



4655 S. 2300 East
Suite 205
Holladay, UT 84117

2100 E and 2100 S Plan Update

Presented by Rockworth Companies and AE Urbia

With this most recent update to our development plan, Rockworth Companies and AE Urbia are proposing a minor expansion to our project, Twenty Ones, which we feel will have great positive impact on its immediate surroundings as well as the greater neighborhood. The corner parcel, adjacent to our site, currently the Blue Plate Diner and vacant coffee shop building parcels, will be added to our overall site plan. This will allow us to create an iconic corner feature that acts as a central landmark and gateway to this fabulous east side Salt Lake neighborhood. The ground level at the NE corner of 2100 S and 2100 E will feature a covered, inverted building corner allowing for increased space and safety for walking traffic, especially for Dilworth school walkers, and serve as a gathering space for neighborhood passersby. This expansion allows for the wide sidewalks already proposed to wrap the corner and make a consistent right of way for pedestrians to utilize. Approximately 6,000 more square feet of retail and restaurant space will be added, as well as approximately 10 additional apartment units. The public's concern for parking will also be addressed in this new iteration by adding approximately 39 additional stalls to the underground parking. This will allow for greater off street parking for retail and restaurant patrons on our site. We hope the cohesive project design, with its architectural elements and style, will help create an identity, similar to that of 9th and 9th, that can be carried throughout the neighborhood in future redevelopments.

Best,

Tom Henriod