



III.A.

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Architectural Review Board Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: January 8, 2015

From: Jonathan Raiche
Senior Planner

CC: Aimee Nassif, Planning & Development Services Director

Location: South of Olive Boulevard, west of River Valley Drive

Applicant: Rithi, Inc.

Description: **Four Seasons Plaza West AAE:** Amended Architectural Elevations and Architect's Statement of Design for a 2.35 acre tract of land zoned "PC" Planned Commercial District located on the south side of Olive Boulevard, west of River Valley Drive.

PROPOSAL SUMMARY

Wolfe Architecture & Design, on behalf of Rithi, Inc., has submitted a request for Amended Architectural Elevations for the existing retail development located at 13700 Olive Boulevard. The request is for the addition of a parapet wall attached to the existing hip and gable style roof. This would increase the amount of vertical façade of the structure in an effort to increase visibility for businesses and business signage from Olive Boulevard.

HISTORY OF SUBJECT SITE

The subject site was initially zoned as "C8" Planned Commercial in 1984 by St. Louis County and was developed later that year. The approximately 22,000 square foot shopping center constructed on the site in 1984 remains on the site today. The site went through various zoning amendments for the purpose of adding permitted uses between 1984 and 2006. In 2009, the site was rezoned from "C8" Planned Commercial to "PC" Planned Commercial to amend the criteria for permitted uses. Most recently, the "PC" Planned Commercial ordinance was amended in 2010 to add permitted uses once again.

As seen in Figure 1 on the next page, the subject site is situated amongst a mix of Planned Commercial and various residential zoning districts.

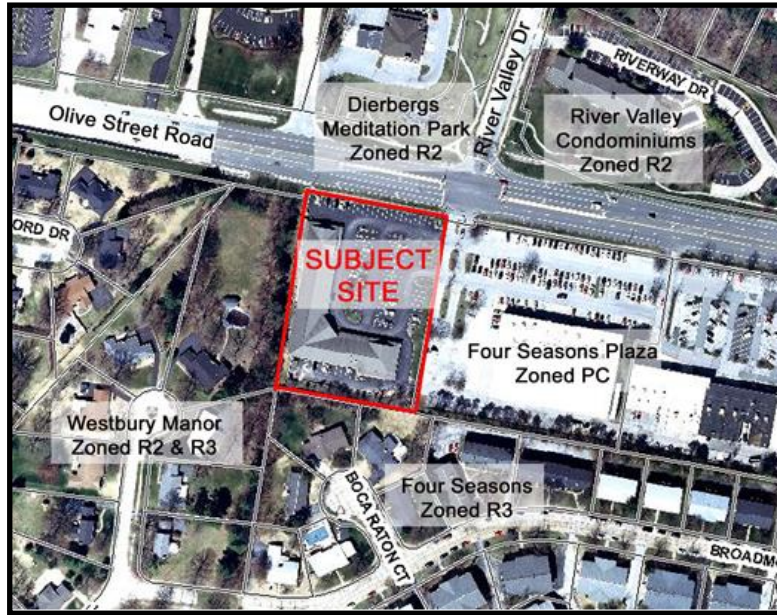


Figure 1

STAFF ANALYSIS

General Requirements for Building Design:

A comparison of the existing elevation and the proposed elevation can be seen in the images on the next page. An analysis of the proposal is given later in this section.

Scale

The proposed parapet wall will increase the vertical height of the flat façade of the existing structure. Although the building scale will appear slightly larger to pedestrians, the proposal is consistent with the height of adjacent structures in the Four Seasons Plaza development directly to the East.

Design

Per the City's design standards, parapet walls should be treated as an integral part of the architecture and shall not visually weaken the design of the structure. The nature of this parapet wall as an addition on top of the existing hip and gable style roof does not allow for the integration into the existing architecture. The use of parapet walls is generally found with flat roof styles throughout the city including the adjacent developments. When used in conjunction with the hip and gable style roof, the parapet wall provides a slight interruption to the existing rhythm of the building's façade.

Materials and Color

The proposed parapet wall will be composed of stucco on the exterior to match the existing gable materials and will also incorporate the same paint color that will be used on the existing stucco gables for the dominant color. A complementary accent color is proposed along the bottom edge of the stucco parapet wall to provide slight variation in the design.

Landscape Design and Screening

The proposal does not include any changes in landscape or require additional screening.

Signage

Signage is not part of the proposal before Architectural Review Board and will be reviewed by Staff. However, it is important to note that this proposed parapet wall will increase the vertical façade of the building and thus the opportunity for wall-mounted signage.

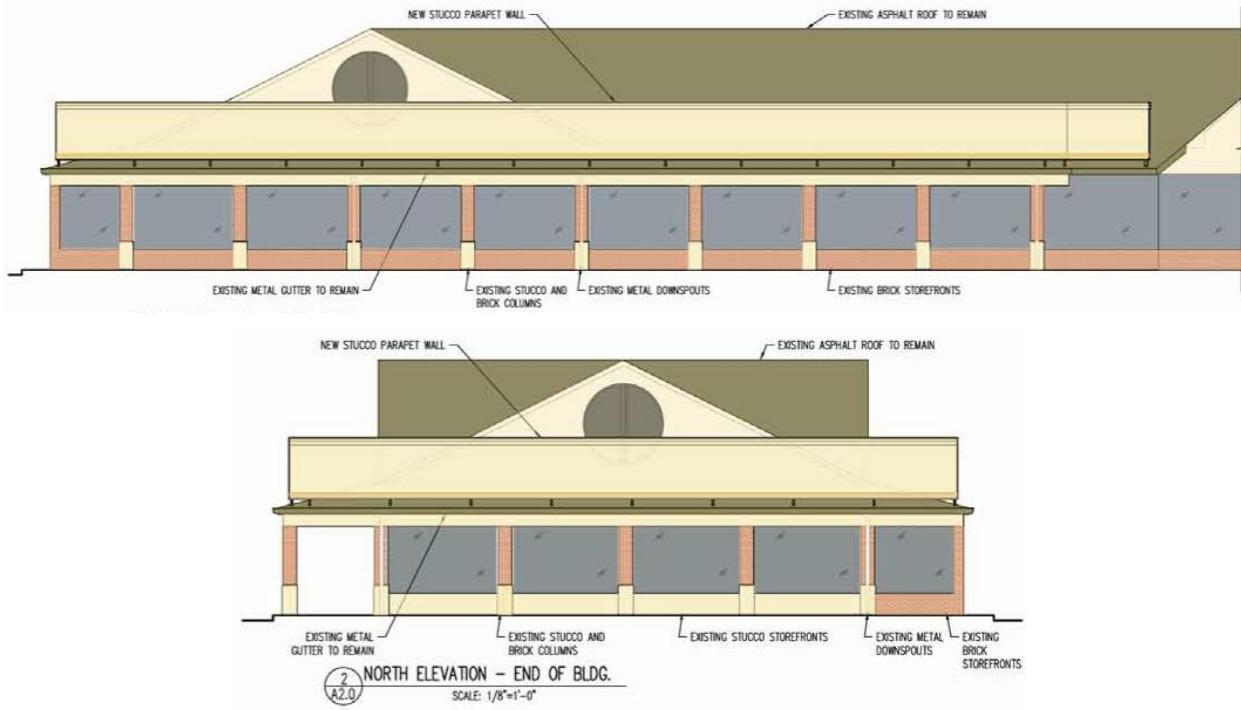
Lighting

The proposal does not include any changes in lighting; furthermore, no additional lighting is being requested.

Existing Elevations



Proposed Elevations



DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and Architect’s Statement of Design. As stated earlier in this report, the proposed changes would allow an increase of façade area for tenants of this building to attach wall signage. City code requirements pertaining to the size of attached wall signage will still be applicable for this development. Signage will be reviewed as a separate process and this request does not include any changes to the current code requirements relating to signage.

Although the proposed changes are not fully integrated into the existing roof structure, the applicant has made efforts to use materials and colors that will provide some consistency with the existing structure. Staff requests action on the Amended Architectural Elevations and Architect’s Statement of Design for Four Seasons Plaza West.

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) “I move to forward the Amended Architectural Elevations and Architect’s Statement of Design for Four Seasons Plaza West, as presented, with a recommendation for approval (or denial) to the City Staff.”
- 2) “I move to forward the Amended Architectural Elevations and Architect’s Statement of Design for Four Seasons Plaza West to City Staff with the following recommendations...”

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield _____

Project Title: _____ Location: _____

Developer: _____ Architect: _____ Engineer: _____

PROJECT STATISTICS:

Size of site (in acres): _____ Total Square Footage: _____ Building Height: _____

Proposed Usage: _____

Exterior Building Materials: _____

Roof Material & Design: _____

Screening Material & Design: _____

Description of art or architecturally significant features (if any): _____

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

Architectural Statement of Design for City of Chesterfield

Four Seasons Plaza, 13700 Olive Blvd. Chesterfield, MO

This is an existing facility. The changes being made are mostly aesthetic and repairing deferred maintenance.

Category:

Shopping Center Office Complex:

Access:

Truck deliveries are accommodated by an existing drive that runs behind the building.

Exterior Elements:

The exterior is an existing condition; no changes are being made to the footprint of the center. However by elevating the parapet we are hoping to bring more of a presence from Olive. This is a tiered and hard to lease center which we hope to rejuvenate with a new look from Olive.

Landscaping & Screening:

The islands and site are currently well maintained. The backdrop to the building is a line of mature trees which we are keeping.

The new parapet will help screen any roof penetrations and mechanical devices on the roof. However, most of the mechanical units are currently located on the back side of the center. There are no tenants that have shopping carts.

Scale:

The existing facility roof line is to remain. We are replacing the shingles and repairing any deferred maintenance. The current colonnade along the front of the retail spaces is long and low. We hope to brighten up this the front elevation by adding some height with the addition of the parapet and lightening up the colors of the stucco finishes.

Site Design.

All site conditions are existing. There is an enlarged sidewalk area at the intersection of the two wings.



Architect:
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 e-mail: MattWolfe@WolfeAD.net



The Professional Architect's seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plan, drawings or documents not exhibiting this seal.

Amended Architectural Elevations
Four Seasons Plaza west
 13700 Olive Blvd.
 Chesterfield, MO 63017

NO. REVISIONS: DATE:

ISSUE DATE:
 12-08-14

DRAWN BY: ROB TIMM

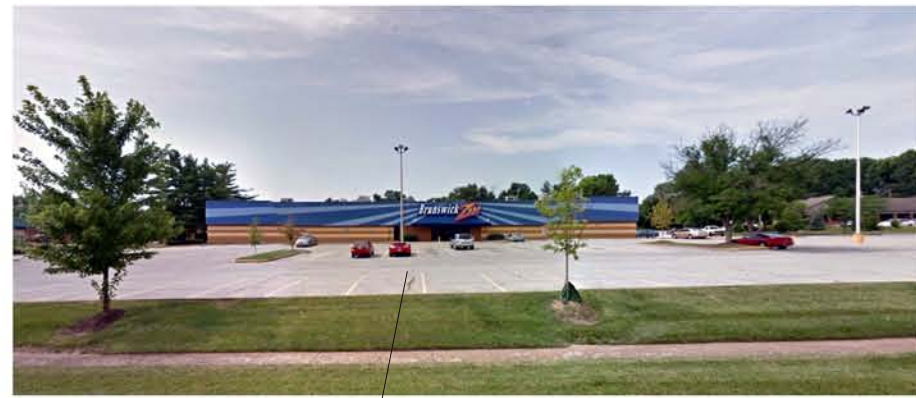
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Sheet No.
 COLOR
 RENDERING



Apartments

Retail



Brunswick Bowling



Single Family Residential

FOUR SEASONS PLAZA



Apartments

Branch Bank

Pre-School



Architect:
 Matt Wolfe, Wolfe Architecture and Design
 7 4 1 2 Manchester Road
 St. Louis, MO 6 3 1 4 3
 Tel: (3 1 4) 9 6 0 - 0 9 9 9
 e-mail: MattWolfe@WolfeAD.net



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 Four Seasons Plaza west
 13700 Olive Blvd.
 Chesterfield, MO 63017

NO. REVISIONS: DATE:

ISSUE DATE:
 12-08-14

DRAWN BY: ROB TIMM

CHECKED BY: MATT WOLFE

Sheet No.
 SITE
 PHOTO



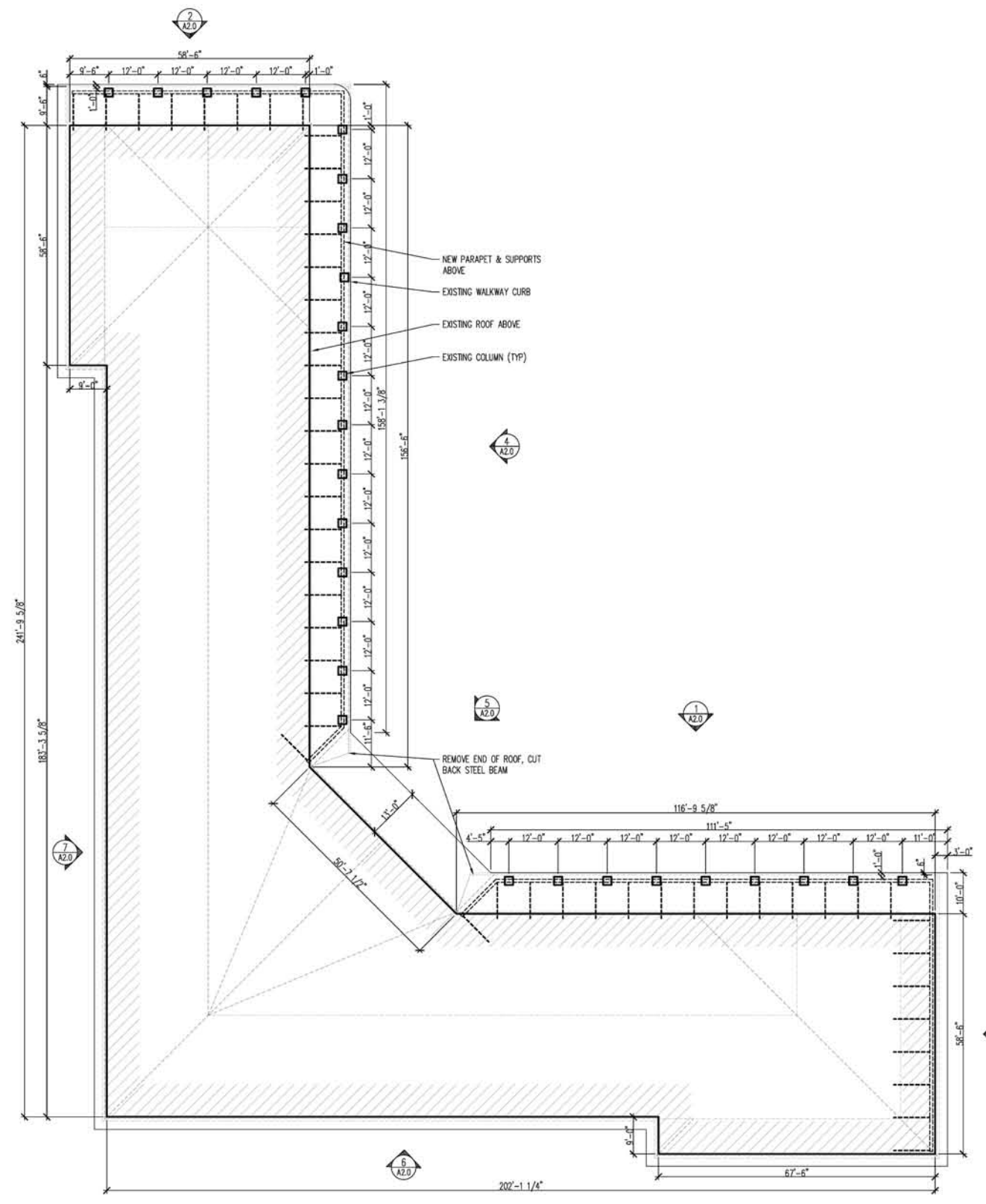
The Professional Architect's seal, placed on this sheet, signifies only that the architect and those shown on the title block are duly licensed and that the architectural documents are prepared in accordance with the laws of the State of Missouri. It does not constitute a warranty or guarantee of the accuracy or completeness of the information or documents not submitted with this sheet.

Amended Architectural Elevations
 Four Seasons Plaza west
 13700 Olive Blvd.
 Chesterfield, MO 63017

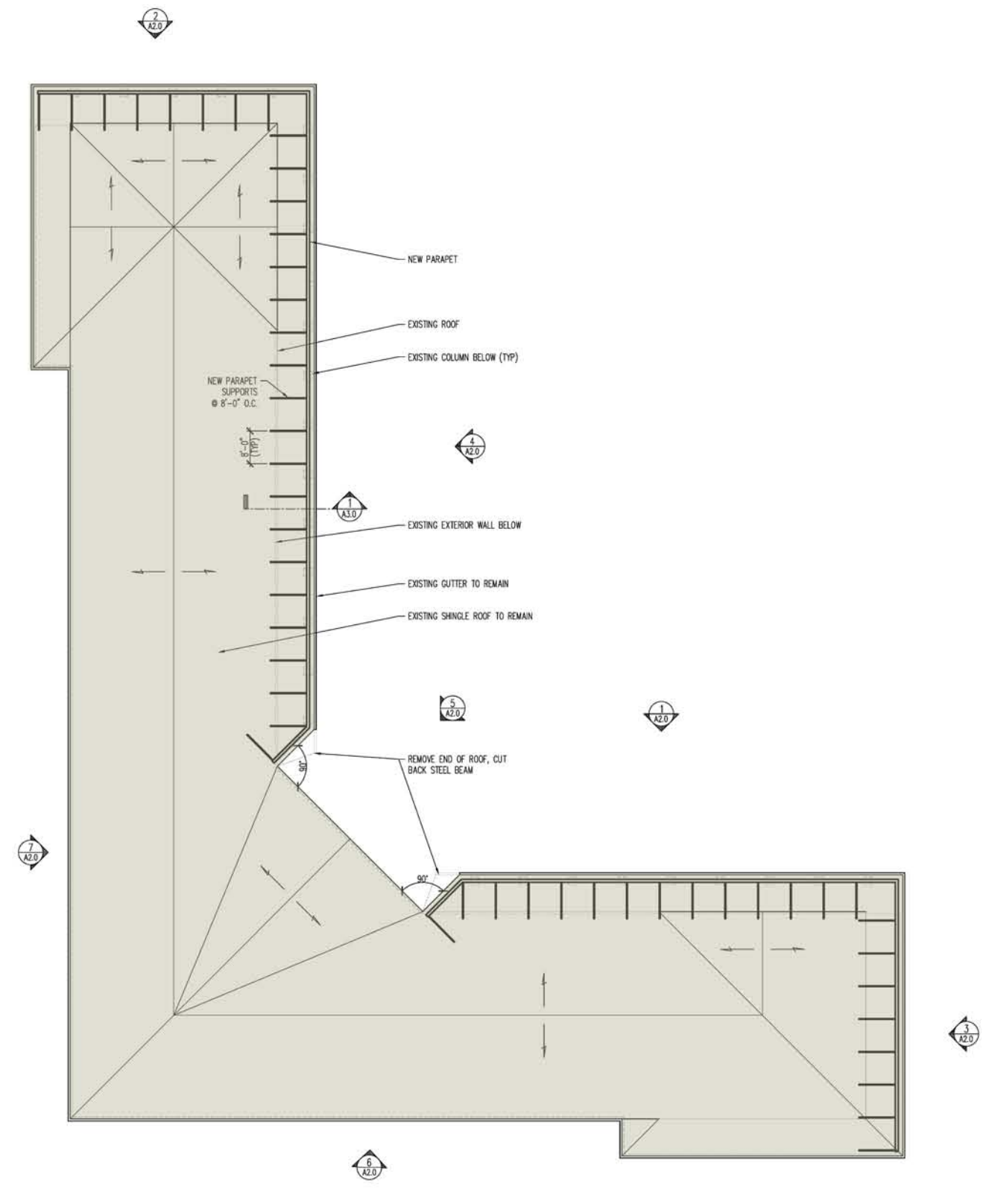
NO.	REVISIONS	DATE

ISSUE DATE:
12-08-14

DRAWN BY: ROB THOMAS
 CHECKED BY: MATT WOLFE



1
 A1.0
 FOUR SEASONS FLOOR PLAN
 SCALE: 1/16"=1'-0"

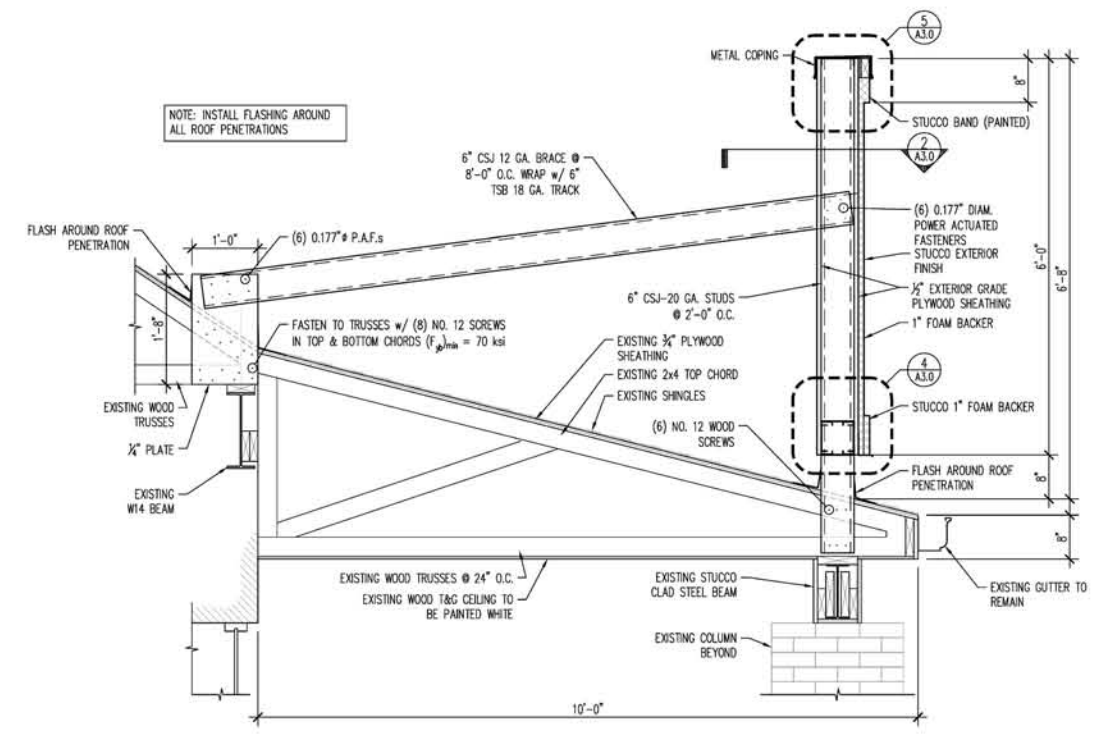


2
 A1.0
 FOUR SEASONS ROOF PLAN
 SCALE: 1/16"=1'-0"

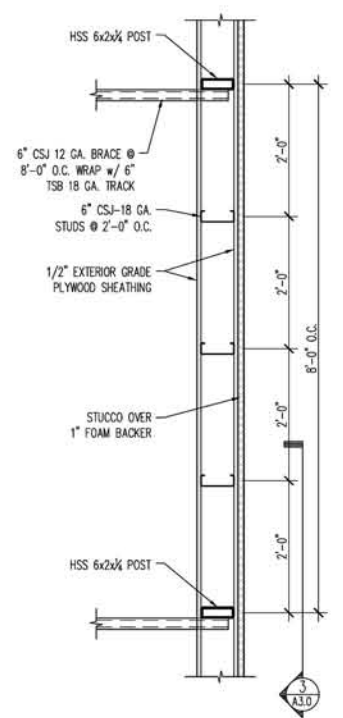


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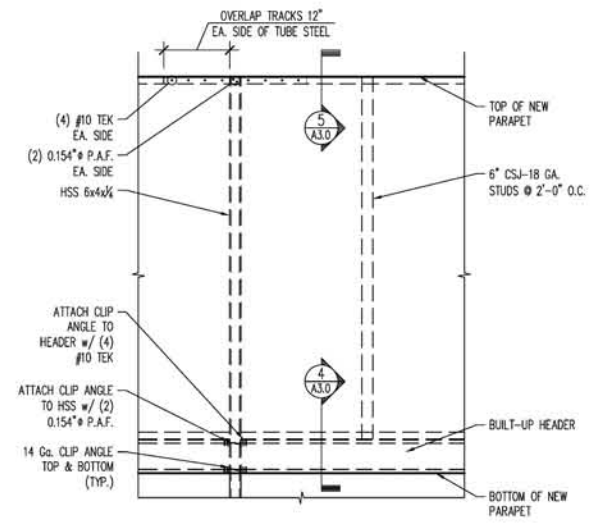
Amended Architectural Elevations
 Four Seasons Plaza west
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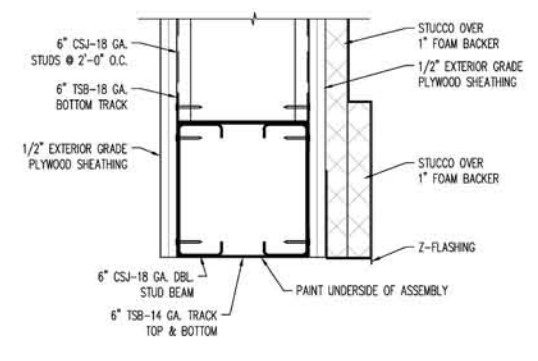
1 SECTION AT NEW PARAPET WALL
 SCALE: 3/4"=1'-0"



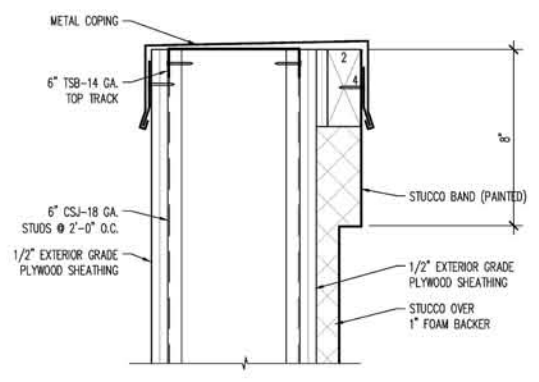
2 PLAN OF NEW PARAPET WALL
 SCALE: 3/4"=1'-0"



3 ELEVATION OF NEW PARAPET STRUCTURE AT POST CONNECTION
 SCALE: 3/4"=1'-0"



4 BUILT-UP BEAM DETAIL
 SCALE: 3"=1'-0"



5 METAL COPING DETAIL
 SCALE: 3"=1'-0"

NO.	REVISIONS	DATE

ISSUE DATE:
 12-08-14

DRAWN BY: ROB THOM
 CHECKED BY: MATT WOLFE