

II. A.

THE CITY OF CHESTERFIELD ARCHITECTURAL REVIEW BOARD

THURSDAY - JULY 8, 2021

CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Mick Weber, Chair
Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Mr. Doug DeLong
Ms. Susan Lew
Mr. Kristopher Mehrtens

ABSENT:

Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, Jane Staniforth
Mr. Mike Knight, Assistant City Planner, Staff Liaison
Ms. Shilpi Bharti, Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Weber called the meeting to order at 6:00 p.m.

II. APPROVAL OF MEETING SUMMARY

A. May 13, 2021

Vice-Chair Starling made a motion to approve the meeting summary with the following corrections to the Motions shown in green:

- IV.A (Shake Shack) – Maintained added to the existing motion.
- IV.B (TAUC) – Change out the “northern red oak” for another species from the parking lot islands.

Board Member DeLong seconded the motion as corrected. The motion passed by a voice vote of 4 - 0. Board Members Lew and Mehrtens abstained from the vote as they were not present at the April 8th meeting.

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

Due to a conflict of interest, Board Member Mehrtens has recused himself from the discussion and vote.

- A. **Chesterfield Industrial Park, Lot 11 (Success Promotions)**: Amended Architectural Elevations for an office building on a 1.21-acre tract of land, zoned "PI" Planned Industrial District located on Chesterfield Industrial Drive.

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the proposed changes are limited to the application of paint, and placement of canopies on the south and west elevation entrance doors of the Success Promotions office building. No other changes are proposed with this request.

Ms. Bharti then provided a brief history of the site and the surrounding area along with the architectural design standards associated with the Chesterfield Industrial Park development.

Materials and Color

The wall color of the existing dark brown brick veneer of the current elevations will be changed to "Light Ivory". The existing soldier courses at the base, the dock stairs, and the parapet to the north, south, and west elevations will be painted "Red Orange". The concrete wall on the east elevation will be painted "Sweet Orange".

DISCUSSION

Materials samples were provided and the applicant was available to answer any questions.

Chair Weber asked for clarification of the color section – marketing, signage, etc. Ms. Bharti explained that the color is based upon the Success Brands corporate branding. Vice-Chair Starling commented on the maintenance issues that can occur with painted brick. The single-tenant is proposing a complete refresh of the exterior.

The applicant added that the new owner recently completed a total renovation and would like to update the exterior to reflect their corporate image - marketing opportunities for musicians, awards, etc. The brick is a multiple coat process physically applied by use of a roller and brush.

Signage

Although signage is not within the purview of ARB, the applicant explained that the signage will be located prominently on the corner façade within the orange banding.

Landscaping

Board Member DeLong had no issues and noted the good selection of plant materials.

MOTION

Board Member Adams made a motion to forward the Amended Architectural Elevations for Chesterfield Industrial Park, Lot 11 (Success Promotions) as presented with a recommendation for approval.

Board Member DeLong seconded the motion. **The motion passed by a voice vote of 5 - 0.** As previously mentioned, Board Member Mehrtens recused himself from the vote.

- B. **Wildhorse Village, Lot 2A-1 (The Flats at Wildhorse Village) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 4.9-acre tract of land located southeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

STAFF PRESENTATION

Mike Knight, Assistant City Planner explained that the request is to allow a 266-unit multi-family building containing both an internal parking structure and an internal courtyard on a 4.9-acre tract of land.

Although this is the third lot, this will be the first lot before the ARB as the first two were single-family developments that are exempt from the ARB review.

Construction Approval Timeline:

- Roads – October 2020
- Common Ground – March 2021
- Lot 6 (35 single-family homes) – May 2021
- Lot 1 (72 single-family homes) – May 2021

Mr. Knight then provided a detailed history of the site and the surrounding area along with the Comprehensive Land Use Plan Design standards associated with the Wildhorse Village development.

Circulation and Access

The site has one access point off of Wildhorse Lake Boulevard. The site also has pedestrian accommodations with a 12' mixed use trail adjacent to Wild Horse Creek Road.

Retaining Walls

Due to site slopes, there are four- 5' in height retaining walls located on the site; two on the northwest and two on the northeast portions of the site. Landscaping has been incorporated into the retaining walls to minimize visibility.

Building Design

The building is four stories tall, and contains a 405-space parking garage internal to the building hidden from the public eye.

There are three developments within close proximity to the proposed Wildhorse Village (The Flats) – Aventura at Wildhorse, mixed use building known as Wildhorse, and the AC Hotel.

Materials, and Color

The building is primarily white brick for the first three stories and charcoal gray metal shingle for the fourth floor. A masonry veneer is contained around the base of the building with various recessed and protruding balconies throughout all four facades. All the balconies have a metal railing with horizontal cables.

Landscape Design

The site contains numerous canopy trees, evergreen trees and shrubs, and deciduous shrubs and understory trees.

Mechanical Equipment

The HVAC equipment will be located above the residential units and screened by the parapet walls.

Amenities

Multiple amenities are proposed for the development to include, but not limited to; public art, 10' wide sidewalk, 12' wide mixed-use trail, parks, community gardens, and a dog run consisting of an artificial turf is located at the northwest corner of the property. The dog run will be enclosed by a decorative black metal fence.

Lighting

All exterior lighting will be white in color. The site does have two bollards that are illuminated located on the southeast corner of the site near the entrance.

Summary of Requested Modifications

- 1) The site-specific governing ordinance requires the first floor of this building to be 12' in height.
 - The applicant is requesting a decrease in height to 11' 7-7/8".
- 2) The second is in regards to rooftop mechanical screening requirement. The ordinance states "rooftop mechanical equipment shall be permitted on roof within architecturally designed, fully enclosed penthouse that complement the building design".
 - The applicant is proposing to screen the rooftop equipment on all visible sides with materials that are an integral part of the architecture.

DISCUSSION

Opening Statement

Chair Weber opened up the discussion by stressing the impact of this development within the Urban Core, and the importance to review each and every component. Each building will be presented to the Board based upon individual merit and topography – specifically on a case by case basis. He praised the overall quality level of the development and complimented the rhythm and massing of the building.

During discussion, the following information was provided:

- Additional accent lighting within the body of the building – Accent/non-utilitarian lighting located at the leasing area.
- Accessibility walkways will be lit but must meet current light level standards.
- Windows and sliding doors will be operable for each unit – excluding the courtyard units. It was noted that there is no exterior hardware.
- Horizontal cable railing to the balconies.
- Walkway will be colored concrete – color and pattern not yet determined.
- Fenced dog run area will be located near the loading dock.
- Fourth floor of the parking garage will be open for parking of that level, but the cars will be completely hidden by the surrounding building. Railing will be included and compatible with other railing throughout the development.
- The projected balconies and canopies will be edge sheet drained. The applicant stated there are opportunities of internal drainage.
- No light trespass from the parking garage into the residential units.

- Courtyard envelope materials will be Hardie board siding with metal shingles. Mr. Knight pointed out that discussion regarding the interior building is not within the purview of the ARB.
- North and south façade width is 388 feet.
- East and west façade width is 350 feet.
- The top metal vertical panels accentuate and help break up the building.
- Introduction of an additional color to help soften the brick or horizontal lines.
- For longevity, the balcony rails are base mounted.
- The trash compactor and dumpster will be internal within an enclosed trash room and wheeled out once a week.
- The electrical meter closets will be located near the corridor. Due to Ameren compliancy, some utilities will be exterior wall mounted.
- Ample drainage will be incorporated within the parking garage.
- The parking garage will provide upward exhaust ventilation.
- Elevator access is proposed.
- Terrace designed retaining walls.

Elevations

There was substantial discussion regarding the repetitive frames of elevation and the monotony of the “bold” white brick color selection. Chair Weber noted the cleanliness of the white brick but suggested better proportioning and contrast.

Proposed Suggestions

- *It was suggested that options be explored to incorporate or soften the base materials, contrast color, and to continue around the entire building.*
- *It was suggested that the parking garage decibel levels be made available.*

Proposed Modifications

- The applicant is proposing to screen the rooftop equipment on all visible sides with materials that are an integral part of the architecture. Due to the topography of the site, there were no concerns.
 - *Conditional that the rooftop units be a color contrast to blend in with the building.*
- Proposed floor height adjustment.
 - *Conditional variance of the floor height specific to this project.*

Applicant Comments

Representative of the developer further explained the basis of the color and material selection and pointed out the differences between the actual material samples and the images on the screen. Michael Hamburg, Pier Property Group felt that the warm mortar color selection will help break up and provide contrast. It was added that additional color options were explored, but trying to avoid the “Row House” effect.

Landscape

Board Member DeLong felt that the project was heavily landscaped and did not have any issues with the overall plant selection. When asked about the courtyard materials, the applicant explained that the courtyard will have artificial turf with low maintenance plantings. Mr. Knight pointed out the continuity by the landscape architect between each lot.

MOTION

Vice-Chair Starling made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wildhorse Village, Lot 2A-1 (The Flats at Wildhorse Village) to the Planning Commission, ***with a recommendation for approval with the following conditions:***

- *Provide a color for the rooftop units and match with the surrounding rooftop.*
- *Additional handrailing's added to address building code compliance should be consistent with the existing railings depicted for the project.*
- *Provide the decibel level within the parking garage.*
- *Evaluate the base of the building and incorporate additional material and/or color to soften the white velour brick of the building.*

Staff pointed out that no motion is necessary for the proposed modifications.

Board Member Adams seconded the motion. **The motion passed by a voice vote of 6 - 0.**

V. OTHER

VI. ADJOURNMENT 7:40 p.m.