A hazy, aerial photograph of a desert town. In the background, a massive, layered red rock formation rises against a hazy sky. The town below is a mix of low-rise buildings, roads, and patches of greenery, appearing as a hazy, light-colored area.

# HOUSING ACTION COALITION. ATTAINABLE HOUSING DISCUSSION / ROUNDTABLE



# KATIE BENNETT & KURT MASSEY BABCOCK DESIGN



## THESE ARE A FEW OF OUR FAVORITE THINGS:



# ATTAINABLE HOUSING DESIGN: WHY GETTING IT RIGHT IS SO IMPORTANT



# ATTAINABLE HOUSING IS FOR **EVERYONE**

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

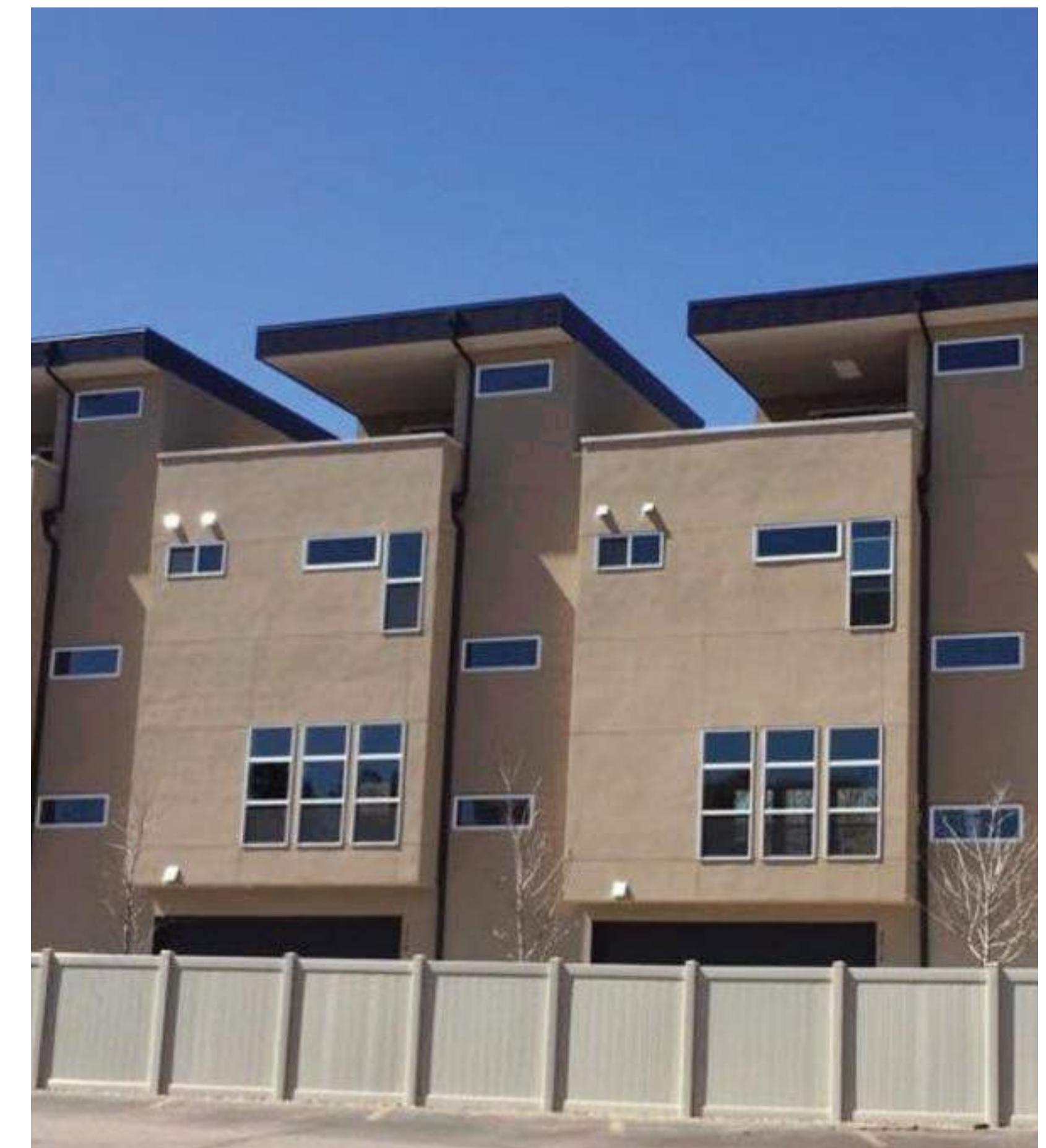
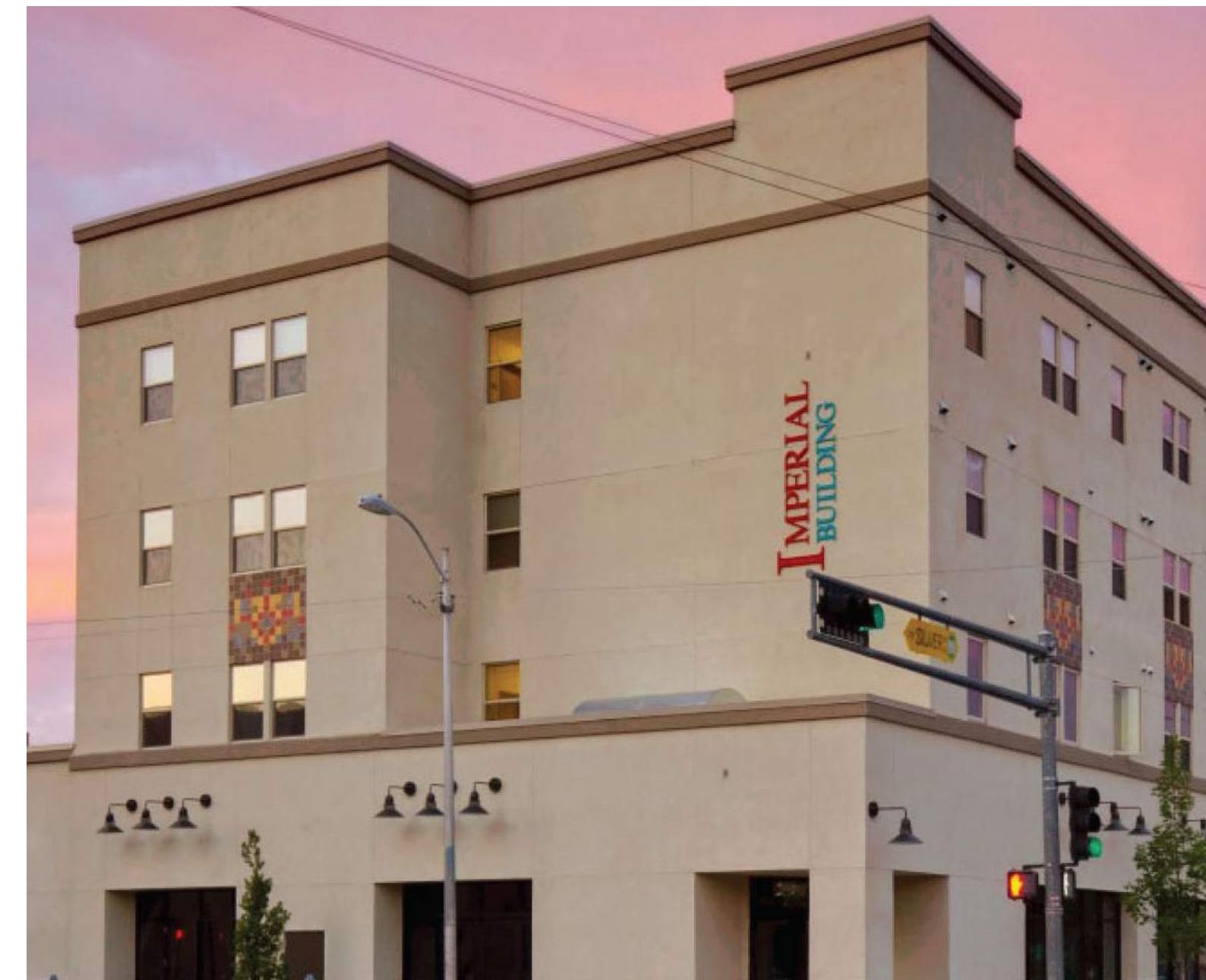




**WORDS MATTER!  
AND PERCEPTION IS EVERYTHING.**



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



# 5 WAYS TO CREATE AMAZING HIGHER DENSITY NEIGHBORHOODS:



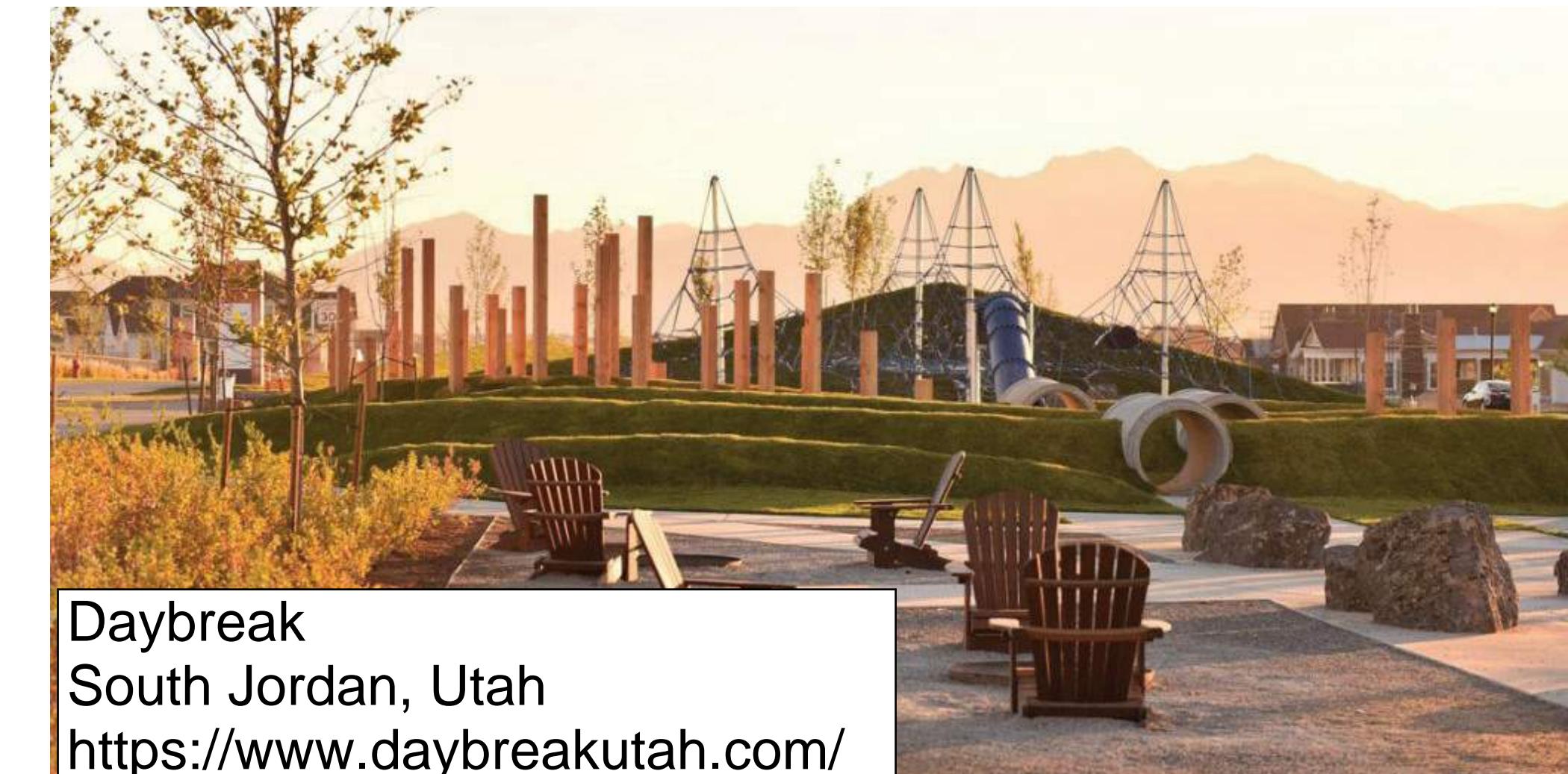
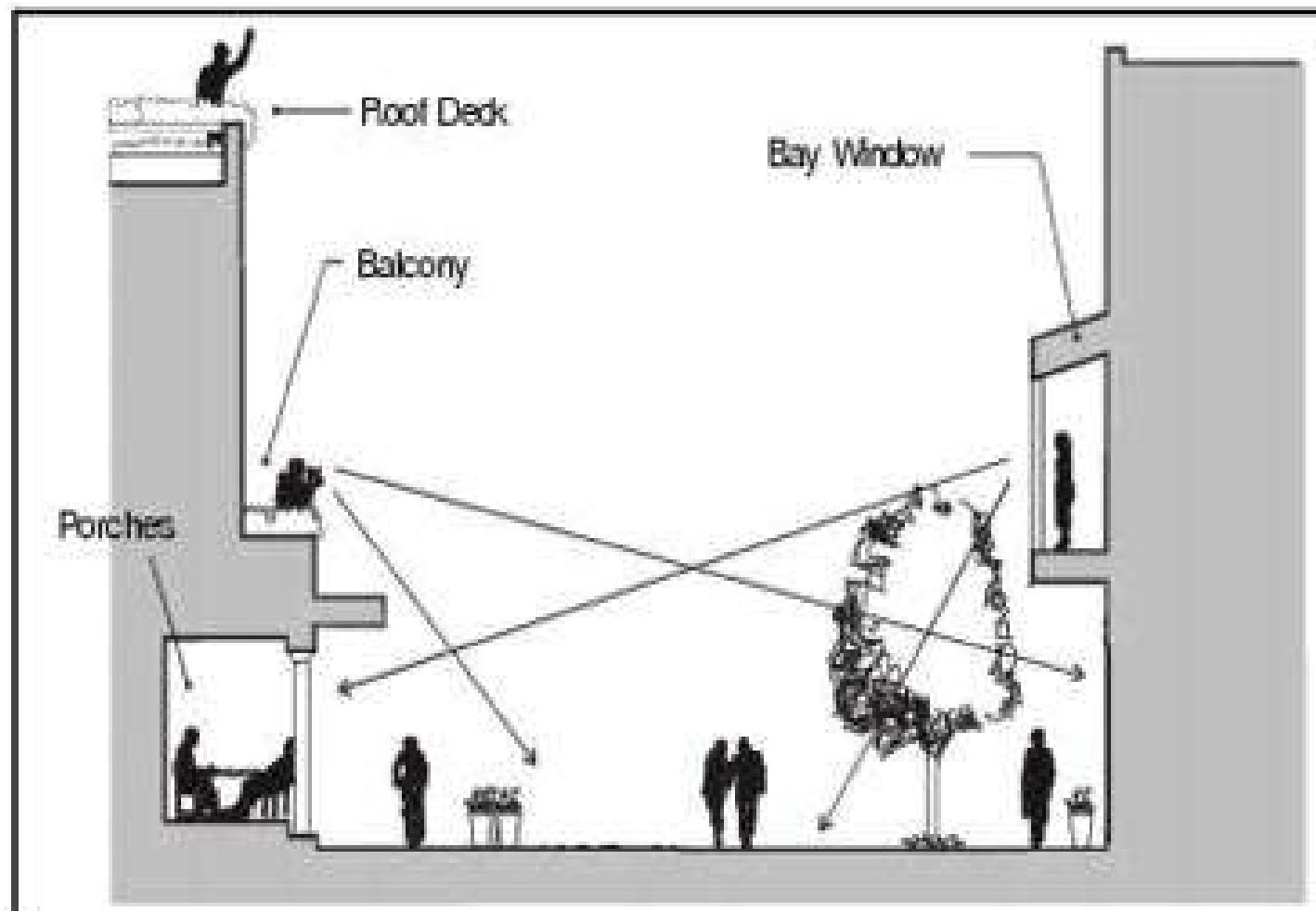
HOW DO WE  
MAKE DENSITY  
FEEL  
BETTER?



# 1. OPEN SPACE



**EYES ON THE STREET  
PROTECTED AREAS FOR PLAY  
BETTER NEIGHBORS  
CONTEXT**



# 2. CIRCULATION



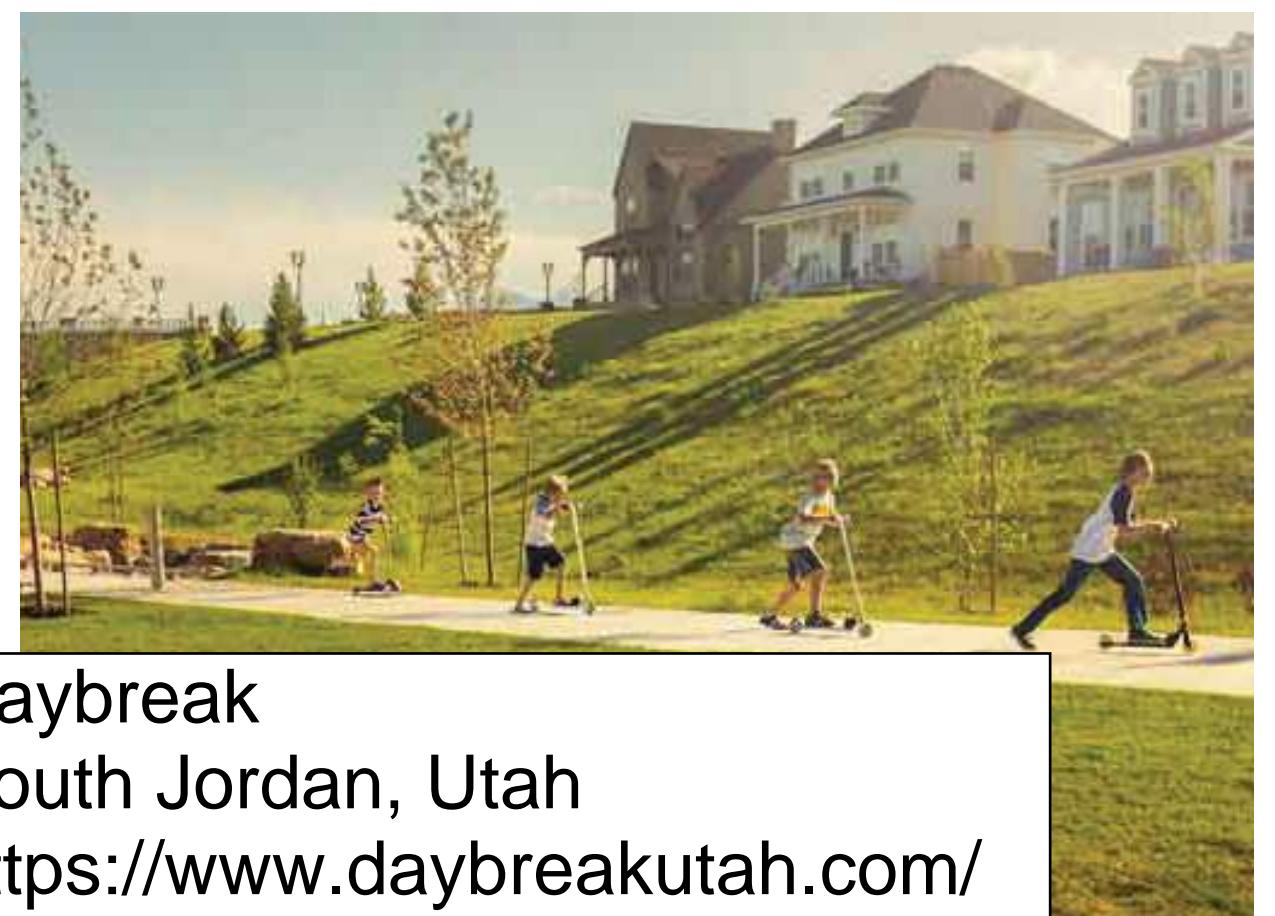
<https://www.verrado.com/>



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



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

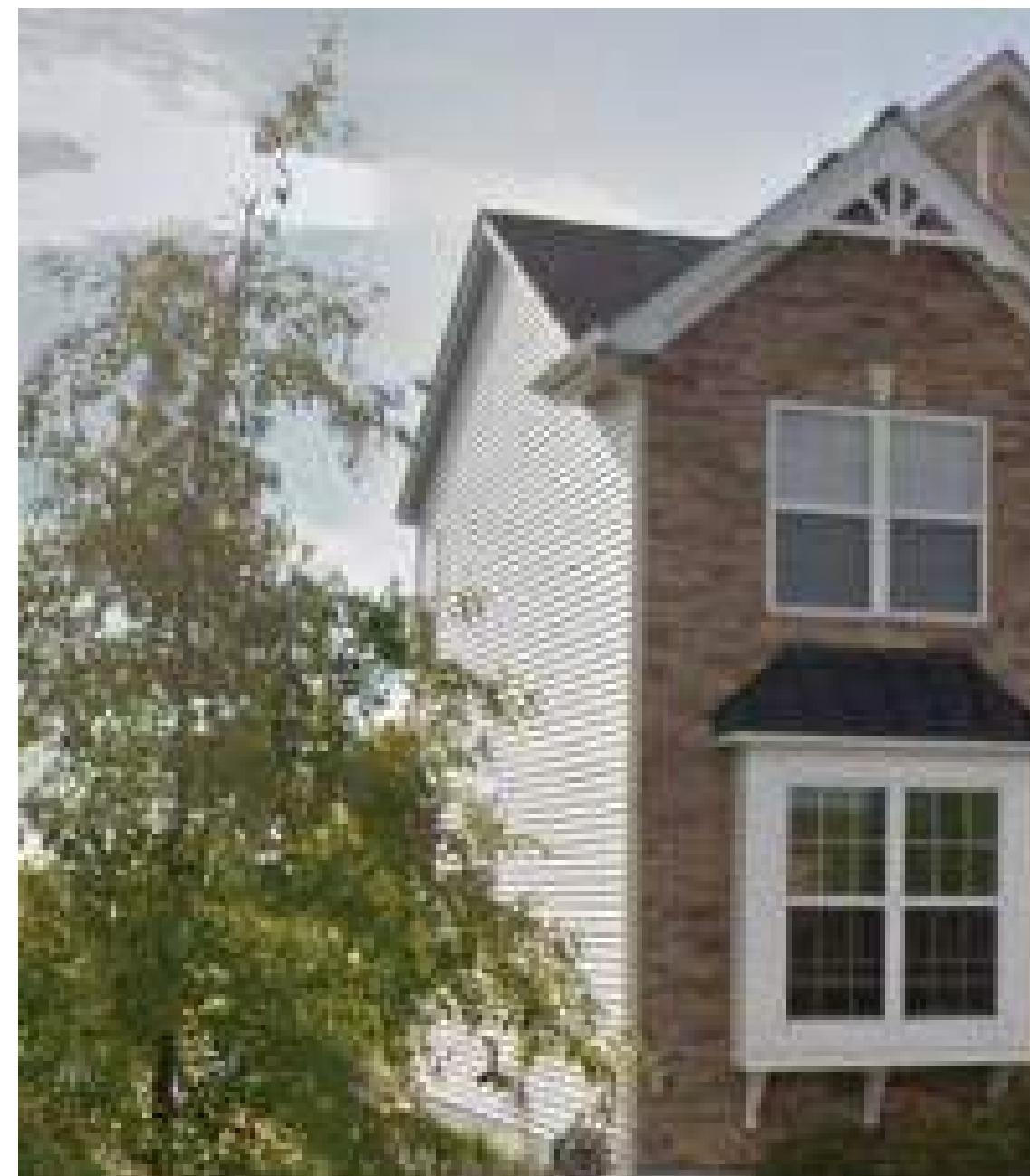


Daybreak  
South Jordan, Utah  
<https://www.daybreakutah.com/>



# 3. FOUR SIDED ARCHITECTURE

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



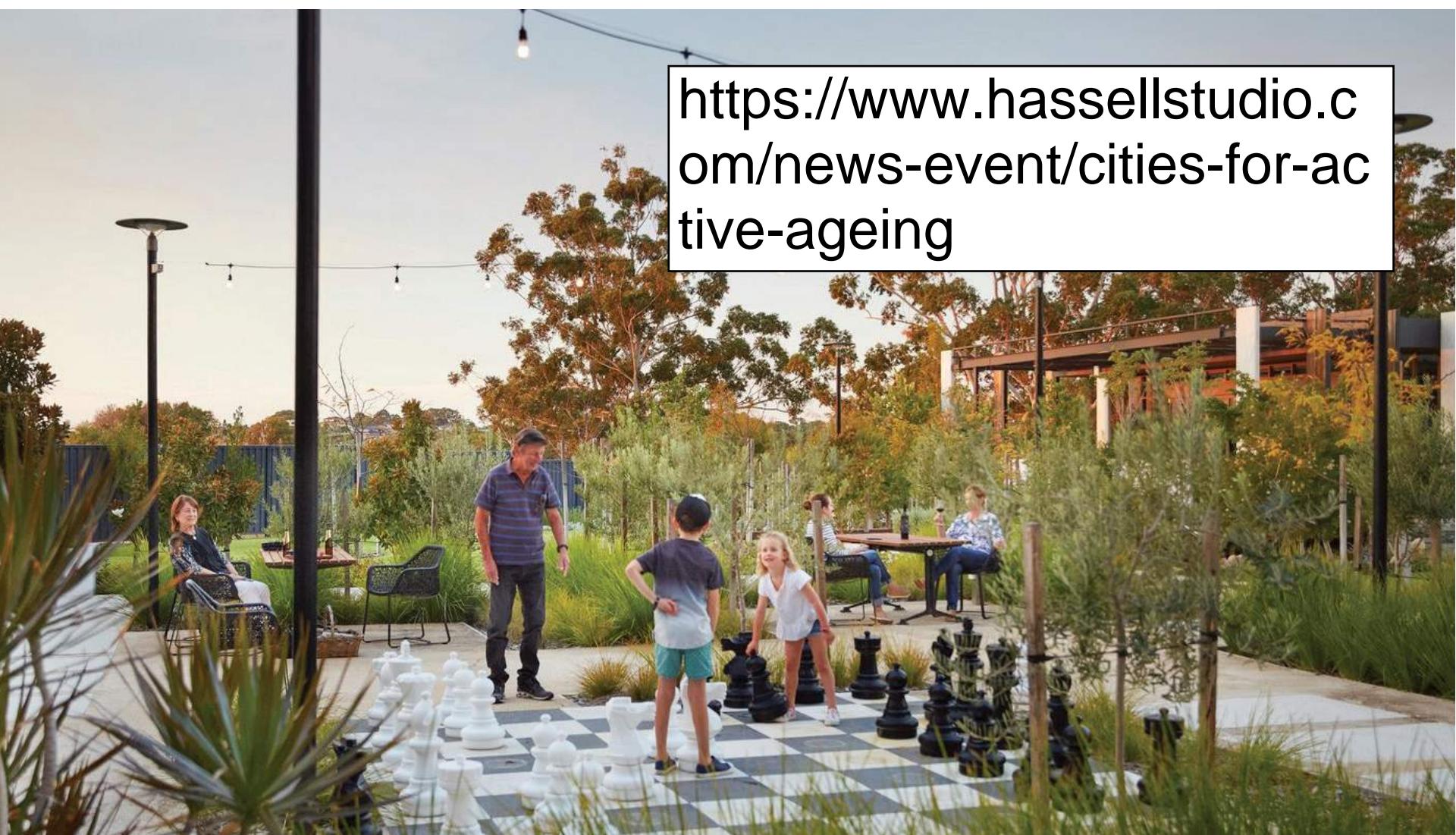
**VS**



# 4. AMENITIES



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



<https://www.hassellstudio.com/news-event/cities-for-active-ageing>



[https://www.digstudio.com/  
portfolio\\_page/beeler-street  
-neighborhood/](https://www.digstudio.com/portfolio_page/beeler-street-neighborhood/)



# 5. GOOD SITE PLANNING

## GOOD PRESENCE AT STREET

### AVOID \*BAD\* DIRECT LINES OF SIGHT

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



### 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.



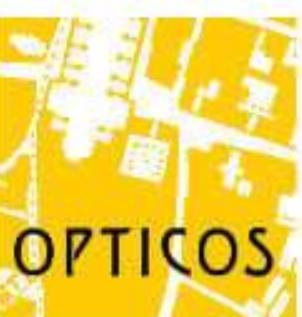
[https://www.minto.com/gta/  
new-homes-condos/projects/  
past-projects/minto-longb  
ranch](https://www.minto.com/gta/new-homes-condos/projects/past-projects/minto-longb-ranch)

# HOUSING TYPOLOGIES: MISSING MIDDLE AND OTHER DENSITIES

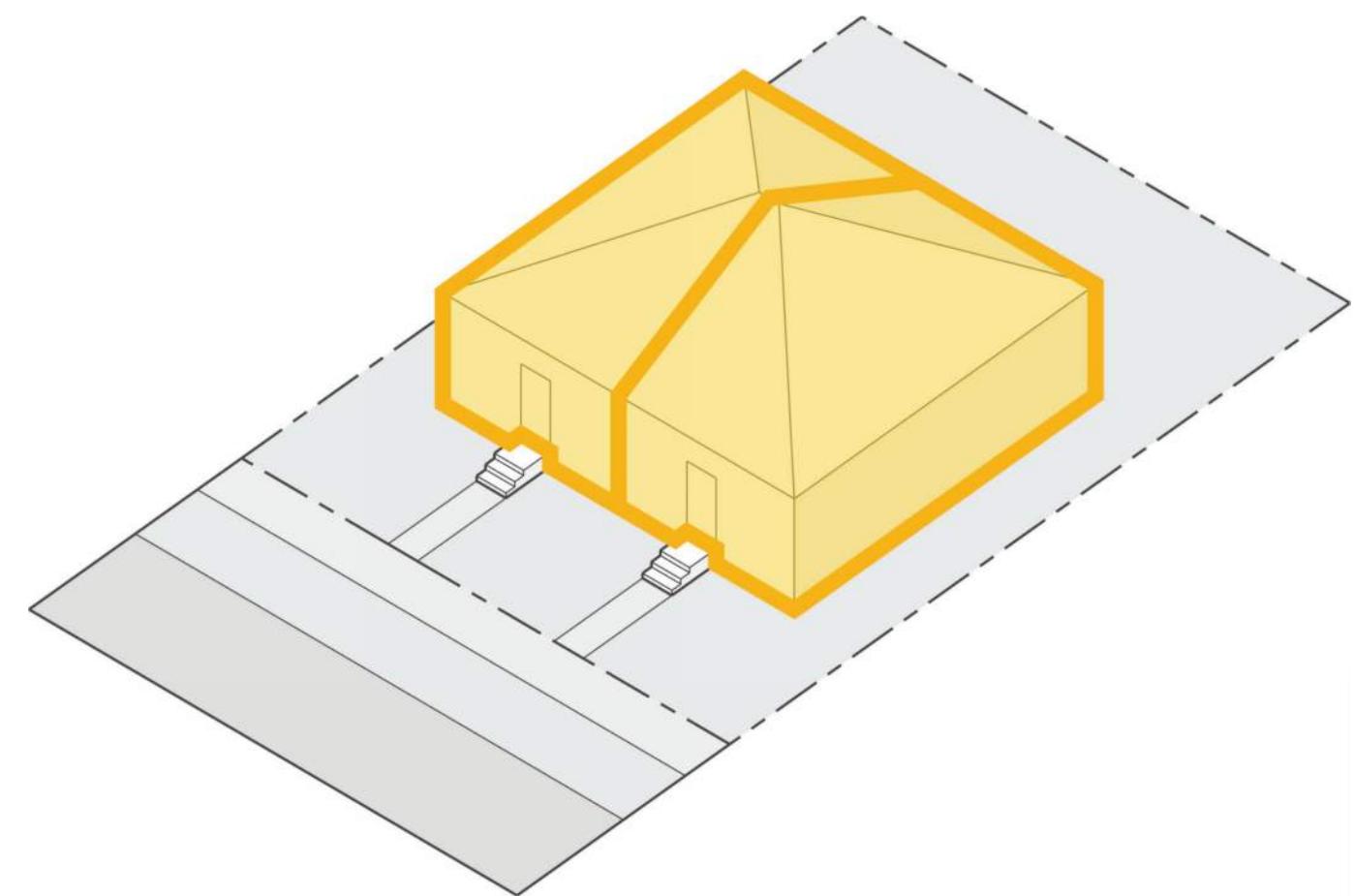
<https://missingmiddlehousing.com/>



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Opticos Design, Inc.



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>

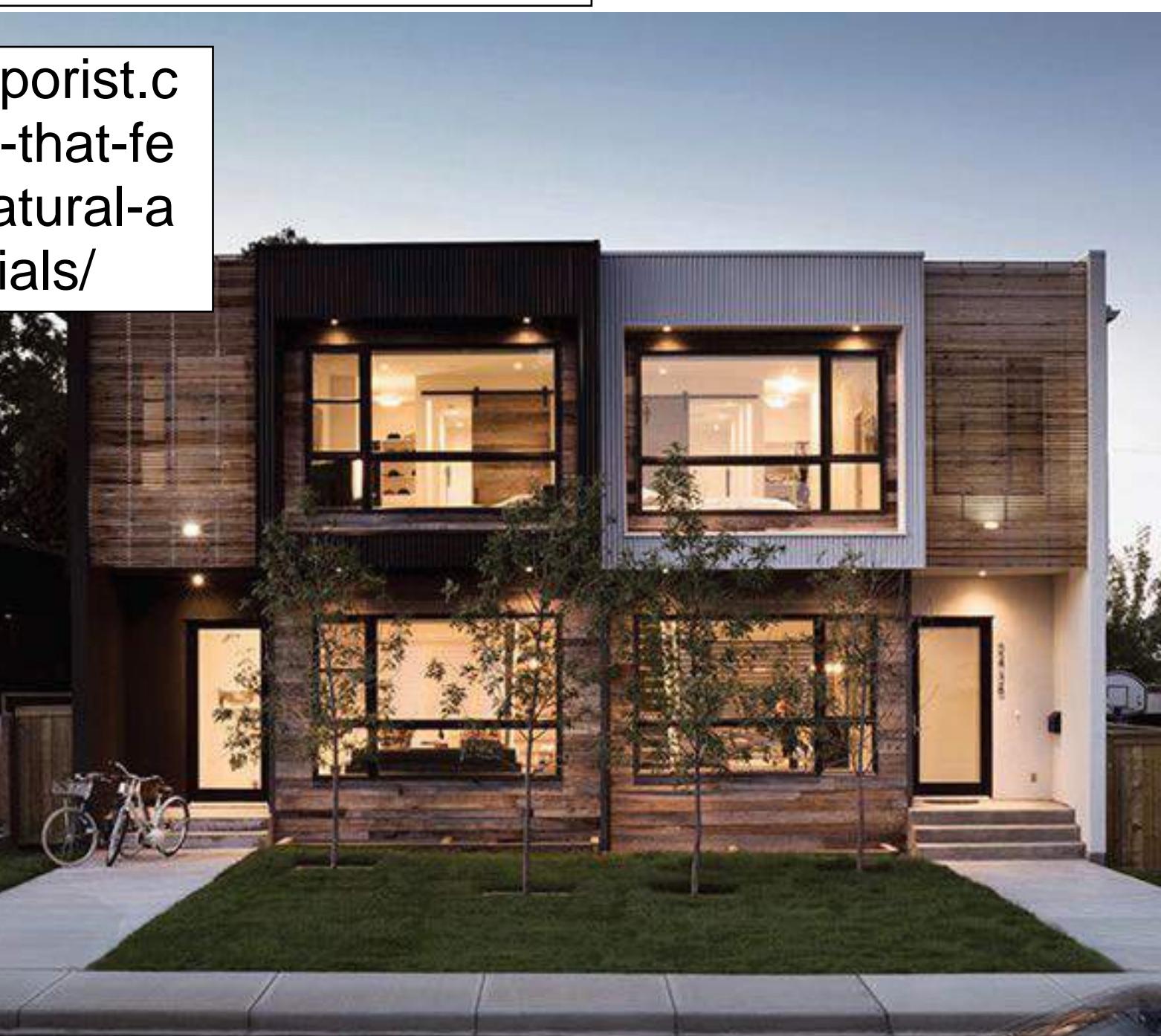




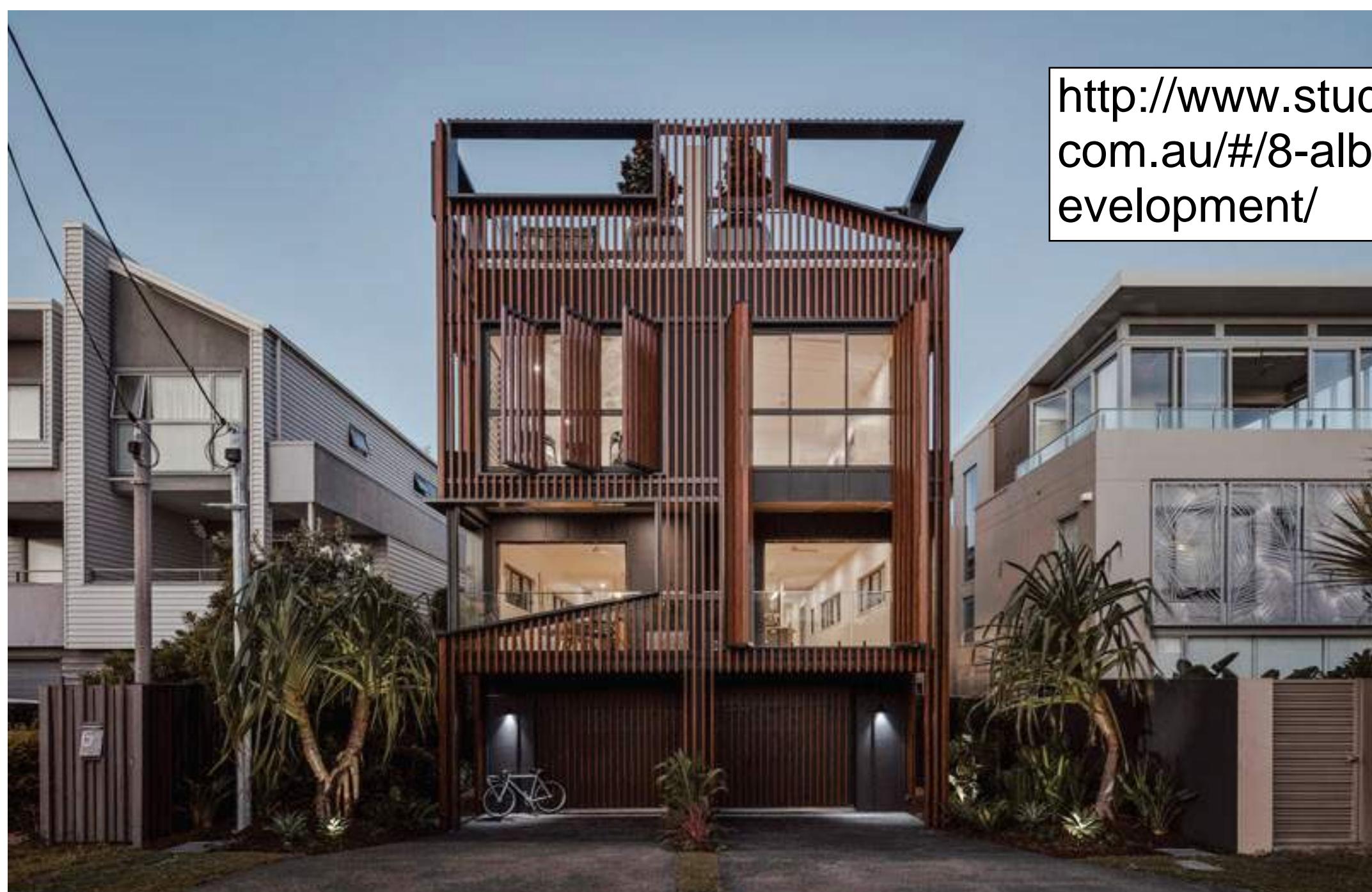
<https://www.daybreakutah.com/floor-plan/briarbend/>



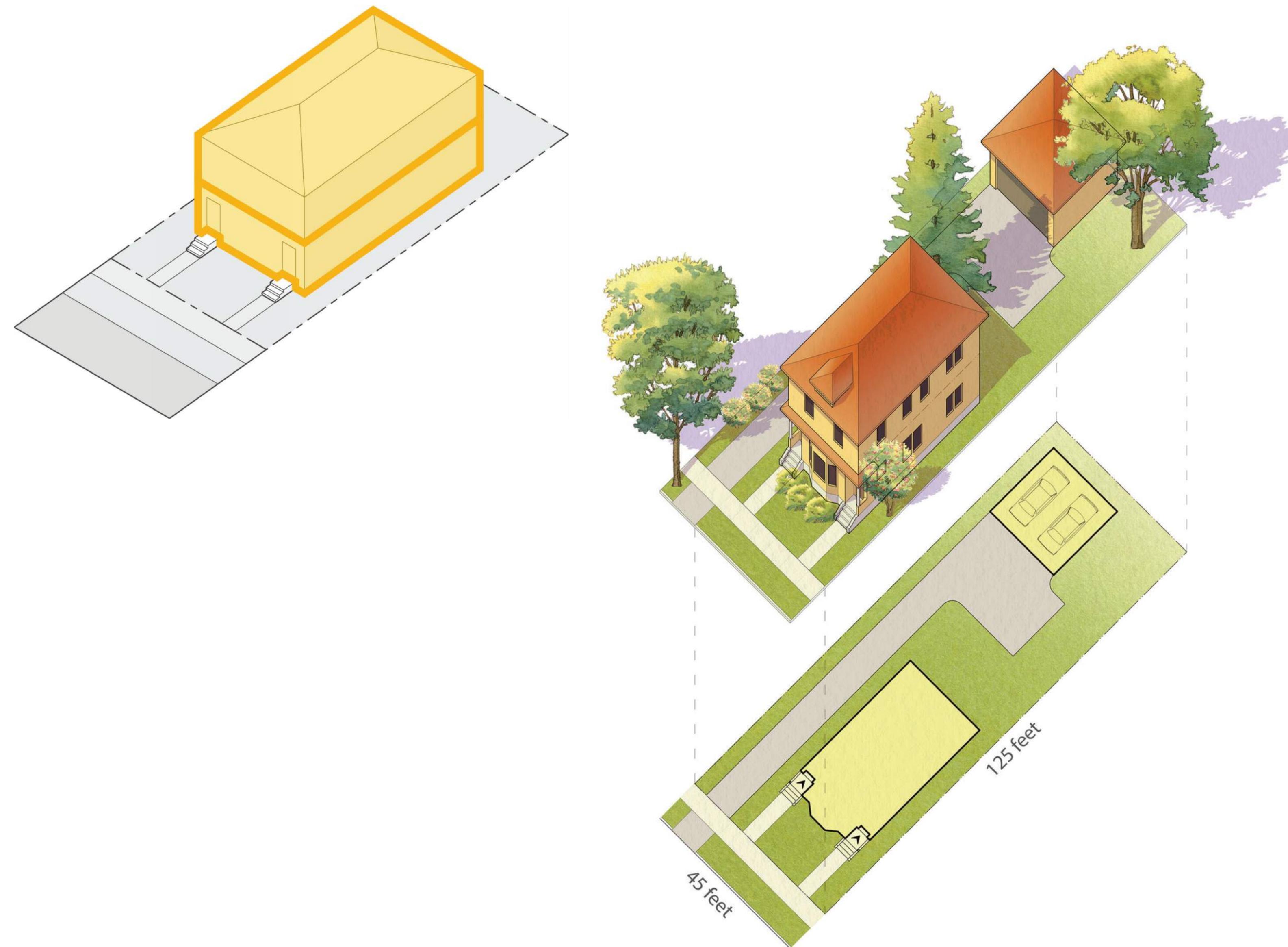
<https://ktgy.com/work/aster-town-center/>



<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



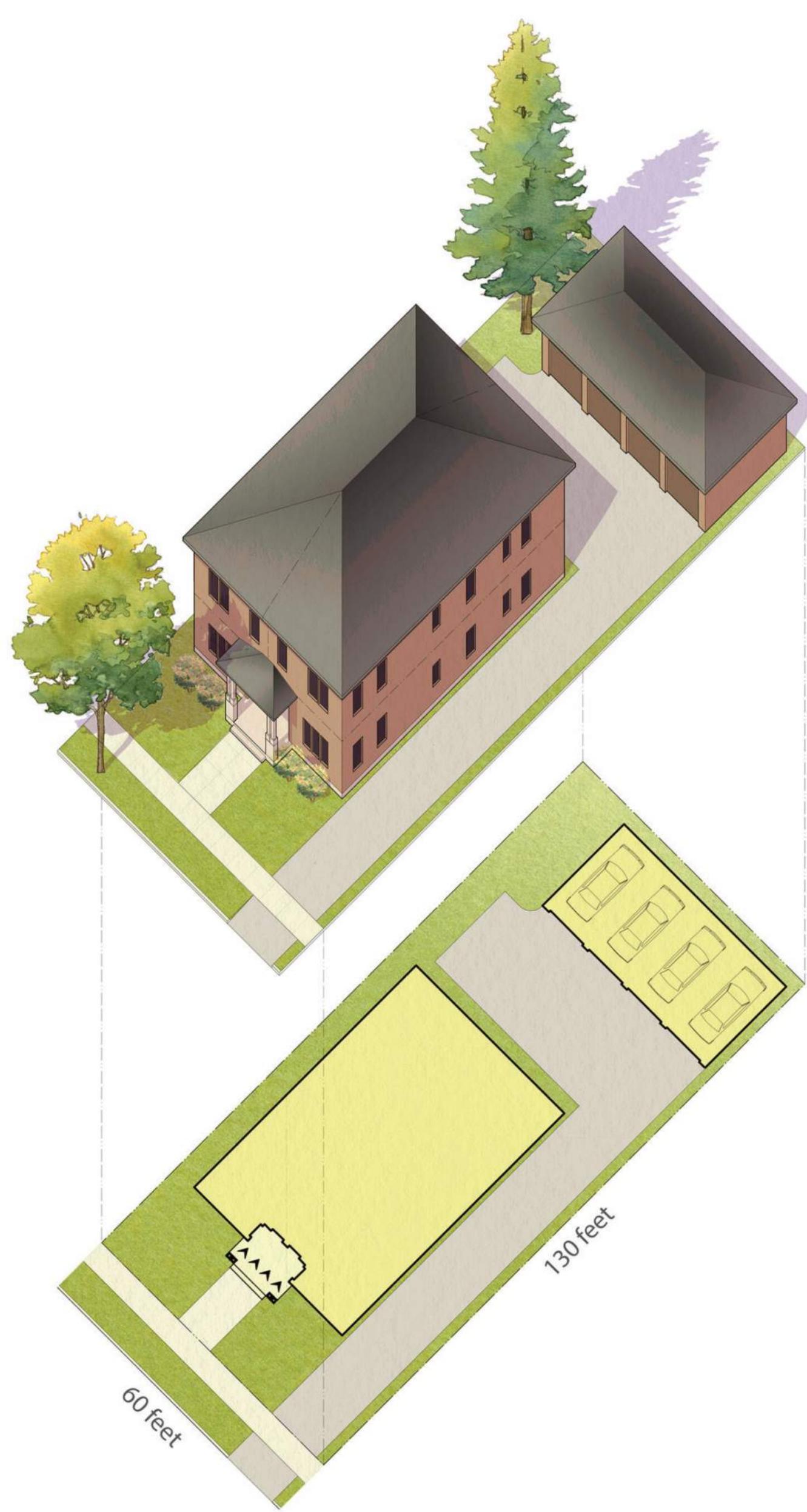
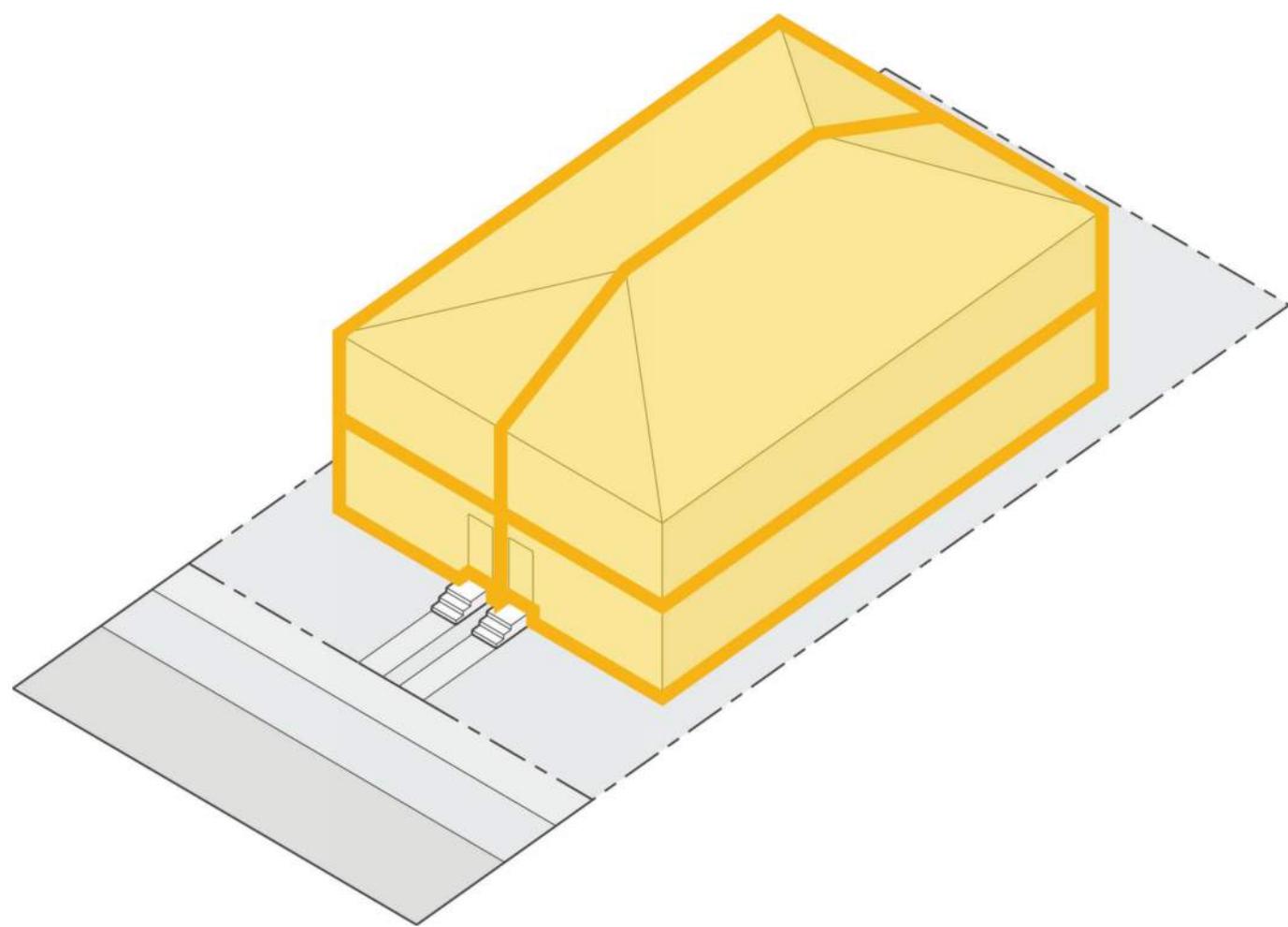
<https://missingmiddlehousing.com/types/duplex-stacked>





<http://lraad.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

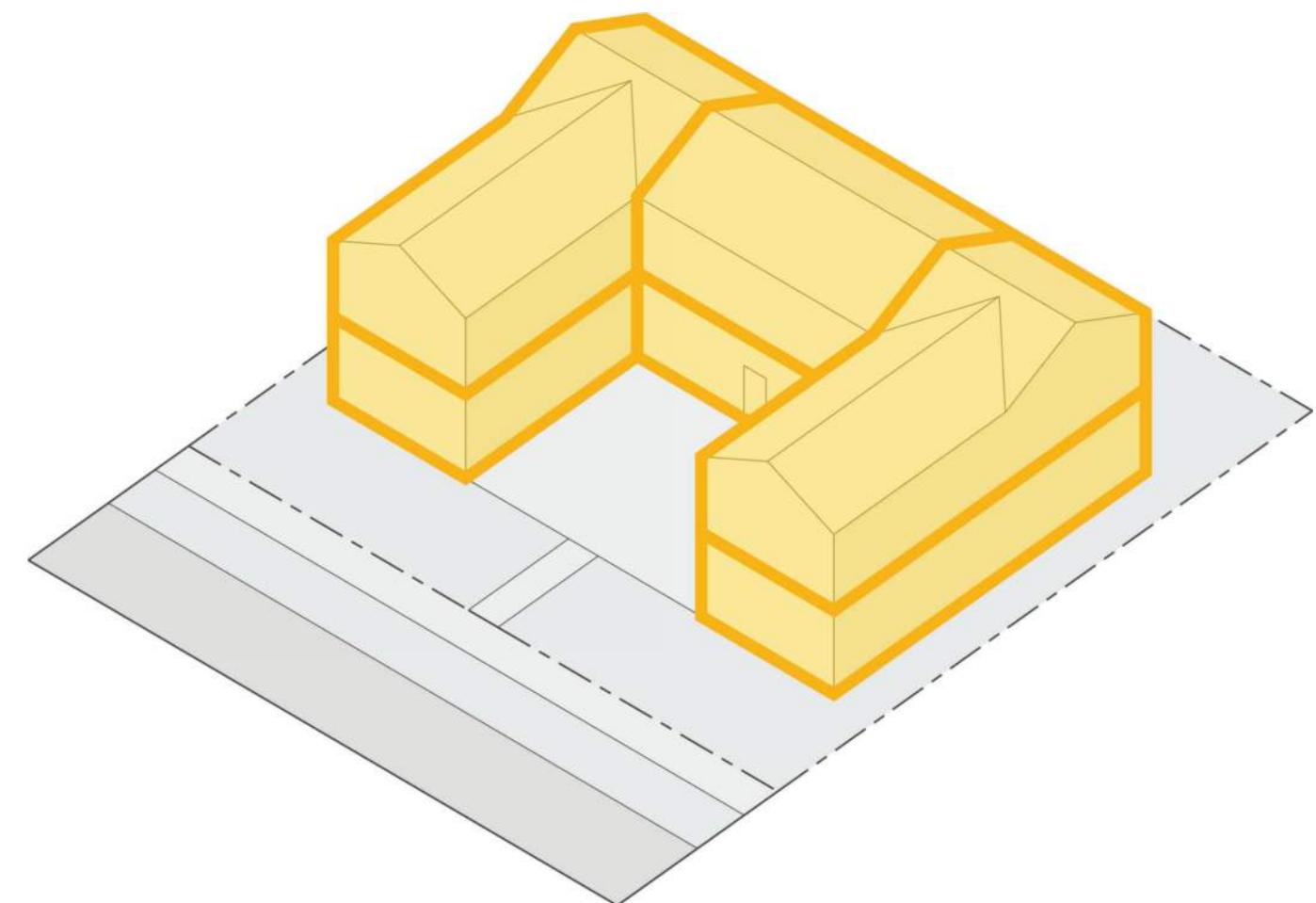




<https://missingmiddlehousing.com/types/fourplex>







# COURTYARD BUILDING

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

## Ideal Specifications

<b>Lot</b>	
<b>Width</b>	90 feet
<b>Depth</b>	130 feet
<b>Area</b>	11,700 sq. ft. 0.269 acres
<b>Units</b>	
<b>Number of Units</b>	7 units
<b>Typical Unit Size</b>	667 sq. ft
<b>Density</b>	
<b>Net Density</b>	26 du/acre
<b>Gross Density</b>	21 du/acre
<b>Parking</b>	
<b>Parking Ratio</b>	1.43 per unit
<b>On-street Spaces</b>	3
<b>Off-street Spaces</b>	7
<b>Setbacks</b>	
<b>Front</b>	15 feet
<b>Side</b>	5 feet
<b>Building</b>	
<b>Width</b>	67 feet
<b>Depth</b>	47 feet
<b>Height (to eave)</b>	22 feet
<b>Floors</b>	2 stories

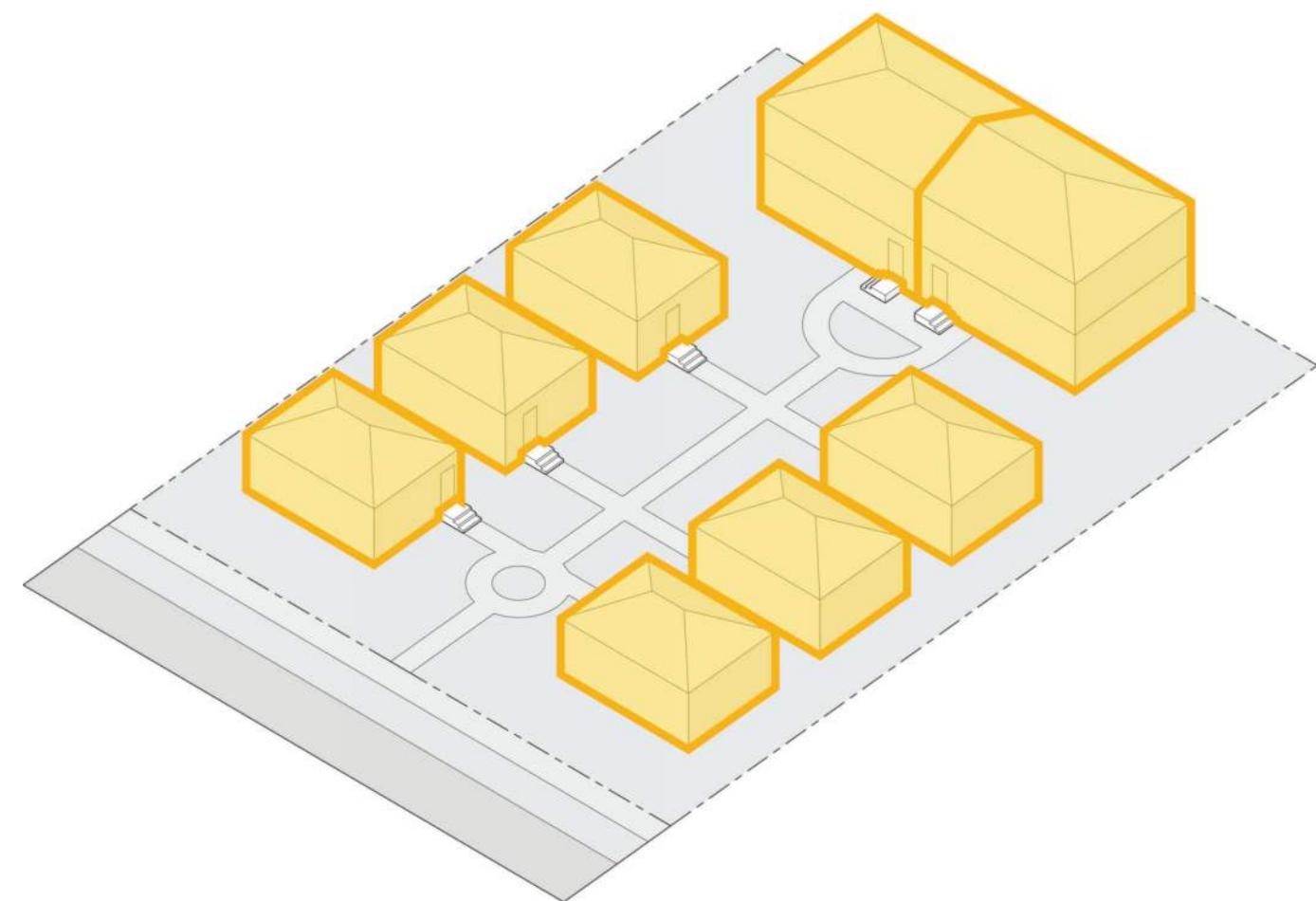


<https://missingmiddlehousing.com/types/courtyard-apartments>



<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

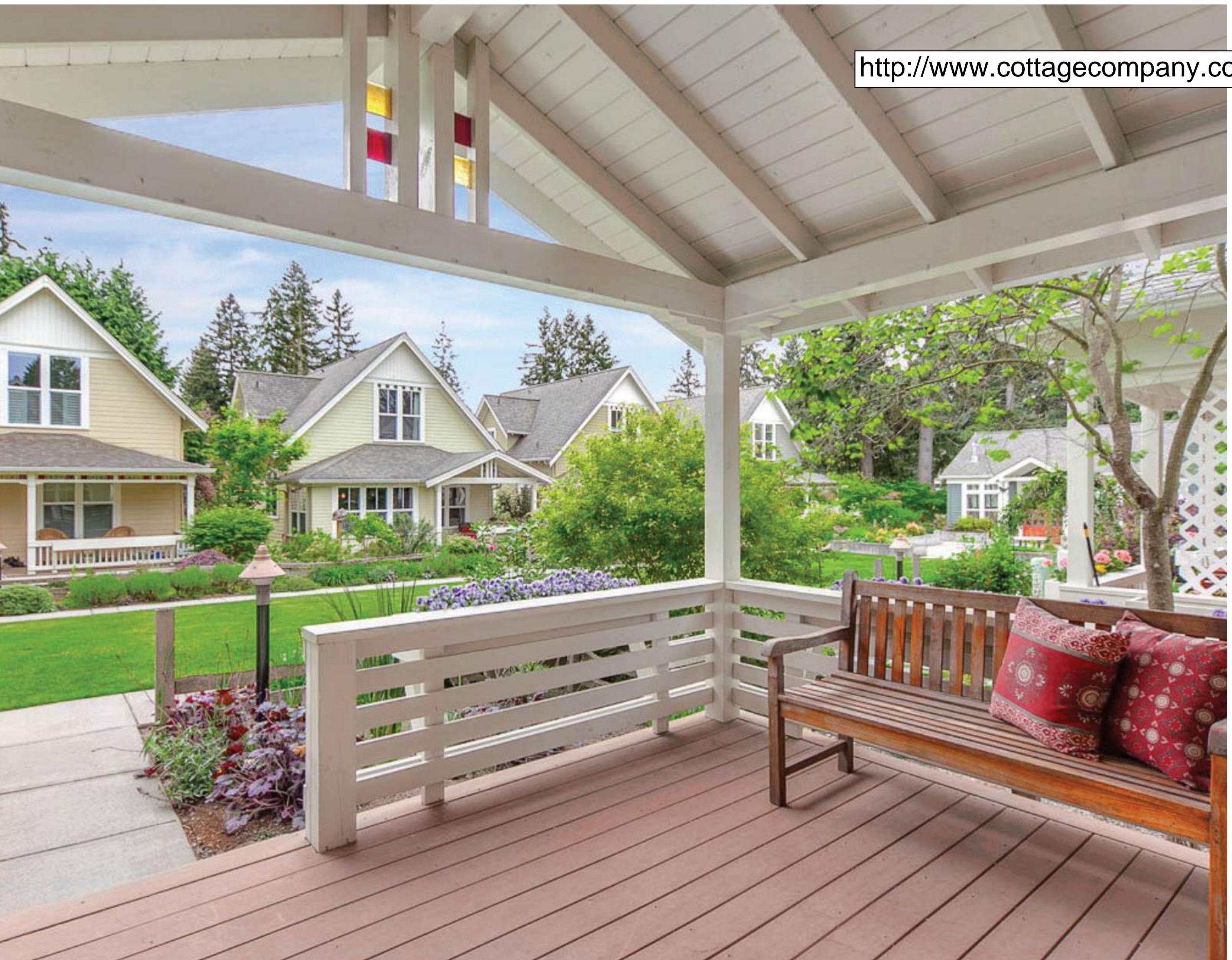
### Building

Building Size	
Width	24 feet
Depth	35 feet
Height (to eave)	15 feet
Floors	1 story





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

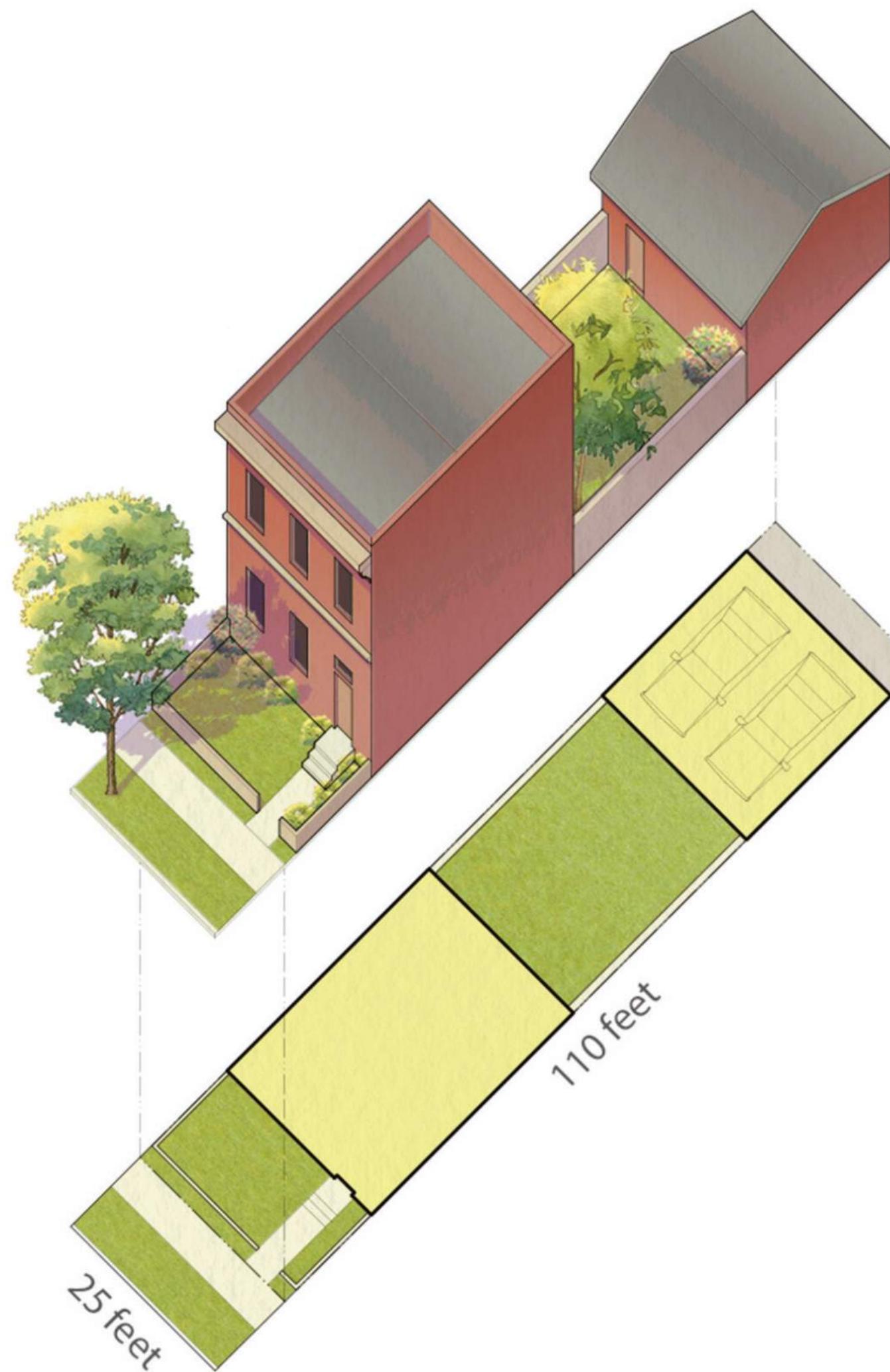
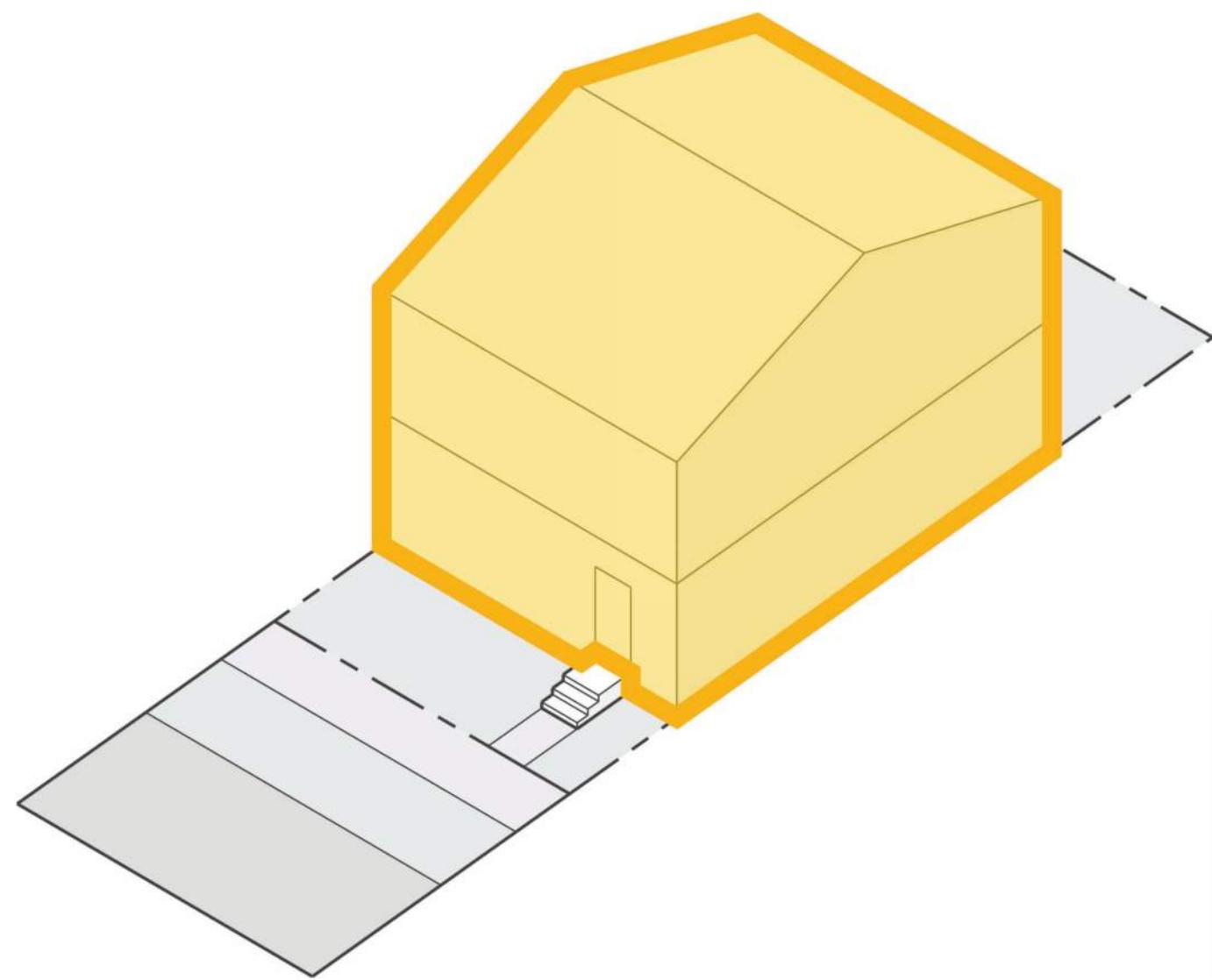


<http://www.cottagecompany.com/Communities/Danielson-Grove.aspx>





[https://www.probuilder.com  
/new-designs-building-homes-within-reach](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/>





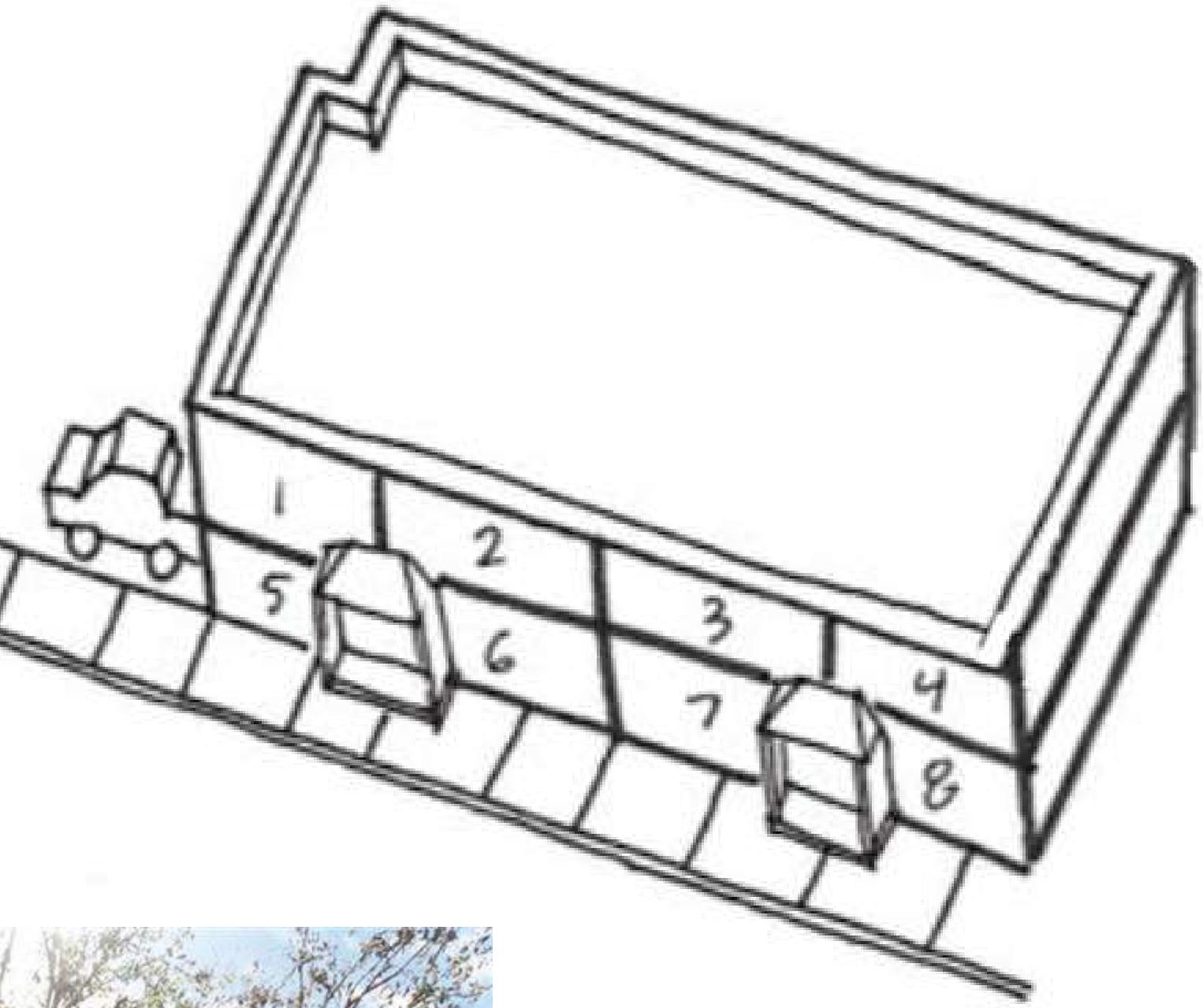
<https://www.dahlingroup.com/projects/mcgraw-square-at-queen-anne>





# 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

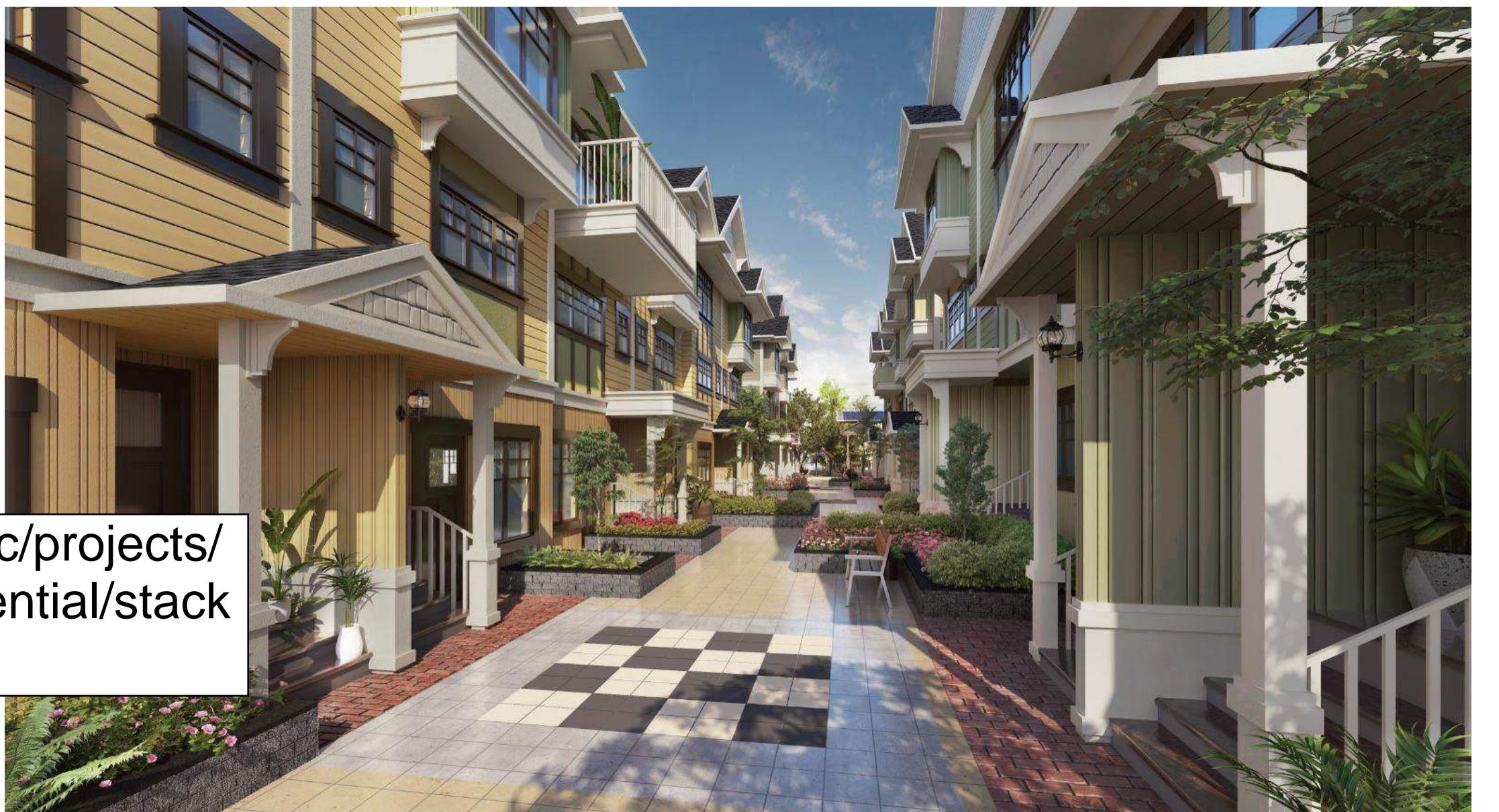




<https://www.minto.com/gta/new-homes-condos/projects/past-projects/minto-longb-ranch>



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

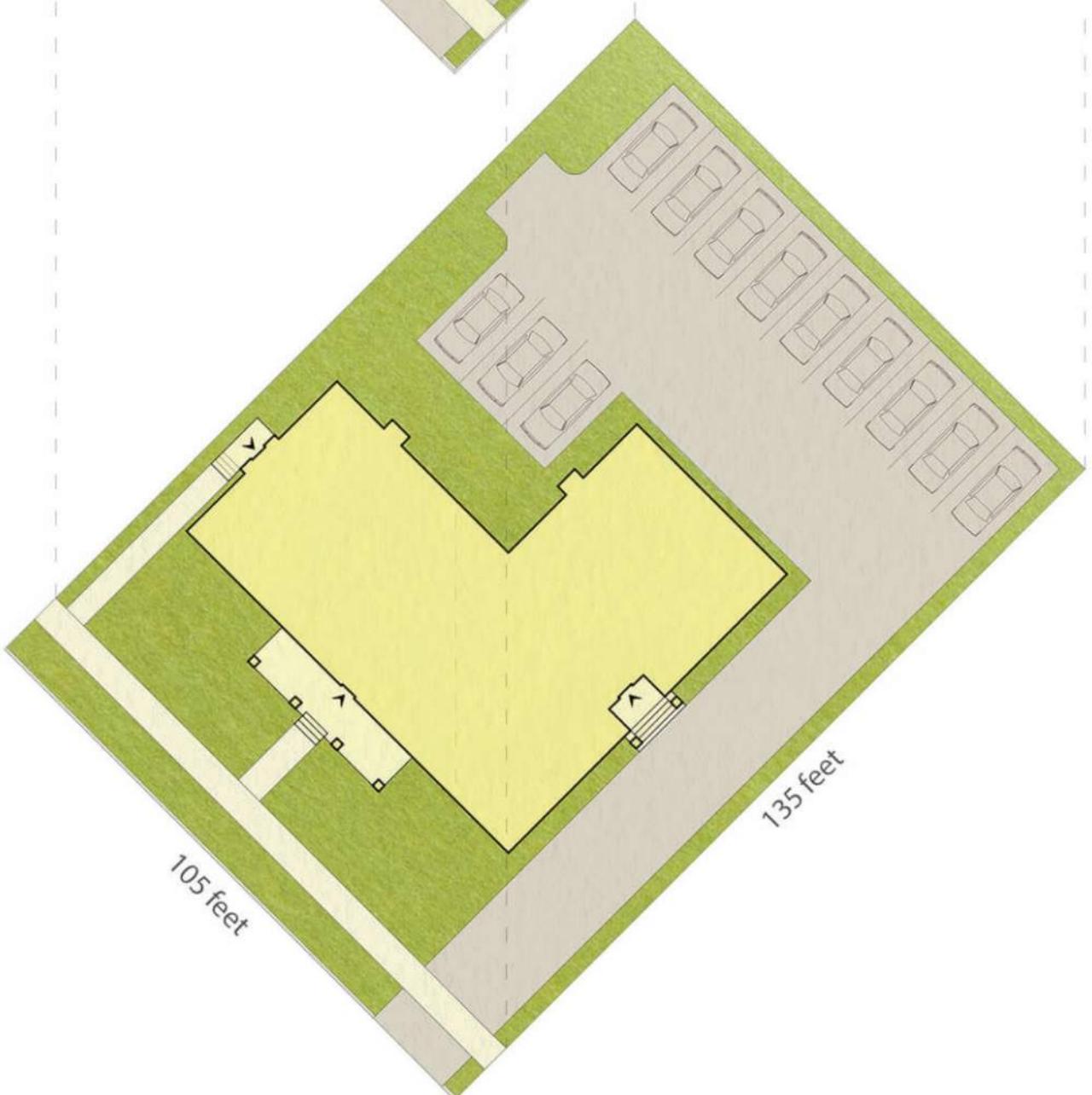
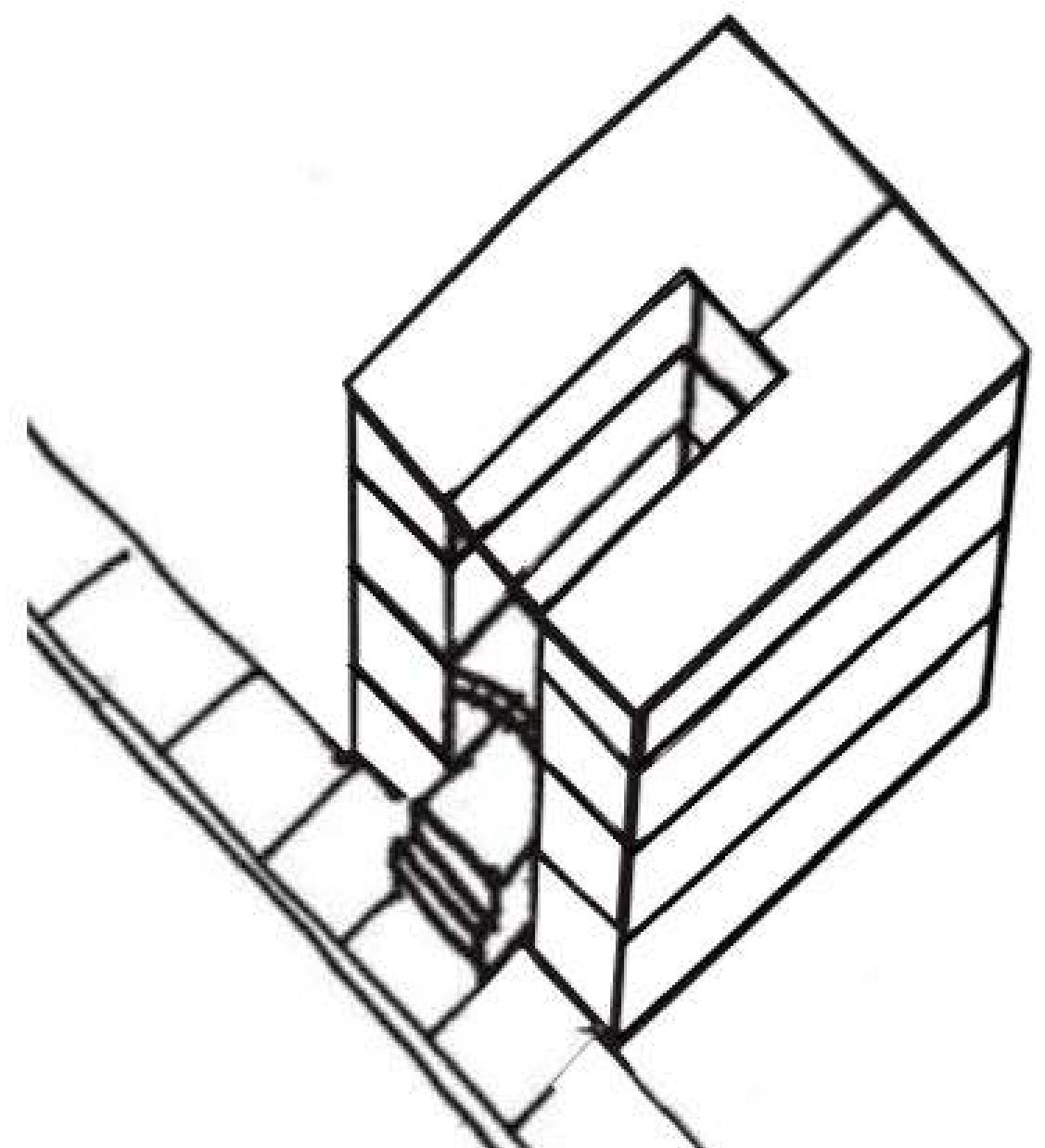
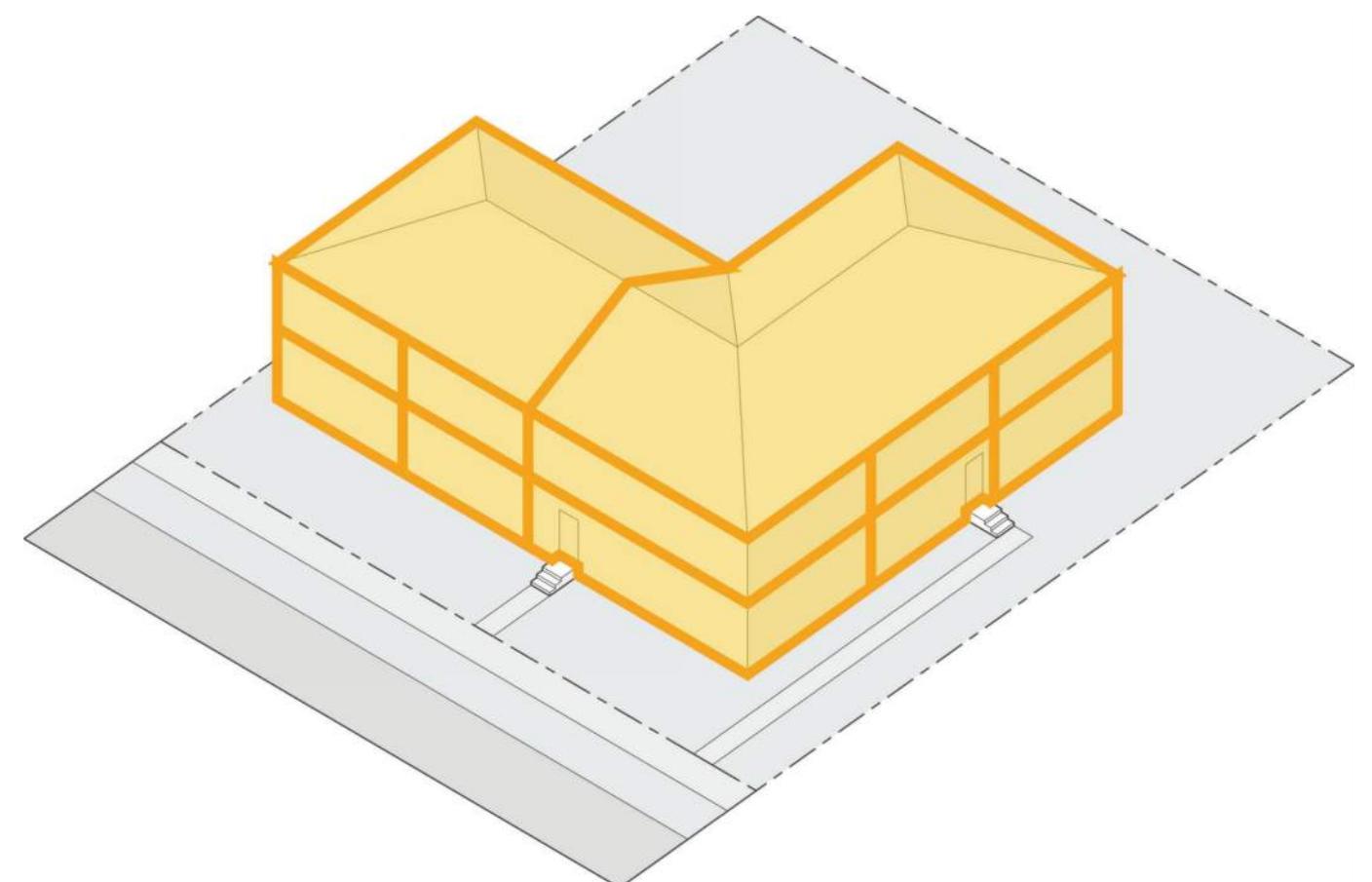


<https://www.jka.cc/projects/multifamily-residential/stacked-townhomes/>



<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



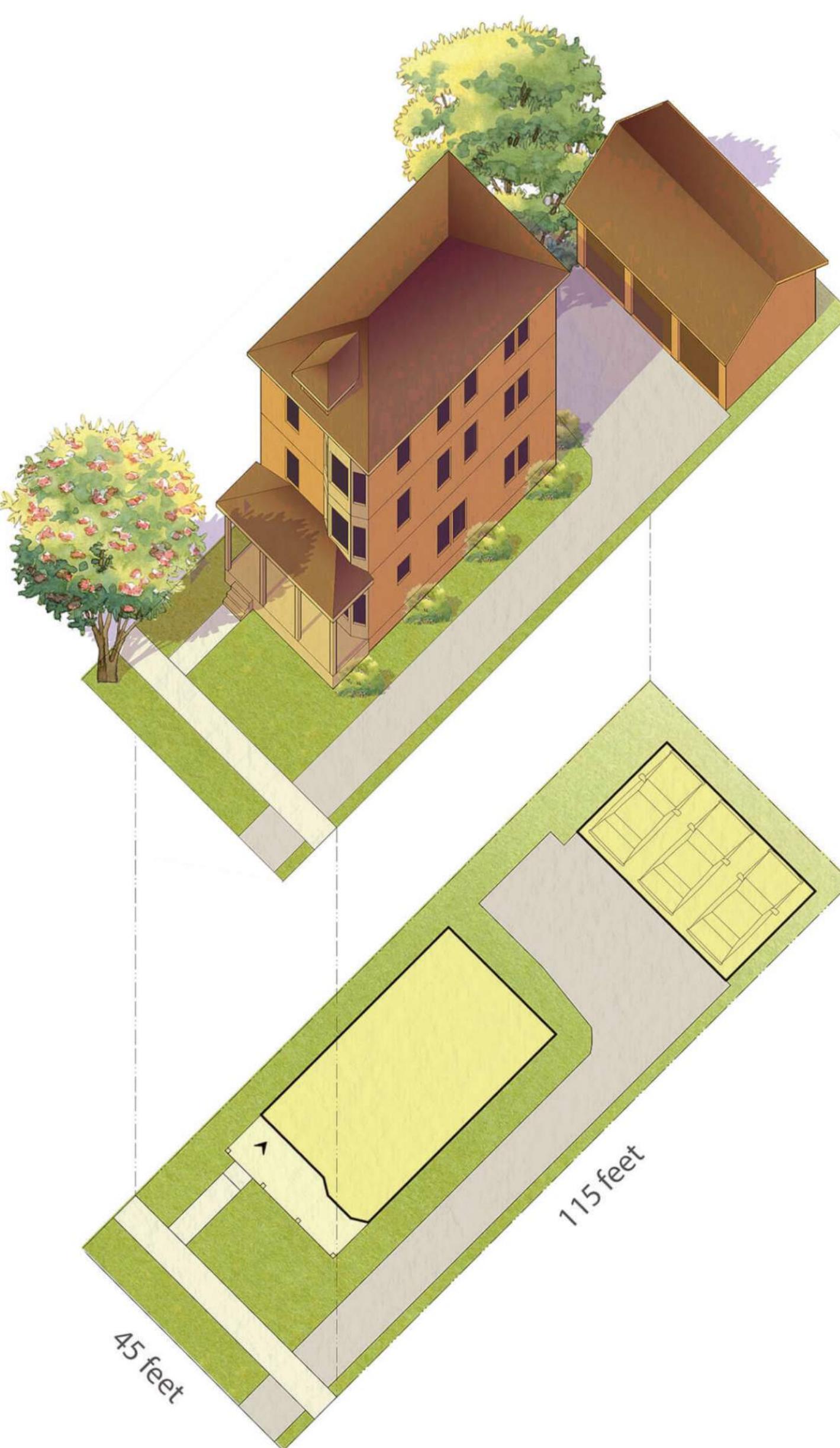
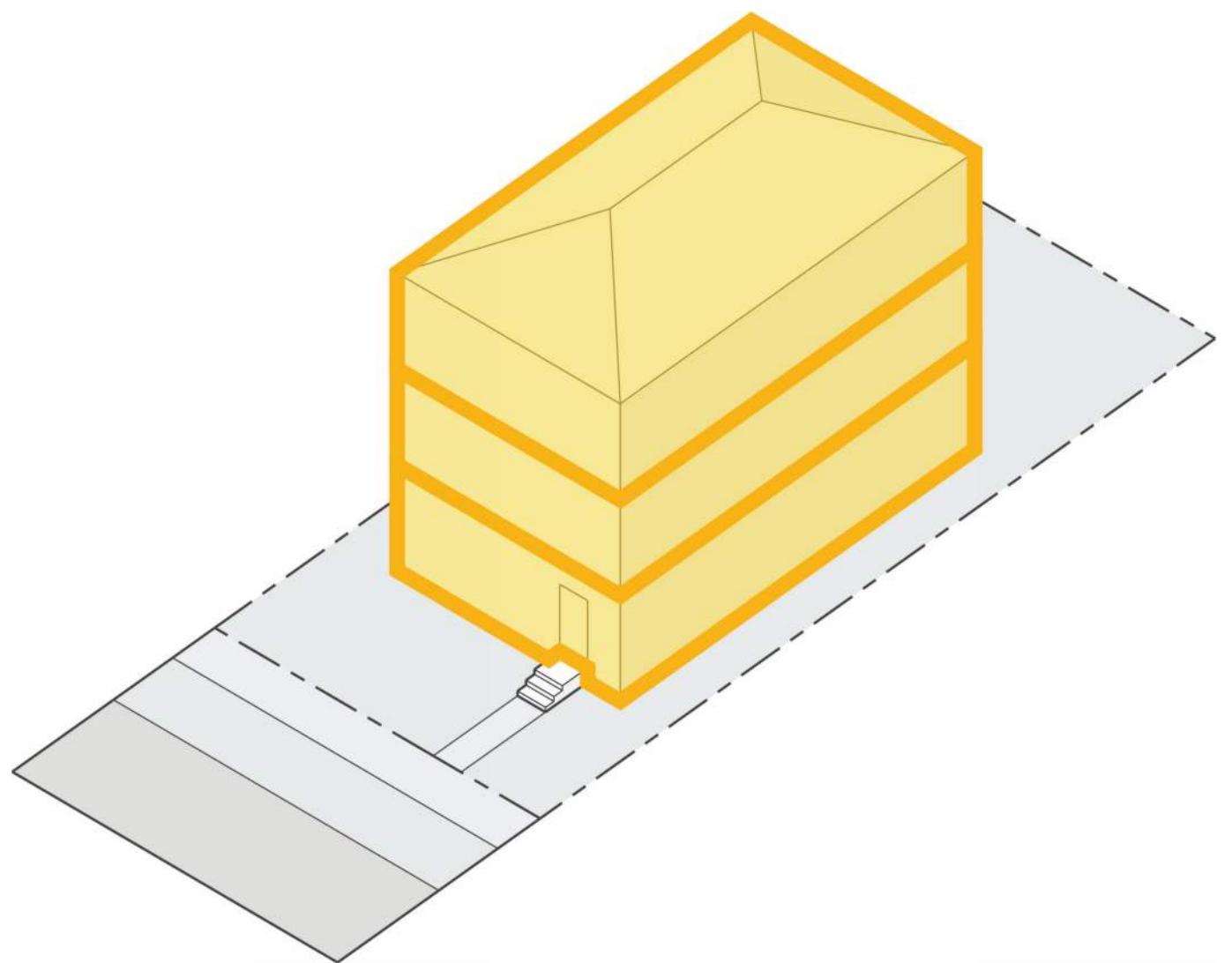


<https://missingmiddlehousing.com/types/multiplex-medium>



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





# TRIPLEX STACKED

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

## Ideal Specifications

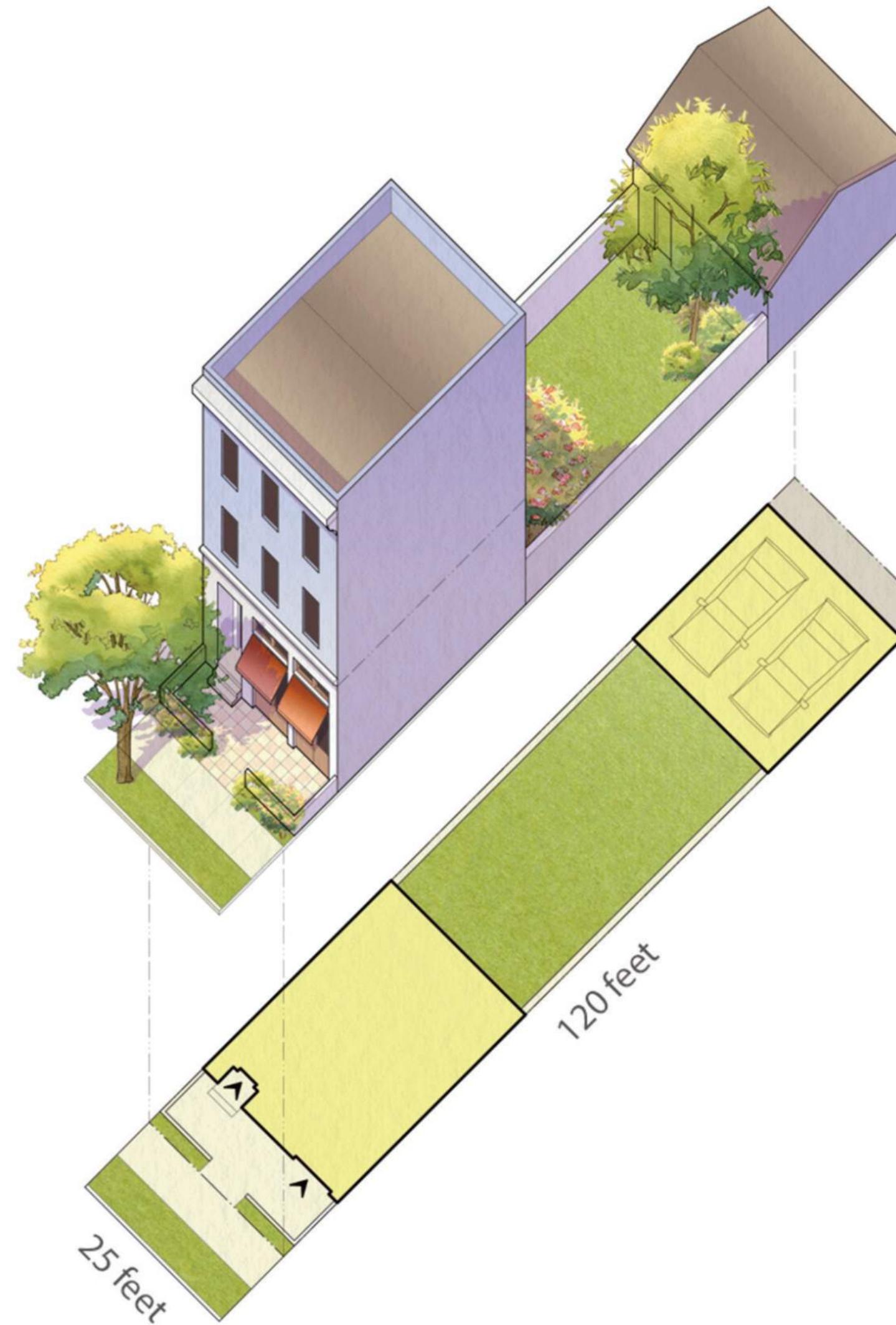
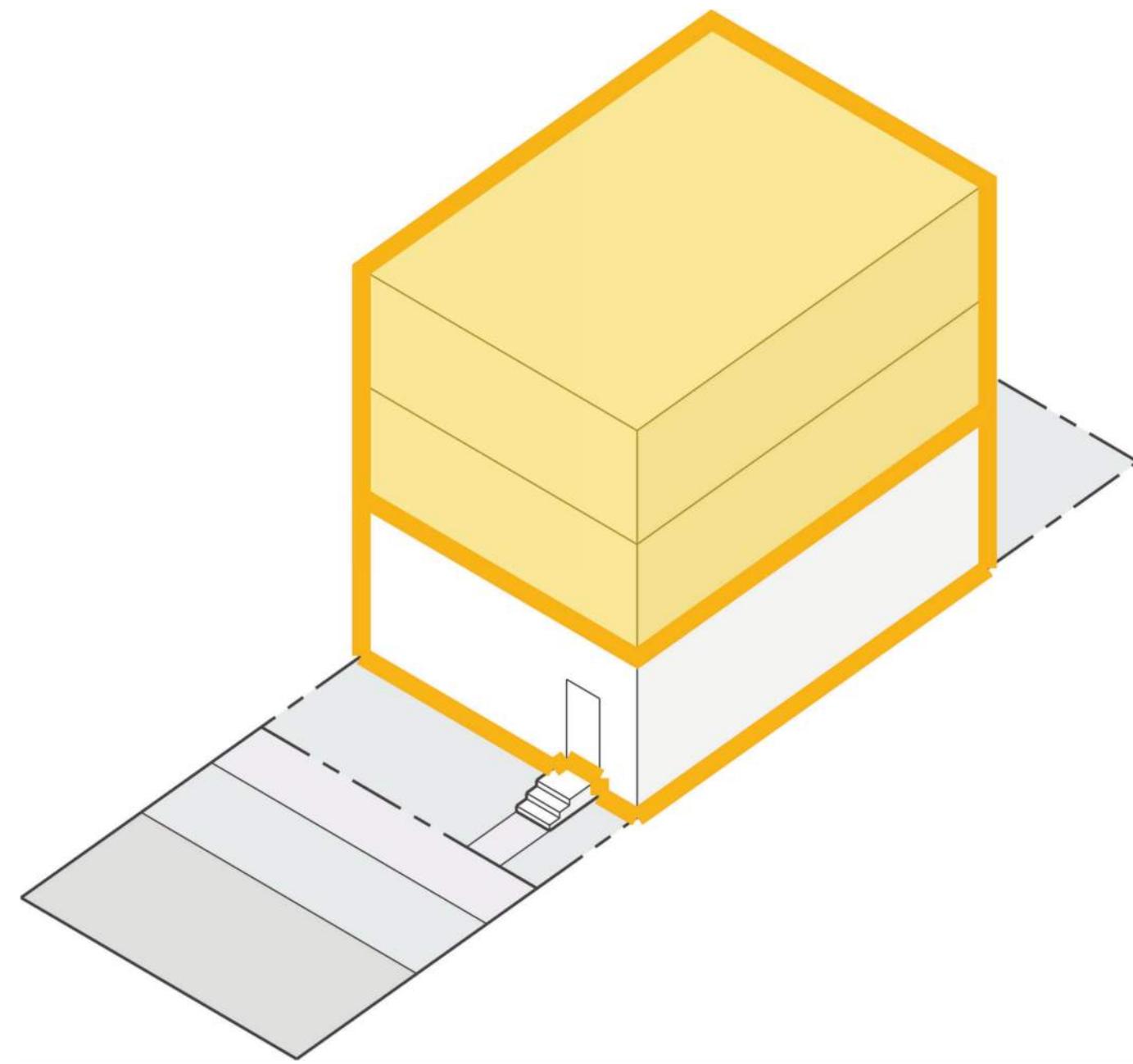
Lot	
Width	45 feet
Depth	115 feet
Area	5,175 sq. ft. 0.119 acres
Units	
Number of Units	3 units
Typical Unit Size	1,008 sq. ft
Density	
Net Density	25 du/acre
Gross Density	20 du/acre
Parking	
Parking Ratio	1.33 per unit
On-street Spaces	1
Off-street Spaces	3
Setbacks	
Front	15 feet
Side	5 feet
Building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





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





# LIVE/WORK

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

## Ideal Specifications

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







+40 DWELLING UNITS PER ACRE



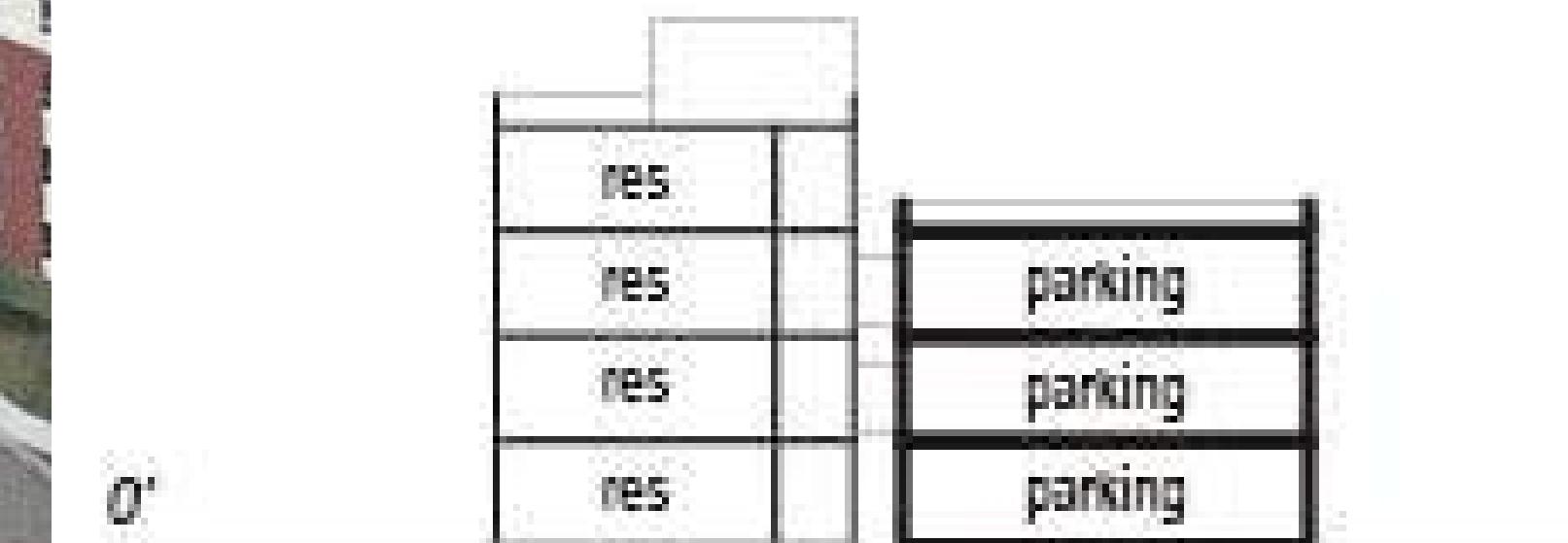
## WRAP

- 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/>

85'

### The Wrap

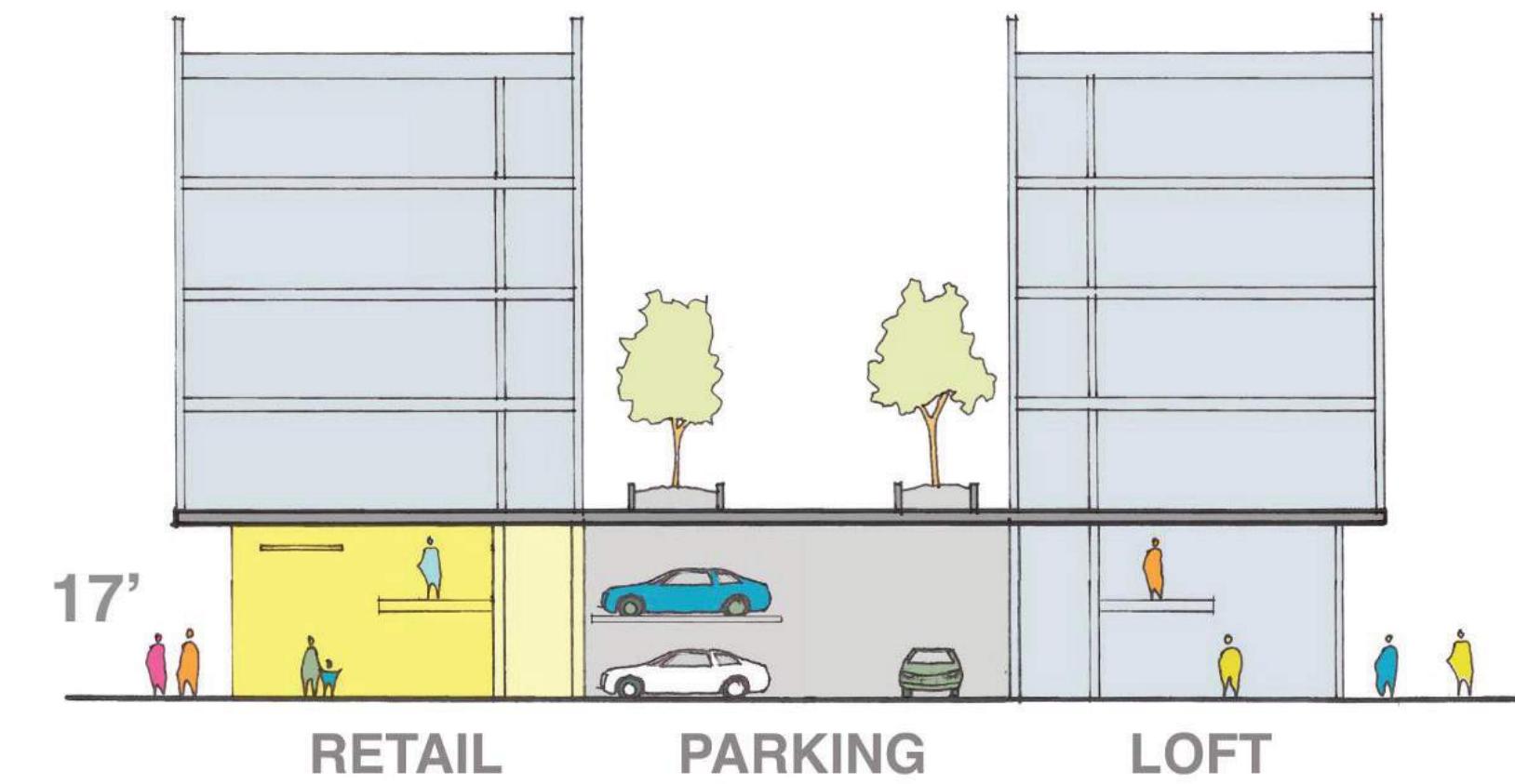




## PODIUM

- 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>

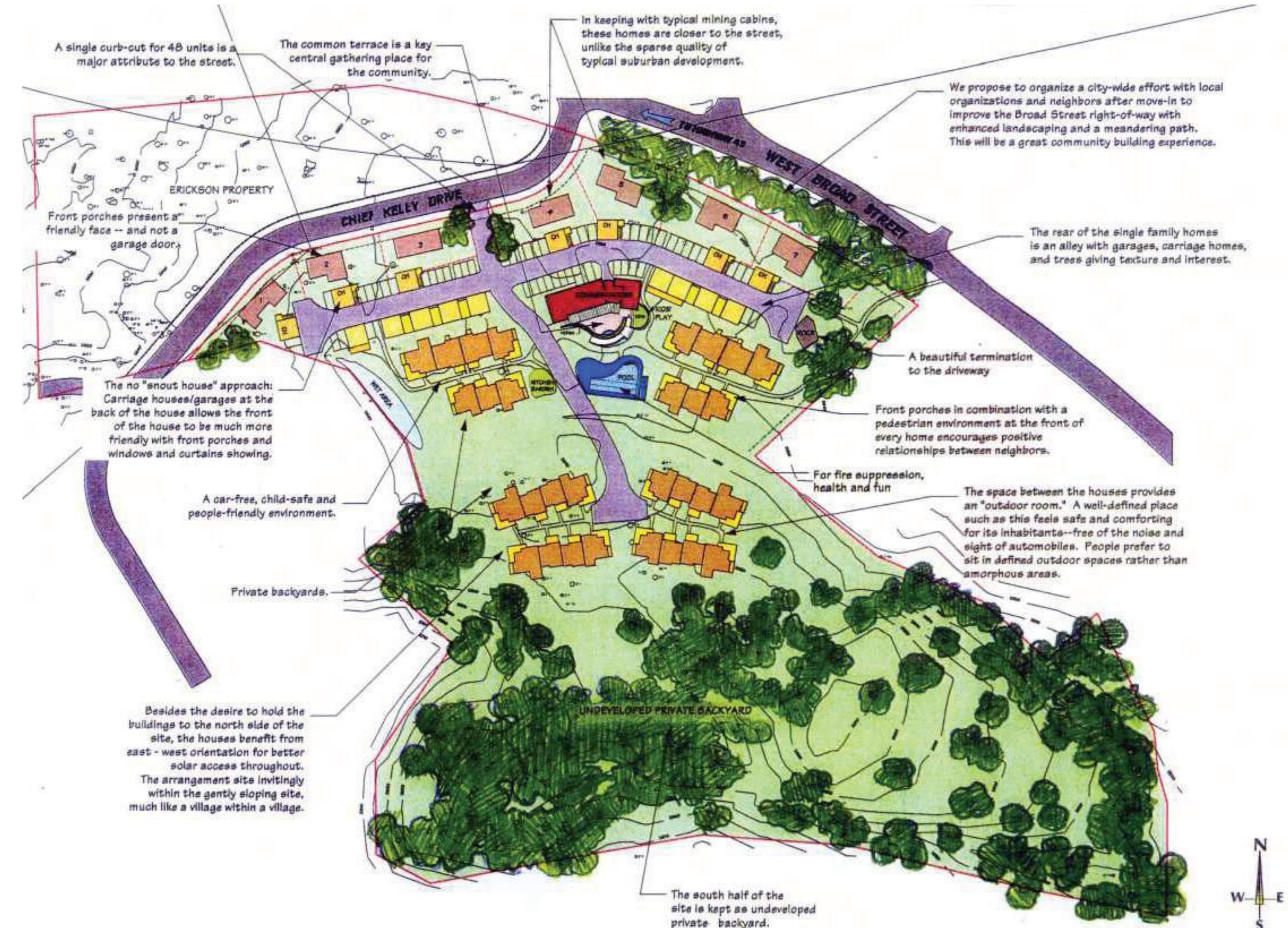


ATTAINABLE HOUSING  
**INNOVATION & NEW IDEAS IN THE  
HOUSING MARKET**



# CO-HOUSING

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





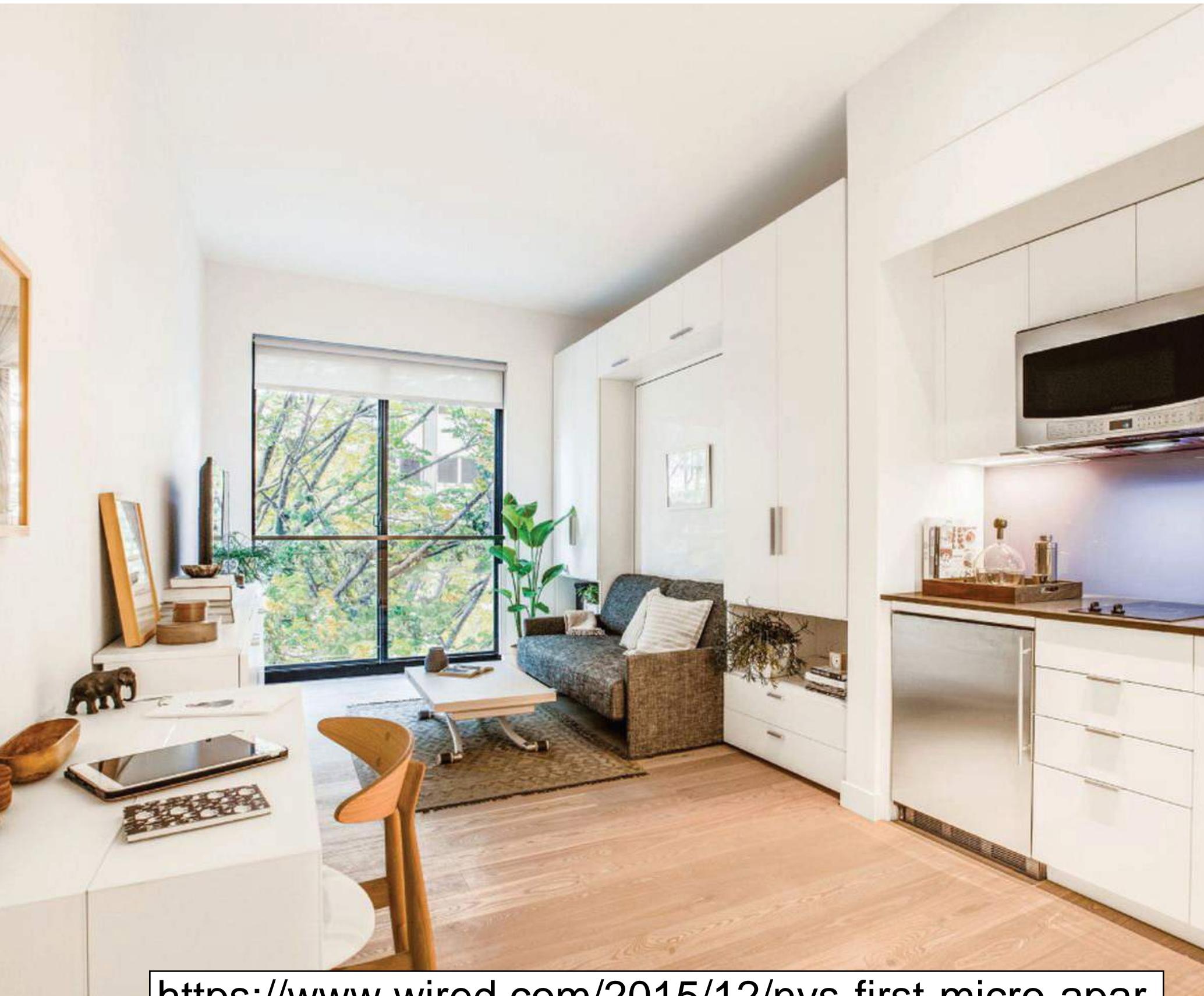
# INTERGENERATIONAL HOUSING



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



# MICRO UNITS



<https://www.wired.com/2015/12/nys-first-micro-apartments-actually-look-kinda-comfortable/>



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



# PREFAB / MODULAR CONSTRUCTION

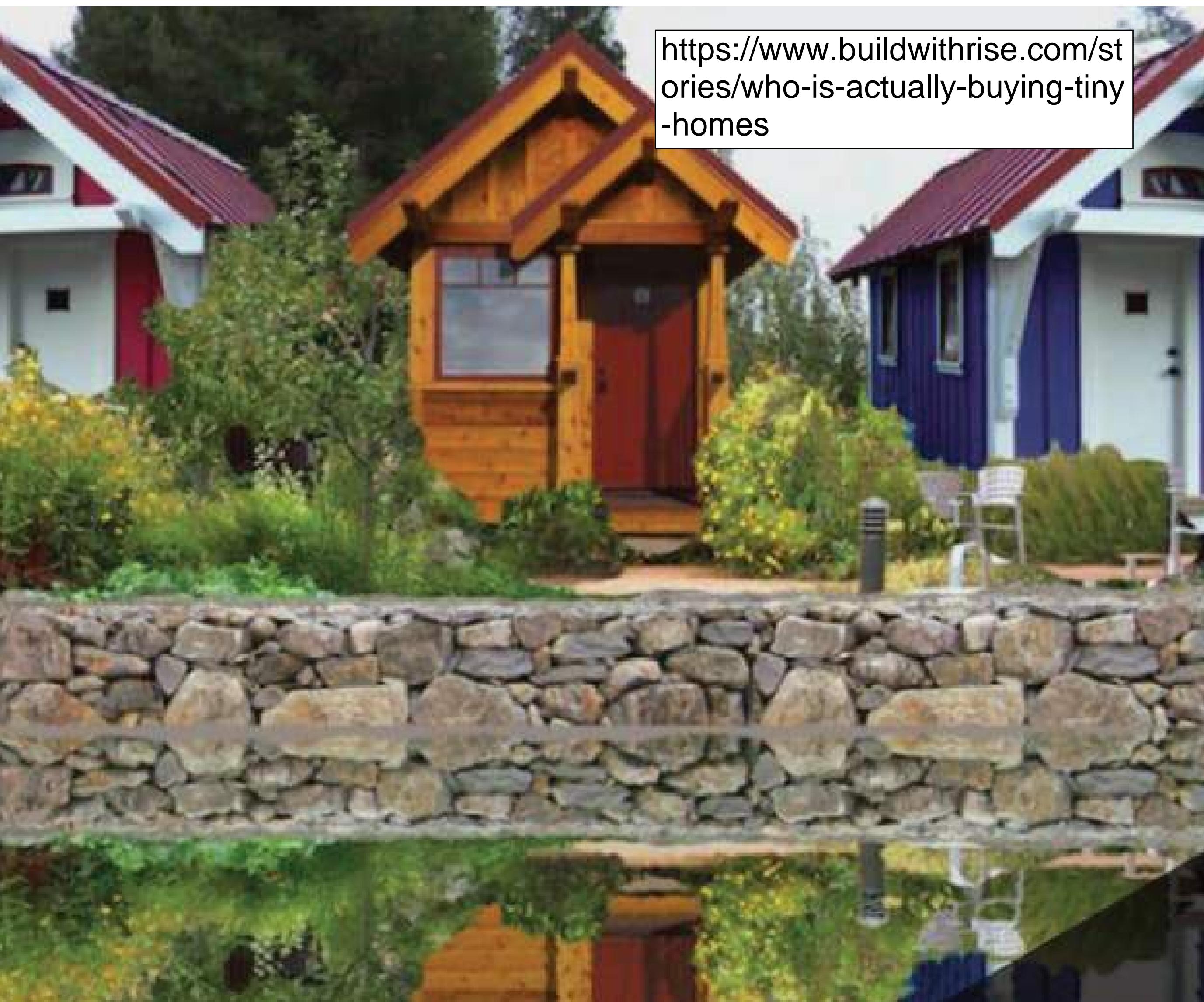
<https://www.archdaily.com/943491/the-stack-modular-housing-in-manhattan-gluck-plus>



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



# TINY HOME NEIGHBORHOODS





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

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



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



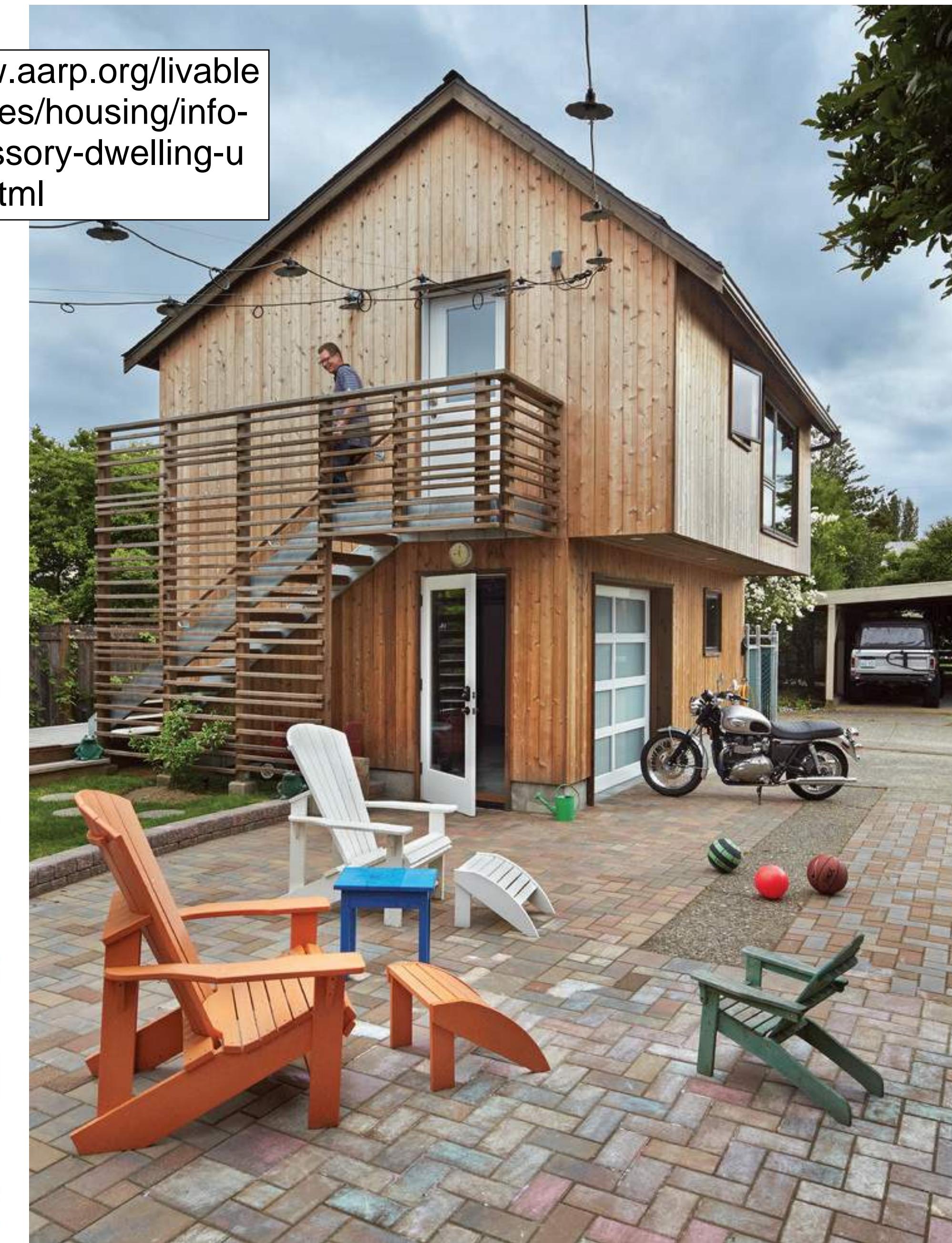
©

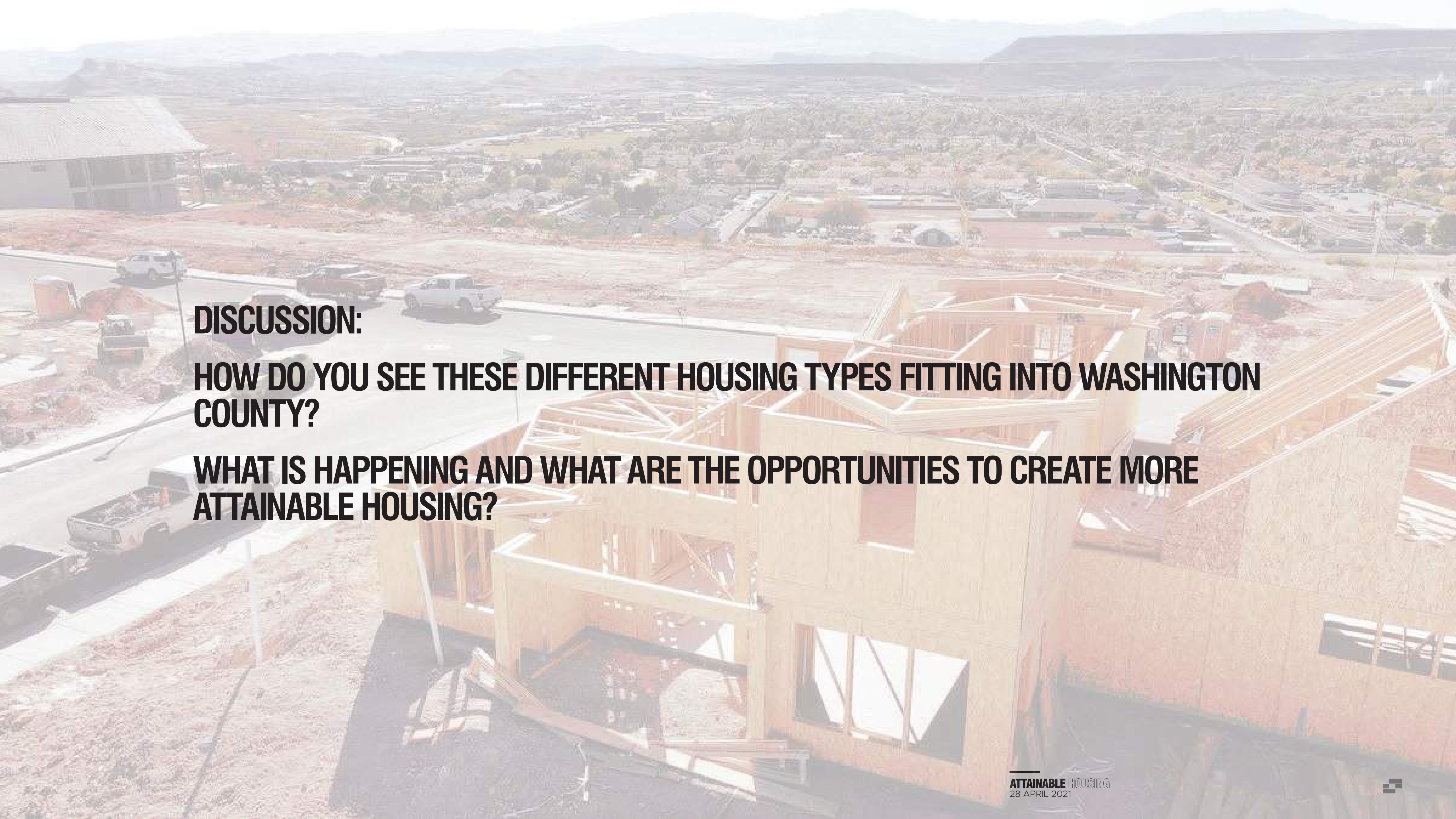
# ACCESSORY DWELLING UNITS





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



The background image is an aerial photograph of a massive housing development under construction in a valley. The foreground shows the skeletal framework of several multi-story apartment buildings. In the middle ground, there are completed houses with red roofs and some smaller buildings. The background features a range of mountains under a clear sky.

**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?**