

**Topic:** Affordable Housing; Mixed/Multiple Use; Transit Oriented  
Development (TOD)

**Resource Type:** Guidance Materials & Scholarly Articles

**State:** Utah

**Jurisdiction Type:** Municipal

**Municipality:** City of South Jordan

**Year:** N/A

**Community Type:** Suburban

**Title:** Daybreak Mews

**Document Last Updated in Database:** August 2021

**Abstract:**

Daybreak Mews Homes in South Jordan, Utah has 147 houses within 3.2 acres and was created to provide low- to moderate-income residents with an opportunity for home ownership. It is a townhouse community that is both walkable and near public transit.

**Resource:**



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## Daybreak Mews

📍 SOUTH JORDAN, UTAH

The design of Daybreak Mews in South Jordan, Utah, was driven by a need to provide attainable housing—achieved by efficiently using 3.2 acres on the interior of two blocks within walking distance of a light rail station. The 147 houses, ranging from 900 to 1,400 square feet at a density of just above 20 units per acre, are oriented onto a European-style pedestrian mews on two blocks within a large, mixed-use, master planned community connected by transit to the Salt Lake City region.

The plan maximizes two deep blocks by facing an inner row of buildings onto a pedestrian-only walkway. The mews splits the block into quadrants. Nearly half of the land is shared space, including central block plazas where the east-west and north-south mews meet. The orientation of the townhouses is flipped 90 degrees to

face each unit's long facade to the mews — maximizing natural light, increasing sound impacts from neighbors because the short wall is shared.



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Holmes Homes and the architect Opticos Design created this housing option delivered at a "price point near \$200,000," notes the developer.



Source: Opticos Design.

## SIMILAR PROJECTS



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# Plan Viva Laredo (/what-we-do/build-great-places/plan-viva-laredo)

Laredo, Texas

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## DAYBREAK MEWS

South Jordan, Utah (MEMBERS.CNU.ORG/DONATE)

### CHARACTERISTICS

Affordable (/resources/project-database?tags[288]=288)

Housing (/resources/project-database?tags[130]=130)

Transit-Oriented Development (/resources/project-database?tags[129]=129)

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## OFFICE

Congress for the New Urbanism  
1720 N Street NW  
Washington, DC 20036

## CONTACT

TEL (tel:312.551.7300): 312.551.7300  
EMAIL [cnuinfo@cnu.org](mailto:cnuinfo@cnu.org) (mailto:cnuinfo@cnu.org)

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