



**AIA** Southwest  
Michigan

# *Design Awards* CELEBRATION :17

aia southwest michigan  
vol. 7  
november 2017  
editor\_sara tripp

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# year in review

**january** \_aia swm board meeting  
\_aia swm family health center south clinic tour\_**1.0 HSW**  
\_aia swm legislative meeting & greet

**february** \_aia swm board meeting  
\_aia / nawic rivers edge district revitalization tour + imagine  
kalamazoo 2025 presentation\_**2.0 HSW**

**march** \_aia swm board meeting  
\_aia national grassroots conference\_washington dc  
\_600 East Michigan Avenue "The Foundry" Construction Tour\_**1.5 HSW**  
\_aia michigan health facilities planning seminar\_grand rapids, mi

**april** \_aia architecture week\_april\_10-14  
\_aia swm imagine kalamazoo 2025 (day 1&2)\_**19 HSW**  
\_aia swm board meeting  
\_aia national conference on architecture 2017\_orlando, florida

**may** \_aia swm heritage guitar factory tour\_**1.0 HSW**  
\_aia swm board meeting  
\_aia swm board strategic planning session

**june** \_aia swm membership engagement (strategic plan)  
\_aia swm board meeting  
\_aia swm consumers credit union tour\_**1.0 HSW**  
\_aia / nawic "future of water and wastewater in kalamazoo" -  
presented by the city of kalamazoo\_**1.0 HSW**

**july** \_vacation month

**august** \_aia mi board meeting\_mid-summer conference  
\_aia swm usta boys tennis\_**dinner @ the nationals**  
\_aia swm board meeting

**september** \_aia swm board meeting  
\_aia swm vicksburg mill tour/business meeting & dinner\_**2.0 HSW/1 LU**  
\_aia/nawic/cfma golf outing\_heritage glenn  
\_aia swm ceu marathon day\_mtec center\_**8.0 HSW**  
\_aia michigan design retreat\_torch lake

**october** \_aia swm board meeting  
\_aia michigan leadership retreat  
\_aia swm mattawan later elementary tour\_**1.5 HSW**

**november** \_aia swm board meeting  
\_aia swm design awards celebration\_cityscapes\_**1.5 HSW**

**december** \_aia mi board meeting  
\_aia swm board meeting

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# from the president

Dear Fellow AIA Southwest Michigan Chapter Members and Guests-

Thank you for joining in this annual celebration of architecture! Every year we are witness to a range of projects from throughout our Chapter and I expect that this year's entries will not disappoint! The diversity of projects is exceptional- Justice, Health, Livability, Convenience... Built and un-built all show the range of focus and talents of our members. It is exciting to see the growth in our region and the impact we, as architects, are having on it.

This year the Chapter updated the Strategic Plan. Along with a continued focus on the Core Services that allow us to maintain our status as a Chapter, we defined our focus on four areas: 1. Serving our Members, 2. Providing Value through Education and Services, 3. Advocating to Maintain the Integrity of Our Profession, and 4. Outreach through Awareness and Philanthropy. Leading this effort helped to reaffirm my perspective on the value of my AIA membership. Our local Chapter continues to strive to provide opportunities we may not have otherwise.

A significant success this year has been our approach to securing sponsorships to help us bridge the financial gap between our declining income and the cost of our goals for serving our members. Instead of reaching out multiple times through the course of one year, we have implemented an annual sponsorship opportunity for potential sponsors. These sponsors have donated at a high level to be able to have a display table at our awards event. The generous, year-long support of all of our sponsors is the reason we have been able to provide additional networking and fraternal opportunities at our events throughout this year. Please take a moment to show your appreciation.

I have had the pleasure of working with a group of incredibly dedicated group of individuals serving on our Board of Directors this year, as well as the Chapter Awards committee. Although the task of President may seem daunting, many hands truly make light work. I know that I have reached out at multiple times in the past two years for each of you to consider how you can help in some way. Opportunities abound! Please join us and we can work together to make our Chapter stronger!

Regards

Marcia D. Strange, AIA LEED AP  
Chapter President

## **aia southwest michigan**

2017 chapter board  
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# sponsors

## Thank You to Our Sponsors!

### Platinum Level



PIONEERING SAFETY™



### Silver Level



8

# jurors

aia iowa\_south east iowa architects section



Jake Allen\_Fusion Architects



Sam DeWall\_OPN Architects



Nathan Griffith - Neumann Monson Architects



Steve Miller - OPN Architects



Derek Powers - Martin Gardner

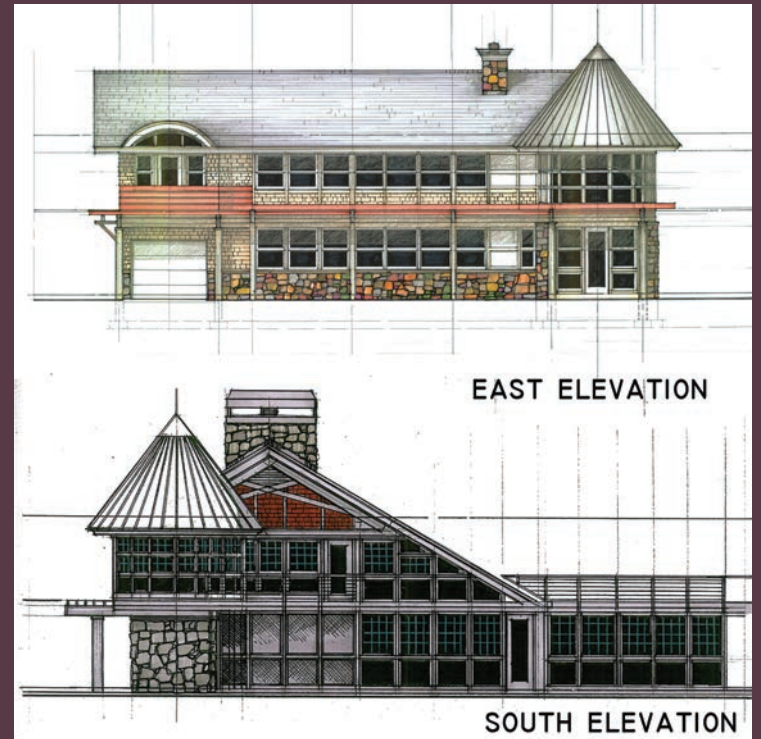


Hugh Soward - OPN Architects



Greg Sundberg - Sundberg Design





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allegretti architects

union pier residence\_union pier, michigan





The renovation of a 1920's vintage three bedroom cottage, one bedroom detached guest house and the addition of a pool, pool house, and landscaping.

**Design Problem:** Renovation and addition of an existing three bedroom home, and a one bedroom existing detached guest house; also a pool, hot tub, koi pond, and the further addition of a four bedroom suite two-story pool house with a screen porch, living area, pool room, mechanical space, entry, stair, garage, and beach/pool bath. Initially, along with a pool house, the owner requested that the pool be placed in the front yard space, where pools are prohibited by the Chikaming Township Michigan zoning ordinance. The family hoped the renovation would enable their whole multi-generational family to enjoy the home, with its various amenities, year-round, strengthening this close-knit family.

**Design Solution:** A wide south side yard on the 100'x441' lot allowed the pool house to be connected to the main house, while creating a new front yard designation and providing space for the pool and pool house. The pool house overlooks the renovated main home, highlighting a spectacular view of the pool and Lake Michigan. The traditionalism expressed in this project mimicked the historic context of the existing home as well as the owner's family's aesthetic vision. The existing structures were additionally reinforced by the establishment of a visual sight line through the pool house to the front door of the 1920's cottage.

Historic in its overall aesthetic persona, the new pool house is functionally sustainable, naturally cooled and geothermally heated and incorporates R50 SIPs roof panels, R40 walls, coupled with low-E glazing, two inch rigid slab and foundation insulation. Four to six foot overhangs with high emissivity galvanized steel roofing and sustainably harvested knotty pine form an energy efficient home. LED lighting and no VOC natural finishes were also used extensively throughout and provide a relaxing, healthy environment for four generations of friends and family.



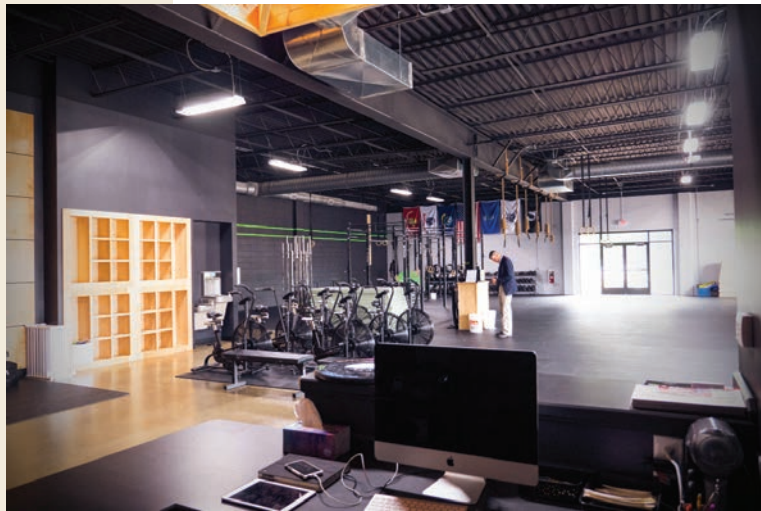
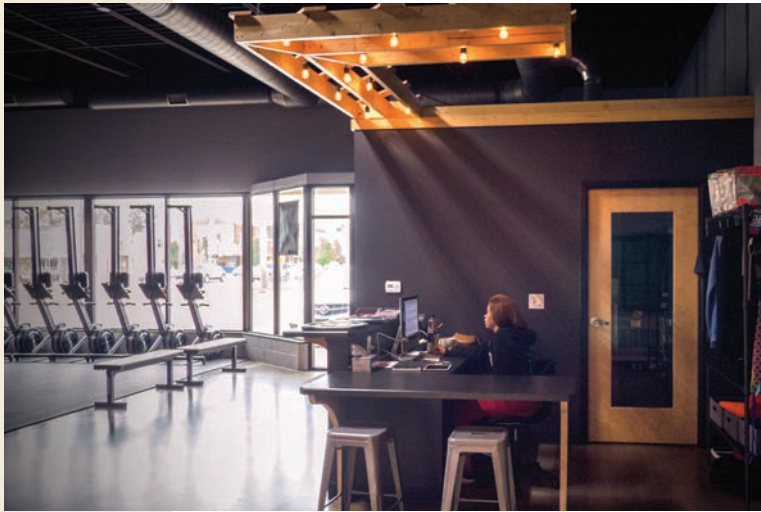


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andrews university

life rx fitness\_berrien springs, michigan





Problem Statement: “How do you take an existing, ‘tired’ building whose care-taking has waned over the years, and revive the structure to one in which owner, user and community find a common ‘context of care’?”

#### Design Project Description:

Each project gives the design team opportunity to express the value of design in the contexts of client, community, and profession. The majority of our Midwest communities’ building stock is composed of numerous projects of modest scale and budget. This existing building, although modest in scale, holds a prime site on a gateway commercial property along the state highway entering the Village of Berrien Springs in southwest Michigan.

The careful selection of materials, colors, and textures in both exterior and interior finishes highlight the new life the design gives to the building for its user and community. The client’s design intentions are to create a sense of vitality with the facility and its prominent site. Its renewed presence and image as a fitness center respects and responds to the site’s welcoming role as an entry to the village’s commercial center.

The design promotes an honest presentation of structural materials exposing concrete masonry block walls, steel joists and metal roof deck in contemporary shades of gray against darker backgrounds. Further emphasis is created with the contrasting textures of wood modular panels incorporated effectively in the modest budget. Durable materials and flexible spatial definition for programmed uses were accomplished using simple finish coatings on concrete floors and walls for the direct installation of fitness equipment to the structure, as well as carefully integrated industrial grade lighting and ceiling elements that can serve multiple combinations of areas for fitness activities and instruction.

The project program correlates design intentions with over-arching goals to promote a sense of wellness both for its place in the community as well as the individual clients it serves. The visual impact on its site is enhanced by the addition of envelope transparencies to highlight the fitness activities inside and outside the building. New exterior openings to the east façade fronting the entry highway and a new overhead door with glass panels to the cross street of the corner lot bring the inside activities to view at night and also provide outdoor connections for activities during warm days. These and the overall design sensibilities represent the up-and-coming generations’ renewal of energy being invested for the prosperity of their community.



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**byce & associates, inc.**

bell's brewery support services building\_galesburg, michigan





The Bell's Brewery – Support Services building is a 2- story corporate office space centrally located between the new Bottling and Logistics Warehouses. This portion of the facility accommodates numerous employee focused areas; such as Fitness and Health Centers, Locker Rooms, Break Room with outdoor patio, Trucker's Office/Lounge, Logistics Office, Packaging, Point of Sale spaces, IT Office, Human Resources Office, as well as a Multi-Purpose area. This Multi-Purpose room was detailed to be over-sized so that, when fully occupied, it can accommodate up to 500 people and can, also, be divided into three separate, spacious, general meeting or "huddle" rooms with the use of two, operable room partitions. This provides Bell's staff flexibility when scheduling several separate functions for the same time.

Byce's design team, has created a unique, yet fresh and updated design approach to the Support Services building. Many natural materials and components, including heavy timber structures, polished concrete floors and burnished concrete block walls are highlighted to functionally and aesthetically connect with similar features detailed on all previous building expansion projects within the Bell's Brewery Campus since 2005. Also, natural daylight and cross ventilation has been effectively captured by detailing distinctively, large, exterior windows and interior light configurations. The interior lights are detailed and located to create an open and prominent visual for staff and visitors to exclusively observe daily brewing functions between one interior production area to another. The design concept, also, utilizes sky-lights, Kalwall systems, Thermally Enhanced Wall systems, and sun shading units to effectively maximize a sustainable and comfortable work environment for all employees throughout the whole facility.

Allowing Bell's beer production processes to continue throughout construction without disruption was our design team's main challenge. By creating an architectural, center "spine" staff could effectively monitor the controlled brewery functions and minimize any adverse impact construction could potentially have on their daily production tasks. The "spine", also, provides staff with a progressive office environment that uniquely mixes industrial components, such as packaging conveyors flowing down circulation corridors and bottling lines interacting with vertical circulation points, with other more standard office elements.



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**diekema hamann architecture + engi**

bronson battle creek family medicine\_battle creek, michigan





#### DESIGN PROBLEM:

Bronson Healthcare started a new family medicine practice in Battle Creek to address the shortage of primary care providers. Situated on a sloping 25 acre site, this building was the first intervention towards a future healthcare campus for Bronson.

The charge:

1. Provide an exceptional experience for patients and providers.
2. Be recognizably a Bronson building by providing a more contemporary take on the aesthetics of the 1998 main hospital.
3. Provide an inviting, sophisticated, family-friendly and organized space.

#### DESIGN SOLUTION:

The design development led to a 14,000 SF building composed of three overlapping masses differentiated through layered materials, heights, and shapes. The pallet of brick, block, punched openings, and angled shed roofs used are all associated with the Bronson brand. Though the "Bronson Green" framing from the main hospital was replaced with a more contemporary finish, the signature color remains incorporated through exterior accent lights.

For an exceptional experience, design decisions were made to ensure patients remain oriented to their surroundings at all times. Wayfinding is first considered from miles away as the building's statement angled roof, peaking at 30 feet, is clearly visible from I-94. Internally, wayfinding is accomplished through ending patient corridors with exterior views and accenting key corridor intersections with a central "hub" design.

Lean design principles maximized efficiency to reduce wait times and allow more time for patients with their providers. Utilizing an "on-stage, off-stage" theme, patients and providers are kept out of each other's way until they meet in an exam room. Travel distances were minimized by grouping staff areas directly behind exam rooms with dedicated staff entrances; and by locating patient corridors closest to the waiting room. All 20 exam rooms are identical so there is no guesswork for staff. Gloves, paper towel dispensers, and task lighting are taken "off-stage" by being built into millwork to reduce visible clutter.

Influenced by hospitality design, the waiting room and reception boast: abundant daylight from clerestory windows; child-friendly furniture; a reception desk that mimics the exterior massing in the interior material palette; and accent lights that provide human scale at the reception desk.





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**diekema hamann architecture + engi**

origami brain injury assisted living\_mason, michigan





#### DESIGN PROBLEM:

Origami Brain Injury Rehabilitation Center, situated on a beautiful 35 acre wooded site in Mason, Michigan, was looking to extend their residential program by designing and building a six-bed residence featuring 6,000 square feet of private, homelike space offering an assisted living option to their overall campus of care. The new residence complements existing neuro-rehab and semi-independent living programs.

#### DESIGN SOLUTION:

The new Assisted Living Home offers six bedroom spaces which include a bedroom, toilet room with shower, small dining/table area, and small kitchenette. The common space is the center of the residence with the apartments on the perimeter. This common space has a large comfortable living room complete with fireplace, computer station, large TV, floor lamps, and comfortable lounge furniture for hanging out. As part of the common space, there is an open dining space and open kitchen space. The dining space has a large farmhouse style dining table to accommodate communal meals and game nights. The open kitchen allows for resident interaction in creating and producing meals and generally evoking, along with the open plan living and dining room, a sense of hearth and home.

The residence has a welcoming front entry area where coats and boots can be stored, a sitting room, laundry room, and large pantry.

The entry points into the bedrooms are hidden from the common area, affording privacy and independence, enhancing the overall dignity of the residents. The assisted living home color scheme is comfortable and fresh, incorporating the color of the woodlands and the expanse between the woods and the building on which the building resides. The interior spaces are accessorized with artwork, baskets, pottery, and reeds and grasses further emphasizing the homelike elements, essential for the environment of care and healing.





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diekema hamann architecture + engi

spectrum health-north muskegon integrated care\_muskegon, michigan





#### DESIGN PROBLEM:

Spectrum Health developed their Integrated Care Campus to enhance the patient experience. Patients avoid traveling to multiple locations for additional health services. Providers are located together in a state-of-the-art facility and are easily available for consultation when needed. The four main design challenges of this project were:

1. maximize interaction between patients and staff,
2. provide acoustical privacy at exam rooms,
3. maximize daylight and
4. provide high building-envelope performance as this site experiences harsh lake-effect weather from Lake Michigan.

#### DESIGN SOLUTION:

The new 30,000sf, single-story building is located north of Muskegon, Michigan on a beautifully wooded site on Bear Creek. The facility offers medical offices, an endoscopy suite, point-of-care laboratory, radiology and physical therapy. During demolition, Spectrum Health worked with the Muskegon County Habitat for Humanity to salvage materials from buildings that were removed from the property.

Solution 1: Within the two “exam pods”, staff are located in open work stations surrounded by the exam rooms, promoting transparency and communication between patients and staff. This challenges the trendy “on-stage-off-stage” approach that keeps staff hidden from patients except during their appointed exam time.

Solution 2: While the “exam pods” create transparency, it adds a challenge of acoustical privacy. An STC rating of 50 was achieved through acoustical gypsum board, batt insulation and sealants on all walls, floor to deck. All doors have thresholds and gasketing and all ducting has multiple elbows to avoid sound transmission through diffusers.

Solution 3: The building is sited to maximize views of the natural surroundings: exam and consultation rooms overlook the wetland and creek. Daylight penetrates deep within the building through clerestory windows located around the perimeter of the exam pods and over the community room and break room.

Solution 4: The building utilizes Dow Thermax Xarmor exterior wall system, for a total R-value of 35. It provides continuous insulation as well as a drainage plane, water-resistive barrier and exterior sheathing. A third-party commissioning agent ensured proper installation and reported better-than-intended performance upon completion, including four times tighter total envelope than energy code requires.



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eckert wordell

family health center\_kalamazoo, michigan





Family Health Center (FHC) is a federally qualified health center designated by the government to provide care to underserved populations in Kalamazoo County. Their South Clinic was designed to complement their existing clinic on the north side of Kalamazoo.

With a goal of expanding services and reusing a brownfield site, the client purchased 2.5 acres on Alcott Street on Kalamazoo's south side. The soils on this brownfield site had been contaminated from the previous structures which were demolished in stages between 2004 and 2008. In addition to the contamination, the grading on this site sloped down dramatically to the north and west. Finally, the ultimate goal of the clinic was to provide patients with several distinct healthcare programs with convenient parking for patients and staff and access to public transportation.

The original concept was for a two-story building but as the program grew it became obvious that the area required for the building and parking would not fit on the site. The solution was to split the program across four stories and lower the building into the site's slope. The lower level is partially visible on the south but completely exposed on the west and north. Parking wraps around a large retaining wall that cuts through the site establishing parking areas for staff near their entrance on the lower level and for patients at the upper level adjacent to the main entrance canopy. Even at the reduced footprint size of a four-story building, it was too big to face the street and allow road access to the concealed parking lot behind the building. The solution was to turn the building 90 degrees and allow for road access onto the site, in doing so this allowed enough space for parking and a drive under canopy. The building's striking presence is now visible from both Alcott Street and the major intersection at Portage Road which is important for providing their patients with adequate access.



The facades on the resulting 50,000 SF clinic incorporate metal panels, aluminum and glass curtain wall, and brick with limestone details. The intersecting and sloping volumes of the patient waiting areas and dental clinic form an innovative and stylish composition which compliments its sister facility on the north side of town.



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eckert wordell

the foundry\_kalamazoo, michigan





The design challenge was to adaptively reuse an old industrial steel fabrication warehouse on a Brownfield site. By embracing its history and materiality and engaging with the surrounding landscape, we sought to provide a modern, collaborative, office building with interior and exterior spaces that meet the needs of today's office environment.

The Foundry is located in Kalamazoo's River's Edge neighborhood at 600 E. Michigan Avenue. With its proximity to downtown and location on a major thoroughfare, the redevelopment of the site expands the edge of downtown Kalamazoo.

The floor plan is intended to encourage tenant interaction. The main north-south hallway zig-zags beneath the line of the original crane beams bisecting the building from front to back. The recessed seating zones are further highlighted by reclaimed wood walls, floating ceilings and carpeted areas.

The original 1907 brick foundry building is now connected to a covered terrace by an east-west hallway and wedge shape that define a common multipurpose conference suite, kitchen, and locker room amenities. In the center of the building, beneath a huge girder truss, is a plaza meeting space and coffee bar with access to all suites.

In keeping with the spirit of industrial materials, the polished concrete floors complement and celebrate the raw honesty of the existing exposed structural ladder columns. The virtue of steel is celebrated throughout the building; the west side lower roof beams and columns are uncovered and help to define the terrace and garden edge.

The existing 24' high trusses allowed for translucent panel clerestories along both the east and west sides and by reducing the heights of the demising walls light is able to penetrate to the building core. Solatube daylighting devices throughout also assist in harnessing natural light and reduce the amount of lighting required during working hours.

To help control unwanted sound transference, due to the use of exposed steel, high ceilings, and shared spaces, a pink noise system was employed throughout the building. Additional sound control was achieved through the use of acoustic boards in strategic interior spaces and the entire ceiling was coated in an acoustical and thermal finish.



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seven generations architecture + engineering

fuel station / c-store\_battle creek, michigan





Completed in Fall 2016, The Pit Stop includes a 16-handle fuel service station, a 4,500 square foot convenience store, and a 1400 square foot car wash complex. An addition to the premier property of FireKeeper's Casino, this project also functions as an extension of the casino's brand, values, and outstanding customer service. The design team shaped an environment that enhanced customer experience while meeting expectations of convenience. This blending is shown in the glass-tile bulkheads and signage, which simultaneously delineate customer areas and present a level of finish unique to this building type.

A key aspect to this project is its innovative use of rainwater. To reduce the amount of water used by the car wash facility, a custom fuel canopy was designed to harvest, filter, and store rainwater in underground tanks. The water is then used by the car wash to pre-rinse vehicles.



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tmp architecture, inc.

kalamazoo college fitness & wellness center\_kalamazoo, michigan





Kalamazoo College, a private liberal arts institution, is moving forward with long-range planning improvements to its athletics facilities. This new Fitness & Wellness Center serves the student, faculty, and staff population with state-of-the-art weight and cardio fitness equipment and group exercise spaces.

The 31,000 SF two-story building is a large addition to the existing Markin 4-court indoor tennis structure. A portion of the Markin facility was razed to make the prominent corner lot available at the intersection of both the north and east primary entryways into campus.

The Center's plan is configured to maximize efficiency of personnel with a welcome desk positioned to monitor members checking in as well as internal traffic to the adjacent tennis structure and along the main circulation corridor. The entry area is open to the second floor balcony and weights/fitness areas above. A lounge space at the entry provides gathering space for students to socialize and study.

Multiple flexible spaces support cardiovascular workout areas and group exercise rooms as well as a dedicated 2-story climbing wall. Two racquetball courts and a squash court are across the hall from a dedicated dance studio. The facility also offers an office and health assessment room for the campus fitness and wellness director. The Center contains USTA and varsity tennis coaches' offices as well as the George Acker Tennis Hall of Champions. Additional spaces include student and faculty locker rooms, offices, restrooms, mechanical and storage spaces.

The \$8.7 million structure was funded entirely by donors including alumni, parents, friends of the college and several foundations, who contributed to the Campaign for Kalamazoo College, the most successful campaign in the college's history.

The building also serves as a recruitment and teaching tool. In lieu of LEED certification, Kalamazoo College students provided LEED-like auditing in the design, energy and sustainability criteria that inform LEED certification. The students collaborated with the project's design and construction teams to assess factors such as water and energy efficiency, proximity to public transportation and air quality.



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tower pinkster

kalamazoo valley community college food innovation center\_kalamazoo, michigan





Kalamazoo Valley Community College (KVCC) had a vision to add new facilities to support its Culinary Arts and Allied Health Programs. One of three buildings within the new Bronson Healthy Living Campus development in downtown Kalamazoo, the new Food Innovation Center seeks to promote wellness while increasing community access to healthy food and nutrition.

KVCC's 16,500 square-foot Food Innovation Center is designed to contain four major program elements: food education areas, flexible indoor growing space, food safety and processing areas, and outdoor growing areas. The programs focus on sustainable and responsible production and distribution of food. The sustainable aspects of the educational programs are reflected in the building systems as well, featuring hot water and solar electric panels, and native plantings and grasses.

The indoor growing spaces allow students to explore new trends in how to grow food indoors within an urban environment. Hydroponics and aquaponics are examples of emerging trends that are researched in the 3,000 square foot indoor grow room. The adjacent processing area provides training opportunities for harvesting and cleaning of consumables and dedicated lab space for research in food safety.

The outdoor food production space allows hands-on greenhouse growing as well as further research into the relationship between food and nutrients. Students also compost over 80 gallons of food per week to reduce waste. Additionally, KVCC recently approved the installation of a 30x72-foot passive solar hoop-house in 2018.

Finally, the education piece allows for engagement and outreach to bring cutting-edge research to the students and community. Currently, six local firms purchase food processed at the Food Innovation Center. In fact, they are assisting Bronson Healthcare with their goal of sourcing 50 percent of all their food from local farmers and producers by 2020.

The Food Innovation Center is a one-of-a-kind facility in West Michigan, designed to promote health and wellness in an urban environment. The new facility's design follows the closed loop pattern to illustrate this unique, sustainable process within the building itself. The programs interconnectedness with the community through partnerships and programs ensures that food innovation will be top of mind for generations to come.

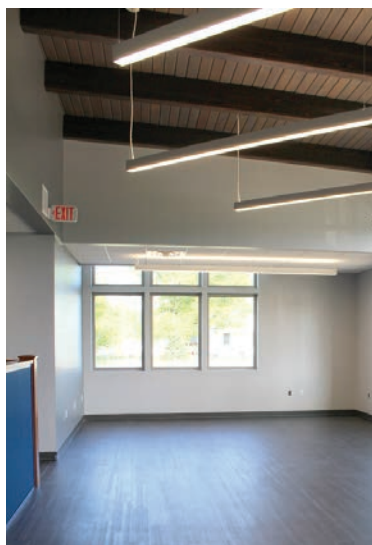


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**wightman & associates, inc.**

kalin construction office reconstruction\_benton harbor, michigan





The previously existing Kalin Construction office was an outdated addition attached to their garage workshop, and it had an inefficient layout with inadequate space for needed functions. Early in the design phase, the decision to demolish and replace the office area was made, and a new 5,950 SF “front” including mechanical mezzanine and plenty of space for all programmatic needs was planned. This provided a cost challenge requiring a significant value engineering exercise to create a more efficient layout. The result was a 4,600 SF addition that maintained the integrity and functions of the original design.

The owners’ design objectives included ample daylighting with open feeling spaces that allowed for visual connections, while maintaining enough privacy for day-to-day functions. To counter solar heat gain inherent with large windows, special care was taken to provide large overhangs to shade the glazing. Security through design was achieved with a primary lobby and check-in space, an open office workspace for general staff, and private offices for senior staff - allowing for confidentiality without being visually closed off from the open office environment. The front office and lobby were rotated out slightly to create an inviting, prominent entrance that is shielded the entry from winter winds and heavy snow drift.

As a construction company, the owner wanted materials and finishes used to be reflective of their type of work. A light industrial theme was used throughout the project. The exterior is a mix of stone, corrugated metal siding, simulated granite block and an aluminum “wood” siding product. The interior spaces feature exposed tongue-and-groove wood roof decking, architectural glue-laminated beams, and a castellated beam that is visible from the outside through the clerestory ribbon windows. This project utilized elements in the design that make the Kalin Construction company so well known in the community and now are also reflected in their own building, helping further extend their branding and name.



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**wightman & associates, inc.**

moso village mixed use development\_sturgis, michigan





Downtown Sturgis, Michigan is a growing and increasingly vibrant community. It is home to a variety of local businesses, restaurants and living options. In the heart of downtown, at the corner of US-12 and M-66, Jeremy Gump of Inquire Partners, LLC, recognized an opportunity to contribute to the growth, atmosphere and success of the downtown area. Inquire Partners, the City of Sturgis, and Wightman & Associates jointly developed a master plan with Moso Village selected to be the first significant construction project toward implementing his vision to revitalize this part of Downtown Sturgis.

Truly a public-private partnership, the project was realized through a combined funding effort including the developer, the City of Sturgis, and the State of Michigan, which successfully transformed an entire city block. Formerly a brownfield site and home to an industrial building and municipal parking lot, it was surrounded by dilapidated streets with failing and inadequate infrastructure. Moso Village created twelve new modern residential apartment units beside and above 19,000 square feet of new commercial space, surrounded by a new pedestrian friendly streetscape.

Overlying new sanitary sewer, public water, underground electric and communications utilities, roads were completely reconstructed on all sides with new, narrower streets and clay paver cross walks to calm traffic and encourage a more pedestrian friendly atmosphere. Since the building and streetscape were delivered by the same design team, tenant spaces, finished floor elevations, sidewalk and street grades, exterior lighting elements, plantings, and amenities were coordinated to create a place people want to be, while ensuring accessibility and walkability throughout the site. The Wightman & Associates design team was involved in every step of the development; providing planning, land surveying, civil engineering, architectural, construction layout and inspection services.



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allegretti architects

st. joseph residence \_ st. joseph, michigan

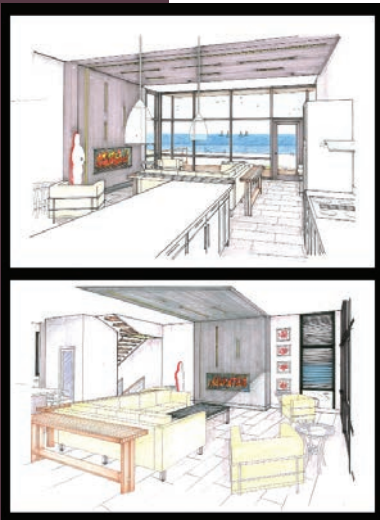




A modern three story lake front home is currently under construction on a small lot, after having addressed the erosion and narrow lot issues.

**Design Problem:** This millennial modern home was challenged by being designed on a wedged-in 33' wide by 132' long lake-front lot. Restrictions included seven foot side, thirty foot rear, and ten foot to the first step front yards, with forty five percent lot coverage, and thirty foot height. Then, just as we were ready to begin construction, unprecedented beach erosion required a new seawall, significantly reducing the budget. All this while our busy clients, seven hundred miles away, were stretched between their two toddlers, their jobs, and being very involved with the decisions their home required.

**Design Solution:** Lowering the home 3' below grade, we created a beach access area, which will act as a surge plinth for the main and upper levels of the home. The lower level consists of a garage, shower/sand-trap area, and a mechanical room. Unfortunately, since both of the adjacent neighbor's homes crowd the property lines, our design strategy became an internal progression of decks, covered terraces, and a main level which are focused on the street and lakeside views. The interiors are primarily white as is the "floating stair" from the beach area to the main level and to the upper level three bedrooms. Wide flange steel shear wall frames were used at both ends to support the tall 30' high by 22' wide structure with multiple cantilevering decks. "The Resilient St. Joseph Coastal Study" shepherded our waterfront design and was approved by the City of St. Joseph. This home is now finally under construction and we believe it is recognition worthy because of the problems our team surmounted for our client and the litany of best practices design iterations we developed in the process.





STREET ELEVATION



ALLEYWAY ELEVATION

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diekema hamann architecture + engineering

new urbanist neighborhood masterplan and phase I housing development





## Background

A neighborhood development organization is creating opportunities for low to moderate income individuals to live in affordable homes in safe, sustainable neighborhoods.

This project set two primary goals:

1. Develop a master plan to implement new urbanist principles for future development in this diverse and under -developed city block
2. Set the design aesthetic and scope for Phase 1. The city block borders a local historic district and contains three historic properties. The masterplan will include new townhouses, row houses, and the rehabilitation of a historic cottage court. A mixed used retail and residential development is a priority and attractive green space is also desired.

The flagship project is to develop owner occupied residences that will range in size between 800-1400 SF. Phase 1 of the project will construct twelve units. A brownstone townhouse concept is the aesthetic that was most desired. Shared elevated porches will face the public street side, while balconies and bay windows will face the internal neighborhood side, and provide access for single private one car garages for each resident.

## Challenge

Create an inviting, visual aesthetic that is also safe, secure and affordable. Additionally, design flexible floor plans that can accommodate diverse owners.

## Solution

It was important to create a building mass that allows for glimpses through, beyond and into the neighborhood. Phase 1 consists of two building with six units each separated by a small urban park. The townhouse concept has a precedent in the neighborhood, incorporating masonry and porches that will provide a timeless and enduring solution. The units range in size providing affordable options for many sectors of the residential market. Each unit will have two to four floors of living space, with an optional roof deck. Each pair of units will have complimentary and interweaving floor plans with living spaces that will favor either the street side or the internal neighborhood side.



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seven generations architecture + engineering

native justice center \_ dowagiac, michigan





We were commissioned by the Pokagon Band of the Potawatomi to design a culturally significant justice center to serve the Native Community. The circular design of the Native Justice Center represents the traditional use of talking circles by native peoples to enable healing individuals and the larger community after disputes, problems, or conflicts arise. Native Justice, or 'Peacemaking', is an Indigenous community-based process where tribal members can talk together to resolve conflict. The circular courtroom reinforces the belief that everyone has an equal place; there is no hierarchy, adversarial positions, or "winners/losers" as is typical in western justice. The Seven Grandfather Teachings; the values of Wisdom, Love, Respect, Courage, Honesty, Humility, and Family, guide both the justice process and it's architectural expression. The emphasis on a natural color and material palette throughout the new facility is intended to reflect the culture of the Pokagon Band. The circular traditional fire pit in the Peacemaking circle, enhances the ability of the Bodewadmi, "Keepers of the Fire" to revitalize their culture.

