

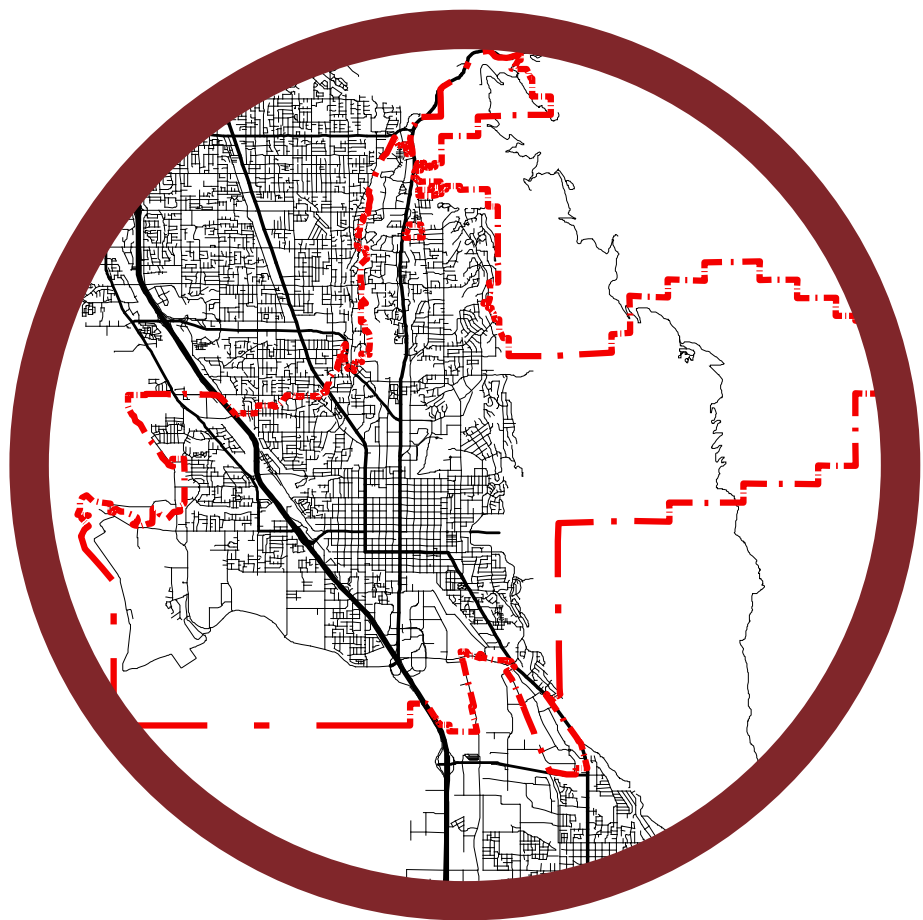
# Types of Utah Communities

The first step in developing the Missing Middle Housing Toolkit will be to understand the "DNA" of Utah's communities.

## Different Types of Places in Utah

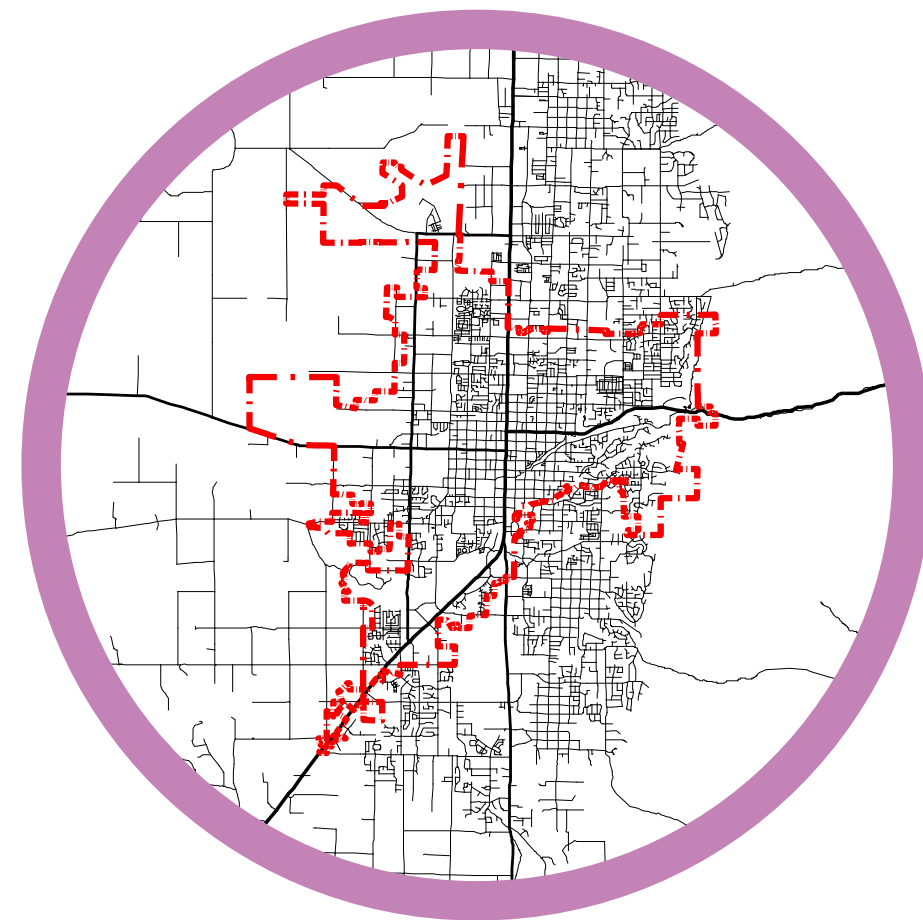
Utah has diverse places ranging from large cities in urban locations to small communities in rural areas, and **each type of place has its unique characteristics**. Some example communities are shown in the map and described below. All these diverse communities will need to **identify places and strategies to accommodate a growing and changing population**. Regional efforts like Wasatch Choice have identified Centers where a variety of infill development can occur. Missing Middle Housing (MMH) can be a great fit for these Centers, the neighborhoods adjacent to these Centers, and also other geographies.

MMH strategies for Utah will be developed in response to the underlying context of the place, and the type and intensity of housing desired. Studying a few example communities will help identify the **different development patterns that exist**, and opportunities for Missing Middle Housing.



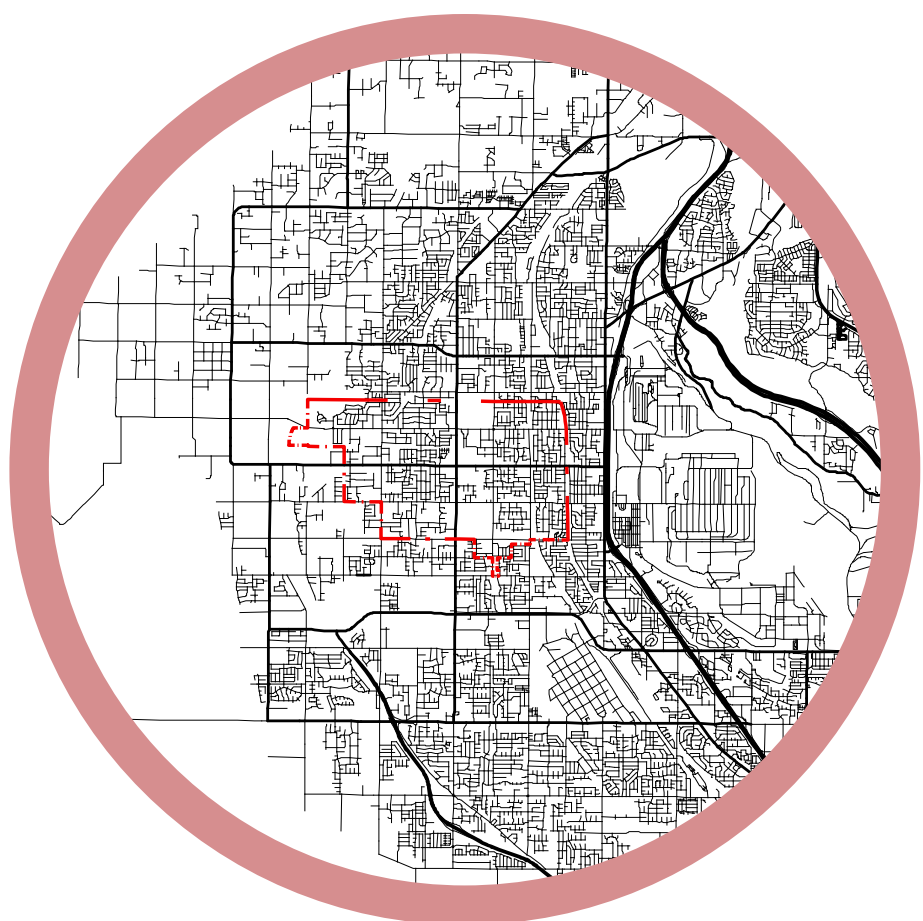
### Large anchor city within a metro area

Cities that have higher access to transit, jobs centers, retail destination and amenities, have good connectivity as well as infrastructure to support a higher intensity of development. They typically have a variety of mixed-use centers. Examples include Salt Lake City, Provo, and South Jordan.



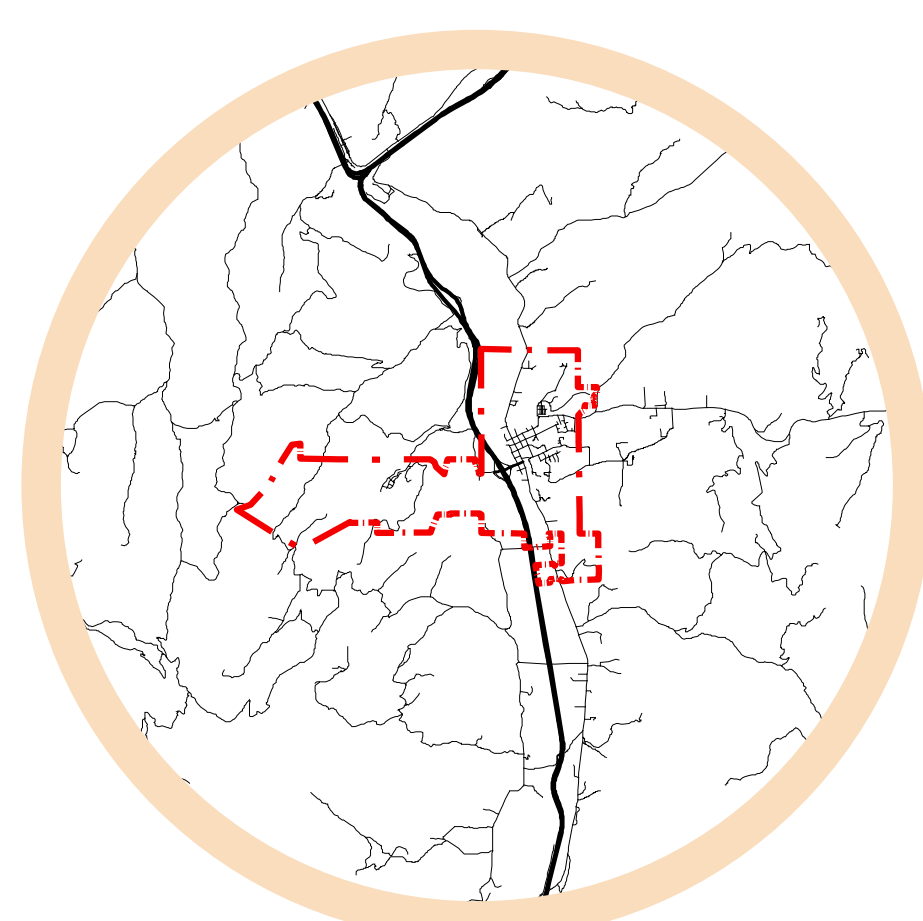
### Large to medium self-contained city

Cities large to medium cities but at lower levels of intensity and with fewer mixed-use centers. They are well-connected with access to transit, jobs, and amenities. They typically have medium-intensity development. A few examples include Logan, St George.



### Medium to small city or suburb within a metro area

Cities and towns typically have smaller clusters of amenities and jobs, with lower levels of connectivity and transit access. The intensity of development is generally focused around a few main streets. Examples include Alpine, Clinton, Brigham.



### Small self-contained city or rural town

A self-contained town and has a small mixed-use node or cluster of amenities, and sometimes a historic center or main street. The intensity of development is lower, and rural communities are generally separated from neighboring communities. Examples include Coalville, Richfield, and Tooele.

## Growth and Housing Options

Each type of place has different underlying characteristics such as **built form, street and block patterns**, and the type of **mixed-use centers** that provide jobs, retail and services. The demographic makeup and housing needs of each place may be different as well, as well as their vision of how to accommodate growth and increase housing choice. The Missing Middle Housing Toolkit will develop strategies to help communities meet their specific housing needs.

#### We are a multi-generational family.

We need room for three generations to live together. Grandma and grandpa need their own space to retreat, such as an ADU, but still want to be steps away from their kids and grandkids and be present in the family's daily life.

#### We are college students.

We're looking for small studios or a larger three-bedroom unit to share with housemates. We have busy social lives and would love to be near restaurants and shops.

#### We are retirees.

We would like a smaller home and can't afford high rent. We'd like to continue living in our neighborhood but need more housing options.

#### I'm a single person.

I'm just starting my career and can't afford high rent. I have a very active lifestyle and would love to live in area where I can bike and walk to meet my daily needs.

#### We are a small family.

We don't need a large house but would love a small backyard for our kids to play! We would love for our kids to be able to safely walk to school.

