# 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 Market

## 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 desire for greater density Downtown. The participants are free to add to and/or reimagine the program 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.

# DELIVERABLES:

Projects must include: a 500 word (max.) narritive describing the proposed solution and a full color overall site plan scaled to 1" = 80'-0".
Enlarged area plans and 3D renderings are encourgaged but are not required. Participant information (Company or University logo and name of individual or team) is to be located in the bottom right hand corner on each board, in an area equal to 16" squared. This area will be covered during judging but will be on display for the awards ceremony.

**Disclaimer:**
AIA/Flint Chapter is not liable for any costs incurred by the applicant for the preparation and submittal to this competition. AIA Flint 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.

# 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 -**

# AWARDS CEREMONY:

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.

# SUBMITTALS:

The AIA Flint 2022 Design Competition is an open international competition. Entries may be submitted by anyone, professionals and non-professionals, individuals and teams. 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.**

**STUDETNS Grade School or Higher Education Students are encoureged to email an official school document (with logo) indicating your enrollment to AIAFlintDesignCompetition.2022@gmail.com with STUDENT DISCOUNT in the subject line to recieve a coupon code that will void your registration fee.**

All entries must be submitted both digitally and physically by emailing AIAFlintDesignCompetition.2022@gmail.com with a single PDF attachment or download link (25MB max.) **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.
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**
**Submit 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 at:
https://drive.google.com/drive/folders/1v3cyro5Zdcekjfr86hikvV5_cwxSNO5f

Questions can be submitted to aiaflintdesigncompetition.2022@gmail.com. The questions and answers will be posted to https://aiaflint.com/?page_id=2049

**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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