



Monadnock Region ADU Design Challenge

Design Brief

October 4, 2024

Background and Overview

Similar to many parts of the country, rural and urban alike, the Monadnock Region of Southwest NH is experiencing a housing shortage. Rental vacancies and listed housing inventory are low. Housing costs are straining household budgets and are putting home purchase prices out of reach for many working- and middle-class families. In addition, much of the existing housing stock is ill suited to meet the needs of the region's aging population or the smaller household sizes that are quite different from a generation ago.

There is no single quick fix for this challenge. Addressing it will require a variety of approaches. One approach that has gained interest in Monadnock Region communities is accessory dwelling units (ADUs). Over recent years, many towns in the region have created additional flexibility in their land use regulations to accommodate ADU development, as ADUs are often seen as a way to increase available housing options in an incremental manner in keeping with the existing built environment. While this additional flexibility is helpful, land use regulations alone do not result in ADU construction. Homeowners need to take initiative and, in effect, become small scale real estate developers, which can be a daunting undertaking.

The Monadnock Region ADU Design Challenge aims to spur conversation among homeowners about what ADU development on their property could look like. To that end, the brief highlights the stories of real households in the region who are interested in constructing an ADU. The centerpiece of the brief is a catalog of case study sites with varying characteristics and homeowner goals. Challenge participants will choose a case study site as the basis for a conceptual ADU design and cost estimate.

The Monadnock Region ADU Design Challenge is a project of Southwest Region Planning Commission, a public, non-profit organization with a mission of supporting 33 member municipalities on a range of planning issues, including housing. The challenge is made possible through the generous support of AARP and the NH Community Development Finance Authority.

Eligible Participants

Eligible participants include architects, builders, students, and anyone with the skills necessary to respond to the submission requirements.



Awards and Benefits of Participating

A total of \$15,000 is available in cash prizes for winning submissions. Prize money will be distributed as follows:

- Best ADU design for a new freestanding structure (\$5,000).
- Best ADU design for adaptive reuse of an existing freestanding structure (\$5,000)
- Best ADU design for an addition onto a primary dwelling (\$5,000)

SWRPC reserves the right to adjust prize money allocations in the event that no complete, qualifying submissions are received for any of the categories listed above.

The benefits of participating extend beyond the cash awards. In addition to publishing awarded designs, we intend to publish runner up submissions to the SWRPC website and showcase them at the celebratory event at the end of the design challenge. We'll also compile and distribute contact information for all participants interested in making it available to homeowners who may want to explore ADU development.

Registration and Selecting a Case Study Site

Registering as a participant involves selecting a case study site and providing some basic information about yourself and, if applicable, your firm or team.

You can browse the 11 confirmed case study sites at swrpc.org/adu. The case study sites represent a variety of homeowner goals, site characteristics, and regulatory environments. We selected these case studies through a prioritization process from an initial pool of over 75 applicants.

A key factor to consider when selecting a case study site is that sites are categorized according to the type of ADU in which the homeowner is interested, either a new freestanding structure, the adaptive reuse of an existing structure, or an addition to a primary dwelling. In order to incentivize exploration of all three ADU types, a cash prize is available for each category (see more under "Awards").

You can find a link to a registration form at the bottom of each case study profile. To select a case study site, complete and submit the registration form included in that profile.

A maximum of three registrants will be allowed to select each case study site. SWRPC reserves the right to modify this maximum. Selections will occur on a first-come, first-serve basis. **Each registrant is limited to one case study site.**

Submission Materials and Process

Submission materials consist of the following:



1. **Presentation boards.** 1-3 pages in a single PDF, 11 x 17", portrait or landscape, 300 DPI. The file name should be formatted as follows: [FIRM]_presentation_boards.pdf, replacing [FIRM] with the name of your firm or your last name. Boards should include:
 - a. Perspective rendering(s). The rendering(s) should depict the ADU's relationship with the primary dwelling.
 - b. Site plan.
 - c. ADU floor plan. Planometric or 2D drawings should include annotations and dimensions as appropriate. This can be incorporated into the site plan or included as a separate drawing.
 - d. Building elevation.
2. **Narrative.** 1-3 pages in a single PDF, letter (8.5 x 11"). The file name should be formatted as follows: [FIRM]_narrative.pdf, replacing [FIRM] with the name of your firm or your last name. The narrative should include:
 - a. Project title.
 - b. The case study site, including homeowner names and town of residence.
 - c. Description of approach and basis of design information about structure, building envelope, finishes, mechanical, electrical, and plumbing systems.
 - d. Conceptual cost estimate.
 - e. Notable challenges due to site constraints and/or local land use regulations, and how the design responds to those challenges.

Submissions missing any required elements will be deemed incomplete and ineligible to move forward to the scoring phase of submission review. In addition, submissions must meet a minimum threshold of quality and competence in order to be scored. This threshold will be determined at the discretion of SWRPC, but generally if a submission presents the required information in a clear, organized manner, it will have satisfied this threshold.

Awardees may be asked to adapt their boards, expanding them to an ARCH E (36" x 48") format.

Scoring Criteria

Submissions will be scored by the design challenge jury using the following criteria:

Category	Max. Points
Sustainability and resilience. The submission prioritizes sustainability and energy efficiency, with features such as efficient insulation, renewable energy integration, indoor air/environmental quality, water efficiency, and resilience to potential hazards.	15



Affordability and cost-effectiveness. The submission is affordable and cost-effective, taking into account construction costs, ongoing maintenance, and operational expenses. When possible, the submission incorporates technologies and construction techniques that lend themselves to replicability/scalability (e.g., prefab construction).	15
Accessibility and universal design. To the maximum extent possible, the submission is accessible and inclusive, incorporating universal design principles to ensure usability and adaptability for all users, including people with disabilities.	15
Innovation and creativity. The submission demonstrates innovative design solutions and creative use of space.	15
Aesthetics and contextual integration. The submission is visually appealing and contextually integrated with the surrounding environment.	15
Responsiveness to unique homeowner needs, goals, and site characteristics. In addition to the general criteria listed above, the submission clearly responds to the needs and goals articulated in the homeowner profile as well as site-specific conditions.	25
TOTAL:	100

Competition Schedule

Design brief released. Along with the design brief, case study site profiles will be published. Once the brief is released, interested participants can select a case study site on which to base their ADU concept.	October 4, 2024
Pre-registration questions due. The pre-registration Q&A process will focus primarily on general design challenge logistics. Questions related to specific case study sites will be considered but may not be addressed until the post-registration Q&A in December. Questions should be submitted via swrpc.org/adu .	October 18, 2024
Answers to pre-registration questions posted on a rolling basis. Answers will be posted on a rolling basis, with the aim of responding to all questions by November 1 st . Answers will be posted at swrpc.org/adu .	November 1, 2024



Registration deadline. All design challenge participants must register by selecting a case study site and completing the associated form. A link to a registration form can be found beneath each case study profile at swrpc.org/adu . Registration and selection of case study sites will be handled on a first-come, first-serve basis.	November 15, 2024
Post-registration Q&A questions due. SWRPC will mediate questions and communication between design challenge participants and case study sites. At minimum, communications will entail a written Q&A process. SWRPC reserves the right to facilitate video calls between case study sites and registered design challenge participants.	December 6, 2024
Answers to post-registration Q&A questions posted. Answers will be posted on a rolling basis, with a target of responding to all questions by December 20 th .	December 20, 2024
Submission deadline.	January 31, 2025
Awards announced.	February 21, 2025
Final Celebration	Last week of February 2025

SWRPC reserves the right to modify any of the dates above.