

An aerial photograph of a desert town, likely in the Southwest, featuring a prominent red rock cliff in the background. The town is nestled in a valley, with a winding road and various residential and commercial buildings visible. The overall scene is bathed in a warm, golden light, suggesting a sunset or sunrise.

HOUSING ACTION COALITION.

ATTAINABLE HOUSING DISCUSSION / ROUNDTABLE



Babcock Design

KATIE BENNETT & KURT MASSEY BABCOCK DESIGN



THESE ARE A FEW OF OUR FAVORITE THINGS:



Daybreak
South Jordan, Utah
<https://www.daybreakutah.com/>

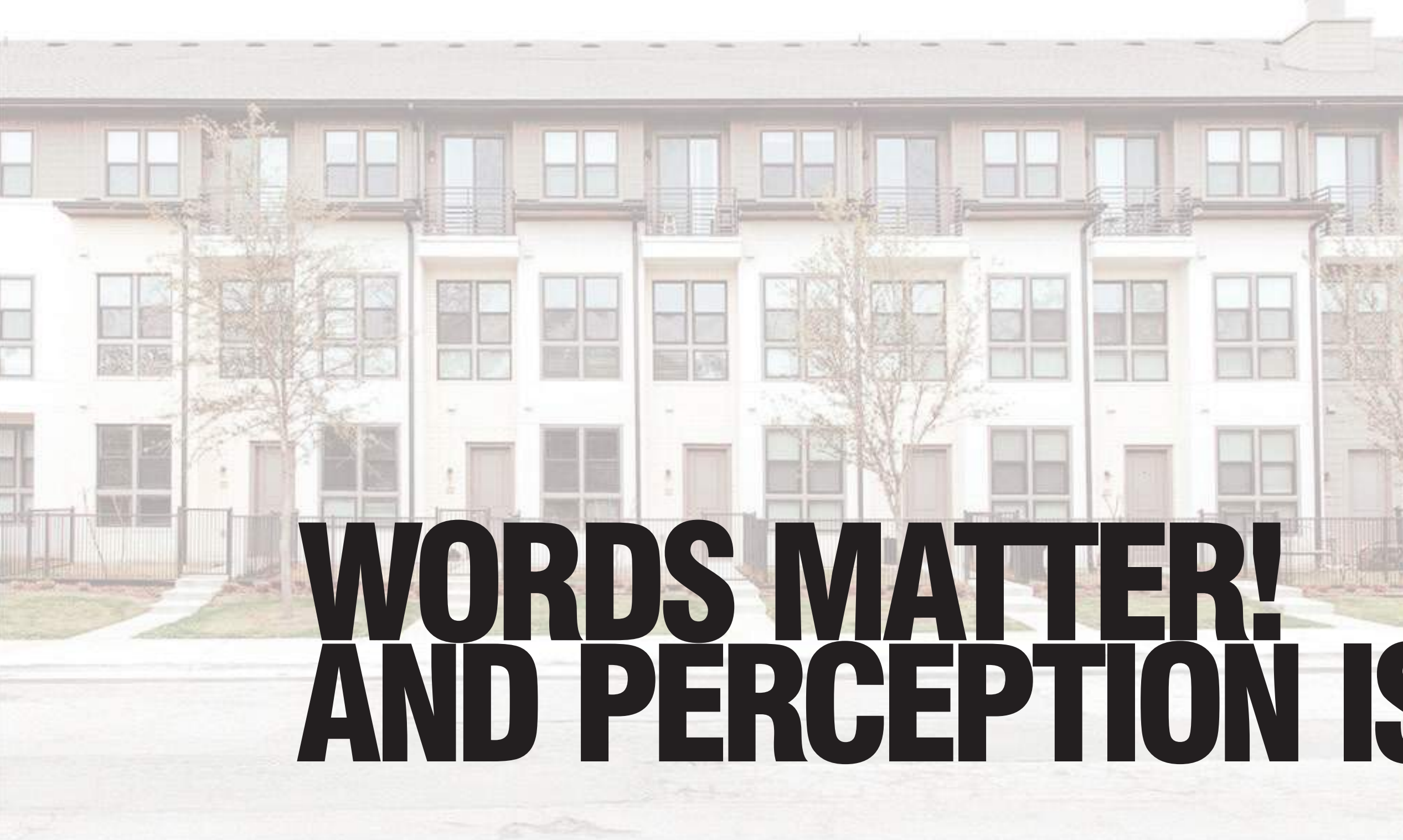
ATTAINABLE HOUSING DESIGN: WHY GETTING IT RIGHT IS SO IMPORTANT



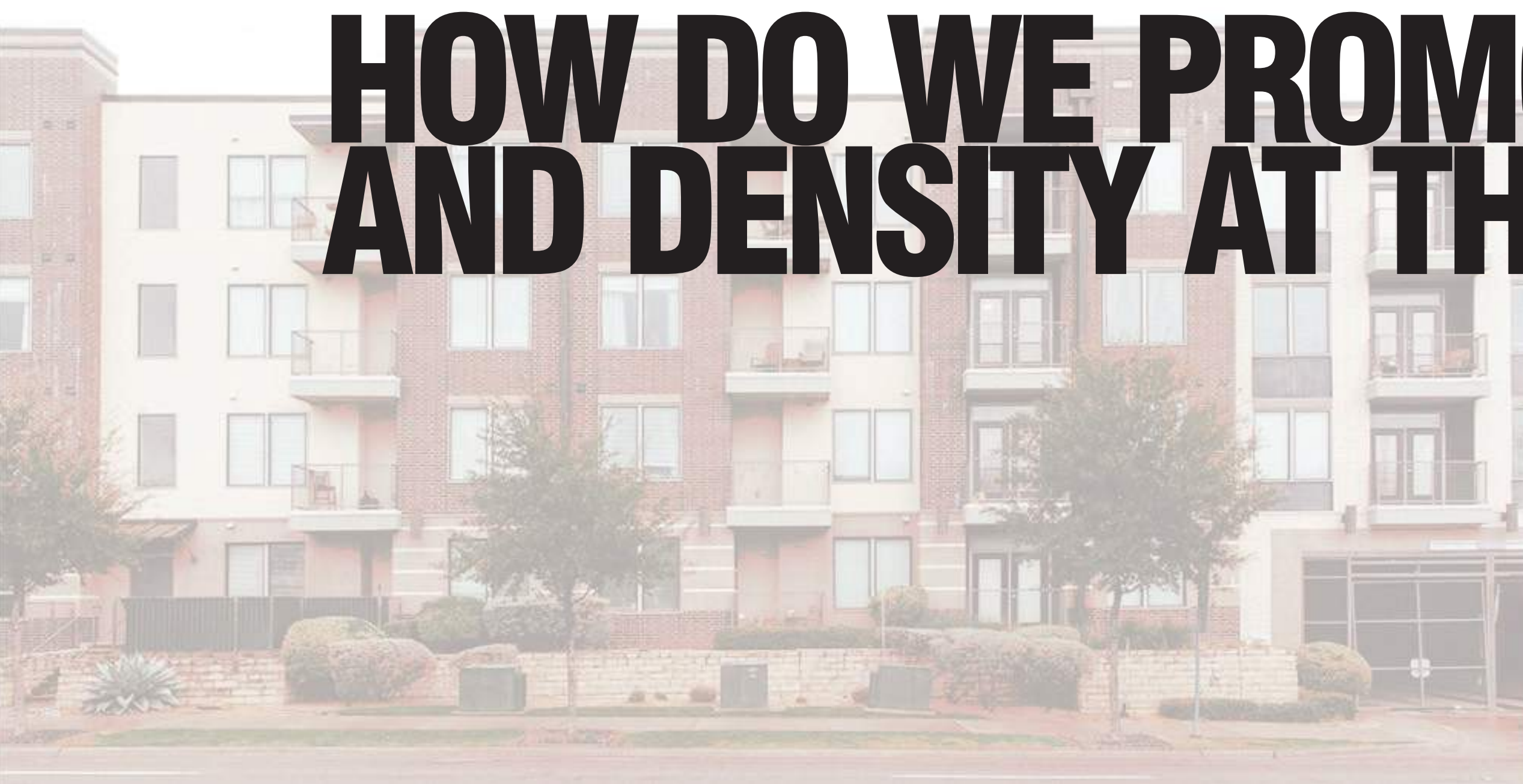
ATTAINABLE HOUSING IS FOR EVERYONE

**VISIONARY DEVELOPMENTS
HELP BUILD COMMUNITY:
HOUSING TOUCHES
EVERYONE!**

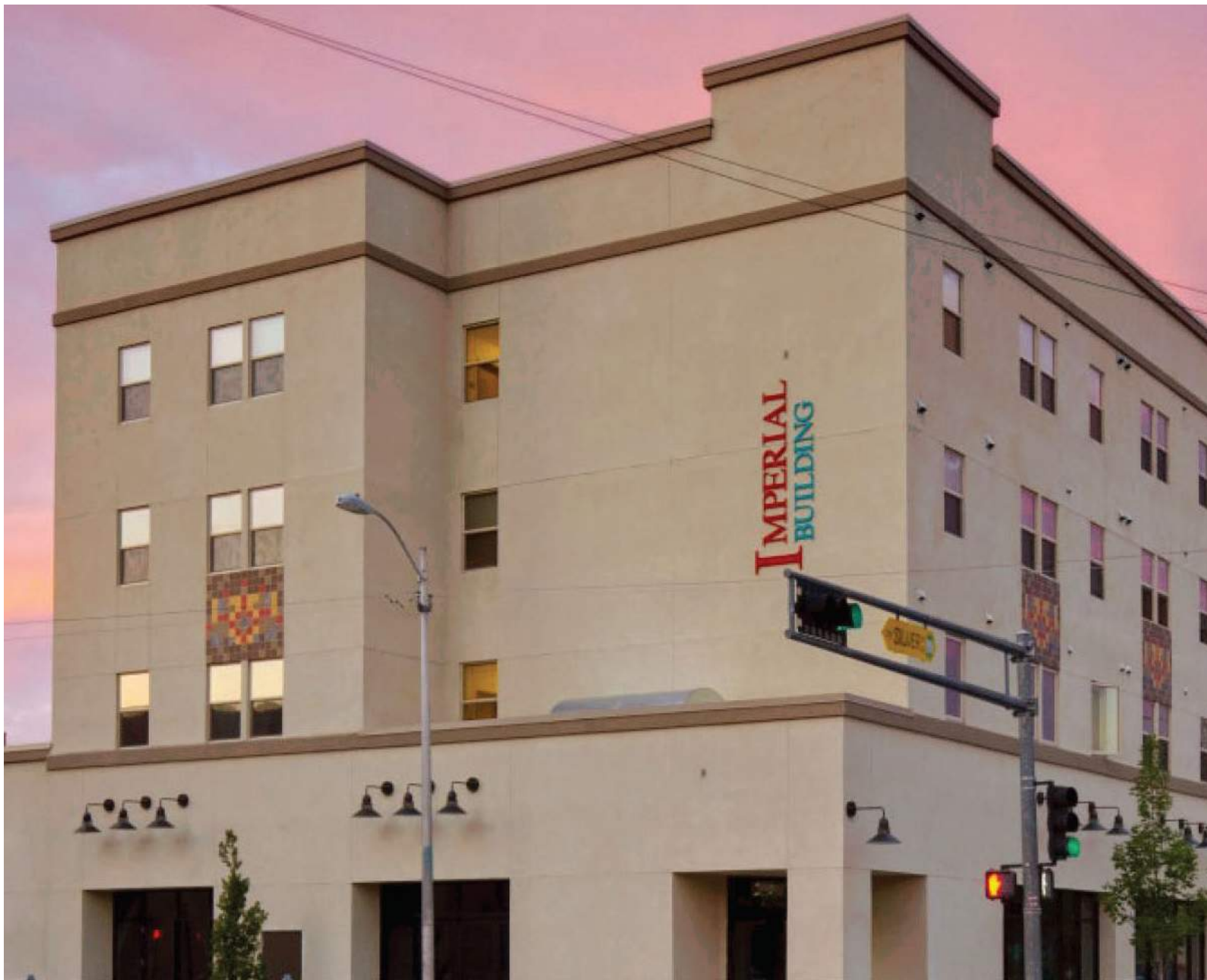




**WORDS MATTER!
AND PERCEPTION IS EVERYTHING.**



**HOW DO WE PROMOTE GOOD DESIGN
AND DENSITY AT THE SAME TIME?**



5 WAYS TO CREATE AMAZING HIGHER DENSITY NEIGHBORHOODS:

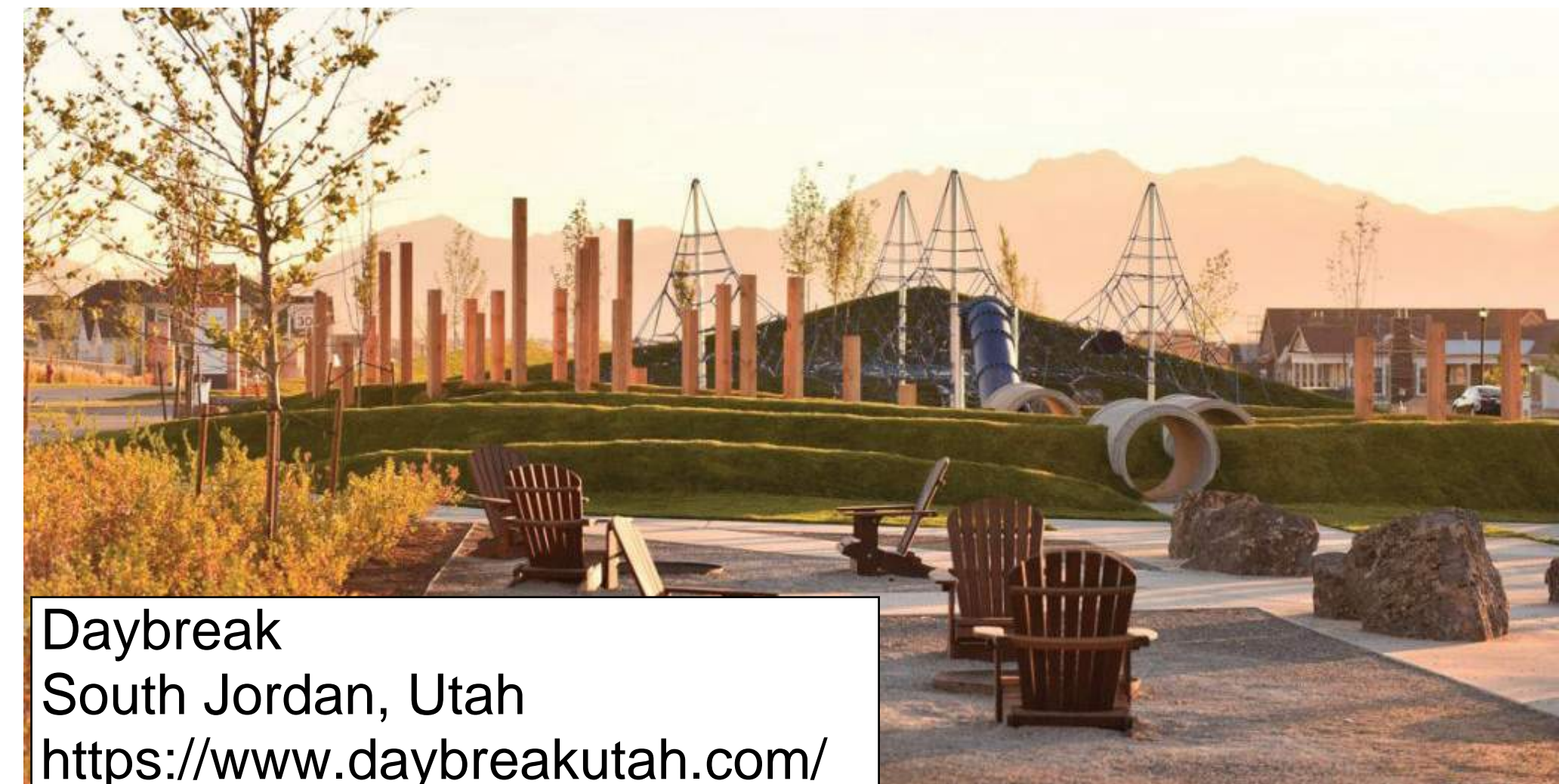
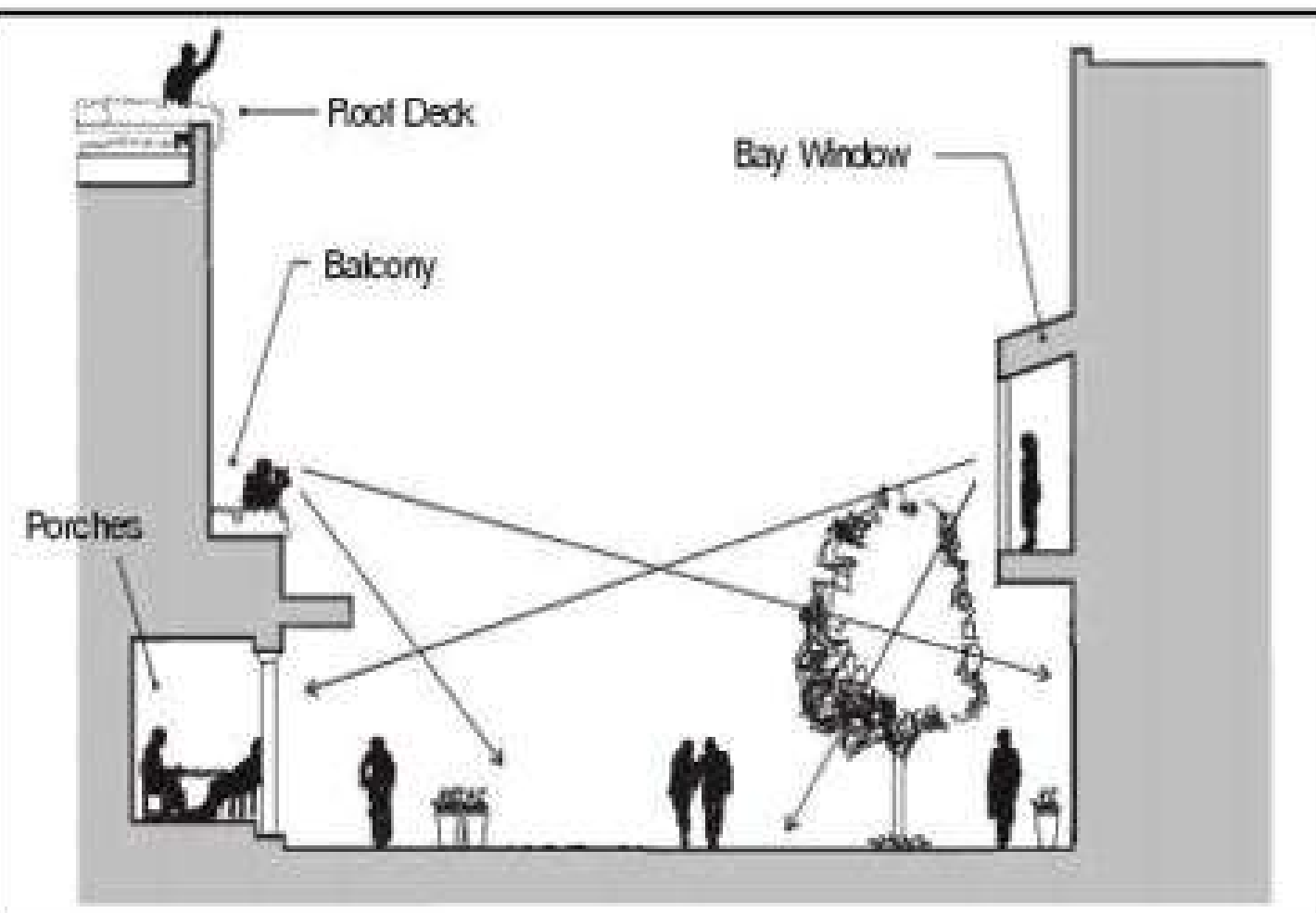
HOW DO WE
MAKE DENSITY
FEEL
BETTER?



1. OPEN SPACE



EYES ON THE STREET
PROTECTED AREAS FOR PLAY
BETTER NEIGHBORS
CONTEXT



Daybreak
South Jordan, Utah
<https://www.daybreakutah.com/>

2. CIRCULATION



<https://www.verrado.com/>



PRIORITIZING PEDESTRIAN AND BIKE CIRCULATION



Daybreak
South Jordan, Utah
<https://www.daybreakutah.com/>



Daybreak
South Jordan, Utah
<https://www.daybreakutah.com/>



3. FOUR SIDED ARCHITECTURE

**NICE MATERIALS DON'T STOP
AT THE FRONT FACADE**



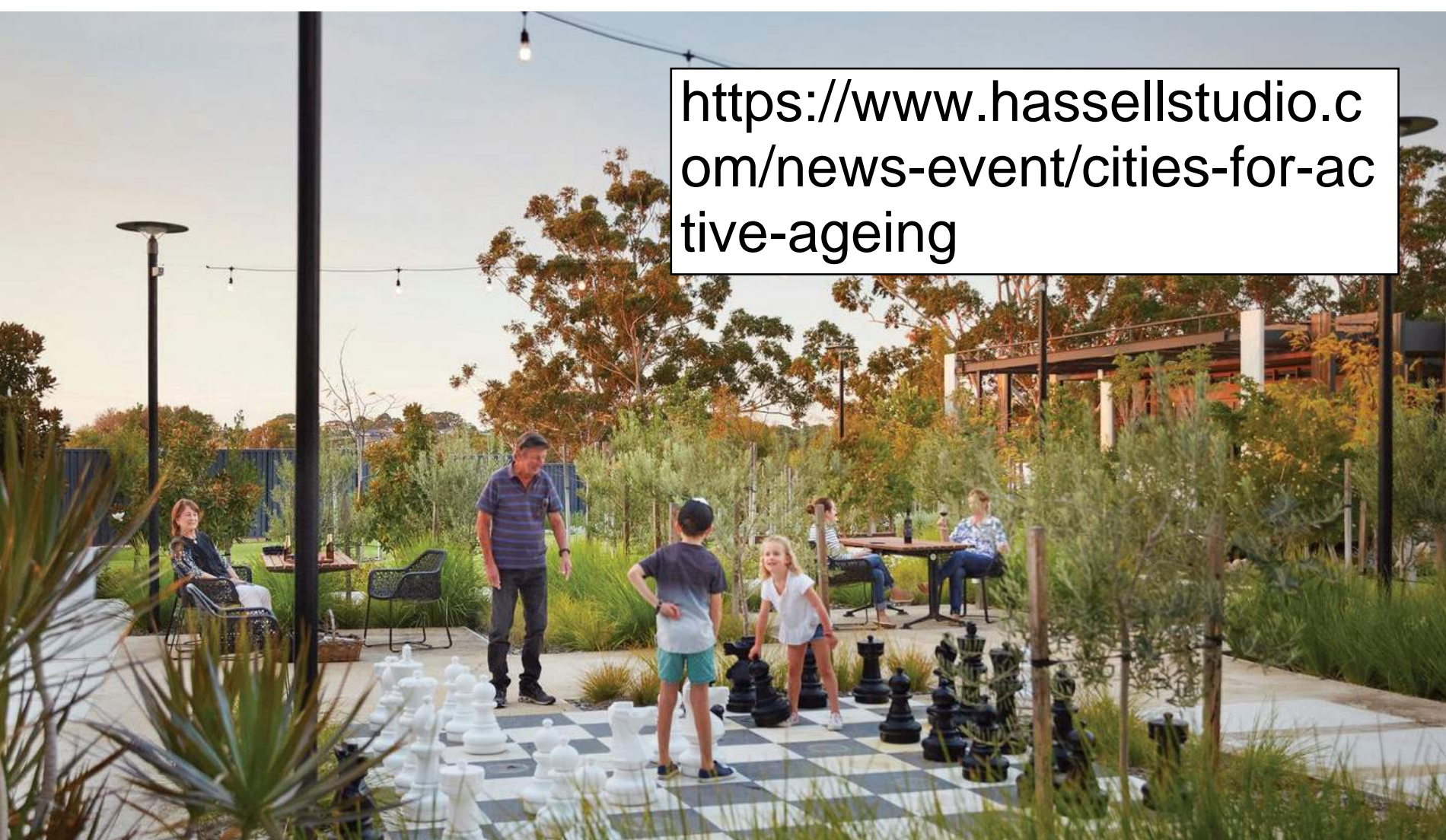
VS



4. AMENITIES



**EXTERIOR AMENITIES
ELEVATE THE EXPERIENCE
FOR RESIDENTS AS WELL AS
NEIGHBORS**



5. GOOD SITE PLANNING

<https://denverite.com/2018/05/07/denver-slot-home-replacements/>



GOOD PRESENCE AT STREET

AVOID *BAD* DIRECT LINES OF SIGHT

SLOT HOME DEFINITION:

“A MULTI-UNIT RESIDENTIAL STRUCTURE CONSISTING OF ATTACHED DWELLING UNITS ARRANGED SIDE-BY-SIDE AND PRIMARILY PERPENDICULAR TO THE STREET. MOST DWELLING UNITS HAVE AN INDIVIDUAL, DIRECT ENTRANCE TO THE EXTERIOR FACING A SIDE LOT LINE OR CENTER PEDESTRIAN COURT. INDIVIDUAL VEHICULAR GARAGES ARE GENERALLY LOCATED BENEATH EACH UNIT.”





<https://www.dahlingroup.com/projects/mcgraw-square-at-queen-anne>





**IT'S LESS ABOUT SOMEONE DICTATING WHAT IS “GOOD”
AND “BAD” AND MORE ABOUT COMMUNITY INPUT AND
COLLABORATION:**

**“CITIZENS AND COMMUNITY ORGANIZATIONS TO DEMAND
DESIGN EXCELLENCE IN AFFORDABLE HOUSING PROJECTS
IN THEIR NEIGHBORHOODS.”**

UNITE D' HABITATION / LE CORBUSIER



PRUITT-IGOE HOUSING PROJECT / MINORU YAMASAKI



VS.





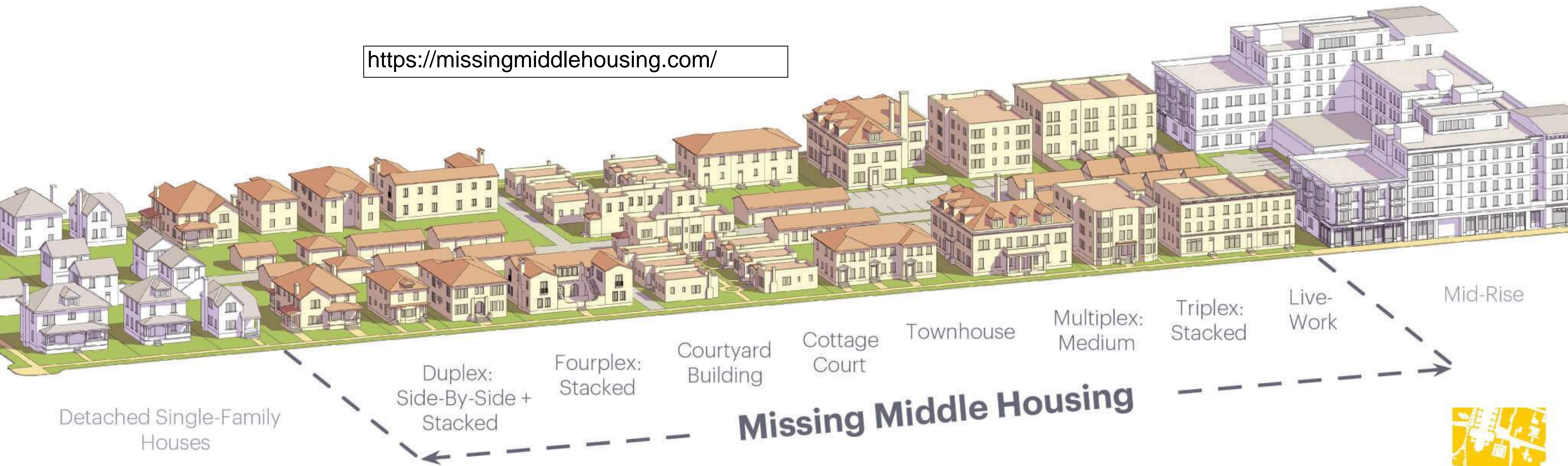
VS.



<https://www.minto.com/gta/new-homes-condos/projects/past-projects/minto-longb-ranch>

HOUSING TYPOLOGIES: MISSING MIDDLE AND OTHER DENSITIES

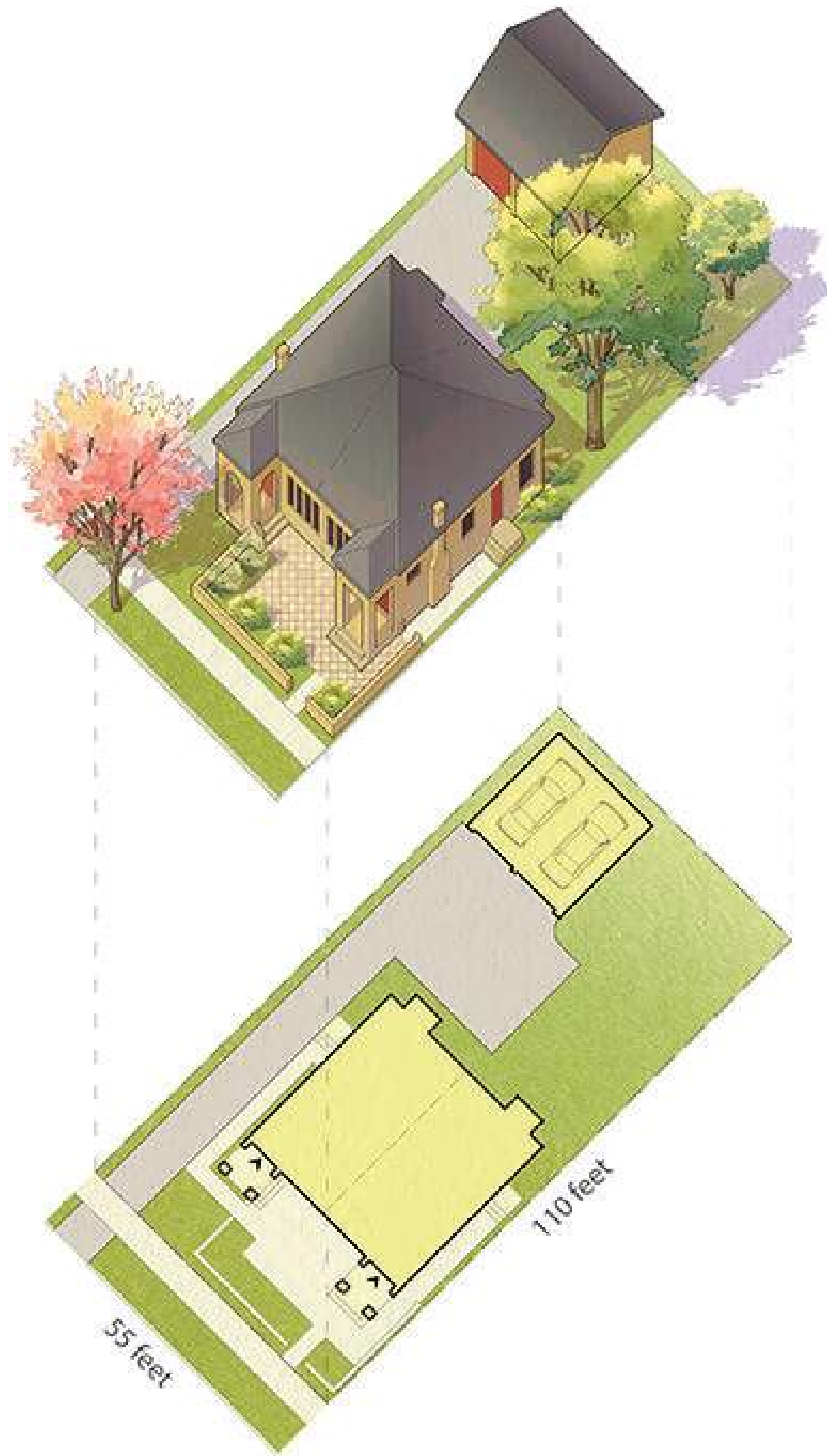
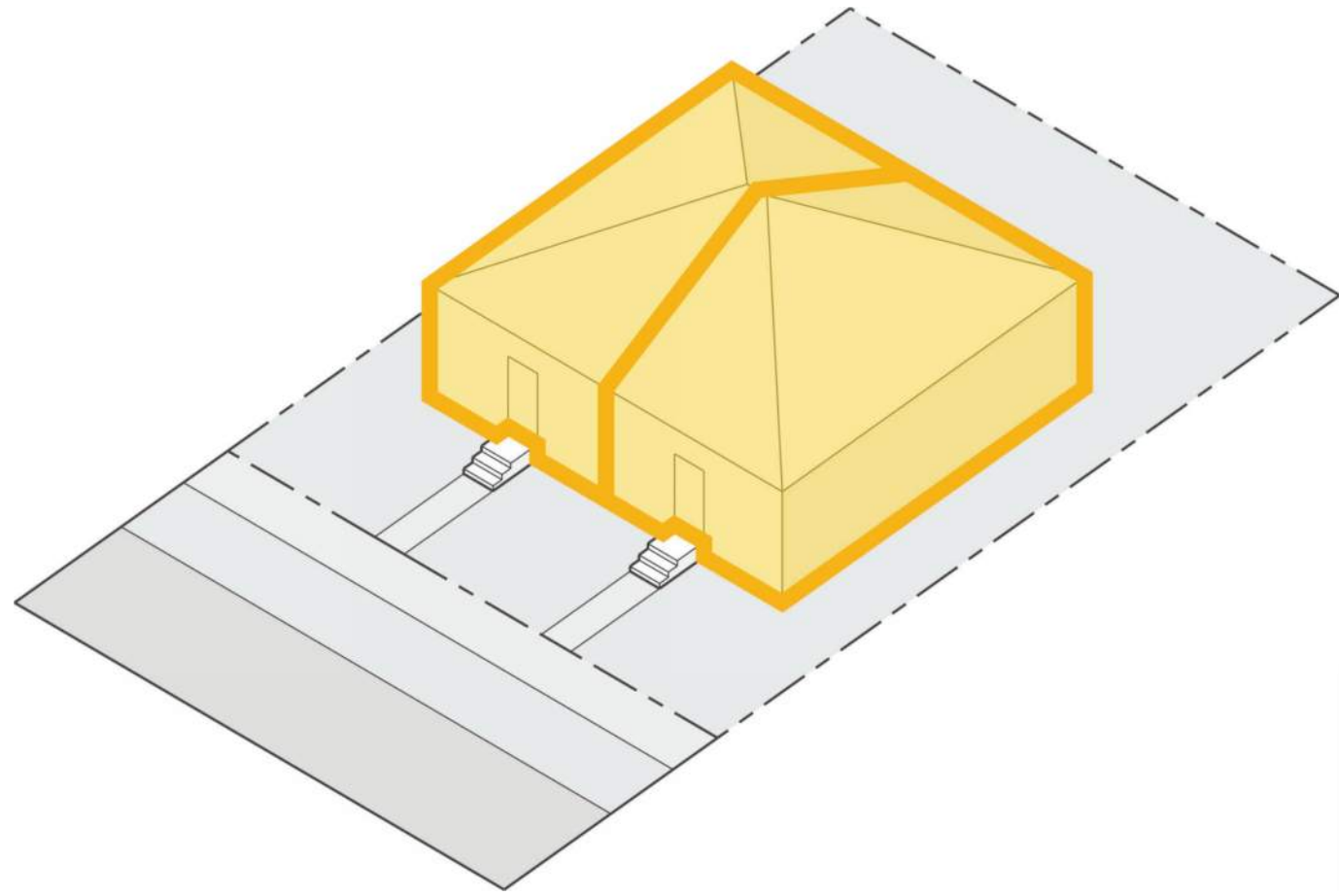
<https://missingmiddlehousing.com/>



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0 TO 12 DWELLING UNITS PER ACRE



DUPLEX

<https://missingmiddlehousing.com/types/duplex-side-by-side>

Ideal Specifications

Lot	
Width	50 feet
Depth	100 feet
Area	5,000 sq. ft.
	0.115 acres
Units	
Number of Units	2 units
Typical Unit Size	612 sq. ft.
Density	
Net Density	17 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	2 per unit
On-street Spaces	2
Off-street Spaces	2
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	36 feet
Depth	34 feet
Height (to eave)	14 feet
Floors	1 story



<https://missingmiddlehousing.com/types/duplex-side-by-side>



<https://missingmiddlehousing.com/types/duplex-side-by-side>



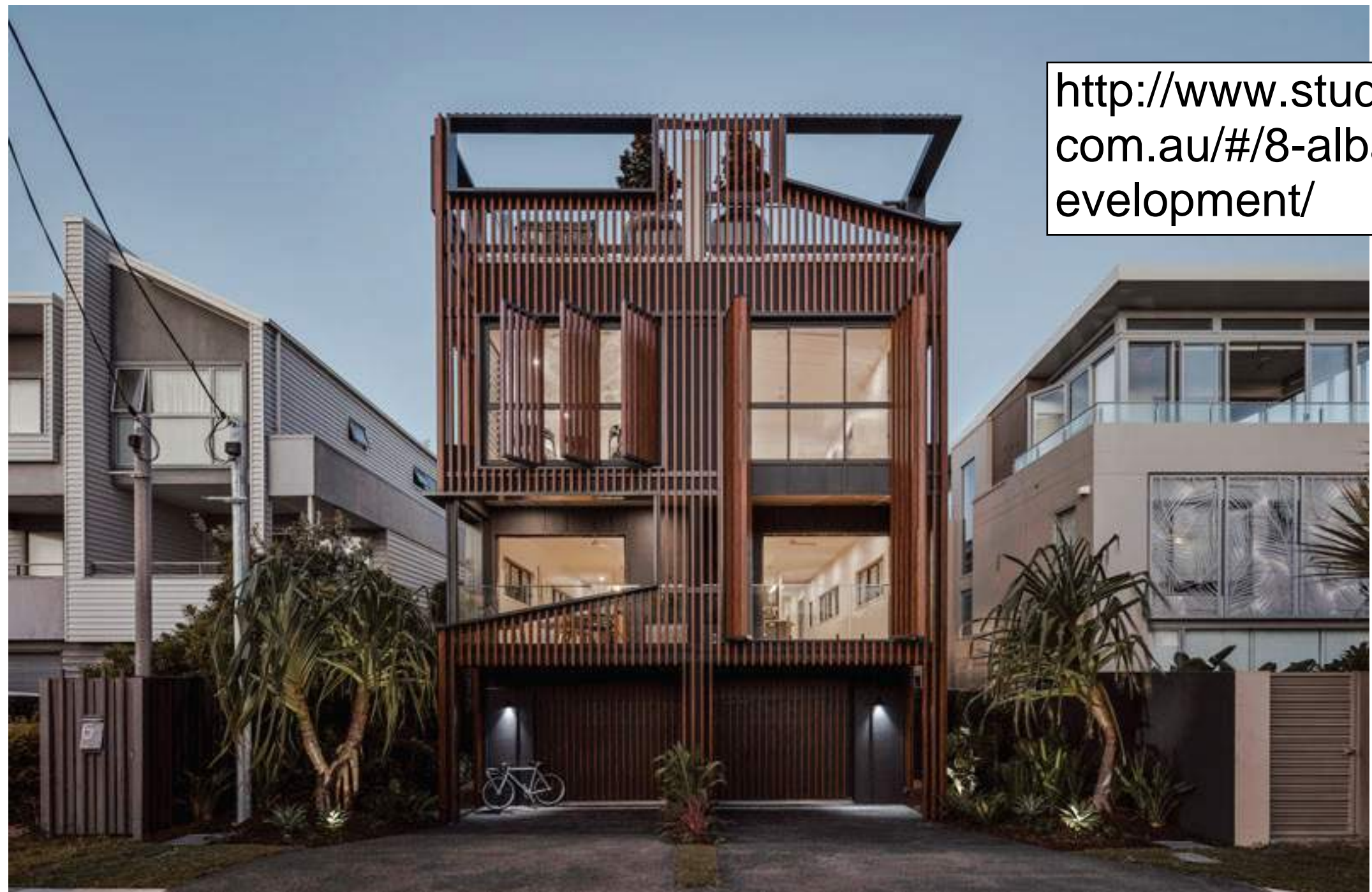
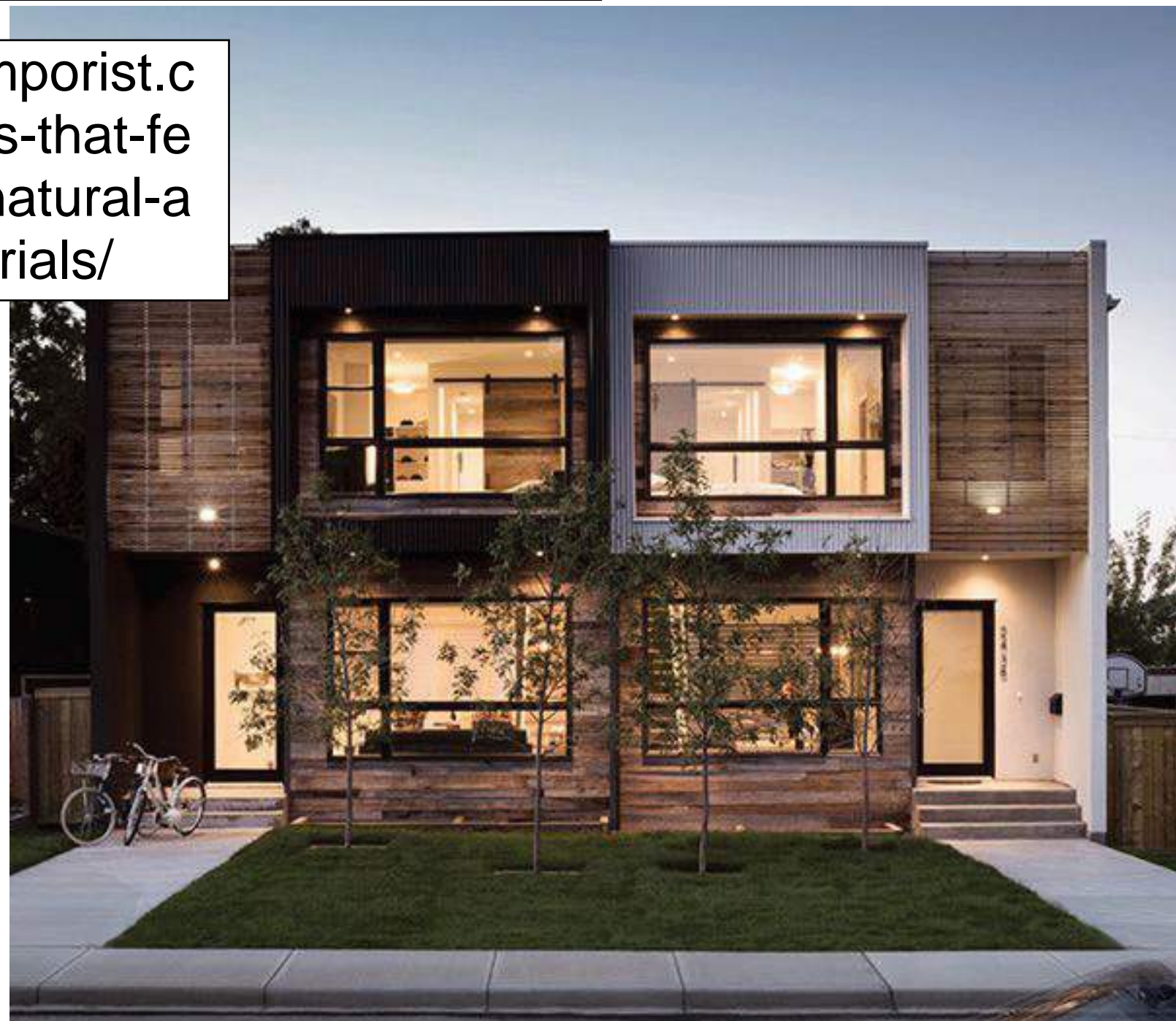


<https://www.daybreakutah.com/floor-plan/briarblend/>

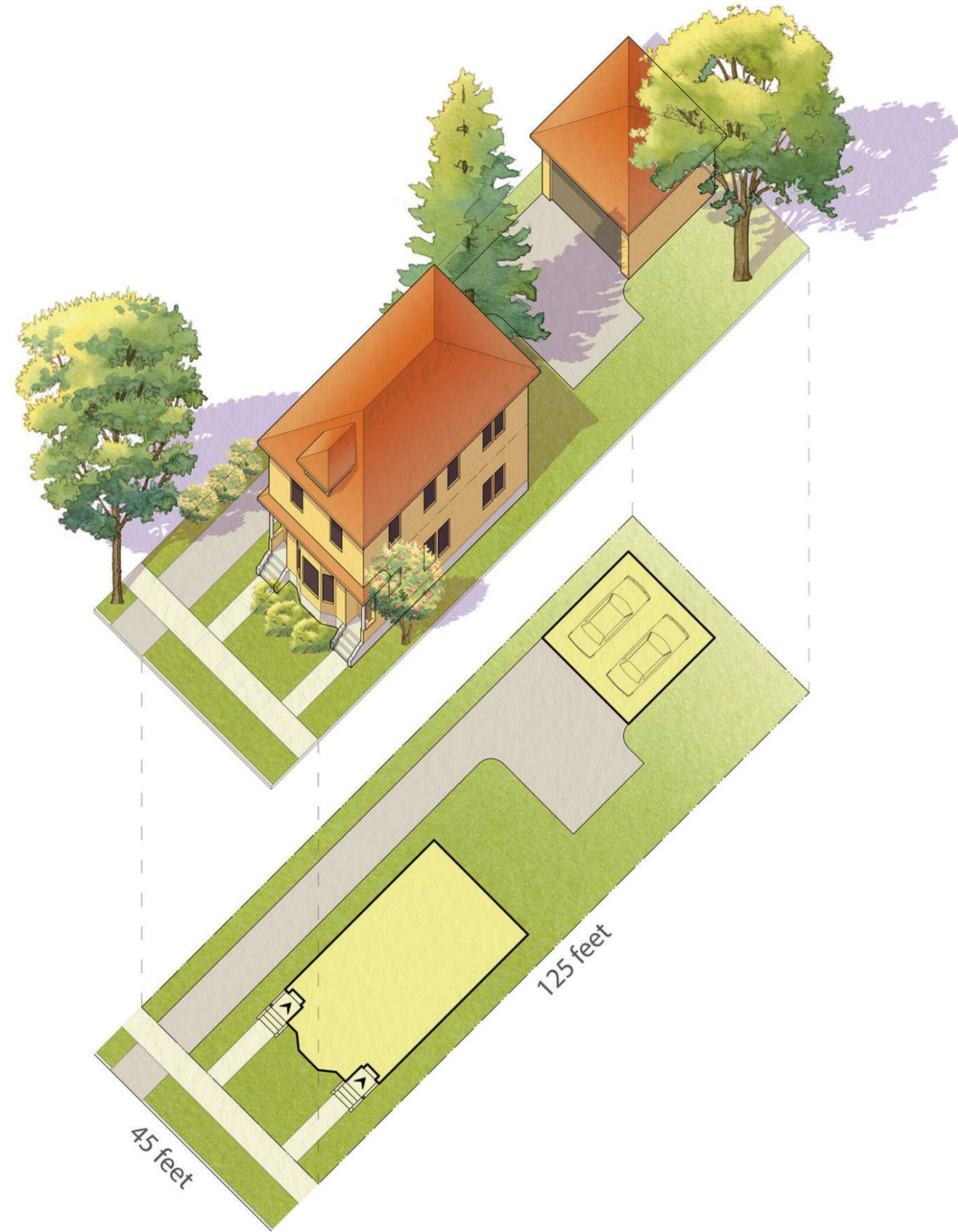
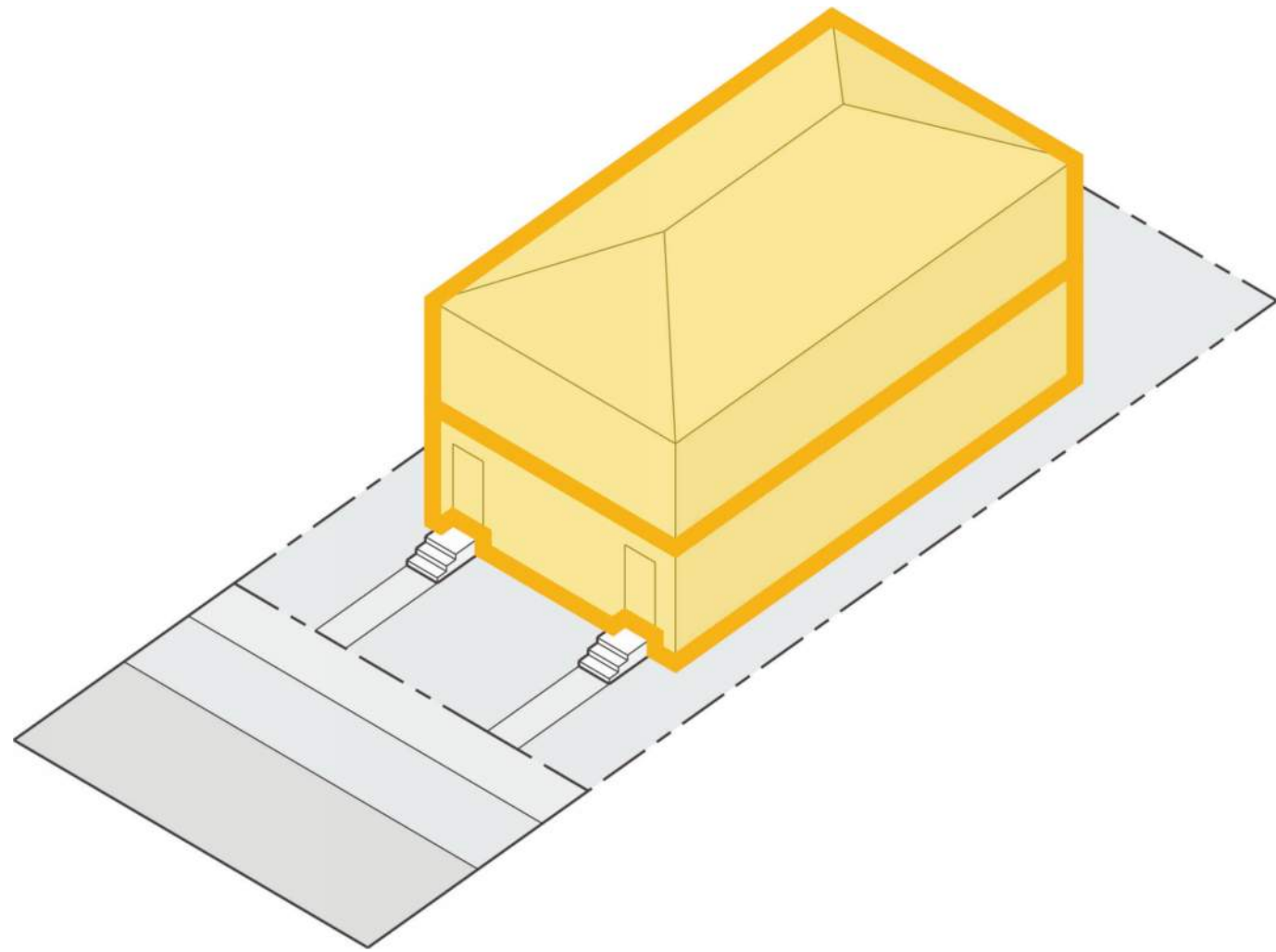


<https://ktgy.com/work/aster-town-center/>

<https://www.contemporist.com/two-new-homes-that-feature-a-variety-of-natural-and-reclaimed-materials/>



<http://www.studioworkshop.com.au/#/8-albatross-ave-development/>



DUPLEX STACKED

<https://missingmiddlehousing.com/types/duplex-stacked>

Ideal Specifications

Lot	
Width	45 feet
Depth	125 feet
Area	5,625 sq. ft.
	0.129 acres
Units	
Number of Units	2 units
Typical Unit Size	1,008 sq. ft.
Density	
Net Density	16 du/acre
Gross Density	13 du/acre
Parking	
Parking Ratio	1.5 per unit
On-street Spaces	1
Off-street Spaces	2
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	24 feet
Depth	42 feet
Height (to eave)	21 feet
Floors	2 stories

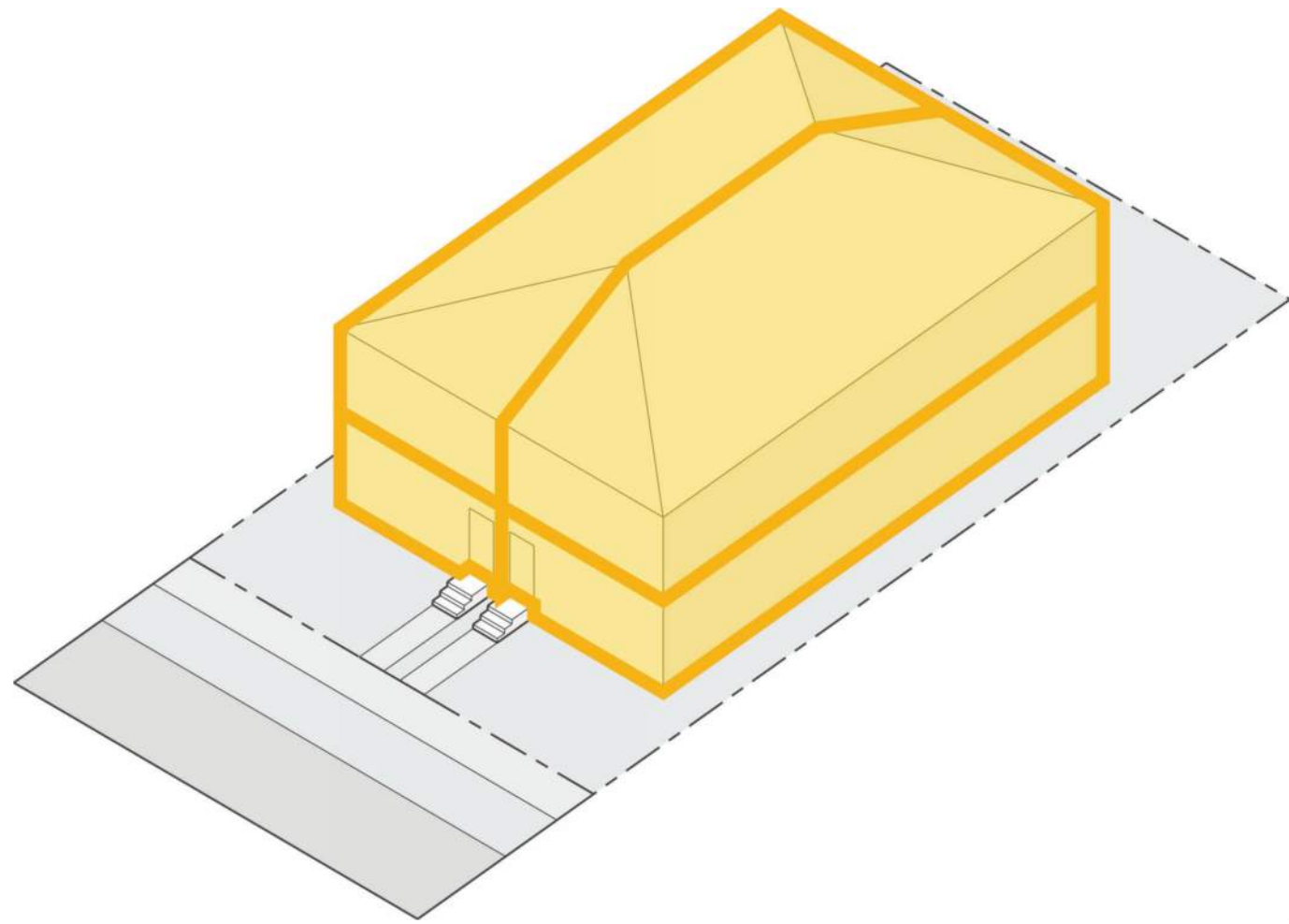


<https://missingmiddlehousing.com/types/duplex-stacked>





<http://iraad.net/architecture-miami-duplex>



FOURPLEX STACKED

<https://missingmiddlehousing.com/types/fourplex>

Ideal Specifications

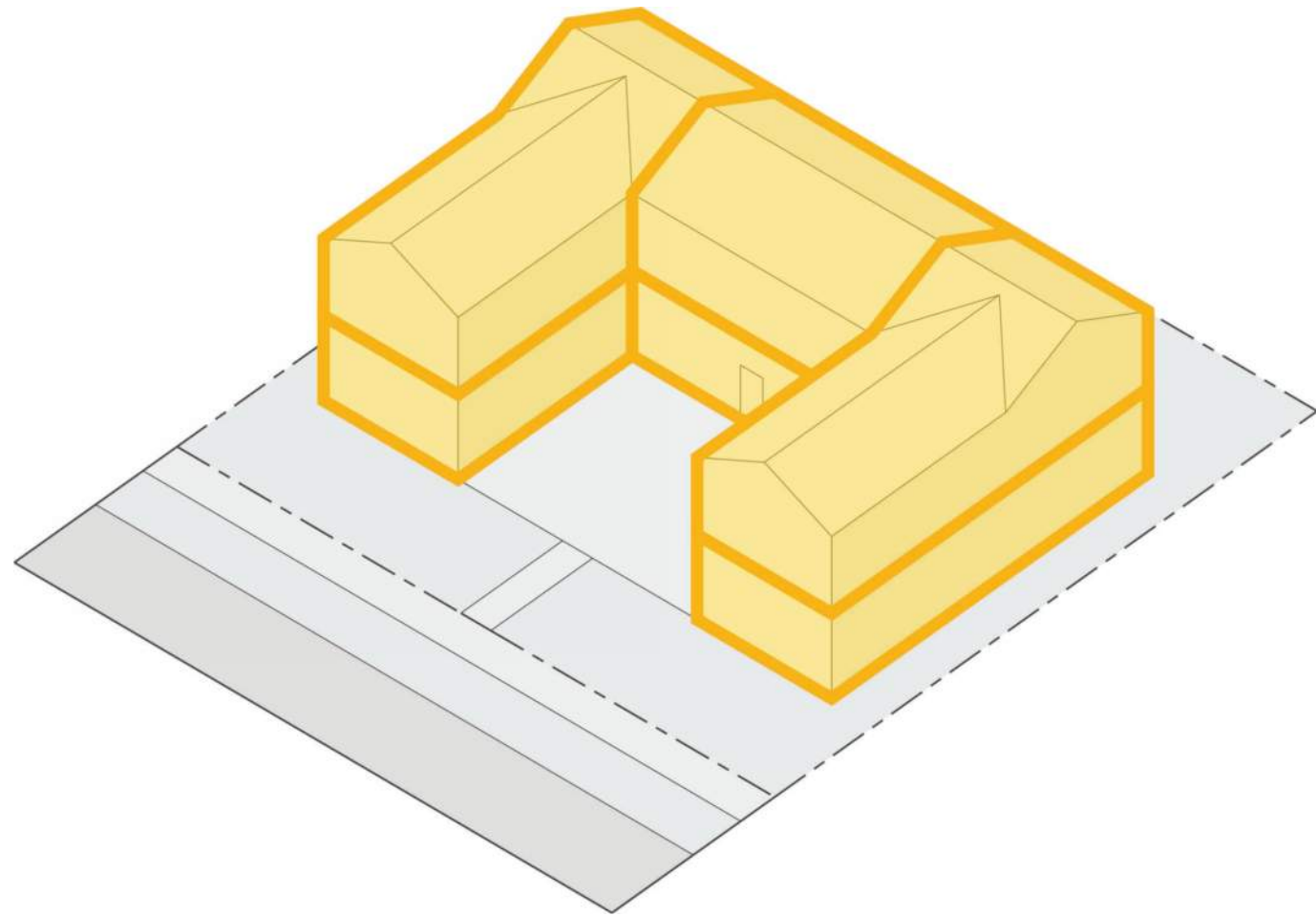
Lot	
Width	50 feet
Depth	120 feet
Area	6,000 sq. ft.
	0.138 acres
Units	
Number of Units	4 units
Typical Unit Size	1,200 sq. ft.
Density	
Net Density	29 du/acre
Gross Density	22 du/acre
Parking	
Parking Ratio	1.5 per unit
On-street Spaces	2
Off-street Spaces	4
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	40 feet
Depth	60 feet
Height (to eave)	21 feet
Floors	2 stories



<https://missingmiddlehousing.com/types/fourplex>







COURTYARD BUILDING

<https://missingmiddlehousing.com/types/courtyard-apartments>

Ideal Specifications

Lot	
Width	90 feet
Depth	130 feet
Area	11,700 sq. ft.
	0.269 acres

Units	
Number of Units	7 units
Typical Unit Size	667 sq. ft

Density	
Net Density	26 du/acre
Gross Density	21 du/acre

Parking	
Parking Ratio	1.43 per unit
On-street Spaces	3
Off-street Spaces	7

Setbacks	
Front	15 feet
Side	5 feet

Building	
Width	67 feet
Depth	47 feet
Height (to eave)	22 feet
Floors	2 stories

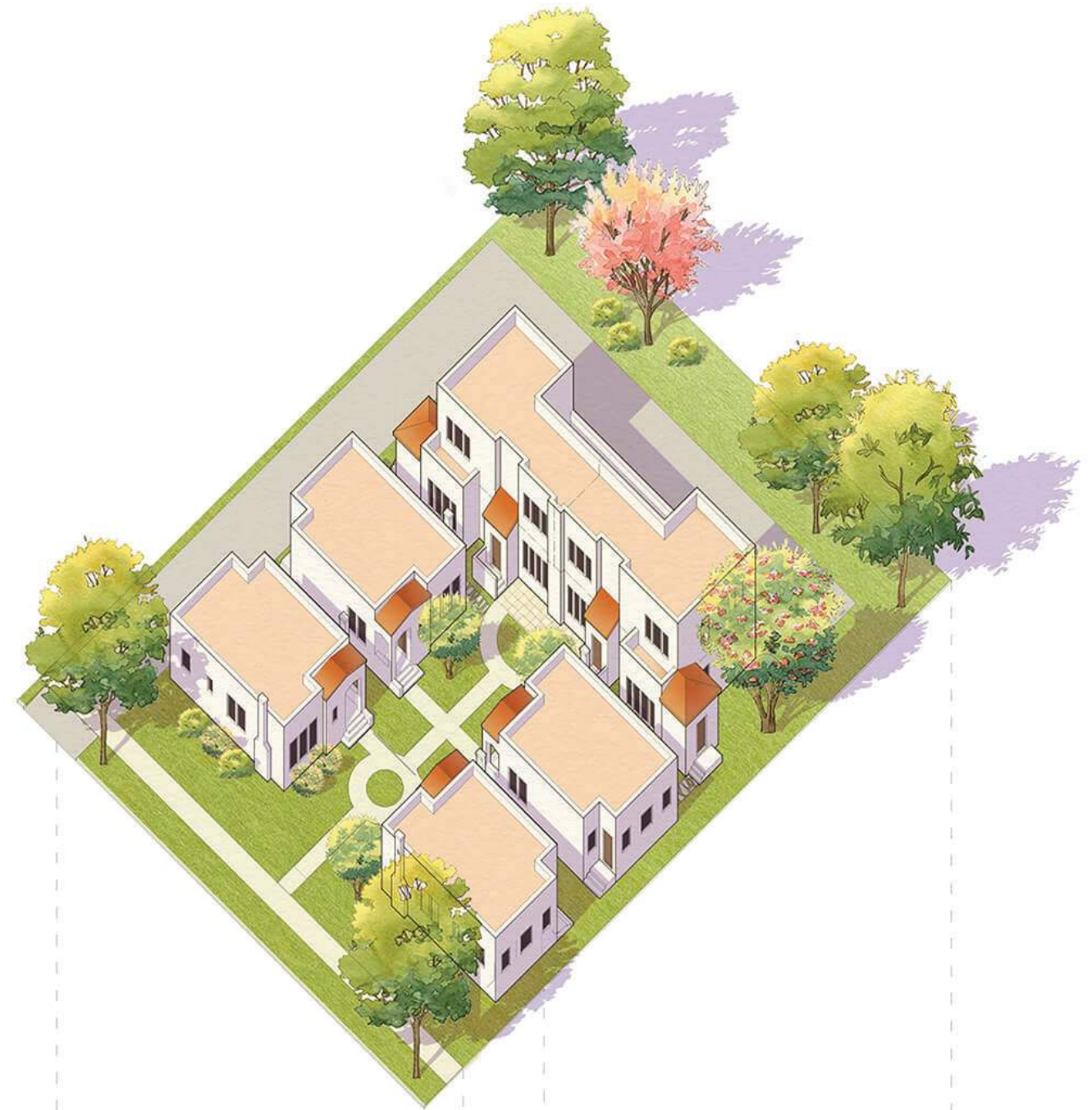
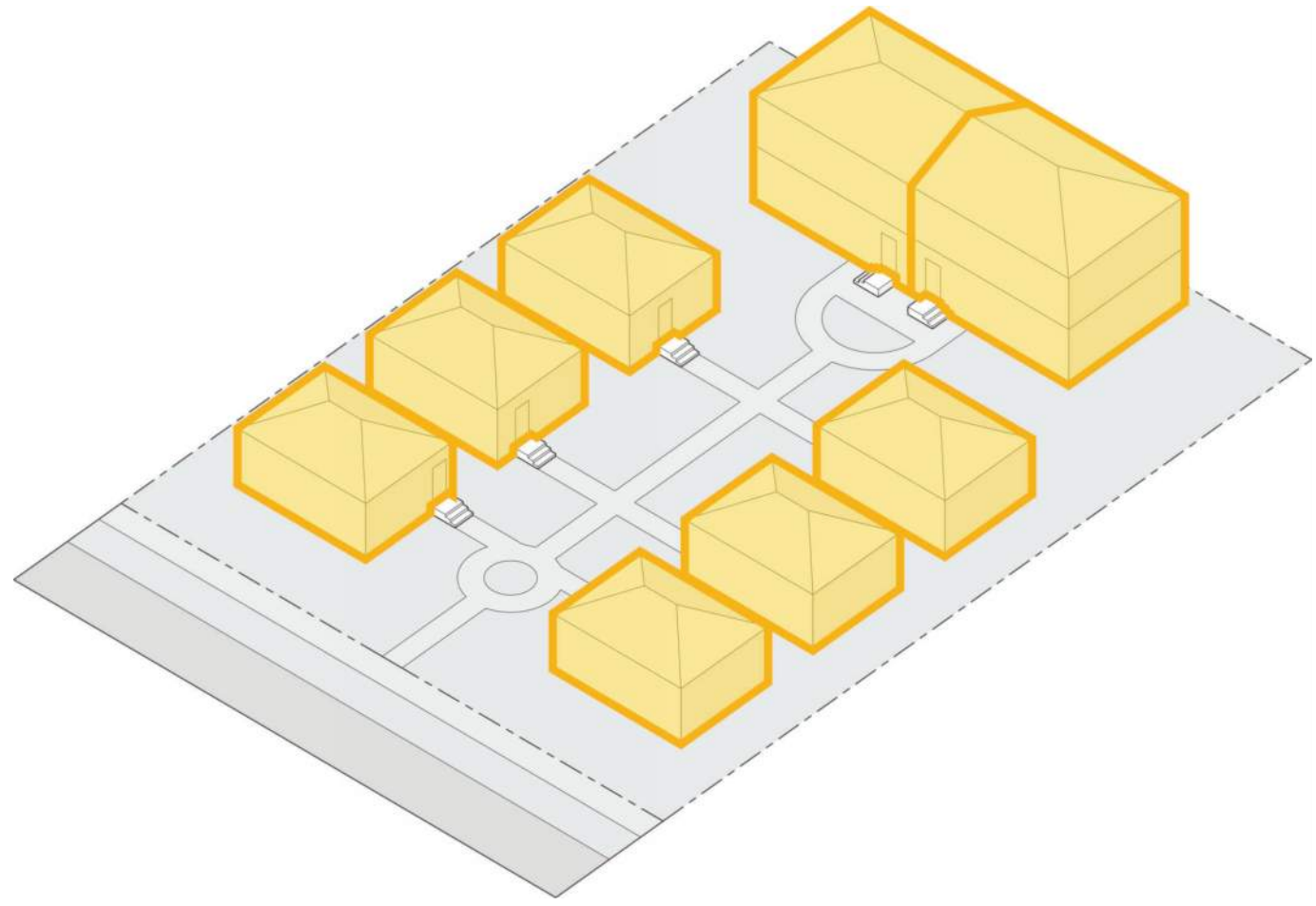


<https://missingmiddlehousing.com/types/courtyard-apartments>



<https://desertcolor.com/homes/>





COTTAGE COURTS

<https://missingmiddlehousing.com/types/cottage-court>

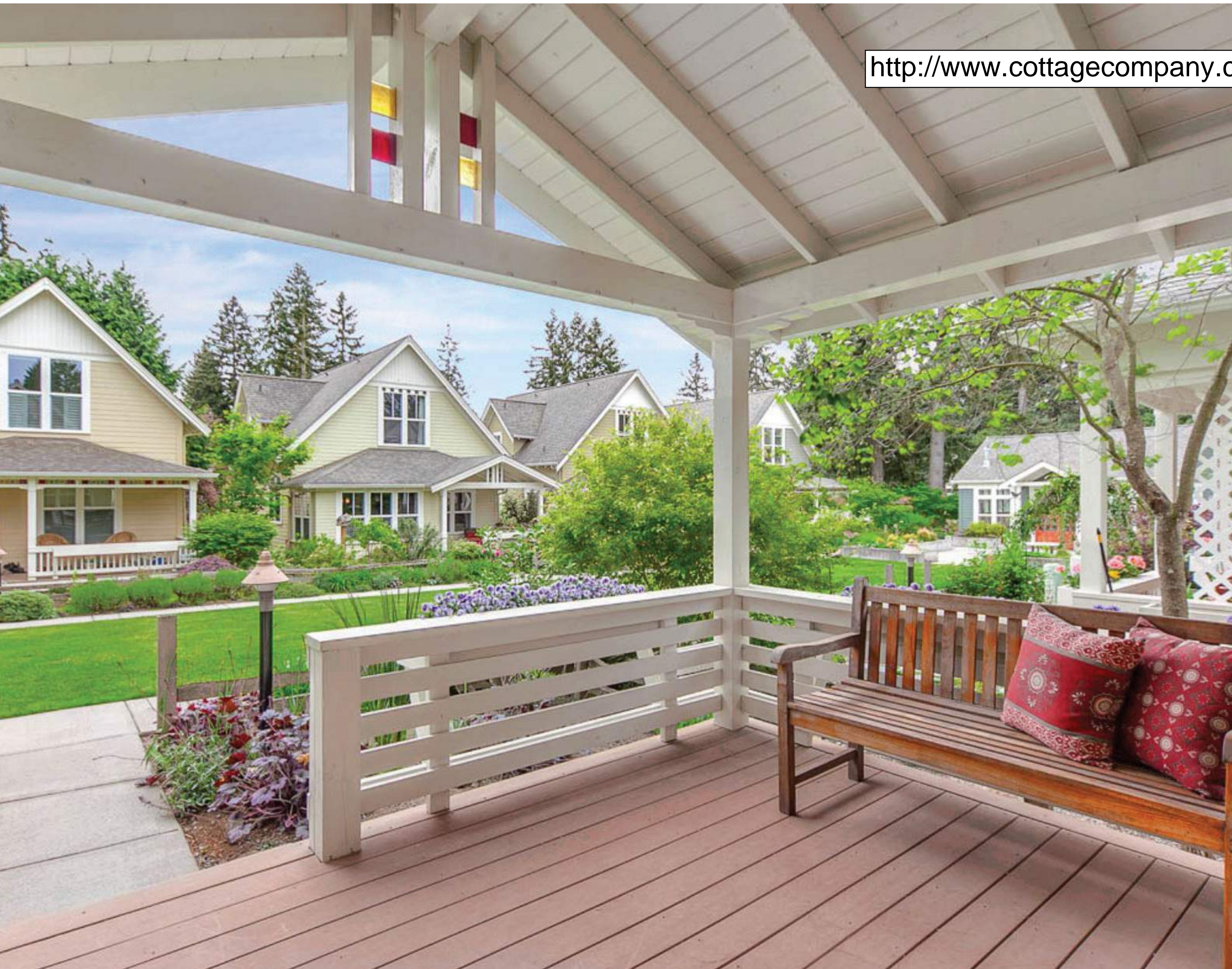
Ideal Specifications

Lot	
Width	125 feet
Depth	150 feet
Area	18,750 sq. ft.
	0.43 acres
Units	
Number of Units	6 units
Typical Unit Size	840 sq. ft.
Density	
Net Density	14 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	1.83 per unit
On-street Spaces	5
Off-street Spaces	6
Setbacks	
Front	15 feet
Side	5 feet
Building	
Building Size	
Width	24 feet
Depth	35 feet
Height (to eave)	15 feet
Floors	1 story



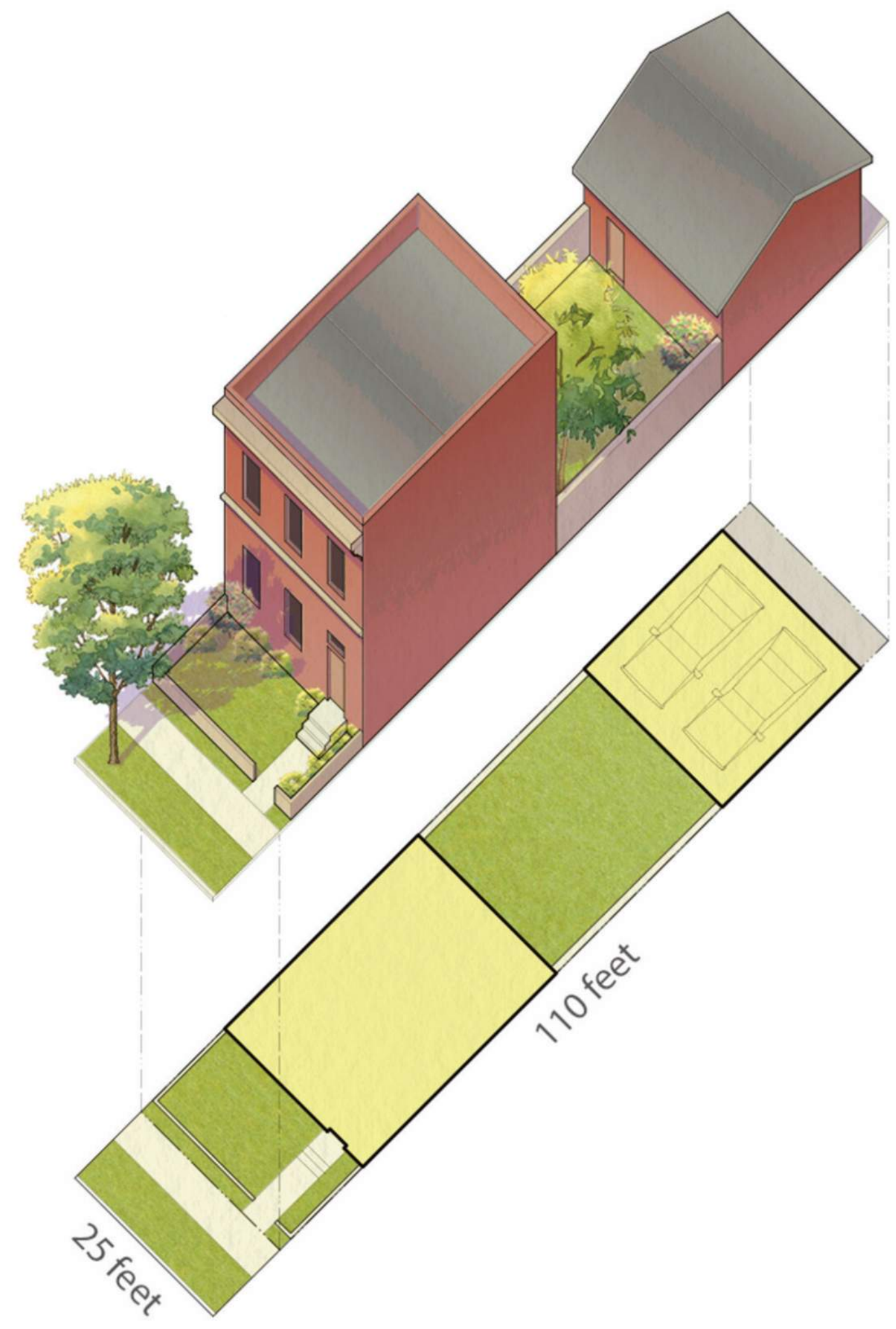
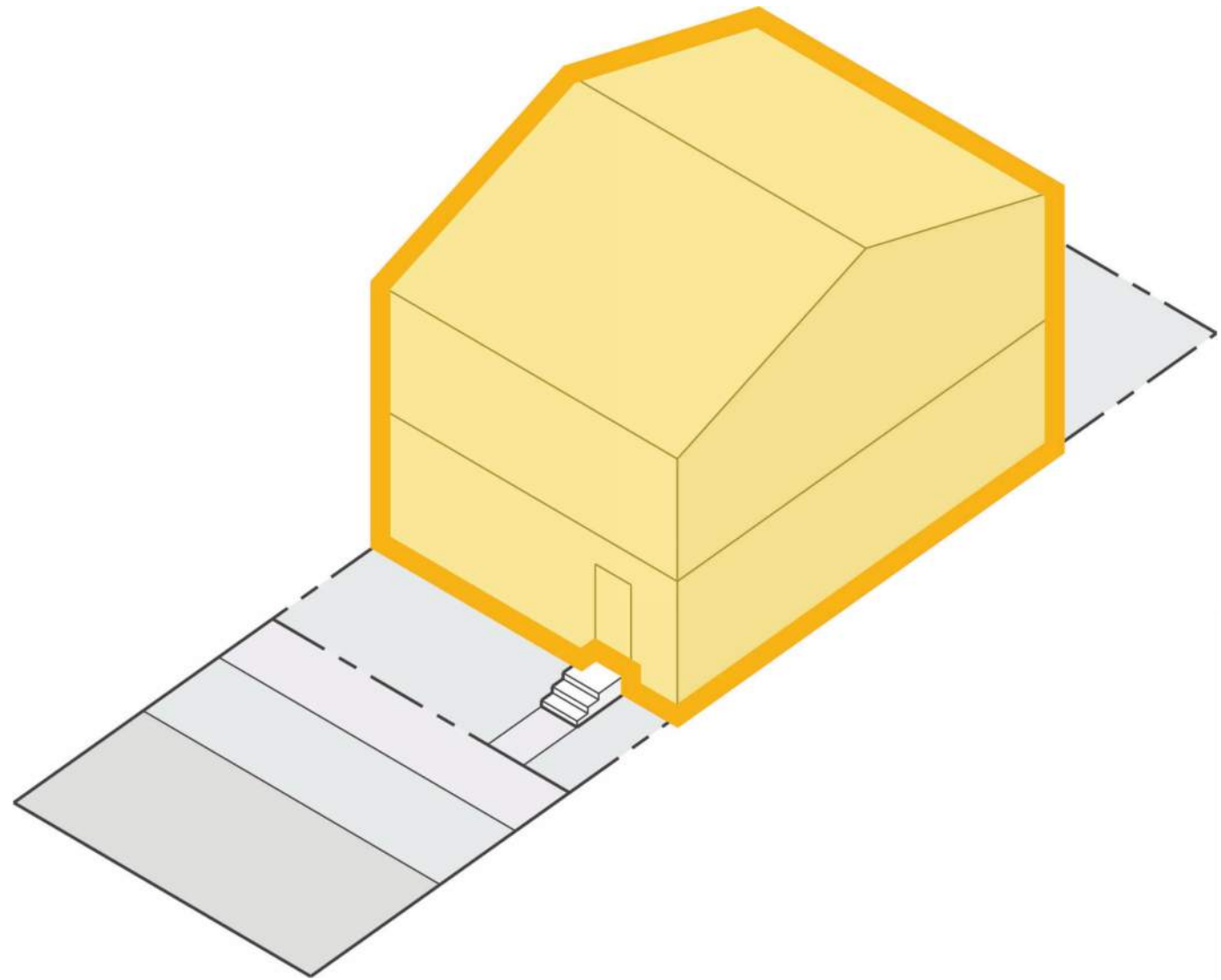


<http://www.cottagecompany.com/Communities/Danielson-Grove.aspx>



<https://www.probuilder.com/new-designs-building-homes-within-reach>





TOWNHOMES

<https://missingmiddlehousing.com/types/townhouse>

Ideal Specifications

Lot	
Width	25 feet
Depth	110 feet
Area	2,750 sq. ft.
	0.063 acres
Units	
Number of Units	1 unit
Typical Unit Size	1,750 sq. ft
Density	
Net Density	16 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	3.0 per unit
On-street Spaces	1
Off-street Spaces	2
Setbacks	
Front	10 feet
Side	0 feet
Building	
Width	25 feet
Depth	35 feet
Height (to eave)	28 feet
Floors	2 stories



<https://missingmiddlehousing.com/types/townhouse>



<https://missingmiddlehousing.com/types/townhouse>



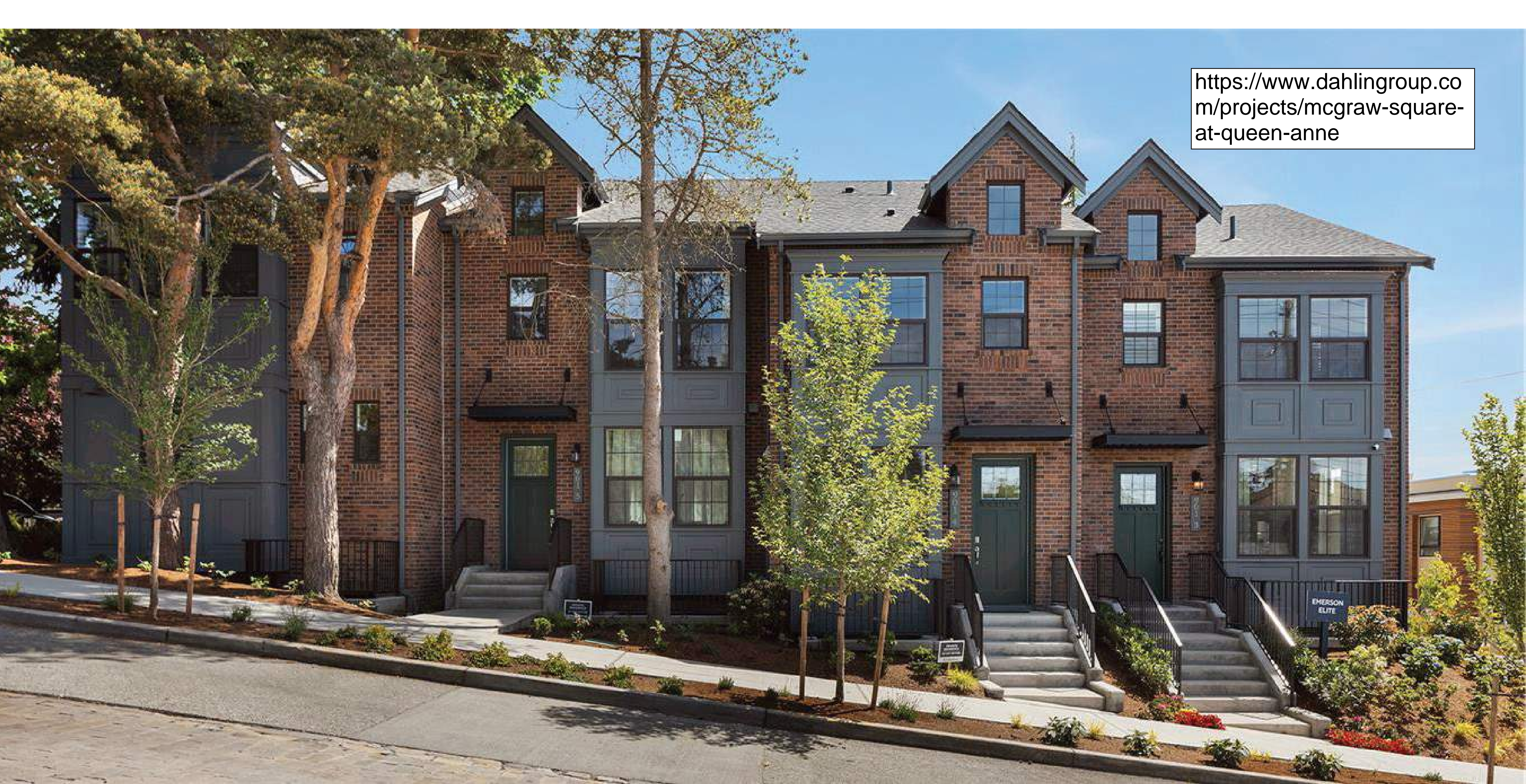
<https://missingmiddlehousing.com/types/townhouse>



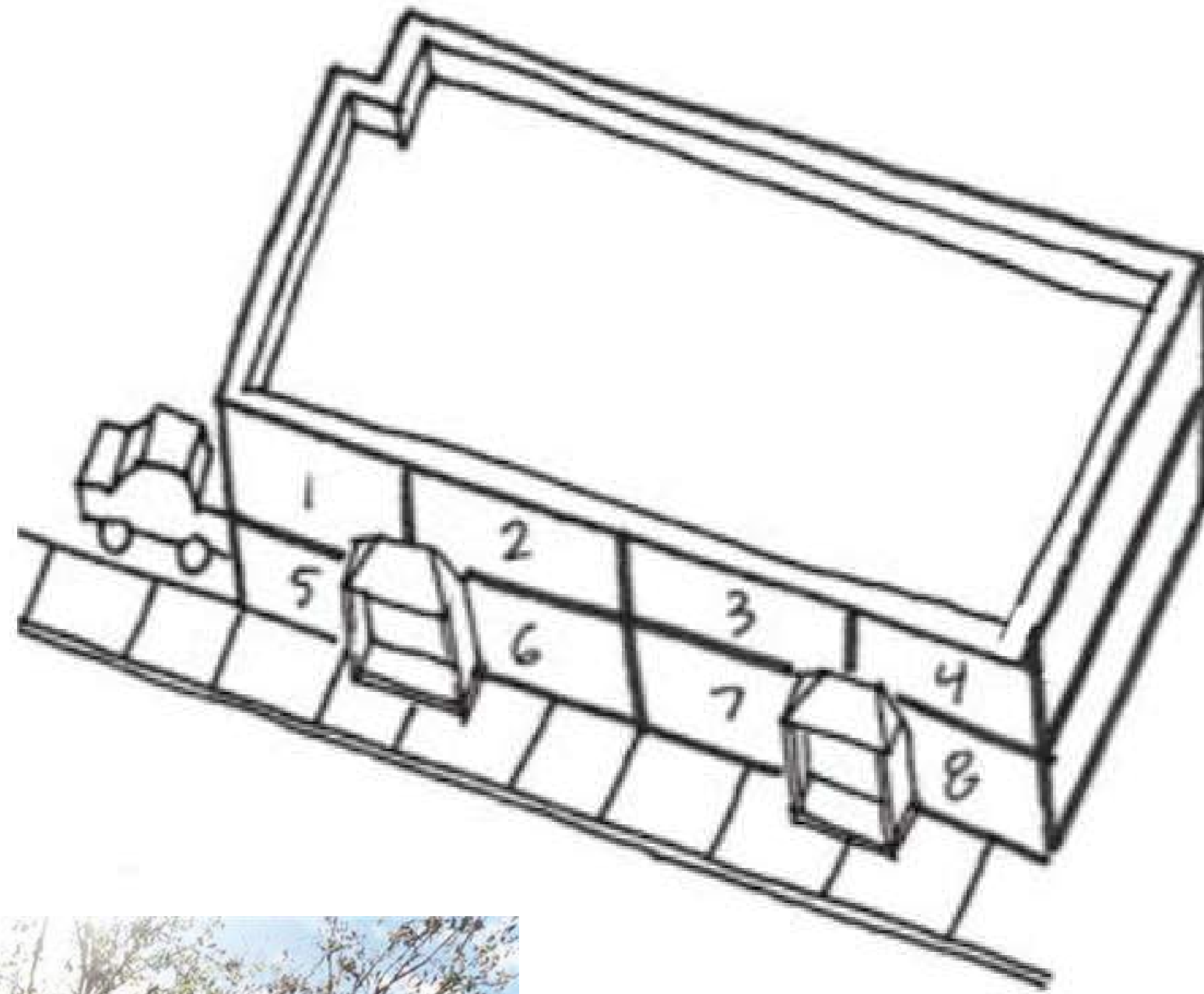
<https://desertcolor.com/homes/>



<https://www.dahlingroup.com/projects/mcgraw-square-at-queen-anne>







STACKED TOWNHOMES

<https://www.trpc.org/DocumentCenter/View/774/Housing-Types-and-Characteristics-PDF>

Housing Type: A stacked townhouses is a housing type that looks like a townhouse, but has upper and lower units rather than a single unit that covers the first and second floors. Units are typically reached by a common entrance and stairway that provide access to four dwelling units (two units on the top of the structure and two units on the bottom) when a building is two-stories in height.

Considerations for Housing Type: Stacked townhouses typically should have the majority of its parking located behind the building and be designed to compliment the scale of surrounding structures, particularly in regards to height.

Potentially Appropriate Neighborhoods: Stacked townhouses are appropriate in walkable commercial areas and along major corridors, as well as in traditional residential neighborhoods (see the example from Spokane which is situated in a historic residential neighborhood) and suburban settings if designed appropriately. The housing type works particularly well when a corner lot, alley or shared driveway allows parking to be located behind the structure.

Size of Lot: 7,200 square feet (60 by 120)

Size of Building Footprint: 2,680 sq. ft.

Total Building Size: 5,360 sq. ft.

Number of Units: 8

Density: 48.4 units per acre

Parking: 6+ spaces on side of building

Size of Units: ~600 square feet





<https://www.minto.com/gta/new-homes-condos/projects/past-projects/minto-longb ranch>



<https://www.livabl.com/2020/06/sophia-living-weekend-groundbreaking-celebration-port-moody.html>



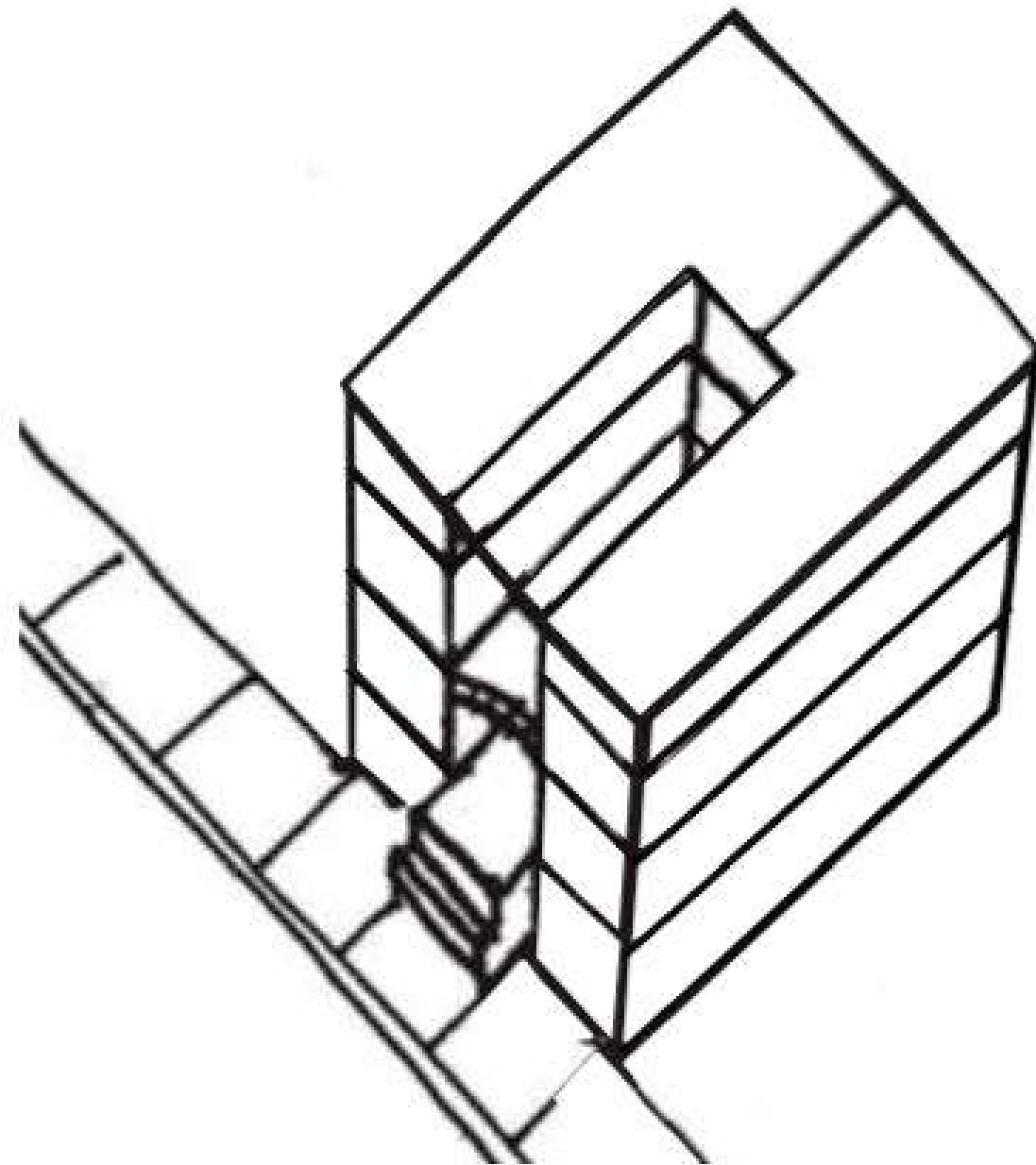
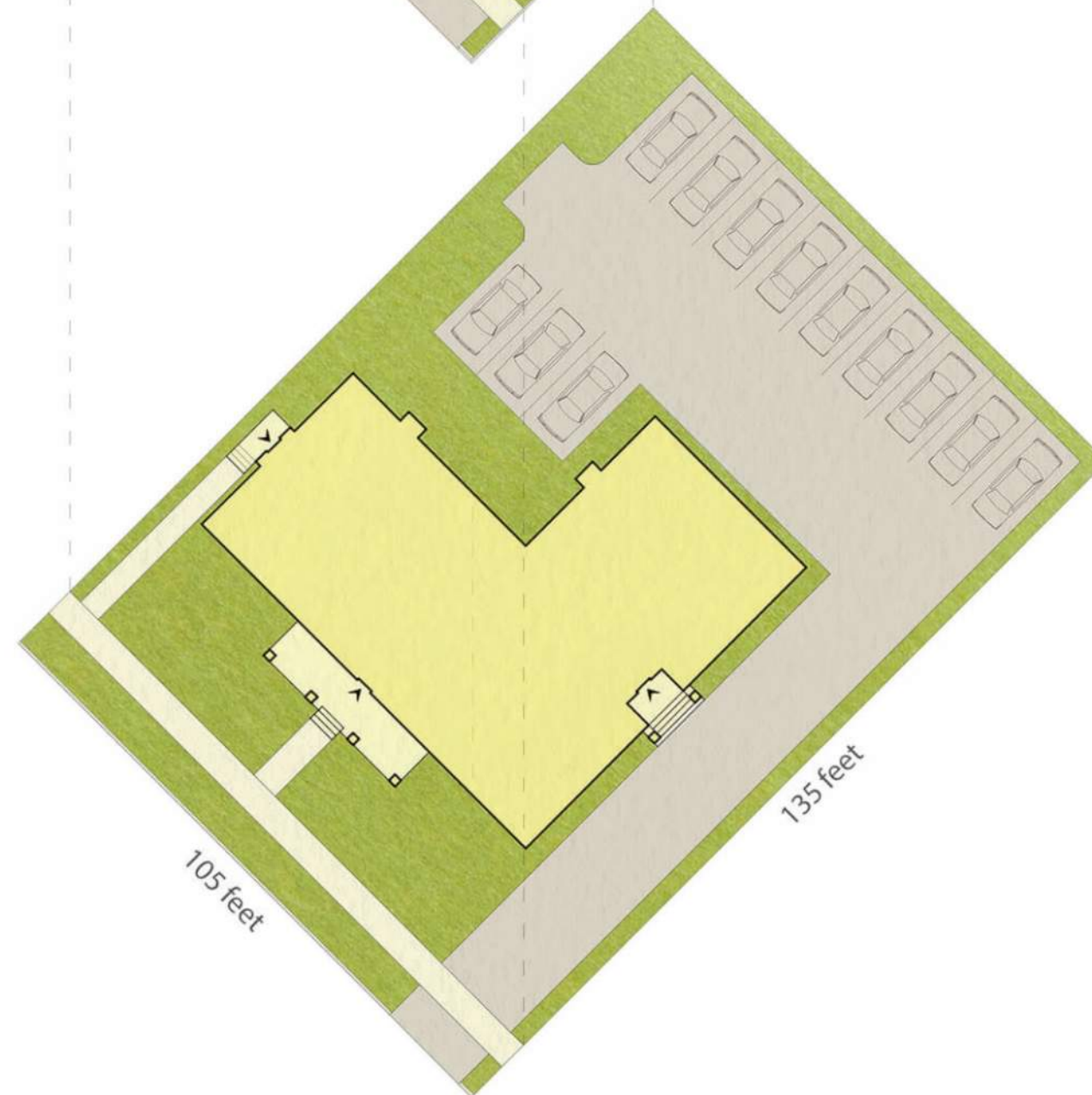
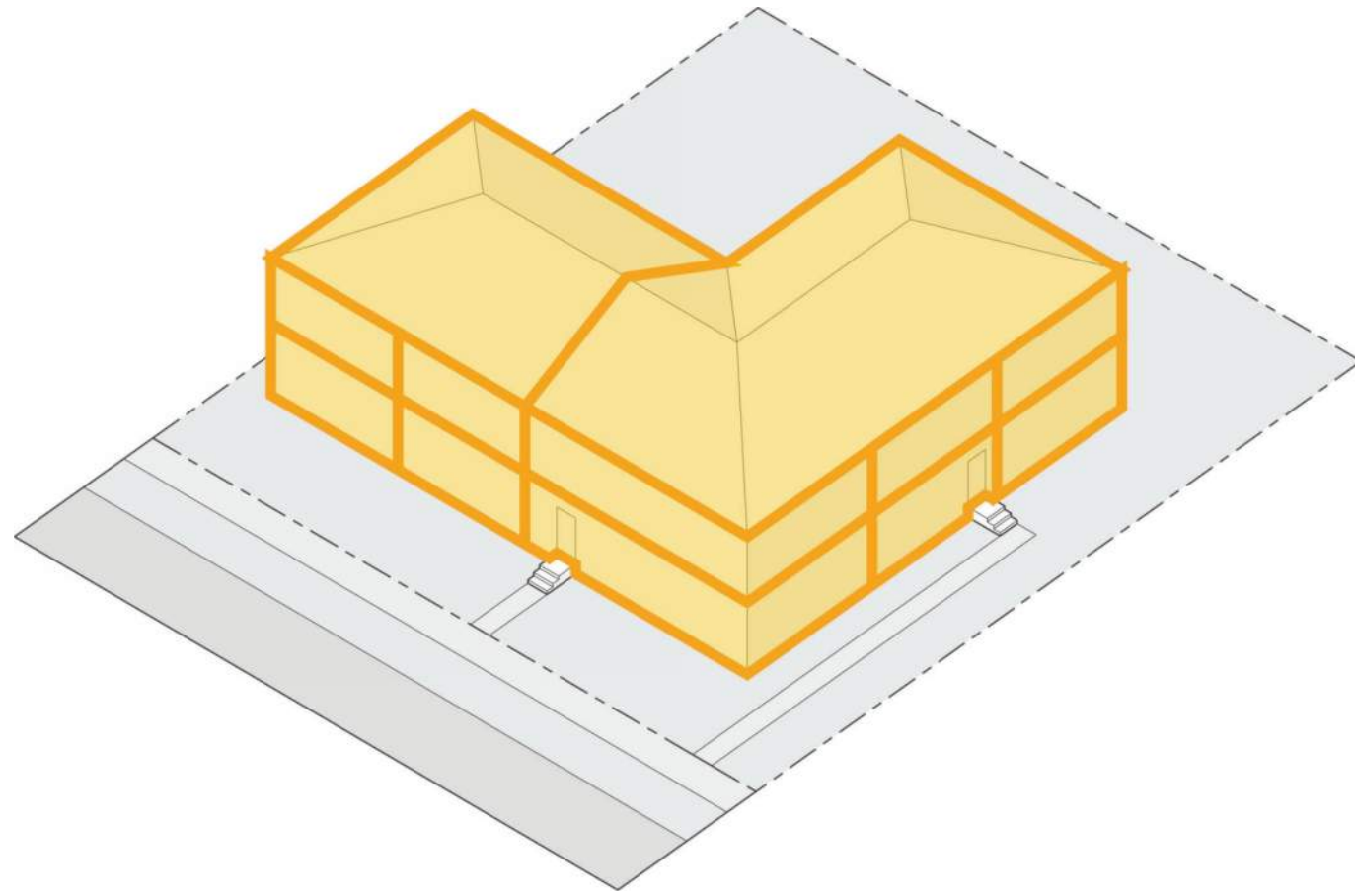
<https://www.jka.cc/projects/multifamily-residential/stacked-townhomes/>





<https://ggwash.org/view/42112/in-praise-of-the-stacked-townhouse>

20 TO 30 DWELLING UNITS PER ACRE



MULTIPLEX/GARDEN STYLE

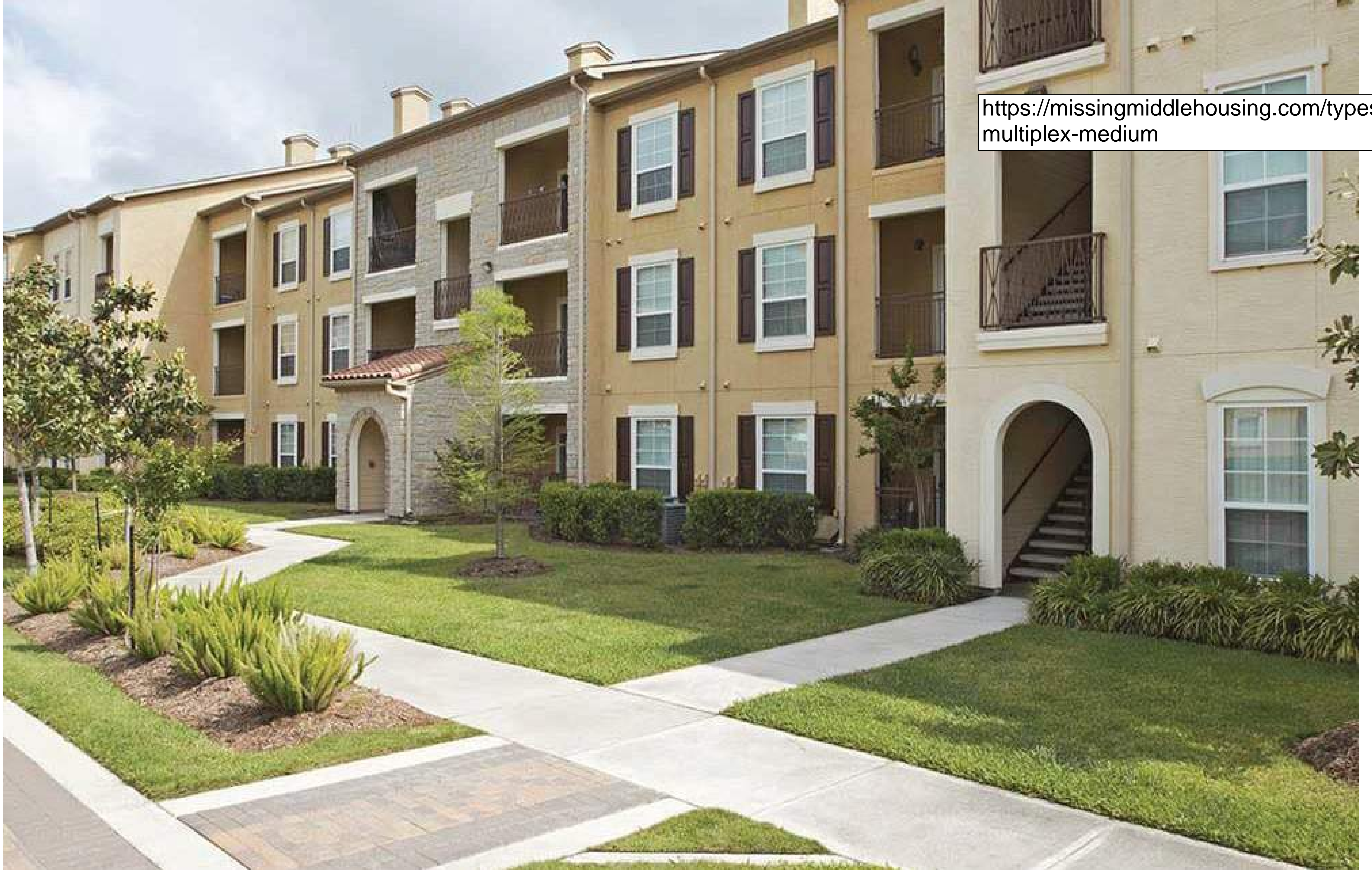
<https://missingmiddlehousing.com/types/multiplex-medium>

Ideal Specifications

Lot	
Width	105 feet
Depth	135 feet
Area	14,175 sq. ft.
	0.325 acres
Units	
Number of Units	12 units
Typical Unit Size	765 sq. ft
Density	
Net Density	37 du/acre
Gross Density	30 du/acre
Parking	
Parking Ratio	1.33 per unit
On-street Spaces	4
Off-street Spaces	12
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	75 feet
Depth	65 feet
Height (to eave)	28 feet
Floors	2.5 stories

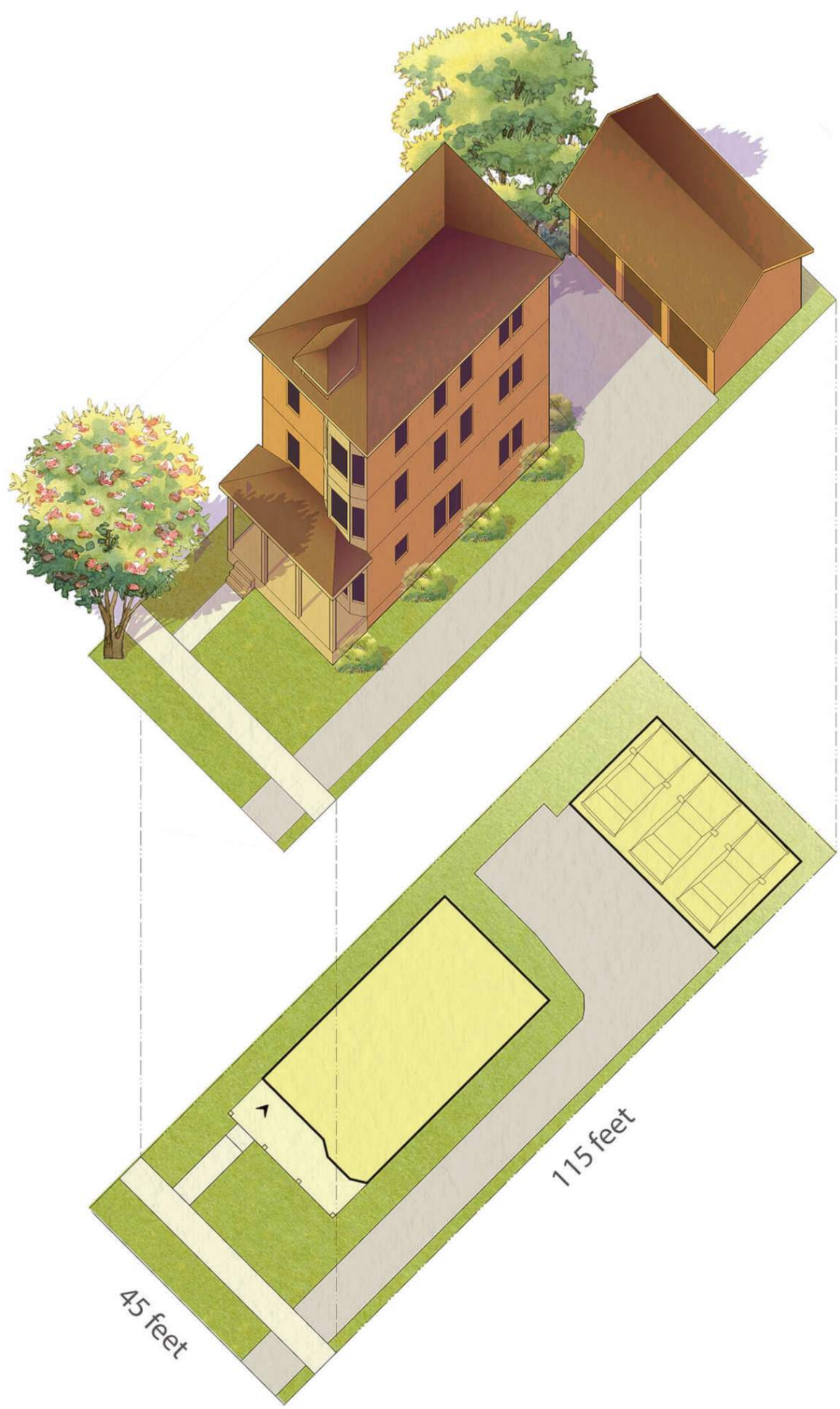
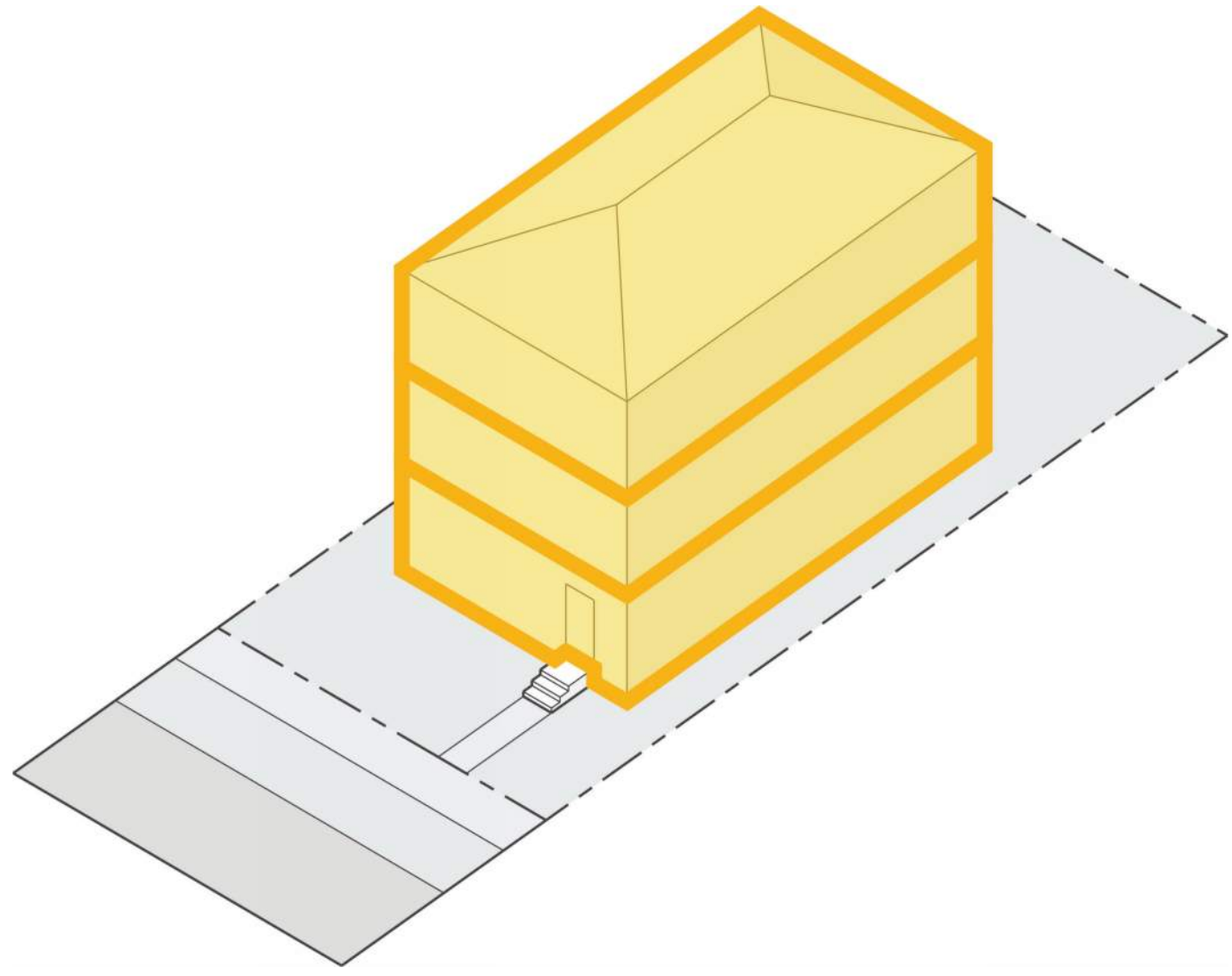


<https://missingmiddlehousing.com/types/multiplex-medium>





<https://holstarc.com/portfolio/the-clara>



TRIPLEX STACKED

<https://missingmiddlehousing.com/types/triplex>

Ideal Specifications

Lot	
Width	45 feet
Depth	115 feet
Area	5,175 sq. ft.
	0.119 acres
Units	
Number of Units	3 units
Typical Unit Size	1,008 sq. ft
Density	
Net Density	25 du/acre
Gross Density	20 du/acre
Parking	
Parking Ratio	1.33 per unit
On-street Spaces	1
Off-street Spaces	3
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	24 feet
Depth	42 feet
Height (to eave)	30 feet
Floors	3 stories

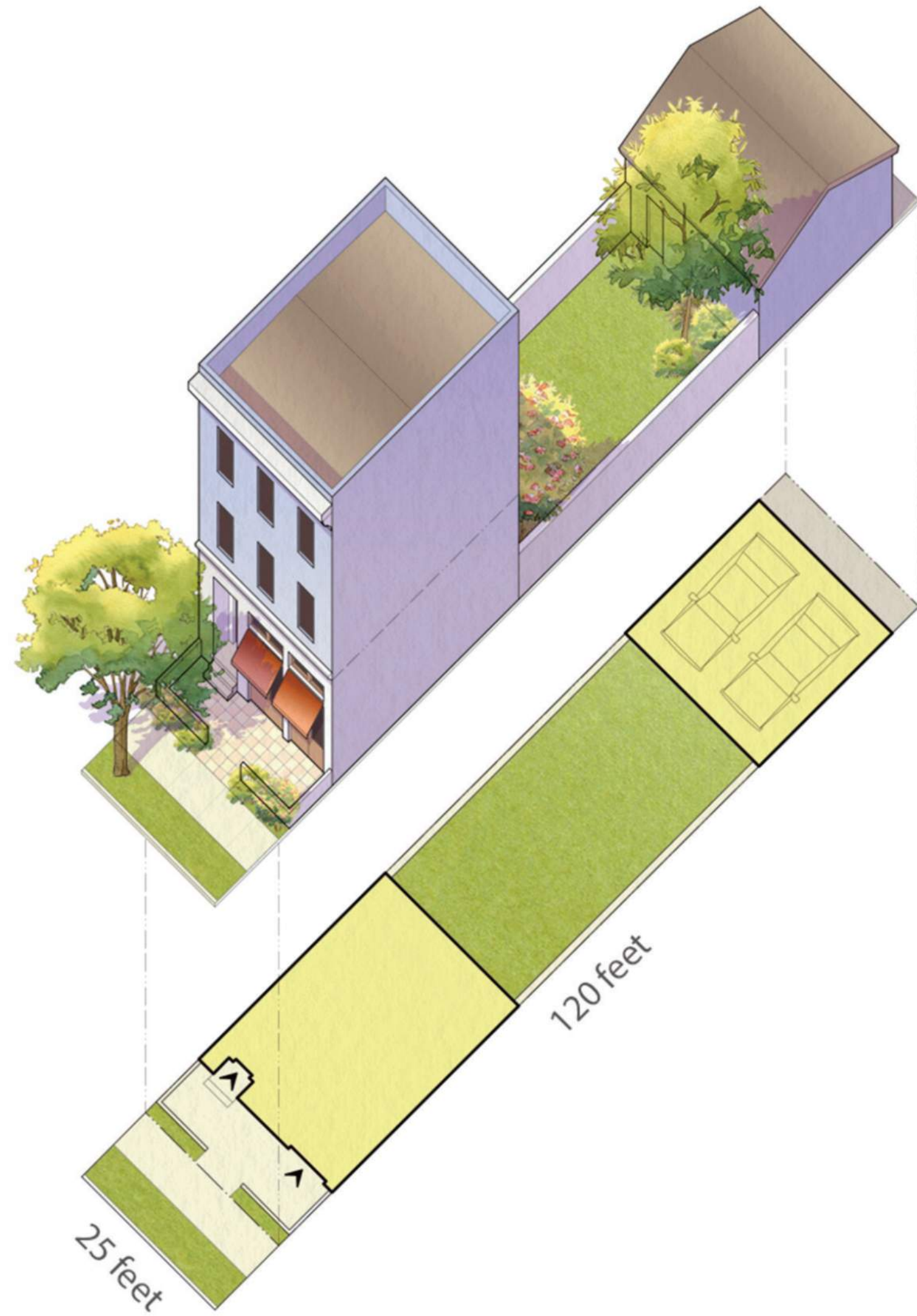
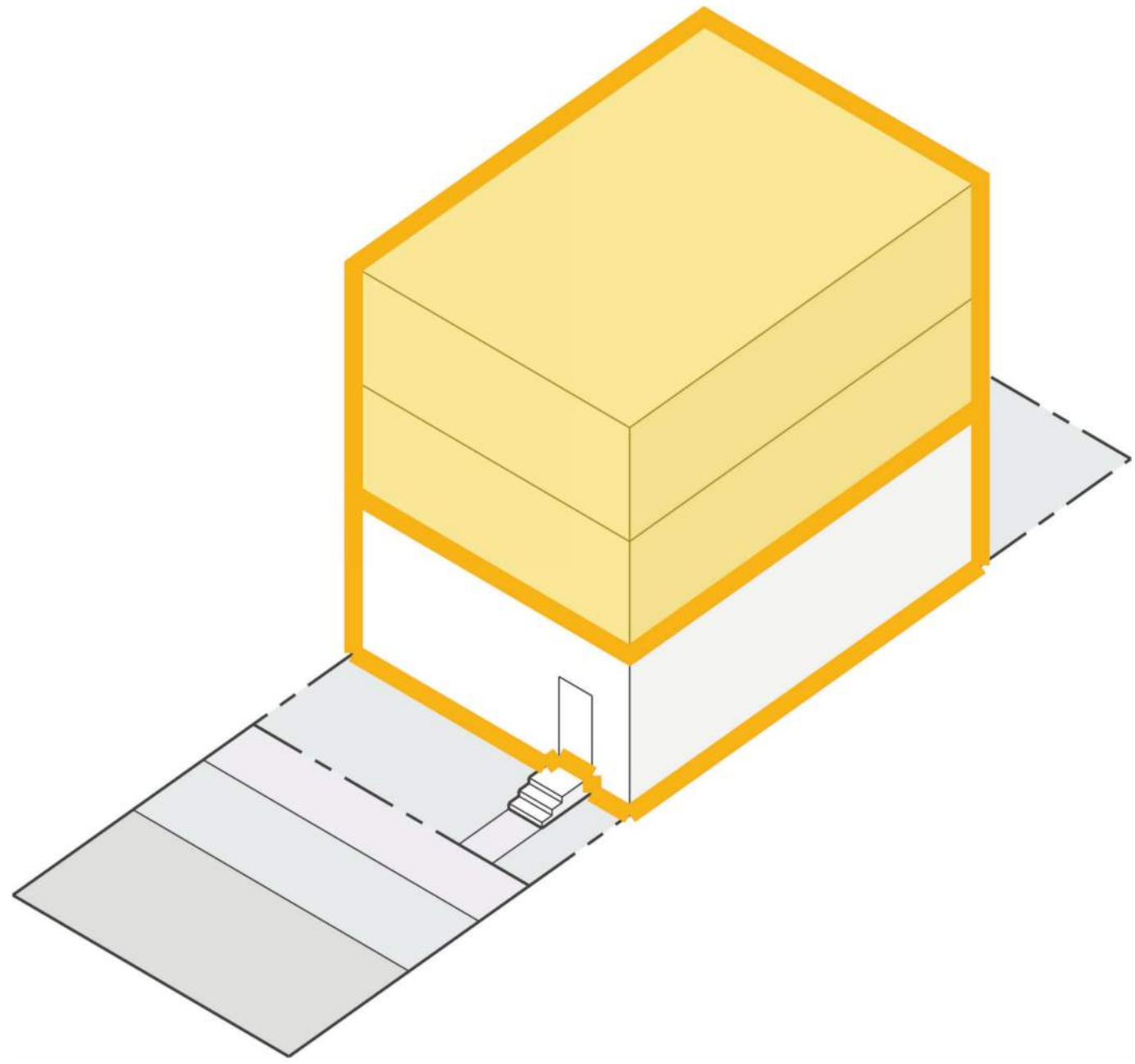




<https://missingmiddlehousing.com/types/triplex>

<https://missingmiddlehousing.com/types/triplex>





LIVE/WORK

<https://missingmiddlehousing.com/types/live-work>

Ideal Specifications

Lot	
Width	25 feet
Depth	120 feet
Area	3,000 sq. ft.
	0.069 acres
Units	
Number of Units	1 unit
Typical Unit Size	1,750 sq. ft
Density	
Net Density	15 du/acre
Gross Density	11 du/acre
Parking	
Parking Ratio	3.0 per unit
On-street Spaces	1
Off-street Spaces	2
Setbacks	
Front	10 feet
Side	0 feet
Building	
Width	25 feet
Depth	35 feet
Height (to eave)	38 feet
Floors	3 stories



<https://missingmiddlehousing.com/types/live-work>



<https://missingmiddlehousing.com/types/live-work>



STACKED FLATS



TUCK-UNDER

<https://ktgy.com/work/aster-town-center/>







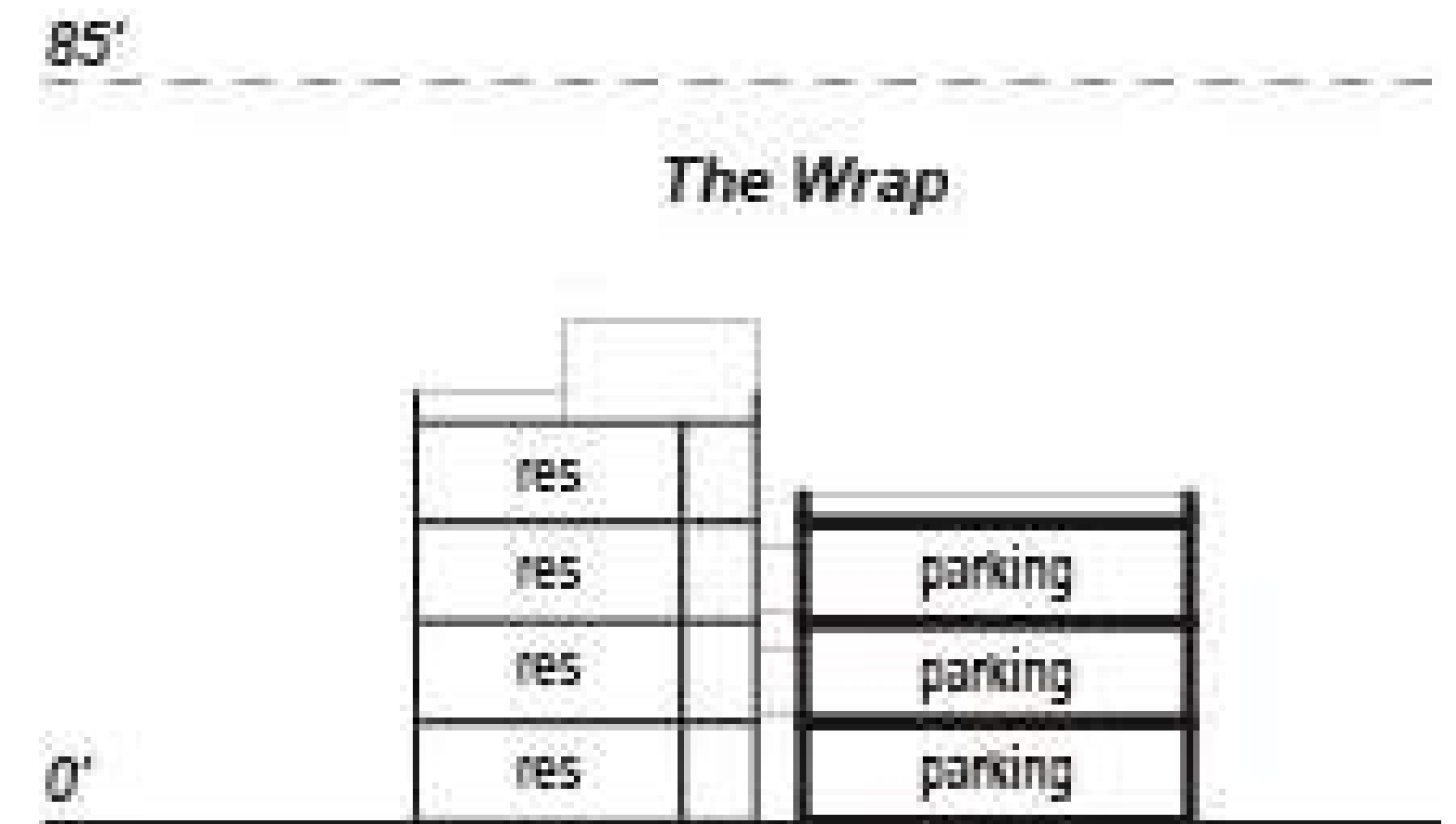
+40 DWELLING UNITS PER ACRE



WRAP

- sometimes called “Texas donuts”
- mid-rise
- “urban transitional”
- where subterranean parking doesn’t pencil
- 2+ acres or more

<http://buildabetterburb.org/a-fresh-flavor-for-the-texas-doughnut/>

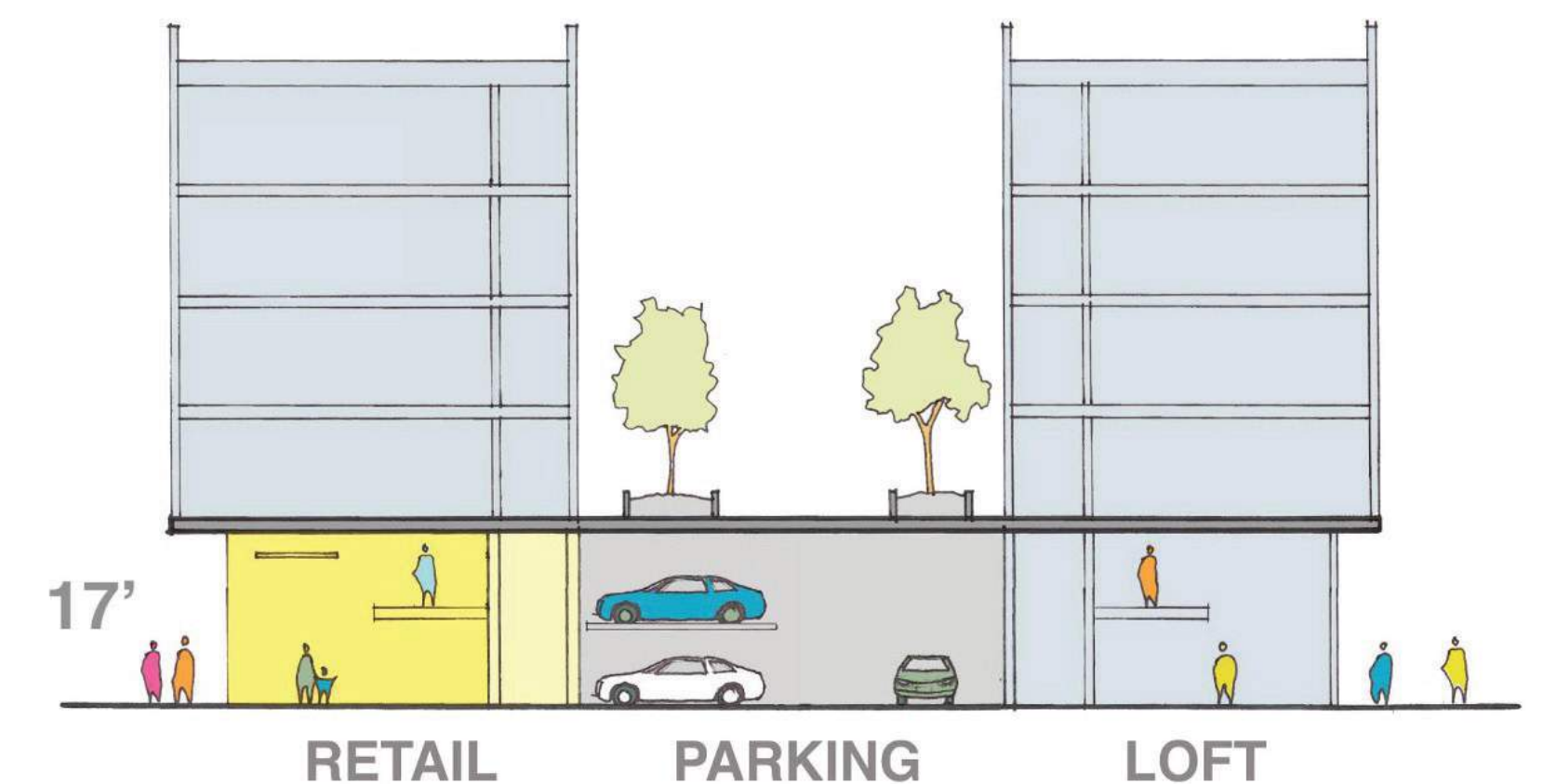




PODIUM

- wood residences above concrete parking and/or mixed use
- mid rise
- more cost effective than steel or concrete
- podium deck can provide amenities

<https://www.thinkwood.com/blog/how-a-podium-design-can-maximize-value-on-your-next-multi-story-project>



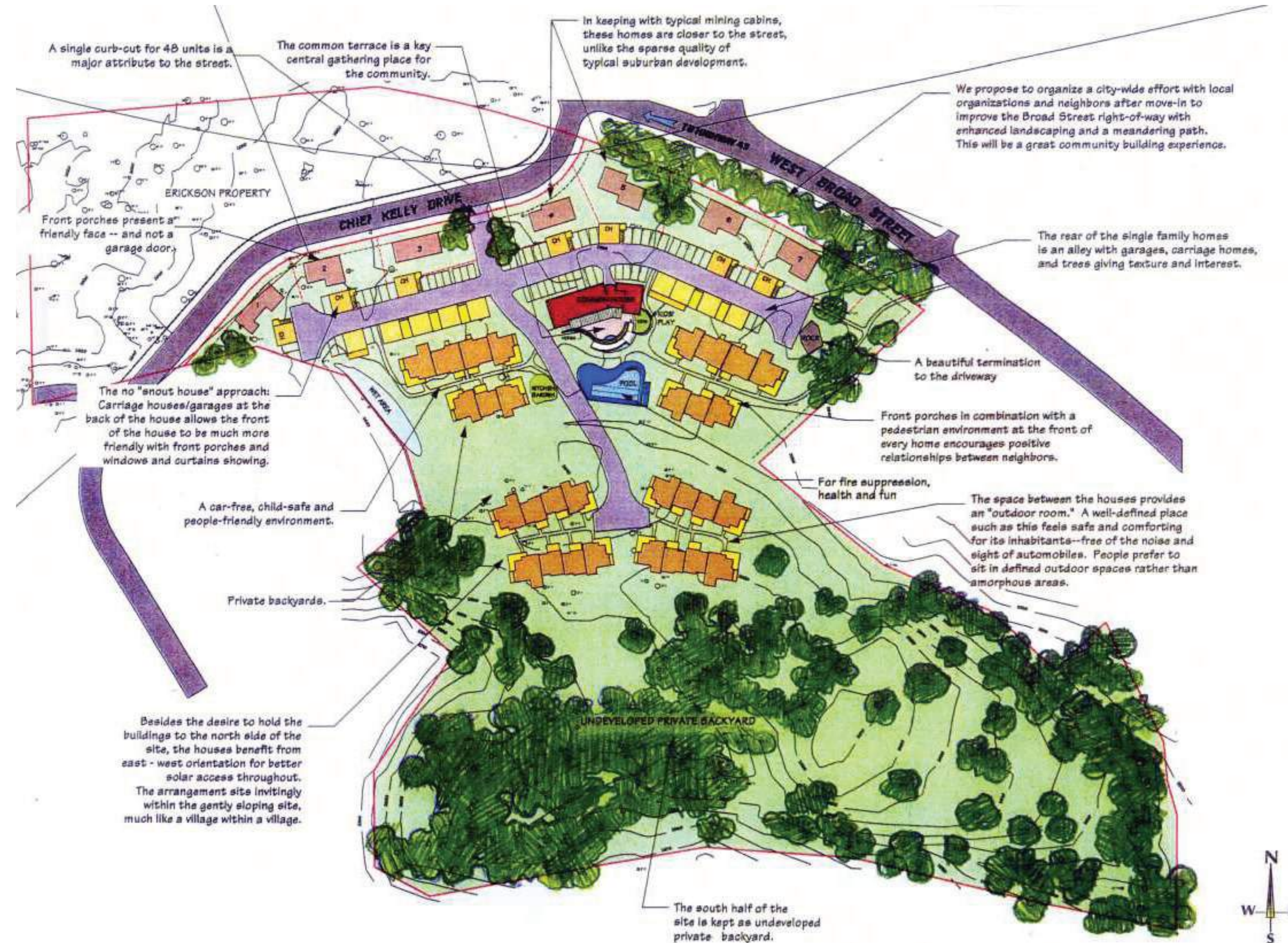
ATTAINABLE HOUSING

**INNOVATION & NEW IDEAS IN THE
HOUSING MARKET**



CO-HOUSING

<https://www.nccoho.org/>





INTERGENERATIONAL HOUSING

<https://ktgy.com/work/ensemble/>



MICRO UNITS



PREFAB / MODULAR CONSTRUCTION

<https://www.archdaily.com/943491/the-stack-modular-housing-in-manhattan-gluck-plus>



<https://ktgy.com/work/hope-on-alvarado/>



TINY HOME NEIGHBORHOODS



<https://www.buildwithrise.com/stories/who-is-actually-buying-tiny-homes>



<http://www.cottagecompany.com/>



<https://www.bernco.gov/community-services/tiny-home-village.aspx>

<https://mlf.org/community-first/>



<http://www.viachicagoarchitects.com/project-tiny-homes>





ACCESSORY DWELLING UNITS

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html>





DISCUSSION:

HOW DO YOU SEE THESE DIFFERENT HOUSING TYPES FITTING INTO WASHINGTON COUNTY?

WHAT IS HAPPENING AND WHAT ARE THE OPPORTUNITIES TO CREATE MORE ATTAINABLE HOUSING?