

A Creative Housing Design Competition

The MPlace “MISSING MIDDLE” Michigan Housing Design Competition

An open Design Competition intended to spur the development of creative, mixed-income, and affordable “Missing Middle” Michigan Housing Developments in our State’s Downtowns and along key transit corridors.

Overview

As the demand for living in urban environments continues to strengthen across the State of Michigan, the need to accommodate the growing contemporary housing market has become much more apparent. While certain types of housing have been developed to meet the demand, such as adaptive re-use conversions and higher density single-family residential projects, there are still a number of housing typologies that have not been commonly built. This “Missing Middle” Housing type is one that consists of very affordable medium density residential units, typically inserted into tight sites in previously developed areas and within pedestrian-oriented environments.

Context and Regional Emphasis

There is considerable variation in the urban environments of Michigan. However, there are physical elements, materials, uses and site orientations that can be identified as indicative of Michigan specifically and the Great Lakes Region generally. Consequently, design solutions proposed for this “Missing Middle” Michigan Housing Design Competition should strongly consider these context and regional issues as an important part of the development of any responsive and creative design concept submitted.

Competition Sponsors

The following organizations have come together to sponsor this competition and help stimulate significant interest in this important design exploration. They include:

- AIA Michigan - A Society of the American Institute of Architects (AIA)
- Michigan State Housing Development Authority (MSHDA)
- Michigan State University Land Policy Institute (MSU LPI)
- Michigan Chapter of the Congress for the New Urbanism (MiCNU)
- Michigan Municipal League (MML)
- Michigan Association of Planning (MAP)
- Michigan Historic Preservation Network (MHPN)

Prizes and Recognition

The intent of the competition is to award a cash prize to the winning entry for each one of the three potential sites described below. The top 1st place winning entry across all three sites, as determined by the jury, will receive the top cash prize of \$10,000.00.

Additional cash prizes will be awarded by the jury not to exceed **\$5,000.00** each. However, the final decision regarding the number and cash amount of additional awards is left wholly to the discretion of the jury panel and may or may not include a winner for each one of the three potential sites. Honorable Mention awards may also be given at the discretion of the jury but do not carry a cash prize award. The total prize money pool available for all prizes to be awarded in the competition is **\$20,000.00.**

This competition was publically announced and launched on Monday, January 26, 2015. Timely Registrations should be submitted by 4:00pm EDT on Monday, March 16, 2015. Entries are due not later than 4:00pm EDT on Friday, May 22, 2015. Winners will be advised not later than on Tuesday, May 26, 2015. Refer to the Application for additional schedule information.

It is planned for the competition's winning entries and designers to receive broad public exposure in Michigan and they will be recognized and celebrated at one or more significant industry events in 2015, dates and locations to be determined. It is currently planned that the winning awards program/symposium will take place in late-June 2015.

Jury Panel

A knowledgeable and noteworthy panel of judges has been assembled to carefully evaluate the entries and select the winners. They include:

- **Douglass Farr**, FAIA, Architect, Urban Planner, Author, Farr Associates - Chicago, IL
- **Daniel Parolek**, AIA, Architect, Opticos Design - Berkeley, CA
- **Mark Nickita**, AIA, Architect, Urbanist, Archive Design Studio - Detroit, MI and Toronto, ON (also representing AIA Michigan and MiCNU)
- **Luke Forrest**, Program Manager, Planner, Michigan Municipal League, Ann Arbor, MI
- **Amanda Harrell-Seyburn**, Associate AIA, CNU-A, Project Designer, Urban Designer, Sedgewick & Ferweda Architects, Flint, MI (also representing AIA Michigan and MiCNU)
- **James Tischler**, AICP, Director of Community Development, Michigan State Housing Development Authority, Lansing, MI

- **Mark Wyckoff**, FAICP, Professor, Sr. Associate Director, MSU Land Policy Institute, Editor, Planning & Zoning News, East Lansing, MI

Competition Program

The competition is open to everyone everywhere. Professional licensure or certification is not a requirement for participation. Competition entrants will need to research “Missing Middle” Housing typologies and design a proposed “Missing Middle” Michigan Housing solution that would achieve medium-density yields and provide high-quality, cost-effective, marketable options between the scales of single-family homes and mid-rise apartments. They are to be designed to meet the needs of society’s shifting demographics and are therefore a key component to achieving a diverse neighborhood character once developed. For further information refer to the included “Missing Middle” Housing diagram.

Proposed design solutions should be appropriate for the context of the selected site and in accordance with the CNU *Charter of the New Urbanism*, and specifically Transect Zones T4 or T5 (also known as Context Zones C-4 and C-5). Designs are to reflect a regional vernacular character and be contextually sensitive. An emphasis should be placed on regional materials that have been utilized in Michigan’s communities and exhibit characteristics that define residential architecture in Michigan. The sponsoring organizations are most interested in demonstrating how affordable and creative design solutions can spur economic development, enhance communities, support local placemaking, encourage sustainability, promote human well being, and improve the quality of life in our existing neighborhoods.

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.

Submittal Requirements

Competition entries may be on behalf of an individual or a team. All team members must be identified by individual name and agree that their names and relevant background information may be shared and promoted by the competition sponsors.

Each entry may include one design only for one selected site of their choosing from the three options outlined above.

Competition applicants may enter and submit designs for any of the three options available for a maximum of three separate submissions from any individual or team. Such multiple entries must be submitted separately with corresponding entry forms and application fees for each.

Competition submissions shall include as a minimum the following descriptive documents:

- 100 word Statement of Design Intent.
- Site Plan.
- Floor Plan(s) representing the proposed “Missing Middle” typology mix of unit types.
- Front, Side and Rear Elevations of the proposed building(s).
- Building Section(s) as needed to adequately present the design solution clearly (suggested are One (1) Transverse Section and One (1) Longitudinal as a minimum).

- Wall Section(s) for significant conditions along typical exterior and typical party walls, etc.
- One or more “3D” views of the proposed design adequate to communicate the unique features of the design.
- Cost Estimate: Affordability and initial construction costs are very important aspects of this design competition. Each entry must include a categorized-by-major-trade estimate of probable construction costs including appropriate general conditions costs, separating site and building costs, assuming availability of utilities at the subject property lines, and exclusive of land purchase costs. The estimate should be prepared and signed by a licensed architect or engineer, a licensed builder, contractor or cost estimator.
- Any other information determined by the entrant to be essential and/or valuable to an understanding of the proposed design solution by the jury.
- Submittals must be made in, and will only be accepted in, digital Adobe PDF 24”x36” presentation format landscape orientation of no more than three (3) sheets. No physical models, boards or similar materials may be submitted. Submittals in other formats will be rejected as non-compliant.
- Success of the submitted design solutions, as determined solely by the jury panel, will be at least partially dependent upon the degree to which the design is a true and appropriate reflection of the stated program requirements. Deviation from the parameters of the program may not be rewarded by the jury panel.

Submittals Deadline: Friday, May 22, 2015, 4:00pm Eastern Time Zone

Submittals Address:

www.aiami.com/MIplace-Housing-Design-Competition

AIA Michigan

Phone (313) 965-4100

Additional Terms and Conditions

Please read and review these additional Terms and Conditions before registering for the competition.

- Participants of the *Mplace MISSING MIDDLE Michigan Housing Design Competition* are subject to any regulations and rules set forth by local, state and national agencies. Employees of any of the sponsoring organizations are ineligible to participate in the competition.
- Each and every competitor, whether an individual or as a team, agrees as a condition of their submittal, that their design concepts, ideas, documents and submittal materials may be used, shared, reproduced and promoted by the sponsoring organizations to the extent that the sponsoring organizations choose to use them. Competitors acknowledge that the sponsoring organizations own the submitted materials and will have the right to use any ideas contained in any winning or non-winning submissions at their discretion. The sponsoring organizations reserve the right to use all entry submissions and associated materials for exhibit, development, publication and promotional purposes.
- Fees are not refundable for any reason, and expenses incurred by competitors are the sole responsibility of the competitors and will not be reimbursed.
- Neither AIA Michigan nor any of the other sponsoring organizations are responsible for any injury, claim or harm caused as a result of any competitor's participation in this competition.
- The content on this website and all materials for the competition are the intellectual property of AIA Michigan and the other sponsoring organizations and competitors agree to credit the aforementioned parties by name in any subsequent personal exhibition or publication of materials arising from this content.
- Any photographs or content on this website that does not belong to the AIA Michigan or the other sponsoring organizations must be credited to the original source and/or permission must be obtained from the original source.
- By virtue of registering for the competition, you elect to waive any and all claims against AIA Michigan, the other sponsoring organizations, jurors and all related staff arising out of the use of this material and your participation in the competition.
- The sponsoring organizations do not endorse, claim implied affiliation, nor are they responsible for any third-party content that may be accessed through this website.

- Participants must not directly contact any sponsoring organization associated with the competition regarding the competition, including but not limited to the sponsors, employees, supporters or jurors. **The sole point of contact for this competition should only be by eMail through:**

**Dennis M. King, FAIA
Public Policy Director
AIA Michigan
dmking@aiami.com**

- By registering, I agree that I have read, reviewed and agree to the Terms and Conditions of the competition.

Questions and Answers

Q1 - How do I ask questions during the competition?

A1 - During the registration and competition phases of the competition, all questions must be submitted only by email to the following address:

dmking@aiami.com

*Pertinent questions and answers will be posted **here** for all competitors to review periodically during the competition.*

Q2 - Would use of a patented system or configuration be in compliance with the Competition Terms and Conditions that state in part, "...the sponsoring organizations own the submitted materials...?"

A2 - The rules are sacrosanct concerning all entries becoming the property of the competition sponsors, and patented systems or configurations would not appear to be in conformance.

Q3 -

How to Register and Enter

The Application Form and Fee, evidencing your registration for the competition and your intent to make a submission in the competition, should be timely submitted by **4:00pm EDT on Monday, March 16, 2015**. Once submitted, Application Fees are not refundable for any reason, including the applicant's failure to make a submission in the competition. Late Applications received after **4:00pm EDT on Monday, March 16, 2015**

will be accepted but will be subject to, and must include, a 50% late fee increase. In no case, however, will any registrations be accepted later than **4:00pm EDT on Monday, April 6, 2015.**

Application/Registration Fees

Individual competitor fees are shown as follows for each entry. Team competitors must pay the individual fee for each listed member of their team. (Please also note, however, that the construction cost estimator required for each entry is not considered a “team member” for purposes of calculating the entry fee.)

Students and AIA Associates:	\$50.00 for each individual team member
AIA Members and/or Members of any of the Sponsoring Organizations:	\$75.00 for each individual team member
All Others:	\$125.00 for each individual team member

Please note that the competition application fees are solely intended to defer costs associated with production of the competition and/or subsequent exhibitions about the competition and winners. Prize money awards for the competition have been contributed separately.

General Information

Missing Middle Housing: Responding to the Demand for Walkable Urban Living
by Daniel Parolek

“The mismatch between current U.S. housing stock and shifting demographics, combined with the growing demand for walkable urban living, has been poignantly defined by authors such as Christopher Nelson and Chris Leinberger, and most recently the Urban Land Institute’s publication, *What’s Next: Real Estate in the New Economy*. Now is the time to stop talking about the problem and start generating immediate solutions! Are you ready to be part of the solution?”

(From *Smart Growth Network: National Conversation on the Future of Our Communities* - February 2013)
http://www.smartgrowth.org/nationalconversation/compendium/12_Parolek_Missing_Middle_Housing_020713.pdf

Mplace

Building a Better Michigan Through Placemaking.

MIplace is a statewide initiative with the purpose of keeping Michigan at the forefront of a national movement known as placemaking. MIplace.org is the gathering place to showcase placemaking work. We encourage you to learn more about the work of the initiative. This competition embraces the good placemaking work supported by MIplace which has lent its name to the identity of the competition. We thank them.

References

See attached:

- *Charter of the New Urbanism*, Congress for the New Urbanism
- *Rural to Urban Transect Graphic*
- *"Missing Middle" Housing Types Graphic* and Background Information
- "Live-Work Planning and Design: Zero-Commute Housing" by Tim Dolan
<http://www.wiley.com/WileyCDA/WileyTitle/productCd-0470604808.html>
& <http://live-work.com>
- www.missingmiddlehousing.com

Key Competition Dates:

Competition Registration Opens:	Monday, January 26, 2015
Timely Registration Deadline:	Monday, March 16, 2015, 4:00pm EDT
Late Registration (+50%) Deadline:	Monday, April 6, 2015, 4:00pm EDT
Submission Deadline:	Friday, May 22, 2015, 4:00pm EDT
Winners Advised:	Friday, June 5, 2015
Awards Symposium (Tentative):	June 25, 2015, Location to be Announced