



Key Points:

- Comprised of many diverse neighborhoods, Detroit offers many opportunities for its own renaissance.
- We must meet the continuing challenge to design for people and create places where a variety of individuals want to live, work and play



Timothy Flintoff, AIA, NCARB, is a project manager with Hamilton Anderson Associates. Tim received a Bachelor of Science in Architecture and a Bachelor of Arts in History from the University of Detroit Mercy and a Master of Architecture from Lawrence Technological University. Tim has been an active member of the AIA for over 10 years starting with the early formation of the Emerging Professionals committee, to leading and lecturing for the ARE prep committee in 2012, and has been a member of the AIA Michigan Government Affairs committee since 2008.

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Making Detroit Home

Tim Flintoff, Jr., AIA, NCARB; Hamilton Anderson Associates

Whether someone lives in the 139 square miles known as the City of Detroit, or one of the many suburban communities in the four adjacent counties, the residents of Southeast Michigan often refer to themselves as “Detroiters.” We are filled with a pride for our region and the city at its center. Comprised of many diverse neighborhoods, Detroit offers many opportunities for its own renaissance. Whether visiting, living or working in the city, it is difficult to miss the abundance of activities currently taking place. Detroit is on the cusp of experiencing its greatest growth since the first three decades of the 20th Century.

I moved to Metro Detroit 16 years ago and never left. While attending the University of Detroit Mercy, the School of Architecture imprinted upon me experiences that filled me with a passion to participate in Detroit’s resurgence. During my career I have commuted from the suburbs to the city and the city to the suburbs. Then, two years ago, my wife and I had the opportunity to move into Detroit proper, giving us the opportunity to live, work and enjoy all this city has to offer – to truly make Detroit home. This is something more and more suburbanites are choosing to experience, and an opportunity that is not just for millennials. Many new residents are choosing to reside in what is commonly called “Greater Downtown Detroit,” the 7.2-square-mile area of the city’s core. This area is experiencing tremendous development momentum and is the focus of both public and private investment, resulting in enhancement of connections, amenities, and services which serve to increase the city’s residential population and workforce.

As Detroit’s core continues to grow, opportunities for employment and residential options are becoming prevalent. The population is evolving and demanding more in their needs for a well suited live, work and play environment. Recognition of the rapid development in Midtown and Downtown demonstrates the evolving residential base in the area. To that end, there should be a renewed focus on ensuring that equitable residential development is occurring. As neighborhoods are revitalized, there must be opportunities available to all. By adding affordable housing in vibrant walkable neighborhoods, current, future, and aspiring residents will have access to amenities such as the much anticipated M-1 Rail (Q Line), a variety of employment centers, educational institutions, healthcare and retail services. New projects should illustrate a vision that is in line with the culture of the community as it traditionally stands and encourages a critical mass of diverse populations in high-quality, well-designed environments. I came to work at Hamilton Anderson Associates in Detroit just a few months ago. It was an opportunity for me to realize projects that will have a direct impact on the City of Detroit and my community. Hamilton Anderson has 22 years of experience in the shaping of our city. As an architect, the opportunity to participate in this renaissance was one that I could not ignore. The firm has earned a reputation for providing meaningful places in the city that facilitate growth and opportunity for



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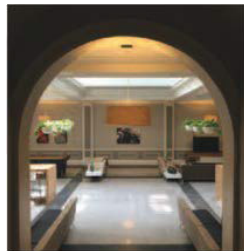
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future generations. We strive to create new, human-centered spaces which affect positive futures beyond four walls.



An example of this work is the Brush Park South Development, which offers the opportunity for a diverse and vibrant community while taking into consideration the rich historical architecture of neighboring properties. Located directly adjacent to downtown events and businesses, it is an ideal

location for a mixed-use housing development. The Brush Park South design takes on the opportunity to extend the neighborhood to its southernmost edge, creating a visual and spatial connection with the lively downtown area. This development also activates Brush street; serving as both a gateway and anchor for the neighborhood. Through a series of townhomes, carriage houses, and apartment buildings with retail and live work opportunities, the community will vary in both height and density. Architecturally, the development takes on the language of responsible urbanism, serving as a new development that adds to the energy of its context and contributes to adding desirable residential choices in Detroit. The proposed development is uniquely positioned to anchor the Brush Park neighborhood at a critical entry point, strengthen Brush Street as a major Detroit neighborhood connector, reinforces the fabric of a residential street (Adelaide), and helps to re-envision underutilized alleys as pedestrian-oriented shared residential zones. The project is sensitive to its historic neighbors, building on aspects of the development to the north in scale and ethos of contemporary architecture, yet proposes its own unique voice that is the result of its particular temporal and geographic position.



Another example is the Strathmore Apartments - a once vacant historic hotel that has been renovated into a new destination in Midtown Detroit. The facility features 129 apartments, a restored lobby, sky-lit garden community room and exterior facade, a new canopy and streetscape along West Alexandrine and a parking lot adjacent to the existing alley. The project involved a mixture of funding sources including: private development, MSHDA Low Income

Housing Tax Credits, and Historic Tax Credits. Hamilton Anderson assisted the developer in filing the applications and documentation required for these funding sources and has been successful in meeting the requirements for the award of the desired funding. The firm provided design and construction documents for the building and site, and worked closely

with a construction manager on establishing the budget and updating costs throughout the documentation process.

These are only two examples of many projects transforming Detroit, but they remind us that we must meet the continuing challenge to design for people and create places where a variety of individuals want to live, work and play. Density in the city needs to be created with a focus on people, architecture, open spaces, and accessible infrastructure and amenities that encourage residents and visitors to come together, connect, grow, and experience the city through its storied history and diverse future.