“Missing Middle” Housing: Design and Planning Considerations

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New Partners for Smart Growth
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Small: South Main Live Work

Flexible Space, Walkable Frontage
Medium: Sante Fe Courtyard Housing

Small Building Footprint, Small Ecological Footprint
Shared Space
Santa Fe Court
Large: Livermore Village

Orientation, Civic Space, Livability
Missing Middle Densities
How: Getting to Medium Density

Small Building Footprint and Small Ecological Footprint
50’ x 125’-135’
2 Units
13 du/a
50’ x 125’-135’
2 Units
13 du/a
75’ x 125’-135’
3-6 Units
14-17 du/a
75’ x 125’-135’
3-6 Units
14-17 du/a
75’ x 125’-135’
3-6 Units
14-17 du/a
125’ x 125-135’
10-11 Units
24-28 du/a
125’ x 125-135’
10-11 Units
24-28 du/a
125’ x 125-135’
10-11 Units
24-28 du/a
Getting to Medium Density

1. “Cottage Ordinances” - The Cottage Company
2. Form-Based Codes
3. Building Type Regulations
5. Target the right places
   1. Pre-WWII neighborhoods
   2. Aging/outdated corridors
Looking at Density along the Transect

Wrong place for density

“Missing Middle” Densities
What is the Intent?

“Purpose...is to provide areas for the location of low density, multiple-family residential dwellings...It is intended that the district be used in the higher density areas designated in the general plan...”
Looking at Density along the Transect

Right place for density

“Missing Middle” Densities
T4 Hamlet Center

Intent
To integrate appropriate, medium-density residential building types such as duplexes, townhouses, small courtyard housing, and mansion apartments with limited retail and service uses in an environment conducive to walking and bicycling.

T4 Hamlet Center is appropriate for more rural areas, implementing the comprehensive plan goals of creating areas of medium intensity residential with limited commercial uses in portions of Beaufort County, the City of Beaufort and Town of Port Royal.

Desired Form
Predominantly detached, closely spaced low rise form, setback from the street.

Building Height
3 stories max.

General Use
Residential, with limited Retail, and some Civic/Open Space and Service Uses

Parking
Low to moderate Parking Requirements to promote walkability and minimize visual impact. On street parking should be counted toward required nonresidential parking in selected areas.
"Missing Middle" Densities
Frontage Types

“Missing Middle” Densities
Regulate for Blended Density

“Missing Middle” Densities

- **Townhouse**: 18 du/acre
- **Mews House**: 15 du/acre
- **Courtyard**: 30 du/acre
- **Single Family**: 9-13 du/acre
Courtyard Apartment: 30 du/acre

“Missing Middle” Densities
Thank You

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