

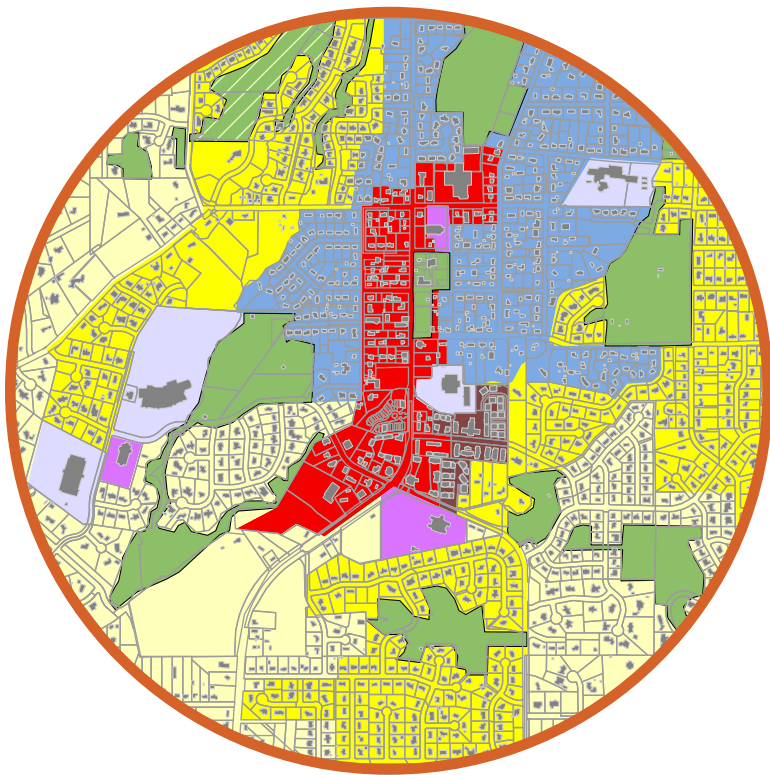
# Where can MMH work in Alpine?

## Analysis for Missing Middle Housing in Alpine

Alpine is a small town that has a variety of neighborhood types and mixed-use and civic destinations for the community. The analysis for Missing Middle starts with identifying the types of existing built environments in Alpine, based on physical conditions such as existing uses, degree of access and connectivity, and the existing capacity for infill. The following criteria were considered:

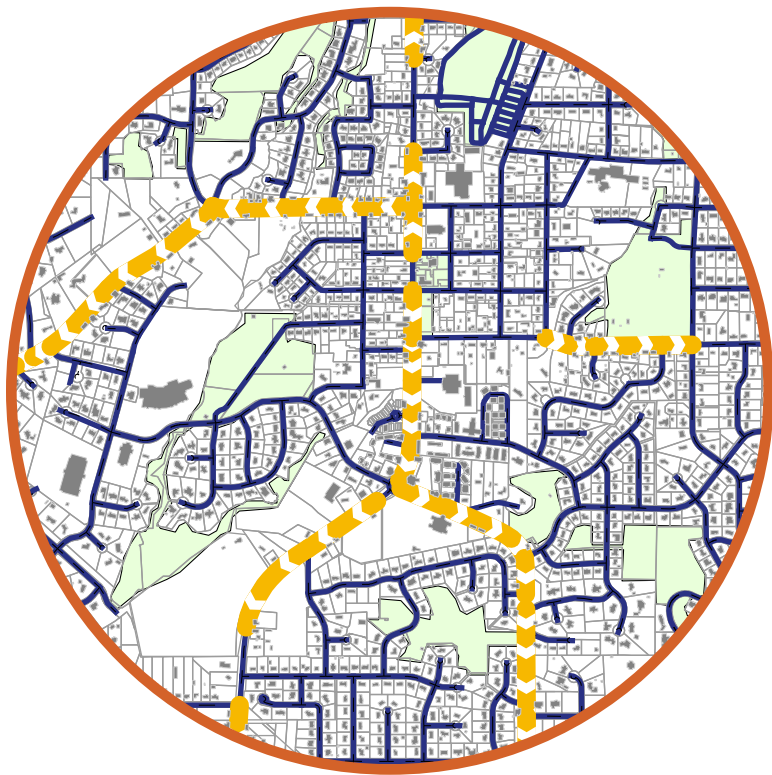
- location and context
- built form and existing uses
- street and block pattern
- lot sizes, width and depths
- multimodal connectivity
- access to amenities and services.

Understanding the range of existing built environments in Alpine can inform the types of Missing Middle Housing that can be added to the mixed-use nodes and adjacent neighborhoods.



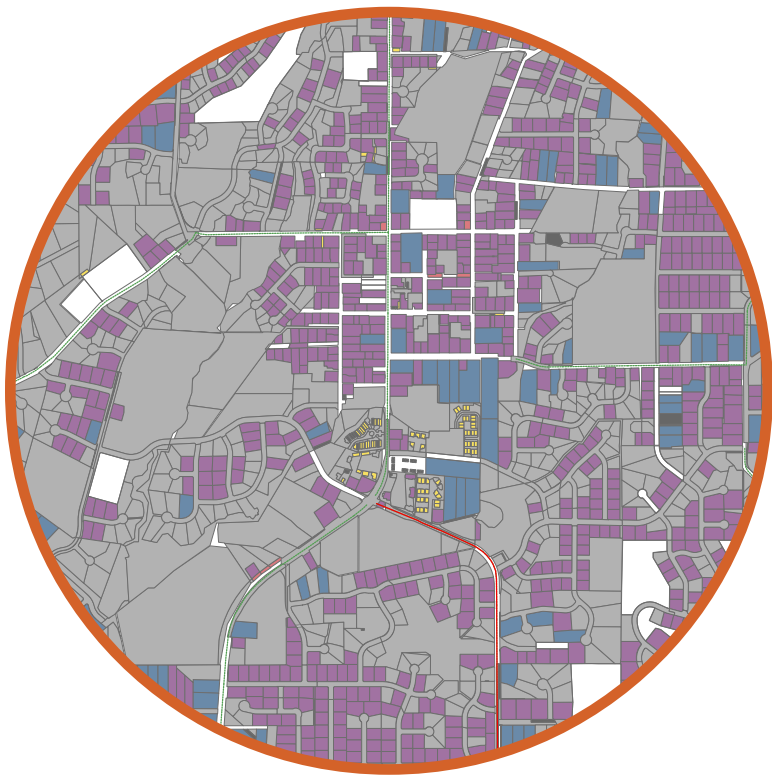
### Zoning + Built Form

The starting point for the analysis is to understand existing built form patterns and what development is currently allowed by zoning regulations, future planned uses, and existing built-form patterns. The most predominant zones are CR-20,000, CR-40,000, TR-10,000 Business/Commercial and Senior Housing Overlay.



### Connectivity

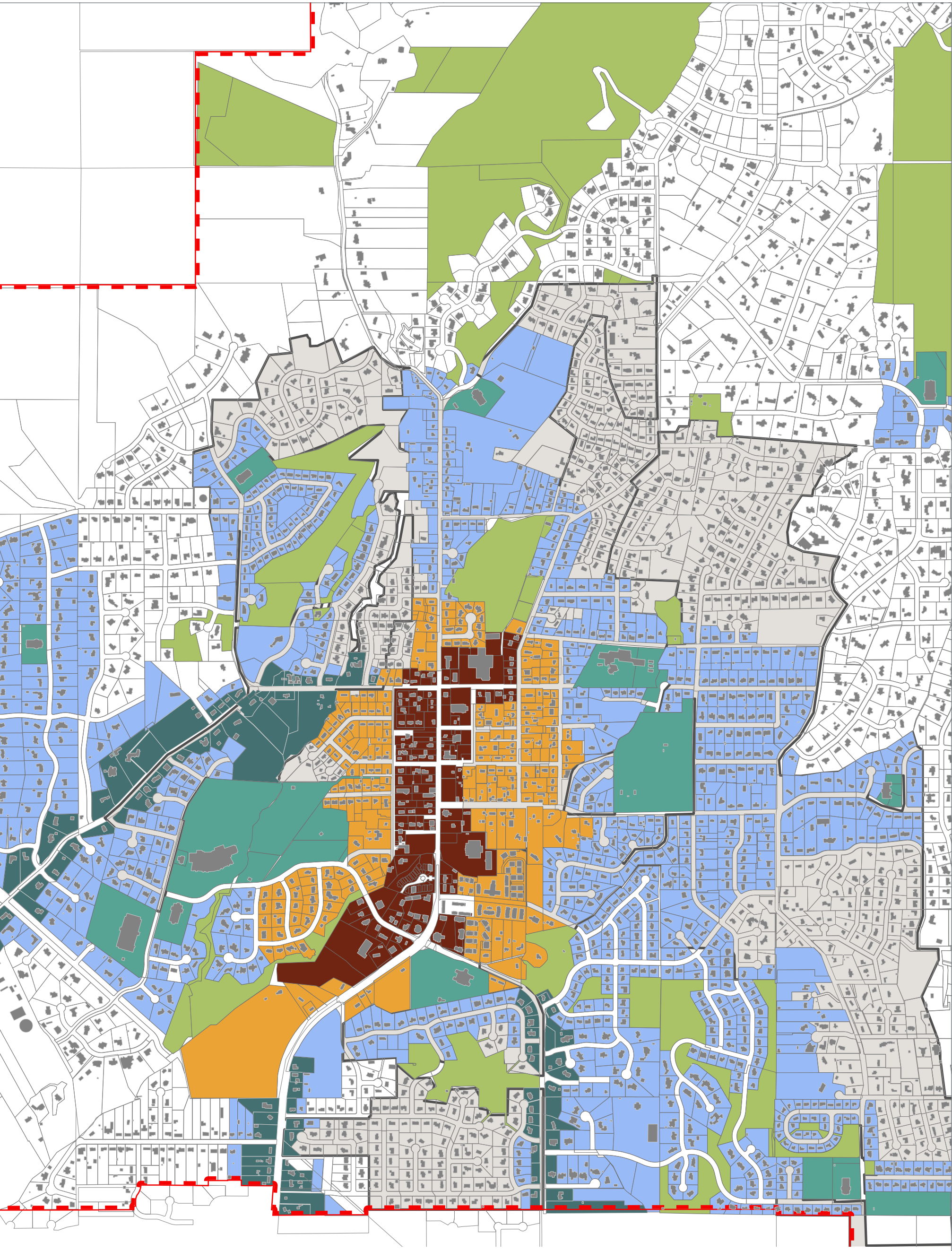
Existing levels of connectivity and access to employment, amenities, and services provides clues to where Missing Middle can be located. Alpine's General Plan 2041 has a goal to have a multimodal transportation network that can provide residents with alternate transportation modes.



### Lot Size

Existing lots are analyzed and grouped into categories such as small, medium and large. Since Missing Middle types have minimum size criteria for lots in which they can work, this analysis helps identify the range of Missing Middle types that can actually fit on existing lots.

## Mixed-Use Nodes + Potential Areas for MMH in Alpine



- Main Street Node
- Main Street Adjacent Neighborhood
- Corridor Node
- Community and Civic Spaces
- Neighborhoods Adjacent to Corridor and Community and Civic Spaces
- Alpine City Boundary
- Proposed Bike Routes
- Roads
- Open Space
- Building Footprint
- High/Medium Density



**Main Street Node**  
S Main St, Alpine, UT



**Main Street Adjacent Neighborhood**  
E Center St, Alpine, UT



**Corridor Node**  
W Westfield Rd, Alpine, UT



**Corridor Adjacent Neighborhood**  
Sunrise Dr, Alpine, UT



**Community and Civic Spaces**  
Village Way, Alpine, UT



**Community and Civic Spaces Adjacent Neighborhood**  
S 600 E St, Alpine, UT



# What can MMH look like in Alpine?

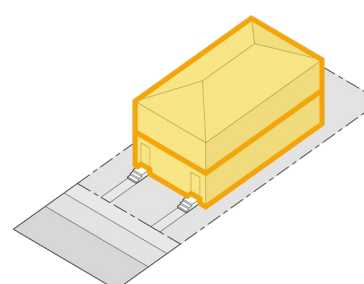


## Main Street Node and Adjacent Neighborhood

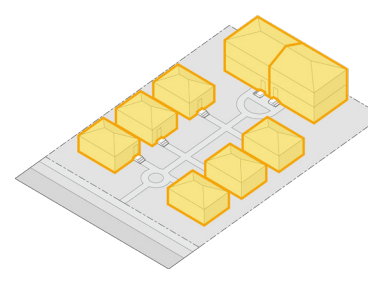
The Main Street node can be enhanced as a walkable, mixed-use destination that has the potential for a variety of Missing Middle types. The adjacent neighborhood could comprise of a mix of Missing Middle types up to three stories in height. A few Missing Middle types that could work here are listed to the right, and outlined in the palette of MMH types below.

### Potential MMH Types

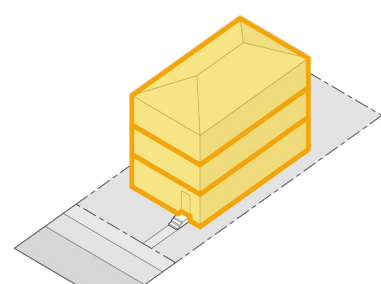
- Multiplex Medium
- Courtyard Medium
- Townhouse Medium
- Multiplex Large
- Courtard Large
- Townhouse Large



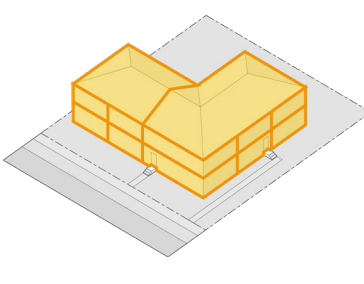
**Duplex Stacked /Side-by-side**  
2 Units



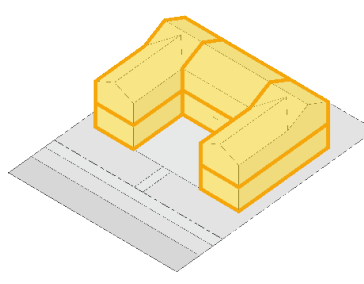
**Cottage Housing**  
3-10 Units



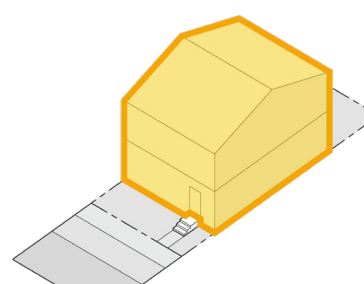
**Triplex/Fourplex**  
3-4 Units



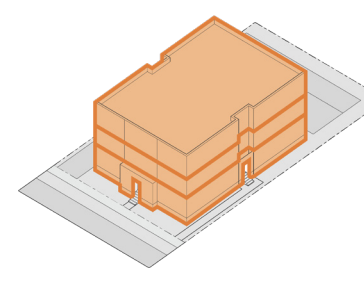
**Multiplex Medium**  
5-10 Units



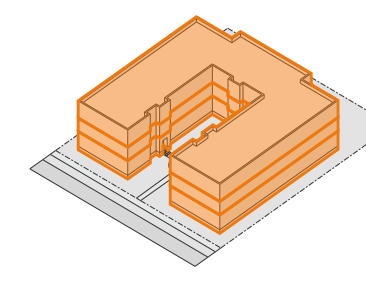
**Courtyard Medium**  
6-16 Units



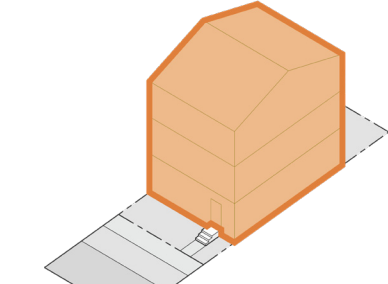
**Townhouse Medium**  
1 Unit



**Multiplex Large**  
7-18 Units



**Courtyard Large**  
20-28 Units



**Townhouse Large**  
1 Unit

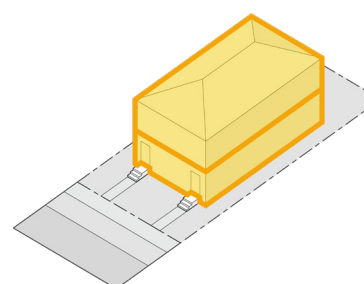


## Corridor Node and Adjacent Neighborhoods

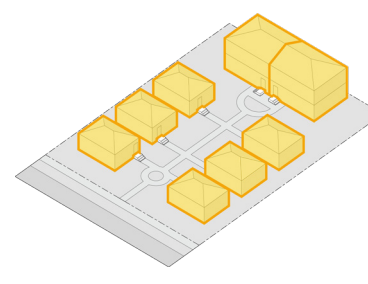
Future development around the primary corridors in Alpine could offer opportunities for both attached and detached buildings, with potential for non-residential ground floor uses. Adjacent neighborhoods could support medium to lower-intensity Missing Middle types, as shown below and listed to the right. The exact palette of types would need further analysis of existing lot conditions.

### Potential MMH Types

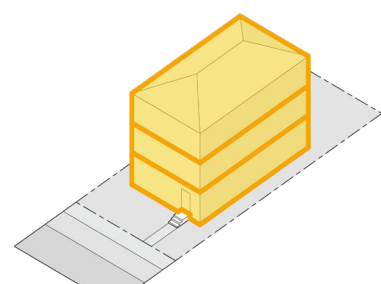
- Triplex/Fourplex
- Multiplex Medium
- Courtyard Medium
- Townhouse Medium
- Multiplex Large
- Courtyard Large



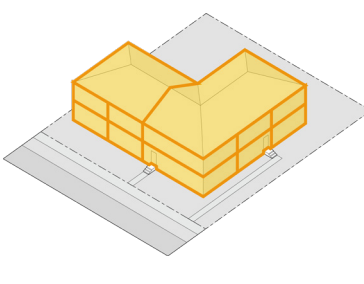
**Duplex Stacked /Side-by-side**  
2 Units



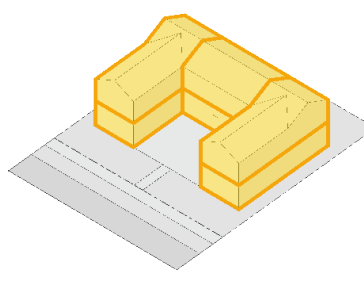
**Cottage Housing**  
3-10 Units



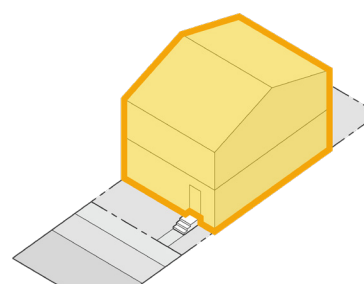
**Triplex/Fourplex**  
3-4 Units



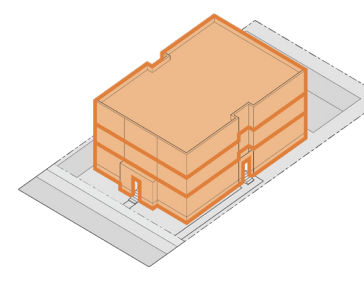
**Multiplex Medium**  
5-10 Units



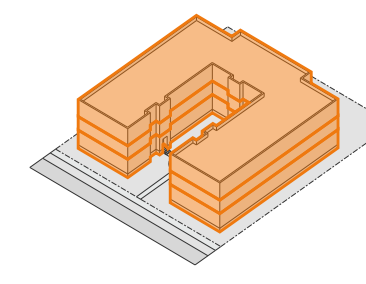
**Courtyard Medium**  
6-16 Units



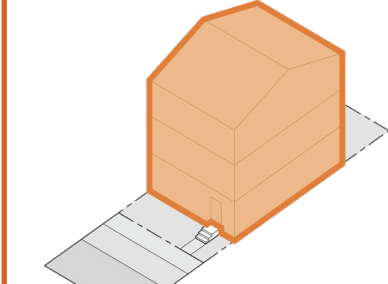
**Townhouse Medium**  
1 Units



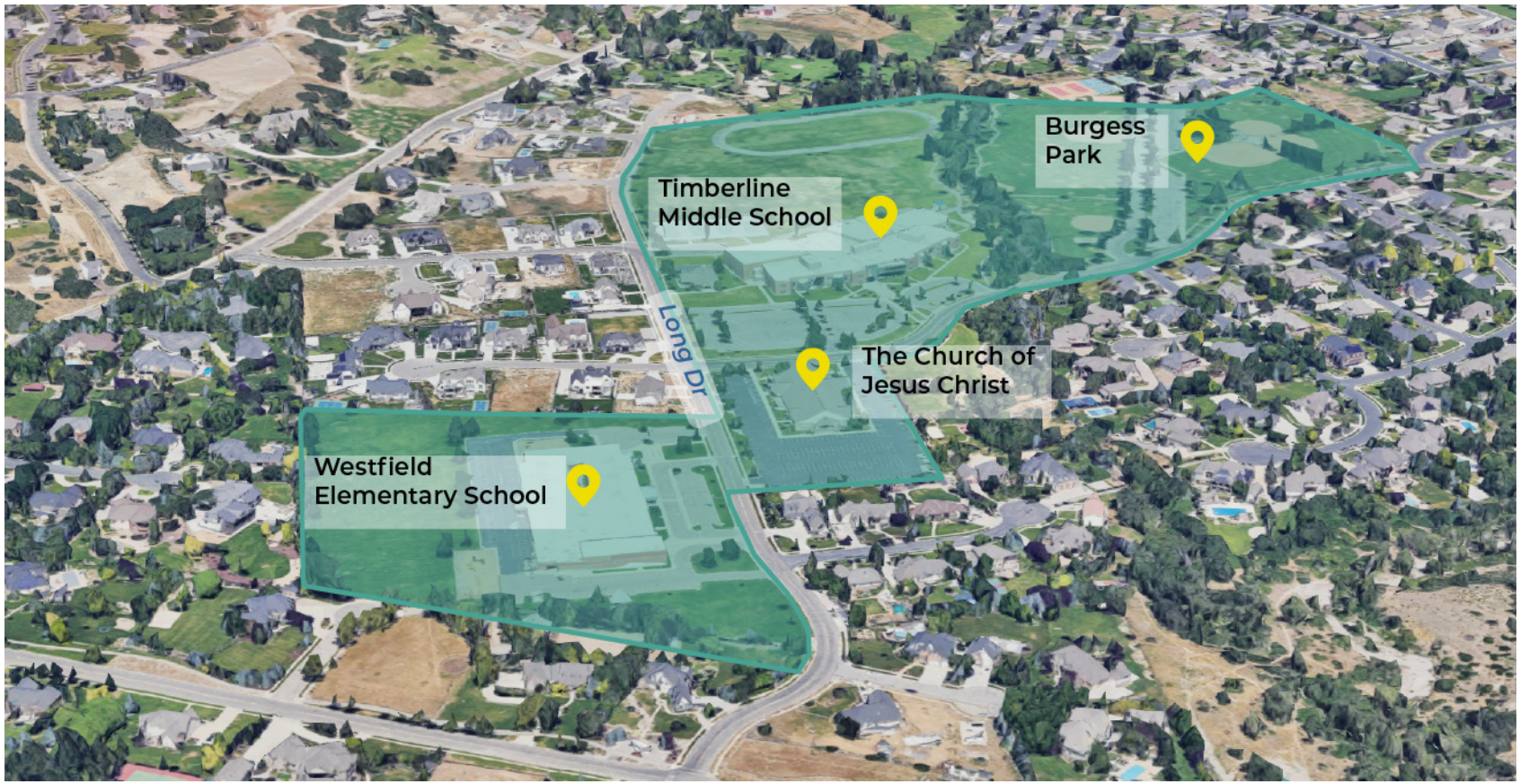
**Multiplex Large**  
7-18 Units



**Courtyard Large**  
20-28 Units



**Townhouse Large**  
1 Units

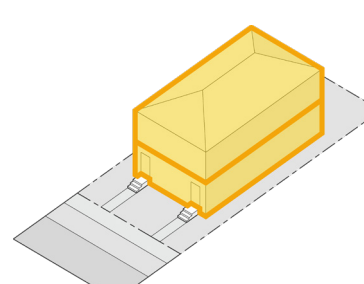


## Community and Civic Spaces Adjacent Neighborhoods

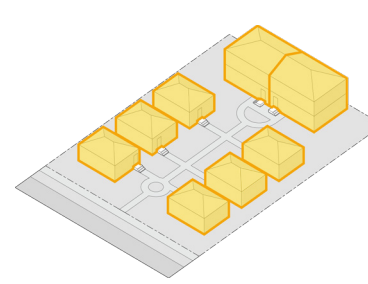
Alpine has a variety of civic amenities such as schools, churches, libraries, and parks that are embedded within residential neighborhoods. The neighborhoods surrounding these nodes can support a range of lower-intensity Missing Middle types. Often, religious institutions dedicate surplus land to build attainable housing, which could be explored in Alpine.

### Potential MMH Types

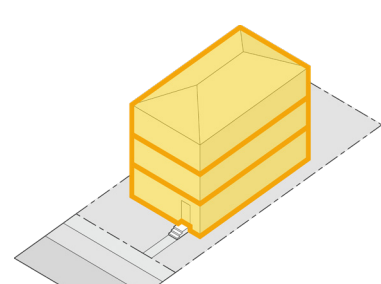
- Duplex
- Cottage Housing
- Triplex/Fourplex
- Multiplex Medium
- Courtyard Medium
- Townhouse Medium



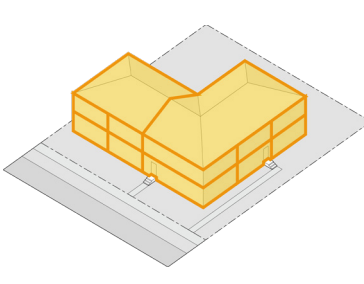
**Duplex Stacked /Side-by-side**  
2 Units



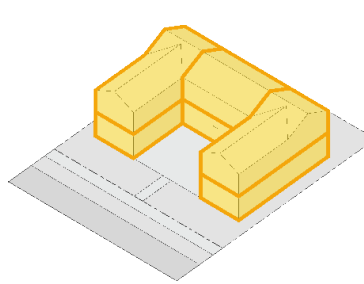
**Cottage Housing**  
3-10 Units



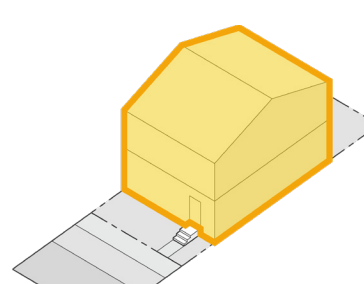
**Triplex/Fourplex**  
3-4 Units



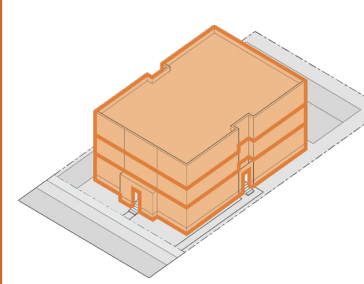
**Multiplex Medium**  
5-10 Units



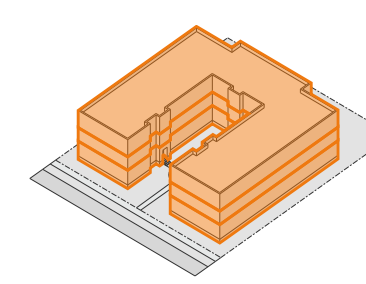
**Courtyard Medium**  
6-16 Units



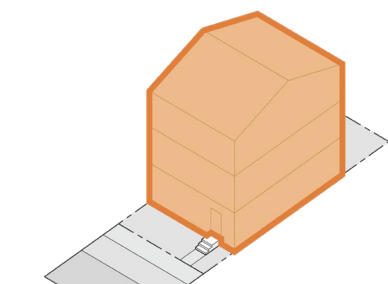
**Townhouse Medium**  
1 Units



**Multiplex Large**  
7-18 Units



**Courtyard Large**  
20-28 Units



**Townhouse Large**  
1 Units





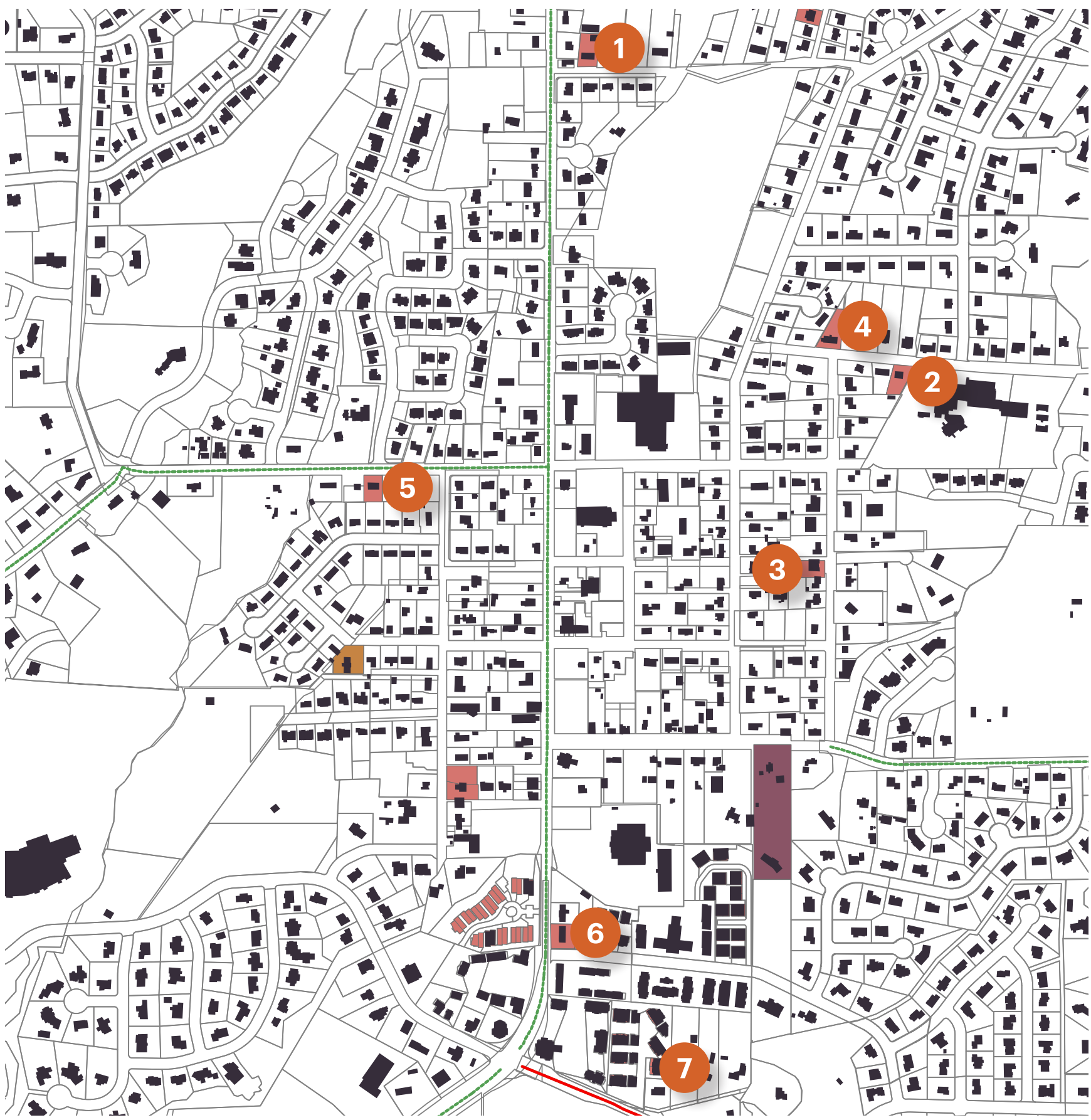
# Examples of MMH in Alpine

## Missing Middle Housing In Alpine

Missing Middle Housing is more than just multiple units in a house-scale building form. Where Missing Middle Housing is located and how it is oriented to the public realm is critical for creating and supporting pedestrian-friendly neighborhoods.

Getting public realm design details right is important for building community support for new housing. Missing Middle buildings with high-quality frontages, house-scale building form and architectural details contribute positively to a neighborhood's character and create high-quality, pedestrian-oriented streets and sidewalks.

"Missing Middle Housing-Like" is a way to describe multi-unit buildings that provide additional housing units but miss out on some of the attributes of Missing Middle described above. "Missing Middle Housing-Like" types may lack easily identifiable entrances, or have garage doors dominating the front facade. These factors prevent these buildings from contributing to an active public realm.



## Existing Missing Middle Housing in Alpine



Duplex Side-by-Side



Duplex Side-by-Side



Duplex Side-by-Side



Fourplex



Duplex Side-by-Side



Duplex Side-by-Side



Almost Missing Middle Housing

Criteria of MMH	
In a Walkable Context	✓
Multiple Units	✓
House-Form Building	✓
Pedestrian Building Frontage	✗
Parking behind Front Facade	✗

## Policy Considerations

Our team conducted a preliminary analysis of the existing zoning in Alpine to identify potential limitations to Missing Middle. The zoning districts analyzed included the B-C, TR-10,000, CR-20,000, and CR-40,000 districts. The analysis identified the following limitation:

- **Permitted use:** Multi-unit buildings are not a permitted use in the zones analyzed.
- **Parking:** Multi-unit buildings have a requirement of 2 spaces per unit. For MMH building types 1 space per unit is recommended.
- **Lot Size:** The minimum required lot areas and minimum lot widths are too large to incentivize Missing Middle, in all the zones analyzed. This prevents MMH from being built on smaller lots throughout Alpine.
- **Density:** The maximum density is too low to accommodate MMH in all zones analyzed. The density requirement prevents these types from being built in existing neighborhoods in Alpine.
- **Setbacks:** The setbacks are too large in all zones analyzed. These setbacks take up valuable space on a lot that could be used to produce housing.

## Typical Missing Middle Housing Limitations

Restrictive zoning codes, complicated entitlement processes, condominium liability laws and inadequate project financing options have made Missing Middle Housing challenging to build.

The most common zoning limitations are:

- **Permitted use:** Multi-unit housing is disallowed in many zones.
- **Parking:** Residential uses require at least two parking spaces per dwelling.
- **Lot Size:** Minimum lot sizes allowed are too large to incentivize Missing Middle Housing.
- **Density:** Maximum density caps are too low to allow most Missing Middle types.