

Vision for the Changing Density in Our Neighborhood

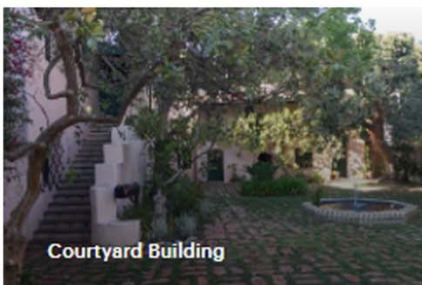
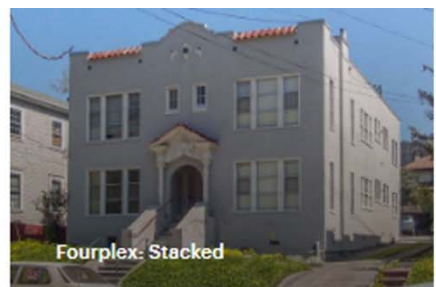
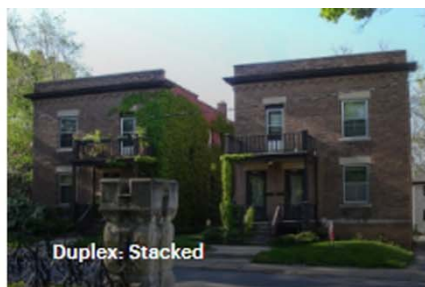
In the 1850s, the area from 900 South to 2700 South was called the "Big Field." People built houses, had farms, grew gardens, raised chickens, and milked cows in this large, open space. The area eventually became more residential, turning into one of the first suburbs of Salt Lake City when the streetcar system expanded into the area.

Most homes in Liberty Wells are bungalows and Victorian-style homes that were built between the late 1800's and the 1920's, with a few homes built later on. The rent vs. own ratio in the neighborhood is fairly balanced, with 49% of residents renting and 51% owning their homes.^[1]

Liberty Wells is a beautiful, laid-back, and mostly residential neighborhood with popular brunch spots, casual counter-service places, and global restaurants serving everything from Thai to Ethiopian cuisine – small, independent shops sell home goods, ceramics and jewelry. Most of these locally-owned businesses are in the interior of the neighborhood, with some significant commercial corridors along the perimeter – including 900 South, 1300 South, 1700 South, 2100 South, and State Street.

The area has evolved into a true mixed-use neighborhood that cherishes its small-scale residential aspect and feel and we strive to become a true 20-minute neighborhood which supports walkability and active transportation.

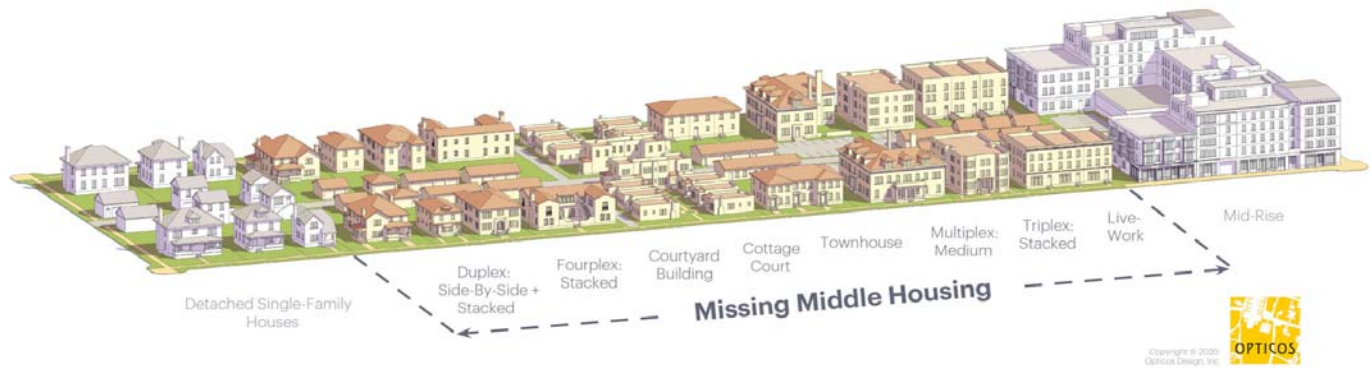
Liberty Wells supports increased, gentle density that aligns with true Missing Middle^[2] housing forms that provide diverse options, such as ADUs, duplexes, triplexes, fourplexes, and cottage courts – house-scale buildings that fit seamlessly into existing residential-zoned neighborhoods.



Key Definitions of Missing Middle Housing in Existing Residential Neighborhoods:

- Duplexes, triplexes, fourplexes, and cottage courts.
- Have 4-8 units in a building, or 4-8 units on a lot in the case of a cottage court.
- 2 to 2.5 stories in height, with the exception of the cottage court at 1.5 stories.
- House-scale buildings that fit seamlessly into existing residential neighborhoods.
- They have a maximum of one off-street parking space per unit.
- Support walkability, locally-serving retail, and public transportation options.
- Provide solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.

We also support increased locally-owned commercial development that is of an appropriate scale that matches the neighborhood.



1. <https://www.niche.com/places-to-live/n/liberty-wells-salt-lake-city-ut/>
2. <https://missingmiddlehousing.com/types>