

Entry Requirements

1) Site Options Information and Building Typology Information:

For each competition entry, designers must provide a “Missing Middle” Michigan Housing design solution of their choice for one of the following three prototypical sites, located mid-block along a key transit corridor, in an actual Michigan City. While these are real Michigan site locations, the competition is only offering these real-life sites as contextual examples for the purposes of the competition. Winning design solutions for these sites are not necessarily expected to be developed at these locations.

Competition entrants must propose and design a “Missing Middle” Michigan Housing solution in accordance with the following building design typology requirements and site context:

- **Site Option A - Missing Middle 8+ Unit Building(s)**

See attached Site Plan and Contextual Images for Site Option A.

This site is in a mid-sized city, along a primary commercial and mixed-use corridor, that links two significant commercial and institutional nodes. The corridor is a mix of small commercial uses, mostly two- and three-story structures, with moderate volume traffic. Many of these structures were originally two-story residences where a commercial front was subsequently added to the building. A few have residential units above or in the original house behind the storefront. The intent is to show how small scaled, medium density housing (T4) can be appropriately integrated into this context.

Site Context: T4.

Build-to-Line: Must establish a Build-to-Line in accordance with New Urbanism Principles as appropriate for Transect Zone T4.

Building Height: Min 2 stories, Max 3 stories. Facade frontage should be prominent along the primary street.

Building Circulation: Minimum use of corridors.

Building Entries: Should be oriented toward a street or shared space, not toward a driveway.

Building Types: Non-single family units (multiple units on site or within building). Units are stacked or attached side by side. Options for this site might include:

- Townhouses
- Live/Work Units
- Courtyard Apartments (also known as U-Court or equivalent).

- **Site Option B - Main Street Nodes as Upper Missing Middle 8+ Unit Building(s)**

See attached Site Plan and Contextual Images for Site Option B.

This site is located in a Neighborhood Main Street Node, within a mixed-use district in a large-sized city, along a commercial corridor. The district consists of varied, mostly traditional and historic structures, with heights ranging from one to four stories. This Neighborhood Main Street Node is in need of revitalization and reinvestment, including services within walking distance that provide day-to-day amenities, and small local businesses. The intent is to show how medium density housing (T4/T5) can be appropriately integrated into this context.

Site Context: Upper T4, Lower T5.

Build-to-Line: Must establish a Build-to-Line in accordance with New Urbanism Principles as appropriate for Transect Zones T4/T5.

Building Height: Min 3 stories, Max 5 stories.

Building Circulation: Can include interior corridors, but the length of corridors should be minimized.

Building Entries: Should be oriented toward a street or shared space, not toward a driveway.

Building Types: Non-single family units (multiple units on site or within building). Options for this site might include:

- Live/Work Units
- Stacked Units (also known as Stacked Flats)
- Courtyard Apartments (also known as U-Court)
- Mid-Rise Apartments (also known as Mansion Apartments)
- Vertical Mixed-Use Buildings.

- **Site Option C - Upper Missing Middle 8+ Unit Building(s)**

See attached Site Plan and Contextual Images for Site Option C.

This site is in a small-sized city within a downtown mixed-use district. The adjacent structures include an eclectic mix of commercial and residential uses, with the houses typically one- and two-story structures. The site represents an area one block beyond the downtown core of a small town along the same street. The design solutions should consider transitioning from the core of a downtown into primarily residential areas. The intent is to show how medium density housing (T4/T5) can be appropriately integrated into this context.

Site Context: Upper T4, Lower T5.

Build-to-Line: Must establish a Build-to-Line in accordance with New Urbanism Principles as appropriate for Transect Zones T4/T5.

Building Height: Min 3 stories Max 5 stories.

Building Circulation: Can include interior corridors, but the length of corridors should be minimized.

Building Entries: Should be oriented toward a street or shared space, not toward a driveway.

Building Types: Non-single family (multiple units on site or within building).

Options for this site might include:

- Live/Work Units
- Stacked Units (also known as Stacked Flats)
- Vertical Mixed-Use Buildings
- Courtyard Apartments (also known as U-Court)
- Mid-Rise Apartments (also known as Mansion).

2) Unit Type Options (applicable to all three above sites):

The above residential and mixed-use options must include a mix of individual unit types/sizes plus commercial space at the street level, defined as follows:

Studio Units:	400-600 SF
One Bedroom Units:	500-700 SF
Two Bedroom Units:	600-700 SF
Commercial Space:	SF area provided is flexible and should be determined as a function of building design, size and configuration.

3) Other Important Design Considerations/Requirements/Options (applicable to all three above sites):

- Intended occupancy of Living Units include, as an example, young college graduates with limited income, singles, couples and empty-nesters.
- Building Heights between two and five stories as appropriate to Transect Zones T4 and T5.
- Build-to-Line: Competition entrants must establish a Build-to-Line in accordance with New Urbanism Principles.
- Parking: Each project design will require accommodation for on-site parking. Designs should provide one on-site parking space for each residential unit. All parking design solutions should be in accordance with the Charter of the New Urbanism and appropriate to the specific urban context and street frontage.
- All design solutions should be designed in compliance with the current 2012 Michigan Building Code (MBC 2012).
- Optional Public Space: Entrants may choose to include public space as a part of their design solutions, if appropriate to the project. If included, the public space should be in accordance with the Charter of the New Urbanism and appropriate to the urban context and street frontage.
- Optional Outdoor Spaces / Green Spaces for Units: Entrants may choose to include outdoor spaces and/or green spaces accessible from their living units. Such spaces may be private, shared or a mixture of both at your discretion.