allow.

For more information contact: John Anderson, Salt Lake City Planning Division: 801.535.7282, john.anderson@slcgov.com or Ryan Wallace, Project Consultant, CRSA, 801.355.5915, ryan@crsa-us.com.

Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Jack Landro  
Email: c.dylan [REDACTED]  
Tel: SDK [REDACTED]

Please write your comments and suggestions in the space below:

I suggest that commercial development along 21st South be limited to 2 stories. OK to have residential above the commercial. The current configuration of apartments, condos, and single family houses should be maintained.

For more information contact: John Anderson, Salt Lake City Planning Division: 801.535.7282, john.anderson@slcgov.com or Ryan Wallace, Project Consultant, CRSA, 801.355.5915, ryan@crsa-us.com.

Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Natalie Brush  
Email: nat [REDACTED]  
Tel: 801- [REDACTED]

Please write your comments and suggestions in the space below:

I like the 9th + 9th + 15th + 15th small  
business, walkable neighborhood. I can't find  
1-2 stores, but not large apartments with high traffic.  
Parked in back of streets. Clean streets w/ benches  
+ good sidewalks, bike lanes. We do want to improve

Current situation, not make more problems  
Thank You

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Planning Division: 801.535.7282, [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com)  
or Ryan Wallace, Project Consultant, CRSA, 801.355.5915,  
[ryan@crsa-us.com](mailto:ryan@crsa-us.com).



21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

TJ Welch

Name:

TJ Welch [redacted] com

Email:

801. [redacted]

Tel:

Please write your comments and suggestions in the space below:

Please Do something with the corner of 21st & 21st the buildings are old + dinky and it looks terrible in my neighborhood. Do something Fresh + New!

For more information contact: John Anderson, Salt Lake City Planning Division: 801.535.7282, john.anderson@slcgov.com or Ryan Wallace, Project Consultant, CRSA, 801.355.5915, ryan@crsa-us.com.

Thank You

21st & 21st SMALL AREA PLAN: OPEN HOUSE COMMENT CARD

Name: Jeff Leonardo  
Email: jeff@ [REDACTED] .com  
Tel: 801 - [REDACTED] - [REDACTED]

Please write your comments and suggestions in the space below:

I would like to see the 21st area more similar to 9th and 9th area with a combination of mixed use low to medium height structures, brick & stone facades, wide sidewalks, building close to street, low parking, Thank You  
Count to help with traffic,

For more information contact: John Anderson, Salt Lake City Planning Division: 801.535.7282, john.anderson@slcgov.com or Ryan Wallace, Project Consultant, CRSA, 801.355.5915, ryan@cisa-us.com.