



BuildReady Awards



September 14, 2026





Aftab Pureval
Mayor of the City of Cincinnati



BuildReady Initiative



**Host a design competition for middle housing
(2-,3-,4-family buildings)**



Create pre-approved plans via RFP



**Construct two demonstration projects
at 60-80% AMI (teachers, truck drivers)**



Geoff Milz
Pennrose Development



Thank You, Sponsors!

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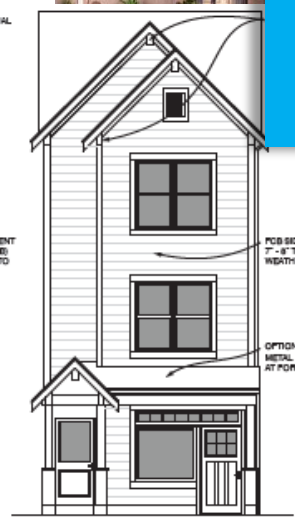


Supported by:





Thank You, Design Competition Participants!



BuildReady Design Competition Submission Locations



92 Submissions
63 Teams

- *29 cities*
- *16 states*
- *2 countries*

Lebanon



Thank You, Professional Jury Panel!



Andre Brumfield, AIA
Gensler (Chicago)



Bhakti Bania, AIA
BBCO (Columbus)



Beth Johnson
Cincinnati
Preservation



Casey Terry
Greater Ohio Policy
Center



Felicia Bell
3CRE
Realist Assoc.



Geoff Milz
Pennrose Development



Jody Beolhauf, AIA
Elevate Collaborative
(Lexington)



Stephanie Pilat, PhD
Dean of UC DAAP



Maura Black
Sibcy Cline, Realtor Alliance

Thank You, Community Stakeholder Jury Panel!



Aaron Weiner



Carol Gibbs



Chase Mosijowsky



Coleman Kane



Gil Richards



Jeff Orozco



Jennifer Foster



Katie Schweningen



Ken Brawner



Kim Douthit



PJ Beirne



PJ Ginty



Ric Hordinski



Rita Seith



Ryan Yeazell



Shakeita Moore



Sidney Prigge



Terri Hayden



**Thank You, People's
Choice Award Voters!**

507 Votes!

An aerial photograph of a vibrant city street, likely in Cincinnati. The street is lined with historic brick buildings. On the left, a large blue corrugated metal roof is visible. The street below is filled with people walking, colorful awnings in shades of blue, red, and yellow, and various outdoor seating areas. In the background, more city buildings and a hillside are visible under a clear blue sky with some clouds.

“Wonderful initiative. We need more of this.”

“I can't wait to see some of these refreshing ideas and concepts come to life in Cincinnati! Thank you for holding this event!”

“BuildReady and design competition are the best! Absolutely wonderful!!!”

“Lovely challenge - I enjoyed going through the submissions.”

Best 2-Family



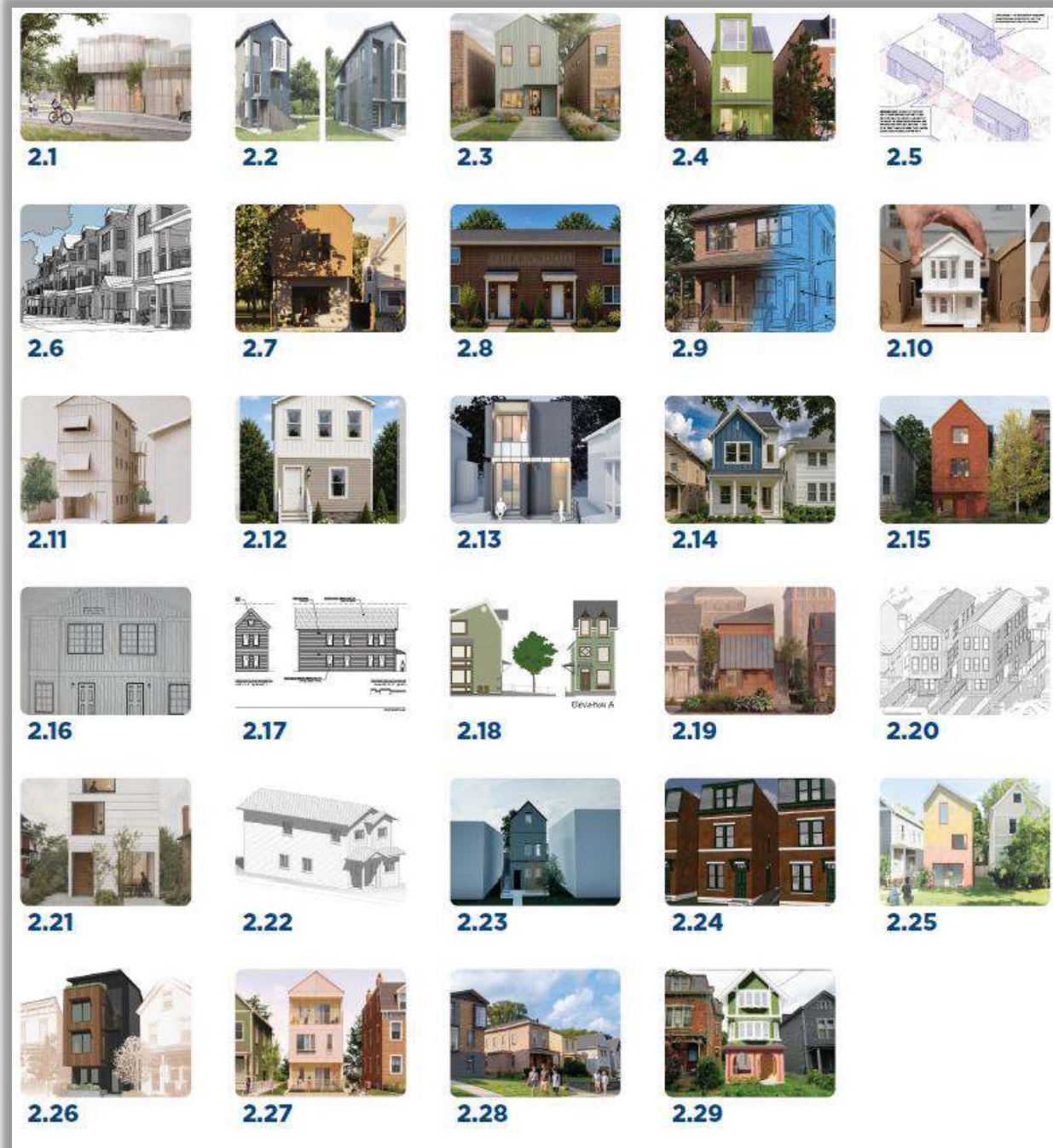
**Jan-Michele
Lemon Kearney**

Vice Mayor
Cincinnati City Council



Stephanie Pilat

Dean of UC DAAP



Professional Panel 2-Family Finalists



2.14 – The Seamless Two-Family

by Garland Harris Jr & Umesh Warge
Middle Housing Design Co., Houston, TX

2.23 – The Gable

by Maria Jose Ponce de Leon
Ponce de Leon Design LLC, Cincinnati, OH



2.27 – Push and Pull Duplex

by Matthew Scarlett
Things Meet Architecture Studio, New York, NY

Professional Panel 2-Family Winner

2.23 – The Gable by Maria Jose Ponce de Leon Ponce de Leon Design LLC Cincinnati, OH



Community Stakeholder Panel 2-Family Finalists



2.14 – The Seamless Two-Family

by Garland Harris Jr & Umesh Warge
Middle Housing Design Co., Houston, TX

2.17 – EINS DU PLEX

by Ryan Minnich
Cincinnati, OH



**Student
Entry**

2.18 – Accessible and Affordable

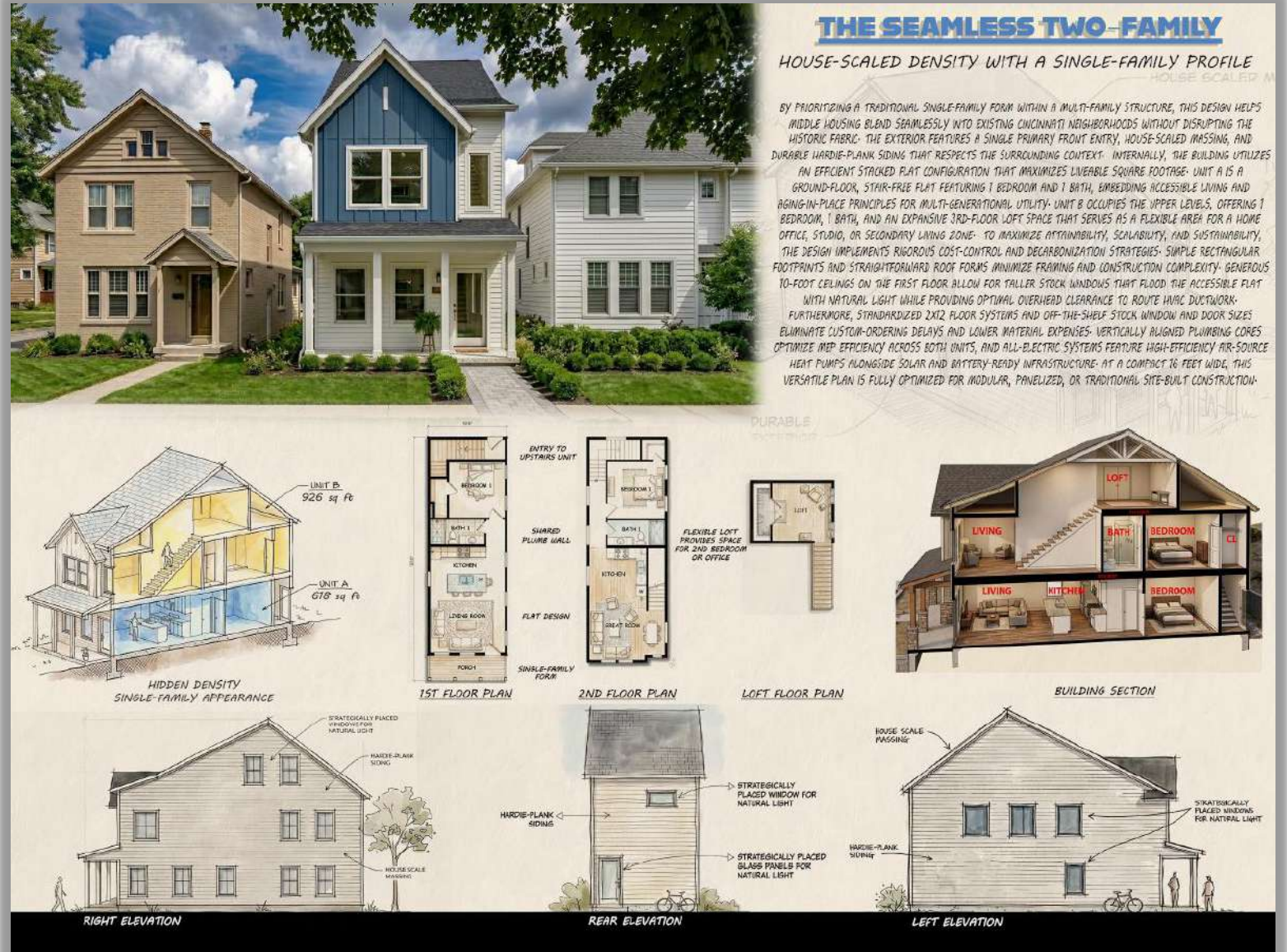
by Emma Daddabbo, Mike Pachan
Miami University, Cincinnati, OH



Community Stakeholder Panel 2-Family Winner

2.14 – The Seamless Two-Family

by Garland Harris Jr &
Umesh Warge
Middle Housing Design Co.,
Houston, TX



People's Choice Award 2-Family Finalists



2.14 – The Seamless Two-Family

by Garland Harris Jr & Umesh Warge
Middle Housing Design Co., Houston, TX

2.24 – A Duplex for the Basin and the Zone

by Sam Burgess
Indianapolis, IN



Student
Entry

2.29 – WestLake

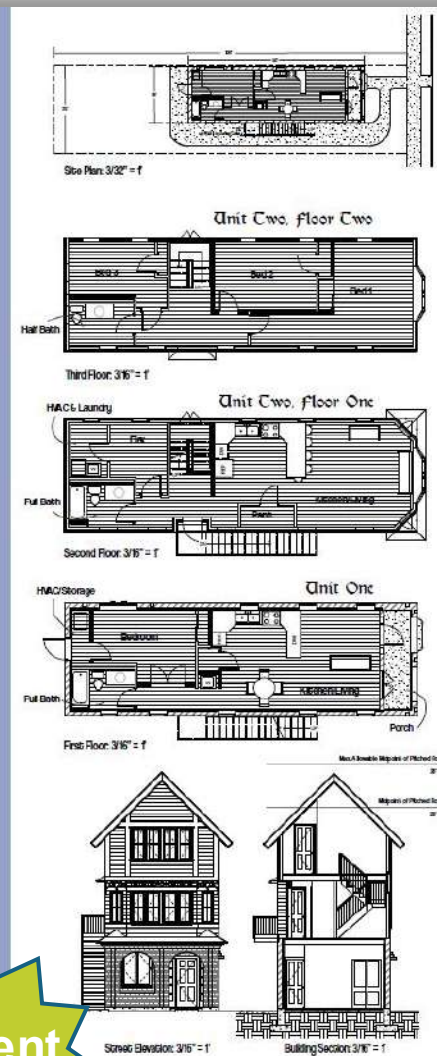
by William Smith, Morgan Morse
University of Cincinnati, Cincinnati, OH

People's Choice Panel 2-Family Winner

2.29 - WestLake by William Smith, Morgan Morse University of Cincinnati, Cincinnati, OH



Student
Entry



WestLake

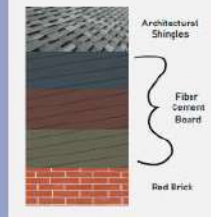
Unit Details

Amenity	Unit 1	Unit 2
Bedrooms	1	3
Bathrooms	1	1.5
Square Footage	585	1,330
Marketed Towards:	Elderly and/or Disabled Renters	Families or roommate groups
Additional Amenities:	In-Unit Laundry, Ample Closet space, Accessible with ramp, covered porch	In-Unit Laundry, Ample Closet space, Bay windows, vaulted ceilings

Design Idea

WestLake is a duplex designed to effectively approach the existing middle housing crisis in a way that is reasonably priced, elegant, and fulfilling of needs for different renters. In order to fit into the context of the neighborhoods of Cincinnati most in need of infill housing, the building's form and facade borrow and modify some of the architectural traditions most common in Cincinnati. The rectangular, shotgun-house form is not only a familiar one, but one that is expected of Cincinnati. The red brick masonry arches, half-timbering of wood over fiber cement board, and ornamental wood features are unique to this concept, but not out of place within the architectural context. While the aesthetic details are designed with the city itself in mind, the quantitative features of the design are meant to serve the city's residents needs. The features identified as positively impactful at a reasonable cost that appear in this design include an architectural shingle roof, high quality insulation, mid-grade window materials, fiber cement board siding, a gabled roof, 1.5 bathrooms for one of the units, and a covered porch for another of the units. These elements were thoughtfully included in order to make the design as cost effective as possible, and as viable as possible for the two very different types of units in this duplex. To accommodate for differing needs, the first floor unit was designed as a smaller one bedroom unit with accessibility at the forefront of the design. Large doors, easy ramp installation possibility, and spacious walkways. The second unit on the top two floors, has three large bedrooms, an extra half bathroom, an exterior access stair to provide more square footage, and a flex space included to accommodate larger families, or groups of young adults looking for a dynamic home for rent.

Material Palette



Wall Sections

Assembly	R-Value	Assembly	R-Value
Brick Masonry	12	Fiber Cement Board	12
Plywood	0.6	Plywood	0.6
R-5 Board Insulation between Raising Strips	11.2	Rockwool Insulation & 2nd Framing	11
Gypsum Wallboard	0.5	Gypsum Wallboard	0.5
First Floor Assembly	R-Value = 15.5	Second & Third Floor Assembly	R-Value = 15.3



2-Family Winners



Professional Panel

2.23 - The Gable

by Maria Jose Ponce de Leon
Ponce de Leon Design LLC
Cincinnati, OH



Community Stakeholder Panel

2.14 – The Seamless Two-Family

by Garland Harris Jr & Umesh
Warge, Middle Housing Design
Co., Houston, TX



Student
Entry

People's Choice Award

2.29 - WestLake

by William Smith, Morgan Morse
University of Cincinnati,
Cincinnati, OH

Best 3-Family



Mark Jeffreys
Cincinnati City Council



Beth Johnson
Cincinnati Preservation



3.1



3.2



3.3



3.4



3.5



3.6



3.7



3.8



3.9



3.10



3.11



3.12



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3.24



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3.26



3.27



3.28



3.29



3.30



3.31



3.32



3.33

Professional Panel 3-Family Finalists



Student
Entry

3.16 – A Design for Contextuality and Privacy

by Nathanael Groth
Syracuse University, Salisbury, MD

3.22 – New Painted Ladies On The Block

by Gregory Serweta & Maia Peck
Serweta Peck, Buffalo, NY

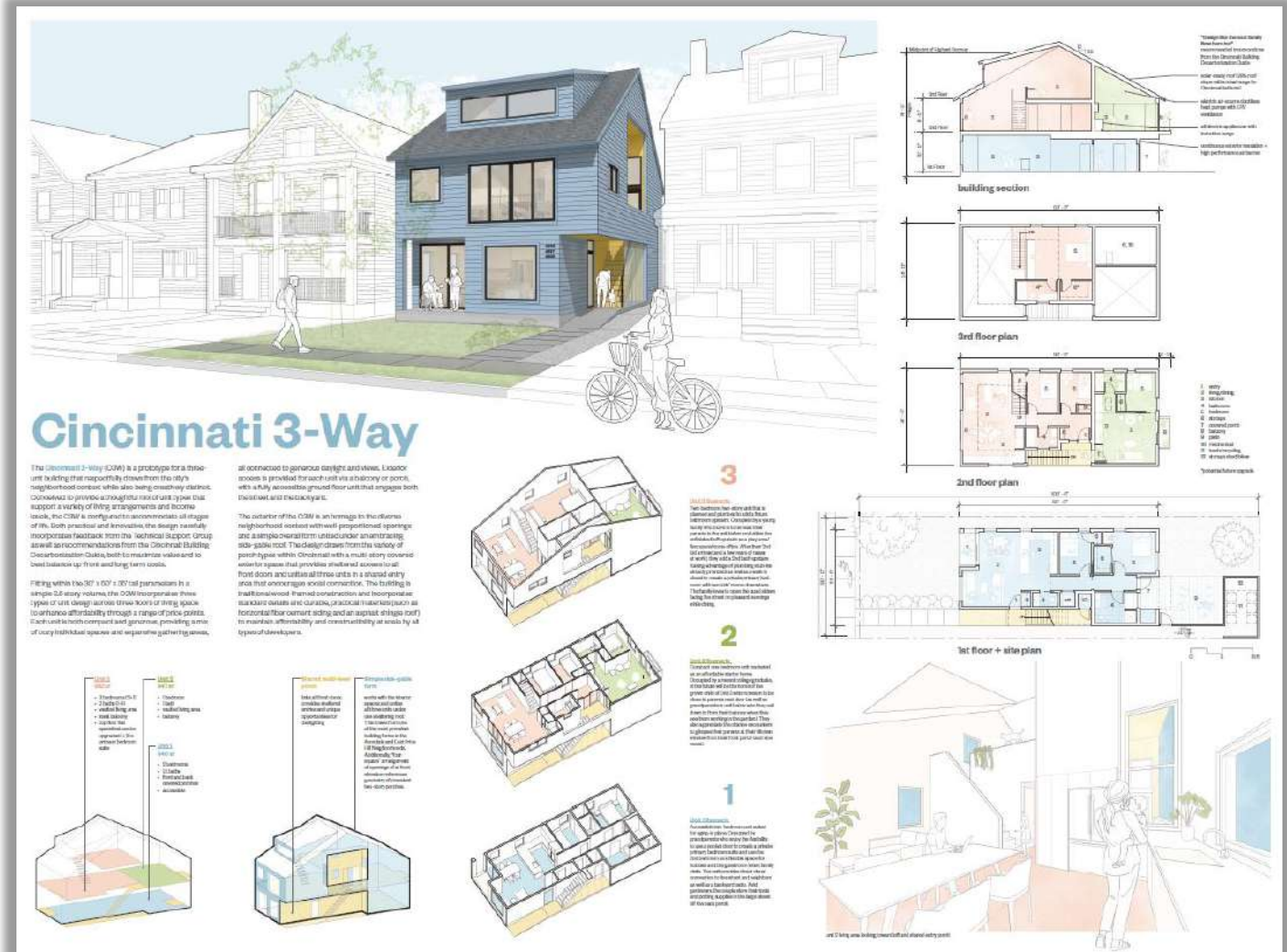


3.31 – Cincinnati 3-Way

by Jonathan Bolch, Colin Christensen, Madeline Peck,
Matthew Stoll, Willis DeWitt, Miles Woofter
Woofter Bolch Architecture, Portland, OR

Professional Panel 3-Family Winner

3.31 – Cincinnati 3-Way by Jonathan Bolch, Colin Christensen, Madeline Peck, Matthew Stoll, Willis DeWitt, Miles Woofar Woofar Bolch Architecture, Portland, OR



Community Stakeholder Panel

3-Family Finalists



3.18 – Common Ground

by Maria Jose Ponce de Leon

Ponce de Leon Design LLC, Cincinnati, OH

3.19 – The Alice

by Andreas Lange, Abigail Lovins, Nathaniel Liesch
PWWG Architects, Cincinnati, OH



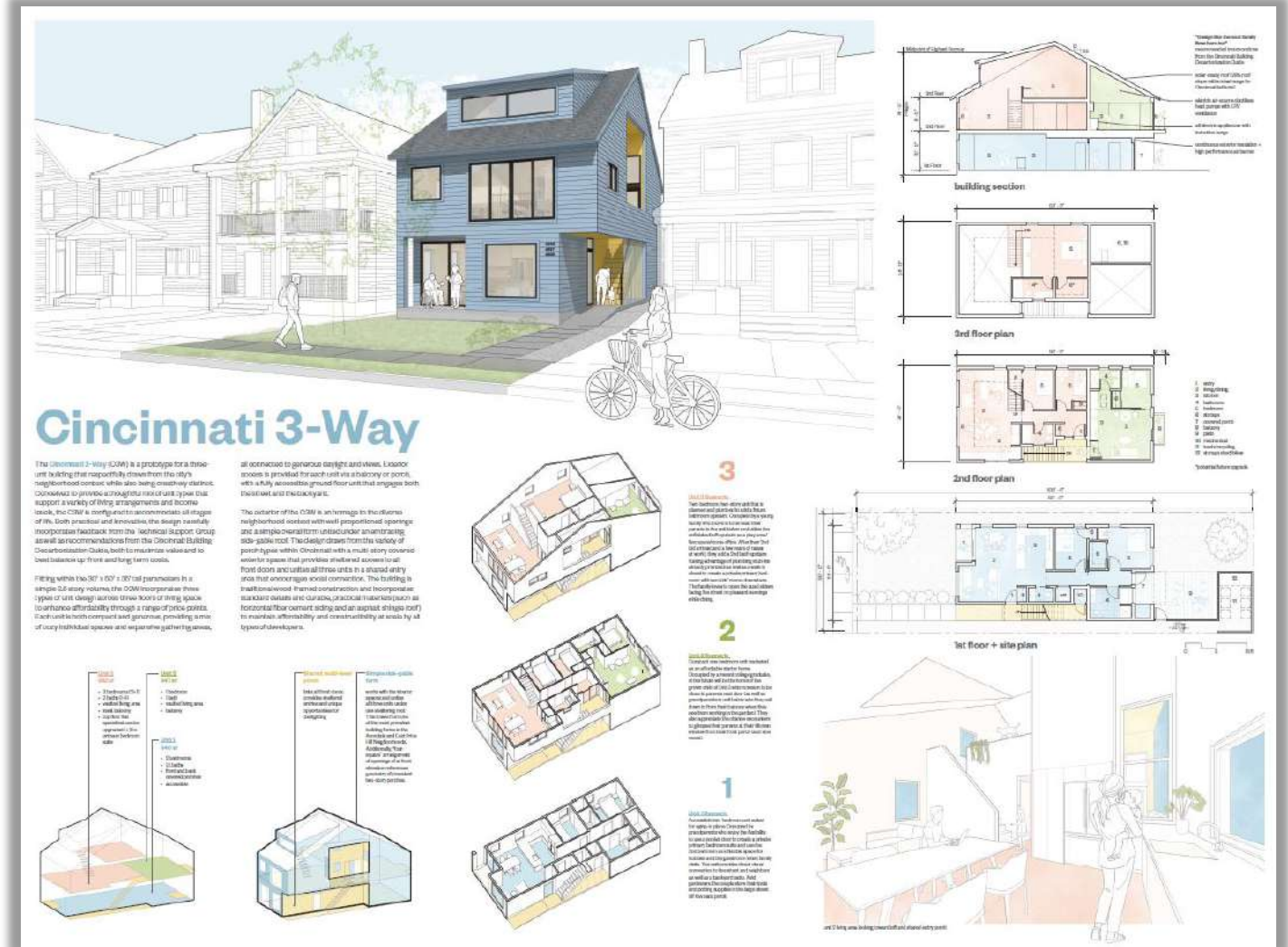
3.31 – Cincinnati 3-Way

by Jonathan Bolch, Colin Christensen, Madeline Peck,
Matthew Stoll, Willis DeWitt, Miles Woofter
Woofter Bolch Architecture, Portland, OR



Community Stakeholder Panel 3-Family Winner

3.31 – Cincinnati 3-Way by Jonathan Bolch, Colin Christensen, Madeline Peck, Matthew Stoll, Willis DeWitt, Miles Woofar Woofar Bolch Architecture, Portland, OR



People's Choice Award 3-Family Finalists



3.3 – Trillium

by Zach Zielke
Atelier Butter, Denver, CO

3.7 – 3-Z House

by Eileen Trimbach, Olivia Bates, Veronica Martin, Michael Prince
FFE, Inc., Blue Ash, OH



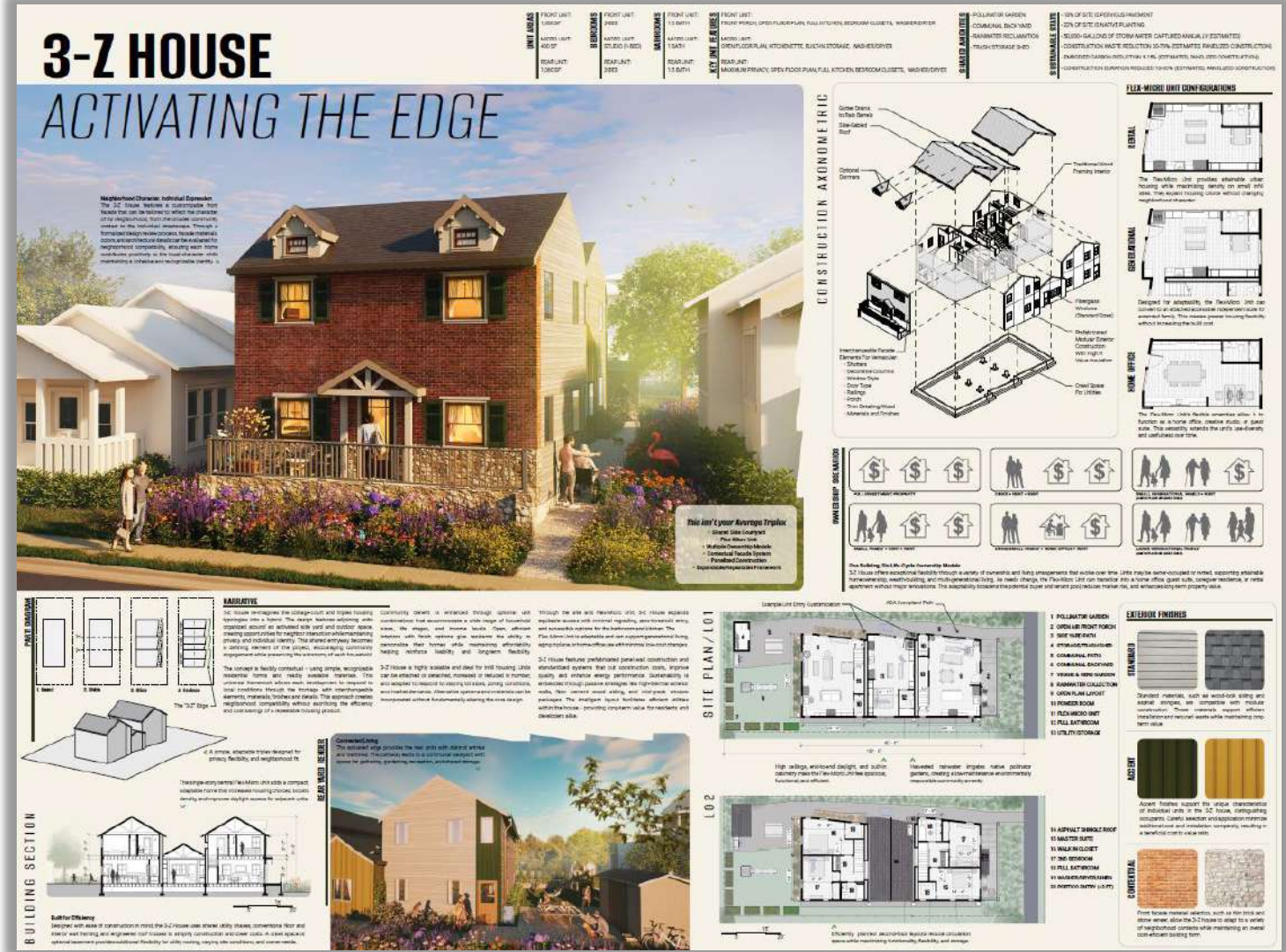
3.13 – The Neighborhood Triplex

by Garland Harris Jr & Umesh Warge
Middle Housing Design Co., Houston, TX

**People's Choice Panel
3-Family Winner**

3.7 – 3-Z House

by Eileen Trimbach, Olivia Bates,
Veronica Martin, Michael Prince
FFE, Inc., Blue Ash, OH



3-Family Winners



Professional Panel

3.31 – Cincinnati 3-Way

by J. Bolch, C. Christensen, M. Peck, M. Stoll, W. DeWitt, M. Woofter
Woofter Bolch Architecture,
Portland, OR



Community Stakeholder Panel

3.31 – Cincinnati 3-Way

by J. Bolch, C. Christensen, M. Peck, M. Stoll, W. DeWitt, M. Woofter
Woofter Bolch Architecture,
Portland, OR



People's Choice Award

3.7 – 3-Z House

by Eileen Trimbach, Olivia Bates, Veronica Martin, Michael Prince
FFE, Inc., Blue Ash, OH

Best 4-Family

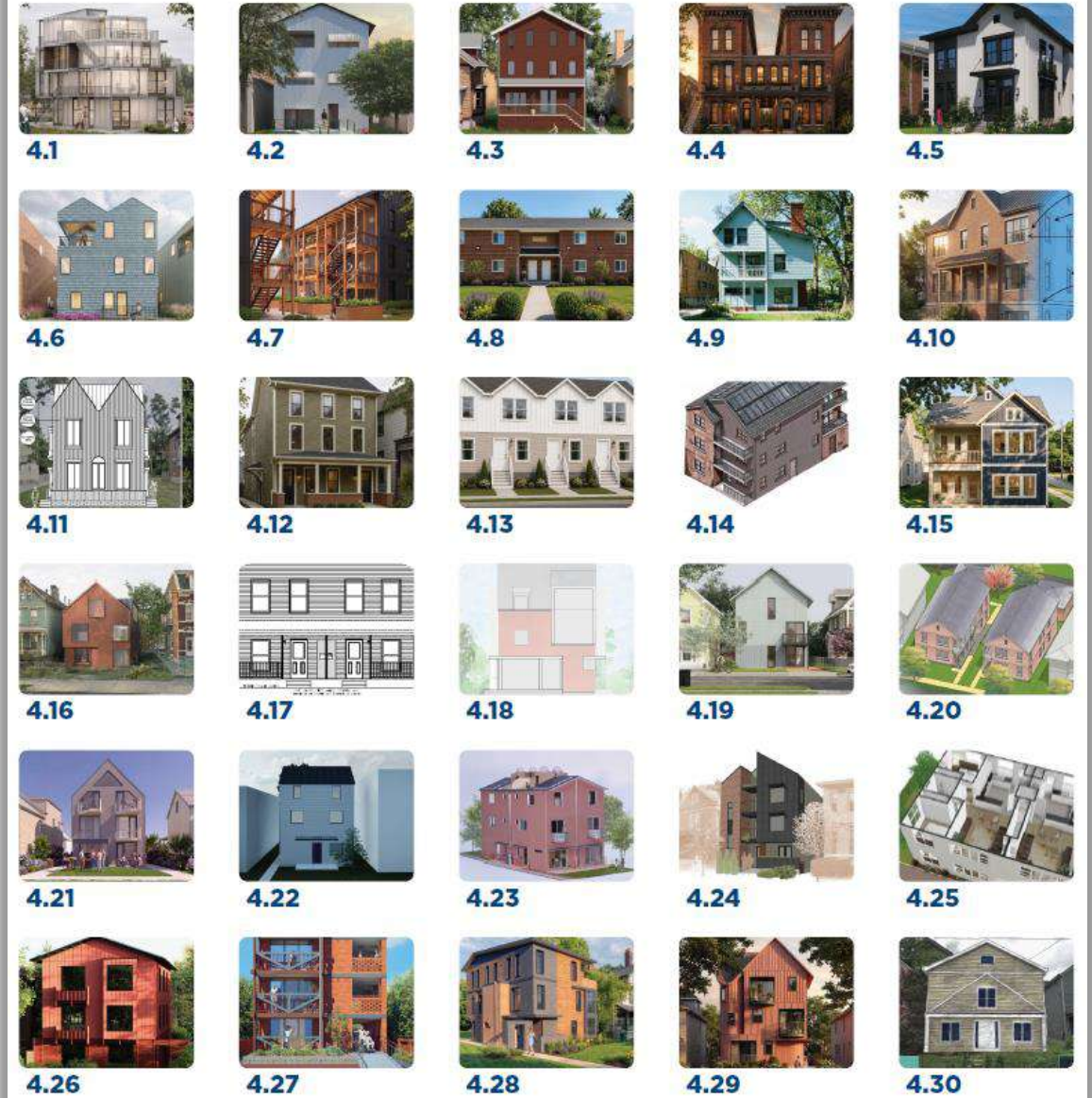


Anna Albi

Cincinnati City Council

Maura Black

Sibcy Cline
Realtor Alliance



Professional Panel 4-Family Finalists



4.7 – Between Our Homes

by Mitchell Hoffman, Junting Ying, Ryan Kennedy & Nicole Lanese
Champlin Studios, Cincinnati, OH

4.19 – 8 Bedrooms, 4 Units, 1 Roof

by Robin Albrecht, Adam Frampton & Ava Violich Kennedy
Only If Architecture, Brooklyn, NY



4.26 – House for All Ages

by Ian Ting & Hannah Terry
TATA Design Workshop, Houston, TX

Professional Panel 4-Family Winner

4.26 – House for All Ages by Ian Ting and Hannah Terry TATA Design Workshop, Houston, TX



HOUSE FOR ALL AGES | 4 FAMILY | (CINCINNATI BUILD-READY)

House for All Ages needs a small community of affordable homes inside a building that recognizes the traditional American triple-decker building typology and its landscape for a contemporary Cincinnati that is both growing and aging. While not explicitly intended for a single multi-generational family scenario, the design is inspired by the idea of three generations under one roof: two small ground floor units for elderly grandparents, and two three-bedroom units on each floor above with a mix of room types suitable for parents with young kids, adult children with roommates, or professionals working from home. Every unit opens onto a patio or balcony, ensuring access to fresh air, natural light, and views onto the neighborhood or backyard. The main entrance is set at the heart of the building, accessed through a gated exterior walk which extends the experience of the threshold, giving the feeling of entering a secret garden and providing myriad spaces and paths for moving into other residents, hanging out together, or strategically avoiding them.

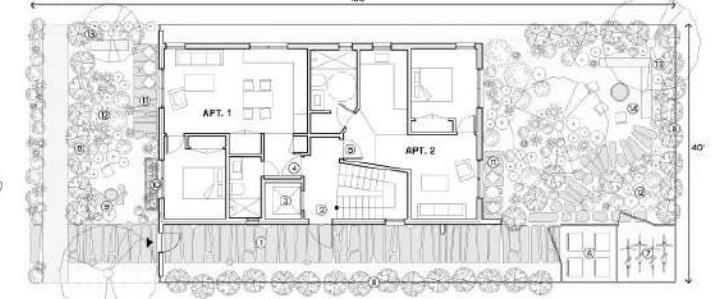
The construction of the house is planned around a highly economic and effective construction technique 2x6 framing with continuous external insulation, including on the roof, to create an air-tight but vapor-permeable building envelope minimizing thermal mass. The units make use of an efficient, compact layout to integrate built-in compartments for storage, building mechanical equipment, and utilities that share plumbing service walls and stacks. These efficiencies also allow space to be made for a shared, ADA-compliant Limited-Use Limited-Application (LULA) elevator, for a fully barrier-free building following universal design principles.

- ① Flagstone path
- ② Shared entry - staircase
- ③ Foyer (LULA)
- ④ Apt. 1 - 524 SQFT 1 Bed 1 Bath
- ⑤ Apt. 2 - 522 SQFT 1 Bed 1 Bath (ADA)
- ⑥ Waste bin storage
- ⑦ Bike storage
- ⑧ Screen planting
- ⑨ Water feature
- ⑩ Raised planter
- ⑪ Flagstone patio
- ⑫ Native meadow planting
- ⑬ Wood bench
- ⑭ Fire pit
- ⑮ Apt. 3 & 4 - 1067 SQFT 3 Bed 1.5 Bath (ADA)
- ⑯ Bay window
- ⑰ Juliette balcony

Total Units: 4
Floor Levels: 3



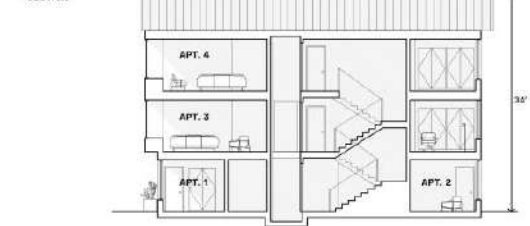
GROUND FLOOR PLAN



2ND & 3RD FLOOR PLAN



SECTION



Community Stakeholder Panel

4-Family Finalists



4.12 – Porchlight Four

by Tim Sullivan

Lasting Ground, Nantucket, MA

4.15 – The Modern Foursquare
by Garland Harris Jr & Umesh Warge
Middle Housing Design Co., Houston, TX



4.29 – Stairloom

by Jonathan Rieke, Clayton Taylor, Keegan Hebert & Jess Hadley
West of West Architecture + Design
Los Angeles, CA & Portland, OR

Community Stakeholder Panel 4-Family Winner

4.15 – The Modern Foursquare by Garland Harris Jr & Umesh Warge Middle Housing Design Co., Houston, TX



People's Choice Award 4-Family Finalists



4.9 – The Common House

by Paige Davidson, Julia McConnell, Emily Smith
Gluten, Blacksburg, VA

4.15 – The Modern Foursquare
by Garland Harris Jr & Umesh Warge
Middle Housing Design Co., Houston, TX



4.29 – Stairloom

by Jonathan Rieke, Clayton Taylor, Keegan Hebert & Jess Hadley
West of West Architecture + Design
Los Angeles, CA & Portland, OR

People's Choice Panel 4-Family Winner

4.29 – Stairloom

by Jonathan Rieke, Clayton Taylor,
Keegan Hebert & Jess Hadley
West of West Architecture + Design
Los Angeles, CA & Portland, OR



4-Family Winners



Professional Panel

4.26 – House for All Ages

by Ian Ting and Hannah Terry
TATA Design Workshop,
Houston, TX



Community Stakeholder Panel

4.15 – The Modern Foursquare

by Garland Harris Jr & Umesh Warge,
Middle Housing Design Co.,
Houston, TX



People's Choice Award

4.29 – Stairloom

by J. Rieke, C. Taylor, K. Hebert,
J. Hadley, West of West
Architecture + Design
Los Angeles, CA & Portland, OR

Best Student Submission



Evan Nolan
Cincinnati City Council



Best Student Submission



2.18 – Accessible and Affordable

by Emma Daddabbo & Mike Pachan
Miami University, Cincinnati, OH

3.16 – A Design for Contextuality and Privacy

by Nathanael Groth
Syracuse University, Salisbury, MD



4.14 – Bricks and Beauty

by Socorro Sliker-Diaz & Abijah Bing
Miami University, Oxford, OH

Best Student Submission

2.18 – Accessible and Affordable

by Emma Daddabbo
& Mike Pachan
Miami University, Cincinnati, OH



Honorable Mentions



Ryan James
Cincinnati City Council



Honorable Mentions



Scalability

2.10 – The Guardian

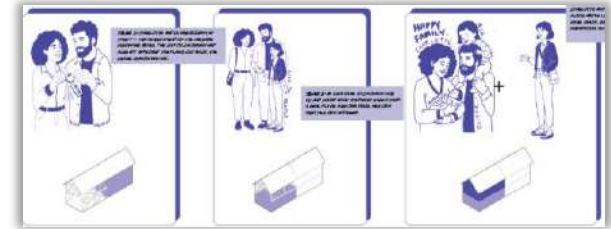
by Zack Miller & DJ Keehan
Guardian Structural Technologies
Cleveland, OH



Contextuality

2.6 – Context Versatility 2-Family

by Jeff Raser, CUDA Studio, LLC
Cincinnati, OH



Storytelling

2.5 – Living Framework

by Rishi Tej Aritakula & Stephan Inabnit
Champlin Studios, Cincinnati, OH



Neighborly

4.7 – Between Our Homes

by Mitchell Hoffman, Junting Ying, Ryan Kennedy, Nicole Lanese
Champlin Studios, Cincinnati, OH



Sustainability

3.24 – Passive Design: Three Family

by Carl Sterner, Maia Davidson, Aerin Goldman, Darby Brenner
Sol Design, Cincinnati, OH



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