



**H. C.**

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January 9, 2009

Architectural Review Board  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

**Re: Downtown Chesterfield, Lot 3:** A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 4.869 acre lot of land zoned "C-8" Planned Commercial located west of the intersection of Chesterfield Parkway West and Park Circle Drive.

Dear Board Members:

HOK and Volz, Inc., have submitted, on behalf of Sachs Properties, a Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

**Submittal Information**

The request is for a new 148,200 square foot building for office use and a parking structure. The exterior building materials will be comprised of brick veneer, aluminum composite panels and glass. The roof is proposed to be comprised of 2 ply modified bituminous membrane. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

**Departmental Input**

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines, St. Louis County Ordinance 6815 and City of Chesterfield Ordinance 1617, the City of Chesterfield Tree Manual and the City of Chesterfield Lighting ordinance. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not reviewed during this part of the process and will be reviewed by the Department of Planning and Public Works.

**Actions Requested**

The Department of Planning and Public Works requests action by the Architectural Review Board on the information presented.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is written in a cursive, flowing style with a large initial "M".

Mara M. Perry, AICP  
Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Packet Submittal

**CITY OF CHESTERFIELD**  
**Design Guidelines: Review Checklist**

**Project Name:** Downtown Chesterfield, Lot 3  
**Date of Review:** 01-09-2009

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
<b>CHAPTER ONE: Site Layout</b>			
A. Physical Features	<b>X</b>		
B. Vegetation			<b>Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual</b>
C. Site Relationships	<b>X</b>		
D. Pedestrian & Vehicular Circulation	<b>X</b>		
E. Pedestrian Orientation	<b>X</b>		
<b>CHAPTER TWO: Building all Structures</b>			
<b>I. All Structures:</b>			
A. General Architectural Guidelines	<b>X</b>		

<b>Guideline Description</b>	<b>Addressed as Written</b>	<b>Addressed with Modification (1)</b>	<b>Comments and Reference (2)</b>
B. Scale	<b>X</b>		
C. Design	<b>X</b>		
D. Relation to Adjacent Development	<b>X</b>		
E. Material/Colors	<b>X</b>		
<b>II. Residential Structures:</b>			
A. General Residential Architecture	<b>NA</b>		
B. Multiple-Family Architecture	<b>NA</b>		
<b>III. Non-residential Structures:</b>			
A. General	<b>X</b>		
B. Building Equipment Service	<b>X</b>		
C. Fast Food Restaurant Guidelines	<b>NA</b>		
D. Auto Service Station Guidelines	<b>NA</b>		
E. Shopping Center Guidelines	<b>NA</b>		
F. Chesterfield Valley Guidelines	<b>NA</b>		

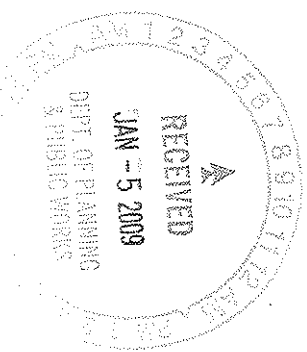
<b>Guideline Description</b>	<b>Addressed as Written</b>	<b>Addressed with Modification (1)</b>	<b>Comments and Reference (2)</b>
<b>CHAPTER THREE: Landscape Design</b>			<b>Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual</b>
<b>CHAPTER FOUR: Miscellaneous</b>			
A. Signage			<b>Not submitted for approval at this time</b>
B. Lighting			<b>Lighting is being addressed through site plan review for proper light levels. Architectural lighting has not been submitted for review.</b>
C. Utilities	<b>X</b>		
D. Stormwater Drainage	<b>X</b>		
E. Energy Conservation	<b>X</b>		
F. Screening (Fences & Walls)	<b>X</b>		

Notes:

- (1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.
- (2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.



ARCHITECTURAL REVIEW BOARD  
Project Statistics Application



Project Title: Central Park Square II

Developer: Sachs Prop. Architect: HOK Engineer: Alper Audi, EPM

Location: 10350 Main Circle Drive

PROJECT STATISTICS:

Size of site (in acres): 4.8001 Total Square Footage: 148,200 Building Height: 85 ±

Proposed Usage: Commercial Office Building

Exterior Building Materials: brick, glass, aluminum panels

Construction Type: steel frame

Roof Material & Design: flat roof with white single ply membrane

Screening Material & Design: Painted steel panels with deep corrugated profile

Landscape Guidelines:  Commercial  Institutional  Valley  Residential

Building Setbacks: 4' Front NA Side 15' Rear 85' Max Bldg Ht. NA Min. Lot Req.

Description of art or architecturally significant features (if any): A continuous ribbon window

at 6th floor site atop the robust masonry walls below, similar to  
Central Park Square I.  
ADDITIONAL PROJECT INFORMATION:



## ARCHITECT'S STATEMENT ON DESIGN GUIDELINE ITEMS

### **Chapter One / Site Layout**

A. Physical Features: Central Park Square II and its associated Parking Structure are part of the final build out of the Phase One of the much larger Downtown Chesterfield Development. This site, at the center-west sector of Phase One, has been graded to seamlessly integrate into the topography of the overall development. Although this site is moderately hilly, sensitive site grading in conjunction with generous landscaping eliminates the need for retaining walls at adjacent properties. Also, the site density which was achieved on this parcel by the building and parking structure “freed up” open space north and south of the building that is being devoted to other cultural amenities.

B. Vegetation: The site was grubbed and graded last year as part of the infrastructural improvements associated with Phase One of the larger Downtown Chesterfield development. There is no existing vegetation on this site at this time. Extensive new landscaping will augment the building, soften the parking, and enhance the streetscape in the same spirit as Central Park Square I. Just as was done with the topography, the landscaping will integrate seamlessly with the balance of the Downtown Chesterfield Development.

C. Site Relationships of Design: This 6-story office building is designed with substantial reddish brick masonry walls with “punched” windows and with a high quality glass and metal curtainwall at the four corners, as well as at the center bay of the East and West facades. The center bays on the east and west facades also feature aluminum clad projecting balconies, which further enliven the façade. The entire 6<sup>th</sup> floor is enclosed by a “ribbon” window that affords unobstructed views in all directions. The building is situated symmetrically on axis with Park Circle Drive, the main entrance into the development. The four one-story retail/restaurant buildings that flank this entrance drive direct one’s eyes to the imposing east façade of Central Park Square II as an intentional urban planning strategy. The majority of the project parking is contained in a low two-level poured-in-place concrete parking structure which is nestled into the terrain and surrounded with landscaping, thus minimizing its presence as seen from Park Circle Drive or the new park road, Veteran’s Place Drive. The service area and trash enclosure are discretely positioned between the office building and the parking structure and will be difficult to view from adjacent properties.

D. Pedestrian and Vehicular Circulation: As the centerpiece of the Downtown Chesterfield development, this site is very accessible to pedestrians and vehicles alike. Sidewalks border the streets making pedestrian access quite easy to adjacent restaurants, shopping, and cultural destinations. The office building is situated right on the center axis of the main circle of Main Circle Drive, while the entire west side of the building is served by a fire lane which meets the prescription of the Monarch Fire District. The two-level parking structure can be easily accessed by motorists from two separate locations off of Main Circle Drive. Since the majority of tenants and visitors will approach the building from the parking structure, a convenient covered entrance has also been designed into the north side of the building. Handicap parking is located on the upper deck of the parking structure, as well as on the surface parking lot immediately south of the building.

E. Pedestrian Orientation: The siting of the Central Park Square II building with its long façades facing Chesterfield Parkway West on the east and Central Park on the west affords the pedestrian (as well as the motorist) a striking view of the building. In addition, ground level outdoor terraces on the west and south sides of the building give scale and interest at the ground plain and provide outdoor gathering space for the tenants. Unisightly aspects of the site, such as the trash enclosure and loading dock are discretely obscured.

## **Chapter Two / The Building and Parking Structure**

- A. General Architectural Guidelines: The substantial reddish brick façade walls with rhythmic punched windows, the aluminum curtainwall corners, the continuous ribbon window at the 6<sup>th</sup> Floor, and aluminum parapet with projecting sunshades, along with the balconies and terraces all combine to make the office building a welcome landmark in the Downtown Chesterfield development. While this building is not a clone of the Central Park Square I building which preceded it, many of the design features are derived from that building, and thus the two structures will complement each other. The façades of the two-level parking structure are dressed with a combination of smooth and board-formed concrete spandrels, and the smooth concrete portions are embellished with bold horizontal reveals. At the smooth exterior concrete walls of the parking structure an attractive colored coating will be applied, while the board-formed concrete will have a natural finish. This same design aesthetic was employed successfully over at Central Park Square I.
- B. Scale: The rhythmically spaced square punched windows in the brick façades of the office building, the 6<sup>th</sup> Floor ribbon window and sunshades, the curtainwall corners and central balconies, and ground level terraces all provide a sense of human scale and break the building's mass down into "comprehensible" parts. It is neither brutal in massing or size, nor is it sterile in its materiality.
- C. Design: The building is a handsome architectural object that will augment and enhance its neighborhood and complement the first Central Park Square I building



without resorting to “trendy” architectural flourishes. The palette of materials is very sympathetic to the existing Samuel C. Sachs Library at the northern end of the development and the Central Park Square I building at the southeast end. Sachs Properties prides itself on a solid history of building quality architecture in the City of Chesterfield; properties which they retain and manage for the long term.

D. Relation to Adjacent Development: This office building and parking structure are part of Phase One of the new Downtown Chesterfield Development, and the palette of materials used, and the architectural vernacular employed, are consistent with the neighborhood, especially the preexisting structures in the development. The new edifice will relate well to the neighboring Samuel C. Sachs Library, the YMCA, and the Central Park Square I building, all clad in masonry. It should be noted that HOK was also the architectural firm that designed the Samuel C. Sachs Library and Central Park Square I.

E. Materials/Colors: The generous use of warm reddish brick along with the measured use of glass and metal will make this edifice a welcome neighbor in the Downtown Chesterfield district, and as stated above, will relate well to extant neighboring buildings. There is no intention of employing loud garish colors, unusual untested materials, or wild ornamental embellishments.

### **Chapter Three / Landscape Design**

As noted earlier, the office building site is prominently situated at the terminus of the main entrance drive into the Downtown Chesterfield development. As such, the landscaping along the streets is extremely important and will conform to the prescriptions of the municipality concerning landscaping along public ways. In addition, the balance of the site will be landscaped to enhance the office building and parking structure while effectively muting the visual impact of surface parking, the loading dock, and trash enclosure. Deciduous, decorative, and evergreen plant materials will be aggressively located along the major exposures of the parking structure to effectively obscure these facades, whereas the office building will appear to sit proudly in a level landscaped garden.

### **Chapter Four / Miscellaneous**

A. Signage: A low freestanding monument sign that conforms to the municipality’s signage ordinance will be located in the lawn area in front of the building.

B. Lighting: It is our intention that the overall site lighting will be coordinated with the lighting strategy of the entire Downtown Chesterfield Development. The parking structure and surface parking will be illuminated with relatively low posts to minimize their visual impact and light trespass. Exterior flood lighting that conforms to municipal prescriptions will accentuate the architectural features of the facades, with a goal of minimizing light trespass into the sky.

C. Utilities: There will be no above ground utilities visible on the site.

D. Stormwater Drainage: The overall stormwater drainage of the site is integrated into the detention system of the Downtown Chesterfield Development and neighboring catchment zones as designed by Volz Engineering. For the most part, the stormwater drainage of the lawn areas will shed naturally along grades and swales except in a few areas where yard drains are required to handle runoff blocked by the building. Stormwater from the surface parking will be directed to manholes and then conducted to the off-site detention basin.

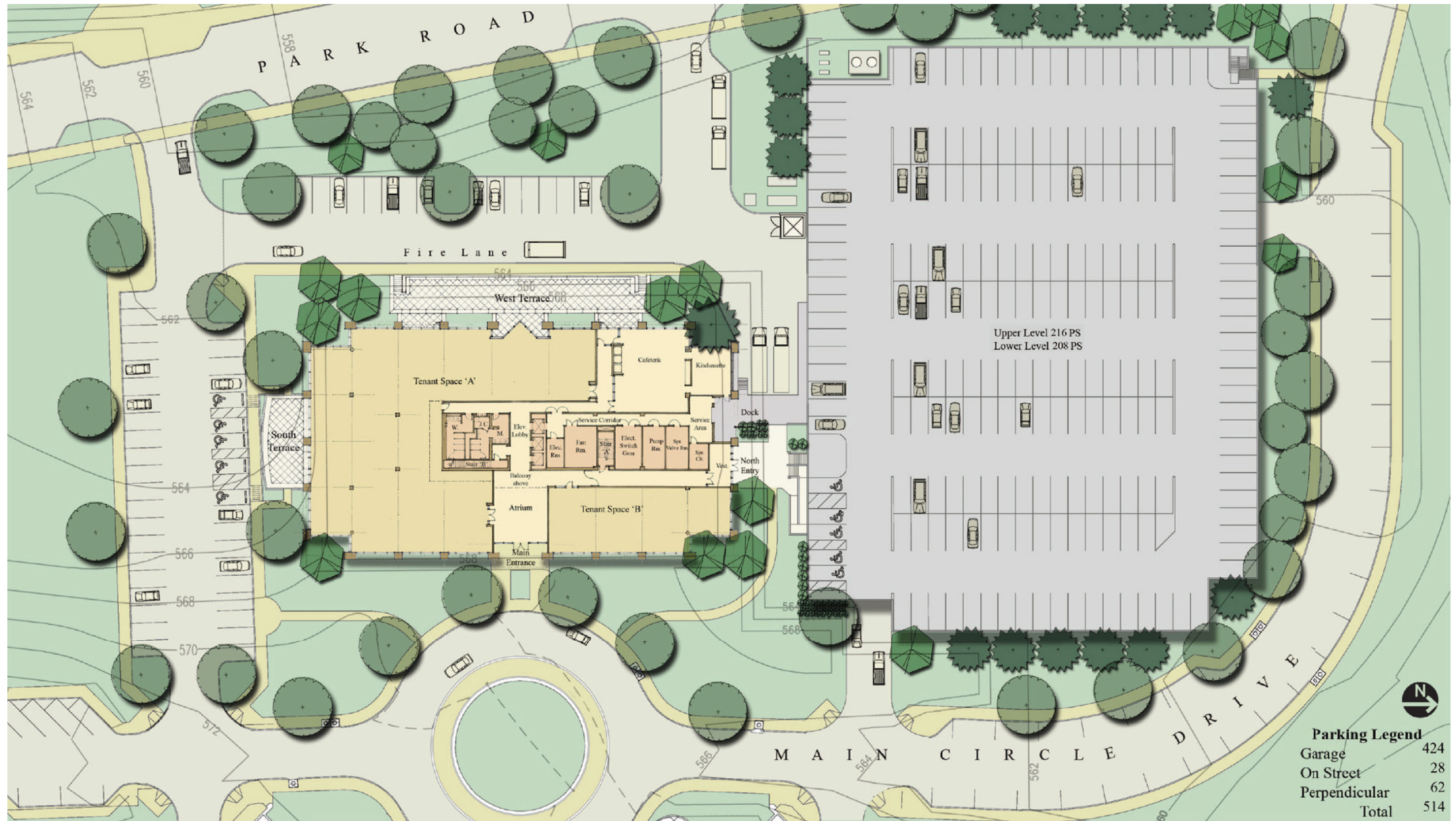
E. Energy Conservation: The building has been designed to meet or exceed the standards set forth in ASHRAE 90.1 – 1999 to achieve an energy efficient building. A concerted effort is being made to adopt many of the sustainability measures of the LEED program sponsored by the United States Green Building Council, and indeed, the Owner is endeavoring to achieve LEED Certification for this building.

F. Screening: The building is designed such that the mechanical equipment on the roof will be totally screened from view with an architectural metal enclosure that is integrated into the massing composition of the building. The cooling tower is also effectively screened from view in a heavily landscaped niche at the southwest corner of the parking structure. The trash enclosure has been strategically placed in one of the least visible sectors of the site and will be screened behind a masonry enclosure with opaque gates constructed out of painted steel with redwood infill.

# Building Rendering



# Site Plan



# East Elevation



# North Elevation



# South Elevation



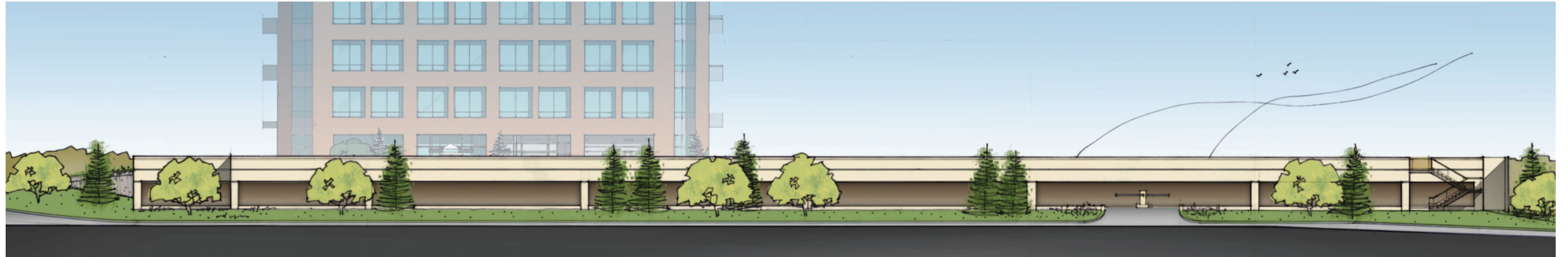
# West Elevation



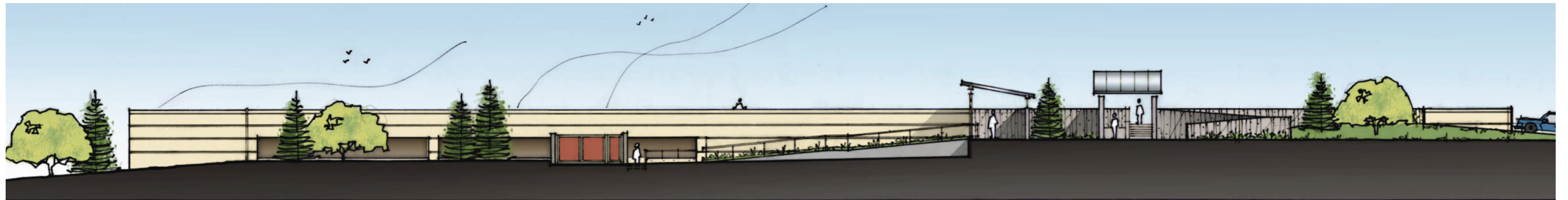


# Garage Elevations

North Elevation

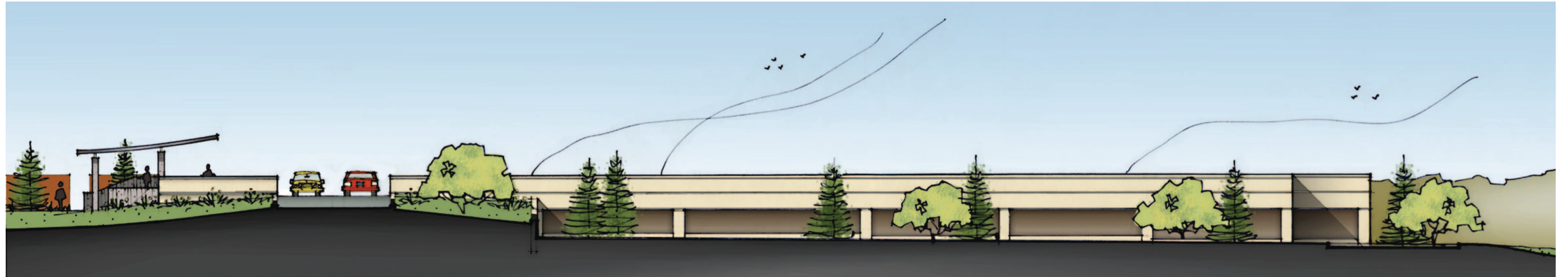


South Elevation



# Garage Elevations

East Elevation

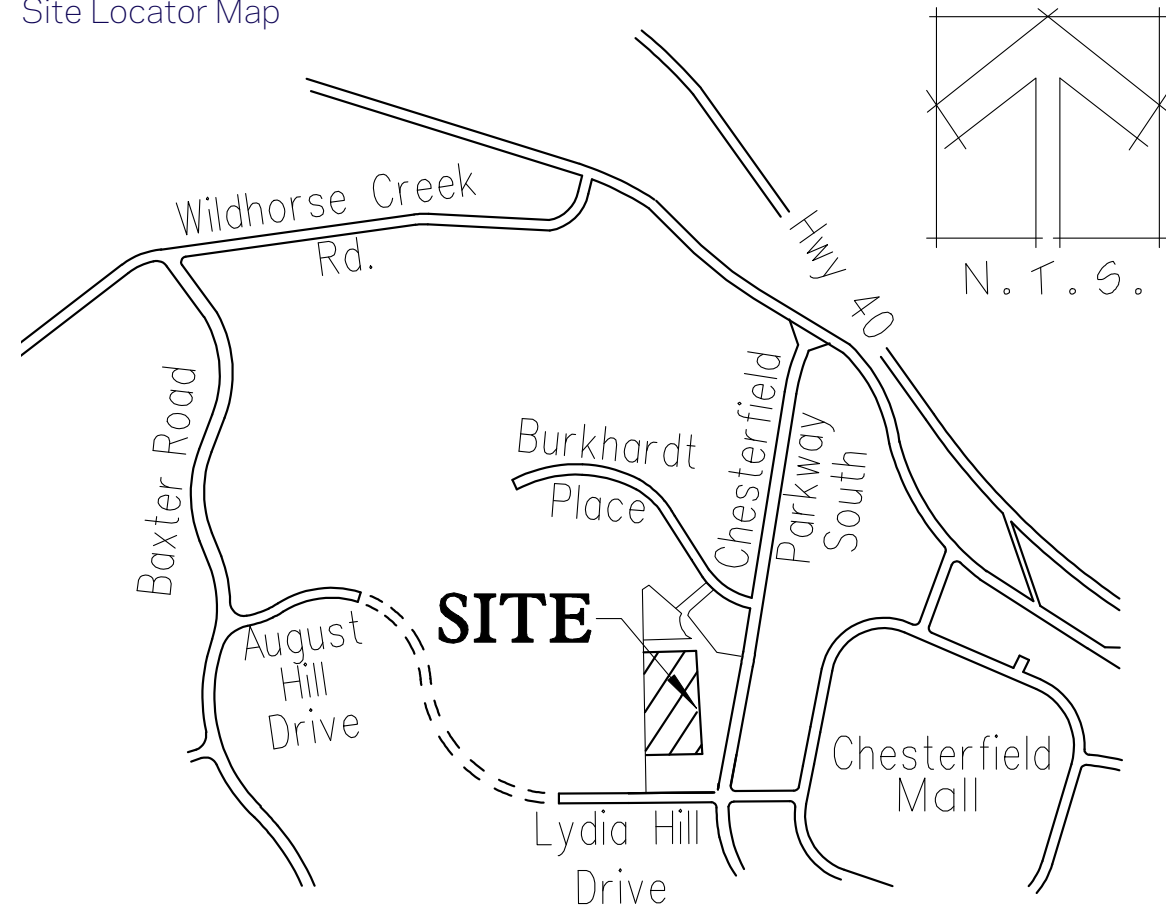


West Elevation



# Site Images

Site Locator Map



View to the Southeast, Toward the CPS I Building



View to the Northeast, Toward the Library

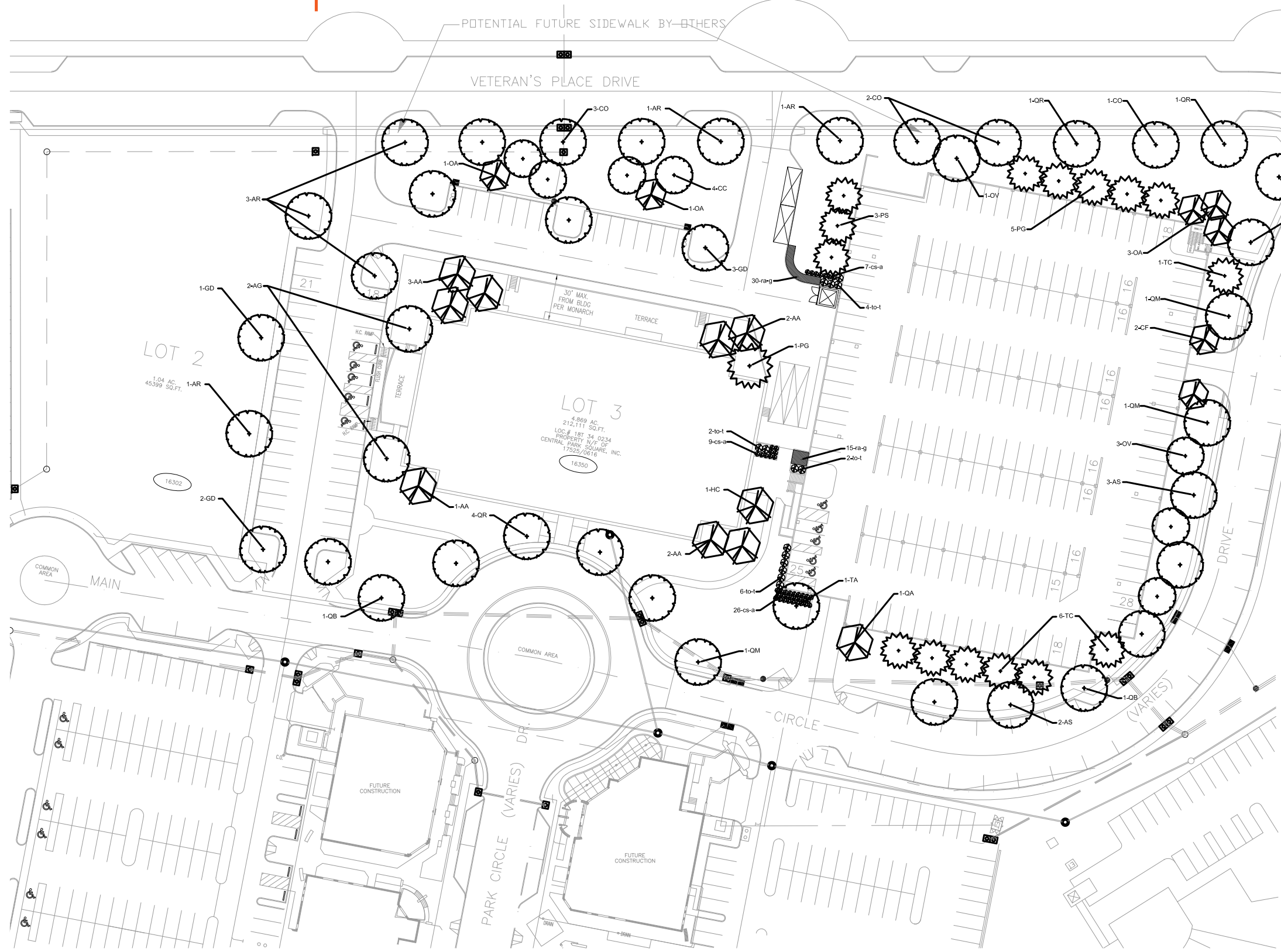
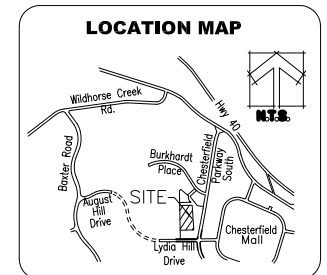
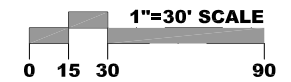
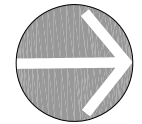


View to the Southwest, Toward Central Park



View to the Northwest, Toward the YMCA

# Landscape Plan



## PLANTING SCHEDULE

QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURITY
<b>STREET/DECIDUOUS TREES</b>					
6	AR	Acer rubrum	Red Maple	2 1/2'	45+
2	AG	Aesculus glabra	Ohio Buckeye	2 1/2'	25-35
7	AS	Acer saccharum	Sugar Maple	2 1/2'	45+
4	CC	Carpinus caroliniana	American Hornbeam	2 1/2'	20-35
6	CO	Celtis occidentalis	Hackberry	2 1/2'	45+
6	GD	Gymnocladus dioica	Kentucky Coffeetree	2 1/2'	45+
2	OV	Ostrya virginiana	Hophornbeam	2 1/2'	30-40
2	OB	Quercus bicolor	Swamp White Oak	2 1/2'	45+
3	OM	Quercus muehlenbergii	Chinkapin Oak	2 1/2'	45+
6	OR	Quercus rubra	Northern Red Oak	2 1/2'	45+
1	TA	Tilia americana	American Linden	2 1/2'	45+
<b>FLOWERING/DECIDUOUS TREES</b>					
8	AA	Amelanchier arborea	Downy Serviceberry	2 1/2'	25-30
2	CF	Cornus florida	Flowering Dogwood	2 1/2'	15-25
1	HC	Halesia carolina	Silver Bell	2 1/2'	20-30
8	OA	Oxydendron arboreum	Sourwood	2 1/2'	20-30
<b>EVERGREEN TREES</b>					
6	PG	Picea glauca	White Spruce	7-8' ht.	30-40
3	PS	Pinus strobus	Eastern White Pine	8-9' ht.	45+
7	TC	Tsuga canadensis	Canadian Hemlock	8-9' ht.	45+
<b>SHRUBS</b>					
42	cs-a	Cornus stolonifera "Artic Fire"	Artic Fire Redtwig Dogwood	24"	36" o.c.
45	ra-g	Rhus aromatica "Gro-Low"	GroLow Fragrant Sumac	18"	30" o.c.
14	to-l	Thuja occidentalis "Techy"	Mission Arborvitae	5-6"	48" o.c.
Open Space 82,958 s.f. = 39% 212,111 s.f.					