

# *Just Big Enough--Green Housing for ALL*

## Architectural Design Competition

### Invitation for Designs

Sponsored by the City of Northampton | Co-sponsored AIA Western Massachusetts  
Supported by Boston Society of Architects Foundation and PV Habitat for Humanity



**AIA Western  
Massachusetts**

**BSA** FOUNDATION



- Objective:** Demonstrate potential for small, green, and affordable housing units
- Eligibility:** Teams must include one registered architect. Other disciplines encouraged.
- Required materials:**
1. Two 24" by 36" landscape formatted boards mounted on foam core.
  2. A PDF file of the boards
  3. A \$100 entry fee for any entry (multiple entries are welcome)
  4. Entry form (from last page of this announcement)
  5. OPTIONAL: Any relevant supporting materials and/or physical models
- Program specifics:** Three Net Energy Zero affordable small single family homes (see next page)
- Prizes:** *First Place:* \$1,500; *Second Place:* \$1,000.  
*Third Place, Honorable Mention, and People Choice* honors
- Commission:** **We, through funding of the housing developer, will offer one of the architects entering the competition a \$45,000 commission** to design all three homes and provide key construction point inspections. The timing of this commission will depend on when the three homes are developed, when the city sells one of the remaining market rate lots, and successful contract negotiation. We reserve the right not to proceed with the commission if we do not receive adequate competitive entries.
- Schedule:** Proposals due: Monday January 22, 2018.  
**All** designs will be exhibited Feb. 6-10 at APE Gallery, Main St, Northampton.  
Reception and prizes announced at APE Friday Feb. 9th at 6:00 PM.
- Rights:** All materials submitted may be reproduced on the internet & distributed to the media. Creative rights remain the property of the submitter.
- Evaluations:** We will use an outside independent jury for all awards except the people's choice. The winning proposal will be 1) context-aware, 2) demonstrate high-quality sustainable design and 3) emphasize affordability.
- Questions:** Wayne Feiden, FAICP, City of Northampton, Planning & Sustainability  
[wfeiden@northamptonma.gov](mailto:wfeiden@northamptonma.gov), 210 Main St, Northampton, MA 01060

## Context of Burt's Pit Road/Burt's Bog Limited Development Project

The design competition is part of a city-sponsored limited development project that created:

1. Three lots dedicated for affordable single family homes (**lots 5, 7, 9**)- the subject of this competition.
2. Nine market rate housing lots, five of which the city owns and is selling.
3. The permanently protected 121 acre Burts Bog Greenway conservation area.
4. An eventual multiuse trail that will extend from the site to downtown Northampton.

Building on the successful *small lots / BIG IDEAS* competition in 2013, *Just Big Enough--Green Housing for ALL* seeks to showcase designs for three affordable, sustainable housing units in Northampton, MA. The previous competition attracted 15 entries, over 200 people to the show at the APE Gallery, and substantial print and social media coverage reaching over 10,000 people.

### Required Design Program for three net energy plus affordable small single family homes

Units	Bedrooms	Min. Size	Max. Size (net)	Bathrooms	Zero Lot Line	Heat	Extras
One	One	500 sq. ft.	800 sq. ft.	One full	Yes	Does not require fossil fuel. Electricity allowed because it can be renewable.	No basement and no garage
One	Two	650 sq. ft.	900 sq. ft.	One full	Yes		
One	Three	800 sq. ft.	1,000 sq. ft.	One & ½	No		

- Building Zero Net Energy with the addition of on or offsite photovoltaic arrays and clearly indicate how Zero Net Energy will be achieved
- Energy Star and Energy Stretch Code, building code, and health code requirements
- Front and bathroom doors and thresholds must be wheelchair accessible (no requirement for fixtures)
- Building energy performance, with a minimum of, R30 walls, R60 attic, and R-20 foundation walls/under slab. Teams must prove and defend their choices in terms of performance and cost estimates. Clearly indicate how costs would be kept well below industry standards.
- For site details, see Site plans [www.NorthamptonMA.gov/Plan](http://www.NorthamptonMA.gov/Plan), click on the **Just Big Enough** tab:
  - **REVISED Plan- Location of three homes for Just Big Enough competition:**
    - Driveway locations are fixed.
    - **Internal** property lines **between** lots 5, 7, and 9 can be changed. Do not change other property lines
    - Home location and layout **may** be changed IF:
      - Homes must be behind the 40' setback line from the front property line
      - No intrusion into the rain gardens and drainage trenches
      - None of the large trees shown need to be removed
  - **Approved Site Plan Approval:** These plans approved all permits and the AutoCad DWG file is of this version. The **Revised Plan** has not yet received approval but is the basis of the design competition.
- **Please Note:** The revised plan was updated 12/12/17. We would prefer that your design is off of this plan but IF you have **already** created a design based on what we posted previously we will accept that without prejudice

## Submission Guidelines

### Required Materials are due Monday January 22, 2018

1. Mail or deliver two 24" by 36" landscape formatted boards mounted on foam core to:  
Wayne Feiden, FAICP, Hon WMAIA  
Planning & Sustainability  
210 Main Street  
Northampton, MA 01060

OR contract with Paradise Copies for printing and mounting  
(413-585-0414 or [Paradise@ParadiseCopies.com](mailto:Paradise@ParadiseCopies.com), quote #52162 for \$44 rate per board, \$88 total)  
When boards are ready for pickup at Paradise Copies, contact [WFeiden@NorthamptonMA.gov](mailto:WFeiden@NorthamptonMA.gov)

NOTE: Please put design firm name and any identifying information in one box on the top or the bottom of the design board so that we can cover it up for the judging.

2. Send PDF of entry to [WFeiden@NorthamptonMA.gov](mailto:WFeiden@NorthamptonMA.gov) of design boards. We reserve the right to edit and change scales for distribution in paper or electronic media.
3. Optional: If you want to include a physical model, send that to the above address.
3. Include registration fee made out to the City of Northampton  
IF fee is paid by December 22, 2017, the fee is \$75 per entry- preregistration preferred.  
Fees paid after December 22<sup>nd</sup> and by January 22<sup>nd</sup> are \$100 per entry.- preregistration not required.

We prefer to hold onto materials for future exhibits.

# Just Big Enough – Green Housing for ALL Architectural Design Competition

## Registration Form

*Submissions due: January 22, 2018*  
*Early Registration (with discount) – submit this form by December 22, 2017*

### Information

FIRM NAME:

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ADDRESS:

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PRIMARY CONTACT PERSON:

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PHONE:

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EMAIL ADDRESS:

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REGISTERED ARCHITECT ON TEAM  
(list)

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NAME

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REGISTRATION #

STATE

### Payment

(check or money order made payable to  
CITY OF NORTHAMPTON)

\_\_\_\_\_ First Submission \$100

\_\_\_\_\_ Additional Submissions \$100/each

(\_\_\_\_) Less \$25 (each) if registering by 12/22/17

\$\_\_\_\_\_ TOTAL ENCLOSED

#### Mail to:

Wayne Feiden, FAICP, Hon WMAIA  
City of Northampton  
Planning & Sustainability  
210 Main Street  
Northampton, MA 01060

I grant the City of Northampton and WMAIA non-exclusive license to use the work submitted in conjunction with the awards program described herein.