

MISSING MIDDLE UPDATE



College Town. Lake Town. *Your Town.*

Board of Commissioners Work Session
Jason Burdette, Planning Director
Missing Middle Update
January 9, 2018

TEXT AMENDMENTS – OVERVIEW

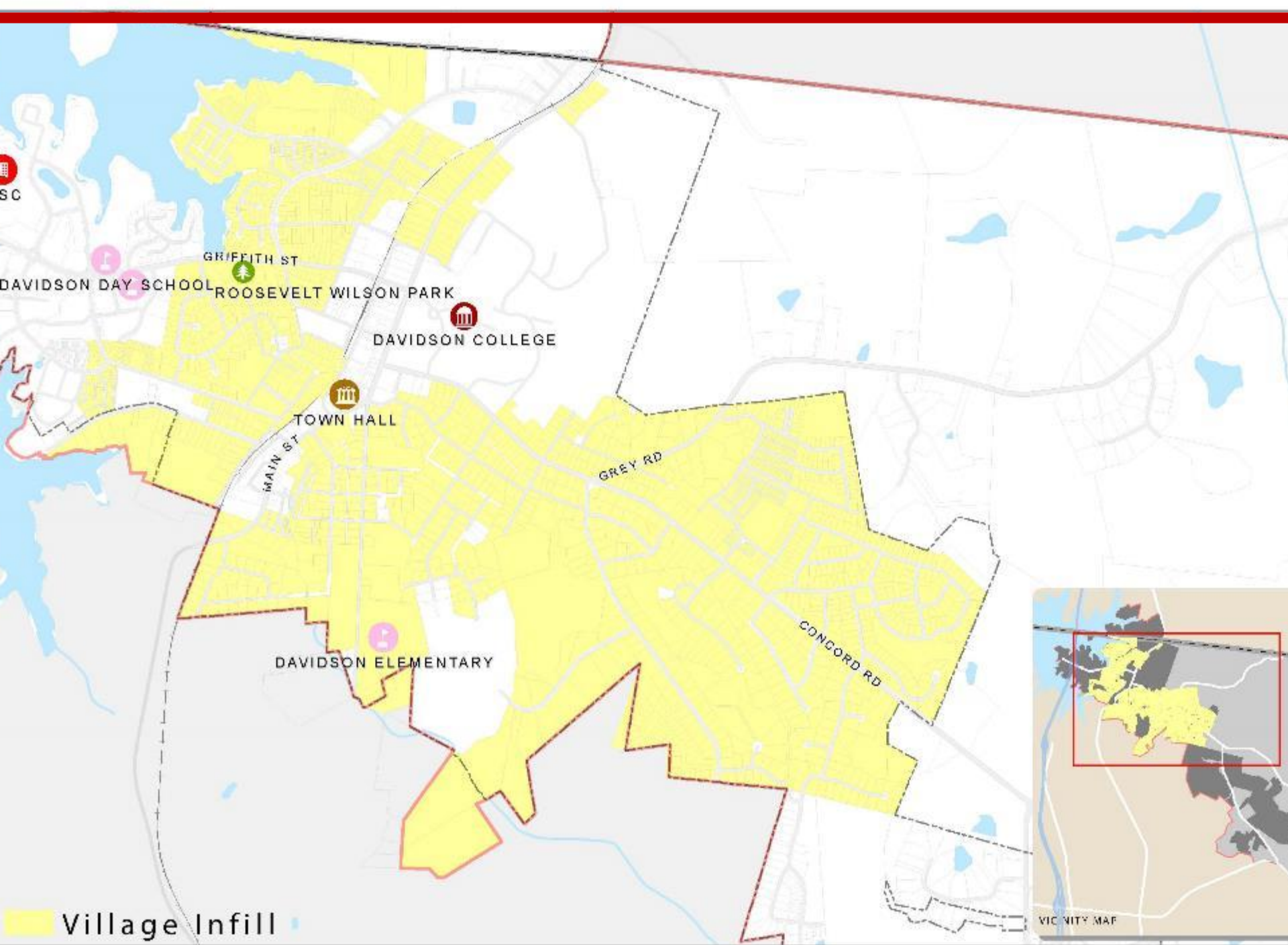
TOPICS COVERED

1. **Purpose:** Why We're Discussing It
2. **Background:** Why It's Important to Davidson
3. **Proposed Changes:** Draft Concepts/Changes
4. **Current Status & Next Steps:** Where We Are/Where We're Going

SECTIONS 2 & 4 TEXT AMENDMENTS

PURPOSE & BACKGROUND

- **PRIOR BOC DIRECTIVE:** Review Multi-Family Building Type in Village Infill Planning Area
- **CONCERNS:**
 - As Currently Exists: Compatibility; Homogenous Development
 - If Removed: Housing Choice (Historic, Future); Affordability
- **STRATEGY:** Find Middle Ground
- **PROPOSAL SUMMARY:**
 - Section 2: Modify Village Infill Planning Area Permitted Building Types
 - Section 4: Introduce Two New Building Types



DRAFT CONCEPTS/CHANGES

THE MISSING MIDDLE



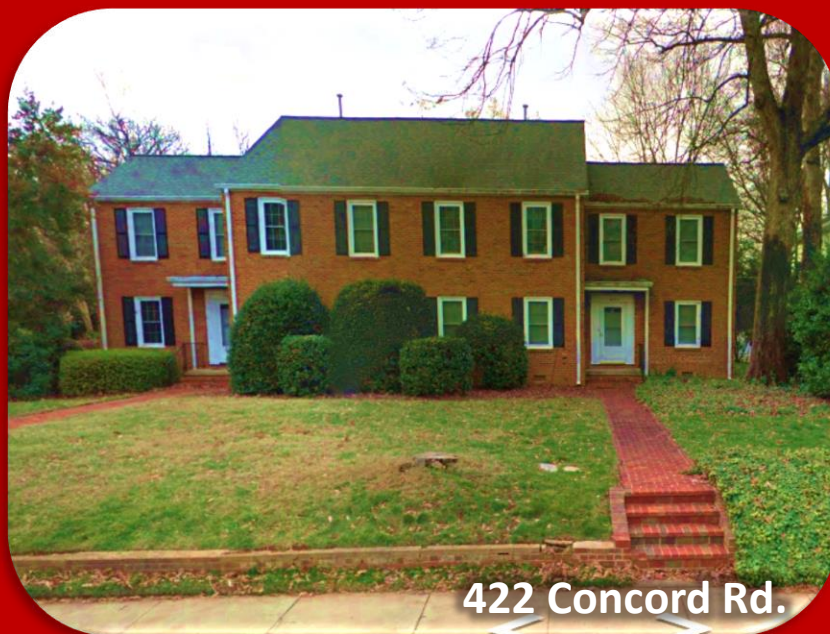
DEFINED: A range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable living.

SECTIONS 2 & 4 TEXT AMENDMENTS

NEW BUILDING TYPES

- **Multi-Family Building Type:** Remove from VIPA
- **Mixed Village Housing:** New/Create within VIPA
- **Mixed Village Includes:**
 - Village Walk-Up
 - Village Courtyard
- **Benefits:**
 - Respects Historic Precedents in Town
 - Accommodates Demographic Needs
 - Meets Market Demand

VILLAGE WALKUP



VILLAGE COURTYARD



SECTIONS 2 & 4 TEXT AMENDMENTS

MIXED VILLAGE

- **Requiring a Mix of Building Types in Master Plans >3 acres:**
 - Minimum/Maximum:
 - » No more than 60 percent of the units in each Master Plan development shall be single-family residential Detached House or Townhouse building types;
 - » No more than 60 percent of the units in each Master Plan development shall be Attached House, Live/Work, and Mixed Village building types.
 - Master Plans: **Applicable to Only to Master Plans > 3 Acres**
 - » (i.e.) Master Plan = Two or more Principal Buildings or Public Infrastructure

NEXT STEPS

OPTIONS

- Gather more public input
- Put on hold and discuss at a later date
- Discard altogether