



Decatur Missing Middle Housing

Design Charrette

March 9, 2024



Who We Are



MicroLife Institute is an Atlanta-based 501(c)(3) nonprofit developer.

We advocate for change through development, education, and community engagement, providing greater access to housing for all.

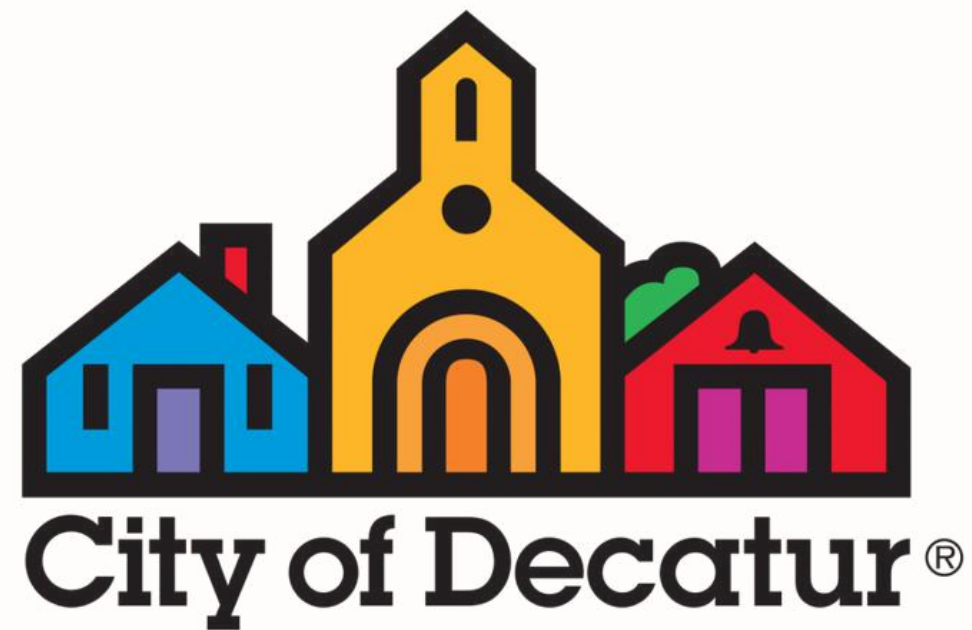


Our **vision** is to connect communities by expanding housing choice.



Our mission is to build inclusive housing to create diverse communities.

Introducing the Teams!



Today's Goals



Learn more about new opportunities for **Missing Middle Housing** in Decatur, and the **new zoning ordinance**.



Explore what types of missing middle housing could work for **600 Commerce Drive**.



Discover what goes into creating a housing development, from **style** to **land use** and more!

Agenda

About the Initiative

Missing Middle Housing

The Zoning Update

600 Commerce Drive

Small Group Breakout

Design Exercise

Conclusions & Next Steps



About the Initiative

LAST YEAR

Decatur passed a new zoning ordinance allowing the development of **duplexes, triplexes, and quadplexes** in **all single-family zoning districts**.

TODAY

Now, Decatur and MicroLife Institute are partnering to bring Decatur residents together to **discuss a new missing middle housing development**.



Missing Middle Housing



What is Missing Middle Housing?

- Missing middle housing describes housing types that fall in the **middle of the spectrum** between large single family homes and large multifamily apartments.
- They're called **"missing"** because they have largely been outlawed by modern zoning laws throughout the nation. Many of these housing types are **illegal or administratively difficult to build today**.



Missing Middle Housing...

1

is designed to **blend in seamlessly** with the surrounding neighborhood.

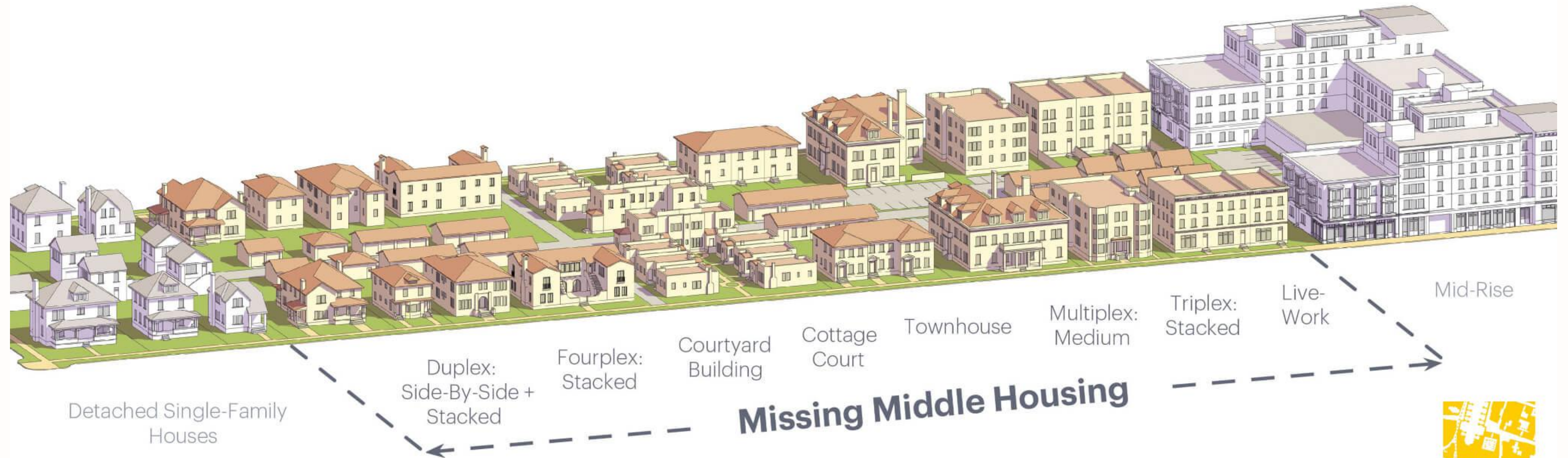
2

is naturally affordable by “**subsidy through density**” and by simply having a smaller footprint.

3

provides **housing diversity** in walkable neighborhoods to suit a broad variety of housing needs, lifestyles, and life stages.

Missing Middle Housing Examples



Missing Middle Examples

Duplex, Triplex, Quadplex, Multiplex

A duplex is a **single building**—designed to look and feel like a single-family home—that has **two distinct residences**. A triplex, quadplex, and multiplex follow the same definition, but contain **three, four, or more than four residences** respectively.

Townhomes

Townhomes are built in a **row of attached housing** units, typically facing the street or a courtyard.



Missing Middle Examples



Cottage Court

A cottage court is a group of typically 6 or more **small single-family homes clustered around a common area**. Oftentimes, a cottage court can be built on a lot that would otherwise fit one large single-family home.



Accessory Dwelling Unit

Accessory Dwelling Units, or ADUs, are an **additional housing unit** developed **on the same lot as the larger, primary residence**. Oftentimes, ADUs are built as a detached, free-standing structure in the backyard of the primary home.

Missing Middle Examples



Live-Work

Live-work housing is **a dwelling that sits above or behind a non-residential space** such as an **office or retail storefront**. This housing type was particularly common in downtown retail areas.









Decatur Zoning

Decatur Zoning Updates



The updated policy allows for **up to a fourplex** in all single-family residential zones.



By making the policy **easy to use**, Decatur is **incentivizing development** of Missing Middle Housing.

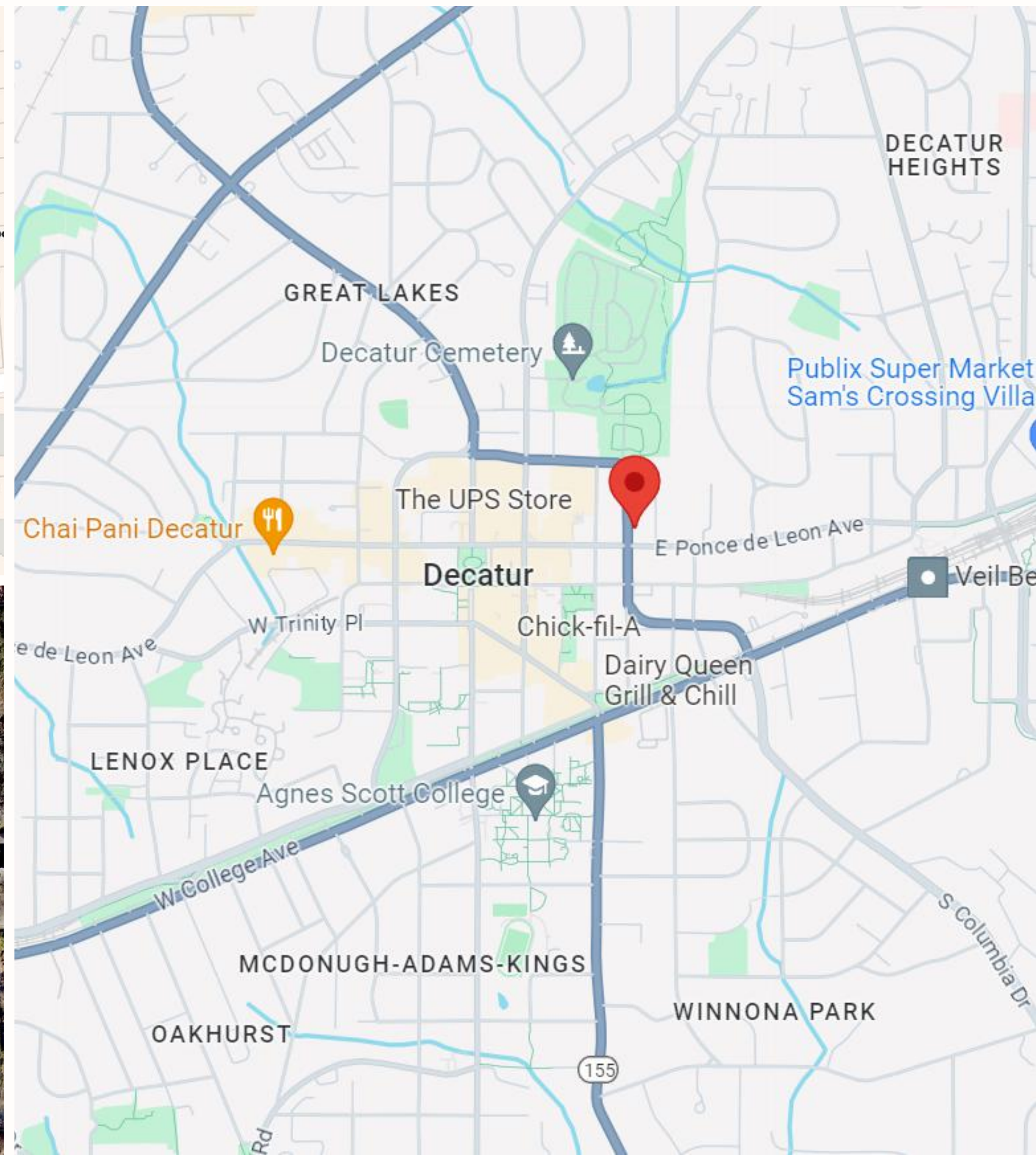
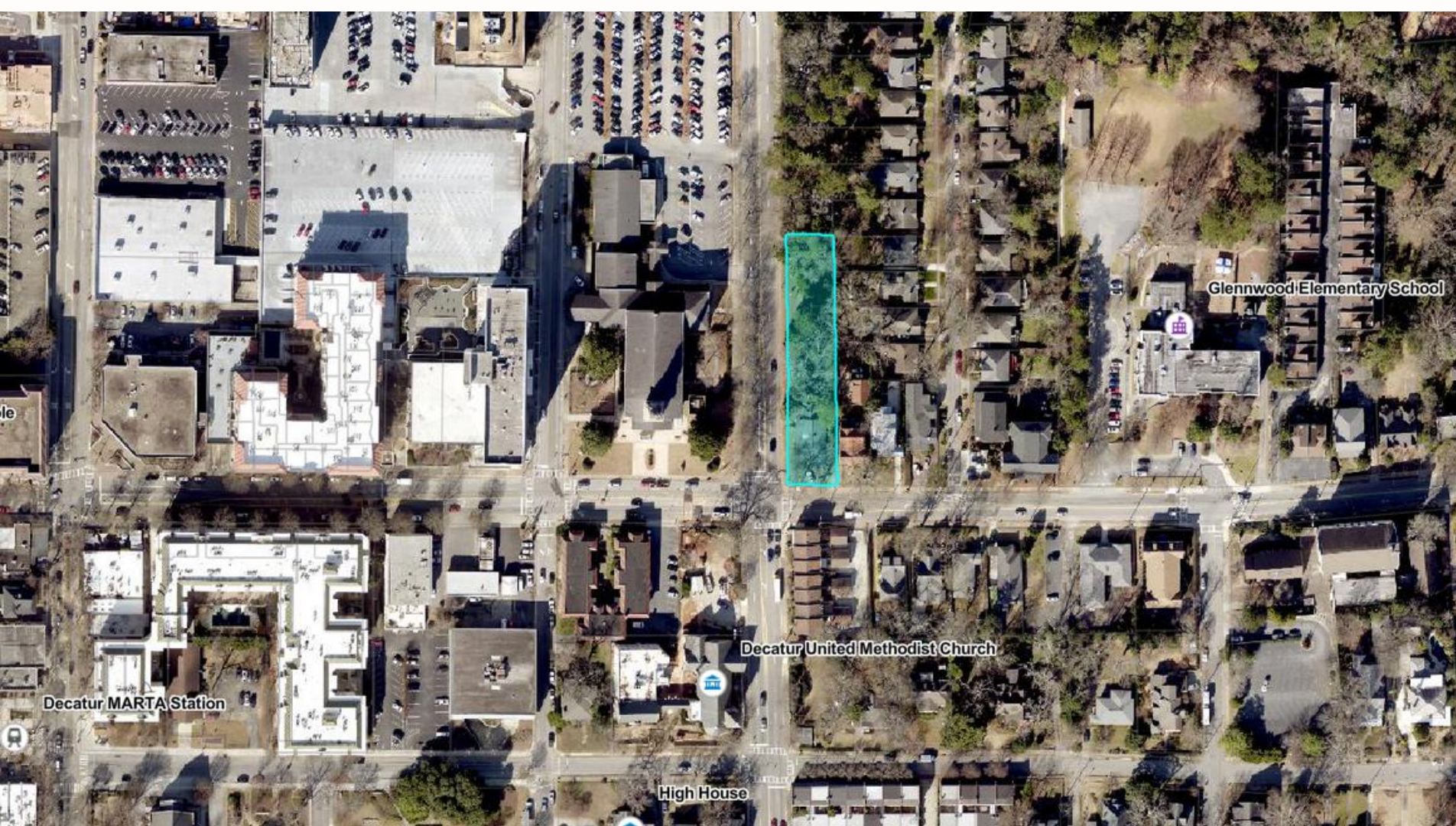
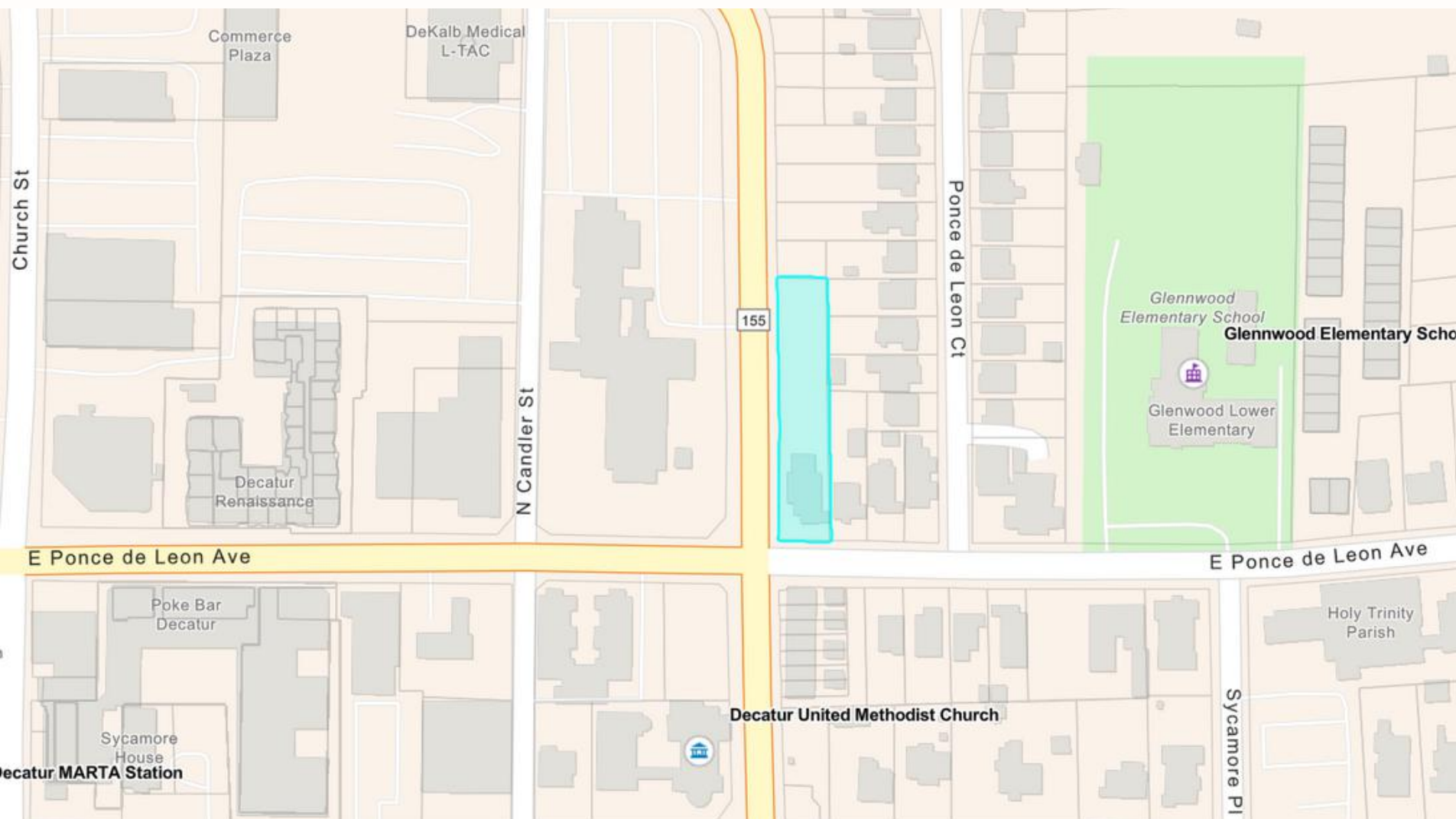




About 600 Commerce Drive

0.55 acres

Located at the corner of
Commerce Drive and E Ponce de Leon Ave









Current Zoning

Current zoning (**R-60**) allows for development of:

- Single-Family Detached House
- Accessory Dwelling Unit (ADU)
- Duplex (Stacked or Side-by-Side)
- Walk Up Flat (Triplex and Quadplex)



Rezone Possibilities

A rezoning could allow for development of:

- Cottage Court
- Townhomes
- Mixed-Use (Live-Work)
- Creativity!



Today's Challenge:

Design Exercise

Design Exercise Goals



Discuss your **values** and **concerns** about housing and the development of this parcel.



Explore what types of missing middle housing could work for **600 Commerce Drive**.

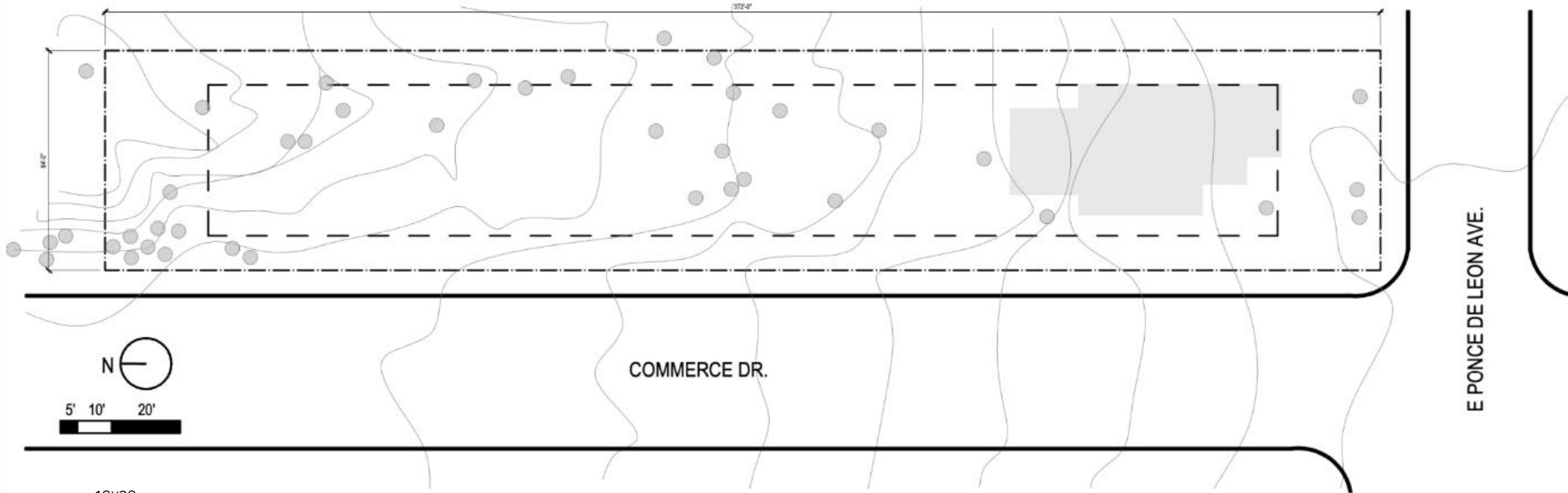


Discover what goes into creating a housing development, from **style** to **land use** and more!

Guidelines

- Split into 8 groups (no more than **6-8 people per group**)
- Discuss what **values** you want to imbue into the project as a group, and what **concerns** you want to address with your design.
- **Create a design.** Be sure to include any **structures, driveways, parking,** and **shared amenity spaces.**
- What are the pros and cons of your design?
- Select a **team leader** who will **share your design** with the larger group. You will have a maximum of **5 minutes** to share.

Site Plan



10x20
PARKING
SPOT



25X25
COTTAGE



25X30
ADU



20X20
TOWNHOME



50X28
2 UNIT MULTIFAM



80X30
4 UNIT MULTIFAM



Architectural Styles



Craftsman



Georgian



Prarie



MidCentury



Victorian



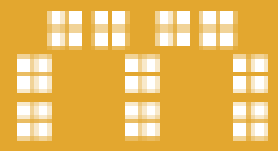
Colonial



Art Deco



Modern




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Design Exercise



Join our **Decatur
Pinterest board!**

Take photos and tag us!
#DecaturCharrette #MLI



Design Sharing



Q & A





Next Steps



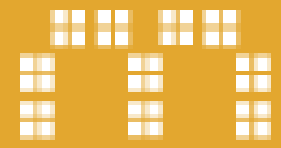
Thank you for participating in this **theoretical design exercise**.



Join us for the **Review Session**, where we'll present our initial design for feedback.



Join us for our upcoming tour of the **Cottages on Vaughan** to see an example of a cottage court!



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**Thank
you!**