



# AARP Omaha

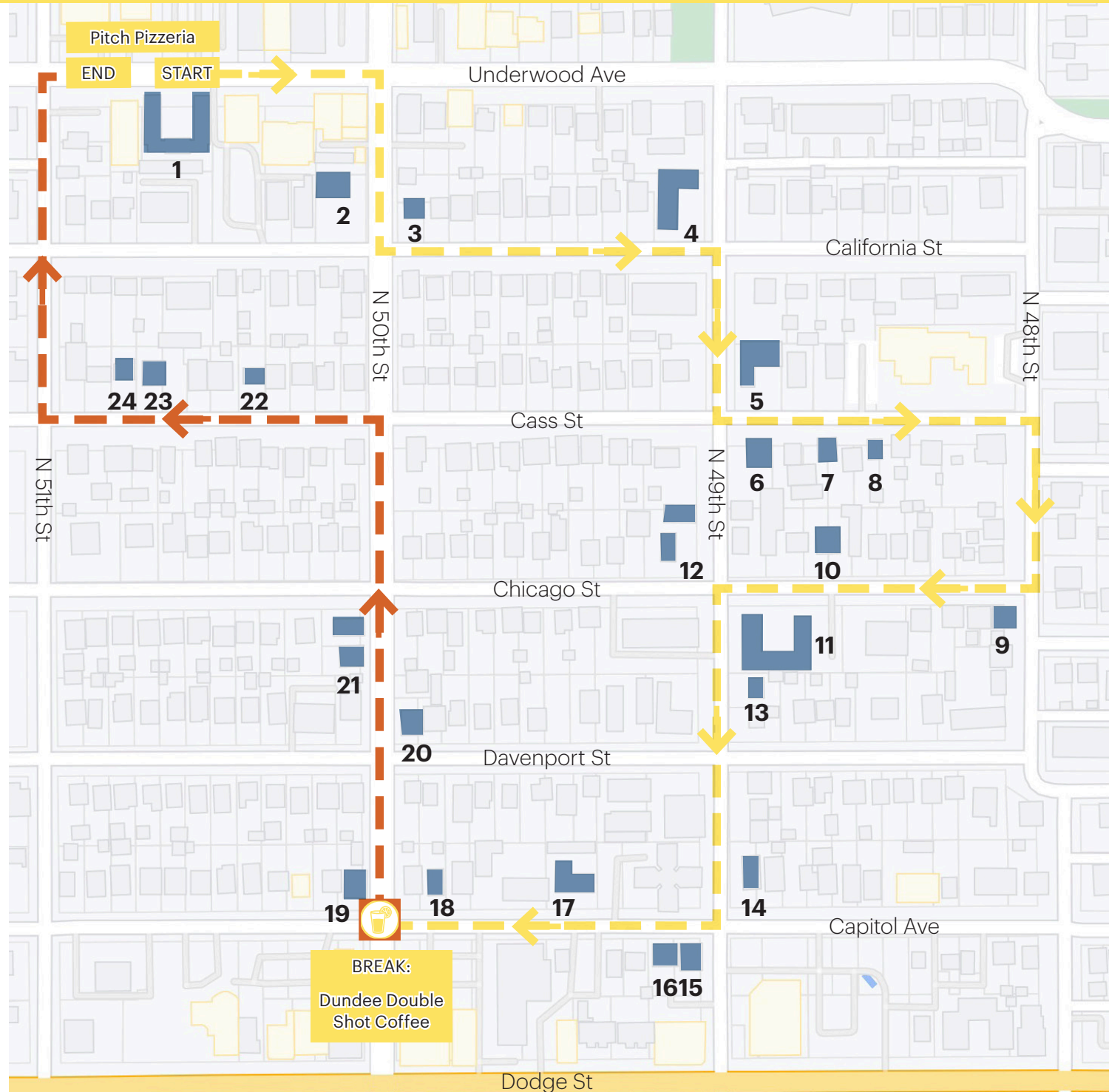
## Missing Middle Housing Walking Tour | Dundee Neighborhood

Total Distance: 1.3 miles

Total Time: 1-2 hours

### Key

- First half of route
- Second half of route
- Missing Middle Housing (MMH) + Upper Missing Middle (UMM)





# What is Missing Middle?

Missing Middle is a range of **multi-unit or clustered** housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.

## Why is it important?

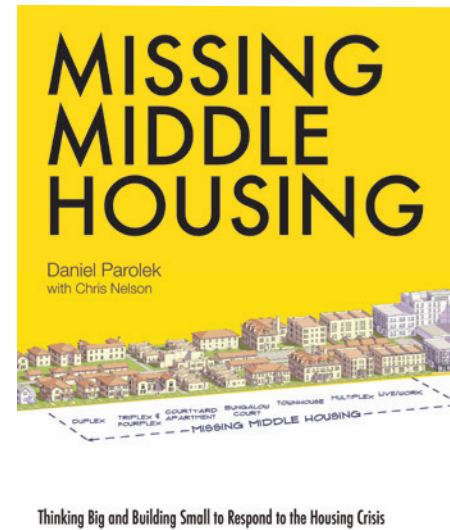
Well-designed 'Missing Middle' buildings **unify the walkable streetscape** as they greatly **diversify the choices** available for households of different age, size, and income. Diverse households keep diverse hours meaning we have more people out walking our streets at more varied hours—keeping them safer.”

**Ellen Dunham-Jones**  
Professor at Georgia Institute of Technology

**Take Action:**

 [MissingMiddleHousing.com](https://MissingMiddleHousing.com)

510.558.6957 • [info@opticosdesign.com](mailto:info@opticosdesign.com)



Opticos Design founder Daniel Parolek inspired a new movement for housing choice in 2010 when he coined the term “Missing Middle Housing,” a transformative concept that highlights a time-proven and beloved way to provide more housing and more housing

Read more in *Missing Middle Housing* by Daniel Parolek with Chris Nelson, available now from Island Press.







# Missing Middle Housing on the Tour

These highlighted examples show massings, building forms, parking locations, and site designs that are consistent with best-practice for Missing Middle Housing (MMH) types. There are many more examples of MMH along the route. Keep an eye out for others that you think are good examples!



**1. Courtyard Building**  
5017 Underwood Ave.



**2. Multiplex**  
608 N. 50th St.



**3. Duplex Side-by-Side**  
4930 California St.



**4. Courtyard Building**  
4902 California St.



**5. Courtyard Building**  
4824 Cass St.



**6. Multiplex**  
4825 Cass St.



**7. Fourplex**  
4819 Cass St.



**8. Duplex Stacked**  
4811 Cass St.



**9. Duplex Side-by-Side**  
4801 Chicago St.



**10. Fourplex**  
4816 Chicago St.



**11. Courtyard Building**  
4817 Chicago St.



**12. Courtyard Building**  
406 N. 49th St.

Note: All photos are from Google Maps



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These highlighted examples show massings, building forms, parking locations, and site designs that are consistent with best-practice for Missing Middle Housing (MMH) types. There are many more examples of MMH along the route. Keep an eye out for others that you think are good examples!



**13. Duplex Side-by-Side**  
307 N. 49th St.



**14. Duplex Side-by-Side**  
4824 Capitol Ave.



**15. Duplex Stacked**  
4901 Capitol Ave.



**16. Duplex Stacked**  
4903 Capitol Ave.



**17. Apartment Building (UMM\*)**  
4918 Capitol Ave.



**18. Duplex Stacked**  
4987 Capitol Ave.



**19. Fourplex**  
5002 Capitol Ave.



**20. Duplex Side-by-Side**  
4940 Davenport St.



**21. Duplex + Triplex**  
320 N. 50th St.



**22. Fourplex**  
5010 Cass St.



**23. Duplex Side-by-Side**  
5018 Cass St.



**24. Duplex Side-by-Side**  
5022 Cass St.

\*UMM = Upper Missing Middle

Note: All photos are from Google Maps



## AARP Missing Middle Walking Tour Leader Guide

### Overview:

Livable neighborhoods provide a diverse range of housing choices in a walkable context, often including a mix of medium- to high-density housing types such as duplexes, fourplexes, and small multiplexes that are compatible with single-family homes but represent a broad range of units and unit sizes. These types, known as Missing Middle Housing, are critical for providing diverse and affordable housing choices and achieving densities that support transit and local-serving small businesses.

This mobile workshop will take participants through their city's vibrant neighborhoods to explore on foot and document the range of Missing Middle Housing. Participants will complete photographic and sketch documentation using a template provided by the organizers. While documenting, the group should try to discuss the following for each example:

- Mix of types and densities within individual blocks
- Single-family home compatibility
- Perceived and actual densities
- Range of unit sizes
- How zoning might prevent or encourage this range of housing
- How to encourage this range within future land use planning efforts
- Densities needed to support main streets

This exercise will provide participants with the tools and knowledge to explore and document Missing Middle Housing types throughout their communities to discuss challenging housing issues.

### Ten steps to prepare a walking tour:

(based on [AARP Walk Audit Tool Kit Leader Guide](#))

- 1) Identify neighborhoods that include Missing Middle housing types.
  - a) Learn about the different types of Missing Middle housing on [MM website](#)
  - b) Strategies to find Missing Middle housing in your city:
    - i) Use online mapping tools such as Google maps to identify a rectilinear, compact street grid pattern with multi-unit house form buildings

- (1) These are often adjacent to a main street or a mixed-use node, though not always
- (2) If you know when different parts of the city were built, look in neighborhoods built pre-WW2
- (3) Verify multiple units by counting front doors/pathways to doors, mail boxes, doorbells, gas meters, and address numbers.
- ii) Consult with local chapter of AIA to see if there's a member with background knowledge who could point you to Missing Middle neighborhoods
- iii) Consult with local planning department and / or historical society to see if there's a member with background knowledge who could point you to Missing Middle neighborhoods
- iv) Mapping data, also known as GIS, is frequently publicly accessible through your City's Planning Department website. This tool can include information on lot sizes and number of units.
- v) If GIS information is not available [Urban Footprint](#) software program, a technical tool most appropriate for planners, will provide similar information.

## 2) Determine a specific route (or routes) to walk.

- a) Map out locations of Missing Middle buildings in the neighborhood.
- b) Draw a route of an appropriate length: recommended **1.5 to 2 miles** for a 2 hour walking tour. A good starting point is a public transit stop or nearby civic building. The tour need not stop and start in the same spot but consider people's transit needs at the end of the tour.
- c) Arrange the route to pass the broadest variety of different Missing Middle types.
- d) Start along more intense downtown or main street environment and progress to a less intense residential neighborhood, to observe the way Missing Middle provides a transition between different contexts.
- e) If available, include good and bad examples of multi-unit buildings to learn by contrasting.
- f) Plan a place to take a ten-minute break midway through the walking tour. A local coffee shop works well.
- g) Feel free to plan multiple routes, for multiple walking tours, if an area has more Missing Middle than can be seen in one walk.
- h) Consider combining / overlapping with a transportation walking tour using AARP's [tool kit](#) for transit focused walk audits.

## 3) Choose a date and time for the walking tour

- a) Decide whom you want to participate in the event and what you want

them to see. Knowing your “who” and “what” will be key to whether you schedule the event for a weekday versus a weekend, during school hours or rush hour, daytime or evening, etc.

#### **4) Send the invitations**

- a) Local officials
- i) planning department
- ii) mayor’s office
- iii) planning commissioners
- iv) zoning review board
- v) council members
- b) Representatives from local AARP chapters
- c) Neighborhood leaders
- d) Neighborhood residents
- e) Housing Advocates
- f) AIA chapter
- g) Historical society chapter
- h) Local developers

#### **5) Recruit volunteers to be tour guides**

##### **6) Prepare the walking tour teams**

- a) 5-15 participants per tour guide
- i) Tour guides can lead more participants, just add more time to the route to allow more time for discussion
- b) Spread special guests and influencers among different teams
- c) Consider certain participants’ special interests in certain areas
- d) Encourage people to bring water and additional tools for taking notes and photos

##### **7) Develop the agenda and finalize details for event (date, location)**

##### **8) Create and distribute outreach materials and a social media plan**

##### **9) Prepare walking tour guide (see attached sample formats)**

- a) Aerial imagery map (e.g. from Google Earth) with the tour route, including beginning and end, clearly marked
- i) Include street names
- ii) Mark MM buildings with numbers
- iii) Mark the spot where you’ll be taking a break
- b) Documentation pages for notes or sketches. (Optional if info is wanted;



- depending on participants)
- i) building type
  - ii) lot size
  - iii) setbacks
  - iv) building footprint
  - v) intensity (unit count and density\_lot area in acres/no. of units)
  - vi) frontage type (porch, stoop, door yard)
  - vii) height
  - viii) parking count and location (on street, off street, where located on lot)
- c) Photography guide (see appendix)
  - d) Link to Missing Middle website
  - e) Hashtags for people to post their photos— #MissingMiddle and also any #AARP
  - f) If available: Unit count map
    - i) Annotate lot dimensions (length and width) for MM lots. You can measure the lots using Google Earth’s “measure” tool
    - ii) Use GIS tools online (if available) to verify number of units in each Missing Middle lot.
  - g) If available: Zoning map, often found on city websites

#### 10) While giving the tour:

- a) Inform participants on
  - i) Safety protocols
  - ii) City etiquette (not blocking the sidewalk, not walking on the neighbors’ grass)
  - iii)
- b) Advise the group to look for:
  - i) Mailboxes
  - ii) Meters
  - iii) Extra doorways
- c) In discussion, talk about
  - i) How Missing Middle fits in
  - ii) Why Missing Middle is important
  - iii) The Transect
- d) Be attentive to the audience. Go slowly and take extra breaks if needed.
- e) If applicable, assign groups to document a single Missing Middle type.



# Photographs to Take

The yellow highlight on the photos below shows what to look for in each type of photo. Photographing the same building from different positions helps analyze the building's form and its location on the lot.

## Commercial



## Residential



Take **front, or elevation photos** to show how tall and wide a building is.

- Ex - unique details in the architecture
- Ex - important landmarks or historic structures

Take **45-degree angle photos** to show how deep a building is.

Take photos of **buildings together** to show how far apart buildings are and to show how tall a building is compared to a nearby building.

Take photos down the **sidewalk** to show how a building relates to the public street (front yard, porch, stoop, outdoor seating, etc.).

- Ex - building distance from street
- Ex - parks and civic spaces too

Take photos of **streets** to show the kinds of streets in your area.

- Ex - street trees and landscaping
- Ex - street furnishings, lamp posts, trash
- Ex - how the street follows the hills, creeks