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Planning Commission Staff Report

Project type: Amended Architectural Elevations

Meeting Date: February 27, 2017

From: Cecilia Hernandez, Project Planner

Location: 101 Hilltown Village Center

Applicant: Tr,i Architects

Description: **Hilltown Village Center (AAE):** Amended Architectural Elevations and Architect's Statement of Design for a 13.0 acre tract of land zoned "C-8" Planned Commercial District located at the northeast corner of the intersection of Olive Boulevard and Chesterfield Parkway (18S521108 & 18S630327).

PROPOSAL SUMMARY

Tr,i Architects, on behalf of the Hilltown Village Center, has submitted a request for Amended Architectural Elevations for a retail shopping center located at the northwest corner of the intersection of Olive Boulevard and Hilltown Village Ctr. The request is for approval of new EIFS entablatures, new charcoal asphalt shingles, new dark bronze anodized doors and windows for four buildings, and a new pedestrian walkway for one building.

HISTORY OF SUBJECT SITE

This property was zoned "C8" Planned Commercial District by St. Louis County in 1983. The property has been utilized as a retail shopping center since construction. Over the years, there have been few amendments to elevations and to the site itself.



STAFF ANALYSIS

The subject site is zoned "C8" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 1986. The Unified Development Code requires that all structures meet the requirements outlined for scale, design, materials and colors, landscape design and screening, signage, and lighting.

While the scale of the buildings is not changing, the proposed improvements add a number of consistent architectural details which adds a sense of human scale. The proposed design improvements are continued on 4 buildings (Building A, C, D, and G) to create continuity throughout the development. In addition to the universal changes, the applicant has proposed to add a covered walkway to building D in order to create a visual identification of the entry point, to improve the human scale, and to provide a sign band for the tenant.

The rooftop equipment, which is currently visible on buildings A, C and G, is being improved by additional screening height in the front. While the rooftop equipment on buildings A, C, and D is visible from the rear of the buildings, the Architectural Review Board made two recommended conditions as follows:

- Paint the rooftop mechanical units of building D to match the EIFS color; and
- Provide additional evergreen trees to fill in exposed gaps to the rear area of building C as this provides a significant amount of screening.

The applicant has indicated that they are amenable to these conditions.

Proposed Changes

Building A

The applicant is proposing to change three different elements of the design of the building as follows:

- 1 Add a light colored EIFS entablature/sign band.
- 2 Change the rooftop shingles to a dark charcoal color.
- 3 Add new dark bronze anodized doors and painted window frames. Please note some of these have already been painted and replaced, however, under the scope of this project, all windows and doors would be replaced or painted to match as shown.

Additionally, the EIFS for building A includes screening of the rooftop equipment when viewed from the south (front of building). It should be noted, however, that the rooftop equipment can be seen from the rear of the building, including from Chesterfield Parkway, and Olive Blvd.



Proposed Building A



Existing Building A

Building C

As with building A, the applicant is proposing to change three different elements of the design as follows:

- 1 Add a light colored EIFS entablature.
- 2 Change the rooftop shingles to a dark charcoal color.
- 3 Add new dark bronze anodized doors and painted window frames.

Additionally, the EIFS for building C would add screening of the rooftop equipment to the front facade. It should be noted, however, that as shown in images below, the rooftop equipment can be seen from the rear of the building, including from Hilltown Village Ctr.



Proposed Building C



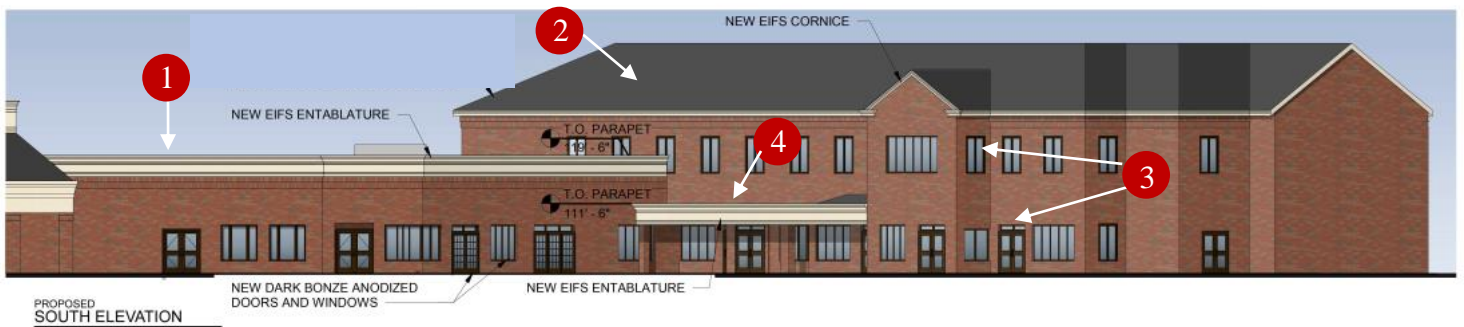
Existing Building C

Building D

The applicant is proposing to change the following elements of the design of the building:

- 1 Add a light colored EIFS entablature.
- 2 Change the rooftop shingles to a dark charcoal color.
- 3 Add new dark bronze anodized doors and painted window frames.
- 4 Add new covered walkway with the same EIFS entablature.

The EIFS for building D would improve the appearance by adding screening of the rooftop equipment to the front facade. It should be noted, however, that as shown in the image of the Proposed Building D below, the rooftop equipment will still be seen, to a minimal degree. The Architectural Review Board has recommended a condition be added that this equipment be painted to match the EIFS.



Proposed Building D



Existing Building D

Building G

As with the other buildings, the applicant is proposing to change three different elements of the design of the building in this development as follows:

- 1 Add a light colored EIFS Entablature.
- 2 Change the rooftop shingles to a dark charcoal color.
- 3 Add new dark bronze anodized doors and painted window frames.

The EIFS for building G screens the rooftop equipment, which is currently visible from Olive Blvd. as seen in the image of Existing Building G.

Additionally, since the ARB meeting was held on February 9th, one of the tenants in this building, Harpo's had requested the addition of an awning structure. Staff has informally discussed the addition with the ARB staff, and they indicated that they have no concerns. The amended rendering can be seen below, and is also provided in the submittal packet.



Proposed Building G



Existing Building G



Proposed Awnings for Building G

DEPARTMENT INPUT

Staff has reviewed the Amended Architectural Elevations and the Architects Statement of Design and found it to be consistent with the Unified Development Code and Comprehensive Plan. The project was reviewed by the Architectural Review Board on February 9, 2017 and received a recommendation for approval with two conditions by a vote of 5-0. Staff recommends approval of the proposed Amended Architectural Elevations and the Architect's Statement of Design.

MOTION

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

- 1) "I move to approve (or deny) the Amended Architectural Elevations and Architects Statement of Design for Hilltown Village Center."

- 2) "I move to approve (or deny) the Amended Architectural Elevations for Hilltown Village Center, with the following conditions..." (Conditions may be added, eliminated, altered or modified)
 1. The rooftop mechanical units of building D be painted to match the EIFS color

 2. Additional evergreen trees be provided to fill in exposed gaps to the rear area of building C.

Attachments: Architectural Review Packet Submittal

CC: Justin Wyse, Director of Planning and Development Services



January 20, 2017

City Planner
City of Chesterfield

Re: **Hilltown Village Center – Façade renovation (Amended Architectural Elevations)**
TR,i Project #: 12-050
ARCHITECT'S STATEMENT OF DESIGN

To Whom it may concern,

As required by Chesterfield's Unified Development Code the following is out Architect's Statement of Design responding to the Architectural review design standards as they apply to our project.

General requirements for site design:

1. Site relationships: All relationships between building and pedestrian circulation are existing and no modifications are being proposed.
2. Circulation system and access: All site access points, vehicular circulation paths, and pedestrian circulation paths are existing and no modifications are being proposed. All parking areas are also existing and are not being modified.

We are adding a small covered walkway/entry at the Southwest elevation of building D. This covered entry will provide pedestrian scale at the entry and also provide a sign band for the tenant signs to move out to the face of the adjacent building projection create a better visual identification to the entry.

There are no proposed topographic changes to the site and no new retaining walls.

General requirements for building design:

1. Scale: The existing scale of the buildings are not being changed and the scale of each building fits into the overall proportions of the buildings in the entire development.
As discussed previously at the Southwest elevation of building D an entry canopy is being provided at the tenant entries on the first floor to provide human scale.
The general scale of all elements carries through the development tying the buildings together.
2. The end and side building facades that are being renovated provide a mix of materials including brick, glass, asphalt shingles, and EIFS. Also provided is the existing brick detailing and new EIFS cornice treatments that tie the buildings in the development together by using matching colors and similar styles and scales of cornices.
The buildings utilize fenestrations, projected covered walk ways, and variations in the tops of the walls as well as variations in the treatments to avoid linear repetitive walls.

3. **Materials and Colors:** The building facades / design utilize much of the existing face brick on the walls with the addition of a new charcoal color Architectural asphalt shingle on the existing mansard roofs and added EIFS cornices and Entablatures to enhance the building façade. These added EIFS elements will be in an off white / limestone color to compliment the red brick on the building. The windows and storefront doors are being update to dark bronze frames to warm up the building as well.
4. **Landscape design and screening:** All existing site and building landscaping will remain and be maintained as it is today, there are no proposed changes to the walkways in front of the buildings or the buildings base requiring adjustments to the landscaping. There are no proposed new site walls or fences at this time. All trash area, docks, service areas will continue to be screened as they are today. Rooftop units are screened by the front and side walls of each building which are being improved and additional screening height is being added where it was lacking at building C (Schnuck's) but the existing buildings do not have much in the way of RTU screening at the rear walls and no improvements are being proposed at the rear of the buildings.
5. **Signage:** No new signage is being proposed as part of this package and we understand signage would be reviewed through a separate process. Most sign locations are the same as they were with the simply movement of them onto the new entablatures being constructed. Scale will be improved as the signs will remain the same but the signage field is being increased in height in many locations.

Specific requirements for the Chesterfield Valley:

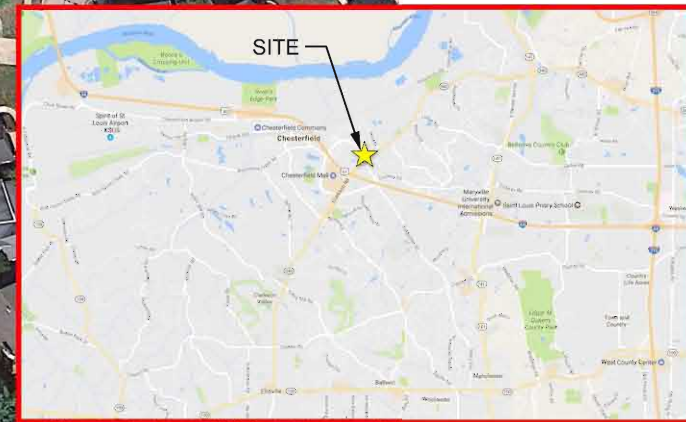
Our development does not fall within Chesterfield Valley.

I trust this information meets your needs. Please advise if you have any questions or comments.

Respectfully,

A handwritten signature in black ink, appearing to read "JP Kaiser". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jeffrey P. Kaiser
Project Manager



LOCATION MAP

BUILDING A

BUILDING C

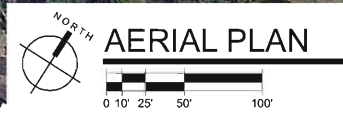
BUILDING D

BUILDING G

CHESTERFIELD PKWY W

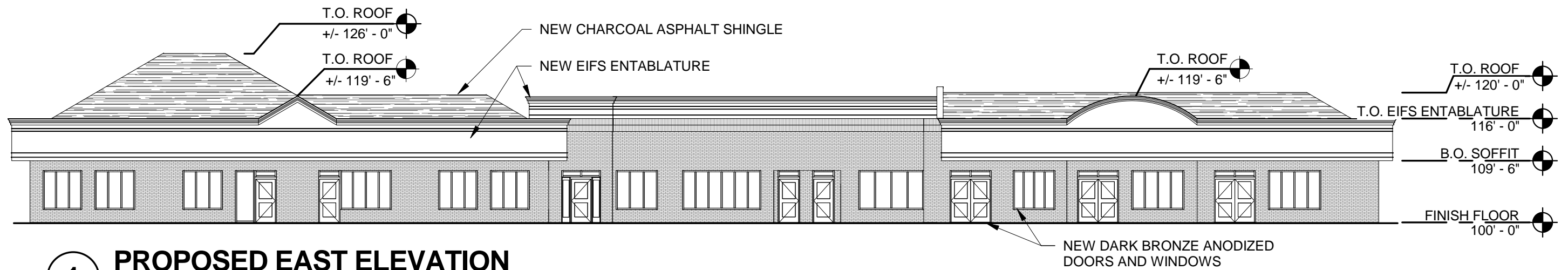
HILLTOWN VILLAGE CENTER

OLIVE BLVD.

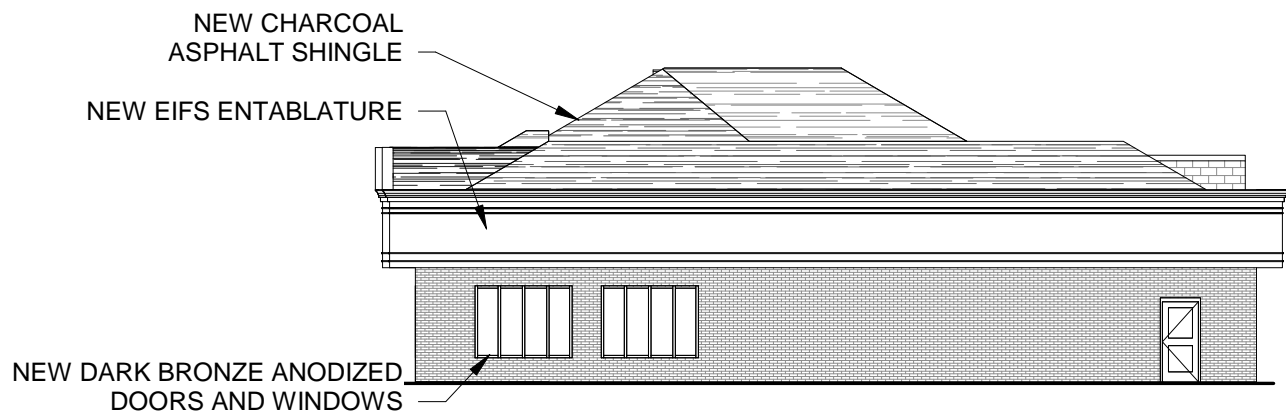


HILLTOWN VILLAGE - KEY PLAN

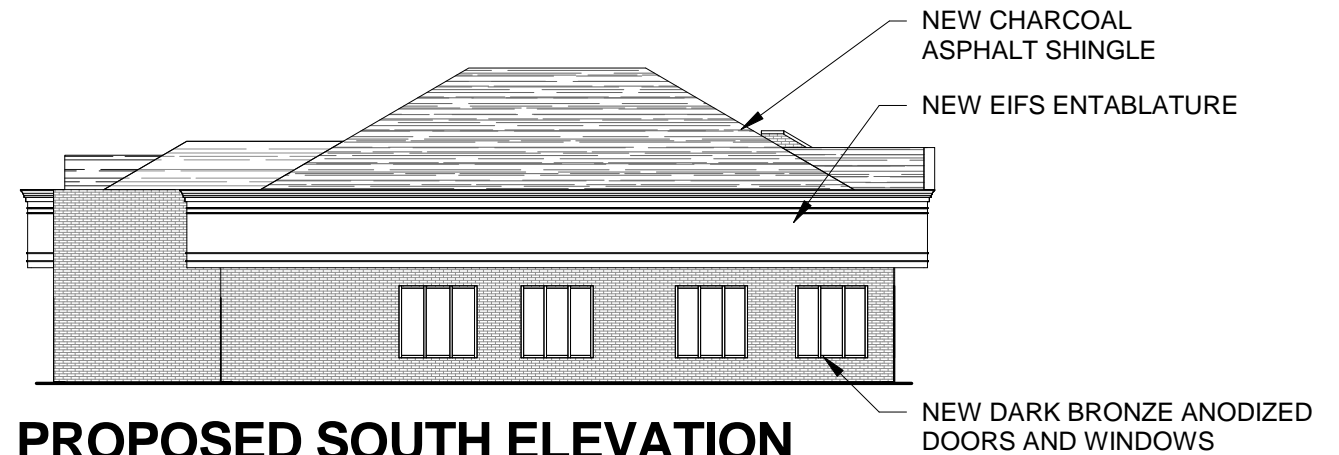
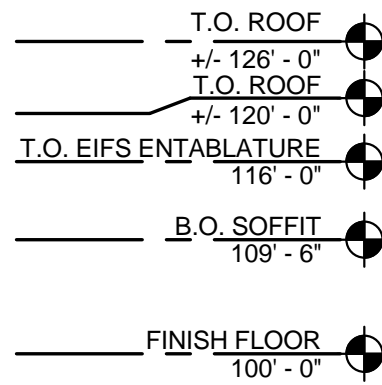




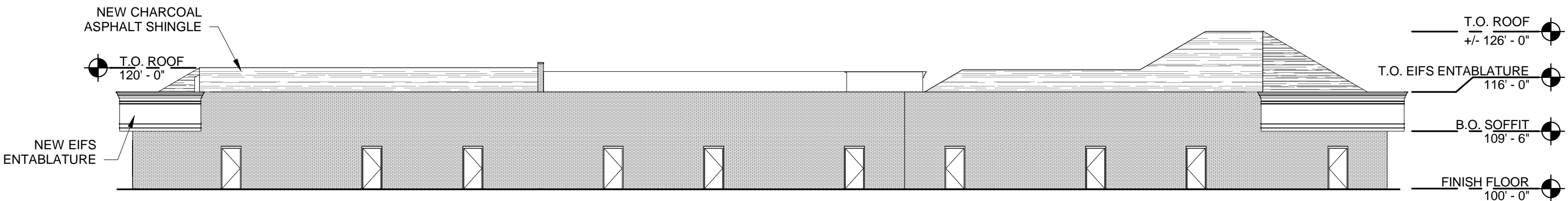
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SCALE: 1/16" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"

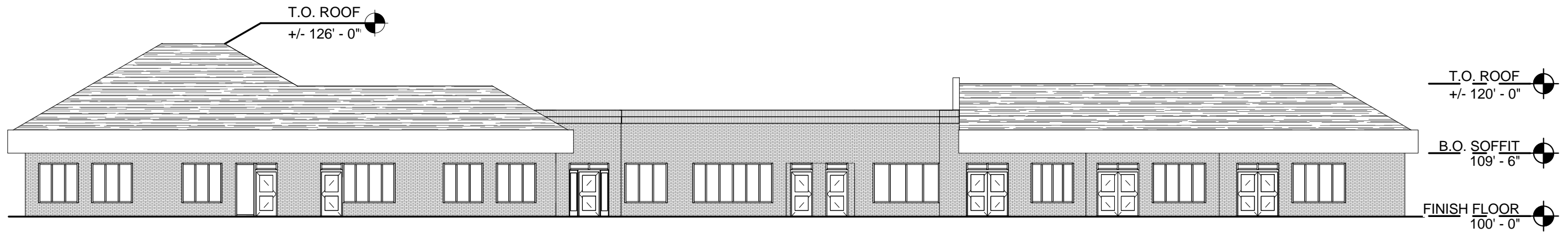


3 PROPOSED SOUTH ELEVATION
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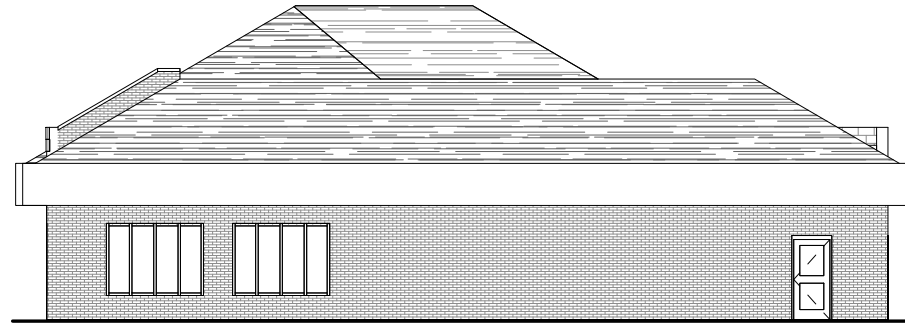


4 PROPOSED WEST ELEVATION
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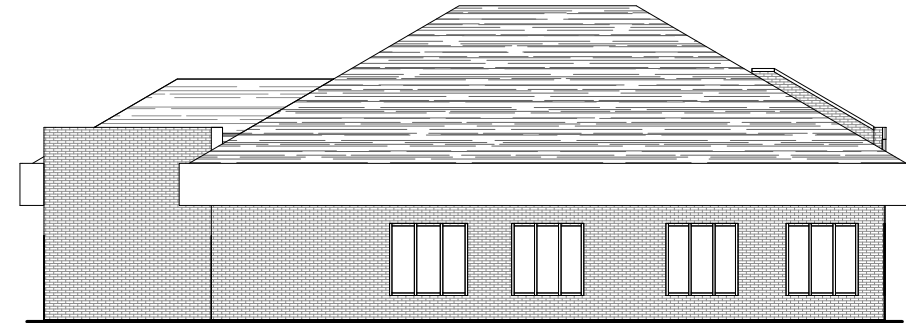
**BUILDING A
HILLTOWN VILLAGE - FACADE RENOVATION**



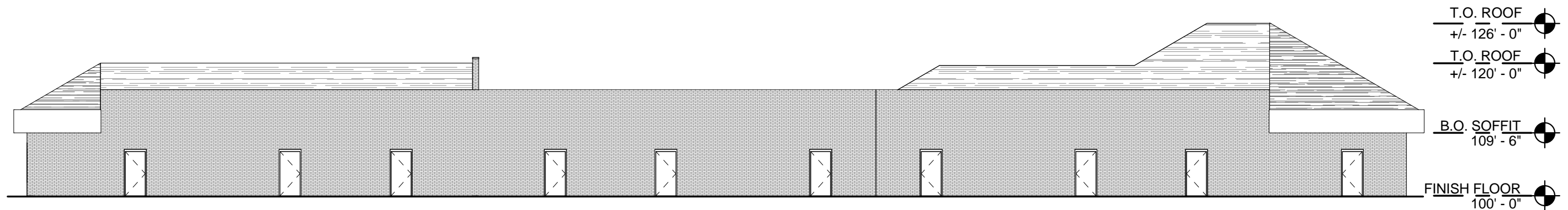
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SCALE: 1/16" = 1'-0"



2 **EXISTING NORTH ELEVATION**
SCALE: 1/16" = 1'-0"

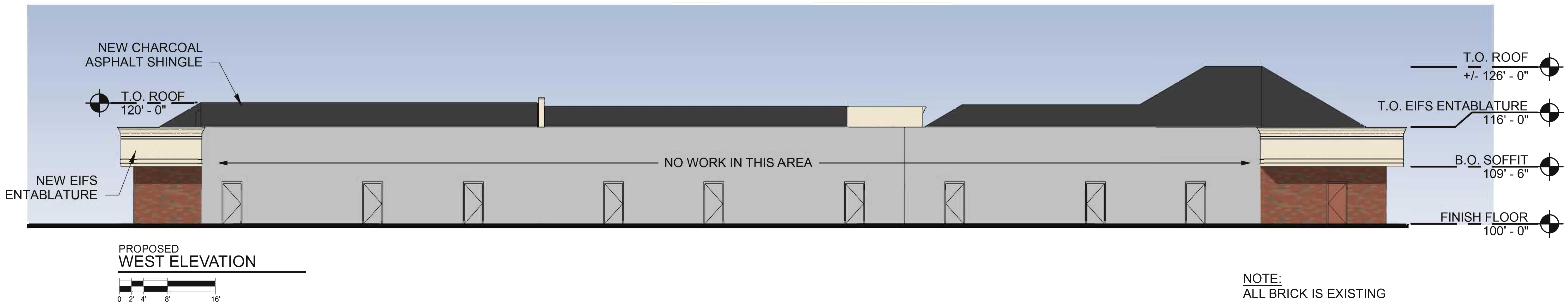
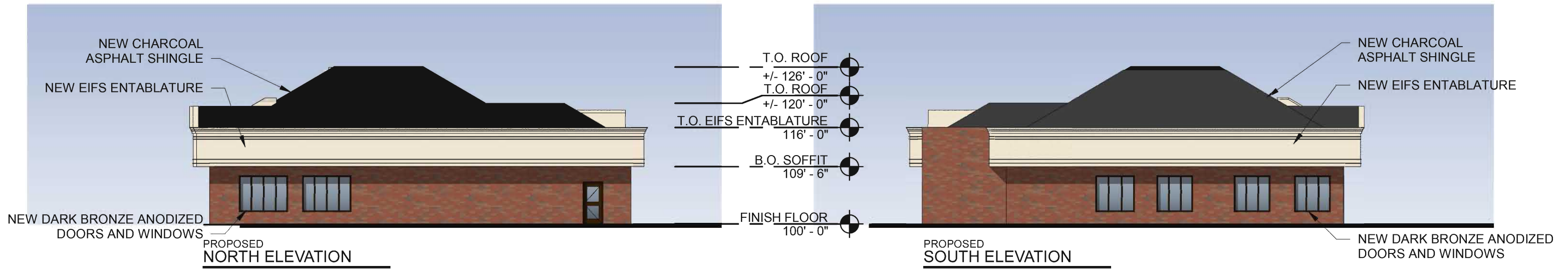


3 **EXISTING SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"



4 **EXISTING WEST ELEVATION**
SCALE: 1/16" = 1'-0"

BUILDING A
HILLTOWN VILLAGE - FACADE RENOVATION



BUILDING A
HILLTOWN VILLAGE - FACADE RENOVATION

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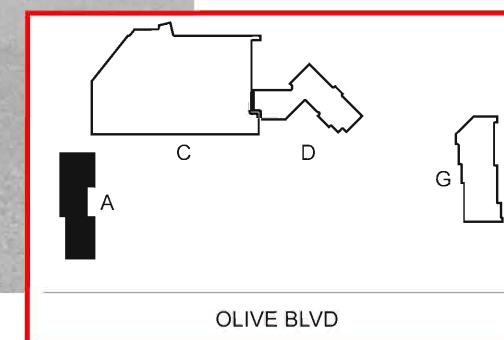


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EXISTING

PROPOSED



KEY PLAN

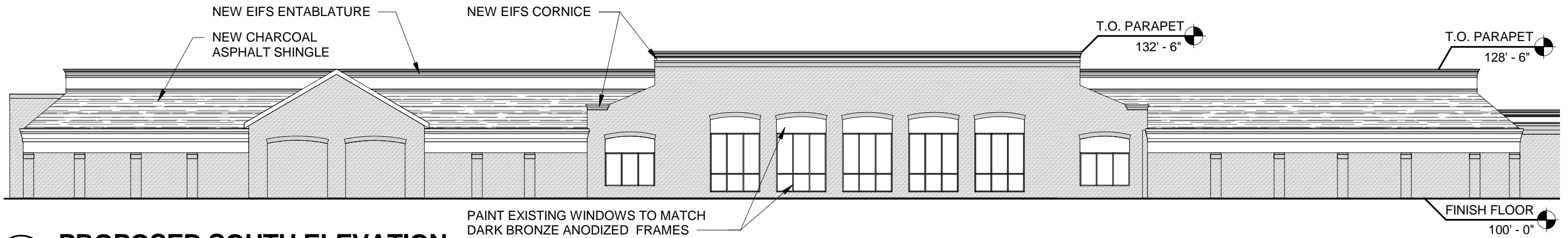


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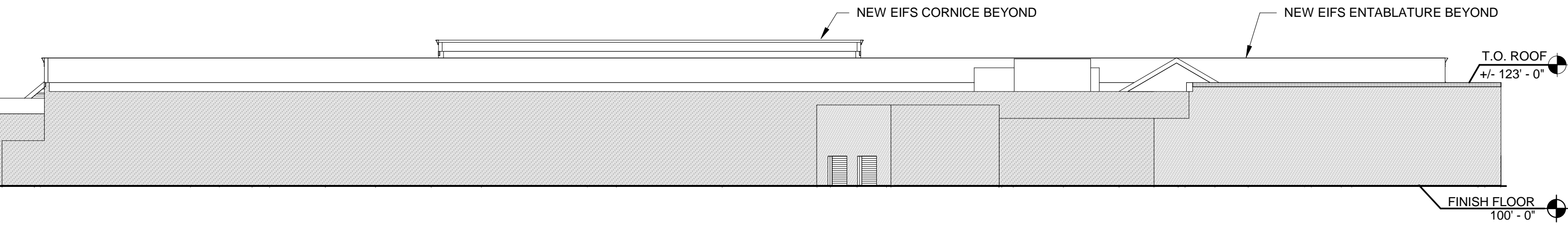
HILLTOWN VILLAGE - BUILDING A

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2 **PROPOSED SOUTH ELEVATION**
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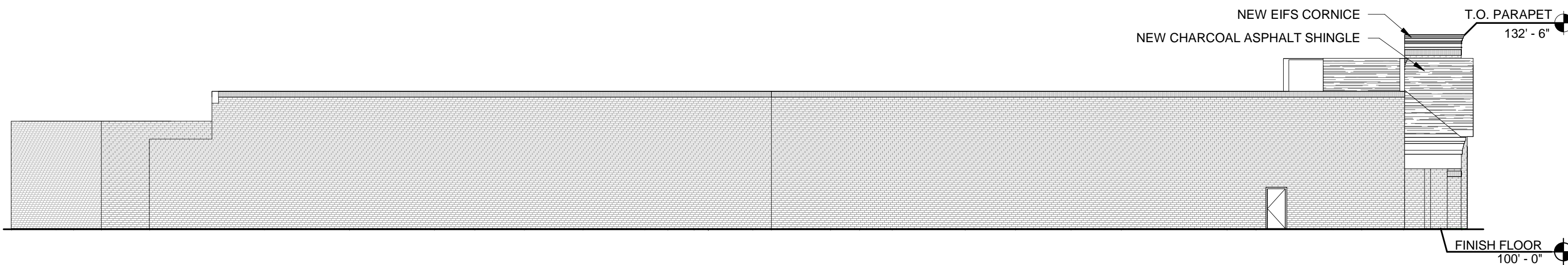


1 **PROPOSED NORTH ELEVATION**
 SCALE: 3/64" = 1'-0"

BUILDING C
HILLTOWN VILLAGE - FACADE RENOVATION



2 PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"



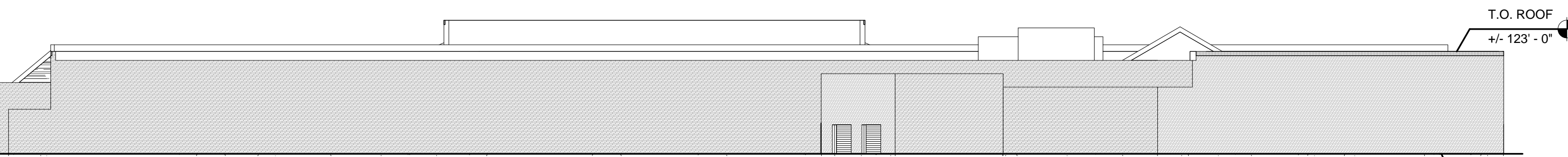
1 PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"



2

EXISTING SOUTH ELEVATION

SCALE: 3/64" = 1'-0"



1

EXISTING NORTH ELEVATION

SCALE: 3/64" = 1'-0"

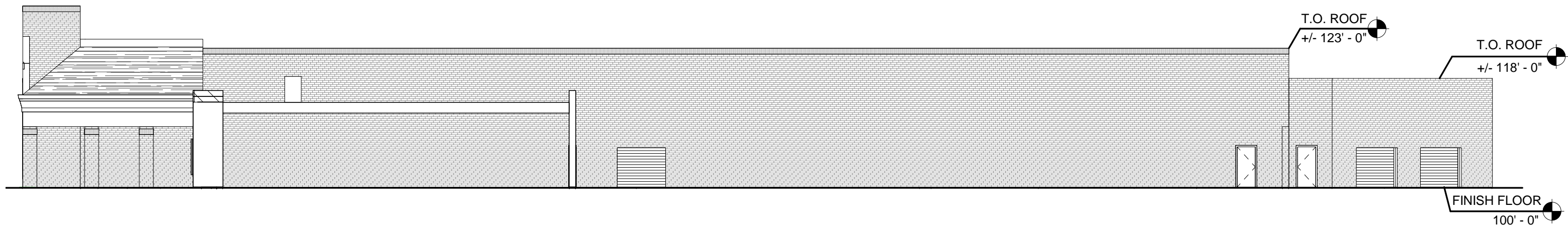
**BUILDING C
HILLTOWN VILLAGE - FACADE RENOVATION**



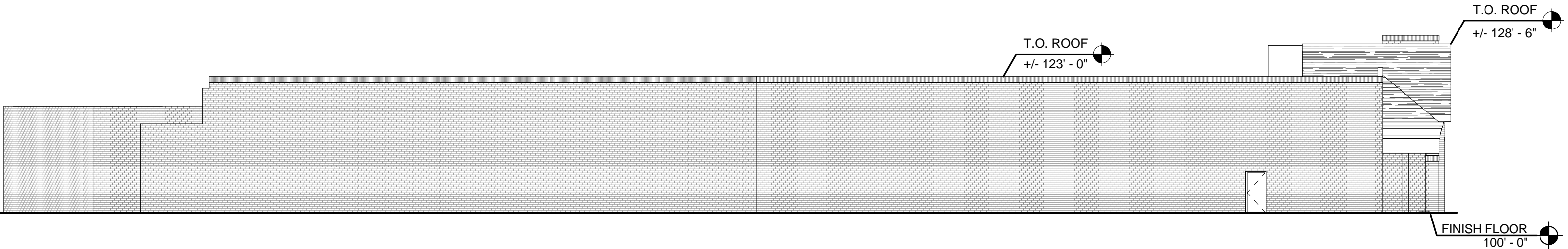
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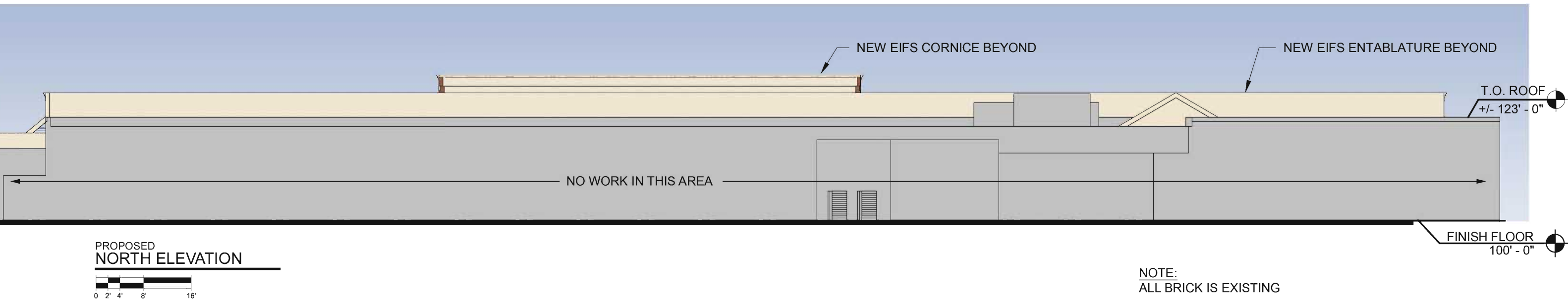
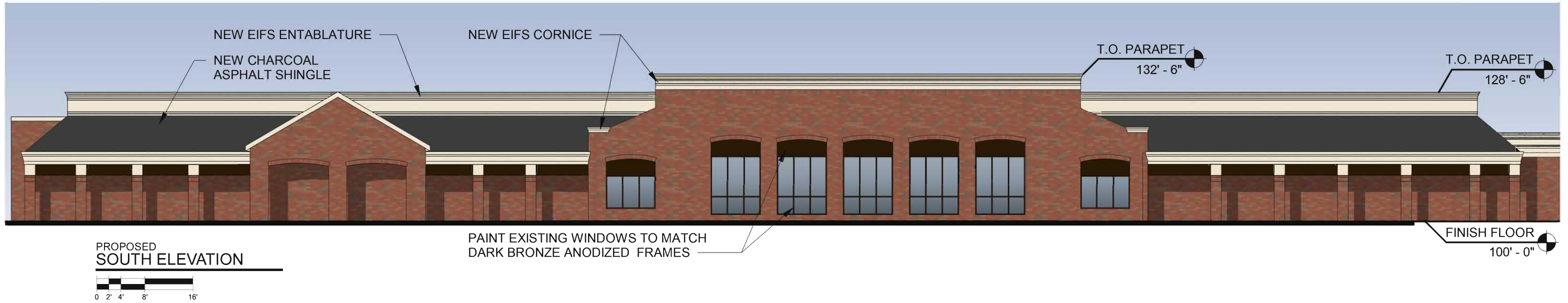


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2 **EXISTING WEST ELEVATION**
 SCALE: 1/16" = 1'-0"

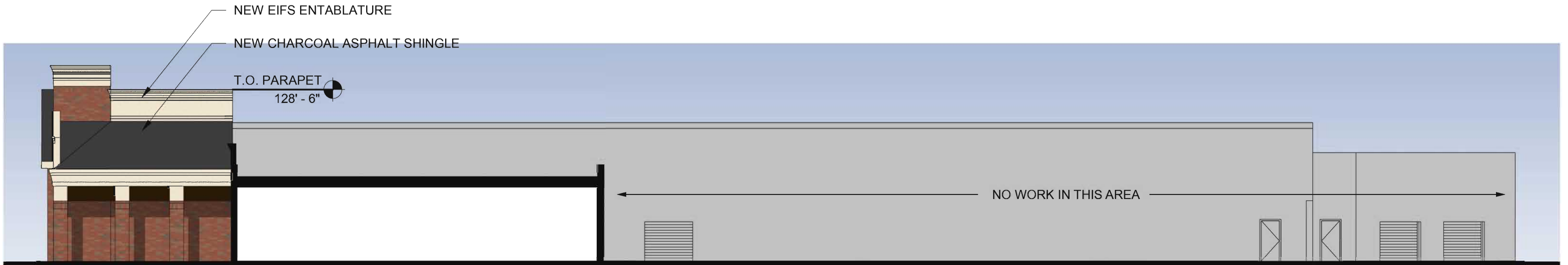
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HILLTOWN VILLAGE - FACADE RENOVATION



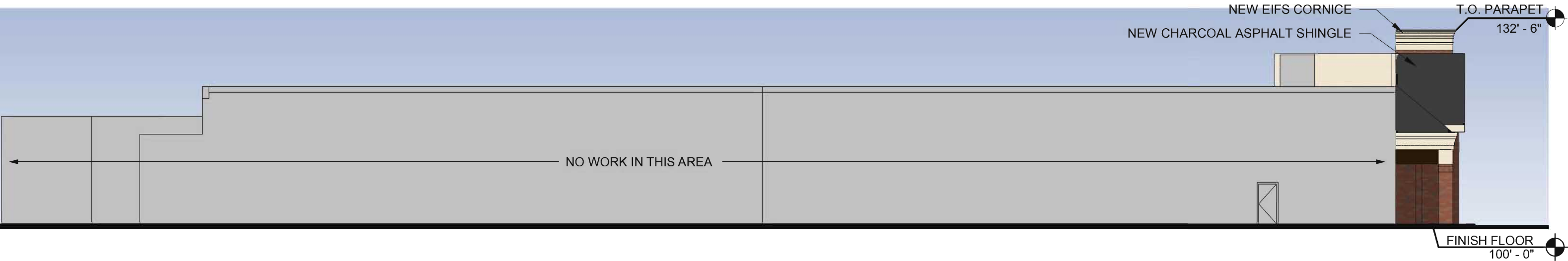
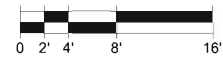
BUILDING C HILLTOWN VILLAGE - FACADE RENOVATION

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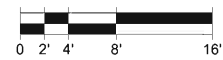
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PROPOSED
EAST ELEVATION



PROPOSED
WEST ELEVATION



NOTE:
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BUILDING C HILLTOWN VILLAGE - FACADE RENOVATION

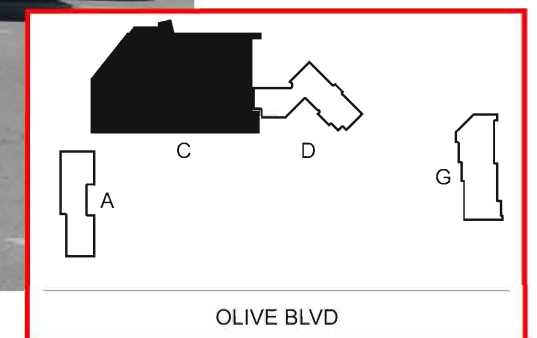
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KEY PLAN

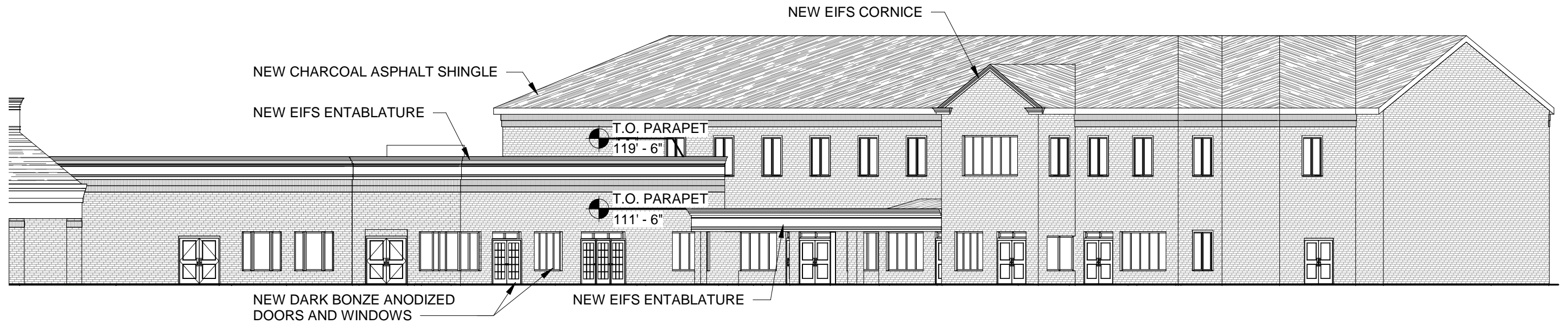
HILLTOWN VILLAGE - BUILDING C



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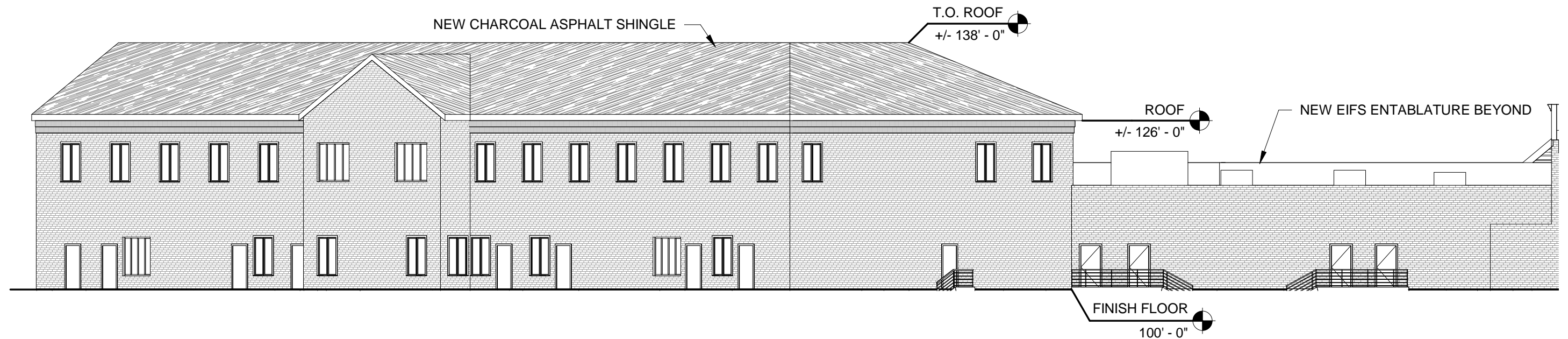
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PROPOSED SOUTH ELEVATION

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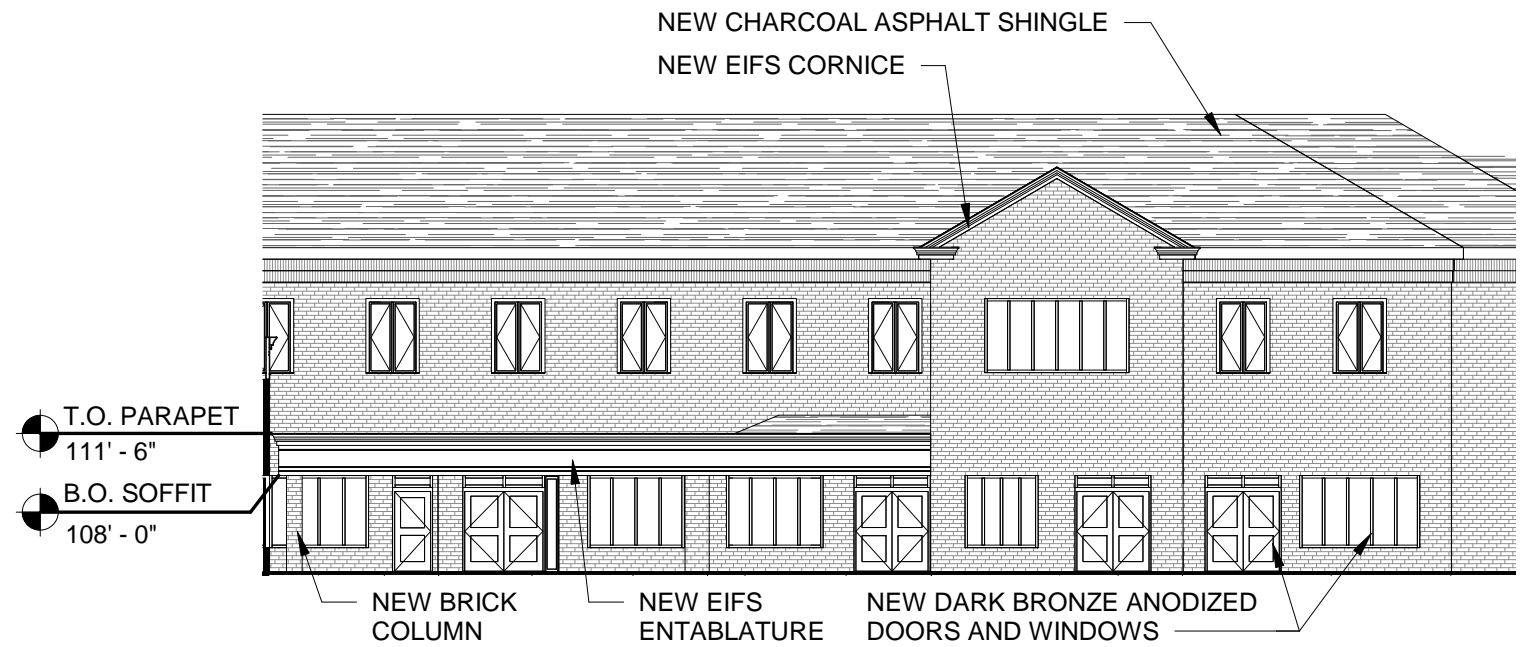


2

PROPOSED NORTH ELEVATION

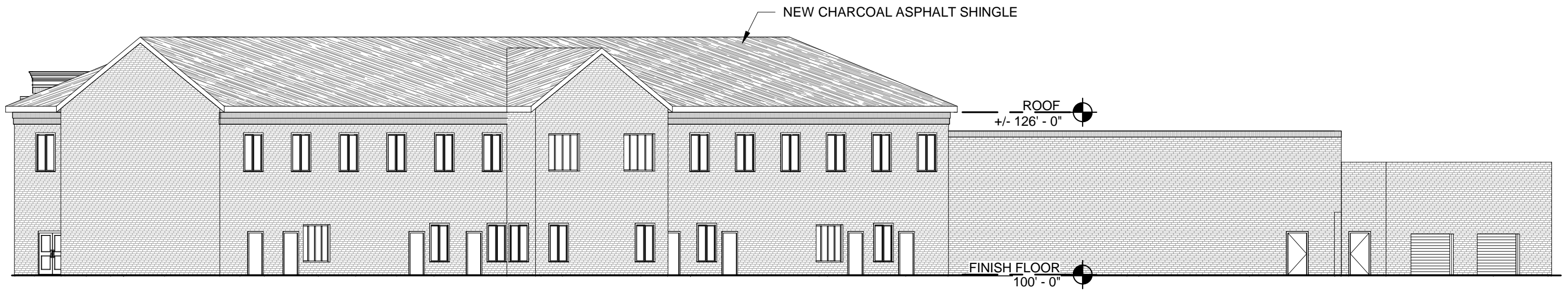
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**BUILDING D
HILLTOWN VILLAGE - FACADE RENOVATION**



2 PROPOSED SOUTHWEST ELEVATION

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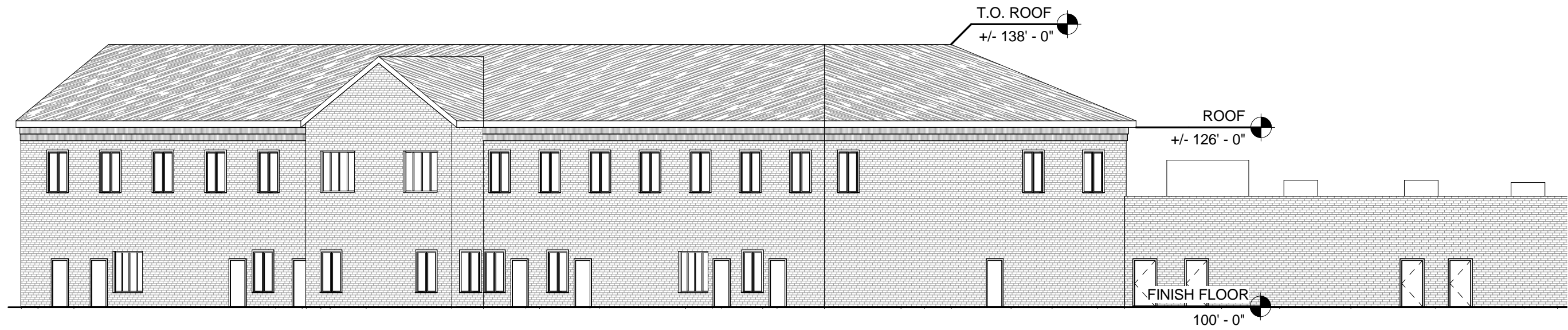
1 PROPOSED EAST ELEVATION

SCALE: 1/16" = 1'-0"

**BUILDING D
HILLTOWN VILLAGE - FACADE RENOVATION**



2 **EXISTING SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"

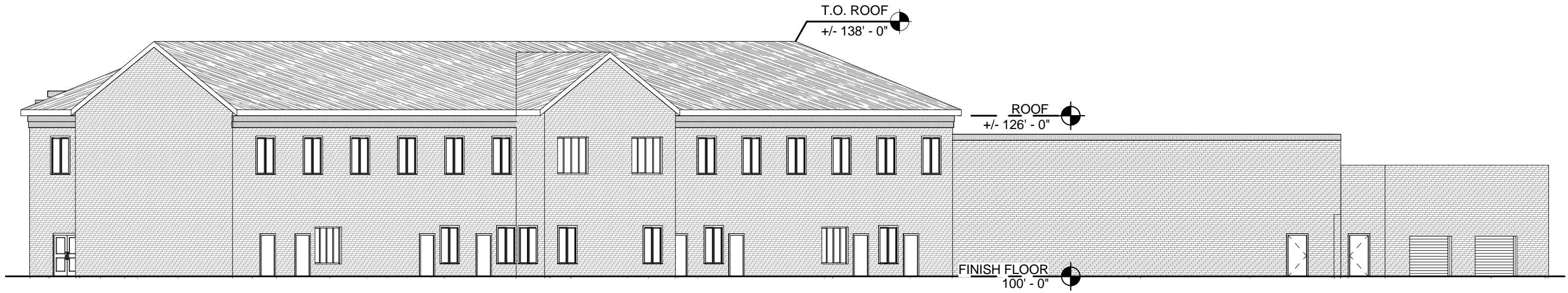


1 **EXISTING NORTH ELEVATION**
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BUILDING D
HILLTOWN VILLAGE - FACADE RENOVATION

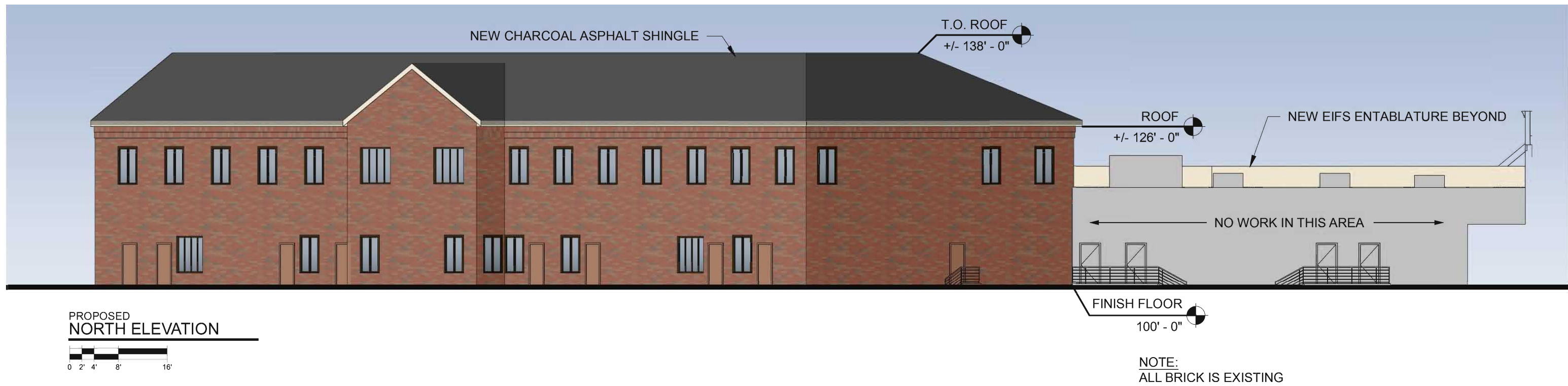


2 EXISTING SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/16" = 1'-0"

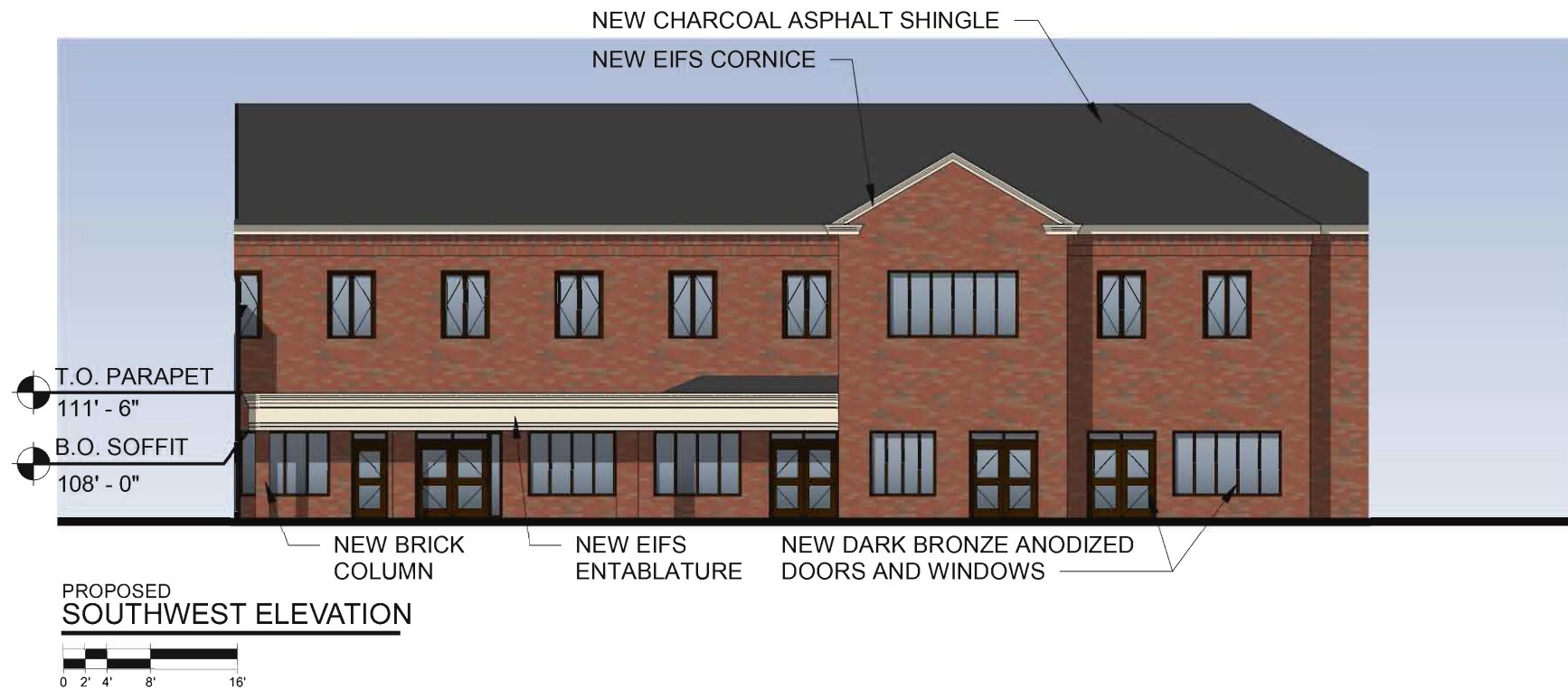
**BUILDING D:
HILLTOWN VILLAGE - FACADE RENOVATION**



BUILDING D
HILLTOWN VILLAGE - FACADE RENOVATION

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NOTE:
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BUILDING D HILLTOWN VILLAGE - FACADE RENOVATION

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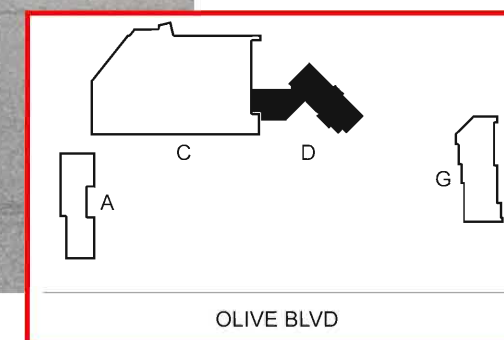


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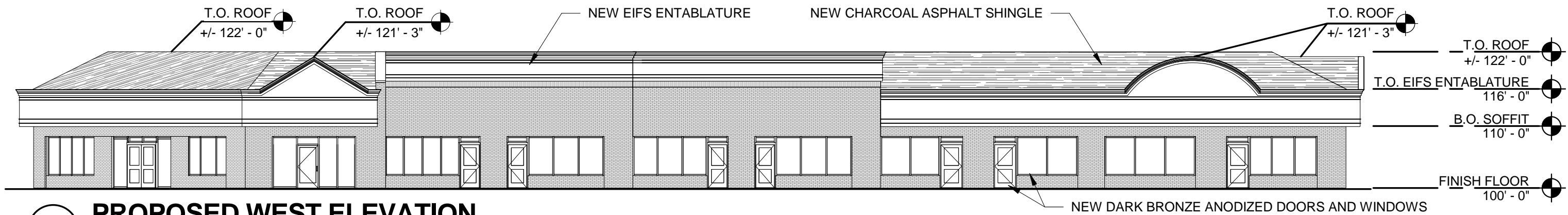
EXISTING

PROPOSED

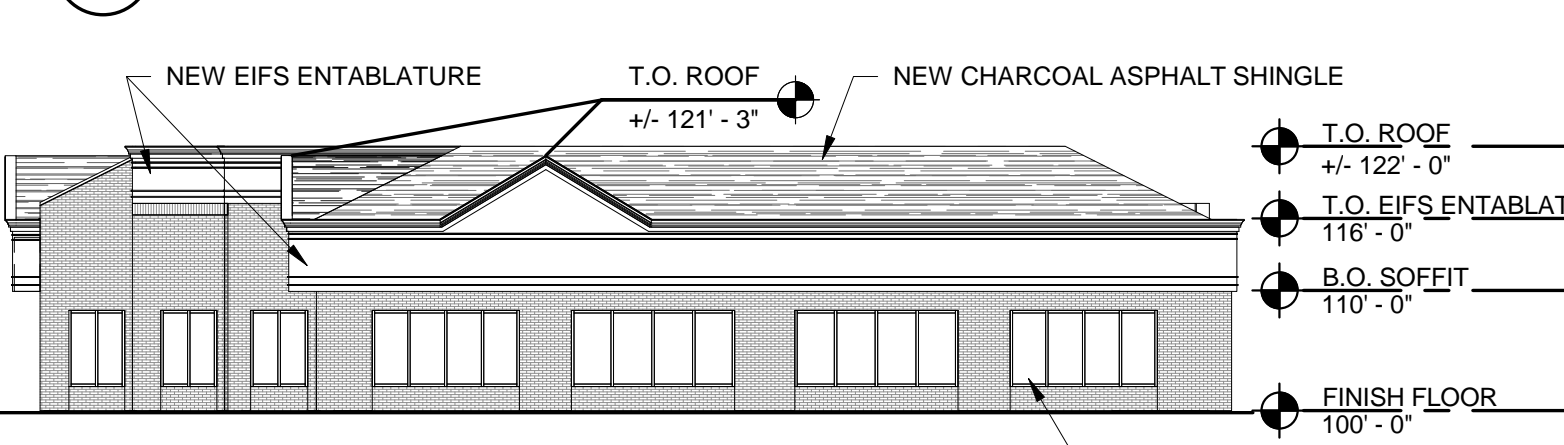


KEY PLAN

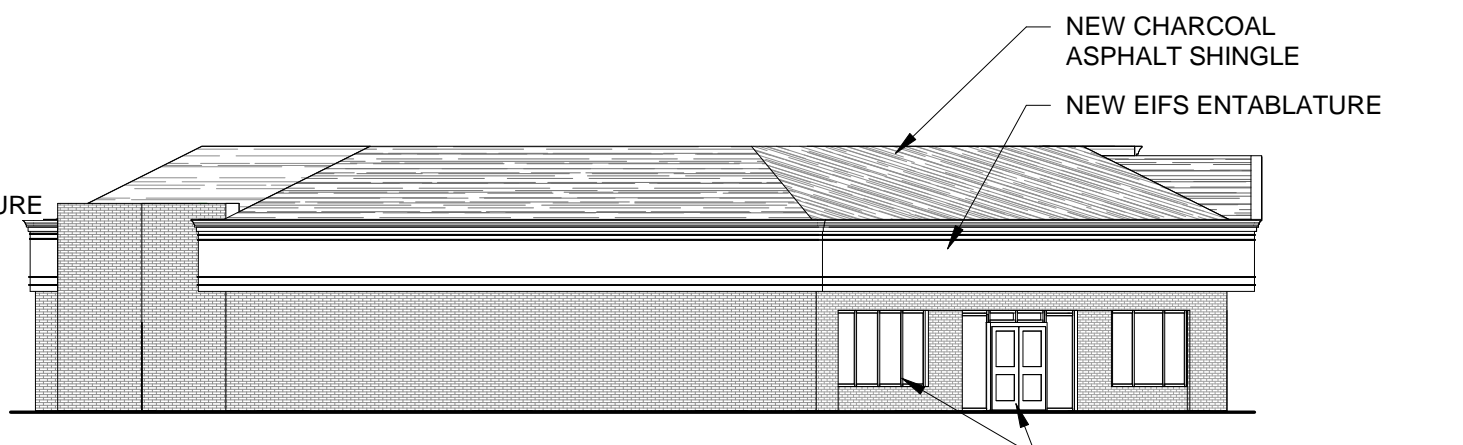
HILLTOWN VILLAGE - BUILDING D



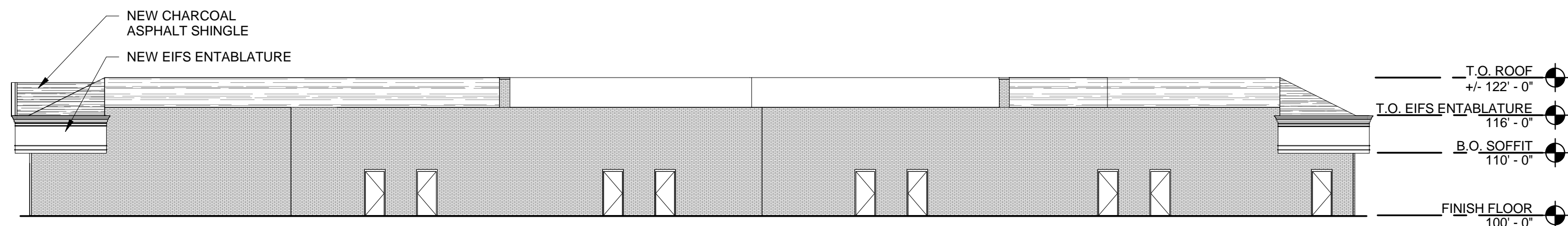
1 PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"

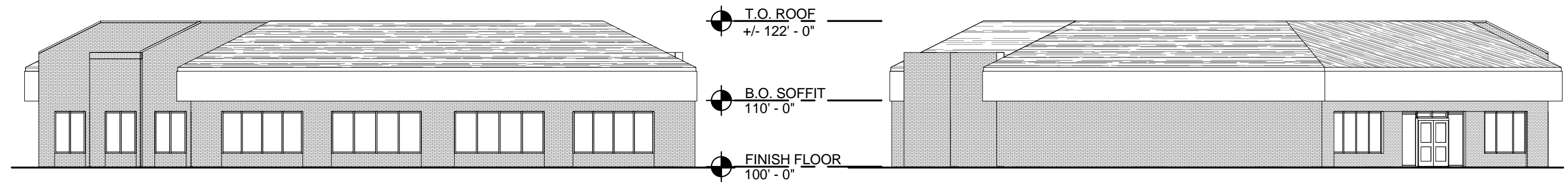


4 PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"

**BUILDING G
HILLTOWN VILLAGE - FACADE RENOVATION**

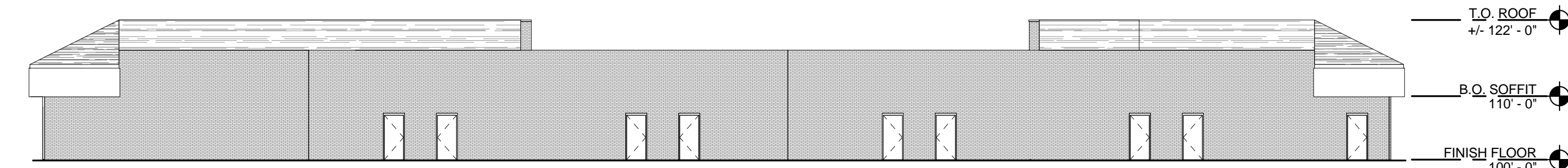


1 **EXISTING WEST ELEVATION**
SCALE: 1/16" = 1'-0"



2 **EXISTING SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"

3 **EXISTING NORTH ELEVATION**
SCALE: 1/16" = 1'-0"

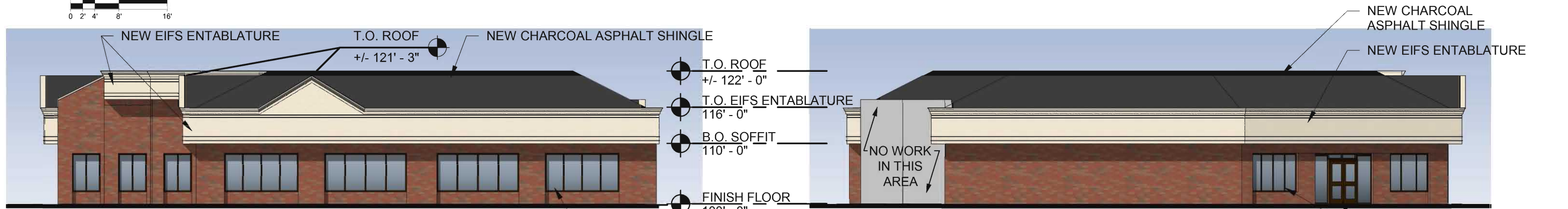


4 **EXISTING EAST ELEVATION**
SCALE: 1/16" = 1'-0"

BUILDING G
HILLTOWN VILLAGE - FACADE RENOVATION



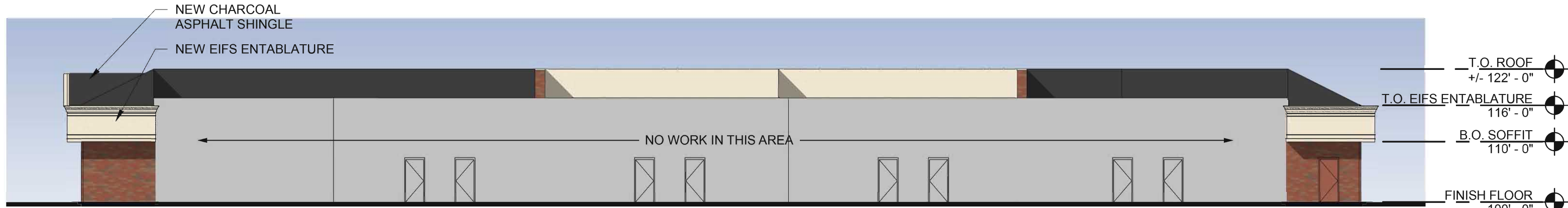
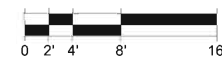
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



NOTE:
ALL BRICK IS EXISTING

BUILDING G HILLTOWN VILLAGE - FACADE RENOVATION

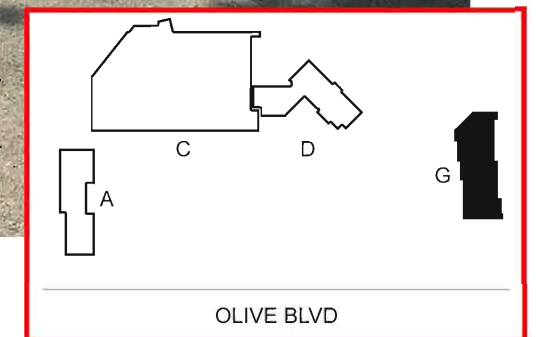
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MISSOURI
01-20-17



EXISTING

PROPOSED



KEY PLAN



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PROPOSED

4



EXISTING

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