

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD**

**THURSDAY, DECEMBER 13, 2018
CONFERENCE ROOM 101**

ATTENDANCE:

Mr. Doug DeLong
Mr. Bud Gruchalla, Chair
Mrs. Jessica Stoll
Mr. Mick Weber, Vice-Chair

ABSENT:

Mr. Matt Adams
Mr. Rick Clawson
Mr. Craig Swartz

ALSO IN ATTENDANCE:

Planning Commission Chair, Merrell Hansen
Ms. Jessica Henry, Assistant City Planner, Staff Liaison
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

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

II. APPROVAL OF MEETING SUMMARY

A. November 8, 2018

Board Member Weber made a motion to approve the meeting summary as written. Board Member Stoll seconded the motion. The motion passed by a voice vote of 4 - 0.

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

- A. Chesterfield Ridge Center (RGA Phase II) ASDSP: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 16.6 acre tract of land zoned "C-8" Planned Commercial District located on the north side of Chesterfield Parkway W, west of Swingley Ridge Road.**

STAFF PRESENTATION

Jessica Henry, Assistant City Planner explained that the request is for the Phase II expansion of RGA's Chesterfield campus that is located in the northwest quadrant of Chesterfield Village, Parcel III, Building Group B. The proposed building design corresponds to the two existing buildings that were completed in 2014.

Ms. Henry briefly summarized the Comprehensive Plan policies and pointed out the architectural guidelines relevant to the project.

Building Design

The proposal seeks to add a new 7-story, 227,907 square foot and 99'-1" in height office building with a 5-level parking garage. The proposed materials will be similar in style, color, and design to match that of the existing structure.

Site Design

The Phase II building will be served by two curb cuts on Swingley Ridge Road; the easternmost access was constructed with Phase I and will serve both phases of the development. In addition, a new access is proposed along the western property line.

A paved pedestrian pathway through the landscaped prairie area links all three buildings, and a glass pedestrian sky bridge provides a climate controlled alternative.

Retaining Walls

Due to the topography of the site, several retaining walls will be utilized throughout; such as, Millblock, modular block, and a free-standing gabion retaining wall.

Parking

The parking deck and underlying garage are integrated into the building and site design, with a limited amount of visitor parking provided in concert with the main entry and lobby on the Swingley Ridge Road frontage.

Landscape Design and Screening

A landscaped arrival plaza is proposed off the first entrance off Swingley Ridge Road to provide a clear arrival point for visitors to the building.

Mechanical Equipment

A metal panel system is utilized to screen the rooftop mechanical equipment.

Lighting

The proposed lighting plan includes utilitarian and decorative accent lighting. The lighting style is consistent with the existing portion of the campus.

Material samples were provided and the applicant was available to answer any questions. The applicant explained the details to the manufacture of the proposed precast stone material.

DISCUSSION

Lighting

In response to Board Member Weber's question, Ms. Henry confirmed that the proposed lighting will remain static and complement the style of the existing building.

Dumpster Enclosure

The trash enclosure will be located inside the parking garage underneath the sky terrace area.

Mechanical Equipment

The applicant confirmed that the mechanical units will be located internally, roof mounted and fully screened.

Landscaping

Board Member DeLong pointed out that the row of trees along the plaza area were not shown on the proposed landscape plan. The applicant explained their concerns with longevity due to potential weather/wind conditions. The applicant explained that there is an adequate amount of soil depth to accommodate the mixture of plant materials of the sky terrace along with a drip irrigation system.

Chair Gruchalla commented to the potential traffic impact with the proposed second phase. Ms. Henry replied that traffic is always a consideration and continually monitored as part of new development.

The Board did not have any concerns of the proposed construction of the third office tower then Chair Gruchalla thanked and praised the RGA project team for such an outstanding project and their attention to detail.

MOTION

Board Member Weber made a motion to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Chesterfield Ridge Center (RGA Phase II) to the Planning Commission ***with a recommendation for approval as presented by Staff.***

Board Member Stoll seconded the motion. **The motion passed by a voice vote of 4 - 0.**

V. **OTHER** - None

VI. **ADJOURNMENT** – 6:25 p.m.