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January 17, 2007

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

Re: Pfizer (Building JJ Expansion): A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for a 200.51 acre lot of land located at the Northeast corner of 700 Chesterfield Parkway West.

Dear Board Members:

Kling Stubbins, has submitted on behalf of Pharmacia Corporation, a Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

Submittal Information

The request is for an approximately 69,000 sf. addition to existing office/laboratory facilities, located on a parcel zoned "C-8" Planned Commercial District under the terms and conditions of St. Louis County Governing Ordinance Number 10,986. The exterior building materials will be comprised of brick, metal panels and curtain wall. The roof is proposed to be a flat/low slope, 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. In addition, the plan was reviewed for compliance with St. Louis County governing ordinance 10,986, which governs the site. Landscape and lighting are being addressed through site plan review for adherence to City of Chesterfield Tree Manual and lighting ordinance.

Actions Requested

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

Respectfully Submitted,

Charlie Campo
Project Planner

Respectfully Submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Attachments

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

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Pfizer Building JJ Expansion
Date of Review: 1-11-08

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation	X		
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

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

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			Landscaping is being addressed through site plan review
CHAPTER FOUR: Miscellaneous			
A. Signage			Not submitted for approval at this time
B. Lighting			Lighting is being addressed through site plan review
C. Utilities	X		
D. Stormwater Drainage			Drainage is being addressed through site plan review
E. Energy Conservation			
F. Screening (Fences & Walls)	X		

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.



Building JJ Expansion

Chesterfield, Missouri

Architectural Review Board Submission

4 January 2007



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1 Site Layout

A Physical Features

The existing site for Pfizer's JJ Building expansion poses several physical challenges that have essentially shaped the design of the building. The slope of the terrain requires that the building meet grade at varying elevations.

The grading strategy around the site has struck a careful balance between maintaining existing topography and planting wherever possible, while minimizing the scale of the retaining wall at the northwest corner of the site.

B Vegetation

Vegetation patterns have been replicated from the previous NRB landscape concept to create a contiguous campus landscape. The grading, planting, and storm water management approaches have been designed to minimize the removal of trees as much as possible. The site slopes dramatically to the north of the proposed building expansion and that portion of the site is tree-covered with a great diversity of species. A tree survey was performed to inventory the species, sizes and condition existing trees on site. The Tree Removal and Delineation Plan submitted as part of the November 16, 2007 Site Development Section Plan Submission provides information for the amount of trees that are required to be replaced due to new construction.

C Site Relationships

The JJ building expansion is the fourth piece of the original master plan conceived for the campus; a series of bent masses that form landscape spaces on campus while providing views to the landscape beyond. The JJ building expansion respects that logic and builds upon it, forming the northernmost element of that master plan cluster. The courtyard is scaled

appropriately to its role as an entrance into the building expansion and a terminus of the campus pedestrian corridor.

From outside the site, the JJ building expansion project has a minimal impact to the existing Chesterfield context. Service traffic is naturally sheltered between the building and the existing landscape, and the roof-top elements are carefully screened, in a strategy similar to the existing campus buildings.

D/E Pedestrian and Vehicular Circulation & Orientation

As the continuation of an existing campus, JJ builds on the clear and safe circulation pattern already in use on the Pfizer/Monsanto site. Pedestrian zones are clearly marked as they cross the vehicular traffic areas, while stairs, plantings and landscape features provide a pleasant pedestrian environment. JJ expands the pedestrian walkway that is the main armature connecting the campus as a whole and also utilizes the fire lane as a pedestrian circulation path to the service and support areas at the Northerly portion of the campus.

Service traffic is channeled to the perimeter of the campus buildings, away from the pedestrian traffic.

2 Buildings

I. All Structures-

A General Architectural Guidelines

The JJ Building is built into the hill side, creating a harmonious embracement of the hilly, Chesterfield campus. The existing entrance on the south side of the building is celebrated by a large scale gesture appropriate to the scale of the campus. The metal mass of the Northern expansion blends with surrounding brick and metal buildings through parallel brick planes, which integrates the existing JJ building with the new construction.

B Scale

As the continuation of the existing master plan strategy, the JJ expansion is responsive to the scale of the existing buildings. The brick coursing of the existing buildings is carried through the coursing and alignment of mullions, brick, and metal panel. The height of the building is in kind with the existing structures, both at the low roof level and the penthouse level.

The existing entrance façade, located at the focal point of two campus pedestrian axes, has been expanded to a scale appropriate to that of the campus. Generous views along the axes are enjoyed from the interior common areas through a large picture window on the South and ceiling-height ribbon windows along the East of the building.

C Design

The design of the JJ expansion is intended to be entirely respectful of the existing campus's fabric, while expanding, enriching and modernizing the palette of materials and the range of architectural expression. The enclosed rooftop penthouse is a continuation of the existing enclosure and rooftop cooling towers are screened from view.

The building's orientation, fenestration pattern, cladding systems and building systems are designed to optimize the use of natural light in

the interest both of providing an excellent interior environment and of conserving energy.

D Relation to Adjacent Development

See (B) above.

E Materials/Colors

Building JJ materials were selected for their congruity to existing campus fabric. Brick planes run along the office wing in the north-south direction and are ornamented with two-colored banding, which connects the expansion to the existing building, as well as to the adjacent building HH. Metal panels at the south entryway relate to adjacent building CC, which incorporates the same campus brick, and also new metal panels introduce a rich color to the site material palette. A two-story picture window on the South face and ribbon windows in the brick planes match the dark bronze color of the existing building windows, providing excellent energy performance through the use of low-E coated glass. Metal sunscreens on the South face also aid in energy performance, as well as mediating sun glare in the common areas. The process laboratory section, which is separates the South entrance and office wing from the loading dock, is wrapped in a ribbed metal panel of the same color as the South entryway.

II Residential Architecture - N/A

III Non-Residential Architecture-

A General

Building elevations are sensitive to the rest of the campus makeup, as well as to the comfort of the occupants. Large windows in the common areas allow ample views of the campus and for natural light to reach the interior, and the material palette has been chosen to integrate with the existing campus feel. The internal logic of the building is legible from its

exterior expression.

B Building Equipment Service

The topography of the site is used to advantage by funneling service traffic to the Western and Northern ends of the site. Service trucks will access the loading dock or service areas of Building JJ from the north.

C Fast Food Restaurant Guidelines - N/A

D Auto Service Station Guidelines - N/A

E Shopping Center Guidelines - N/A

F Chesterfield Valley Guidelines - N/A

3 Landscape Design



The landscape for the JJ expansion project is conceived as a “prairie succession garden”, similar to the NRB plan. Initially, monocultures of different prairie grasses and wildflowers are to be planted in discrete zones. These zones are linked along a network of pedestrian walkways and provide an interesting variety of textures and colors throughout the site. As the landscape matures over time, these monocultures of regionally native species will naturally spread into each other, creating a landscape as diverse and robust as the prairie itself.

The initial planting zones are also the organizational structure for a variety of trees and shrubs that will allow views under a tree canopy while creating landscape spaces of varying scales.

This concept of the succession garden is envisioned not only as an idea for the area immediately around JJ, but with its uses of grasses and trees already on site, is an extension of the already thriving landscape of the Pfizer/Monsanto campus.

4 Miscellaneous

A Lighting

Site lighting for the pedestrian zone around the JJ expansion is a combination of low, bollard lights and a continuation of the existing site, roadway lighting. The design provides pedestrian-scale lighting consistent with the current site approach. Some up-lighting is provided to illuminate trees along the main path.

Building-mounted lights are not used.

The configuration of the lighting, as well as the 1760-foot setback from Chesterfield Parkway, minimizes the impact of this lighting on the public way.

B Utilities

All new Utilities associated with this project will be installed underground.

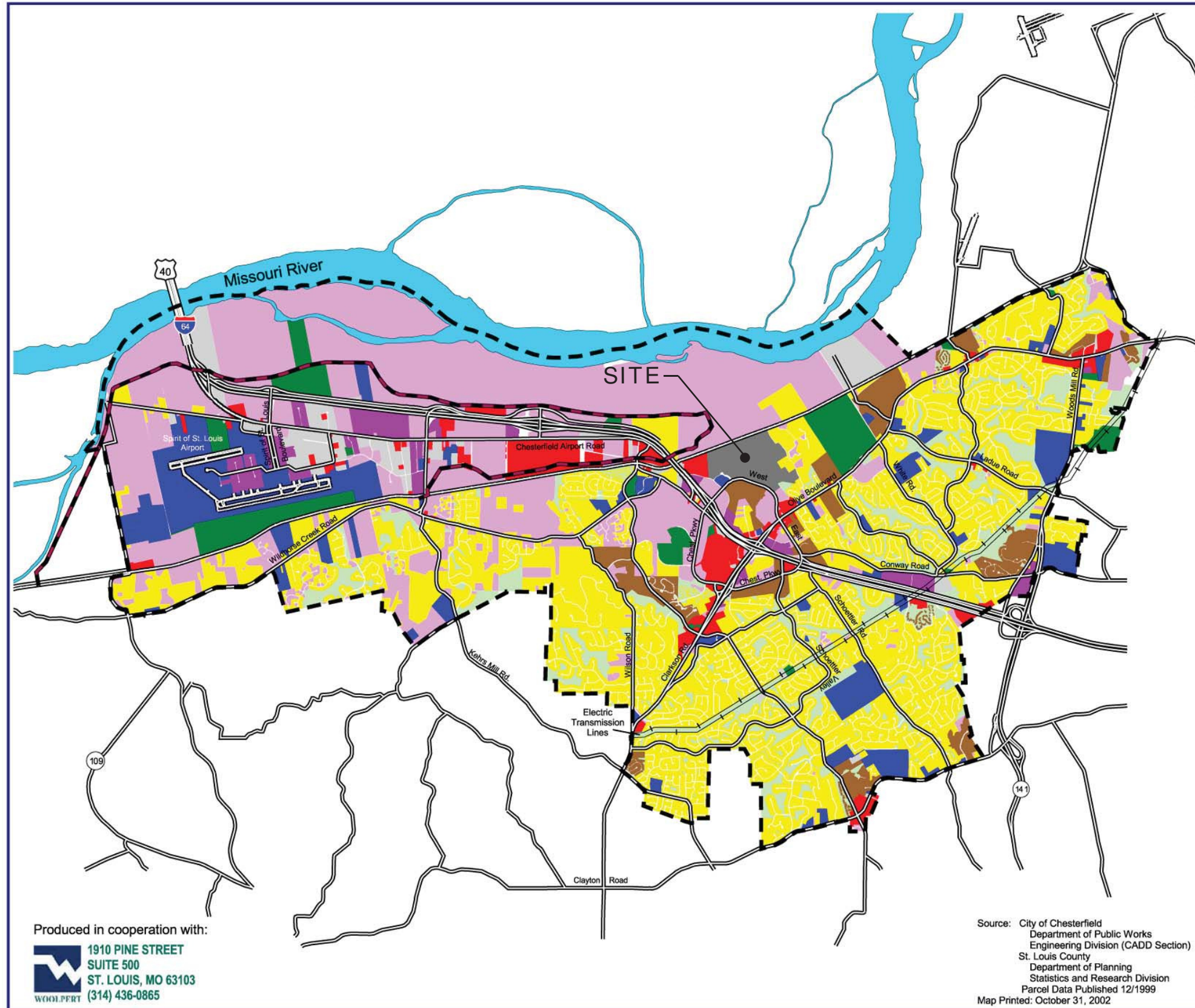
C Storm Water Drainage

The JJ expansion has been sited to work within the existing slope and drainage pattern of the larger site. The stormwater management basin that was constructed as part of the NRB Building CC project was master planned to accommodate the additional runoff generated by the JJ Expansion. Thus the drainage design for the JJ Expansion minimizes the land disturbance to the site, while complying with the applicable stormwater management requirements of the city and the St. Louis County Metropolitan Sewer District (MSD).

D Screening (Fences and Walls)

No new screened fencing is proposed for this project. The service area is naturally obscured by the topography and vegetation of the site. Visual screening is not necessary for site utilities as these are all located underground.





EXISTING LAND USE

LEGEND

- City Boundary
- Monarch-Chesterfield Levee
- Existing Land Use
 - Single Family Residential
 - Multiple Family Residential
 - Commercial
 - Office
 - Industrial/Utility
 - Research & Development
 - Institutional
 - Common Ground
 - Park/Recreation
 - Vacant/Agriculture



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Source: City of Chesterfield
 Department of Public Works
 Engineering Division (CADD Section)
 St. Louis County
 Department of Planning
 Statistics and Research Division
 Parcel Data Published 12/1999
 Map Printed: October 31, 2002





Aerial Photo



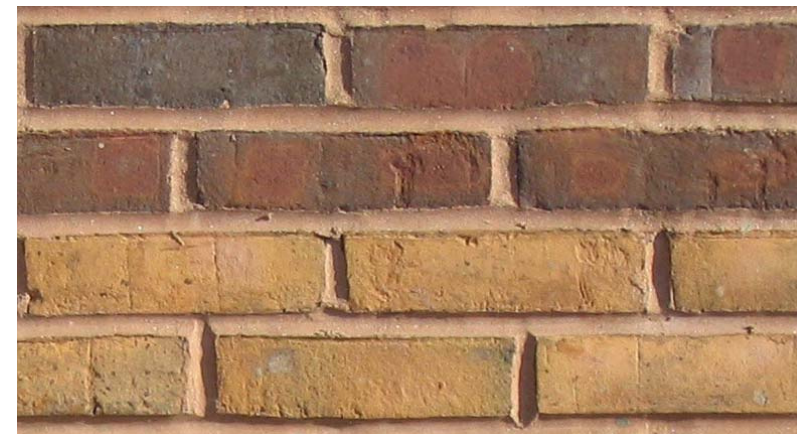
GG



JJ



AA & BB





Context & Approach

Plans

Elevations

Images

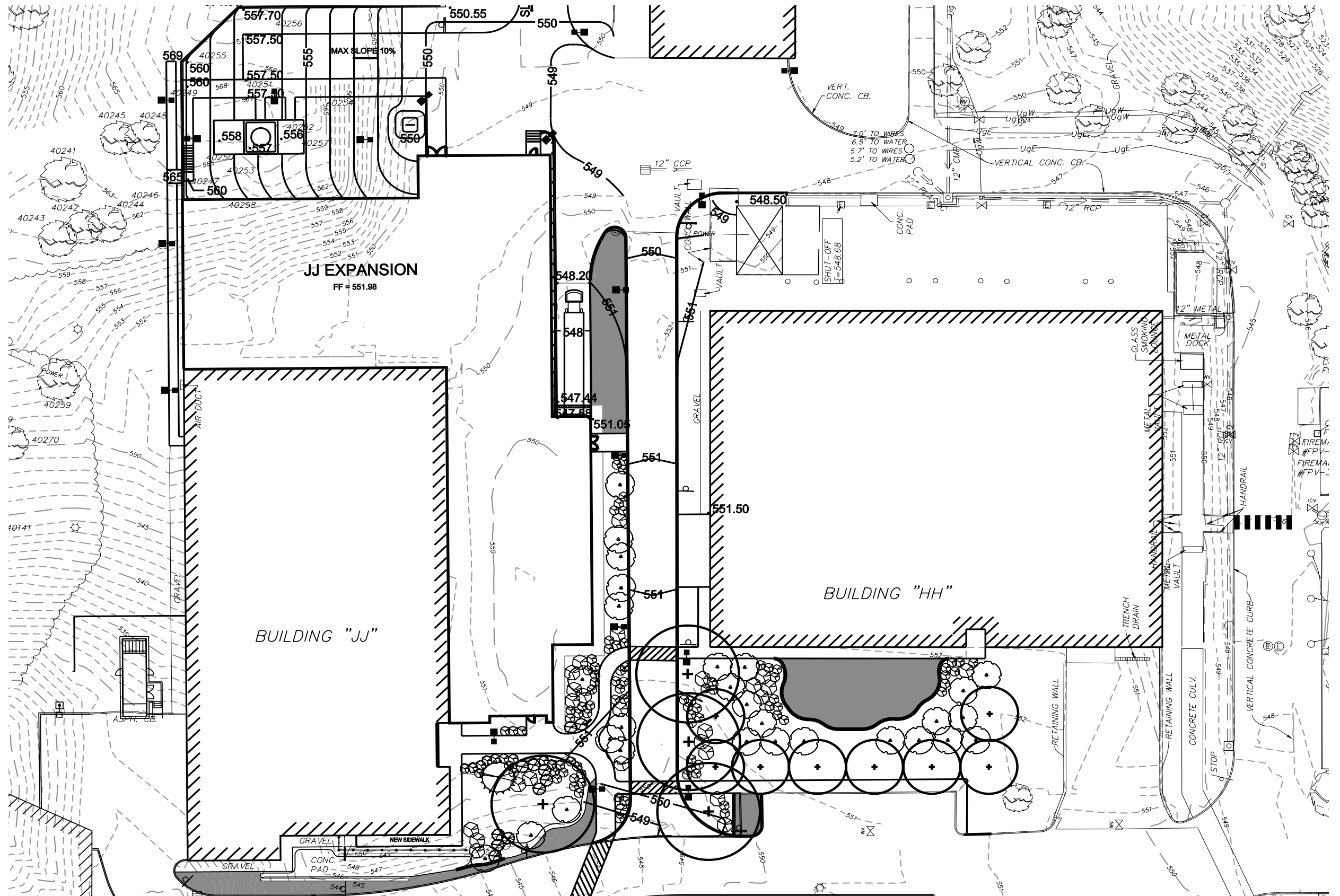
Materials

P L A N S

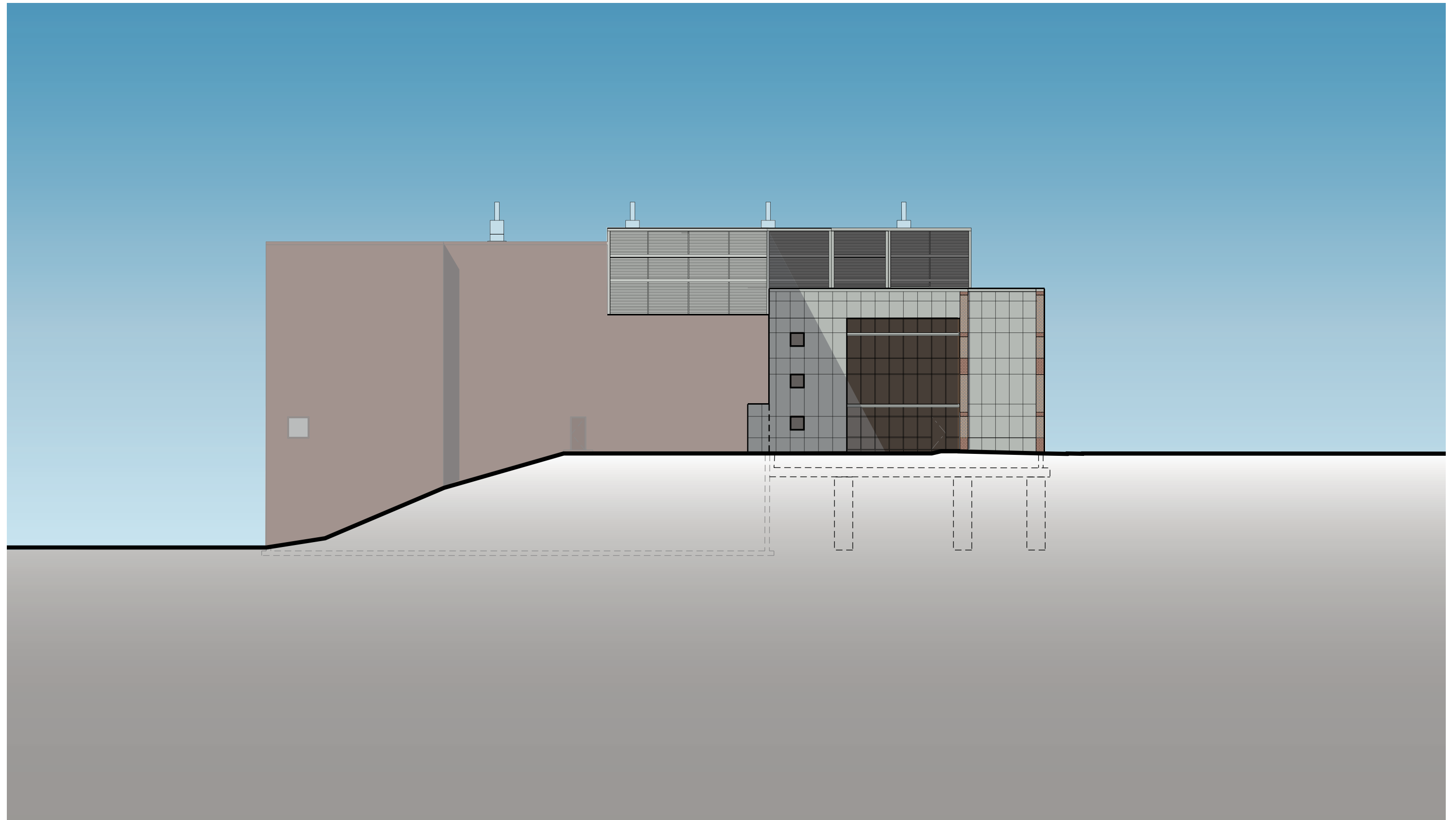


PLANT LIST						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	REMARKS
DECIDUOUS TREES						
AG	11	AMELANCHIER X GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	3" CAL.	B&B	
CC	13	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	B&B	
FAR	2	FRAXINUS AMERICANA 'ROSEHILL'	ROSEHILL ASH	3" CAL.	B&B	
HC	7	HALESIA CAROLINA	SILVERBELL	3" CAL.	B&B	
PC	3	PRUNUS CERASIFERA	PURPLE LEAF PLUM	3" CAL.	B&B	
AS	3	ACER SACCHARINUM	SILVER MAPLE	3" CAL.	B&B	
UP	1	ULMUS PARVIFOLIA	LACEBARK ELM	3" CAL.	B&B	
TOTAL	40					
EVERGREEN TREES						
PG	1	PICEA GLAUCA	WHITE SPRUCE	14-16' HT.	B&B	
TOTAL	1					
SHRUBS & GRASSES						
AA	3	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	30-36"	B&B	
BD	11	BUDDLEIA DAVIDII 'AFRICAN QUEEN'	AFRICAN QUEEN BUTTERFLY BUSH	30-36"	B&B	
CD	15	CALLICARPA DICHOTOMA	PURPLE BEAUTY BERRY	30-36"	B&B	
JC	12	JUNIPERUS CHINENSIS 'GOLD STAR'	GOLD STAR JUNIPER	30-36"	B&B	
CS	26	CHAENOMELES SPECIOSA 'TEXAS SCARLET'	RED FLOWERING QUINCE	30-36"	B&B	
CA	25	CLETHRA ALNIFOLIA 'PANICULATA'	SUMMERSWEET CLETHRA	30-36"	B&B	
CS2	2	CORNUS SERICEA	RED OSIER DOGWOOD	30-36"	B&B	
HV	11	HAMAMELIS VERNALIS 'CARNEA'	CARNEA VERNAL WITCHHAZEL	30-36"	B&B	
IV	17	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	30-36"	B&B	
VB	9	VIBURNUM X BURKWOODII 'MOHAWK'	BURKWOOD VIBURNUM	30-36"	B&B	
CXA	3	CALAMAGROSTIS XACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRAS	3 GAL.	CONT.	
TOTAL	134					
MASS PLANTING AREA						
992		TOTAL SQUARE FEET				
794		SQUARE FEET OF PLANTED AREA (80%)				
TYPE 1 - GRASSES (60% OF PLANTED AREA= 476 SQUARE FEET)						
159	18	CALAMAGROSTIS XACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRAS	3 GAL.	CONT.	36" O.C. TRIANGULAR SPACING, CLUMP PER FIELD DIRECTION
159	32	PANICUM VIRGATUM 'HEAVY METAL'	SWITCH GRASS	1 GAL.	CONT.	24" O.C. TRIANGULAR SPACING CLUMP PER FIELD DIRECTION
159	80	PENNISETUM ALOPECURIODES 'HAMELN'	FOUNTAIN GRASS	1 GAL.	CONT.	18" O.C. TRIANGULAR SPACING CLUMP, PER FIELD DIRECTION
TOTAL	129					
TYPE 2 - PERENNIALS (40% OF PLANTED AREA= 318 SQUARE FEET)						
80	16	COREOPSIS VERTICILLATA 'MOONBEAM'	TICKSEED	2 GAL.	CONT.	24" O.C. TRIANGULAR SPACING, CLUMP PER FIELD DIRECTION
80	16	SEDUM X 'AUTUMN JOY'	SEDUM	2 GAL.	CONT.	24" O.C. TRIANGULAR SPACING, CLUMP PER FIELD DIRECTION
80	16	SCABIOSA COLUMBIANA	PINSUSHION FLOWER	2 GAL.	CONT.	24" O.C. TRIANGULAR SPACING, CLUMP PER FIELD DIRECTION
80	16	RUDBECKIA FULDIGIA SULLIVANTII	BLACK-EYED SUSAN	2 GAL.	CONT.	24" O.C. TRIANGULAR SPACING, CLUMP PER FIELD DIRECTION
TOTAL	64					





E L E V A T I O N S



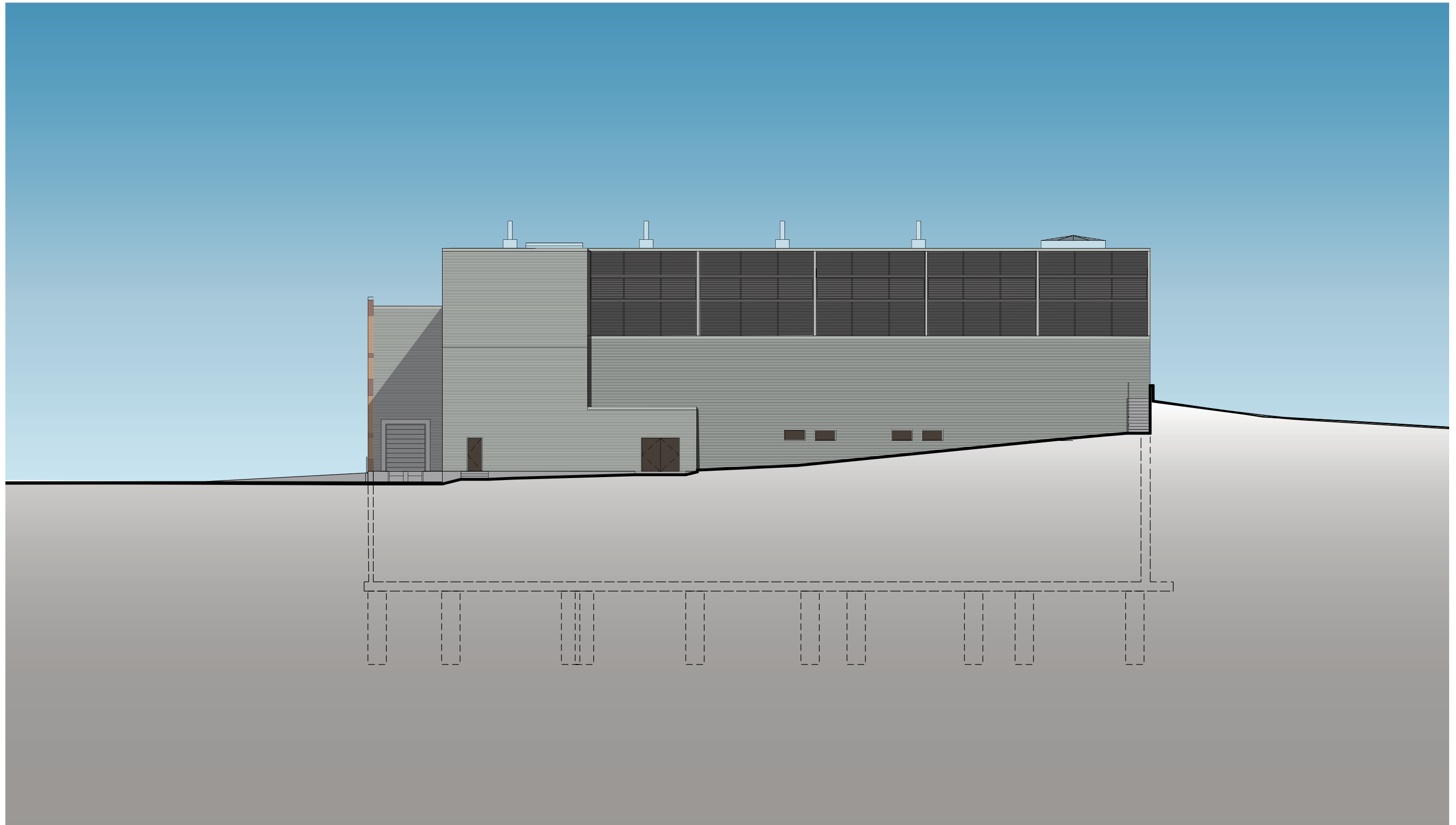
Context & Approach

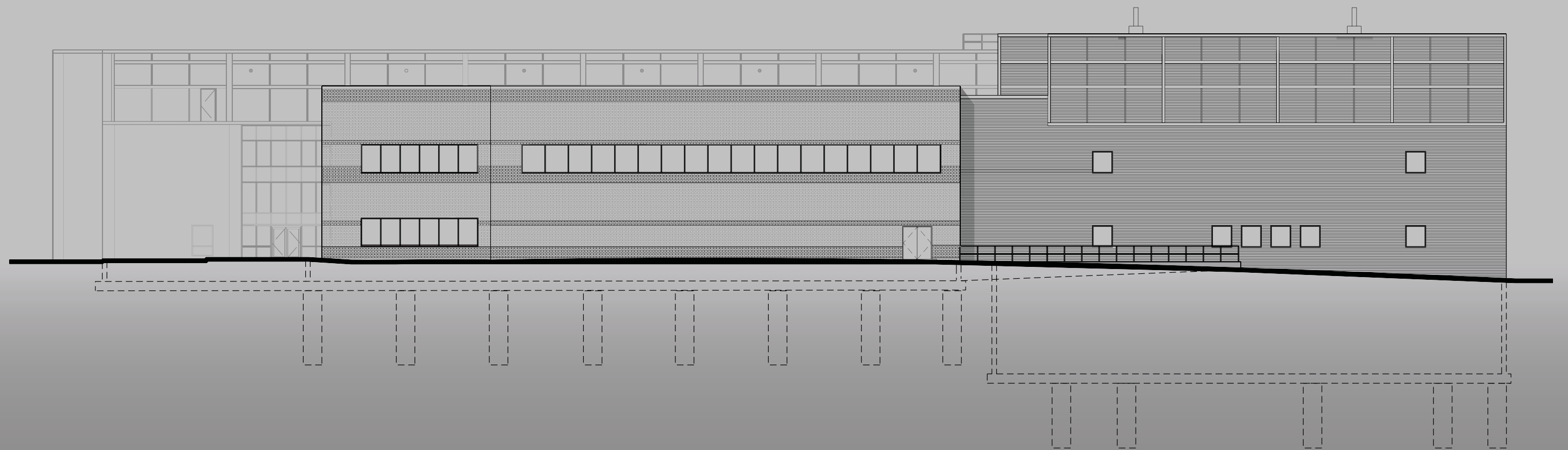
Plans

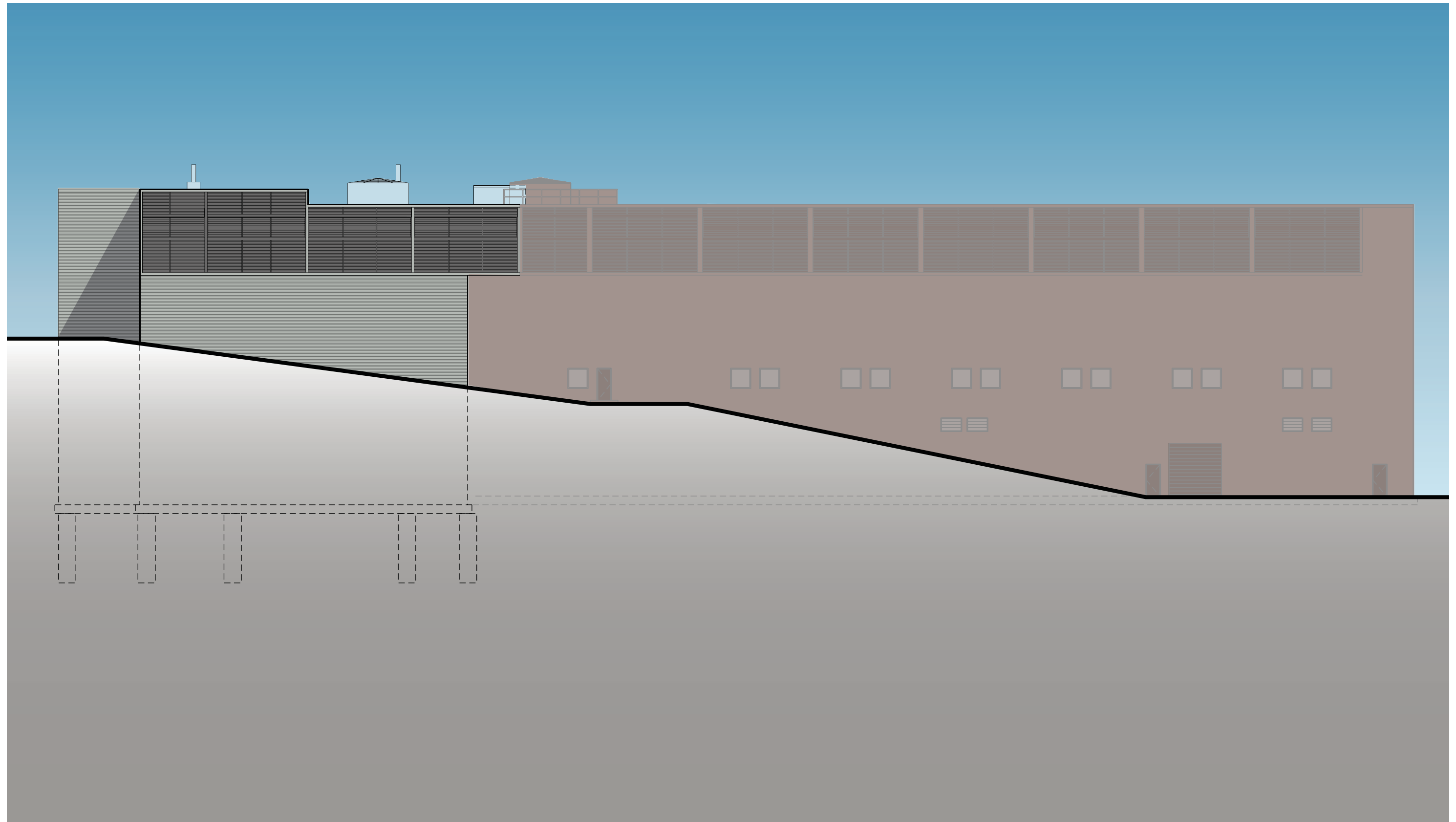
Elevations

Images

Materials







Context & Approach

Plans

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Materials

I M A G E S





Context & Approach

Plans

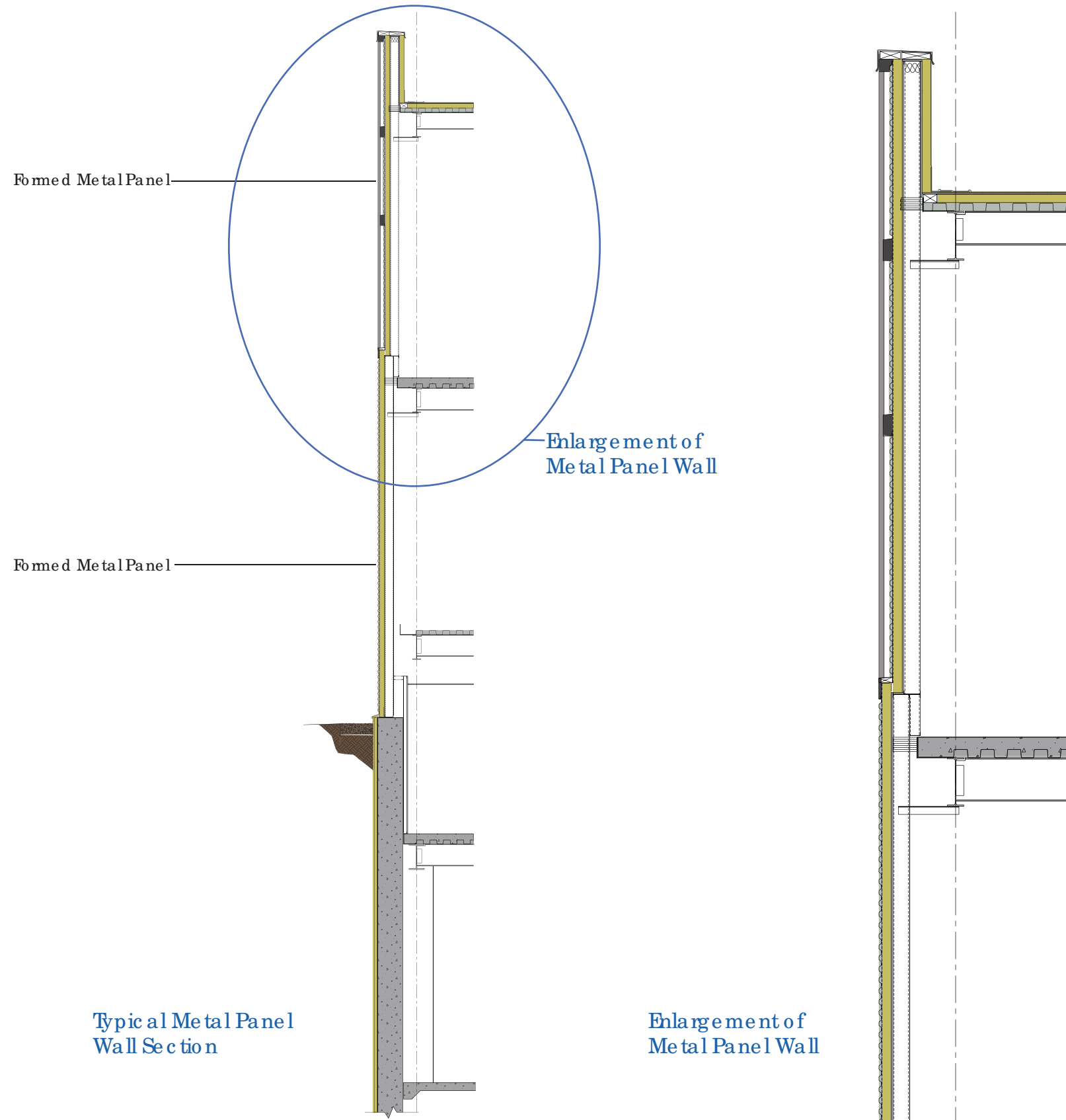
Elevations

Images

Materials

M A T E R I A L S

Wall Assemblies



Typical Metal Panel Wall Section

Enlargement of Metal Panel Wall

Wall Assemblies

