



Poet Row

1448 South Main Street
Salt Lake City, Ut 84115

Project Description

Here are the Planned Development objectives that Poet Row satisfies and how:

- A.** Poet Row is a 41 unit (attached unit) single family residential housing development. 19 units facing Main Street and 22 facing West separated by a drive aisle. The site plan shows the building pushed up to the property line so that 1) we can engage the public street and 2) maximizing the number of units on site and have the proper drive access.
- B.** A project that helps implement portions of an adopted Master Plan in instances where the Master Plan provides specific guidance on the character of the immediate vicinity of the proposal:
 - a.** A project that is consistent with the guidance of the Master Plan related to building scale, building orientation, site layout, or other similar character defining features. (Ord. 8-18, 2018)
 - b.** Poet Row helps implement the Central City Master Plan through the following ways:
 - i.** Creating a variety of residential housing options and increasing the affordability of the housing stock.
 - ii.** Increasing the housing stock in a sensitive way that is well designed and focused on walkability and urban interaction, while maintaining neighborhood character.
- C.** Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:
 - a.** The proposal includes housing types that are not commonly found in the existing neighborhood but are of a scale that is typical to the neighborhood. Poet Row provides attainable, missing middle housing to the Ballpark neighborhood. The floor plans incorporate a 2-bedroom stacked unit floor plan that reduces the size of the unit, creating more affordability than typical townhome products while still providing secure two car garages for each unit.
 - b.** Street facing facades engage the pedestrian's interest and interaction, while providing private amenities and landscaping around the structures.
- D.** Native landscaping is proposed throughout the entire project.

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- E. Private drive access and private off-street parking is proposed.
- F. Poet Row provides an opportunity to improve the existing community and neighborhood, while providing an opportunity for that community to grow.
- G. Existing utilities will be maintained or improved with the development of the project.

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