THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
March 8, 2012

PRESENT	**ABSENT**
Mr. Matt Adams	Mr. Rick Clawson
Ms. Mary Brown	Mr. Tim Renaud
Ms. Carol Duenke	
Mr. Bud Gruchalla	
Mr. Gary Perkins	

Mr. Mike Herring, City Administrator
Ms. Wendy Geckeler, Planning Commission Liaison
Ms. Aimee Nassif, Planning and Development Services Director
Ms. Mara Perry, Senior Planner
Ms. Mary Ann Madden, Recording Secretary

I. CALL TO ORDER

Vice-Chair Gary Perkins called the meeting to order at 6:32 p.m.

II. PROJECT PRESENTATION

A. Chesterfield Commons Seven, Lot 2 (Valvoline): A Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 0.977 acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road, one-half mile west of the corner of Chesterfield Airport Road and Boone's Crossing.

Ms. Mara Perry, Senior Planner, presented the project request for a 2,477 square foot retail building on Lot 2 of the Chesterfield Commons Seven subdivision. It is located on the northwest corner of the intersection of Chesterfield Airport Road and Arnage Boulevard. There will be no access from Chesterfield Airport Road, only through Arnage Boulevard. The exterior materials will be comprised of brick, Arriscraft stone, EFIFS and glass. The roof is a sloped roof membrane system to the rear of the building with parapet walls. There is minimal HVAC equipment for this building but it will be properly screened or painted to match the building. There will only be one small monument sign at the front of the lot. Staff is currently reviewing the landscape plan as well as the conceptual water quality features to ensure there are no issues with sight distance with circulation through the site. The trash enclosure will match the building materials and is set back on the site per Fire District requirements. It will be screened with landscaping along with additional screening from a nearby water quality feature.

Materials samples are available and are consistent with the material palette that is used throughout the Commons development.

Discussion:

Ms. Perry confirmed that there will be signage on the building elevation in addition to the monument sign.

Vice-Chair Perkins asked about the location of the HVAC equipment. The petitioner stated there was a small exhaust fan on the roof that is about 2 feet tall. The rest of the HVAC equipment is located inside the space and stated that the transformer will be screened.

Vice-Chair Perkins commented on the landscaping and encouraged the addition of small flowering trees behind the street trees. Ms. Perry stated the landscape plan has changed completely as it did not match the approved conceptual landscape plan, and therefore, the petitioner has gone back to the trees required in the conceptual landscape plan and have added additional flowering shrubs and bushes.

Board Member Bud Gruchalla asked for clarification on the traffic circulation pattern. Ms. Perry stated traffic would enter and exit at the same point. He expressed concern about the width of the entryway as it may not be wide enough for cars entering and exiting at the same time. Staff will make sure it does meet the City's street standard requirements for the entry.

In response to Vice-Chair Perkins' question, Ms. Perry indicated the petitioner added a sidewalk and they are also adding a pedestrian connection that connects the sidewalk along Chesterfield Airport Road to the building for ADA accessibility requirements.

Board Member Bud Gruchalla made a motion to forward the Site Development Section Plan, Landscape Plan and Architectural Elevations for Chesterfield Commons Seven, Lot 2 (Valvoline), as presented, with a recommendation for approval to the Planning Commission.

Board Member Carol Duenke seconded the motion.
Motion passed with a voice vote of 5-0.

B. Chesterfield Blue Valley, Proposed Lot 10 (Premium Outlets): A Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 50.72 acre tract of land zoned "PC" Planned Commercial District in the northeast

corner of the development located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

Ms. Mara Perry, Senior Project Planner, presented the project request for a series of eight retail buildings totaling 390,098 square feet. The project is located on the southeast corner of the Chesterfield Blue Valley subdivision. The buildings are designed as a central building area that allows for a drive to completely encircle the buildings. There are a series of promenades and pedestrian streets throughout multiple areas of the development. The two primary vehicular entrances will be located off a proposed future boulevard which connects to Olive Street Road. There will be no connection from Interstate 64-Highway 40. Staff is currently reviewing the landscape plan. There is a seepage berm along the north side and no plantings are allowed within this location. The overall landscape plan shows boulevard entries at two vehicular entrances. There is a master storm water drainage channel which does cause some limitation as to where trees can be planted. There are some sight distance issues due to the curve of the road and staff is addressing this with the petitioner. There are three proposed monument signs. Staff will review the complete sign package which will ultimately be approved both by the Planning Commission and the City Council.

There are several service courts located around the development along the exterior of the buildings, each with an 8 foot high screening wall. Trash, recycling and all other types of service and utilities are located behind the screening areas as well as the loading and service area. Buildings 7 and 8 are interior buildings within the development and will have store fronts on all four sides. They both have key points of entry that allow service areas inside those buildings and they will be able to access the main service corridors located along the outside of the buildings.

There are multiple types of lighting proposed for the development. There are a series of flood lights that will illuminate the key towers upward and they will include baffling to ensure the light does not go beyond the tower location. The use of decorative lighting will be internal to the pedestrian corridors. There are also fountains and public art proposed throughout the development and there will be lighting to enhance these features as well.

The exterior building materials will be comprised of brick and stone veneer, EIFS, smooth face architectural metal, exposed steel structure, painted concrete wall with sand texture finish, metal trellis and glass. The roof is proposed to be primarily a flat membrane roof system with parapet walls.

Discussion:

As Board Member Rick Clawson could not be in attendance, Vice-Chair Gary Perkins summarized Mr. Clawson's three comments: 1) There is a large expanse of EIFS and painted concrete and he suggested breaking up the material with some architectural detailing. 2) He suggested adding storefront glazing, spandrel panels or something similar to the entry portals to create more architectural interest. 3) The arrangement of crosswalks from the accessible parking areas appears to be awkward to the primary walkway locations at the northwest and southwest entries into the development. Vice-Chair Perkins agreed with this comment and encouraged the petitioner to look for a better arrangement at those areas.

Vice-Chair Perkins asked staff and the petitioner to look at the possibility of introducing a few more trees in the promenades. The petitioner indicated they will look into that suggestion but they also have to address tenant concerns to make sure landscaping does not block signage. In response to Vice-Chair Perkins' question about the lack of evergreens, Ms. Perry stated staff had already included that concern in their comment letter and they are currently reviewing the new landscape plan. Vice-Chair Perkins also suggested using another type of Oak rather than a Scarlet Oak.

Board Member Bud Gruchalla asked if the development shown would be built at one time or in phases. Ms. Perry stated it was being built as one development. He also expressed concern as to how the internal buildings, 7 and 8, would receive merchandise and take out trash. Ms. Perry pointed out the loading corridors and corridors leading to the service elements.

Board Member Matt Adams asked if HVAC units are on the roof. The petitioner stated they were all located on the rooftop and fully screened by the parapet walls.

Ms. Perry confirmed that the number of parking spaces was reviewed against the City's new retail center parking requirements, which takes into account that someone may park at one location and visit multiple stores instead of parking by each store.

Board Member Mary Brown expressed concern about how this new outdoor concept shopping plaza will look in the winter. There are flowers, plantings, outdoor dining, and fountains to enhance the experience but when the weather changes how will this look. The petitioner stated there will be a certain percentage of evergreens incorporated and seasonal displays will be utilized to add interest.

Board Member Carol Duenke stated one can reasonably infer where signage will be placed but wondered how much blank space there will be? Ms. Perry said the sign package has not been submitted yet so it is difficult to identify at this point where the signage will be. Staff will make sure that once the sign package is submitted that there will not be any blank areas where anticipated signage would have gone. Staff would also require that the adjacent material be extended to the area where a sign would have been located to accommodate for lack of signage.

Board Member Gruchalla asked what type of material was being used on the upper portion of the towers where it looks like glass. The petitioner stated it was semi-transparent glass.

Board Member Carol Duenke made a motion to forward the Site Development Plan Section Plan, Landscape Plan and Architectural Elevations for Chesterfield Blue Valley, proposed Lot 10 (Premium Outlets), to the Planning Commission with the following recommendations:

1. **Consider providing additional tree coverage in the promenades.**
2. **The petitioner is to review and possibly refine the relationship between the accessible crosswalks and the main entrances at the northwest and southwest entries.**
3. **Provide appropriate materials and articulation in areas that will not eventually be covered by signage.**
4. **Consider adding additional architectural building materials such as spandrel glass, transparent elements or display windows on outward facing facades at the entry points to enhance the entry ways.**

Board Member Matt Adams seconded the motion.
Motion passed with a voice vote of 5-0.

III. APPROVAL OF MEETING SUMMARY

A. February 9, 2012.

Board Member Mary Brown made a motion to approve the meeting summary as written.

Board Member Carol Duenke seconded the motion.
Motion passed with a voice vote of 4-0 (with Board Member Matt Adams abstaining).

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI: ADJOURNMENT

Board Member Bud Gruchalla made a motion to adjourn the meeting.

Board Member Carol Duenke seconded the motion.
The motion passed by voice vote of 5-0 and the meeting adjourned at 7:35 p.m.