

624 Church Street

The residences at Pizza House

Design Review Board Set - September 25, 2012

Developer: 624 Partners LLC,
624 Church Street Ann Arbor, MI 48104

Pizza House,
Dennis Tice, 618 Church Street, Ann Arbor, MI 48104

Opus Group,
Thomas Lund, 10350 Bren Rd West, Minnetonka, MN 55343

Architect: J Bradley Moore & Associates Architects, Inc
2232 S Main St. Suite #460, Ann Arbor, MI 48103

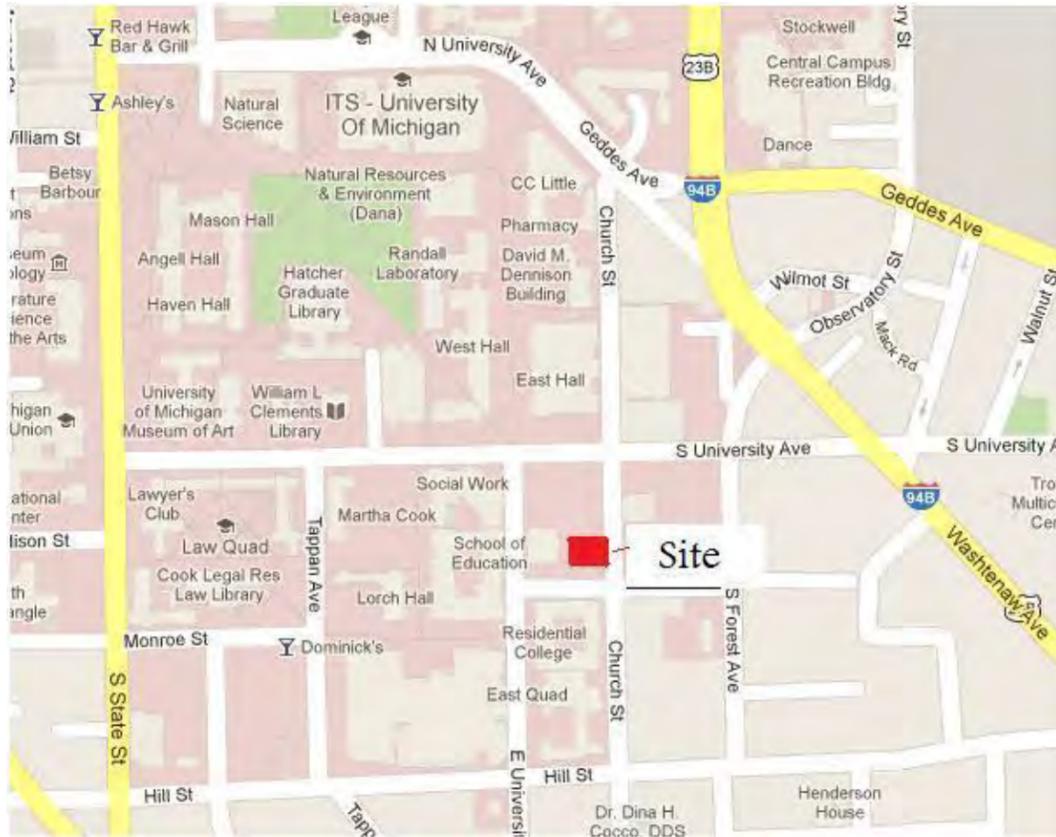
In association with

Meier Architects, Inc
4844 Jackson Rd. Suite #175, Ann Arbor, MI 48103

Civil Engr: Atwell Group
Two Towne Square, Suite 700, Southfield, MI 48076



624 Church Street



Project Scope

The Owners of Pizza House are partnering with The Opus Group to put on an addition to one of Ann Arbor’s landmark businesses, Pizza House. The proposed addition would expand the existing residential uses on the site while preserving one of the city’s best loved restaurants.

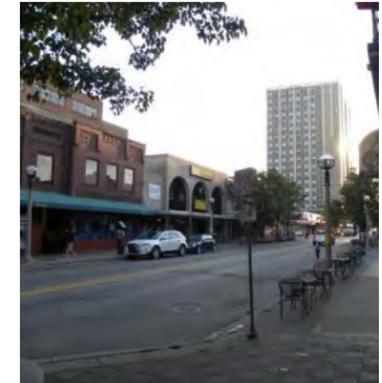
When the owners of Pizza House expanded the original restaurant in 2006, to become the largest restaurant in the city, they had the foresight to put in place under the building a foundation system capable of supporting the weight of additional floors above.

This new project proposes the demolition of the existing wood frame, two story, residential structure on the site south of the existing restaurant. The old residential structure would be replaced by a high-rise residential tower of 14 stories that would rise above the southern portion of the Pizza House restaurant as well as above the former house and loading zone behind it. No part of the new structure would be above the original two story restaurant on the north end of the site.

The Top of the tower is planned to accommodate open space for the residents in the form of a rooftop plaza. This plaza will have a solar shade and be served by the elevators and stairs, but there will be no habitable space on this level.

The building will contain at total of approximately 83 apartments arranged in predominantly one and two bedroom dwelling units. These apartments will be marketed to those with a connection to the University of Michigan.

All required parking will be provided off-site under the city’s ‘contribution in lieu’ provisions through a contract with the DDA/city.



South University Area

To quote the Ann Arbor Design guidelines, the South University Character Area's "Current architectural character includes diverse styles ranging from older eclectic forms to new/contemporary ones, expressed through a wide variety of architectural materials including wood siding, brick, limestone, precast concrete, and various metals. Building heights range from one and two floor/low-rise to mid and hi-rise. Rooflines vary from two and three story frame houses to flat roofed contemporary expressions at various building heights and facade expressions.

This area is a mixed use district, largely consisting today of university population focused restaurant and commercial services, and student housing. This district is busy and vibrant with automobile and pedestrian activity. Sidewalk level doorways provide access to upper floor offices and apartments.

The urban landscape includes sidewalk extensions (bump-outs) with circular tree sized planters; a well developed tree canopy over some sidewalks; and outdoor dining spaces at sidewalk and rooftop levels. First floor facades are more transparent with clear, large display windows, allowing inside first floor retail activities to be visible from, and contribute to, the district's active street life.

The cumulative character can be described as a busy and vibrant urban setting that encourages and accommodates a diverse range of downtown activities."

The South University area is home to four of the city's tallest buildings, The Hatcher Graduate Library, University Towers, Zargon Place, and Landmark. It is home to some campus area landmark/anchor businesses including The Pizza House, Ulrich's Books, and The Brown Jug.

It is adjacent to the University of Michigan Campus with many campus landmark buildings nearby, including the Law and Business Schools.

This area is viewed as the heart of student social life at the University of Michigan with many sororities and fraternities in the area.

No architectural form, building size or style predominates.

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Character Area Context Photos

611 Church St. Home to Amer's deli and Rick's



Stair tower at the Forest St. Parking Structure



Forest St. parking structure at the Corner of Forest & Willard



Western face of Forest St. Parking Structure



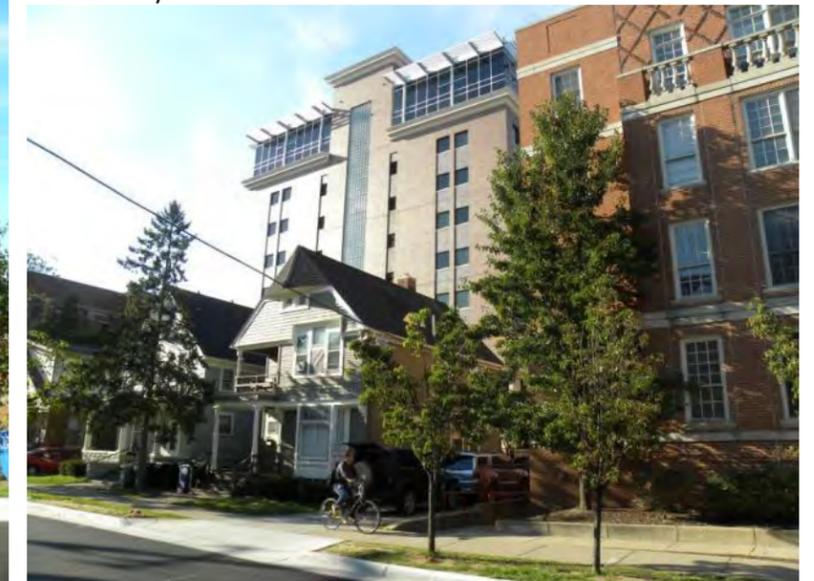
Three story wood frame structure on Church St. converted to Commercial / Mixed use.



Willard St. apartment building



Two story wood frame residential structures on Willard between E. University and Church Streets.



Character Area Context Photos

Willard Street Apartment Building and adjacent House at the corner of Willard and Church Street.



Zaragon Place on E. University



Zaragon Place on E. University



PNC Bank on the SE corner of S. and E. University Streets with Zaragon Place in the background.



PNC Bank



Zaragon and the U of M Campus



Looking NE from the U of M campus towards East Quad with Zaragon Place and University Towers beyond.



Character Area Context Photos

Adjacent U of M building on S. University



Adjacent U of M building on E. University



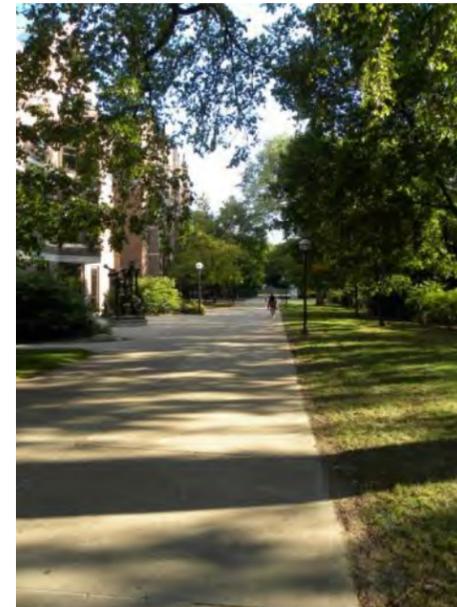
U of M School of Education



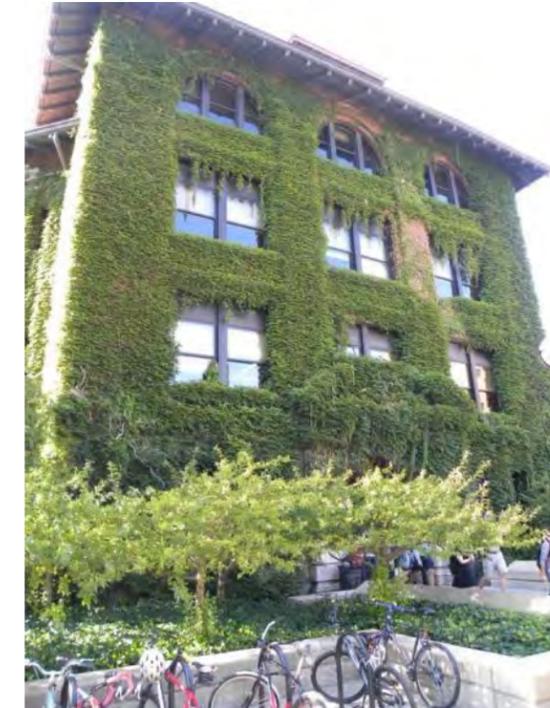
U of M Business School



U of M Campus



West Engineering building



Ulrich's Book Store at South and East University



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Character Area Context Photos

South Side of S. University looking NE with University Towers in the distance.



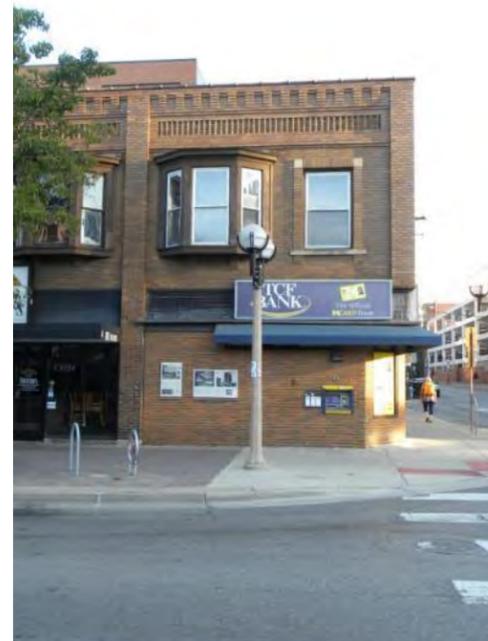
North Side of S. University Between E. Univ. & Church St.



North side of South University looking NW



NW corner of S. University and Church Streets



North side of South University looking NE at Church St.



South Side of South University Between Church and Forest



SW corner of S. University and Church St.



Character Area Context Photos

NE Corner of S. University at Forest



North Side of S. University east of Forest



University Towers at NW corner of South University at Forest



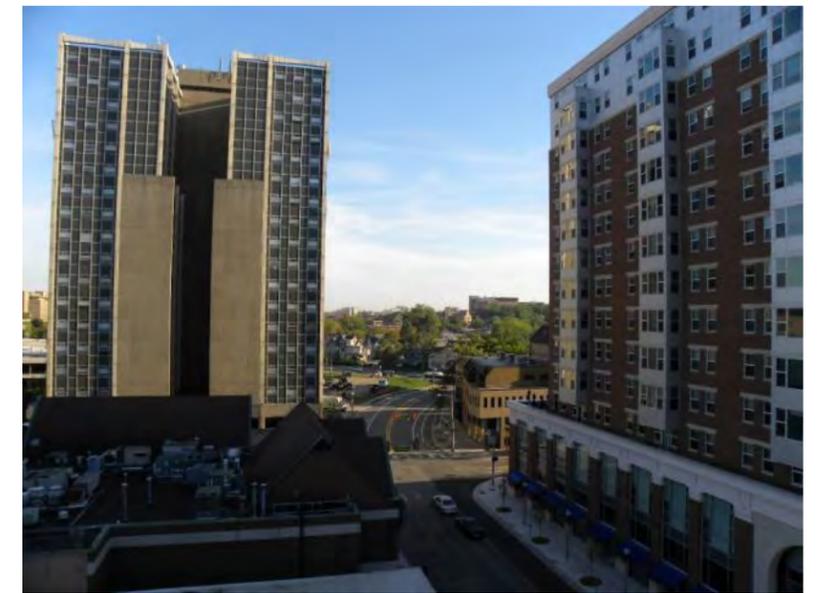
Landmark apartments at the SE corner of Forest and S University



West side of Land Mark apartment building.



Looking north along Forest with University Towers and Landmark



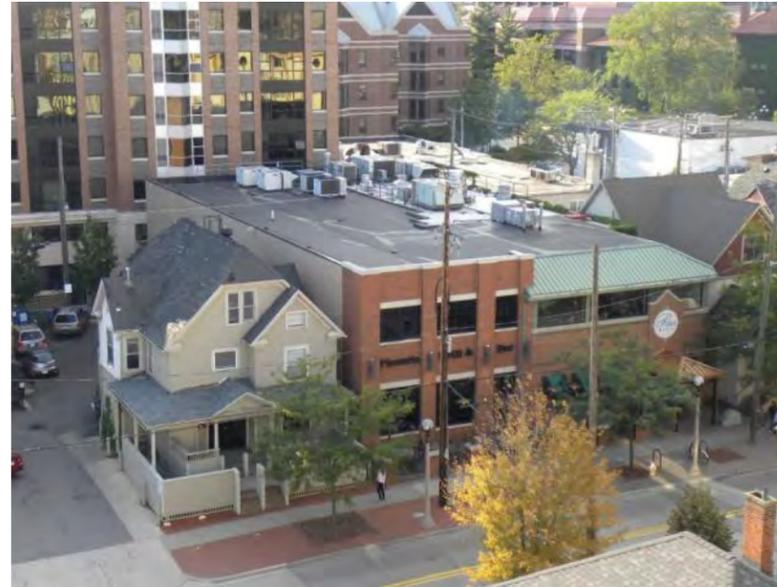
SW corner of South University looking SW.



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Site Photos

Pizza House parcel



Site with skyline



Existing residential structure to be demolished



Existing Pizza House Restaurant



Existing outside dining to remain.





Elements of Design

The new tower addition is organized to respect the existing building in that it will present a two story street-wall clad in brick veneer matching the existing two story street-wall of the current buildings. The mass of the vertical addition has been broken down into subcomponents to give the effect of nested massing rather than one large mass. This is accomplished through offsets of building form over the depth of the tower portion of the building as well as through changes in building materials.

A rooftop plaza and garden have been incorporated into the design to provide usable open space beyond that required, for the tower tenants. The solar shade for this amenity doubles as a decorative element crowning the building giving it a definitive and distinctive top.

The design responds positively to the “Base-Tower-Top” organizational hierarchy called for in the city’s zoning ordinance and design guidelines. The tower portion is set back from the street-wall on the front elevation and the north face of the tower is set significantly south of the north wall of the base.

In addition to the “crown design” around the rooftop amenity, the upper story of the building is clad in a material that sets it off from the mid section of the tower.

The building is clad in a variety of materials in response to the eclectic nature of the character area in which the project will reside. Brick masonry, precast concrete panels of varying texture and color, as well as glass curtain wall all combine to create a tower addition to the Pizza House that is distinctive, attractive and definitely “of” its environment. Cornices and other accent materials add distinctiveness and character to the design.

The building will continue to have active uses on the first floor as the restaurant with its outside seating plaza will continue in operation. The residential tower lobby will open visually and physically to the street as well as visually to a covered portion of plaza under the tower adjacent to the existing drive. This covered plaza can accommodate additional restaurant cafe seating (that will be covered from the elements) or vendors (much like at Mark’s carts) as well as facilitate the restaurant’s logistical loading needs.



Design Guidelines responses



A.1 Urban pattern and Form. Although the over-all length of the building is over 105 feet long the mass is broken down into modules more characteristic of the pedestrian scale of the older buildings in the Character area.

Traditional brick masonry is used at the street-wall in keeping with historic patterns in the character area.

Street trees are surrounded by pavers in keeping with many portions of the character area.

A.2 Site Planning and Natural Systems. The new tower addition will be in the prevailing Wind shadow of the Zaragon Place tower immediately to the west. Much of the solar shading of the tower addition will fall predominately on the existing Pizza House restaurant building as the tower occupies the southern portion of the site.

Street trees are deciduous and mature.

A.3 Open Space. Open space for dining is provided along the front of most of the building.

A.4 Parking, Driveways and service areas. The existing joint drive is maintained in its current location. This drive serves the residential property to the south as well as the Pizza House property. Trash/dumpster area is located well back from the sidewalk. It is located at the side of the building as far south as possible.

A multi-purpose covered plaza area, with decorative paving material to match that already on and around the site, is located along the current driveway. This area will serve the logistical/supply/service/loading needs of the restaurant and be available for additional restaurant seating or food vending much like the Mark's carts area during the business day.

A.5 Pedestrian Connections. No connections to other sites exists or is appropriate for this site.

B.1 Building Massing. The building tower addition is stepped back. Building massing is broken up in varying ways. The building addition is visually divided into smaller building modules. Building height is varied. Building materials and color are varied. Both horizontal and vertical elements are differentiated to break out building modules.

The building provides a clear definition between the base and upper floors to maintain a sense of scale at the street level. The building top is clearly differentiated.



Design Guidelines responses

C.1 Street Edge. The building frontage is replete with elements that invite pedestrian interest and activity including Canopies/Awnings/Architectural details and Wall surfaces with visually interesting textures and colors.

C.2 Entries. Building entrances are clearly defined and separated by use with the residential entry on the south and the restaurant entrance on the north.

C.3 Windows. Window design and placement help establish a sense of scale and visual interest as well as help differentiate the functions of the building.

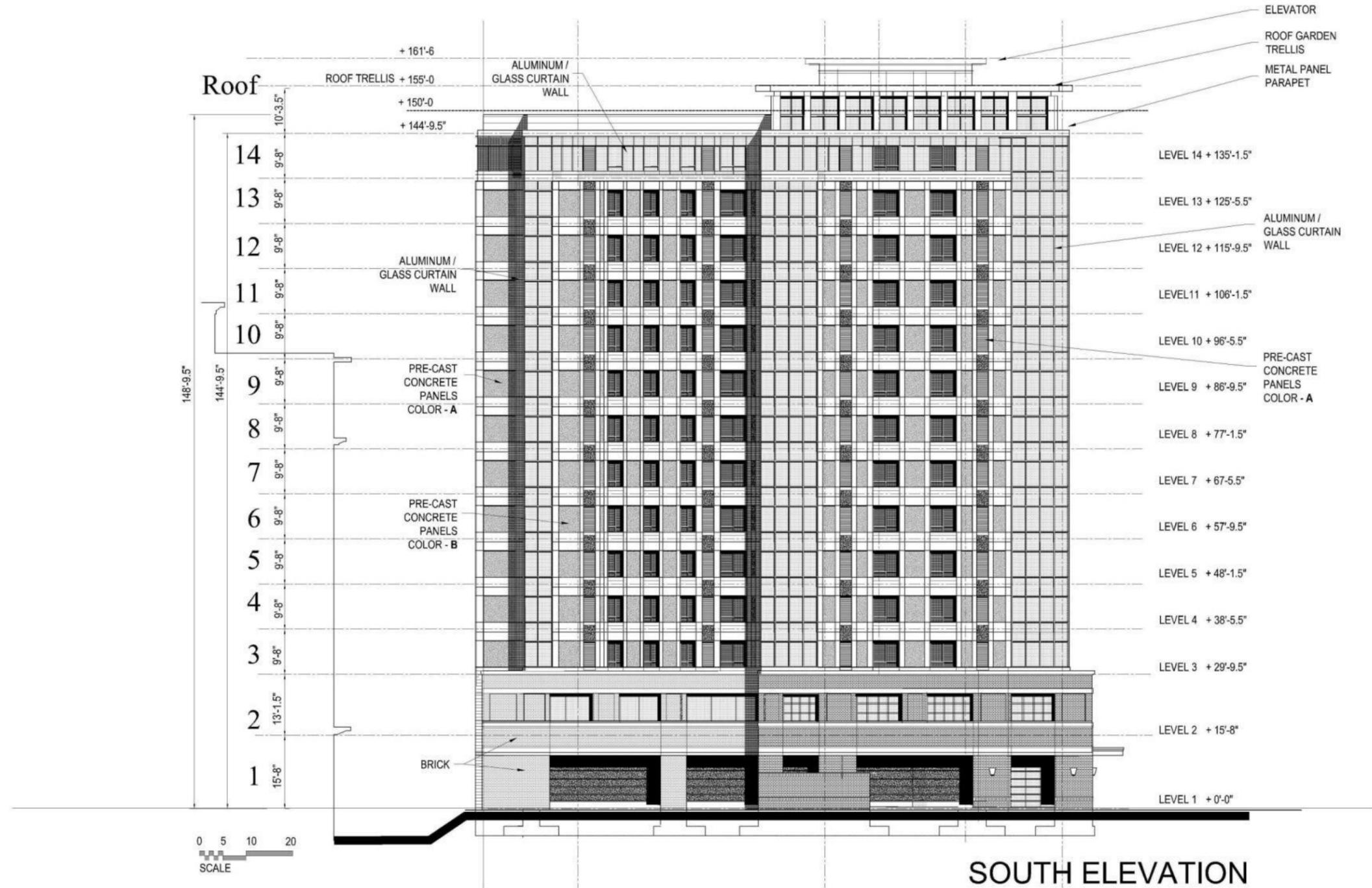
C.4 Awnings. Awnings provided and proposed will shelter people from the elements and create a point of transition from the interior and exterior environments.

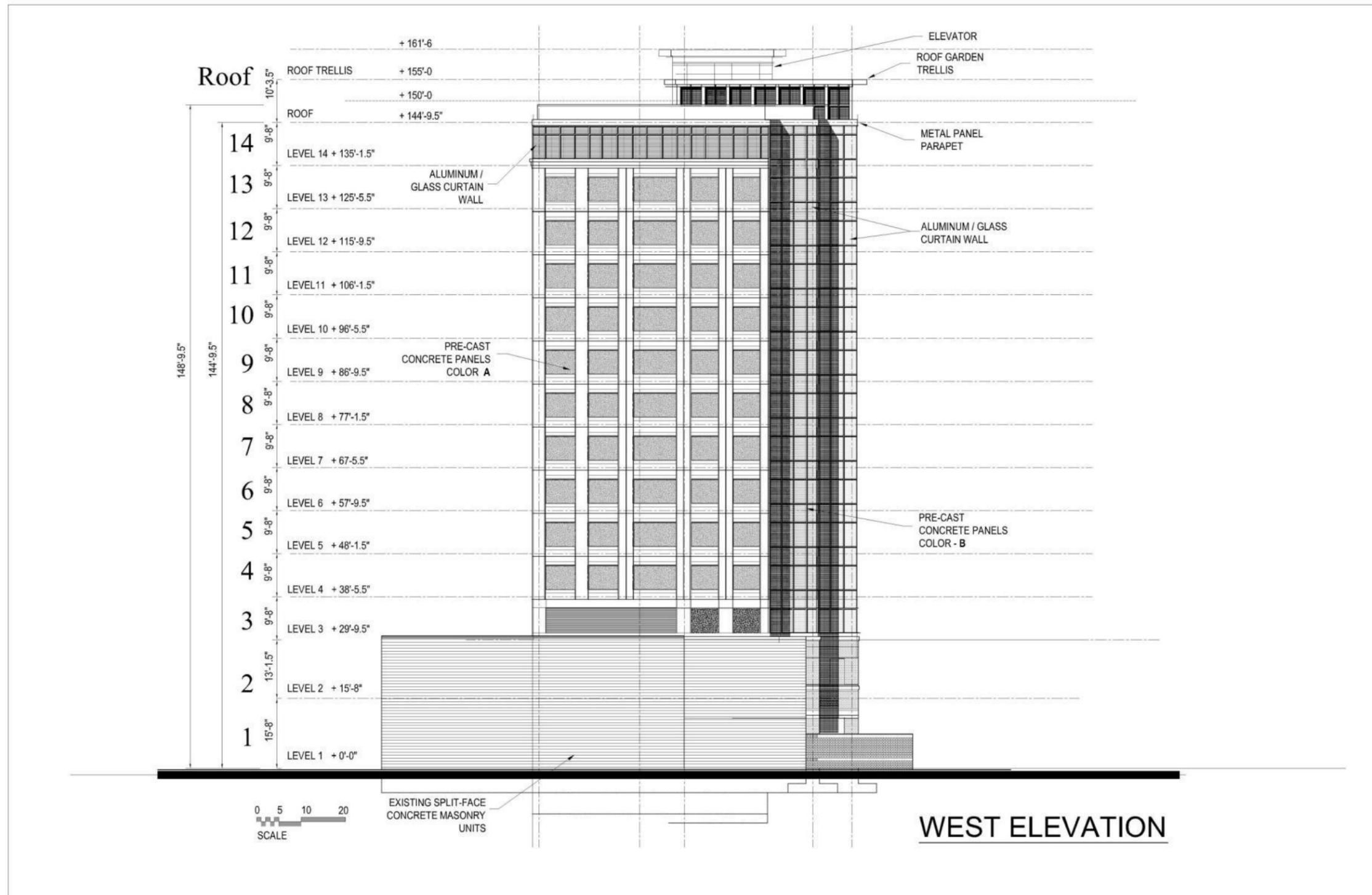
C.5 Materials. The Building materials chosen reinforce the massing and architectural concepts outlined. The smaller modules of the brick masonry at the lower levels of the building provide a continuity in the sense of scale and rhythm at the street/sidewalk.

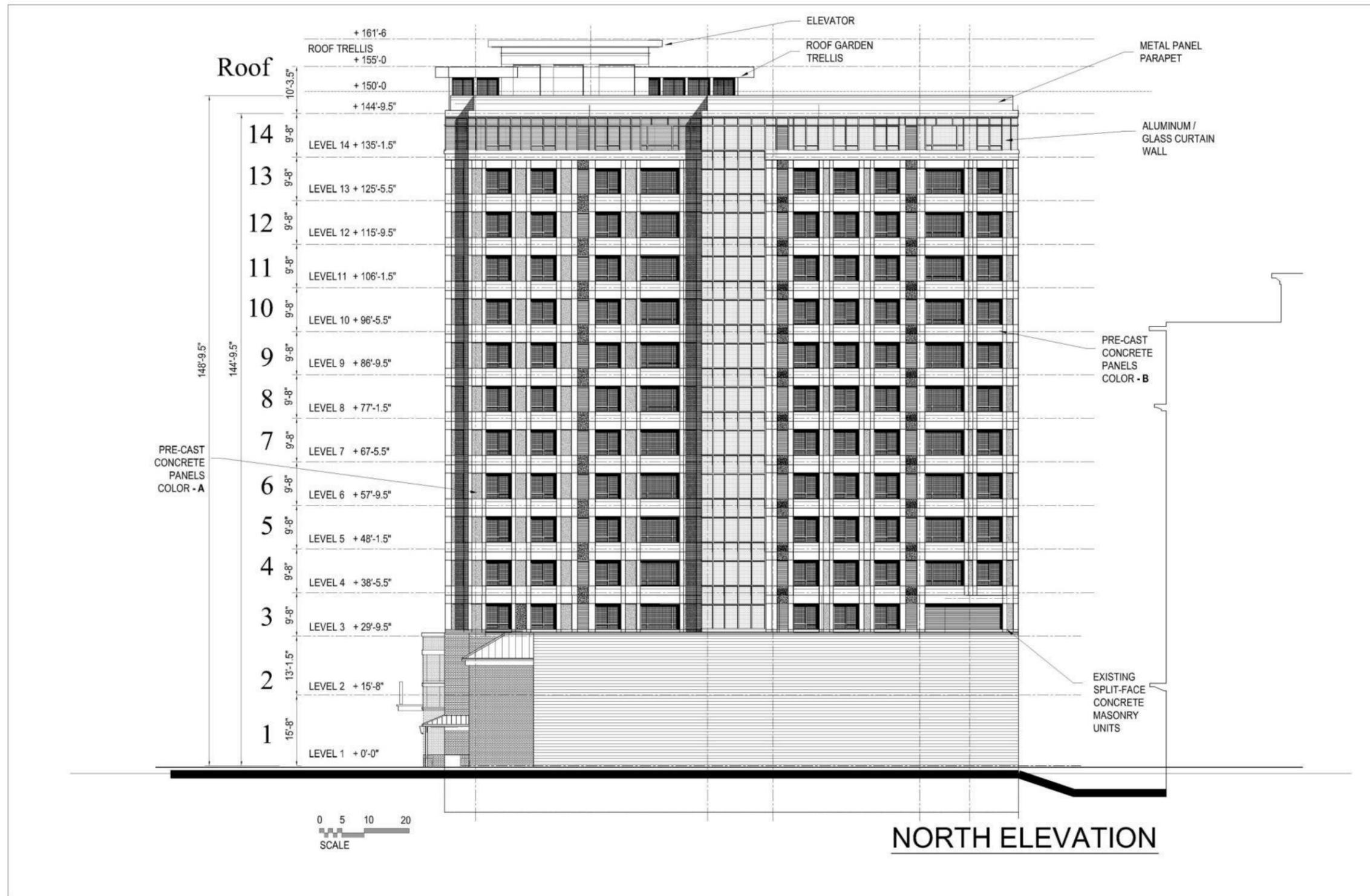
C.6 Building Operational Systems. Much of the roof top is available for installation of solar collection systems.

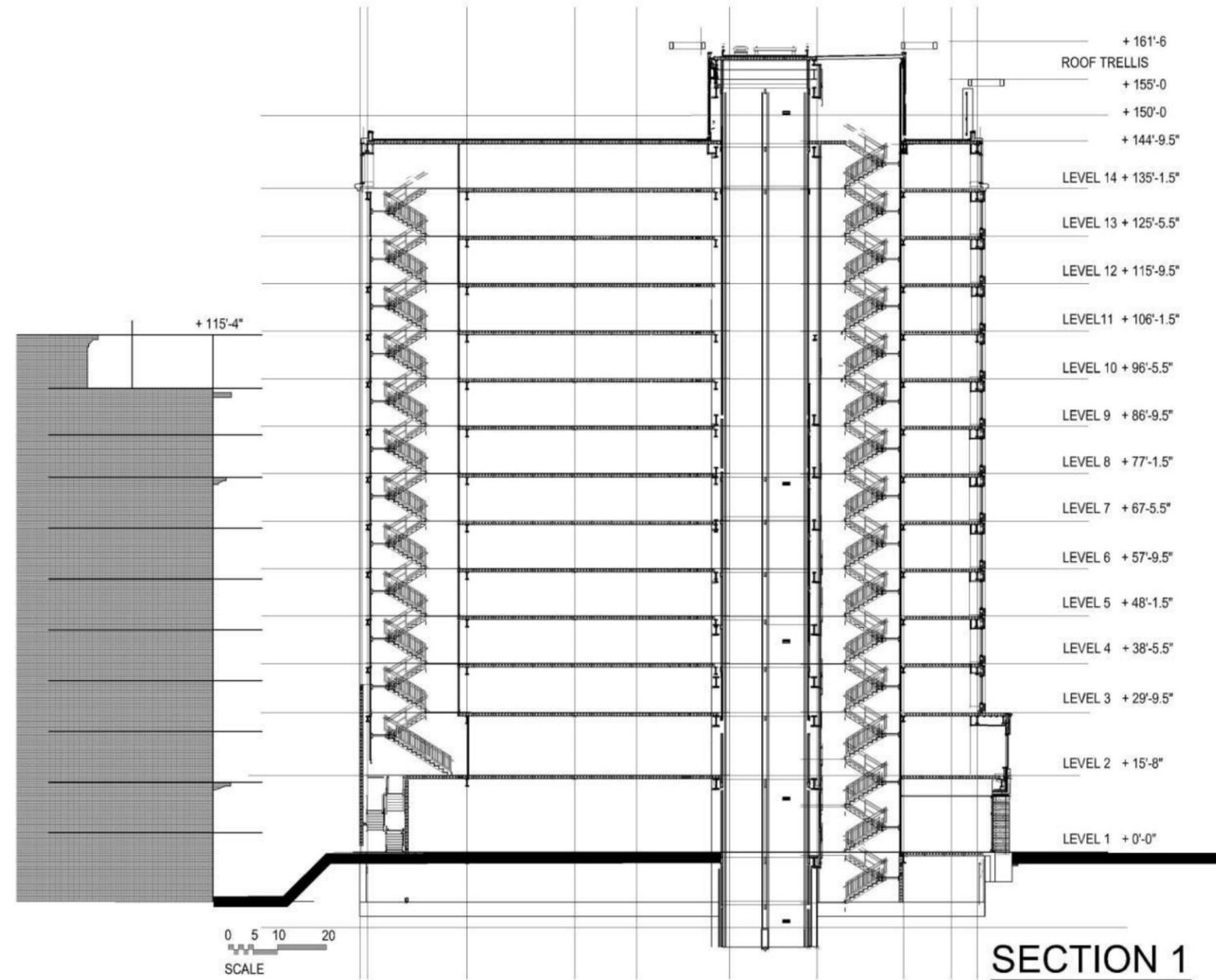
C.7 Sustainability in Building Elements. Building materials used throughout the addition will be locally manufactured with long life spans and require low maintenance. The rooftop plaza/garden will have elements of green roofs. The apartments in the tower will have operable windows for natural ventilation.



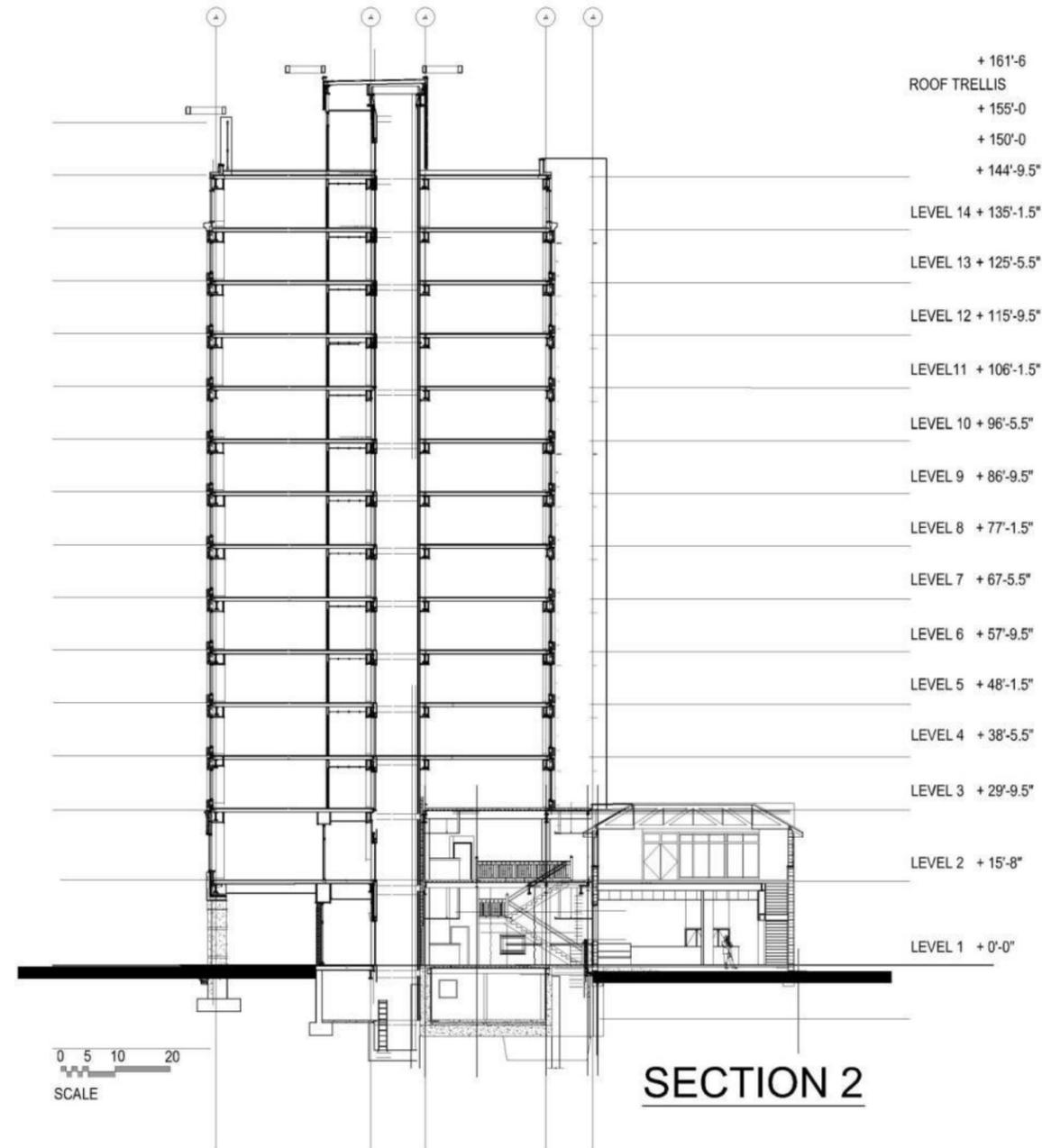


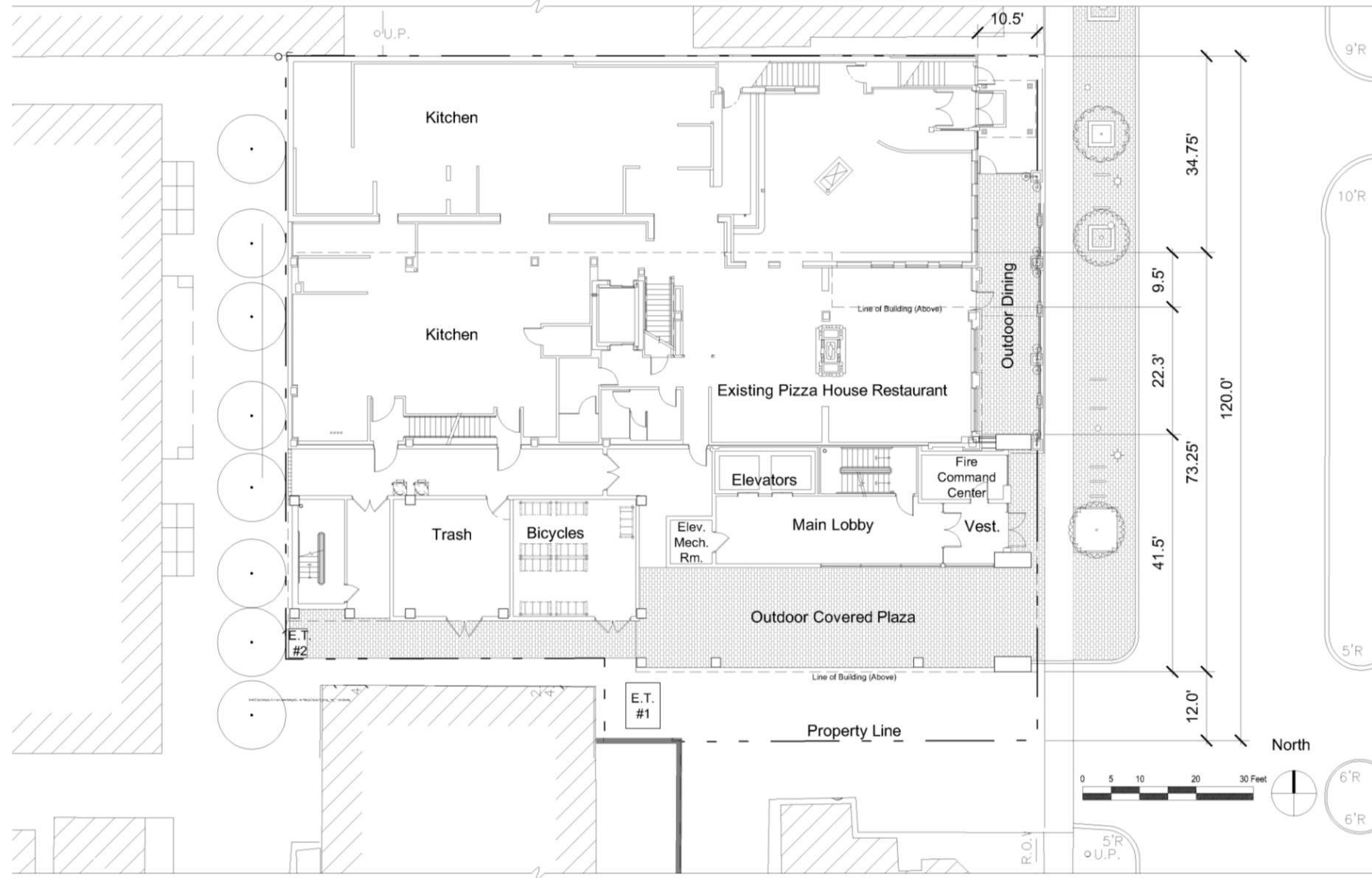




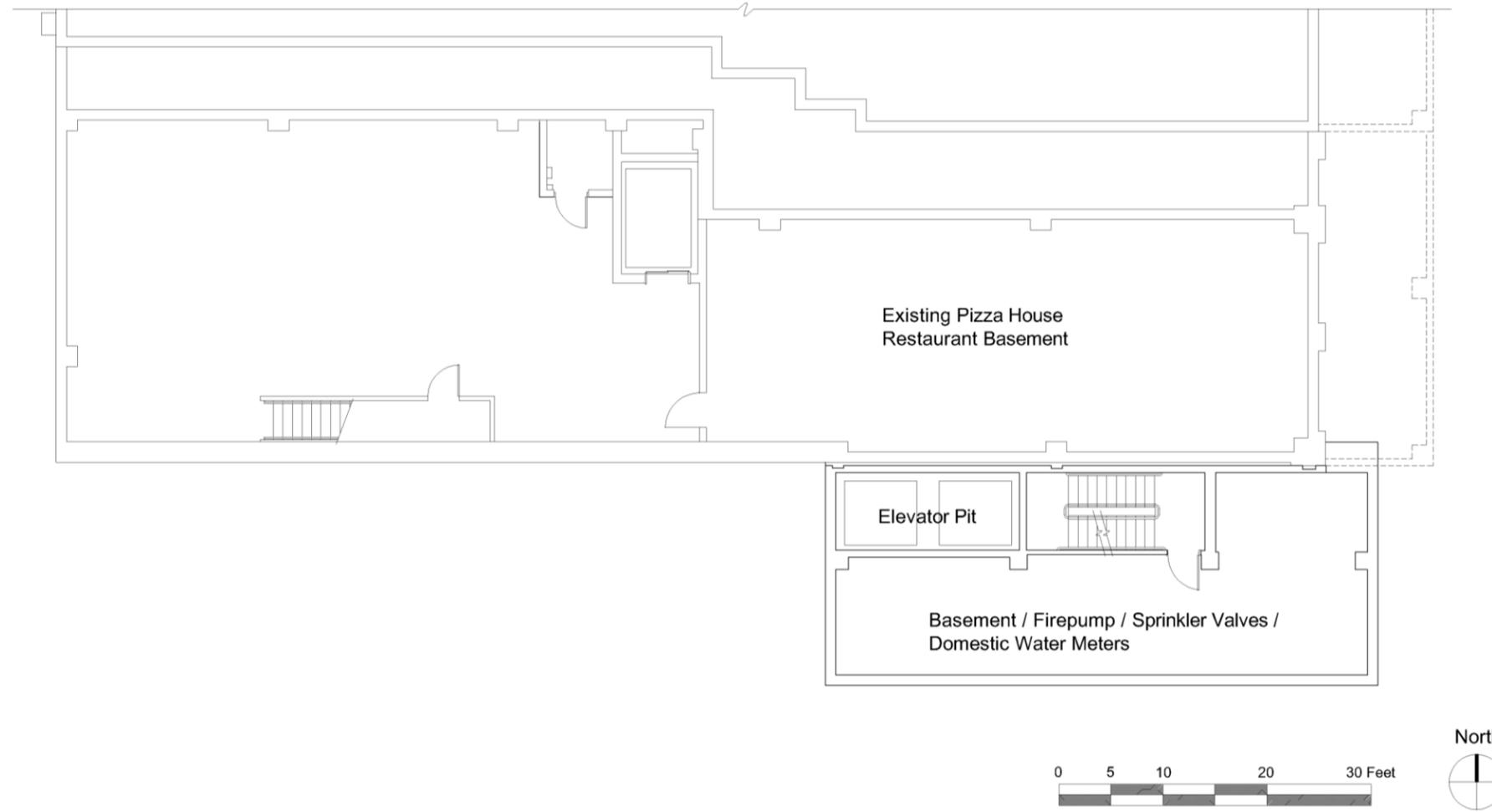


SECTION 1

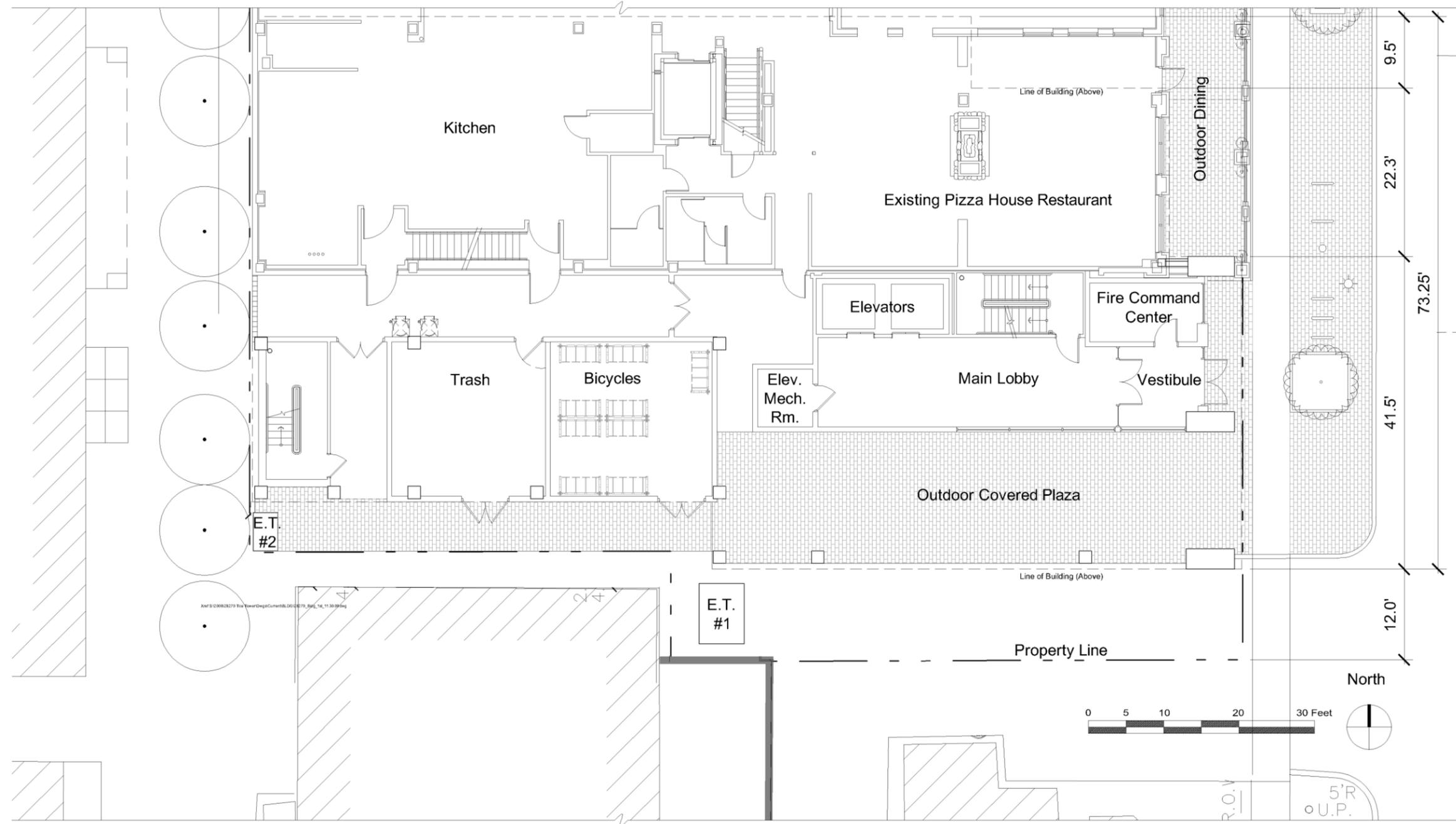




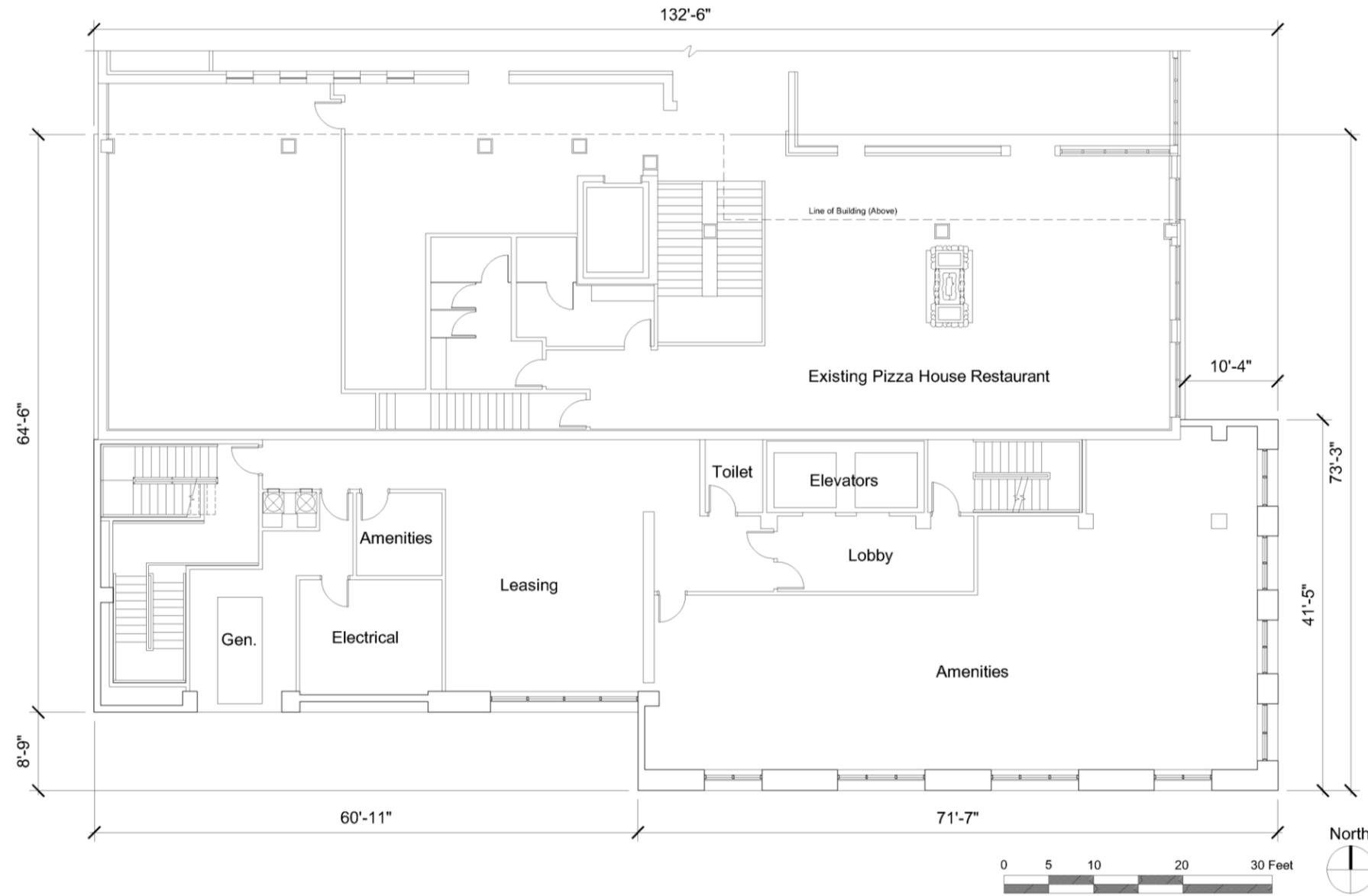
Site Plan



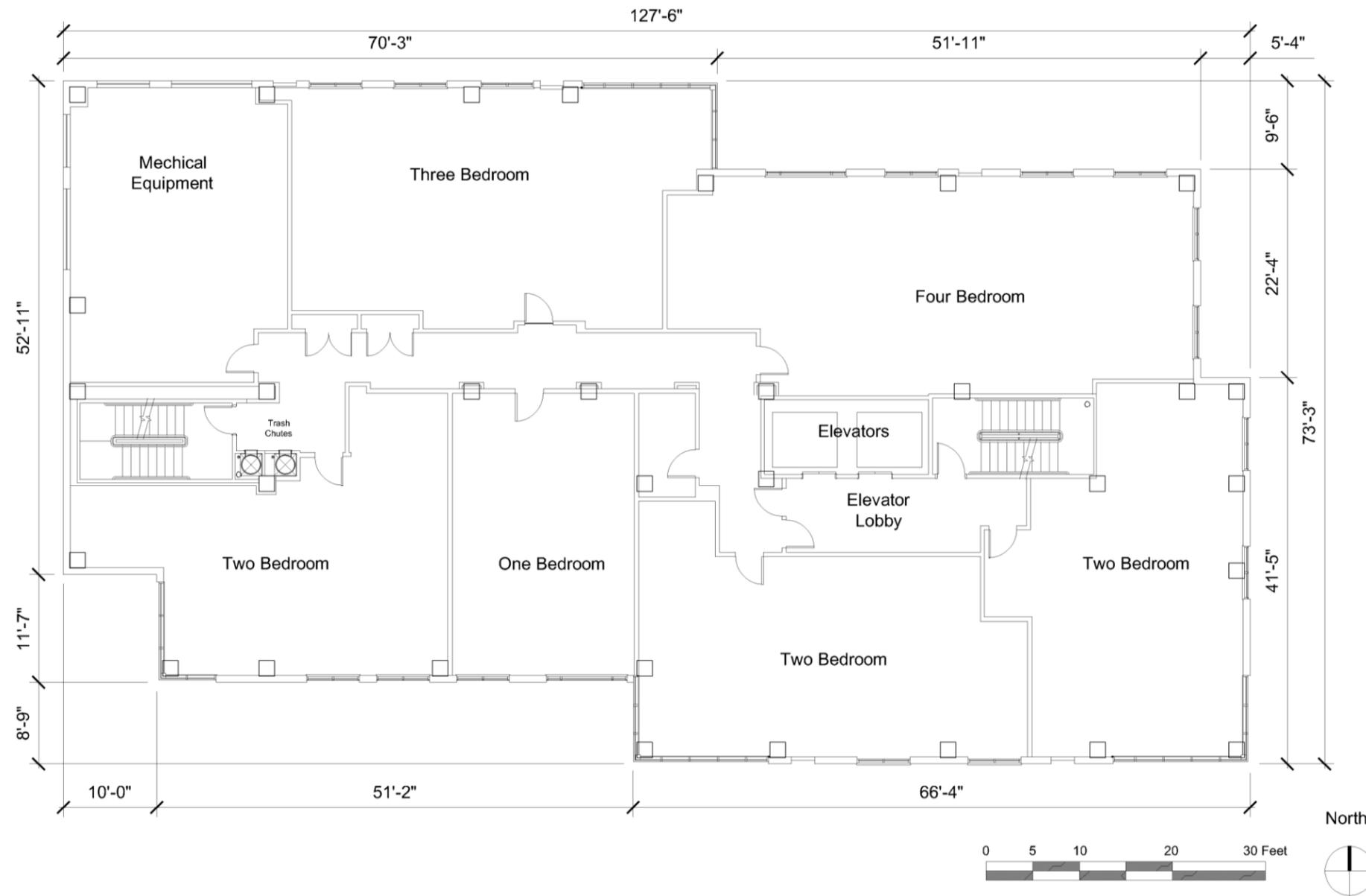
Basement Level Plan



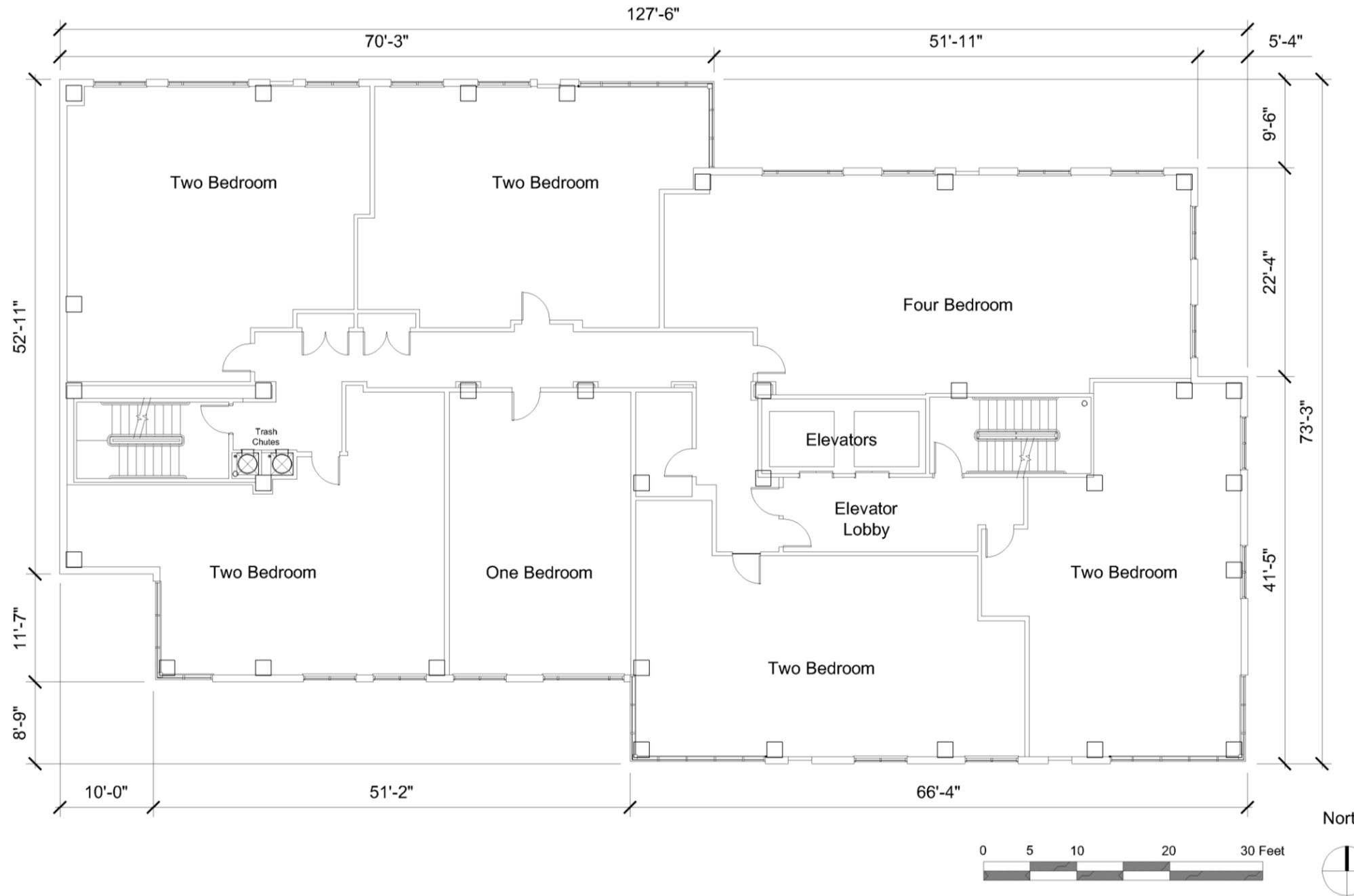
First Floor Plan



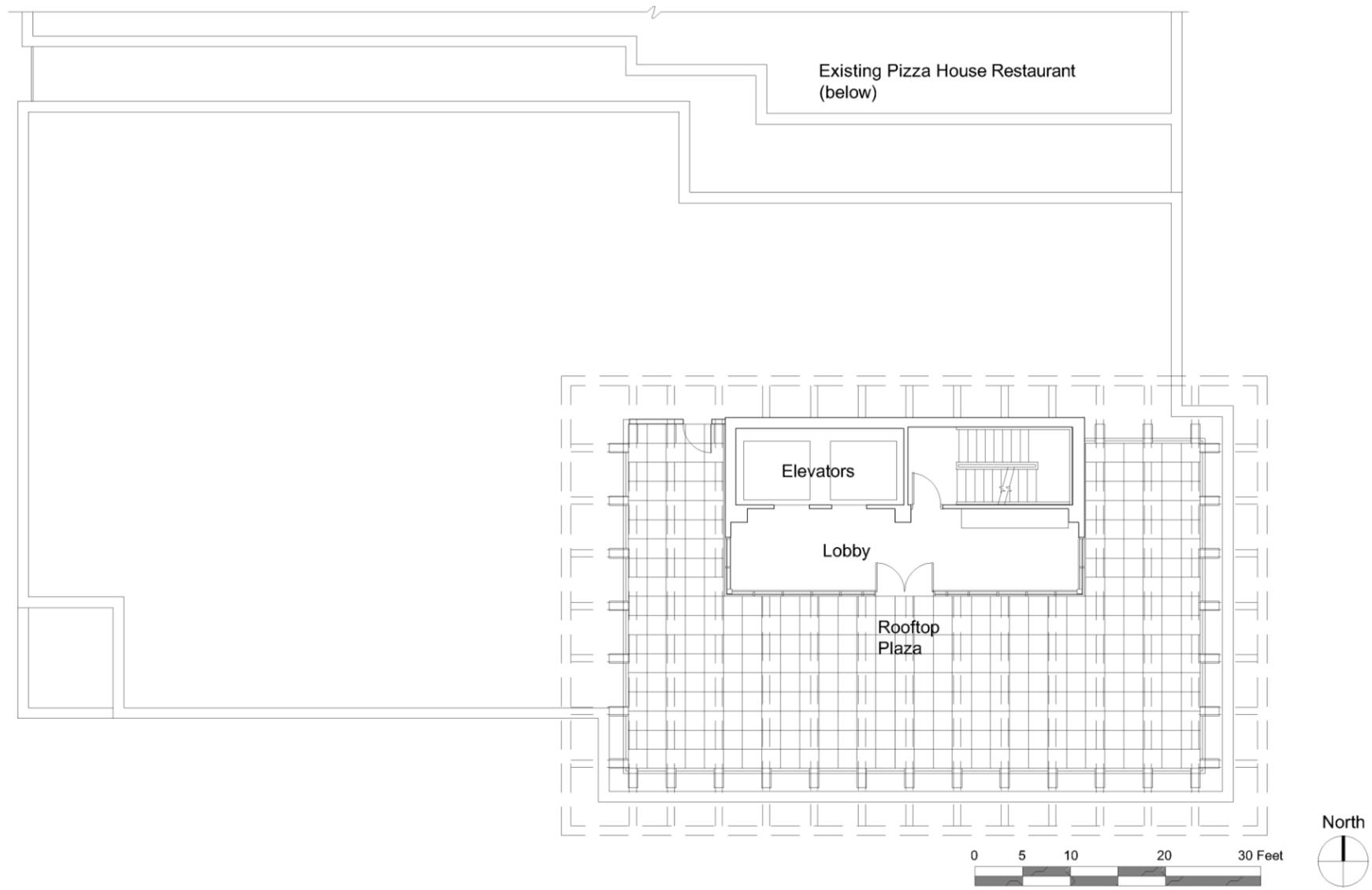
Second Floor Plan



Third Floor Plan



Fourth – Nth Floor Plan



Roof Level Plan