

ADU DESIGN COMPETITION GUIDELINES

20

23





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INTRODUCTION

Whatcom Housing Alliance is holding its first-ever ADU Design Competition!

WHA creates opportunities for more diverse housing choices in all neighborhoods that will contribute toward equitable, prosperous, healthy, and vibrant communities for everyone. We believe ADU's have an important role to play in expanding housing choice and increasing housing affordability in Bellingham.

We are excited to announce an ADU Design Competition that seeks to inspire creativity and contribute to more equitable neighborhoods. It is a platform for architects and designers to showcase their talent and contribute to addressing housing challenges.

The goals for the competition are to:

- **Promote Innovation:** Encourage architects, designers, and creative individuals to come up with innovative and unique solutions that spark new ideas and push the boundaries of what's possible in ADU construction.
- **Public Awareness & Education:** Raise public awareness about ADUs and their potential benefits including for multi-generational living and aging-in-place.
- **Foster Sustainable and Affordable Design:** This ADU design competition places a strong emphasis on sustainability and affordability.
- **Make Connections:** This ADU Design competition will help community members looking for ADU solutions make connections with our design and construction professionals and other ADU resources.

All ADU Designs will be featured on the Whatcom Housing Alliance website, through social media and in person at Whatcom Housing Week events. We look forward to celebrating all applicants and new ADU legislation at the ADU Design Awards Ceremony on October 20!

Thanks to AARP and our sponsors for the generous support that made this event possible and will help make this community a great place for all ages.

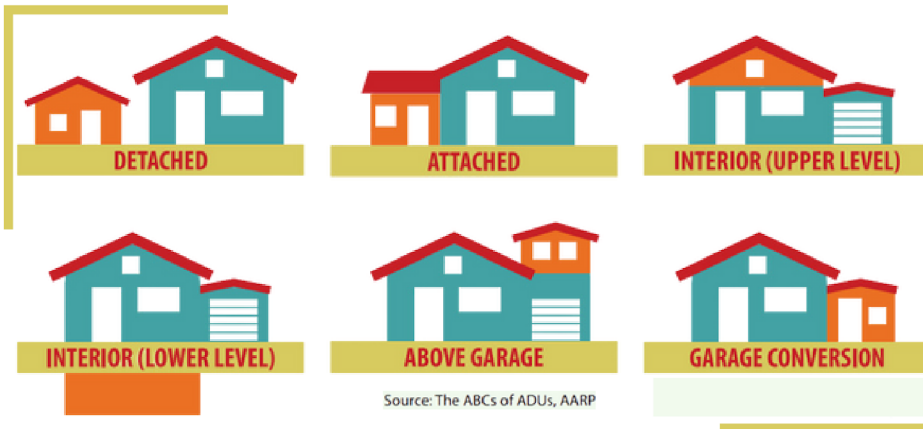


ADU OVERVIEW

WHAT'S AN ADU?

An ADU is a small, self-contained residential unit typically located on the same lot as an existing single-family home. As the term "accessory" implies, ADUs are designed to be smaller in size and prominence than the main residence on the lot. These are sometimes called "mother-in-law apartments" or "granny flats." An ADU has all of the basic facilities needed for day-to-day living independent of the main home, such as a kitchen, sleeping area, and a bathroom.

ADUs can be attached or built within the primary residence, such as basement or garage conversions; or they may be detached such as a newly built cottage or above-garage



conversion. ADUs can yield rental income to homeowners while providing a cost-effective solution for renters, or they can help older residents age in place. Because of their many benefits, there is a growing market for ADUs.

KNOWN BENEFITS:

Rental Income –

Renting a second unit can provide a steady flow of supplemental income while providing others with a place to live.

Aging in Place –

An ADU can be a lifelong, accessible home for aging adults, or it can house an in-home caregiver, allowing residents to remain on their property as they age.

Community Benefits –

ADUs help reduce housing challenges by adding more affordable housing options, allowing more people to live in the community in which they work, while preserving diversity and community character.

Downsizing –

Some people may wish to move into their ADU and rent out the main house.

Housing Friends and Relatives –

Close friends and family can stay together while also maintaining separate lives and privacy.

Environmental Benefits –

Small-scale living is an effective way to reduce the environmental footprint of a home and building within existing neighborhoods and can reduce commute times and make efficient use of public infrastructure and services.

COMPETITION TIMELINE

AUGUST 1ST

Announcement

Design Competition Period Begins - The Project Team will conduct outreach and invite the community to submit proposals.



Competition questions will be accepted through Aug. 20th with responses available August 28th

OCTOBER 3RD

Submissions Due!!!

Submissions for ADU proposals will close at 11:59 pm.



OCTOBER 9TH

Public Voting Opens

Public voting for the People's Choice Award will open 9:00 am at whatcomhousingalliance.org



OCTOBER 16TH

Public Voting Closes

People's Choice Award voting will close at 11:59 pm.



OCTOBER 20TH

ADU Design Competition Awards Celebration

Winners will be announced on the Friday of Housing Week during a celebratory event.



PROPOSAL SUBMISSION GUIDELINES



ELIGIBILITY

Eligible participants include all design and construction professionals, from interns to licensed architects and builders practicing in Washington, with preference going to those working in the Bellingham area.

Importantly, the design proposal must be constructible and follow the requirements outlined in this document.

Finally, we will be accepting old and new designs alike. Applicants may submit already-designed ADU concepts!



AWARD

The winners of the competition will be announced at the end of Housing Week 2023 on Oct. 20th at a celebratory event in Bellingham. First Place will be decided by a Jury of local housing stakeholders, and the People's Choice Award will go to the most voted by the Public. Juried deliberation will occur the week prior to public voting opening.

Notification: You will be notified by email by Oct. 18th if your design is considered for a prize, and if your attendance at a ceremony will be necessary.

ONE WINNER WILL BE CHOSEN PER AWARD:

* \$3,500 Juried Award

* \$1,500 People's Choice Award



SUBMISSION INSTRUCTIONS

All submissions must be submitted via the online form by 11:59 pm on Oct. 3rd. Find the online form at: whatcomhousingalliance.org

Entry Fee: \$25

Limitation: maximum of 1 submission per designer; 3 submissions per firm



Please email your questions to the contact at the end of this document by Aug. 20th. We will share responses publicly on our website no later than Aug. 28th!



PROPOSAL SUBMISSION GUIDELINES



DESIGN REQUIREMENTS

The ADU design must be detached and meet site conditions, as well as have the following elements to be considered in the competition:

KITCHEN - includes food storage, food prep space, sink with running water, and cooktop.

BATHROOM - includes toilet, sink, and shower/tub with running water.

SLEEPING AREA - minimum of one sleeping area (includes studio designs).

SEPARATE ENTRANCE - entry and exit points distinct from the main structure.

Design Criteria	Requirement
ADU Size	maximum of 1,000 square feet, minimum of 250 square feet
Parking	None
Height	max 24 ft
SetBacks	5 ft rear and side minimum



SUBMISSION REQUIREMENTS

All Submissions must include the following to be eligible:

1. Digital Design Board

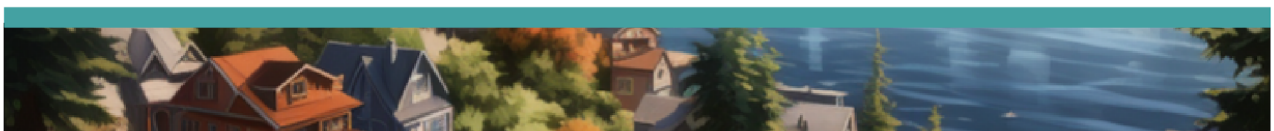
- 11" X 17" Landscape (1-3 pages)
- 200 dpi (min)
- PDF and .jpeg format (10MB max)
- ADU rendering
- Floor Plan
- Site Plan
- Must not indicate any information related to an individual or team's identity.

2. Accompanying Narrative

- 750 words max, PDF format
- Project title
- Describe in detail how the project addresses the scoring criteria (see Page 7 for more information)

3. Project Preview

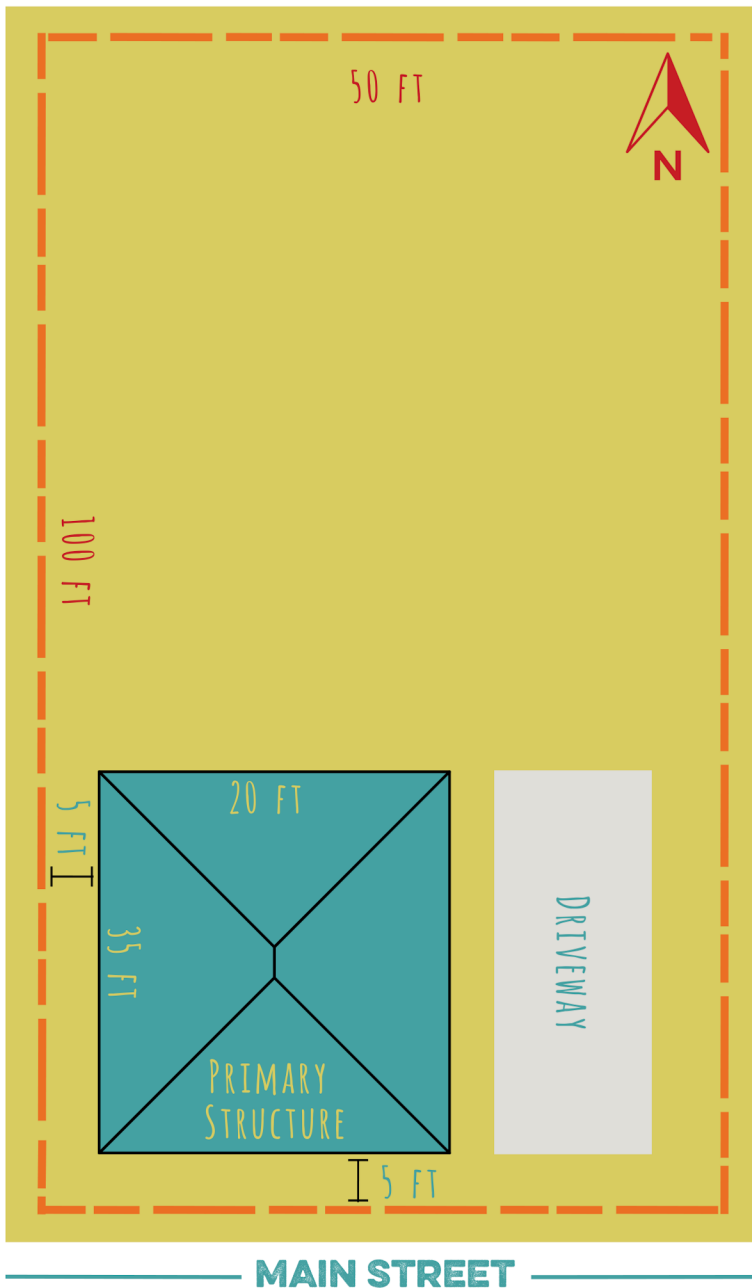
- Upload one project preview image that best describes the project (may be from requirement #1 above)
- At least 2000x1680 pixels large, oriented horizontally, 10MB max, PDF format
- This will be used for promotional materials to showcase project for People's Choice Award



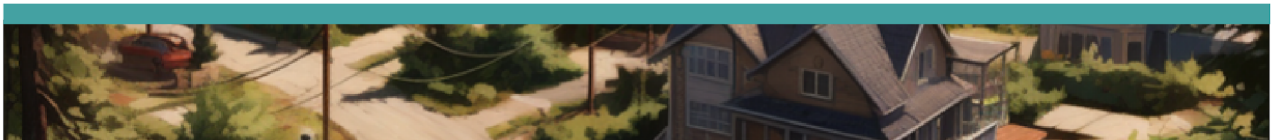
SITE CONDITIONS

IT IS A REQUIREMENT TO DESIGN ALL PROPOSALS IN ACCORDANCE WITH THESE SITE CONDITIONS.

ALLEYWAY



The site conditions act as a framework, offering high-level constraints and parameters that participants must adhere to when creating their designs for Accessory Dwelling Units (ADUs). By providing a specific design scenario, including typical lot dimensions of 50 feet by 100 feet found in denser neighborhoods, the site conditions enable participants to envision and craft ADUs that are compatible with the existing surroundings. These conditions reflect pre-existing dense urban environments, which highlights the importance of walkability and access to services for residents in such neighborhoods. Overall, the site conditions provide contestants with a realistic context within which they can unleash their creativity and propose innovative ADU solutions!



SCORING CRITERIA

THE FOLLOWING SCORING CRITERIA WILL BE USED TO EVALUATE DESIGN SUBMISSIONS IN A WAY THAT REFLECTS OUR COMMUNITY GOALS AND VALUES.

UNIVERSAL DESIGN & AGING IN PLACE (30%):

Submissions must encompass ADU designs that prioritize accessibility and inclusivity, incorporating universal design principles to ensure usability and adaptability for all individuals, including those with disabilities or special needs. We strongly encourage designs that support flexible living arrangements, meet the changing needs of people as they age, and allow people to continue living in their homes as long as they wish.

AFFORDABILITY & COST EFFECTIVENESS (30%):

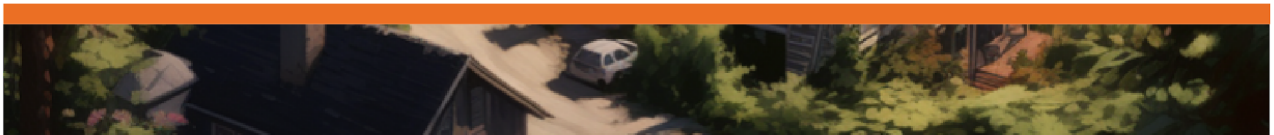
Submissions should be economically viable and efficient, considering factors such as construction costs, ongoing maintenance, and operational expenses. We are seeking inventive and cost-effective approaches that minimize costs and promote affordability.

SUSTAINABILITY & RESILIENCE (25%):

Submissions should feature designs that place a strong emphasis on sustainability and energy efficiency. These designs should incorporate key elements of energy performance, water efficiency measures, and resilience against potential hazards. Designs should also consider the use of sustainable materials, waste reduction strategies, and overall ecological footprint reduction.

INNOVATION & CREATIVITY/AESTHETICS (15%):

Submissions should showcase ADU designs that are visually captivating, consider scale, exemplify innovation, creativity, and distinctive design solutions. We are interested in designs that thoughtfully and creatively support modern living needs for everyone, now and long into the future; and incorporate imaginative utilization of space, creative storage solutions, and original concepts that push the limits of creativity.



CONTACT INFO



facebook.com/whatcomhousingalliance



info@whatcomhousingalliance.org



whatcomhousingalliance.org
