

missing middle housing
planning for housing choice in Tigard



Missing Middle Housing



Responding to the Need for Housing for All Stages of Life



Adapted from an original Presentation by Opticos Design, Inc.

Missing Middle Housing



1. Walkable Context

Missing Middle housing types help encourage walkable neighborhoods. Occupants of these housing types are often more likely to access amenities and services by walking.

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2. Small-Footprint Buildings

These housing types typically have small- to medium-sized footprints, with a body width, depth, and height no larger than a single-family home.

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3. Residential Compatibility

Due to the small footprint of the buildings and the fact that they are usually mixed with a variety of types even on an individual block, the compatibility of these houses is quite high—they look like any other housing.

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4. Smaller, Well-Designed Units

Most Missing Middle housing types have smaller unit sizes. The challenge is to create small spaces that are well designed, comfortable, and usable. The ultimate unit size will depend on the context.

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5. Fewer Off-street Parking Spaces

Off-street parking is typically provided at a ratio of one space per unit or less. If more off-street parking is provided, buildings typically become very inefficient from the perspective of development potential.

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6. Simple Construction

Missing Middle Housing is constructed using simpler building code, which makes them a very attractive alternative for developers to avoid the risk of more complex construction types. This increases affordability.

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7. Creates Community

Missing Middle Housing creates community through the integration of shared community spaces or simply from being located within a vibrant neighborhood with places to eat, drink, and socialize.

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8. Marketable

Because of the increasing demand from baby boomers and millennials, as well as shifting household demographics, the market is demanding more vibrant, sustainable, walkable places to live.