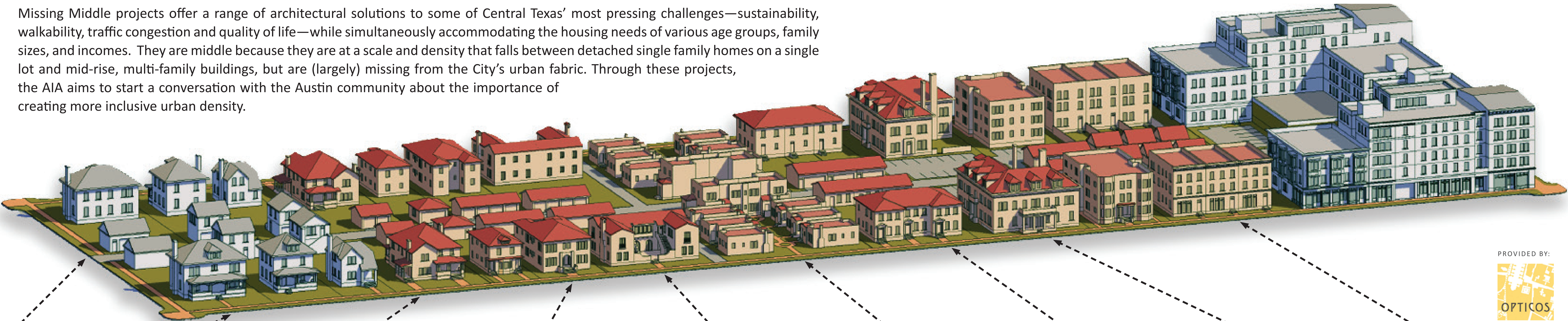


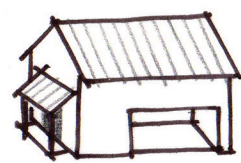
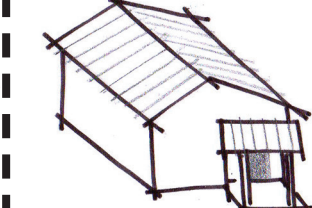
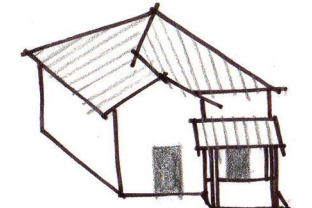
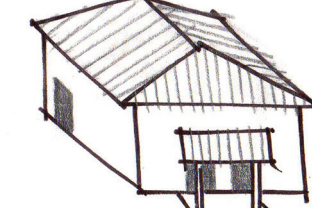
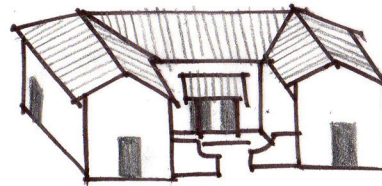
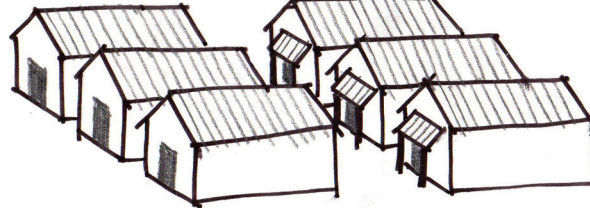
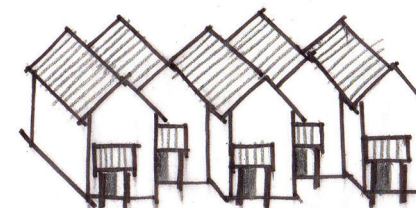
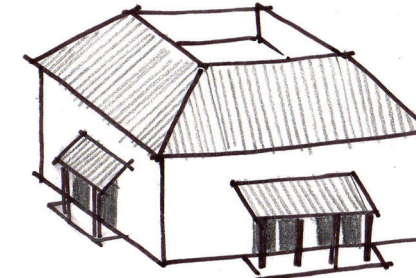
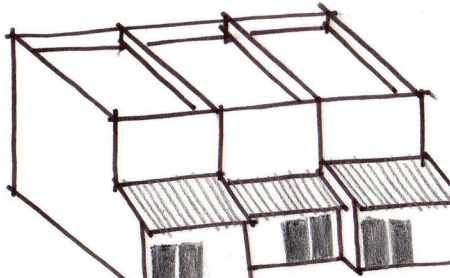
MISSING MIDDLE HOUSING TYPOLOGIES:

Unrealized Life Cycle Housing Varieties in Austin

Missing Middle projects offer a range of architectural solutions to some of Central Texas' most pressing challenges—sustainability, walkability, traffic congestion and quality of life—while simultaneously accommodating the housing needs of various age groups, family sizes, and incomes. They are middle because they are at a scale and density that falls between detached single family homes on a single lot and mid-rise, multi-family buildings, but are (largely) missing from the City's urban fabric. Through these projects, the AIA aims to start a conversation with the Austin community about the importance of creating more inclusive urban density.



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OPTICOS

ADU	SINGLE FAMILY	DUPLEX	TRIPLEX	COURTYARD APARTMENT	GARDEN CLUSTER	ROWHOUSE	MULTIPLEX	LIVE-WORK
 Accessory Dwelling 1 Adu 400 - 800 SF	 Single Family 1 Sf 1200 - 2400 SF	 Duplex 2 Du 1000 - 1800 SF	 Triplex 3 Tr 800 - 1400 SF	 Courtyard Apt 4+ Co 600 - 1200 SF	 Garden Cluster 3+ Gc 800 - 1400 SF	 Rowhouse 3+ Rh 800 - 1800 SF	 Multiplex 4+ Mu 500 - 1400 SF	 Live Work 4+ Lw 1200 - 2000 SF
Accessory Dwelling Unit Small, detached units sharing a lot with a single family home Typically built above garages or in rear yards Non-intrusive on lot, often hidden from street view Rarely includes off-street parking 400 - 800 sf	The classic mid-century American home Most abundant segment of the market Built within the context of a single family neighborhood Usually includes private attached or detached garages 1200 - 2400 sf	Two separate households in one building Not necessarily equal in size Fits seamlessly in to a single family neighborhood Usually includes shared attached or detached garages 1000 - 1800 sf/unit	Can be designed to look like a large single family house, not four doors facing street Two ground floor units, two second floor units directly above Can include a detached shared garage 800 - 1400 sf/unit	Attached or stacked units that are accessed through a shared courtyard Private balconies or garden spaces in exchange for private rear yards Parking provided in a shared garage/area 600 - 1200 sf/unit	Small detached or attached houses clustered around a communal central space Shared outdoor space takes the place of private rear yards Cluster complex may also provide residential amenities for the community to share, i.e. outdoor grill or pool Parking provided in a shared garage/area 800 - 1400 sf/unit	Attached multi-story single-family units that are placed side-by-side Access is typically directly off of the street Fits well in both urban and single-family neighborhood contexts Parking usually provided from an alley in the rear 800 - 1800 sf/unit	Medium-sized structure, side-by-side or stacked units Offers shared outdoor spaces and other residential amenities such as laundry and outdoor kitchens Parking usually provided in a shared garage complex 500 - 1400 sf/unit	Stacked dwelling units above or behind flexible ground floor space used for shops and businesses Homes offer flexibility in transit options and proximity to goods and services Designed for mixed-use neighborhoods with commercial synergy Parking usually provided from an alley in the rear 1200 - 2000 sf/unit