START HERE

ENFIELD RD.

PEASE RD.

18

PALMA PLAZA POCKET PARK

PALMA PLAZA

WOODLAWN

HARTFORD RD.

MOPAC EXPRESSWAY

1

2

PALMA PLAZA

3

WATERSTON AVE.

ST. LUKE UNITED METHODIST CHURCH

NEWFIELD LN.

4

TOYATH ST.

5 HASKELL HOUSE **6** **7** WEST 12TH ST.

CHARLOTTE

ELM ST.

WEST 11TH ST.

MARY FRANCES BAYLOR PARK

8 SWEET HOME MISSIONARY BAPTIST CHURCH

CHARLOTTE

W. 11 1/2 ST.

WEST 11TH ST.

WEST 10TH ST.

WEST LYNN ST.

EASON ST.

9 **10**

MATHEWS ELEMENTARY SCHOOL

N

ACCESSORY DWELLING UNITS & SMALL APTS.

1. 1404 WOODLAWN BLVD. (SMALL APARTMENTS)

2. 1712 PALMA PLAZA (DUPLEX WITH ADU)

7. 1625 WATERSTON (ACCESSORY DWELLING UNIT)

9. 1710 WEST 10TH STREET (ADU IN FRONT)

DUPLEXES

3. 1703 PALMA PLAZA

4. 1815 WATERSTON AVE.

5. 1709 WATERSTON AVE.

8. 1729 WEST 11TH STREET

10. 1708 WEST 10TH STREET

TRIPLEXES

6. 1629 WATERSTON AVE.

◉ = bonus site!

Walk ···· **the** ··· **Talk**
TOUR AND PANEL DISCUSSION OF "MISSING MIDDLE" HOUSING IN AUSTIN
@ImagineAustin @design_voice
#WalktheTalk

ACCESSORY DWELLING UNITS AND SMALL APARTMENTS

1 1404 WOODLAWN (APTS.)

RENTAL PRICE: $1400-1500 ea
BED/BATH: 2/2 (5 units)
NOTES: Built in 1938, this small five-unit apartment complex offers context-appropriate density to Old West Austin.

2 1712 PALMA PLAZA (DUPLEX WITH ADU)

RENTAL PRICE: not available
BED/BATH: 2/1 (duplex), 1/1 (ADU)NOTES: This 1934 duplex, constructed of brick thought to be sourced from Zilker Park, features a garage apartment ADU. Converted as such in the 1950s, the owners currently use the ADU as a bed and breakfast.

7 1625 WATERSTON (ADU)

RENTAL PRICE: not available
BED/BATH: 3/2 (main) 1/1 (ADU)
2015 PROPERTY TAX: $9000-11,000
NOTES: Behind an existing main house, a 640 sf garage apartment provides homeowners extra living space or income opportunity.

9 1710 WEST 10TH ST. (ADU)

RENTAL PRICE: not available
BED/BATH: 3/3.5 (main) 1/1.5 (ADU)
2015 PROPERTY TAX: $8000-10,000
NOTES: The ADU for this property stands in front of the main house. Two existing homes were preserved by combining them into a single ADU, in collaboration with the CCDC.

DUPLEXES

3 1703 PALMA PLAZA

RENTAL PRICE: n/a
2015 PROPERTY TAX: $14,000-16,000
BED/BATH: 4/2
NOTES: This Old West Austin brick home was constructed in 1933 as a stacked duplex. It is currently occupied as a single-family home, but it retains dual meters for possible future duplex use.

4 1815 WATERSTON AVE.

RENTAL PRICE: $4000-5000 ea
BED/BATH: 4/3 (A), 3/2 (B)
2015 PROPERTY TAX: $11,000-13,000
NOTES: This front-and-back duplex, built in 2007, exemplifies new construction in the scale and character of the neighborhood. The front unit has a one-story portion facing the street, while the two-story parts of the home sit farther back on the property.

5 1709 WATERSTON AVENUE

RENTAL PRICE: $2000-3000 per unit
BED/BATH: 3/2 per unit
2015 PROPERTY TAX: $13,000-15,000
NOTES: Two side-by-side 1983 duplexes share this lot, offering relative affordability through modest density in the heart of Clarksville. These one-story dwellings without garages fit well in neighborhood context.

8 1729 WEST 11TH STREET

RENTAL PRICE: restricted for households between 30-80% MFI
BED/BATH: 3/1 per unit
NOTES: This Clarksville CDC duplex, built in 1982, provides corner-lot affordable homes for two income-qualified families.

10 1708 WEST 10TH STREET

RENTAL PRICE: restricted for households between 30-80% MFI
BED/BATH: 3/1 per unit
NOTES: Another Clarksville CDC property, this site's generous upper and lower porches add texture to the home and give the upper unit a "treehouse" feel. *(Feel free to wander upstairs and enjoy the patio!)*

TRIPLEXES

6 1629 WATERSTON AVE.

RENTAL PRICE: $2000-3500 per unit
BED/BATH: 2/1, 1/1, 3/3
2015 PROPERTY TAX: $26,000-28,000
NOTES: These separate triplex units developed organically to suit a growing family and pottery studio. The cottage was built in the 1940's; the main back house, 1985; and the front studio in 2000. The triplex is currently short-term rentals, but the owner plans to retire in the main house. The 1985 and 2000 structures were designed by local architect Michael Benedikt. *(The owner invites tour participants to peruse the deck and garden areas!)*

GENERAL TOUR INFORMATION

Thank you for joining us at WALK THE TALK! We want to extend special thanks to the owners and renters of the tour properties for allowing us to feature their homes.

To ensure the best experience for you and for our neighbors, note these guidelines:

- Please respect the neighborhood and its residents. No litter, photography, or walking on private property.
- Be safe crossing busy streets, especially West Lynn St. We strongly encourage using the crosswalks shown on the map.

Tax information for each property is without exemptions. Duplex information, except property tax, refers to one living unit unless otherwise noted. ADU information, unless otherwise noted, refers only to the ADU.

These properties were selected to provide the basis for rich dialogue. Each offers benefits and complexities we hope you'll discuss as you WALK THE TALK!

WALK THE TALK

TOUR AND PANEL DISCUSSION OF "MISSING MIDDLE" HOUSING IN AUSTIN

1404 WOODLAWN	1712 PALMA PLAZA	1625 WATERSTON	1710 WEST 10TH STREET	1629 WATERSTON AVE.

1703 PALMA PLAZA	1815 WATERSTON AVE.	1709 WATERSTON AVE.	1729 WEST 11TH STREET	1708 WEST 10TH STREET

SPECIAL THANKS TO OUR COMMUNITY PARTNERS:

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WHAT IS MISSING MIDDLE HOUSING?

Missing Middle Housing 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. These housing types provide diverse housing options along a spectrum of affordability, including townhomes, duplexes, fourplexes, bungalow courts, and accessory dwelling units, that support walkable communities, locally-serving retail, and public transportation options.

Missing Middle Housing is not a new type of building. It includes a range of building types that already exist in cities and towns across the country, and were a fundamental building block in pre-1940s neighborhoods. They are most likely present on some of your favorite city blocks—you may even have them in your own neighborhood.
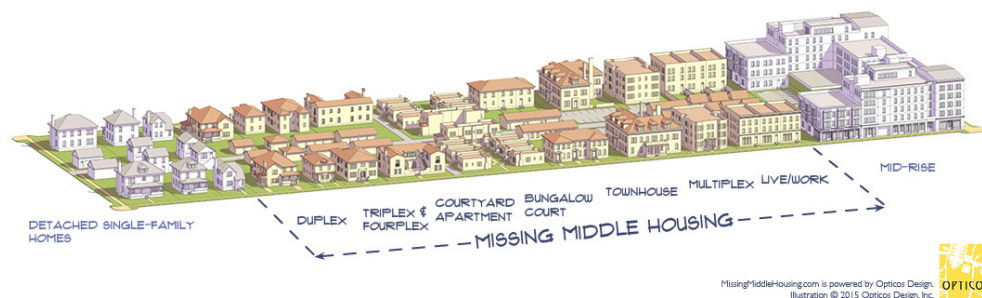
Combined together (and sometimes even with single-family homes), Missing Middle building types create a moderate density that can support public transit, retail services, and amenities that promote walkable neighborhoods. Buyers and renters of these housing types are often trading square footage for proximity to services and amenities.

These housing types typically have small- to medium-sized footprints, with a body width, depth, and height no larger than a single-family home. This allows a range of Missing Middle types to be blended into a neighborhood, encouraging a mix of socioeconomic households and making these types a good tool for compatible infill.

Missing Middle Housing creates community through the integration of shared community spaces within the building type (e.g. courtyard or bungalow housing), or simply from being located within a vibrant neighborhood with places to eat, drink, and socialize.

Because of the increasing demand from baby boomers and millennials, as well as shifting household demographics, the market is demanding more vibrant, sustainable, walkable places to live. These Missing Middle housing types respond directly to this demand.

DETACHED SINGLE-FAMILY HOMES — DUPLEX — TRIPLEX & FOURPLEX — COURTYARD APARTMENT — BUNGALOW COURT — TOWNHOUSE — MULTIPLEX — LIVE/WORK — MID-RISE

— MISSING MIDDLE HOUSING —

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OPTICOS

S.M.A.R.T. HOUSING

The S.M.A.R.T.™ (**S**afe, **M**ixed Income, **A**ccessible, **R**easonably Priced, **T**ransit Oriented) Housing Policy Initiative is designed to stimulate the production of housing for low and moderate income residents of Austin.

The housing meets the City's Green Building standards and is located in neighborhoods throughout the City of Austin. The City of Austin provides fee waivers and S.M.A.R.T. Housing™ development review, typically significantly faster than conventional review.

From the City of Austin S.M.A.R.T. Housing Policy Resource Guide

CODENEXT

CodeNEXT is the new City of Austin initiative to revise the Land Development Code, which determines how land can be used throughout the city – including what, where, and how much can (and cannot) be built.

The process is a collaboration between Austin's residents, business community, and civic institutions to align our land use regulations with the community's values. CodeNEXT is a priority program out of Imagine Austin, our plan for the future adopted by City Council in 2012.

GET INVOLVED!

One of the best ways to contribute your voice is to join your local neighborhood association! Renters and owners alike - we encourage you to get involved.

CLARKSVILLE COMMUNITY DEVELOPMENT CORPORATION
www.clarksvillecdc.org
Mary Reed, President

OLD WEST AUSTIN NEIGHBORHOOD ASSOCIATION
www.owana.org
Scott Marks,
Steering Committee Chair

For information on your neighborhood association, please check here:

AUSTIN NEIGHBORHOODS COUNCIL
www.ancweb.org

FRIENDS OF AUSTIN NEIGHBORHOODS
www.atxfriends.org

CITY OF AUSTIN COMMUNITY REGISTRY
www.austintexas.gov/page/community-registry-search

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