



# Gentle Infill as a Path to Housing Options

#missingmiddlehousing

Mountain Housing Council of Tahoe Truckee  
Annual Housing Update

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# How Much Change is Desirable?

## Block-Scale Infill



## House-Scale Infill



## Existing Conditions

# Missing Middle Housing: the tool for gentle infill



**House-scale buildings  
with multiple units  
in walkable neighborhoods.**



# MMH – Characteristics

- Located in walkable contexts.
- Compatibly-located with single-family homes.
- Provide small, well-designed units.
- Create a strong sense of community.
- Foundation for diverse housing options.



*Carriage House: Dwelling over garage (ADU), in Crested Butte, CO*

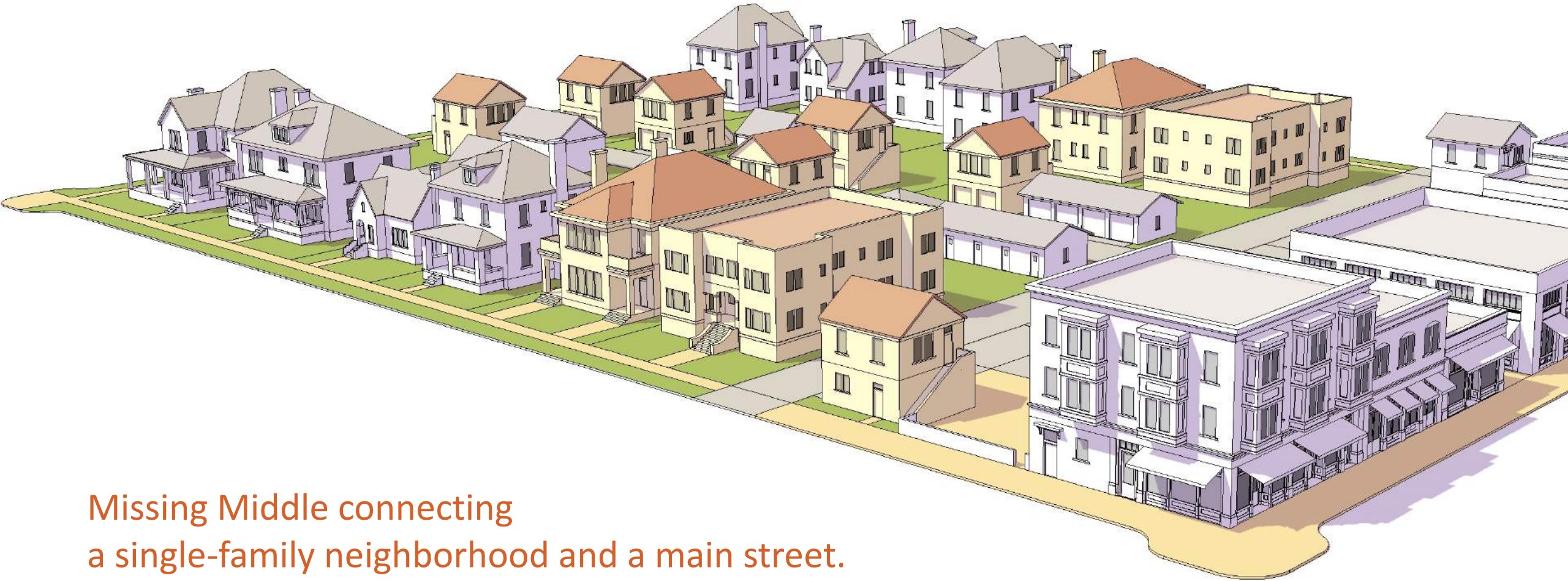
# Missing Middle – Compatible in Neighborhoods



Missing Middle distributed  
throughout neighborhood.



# Missing Middle – Neighborhood Transition



Missing Middle connecting  
a single-family neighborhood and a main street.



# Duplex: Side-by-Side



Typical Lot Size	Density
60' x 125'	12 du/acre
50' x 100'	17 du/acre
50' x 85'	19 du/acre



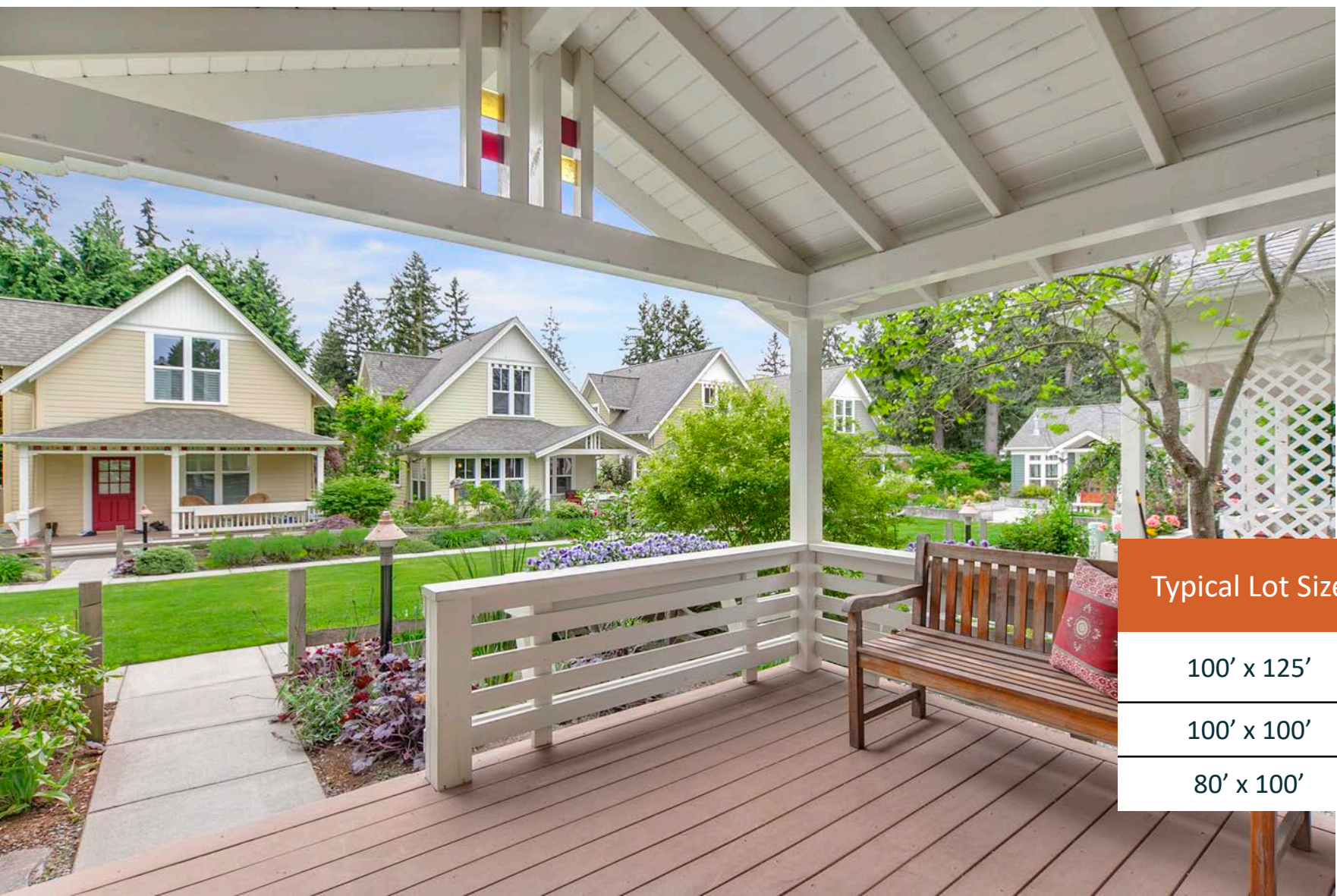
# Fourplex



Typical Lot Size	Density (4 units / lot)
75' x 150'	23 du/acre
60' x 100'	29 du/acre



# Cottage Court



Typical Lot Size	Density (5 units / lot)	Density (6 units / lot)
100' x 125'	17 du/acre	21 du/acre
100' x 100'	22 du/acre	26 du/acre
80' x 100'	27 du/acre	33 du/acre



# Carriage House (ADU)





# Missing Middle in the Sierra Foothills



Grass Valley, CA





# Design Matters

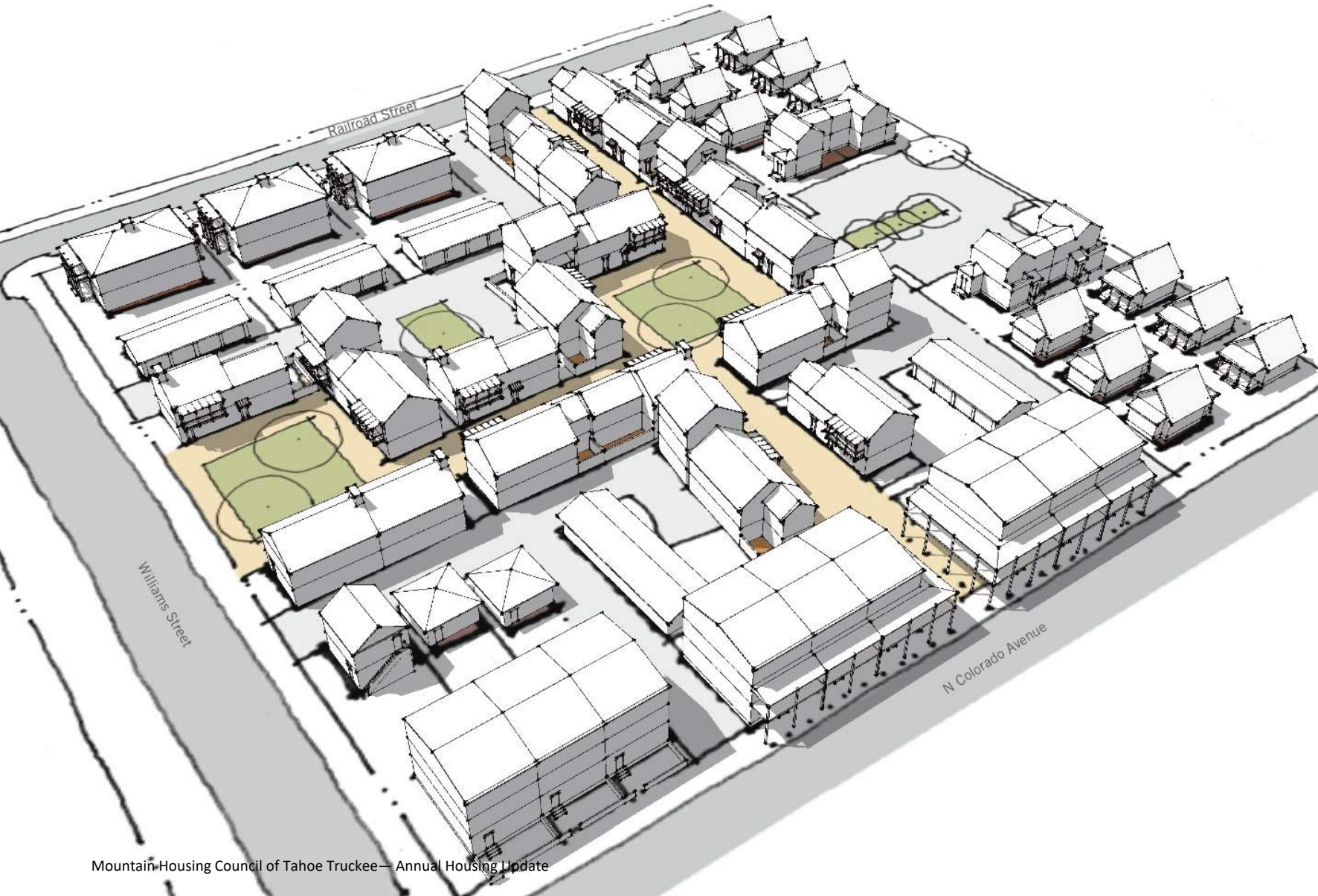
## Missing Middle Housing Should:

- Match size and scale of single-family homes
- Have a welcoming frontage with a clear front door
- Put parking behind building





# Opportunities with New Development



**Introduce new housing types to a community**

**Include variety of open spaces**

**Provide housing variety to support affordability**



# Missing Middle in Utah – Daybreak, Salt Lake City





# Housing Types to Create Community



Oleson Woods: Portland, OR Photo Courtesy of Orange Splot LLC

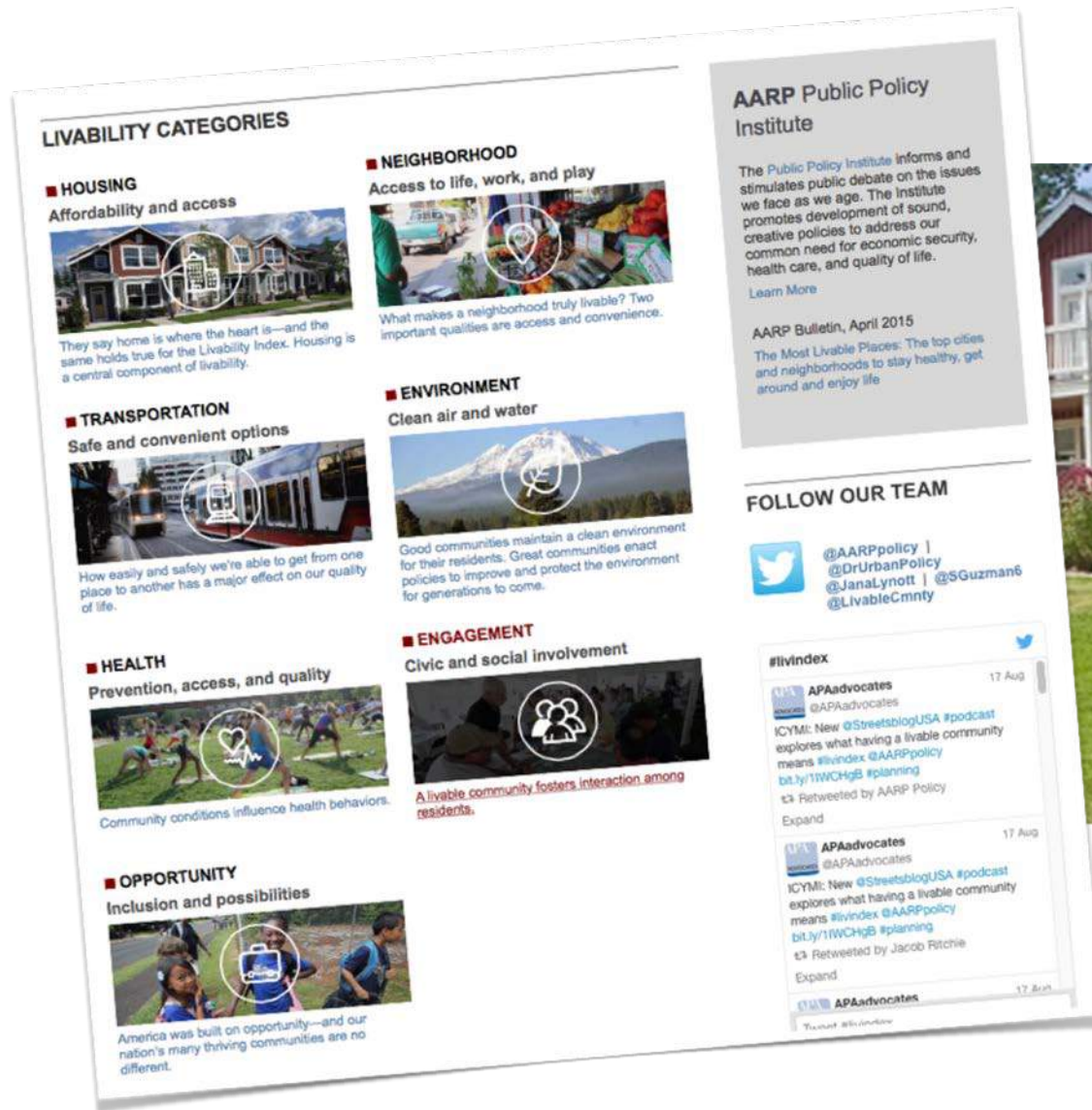


## Small communities with shared spaces allow for:

- Safe play areas for children
- Support for “aging in place”
- Greater sense of rootedness for rental properties



# Designing for All Ages – “Age in Place”

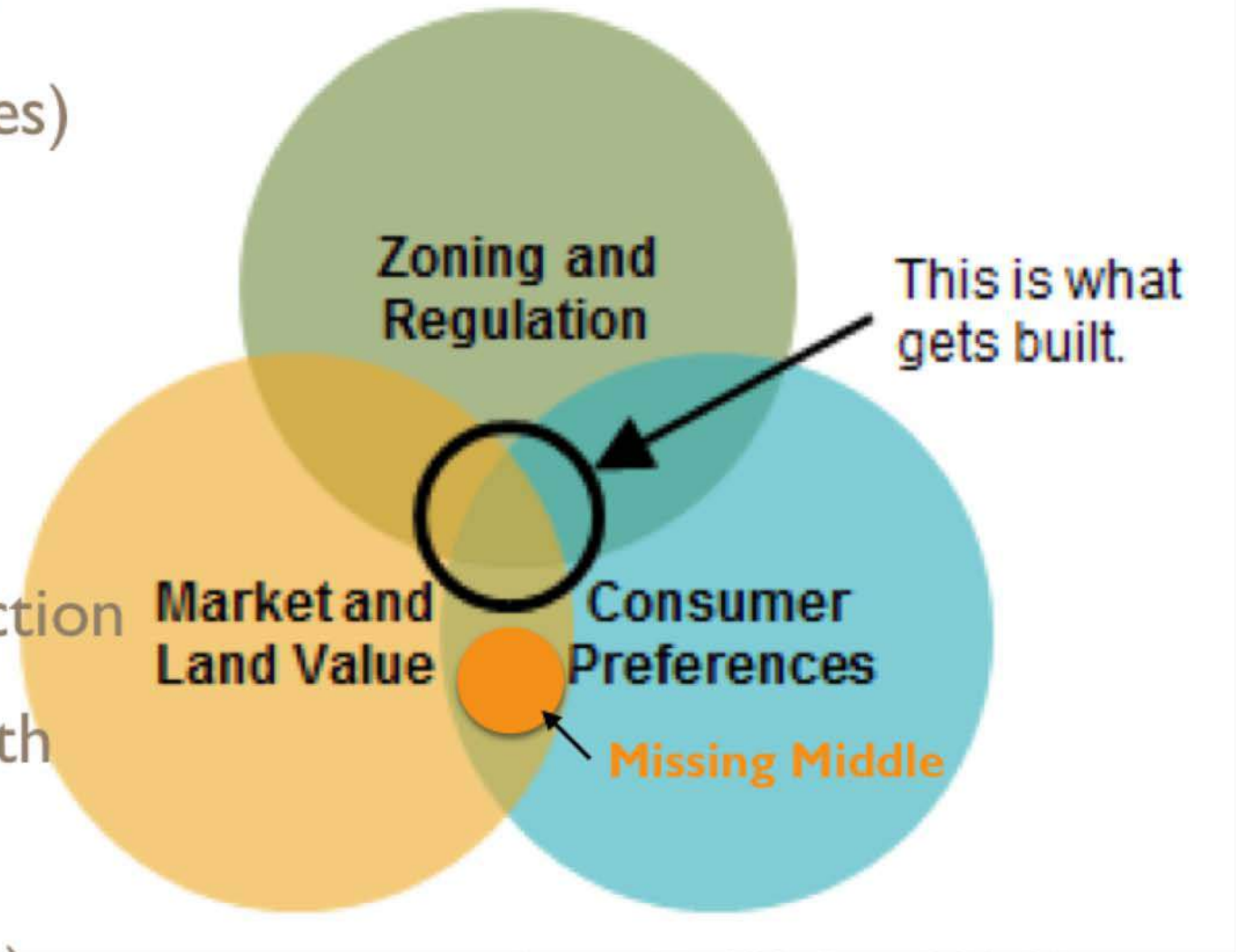


Missing Middle Housing support AARP's  
“Livability Categories”



# Why Are They Missing?

1. Zoning (Hard to Find Sites)
2. Financing (Comps, Size)
3. NIMBYs (Not SF = No)
4. Length of Entitlement
5. Cost of Land & Construction
6. Few Builders Familiar With These Types
7. Condo Risks (for for-sale)
8. Building at a Less Efficient Scale



Source: Todd LaRue, RCLCO



# Put Missing Middle into your General Plan

## COMMUNITIES

### Anchor Neighborhood - Mix of Building Types AN-M

Mix of Building Types Anchor Neighborhoods are a combination of one to three-story house-scale buildings with building scale large home and apartments of up to four stories close to anchors and along corridors. In these neighborhoods is a mix of attached, semi-detached, and detached residential, all located within a 10-minute walk from the anchor destination. Any mixed-use is along corridors, allowing shopping destinations to connect between mixed-use and residential neighborhoods.



Description/Intent	Walkable neighborhoods within a 5-10 minute walk of a Community Anchor. These neighborhoods are made up of a mix of single-unit and multi-unit housing.
Applicability	Places where a mix of residential and mixed-use building types are present or appropriate to encourage through infill in a walkable and transit-oriented/supportive pattern.
Goals/Objectives	Preservation, stabilization, and/or intensification of neighborhoods, focusing investment toward areas that support plan goals and objectives, locating housing near services, jobs, transit, building up not out.
Performance Metrics	Number of renovated housing units in anchor neighborhoods, number and type of infill housing units in anchor neighborhoods.
Zoning Notes	Generally compatible with the following zone districts: RU-2, RU-3, RU-4, R-SD, R-R, MDR in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezonings within anchor neighborhood areas, as appropriate, at the time of a small area plan. Height calibration.
Form and Location Characteristics	<b>NURTURE/SUSTAIN:</b> Primarily detached, single-family residences. Attached single-family, duplexes, triplexes and quadplexes permitted on parcels within 100 feet of an anchor and at intersections where the presence of such housing type currently exists. Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on two or more adjacent parcels. Height: 1-3 stories. Scale: house-scale. <b>ACCELERATE:</b> Primarily detached, single-family house-scale residences of 1-3 stories in height. Attached, house-scale single-family, duplexes, triplexes and quadplexes of 1-3 stories in height permitted on parcels within 100 feet of an anchor and at intersections where the presence of such housing type currently exists. Building scale large homes and apartments of 2-4 stories in height permitted on parcels within 100 feet of an anchor, at intersections where the presence of such housing type currently exists at the intersection. Other housing and commercial types along avenues, boulevards and parkways as identified in the Street Types Map where same types exist on one or more adjacent parcels.

Does your high level policy guidance support diverse housing options?

Example: City of Memphis Comprehensive Plan





# Most Zoning Cannot Tell the Difference

Each of these is a four unit building on the same size lot:



**Diminishes Public Realm**

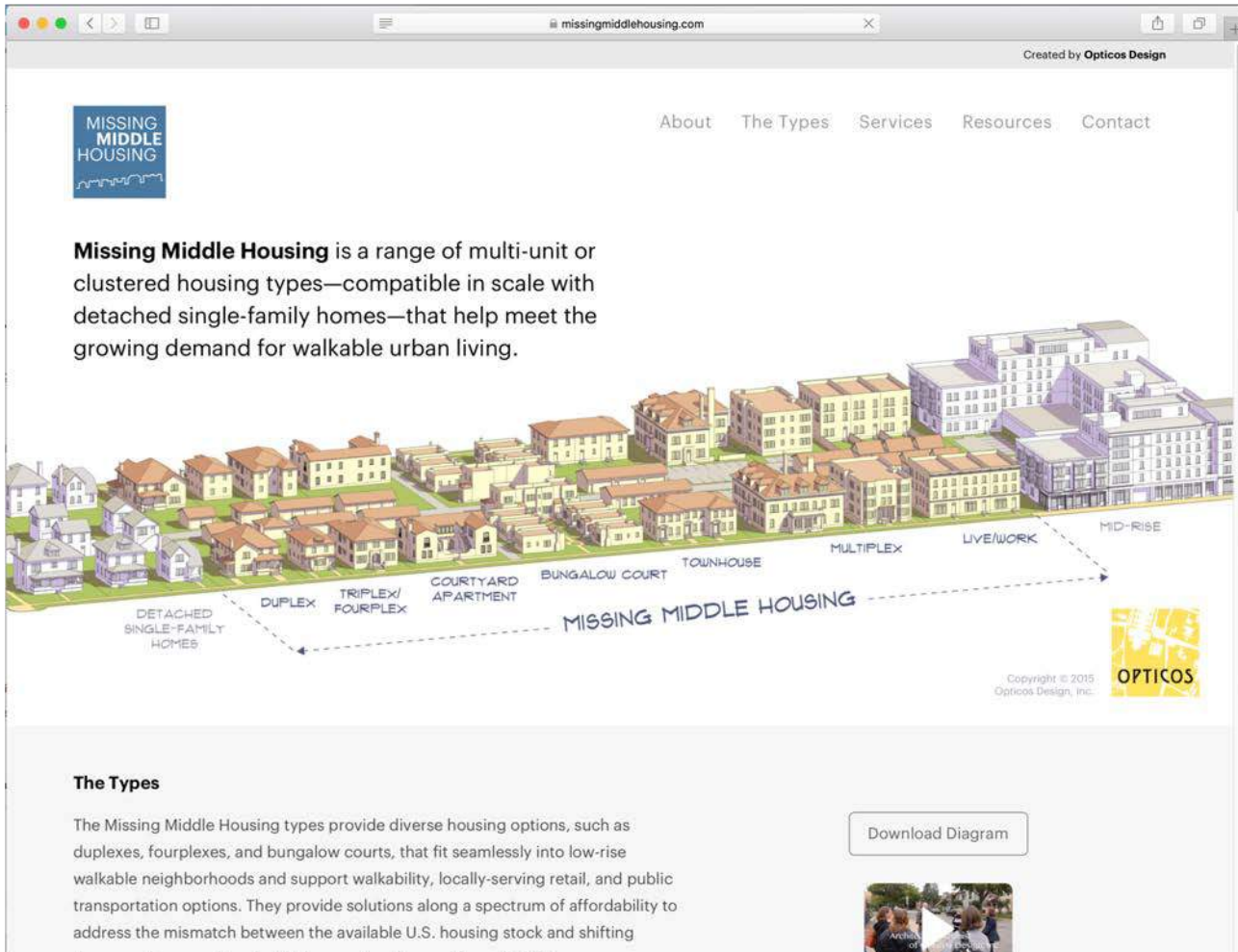


**Improves Public Realm**



Learn More

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





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