CALL FOR ENTRIES

THE AMERICAN INSTITUTE OF ARCHITECTS - FLINT

DESIGN COMPETITION - 2022



RE-ENVISIONING

THE CITY OF FLINT - MUNICIPAL CENTER

AIA Flint

The American Institute of Architects

AIA Flint Design Competition Committee: Dave Bennett (THA Architects Engineers) John Gazall (Gazall Lewis Architects) Joshua Steere (THA Architects Engineers) Shannon White (FUNArchitecture)

PROJECT BRIEF:

The AIA Flint 2022 Design Competition focuses on the existing **City of Flint Municipal Center Campus** located in the heart of **Downtown Flint** on Saginaw Street between Fifth Street and the I-69 & I-475 interchange. The 23-acre campus is split between seven government office buildings on the North side of Stevens Street, with a gas station, pawn shop, and vacant office building on the South side of the street. Currently the site is underutilized and much of the interior space of the buildings is unoccupied. The focus of the competition is to develop the site into a **vibrant, mixed use, walkable community** that will spur greater public use and bring further investment to the downtown area. While the AIA acknowledges the site was listed on the National Register of Historic Places in 2019 for its representation of **"International Style"** architecture, this should not limit the designer as to their proposal. The participant should propose a design solution that they think makes the best use of the site to accommodate the design requirements, whether that is through renovation of the existing buildings or redevelopment of the entire campus. If historic rehabilitation of the existing buildings is proposed, refer to the National Park Services' Rehabilitation Standards and Guidelines webpage.

DESIGN STATEMENT:

To demonstrate a concept of how a city's municipal center can be supported and maintained with the revenues generated through creating a vibrant live / work / entertainment experience. With the use of **Architectural Design,** provide a creative visual expression to achieve a state-of-the-art experience for the future.

PROGRAM REQUIREMENTS:

ADJACENT / CONNECTED

Entertainment Venue (designers proposal):
60,000 sq. ft.
- Public entrance(s) including bus drop
- Receiving entrance (loading & unloading)

Municipal Offices:
60,000 sq. ft.
- City Departments including Mayoral / Administration / City Council / Assessor / Clerk / Finance / City Attorney Offices & Water / Engineering Departments

Welcome Center:
15,000 sq. ft.
- Public entrance(s) & amenities
- Cafeteria/Banquet Center for 200 occupants
- Municipal Auditorium (public & community meetings) for 300 occupants

POTENTIAL MIXED-USE

Residential:
140,000 sq. ft.
(100) - 1400 sq. ft. lofts / apartments / townhomes
Private entrance(s), private outdoor area(s)

Business Space:
80,000 sq. ft.
- Public tenant spaces, shared work spaces with private & public entrance(s)
- Shared & private amenities

Retail Space:
70,000 sq. ft.
- Street level public tenant spaces
- Pocket shop venue
- Convenience Store

SITE COMPONENTS

Common Areas:
Accommodate eating, lounging, meeting, and playing
- Outdoor gathering space (500 people)
- Interspersed pocket parks
- Playground & splash pad
- Walking paths & dog park

Transportation & Parking:
Dispersed parking areas to include:
- ***Public Bus Route:*** (drop off/pick up locations)
- ***Welcome Center:*** 150 spaces + drop off lane
- ***Entertainment Venue:*** 200 spaces
- ***Municipal Offices:*** 60 spaces
- ***Business & Retail:*** 140 spaces
- ***Residential:*** 140 spaces

PROJECT INTENT:

This project is intended to recognize the potential that unique and creative ideas could bring to the Downtown Flint area. The goal is to re-develop a greatly underutilized property within the Downtown core in order to draw more people into Downtown Flint. The program listed above should be viewed as a guide to help the participants understand some of the needs within the community while also demonstrating the much greater density that is desired for this portion of Downtown. The participants are free to add to and/or reimagine the program and/or opportunities as they see fit. Ideas that are both out of the ordinary, while also practical for a community that has experienced decline are desired.

Disclaimer:
AIA/Flint Chapter is not liable for any costs incurred by the applicant for the preparation and submittal to this competition. AIA/Flint Chapter reserves the right to reject any submittal. All proposals submitted become the property of AIA/Flint Chapter and they will not be returned. All proposals may be released to third parties and exhibited for public display without prior notice to the applicant. Applicants will be identified and credited for their work.
All submissions must be free from any logo or other applicant information other than the submission identity provided.

SELECTION CRITERIA:

A panel of five distinguished guests will be selected to judge the competition based on the following criteria:

- Creativity - **- Practicality -** **- Benefits to the City of Flint -** **- Representation of Ideas -**

Prizes will be awarded in the following amounts:

- 1st Place - $4000 - **- 2nd Place - $2000 -** **- 3rd Place - $1000 -** **- Honorable Mentions - publicly recognized -**

The submissions will be reviewed and the results announced during a public ceremony to take place at the "Greater Flints Arts Council" located at 816 Saginaw St, Flint, MI on August 12th, 2022 between 5:00 PM and 6:00 PM. The winning submissions will remain on display until September 2nd, 2022. All project boards will be collected and stored at THA Architects Engineers until September 9th, 2022 for any entrant that wants to pick up their boards.

DELIVERABLES:

Projects must include at a minimum a 500 word narritive describing the proposed solution and an overall site plan at scaled to 1" = 80'-0". Enlarged area plans and 3D renderings are encourgaged but are not required.

SUBMITTALS:

The Flint Municipal Center Competition is an open international competition. Entries may be submitted by anyone over 18, professionals and non-professionals, individuals and teams, locals and non-locals. Entrants are encouraged to visit Flint to fully understand the site and its urban context.

TO REGISTER - Go to www.aiaflint.com and click the banner titled AIA Flint Design Competition - 2022 to submit your registration fee prior to 07/01/22.

Upon processing of your registration, a **submission identity** will be provided. All entries must be submitted both digitally and physically by emailing AIAFlintDesignCompetition.2022@gmail.com with a single PDF attachment or download link (25MB) **AND** by delivering a hard copy to the address below. Hard copies must be submitted as a maximum of three (3) 24x36 foam core boards with the **submission identity** located in the bottom right corner of all the boards and in a contrasting color, using size 16 font. Optionally, boards may be submitted to ARC for printing and delivery, see information below.

OPTION A

Deliver or Mail physical boards to:

AIA Flint Design Competition - 2022
THA Architects Engineers
817 E. Kearsley St. Flint, Michigan 48503

MUST BE DELIVERED BY 08/03/2022

OPTION B

For a discounted price, have the presentation boards printed and delivered by ARC
1. Full color - 24x36, print directly to foam core - $36
2. Full color - 24x36, print directly to gator board - $57

To submit your documents to ARC by 08/01/2022 - follow the link here: Send Files ARC Grand Blanc MI
Recipients email: Michigan.grandblanc@e-arc.com
Message: AIA Flint Design Competition - 2022

PROJECT INFORMATION:

A site plan (.PDF. DWG and .RVT) and site photographs can be accessed by following the link below:

https://drive.google.com/drive/folders/1v3cyro5Zdcekjfr86hikvV5_cwxSNO5f?usp=sharing

Questions can be submitted to aiaflintdesigncompetition.2022@gmail.com. The questions and answers will be posted to aiaflint.com/_____

This program is sponsored by the Greater Flint Arts Council
***Share Art Genesee* Grant Program made possible by the**
Genesee County Arts Education and Cultural Enrichment Millage Funds.
Your tax dollars are at work!

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