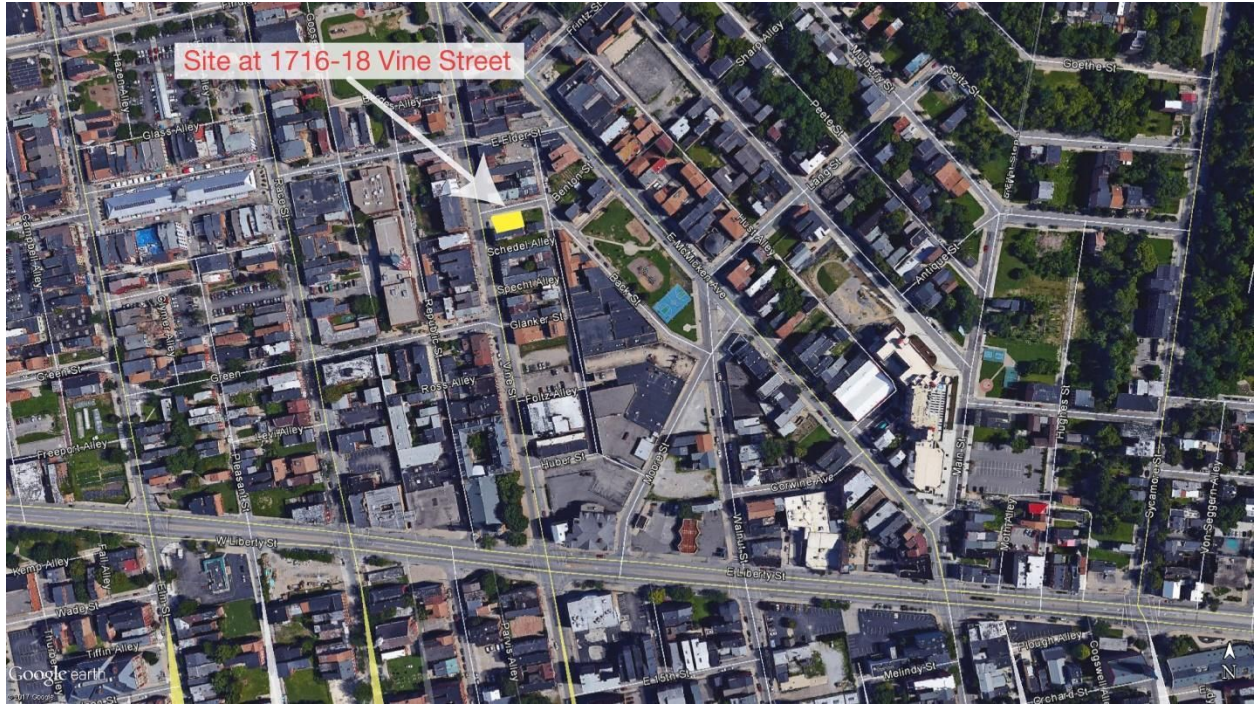
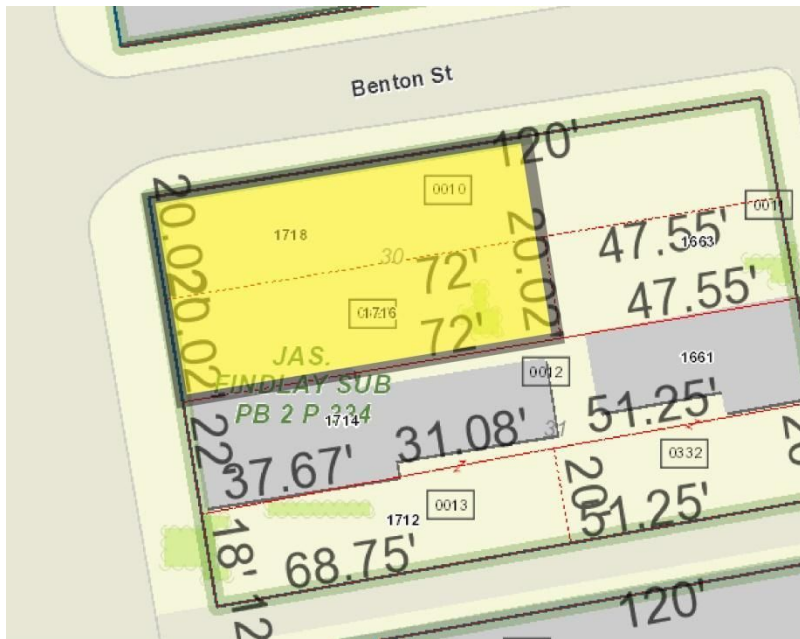


Over-the-Rhine Historic District New Construction Guidelines Competition: The Challenge to elevate new build design in OTR to national recognition.

1. **Brief:** Over the Rhine Foundation Infill Committee is a volunteer committee that is supported by Over-the-Rhine Foundation. The committee is made up of people from wide variety of backgrounds from architects and designers to historians, lawyers and students. The committee has been working for approximately four years in producing a new set of infill guidelines that will be adopted by the City of Cincinnati Historic Conservation Office. The guidelines will be considered as a template for other neighborhoods, both locally and nationally, that are also deeply concerned with historic conscientious infill design.
 - i) *The Challenge:* To create a unique design that conforms to the new infill guidelines. The design should elevate and celebrate contemporary materials, construction methods, cultural and environmental stewardship while also complimenting and enhancing the historical context of the site.
2. **Selectivity and Qualifications:** The competition is open to the public with or without design or architectural qualifications.
3. **Sponsor:** *The Over-the-Rhine Foundation (OTRF)* has been working to improve this historically significant neighborhood since 1992. We believe that Over-the-Rhine is more than simply a community worth preserving. It is the heart of Cincinnati and the key to a better future, not only for OTR - but for the region as well.
4. **Partners:**
 - i) *City of Cincinnati Office of the Urban Conservator*
 - ii) *Cincinnati Chapter of American Institute of Architects (AIA)*
 - iii) *The Carol Ann and Ralph V. Haile, Jr./U.S. Bank Foundation*
 - iv) *CLG (Certified Local Government) Grant – Ohio History Connection*
5. **Program:**
 - i) *Design a new construction infill project on the designated site at 1716-1718 Vine Street. The following basic parameters should be considered for competition entries:*
 - ii) *The program for the structure should be mixed use with retail/ commercial space on the ground floor and residential on upper floors.*
 - iii) *A corner, two lot, site was chosen to add the challenge of street side elevation on two sides (Vine Street and Benton St). Vine Street should be considered the dominate street elevation.*
6. **Site:** 1716-1718 Vine Street, Cincinnati, 45202



Site dimension 40'x72'







7. **Rules and judging criteria:** All designs will be judged on the following items:
- i) Designs that require an exception, as defined by the guidelines, are encouraged and shall follow the associated additional submittal requirements. Any submission that has design features that are strictly not allowed in the guideline will be disqualified.
 - ii) All headings of the guidelines must be addressed, either graphically or otherwise, in the submission to include, at minimum, the following list. A diagram must be provided of each detailing the guideline component.
 - (a) Massing, Height, & Scale

- (b) Setback
 - (c) Composition
 - (a) Vertical Emphasis
 - (b) Rhythm
 - (c) Roof
 - (d) Materials
 - (e) Miscellaneous
- iii) The quality of graphic illustrations and graphic language will be closely considered. Renderings can be either in 2D or 3D graphic formats.
- iv) The focus should be on elevations and massing. Plan details should be limited to simple diagrammatic presentation. Interior floor plans are not needed, nor will be reviewed.
- v) **Submission requirements:**
- (1) Minimum submission requirements include:
 - (a) Narrative statement of intent behind the design and how it preserves and enhances the integrity of the Over-the-Rhine Historic District
 - (b) Map identifying the site in the context of Over-the-Rhine
 - (c) Existing and proposed site plan including, north arrow, street names, building footprints, parcel lines, and setback dimensions from all property lines labeled. All immediately adjacent properties must be included in the site plan.
 - (d) Proposed front, side, and rear elevation drawings, including both drawings that show the site on its own, and drawings that include massing elevations of the entire block. Drawings must include measurements for height, width, and setback per the zoning code [using graphic scale].
 - (e) Diagram of each guideline section calling out each guideline component
 - (f) Wall Section cut through major openings from ground through roof.
 - (g) Labeled photographs of at least one block in both directions, placing the site in the context of the wider fabric; base photographs will be provided upon competition open.
 - (h) Labeled photographs of at least one block in both directions on the opposite side of the street; base photographs will be provided upon competition open.
 - (i) Material specifications and samples for all exterior materials including, but not limited to, exterior cladding, mortar, detailing and ornamentation, fencing, and roofing.
 - (2) For designs with exceptions, the submission must include appropriate graphic material, etc as indicated in the guideline exception submission requirements.
 - (3) Digital material must be presented so that it can be printed on a 36"x48" portrait board:
 - (a) One (1) slide of overall perspective in context
 - (b) Narrative
 - (c) Site Plan(s)
 - (d) Elevations

- (e) Diagrams
 - (f) Wall Sections
 - (g) Photographs
 - (h) Specifications
 - (i) Comply with OBC 2011
 - (j) Scaled at 3/16
- (4) Digital submission must be shared on DropBox, url address to be provided, on or before 03/09/2018, @ 3:00 PM. Any submission received later than this date or time will be disqualified.

8. Schedule

01/08/2018	Release brief
01/20/2018	Pre-registration deadline (with \$15 fee).
01/25/2018	Open competition. Send out final version of the brief with a copy of guidelines in text format (without graphic illustrations)
01/26/2018	Open competition kick-off event, 5-7pm at Graydon on Main
02/05/2018	Deadline for questions
02/09/2018	Answers and addendums close
03/09/2018	Submission deadline
03/23/2018	Winners announced

9. **Jury:** Jury members will be announced at competition open kick-off event on 1/26.

10. Prizes: First prize = \$5,000. Second and Third prizes to be announced at competition open kick-off event on 1/26.

11. Publicizing of designs:

1. AIA Urban Design Salon will invite the winning entry and other notable entries to present the work to the Urban Design Salon, a subgroup of the AIA whose focus is urban design. The meetings are open to the public.
2. The winning design will be presented on the front page of the OTR Foundation website
3. Graphic material will be used and credited in the New Construction guidelines. All Participants must grant the Foundation or its designees a nonexclusive, irrevocable, fully transferable, worldwide license to publish any and all submitted materials.
4. Awards ceremony
5. Public displays at OTR events such as Bockfest

12. **Questions:** All questions to be submitted to via email to otrfinfill.committee@gmail.com

13. **Pre-register:** <https://goo.gl/forms/iAosncYxrTE7Fcw12>