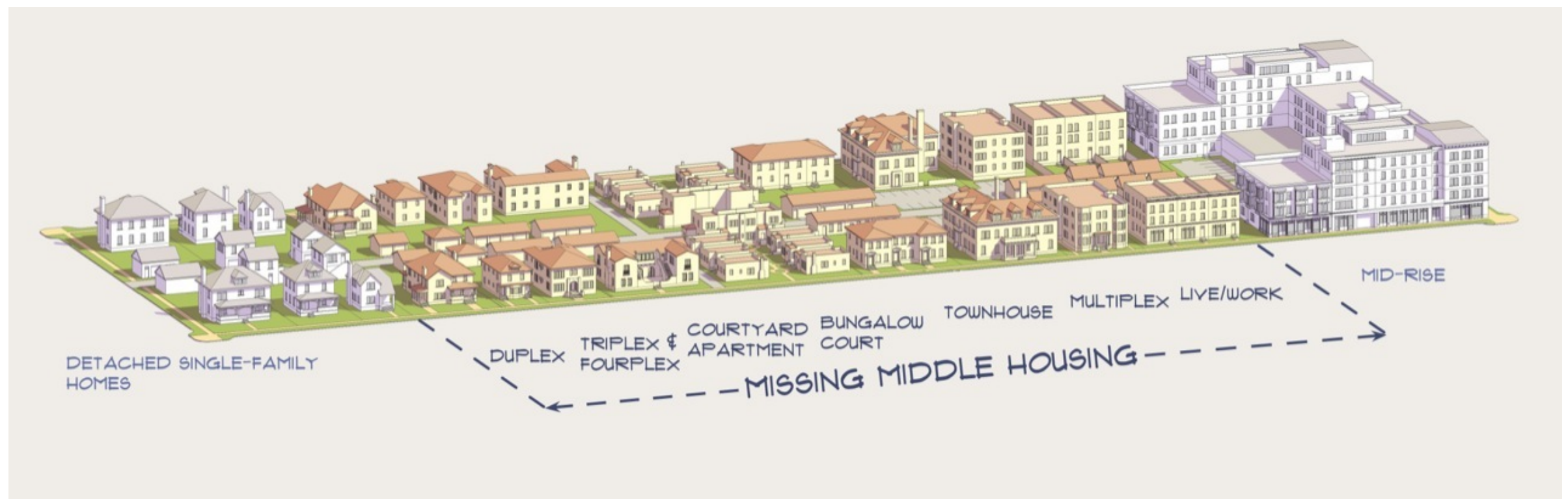


# Missing Middle Housing



Responding to the Demand for Walkable Urban Living



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# What is “Missing Middle” Housing?

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Getting it Right: Not Just Medium Density Housing

# Missing Middle Housing



## Scale Between Single Family Housing and Stacked Flats

# Integrating Missing Middle Housing into Neighborhoods

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Missing Middle buildings typically have a footprint not larger than a large single-family home, making it easy to integrate them into existing neighborhoods, as well as serve as a way for the neighborhood to transition to higher-density and main street contexts. There are a number of ways in which this can be accomplished.



# Block Diagram: Neighborhood Block A

## **Distributed throughout a block with single-family homes:**

Missing Middle housing types are spread throughout the block and stand side-by-side with single-family detached homes. This blended pattern of single-family homes and Missing Middle types, with densities up to 40 dwelling units per acre, is only possible because the forms of these types are never larger than a large house.



# Block Diagram: Neighborhood Block B

## Placed on the end-grain of a single-family block:

Missing Middle housing types are placed on the end-grain of a single-family block, facing the primary street, which is often a slightly busier corridor than the streets the single-family homes are oriented to. This configuration is usually located on the end grain of several continuous blocks adjacent to a neighborhood main street, which increases the blended density to achieve the 16 dwelling units/acre necessary to support small, locally-serving commercial and service amenities.

This configuration allows for the use of slightly larger buildings because the Missing Middle housing types are not sitting next to single-family homes. In this block type, the alley to the rear of the lots also allows for a good transition in scale to the single-family home lots behind them. Often you will see a similar block configuration with one or two fourplexes on the corners of the end grain lots on the block.





# Block Diagram: Transitional Block A

## Using Missing Middle types to transition from single-family homes to higher-density housing:

Smaller-scale Missing Middle types are placed adjacent to single-family homes, while the larger Missing Middle types are placed on the end-grain facing the more primary street



# Block Diagram: Transitional Block B

## Using Missing Middle types to transition from single-family housing to a mixed-use corridor:

Missing Middle types can serve as a great transition from a main street or a higher-intensity residential corridor into a neighborhood. As you turn the corner into the neighborhood, the Missing Middle housing types are usually placed on one of the first few lots, providing an excellent transition from the commercial/retail buildings. These types are generally more tolerant and able to effectively mitigate any potential conflicts related to the proximity to commercial/retail buildings or parking lots behind.





# 8 Important Characteristics of “Missing Middle” Housing

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Getting it Right: Not Just Medium Density Housing

# Characteristics of Missing Middle Housing

## **1. Walkable Context**

Missing Middle housing types are best located in a walkable context. Buyers and renters of these housing types are often trading square footage for proximity to services and amenities.

## **2. Small-Footprint Buildings**

These housing types typically have small- to medium-sized footprints, with a body width, depth, and height no larger than a single-family home. This allows a range of Missing Middle types—with varying densities but compatible forms—to be blended into a neighborhood, encouraging a mix of socioeconomic households and making these types a good tool for compatible infill.

## **3. Lower Perceived Density**

One of the benefits of Missing Middle is that the neighborhood densities are often higher than 16 dwelling units per acre—the threshold needed to create a supportive environment for transit and neighborhood-serving main streets.

Due to the small footprint of the building types and the fact that they are usually mixed with a variety of building types even on an individual block, the perceived density of these types is usually quite low—they do not look like dense buildings.

## **4. Smaller, Well-Designed Units**

Most Missing Middle housing types have smaller unit sizes. The challenge is to create small spaces that are well designed, comfortable, and usable. The ultimate unit size will depend on the context, but smaller-sized units can help developers keep their costs down and attract a larger group of buyers and renters.

# Characteristics of Missing Middle Housing (cont.)



## 5. Fewer Off-street Parking Spaces

Because they are built in proximity to walkable amenities, Missing Middle housing types should not provide more than one parking space per unit.

If more off-street parking is provided, buildings typically become very inefficient from the perspective of development potential or yield standpoint, and the additional space needed on the lot drops neighborhoods below the 16 units per acre density threshold.

## 6. Simple Construction

Missing Middle Housing is simply constructed (Type V), which makes them a very attractive alternative for developers to achieve good densities without the added financing challenges and risk of more complex construction types. This aspect can also increase affordability when units are sold or rented.

## 7. Creates Community

Missing Middle Housing creates community through the integration of shared community spaces within the building type (e.g. **bungalow court**), or simply from being located within a vibrant neighborhood with places to eat, drink, and socialize. This is an important aspect in particular considering the growing market of single-person households (nearly 30% of all households) that want to be part of a community.

## 8. Marketable

Because of the increasing demand from baby boomers and millennials, as well as shifting household demographics, the market is demanding more vibrant, sustainable, walkable places to live. These Missing Middle housing types respond directly to this demand.

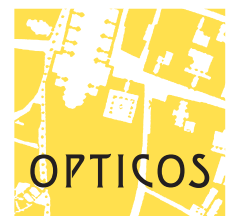
In addition, the scale of these housing types makes them more attractive to many buyers who want to live in a walkable neighborhood, but may not want to live in a large condominium or apartment building.





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Now learn more about it at

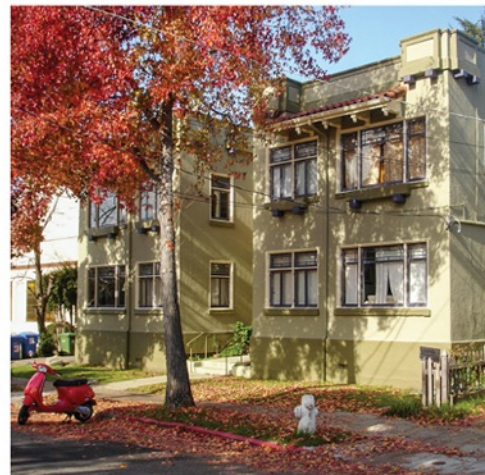


A new online resource



-  Examples & Analysis
-  How to Regulate
-  Market Demand





[MissingMiddleHousing.com](http://MissingMiddleHousing.com)

A new online resource for  
Missing Middle Housing

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