



Accessory dwelling units (ADUs) built in Oregon, Florida, and Minnesota between 2017 and 2018. Source: AccessoryDwellings.org



# 2024 ADU DESIGN COMPETITION GUIDELINES

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# TABLE OF CONTENTS

Introduction	3
Accessory Dwelling Unit Overview	4
Design Competition Timeline	5
Proposal Submission Guidelines	6
Site Conditions	8
Competition Design Criteria	9
Contact Information	10

# INTRODUCTION

The City of Cleveland Heights is holding its first-ever Accessory Dwelling Unit (ADU) Design Competition!

We believe ADU's have an important role to play in expanding housing choice and increasing housing affordability in Cleveland Heights.

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 and residents of all ages 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 Resilient and Affordable Design:** This ADU design competition places a strong emphasis on resiliency, 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.

The City intends to award three (3) top designers a stipend to take their concepts to construction-level drawings. In addition, one (1) "Public Choice Award" will be awarded to a non-design professional and an architect will be selected to bring that concept to construction-level drawings. After taking those designs through the Architectural Board of Review (ABR), the City will offer those designs free-of-charge to the public as "pre-approved" drawings.

All ADU Designs will be featured on the City's website and through social media. We look forward to celebrating all applicants and the design competition winners at the ADU Design Showcase and Awards Ceremony on December 4th!

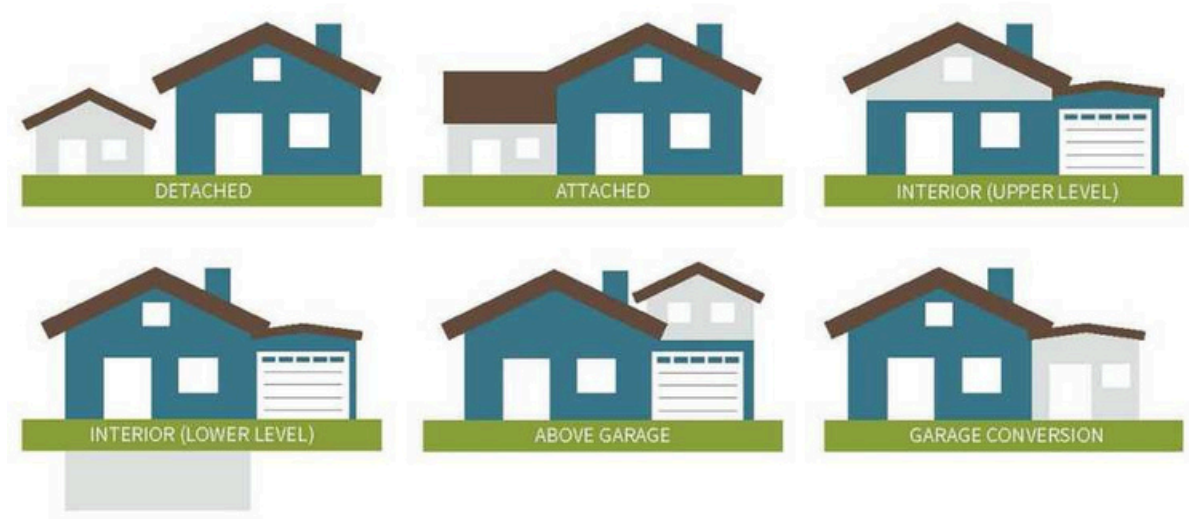
Thanks to AARP and our sponsors for the generous support that made this event possible and will help make this community a great place for all ages.



Accessory dwelling units (ADUs) built in Colorado, Washington, and Oregon between 2015 and 2016. Source: AccessoryDwellings.org



# ADU OVERVIEW



*Types of accessory dwelling units (ADUs). Source: AARP*

## What is 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. 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

- **Downsizing:** Some people may wish to move into their ADU and move out of the larger home.
- **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.
- **Housing Friends and Relatives:** Close friends and family can stay together while also maintaining separate lives and privacy.
- **Environmental 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.
- **Community 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



## SEPT 3

ADU Design Competition Kick-Off and Call for Submissions Opens



## OCT 23–NOV 15

Public Voting on Submitted Design Concepts – “Public Choice Award”



## SEPT 17

Q&A Session(s) – Virtual and In-Person Options



## DEC 4

ADU Plan Showcase and Awards Ceremony



## OCT 21

ADU Design Concepts Due



Backyard cottages (left) and attached suites (right) are two types of ADUs. Source: Sightline Institute: Missing Middle Homes Photo Library

# PROPOSAL SUBMISSION GUIDELINES

## Eligibility

Eligible participants include not only design and construction professionals, from interns to licensed architects and builders, but non-professionals as well, with preference going to those working or living in Cleveland Heights.

Although we want people to be as creative as possible, 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!

## Submission Instructions

All submissions must be submitted to [planning@clevelandheights.gov](mailto:planning@clevelandheights.gov) by 11:59 PM on October 21, 2024.

The City will be holding a virtual and in-person Q&A session on September 17, 2024. Please email your questions to [planning@clevelandheights.gov](mailto:planning@clevelandheights.gov) by September 13, 2024. We will share responses publicly on our website after the Q&A session.

## Awards

Public Voting on Submitted Design Concepts for the “Public Choice Award” will occur between October 23rd and November 15th. The Design Jury will meet on November 13, 2024 to review and select the design winners. The winners of both top designers and Public Choice Award will be announced at an ADU Plan Showcase and Awards Ceremony on December 4, 2024

Notification: You will be notified by email by November 20, 2024 if your design is considered for a prize, and if your attendance at a ceremony will be necessary.

THREE (3) DESIGNS WILL BE CHOSEN BY THE JURY: \$3,250 stipend each

ONE (1) PEOPLE’S CHOICE AWARD WILL BE CHOSEN BY THE PUBLIC: \$1,500 prize

PEOPLE’S CHOICE DESIGNER: \$3,750 stipend





# PROPOSAL SUBMISSION GUIDELINES

## (CONTINUED)



Interior of an ADU built in Vermont in 2018. Source: AccessoryDwellings.org

### 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.

The City is currently working on proposing zoning amendments related to ADUs. In the meantime, and for the purposes of this design competition, use the following design criteria:

Design Criteria	Design Competition Requirement
ADU Size	250-1,000 sf
Parking	None in addition to req. for principal structure
Height	Maximum 24 feet
Setbacks	5 foot minimum rear and side

### 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 JPG format (10MB max)
- ADU rendering
- Floor Plan
- Site Plan
- Must not indicate any information related to an individual or team's identity.

#### 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)

#### Project Preview

- Upload one project preview image that best describes the project (may be from requirement #1 above)
- At least 2,000 x 1,680 pixels large, oriented horizontally, 10MB max, PDF format

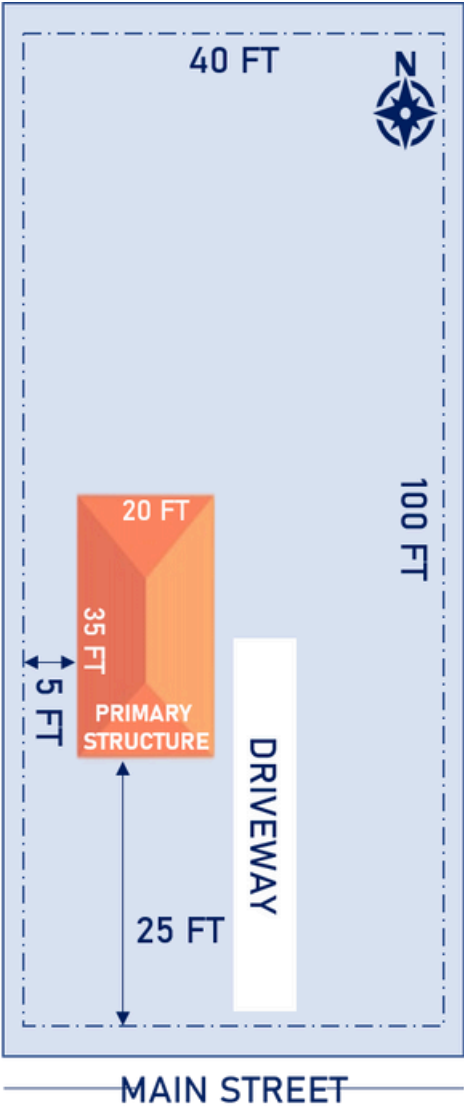
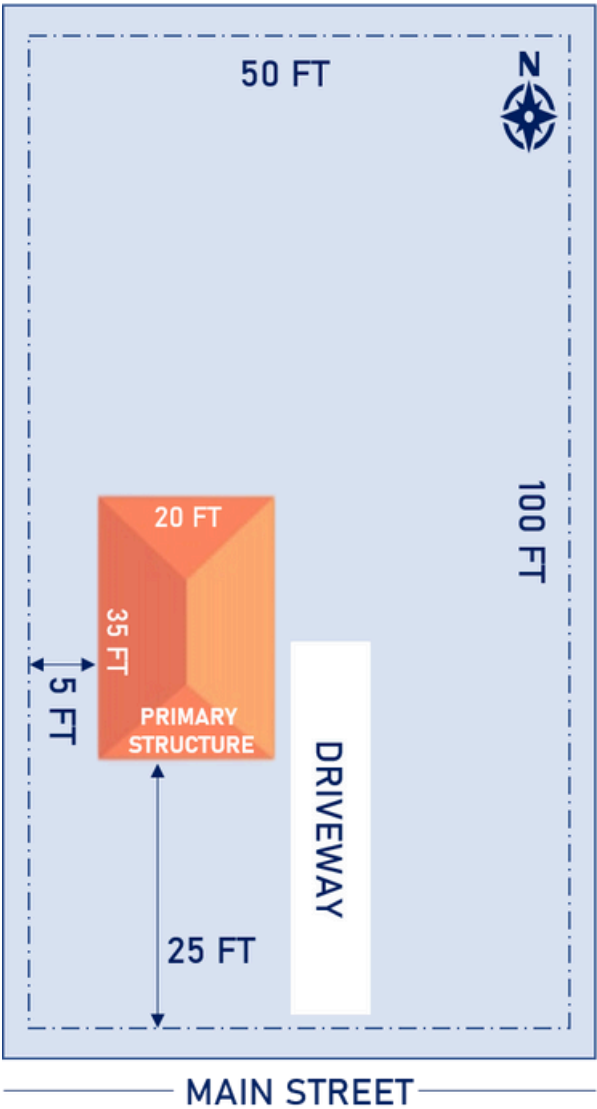
# SAMPLE SITE CONDITIONS

For the purposes of the design competition, please utilize the following site conditions below to design your proposal.

The site conditions act as a framework, offering high-level constraints and parameters that participants must adhere to when creating their designs for 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 by the Jury 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, on-going maintenance, and operational expenses. We are seeking inventive and cost-effective approaches that minimize costs and promote affordability.



## **RESILIENCY & SUSTAINABILITY (25%)**

Submissions should feature designs that place a strong emphasis on resiliency, 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. Finally, designs should be flexible to allow for solar panels, EV charging, and other emerging home efficiency opportunities.



## **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. That being said, designs should fit into the fabric and character of Cleveland Heights as a historic, well-maintained inner-ring suburb.



## CONTACT US



216-291-4878



[planning@clevelandheights.gov](mailto:planning@clevelandheights.gov)



<https://www.clevelandheights.gov/1707/ADU-Design-Competition>



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