



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission

From: John Anderson, Senior Planner

Date: January 25, 2017

Re: 21st and 21st Small Area Plan

The Planning Division working in conjunction with consulting firm CRSA have completed a draft small area plan for the 21st and 21st neighborhood and business district. This plan will guide the future development of the area by presenting development standards and guidelines for private development throughout the business district. The plan also provides strategies for creating an improved public environment that will work to attract pedestrians and activity while also identifying this neighborhood as a unique destination. Finally, the plan will set into place strategies for creating a safer pedestrian environment in general.

RECOMMENDATION

Planning Staff recommends that the Planning Commission review the following information and provide comment.

ATTACHMENTS

1. Draft 21st and 21st Small Area Plan
2. Public Engagement Summary
3. Potential Motions

BACKGROUND

The 21st and 21st Business District has long been a neighborhood commercial node providing commercial services to the residents of the east Sugar House area. There are currently many vibrant small business dispersed throughout the business district with the focal point being the actual intersection of 2100 South and 2100 East. Although there are successful local businesses some of the structures have fallen into disrepair and others have long been vacant. Recently, the development community has expressed interest in potential future development or redevelopment in some cases. Because of that development pressure and a desire from the community to create an enhanced business node the small area plan was initiated.

The study area was identified as the commercial district along 2100 South from approximately 1900 South to 2300 South. The planning team did review the greater east Sugar House neighborhood as well to better understand the neighborhood as whole. This included identifying positive attributes of the community as well as the negative. With the goal of creating an improved commercial node that is walkable it was vital that we studied pedestrian and vehicular traffic patterns throughout the community. Recommendations made in this plan apply only to those areas identified in the business district and not to any single family neighborhoods.

21st and 21st SMALL AREA PLAN SUMMARY

This plan was created with the intention that it would be a helpful development guide for all aspects of the community including but not limited to: residents, business owners, developers and appointed and elected community leaders. The plan should be easily understood and concise but provide sufficient detail to ensure its goals and strategies are clear and well understood by all groups reviewing the plan.

Goals

There were five goals identified in the early stages of the study period. They were identified through the public engagement process as priorities to the community. These five goals were used to shape the development guidelines and strategies listed in the plan:

The goals of the plan are to:

1. Create a unique destination that respects the neighborhood scale.
2. Provide commercial opportunities for neighbors and visitors.
3. Support local businesses in the district.
4. Establish design guidelines addressing building scale, materials, street engagement and public spaces.
5. Provide an environment where pedestrians can travel safely in and through the neighborhood.

Plan Elements

The bulk of the small area plan discusses what the general character of the business district should be and strategies that describe how to create that character. The section is divided into three categories or elements: private space, semi-public space and public space.

Private Space

Private space is property that is privately owned and not part of the public way. Yet the placement of buildings and parking lots collectively determine what type of place is created. Building heights, mass, materials and signs create the look and feel of a place. The significant impact of these elements requires design guidance to ensure the goals of the small area plan are met. Guidelines and strategies have been provided for the following design elements:

- Building Placement
- Parking Placement
- Building Height
- Building Mass and Scale
- Building Materials
- Signs

Semi-Public Space

Semi-public space is the privately owned areas that are adjacent to the public way. Special care should be considered at these locations as it significantly impacts how the public will interact with the structures. It is defined by how the design of a site and building allows people to interact and engage with the street. For example, buildings with large glass windows allow views both from the inside of the building to the street and from the street into the building. Regularly spaced entrances facing the sidewalk allow people to easily access a building from the street. Space for outdoor dining brings life and activity to the street. A high level of street engagement creates a lively, inviting street where people want to spend time. Guidelines and strategies have been provided for the following design elements:

- Ground floor minimum heights
- Building entrances
- Front yards and plazas

Public Spaces

Public space encompasses the area between buildings and the street. The public space is where street activity happens. A well designed public space is important to fulfilling the goal of creating a district that is a unique destination. The recommended improvements in this section all fit within the existing right-of-way. More extensive improvements would require additional right-of-way which may not be feasible at this time; however, improvements conducive to improving pedestrian safety are recommended. Guidelines and strategies have been provided for the following design elements:

- Sidewalks
- Street Trees
- Bike Lanes
- Parklets
- Crosswalks and Pedestrian Safety
- Lighting
- Site Furnishings

Obstacles

Plans often face obstacles to implementation and this plan is no exception. However, these obstacles are not insurmountable. Awareness of obstacles prior to plan implementation is an opportunity to anticipate them and prepare a way to overcome them. This plan does not provide a complete solution for each obstacle identified but the planning team believes it is essential that they are identified early on in the process to make all members of the community or developers aware of their existence.

Possible obstacles to plan implementation include:

- Environmental Concerns
- Economic Development Concerns
- Diversity of Business Types

- Existing City Code
- Physical Constraints of Existing Public Spaces

PLAN DEVELOPMENT PROCESS AND COMMUNITY ENGAGEMENT

Development of the draft plan was the result of a robust and targeted community engagement process. Attachment 2 provides a summary of the public engagement activities that were conducted throughout the plan development process.

Development of the plan also included analysis of existing demographic, land use, and mobility conditions; analysis of existing plans and policies, and coordination with public and private stakeholders.

A summary of the plan development process is as follows:

Initial Data Gathering

The Salt Lake City Planning Division in conjunction with consulting firm CRSA initiated work on the 21st and 21st Small Area plan in April 2015. The planning team first met with business owners, local leaders and community stakeholders to learn more about what the community felt were both positive and negative attributes of the neighborhood. Two open houses were held in June 2015 and February 2016 to further refine the values of the community. These open houses were held locally in the neighborhood and were very well attended with nearly 500 people at each event. The comments were categorized into themes and a summary document was made available for public review and comment.

Guideline Development

Utilizing comments obtained from the visioning process, information from other adopted planning documents, and ideas generated through additional public engagement activities the project team refined the data to create goals and guidelines and strategies to support accomplishing them.

Preferred Plan

During this phase, the project team developed and formatted the draft plan. The draft plan was then sent to various City departments and divisions for review. The project team received no comments that necessitated making any changes to the draft plan and prepared the document for public review.

The draft plan was posted on Open City Hall and the project team began a public engagement campaign. The draft plan was reviewed by 439 individuals and there were 55 responses received. Changes were made to the draft plan according to the public comments received.

The draft plan has been presented to other local community groups including the Sugar House Community Council and the Dilworth Elementary School Council. Concerns voiced at that meeting primarily centered on providing additional guidelines in order to create an improved pedestrian environment. Some minor revisions and additions were made to the plan in response to those community meetings.

KEY ISSUES

The following are some of the key issues heard throughout the draft plan review process:

Issue 1: Potential Height of Structures

Issue 2: The Allowance of Multi-Family Housing

Issue 3: Balancing the Movement of Vehicular Traffic with Pedestrian Safety

Issue 4: Environmental Concerns

Issue 5: Increase in Traffic

Issue 1: Potential Height of Structures

The potential height of future structures has been a significant concern voiced by the community. Because of these concerns, the small area plan does not recommend a zoning change in the business district which would allow for greater height. In fact, the plan does not advocate for granting additional height in the business district in any way. Instead design standards have been developed to create an improved district. Some including encouraging greater height in the ground floor spaces may often limit buildings to two stories.

The current zone for the majority of the business district is CB Community Business which allows for a structure to be built up to 30 feet in height. Other successful neighborhood commercial nodes in the city such as 9th and 9th and 1300 S. 2100 E. are also zoned as CB. These commercial nodes were often identified by the community as examples of what they would like to see at 21st and 21st. The plan states that building will generally be 2 stories but if a third story is allowed that it should be stepped back from the street to provide a more human scale to the streetscape. This third story must fit within the permitted maximum height.

Other commercial and mixed used zoning districts were considered but all would allow for greater height except for the CN Neighborhood Commercial District. This zone was eliminated for a multitude of reasons. **First, the purpose statement for the district states, “The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods.” The 21st and 21st Business District is not envisioned as commercial area that serves only the needs of the surrounding neighborhood.** One goal of the small area plan is to create a business district that is a destination for residents as well as visitors.

The purpose of the CB District states, “The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.” Staff believes that these statements more accurately describes the goal and intentions of the plan to create a unique commercial destination with consideration for the scale of surrounding low density residential neighborhoods.

This choice is further enforced as the Zoning Ordinance states that, “The total area of a contiguously mapped CN district shall not exceed ninety thousand (90,000) square feet, excluding all land in public rights of way.” The 21st and 21st Business District far exceeds that limitation.

Issue 2: The Allowance of Multi-Family Housing

The allowance of multi-family residential development in the business district has been mentioned as a concern. The allowance of multi-family residential development is not a new idea in the area as it is permitted in all of our commercial districts with the exception of CN Neighborhood Commercial that only allows it as a component of a mixed use development. There is no zoning district that could be applied to the area that would encourage commercial uses without the allowance of some multi-family residential development. The plan does encourage that residential development is developed in conjunction with commercial uses as a mixed-use project.

The availability of affordable housing in every neighborhood in the city has been discussed extensively by city leaders and is a goal of the adopted vision plan for the city: Plan Salt Lake. There are existing multi-family residential developments in the area but typical detached single-family residential

dwelling make up the majority of the developed community. The business district is one of the few large areas of the east Sugar House community that has an area large enough that it could redevelop to add additional housing options to the community. Adding a residential component to the business district will also add vitality to the area and create a built in customer base.

Issue 3: Balancing the Movement of Vehicular Traffic with Pedestrian Safety

Pedestrian safety in and around the business district has consistently been one of the top concerns of the community. This concern is further fueled with the hundreds of school aged children that must cross 2100 South to access Dilworth Elementary each school day. Pedestrian safety is highlighted as one of the top goals of the implementation of this plan. The plan details ways in which a safer environment can be created.

Although most agree that pedestrian safety is of top concern the mechanism to achieve that safety has been a topic of debate. 2100 South is an arterial street that serves as one of the main vehicular corridors through Sugar House allowing drivers to connect **with Parley's Way, Foothill Drive and Interstate 80.** Because of this there is a significant amount of traffic especially during commuting hours. These hours may coincide with the travel of students to school each day as well. The right of way in the area is very limited at approximately 70 feet. Currently 2100 South has two traffic lanes in each direction and there is a sidewalk that varies between four and six feet on each side of the street.

The plan discusses methods of creating a safer pedestrian environment include highlighting crosswalks with a colored and textured surface, adding planters to create the perception of a narrowed travel lane, the placement of additional protected crosswalks east and west of the intersection of 2100 S. and 2100 E. and adding pedestrian focused lighting throughout the corridor.

The speed of traffic on 2100 South has been a concern voiced by some as well as the ability to move vehicular traffic through the area in a timely fashion. In the 9th and 9th Business District, 900 South was narrowed from a 4 traffic lanes to two as it travels through the business district. This example was mentioned in several comments that were received and considered by the planning team. The plan currently does not make a recommendation to narrow the street.

Staff met with the city's Transportation Division to discuss the traffic patterns in the neighborhood. When comparing the volume of traffic between 900 South and 2100 South it is clear that 2100 South carries a much greater number of vehicles. This is also recognized in the Transportation Master Plan which designates 2100 South as an arterial street and 900 South in the 9th and 9th area as a local street. This would not necessarily preclude the city from considering the removal of traffic lanes on 2100 South.

Staff has met again with the Transportation Division to discuss enhancing pedestrian safety at the intersection after discussions with community groups that expressed their continued concerns. As a working group we discussed creative ways to better utilize the existing right of way. Lanes could be narrowed rather than eliminated to provide more shelter area for pedestrians waiting to cross the street and could provide an opportunity for wider sidewalks throughout the business district. Minor additions were made to the plan to include these elements

Issue 4: Environmental Concerns

The presence of a plume of contaminated soils has been identified by local and federal officials. It extends from the 21st and 21st neighborhood southwest to Sugar House Park. Testing showed the chemical to be Tetrachloroethylene which is commonly referred to as PCE. It is assumed that the contamination came from underground chemical storage tanks utilized by a long defunct dry cleaning business as PCE was a commonly used chemical in that trade. There is not currently a plan in place to remediate the contaminated soils and the contamination is mentioned as an obstacle to the implementation of the small area plan. It is beneficial to the community that the plume has been identified because any future development in the area will be forced to prove that construction on the

site can be completed in a safe manner. A remediation plan was never included in the scope of work for this plan.

Issue 5: Increase in Vehicular Traffic

There have been concerns from the community expressed regarding a potential increase in traffic in the 21st and 21st neighborhood due to future development in the area. New development or redevelopment of existing structures will undoubtedly bring in new customers or occupants to the business district and with that may come an increase in vehicular traffic. However, it should be noted that the small area plan is not intended to create new development in the business district; it was specifically developed because the community and city leaders realized that there was already development pressure in the area.

The draft plan does not recommend any changes to the existing zoning of properties in the area, meaning that the plan does not advocate for an increase in the development potential of the business district. These areas could have developed or redeveloped with or without the guiding influence of the draft plan and as mentioned with that development or redevelopment may come an increase in traffic. With the draft plan in place that development will be subject to the design guidelines as outlined in the plan rather than solely being required to follow the minimum standards as currently listed in the Salt Lake City Zoning Ordinance.

Staff has worked with the Transportation Division throughout the planning process and they have not expressed any negative issues with the draft plan. The Transportation Division has found that the roadways in the area are busy at times but not currently at capacity. If traffic does increase in the area it may warrant that the roadways and intersections are improved to accommodate the increased traffic flow. This draft plan does not address any future improvements to add capacity to roadways as we are unable to predict future traffic patterns.

CITY DEPARTMENT/DIVISION REVIEW

The project team consulted with representatives of various City departments/divisions throughout the entire plan development process. The first completed draft of the 21st and 21st Small Area Plan was forwarded to the City departments/divisions for review on June 30, 2016. The project team received no comments that necessitated changes to the draft plan.

MASTER PLAN APPROVAL PROCESS

The Planning Commission is a recommending body for all new master plans and master plan amendments. The Planning Commission can choose to forward the 21st and 21st Small Area Plan with a recommendation to adopt the plan, adopt the plan with specific changes, or to not adopt the plan.

Once a recommendation is made by the Planning Commission on the Draft Plan, it will be forwarded to the City Council for its consideration and decision. The Council can adopt the plan as recommended, make modifications to the plan or deny the plan.

ATTACHMENT 1: 21st and 21st Small Area Plan



2100 South & 2100 East Small Area Master Plan

DRAFT PLAN

JANUARY 17, 2017

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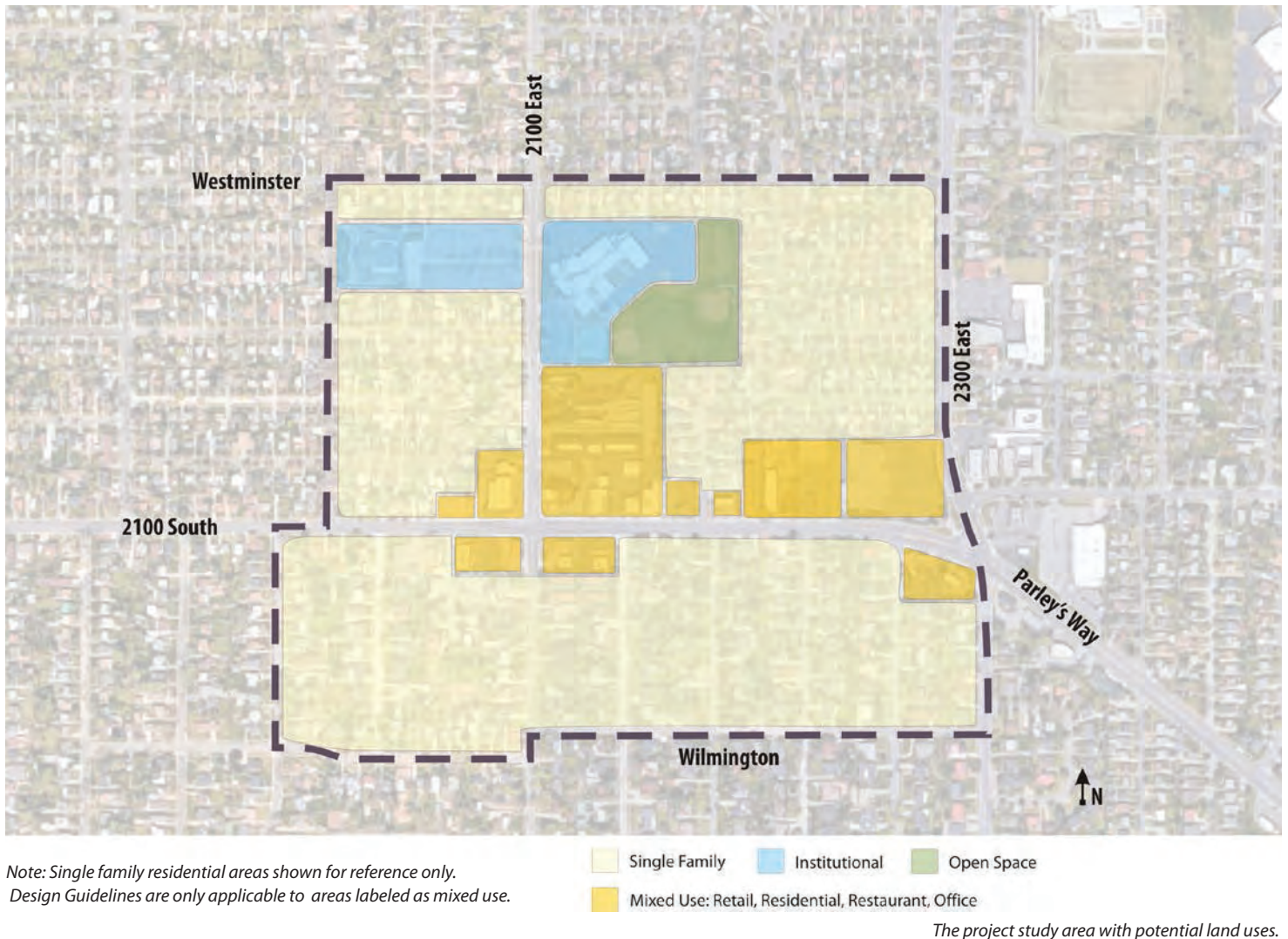
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The small area master plan will address the characteristics of the future development of this neighborhood. The goal of this plan is to create an improved and beautified business district that is a unique destination but still remains compatible in scale with nearby existing, well established neighborhoods.

PROJECT PURPOSE
21ST & 21ST SMALL AREA PLAN



1. INTRODUCTION

The area at 2100 South and 2100 East in Salt Lake City, commonly referred to as 21st & 21st, is a bustling node surrounded by residential neighborhoods. Here people can walk from home to dine at a café or restaurant, shop at a clothing boutique, visit a coffee shop, attend yoga or dance class, get a haircut and other similar activities. For many years the area remained generally unchanged. However, recently Salt Lake City recognized a need to proactively guide the future of this area before significant changes occur. This small area plan is a tool to prepare for anticipated growth. While the intersection of 2100 South and 2100 East is easily recognizable as a business node, it is important to note that the boundaries of this Small Area Plan extend beyond the intersection east/west from 2000 East to 2300 East and north/south from Westminister Avenue to Wilmington Avenue.

The goals of the plan are to:

1. **Create a unique destination that respects the neighborhood scale.**
2. **Provide commercial opportunities for neighbors and visitors.**
3. **Support local businesses in the district.**
4. **Establish design guidelines addressing building scale, materials, street engagement and public spaces.**
5. **Provide an environment where pedestrians can travel safely in and through the neighborhood.**

With this small area plan in place, Salt Lake City now has a tool to guide development in a manner consistent with the goals for the 21st & 21st area.

2. PLAN ELEMENTS

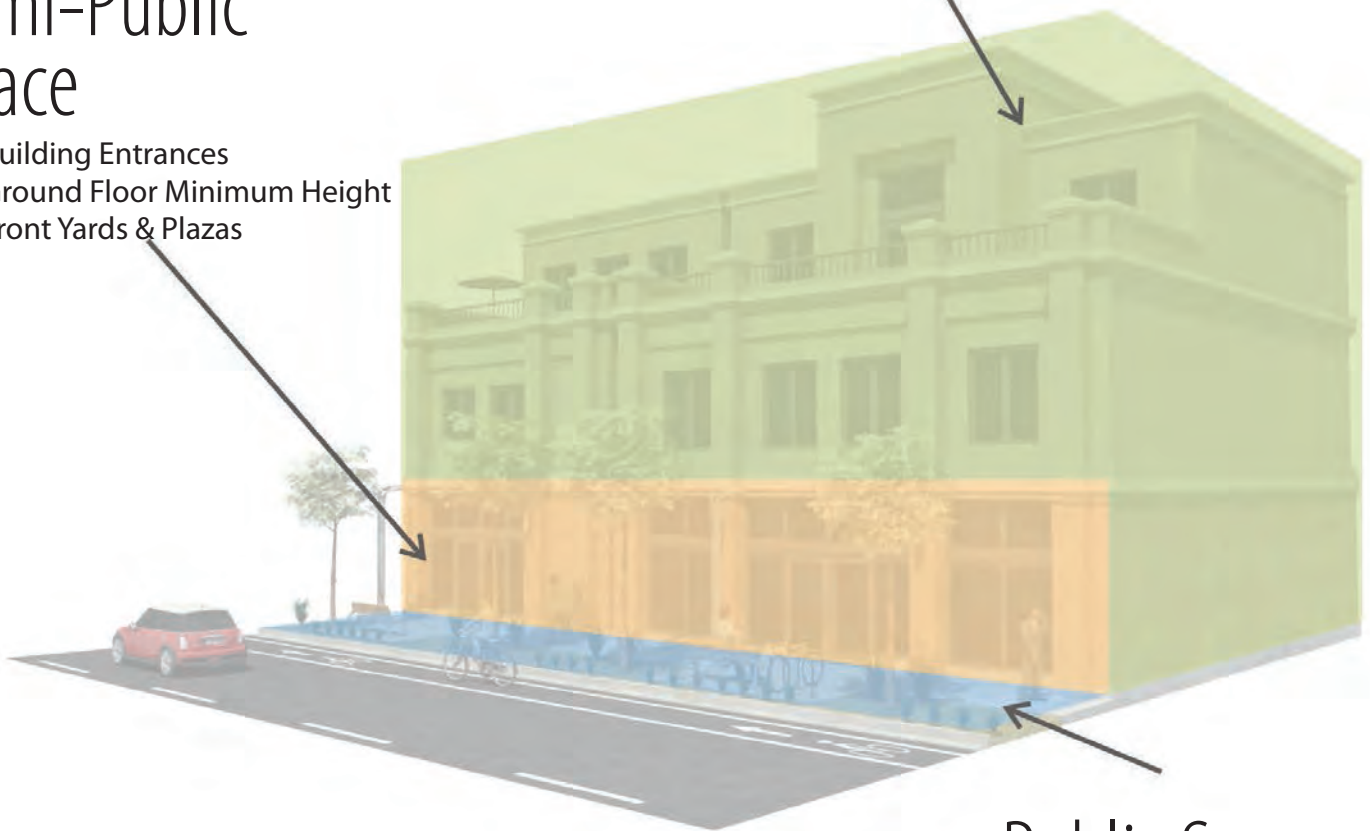
These elements are organized into the categories of Private Space, Semi-Public Space, and Public Space. Design guidance is provided for plan elements within each category to provide the community, architects, engineers, design professionals, contractors, city staff, and city leaders a cohesive direction for building and site design in the district. This small area plan is designed to help developers and building owners understand the relationship between the street and their own lots and buildings. This relationship is important because the quality of this relationship impacts the area's desirability which impacts if people will visit the area and patronize local businesses. Local businesses are important in this area so the strategies are intended to provide improvements that will support local businesses in a manner that is compatible with surrounding residential neighborhoods. The City also has additional economic strategies in place to support local businesses.

Private Space

- Building Placement
- Parking Placement
- Building Height
- Building Mass
- Building Materials
- Signs

Semi-Public Space

- Building Entrances
- Ground Floor Minimum Height
- Front Yards & Plazas



Public Space

- Sidewalk
- Street Trees
- Lighting
- Site Furnishings
- Parklets

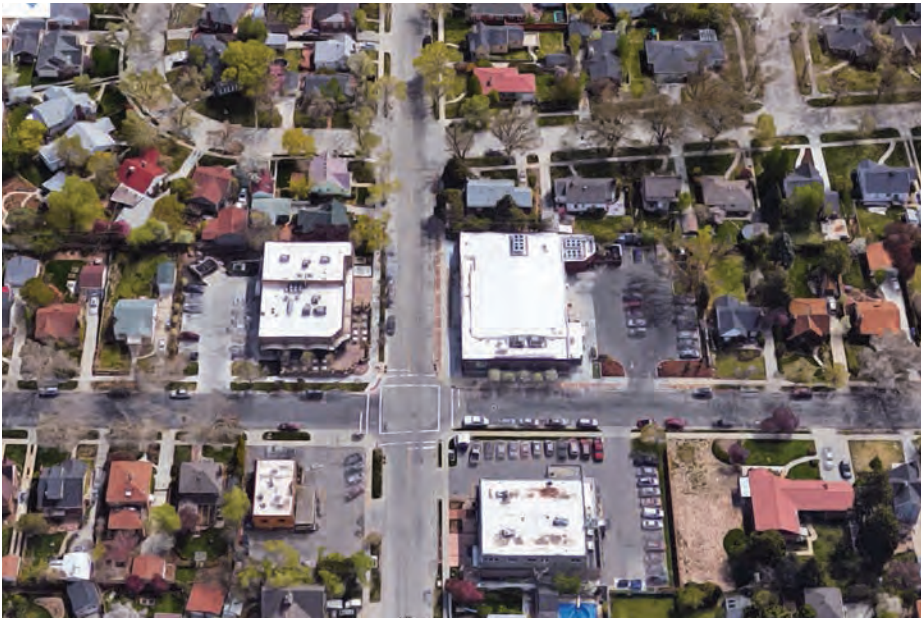
I. PRIVATE SPACE

Private space is property that is not part of the public way. Yet the placement of buildings and parking lots collectively determine what type of place is created. Building heights, mass, materials and signs create the “look and feel of a place”. The significant impact of these elements requires design guidance to ensure the goals of the small area plan are met.

BUILDING PLACEMENT

The placement of a building in relationship to the street is a defining characteristic of a place and is a significant factor in how satisfactory a place is for walking. Building placement and orientation must reinforce the connection to primary and secondary streets and contribute in a positive manner to the streetscape.

- Front/Corner Yard: Buildings should be placed close to the sidewalk with various setbacks to allow for semi-public spaces such as patios, plazas, and outdoor dining. Retail stores should be placed close enough to the sidewalk to allow passers-by to see into the store.
- Interior Side Yard: Buildings should be close together. Larger setbacks are appropriate as a buffer next to single family homes.
- Drive-thrus are discouraged and should only be allowed on the rear or side of buildings and not in front or corner side yards.
- Orient buildings parallel to the street. If a building is on a corner lot, it may either face both streets or have a corner orientation. This is not to preclude entrances or facade detailing to other orientations such as a side parking lot.



Bird's Eye View: The top two buildings placed on the corner create a friendlier pedestrian environment than buildings with parking adjacent to the corner.



A street level view of the bird's eye view on the left.

PARKING PLACEMENT

Walkable business districts locate parking in places that reduce the visual impact of the parking and make it safer for people walking through the district.

- Front/Corner Yards: Parking lots should be located behind or to the side of buildings. Parking should not be located between the building and the street.
- Interior Side Yard and Rear Yard: Parking adjacent to residential use is required to have a buffer of fencing and landscaping to reduce the visual impacts of parking lots.
- Use of shared parking lots that provide more efficient parking patterns and reduce the amount of land dedicated to parking is encouraged. Cross easement agreements must be in place for shared parking allowances.
- Locate interior driving routes so that conflict with pedestrians is minimized.
- Define interior circulation drives with other site design features such as lighting, trees and other planting areas, special paving, and walkways.

BUILDING HEIGHT

Building height is an important characteristic to consider when fitting a new building into an established residential area. It is appropriate for buildings in the 21st & 21st district to maintain a relatively low building height. Two to three story buildings are appropriate, particularly if the third level is stepped back from the street. Stepping back upper stories allows incremental change in building height between residential areas and business uses.

- Third floors should be stepped back from the street as a buffer to reduce their visual impact.
- When adjacent to single family homes, upper levels of buildings should be stepped back from the ground floor as a buffer.

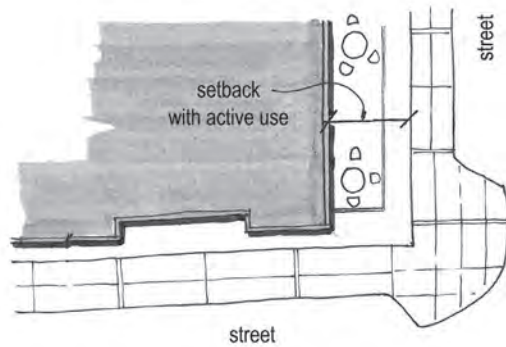
BUILDING MASS AND SCALE

Utilizing appropriate massing changes a building's visual scale and can allow new development to complement and respect the surrounding residential neighborhood.

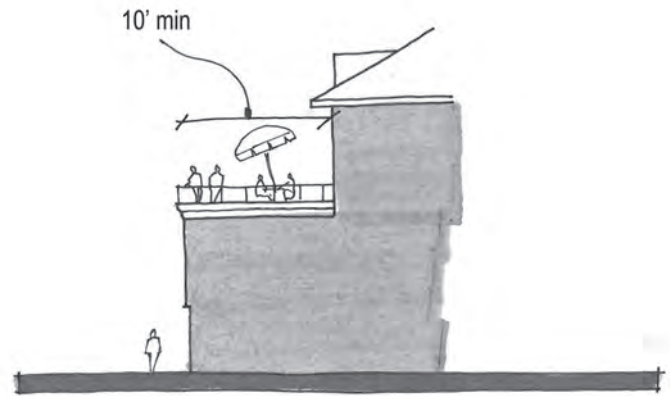
- Small individual developments are preferred. Several small developments contribute a greater degree of diversity than a few large developments.
- The perceived width of buildings must be consistent with smaller developments. Divide wider buildings into modules to convey a sense of more traditional construction. This is especially recommended for a series of adjacent businesses housed in one development or for buildings with wide facades or long depths.
- Avoid flat looking walls/facades and large, boxy buildings. Break up flat front and sides by introducing projecting elements such as wings, porticos, bay windows, awnings, recessed balconies and/or alcoves.
- A horizontal wall should not extend for a distance greater than 30 feet without a change in articulation or materials.
- Provide for depth and variation in a façade through the use of different colors, materials, and other details.
- Articulation--changes in the surface of the building such as columns or piers--should be carried from the base of the building to the roof or upper story setback.



This building uses a variety of strategies to break up the mass and scale of the building so that one large building appears as if it were multiple buildings.



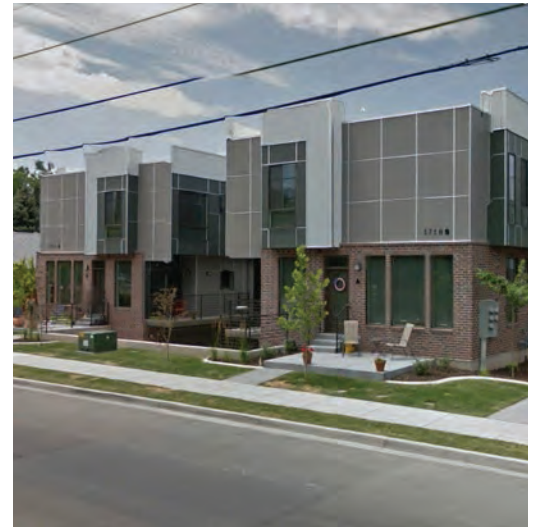
Buildings should be placed close to the street.



Upper stories of buildings should be stepped back.



Large amounts of glass and articulation break up this building's mass.



Articulation and detailing change the visual scale.

BUILDING MATERIALS

Building materials can be classified as either primary or secondary materials. Primary materials comprise the bulk of the building facade material. Accent materials are architectural decorative elements that are integral to the design of the building. A mix of both types can reduce the visual size of a building and avoid monotonous blank walls.

- Primary materials should be premium, durable materials such as, but not limited to, brick, cementitious fiber board and plank, metal panel (ACM, MCM, ribbed, etc.), glazing, precast concrete and decorative concrete masonry unit veneer.
- Material types and detailing should be consistent on all sides of a building. For example, materials used on primary facades should also be used on secondary sides.
- The same massing, articulation and detailing used on secondary facades should be consistent with the primary facade.

- Consider durability and life cycle in the selection of materials.
- Use materials in a manner that is consistent and visually true to the nature of the building material.
- Use natural building breaks (such as inside corners) for changes in materials, rather than abrupt changes or changes at outside corners to avoid the appliqué look of a material.
- Materials should respect the scale and character of the neighborhood.
- Large expanses of a single material should be broken up by windows, a change in material color or direction, or by other means.
- Use a balance of colors and materials to break up the monotony of larger developments.
- The use of details can break up uninspiring solid surfaces and can help avoid the box-like appearance often seen in new construction.

SIGNS

Signage is an opportunity to provide individual character to a building and neighborhood.

- Signs should orient to the pedestrian in overall size and placement.
- Signs perpendicular to the building are preferred.
- Sign materials and colors should complement the materials, colors and architecture of the related building.
- Signs should be scaled appropriately to the building. Large cabinet signs are not appropriate.
- Sign materials should be high quality, durable materials.

II. Semi-Public Space

Semi-public space is defined by how the design of a site and building allows people to interact and engage with the street. Buildings with large glass windows allow views both from the inside of the building to the street and from the street into the building. Regularly spaced entrances facing the sidewalk allow people to easily access a building from the street. Space for outdoor dining brings life and activity to the street. A high level of street engagement creates a lively, inviting street where people want to spend time.

GROUND FLOOR MINIMUM HEIGHTS

The height of a building's ground floor level impacts engagement with the street. A generous ground floor ceiling height makes a space feel inviting instead of cramped, makes retail/commercial uses more visible and lets more light into the interior of the building. Also, different building types and uses require different building heights. Shops, stores and restaurants generally will have higher ceilings than residential uses. Requiring minimum ground floor heights allows for a flexibility of uses to occur over time.

- Ground floors should have a taller ceiling than upper stories.
- Commercial, retail, restaurant, office and similar uses should have a minimum 12 foot ground floor ceiling height.
- Residential uses should also have a minimum 12 foot ground floor ceiling height to allow for future flexibility.

BUILDING ENTRANCES

An inviting building front works in concert with building placement to define the look and feel of place. The placement of entrances is a factor in determining how satisfactory and pleasant a place is for walking.



Building entrances open to the street and corner. Color and articulation create visual interest.

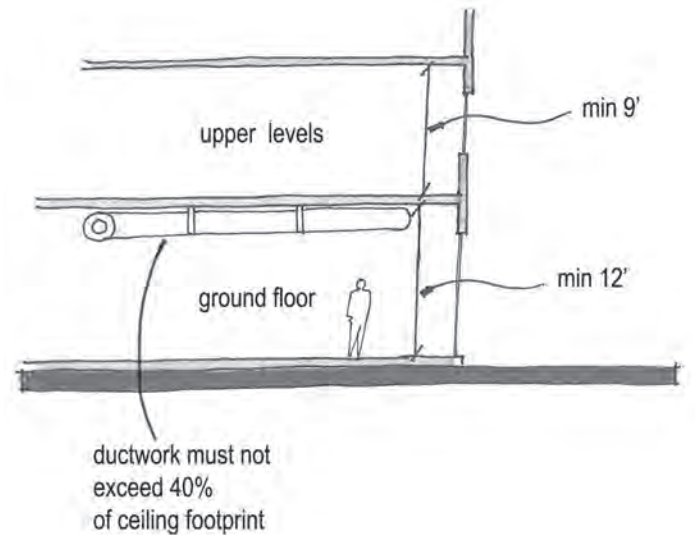


This building's generous ground floor height and large amounts of glass create interest for people walking on the sidewalk.

- Ground floor commercial uses should have large amounts of clear glass that allows passers-by to see into the store.
- Ground floor residential buildings should have an actively used room facing the street with windows large enough for occupants to easily see out onto the street.
- Commercial spaces on the ground floor should be of a size that supports local businesses with each business having a unique entrance to the sidewalk.
- Building entrances should be highly visible and defined by a unique feature such as an awning, inset doors, projecting sign, or significant architectural detailing to highlight the entrance.
- Windows at the ground level must be clear glass and placed at a height that allows a visual connection of indoor and outdoor environments.
- Avoid the use of dark-tinted or reflective glass windows. Instead, awnings, overhangs, eaves, arbors and other similar features should be used to shade windows and achieve the energy efficiency of tinted glass.

FRONT YARDS & PLAZAS

A front yard is defined as the area between the building's front facade and the property line or right-of-way line. A front yard is created when the building is set back from the property line. How front yards are treated plays a role in how a building engages a street. Front yards can provide pockets of space for activities such as outdoor dining, seating, bike racks, merchandise displays, and space for vegetation to soften the surrounding hard materials of sidewalk, buildings and street.



A gracious ground floor makes a space feel inviting.

- Front yards must be maintained with plants (landscaping), patio or plaza
- Front yards should be designed to complement the building through the use of appropriate paving materials, providing amenities such as seating, dining, and art, and by providing unique design that contributes to the character of the district.
- Outdoor dining is an allowed front yard use. Outdoor dining should follow applicable city outdoor dining requirements.
- Site furnishings in front yards and plazas should follow the same general selection criteria as site furnishings in the public way. This criteria is provided in the Public Space: Site Furnishings section of this document.



Outdoor dining brings activity to the street.



A parklet with outdoor dining and bike parking.

III. Public Space

Public space encompasses the area between buildings and the street. The public space is where street activity happens. A well designed public space is important to fulfilling the goal of creating a district that is a unique destination. The recommended improvements in this section all fit within the existing right-of-way. More extensive improvements would require additional right-of-way which is not feasible at this time; however, improvements conducive to improving pedestrian safety are recommended.

SIDEWALK

Sidewalks provide places for people to walk and socialize. They also provide opportunities for merchants to engage people who are passing by.

- New developments should replace and repair damaged or missing sections of sidewalk.
- The recommended sidewalk width is 10 feet. Where sidewalks are not 10 feet wide, buildings should be setback to provide enough space for a 10 foot wide sidewalk.
- Grading issues should be addressed when sidewalks are repaired or replaced. Sidewalks that are uneven can be difficult to traverse.
- The first 2 feet of sidewalk adjacent to the curb should be a different color or paving material than the remaining 8 feet. The color should be coordinated across the district.
- To allow for the installation of wider sidewalks, the city should consider narrowing existing travel lanes or other creative designs to provide additional right of way.



Sidewalk with a different color near the curb edge creates a visual buffer for pedestrians.



A tree lined street in the study area provides shade and comfort for people walking.

STREET TREES

In Salt Lake City's arid climate street trees support a comfortable pedestrian environment because temperatures in the shade of a tree are significantly lower than on an exposed sidewalk. Street trees also unify a streetscape and provide an implied barrier between the sidewalk and cars on the street thus increasing safety for people walking.

- Plant 1 tree per 30 feet of street frontage.
- Street trees that are expected to reach a canopy width of a minimum of 25' are recommended.
- Tree grates are required where trees are surrounded by hardscape.
- In lieu of tree grates, tree wells—planting areas around the base of a tree—are acceptable if they are a size similar to a tree grate and are planted with ornamental grasses, perennials or small shrubs. A garden fence or other low border to prevent people from walking in the tree well is recommended.
- The width of grates or wells must leave a minimum of 6 feet traversable sidewalk width.

PARKLETS

Parklets are small spaces that provide a temporary place for people to rest, relax and socialize in public spaces. In the 21st & 21st area, parklets could be used to help create a unique character and activate small, unused spaces. Any parklets must follow city parklet guidelines.

BIKE LANES

Public feedback showed strong support for bike lanes; all bicycle infrastructure improvements should follow the

recommendations for the corridor as proposed in the Salt Lake City Bike and Pedestrian Master Plan.

CROSSWALKS & PEDESTRIAN SAFETY

Well-marked street crossings are key to communicating the message that pedestrians are welcome in the area. Highly visible crosswalks also play a crucial role in improving safety. Crosswalks can also contribute to improved streetscape aesthetics and connect surrounding neighborhoods to the shops, restaurants, and other businesses in the district. These improvements draw people to the area to patronize the area's businesses.

- Stamped or colored concrete is preferred. At a minimum, thermoplastic should be used to mark crosswalks.
- Additional crosswalks should be installed along 2100 South at approximately 1900 East and 2200 East, creating further options for pedestrians to cross the highly trafficked street. Exact locations should be determined at the time of construction.
- Crosswalks not located at signalized intersections should also include a self activated warning system such as a HAWK signal.
- When designing crossings, it should be taken into consideration that there are many children traveling back and forth across 2100 South to attend school at Dilworth Elementary and Hillside Middle School.
- Where possible, adding bulbouts at intersections or raised landscaping planters may be appropriate. These elements can create the perception of a narrowed right of way and provide larger areas for pedestrians to wait at crosswalks.

LIGHTING

Lighting should be selected as much for aesthetics qualities as technical qualities. The term lighting when referring to street, pedestrian or parking lot lighting includes the pole, lighting fixture and lamp (the light source). The aesthetic qualities of poles and fixtures contribute to quality of a space and can be a defining visual characteristic of a place. The technical qualities of lighting can either contribute or distract from the quality of the night time environment as lighting is important for creating an ambience that is inviting and safe.

- The design of light poles and fixtures should complement other site furnishings and architectural elements
- Light poles should accommodate banners and signage.
- Parking lot or structure lighting should be low in height with full cut off globes regardless of neighboring uses.
- Preference for fixtures with a Department of Energy LED Lighting Facts Label.
- Preference for fixtures that meet the most current Illuminating Engineering Society (IES) recommendations for color rendering index, color temperature and backlight, uplight and glare.
- Pedestrian oriented lighting should be provided to add an element of safety and should be lower in height than street lighting.



A generous amount of conveniently located bike racks encourage people to bike—even when the building is just opening for the day.

SITE FURNISHINGS IN THE PUBLIC WAY

Site furnishings—benches, bike racks, wayfinding signs, chairs, tables, tree grates, litter receptacles, bollards, garden borders, and planters—play an important role in outdoor spaces. Site furniture influences how people respond to a space, conveys powerful meanings that people are welcome, and can communicate the identity of a place. Well-designed seating allows people to spend more time in a place and furniture can be used to define a space and create visual order. Site furnishings also provide utilitarian functions such as recycling and trash receptacles to keep an area clean and bike racks to provide people a place to park their bike while they visit nearby businesses.

General criteria for site furnishings in the public way:

- **Durability:** Selected furnishings should provide many years of public use with minimal need for repairs or replacement.
- **Safety:** Site furnishings should be inspected during construction to ensure they are installed according to the manufacturer's instructions. Periodic inspections should be scheduled to ensure on-going safety. Freestanding seating should not tip even when people sit on the edge. Any umbrellas in the public right-of-way must be fixed to the ground and fabric umbrellas lowered during windy times.
- **Form and Character:** Selected site furnishings should complement each other. The form and character should be elegant and keeping with the goal of a lively and improved district.

Criteria by Product Type:

Bike Racks:

- Bike racks must
 - support the bike frame (preferably at two contact points),
 - accommodate a variety of bicycles,
 - allow locking of frame and at least one wheel,
 - be securely anchored or embedded
 - be intuitive to use without the need for written instructions.

- Rack material must be highly durable.
- Adequate bicycle parking should be provided for each building.
- Bike racks should be located in a highly visible location near the sidewalk and with enough space to maneuver bicycles in and out of the rack. Racks should not block the sidewalk travel zone.

Seating:

- Locate seating at regular intervals throughout the study area.
- A mix of seating types for resting, watching, socializing and eating is encouraged.
- Use seating at the small area plan boundaries to mark the entrance to the district.
- Seating must be touchable in any kind of weather (i.e. will not become too hot for use on warm, sunny days.)

Tree grates:

- Grates must meet ADA requirements.
- The grate opening should be large enough to accommodate the anticipated mature trunk size.
- The grate pattern should complement other site furnishings.
- The grate and frame should be strong enough to handle loads of maintenance vehicles and other anticipated traffic.

Garden Borders:

- Garden borders are recommended around tree wells to protect tree well plants from pedestrian traffic.
- Garden borders should meet the same standard of durability and function as other site furnishings.

Planters:

- Planters should be sized adequately for the mature size of the plants.
- Planters should be structurally strong enough to hold the weight of plants and water and withstand freeze/thaw expansion.
- Planters on sloped surfaces should be leveled.



Vibrant light poles and benches help create an identity for this area.

IV. Obstacles to Implementing the Small Area Plan

Plans often face obstacles to implementation and this plan is no exception. However, these obstacles are not insurmountable. Awareness of obstacles prior to plan implementation is an opportunity to anticipate them and prepare a way to overcome them. Possible obstacles to plan implementation include:

Environmental Concerns

A dry cleaning business, now out of operation, was located in the 21st & 21st area. The ground underneath the business is contaminated with by-products of dry cleaning operations. Any development on this property will likely require some clean up of the contaminated soil. Any development in the area must be able to prove that it can be constructed without detrimental effects.

Economic Development Challenges

There are several possible economic development challenges due to the logistics of tearing down older buildings that contain established businesses and replacing those buildings with new development. Often local businesses do not own their own building and cannot afford to occupy spaces in new

buildings due to increased rents. A common result of new development is displacement of long standing, successful local businesses. Also, new developments often include large retail spaces that are difficult for small local businesses to fill.

Land use restrictions pose another challenge. Such restrictions commonly prohibit some small, local businesses from locating near neighborhoods. Examples include small scaled food production and other types of small scale production.

Diversity of Business Types

The type of businesses within an area also contribute to the scale and feel of an area. An area where most or all of the buildings have the same type of business feels larger than an area where there is a large variety of businesses. The 21st & 21st area currently hosts a large variety of business types and maintaining this variety is crucial to meeting the goal of creating a unique place. It is recommended that the City work with developers to ensure that new developments will be designed to accommodate a variety of business types.

City Code

To encourage an active and inviting streetscape, current city code outlines requirements for Building Entrance and Visual Access which includes minimum percentages of first floor glass, minimum number of entrances and maximum length of



This building integrates outdoor dining space within its architecture.

blank wall. Yet there is no minimum ground floor height. The height of a building's first floor is a critical element of a vibrant streetscape and contributes to a comfortable feel for people walking on the sidewalk next to the building. Architect David Baker explains that "Low ceilings make uninviting spaces that rent for less, feel cramped, are less visible from the street, and don't allow commercial uses to easily flourish." This small area plan recommends implementing minimum ground floor heights. However, a minimum ground floor height may make it difficult for 3 story structures to be built within the current allowed building height limit.

Physical Constraints of Public Spaces

The current amount of space available for sidewalks, parkstrips and plazas is limited due to constraints imposed by the current travel lane configuration which consumes the majority of the right-of-way. Physical space limitations may warrant a reconsideration of the design of the street if the community and city leaders decide that more space above what is currently allocated is needed for pedestrians, park strips, and other public spaces.



Many public comments expressed a desire for wider sidewalks and a walkable neighborhood.

3. PLAN DEVELOPMENT PROCESS

The plan development process was split into three phases: Initial Data Gathering, Scenario Development and Preferred Plan. **The plan was developed from a variety of sources including public open houses, focus group meetings, an online survey, technical data, input from city staff and citywide vision and goals outlined in other documents such as Plan Salt Lake.**



PHASE 1: INITIAL DATA GATHERING

The purpose of initial data gathering was to collect and analyze information that could effect the recommendations in the plan. Data gathered during this initial phase included:

- Analysis of traffic counts, current zoning, street and sidewalk dimensions, and inventory of existing amenities.
- Focus group meetings to identify key issues and concerns.
- Open House #1 to identify assets and desired community identity.
- Studied other adopted master plan documents such as Plan Salt Lake and the existing Sugar House Community Master Plan



Key words that Open House #1 attendees chose to describe 21st & 21st.

PHASE 2: GUIDELINE DEVELOPMENT

Information gathered from the technical data, focus groups and open house provided clear direction for moving the plan forward to Guideline Development. Different scenarios were developed based on information gathered in the first phase. The scenarios addressed Sidewalk, Building Placement, Building Height, and Building Façade.

- Four different scenarios developed for each category.
- The scenarios represented a range in the level of change, development density, and level of impact.
- The scenarios were presented at Open House #2.

PHASE 3: PREFERRED PLAN

The third phase of the project was preparation of a preferred plan for 21st & 21st. **The preferred plan represents the primary themes that emerged from the scenarios and is balanced with citywide goals of:**

- Supporting local businesses and neighborhood business districts.
- Growing in places with supporting infrastructure and amenities.
- Increasing the number of medium density housing types and options.
- Encouraging more walkable neighborhoods that are connected to business districts.
- Supporting and encouraging development that responds to the surrounding context and enhances public spaces.

The plan elements were developed with the intent to create a framework for the type of space that is desired with specific details remaining individual to each property. This framework is how the Plan Goals outlined in the Introduction will be achieved.

Open House #1

- **Open house purposes:**
 - o Discover the broader community's desires for the area.
 - o Discover what places people considered as a community asset and as contributing to community identity.
- **Over 400 comments submitted.**
- **Key findings from the comments:**
 - o Strong preference for 1-2 story development.
 - o Strong preference for restaurants and shops.
 - o Strong preference for locally owned businesses.
 - o Community identity as single-family residential neighborhood.
 - o Preference against multi-story buildings and multi-family housing.
 - o Strong preference for upgraded streetscape amenities.
 - o Safety is high priority.
 - o Walkability is a high priority.
 - o Strong preference for bike lanes.



Open House #2

- **Open house purposes:**
 - o Present design scenarios.
 - o Attendees and on-line visitors asked to choose their preferred scenario.
- 320 people attended the open house.
- 304 people viewed the open house materials online at Salt Lake City Open City Hall.
- **A total of 111 comments were submitted.**
- **Themes that emerged from the comments:**
 - o Sidewalk: New sidewalk with building setback, trees, lighting and outdoor dining.
 - o Building Placement: Entrance and windows on street with outdoor dining and shared parking.
 - o Building Height: Two-Story Buildings.
 - o Building Facade: Moderate Facade Change.





APPENDIX

21st and 21st STAKEHOLDER MEETING FINDINGS

Date: May 5th & 6th, 2015

Location: CRS Engineers Conference Room & Blue Plate Diner

Staff Attendees: John Anderson (Salt Lake City Planning), Wayne Mills (Salt Lake City Planning), Ryan Wallace (CRSA)

Key Themes:

Community Identity

- This community values the single family residences and neighborhood schools, causing many families to have lived here for several generations.
- Neighborhood commercial center identity is eclectic and unique, any new development in the area should be in similar in character to enhance the existing neighborhood culture.
- Examples of the neighborhood commercial districts 9th & 9th and 15th & 15th were frequently mentioned as models for what 21st and 21st should become.
- This area is not – and should not become – Sugar House Business District.

Building Form & Use

- Any new development should not exceed 2 stories, possibly 3 with proper design treatment to avoid creating overwhelming vertical scale or blocking views to the Wasatch Mountains.
- Historically the buildings in the area have featured small footprints with significant transparency on the ground floor and this trend should continue to enhance the diverse, people-oriented, walkable street environment.
- Commercial uses should not expand into residential areas; redevelopment of existing commercial spaces should focus on local retail and office uses with limited housing options.

Streetscape Environment

- Amenities such as new pavers, street lamps, benches, and trees or other vegetation could further enhance the identity of this area.



- Parking should be on the street, behind buildings or underground to allow sidewalk areas to be maximized for window shopping and sidewalk dining.
- Buffers of landscaping, fencing and other means should exist between residential and commercial uses.

Transportation Options

- The community is walkable to destinations such as schools, parks and local restaurants. Creating additional opportunities for local retail such as restaurants, specialty items, and services is desirable.
- Street noise from vehicle traffic hampers the desirability of spending time at the intersection of 21st & 21st.
- A streetcar along 2100 South is not desirable.
- Vehicle traffic should continue to flow smoothly in this area.



ATTACHMENT 2: Public Engagement Summary

Results from the Community Open Houses held in June
2105 and February 2016

21ST & 21ST 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 21st 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

Comments:

"nothing taller than 2-story"

"two story maximum"

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

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 15th and 15th"

"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"

21ST & 21ST SMALL AREA PLAN – PUBLIC OPEN HOUSE 2 February 11, 2016

Key Findings

- People want to see improvement and redevelopment
- 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 Sugar House development
- Strong desire to encourage local businesses
- Strong desire for outdoor dining
- Strong desire for moderate façade change and not solid blocks of buildings

Community Improvements

This board showed community improvements of 1) Enhanced Crossing 2) Community Plaza 3) 21st&21st Branding and 4) Specialized Hardscape.

Comments:

“Yes!”

“Yes to all of this”

“Branding? Really?”

“Use school help. Help school become community center/meeting place.”

“Too modern doesn’t neighborhood.”

“Waste of money.”

“Don’t use these bricks. They break up too fast and you have to keep replacing them.”

“Enhanced crossing should be at 21st and 21st not at a residential street.”

Sidewalk

Sidewalk		
	For (green dot)	Against (red dots)
Option 1 The existing sidewalk remains in place and is enhanced with small street trees and pedestrian lighting. The current sidewalk varies from 5 to 10 feet in width.	3	21
Option 2 The existing sidewalk remains in place and is enhanced with large street trees with shrub planting areas. Other amenities include pedestrian lighting,	3	8

decorative pavers and bike racks.		
Option 3 A new 10-foot sidewalk with enhancements including large street trees, pedestrian lighting, pavers, bike racks, and benches.	35	1
Option 4 An additional 15-foot building setback added to a new sidewalk to create a wider streetscape. Enhancements include large street trees, pedestrian lighting, pavers, bike racks, benches, shrub beds, and outdoor dining.	82	18

Average Priorities from Open City Hall responses:

1. New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
2. New Sidewalk with Trees, Lighting and Amenities
3. Existing Sidewalk with Trees, Lighting and Amenities
4. Existing Sidewalk with Trees and Lighting

Comments:

"Fix the current sidewalks. They are in terrible condition."

"I want a big sidewalk."

"Put in place lighting that addresses light pollution."

"All of these sidewalk space and sitting area is very dependent on the business being served."

"Who will care for the trees?"

"Keep bicycles off the sidewalks."

"How about some dog parking and people water fountains and dog water fountains."

"Outdoor dining could be done away from street noise behind building. This would keep single plan more usable for sitting distance."

"Keep 2 lanes of traffic each direction with this sidewalk proposal."

"Wide enough sidewalks for bikes and pedestrians."

"Bike friendly."

"Wider sidewalk ok. Never compromise 2 lanes of traffic both directions."

"Leave 2 lanes on each side of 2100 S please!"

"What stops a future planner from using a 15 ft setback to widen the street?"

"Setbacks from all front yard should equal the setback of the aspiring residential areas."

"The definition of a mixed used building is vague."

"Include stormwater management/low impact design features (planter boxes) for infiltration of stormwater if possible."

"Keep 2 lanes of traffic both ways."

“Does this affect how many lanes are on the street? Also, how does this affect parking at the site?”

Building Placement

Building Placement		
	For (green dot)	Against (red dots)
Option 1 In this option building the building is setback from the sidewalk. Entrances and windows face the parking lot.	6	45
Option 2 In this option the building is placed near the sidewalk. The entrance faces the parking lot yet the building has large windows facing the sidewalk that provide views into the building.	12	32
Option 3 In this option the parking lot is behind the building while the main entrance faces the street. The entrance faces both corners and windows face both sidewalks.	32	14
Option 4 The main entrance and windows face the street. The sidewalk has activities such as outdoor dining. Parking is available a short distance away in a parking lot shared by several businesses.	135	7

Average Priorities from Open City Hall responses:

1. Entrance and Windows on Street with Dining and Shared Parking
2. Parking Behind Building with Corner Entrance and Windows
3. No Setback with Large Windows Facing Sidewalk
4. Building Setback with Entrance Facing Parking Lot

Comments:

Option 4- “This is awesome!!!”

Option 4- “Yes!”

Building Height

Building Height

	For (green dot)	Against (red dots)
<p>Option 1</p> <p>One story buildings are currently common in the area. To be recognized by people as a business, one story commercial/retail buildings often have decorative elements added such as extra height added to the front of the building.</p>	81	14
<p>Option 2</p> <p>Two-story buildings provide more usable space in the same footprint as a onestory building. Two-story buildings offer opportunities for the mixing of uses such as adding offices above retail.</p>	103	5
<p>Option 3</p> <p>This example shows a three story building where the third story is stepped back from the first two. Although the third story adds space, at the sidewalk level the building feels like a two story building.</p>	37	82
<p>Option 4</p> <p>This three story building does not have a stepped back third story. This creates a more urban city-like feel along the street. It also provides the most usable space of the four options.</p>	1	179

Average Priorities from Open City Hall responses:

1. Two-Story Building
2. Three-Story Building with Third Story Stepped Back

3. One-Story Building
4. Three-Story Building

Comments:

“One story please.”

“I want stepback from 1st floor.”

“Option 3-Yes, we need moderate density to facilitate walkability.”

“New builds should compliment current buildings in height and design. This a neighborhood not a commercial district. Businesses should enhance the neighborhood. Nothing over two levels.”

“This area should be attractive to small local businesses and affordable to those who run the businesses. Businesses that the neighborhood residents would use and support.”

“2-story max. Preserve views. Do not want another walled, viewless canyon like 21st South 1100 East.”

Building Façade

Building Façade		
	For (green dot)	Against (red dots)
Option 1 The first two stories of this building are mostly flat. There are few changes or features that communicate where the space for one business ends and other begins. The building is nearly all one material--brick.	18	24
Option 2 This face of this building has minor changes with balconies and subtle color changes. The building is nearly all one material--stucco.	0	138
Option 3 This building face changes but jutting in and out at regular intervals. Windows also change slightly in shape and other elements such as awnings also provide variety. The building is mostly stucco with	27	11

some brick.		
Option 4 This building face has a lot of change including different materials on various section, changes in window size, shape, and placement as well as a variety of signs and awnings.	121	8

Average Priorities from Open City Hall responses:

1. Moderate Facade Change
2. Great Facade Change
3. Minor Facade Change
4. No Facade Change

Comments:

“Not a solid block of building. Individual buildings would be better.”

Option 4-“Fits better with old Sugarhouse design near 11th.”

General Comments

“No 3 story.”

“Single level, one level like 9th & 9th.”

“1 story then step back to 2nd story.”

“More sidewalk for bikes.”

“We’re in favor of taller 3+ story buildings.”

“The people who walk 21st are children and a few older people.”

“Please do not let it resemble complex on Wilmington in Sugar House.”

“Sidewalks and bike lanes first. Parking and car lanes always come second.”

“Minimize number of 1-bedroom apartments. Prefer multi-bedroom condominiums.”

“How about enforcing the speed limits on 21st and 21st?”

“Keep 21st South 2 lanes in both directions. If it is reduced, commuter traffic spills into the residential areas. Then speed bumps and stop signs are required.”

“Nothing above 2 stories. Need 2 lanes traffic both ways to help keep congestion down.”

“No pavers at crosswalk.”

“Audible crossing signals at intersections.”

“We don’t want a dense night life with noise and a lot of activities. No up zone to allow use without public input. Smaller buildings like the ones already there.”

“Eliminating a lane of vehicular travel is a bad idea. Traffic congestion, spill-over into neighborhoods.”

“Keep laundromat in there.”

“Clean up what’s there. Keep it small.”

“Need 2 lanes of traffic both ways with the freeway exit on Parley’s and 1300 E.”

“No new buildings over 2 stories.”

“Slow traffic approaching 2300 E”
“Encourage walking across Parley's Way”
“Add a crosswalk with flashing lights”
“Leave residential areas alone. No tear down & rezone”
“Three Story Development”
“1-2 story development”
“Shade for outdoor seating”
“Restaurant outdoor dining”
“New wider sidewalk”
“Not like SugarHouse”
“Transit”
“Bike Lockers”
“Dark-sky non-glare lights”
“Protected bike lane”
“Open space”
“Leave existing sidewalk w/new lighting, plants, trees”

Open City Hall Comments Regarding the Draft Plan

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

All On Forum Responses sorted chronologically

As of April 8, 2016, 11:39 AM



As with any public comment process, participation in Open City Hall is voluntary. The responses in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

As of April 8, 2016, 11:39 AM, this forum had:

Attendees:	341
On Forum Responses:	79
All Responses:	139
Hours of Public Comment:	7.0

This topic started on January 29, 2016, 11:37 AM.

This topic ended on March 3, 2016, 3:14 PM.

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Responses

Arrange the options below in order of your choice.

Average Priorities

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

New Sidewalk with Trees, Lighting and Amenities

Existing Sidewalk with Trees, Lighting and Amenities

Existing Sidewalk with Trees and Lighting

Comments:

Answered 18

Skipped 61

15th 9th **area** **benefit** **bicycle** **building** buildings corner **development**
dining **don** east **enhance** **existing** **feel** greatly **into** **like** **make**
more **neighborhood** **new** **open** **outdoor**
pedestrians **please** s **scale** **shade** **sidewalk** **something** south **space**
street **t** **times** trees **usage** **what** who

Please arrange the options below in order of your choice.

Average Priorities

Entrance and Windows on Street with Dining and Shared Parking

Parking Behind Building with Corner Entrance and Windows

No Setback with Large Windows Facing Sidewalk

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Entrance and Windows on Street with Dining and Shared Parking

Building Setback with Entrance Facing Parking Lot

Comments:

Answered 9

Skipped 70

building engage much option parking public s street windows

Please arrange the options below in order of your choice.

Average Priorities

Two-Story Building

Three-Story Building with Third Story Stepped Back

One-Story Building

Three-Story Building

Comments:

Answered 15

Skipped 64

3 9th also apartment appropriate area building buildings

businesses compromise create developer development feel good high

increase large like make more need north only residential shown space

stories story street tall third three too traffic was

Please arrange the options below in order of your choice.

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Average Priorities

Moderate Facade Change

Great Facade Change

Minor Facade Change

No Facade Change

Comments:

Answered 13

Skipped 66

21 all **area** brick **buildings** change character classical different **don**
existing **facade facades** historic homes how **keeping looks make** materials
modern **much** need neighborhood new priority **really** s **stucco** styles t
traditional

If we have missed anything or you have general comments about the Plan or process, please let us know here.

Answered 27

Skipped 52

- **21 2100** 21st all **also** any **area** bike **buildings** business
character development do huge **improvements** intersection **just** keep make
more much need needs **neighborhood** new one out
parking pedestrian **pedestrians** people **please** s street sugarhouse t
traffic want was

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Arrange the options below in order of your choice.

Name not shown inside Council District 6
January 30, 2016, 12:44 PM

Existing Sidewalk with Trees and Lighting
Existing Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Name not shown inside Council District 7
January 31, 2016, 9:22 AM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
Existing Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Trees, Lighting and Amenities

Name not shown inside Council District 6
February 2, 2016, 3:53 AM

Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting
New Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Name not shown inside Council District 6
February 2, 2016, 9:44 AM

Existing Sidewalk with Trees and Lighting
Existing Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Ingrid B inside Council District 6
February 2, 2016, 9:55 AM

Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting
New Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Name not shown inside Council District 4
February 2, 2016, 10:06 AM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Name not shown inside Council District 7

February 2, 2016, 11:05 AM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

New Sidewalk with Trees, Lighting and Amenities

Chris Smith inside Council District 7

February 2, 2016, 2:47 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

New Sidewalk with Trees, Lighting and Amenities

Existing Sidewalk with Trees, Lighting and Amenities

Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 6

February 2, 2016, 2:59 PM

Existing Sidewalk with Trees, Lighting and Amenities

New Sidewalk with Trees, Lighting and Amenities

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 7

February 2, 2016, 7:11 PM

Existing Sidewalk with Trees and Lighting

Existing Sidewalk with Trees, Lighting and Amenities

Name not shown inside Council District 7

February 2, 2016, 7:23 PM

Existing Sidewalk with Trees and Lighting

Existing Sidewalk with Trees, Lighting and Amenities

New Sidewalk with Trees, Lighting and Amenities

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Barry Angstman inside Council District 7

February 3, 2016, 7:14 AM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Karen Miller inside Council District 3

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

February 3, 2016, 10:18 AM

Existing Sidewalk with Trees and Lighting
Existing Sidewalk with Trees, Lighting and Amenities

Name not shown inside Council District 7
February 3, 2016, 10:19 AM

New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting
Existing Sidewalk with Trees, Lighting and Amenities

Name not shown inside Council District 6
February 3, 2016, 10:22 AM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 7
February 3, 2016, 10:28 AM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Brian Tonetti inside Council District 4
February 3, 2016, 10:32 AM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
Existing Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Jason Cowan inside Council District 7
February 3, 2016, 10:56 AM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities

Name not shown inside Council District 7
February 3, 2016, 12:03 PM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities

Name not shown inside Council District 6
February 3, 2016, 12:03 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 3
February 3, 2016, 12:41 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Tim Smith inside Council District 7
February 3, 2016, 12:41 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 7
February 3, 2016, 1:01 PM

Existing Sidewalk with Trees and Lighting
Existing Sidewalk with Trees, Lighting and Amenities

Tracy Gomez outside Salt Lake City Council Districts
February 3, 2016, 1:09 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 7
February 3, 2016, 1:20 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting
New Sidewalk with Trees, Lighting and Amenities

Name not shown inside Council District 7
February 3, 2016, 1:27 PM

Existing Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 6
February 3, 2016, 1:44 PM

New Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
Existing Sidewalk with Trees, Lighting and Amenities

John Lorz inside Council District 5
February 3, 2016, 1:44 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown outside Salt Lake City Council Districts
February 3, 2016, 3:14 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Trisha Reynolds inside Council District 7
February 3, 2016, 3:24 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Michelle Gurr inside Council District 7

21st and 21st Small Area Plan

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February 3, 2016, 3:25 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Heidi Schubert inside Council District 7
February 3, 2016, 4:19 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
Existing Sidewalk with Trees and Lighting
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities

Name not shown inside Council District 7
February 3, 2016, 5:15 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 7
February 3, 2016, 7:44 PM

New Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Name not shown inside Council District 1
February 3, 2016, 11:10 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
Existing Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Mike Bender inside Council District 5
February 4, 2016, 11:38 AM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Name not shown inside Council District 3
February 4, 2016, 11:53 AM

Existing Sidewalk with Trees and Lighting
Existing Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities

Gregory Wilson inside Council District 4
February 4, 2016, 12:07 PM

New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities

Name not shown inside Council District 7
February 4, 2016, 12:16 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 6
February 4, 2016, 1:55 PM

Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting
New Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Name not shown inside Council District 6
February 5, 2016, 2:56 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Tracy Burton inside Council District 6
February 5, 2016, 4:09 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
Existing Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

21st and 21st Small Area Plan

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Name not shown inside Council District 7
February 5, 2016, 4:39 PM

New Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Jesse Horsley inside Council District 7
February 5, 2016, 5:13 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 6
February 5, 2016, 7:35 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 7
February 5, 2016, 10:04 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 6
February 7, 2016, 3:51 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities

Name not shown inside Council District 7
February 8, 2016, 7:11 AM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Name not shown inside Council District 7
February 8, 2016, 2:34 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Name not shown inside Council District 6
February 8, 2016, 9:08 PM

Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 6
February 8, 2016, 10:40 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 6
February 9, 2016, 8:24 PM

New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Name not shown inside Council District 6
February 11, 2016, 9:58 AM

Existing Sidewalk with Trees and Lighting
Existing Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Name not shown inside Council District 7
February 11, 2016, 11:51 AM

New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 6
February 11, 2016, 8:02 PM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Name not shown inside Council District 6

February 11, 2016, 8:48 PM

New Sidewalk with Trees, Lighting and Amenities

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Existing Sidewalk with Trees, Lighting and Amenities

Existing Sidewalk with Trees and Lighting

Jess Morrison inside Council District 6

February 11, 2016, 8:50 PM

New Sidewalk with Trees, Lighting and Amenities

Existing Sidewalk with Trees and Lighting

Existing Sidewalk with Trees, Lighting and Amenities

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Joe Leach inside Council District 6

February 11, 2016, 9:17 PM

Existing Sidewalk with Trees and Lighting

Existing Sidewalk with Trees, Lighting and Amenities

New Sidewalk with Trees, Lighting and Amenities

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Name not shown inside Council District 4

February 11, 2016, 9:55 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Name not shown inside Council District 6

February 12, 2016, 4:49 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

New Sidewalk with Trees, Lighting and Amenities

Existing Sidewalk with Trees, Lighting and Amenities

Karen Garff inside Council District 6

February 12, 2016, 4:57 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

New Sidewalk with Trees, Lighting and Amenities

Existing Sidewalk with Trees, Lighting and Amenities

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 7

February 12, 2016, 9:45 PM

New Sidewalk with Trees, Lighting and Amenities

Existing Sidewalk with Trees, Lighting and Amenities

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 7

February 14, 2016, 6:07 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

Name not shown inside Council District 7

February 15, 2016, 7:52 AM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

New Sidewalk with Trees, Lighting and Amenities

Existing Sidewalk with Trees, Lighting and Amenities

Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 6

February 15, 2016, 11:43 AM

Existing Sidewalk with Trees, Lighting and Amenities

Landon Clark inside Council District 6

February 15, 2016, 7:31 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

New Sidewalk with Trees, Lighting and Amenities

Existing Sidewalk with Trees, Lighting and Amenities

Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 6

February 16, 2016, 5:03 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining

New Sidewalk with Trees, Lighting and Amenities

Name not shown inside Council District 7

February 18, 2016, 10:14 AM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities

Bim Oliver inside Council District 6
February 24, 2016, 12:44 PM

Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 6
February 24, 2016, 12:44 PM

New Sidewalk with Trees, Lighting and Amenities

Name not shown inside Council District 6
February 24, 2016, 12:53 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

John Strate inside Council District 6
February 24, 2016, 3:32 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 6
February 25, 2016, 10:14 AM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 3
February 25, 2016, 10:22 AM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
Existing Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Chris Chambreau inside Council District 6
February 25, 2016, 11:19 AM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 4
February 26, 2016, 12:11 AM

Existing Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Trees, Lighting and Amenities
New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
Existing Sidewalk with Trees and Lighting

Beau Chaine' inside Council District 3
February 26, 2016, 6:45 PM

Existing Sidewalk with Trees and Lighting

Bryan Strate inside Council District 6
February 28, 2016, 5:32 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

Name not shown inside Council District 6
February 29, 2016, 5:04 PM

New Sidewalk with Building Setback, Trees, Lighting and Outdoor Dining
New Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees, Lighting and Amenities
Existing Sidewalk with Trees and Lighting

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Comments:

Ingrid B inside Council District 6
February 2, 2016, 9:55 AM

There is nothing wrong with the existing sidewalk. If new lighting/plants/trees are added, that's OK. Outdoor dining is a waste. It's too cold for usage in the winter and most of the times you may only get 4-5 months of usage with a warmer weather.

Name not shown inside Council District 7
February 2, 2016, 11:05 AM

More open space is better than more buildings.

Chris Smith inside Council District 7
February 2, 2016, 2:47 PM

Why can't the bike lane be protected, and separate from the street, adjacent to the sidewalk?

Karen Miller inside Council District 3
February 3, 2016, 10:18 AM

Please make the lighting dark sky compliant. Please shade the sides of lights; don't allow them to glare into pedestrians' & drivers' eyes.

Name not shown inside Council District 6
February 3, 2016, 10:22 AM

facilities for mass transit, bicycle storage/locking would greatly benefit the area. Providing outdoor dining would greatly enhance the neighborhood feel and attract more use.

Name not shown inside Council District 7
February 3, 2016, 1:01 PM

Please do not turn this into what Sugarhouse square has become!

Name not shown inside Council District 7
February 3, 2016, 1:20 PM

Who is paying for these amenities? Is it solely tax dollars or is it the developer of the project?

Name not shown inside Council District 7
February 3, 2016, 1:27 PM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Something on the scale of the 15th East & 13th South corner, or 9th & 9th, or 15th & 15th would be nice & fit and add to the neighborhood. Something on the large scale of 11th East & 21st South would NOT.

Trisha Reynolds inside Council District 7
February 3, 2016, 3:24 PM

I don't feel like I have all the information needed to make an informed decision in terms of cost/benefit of each of these choices. Of course a new sidewalk with building setback SOUNDS great, but what are the costs?

Heidi Schubert inside Council District 7
February 3, 2016, 4:19 PM

Hard to know if existing is okay without accurate picture of existing being part of the survey.

Name not shown inside Council District 3
February 4, 2016, 11:53 AM

Outdoor dining provides interest, but don't overdo it.

Gregory Wilson inside Council District 4
February 4, 2016, 12:07 PM

Building setbacks will not enhance the streetscape. Open streetscape is inviting for cars because of ease to drive through, not for walking pedestrians or stopping. Open space is disorienting for pedestrians.

Name not shown inside Council District 7
February 11, 2016, 11:51 AM

The 21 and 21 area, especially the NE corner, has enough room to have restaurants with rear outdoor seating that would enhance the ambiance and reduce street noise.

Name not shown inside Council District 6
February 11, 2016, 8:02 PM

Outdoor seating needs shade

Name not shown inside Council District 6
February 12, 2016, 4:49 PM

Please define "amenity." Street pavers, bicycle racks, etc.?

Name not shown inside Council District 6
February 15, 2016, 11:43 AM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

the new sidewalks in my neighborhood have deteriorated very quickly. Mine has been replaced 3 times, and the city will no longer replace it. Others need replacement as well. However, I like the idea of outdoor dining--I just don't know whether that can be easily done where buildings are already existing.

Name not shown inside Council District 6
February 24, 2016, 12:44 PM

The image here shows a three-story development. This is not what this neighborhood favors. The planning commission must understand that those 400 who attended the first meeting in 2015 did NOT agree with multi-story development at this intersection which borders neighborhoods in each direction. If we say something like 15th and 15th, we literally mean what is in place there today.

Name not shown inside Council District 6
February 29, 2016, 5:04 PM

Set the Building back and Plant Big Trees to match the area and feel.

21st and 21st Small Area Plan

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Please arrange the options below in order of your choice.

Name not shown inside Council District 6
January 30, 2016, 12:44 PM

Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot
Entrance and Windows on Street with Dining and Shared Parking

Name not shown inside Council District 7
January 31, 2016, 9:22 AM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows

Name not shown inside Council District 6
February 2, 2016, 3:53 AM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows

Name not shown inside Council District 6
February 2, 2016, 9:44 AM

Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Entrance and Windows on Street with Dining and Shared Parking
Building Setback with Entrance Facing Parking Lot

Ingrid B inside Council District 6
February 2, 2016, 9:55 AM

No Setback with Large Windows Facing Sidewalk
Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot
Entrance and Windows on Street with Dining and Shared Parking

Name not shown inside Council District 4
February 2, 2016, 10:06 AM

Parking Behind Building with Corner Entrance and Windows

Name not shown inside Council District 7

21st and 21st Small Area Plan

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February 2, 2016, 11:05 AM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows

Chris Smith inside Council District 7

February 2, 2016, 2:47 PM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 6

February 2, 2016, 2:59 PM

Parking Behind Building with Corner Entrance and Windows
Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 7

February 2, 2016, 7:11 PM

Parking Behind Building with Corner Entrance and Windows

Name not shown inside Council District 7

February 2, 2016, 7:23 PM

Building Setback with Entrance Facing Parking Lot
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Entrance and Windows on Street with Dining and Shared Parking

Barry Angstman inside Council District 7

February 3, 2016, 7:14 AM

Entrance and Windows on Street with Dining and Shared Parking

Karen Miller inside Council District 3

February 3, 2016, 10:18 AM

Parking Behind Building with Corner Entrance and Windows

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Name not shown inside Council District 7
February 3, 2016, 10:19 AM

No Setback with Large Windows Facing Sidewalk

Name not shown inside Council District 6
February 3, 2016, 10:22 AM

Parking Behind Building with Corner Entrance and Windows
Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 7
February 3, 2016, 10:28 AM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Brian Tonetti inside Council District 4
February 3, 2016, 10:32 AM

Parking Behind Building with Corner Entrance and Windows
Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk

Jason Cowan inside Council District 7
February 3, 2016, 10:56 AM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk

Name not shown inside Council District 7
February 3, 2016, 12:03 PM

Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot
No Setback with Large Windows Facing Sidewalk
Entrance and Windows on Street with Dining and Shared Parking

Name not shown inside Council District 6

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

February 3, 2016, 12:03 PM

Parking Behind Building with Corner Entrance and Windows
Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 3
February 3, 2016, 12:41 PM

No Setback with Large Windows Facing Sidewalk
Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot
Entrance and Windows on Street with Dining and Shared Parking

Tim Smith inside Council District 7
February 3, 2016, 12:41 PM

Entrance and Windows on Street with Dining and Shared Parking
Building Setback with Entrance Facing Parking Lot
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk

Name not shown inside Council District 7
February 3, 2016, 1:01 PM

Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk

Tracy Gomez outside Salt Lake City Council Districts
February 3, 2016, 1:09 PM

Parking Behind Building with Corner Entrance and Windows
Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 7
February 3, 2016, 1:20 PM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot
No Setback with Large Windows Facing Sidewalk

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Name not shown inside Council District 7
February 3, 2016, 1:27 PM

Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk

Name not shown inside Council District 6
February 3, 2016, 1:44 PM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows

John Lorz inside Council District 5
February 3, 2016, 1:44 PM

Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot
Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk

Name not shown outside Salt Lake City Council Districts
February 3, 2016, 3:14 PM

Building Setback with Entrance Facing Parking Lot
Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk

Trisha Reynolds inside Council District 7
February 3, 2016, 3:24 PM

Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk
Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot

Michelle Gurr inside Council District 7
February 3, 2016, 3:25 PM

No Setback with Large Windows Facing Sidewalk
Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Heidi Schubert inside Council District 7
February 3, 2016, 4:19 PM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 7
February 3, 2016, 5:15 PM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 7
February 3, 2016, 7:44 PM

Building Setback with Entrance Facing Parking Lot
Entrance and Windows on Street with Dining and Shared Parking

Name not shown inside Council District 1
February 3, 2016, 11:10 PM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Mike Bender inside Council District 5
February 4, 2016, 11:38 AM

Parking Behind Building with Corner Entrance and Windows
Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 3
February 4, 2016, 11:53 AM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Gregory Wilson inside Council District 4
February 4, 2016, 12:07 PM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows

Name not shown inside Council District 7
February 4, 2016, 12:16 PM

Building Setback with Entrance Facing Parking Lot
Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk

Name not shown inside Council District 6
February 4, 2016, 1:55 PM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 6
February 5, 2016, 2:56 PM

Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Entrance and Windows on Street with Dining and Shared Parking
Building Setback with Entrance Facing Parking Lot

Tracy Burton inside Council District 6
February 5, 2016, 4:09 PM

Parking Behind Building with Corner Entrance and Windows
Entrance and Windows on Street with Dining and Shared Parking
Building Setback with Entrance Facing Parking Lot
No Setback with Large Windows Facing Sidewalk

Name not shown inside Council District 7
February 5, 2016, 4:39 PM

Parking Behind Building with Corner Entrance and Windows
Entrance and Windows on Street with Dining and Shared Parking
Building Setback with Entrance Facing Parking Lot
No Setback with Large Windows Facing Sidewalk

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Jesse Horsley inside Council District 7
February 5, 2016, 5:13 PM

Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk
Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 6
February 5, 2016, 7:35 PM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot
No Setback with Large Windows Facing Sidewalk

Name not shown inside Council District 7
February 5, 2016, 10:04 PM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot
No Setback with Large Windows Facing Sidewalk

Name not shown inside Council District 6
February 7, 2016, 3:51 PM

Parking Behind Building with Corner Entrance and Windows
Entrance and Windows on Street with Dining and Shared Parking
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 7
February 8, 2016, 7:11 AM

Parking Behind Building with Corner Entrance and Windows

Name not shown inside Council District 7
February 8, 2016, 2:34 PM

Entrance and Windows on Street with Dining and Shared Parking

Name not shown inside Council District 6
February 8, 2016, 9:08 PM

No Setback with Large Windows Facing Sidewalk

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Name not shown inside Council District 6
February 8, 2016, 10:40 PM

Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk
Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 6
February 9, 2016, 8:24 PM

Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot
Entrance and Windows on Street with Dining and Shared Parking

Name not shown inside Council District 6
February 11, 2016, 9:58 AM

Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk

Name not shown inside Council District 7
February 11, 2016, 11:51 AM

Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot
Entrance and Windows on Street with Dining and Shared Parking

Name not shown inside Council District 6
February 11, 2016, 8:02 PM

Entrance and Windows on Street with Dining and Shared Parking

Name not shown inside Council District 6
February 11, 2016, 8:48 PM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Jess Morrison inside Council District 6

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

February 11, 2016, 8:50 PM

Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Entrance and Windows on Street with Dining and Shared Parking
Building Setback with Entrance Facing Parking Lot

Joe Leach inside Council District 6
February 11, 2016, 9:17 PM

Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot
No Setback with Large Windows Facing Sidewalk
Entrance and Windows on Street with Dining and Shared Parking

Name not shown inside Council District 4
February 11, 2016, 9:55 PM

Entrance and Windows on Street with Dining and Shared Parking

Name not shown inside Council District 6
February 12, 2016, 4:49 PM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot
No Setback with Large Windows Facing Sidewalk

Karen Garff inside Council District 6
February 12, 2016, 4:57 PM

Building Setback with Entrance Facing Parking Lot
Entrance and Windows on Street with Dining and Shared Parking

Name not shown inside Council District 7
February 12, 2016, 9:45 PM

Entrance and Windows on Street with Dining and Shared Parking

Name not shown inside Council District 7
February 14, 2016, 6:07 PM

Parking Behind Building with Corner Entrance and Windows

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Name not shown inside Council District 7
February 15, 2016, 7:52 AM

Entrance and Windows on Street with Dining and Shared Parking
Building Setback with Entrance Facing Parking Lot
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk

Name not shown inside Council District 6
February 15, 2016, 11:43 AM

Entrance and Windows on Street with Dining and Shared Parking

Landon Clark inside Council District 6
February 15, 2016, 7:31 PM

Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk
Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 6
February 16, 2016, 5:03 PM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 7
February 18, 2016, 10:14 AM

Building Setback with Entrance Facing Parking Lot
Parking Behind Building with Corner Entrance and Windows

Bim Oliver inside Council District 6
February 24, 2016, 12:44 PM

No Setback with Large Windows Facing Sidewalk

Name not shown inside Council District 6
February 24, 2016, 12:44 PM

Building Setback with Entrance Facing Parking Lot

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Name not shown inside Council District 6
February 24, 2016, 12:53 PM

Parking Behind Building with Corner Entrance and Windows
Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

John Strate inside Council District 6
February 24, 2016, 3:32 PM

Building Setback with Entrance Facing Parking Lot
Parking Behind Building with Corner Entrance and Windows
Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk

Name not shown inside Council District 6
February 25, 2016, 10:14 AM

Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk
Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 3
February 25, 2016, 10:22 AM

Entrance and Windows on Street with Dining and Shared Parking
No Setback with Large Windows Facing Sidewalk
Parking Behind Building with Corner Entrance and Windows
Building Setback with Entrance Facing Parking Lot

Chris Chambreau inside Council District 6
February 25, 2016, 11:19 AM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Name not shown inside Council District 4
February 26, 2016, 12:11 AM

Entrance and Windows on Street with Dining and Shared Parking
Parking Behind Building with Corner Entrance and Windows

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

No Setback with Large Windows Facing Sidewalk
Building Setback with Entrance Facing Parking Lot

Beau Chaine' inside Council District 3
February 26, 2016, 6:45 PM

Parking Behind Building with Corner Entrance and Windows

Bryan Strate inside Council District 6
February 28, 2016, 5:32 PM

Entrance and Windows on Street with Dining and Shared Parking
Building Setback with Entrance Facing Parking Lot
Parking Behind Building with Corner Entrance and Windows
No Setback with Large Windows Facing Sidewalk

Name not shown inside Council District 6
February 29, 2016, 5:04 PM

Entrance and Windows on Street with Dining and Shared Parking
Building Setback with Entrance Facing Parking Lot
No Setback with Large Windows Facing Sidewalk
Parking Behind Building with Corner Entrance and Windows

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Comments:

Ingrid B inside Council District 6
February 2, 2016, 9:55 AM

To accommodate moderate living large windows facing sidewalk is the best option. When you are inside the building, it's nice to be able to see the outside street, etc

Name not shown inside Council District 3
February 3, 2016, 12:41 PM

Own lot--don't make parking an issue.

Heidi Schubert inside Council District 7
February 3, 2016, 4:19 PM

option images were useful

Gregory Wilson inside Council District 4
February 4, 2016, 12:07 PM

Entrances and windows MUST face the street to engage the public and activate the street as a public space. Parking lots are needed to ditch cars, not to engage with. On-street parking is a different story, and is good at facilitating activity for a variety of reasons.

Name not shown inside Council District 7
February 4, 2016, 12:16 PM

So much depends on where the building is located and how much parking. In general more green, setback, quiet and away from street pollution for restaurants. Other businesses should also landscape and hopefully be set back.

Name not shown inside Council District 6
February 11, 2016, 8:02 PM

Parking behind the building works if outdoor dinning or interior patio available

Name not shown inside Council District 6
February 15, 2016, 11:43 AM

I think this is a lovely option for new construction.

Name not shown inside Council District 6
February 24, 2016, 12:44 PM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Again, the image in this example is not in character and DOES NOT represent the single-story building height preferred by the area's neighbors.

Name not shown inside Council District 6

February 29, 2016, 5:04 PM

Keep parking off 2100 s

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Please arrange the options below in order of your choice.

Name not shown inside Council District 6
January 30, 2016, 12:44 PM

One-Story Building
Two-Story Building
Three-Story Building with Third Story Stepped Back
Three-Story Building

Name not shown inside Council District 7
January 31, 2016, 9:22 AM

Three-Story Building with Third Story Stepped Back

Name not shown inside Council District 6
February 2, 2016, 3:53 AM

Three-Story Building with Third Story Stepped Back

Name not shown inside Council District 6
February 2, 2016, 9:44 AM

Two-Story Building
One-Story Building
Three-Story Building with Third Story Stepped Back
Three-Story Building

Ingrid B inside Council District 6
February 2, 2016, 9:55 AM

Three-Story Building
Three-Story Building with Third Story Stepped Back
Two-Story Building
One-Story Building

Name not shown inside Council District 4
February 2, 2016, 10:06 AM

Three-Story Building

Name not shown inside Council District 7
February 2, 2016, 11:05 AM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

One-Story Building
Two-Story Building

Chris Smith inside Council District 7
February 2, 2016, 2:47 PM

Three-Story Building with Third Story Stepped Back
Two-Story Building
Three-Story Building
One-Story Building

Name not shown inside Council District 6
February 2, 2016, 2:59 PM

One-Story Building
Two-Story Building

Name not shown inside Council District 7
February 2, 2016, 7:11 PM

One-Story Building

Name not shown inside Council District 7
February 2, 2016, 7:23 PM

One-Story Building
Two-Story Building
Three-Story Building with Third Story Stepped Back
Three-Story Building

Barry Angstman inside Council District 7
February 3, 2016, 7:14 AM

Two-Story Building

Karen Miller inside Council District 3
February 3, 2016, 10:18 AM

Three-Story Building

Name not shown inside Council District 7
February 3, 2016, 10:19 AM

One-Story Building

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Name not shown inside Council District 6
February 3, 2016, 10:22 AM

Two-Story Building
Three-Story Building with Third Story Stepped Back
One-Story Building
Three-Story Building

Name not shown inside Council District 7
February 3, 2016, 10:28 AM

Three-Story Building with Third Story Stepped Back
Three-Story Building

Brian Tonetti inside Council District 4
February 3, 2016, 10:32 AM

Three-Story Building with Third Story Stepped Back
Three-Story Building
Two-Story Building

Jason Cowan inside Council District 7
February 3, 2016, 10:56 AM

Three-Story Building with Third Story Stepped Back
Two-Story Building
Three-Story Building

Name not shown inside Council District 7
February 3, 2016, 12:03 PM

One-Story Building
Two-Story Building
Three-Story Building with Third Story Stepped Back
Three-Story Building

Name not shown inside Council District 6
February 3, 2016, 12:03 PM

Two-Story Building
One-Story Building
Three-Story Building with Third Story Stepped Back
Three-Story Building

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Name not shown inside Council District 3
February 3, 2016, 12:41 PM

Three-Story Building with Third Story Stepped Back
Two-Story Building

Tim Smith inside Council District 7
February 3, 2016, 12:41 PM

One-Story Building
Two-Story Building
Three-Story Building with Third Story Stepped Back
Three-Story Building

Name not shown inside Council District 7
February 3, 2016, 1:01 PM

One-Story Building

Tracy Gomez outside Salt Lake City Council Districts
February 3, 2016, 1:09 PM

Three-Story Building with Third Story Stepped Back
Two-Story Building
Three-Story Building
One-Story Building

Name not shown inside Council District 7
February 3, 2016, 1:20 PM

Two-Story Building
Three-Story Building with Third Story Stepped Back
One-Story Building
Three-Story Building

Name not shown inside Council District 7
February 3, 2016, 1:27 PM

One-Story Building
Two-Story Building

Name not shown inside Council District 6
February 3, 2016, 1:44 PM

Two-Story Building

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Three-Story Building with Third Story Stepped Back
Three-Story Building

John Lorz inside Council District 5
February 3, 2016, 1:44 PM

One-Story Building
Two-Story Building
Three-Story Building with Third Story Stepped Back
Three-Story Building

Name not shown outside Salt Lake City Council Districts
February 3, 2016, 3:14 PM

One-Story Building
Two-Story Building
Three-Story Building with Third Story Stepped Back
Three-Story Building

Trisha Reynolds inside Council District 7
February 3, 2016, 3:24 PM

Three-Story Building with Third Story Stepped Back
Three-Story Building
Two-Story Building
One-Story Building

Michelle Gurr inside Council District 7
February 3, 2016, 3:25 PM

Two-Story Building
Three-Story Building with Third Story Stepped Back
One-Story Building
Three-Story Building

Heidi Schubert inside Council District 7
February 3, 2016, 4:19 PM

Three-Story Building with Third Story Stepped Back
Two-Story Building

Name not shown inside Council District 7
February 3, 2016, 5:15 PM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Three-Story Building with Third Story Stepped Back
Two-Story Building
Three-Story Building
One-Story Building

Name not shown inside Council District 7
February 3, 2016, 7:44 PM

Two-Story Building

Name not shown inside Council District 1
February 3, 2016, 11:10 PM

Three-Story Building with Third Story Stepped Back
Three-Story Building
Two-Story Building
One-Story Building

Mike Bender inside Council District 5
February 4, 2016, 11:38 AM

Three-Story Building with Third Story Stepped Back
Two-Story Building
Three-Story Building
One-Story Building

Name not shown inside Council District 3
February 4, 2016, 11:53 AM

Three-Story Building with Third Story Stepped Back
Three-Story Building
Two-Story Building
One-Story Building

Gregory Wilson inside Council District 4
February 4, 2016, 12:07 PM

Three-Story Building with Third Story Stepped Back
Two-Story Building
Three-Story Building
One-Story Building

Name not shown inside Council District 7
February 4, 2016, 12:16 PM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Three-Story Building with Third Story Stepped Back
Two-Story Building
One-Story Building
Three-Story Building

Name not shown inside Council District 6
February 4, 2016, 1:55 PM

Two-Story Building
Three-Story Building with Third Story Stepped Back
One-Story Building
Three-Story Building

Name not shown inside Council District 6
February 5, 2016, 2:56 PM

One-Story Building
Two-Story Building

Tracy Burton inside Council District 6
February 5, 2016, 4:09 PM

Two-Story Building
One-Story Building
Three-Story Building
Three-Story Building with Third Story Stepped Back

Name not shown inside Council District 7
February 5, 2016, 4:39 PM

Three-Story Building with Third Story Stepped Back
Two-Story Building
One-Story Building
Three-Story Building

Jesse Horsley inside Council District 7
February 5, 2016, 5:13 PM

Three-Story Building with Third Story Stepped Back
Two-Story Building
Three-Story Building
One-Story Building

Name not shown inside Council District 6

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

February 5, 2016, 7:35 PM

Three-Story Building with Third Story Stepped Back
Three-Story Building
Two-Story Building
One-Story Building

Name not shown inside Council District 7
February 5, 2016, 10:04 PM

Three-Story Building with Third Story Stepped Back
Three-Story Building
Two-Story Building
One-Story Building

Name not shown inside Council District 6
February 7, 2016, 3:51 PM

Two-Story Building
Three-Story Building with Third Story Stepped Back

Name not shown inside Council District 7
February 8, 2016, 7:11 AM

Two-Story Building
Three-Story Building with Third Story Stepped Back

Name not shown inside Council District 7
February 8, 2016, 2:34 PM

Three-Story Building with Third Story Stepped Back

Name not shown inside Council District 6
February 8, 2016, 9:08 PM

Three-Story Building with Third Story Stepped Back
Two-Story Building
One-Story Building
Three-Story Building

Name not shown inside Council District 6
February 8, 2016, 10:40 PM

Three-Story Building
Three-Story Building with Third Story Stepped Back

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Two-Story Building
One-Story Building

Name not shown inside Council District 6
February 9, 2016, 8:24 PM

Two-Story Building
One-Story Building
Three-Story Building with Third Story Stepped Back
Three-Story Building

Name not shown inside Council District 6
February 11, 2016, 9:58 AM

Three-Story Building
Three-Story Building with Third Story Stepped Back

Name not shown inside Council District 7
February 11, 2016, 11:51 AM

Two-Story Building
Three-Story Building with Third Story Stepped Back
One-Story Building
Three-Story Building

Name not shown inside Council District 6
February 11, 2016, 8:02 PM

Two-Story Building

Name not shown inside Council District 6
February 11, 2016, 8:48 PM

One-Story Building
Two-Story Building
Three-Story Building
Three-Story Building with Third Story Stepped Back

Jess Morrison inside Council District 6
February 11, 2016, 8:50 PM

One-Story Building
Two-Story Building
Three-Story Building

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Three-Story Building with Third Story Stepped Back

Joe Leach inside Council District 6

February 11, 2016, 9:17 PM

One-Story Building

Two-Story Building

Three-Story Building

Three-Story Building with Third Story Stepped Back

Name not shown inside Council District 4

February 11, 2016, 9:55 PM

Three-Story Building with Third Story Stepped Back

Name not shown inside Council District 6

February 12, 2016, 4:49 PM

Two-Story Building

Three-Story Building with Third Story Stepped Back

Three-Story Building

One-Story Building

Karen Garff inside Council District 6

February 12, 2016, 4:57 PM

Two-Story Building

One-Story Building

Name not shown inside Council District 7

February 12, 2016, 9:45 PM

One-Story Building

Name not shown inside Council District 7

February 14, 2016, 6:07 PM

Three-Story Building with Third Story Stepped Back

Name not shown inside Council District 7

February 15, 2016, 7:52 AM

Two-Story Building

Three-Story Building with Third Story Stepped Back

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Three-Story Building
One-Story Building

Name not shown inside Council District 6
February 15, 2016, 11:43 AM

Two-Story Building

Landon Clark inside Council District 6
February 15, 2016, 7:31 PM

Two-Story Building
One-Story Building
Three-Story Building with Third Story Stepped Back
Three-Story Building

Name not shown inside Council District 6
February 16, 2016, 5:03 PM

Three-Story Building with Third Story Stepped Back
One-Story Building
Two-Story Building

Name not shown inside Council District 7
February 18, 2016, 10:14 AM

Two-Story Building
One-Story Building

Bim Oliver inside Council District 6
February 24, 2016, 12:44 PM

Two-Story Building

Name not shown inside Council District 6
February 24, 2016, 12:44 PM

One-Story Building

Name not shown inside Council District 6
February 24, 2016, 12:53 PM

One-Story Building
Two-Story Building

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Three-Story Building with Third Story Stepped Back
Three-Story Building

John Strate inside Council District 6
February 24, 2016, 3:32 PM

Two-Story Building
One-Story Building
Three-Story Building
Three-Story Building with Third Story Stepped Back

Name not shown inside Council District 6
February 25, 2016, 10:14 AM

Two-Story Building
One-Story Building
Three-Story Building with Third Story Stepped Back
Three-Story Building

Name not shown inside Council District 3
February 25, 2016, 10:22 AM

Three-Story Building with Third Story Stepped Back
Two-Story Building
One-Story Building
Three-Story Building

Chris Chambreau inside Council District 6
February 25, 2016, 11:19 AM

Three-Story Building with Third Story Stepped Back
Three-Story Building
Two-Story Building
One-Story Building

Name not shown inside Council District 4
February 26, 2016, 12:11 AM

Three-Story Building
Three-Story Building with Third Story Stepped Back
Two-Story Building
One-Story Building

Beau Chaine' inside Council District 3

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

February 26, 2016, 6:45 PM

Two-Story Building

Bryan Strate inside Council District 6

February 28, 2016, 5:32 PM

Two-Story Building

One-Story Building

Three-Story Building with Third Story Stepped Back

Three-Story Building

Name not shown inside Council District 6

February 29, 2016, 5:04 PM

One-Story Building

Two-Story Building

Three-Story Building

Three-Story Building with Third Story Stepped Back

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Comments:

Ingrid B inside Council District 6
February 2, 2016, 9:55 AM

To increase city revenue and bringing in more businesses/restaurants to the area, the city should allow 3 story building.

Name not shown inside Council District 7
February 2, 2016, 11:05 AM

Any more than two storys high is going to be out-of-place with the other buildings in this area. Tall buildings make areas feel "hemmed in" and reduce the natural light. They also create icing hazards on the north sides of the buildings in the winter.

Name not shown inside Council District 7
February 3, 2016, 1:01 PM

Please no more highrises! Sugarhouse is losing its charm. I'm concerned that more development will increase traffic and price out local businesses.

Tracy Gomez outside Salt Lake City Council Districts
February 3, 2016, 1:09 PM

Mixed use buildings, with residential rental units on upper floors would be ideal.

Name not shown inside Council District 7
February 3, 2016, 1:27 PM

Three stories, even with a stepped back third story, would feel too imposing for the size of this area.

Heidi Schubert inside Council District 7
February 3, 2016, 4:19 PM

pictures did not match options. A three story with setback was shown for two-story, and 2-story was shown for 1-story

Name not shown inside Council District 3
February 4, 2016, 11:53 AM

Due to rapidly growing population in the SLC area, we should have as much space available as possible. The step-back 3-story is a good compromise that provides space yet helps prevent an all-urban feel.

Gregory Wilson inside Council District 4

21st and 21st Small Area Plan

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February 4, 2016, 12:07 PM

Appropriate height of building will depend of the width of the street and how far apart from the buildings opposite.

Wider street, three stories could be appropriate to enhance the enclosure of that street. Variety is good for activity.

Name not shown inside Council District 7

February 4, 2016, 12:16 PM

Do not overpower residential properties of construct large apartment complexes.

Name not shown inside Council District 7

February 11, 2016, 11:51 AM

The big concern raised at the last community meeting was that the proposed development was too residentially dense. But the developer also expressed that the buildings need to be large enough to be commercially viable, which seems reasonable. I think we need to balance these concerns with a sensible compromise and not make the developer take the full economic brunt of the environmental cleanup so that a more modest development can be profitable.

Name not shown inside Council District 6

February 11, 2016, 8:02 PM

No high density apartments

Joe Leach inside Council District 6

February 11, 2016, 9:17 PM

we only want one story buildings. this area cannot handle the traffic that 2 and 3 story buildings will bring in.

Name not shown inside Council District 7

February 12, 2016, 9:45 PM

I am only in favor of 1 story buildings here.

Name not shown inside Council District 6

February 24, 2016, 12:44 PM

no second or third priorities, unless you are telling us that our first priority doesn't count?

Name not shown inside Council District 6

February 29, 2016, 5:04 PM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

This is not the area for a tall apartment building like the ugly tacky building to the north. We should create a walk-able smaller scale development like 9th and 9th.

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Please arrange the options below in order of your choice.

Name not shown inside Council District 6
January 30, 2016, 12:44 PM

Minor Facade Change
No Facade Change
Moderate Facade Change
Great Facade Change

Name not shown inside Council District 7
January 31, 2016, 9:22 AM

Moderate Facade Change

Name not shown inside Council District 6
February 2, 2016, 3:53 AM

Great Facade Change

Name not shown inside Council District 6
February 2, 2016, 9:44 AM

Minor Facade Change
No Facade Change
Moderate Facade Change
Great Facade Change

Ingrid B inside Council District 6
February 2, 2016, 9:55 AM

Great Facade Change
Moderate Facade Change
Minor Facade Change
No Facade Change

Name not shown inside Council District 4
February 2, 2016, 10:06 AM

Great Facade Change

Name not shown inside Council District 7
February 2, 2016, 11:05 AM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Moderate Facade Change
Minor Facade Change

Chris Smith inside Council District 7
February 2, 2016, 2:47 PM

Minor Facade Change
Moderate Facade Change
No Facade Change
Great Facade Change

Name not shown inside Council District 6
February 2, 2016, 2:59 PM

Great Facade Change

Name not shown inside Council District 7
February 2, 2016, 7:11 PM

No Facade Change

Name not shown inside Council District 7
February 2, 2016, 7:23 PM

No Facade Change
Minor Facade Change
Moderate Facade Change
Great Facade Change

Barry Angstman inside Council District 7
February 3, 2016, 7:14 AM

Great Facade Change

Karen Miller inside Council District 3
February 3, 2016, 10:18 AM

Moderate Facade Change

Name not shown inside Council District 7
February 3, 2016, 10:19 AM

Minor Facade Change
Moderate Facade Change

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Name not shown inside Council District 6
February 3, 2016, 10:22 AM

Great Facade Change
Moderate Facade Change
Minor Facade Change
No Facade Change

Name not shown inside Council District 7
February 3, 2016, 10:28 AM

Moderate Facade Change

Brian Tonetti inside Council District 4
February 3, 2016, 10:32 AM

Great Facade Change

Jason Cowan inside Council District 7
February 3, 2016, 10:56 AM

Moderate Facade Change
No Facade Change
Minor Facade Change

Name not shown inside Council District 7
February 3, 2016, 12:03 PM

Minor Facade Change
Moderate Facade Change
No Facade Change
Great Facade Change

Name not shown inside Council District 6
February 3, 2016, 12:03 PM

Moderate Facade Change
Minor Facade Change
Great Facade Change
No Facade Change

Tim Smith inside Council District 7
February 3, 2016, 12:41 PM

Minor Facade Change

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Moderate Facade Change
No Facade Change
Great Facade Change

Name not shown inside Council District 7
February 3, 2016, 1:01 PM

No Facade Change
Minor Facade Change

Tracy Gomez outside Salt Lake City Council Districts
February 3, 2016, 1:09 PM

Great Facade Change
Moderate Facade Change
No Facade Change
Minor Facade Change

Name not shown inside Council District 7
February 3, 2016, 1:20 PM

Moderate Facade Change
Minor Facade Change
Great Facade Change
No Facade Change

Name not shown inside Council District 7
February 3, 2016, 1:27 PM

Moderate Facade Change
Great Facade Change

Name not shown inside Council District 6
February 3, 2016, 1:44 PM

Moderate Facade Change
Minor Facade Change

John Lorz inside Council District 5
February 3, 2016, 1:44 PM

Great Facade Change
Moderate Facade Change
Minor Facade Change

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

No Facade Change

Trisha Reynolds inside Council District 7
February 3, 2016, 3:24 PM

Great Facade Change
Moderate Facade Change
No Facade Change
Minor Facade Change

Michelle Gurr inside Council District 7
February 3, 2016, 3:25 PM

No Facade Change
Minor Facade Change
Moderate Facade Change
Great Facade Change

Heidi Schubert inside Council District 7
February 3, 2016, 4:19 PM

Great Facade Change
Moderate Facade Change

Name not shown inside Council District 7
February 3, 2016, 5:15 PM

Great Facade Change
Moderate Facade Change
Minor Facade Change
No Facade Change

Name not shown inside Council District 7
February 3, 2016, 7:44 PM

No Facade Change

Name not shown inside Council District 1
February 3, 2016, 11:10 PM

Great Facade Change
Moderate Facade Change
Minor Facade Change
No Facade Change

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Mike Bender inside Council District 5
February 4, 2016, 11:38 AM

Moderate Facade Change
Minor Facade Change
No Facade Change
Great Facade Change

Name not shown inside Council District 3
February 4, 2016, 11:53 AM

Minor Facade Change
Moderate Facade Change
No Facade Change
Great Facade Change

Gregory Wilson inside Council District 4
February 4, 2016, 12:07 PM

Great Facade Change
Moderate Facade Change

Name not shown inside Council District 7
February 4, 2016, 12:16 PM

Great Facade Change
Moderate Facade Change
Minor Facade Change
No Facade Change

Name not shown inside Council District 6
February 4, 2016, 1:55 PM

Minor Facade Change
No Facade Change
Moderate Facade Change

Name not shown inside Council District 6
February 5, 2016, 2:56 PM

Great Facade Change
Moderate Facade Change

Tracy Burton inside Council District 6

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

February 5, 2016, 4:09 PM

Moderate Facade Change
Minor Facade Change
No Facade Change
Great Facade Change

Name not shown inside Council District 7
February 5, 2016, 4:39 PM

No Facade Change
Moderate Facade Change
Minor Facade Change
Great Facade Change

Jesse Horsley inside Council District 7
February 5, 2016, 5:13 PM

Great Facade Change
No Facade Change
Moderate Facade Change
Minor Facade Change

Name not shown inside Council District 6
February 5, 2016, 7:35 PM

Minor Facade Change
Moderate Facade Change
No Facade Change
Great Facade Change

Name not shown inside Council District 7
February 5, 2016, 10:04 PM

Great Facade Change
Moderate Facade Change
Minor Facade Change

Name not shown inside Council District 6
February 7, 2016, 3:51 PM

Great Facade Change
Moderate Facade Change

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Name not shown inside Council District 7
February 8, 2016, 7:11 AM

Moderate Facade Change

Name not shown inside Council District 7
February 8, 2016, 2:34 PM

Great Facade Change

Name not shown inside Council District 6
February 8, 2016, 9:08 PM

Moderate Facade Change
Great Facade Change
Minor Facade Change
No Facade Change

Name not shown inside Council District 6
February 8, 2016, 10:40 PM

Great Facade Change
Moderate Facade Change
No Facade Change
Minor Facade Change

Name not shown inside Council District 6
February 9, 2016, 8:24 PM

Moderate Facade Change
Minor Facade Change
No Facade Change
Great Facade Change

Name not shown inside Council District 6
February 11, 2016, 9:58 AM

Moderate Facade Change
Minor Facade Change

Name not shown inside Council District 7
February 11, 2016, 11:51 AM

Great Facade Change
Moderate Facade Change

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Minor Facade Change
No Facade Change

Name not shown inside Council District 6
February 11, 2016, 8:02 PM

Moderate Facade Change

Name not shown inside Council District 6
February 11, 2016, 8:48 PM

Moderate Facade Change
No Facade Change
Minor Facade Change
Great Facade Change

Jess Morrison inside Council District 6
February 11, 2016, 8:50 PM

Great Facade Change
Moderate Facade Change
Minor Facade Change
No Facade Change

Joe Leach inside Council District 6
February 11, 2016, 9:17 PM

No Facade Change
Minor Facade Change
Moderate Facade Change
Great Facade Change

Name not shown inside Council District 4
February 11, 2016, 9:55 PM

Moderate Facade Change

Name not shown inside Council District 6
February 12, 2016, 4:49 PM

Moderate Facade Change
Great Facade Change
No Facade Change
Minor Facade Change

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Karen Garff inside Council District 6
February 12, 2016, 4:57 PM

Moderate Facade Change
Great Facade Change

Name not shown inside Council District 7
February 12, 2016, 9:45 PM

No Facade Change

Name not shown inside Council District 7
February 14, 2016, 6:07 PM

Great Facade Change

Name not shown inside Council District 7
February 15, 2016, 7:52 AM

Moderate Facade Change
Great Facade Change
Minor Facade Change
No Facade Change

Name not shown inside Council District 6
February 15, 2016, 11:43 AM

Moderate Facade Change
Minor Facade Change
No Facade Change
Great Facade Change

Landon Clark inside Council District 6
February 15, 2016, 7:31 PM

Moderate Facade Change
Great Facade Change
No Facade Change
Minor Facade Change

Name not shown inside Council District 6
February 16, 2016, 5:03 PM

Great Facade Change
Moderate Facade Change

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Name not shown inside Council District 7
February 18, 2016, 10:14 AM

Moderate Facade Change

Bim Oliver inside Council District 6
February 24, 2016, 12:44 PM

Moderate Facade Change

Name not shown inside Council District 6
February 24, 2016, 12:44 PM

Great Facade Change

Name not shown inside Council District 6
February 24, 2016, 12:53 PM

Moderate Facade Change
Minor Facade Change
Great Facade Change
No Facade Change

John Strate inside Council District 6
February 24, 2016, 3:32 PM

Moderate Facade Change
Great Facade Change
Minor Facade Change
No Facade Change

Name not shown inside Council District 6
February 25, 2016, 10:14 AM

Great Facade Change
Moderate Facade Change
Minor Facade Change
No Facade Change

Name not shown inside Council District 3
February 25, 2016, 10:22 AM

Moderate Facade Change
Minor Facade Change
No Facade Change

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Great Facade Change

Chris Chambreau inside Council District 6

February 25, 2016, 11:19 AM

Moderate Facade Change

Minor Facade Change

Great Facade Change

No Facade Change

Name not shown inside Council District 4

February 26, 2016, 12:11 AM

Great Facade Change

Moderate Facade Change

Minor Facade Change

No Facade Change

Beau Chaine' inside Council District 3

February 26, 2016, 6:45 PM

No Facade Change

Bryan Strate inside Council District 6

February 28, 2016, 5:32 PM

Great Facade Change

Moderate Facade Change

Minor Facade Change

No Facade Change

Name not shown inside Council District 6

February 29, 2016, 5:04 PM

Great Facade Change

No Facade Change

Moderate Facade Change

Minor Facade Change

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Comments:

Ingrid B inside Council District 6
February 2, 2016, 9:55 AM

We definitely should allow great facade change (as long as it's uniform with all the other buildings nearby). Keeping the brick look just makes the area looks old, gloomy, and not interesting. Modern facade should be encourage to make the area looks new, fresh, inviting, and modern.

Name not shown inside Council District 6
February 3, 2016, 10:22 AM

existing businesses need to be accommodated

Name not shown inside Council District 3
February 3, 2016, 12:41 PM

Really don't care.

Tracy Gomez outside Salt Lake City Council Districts
February 3, 2016, 1:09 PM

Please no stucco!!!!

Name not shown inside Council District 7
February 3, 2016, 1:27 PM

Designing the facades in traditional materials (brick, stone, stucco) and in the proportions of classical architecture styles will make a pedestrian/dining/shopping area in keeping with the age and character of the neighborhood. The homes in the streets immediately surrounding this area are contemporary with the Yale-Harvard area (historic, traditional, classical) and 99% of the homes and buildings around this area are traditional. Traditional/classical styles and materials fit the aesthetic preferences of the majority.

Name not shown outside Salt Lake City Council Districts
February 3, 2016, 3:14 PM

A 1-story building does not need a facade change.

Name not shown inside Council District 3
February 4, 2016, 11:53 AM

I really don't notice this aspect very much when I'm in an area.

Gregory Wilson inside Council District 4

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

February 4, 2016, 12:07 PM

If you want pedestrians attracted to the area, facades need to at least have the appearance of being different buildings, if they are not different buildings themselves.

To not have a variety of facades will explain why an area fails when it comes to attracting foot traffic and walking transportation.

Also, preservation of historic buildings and facades should be a priority. It is the identity of the neighborhood, and has a big impact on a person's desire to visit a place.

Name not shown inside Council District 7

February 4, 2016, 12:16 PM

I don't know how you can mandate facade changes on existing buildings. We can't dictate everything. Easier to do on new construction. A facade can be ugly or pretty, all in the eye of the beholder.

Name not shown inside Council District 7

February 11, 2016, 11:51 AM

Facade change promotes visual interest, but is doubtless more expensive. Much of this would probably depend upon how many parties are involved in development of the 21 and 21 corner parcel and the timing.

Name not shown inside Council District 6

February 15, 2016, 11:43 AM

Too much change is not comfortable to me.

Name not shown inside Council District 6

February 24, 2016, 12:44 PM

Priority should be given to a facade that is in character with the mostly brick houses that border this intersection.

Name not shown inside Council District 6

February 29, 2016, 5:04 PM

No Stucco. The entire neighborhood is 1940s brick.

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

If we have missed anything or you have general comments about the Plan or process, please let us know here.

Chris Smith inside Council District 7
February 2, 2016, 2:47 PM

Bike lanes? Intersection features and pedestrian safety? This intersection is already dangerous for pedestrians, especially Dilworth school children, and any development seems very likely to increase automobile traffic.

Name not shown inside Council District 6
February 2, 2016, 2:59 PM

I live at the corner of 2100 south and 2100 East... please please take in to consideration noise pollution, and increased traffic(next to an elementary school!)

Name not shown inside Council District 6
February 3, 2016, 10:22 AM

existing businesses should be accommodated. They are a part of our community and any new legislation or planning should benefit them and not be a cost that forces them to relocate.

Name not shown inside Council District 7
February 3, 2016, 1:01 PM

As an area resident I am frustrated with what the Sugarhouse area has become. It is no longer a quite neighborhood with locally run shops. Frankly, the thought of more development in my neighborhood makes me unhappy. Small pedestrian improvements are welcomed. How about addressing the Superfund sight in this area?

Tracy Gomez outside Salt Lake City Council Districts
February 3, 2016, 1:09 PM

This neighborhood needs more food and beverage options - especially adult beverages. I love the outdoor dining area idea. This area needs more outdoor gathering areas. Right now it's just a drive - by.

John Lorz inside Council District 5
February 3, 2016, 1:44 PM

I hope that beauty, function, livability and sustainability take precedence over making a lot of money for businesses.

Name not shown outside Salt Lake City Council Districts
February 3, 2016, 3:14 PM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

The character that makes this area attractive is not build-to-the-sky commercialism. If the city is interested in redeveloping the area, they should do so with a "unique character" in mind. The buildings going up in Sugarhouse are simply too large and destroy the aspects that made this area attractive in the first place. Please do not make the same mistake up the road!

Name not shown inside Council District 7
February 3, 2016, 5:15 PM

It needs to be friendly to business and, pedestrians and patrons. Traffic is the last priority. If the traffic flow through the area is slowed down - all the better. With the proximity of residential and schools in the area, there is a need for more traffic calming engineered devices. With the improvements to 21&21, the adjacent streets that run parallel must also be considered in the costs and upgrades. Improvements will surely push even more traffic onto Wilmington Ave and onto 2000 E. These streets are already used as alternate routes to avoid the congestion at 21&21. Engineered permanent traffic calming devices have to be considered for these side streets and be built into the master plan for 21&21.

Gregory Wilson inside Council District 4
February 4, 2016, 12:07 PM

Window glazing requirements should be revisited. Glazing on windows that prevents transparency is detrimental to pedestrian and economic activity. Use awnings to shade windows, not shaded glass. There is a host of reasons why. Also, this is great that something is being done to improve the area. But also important to know that we can't just go halfway when it comes to a walkable development. It's all or nothing, and you will see failure and only vehicle traffic if you don't commit fully to walkable urban design. Thanks for providing this!

Name not shown inside Council District 7
February 4, 2016, 12:16 PM

Landscaping and green and trees are important not just here but up and down Parleys Way and 2100 South. WE also need a bike path which could be wide and shared with pedestrians. 2300 E and 2100 East have bike paths and 2100 South should have one all the way to Sugarhouse.

Name not shown inside Council District 7
February 5, 2016, 4:39 PM

Parking is and will continue to be a high priority. For these businesses to succeed, parking will need to be a large part of the master plan. It would be great if we could all leave our cars at home but that simply isn't practical, nor will it support the business population to rely on foot or bicycle traffic in these scenarios.

Name not shown inside Council District 7
February 8, 2016, 7:11 AM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

Please keep in mind bikes and pedestrians as much as possible. Let's use this as an opportunity to get more people out of their cars!

Name not shown inside Council District 7
February 8, 2016, 2:34 PM

Pedestrian safety should be the number one priority.

Name not shown inside Council District 7
February 11, 2016, 11:51 AM

This neighborhood is a single family dwelling oriented area and this should remain the focus, although lower density and tasteful multi-unit dwellings are pragmatic solutions to our city's need for housing and the new economic reality. This corner really needs to be re-developed, but please keep it in line with the character of the neighborhood.

Name not shown inside Council District 6
February 11, 2016, 8:02 PM

Do not overdevelop the area. Keep the neighborhood character

Jess Morrison inside Council District 6
February 11, 2016, 8:50 PM

Keep parking behind the buildings at 21st/21st. New business will need places where people can park and easily access the area. Street parking won't work, there needs to be parking behind the buildings.

Joe Leach inside Council District 6
February 11, 2016, 9:17 PM

We do not want more people in our area that these developments will bring in. We already have too much traffic and too many people. We do not want people parking in our neighborhood

Name not shown inside Council District 4
February 11, 2016, 9:55 PM

I hope you keep in mind traffic concerns and how safe it will be to cross from one side of 2100S to the other. Thanks.

Name not shown inside Council District 6
February 12, 2016, 4:49 PM

I am so sorry I missed the Feb 11 meeting. I was at work late, and then went to two different elementary schools, neither of which were the one where the meeting was taking place. Please include me on all

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

information or meetings concerning this area in the future.
Thank you.

Name not shown inside Council District 7
February 12, 2016, 9:45 PM

The main concern is the height of the buildings. Also what type of use. I do not want to have apartment buildings and I don't want any more stores like blue boutique that make our neighborhood trashy and lower the value of our homes and influence our children that go to school right across the street! Thank you

Name not shown inside Council District 7
February 14, 2016, 6:07 PM

Please maintain an efficient traffic flow while adding some landscaped open space and a bench or two. No huge out of scale buildings.

Name not shown inside Council District 7
February 18, 2016, 10:14 AM

This is a residential neighborhood development needs to be indicative of that not a huge over-development like you have allowed in downtown Sugarhouse make this area strictly a walkable development traffic is already terrible in the area

Bim Oliver inside Council District 6
February 24, 2016, 12:44 PM

The key issue here is scale. Anything taller than two would be incompatible with the existing scale at this intersection - especially if the new structure (structures) was (were) close to the street (i.e. little or no setback).

Name not shown inside Council District 6
February 24, 2016, 12:44 PM

I appreciate that the Planning Division is gathering this feedback. We just need to feel like we are being heard. Also, I was unable to attend the Dilworth meeting and had to find out on my own that this site even existed for public comment. The low number of respondents shows that not many know this exists!

Name not shown inside Council District 6
February 25, 2016, 10:14 AM

Please just make sure there are restaurants that serve liquor

Beau Chaine' inside Council District 3
February 26, 2016, 6:45 PM

21st and 21st Small Area Plan

The 21st and 21st Small Area Plan is in the Scenario Development phase of the planning process. Please help us identify design guidelines for the 21st and 21st district by taking a short survey.

AS MUCH OF THE EXISTING BUILDING FACADES AND FUNCTIONS SHOULD REMAIN THE SAME. ANY NEW CONSTRUCTION SHOULD BE MINIMAL SO AS NOT TO DETER THE VIEWS/VISIONS OF CURRENT BUSINESS AND RESIDENCES.

Name not shown inside Council District 6
February 29, 2016, 5:04 PM

Please don't allow a huge apartment building. This is a neighborhood area not the central business district on 21st and 11th.

Letter from the Sugar House Community Council and
Public Comments Submitted to Them

January 15, 2017

TO: Salt Lake City Planning Commission
FROM: Judi Short, First Vice Chair and Land Use Chair
Sugar House Community Council
RE: 21st East and 21st South Small Area Master Plan



Back in the summer of 2014, a developer came to the Sugar House Community Council with a request to build a 5-story apartment building on the NE corner of 2100 South and 2100 East. I have attached my December 5, 2014 letter to the Planning Department, which summarizes what happened between July and December of 2014 regarding this issue. Much documentation accompanied that letter, which I won't overwhelm you with now. At some point, the city remembered they had put money in the budget for a Small Area Plan, and decided to do that study of this neighborhood. The developer withdrew his application, pending the outcome of the 21st and 21st Small Area Plan.

We have now reviewed the draft 2100 South and 2100 East Small Area Master Plan. This was presented by John Anderson at our December 12 Land Use and Zoning Committee, and again at our January 4, 2017 Sugar House Community Council.

The January 4 SHCC meeting had about 300 people in attendance, most to talk about the Homeless Resource Center. John presented the report once more, and I forwarded comment cards to him. There was also a meeting of the School Community Council at Dilworth Elementary, which had a presentation of the plan. I didn't attend, but was told it was well received. A comment heard a number of times was to find something to slow the traffic on 2100 east in front of Dilworth and on 2300 east at the crosswalk on 2300 east leading to Hillside. Both crosswalks are used a lot during school times and outside of school times and people race down those roads. Transportation needs to take a look at this now.

John Anderson has done an amazing job with this plan. He has tried to engage the community at every step. And, for whatever reason, the word about this plan has failed to get out to the community. There are all sorts of rumors floating around the neighborhood that the plan recommends, such as high rise apartment buildings, low-income housing, narrowing the streets, bringing the streetcar up 2100 South. The plan does none of those things. The draft plan has been on our SHCC website since it was made available to us by planning staff. It has been mentioned in our SHCC monthly newsletter a number of times, and discussed in our Land Use and Zoning committee many times.

I have received a huge number of emails about this proposal. Nearly every single one is opposed to a 5 or 6 story tall apartment building, to a low income apartment building to narrowing the road, to having the TRAX come up 2100 south taking out traffic lanes. I have patiently answered every one, and sent them a link to the actual plan and urged them to read it. Those that did read it have sent me back a note thanking me for the clarification.

We would like to see more specifics written into this plan, but maybe this is meant to be the wish, or dream, and the specifics will come when it is codified. It took me a while to even find a reference to a maximum of 30'. There is no mention of CB zone, which is what everything is now, and I think the intent is to have nothing rezoned. The apartments north of Dilworth are RMF 35, and I think the idea is for them to remain, but the map makes it appear like they are going to be zoned the same as all the rest. That is misleading.

We would like to make a priority right now of the traffic signal at 2100 East and 2100 South. Everyone complains that it is a terrible intersection, and needs to be corrected. Transportation should study that

issue, come up with a plan and get it in the budget. It might take several years for funding to be available, please begin now. There is no need to wait for the plan to be adopted. There is a good description that each place needs a door on the street, but it doesn't spell out that it needs to be actively used. So many businesses have put a door on the street, and then lock it and only use the one on the rear by the parking lot. That does nothing to activate the street.

The plan calls for large amounts of clear glass on ground floor commercial. Perhaps this should specifically say 40% or 50%. Large can be interpreted many ways.

Transportation should also study the issue of bike lanes, and see what is feasible to implement. Many people are concerned about bicycles because there is a narrow right of way, not a friendly bike street. At the same time, the public is supportive of bike lanes. The city should explore recommendations for the corridor as proposed in the SLC Bike and Pedestrian Master Plan, and begin budgeting and implementation.

People in this area want to recreate the charm of how it used to be, and are afraid that there will be big changes that they don't want. The plan does a good job of spelling out that local businesses are often in older buildings because the rent is low, and if the buildings are rebuilt, they can no longer afford to be there. That is a real concern. Care should be taken to rehab the old buildings where possible. The area should be developed piecemeal, so it creates the effect of buildings built one at a time over many years, because they are all different in size, scale, materials, and colors. The neighborhood wants nice restaurants, they remember a yogurt store, and outdoor dining.

Another issue that is big in the Sugar House Business District is drive-through windows. This plan should strongly discourage such uses, even though it is an allowable use in the CB zone. The more curb cuts and ways for cars to enter and exit, the greater chance for accidents. If people want a walkable community, they don't want drive through windows creating hazards for pedestrians and children.

This plan is well done, and needs a bit more tweaking on the side of specificity. I ask that you hold off your vote tonight until some of these details can be added, or see that they are added before it is transmitted to the City Council. (I say that because there are already 4 Sugar House issues on your January 25 agenda).

December 5, 2014

TO: Salt Lake City Planning Department
John Anderson, Principal Planner
Nick Norris, Planning Manager

FROM: Judi Short, First Vice Chair and Land Use Chair
Sugar House Community Council

RE: PLNPCM2014-00645 Master Plan
PLNPCM2014-00646) zoning map/text amendment

2100 East and 2100 South



As you know, we received these petitions to review, and have gone through an extensive process. At the present time, the developer, Tom Hulbert of Thomas Fox Properties, has put his development on hold. At the same time, the city remembered that it had funded a Small Area Plan for this area in the 2015 budget, and has begun to determine the scope of that study and what the process will be.

We would like the information that we gathered during the process of evaluating the petitions to become part of the record, and to inform those who conduct the upcoming Salt Lake City Small Area Plan. We understand that plan will cover the area approximately 2100 East to 2300 East along 2100 South.

We have gathered a great deal of feedback from Sugar House residents who live near this proposal, and it clearly indicates that only a few people are interested in having anything taller than what is allowed now, nor do they want a more intense use or increase in residential density in this area. While the parcel is currently underutilized in terms of what might be on that parcel given it is zoned CB, it is not our intent that the small area plan look to upzone this area in terms of scale and density. I have over 30 pages of emails from neighbors who indicate they would like this to remain a walkable neighborhood, like 9th and 9th, or 15th and 15th.

There is a lot of concern expressed about the traffic that already exists on these streets, and concern for the children who attend the two nearby elementary schools. If the traffic is increased because of a big development that brings lots of cars, the walkability starts to disappear, which then brings more cars.

The motion that the SHCC Land Use and Zoning Committee agreed upon at its November 17 meeting reads as follows:

“We, the Sugar House Community Council, do not recommend changes to the zone on the NE corner of 2100 South and 2100 East, or amending the Sugar House Master Plan, pending recommendations that **may come out of the Small Area Plan.”**

The Sugar House Community Council passed this motion unanimously on December 3, 2014.

Here is a timeline of our review:

- July 21 Land Use and Zoning Committee – we reviewed the concept for a new zone for that corner
- August 18 Land Use and Zoning Committee – we reviewed a draft of a proposed new zone and master plan amendment
- September 12 – a small group of LUZ members discussed the proposals
- September 12 – Justin Hepler sent me drafts of his application to the city for the 9/15 meeting agenda
- September 15 Land Use and Zoning Committee- reviewed another draft of a proposed CSHBD-N new zone
- October 3 – The architects talked about the proposal at the Sugar House Community Council meeting.
- October We delivered flyers to most households and businesses from 17th South to the freeway, and 19th East to 23rd East announcing the October 21 community meeting

- We posted some signs at key intersections and schools announcing the meeting
- Dilworth School sent notices home with the children
- October – We posted on our website the developers application (3 documents) the Plume Report, Salt **Lake City's draft of revisions to the RMU 45 zone, and a link where people could send an email letting** us know what they thought. Those emails came to my email box.
- November 17 Land Use and Zoning Committee discussed this once again and came up with our recommended motion. I also read a statement I had received from Tom Hulbert, effectively putting his plan on hold for the time being.
- November 18 we **posted Tom Hulbert's letter on our website.**
- December 3 at the Sugar House Community Council meeting, we voted on the motion. The motion passed unanimously, with hardly any discussion.

I have attached for you the following documents:

- The flyer announcing the October 21 community meeting with a link to our website for documents
- 3 files that contain scanned copies of the comment cards we received October 21, plus a spreadsheet that summarizes the data
- The October 21 Community Meeting attendance roster. We had 300 people at the community meeting. We cannot guarantee everyone signed in. We added those that gave us their email address to the newsletter mailing list for the Council.
- A 30 page document containing a cut and paste of all the emails received about this project.
- A petition submitted by Rex Sears (A former SHCC trustee) with several hundred signatures, along with a letter written by Rex.

Please include all this information in the materials given to the consultant group that will do the Small Area Master Plan. I assure you that all the people who participated in this process are eager to participate in the Small Area Master Plan.

Enclosures

COMMENTS EMAIL AND FACEBOOK ABOUT 21 AND 21 SMALL AREA PLAN
DECEMBER DRAFT 2016

Christine Jackson
Christine

Re: new 21st & 21st master plan, please consider a shared bike/pedestrian lane at the sidewalk level the way they are constructed in Europe. We need protected bike lanes (above street), but do not want any auto lanes taken away yet. (SLC does not yet have the public transportation infrastructure to support people going "car-free"). We also need to keep cars moving to minimize air pollution. A shared lane in the space of the current sidewalks is something worth considering.

Mr. Landon Clark
Chair, Sugar House Community Council

Mr. Clark, my name is Allen Johnson and I am sending this email to you in your capacity as Chair of the Sugar House Community Council.

I understand that one of the Council's subcommittees in meeting tonight to discuss the City's draft of the 2100 South & 2100 East Small Area Master Plan. I had intended to attend this meeting and discuss my concerns with this draft plan but I am sorry to say that I have a conflict that as a Grandchild necessitates that I be with my special needs Grand Son at a Christmas event.

I have attached these documents for your subcommittee's consideration. As you can see from the documents I submitted this material to the City of Salt Lake City during the comment phase of the draft review process. I am assuming that the City is still in that phase of the planning process but I am uncertain as to what degree the City is considering the information I have submitted to them. I have been following the planning process and as of yet have not seen any changes to their draft document. I assume that this means the City intends to gather all of the citizen participation responses and rework the document accordingly before submitting it to the Planning Commission for review and possible approval.

I am sorry that I need to send this material to you and not directly to the Chair of the subcommittee but I have been unable to find contact information for that individual. Therefore, I respectfully request that you forward this information to your subcommittee for their review and consideration. Feel free to use this information as you need and please feel free to contact me if you have any questions or wish to discuss my comments and concerns.

Sincerely,

Allen C. Johnson

2137 South 2100 East
Salt Lake City, Utah 84109
[801 916-4656](tel:8019164656)
allencjohnson@comcast.net

3 Attachments

[Click here to Reply or Forward](#)

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Last account activity: 35 minutes ago

John,
I live at 2409 Lynwood Drive, barely within walking distance of 21-21 and over a mile from the closest transit stop, which is north of 21-21. I am very much in favor of a road diet for 21st South as well as Parleys Way; one lane in each direction with a center turn lane, but I am also in favor of light rail being continued up 21st South and Parleys Way, allowing for a future connection on the Walmart property (when eventually vacated) to light rail along Foothill Drive and even up Parleys Canyon. The main issue on both 21st South and Parleys Way is high speeds; it "looks" fast so people drive fast, even though there are three or four schools whose children have to cross this busy area. I recognize that population density is a prerequisite for successful transit (although the reverse should also be true) and am tolerant of height to achieve workable density.

I favor a mix of affordable housing in with other housing, perhaps 20% of units. We need to be able to house those who work in the area. They also we increase the likelihood – and success of – public transportation. I believe our crime rates are high (an arguable opinion in itself) because this is a relatively affluent area with easy "getaway" access in all directions, not because some lower income people live nearby.

I don't know how its possible to attract more local businesses, but mid to high end local restaurants would be welcomes. We frequent The Harbor because it is both close and good, and occasionally walk the nearly half mile to Bombay House. Unfortunately there is nothing else within easy walking distance.

Thank you for conveying my opinion.

Sincerely,
Scott Kislring



DAVID and SUSAN KOELLIKER

8:20 PM (1 minute ago)

to me

Hi Judi,

Thanks for all of your help with the 21st and 21st project. I know this has been in the works for a long time. In speaking with several of my neighbors whom all live closely to the property, the unanimous consensus is to give it a well-deserved facelift while maintaining the small businesses it has (Blue Plate, Jedd's, Yoga) and adding a few more. People are concerned with the traffic, safety, and preservation of a neighborhood. There are so many apartments within a stone's throw that continuously have vacancies, therefore, the neighbors seem much more open to the idea of restaurants, stores, doctors offices, hair salons, workout facilities or dance studios. The issues of parking also need to be addressed. A similar neighborhood small business complex, that recently opened in Holiday, constantly has problems with parking. We also desperately need to keep the four lanes on 21st and 21st in tact. We look forward to enhancing this beautiful neighborhood rather than trying to turn it into something that it was never envisioned to be.

Sincerely,

Susan Koelliker

Sugar House Community Council

Dayna Evans <daynaevans3@yahoo.com>

8:43 PM (30 minutes ago)

to me

Judi,
As a neighbor and a long term resident of salt lake I would like to express my opinion on the project pertaining to 2100 south. The reason that I choose to live in the city and pay higher taxes and have a small bathroom and a tiny closet along with a small lot is so I can have the convenience of being able to get my in my car and be anywhere I need in 10/15 min. I have watched them widen 1300 east only to narrow it a few years later. Well now that it is one lane. as a resident you chose not to drive down 1300 east because it's a nightmare. So instead you drive down 1500 east 900 east and 1700 east creating more traffic in these neighborhood streets. The tracks into sugar house have never been used by any of my family members or my self. It won't be used by residents if it is expanded. I have ridden my bike along the trail. It rarely gets used as tracks but the trail gets used more. What I have noticed is it has given the homeless access to get around salt lake. They used to be contained to downtown and now they are everywhere through sugar house. I don't see any of my family nor my neighbors using tracks. 2100 south is a nightmare to drive up already. Narrowing it to two lanes will only push traffic into the adjoining neighborhoods. Putting low income apartments on 2100 south and 2100 east will also decrease the value of the homes in the neighborhood. Sugar house is one of the few remaining neighborhoods that I would raise my family in the city. By putting tracks up 2100 south and low income houses on 2100 east that may be that final straw of wanting to move. I am strongly against both. Start listening to the people in the neighborhoods you are affecting. Thank you, Dayna Evans

Sent from my iPhone

Holly Baer <hollyslc@gmail.com>

3:34 PM (15 minutes ago)

to me

please make it known that we, those of us living in Parleys neighborhood do NOT want the development on the corner of 21st and 21st. I understand it is moving forward regardless !!! we do not want it to be above 30' !!!!! also we walk our children to school and already have trouble with side walks- we do not want more parking and more population of the already busy area. we CERTAINLY don't want trax or any other trolley car coming up 21st!!!! it is not helping our neighborhood that we purchased a

home in with more development. we do not need this in our neighborhood. please take this into consideration - we live here and this affects our neighborhood that we are raising our families in.

thank you

Angie parkin <angieparkin@gmail.com>

3:08 PM (47 minutes ago)

to me

Judi, I am a home owner in the Country Club area adjacent to 21st and 21st. We are optimistic about new development on 21st and 21st. That area is very outdated and needs to be regentrified. Thanks for your work on the project!

Our community is VERY concerned about a large apartment building going in at that site as it will bring much traffic to our area which is a critical pathway for our children who walk to Dilworth Elementary, Hillside Jr. High and Highland High School. Please help ensure our children a safe and secure walking route to school each day by prohibiting a large-scale apartment building, and the inevitable traffic it will bring to our neighborhood which will put our children at risk.

There has also been talk of a trax line coming up into our neighborhood as well. We are vehemently opposed to the traffic and crime that will bring to our area!

We would love to see small local businesses and intimate eating establishments thrive in our neighborhood --something similar to what they have developed in the Holladay area, next to the police station.

Thank you for giving our neighborhood voice and for listening to our concerns. Please update me with any information you have of the development proposals.

Thank you for your time and consideration!

With Much Appreciation,
Angie Parkin
2218 So. Dallin St.
SLC, UT. 84109
[801-201-0460](tel:801-201-0460)

Sent from my iPhone



Kristie Perkins Sharp <perkins.kristie@gmail.com>

Jan 5 (4 days ago)

to me

Dear Judi,

I understand that you have not received much feedback from the members of our neighborhood and community regarding the 21st east/ 21st south development plan. I am sorry that I didn't know I should be sending my concerns to you earlier. Here are a few of mine & my husband's concerns with the proposed plan from the land use committee.

Building a Low Income High Rise

1. **An Increase in Vehicle Traffic 1 block from Dilworth Elementary causes additional safety issues.** Many years ago, they closed down our neighborhood school (Rosslyn Heights Elementary.) This forced families south of 2100 s. to send their children to Dilworth, crossing a major, busy street. So many parents were upset, that they pulled their children and sent them to private school. We are already very afraid for our kids ingress/egress to school, please do not add more vehicle traffic.

2. **Dilworth Elementary is already full!** Has anyone at the City bothered to look at the potential education impact on the current Dilworth population? They are at capacity and currently using trailers. With the addition of a high-rise apartment building, the class sizes will be pushed beyond the acceptable maximum teacher: student ratio. As you know, when this happens, everyone suffers.

3. **Decrease in value of surrounding homes.** My husband & I just finished a 1 1/2 year painful, expensive remodeling project to add 2 more much-needed bedrooms to our home and change our outdated 1-car garage to a 2-car. We have invested so

much in our home, and had hoped to live here for many more years to come with our younger children. Adding a low-income apartment building a few blocks from our home will devalue our home!

4. We Need more Local, Small Businesses. One of the reasons my husband & I chose to live in this neighborhood was that we could walk to a grocery store, restaurants, small shops, boutiques and other convenience stores. We would really like to see that land on 2100 S. and 2100 East used for more local businesses -- more restaurants. We love the Dodo and in the summer months will walk there to avoid the nightmare of no parking. I know we could add more places like this!

For these many reasons, our family is **deeply opposed** to the addition of apartments in our neighborhood. What we really need is the rejuvenation of small, local business in the area. I hope you will **listen to the tax-paying families who have populated the neighborhoods your plan would affect.** Thank you for taking the time to listen to our concerns/requests.

Andrew Dale <andrewkdale@gmail.com>

Jan 5 (4 days ago)

to me

Judi,

As an interested and concerned citizen, I attended the meeting last night for the first time. Needless to say, it was an eye opener. I did not feel adequate time was spent on the 21st development and was unable to ask any questions. It surely needs a facelift but if possible please keep the integrity of what the site was meant to be. These small businesses are vital in the neighborhood and serve a purpose of community. I feel lots of small businesses with no housing would be the best option. This could be a great place for friends and neighbors to enjoy. They already enjoy the Blue Plate, dance and yoga studios and they aren't very attractive so we know people want something and will come. Thank you for working to make our neighborhood great!

Sincerely,

Andrew Dale

Leslie Larsen <lesliedlarsen@gmail.com>

Jan 5 (4 days ago)

to me

Judi. I was given your email by a neighbor who said you were the head of land use concerning the area located at 2100 S. & 2100 E. I am out of town and was unable to attend the meeting to discuss the possible use of this site but would like my voice to be heard. I am against the proposal for apartment buildings to be built there as well as the plan to bring tracks up 2100 S.. There are already more than enough apartments being built in Sugarhouse and turning 21st South into a 2 lane street would cause more harm than good. The traffic has already become a problem and adding a tracks line is not the right way to solve it. My address is 2170 E. Parley's Terrace. You can contact me at [\(801\)558-0212](tel:8015580212). Thanks,

Leslie Larsen



Debra Day Hogan <debradayhogan@gmail.com>

Jan 6 (3 days ago)

to me

Dear Judi,

I appreciate the opportunity to share my concerns regarding the 21st and 21st project. My husband and I chose to live in this neighborhood 28 years ago, when in our twenties and with much sacrifice, we purchased a charming home on 21st East just a few lots from this intersection. It had everything we wanted as it was surrounded by homes of all sizes; some very small and some quite large and lovely. We loved the quaint and tiny business strip with conveniences nearby. We loved the proximity to the city along with the refuge of a quiet neighborhood. We stayed in that home for 16 years, and then moved 2 blocks south to obtain a larger home and yard, but also to get away from the traffic and congestion of the intersection.

We do not desire to live in an urban city environment with tall buildings and trains. We love our neighborhood. I believe that the families who occupy these homes are the very heart and soul of Salt Lake City. They will be found contributing through their

work, professions, and through amazing amounts of volunteering, not to mention philanthropy. Their children add vitality to our public schools. There are only a few other neighborhoods like ours in our city, and we must do all we can to preserve them.

The proposed plans will change this lovely neighborhood. A huge, tall city building smack in the middle of family homes. How is this a good idea? It seems unreasonable to cram a very large housing building on a very small piece of property and thus cause unreasonable traffic and congestion in the very center of a thriving family neighborhood composed of family homes.

I understand that growth and development must happen, however, there are many other and better locations for a building such as this. The 21st and 21st project is an opportunity to make improvements to the small business area without drastically changing the lifestyles of the good people who call this area home. I am in favor of a facelift that will improve our community as was done in Holiday.

Finally, we will likely, as we did once before, choose to relocate if urban life encroaches upon us. We will find a place like our current neighborhood, but sadly, it will not be in Salt Lake City. I know that very many of my like-minded neighbors feel the same.

Once again, there are only few neighborhoods like ours in our very fine city and we must do all we can to preserve them and I hope you agree.

Thank you and best wishes,

Debra Hogan
2210 Country Club Drive
Salt Lake City, Utah
84109



Nancy Warr <nancywarr@q.com>

Jan 6 (3 days ago)

to me

Hi Judi-

My name is Nancy Warr. I live at 2153 east Parkway ave (2400 south). I strongly oppose low income housing on the corner of 2100 south/2100 east. I have lived here for 20 years and have watched the number of children cross that same intersection to get to Dilworth elementary. Also we have many children crossing the intersection of 2300 east 2100 south to get to Hillside Middle school. Traffic is already congested and I would rather see open air SMALL bakeries or eating establishments to reduce traffic because parking is poor and reduce the number of people coming in and out of housing. High or low housing structures would be a permanent problem and Traxx would be worse. Because of the two highly populated intersections with children, Traxx, which was opposed before and temporarily granted due to these same reasons should not change now. Please contact me if I can do more at [\(801-870-9718\)](tel:801-870-9718). My email is nancywarr@q.com. I want to make sure my voice is heard. Thank you for your help as your voice is extremely important on our children and community's behalf.

Sincerely,

Nancy Warr
Local resident

My name is Peggy Acomb Wade. My husband, Bryce, and I live in the area of 21st and 21st. I've had the opportunity to comment in months past, about the plan for that area. the last information I received from a city council person was that it would take a zoning change of height restrictions in order to allow a high-rise development. We understood there would be no zoning change, and hence, no high-rise.

My husband and I were comfortable with the understanding that there would likely be a condo/apartment of 2 levels above the street level. We didn't like it, but were trying to be practical about it. Now we "hear" that there is a high-rise development planned. We hope this is not the case.

The really monstrous buildings being built in the Sugarhouse main area have absolutely destroyed the quaint, hometown feeling of that neighborhood. The traffic congestion is horrendous. We find ourselves needing to go out of the way to the north or to the south in order to avoid the 11th and 21st traffic jam which is nearly constant. Forget a left turn off of 21st into the Barnes and Noble, etc., shops there. Getting to the Schmidts bakery on 21st just below 7th is a nightmare. We are increasingly unable to shop in places we have enjoyed for years just because of the traffic (vehicular and pedestrian), e.g. the Soup Kitchen. It's only a matter of time before there is a serious accident along 21st and 11th or 9th. (except that the traffic moves so slowly there, perhaps I misspeak) And parking! None now.

Please do not create any more congestion along 21st than is currently there. The additional risk of children crossing to and from school at 21st and 21st should be a real red flag about the amount of congestion in that area. Last year there were accidents and several "close calls." We understand people have purchased the property there with an eye toward development \$. That's business. But we feel strongly that the plan for a high-rise building is unwise and unsafe, and inconsiderate of the nature of the neighborhoods on every side.

Thanks for listening.

Sincerely,
Bryce and Peggy Acomb Wade

Chere Romney <romney@romneyhouses.com>

Jan 6 (4 days ago)

to me

Please add our critical concern to your agenda.
John Romney

Sent from my iPhone

Nathan Jones

Jan 6 (6 days ago)

to me

Judi,
Thank you so all the spend to make our Sugarhouse area so wonderful. Here are a few points I felt I would like to share with you.

- No multifamily residential housing.
- Keep 2 lanes in each direction on 2100 east.
- Encourage small, local businesses in occupy the spaces.
- Safety for school children and other pedestrians.
- Mixed designs for buildings including; mixed exterior textures, long lasting exteriors, modern and traditional.
- Observe 30 feet height restrictions.

Thanks Judi,
Sue Ann Jones

Dave <swthomes@comcast.net>

Jan 6 (6 days ago)

to me

Greetings Judi Short,

My name is Dave Croft. I received your email and was told that you are involved with the committee regarding 2100 S. 2100 E. Therefore, I am writing to share my concern and opposition to certain requests regarding the 2100 South / 2100 East area (and to politely request If it all possible) to have a brief discussion with you regarding the future development and implementation of the continued trax lines in the 2100 S. 2100 E. Corredor. It has come to my attention that there is some expectation or presumption that the neighbors within this immediate area are very supportive of low income housing projects, large apartments, large condos and the trax line continuing up 2100 S. when in reality this is not the case. There is a definite and deep concern that this should not be implemented in the area. Yes, we are aware and acknowledge at some point that there will be redevelopment of certain areas but to continue a Trax line up 2100 S. and to allow large apartment buildings or condos to continue to be built in an area that is not supportive of this type of construction is very concerning and would be considered quite detrimental to the existing neighborhoods, in our opinion. If it all possible, I would love to chat briefly and in a friendly manner for one or two minutes just to express a couple of our concerns if you could please call me at [801-556-4631](tel:801-556-4631) or email me in response to this email when a good time would be that would be terrific and very much appreciated. Please let me know you get this email if you would.

Thank you for taking the time to read this email and to know of my concern as well as several of my neighbor's concerns and potential opposition to certain zoning changes and implementations of public transportation and lane closures on certain streets. If I am mistaken that you are not the person to email my apologies. Also, if I mistaken in what is being discussed or planned in the area then I would be seeking clarification and apologize if I am wasting

your time.

Thank you.

Respectfully,
Dave Croft

Judi,

Thank you for your time and effort on this matter. I am a concerned member of the community and hope that our voice is heard. I am NOT in favor of a new development of apartments or bike lanes/tracks line. We have plenty around our area already. I love our neighborhood feel and safety. Yes, we need a bit of an uplift, but the small businesses are doing well, except when the developer forced out Great Harvest, which was so nice to have- we need to have more business like that in the area.

Please know that many are concerned about this issue and we did not get a fair chance at the meeting the other night to really express how important it is to our area.

Thank you for your consideration and help!!!!

Sincerely,
Kim Brightwell

L-M SILVER <lmsilverfamily@msn.com>

Jan 6 (9 days ago)

We are completely opposed to a high rise building at 2100 South and 2100 East. There is enough of that in the 1300 East area. Please leave our area with a neighborhood feel. Some improvement would be welcome with small businesses. We are adamantly opposed to trax coming up 2100 South! This will bring crime to our neighborhood and make driving unsafe with a narrowed road. NO TRAX!!!



Katherine Orchard <dkorchard@icloud.com>

Jan 6 (9 days ago)

to me

Judi,

I'm a concerned neighbor of the 21st and 21st development. We love living in this neighborhood and love the feel of only small businesses within walking distance. The prospect of a multi-family housing development scares me. I would be very concerned about the added traffic and parking issues. The neighborhood children already have to cross the busy 21st South as they go to school, and adding so many additional people would greatly increase the traffic. My hope is that the development will continue with small businesses, low buildings and a wonderful neighborhood feel. Thanks for your help and for listening to our concerns.

With gratitude,

Katherine Orchard

Sent from my iPhone



Katherine Orchard <dkorchard@icloud.com>

Jan 6 (9 days ago)

to me

Judi,

I'm a concerned neighbor of the 21st and 21st development. We love living in this neighborhood and love the feel of only small businesses within walking distance. The prospect of a multi-family housing development scares me. I would be very concerned about the added traffic and parking issues. The neighborhood children already have to cross the busy 21st South as they go to school, and adding so many additional people would greatly increase the traffic. My hope is that the development will continue with small businesses, low buildings and a wonderful neighborhood feel. Thanks for your help and for listening to our concerns.

With gratitude,

Katherine Orchard

Sent from my iPhone

Gretchen Pettey <gretchenpettey@gmail.com> Jan 6 (9 days ago)

to me

Hello Judi,

Thank you for taking the time to hear from the affected neighbors of this area. I have to say that I am surprised to find out that there hasn't been a lot of people giving input about this project. It's all we talk about.

I have loved living in this area so much that I rented for 9 years and finally purchased a home in the area. What we would love to see is more things that we can walk too. Fun restaurants and boutiques. A lot like the 17th and 17th area etc...

What we don't want to see is more apartments or condos of any type. The schools are already over capacity and adding portables and larger classes is already a problem.

The traffic going in and out of apartments or condos would only put our children at risk even more than they are now. Restaurants open at different hours I don't see being a problem if that makes any sense.

Would love for 21st to be a fun unique destination not buildings for residents.

Thank you again.
Gretchen Pettey

Sent from my iPhone

Merrilee Jan 5 (12 days ago)

Gottfredson <merrileegottfredson@hotmail.com>

to me, John.anderson

John and Judi,

Thank you for being a part of the planning for the development of the commercial properties on 21st E and 21st S. As a home owner just two blocks from this potentially bustling area, with kids walking to the elementary and junior high schools accessed by this intersection I am particularly concerned about how the property is used. Since the schools are already above capacity, and considering that there are already many multi-unit housing options having trouble filling their vacancies, I am very concerned about more apartments or condos going in. As a close-knit neighborhood community, we are looking to cleanup and add to the commercial offerings of this business park. Protecting the existing restaurants, studios, salons, etc that have served us for the last many years and adding more, including perhaps some office space seems to make a lot of sense. Providing parking off the street and limiting the number of entrances to this shared parking area will minimize the danger of cars coming and going, especially during prime foot traffic times, for young children walking to and from school.

I am VERY opposed to reducing the lanes available on 21st, extending the Trax, or introducing low income housing facilities on the property. I hope you will work to preserve and maintain the friendly, safe and suburban feel of our neighborhood as you contribute to the progressing plans.



Alicia Richardson <sheshe1059@icloud.com> Jan 6 (11 days ago)

to me

Please no high rise or track extension on 2100 So. 2100E. We have had plenty of new development and traffic added with the Walmart on Parleys Canyon and build up in Sugarhouse. NO MORE PLEASE!
Alicia Richardson



Heather Dallimore <dallimore94@gmail.com>

Jan 6 (11 days ago)

to me

To Whom it May Concern:

We have lived in the 21/21 neighborhood for 17 years. I grew up very close to here. We are ADAMANTLY OPPOSED to high density housing near Dilworth Elementary and trax lines which limit lane use. We strongly feel that these projects will cause destruction to the feel, charm and usability of the neighborhood, cause traffic chaos and congestion, and put our school children in harm's way.

This is NOT the right location for trax or high density housing.

Thank you.

Sincerely,
Heather and Nate Dallimore
[801-230-9974](tel:801-230-9974)

Tiffany Romney Leone <tiffanyleone@comcast.net> Jan 6 (11 days ago)

to me, David, lisa.adams

As a longtime resident, property owner, tax payer and mother of children who attend Dilworth, hillside and highland high school, I am adamantly opposed to a high rise apartment building on 21st south and 21st east and to the trax line continuing east on 2100 south. These two proposals completely change the neighborhood feel of the area and dangerously increase the population density in the area. Sugarhouse from 1300 east west has already grown and has the feel of apartments. It is wrong to turn a long established single family neighborhood into a busy area with a trax line. That is not what we as property tax payers and long time contributors to this community have built to maintain.

My opposition could not be any stronger.

Should you have any questions please feel free to contact me.

Tiffany Romney
[801.486.5352](tel:801.486.5352)

Chere Romney <romney@romneyhouses.com> Jan 6 (11 days ago)

to me

Please enter my objection to a clogged 21 and 21. School is too close for children to cross safely in already crowded intersection Please put us on meeting ahead. Thank you
Cheré Romney- local resident

Sent from my iPhone

Angie Menlove <camenlove@hotmail.com>

Jan 6 (11 days ago)

to me

We are not in favor of high rise apartments and tracks. Please keep us informed.

Angie Menlove

Sent from my iPhone

Mark Cook <Mark.Cook@octanner.com>

Jan 6 (11 days ago)

to me

As a community member in the area of 2100 South 2100 East and tax-paying citizen of Salt Lake City, I do NOT want to change the zoning anywhere near the 2100 South and 2100 East community!!!! This is what zoning is for--to allow the community, not developers and builders alone, to decide what the community looks like and how many people and multi-story buildings block our view of the world and mountains!!! We do NOT want multi-story units built near, on, or proximate to the old retailers on 2100 South and 2100 East!!! Let developers stay within the single-story zoning!!!

Mark Cook
[801-652-3393](tel:801-652-3393)



Angie parkin

Jan 6 (11 days ago)

to me

Thank you Judi for your immediate response! We feel grateful to have you on board! I appreciate you sending me the proposals. I am so grateful there is NO Trax and no high rise apartment building proposed. Thank you! I will pass on that information.

In short, our community would prefer the zoning NOT be changed by a developer who does not live in our Neighborhood and is not sensitive to community needs and the safety of our children. We hope to keep the current zoning rules in place!

We hope for safe crosswalks and walking paths for our children that are free from traffic.

We hope the development would not include more housing as there is plenty in the new sugarhouse development. We would LOVE to see ONLY small local businesses/restaurants in the 21st/21st development.

Thank you for your interest in our thoughts!!!
Angie Parkin



Julie Hall <mattandjuliehall@gmail.com>

Jan 6 (11 days ago)

to me

We are residents of the area and strongly oppose a high rise apartment complex and trax. Adding more people to the area and cutting the street in half would add to our already congested streets. Residents would not use the trax.



Lucy

Jan 6 (11 days ago)

to me

Overall I am in favor of the Small Area Draft Plan and it appears the authors are listening to the community. My primary concerns include 1) any multi-family unit development must consider the corner is used by small children, families and small groups. This is a priority. Development that maximizes density with underground parking or that maximizes the 30' height alters this corner completely; 2) safety and curb appeal is very important for this corner, but also traffic flow; 3) that the Planning Commission gives this Plan a lot of respect and will turn down any requests for variance or changes to zoning. Many resources have been spent on this draft and so it should be respected.

Thank you.
Lucy Hawes

January 7, 2017

Ms. Judy Short
Vice Chair
Land Use and Zoning Committee
Sugar House Community Council

Reference: Salt Lake City's Draft 2100 South & 2100 East Small Area Master Plan

Dear Ms. Short,

I have previously submitted my comments concerning this plan to the Planning Department staff and most recently, on December 13, 2016, to Mr. Landon Clark, chair of your committee. For your convenience I have attached a copy of these documents to this email.

At this time I would like to respectfully submit some additional comments and concerns resulting from the January 4th meeting of the community council.

I strongly disagree with the planning staff's continued reference to this area as a "business district". From an urban planning standpoint this designation indicates a very intensive commercial core where all forms of commercial commerce are conducted. It involves more commercial activities than even the Sugar House Business District, as the City defines it, is allowed to have. The City woefully over uses this terminology when they apply it to neighborhood shopping areas. Almost all of the residential neighborhoods in the City have small retail service areas and due to their limited size and limited scope of services should not receive the same designation as the business district of Salt Lake City.

Mr. Anderson of the planning staff confirmed my belief that the City has failed to conduct and record any planning research concerning the comprehensive elements of the planning process necessary to qualify this document's inclusion as an amendment to the Sugar House Master Plan. Failure to conduct and record proper planning research of these required comprehensive elements leaves the City open to legal charges that ordinances based on these documents are capricious and arbitrary. For example, Mr. Anderson responded that recommendations concerning traffic issues in the study area were based on conversations he had with various departments. He assumed that traffic counts were taken along 2100 South but no origin/destination and vehicle types data gathered and recorded that would validate the need to change or not change right-of-way configuration in the study area. The research phase of this plan should have included information concerning existing conditions, trends and influences that affect all of the complex urban systems functioning within this area. The research must include the minimum elements of population, transportation/circulation, parks/open space, environment, housing, economy, land use, geology, urban services, and urban design. Unfortunately, this document fails in all respects of a meaningful master planning effort due to its lack of sound research and alternative analysis.

After the question and answer portion of the meeting I had an opportunity to discuss some of the issues further with Mr. Anderson. He acknowledged that some of the land use changes involved existing residential dwellings and a number of apartments and condos. He also acknowledged that the Planning Department is looking at using the Residential Mixed-Use (RMU-35) zone to implement the land use changes recommended in the plan. It is interesting to note that the plan proposes that the mixed use zoned area allowing retail, restaurants, offices and multifamily residence would increase the acreage potential for commercial development at this area by about 20%. Under the proposed mixed use zoning the residential properties could eventually be used strictly for commercial purposes.

This increase in potential commercial land use at this location is totally unacceptable. No need has been shown for this expansion, especially when it could result in the demolition of existing residential uses thereby allowing commercialization to extend further to the north along 2100 East St. These existing single-family rentals and apartment buildings serve as a buffer between the commercial uses on 2100 South and the predominately single-family areas to the south and north of existing commercial area.

During the citizen participation phase of the planning process the planning staff continually told us that the commercial areas were not going to be enlarged. Now their position is no single-family dwellings will be in the mixed-use area. What they are not telling us is that the size of the potential commercial mixed use area will include a large number of existing apartments to the north of the existing commercial area. Developers will surly take advantage of the commercial aspect of the proposed mixed-use zone thus resulting in the demolition of these apartments in favor of ground floor commercial uses and reduced off-street parking requirements.

I have one last final concern. The combined affect of the RMU-35, the conditional use process as presently used by the planning staff and the prevailing architectural trend for these mixed-use buildings tends to create a boring urban design sameness. You see the same building design in many commercial strip centers throughout the valley. We see them in Sugar House and in Holladay. We are losing the uniqueness that distinguishes many of our neighborhoods. If and when this plan is adopted the corner of 2100 S. & 2100 E. will be the same as any number of newer projects emanating from the Burbank style of architecture.

Salt Lake City has a model it can use to insure that the future of this corner maintains it unique character and contribution to the fabric of the neighborhood. That model is not far from here. The corner of 900 S. & 900 E. has gone through the same growth pains that our corner is suffering from. They overcame the problem by emphasizing the need to remodel and reuse the existing buildings. Demolition was kept to a minimum. The plan before use is oriented towards the total demolition of the area between 2100 E. and 2200 E. The authors of the Small Area Master Plan are making the erroneous assumption that mass demolition is the only answer. They have not even taken the time to look at any other alternatives. The developer wants to build a new building and in doing so will damage the whole corner to achieve his goal. Unfortunately, his is only one property that is suffering from neglect. Until such time as a building condition inventory is conducted the best course of action would be to let the market dictate the need for demolition, which should be a last resort.

I hope this information is helpful to you and your committee. If you have any questions or wish to discuss this issue further please feel free to contact me at your convenience.

Allen Johnson
2137 S. 2100 E.
Salt Lake City, Utah
allencjohnson@comcast.net
[801 916-4656](tel:8019164656)

2 Attachments



to me

Judi my wife Merrilee and I don't want apartments and big buildings and low income housing at 21st and 21st. Expanding light rail up 2100 is a joke.

The draft plan for the area encompasses the feedback from the community accurately. I hope it will be followed

Steve Gottfredson
2120 Country Club Dr
84109

Overall I am in favor of the Small Area Draft Plan and it appears the authors are listening to the community. My primary concerns include 1) any multi-family unit development must consider the corner is used by small children, families and small groups. This is a priority. Development that maximizes density with underground parking or that maximizes the 30' height alters this corner completely; 2) safety and curb appeal is very important for this corner, but also traffic flow; 3) that the Planning Commission gives this Plan a lot of respect and will turn down any requests for variance or changes to zoning. Many resources have been spent on this draft and so it should be respected.

Thank you.
Lucy Hawes



L-M SILVER <lmsilverfamily@msn.com>

Jan 6 (12 days ago)

to me

We are completely opposed to a high rise building at 2100 South and 2100 East. There is enough of that in the 1300 East area. Please leave our area with a neighborhood feel. Some improvement would be welcome with small businesses.

We are adamantly opposed to trax coming up 2100 South! This will bring crime to our neighborhood and make driving unsafe with a narrowed road. NO TRAX!!!

Sent from my iPhone

Julie Hall <mattandjuliehall@gmail.com>

Jan 6 (12 days ago)

to me

We are residents of the area and strongly oppose a high rise apartment complex and trax. Adding more people to the area and cutting the street in half would add to our already congested streets. Residents would not use the trax.

Mark Cook <Mark.Cook@octanner.com>

Jan 6 (12 days ago)

to me

As a community member in the area of 2100 South 2100 East and tax-paying citizen of Salt Lake City, I do NOT want to change the zoning anywhere near the 2100 South and 2100 East community!!!! This is what zoning is for--to allow the community, not developers and builders alone, to decide what the community looks like and how many people and multi-story buildings block our view of the world and mountains!!! We do NOT want multi-story units built near, on, or proximate to the old retailers on 2100 South and 2100 East!!! Let developers stay within the single-story zoning!!!

Mark Cook
[801-652-3393](tel:801-652-3393)

Angie Menlove <camenlove@hotmail.com>

Jan 6 (12 days ago)

to me

We are not in favor of high rise apartments and tracks. Please keep us informed.

Angie Menlove

Sent from my iPhone

Mike Lambson <m.lambson@hotmail.com> Jan 6 (12 days ago)

to me

I am very much against any new development along 2100 south, along with any new tracks cars or trains. The single family neighborhoods will be negatively affected in many ways. It will become to urbanized and the great lifestyle that has existed for thousands of residents and families for nearly 80 years will disappear.

Sincerely,
Mike and Britney Lambson
Sugar house Residents



kbdance@comcast.net

Jan 6 (12 days ago)

to me

Judi,

Thank you for you time and effort on this matter. I am a concerned member of the community and hope that our voice is heard. I am NOT in favor of a new development of apartments or bike lanes/tracks line. We have plenty around our area already. I love our neighborhood feel and safety. Yes, we need a bit of an uplift, but the small business are doing well, except when the developer forced out Great Harvest, which was so nice to have- we need to have more business like that in the area.

Please know that many are concerned about this issue and we did not get a fair chance at the meeting the other night to really express how important it is to our area.

Thank you for you consideration and help!!!!

Sincerely,
Kim Brightwell

Dave <swthomes@comcast.net>

Jan 6 (12 days ago)

to me

Greetings Judi Short,

My name is Dave Croft. I received your email and was told that you are involved with the committee regarding 2100 S. 2100 E. Therefore, I am writing to share my concern and opposition to certain requests regarding the 2100 South / 2100 East area (and to politely request If it all possible) to have a brief discussion with you regarding the future development and implementation of the continued trax lines in the 2100 S. 2100 E. Corridor. It has come to my attention that there is some expectation or presumption that the neighbors within this immediate area are very supportive of low income housing projects, large apartments, large condos and the trax line continuing up 2100 S. when in reality this is not the case. There is a definite and deep concern that this should not be implemented in the area. Yes, we are aware and acknowledge at some point that there will be redevelopment of certain areas but to continue a Trax line up 2100 S. and to allow large apartment buildings or condos to continue to be built in an area that is not supportive of this type of construction is very concerning and would be considered quite detrimental to the existing neighborhoods, in our opinion. If it all possible, I would love to chat briefly and in a friendly manner for one or two minutes just to express a couple of our concerns if you could please call me at [801-556-4631](tel:801-556-4631) or email me in response to this email when a good time would be that would be terrific and very much appreciated. Please let me know you get this email if you would.

Thank you for taking the time to read this email and to know of my concern as well as several of my neighbor's concerns and

potential opposition to certain zoning changes and implementations of public transportation and lane closures on certain streets. If I am mistaken that you are not the person to email my apologies. Also, if I am mistaken in what is being discussed or planned in the area then I would be seeking clarification and apologize if I am wasting your time.

Thank you.

Respectfully,
Dave Croft

Nathan Jones

Jan 6 (12 days ago)

to me

Judi,
Thank you so all the spend to make our Sugarhouse area so wonderful. Here are a few points I felt I would like to share with you.

- No multifamily residential housing.
- Keep 2 lanes in each direction on 2100 east.
- Encourage small, local businesses in occupy the spaces.
- Safety for school children and other pedestrians.
- Mixed designs for buildings including; mixed exterior textures, long lasting exteriors, modern and traditional.
- Observe 30 feet height restrictions.

Thanks Judi,
Sue Ann Jones



Leslie Larsen <lesliedlarsen@gmail.com>

Jan 5 (13 days ago)

to me

Judi. I was given your email by a neighbor who said you were the head of land use concerning the area located at 2100 S. & 2100 E. I am out of town and was unable to attend the meeting to discuss the possible use of this site but would like my voice to be heard. I am against the proposal for apartment buildings to be built there as well as the plan to bring tracks up 2100 S.. There are already more than enough apartments being built in Sugarhouse and turning 21st South into a 2 lane street would cause more harm than good. The traffic has already become a problem and adding a tracks line is not the right way to solve it. My address is 2170 E. Parley's Terrace. You can contact me at [\(801\)558-0212](tel:8015580212).

Thanks,

Leslie Larsen

Kristie Perkins

Jan 5 (13 days ago)

Sharp <perkins.kristie@gmail.com>

to me

Dear Judi,

I understand that you have not received much feedback from the members of our neighborhood and community regarding the 21st east/ 21st south development plan. I am sorry that I didn't know I should be sending my concerns to you earlier. Here are a few of mine & my husband's concerns with the proposed plan from the land use committee.

Building a Low Income High Rise

1. An Increase in Vehicle Traffic 1 block from Dilworth Elementary causes additional safety issues. Many years ago, they closed down our neighborhood school (Rosslyn Heights Elementary.) This forced families south of 2100 s. to send their children to Dilworth, crossing a major, busy street. So many parents were upset, that they pulled their children and sent them to private school. We are already very afraid for our kids ingress/egress to school, please do not add more vehicle traffic.

2. **Dilworth Elementary is already full!** Has anyone at the City bothered to look at the potential education impact on the current Dilworth population? They are at capacity and currently using trailers. With the addition of a high-rise apartment building, the class sizes will be pushed beyond the acceptable maximum teacher: student ratio. As you know, when this happens, everyone suffers.

3. **Decrease in value of surrounding homes.** My husband & I just finished a 1 1/2 year painful, expensive remodeling project to add 2 more much-needed bedrooms to our home and change our outdated 1-car garage to a 2-car. We have invested so much in our home, and had hoped to live here for many more years to come with our younger children. Adding a low-income apartment building a few blocks from our home will devalue our home!

4. **We Need more Local, Small Businesses.** One of the reasons my husband & I chose to live in this neighborhood was that we could walk to a grocery store, restaurants, small shops, boutiques and other convenience stores. We would really like to see that land on 2100 S. and 2100 East used for more local businesses -- more restaurants. We love the Dodo and in the summer months will walk there to avoid the nightmare of no parking. I know we could add more places like this!

For these many reasons, our family is **deeply opposed** to the addition of apartments in our neighborhood. What we really need is the rejuvenation of small, local business in the area. I hope you will **listen to the tax-paying families who have populated the neighborhoods your plan would affect. Thank you for taking the time to listen to our concerns/requests.**

Peggy

Jan 6 (12 days ago)

Wade <peggyacombwade@gmail.com>

to me, John.Anderson

My name is Peggy Acomb Wade. My husband, Bryce, and I live in the area of 21st and 21st. I've had the opportunity to comment in months past, about the plan for that area. the last information I received from a city council person was that it would take a zoning change of height restrictions in order to allow a high-rise development. We understood there would be no zoning change, and hence, no high-rise.

My husband and I were comfortable with the understanding that there would likely be a condo/apartment of 2 levels above the street level. We didn't like it, but were trying to be practical about it. Now we "hear" that there is a high-rise development planned. We hope this is not the case.

The really monstrous buildings being built in the Sugarhouse main area have absolutely destroyed the quaint, hometown feeling of that neighborhood. The traffic congestion is horrendous. We find ourselves needing to go out of the way to the north or to the south in order to avoid the 11th and 21st traffic jam which is nearly constant. Forget a left turn off of 21st into the Barnes and Noble, etc., shops there. Getting to the Schmidts bakery on 21st just below 7th is a nightmare. We are increasingly unable to shop in places we have enjoyed for years just because of the traffic (vehicular and pedestrian), e.g. the Soup Kitchen. It's only a matter of time before there is a serious accident along 21st and 11th or 9th. (except that the traffic moves so slowly there, perhaps I misspeak) And parking! None now.

Please do not create any more congestion along 21st than is currently there. The additional risk of children crossing to and from school at 21st and 21st should be a real red flag about the amount of congestion in that area. Last year there were accidents and several "close calls." We understand people have purchased the property there with an eye toward development \$. That's business. But we feel strongly that the plan for a high-rise building is unwise and unsafe, and inconsiderate of the nature of the neighborhoods on every side.

Thanks for listening.

Sincerely,

Bryce and Peggy Acomb Wade

Public Comments Emailed to Staff

Anderson, John

From: Melissa Clyne <melissa@[REDACTED].com>
Sent: Wednesday, February 24, 2016 1:27 PM
To: Anderson, John
Subject: 21st & 21st Small Area Plan - Survey
Attachments: Dilworth Meeting Summer 2015.jpg; Dilworth Meeting 2 Summer 2015.jpg; Dilworth Meeting 3 Summer 2015.jpg

John,

Thank you for the return call concerning the 21st & 21st Small Area Plan. I was unable to attend the meeting at Dilworth on Feb 11th and was wondering about next steps. The Sugar House newsletter was issued today and since I didn't see anything mentioned (except in Judi Short's report from late last year after searching meeting minutes), I called your office. Thank you for alerting me to the Open City Hall info and survey.

However, I was upset to see the three-story building image used as part of the survey. I attended the meeting last summer where more than 400 attended. The attached images are from that meeting. I took these just in case and I am glad I did! I do not think that your survey adequately addresses the concerns of this neighborhood. Nor do the "Results of Open House #1" convey the true sentiments expressed at that meeting. I was one of the last ones to attend this meeting, so I think these boards properly show the sentiment of those who attended.

Please let me know why we are seeing a three-story image as part of the current 2100 Open City Hall survey.

Thank you,
Melissa Clyne
[REDACTED]

Anderson, John

From: Scott Kisling <scott.kisling@scottkisling.com>
Sent: Wednesday, January 04, 2017 10:40 AM
To: Anderson, John
Cc: Judi Short
Subject: 21st and 21st / Parleys Way comment

John,

I live at 2409 Lynwood Drive, barely within walking distance of 21-21 and over a mile from the closest transit stop, which is north of 21-21.

I am very much in favor of a road diet for 21st South as well as Parleys Way; one lane in each direction with a center turn lane, but I am also in favor of light rail being continued up 21st South and Parleys Way, allowing for a future connection on the Walmart property (when eventually vacated) to light rail along Foothill Drive and even up Parleys Canyon. The main issue on both 21st South and Parleys Way is high speeds; it "looks" fast so people drive fast, even though there are three or four schools whose children have to cross this busy area. I recognize that population density is a prerequisite for successful transit (although the reverse should also be true) and am tolerant of height to achieve workable density.

I favor a mix of affordable housing in with other housing, perhaps 20% of units. We need to be able to house those who work in the area. They also we increase the likelihood – and success of – public transportation. I believe our crime rates are high (an arguable opinion in itself) because this is a relatively affluent area with easy "getaway" access in all directions, not because some lower income people live nearby.

I don't know how its possible to attract more local businesses, but mid to high end local restaurants would be welcomes. We frequent The Harbor because it is both close and good, and occasionally walk the nearly half mile to Bombay House. Unfortunately there is nothing else within easy walking distance.

Thank you for conveying my opinion.

Sincerely,
Scott Kisling

Anderson, John

From: Whitney Henderson <whitneymhenderson@gmail.com>
Sent: Wednesday, January 04, 2017 9:11 PM
To: Anderson, John
Subject: 21st and 21st area

Hi John,

My husband and I live on Parleys Terrace with our 5 children. We absolutely love the neighborhood. We are very concerned with the proposal of a new, large apartment building being considered for 21st and 21st. I have 2 children that attend Dilworth Elementary, and another that will start kindergarten in 2 years. It is already scary to let my kids walk to school, and cross the intersection. It is very frustrating to think that even more cars could be going in and out where my kids walk to and from school every day. Dilworth is already dealing with portables due to over crowdedness. What is going to happen when new children moving into the apartment complex are added to the already full school?

The area needs small businesses. Local businesses that help to create a great community. We as residents of this area work hard to create a great neighborhood and community for each other and our children. Please reconsider this.

Thank you,
Whitney and Ben Henderson

Sent from my iPhone

Anderson, John

From: Merrilee Gottfredson <merrileegottfredson@gmail.com>
Sent: Thursday, January 05, 2017 10:08 PM
To: Judi.short@gmail.com; Anderson, John
Subject: 21st and 21st Development Plans

John and Judi,

Thank you for being a part of the planning for the development of the commercial properties on 21st E and 21st S. As a home owner just two blocks from this potentially bustling area, with kids walking to the elementary and junior high schools accessed by this intersection I am particularly concerned about how the property is used. Since the schools are already above capacity, and considering that there are already many multi-unit housing options having trouble filling their vacancies, I am very concerned about more apartments or condos going in. As a close-knit neighborhood community, we are looking to cleanup and add to the commercial offerings of this business park. Protecting the existing restaurants, studios, salons, etc that have served us for the last many years and adding more, including perhaps some office space seems to make a lot of sense. Providing parking off the street and limiting the number of entrances to this shared parking area will minimize the danger of cars coming and going, especially during prime foot traffic times, for young children walking to and from school.

I am VERY opposed to reducing the lanes available on 21st, extending the Trax, or introducing low income housing facilities on the property. I hope you will work to preserve and maintain the friendly, safe and suburban feel of our neighborhood as you contribute to the progressing plans.

Merrilee

Anderson, John

From: Debra Day Hogan <[REDACTED]>
Sent: Friday, January 06, 2017 9:07 AM
To: Anderson, John
Subject: 21st and 21st project

Dear John,

I appreciate the opportunity to share my concerns regarding the 21st and 21st project. My husband and I chose to live in this neighborhood 28 years ago, when in our twenties and with much sacrifice, we purchased a charming home on 21st East just a few lots from this intersection. It had everything we wanted as it was surrounded by homes of all sizes; some very small and some quite large and lovely. We loved the quaint and tiny business strip with conveniences nearby. We loved the proximity to the city along with the refuge of a quiet neighborhood. We stayed in that home for 16 years, and then moved 2 blocks south to obtain a larger home and yard, but also to get away from the traffic and congestion of the intersection.

We do not desire to live in an urban city environment with tall buildings and trains. We love our neighborhood. I believe that the families who occupy these homes are the very heart and soul of Salt Lake City. They will be found contributing through their work, professions, and through amazing amounts of volunteering, not to mention philanthropy. Their children add vitality to our public schools. There are only a few other neighborhoods like ours in our city, and we must do all we can to preserve them.

The proposed plans will change this lovely neighborhood. A huge, tall city building smack in the middle of family homes. How is this a good idea? It seems unreasonable to cram a very large housing building on a very small piece of property and thus cause unreasonable traffic and congestion in the very center of a thriving family neighborhood composed of family homes.

I understand that growth and development must happen, however, there are many other and better locations for a building such as this. The 21st and 21st project is an opportunity to make improvements to the small business area without drastically changing the lifestyles of the good people who call this area home. I am in favor of a facelift that will improve our community as was done in Holiday.

Finally, we will likely, as we did once before, choose to relocate if urban life encroaches upon us. We will find a place like our current neighborhood, but sadly, it will not be in Salt Lake City. I know that very many of my like-minded neighbors feel the same.

Once again, there are only few neighborhoods like ours in our very fine city and we must do all we can to preserve them and I hope you agree.

Thank you and best wishes,

Debra Hogan
2210 Country Club Drive
Salt Lake City, Utah
84109

Anderson, John

From: Anderson, John
Sent: Monday, January 09, 2017 10:37 AM
To: [REDACTED]
Subject: 21st and 21st Small Area Plan

Nancy,

Good morning, I listened to your voicemail this morning. I have received a number of emails over the last week or so with concerns that are very similar in nature to yours. There are currently a lot of inaccurate rumors circulating in the community related to the 21st and 21st Small Area Plan. To provide clarity, I will share the same email that I have sent to others in the community below:

Good afternoon, I want to first mention that I am grateful for your comments and your participation in the process. Please know that your comments will be shared with the Planning Commission and the City Council as they make future decisions related to the 21st and 21st Small Area Plan.

I received a number of emails this morning regarding the 21st and 21st Small Area Plan. There were similar concerns expressed in each but there were a few unique concerns as well. I thought that it may be helpful to address all of the concerns in one email. First and foremost, I would recommend that you please read through the draft plan if you get a chance. There is a lot of misinformation and unfounded rumors in the community at the moment related to this small area plan. Here is a link to the draft plan:
<http://www.slcdocs.com/Planning/Projects/Current%20Initiatives/21.pdf>

A response to the concerns expressed are listed below:

- 1. The small area plan does not mention any extension of the streetcar or TRAX. There has never been any intention to discuss this subject in the plan, and there is no plan to add anything related to streetcar or light rail in the plan.*
- 2. There is no specific development being proposed or discussed at this time. The city is not a developer and all of the parcels of property in the area are privately owned. There have been no plans submitted for any high-rise, low income apartment development and a high rise would not be allowed to be constructed in the area due to zoning regulations.*

This small area plan is a vision document that provides goals for the future of the business district and strategies to achieve those goals. This plan will mandate significant design and architectural requirements on any future development. It also discusses height, scale and massing of any future development. One of the primary goals of the plan is to, "Create a unique destination that respects the neighborhood scale." The current zoning in the commercial areas along 2100 South is CB Community Business. It allows buildings up to 30 feet in height which is actually only 2 feet taller than a home can be constructed in your residential neighborhoods. To provide some context, the condos at 2011 S. 2100 E. are approximately 40 feet in height. At this time we are not recommending changing the zoning on the property to allow for additional height. This decision was made because height and scale was a significant neighborhood concern and the CB Community Business zone is the least intense zone that could be utilized in the area.

The plan is not advocating for or against multi-family residential development. It is not discussed in the plan whatsoever. However, it should be noted that multi-family residential development is a permitted use in every commercial zone in Salt Lake City. There is not a zone that could be placed on the properties that would allow for commercial uses but would not also allow for multi-family development. Permitted uses for an area are stated in the Zoning Ordinance; a master plan cannot legally disallow or allow for any specific uses.

- 3. The plan does not discuss eliminating any travel lanes along 2100 South but pedestrian safety is one of the foremost goals of this plan. At the Sugar House Community Council I did mention that to create a safer pedestrian environment that we may consider narrowing existing lanes but not eliminating them. I have been working with*

the city's Transportation Division to find creative ways to enhance pedestrian safety without eliminating travel lanes on 2100 South.

I hope this information is helpful to you. I have added those email addresses that I did not already have to the project contact list where I provide updates on the process. If you would rather not receive these emails, please let me know. Also please let me know if I can answer any other questions or if you have further concerns.

JOHN ANDERSON
Senior Planner

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Anderson, John

From: [REDACTED]
Sent: Wednesday, September 14, 2016 5:29 PM
To: Anderson, John
Subject: 21st and 21st

Dear Mr. Anderson,

We attempted to configure our computer to take the survey and were not able to do it. So we attempted to contact the #peak democracy and were not able to do that either. Our computer is old and so are we. It could be an error on either. We did review the general guidelines that were presented in the survey and the recommendations as stated there seem fine to us. The concerns for us are building height, sidewalks and existing small businesses.

The building height requirements that are currently in place should not be changed to accommodate higher ceilings. The condos behind seemed to be able to be built within the existing requirements. This building should not be taller than they are.

Sidewalks should be in place that are safe. Trees are nice, as are bike racks, etc, but not necessary. Sidewalks that keep the children and other pedestrians safe are necessary.

The Blue Plate Diner is an institution and must be left in place. It is the only thing of real value in that area. The character and diversity that it brings to the neighborhood are essential!

Cleaning up after the laundromat should have been done years ago. And THAT is a cost that should be born by the developers who stand to make a "grundle" off this anyway.

Thanks for your attention to this matter.

Bryce and Peggy Wade
Property owners at
2141 Parleys Terrace, SLC, 84109

Anderson, John

From: Tony Lords Tony.Lords@cityofchicago.com
Sent: Thursday, January 05, 2017 3:15 PM
To: Anderson, John
Subject: 2100 South 2100 East Development.

Dear John,

I could not attend the meeting last night but wanted to voice my concerns. I was told you are the person to direct my comments.

As a member of the District 7 Area, it has come to my attention that a proposal has been presented to the City Planning Commission for a multi-unit housing complex to be built on the corner of 2100 South and 2100 East. This area of small businesses including Formosa, Hunan Garden, Blue Plate Diner etc. needs renovation, but to entertain the possibility of yet another multi-housing complex is a mistake! I have lived in the Foothills on 2100 South and Country Club area my entire life and have seen many changes to this community. Some of the changes are good and some not. To allow more multi-unit housing to be built in this already congested area will be a mistake for several reasons:

- 1) We already have issues with traffic, especially during high commute peak times. Students attending Highland High, Dilworth Elementary, Hillside Middle School all deal with this congestion every day and it is very congested.
- 2) Safety of pedestrians is a concern as it is with the traffic and congestion, this will only be compounded by an increase in automobiles out on the road in this area.
- 3) There is no doubt that crime would increase as the majority of the building would be for low income tenants. Not all but some of these persons would be college students who, by "rite of passage" engage in partying and all that goes along with that type of scene. And with an Elementary school so close to the proposed site, what increased risks do these children face?
- 4) With all the housing projects in construction phase or just recently completed in the area West of Sugarhouse Park, we have not had time to see what the full impact of all this development will cause. There is not enough infrastructure to house all these people and I fear that once all these new housing units are leased and at capacity we will then see the negative effects of so much over building.
- 5) 2100 South and 2100 East (21st&21st) is another little neighborhood spot just like 900 South 900 East (9th&9th) and 1500 South and 1500 East (15th&15th). To knock it down to build multi-unit housing to the degree that has been proposed will ruin our neighborhood charm, feel, character, and environment.
- 6) To propose to take 2100 South down to one lane in each direction to add a bike lane or potentially a Trax line is ridiculous. Spend a day or two during a School weekday or just an average weekend and you will see how flawed this notion to take away driving lane away in each direction is. 2100 South is a major thoroughfare and too congested at this current time.
- 7) With a new Hotel in the works on Foothill Drive (Above Walmart) and all the condo/apartments already in the area or being built there is no need for more. Enough is Enough!

As a longtime member of the community and a father to children who walk these streets, I am emotional about this proposal! We love our community and adding more apartments or condos will not enrich our community, it will, in all reality take away from what we currently have. The economic impact of such a proposal cannot outweigh the concerns and real issues at hand of, traffic and safety to all who reside in this area. To approve such a proposal would be a dis-service to all who work, play, go to school and live within this 21st&21st community.

Thank you for taking time to read my concerns,
Tony Lords

Anderson, John

From: Peggy Wade <peggyacombwade@gmail.com>
Sent: Friday, January 06, 2017 11:58 AM
To: Judi.short@gmail.com
Cc: Anderson, John
Subject: Dear Ms. Short

My name is Peggy Acomb Wade. My husband, Bryce, and I live in the area of 21st and 21st. I've had the opportunity to comment in months past, about the plan for that area. the last information I received from a city council person was that it would take a zoning change of height restrictions in order to allow a high-rise development. We understood there would be no zoning change, and hence, no high-rise.

My husband and I were comfortable with the understanding that there would likely be a condo/apartment of 2 levels above the street level. We didn't like it, but were trying to be practical about it. Now we "hear" that there is a high-rise development planned. We hope this is not the case.

The really monstrous buildings being built in the Sugarhouse main area have absolutely destroyed the quaint, hometown feeling of that neighborhood. The traffic congestion is horrendous. We find ourselves needing to go out of the way to the north or to the south in order to avoid the 11th and 21st traffic jam which is nearly constant. Forget a left turn off of 21st into the Barnes and Noble, etc., shops there. Getting to the Schmidts bakery on 21st just below 7th is a nightmare. We are increasingly unable to shop in places we have enjoyed for years just because of the traffic (vehicular and pedestrian),e.g. the Soup Kitchen. It's only a matter of time before there is a serious accident along 21st and 11th or 9th. (except that the traffic moves so slowly there, perhaps I misspeak) And parking! None now.

Please do not create any more congestion along 21st than is currently there. The additional risk of children crossing to and from school at 21st and 21st should be a real red flag about the amount of congestion in that area. Last year there were accidents and several "close calls." We understand people have purchased the property there with an eye toward development \$. That's business. But we feel strongly that the plan for a high-rise building is unwise and unsafe, and inconsiderate of the nature of the neighborhoods on every side.

Thanks for listening.

Sincerely,

Bryce and Peggy Acomb Wade

Anderson, John

From: Katherine Orchard <dkorchard@icloud.com>
Sent: Friday, January 06, 2017 1:33 PM
To: Anderson, John
Subject: Fwd: 21st and 21st

Sent from my iPhone

Begin forwarded message:

From: Katherine Orchard <dkorchard@icloud.com>
Date: January 6, 2017 at 1:31:29 PM MST
To: judi.short@gmail.com
Subject: 21st and 21st

John,

I'm a concerned neighbor of the 21st and 21st development. We love living in this neighborhood and love the feel of only small businesses within walking distance. The prospect of a multi-family housing development scares me. I would be very concerned about the added traffic and parking issues. The neighborhood children already have to cross the busy 21st South as they go to school, and adding so many additional people would greatly increase the traffic. My hope is that the development will continue with small businesses, low buildings and a wonderful neighborhood feel. Thanks for your help and for listening to our concerns.

With gratitude,

Katherine Orchard

Sent from my iPhone

Anderson, John

From: Kristie Perkins Sharp [REDACTED]
Sent: Thursday, January 05, 2017 9:25 AM
To: Anderson, John
Subject: PLEASE LISTEN: Concern over the 2100 South Development Plan

John,

As a long-time residents of this community and neighborhood, we have **several concerns** around the current plan for the 2100 east / 2100 south low-income housing high rise as well as the addition of a TRAX line through that same neighborhood.

Before we explain our concerns, we would hope that you will listen to **ALL the voices** that are speaking..not just Mr. Simonsen. He thinks that he speaks for our entire neighborhood. **He absolutely does not. If you do listen to all the comments, calls and emails, you will find that there are more of us opposed to this plan than for it.** Please allow me to explain my concerns.

TRAX Line

1. **There is NOT enough room for the train in the proposed area.** As we all know, the 2100 South corridor is already a high-traffic street that is extremely narrow. Taking away a lane is only going to create more traffic, perhaps pushing that traffic off on to the side streets (within neighborhoods.) We have seen this happen when they have temporarily closed 2100 East and re-directed the traffic down our neighborhood street (Oneida.) It's very dangerous and people do not slow down!

2. **There is not enough public demand for the train here.** No one in our family would ride the TRAX line, were it to be added. One of the reasons that we choose to live in such a high-rent area, is that we have stores within WALKING distance or easy access to both I-15 and 215. We do not use/need public transportation. My neighbors feel the same way.

3. **Putting a TRAX line near a school proposes MANY safety issues for kids.** I served as a middle school principal in northern California, and the city decided to add a train line 2 blocks from our school. Within 5 years we had one train involved student death and my student delinquency rate began to rise (trying to cut school and get on the train.)

Low Income High Rise

1. **An Increase in Vehicle Traffic 1 block from Dilworth Elementary causes additional safety issues.** Many years ago, they closed down our neighborhood school (Rosslyn Heights Elementary.) This forced families south of 2100 s. to send their children to Dilworth, crossing a major, busy street. So many parents were upset, that they pulled their children and sent them to private school. We are already very afraid for our kids ingress/egress to school, please do not add more vehicle traffic.

2. **Dilworth Elementary is already full!** Has anyone at the City bothered to look at the potential education impact on the current Dilworth population? They are at capacity and currently using trailers. With the addition of a high-rise apartment building, the class sizes will be pushed beyond the acceptable maximum teacher: student ratio. As you know, when this happens, everyone suffers.

3. **Decrease in value of surrounding homes.** My husband & I just finished a 1 1/2 year painful, expensive remodeling project to add 2 more much-needed bedrooms to our home and change our outdated 1-car garage to

a 2-car. We have invested so much in our home, and had hoped to live here for many more years to come with our younger children. Adding a low-income apartment building a few blocks from our home will devalue our home!

For these many reasons, our family is **deeply opposed** to both the 21st/21st high-rise and the addition of the TRAX line. **PLEASE listen to the tax-paying families who have populated the neighborhoods you plan to affect! WE DO NOT WANT THIS!**

Sincerely,
Howard & Kristie Sharp

Anderson, John

From: Ned Skanchy [mailto:ned.skanchy@slcgov.com]
Sent: Wednesday, August 17, 2016 4:50 PM
To: Anderson, John
Subject: Re: 21st and 21 S t

Thank you!

On Wed, Aug 17, 2016 at 12:34 PM Anderson, John <John.Anderson@slcgov.com> wrote:

Ned,

I appreciate your thoughtful comments below. I will definitely take them into consideration as well as share them with the Planning Commission and City Council. I agree with your thoughts related to the need for multi-family residential housing. As you can imagine, it is certainly a controversial subject in this community as it is in many of our neighborhoods citywide. This plan would allow for a mix of uses including multi-family housing. The permitted heights may be something that we can look into further. Thanks again and please let me know if you have any further questions.

JOHN ANDERSON

Senior Planner

PLANNING DIVISION

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WWW.SLCGOV.COM

From: Ned Skanchy [mailto:ned.skanchy@slcgov.com]
Sent: Friday, August 12, 2016 1:39 PM
To: Anderson, John <John.Anderson@slcgov.com>

Subject: Re: 21st and 21 S t

Hi John,

I have reviewed the proposal for 21st and 21st. I grew up in this area and am raising my kids there now. Additionally, I am managing a property that includes the Hunan Building, Star21 Salon, and Leavitt Dry Cleaners. I have looked at developing this site, in fact, one of the renderings on the proposed plans is from our work with CRSA when we were evaluating a development a few years ago.

I see the feedback from the neighborhood which seems to be that people want the same thing that is currently on the site, just brand new and prettier. I want to express and hope the city council will take into account the need for more multi-family housing in the area. A multi-family development does not mean crime, drugs and lower property values. Multi-family housing could provide the people in this neighborhood a great way to stay in the neighborhood once they decide to downsize from a house or for the children of families in the neighborhood to get out on their own while staying close to home. The trend nationally and particularly in Sugar House is for very high-end multi-family developments that enhance the surrounding neighborhoods.

I completely support local businesses in this area and would love to see it redeveloped for this use, but the economics of buying the land, cleaning up the environmental problems, tearing down the buildings, and building new buildings cannot be supported by a local business, especially if the development is only two stories. I see a 3-4 story building, with the top 2-3 floors being high-end multi-family and the bottom floor local business as one of the only ways that local businesses can make it at this site.

If the city council approves the proposed plan I can't see it leading to any change at this site and the neighborhood will miss out on the life and vibrancy of a new development, which although different than what currently is on the site, would increase property values and create an area people will be proud to live near.

Thanks,

Ned

On Tue, Jul 26, 2016 at 10:43 AM Anderson, John <John.Anderson@slcgov.com> wrote:

Ned,

Good morning, I do not have anything new at the moment. The draft is still being reviewed internally. There are only a few small requested changes. It should be ready for public review in the next week or two.

JOHN ANDERSON

Senior Planner

PLANNING DIVISION


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WWW.SLCGOV.COM

From: Ned Skanchy [mailto:
Sent: Friday, July 22, 2016 2:22 PM

To: Anderson, John
Subject: Re: 21st and 21 S t

Anderson, John

From: Steven Gottfredson [mailto:sgottfredson@gmail.com]
Sent: Saturday, January 07, 2017 8:15 PM
To: Anderson, John
Subject: 21 & 21

John,

My wife Merrilee and I don't want apartments and big buildings and low income housing at 21st and 21st. Expanding light rail up 2100 is a joke! We don't want it.

The draft plan for the area encompasses the feedback from the community accurately. I hope it will be followed

Steve Gottfredson
2120 Country Club Dr
84109

Anderson, John

From: Jerry Burchett <[REDACTED]@gmail.com>
Sent: Wednesday, February 03, 2016 8:35 AM
To: Anderson, John
Subject: 21st and 21st

Small shops and some housing that was talked about seems fine. The Sugar House area seems to be staking it rep on local shops and not the big dept. Store. Walmart was not well accepted. I don't see them being real busy. That is not the kind of retail we are looking for in our area. You have an elementary school just down the street so an increase in commuter traffic would be a safety issue. Shopping would stagger traffic and not be in as much conflict. The small local establishments that would attract more local and foot traffic would be a good use of the area.

Jerry Burchett
Counselor
Judge Memorial Catholic High School
650 S 1100 E
Salt Lake City, Ut 84102

Anderson, John

From: Dayna Evans [REDACTED]
Sent: Saturday, January 07, 2017 12:40 PM
To: Anderson, John
Subject: Re: 21st and 21st Small Area Plan

Thank you for your quick response and the information you provided. I was clearly misinformed and I appreciate you adding me to the email list. Thank you for your time. Dayna Evans

Sent from my iPhone

On Jan 5, 2017, at 2:10 PM, Anderson, John <John.Anderson@slcgov.com> wrote:

Good afternoon, I want to first mention that I am grateful for your comments and your participation in the process. Please know that your comments will be shared with the Planning Commission and the City Council as they make future decisions related to the 21st and 21st Small Area Plan.

I received a number of emails this morning regarding the 21st and 21st Small Area Plan. There were similar concerns expressed in each but there were a few unique concerns as well. I thought that it may be helpful to address all of the concerns in one email. First and foremost, I would recommend that you please read through the draft plan if you get a chance. There is a lot of misinformation and unfounded rumors in the community at the moment related to this small area plan. Here is a link to the draft plan: <http://www.slcdocs.com/Planning/Projects/Current%20Initiatives/21.pdf>

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The plan is not advocating for or against multi-family residential development. It is not discussed in the plan whatsoever. However, it should be noted that multi-family residential development is a permitted use in every commercial zone in Salt Lake City. There is not a zone that could be placed on the properties that would allow for commercial uses but would not also allow for multi-family development. Permitted uses for an area are stated in the Zoning Ordinance; a master plan cannot legally disallow or allow for any specific uses.

3. The plan does not discuss eliminating any travel lanes along 2100 South but pedestrian safety is one of the foremost goals of this plan. At the Sugar House Community Council I did mention that to create a safer pedestrian environment that we may consider narrowing existing lanes but not eliminating them. I

have been working with the city's Transportation Division to find creative ways to enhance pedestrian safety without eliminating travel lanes on 2100 South.

I hope this information is helpful to you. I have added those email addresses that I did not already have to the project contact list where I provide updates on the process. If you would rather not receive these emails, please let me know. Also please let me know if I can answer any other questions or if you have further concerns.

JOHN ANDERSON

Senior Planner

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Anderson, John

From: Lisa Stephens <lisa.stephens@cityofslc.com>
Sent: Monday, September 26, 2016 6:56 PM
To: Anderson, John
Cc: Luke, Charlie
Subject: Re: Location selection

Thanks for your response John.

I'm concerned because they will probably have the site selection finalized when they announce the location and will just work around public resistance. With the secretive way they are forming a conclusion on the 2 sites it doesn't seem like they're interested in the neighborhood's opinions or they would have revealed those locations for everyone's consideration. The random rumor I've heard was from a fairly reliable source so I was hoping you or someone else could verify 21st one way or the other before it comes down to that. When I heard that 21st is currently in the top 5 areas being considered I immediately thought there was no way they'd place a shelter there. But I also heard it was going to be a smaller shelter for women & children so that could change the dynamics enough to make it possible. I don't know why the person who said the info would have said anything if it wasn't true. I was just hoping you would have heard about the 5 sites and were confident that 21st isn't among them.

I've called the mayor's office and they won't tell me anything. Why do you think they're being so closed about the locations they're considering?

In looking at the site selection flow chart on the mayors website, it looks like they may only need to write in a text amendment or map amendment to modify zoning and get around a public hearing. Am I misunderstanding the chart? I don't even know what the area is zoned for currently. Apart from that, couldn't they just declare eminent domain and proceed without public approval?

Just in case the rumor has any merit I wanted to let you know. I also emailed Charlie in case he was aware of what SLC is planning. I'm concerned that we're running out of time to do anything because plans will be in motion in Oct, but there may still be time to proactively act if we are one of the selected locations.

Thanks for your help,

Lisa Stephens

From: Anderson, John
Sent: Monday, September 26, 2016 9:59 AM
To: 'Lisa Stephens'
Subject: RE: Location selection
Lisa,

Good morning, that is not a rumor that I have heard. However, the city's administration has not revealed the potential locations. I believe they stated that they would announce those locations sometime in October. A homeless shelter is not currently a permitted use in any of the zones in the 21st and 21st neighborhood. In order to locate there they city would have to make substantial changes to the zoning code and there would be opportunities for the public to be involved.

JOHN ANDERSON
Senior Planner

PLANNING DIVISION
COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

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-----Original Message-----

From: Lisa Stephens [mailto:
Sent: Saturday, September 24, 2016 10:04 PM
To: Anderson, John
Subject: Location selection

Hi John,

I've heard a few rumors that the Mayor is considering 21st & 21st as a possible site for a homeless shelter. I understand the selection process should be completed early in October. Do you have any information about the potential areas being considered?

Thanks for your help!

Lisa Stephens

Sent from my iPhone

Anderson, John

From: Elizabeth Giraud [mailto:egiraud@slcgov.com]
Sent: Tuesday, September 13, 2016 5:34 PM
To: Anderson, John
Subject: Re: Reminder about the draft 21st and 21st Small Area Plan

Thanks, John. I filled out the comment form.

Is there really a consideration to put a streetcar on 2100 S.? Who would think of this?! We don't even have buses! (which I'm now fine with, because now the East Bench won't get the homeless shelters...).

On Tue, Sep 13, 2016 at 2:43 PM, Anderson, John <John.Anderson@slcgov.com> wrote:

The draft 21st and 21st Small Area Plan will be available online for review and comments until midnight on Friday, September 16, 2016. Afterwards we will be taking all submitted comments, analyzing and reviewing them and ultimately making the necessary changes to the draft plan. If you would like to provide comments regarding the draft plan please act fast and do so before the deadline.

The Salt Lake City Planning Division has been 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. A draft plan has now been completed and is ready for public review. The draft plan may be accessed through Open City Hall here:

http://www.slcgov.com/opencityhall#peak_democracy

It is the culmination of an extensive public engagement process that involved hundreds of members of the community at open houses, stakeholder meetings and utilizing online tools, including most recently a survey to help identify design guidelines. We are now asking for the community to review this draft plan and provide comments.

The small area plan addresses the characteristics of the future development of this neighborhood. This plan identifies the types of uses that are appropriate, establishes guidelines for building and site design and describes planned improvements to public spaces. 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 plan will create a unique neighborhood destination but one that will remain compatible in scale with nearby existing, well established residential neighborhoods.”

You have received this email because you requested more information about this project. If you would like to be removed from the list please let me know.

JOHN ANDERSON

Senior Planner

PLANNING DIVISION

COMMUNITY *and* NEIGHBORHOODS

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Elizabeth Giraud, AICP
UDOT Architectural Historian


UDOT Central Environmental
4501 S. 2700 W./Box 148450
Salt Lake City, Utah 84114-8450

Anderson, John

From: Stephen Dibble
Sent: Saturday, August 06, 2016 12:01 PM
To: Anderson, John
Subject: Re: Draft of the 21st and 21st Small Area Plan
Attachments: John Anderson a.pdf; ATT00001.htm

Mr. Anderson,

I am attaching a letter explaining some of my concerns about the CRSA 21st study.
Thanks for sending me the link to this information.

Steve Dibble

On Aug 5, 2016, at 12:17 PM, Anderson, John <John.Anderson@slcgov.com> wrote:

The Salt Lake City Planning Division has been 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. A draft plan has now been completed and is ready for public review. The draft plan may be accessed through Open City Hall here: http://www.slcgov.com/opencityhall#peak_democracy

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The small area plan addresses the characteristics of the future development of this neighborhood. This plan identifies the types of uses that are appropriate, establishes guidelines for building and site design and describes planned improvements to public spaces. 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 plan will create a unique neighborhood destination but one that will remain compatible in scale with nearby existing, well established residential neighborhoods."

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Anderson, John

From: L. Rex Sears <[REDACTED]>
Sent: Sunday, August 07, 2016 12:24 PM
To: Anderson, John
Cc: Fullmer, Brian; [REDACTED]
Subject: Re: Draft of the 21st and 21st Small Area Plan
Attachments: Ordinance 21 of 2013.pdf; ATT00001.htm

John,

Thank you for your hard work and for keeping us apprised.

One grave concern I have with the draft plan is that the future land use map extends mixed use development further west along 21st South. The land west of 2060 East should retain a single family designation.

On the south side of 2100 South, extending mixed use west of 2060 East would affect two parcels. One is a single-family home on the southwest corner of 2060 East and 2100 South. The other is a church on the southeast corner of Yuma Street and 2100 South.

The home has been continuously occupied by the same family for three generations. As for the church, we spent nearly a decade pursuing a legislative fix to the current Sugar House Master Plan, which used to identify future use for that parcel as institutional. Finally, in 2013, an ordinance was passed changing the future use for the church parcel to Very Low Density Residential.

Extending mixed-use designation further west threatens conversion of the third-generation home to more intensive use and threatens to undo the legislative fix we finally achieved for the church. In short, it would be creep of exactly the kind everyone who lives in the area fears.

I attach the 2013 ordinance relating to the church lot. I am copying Brian Fullmer, who spent much of that decade working with us to shepherd the ordinance through, in case it would be helpful for you to discuss with him. The other cc is my wife, who led the community organizing that prevented more intensive uses for the church parcel and ultimately culminated in the ordinance.

I couldn't tell from the map whether, on the north side of 2100 South, the mixed-use designation would engulf the single-family home that currently borders the parking lot serving the building on the northwest corner of 21st and 21st. Could you please clarify?

L. Rex Sears, Ph.D.

Attorney

[REDACTED]
[REDACTED]
email [REDACTED]
[REDACTED]

Maschoff Brennan

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Anderson, John

From: Landon Clark [REDACTED]
Sent: Wednesday, September 07, 2016 9:05 AM
To: Anderson, John

Well done on the 21st and 21st draft plan. Bummer about the possibility of fewer local businesses. Really happy with the height, inclusion of wider sidewalks and the overall plan. I live a block from here so it impacts us significantly. Wondering about the possibility alcohol sales in the area??? Too close to a school or church? Hear a lot of rumors so just checking.

Thanks
Landon
Sugarhouse Community Council Trustee

September 14, 2016

Ms. Nora Shepard
Planning Director
Salt Lake City Planning Division
P.O. Box 145-480
Salt Lake City, Utah 84114-5480

Dear Ms. Shepard,

I hereby respectfully submit my comments concerning the draft 2100 South & 2100 East Small Area Master Plan (draft plan). I hope you will find my comments of value. Please be assured that they are submitted as both informative and constructive comments because, as a retired charter member of AICP and before that a member of AIP and APA going back nearly 45 years, I am a very strong supporter of urban planning and the planning process especially as it applies to Salt Lake City, the place of my birth and my home.

I am sorry for the length of this response but I believe the issues are central to the future residential quality of this area and the eventual quality of Salt Lake City's urban fabric.

My response is submitted in two attachments to this cover letter. The first attachment is a response to the City's draft plan document and the second attachment is a draft recommendation for a new zoning classification that the City might consider using for this area.

It is regrettable that the two petitions filed last year seemed to narrow the options and discussions to that of a total redevelopment of the properties. I believe that there is still another viable option, an option similar to the process followed by the property owners and developers of the 900 East and 900 South area. Using innovative remodeling of existing buildings coupled with, if necessary, the demolition and reconstruction of buildings of similar size and character this business area will remain of value to and not be a detriment to the neighborhood.

This area will benefit greatly from a concerted effort on the part of the City and property owners to implement a capital improvement program to upgrade the rights-of-way. This effort should focus on repairing sidewalks, curb and gutter, improving circulation, providing buffers, installing landscaping and area branding etc. This will probably require the adoption of a special improvement district.

If you have any questions or wish to discuss my comments please feel free to contact me. As I have indicated, I am a committed advocate for professional planning and the planning process which planners use to be of service to their client, in case, the existing and future residents of this wonderful city.

Sincerely,

Allen Johnson
2137 South 2100 East
Salt Lake City, Utah 84109

RESPONSE

Draft
2100 South & 2100 East
Small Area Master Plan

RESPONSE SUMMARY

1. As a master plan update this planning effort is deficient in the following ways. 1.) The plan does not have a clear and unblemished citizen participation process, 2.) The plan fails to have comprehensive evaluation of all elements of a complex urban system active within the study area (both positive and negative) as required in a professional master planning process. 3.) The plan fails to provide quantifiable research and projections concerning the existing uses, services and functions present now and anticipated within the study area. 4.) The plan fails to identify quantifiable and measureable goals, objectives and strategies necessary for plan implementation. 5.) The plan fails to calculate the expected private and public costs necessary for plan implementation

1. It is clear that the City's emphasis for this plan, and in general the emphasis of similar City studies, is to encourage, using incentive based zoning techniques, development of commercial and business mixed-uses coupled with apartments at the expense of the desirable quality of the existing low-density residential neighborhoods.

2. This area, as it presently exists, cannot function as a walkable neighborhood or community. Its existing urban form, residential densities, distance from the core downtown area, distance from major labor centers and distance from or the absence of necessary service infrastructure makes it impractical to expect people to walk rather than use their personal cars. Even the availability of dependable mass transit facilities will not reduce this area's population dependence on the automobile.

3. The redevelopment of this area will be accomplished without City incentives when developers and property owners come to a realization of the real value of their property. The City's use of incentive based zoning tends to inflate and complicate the "highest and best use" appraisal myth contributing to the over-inflation of the property values of this area.

4. It appears the City is using increased density, building height exceptions and reduced parking requirements as financial incentives (defined as higher developer profits) hoping to offset what developers tout as the high cost of building in Salt Lake City. The City is actively using this situation to initiate design review processes in and to make developments conform to the currently popular themes of sustainability and a return to pedestrian oriented and walkable communities. This process creates land uses that exceed the density and massing of buildings that are incompatible with the established character of the surrounding neighborhoods. The process further passes the impact of the increased congestion and off-site externalities, such as on-street parking, increased pollution, noise and inordinate impact on public utilities and public school systems, on to existing neighboring residents.

5. The area encompassed by this small area plan must be changed back to the original boundaries, which only included the existing commercial/business zoned properties within the study area.

Failure to make this change means that the citizen participation component of this planning effort was a sham.

I assume the City is still receiving CDBG funding for some of its planning staff and planning activities. This redirect, or total miss information has voided the citizen participation component of the plan and is in direct conflict with the federal goals and requirements for entitlement cities.

6. Land use recommendations which change residential properties to mixed-use and the use of development incentives are contrary to the plan's goals by "failing to respect the existing neighborhood scale" as it applies to the relationship and size of buildings, open space and land use or acreage ratios. The proposed land use changes were never mentioned at the citizen meetings and were never included in any survey questionnaires. This "out of the blue" change tends to reinforce the notion that residents are not being told the truth, or at a minimum, there is something that the City is unwilling to share with residents of the neighborhood.

7. The plan must not make any reference or recommendation that the City should or might consider the use of the zoning incentive process as a mechanism to allow higher density or greater commercial/business use of the property thereby passing or offsetting the costs of remediating contamination problems onto the residential neighbors. This only serves to make it more profitable for the developer. Passing any costs necessary to correct these problems should not be imposed on neighboring property owners in the form of incompatible neighboring uses, increased congestion and off-site externalities.

EPA regulations hold the primary responsible party (current land owner or persons contaminating the property) responsible for remediation. EPA has also recently indicated that the contamination problem on this site could be solved by evaporation over time and its existence does not limit the developer from using this property.

Any responsible property appraisal finding geologic problems or site contamination should have reported this in the appraisal and discounted the value of property accordingly. If the seller did not reduce the price of the property, agree to correct the contamination problems or in some other way address the property deficiencies, the buyer should not expect the City to agree to do so or to pass such costs onto the neighbors. It is also the developer's responsibility to overcome the fractured property ownership problems and sellers inflated property value expectations. As expected, developers will try to maximize the potential of their projects by taking full advantage of all available incentives.

It is my opinion that the previous potential developer used this contamination issue as a "red herring" to get the City to approve a much higher development density than justified in the existing Sugar House master plan and existing zoning ordinance.

8. Prior to, or in concert with, development of this area, the City should require the developer to upgrade the roadway facilities within the plan area or the City should create a Special Improvement District for right-of-way improvements. No project should be approved unless provisions are made for these necessary improvements. No developments should be permitted that necessitate a reduction of the any rights-of-way. The redesign of the plan area roadways to include bicycle lanes, on-street parking and small parks will only serve to increase traffic congestion on these streets and thus bleed commuter and service oriented traffic onto neighboring residential streets.

GENERAL CONCERNS AND COMMENTS

A. Citizen Participation and Small Area Plan vs. Business District Plan

I have attended all of the published neighborhood meetings concerning this plan and the previous meetings dealing with the soil contamination and the meeting regarding the two petitions dealing with the proposed zoning changes for the development of the NE corner of the 2100 S. and 2100 E. intersection. I have seen the previous graphics depicting the study area for this planning effort. Much to my chagrin and dismay the graphics showing the Small Area Master Plan boundaries on the introduction page of the draft plan encompass a much larger portion of the neighborhood to the north and south. It is also very troubling to see that significant residential property is to be reclassified for, and thus recommending these areas be transformed to, mixed-use residential and or commercial development.

During the meetings leading up to the publication of this draft plan, many citizens were told by City staff and were led to believe by reviewing the graphics that the study area was only the business and commercial properties fronting or having access to 21st South and 21st East between 2050 East and 23rd East.

The draft plan now indicates that this small area plan encompasses an area nearly four times larger than people were led to believe and now includes a large number of single-family dwellings, a City park, an elementary school, a new residential condominium and numerous apartment buildings. As previously mentioned, the plan now also recommends areas presently zoned for residential uses be zoned mixed-use allowing further business and commercial expansion into residential neighborhoods.

This being the case, the public involvement portion of the planning process has been very misleading and thus clouds the plan if it is ever to be used as the legal basis necessary for the City to justify zoning or other development regulations. This is of special concern when the draft plan indicates zoning changes from residential to mixed-use extending from the illegal parking area north of the vacant flower shop to the City Park and Dilworth Elementary School. (I suggest you research the property line between the school and the park/tennis courts/parking and the open space. I have always been under the impression that the City owns the parking lot west of the tennis courts. The school district has a use agreement with the City for the parking and the open space.)

Federal guidelines for the eligibility of CDBG funding indicates "A grantee must develop and follow a detailed plan which provides for, and encourages, citizen participation and which emphasizes participation by persons of low- or moderate-income, particularly residents of predominantly low- and moderate-income neighborhoods..." The slight of hand regarding the boundary of the study area is contrary to the intent of this goal and only serves to further discourage citizens from participating in the planning process. The use of a internet survey questionnaire and handouts at open houses containing limited options supported by detailed architectural drawings also limits the free discourse of ideas necessary to get a real feeling for the desires of the planning client.

B. Small Area Master Plan vs. 21st and 21st Business District Plan

I am relieved to see that you have decided to label this planning effort a Small Area Master Plan rather than the 21st and 21st Business District Plan referred to in many of the handouts and emails

that I have received from the City. The size of this area, its present low-intensity business use, and role in the City's other master plans does not lend itself to be classified as a "District". This designation would place this area on the same footing and the CBD and Sugar House area eligible for a whole range of community and citywide allowable uses.

Naming the plan as Business District also tended to announce a preconceived or predetermined outcome of the planning process. This Business District connection fuels the neighborhood fears that this planning effort is nothing but a backdoor approach to justifying a rezoning for the previous petitioners property allowing for a regional/community wide business shopping and entertainment district rather than a neighborhood oriented residential/limited business intersection.

C. Land Use

During the citizen participation open house phase of this planning effort no mention was made of the possibility that zoning residential properties to a mixed-use commercial and business zone was even being considered or was an option. This appears to be an additional incentive for the developer to explore allowing a much larger business and commercial foot- print in this predominately low-density residential area.

From a planning standpoint, if this plan recommendation is approved, it will be very difficult for the City to keep the mixed use commercial and business zoning from extending to both sides of 21st South and 21st East within the study area. This will necessitate the demolition of a large number of stable single-family dwellings, condominium units and low-density rentals.

D. Traffic and Congestion Problems

Intensifying the commercial land use at this intersection and along these two streets will result in inordinate traffic problems in all directions. Since the City has reduced traffic lanes on many of its arterials the traffic congestion is already so severe motorists are starting to bleed-off onto residential streets, unfortunately, expecting to go at arterial speeds. As this congestion increases so will pollution. Vehicles stuck in traffic jams, moving at sub-optimum speeds, produce more pollutants.

The City can no longer afford the growing commercialization of its roadways merely to gratify the notion that location of a business on a high traffic volume street equates to a good long-term business decision. State Street, 11th East and the northern portion of 7th East are classic examples of how commercialization of streets degrades their ability to serve the commuting public. As traffic and congestions increases, motorists will seek other streets to use for commuting purposes. These streets will than face the location-location game and they will slowly convert to commercial strip streets. As more commercial uses locate on these streets the commuters will tire of the increased commercial congestion and seek other streets to use and the process will start anew.

E. Role of the Small Area Master Plan

Before I comment further concerning the draft plan, I would like to respectfully indicate that the plan is a nice urban design study for a small business node fitting of an academic exercise. Unfortunately, the plan fails to address the greater planning criteria and issues that a meaningful master plan update must address when used to promulgate or justify the adoption of regulations governing public or private land use.

In the introduction you indicate that the plan will be a “tool to prepare for anticipated growth”. The question of how will the plan be used, other than as an education tool, is not clearly stated. If the plan is to serve as an update and or a higher level of plan specificity, both resulting in changes to the existing adopted Sugar House Master Plan, than a thorough master planning process must be accomplished for this area. The comprehensive planning process must research and analyze all of the elements at play in a complex urban system and show how plan recommendations fit into and are compatible with the existing community master plan. Unfortunately, because this plan fails in this regard the document should be relegated to the role of a design study articulating suggestions only for future developers.

It is my opinion the draft plan lacks sufficient research and analysis in almost all aspects of comprehensive urban planning to meet the legal test enabling the City to justify the passage of legislation for the control of private development. Therefore, it fails to serve as the tool I think the City is expecting. Further, the plan fails the City Administration and City Council by not indicating how plan implementation will influence the City’s tax base. Specifically the plan needs to analyze how plan implementation will impact the taxes the City receives from the residential value of neighboring properties and whether the combined property and sales taxes generated by this site will pay the cost of urban services to this site and off-set any lost property taxes due the City if the site has a negative impact on residential property taxes over time.

While the plan articulates four goals on the introduction page, it fails to identify objectives and strategies that the City must perform in order to achieve the desired goals. The plan fails to identify the parties responsible for plan implementation and what are the overall costs and benefits to the property owners within the study area, the residents of the neighborhoods and the city in general. There is no mention of the necessary capital improvement costs to the City and to the property owners who will participate in plan implementation.

Additional plan deficiencies are as follows:

- The plan fails to evaluate the demand and or vacancy rate for the various land use changes recommended within the study area.
- The plan fails to address the City’s ability to provide adequate urban services to meet existing and or projected demands within the study area and adjoining neighborhoods.
- The plan fails to ensure that new contemplated developments within the study area will have the ability to develop without imposing adverse externalities on neighboring land uses, public services, public facilities and the environment.
- The plan fails to address the capital improvement costs that might be necessary for improvements necessary within or outside of the study area in order to properly transition right-of-way improvements or make upgrades to public utilities that might be necessary to accommodate increased service demands.
- The plan fails to have a workable transportation plan based on sound origin and destination research and projections.
- The plan fails to provide population, housing and employment projections based on quantifiable trends consistent with area growth projections.
- The plan fails to provide an inventory of the buildings in the study area. It is important to know the distribution of the buildings, their use, condition and specifically, how many are beyond the point of economic repair. It is important to know how many buildings must be replaced because of structural problems verses how many buildings can be remodeled and brought into code compliance.

This plan cannot be used to support changes to the adopted land uses or zoning area designations as contained in the adopted Sugar House Master Plan without a comprehensive analysis of these and other master planning elements.

F. Plan Introduction

In the introduction the draft plan uses the terms “bustling node” to describe the business in the project area. At best this is difficult to understand. If area business is bustling why is it necessary for the city to be proactive and encourage through the adoption of this plan the redevelopment and eventual displacement of these bustling businesses?

The draft plan is also ripe with verbiage about this area being a walkable business district where... “people can walk from home to dine at a café or restaurant, shop at clothing boutique, visit a coffee shop, attend yoga or dance class, get a haircut and other similar activities.”

The first question is answered by indicating that the City needs a “tool” to prepare for anticipated growth but fails to indicate why it is necessary at this time and why the plan area now extends north and south beyond the existing business area? The City’s answer to the first question is inadequate because if existing regulations support the area as a high energy bustling walkable business node then changes to the land uses regulations are unnecessary at this time.

Unfortunately, this quandary and the unexplained expansion of the plan area to the north and south further increases neighborhood concerns that there is something that the community is not being told. It also leads to neighborhood fears that the city might have other motives for these changes such as increasing residential densities, encouraging more low income apartments and mixed use buildings (similar to the scale now being constructed in the Sugarhouse Business District), increasing the areas dependence on mass transportation by allowing business buildings to reduce off-street parking needs by using on-street parking needs.

Neighborhood concerns are further supported by the fact that similar recommended design concepts are usually imposed on projects that are allowed only under the urban design and or conditional use provisions of the zoning ordinance. A cursory review of the City code supports the use of these incentives and the imposition of design conditions when developments are located in close proximity to UTA bus routes. It appears the rationale for these incentives is to generate a population and customer base oriented to transit use. The rationale also assumes that as this transit orientation grows parking problems and traffic congestion will be reduced.

The incentives granting greater building height coupled with mixed-use development incentives and reduced parking requirements seems to be triggering the redevelopment of properties in and abutting the Sugar House Business District and other areas of the City. This seems to be the response that the City is expecting if and when this plan is adopted along with the necessary zoning changes. I believe these zoning incentives are only successful in areas within easily walking distance from the CBD containing the necessary service infrastructure to support a pedestrian oriented population. The goal of creating a walkable community in order to reduce the need for a personal automobile is flawed because it fails to recognize the need people have to access opportunities outside their walkable sphere not serviced by mass transit systems. This usually results in a population base that walks or uses transit services to commute but still retains ownership of a personal automobile for other purposes.

The rational, linking the incentive provisions to bus routes, seems to be very problematic. First, the City has no control over of the location and frequency of bus service. It's also possible that a project could receive incentive approvals and the building constructed only to have the transit authority relocate or cancel the bus route. This leaves the neighborhood facing the adverse impacts created by the City when a transit-oriented population fails to develop. Second, the question of automobile ownership and use, even within transit-oriented populations, creates significant parking and traffic congestion problems when developers try to flood the neighboring areas with parking and service areas they should have accommodated within their project.

If it is the intent of this plan to use the incentive base zoning approach to trigger higher intensity redevelopment, it will leave the neighborhood with a whole host of problems. Over development and expansion of business and commercial uses in this area will surely lead to lower residential property values, increased real estate speculation, proliferation of on-street parking, traffic congestion, increased strain on urban services and the eventual lowering of the desirability of this area as a prime residential environment. If this happens the City will be destroying the Country Club neighborhood, which is one of three most desirable and higher property taxed neighborhoods in the City.

The goals for this small area as indicated in the plan should be revised to emphasize the importance of protecting the existing low-density residential nature of these surrounding neighborhoods. Additional goal statements should be added to the list of goals indicating that developments within the existing commercial/business areas of the plan be of a low-density scale with the placement (this includes building height, building mass etc.), street orientation, parking and loading a unloading areas accommodated on the site. The site shall also be designed to accommodate space for all other aspects of the project activities within its confines. No externalities, such as employee or patron parking shall be located on-street or within the residential neighborhoods.

H. Plan Elements

It is interesting that the "small area plan is designed to help developers and building owners understand the relationship between the street and their own lots and buildings". I think of greater importance is for the plan to clearly articulate to the commercial and business property owners and operators the importance and their responsibility to protect and maintain the nearby low-density neighborhood character. In order to accomplish this the small area plan elements should address the following site design and operational considerations.

- The business and commercial uses must control their externalities by keeping these adverse activities from bleeding into residential neighborhoods
- The owners and operators of these business and commercial uses must recognize and be sensitive of the low-density residential environment surrounding this location. The hours of operation, deliveries, garbage collection etc. must not be conducted during the evening or early morning hours.
- All parking and service activities such as deliveries, loading and unloading must be conducted on the business or commercial site.
- Night security lighting must be designed so as not to shine onto residential properties.
- All refuse containers must be located within an enclosed building shielded from view and unauthorized use.
- The business and commercial property owners and operators will be held responsible for any off site littering, noise and pollution etc.

- All buildings and parking areas must maintain minimum 15' landscaped setbacks along the streets within the plan area and a minimum 10' landscaped buffers along abutting residential zoned areas.
- All uses will provide off-street parking as per the zoning ordinance, without any exceptions or incentives, and if necessary make more parking available to ensure that projects provide fully for their parking and loading area needs.
- No zoning incentives will be approved for this area. Specifically, no additional building height will be permitted above the two-story limitation, there will be no setback reductions from the 15' minimum along streets and there will be not reduction in the off-street parking requirement.
- No auxiliary uses or business activities will be permitted in the required setbacks or buffer areas.
- Developers will be required, if necessary, to dedicate additional rights-of-way to the City to ameliorate traffic or circulation problems emanating from their projects.
- Additional right-of-way improvements such as bicycle lanes, additional turn lanes, reduction of travel lanes, pedestrian crossings etc. shall not be approved if they adversely impact the streets ability to accommodate existing or future traffic volumes and circulation demands.
- Existing property owners and or developers shall be responsible for the costs associated with environmental remediation that might be required by their projects or by the City, State or Federal Government.
- All future business and commercial uses on this site shall primarily orient their activities to the provision of neighborhood services or commodities.

In order to ensure that developers understand their responsibilities, it is important that conditional use and urban design approval of projects be subject to provisions ensuring developers continued compliance with all of these plan operational elements. Failure on their part may result in approvals being withdrawn, business licenses revoked, and zoning citations issued to parties not in compliance with the approval criteria.

I. Building Height

Many of the citizen responses during the open house phase of this plan indicated that building heights must be limited to two stories. Incentives must not permit the limitation to be exceeded. Two of the illustrations in the plan depict buildings that exceed the two-story limitation. (See 2. Plan Elements and II. Semi-Public Space) These two illustration are misleading and need to be replaced with graphics showing buildings that are consistent with plan changes as recommended in this response.

J. Building Placement

Building placement is very important for ingress and egress no matter how people arrive at the site. The plan states "placement of a building in relationship to the street is a defining characteristic of a place and is a significant factor in how satisfactory a place is for walking". This is a good statement as far as it goes. Presently, and most likely for the near future, most users of these buildings will be accessing the buildings after arriving at this destination by automobile and thus from the parking lots. Access to the buildings must be sensitive to all users no matter how they arrive at the site. Internal circulation patterns need to be designed to provide safe movement of people and vehicles throughout the site and segregate patrons from commercial vehicles making service calls.

Placement of the buildings on the site is also a very important element of the building design and it is very important to ensure that building placement is compatible with the existing defined streetscape. Fifteen-foot minimum setbacks must be required along streets. These setbacks are necessary in order for future developments to be compatible with the existing urban design of the neighborhoods. These setbacks are also necessary to preserve unobstructed sight lines for the intersection and the numerous curb cuts servicing the existing businesses.

K. Traffic and Circulation

This planning area is a crossing point for an arterial street (21st South) which at one time was part of the State highway system and a collector street (21st East) which is a major north/ south roadway leading to the downtown area and facilities at the University of Utah and its hospital and research park employment centers. Both major streets are very important commuter routes. They provide access to the nearby freeway system, numerous schools, local businesses and quick access to other areas of the city by emergency services. The ability of these streets and the intersection to handle traffic flow is very important. Unobstructed sight distances are also extremely important on these streets because frequently the streets are congested with vehicles and pedestrians and, unfortunately, some vehicle users exceed the speed limit.

Many large tractor-trailer trucks measuring over 50 feet long make wide turns on both of these streets as they are make deliveries to existing businesses. Normally, service deliveries are made using large box trucks, which frequently park either in the center of the street or double-park obstructing traffic lanes.

With the exception of sidewalks, setbacks and parking strips all non-roadway areas of the rights-of-way need to be landscaped in such a way as to make it safe to walk on and must be free of uses such as seating areas for food and drink service, canopies, umbrellas and planters etc. There are times during the school year when the sidewalks and setbacks are crowded with school children and their parents going to and from the local schools.

The traffic flow on 21st south and the numerous curb cuts accessing parking areas and internal uses makes it undesirable and unsafe for these areas to be used as dining, food or drink service areas. If developers need to provide these outdoor amenities they need to plan in advance and provide space between the building and the required landscaped setback.

L. Parking

Unfortunately shared parking arrangements, while being a good way to handle parking problems, are doomed to failure. Cross easements are frequently seen by the developers and members of the financial community as encumbrances reducing property values, complicating financing options and negatively impacting and reducing property sales options.

Other forms of shared parking such as counting parking stalls to meet the parking requirement for residential needs at night and commercial parking requirements during the day are difficult to enforce. Building operators will frequently reserve parking stalls in order to fill vacancies or reserve them for tenants willing to pay extra for this convenience. This shared approach also becomes difficult on weekends and holidays when both the residential and the business users need access to their parking stall.

M. Misleading Graphics, Photographs and Verbiage

Illustrations in the plan must represent the most favorable recommendation. To do otherwise is to discredit your position. As an example, the illustration on page 6 shows a typical building and labels the plans element design categories. This illustration fails to show the stepping back of the third floor as required on page 8 of the plan. (The third floor exception is not a recommendation of this response) It is essential that as an education tool this document accurately reflect the provisions being recommended.

Additional misleading photographs and graphics are shown on the following pages:

- The photograph on page 8 shows a building mass inconsistent with the preferred plan recommendations favoring smaller buildings. "Several small developments contribute a greater degree of diversity than large developments." This photograph, viewed in concert with the one on page 9, shows a massive building with only façade variations. These illustrations reflect a false impression to the viewer as to what is most desired for this area. Both illustrations should be revised to reflect the most desired recommendation of smaller individual developments.
- Both illustrations on page 9 should be revised to show the required setback and the maximum building height of two stories.
- The photograph on page 10 fails to conform to the façade recommendations contained on the previous page.
- The photograph on page 11 is inconsistent with the recommendation in this critique because the high traffic volumes and other highway conditions that exist on both major streets make these activities unsafe. Out-door activities must not be located on public property or within the required setbacks.

Throughout the plan terms are used that need to be changes to reflect that this plan is for a residential neighborhood retail/service area and not a business district or community business node etc. Unless this is emphasized someone reading the plan would assume that this business area is something other than a neighborhood-oriented area.

August 6, 2016

John Anderson
Senior Planner
Planning Division
Community and Neighborhoods
SALT LAKE CITY CORPORATION

Re: **21st and 21st planning study**

Dear Mr. Anderson

I appreciate the opportunity to review and make comments about CRSA's planning study for the 21st and 21st neighborhood. The study includes a number of excellent suggestions about improving the quality of this intersection. However there are several items in their study that seem to disagree with the neighborhood meetings that were held:

Building Height and massing

Their study referenced the more than 400 comments that were received after the neighborhood presentations. The comments from neighborhood meetings overwhelmingly wanted 2 or fewer stories. Quoted from the study:

- *Strong preference for 1 - 2 story development*
- ***Community identity as a single family residential neighborhood***
- *Strong preference **against** multi-story buildings and multi-family housing*

The comments also included:

- *Examples of neighborhood commercial districts: 9th & 9th, 15th & 15th as models for what the 21st & 21st should become.*
- *This area is not-and should **not** become a Sugar House business district*

Multi-story mixed-use development is appropriate along light rail corridors such as 400 South and in cities with higher density such as Brooklyn, NY. However our neighbors overwhelmingly rejected this for the 21st intersection. It is interesting that one mixed-use example that CRSA included was their own project at 7th South and 2nd West, which lacks of any respect for the pedestrian is very poor example to include as a recommendation for this study.



CRSA's study makes the following recommendation:

- *Building height is an important characteristic to consider when fitting a new building into an established residential area. It is appropriate for buildings in the 21st & 21st district to maintain a relatively low building height. Two to three story buildings are appropriate, particularly if the third level is stepped back from the street. Allowing for a third story can help make development more financially feasible than if buildings were limited to one or two stories. Third floors should be stepped back from the street as a buffer to reduce their visual impact ,*

What is the need to develop a buffer for a bad massing concept? Why does the study have to make the excuse of needing to “mitigate” the massing by attempting to set the third floor back? Instead of trying to disguise the massing, why even have this 3 story option in the study recommendations?

There is absolutely no case made for the financial feasibility being dependent upon multi-story construction. Each of the referenced neighborhood developments (9th South / 9th East, 15th South / 15th East and 13th South / 15th East) all include very successful 1-story buildings with viable businesses serving well their neighborhoods. If the neighbors all agreed that they would like low-scaled business, why then does the study need to contradict this overwhelming consensus from residents?

Traffic mitigation

The study does not seem to address traffic issues, nor how they would be complicated by multi-story development. It ignores any traffic impact on the already stressed intersection that is one of the few east west and north south traffic corridors. The study makes this recommendation:

- *Use of shared parking lots that provide more efficient parking patterns and reduce the amount of land dedicated to parking is encouraged.*

Reducing the number of parking stalls in Sugar House in an effort to force people to use public transportation has created an environment that is extremely hostile for anyone attempting to stroll the neighborhood, shop, or find a place to eat. Recently a proposed development was rejected by the City for the corner of 21st East and 13th South due to the traffic and parking impact on the neighborhood.

Building Elevations

The building elevations are important but the example of creating a Disney Land facade to hide the building massing does not solve the basic problem of massing and scale.



While there are a lot of really good features such as developing pedestrian activities the plan for the most important part completely ignores the community concerns about height and massing.

Environmental issues

The study tries to link the planning issues to the careless use of the site's former tenants and owners.

- *A dry cleaning business, now out of operation, is located in the 21st & 21st area. The ground underneath the business is contaminated with by-products of dry cleaning operations. Any development on this property will likely require some clean up of the contaminated soil. This makes the redevelopment financially challenging.*

Soil contamination issue have always been and should continue to be the responsibility of the land owner. The planning of this neighborhood should not be handicapped by generating enough income for an owner to cover the remediation costs and still turn a profit.

Public spaces

I am not sure why the development of outdoor spaces should be the City's responsibility.

- *The current amount space available for sidewalks, park strips and plazas is limited due to constraints imposed by the current travel lane configuration which consumes the majority of the right-of-way. Physical space limitations may warrant a reconsideration of the design of the street if city leaders decide that more space above what is currently allocated is needed for pedestrians, park strips, and other public spaces.*

This is not necessarily true, many projects throughout the city have been developed with public gathering or dining spaces within their property. This could also easily be done in this location.

I am looking forward to a formal review of this draft study.

Sincerely,

Stephen Dibble
2049 E Wilmington Avenue



These are photographs of what the majority of the neighbors have envisioned for this plan. They are very successful and as you can see, well frequented businesses.

South

900 East and 900



**1500 East and 1500
South**



1500 East and 1300 South







Anderson, John

From: LYNN Pa...@slcgov.com
Sent: Tuesday, January 17, 2017 4:07 PM
To: Anderson, John
Subject: Re: 21st and 21st Small Area Plan

Hi Mr Anderson

The mixed use buildings and all townhouses are too much in your face (too tall with the frontage pedestrian area drawn). Stepping the 2nd and 3 floors back from the level 1 facade would allow reduction in noise for "private habitats" above this mixed use. The 3 story continuous long mixed use design with the box like heights of levels 1,2 and three height comes across as an imposing "wall" While I understand the concept for use along mass transit hubs, this isn't compatible with the current SFH neighborhood without ANY mass transit

The LARGE commercial building pictures is atrocious and belongs in West Jordan or Sandy. The smaller scale above design is better, more Village compatible

My initial thoughts after perusal on iphone
Thanks for sharing. I look forward to its discussion
Lynn

Sent from my iPhone

On Jan 17, 2017, at 3:53 PM, Anderson, John <John.Anderson@slcgov.com> wrote:

Good afternoon, a final draft of the 21st and 21st Small Area Plan will be presented to the Salt Lake City Planning Commission on Wednesday, January 25, 2017. A public hearing will also be held allowing the public to share their feedback with the commission. The meeting begins at 5:30PM and will be held in Room 326 in the Historic City & County Building which is located at 451 S. State Street. If you cannot be in attendance please feel free to send comments to me prior to the meeting and they will be shared with the commission. If you have already sent comments to me they will also be forwarded to the commission.

This draft is a culmination of a nearly 2 year public process. We have received many comments from community members and your continued participation is very much appreciated. The Planning Commission will make a recommendation to the City Council regarding the draft plan, and the City Council will make the ultimate decision related to the adoption of the draft plan. There will be a public hearing held before the City Council prior to that body making any final decisions.

You may access the draft plan here:
<http://www.slcdocs.com/Planning/Projects/Current%20Initiatives/21.pdf>

A staff report has also been completed providing further insight on specific issues that have been raised in the community. It will be published and made available to the public on Thursday, January 19, 2017 and will be accessed here along with the final agenda for the meeting:
<http://www.slcgov.com/planning/planning-2017-planning-commission>

In addition, I have received a number of emails and phone calls related to some misinformation in the community. Many have heard that there are already approved projects in the area such as high rise, low-income apartments or that the plan advocates for an extension of light rail into the 21st and 21st neighborhood. These rumors are untrue. Please keep in mind that there is no actual private development being proposed with this small area plan. The plan consists of goals, strategies and standards which will dictate the final layout and design of any future private

development or redevelopment of existing buildings that may occur. It will also as provide a template for the improvement of the city owned right of way.

If you have any questions or comments please feel free to contact me.

JOHN ANDERSON
Senior Planner

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

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Anderson, John

From: Jennifer Mauer jmauer@slcgov.com
Sent: Tuesday, January 17, 2017 4:29 PM
To: Anderson, John
Cc: Mitchell Mauer
Subject: Re: 21st and 21st Small Area Plan

Thanks for the update, John.

We own a single family home right behind Blue Plate on 2200 east and are very anxious to see 21 & 21 properly developed but are nervous about potential impact to our home/property. I read through the plan and feel encouraged! I'm happy to see a 2-3 story height planned out (rather than something higher) as well as proper lighting and crosswalks. I still am concerned about street parking--already 2200 east get's overflow parking in front of our homes from local businesses. Would there be underground parking or just small lots behind/next to the new buildings? I would not like to have people constantly parking in front of our house for privacy and safety reasons. Will this be addressed at upcoming meetings?

Cheers,
Jenny

On Tue, Jan 17, 2017 at 3:53 PM, Anderson, John <John.Anderson@slcgov.com> wrote:

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--

Jennifer Mauer

jennifer.mauer09@gmail.com

Anderson, John

From: [REDACTED]
Sent: Tuesday, January 17, 2017 5:49 PM
To: Anderson, John
Subject: Re: 21st and 21st Small Area Plan

I did not see a directional guide to completely understand the new layout. It looks like Blue Plate is gone. I have enjoyed visiting there as a local teacher and resident of the area. It is an important land mark.
Jill smith

-----Original Message-----

From: Anderson, John <John.Anderson@slcgov.com>
To: Anderson, John <John.Anderson@slcgov.com>
Sent: Tue, Jan 17, 2017 3:53 pm
Subject: 21st and 21st Small Area Plan

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Anderson, John

From: B Milner <bmilner@...>
Sent: Wednesday, January 18, 2017 11:44 AM
To: Anderson, John
Subject: 21st 21st

The plans as I see them will ruin the neighborhood the same as it has made going to the NEW sugar house a place to avoid. (The colors on the building fronts are cheap looking.) I have lived in this area all my life along with many other senior's and you want to take this all away for the younger groups. We made this area the place to live and now we will be pushed aside to make this part of the NEW sugar house. No thanks to taking our comfort years away from us.

Brenda Milner

Anderson, John

From: Landon Clark <[REDACTED]>
Sent: Wednesday, January 18, 2017 9:33 PM
To: Anderson, John
Subject: 21st and 21st

Hi John

I can't see how anybody could complain about the plan. Very well done. One thing I would add, that I hear a lot about, is trying to make the sidewalk across 2100 east to Dilworth and the crosswalk across 2300 east safer for students and pedestrians. They are used a lot.

Thanks

Landon

ATTACHMENT 3: Potential Motions

AS WRITTEN:

I move that the Planning Commission forward a recommendation to the City Council to adopt the 21st and 21st Small Area Plan based on the information presented in the staff report, the public involvement process associated with creating the plan, and the testimony and discussion provided during the Planning Commission briefings and public hearings.

WITH CHANGES:

I move that the Planning Commission forward a recommendation to the City Council to adopt the 21st and 21st Small Area Plan based on the information presented in the staff report, the public involvement process associated with creating the plan, and the testimony and discussion provided during the Planning Commission briefings and public hearings, subject to the following changes:

[Planning Commission must state recommended changes]