



Category Descriptions / 2018 Design Awards

BEST COMMERCIAL/OFFICE/ RETAIL BUILDING

This category includes single-user facilities, multi-tenant facilities, as well as regional retail and commercial projects.

- Describe the project in its context and any design challenges encountered.
- Describe how the design addressed local zoning mandates, architectural constraints, and any special innovative design, sustainable features, and/or construction solutions that contributed to the success of the project.
- List separately any special architectural features, furniture, plantings or site amenities that further enhanced the project's quality.
- Include a short narrative on how the project impacts the community.
- Judges have the option to break this category down by project size based on entries received.

BEST RECREATION / ENTERTAINMENT / HOSPITALITY PROJECT

This award is open to both private and public projects and can be either facilities or public places that contributed to the economic revitalization or growth of an area.

- Describe the concept and demographic group for which the project was developed.
- Describe any design challenges encountered in dealing with local zoning mandates, neighborhood issues, and local architectural and/or physical constraints.
- Discuss any unusual studies or unique solutions particular to the project, including any significant construction issues encountered and sustainable features.
- List separately any additional expenditures such as furniture, artwork, plantings that further developed the concept of the project.

BEST INSTITUTIONAL / PUBLIC BUILDING

This category includes projects that are public, government, or worship facilities.

- Describe the project and the design challenges encountered to accomplish the project within the specified budget.
- Include any special or unique construction and/or finish materials used in the project.
- Include any sustainable features including any certifications the project received.
- Describe how the selections of furnishings, artwork, special lighting, signage, plantings, sculpture, etc. were used to enhance the completed project.
- Judges have the option to break this category down by project size based on entries received.

BEST EDUCATIONAL BUILDING

This category includes educational building projects for universities, colleges, private schools and public school systems. The submitted educational building should have distinctive elements or an innovative and interesting layout conducive to learning.

- Factors that will be considered are learning ambience, innovative elements, technology integration, design efficiency and multi-functionality, subtle security, sustainable design, civic presence and involvement and the degree to which the building facilitates teaching and fosters learning.
- Describe any other factors that distinguish the educational project as remarkable.

BEST HEALTHCARE BUILDING

This category includes clinics, doctor's offices, hospitals, birthing center, medical office buildings, assisted living facilities or any other facility where health care activities are performed.

- Describe the project in its context and any design challenges encountered.
- Describe how the design addressed architectural constraints, and any special innovative design and/or construction solutions that contributed to the success of the project.

- List separately any special architectural features, sustainable features, furniture, plantings or site amenities that further enhanced the project's quality.
- Include a short narrative on how the project impacts the community.
- Judges have the option to break this category down by project size based on entries received.

BEST MULTI-FAMILY / COMMERCIAL HOUSING PROJECT

This category includes developments for rental apartment complexes, tax credit housing, affordable housing and elderly housing projects that are 75 units or greater and are developed at densities exceeding 15 units/acre; and "For Sale" condominium and townhouse projects that are 20 units or greater and are developed at densities exceeding 28 units/acre. If the project is part of a mixed-use development, the residential density may be reduced to at least 9 units/acre; however, at least 20% of the gross floor area of the project must be of nonresidential use.

- Multi-family entries will be reviewed for their creativity and how problem-solving techniques were incorporated in the process of master planning, architecture and site amenity developments.
- Submissions must describe how the design process contributed to the success of the development by addressing local zoning mandates and architectural constraints as well as the application of innovative design and/or construction solutions, including sustainable features.
- Outline any challenges and the applied solutions used in dealing with environmental, traffic, jurisdictional and/or cultural concerns.
- List any special treatments that you believe further enhanced the quality of the development such as interior design, recreational elements and landscaping.
- The density, number of units and percentage of non-residential use must be clearly indicated in the application package.

BEST INTERIOR

This category judges the interiors spaces of a project and can include projects that fall into any of the project categories above.

- Briefly describe the project's goals and objectives and how scheduling and budgetary constraints were met.
- Describe how the planning and design concept address the project's challenges and how it achieved or exceeded project expectations. Include any sustainable features.
- Identify the project's size and scope and describe how the use of finish materials, furnishings, interior construction detailing and lighting, artwork, plantings and accessories were all integrated to create the overall design concept.
- Describe how the integration of interior design complemented the building architecture to enhance the project's quality.

BEST MASTER PLANNED PROJECT

This category includes mixed-use projects such as town centers, corporate and industrial parks or smaller multiple building projects with a campus or central concept.

- Describe the concept of the project including planning decisions governed or directed by environmental or infrastructure constraints.
- Describe the design challenges encountered in dealing with local zoning mandates, as well as local architectural and/or physical constraints.
- Describe any unusual studies or unique solutions particular to the project, including any significant construction issues encountered and sustainable features included.
- Describe challenges encountered in implementing the plan or any variances that occurred during the actual development phases to accommodate market changes.
- Residential projects will not be considered except as an accessory use to the project type which must be office, commercial or industrial.

BEST RENOVATED OR HISTORIC REHABILITATION PROJECT

This category includes restored or renovated projects from all of the other use categories.

- Describe the challenges of restoring or modernizing the existing facility, including the age of the original structure and any special requirements that may have reference to historic or design criteria issues.
- Include any sustainable features including any certifications the project received.
- These projects require the submittals of both before and after photographs that accurately depict the restoration effort.

BEST REVITALIZED DEVELOPMENT

This category recognizes projects that have significantly contributed to the revitalization of a neighborhood or city in Hampton Roads since completed. Submissions will be judged on the importance of their economic impact, social consequence, and innovation of design as they contribute to the improvement of the area. Submissions shall include:

- A narrative on how the project impacts the community, and include examples of changes to the locality since the project was completed, including supporting economic figures.
- Include any sustainable features siting any certifications the project received.
- Eligible projects shall fall within the above general award categories and timeframe for completion.

BEST CONCEPTUAL PROJECT

This category recognizes unbuilt commissioned work including work prepared for design competitions and speculative projects.

- Eligible projects must fall within the above general award categories.
- Submissions will be judged on quality of design, resolution of the program or idea, and innovation.
- Projects must not have begun construction by the submission date; therefore no CO is required for submission.

“To identify, encourage and reward excellence in development design in the Hampton Roads real estate community.”

-HRACRE Excellence in Development Design Awards Program Committee Mission Statement