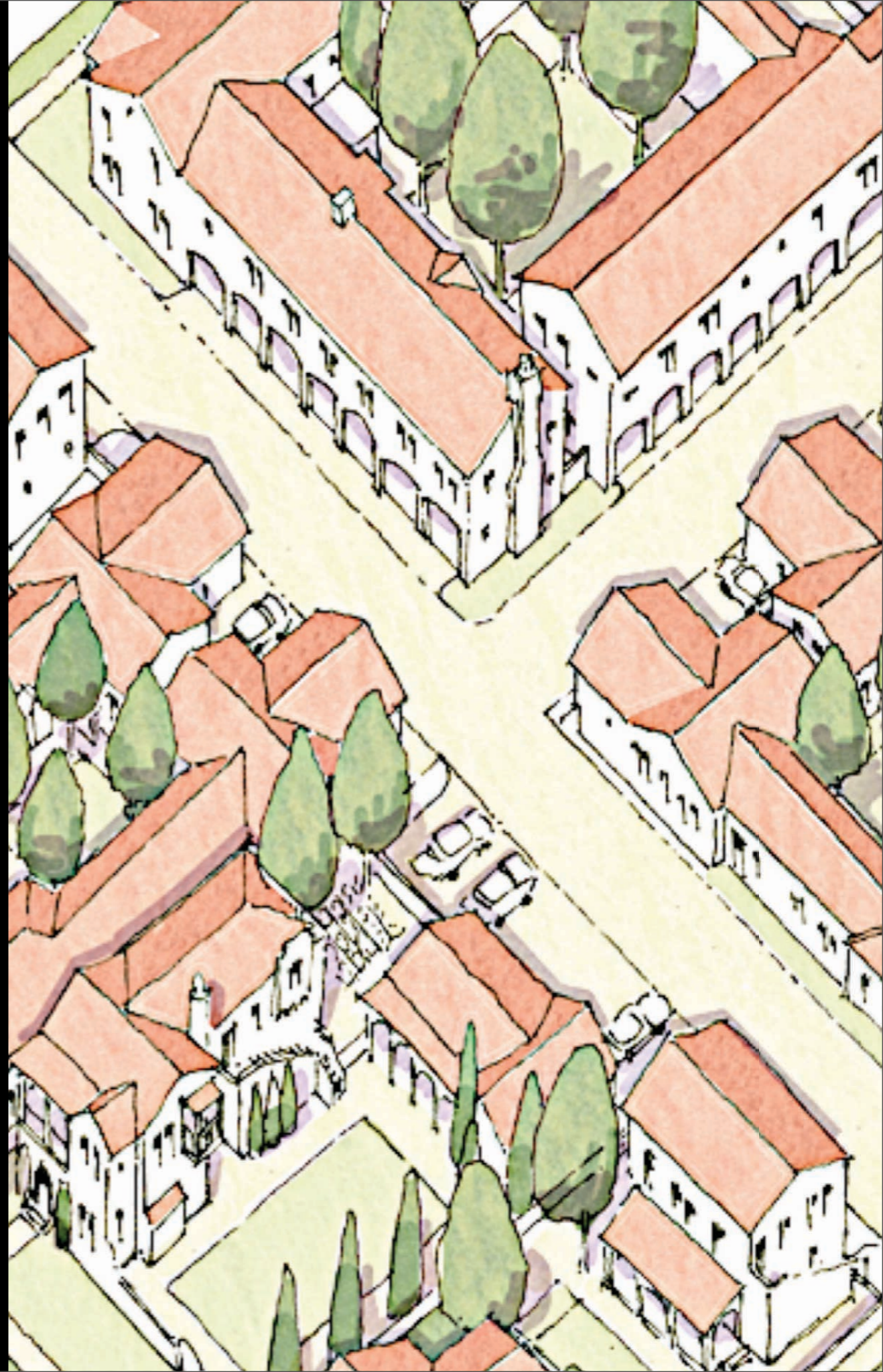


“Missing Middle” Housing: An Essential Component of the 21st Century City

Stefan Pellegrini, AICP, LEED AP

New Partners for Smart Growth

February 2nd, 2012



The Case for Medium Density Housing

Small Building Footprint and Small Ecological Footprint

The American Dream?

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The Carpenter and the Farmer



The original Lynch home on old Crow Canyon Road. From left to right: Leo Lynch, Mary Norris Lynch, Will Tarpley, and Naomi Lynch Tarpley.

"The weather here is very disagreeable mornings and evenings on account of the heavy dews."

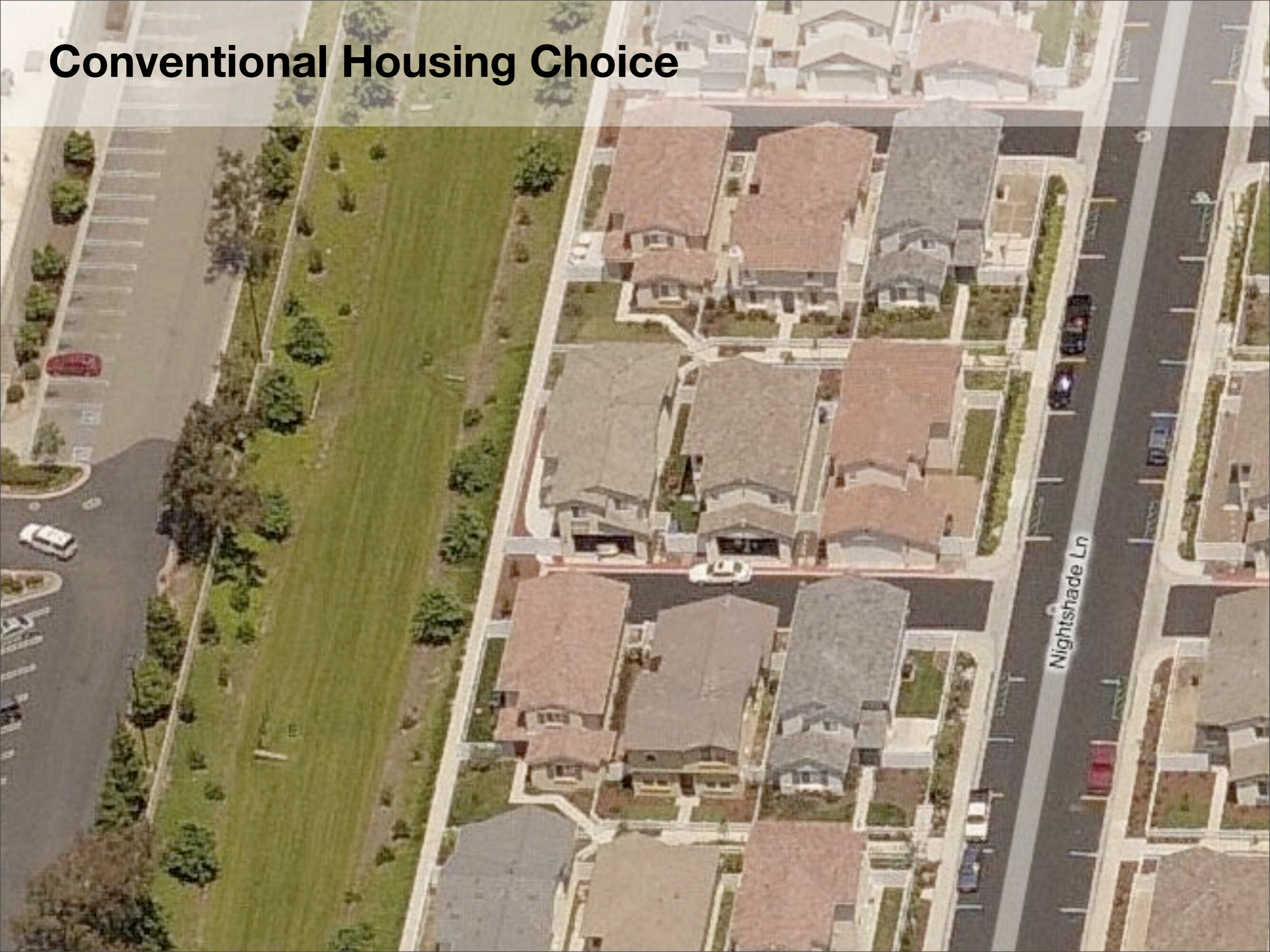
The next year he went to Mission San Jose where he met General Vallejo and worked on a home for him. He also met Leo Norris, the father of the girl he would marry.

The American Dream?

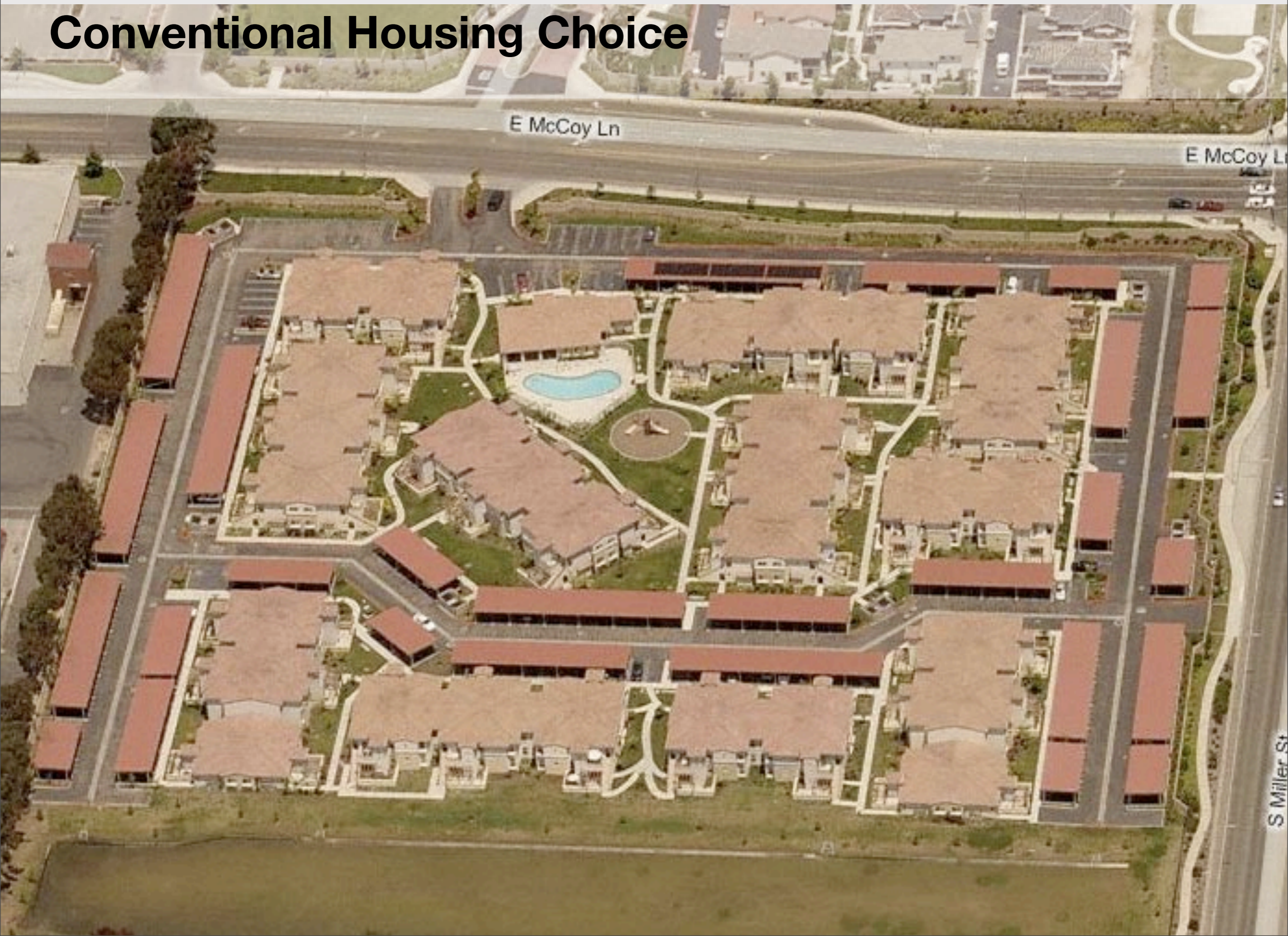


Defining the Missing Middle

Conventional Housing Choice



Conventional Housing Choice



Conventional Housing Habitat



Transit-Oriented Development



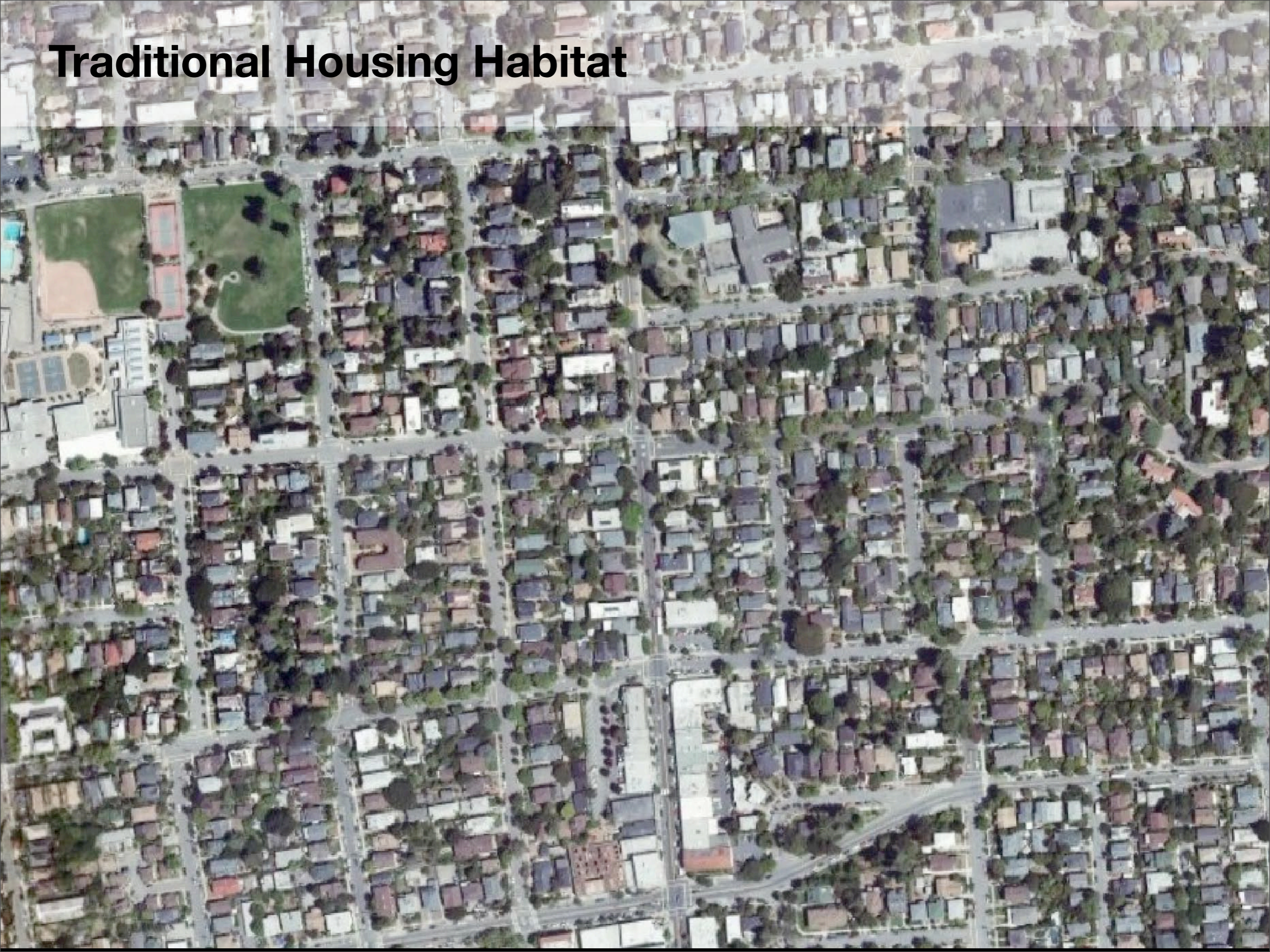
Traditional Housing Choice



Traditional Housing Choice



Traditional Housing Habitat



Missing Middle Characteristics

1. Small(er) Building Footprint
2. Small Ecological Footprint
3. Blended Density and Income
4. Supportive of Infill and Revitalization
5. Transit Supportive
6. Reducing auto trips (VMT)
7. Supportive of Local Economies
8. Adaptable to Local Contexts
9. Incremental
10. Scattered Site vs. Consolidated
11. Bottom Up vs. Top Down



“Missing Middle” Densities

Responding to Climate Change

“The body of research surveyed here shows that much of the rise in vehicle emissions can be curbed simply by growing in a way that will make it easier for Americans to drive less. In fact, the weight of the evidence shows that, with more compact development, people drive 20 to 40 percent less, at minimal or reduced cost, while reaping other fiscal and health benefits.

..The term “compact development” does not imply high-rise or even uniformly high density, but rather higher average “blended” densities. Compact development also features a mix of land uses, development of strong population and employment centers, interconnection of streets, and the design of structures and spaces at a human scale..”

“Growing Cooler” -Ewing



“Missing Middle” Densities

Duplexes



Typical Lot Size	Density
60' x 125'	12 DU/Acre
60' x 100'	14 DU/Acre
55' x 85'	19 DU/Acre

Berkeley, California



“Missing Middle” Densities

Townhouses



Typical Lot Size	Density
30' x 125'	12 DU/Acre
25' x 100'	17 DU/Acre
25' x 75'	23 DU/Acre

Habersham: Beaufort, South Carolina



“Missing Middle” Densities

Bungalow Courts



Typical Lot Sizes	Density (5 units/lot)	Density (6 units/lot)
100' x 125'	17 DU/Acre	20 DU/Acre
100' x 100'	22 DU/Acre	26 DU/Acre
80' x 100'	25 DU/Acre	33 DU/Acre



“Missing Middle” Densities

Mansion Apartments



Typical Lot Size	Density (4 units/lot)	Density (6 units/lot)
75' x 125'	18 DU/Acre	27 DU/Acre
60' x 125'	24 DU/Acre	35 DU/Acre
60' x 100'	28 DU/Acre	NA



“Missing Middle” Densities

Small Apartment Houses



Typical Lot Size	Density
60' x 125'	35 DU/Acre
75' x 100'	35 DU/Acre
80' x 125'	35 DU/Acre



“Missing Middle” Densities

“ The Missing Middle:” New Orleans, LA



Townhouses



Duplex



Fourplex



Small Lot, Small Unit Single Family



“Missing Middle” Densities

“The Missing Middle:” Duluth, MN



Mansion Apartment



Fourplex



Rowhouses



Duplex



“Missing Middle” Densities

Key Learning Objectives

1. Summarize national and regional policy towards medium density housing
2. One Jurisdiction's perspective - Richmond, California
3. Design and Planning Considerations for “Missing Middle” housing types
4. Implementation Concepts



Thank You

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