

THE CITY OF CHESTERFIELD  
ARCHITECTURAL REVIEW BOARD  
THURSDAY, JULY 10, 2014

CONFERENCE ROOM 101

**ATTENDANCE:**

Mr. Matt Adams  
Ms. Mary Brown  
Mr. Rick Clawson  
Ms. Carol Duenke, Chair  
Mr. Bud Gruchalla, Vice-Chair  
Mr. Gary Perkins  
Mr. Mick Weber

**ALSO IN ATTENDANCE:**

Councilmember Dan Hurt  
Planning Commission Chair, Mike Watson  
Planning Commission Liaison, Merrell Hansen  
Mr. John Boyer, Senior Planner, Planning Division Liaison  
Ms. Purvi Patel, Project Planner  
Ms. Kristine Kelley, Recording Secretary

**I. CALL TO ORDER**

Chair Duenke called the meeting to order at 6:30 p.m.

**II. APPROVAL OF MEETING SUMMARY**

**A. May 8, 2014**

**Board Member Gruchalla made a motion to approve the meeting summary as written. Board Member Brown seconded the motion. The motion passed by a voice vote of 7 - 0.**

**III. PROJECT PRESENTATION**

- A. Chesterfield Blue Valley, Lot 1A (Gas Mart): A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 2.07 acre tract of land zoned "PC" Planned Commercial District located north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.**

***Chair Carol Duenke explained that due to a conflict of interest, Board Member Matt Adams architect of the project has removed himself from participation and vote.***

Ms. Purvi Patel, Project Planner stated that this 2.7 acre site is located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

The surrounding site includes;

- On the left is the Philips 66 and on the right is the St. Louis Premium Outlets, which is in the same development as the project under review.

The proposed Site Development Section Plan for Lot 1A:

- The access to the site is via a shared access off Convenience Way, which is a private drive accessed from Olive Street Road and Outlet Blvd. The drive is currently under construction.
- There is a sidewalk proposed along Olive Street Road which ties into a sidewalk along Convenience Way. Both sidewalks will ultimately be tied into adjoining properties to provide a continuous sidewalk throughout the development.
- The site will have two primary structures on it – the gas station canopy and a convenience store housing a fast food restaurant.
- Attached to the building is a tunnel carwash as well.
- Due to drainage swales and easements located along Olive Street Road and Chesterfield Airport Road, the improvements associated with the site are not extended to the property line.
- The parking is placed around the canopy and in front of the main building.
- The compressed air dispenser and vacuum station are located on the north-western portion of the site.

The proposed Landscape Plan meets all the requirements of the City's Tree Preservation and Landscape Requirements and was reviewed by the City Arborist.

- To the east and south of the site are drainage swales and easements in which no improvements are permitted, this includes landscaping; therefore, the applicant has provided the required street trees outside of these swales.
- There are several buffer plantings proposed along the perimeters of the improved areas.

The proposed Lighting Plan:

- There are six parking area fixtures. These will be fully shielded LED fixtures mounted at 20 feet.
- There are six building mounted fixtures which are up/down cylinder LED light which casts light up and down. These are used to enhance the architectural features of the building and the light cast will only travel 18 to 24 inches on the building and therefore will not create any light trespass.
- Additionally, there are 24 LED fixtures proposed under the gas station canopy.
- There is one street light shown right at the entrance of Convenience Way as required by the approved improvement plans and record plat.

The proposed building design features elevations that are articulated with stone, brick, EFIS and metal finishes.

- The building also includes a low sloping roof with parapet walls and a prefinished metal cap, which will screen roof-top equipment
- Furthermore, the design includes entry cupolas that are enhanced with stone to match the column design on the corners of the building.
- This stone design will be wrapped around to the entrance and exit of the carwash tying the carwash into the convenience store, creating one seamless structure.

As discussed on Pages 4 and 5 of Staff's report, there is an approved design package for the development. Some of the standards listed are:

- A project design based on the character, principles and theme of the Prairie Style of architecture which contains horizontal lines, flat or hipped roofs with broad overhanging eaves, and window groups in horizontal banks as the principle means of architectural expression.
- Brick and stone veneer, EIFS, exposed steel structure, painted concrete wall panels with sand texture finish, open metal trellises, glass and aluminum store fronts and curtain walls, canvas and metal awnings, and appropriate cornices and overhangs will be accepted as part of the architecture of the development.
- Earth tones accompanied by complementary accent colors for view corridors and arrival points will be the standard.

As presented this evening and in Staff's report, most of the architectural features discussed above have been included in the design of the building and tie into the Prairie Style theme of the nearby St. Louis Premium Outlet Mall. A rendering of the proposed building was provided by Staff.

### **DISCUSSION**

Material samples were provided and the applicant explained the details to the design, color palette, and materials. It was further noted that the gas island canopy will have a metal finish and the color palette will be to that of the BP Corporate green signature green. Glazing for the car wash doors will be translucent for safety factors.

Board Member Rick Clawson asked for clarification regarding the equipment to the right of the gas islands and as to whether screening will be added. Ms. Patel responded that the proposed equipment is an ATM with a striped island to allow the driveway for motor vehicles. She added that the island will not be raised and no screening is being proposed. Although relocating the trash enclosure is not an option, Board Member Clawson requested landscaping buffering to soften its appearance. He also questioned the 7'4" height of the trash enclosure. Ms. Patel noted that trash enclosures are typically six feet tall but there is no maximum height standard.

Mr. Clawson further asked if it was possible to adjust some parking stalls to allow greenspace and plantings to minimize visibility of the trash enclosure. He also noted there are three loading spaces shown on the plan and questioned the relocation of the

trash enclosure or parking spaces to some of these areas. Ms. Patel responded that the larger parking stalls near the entrance to the carwash are proposed by the applicant to accommodate larger vehicles, such as landscape trailers. The proposed loading space is just north of the main building.

Board Member Gary Perkins referred to the two planting areas close to the building and requested that additional landscape be included beneath the trees and not just the mulch as currently proposed. He also requested more plantings in the parking island south of the building, closest to the entrance to the proposed car wash area.

#### Signage

Discussion occurred regarding the number of signs on the site. Ms. Patel clarified that the pylon sign closest to the Chesterfield Airport Road and Olive Street Road intersection is an existing Chesterfield Blue Valley monument sign and was installed within a sign easement. Gas Mart has two proposed signs – a small monument sign along Chesterfield Airport Road and one along Olive Street Road.

Board Member Rick Clawson made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 2.07 acre tract of land zoned "PC" Planned Commercial District located north side of Olive Street Road, west of its intersection with Chesterfield Airport Road for Chesterfield Blue Valley, Lot 1A (Gas Mart) to the Planning Commission with the following recommendations:

1. Explore opportunities to provide additional greenspace with landscaping around the trash enclosure. If it that it is not possible, provide additional landscaping around the trash enclosure to decrease visibility.
2. Include additional landscaping beneath the trees in the three parking islands closest to the building.

In response to Board Member Bud Gruchalla, Ms. Patel stated that the proposed development has met the minimum parking requirement of 55 spaces.

Board Member Mary Brown seconded the motion. **The motion passed by a voice vote of 6 – 0.**

***Once again Chair Duenke explained that due to a conflict of interest Board Member Rick Clawson architect for the project has removed himself from participation and vote.***

- B. Herman Stemme Office Park (MiTek USA, Inc.) SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 6.06 acre tract of land zoned "C-8" Planned Commercial District located on the north of the intersection of Swingley Ridge Road and Conway Road. (18S240498).**

John Boyer, Senior Planner stated that the site is currently vacant and surrounding the site are brick buildings with accented glass. The request is for a 99,000 square foot office building near Swingley Ridge Road. The accessory parking is to the rear and interior of the development.

#### Circulation and Access

There are two access points east and west of the proposed office building. The access points would line up with the existing access ways to adjacent developments. As an added amenity, a walking trail around the perimeter of the site is being proposed.

#### Retaining Walls

One retaining wall is planned along the eastern edge of the property as a green wall.

#### Landscape Design and Screening

The proposed Landscape Plan meets all the requirements of the City's Tree Preservation and Landscape Requirements Ordinance. Along with street trees being preserved, additional new trees will be added to the development. A fountain/water element with extensive planting surrounding the feature is planned within the required 30 foot landscape buffer.

The addition of this water feature meets the intent and purpose of the items allowed within a required landscape buffer and has been approved by Staff.

#### Architectural Elevations

The elevations are similar in materials and design as the surrounding units, which include; glass, brick, and prefinished metal. Mr. Boyer then explained the details of the architectural renderings as presented.

#### Lighting

Lighting is still under review by Staff, but will include; a mixture of parking area lighting made up of standard pole lights, bollard lighting in the pedestrian areas, recessed lighting within the entrance and accent lighting to the building frontage. The additions of seven ground-mounted accent lights are being proposed. Mr. Boyer pointed out that the accent lighting will be fixed on the building and will not extend above the building per a detail received by Staff. Staff feels confident that all lighting will be code compliant.

There are six building-mounted accent lights planned behind each cantilevered curtain wall. These fixtures will shine back against the face highlighting the outline of the cantilevered curtain wall projections and not shine outward. Mr. Clawson further explained the lighting plans.

### **DISCUSSION**

Board Member Weber inquired as to the parking ratio for the site. Mr. Boyer stated that the parking is still under Staff review however parking is planned to be deferred as permitted by City Code. Mr. Clawson noted that there is currently some deferred parking at a ratio of four parking stalls per 1,000 square feet to accommodate future

development. He added that additional parking is available for low-emitting, electric, and car pool vehicles which are also identified on the Site Plan.

Discussion occurred concerning where the planned trash enclosure was to be located. Mr. Clawson indicated the trash enclosure is located behind the proposed generator enclosure and is heavily landscaped as well within a brick enclosure matching the building.

Board Member Mick Weber asked if there was any planned lighting within the proposed fountain. Mr. Clawson indicated lighting is proposed within the foundation to provide very low accent lighting.

Material samples were provided and the architect explained the details to the design, color palette, and materials.

**Board Member Mick Weber** made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 6.06 acre tract of land zoned "C-8" Planned Commercial District located on the north of the intersection of Swingley Ridge Road and Conway Road for Herman Stemme Office Park (MiTek USA, Inc.) to the Planning Commission as presented by Staff.

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

***Board Member Brown excused herself from the meeting at 7:05 p.m.***

- C. **Monsanto 9th ASDSP:** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 200.51 acre tract of land zoned "C-8" Planned Commercial District located north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Dr. (17S210094).

John Boyer, Senior Planner stated the request is for construction of three total buildings all of which will be in heavily wooded areas and interior to the 200 acre site with limited public exposure; a four-story Technology Building; a Greenhouse addition which will sit atop the existing parking garage, and a Headhouse. All three buildings are accessible through elevated walkways.

#### Circulation and Access

No new access points are being proposed with the improvements.

#### Architectural Elevations - Headhouse/Greenhouse

The Greenhouse structure is planned to be directly over and attached to the previously approved parking garage. The materials that were used on the parking garage are

being incorporated as well into the Greenhouse. The top of the Greenhouse will be constructed of glass. The Headhouse will be predominately brick construction. Material samples were made available. Mr. Boyer further identified the locations of the structures.

#### Architectural Elevations - Technology Building

This building is the largest of all three structures at approximately 402,600 square feet. Building materials are predominately brick with glass features. Mr. Boyer further provided photos of the site before construction started and a rendering of the proposed structures upon complete build-out.

#### Proposed Landscape Design and Screening

The proposed Landscape Plan meets all the requirements of the City's Tree Preservation and Landscape Requirements Ordinance. In addition to the proposed landscaping, existing deciduous trees, evergreens, bushes and native plantings around the perimeter of the site are not to be disturbed insulating this site from surrounding neighbors and limiting public view.

#### Proposed Lighting

A combination of pole light standards and building lighting via wall packs is planned compliant with City Lighting standards. There are no wall packs associated with the proposed Greenhouse. However, the applicant is proposing lighting shades to prevent horizontal and vertical light leaving the structure in the evening to eliminate any glow effect. These shades act similar to cut-off optics on a street lamp. The Headhouse to the southern end of the campus will have standard pole lights surrounding the building with strategically placed wall pack lights. All proposed lighting fully complies with City of Chesterfield requirements.

Responding to questions about light glow from the Greenhouse, a representative of Burns & McDonnell explained that the Greenhouse will have a blackout cloth covering the roof and sides of the building to block the lighting. These shades will be drawn after daylight hours and operate automatically by an astronomical clock.

Material samples were provided and representatives explained the details to the design, color palette, and materials.

### **DISCUSSION**

Board Member Clawson asked how much existing vegetation will remain to screen the south elevation of the building south of the Headhouse. He felt that the façade lacked architectural features. It was explained that the existing condition includes construction trailers for the parking garage. The ultimate plan is to re-establish the prairie. A representative of the Monsanto project team explained that the work on the south façade was specifically done in such a way to let the glass and awning canopies "draw you in".

Board Member Perkins questioned as to whether a site study has been completed to determine how much of the buildings will be visible. In response to his question, the applicant confirmed that a formal site analysis has not been completed; however, the existing hillside creates a screening effect. Mr. Boyer stated that as part of Site Plan review of the Planning Commission a sight line study can be included to help address any concerns. It was also requested that the sight line study include the rooftop equipment. Mr. Boyer pointed out that a small parapet appears to go around the building and Mr. Clawson noted that the Architectural Review Board Guidelines requires that all rooftop equipment be screened on all four sides.

Mr. Clawson then stated if the topography hides the south façade, he does not have an issue with the design. If not, he would like to see some architecture “on the blank canvas of wall” or more landscaping because it will be the first thing seen as you drive through the campus.

In response to Board Member Perkins, Mr. Boyer stated that the Landscape Plan was reviewed by the City Arborist in terms of tree species.

**Board Member Clawson** made a motion to forward an Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 200.51 acre tract of land zoned “C-8” Planned Commercial District located north side of Chesterfield Pkwy West, approximately 2,000 feet east of City Center Drive for Monsanto to the Planning Commission with the following recommendations:

- To include multiple sight line studies through that berm of topography south of the Headhouse and review the visibility of the building from the roadway. If it is visible then to include a landscape buffer / barrier or some architectural feature to the south façade of the Headhouse.
- The sight line study to include visibility of the roof-mount equipment to determine as to whether additional screening is required.

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

**The Board then commended those involved with the projects presented at the meeting.**

IV. **OLD BUSINESS** - None

V. **NEW BUSINESS**

A. **Election of Officers**

Board Member Bud Gruchalla volunteered to serve as Board Chair for the next year. **The Board unanimously approved the election of Mr. Gruchalla as Chair.**

Board Member Mick Weber volunteered to serve as Vice-Chair for the next year. **The Board unanimously approved the election of Mr. Weber as Vice-Chair.**

The Board then concluded by thanking Carol Duenke for her dedicated service as Chair of the ARB for the past two years.

**VI: ADJOURNMENT**

**Board Member Gruchalla made a motion to adjourn the meeting. Board Member Adams seconded the motion. The motion passed by a voice vote of 6 – 0 and the meeting adjourned at 7:30 p.m.**