

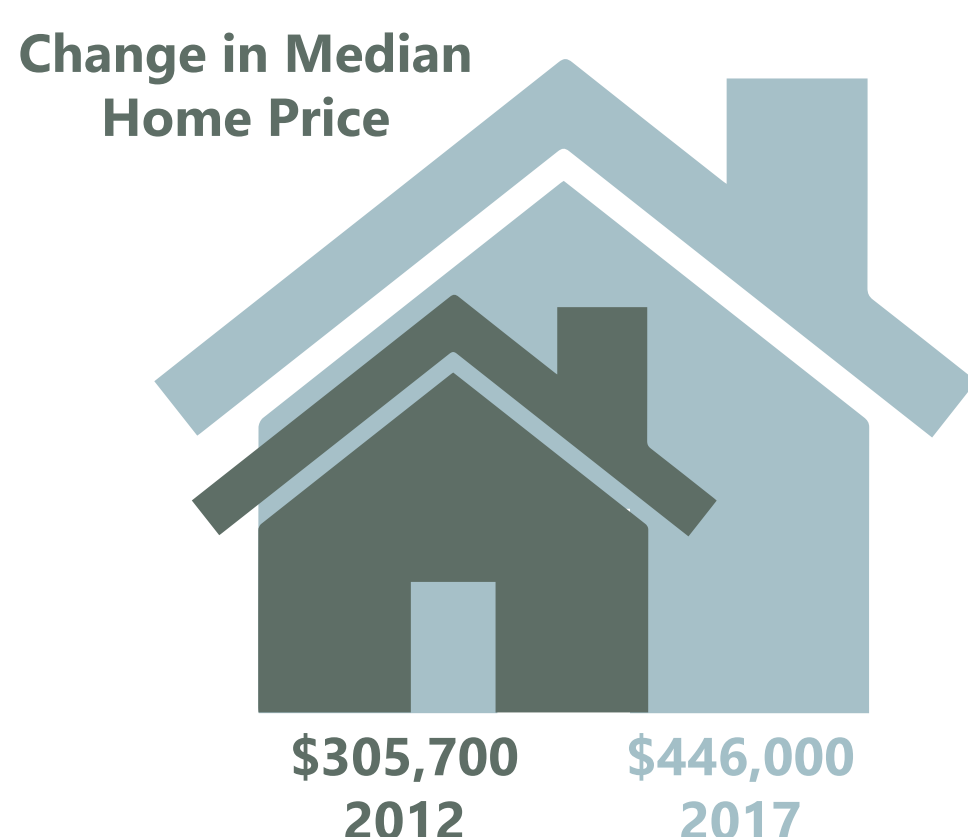
MATTHEW SIEGLE

# MISSING MIDDLE HOUSING

IN A SUBURBAN CONTEXT:  
CENTENNIAL, CO

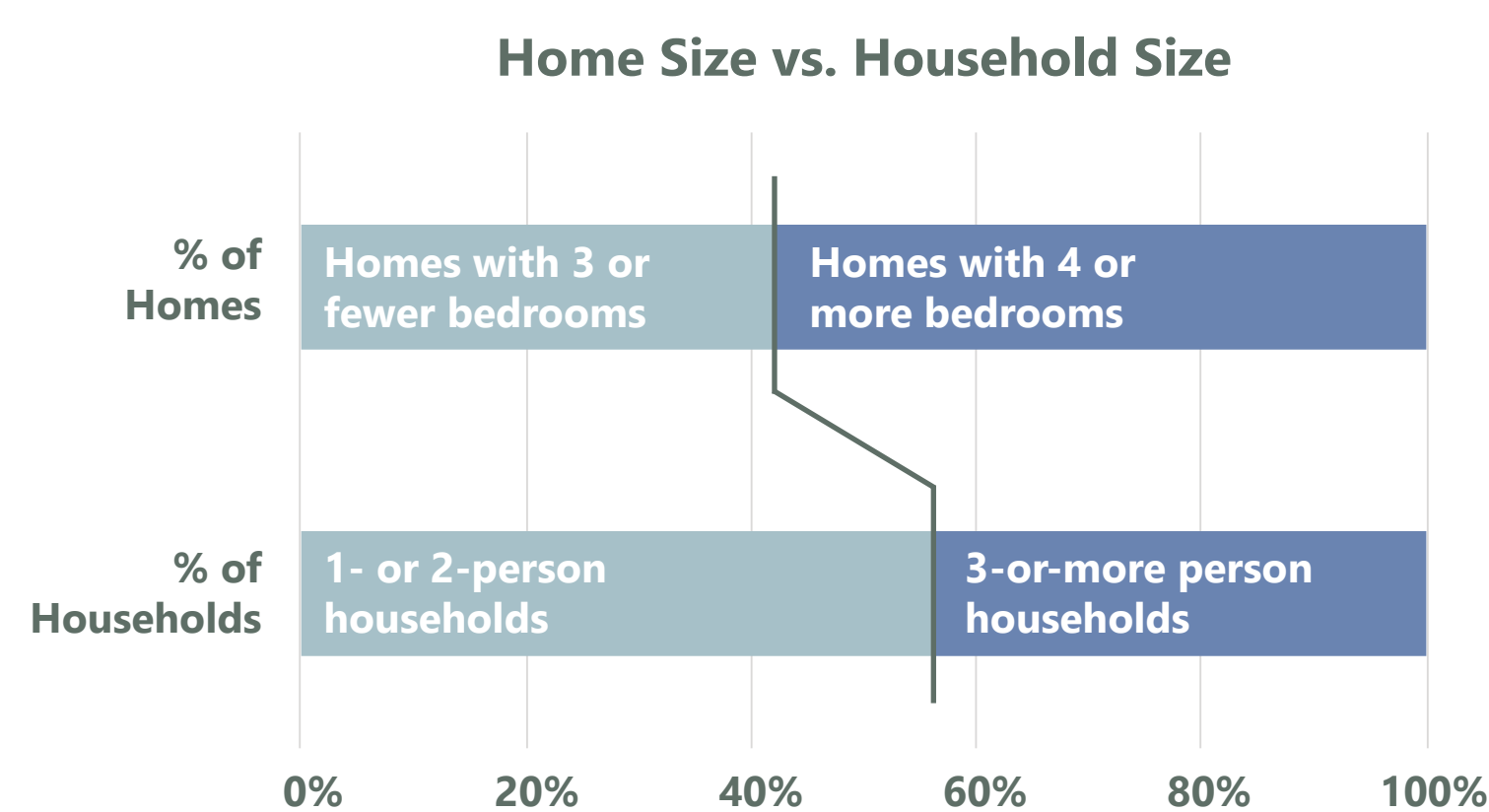
## Housing Challenges in Centennial

### Declining Affordability



Source: Centennial Housing Market Overview  
Icon: The Noun Project (Alex Muravev)

### Housing Type Mismatch

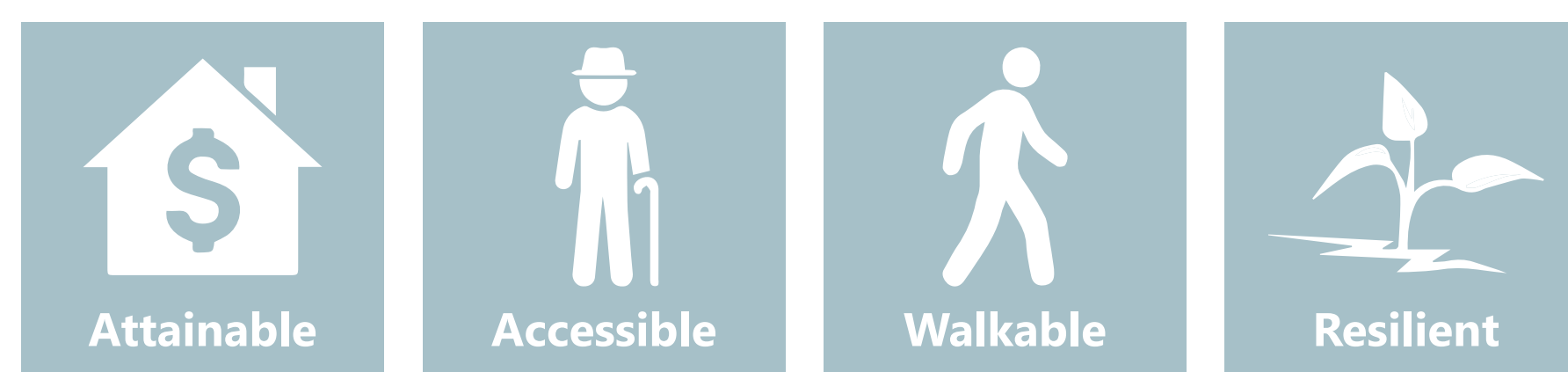


Comparison conservatively assumes that households with 3 or fewer people do not require 4 or more bedrooms  
Source: ACS 2018 5-year estimates (S2504, S2501)

## Negative Impacts of Challenges



## Middle Housing Characteristics



Icons: The Noun Project (Wolf Bosc, Adrien Coquet, Bakumetsu Kaito, Stephen Borengasser)

## Middle Housing Types



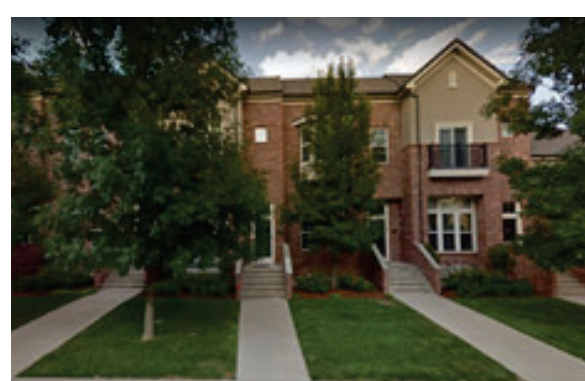
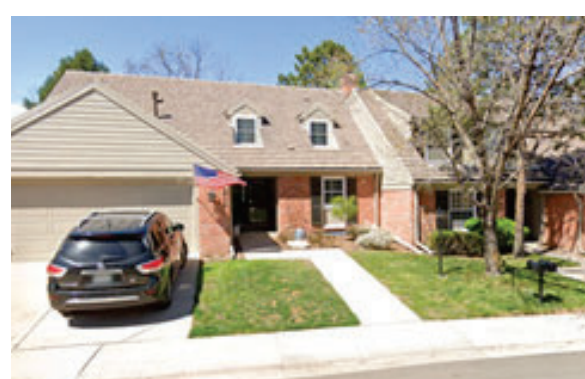
Source: Opticos Design

## Middle Housing: Fit for Centennial

### Complementary Architecture

Duplex

Cottage Cluster



Townhome

Mixed-Use Building

Source: Google Maps (2), Zillow, REcolorado

### Commercial Centers Ripe for Redevelopment



Source: ACF Property Management

### Resident Support

Likely to Support ADUs

77%

23%

Unlikely to Support ADUs

Source: Centennial NEXT Appendices

## Toolkit of Options

### Recommendations

Allow Housing Variety in More Places

Encourage Middle Housing Development

Redevelop Underutilized Commercial Centers

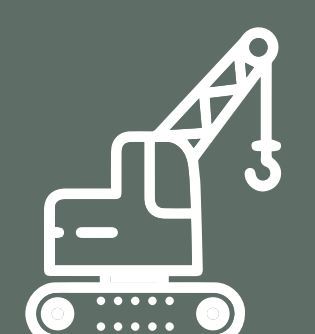
### Implementation



Zoning Map



Zoning Code

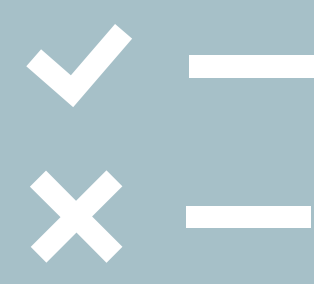


Urban Renewal



Development Incentives

### Further Investigation



Resident Preferences



Commercial Market Conditions



Transportation & School Capacity



Apartment Conversion

Icons: The Noun Project (Berlah Icon, Adiyogi, Afif Arshad, Wolf Bosc, Ramesha, Orin zzu, Marco Livolsi, Creative Stall)