



# Housing Sites Inventory Part III: Visualizing Density

February 28, 2022

Ad Hoc Housing Element Committee

Town of Portola Valley



# Key Topics

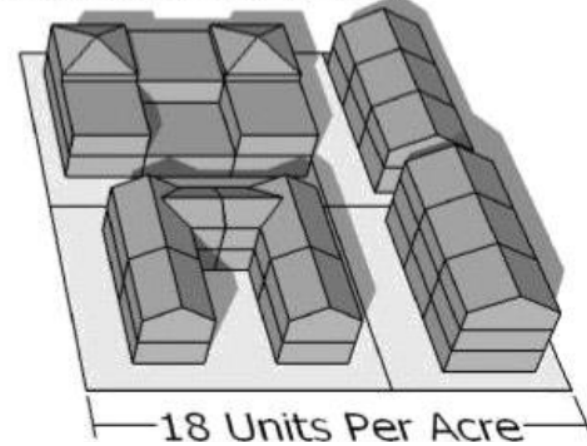
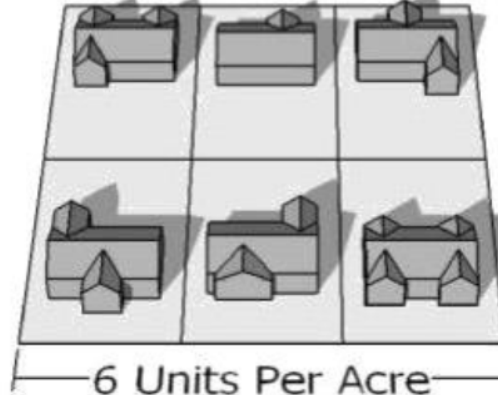
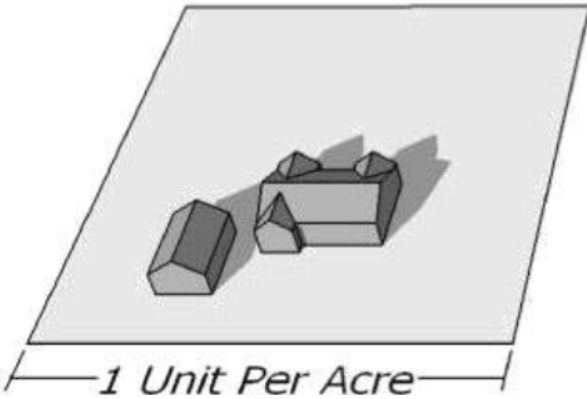
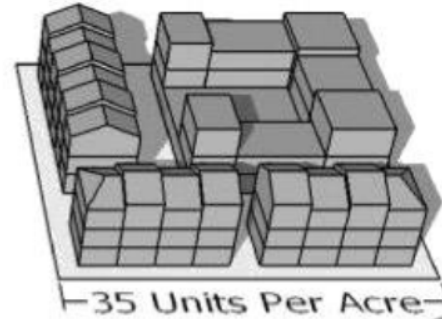
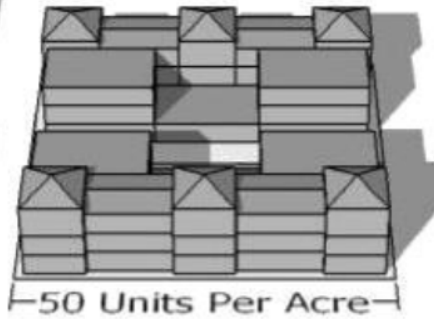
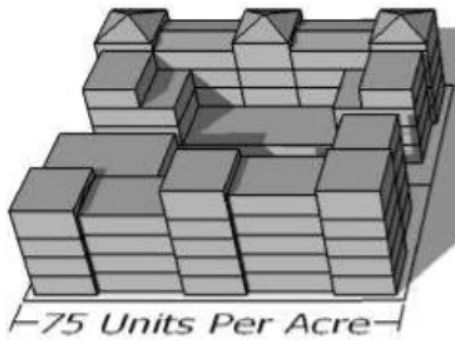
Visualizing Density- Generally

Missing Middle Housing Defined

Images of Missing Middle Housing - Various Densities



# Visualizing Density



# Missing Middle Defined

- A term used to describe multiple units on a single parcel (whether attached or detached) that are *designed to be compatible with single family homes*
- Common housing types include duplexes; triplexes; fourplexes; courtyard apartments; cottage courts; townhomes; triplex stacked (vertical); and live-work spaces



# Range of Missing Middle Types

- There are eight Middle Housing types with variations of each of these types
  - Each type has the massing of either a small, medium or large house
  - Upper Middle Housing types (three stories tall) include massing standards to visually break down their size and relate them to neighboring two-story houses
  - The large Middle Housing types (Multiplex Large and Courtyard Building) include massing standards to make sure that each building looks like a large single-unit house.



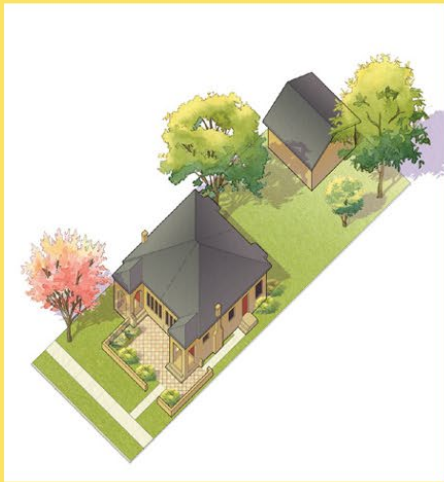


# Range of Missing Middle Types



# Range of Missing Middle Types

## The Palette of Missing Middle Housing Types:



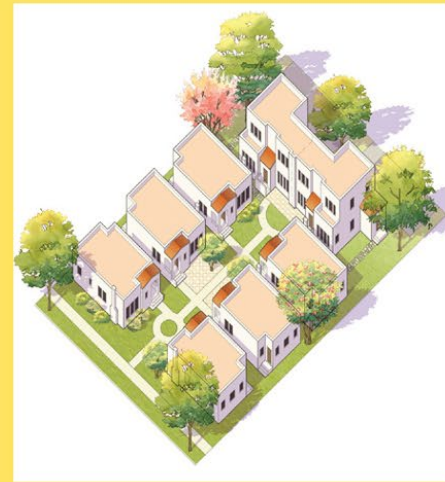
**Duplex Side-by-Side:**

2 units; Density: 8-20 du/ac



**Duplex Stacked:**

2 units; Density: 11-37 du/ac



**Cottage Court:**

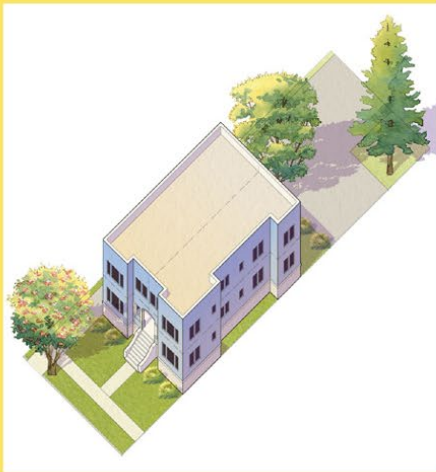
3-10 units; Density: 18-44 du/ac



**Fourplex:**

3-4 units; Density: 15-35 du/ac

# Range of Missing Middle Types



## **Multiplex Small:**

6-10 units; Density: 39-61 du/ac



## **Multiplex Large:**

7-18 units; Density: 44-70 du/ac



## **Courtyard Building:**

6-25 units; Density: 54-70 du/ac



## **Townhouse:**

1 unit; Density: 14-28 du/ac

Opticos Design Inc.



# Example – About 19 DU/Ac





# Example – About 25 DU/Ac



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# Example – 18-32 DU/Ac



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# Example – 16-18 DU/Ac



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# Using Attic Stories



An attic story is entirely within the volume of the roof and adds habitable space to the building without adding the appearance of another story

2 stories with a 3rd story within the roof volume/attic space



END

