

21st and 21st Small Area Plan



What is the Project?

The Salt Lake City Planning Division has been working with residents and business owners in the community to create a small area plan for the 21st and 21st Business District. The draft plan is now complete and available for public review.

You can access the draft plan [here](#).

The draft plan will be discussed by the Sugar House Community Council Land Use Committee on December 12, 2016 at 6:00PM and the entire Sugar House Community Council on January 4, 2017 at 7:00PM. Both meetings will be held in the basement of the Sprague Library located at 2131 S. Highland Drive. All community members are welcome to attend.

Following the review by the community council the draft plan will be reviewed by the Salt Lake City Planning Commission on January 25, 2017. The meeting will be held in Room 327 in the Historic City & County Building which is located at 451 S. State Street. The meeting will begin at 5:30PM. Public comment is welcome at the meeting. If you are unable to attend the meeting your comments are still important to us. You may email or call the project manager. His contact information is listed below. The Planning Commission will ultimately make a recommendation to the City Council.

Why is the Plan Necessary?

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

Draft Plan Goals

There were five goals identified in response to comments received during the initial phases of the project. They were identified through the public engagement process as priorities to the community. These five goals were used to create the strategies described 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.

The plan provides details and recommendations regarding the many aspects of development to ensure that future development and redevelopment will achieve the goals listed above. For more information please read the [draft plan](#).

Connect

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