THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
October 11, 2012

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

Mr. Randy Logan, Council Member
Ms. Debbie Midgley, Planning Commission Liaison
Mr. Mike Watson, Planning Commission Member
Ms. Aimee Nassif, Planning and Development Services Director
Mr. Justin Wyse, Senior Planner
Ms. Purvi Patel, Project Planner
Ms. Kathy Juergens, Recording Secretary

I. CALL TO ORDER

Vice-Chair Bud Gruchalla called the meeting to order at 6:30 p.m.

II. APPROVAL OF MEETING SUMMARY

A. July 12, 2012

Board Member Rick Clawson made a motion to approve the meeting summary as written.

Board Member Gary Perkins seconded the motion.
Motion passed with a voice vote of 3-0 with Board Member Adams abstaining.

III. PROJECT PRESENTATION

A. Chesterfield Commons, Outlot 6 (Buffalo Wild Wings): Amended Architectural Elevations and an Architect's Statement of Design for a 1.747 acre lot of land zoned "C8" Planned Commercial District located on the south side of Chesterfield Airport Road, east of the intersection with Boones Crossing.

Ms. Purvi Patel, Project Planner, presented the project request submitted by Patrick G. Blees Architects on behalf of Buffalo Wild Wings for amended

architectural elevations to the existing O'Charley's building. Major changes to the elevation include the following:

- Yellow EIFS with black accent replaces brick at the entryway.
- Existing green metal canopy will be painted black.
- Roof flashing, screening and all window and door frames will be painted black.
- An exterior wall will be removed on the West side to accommodate a patio area which will not add any extra square footage to the building. The back wall will be painted EIFS to match the existing brick color.
- Black awnings with yellow accents will replace the existing green awnings on the building.
- There are numerous changes to the existing exterior lighting.

Discussion:

In response to Vice-Chair Bud Gruchalla's question regarding the patio's back wall, Ms. Patel stated that the back wall is an interior wall. The exterior brick will be removed and thus the back wall is actually an interior wall and it will be finished in EIFS painted to match the brick. This patio seating area is currently part of the interior dining room.

Vice-Chair Gruchalla asked if the yellow color is utilized on all their restaurants and the architect confirmed that it is their branded color.

Ms. Patel discussed the proposed signage for the project and stated staff will review it for compliance.

Board Member Gary Perkins made a motion to forward to the Planning Commission the Amended Architectural Elevations for Chesterfield Commons, Outlot 6, as presented with a recommendation for approval.

Board Member Rick Clawson seconded the motion.
Motion passed with a voice vote of 4-0.

B. Chesterfield Village NW Quadrant, Parcel III, Bldg. Group B (RGA) SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 17.0 acre tract of land zoned "C-8" Planned Commercial District located on the north side of Chesterfield Parkway W, west of Swingley Ridge Road.

Justin Wyse, Senior Planner, presented the project request for 405,000 square feet of office space consisting of two 5-story office buildings linked by a 2-story

lobby and amenity bar. The building will be located immediately next to City Hall. There is a 3-level parking garage located on the north/east side that is built into the topography with 2 levels underground. The site slopes down in a northwestern direction. The landscaping plan includes 93 deciduous trees, 31 evergreens, 31 ornamental trees and numerous shrubs. One of the main themes of the landscaping is to create a "backyard" or prairie style type of architectural design. There are several areas of lighting to enhance the building and its features such as the cantilevers and general walkway areas.

The exterior building materials will be primarily comprised of aluminum curtain wall with high performance vision and fritted glass, limestone panels, aluminum curtain walls with clear glass, and a metal and glass entry canopy. The main buildings will have fully-adhered elastomeric membrane roofing and the lobby will include green rooftop trays.

Primary access to the site is off Swingley Ridge Road with a right-in, right-out only access onto Chesterfield Parkway West. There will be two entrances off Swingley Road. The first entry provides a clear arrival point for visitors to the building. The second entrance will access the proposed parking structure and service area.

Primary outdoor utility features include a cooling tower set below grade, and a generator set below grade also. Access to this area will be off Chesterfield Parkway West. This entrance is a service entrance and exit and is not intended for general public use.

Discussion:

Board Member Gary Perkins asked if the trash compactor would be located in the service area also. The architect stated that it would be located at the loading dock, which is located on the north side by the parking garage entrance. He also stated the loading dock is an interior dock and therefore, no trash enclosure will be on the exterior.

Council Member Randy Logan questioned what material would be used on the "penthouse" section on the towers. The architect stated it would be an architectural screen wall.

Council Member Logan also asked about the location of the floodlights. Mr. Wyse said they would be located underneath the overhang of the building. They will be downward shining even though they are designed as an upward shining light.

The Board then discussed the different types of glass that will be used on various levels and sections of the building.

Council Member Logan asked for clarification of the greenery used on the top of the lobby entrance. Mr. Wyse explained that it is proposed as a green roof so planting trays will be used.

Board Member Rick Clawson stated he can appreciate the overall design concept but he is concerned about the public view of the building from Chesterfield Parkway and Swingley Ridge Road. The most attractive portions of the building will be visible from the Dierberg's site and the view from Highway 40. The front entryway lacks the diversity of materials and architectural detailing that are requirements of the Architectural Review Board Standards. So much of the design success on the southwest elevation is lost around the other side of the building where the public experiences the building. It is all solid, simple glass forms and needs more delineation to comply with the Standards to break up large facades with different materials and architectural detailing. Board Member Perkins agreed that there is a larger degree of contrast on the other elevations.

Board Member Gary Perkins concurred with Council Member Logan's comments regarding other surrounding buildings. Other buildings have at least two materials that are visible from almost any perspective.

Vice-Chair Gruchalla agreed there is not a great deal of material variation and was wondering where the entrance doors were located even though there is a canopy there. Since the material is all the same, it is a bit confusing as to where the front doors are located.

The architect explained that hidden within the front landscaping is a 24-30 inch base of stone that runs around the entire perimeter of the building as well as the steps. So the stone base used on the other elevations would actually wrap the entire façade of the building all the way around.

The architect stated the concept of the building was driven by the client. RGA is a global company that is represented with the high performance work bars rooted in local experience utilizing the limestone almost as a block. The parking structure is recessed into the hill and actually creates the bluff and the bluff becomes a place where all the employees congregate. That material is wrapped all around the building as a base to set the glass boxes on top of. The fritted and vision glass are a performance driver to let as much of the natural light in while still utilizing the view from the work bars. The concept of the building is to make a very clear delineation between work zones and environmental performance of the actual building. On the east side, there is not as much variation due to the grade. He feels it is very clear there is a link between the two which is intuitively where you would look for an entry. They want to maintain the view from the entryway so if you stand at the front, you will be able to see the landscape in the rear so they want to keep this as transparent as possible. This is a difficult site to

work with and they situated the building as such to utilize the view. We created an entry core which is hubbed by these two high performance work bars so the visitor experience is about the global presence of this Fortune 500 company in Chesterfield and that is why the entry was located at this level versus the lower level which is all about the employee experience.

Board Member Perkins commented that this was explained very well and they understand that but the reality is that those passing by on the east side are not going to be aware of that concept. Board Member Gruchalla commented that the design does actually what you set out to accomplish but there is still disappointment with the front entry. This would probably be an acceptable entryway anywhere else, but it seems like an afterthought compared to the rest of the massing and cantilevers on the other elevations of the building.

Ms. Aimee Nassif, Planning and Development Services Director suggested that staff work with the architect to resolve the Board's concern. When the petitioner submits something new, she will discuss it with the Board Chair to see if it addresses the Boards concern before it is moved forward to the Planning Commission.

Because Board Member Matt Adams had to leave the meeting, it was agreed that the Board would make a motion and then address Board Member Perkins' questions regarding landscaping.

Board Member Rick Clawson made a motion to forward the Site Development Section Plan, Landscape Plan, lighting Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Village, Parcel III, Building Group B (RGA) as presented with the recommendation for staff to work with the architect to ensure that additional architectural detailing, material change or similar enhancements are made to the east elevation.

Board Member Matt Adams seconded the motion.
Motion passed with a voice vote of 4-0.

Board Member Matt Adams left the meeting at 7:30 p.m.

Discussion then continued regarding the type of landscaping proposed for the site. Board Member Perkins pointed out that the City's tree manual calls for a two year maintenance surety for plantings. Native prairie landscaping is very challenging to work with and often times a three year period is required. He would encourage staff to work with the petitioner to make sure the prairie is maintained and gets established within three years.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

A. 2013 Meeting Schedule

Mr. Justin Wyse presented next year's meeting schedule.

VI: ADJOURNMENT

A motion to adjourn was not made due to lack of a quorum so Vice-Chair Bud Gruchalla ended the meeting at 7:45 p.m.