

M1/DTW

January 22, 2018

Ms. Sara Roediger, AICP
Director of Planning and Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48209

RE: Transmittal Letter for Oakridge Dental Center Site Plan Submittal
Current Parcel No. 15-22-351-002; Previous City File #17-020

Dear Ms. Roediger,

M1DTW is pleased to submit the site plans for the Oakridge Dental project located at 1959 S. Livernois. This site plan submittal package represents a redesign of the original 5000 SF submission that received site plan approval from the Planning Commission last summer. Unfortunately, while the project was in the process of being reviewed for Building and Land Improvement permits, the project was cancelled by the owner. Ultimately, the project as originally designed was deemed infeasible due to high development costs and fluctuating market forces.

We are excited to present this revised 3000 SF scheme to the planning commission and strived to transfer many of the attributes and qualities of the original project into this proposal. As a part of this submission, the project includes a deferred approval for a land division application. The land division approval is understood to be contingent upon the installation and inspection of the proposed public sewer extension.

Included as a part of the transmittal letter is an architectural design narrative as well as a brief background on M1DTW. If you have any questions, please do not hesitate to contact us at 313-874-5936.

Best Regards,

Christian Unverzagt
Design Director, M1DTW

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Architectural Design Narrative

The design of the new home for Oakridge Dental Center strives to integrate the structure into its wooded site in a meaningful way. The plan of the building provides Dr. Obeid with an economical, contemporary, and energy efficient building that accommodates all the needs of a modern dental practice. The building's surroundings include areas of native landscaping and two zones of bioretention which provide patients and staff with a rich and varied landscape.

The time-tested square plan is entered via a covered entry in the northeast corner of the building. The recess announces the entry point to patients and visitors and is further differentiated by a change in material. The covered entry and vestibule is clad with a light-gray, oiled, white oak providing a tactile wood counterpoint to the predominantly masonry exterior.

Programmatically, the east half of the building is occupied by the entry, a skylit reception area, business offices, and staff areas, which have additional access points along the east facade. The south and west portions of the building include the operatories, while the center of the plan is occupied by the sterilization, lab, and x-ray rooms.

The building's exterior is clad predominantly with Norman sized face brick (a Norman brick is 33% longer than a standard brick, but identical in its height and depth), which will receive a mineral paint finish. The mineral paint finish allows for the use of economical brick and provides the building with a calm presence that reads monolithically from afar without sacrificing the textural and tactile quality of the masonry as one approaches. While the north and east facades represent minimally fenestrated facades, window openings of several sizes on the south and west facades are deliberately and thoughtfully placed. From the exterior, the square proportioned dark window frames punctate the facade and produce a dynamic compositional effect while simultaneously concealing the standard and repetitive nature of the operatory unit.

The exterior material palette is deliberately restrained in order to highlight its relationship to the surrounding site and provides a neutral backdrop to the seasonally changing colors and textures of the site and landscaping. Warm interior finishes, elements, and lighting will be visible from outside, further enhancing the depth and experience of the site.

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Background on M1DTW

The designers of the Oakridge Dental Center

M1DTW is a Detroit-based design studio that has produced a number of high-value projects for many successful Michigan small-businesses, often within the health and lifestyle sectors. Our work is designed to be durable and long-lasting. Our process attempts to provide meaningful spaces for our clients and their staff to do their best work for *their* clients. Recent projects include Mills Pharmacy + Apothecary, One Care Offices, 6 Salon, House of Pure Vin, and Water Street Coffee Drive-Thru. Photographs of several projects are included to provide a sense of the range and quality of the work. While the firm does not have a 'signature style' we believe it is helpful to see recent examples of completed projects rather than relying on the limitations of renderings. We hope that this helps give a sense of the quality, depth, and material qualities and variation present in much of the firm's work. The firm's work has been recognized by three Michigan AIA Honor Awards in the last three years – an impressive achievement for a firm its size.