VII. A.

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Planning Commission Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: February 23, 2015

From: Purvi Patel
Project Planner

Location: North Outer 40 Road, east of Boone's Crossing

Applicant: DosterUllom, LLC, on behalf of Taubman Prestige Outlets of Chesterfield, LLC

Description: **Chesterfield Outlets (H&M) 3rd AAE:** Amended Architectural Elevations and Architect's Statement of Design for a 48.625 acre tract of land zoned "PC" Planned Commercial District located on the north side of North Outer 40 Road, east of Boone's Crossing.

PROPOSAL SUMMARY

DosterUllom, LLC, on behalf of Taubman Prestige Outlets of Chesterfield, LLC, has submitted a request for Amended Architectural Elevations for the retail development located at 17071 N Outer 40 Road. The request is for approval of alterations to the existing exterior color scheme, the removal of one existing building awning and the addition of new light fixtures for Building M only to accommodate a new tenant at the shopping center. The applicant is requesting a color palette change for the north, south and east elevations using existing approved colors, as well as a new "White – Chantilly Lace" color. The request also includes the removal of one standing seam metal awning along the storefront on the north elevation (facing the interior pedestrian walkway) and the addition of LED light fixtures along the interior walls of Building M. These changes will impact approximately 72 feet of the south façade (23%), 50 feet of the east façade (50%) and 173 feet of the north façade (53%) of Building M.

ZONING HISTORY OF SUBJECT SITE

St. Louis County zoned the subject site "NU" Non-Urban District in 1965. On November 21, 2011, the City of Chesterfield approved Ordinance 2682, which zoned the subject site from an "NU" Non-Urban District to a "PC" Planned Commercial District.

Subsequent to the change in zoning, a Site Development Plan, which included Architectural Elevations, was submitted proposing a 468,882 square foot outlet retail center on the site. This plan was approved by the City of Chesterfield on March 26, 2012 with two minor amendments to the Site Development Plan in October 2012 and July 2013. Additionally, there have been two amendments to the approved elevations in 2013. The first was to include four lighting masts on the building and the second was in for inclusion of wall mounted green-screens to the northern façade.

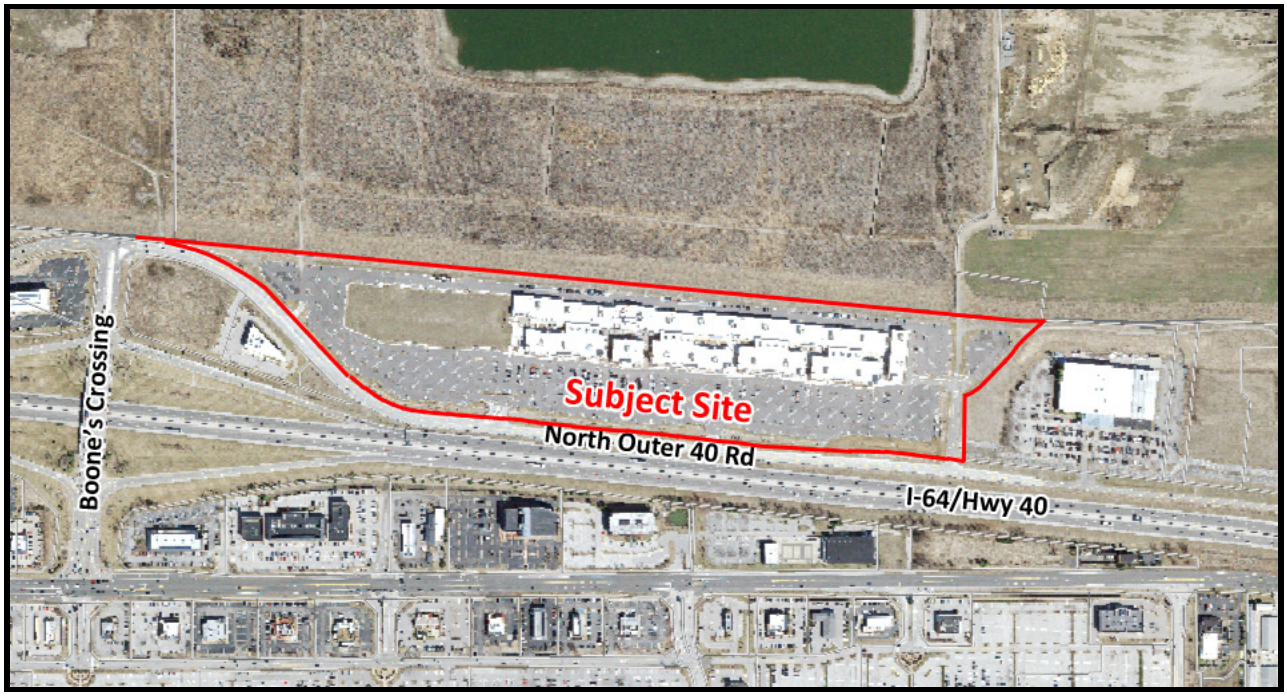


Figure 1

STAFF ANALYSIS

The request is for **modifications to Building M**'s existing exterior color scheme, the removal of one existing building awning on the interior north elevation and the addition of a new light fixture along the north and east storefront. These changes are discussed in detail below. **There are no other changes proposed on the site, to the existing building or square footage.**

Architectural Review Board Recommendations

The project was reviewed by the Architectural Review Board (ARB) on October 23rd, 2014. At this meeting, a motion to forward the project to the Planning Commission was approved by the ARB by a vote of 3-2. The ARB concurred with Staff's concerns as presented in the ARB Staff report and had the following recommendations:

1. Consider using different colors or materials to keep with the Center's architectural rhythm of dark and light colors. The proposed color choices are too close in shade providing no interest or articulation on Building M and are a stark difference to the existing colors of the development. Additionally, the change from the existing colors to the proposed colors is too abrupt and breaks up the composition of the development.

2. Reconsider the request to remove the metal awnings. Significant visual interest, sense of scale, and entrance distinction are provided by these awnings. Additionally, the removal of these awnings, in conjunction with the monotonous façade, will result in a loss of architectural detail and would therefore be counter to the intent of the Architectural Review Guidelines and the approved elevations for the development.

3. Consider limiting changes to the interior of Building M only, leaving the exterior of Building M as is. ARB expressed significant concerns regarding the compatibility of the proposed changes with surrounding developments and further determined that the changes are out of place within the development as well.

In response to the comments and concerns expressed, the applicant has made significant changes to the proposal since the ARB meeting. Below is a detailed break-down of the requested changes and how the ARB recommendations have been incorporated.

Exterior Colors

As discussed above, the current proposal includes the extension of existing colors and the addition of a "White-Chantilly Lace" color. This egg-shell white color is in keeping with the design standards previously approved. The previously approved Architect's Statement of Design had noted the following in regards to the materials and colors chosen for the site:

> "The material and color palettes were driven by the desire to create a sympathetic base building where the theme is the variety of the tenant's identities. To that end, we have selected a very neutral/earthy palette of colors and materials: beiges, tans, terra cotta, and warm gray tones with primarily white trim for much of the building."

The "White-Chantilly Lace" color is proposed over the existing brick veneer on both the north and south elevations. Although this color is a stark difference to the existing brown color, it is in keeping with the architectural rhythm of dark and light colors all along the northern façade of this center. The symmetrical balance of the existing elevation will be preserved with the current request as well.

<u>South Elevation</u>

When presented to the ARB, the applicant proposed a change to the colors of the brick veneer panels and the adjacent terra cotta panels to a "White-Chantilly Lace" and "Gray Owl" color. The color change was proposed for the majority of this façade and was not in keeping with the architectural rhythm of the center. However, the updated proposal is now for only 23% of the façade and includes just one color. Below are images showing the existing elevation, the elevation proposed to ARB and the current request:

<u>Figure 2 – Building M South Elevation (facing Highway I-64)</u>

North Elevation

The changes proposed for the north elevation include extending the beige EIFS with terra cotta accent bands further north along the façade (over the existing terra cotta color). This proposed color change which will wrap around to the east elevation of Building M as well. The second request is the painting of the brick veneer to the "White-Chantilly Lace" color similar to the south elevation. When presented to the ARB, the proposal was to paint all of the EIFS storefront the "Gray Owl" color and the brick veneer "White-Chantilly Lace". As seen in the images below, the color palette presented now is in keeping with the overall theme of the center. Furthermore, these colors are hard to see and differentiate at the human scale along the storefront, which is the case all along the interior pedestrian mall of this center.

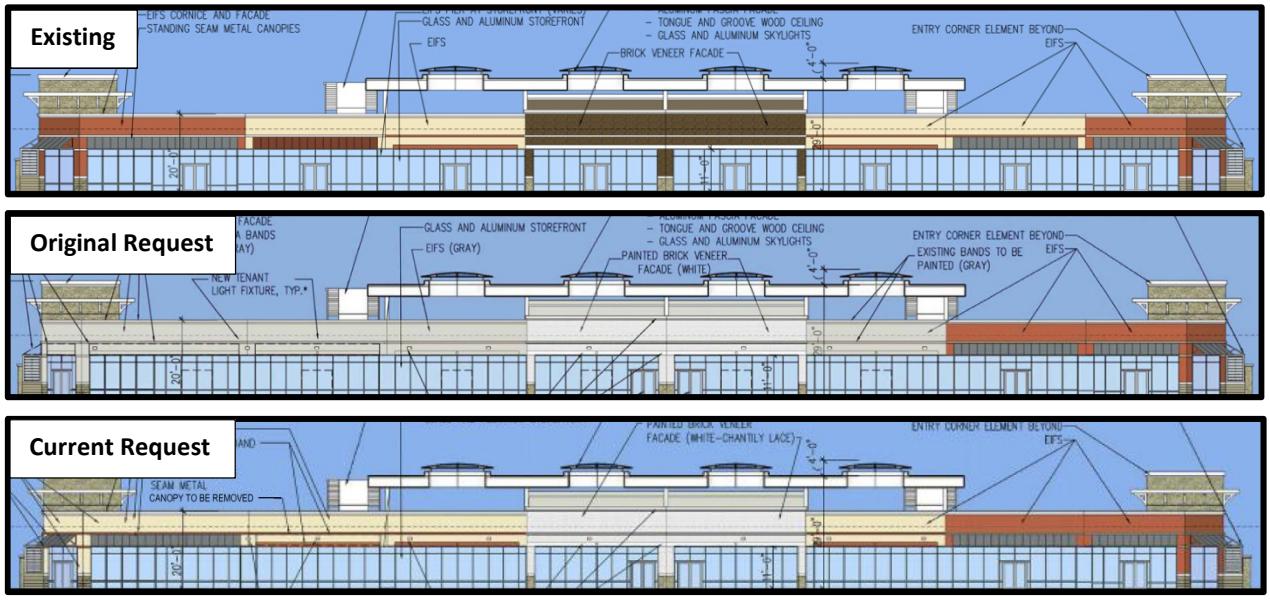


Figure 3 – Building M North Elevation (facing interior pedestrian walkway)

East Elevation

As mentioned above, the beige EIFS with terra cotta accent bands will extend onto the east elevation from the north elevation for approximately 50 feet. This would replace the existing terra cotta EIFS panels. The request before ARB was to paint the terra cotta EIFS and brick veneer to a "White-Chantilly Lace" and "Gray Owl" color, but the updated request is to use existing colors on only a portion of the façade. There are no changes requested to the brick veneer and stone veneer on this elevation.

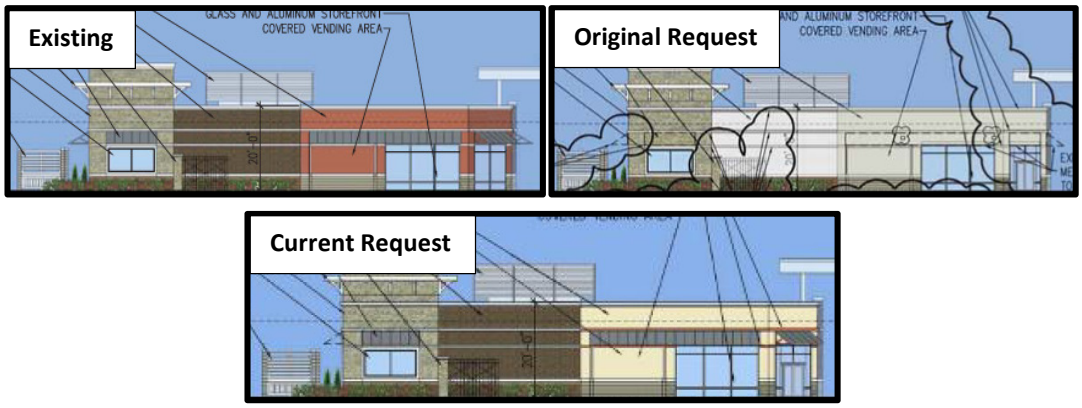


Figure 4 – Building M East Elevation (facing mall entrance corridor, between Buildings M & N)

Standing Seam Metal Awnings

The second change proposed is the removal of one standing seam metal awning located on the north elevation of Building M; all other awnings would remain. The Architect's Statement of Design notes the removal of this awning is to accommodate the tenant's desire to maintain clean lines.

The request as presented to the ARB was for removal all awnings along the tenant's storefront, as well as the south and east elevations as seen below in Figure 5. Since the ARB meeting, the applicant changed their request and is now proposing the removal of only one awning on the interior north façade. This awning is highlighted in red in the image below.

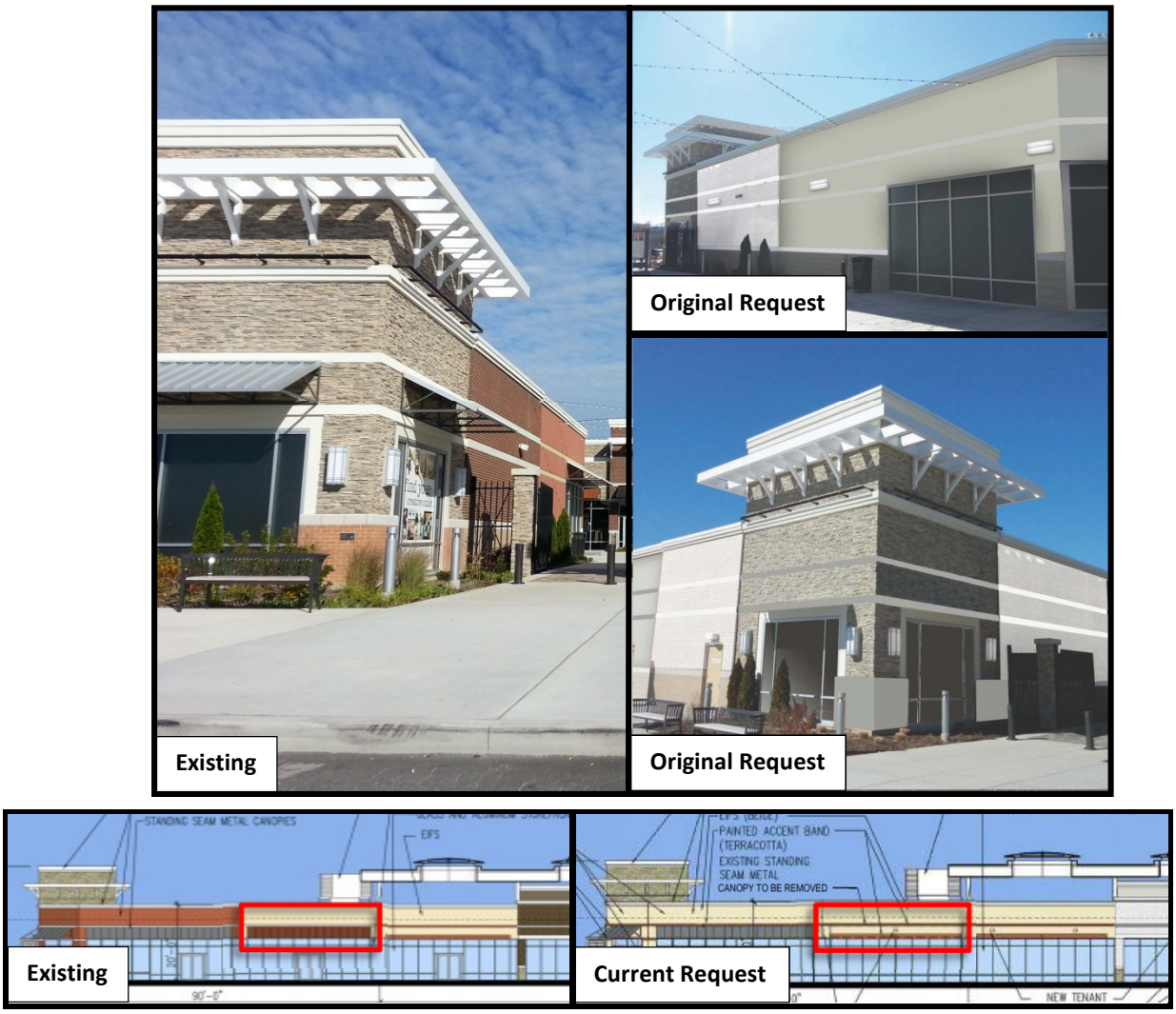


Figure 5 – Standing Seam Metal Awnings

New Light Fixture

Additional light fixtures along the tenant's storefront are also part of this request. This new lighting will be installed along the northern and eastern façades of Building M; facing the interior pedestrian walkway and the mall entrance corridor (between Building M and N). This fixture is a wall mounted LED fixture and is fully shielded, has full cut off optics and adheres to all City Code Lighting Standards. As proposed, this lighting will create visual interest and variety along the tenant's storefront, as stated in the Architect's Statement of Design.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and found the current proposal to be compatible to the approved and existing architecture of the development. The applicant has also revised their request to incorporate Staff's concerns and the ARB's recommendations as discussed above. The proposed color changes do not break up the architectural rhythm of the center and the colors proposed remain neutral and in keeping with the previously approved design standards for the center. Furthermore, the request has also been updated to limit the majority of the changes to the interior façade of Building M. And finally, the applicant is only requesting the removal of only one awning versus all the awnings along the tenant's lease area. **Staff recommends approval of the Amended Architectural Elevations and Architect's Statement of Design.**

Additionally, the updated submittal was shared with the Architectural Review Board's Chair, Bud Gruchalla, who noted this was a good solution to ARB's recommendations. He noted this submittal gives the tenant the identity they are looking for without disrupting the architectural flow of the center. He added that the updated submittal fits in well within the existing center and the transition of colors from the center of the building towards the two towers on the South elevation is much more compatible with the other buildings in the center. **The ARB Chair recommends approval of the current proposal.**

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

1) "I move to approve (or deny) the 3rd Amended Architectural Elevations and Architect's Statement of Design for Chesterfield Outlets (H&M).

2) "I move to approve the 3rd Amended Architectural Elevations and Architect's Statement of Design for Chesterfield Outlets (H&M), with the following conditions…" (Conditions may be added, eliminated, altered or modified).

Attachments: Architectural Review Packet Submittal

Cc: Aimee Nassif, Planning and Development Services Director

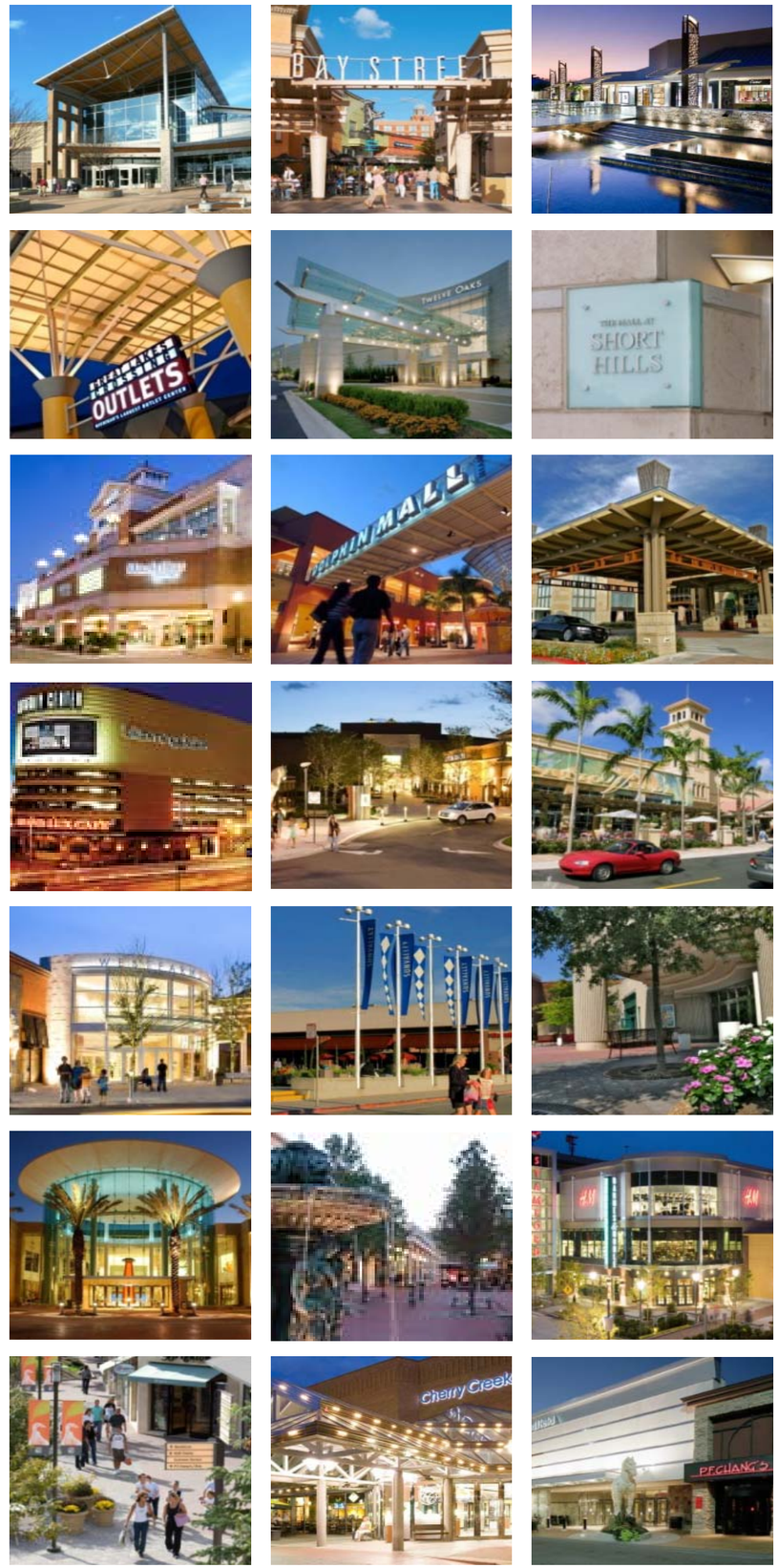
Taubman

Taubman Prestige Outlets

Planning Commission Submittal

Chesterfield, Missouri

February 2, 2015



Architect's Design Statement

Architect's Design Statement

- The proposed changes to the Building "M" façade, as shown on sheet A2.05, are to accommodate a significant new tenant at the shopping center. As such, we worked with the Tenant and their architect to ensure we address the Chesterfield Architecture Review Board's comments and maintain the previously approved General Requirements for Building Design. The proposed modifications include the alteration of the existing exterior color scheme of a portion of the "M" building, the removal of a select building awning and the addition of new light fixtures. Approximately 72 linear feet along South façade (23%), 50 linear feet along the East façade (50%) and 173 linear feet along the North façade (53%) are impacted.

- The proposed color palette remains of the neutral and warm tones is in keeping with design standards as previously approved by the City of Chesterfield. The proposed White "Chantilly Lace" color on the North and South facades evokes the image of pure silk and soft linen, and provides for an individual Tenant theme while complementing the overall existing base building aesthetic.

- The removal of one awning on the North Elevation accommodates the tenant's desire to maintain clean lines adjacent to the storefront entry, while the additional light fixtures create visual interest and variety along the Tenant's mall storefront, as well as the major circulation spine at the shopping center.

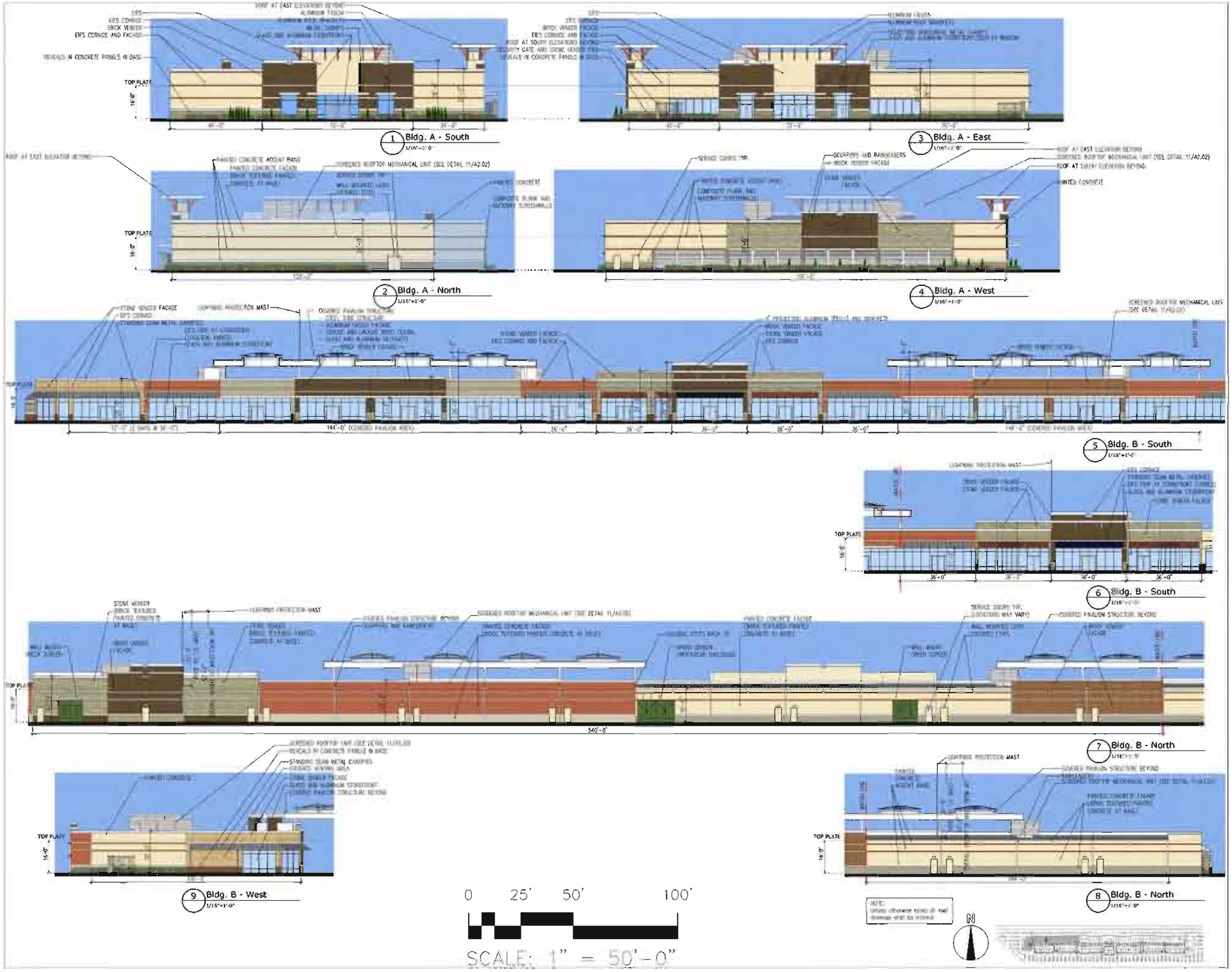
- The previously approved design standards, as they relate to the materials and colors for the development state:

  "color palettes were driven by the desire to create a sympathetic base building where the theme is the variety of the tenants' identity. To that end, we have selected a very neutral/earthy palette of colors and materials: beiges, tans, terra cotta and warm gray tones with primarily white trim for much of the building…".

- Further, as outlined in the ARB Staff Report General Requirements for Building Design:

  "Neutral tones with primarily white trim make up the base building. Individual tenant themes will be included to provide tenant identification beyond signage with accents to help tie the architecture together..."

Building Elevations



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ISSUED FOR	DATE
CITY SUBMISSION	10-15-2012
1 ADD LIGHTNING MAST	1-3-2013
2 REVISED LIGHTNING MAST	1-31-2013
3 GREEN SCREEN	4-12-2013

OWNER / DEVELOPER
T-O VENTURES LLC

200 EAST LONG LAKE RD.
SUITE 300
BLOOMFIELD HILLS, MI
48304-2324

PROJECT NAME
CHESTERFIELD OUTLETS

PROJECT ADDRESS
N OUTER 40
CHESTERFIELD, MO 63005

PROJECT MANAGEMENT
DCI Project No. 647-11
Owner Project No.
Drawn by Checked by

SEAL

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BUILDING A - B ELEVATIONS

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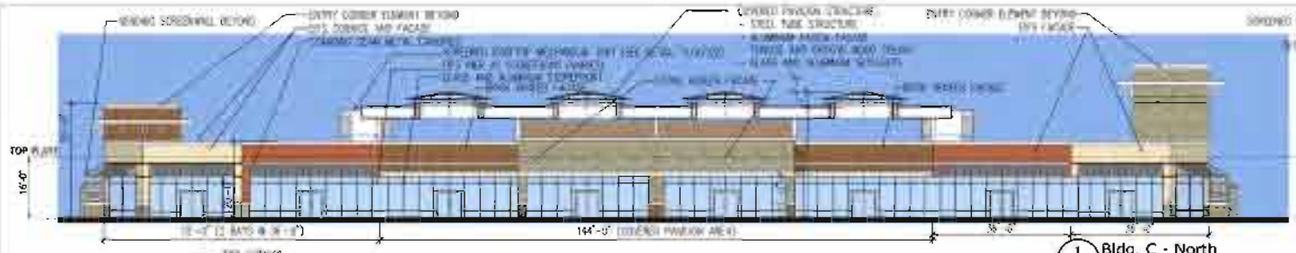

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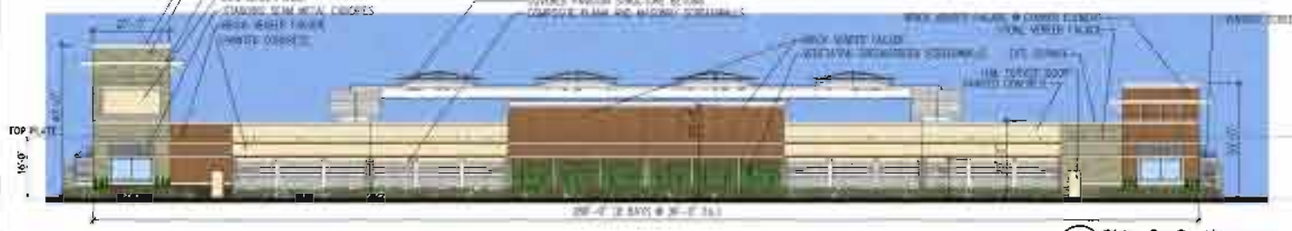

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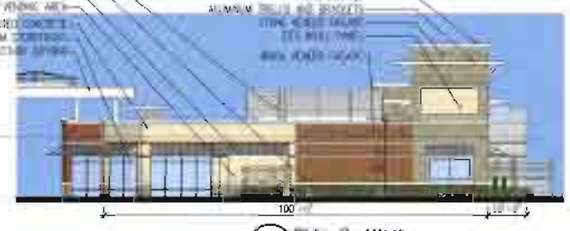

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6 Bldg. D - East
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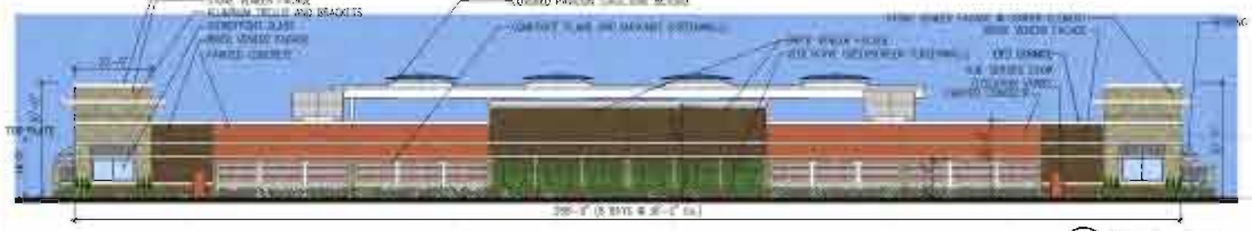

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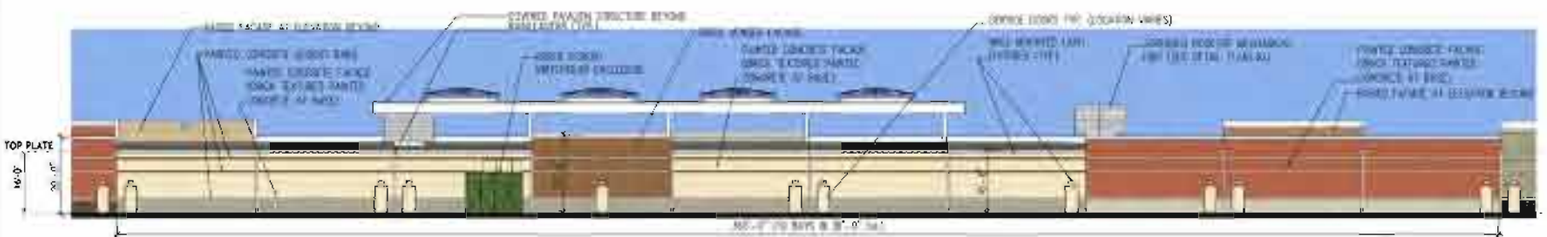

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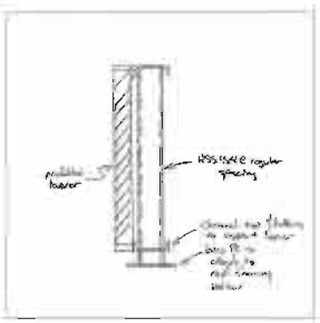

11 RTU SCREEN STRUCTURAL STEEL DETAIL

0 25' 50' 100'

SCALE: 1" = 50'-0"

NOTE:
Unless otherwise noted all roof drainage shall be internal

N

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ISSUED FOR	DATE
CITY SUBMISSION	3-12-2013
3 GREEN SCREEN	4-12-2013

OWNER / DEVELOPER
T-O VENTURES LLC

200 EAST LONG LAKE RD.
SUITE 300
BLOOMFIELD HILLS, MI
48304-2324

PROJECT NAME
CHESTERFIELD OUTLETS

PROJECT ADDRESS
N OUTER 40
CHESTERFIELD, MO 63005

PROJECT MANAGEMENT
DCI Project No. 647-11
Owner Project No.
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SEAL

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BUILDING C- D - E ELEVATIONS

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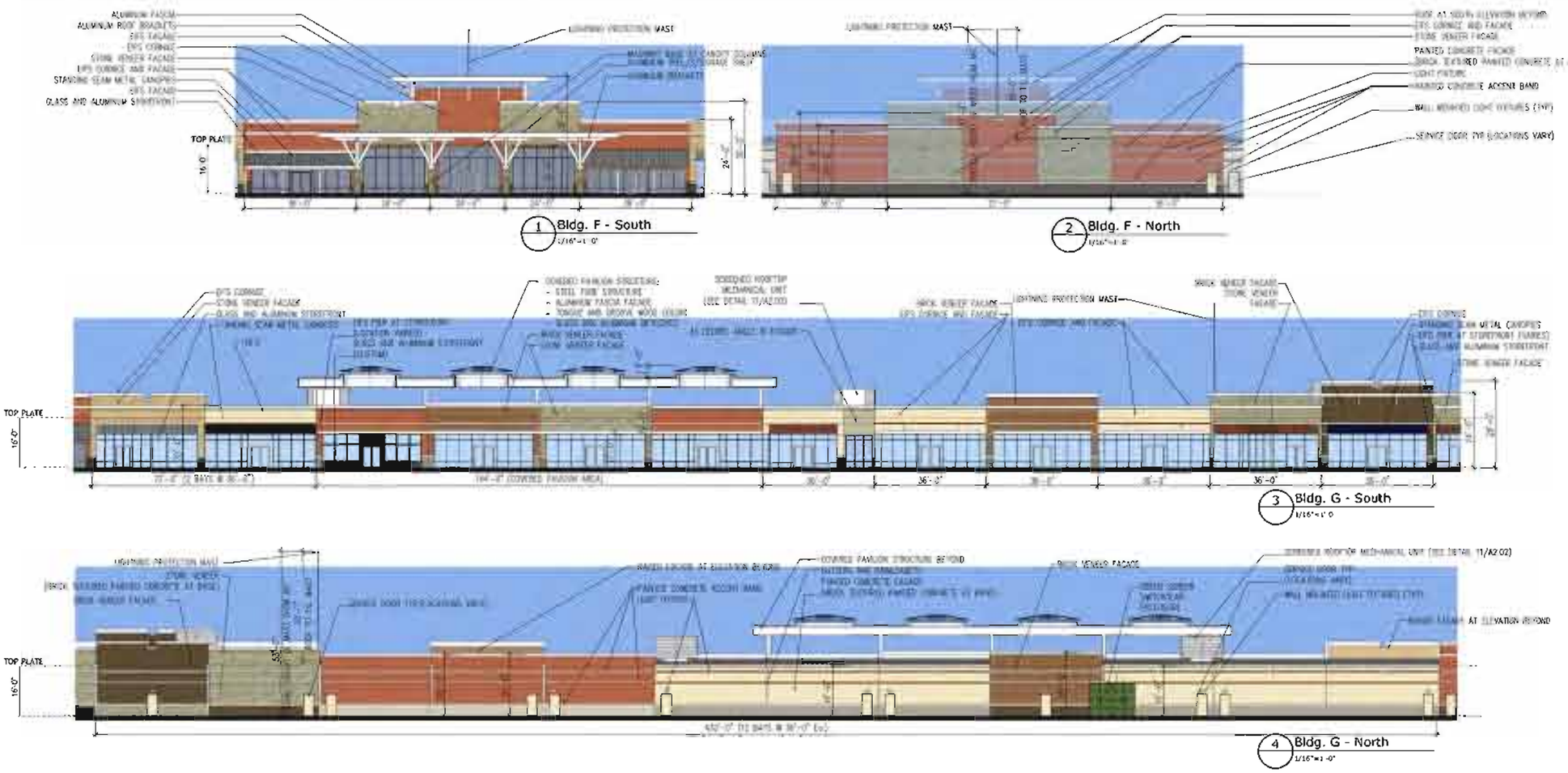

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1 ADD LIGHTNING MAST	1-3-2013
2 REVISED LIGHTNING MAST	1-31-2013
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CONSULTANT

OWNER / DEVELOPER
T-O VENTURES LLC

200 EAST LONG LAKE RD.
SUITE 300
BLOOMFIELD HILLS, MI
48304-2324

PROJECT NAME
CHESTERFIELD OUTLETS

PROJECT ADDRESS
N OUTER 40
CHESTERFIELD, MO 63005

PROJECT MANAGEMENT
DCI Project No. 647-11
Owner Project No.
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SEAL

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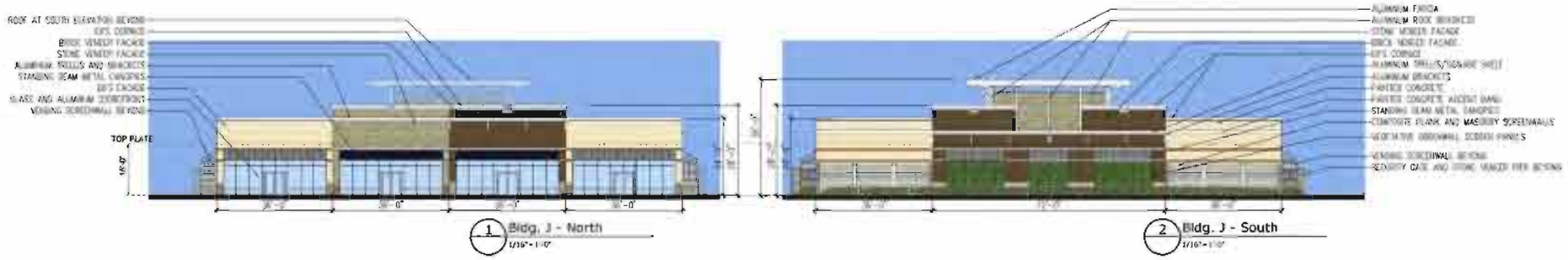

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CITY SUBMISSION — 3-12-2047

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SUITE 300
BLOOMFIELD HILLS, MI
48304-2324

PROJECT NAME
CHESTERFIELD OUTLETS

PROJECT ADDRESS
N OUTER 40
CHESTERFIELD, MO 63005

PROJECT MANAGEMENT
DCI Project No. 647-11
Owner Project No.
Drawn by Checked by

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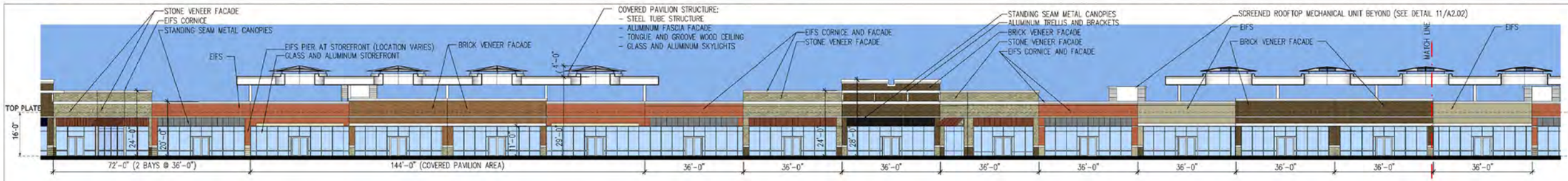

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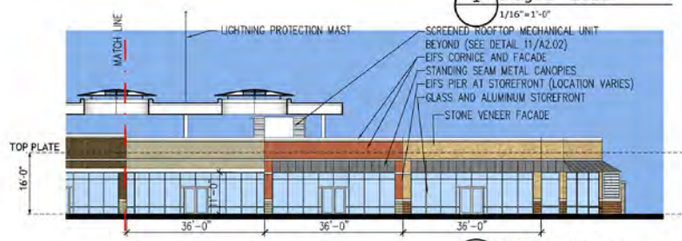

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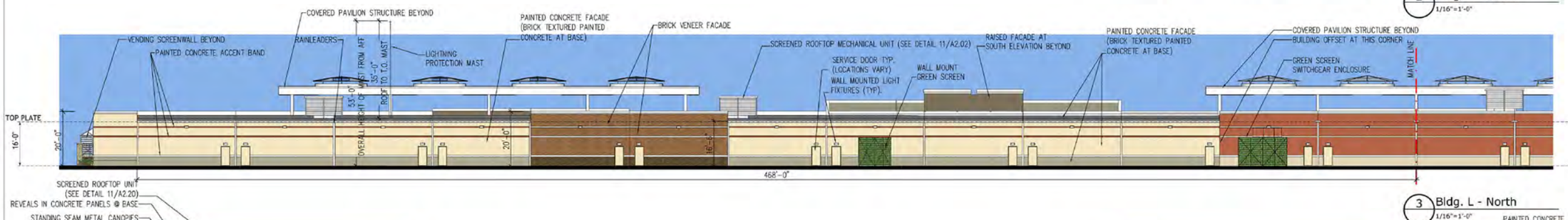

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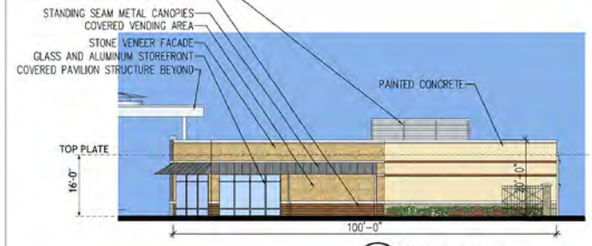

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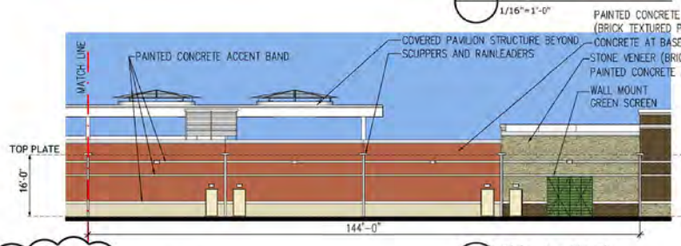

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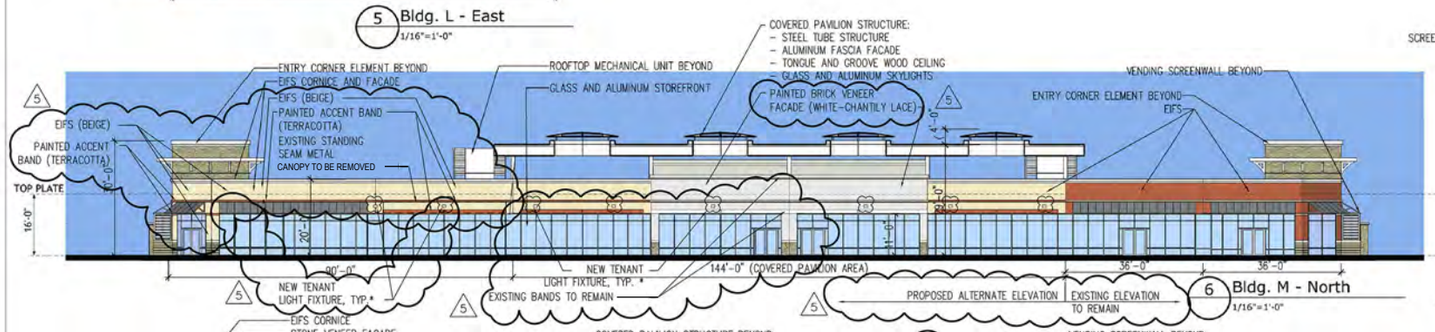

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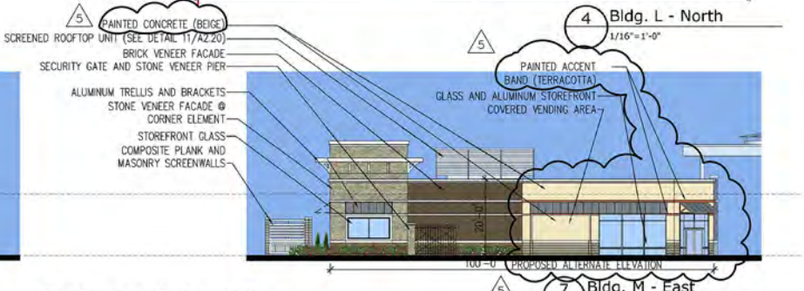

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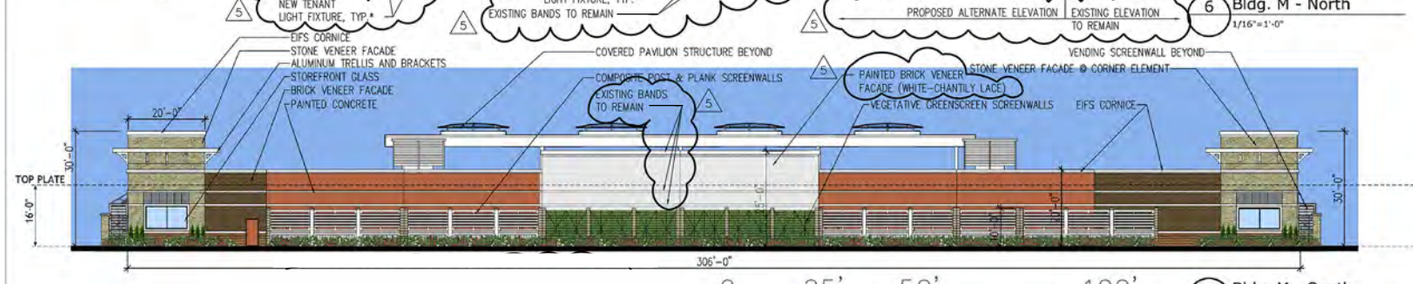

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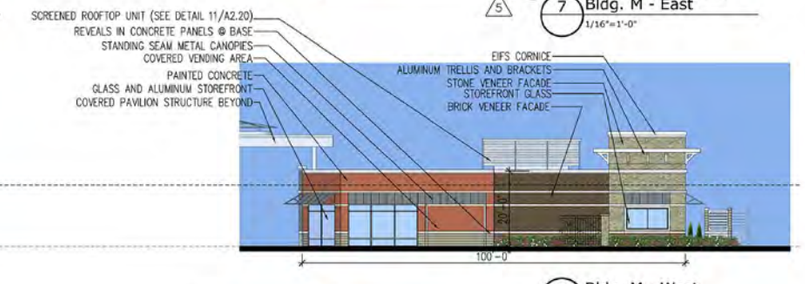


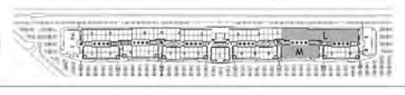
9 Bldg. M - West
1/16"=1'-0"

0 25' 50' 100'

SCALE: 1" = 50'-0"

NOTES:
* NEW TENANT LIGHT FIXTURE, REFER TO TENANT DRAWINGS FOR SPECIFIC TYPE AND INSTALLATION

NOTE:
Unless otherwise noted all roof drainage shall be internal.



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601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
T: 410.685.6655 F: 410.539.6242

ISSUED FOR	DATE
CITY SUBMISSION	10-15-2012
1 ADD LIGHTNING MAST	1-3-2013
2 REVISED LIGHTNING MAST	1-31-2013
3 GREEN SCREEN	4-12-2013
4 NEW DOOR LOCATION	10-16-2014
5 ALTERNATE ELEVATION	1-7-2015

CONSULTANT

OWNER / DEVELOPER
The Taubman Companies
200 EAST LONG LAKE RD.
SUITE 300
BLOOMFIELD HILLS, MI
48304-2324

PROJECT NAME
Taubman Prestige Outlets of Chesterfield

PROJECT ADDRESS
17017 North Outer 40
Chesterfield, MO 63005

PROJECT MANAGEMENT
DCI Project No. 647-11
Owner Project No.
Drawn by Checked by

SEAL


SHEET TITLE
BUILDING L - M ELEVATIONS

SCALE
1/16"=1'-0"

SHEET NUMBER
A2.05

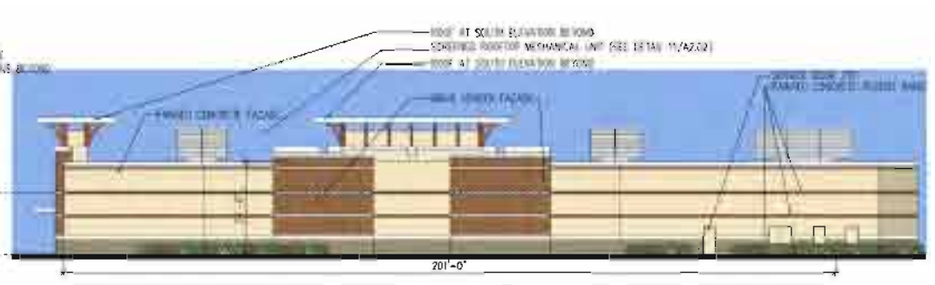
1 Bldg. N - North
1/16"=1'-0"

2 Bldg. N - East
1/16"=1'-0"

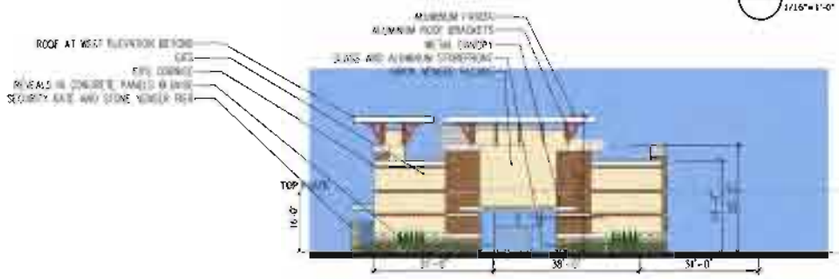
3 Bldg. N - South
1/16"=1'-0"

4 Bldg. N - West
1/16"=1'-0"

5 Bldg. P - West
1/16"=1'-0"



6 Bldg. P - East
1/16"=1'-0"



7 Bldg. P - South
1/16"=1'-0"

8 Bldg. P - North
1/16"=1'-0"

0 25' 50' 100'

SCALE: 1" = 50'-0"

NOTE:
Unless otherwise noted all roof drainage shall be internal

N

DESIGN COLLECTIVE
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BALTIMORE, MARYLAND 21202
T: 410.685.6655 F: 410.539.6242

ISSUED FOR — DATE

	CITY SUBMISSION	10-15-2012
4	SCREEN WALLS @ N	5-1-2013
5	SCREEN WALLS @ N	6-10-2013

CONSULTANT

OWNER / DEVELOPER
T-O VENTURES LLC

200 EAST LONG LAKE RD.
SUITE 300
BLOOMFIELD HILLS, MI
48304-2324

PROJECT NAME
CHESTERFIELD OUTLETS

PROJECT ADDRESS
N OUTER 40
CHESTERFIELD, MO 63005

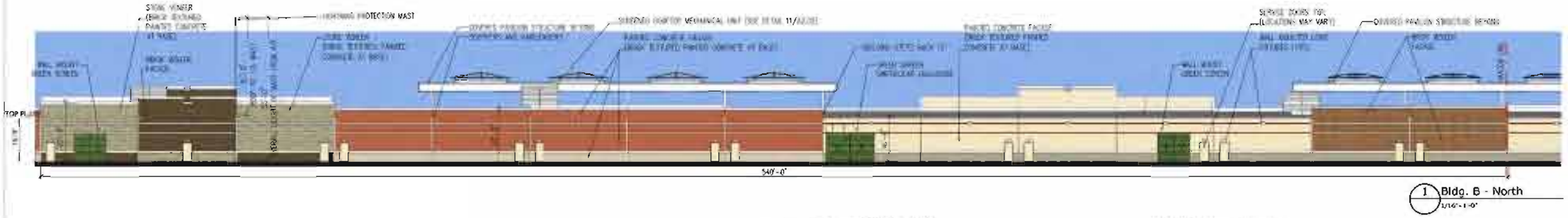
PROJECT MANAGEMENT
DCI Project No. 647-11
Owner Project No.
Drawn by Checked by

SEAL

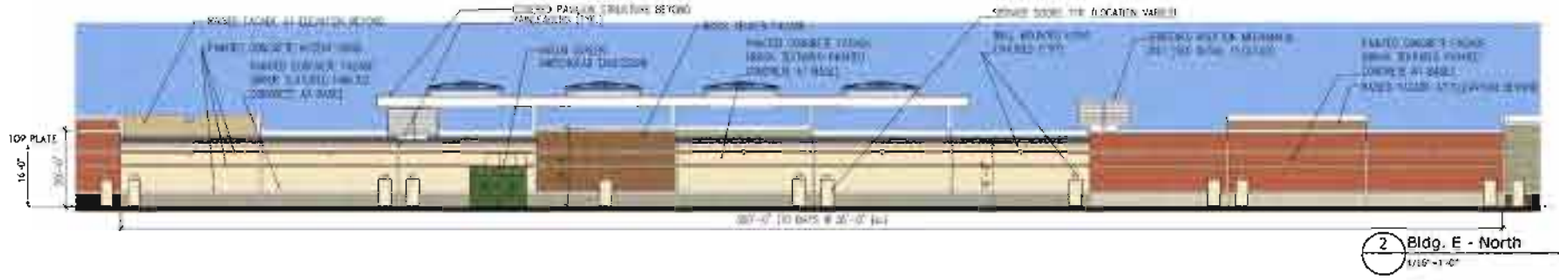
SHEET TITLE
BUILDING N - P ELEVATIONS

SCALE
1/16"=1'-0"

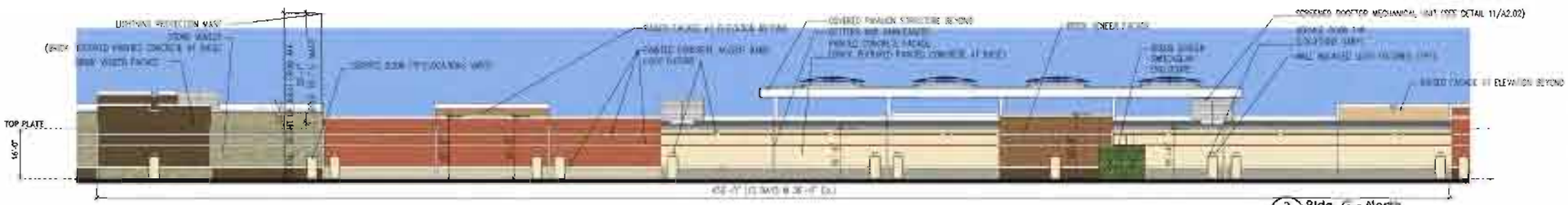
SHEET NUMBER
A2.06



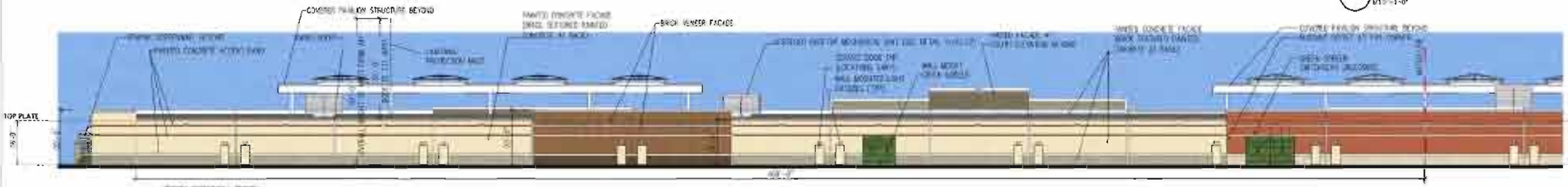
1 Bldg. B - North
3/16"=1'-0"



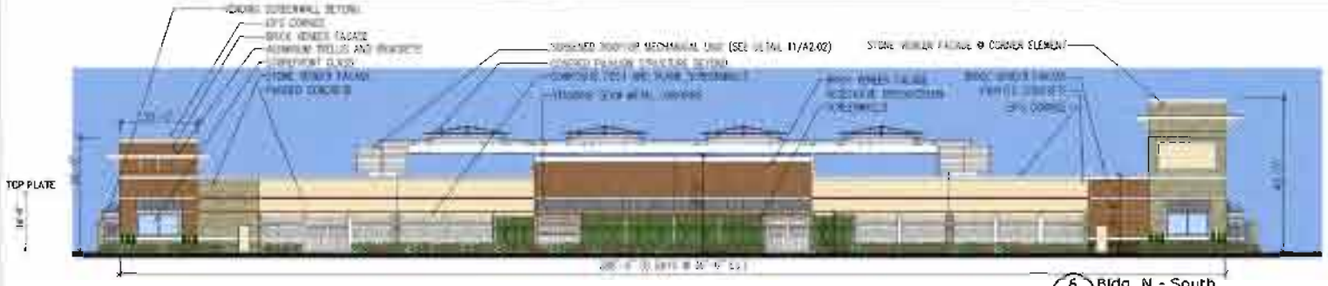
2 Bldg. E - North
3/16"=1'-0"



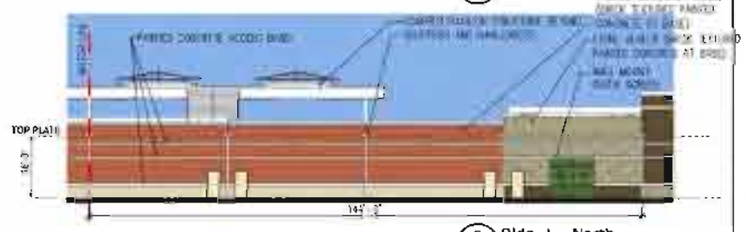
3 Bldg. G - North
3/16"=1'-0"



4 Bldg. L - North
3/16"=1'-0"



6 Bldg. N - South
3/16"=1'-0"



5 Bldg. L - North
3/16"=1'-0"

0 25' 50' 100'

SCALE: 1" = 50'-0"

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601 EAST PRATT STREET, SUITE 300
BALTIMORE, MARYLAND 21202
T: 410.685.6655 F: 410.539.6242

ISSUED FOR	DATE
1 GREEN SCREEN	5-2-2013

CONSULTANT

OWNER/DEVELOPER
T-O VENTURES LLC

200 EAST LONG LAKE RD.
SUITE 300
BLOOMFIELD HILLS, MI
48304-2324

PROJECT NAME
CHESTERFIELD OUTLETS

PROJECT ADDRESS
N OUTER 40
CHESTERFIELD, MO 63005

PROJECT MANAGEMENT
DCI Project No. 647-11
Owner Project No.
Drawn by Checked by

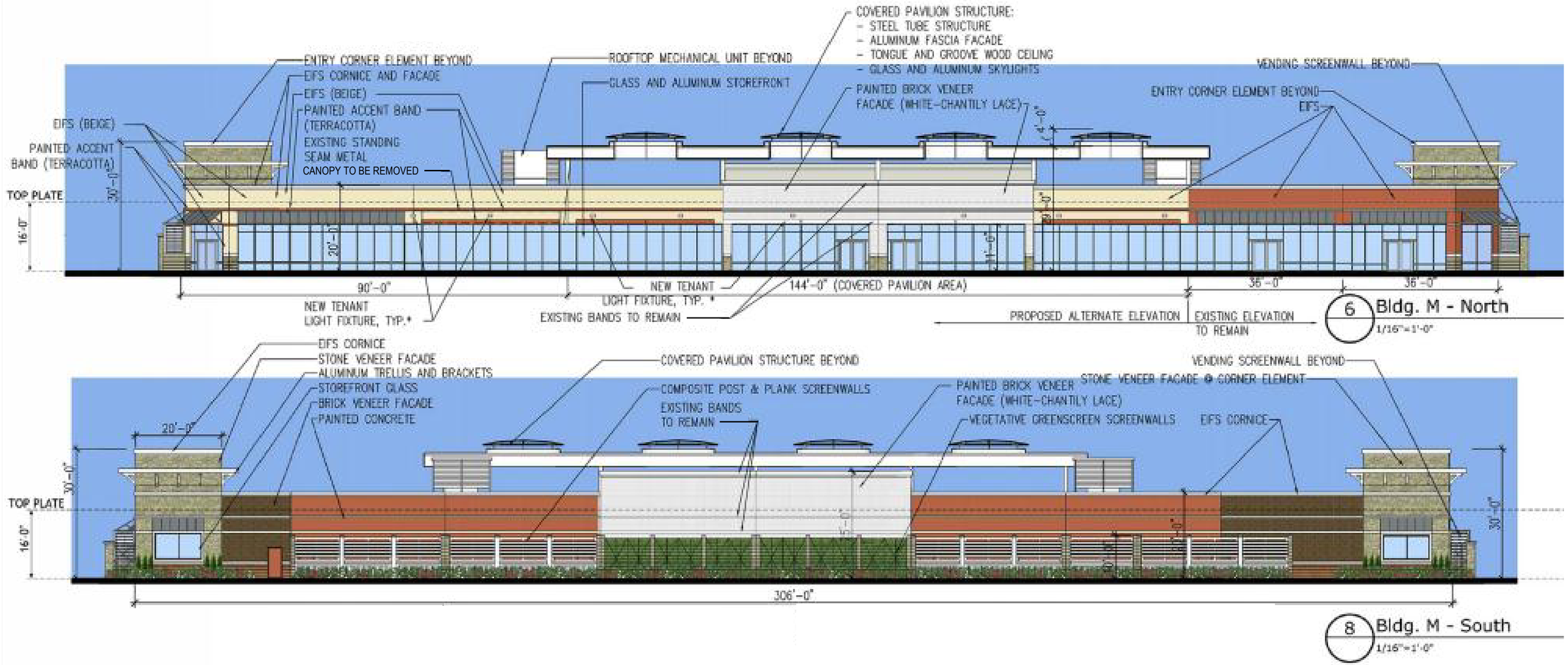
SEAL

SHEET TITLE
BUILDING ELEVATIONS

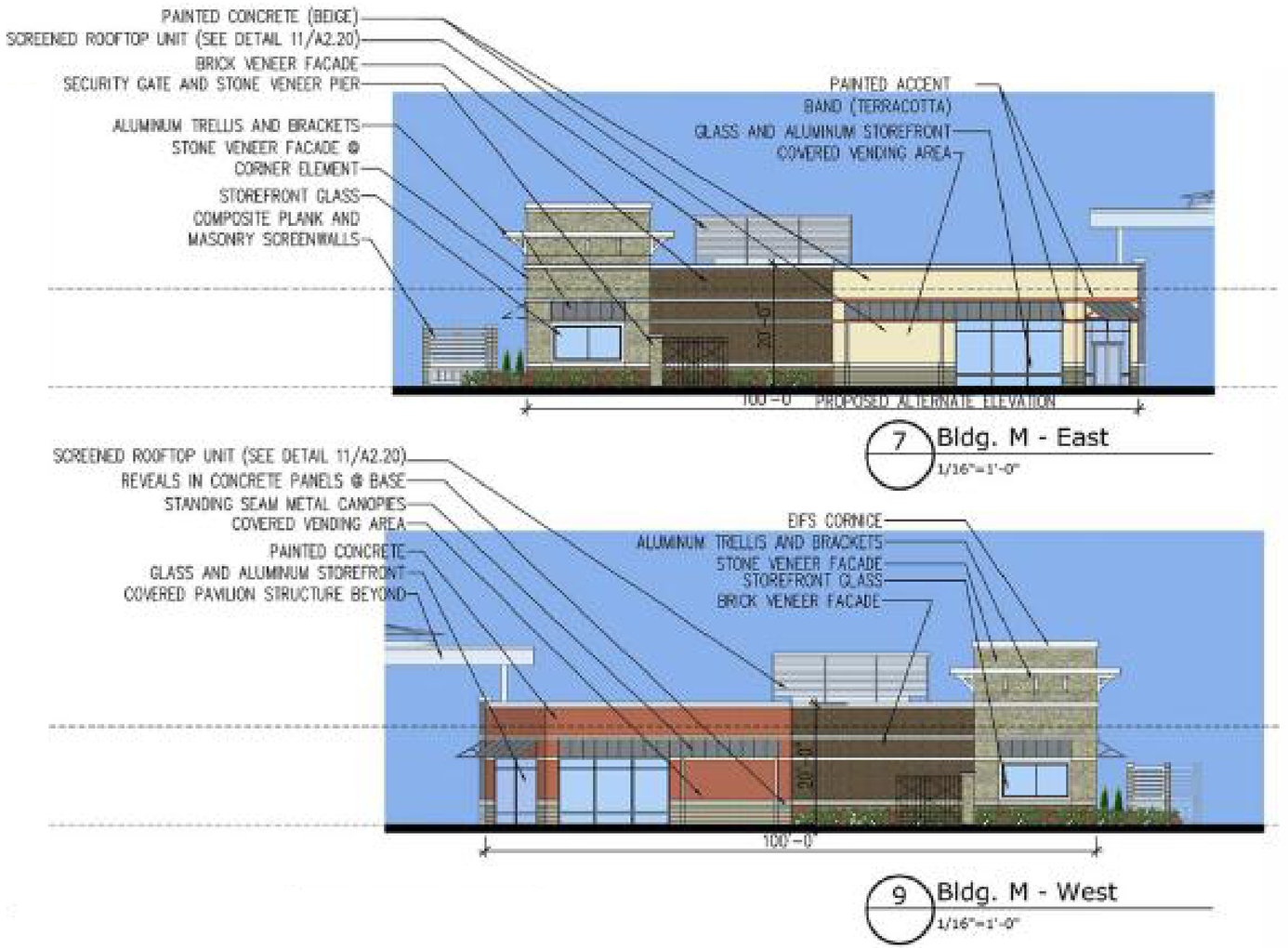
SCALE
3/16"=1'-0"

SHEET NUMBER
A2.07

Building “M” Elevations



Building “M” Elevations



Renderings

Renderings

Renderings

Renderings

Renderings

Site Photography

Site Photography

Site Photography

Site Photography

Site Photography

Site Photography

Lighting Cut Sheet

LED wall washer with light emission on one side
with symmetrical, asymmetrical or
flat beam light distribution

Protection class IP 65
Cast aluminium, aluminium and stainless steel
Safety glass
Reflector made of pure anodised aluminium
Luminaires dimmable 1-10 V

You can find luminaires for operating with alternating
and direct current in the table under AC/DC.

The luminaire can be installed in any burning position

LED colour temperature optionally 3000 K or 4000 K
3000 K – Article number
4000 K – Article number + K4

Luminaire colour optionally graphite, white or silver
Graphite – Article number
White – Article number + W
Silver – Article number + A

symmetrical light distribution

2392	LED	25.3 W	2685	240	105	200	✔

asymmetrical light distribution

2386	LED	25.3 W	2685	240	105	200	✔

flat beam light distribution

2383	LED	25.3 W	2685	240	105	200	✔

209

KEN NISCH, AIA

25110 Walker Road
Suite 200
Southfield, MI 48034 USA
248 350 0890
248 350 0895 Fax

RETAIL DESIGN CONSULTANT

JGA Inc
25110 Walker Road
Suite 200
Southfield, MI 48034
t/fax 248 350 0890
248 350 0895 Fax
www.jgainc.com

JGA Project No. 1-2014-007

REVISIONS

PROJECT NO	8-214-019
DRAWN BY:	TW, VM
SCALE:	AS NOTED
DRAWINGS ISSUED FOR:	
Design Development	06.19.2014
Final Land Lord Approval	06.24.2014
Bidding	06.24.2014
Permits	-
Construction	-
As-Built	-
SPACE No.	126
SALES AREA	17,858 S.F.
NON SALES	4,092 S.F.
GROSS AREA	21,949 S.F.

SHEET TITLE:

LIGHTING SCHEDULE

H&M
PRESTIGE OUTLET
STORE No. US 398
17017 N. OUTER 40 RD.
CHESTERFIELD, MO 63005

SHEET NO. 9 OF 18

A-310.00

DOB No.

POC 182

PROPOSED LIGHT FIXTURE SHALL MATCH BUILDING'S EXISTING STANDARD

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	CITY SUBMISSION	10-10-2012
1	ADD LIGHTING PART	1-3-2013
2	REVISED LIGHTING PART	1-11-2013
3	GREEN SCREEN	4-12-2013
4	NEW DOOR LOCATION	10-10-2014
5	ALTERNATE ELEVATION	1-7-2015

CONSULTANTS

OWNER / DEVELOPER

200 EAST LONG LAKE RD.
SUITE 300
BLOOMFIELD HILLS, MI
48304-2324

PROJECT MANAGER

PROJECT MANAGEMENT

DCI Project No. 647-11
Owner Project No.
Drawn by Checked by

SEAL

SHEET TITLE

BUILDING M
PROPOSED LIGHT FIXTURE

SCALE

SHEET NUMBER

A2.08