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

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New Partners for Smart Growth
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The Case for Medium Density Housing

Small Building Footprint and Small Ecological Footprint
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 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
“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
Duplexes

Berkeley, California

“Missing Middle” Densities

Typical Lot Size | Density
--- | ---
60’ x 125’ | 12 DU/Acre
60’ x 100’ | 14 DU/Acre
55’ x 85’ | 19 DU/Acre
Townhouses

Habersham: Beaufort, South Carolina

“Missing Middle” Densities

<table>
<thead>
<tr>
<th>Typical Lot Size</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>30’ x 125’</td>
<td>12 DU/Acre</td>
</tr>
<tr>
<td>25’ x 100’</td>
<td>17 DU/Acre</td>
</tr>
<tr>
<td>25’ x 75’</td>
<td>23 DU/Acre</td>
</tr>
</tbody>
</table>
# Bungalow Courts

## “Missing Middle” Densities

<table>
<thead>
<tr>
<th>Typical Lot Sizes</th>
<th>Density (5 units/lot)</th>
<th>Density (6 units/lot)</th>
</tr>
</thead>
<tbody>
<tr>
<td>100’ x 125’</td>
<td>17 DU/Acre</td>
<td>20 DU/Acre</td>
</tr>
<tr>
<td>100’ x 100’</td>
<td>22 DU/Acre</td>
<td>26 DU/Acre</td>
</tr>
<tr>
<td>80’ x 100’</td>
<td>25 DU/Acre</td>
<td>33 DU/Acre</td>
</tr>
</tbody>
</table>
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

<table>
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<tr>
<th>Typical Lot Size</th>
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</tr>
</thead>
<tbody>
<tr>
<td>60' x 125'</td>
<td>35 DU/Acre</td>
</tr>
<tr>
<td>75' x 100'</td>
<td>35 DU/Acre</td>
</tr>
<tr>
<td>80' x 125'</td>
<td>35 DU/Acre</td>
</tr>
</tbody>
</table>

“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
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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