

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
February 9, 2012

PRESENT

Ms. Mary Brown
Mr. Rick Clawson
Ms. Carol Duenke
Mr. Bud Gruchalla
Mr. Gary Perkins
Mr. Tim Renaud
Mayor Bruce Geiger
Ms. Debbie Midgley, Planning Commission Liaison
Ms. Aimee Nassif, Planning and Development Services Director
Ms. Mara Perry, Senior Planner
Mr. Justin Wyse, Senior Planner
Ms. Kathy Juergens, Recording Secretary

ABSENT

Mr. Matt Adams

I. CALL TO ORDER

Chair Tim Renaud called the meeting to order at 6:31 p.m.

II. PROJECT PRESENTATION

- A. Chesterfield Outlets:** A Site Development Plan, Landscape Plan, Lighting Plan, 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 N. Outer 40 Road, east of Boone's Crossing.

Mr. Justin Wyse, Senior Planner, presented the project request for a 472,282 square foot retail outlet shopping center located between Boone's Crossing and the existing ice rink on N. Outer 40 Road which is zoned Planned Commercial. The site is currently undeveloped and is approximately 48 acres. The site backs up to the levee on the northern side, Hardee's Ice Rink is on the east, N. Outer 40 Road is to the south, and to the west is an office/bank building and another undeveloped property. The architect has created an internal shopping street within the development. Due to this, the loading area and business areas of the southern building are located next to the parking area. The design includes varying screen walls to screen these elements and also to provide relief in the long building mass.

The landscape plan utilizes a variety of shallow root landscaping in order to comply with requirements of the Chesterfield Monarch Levee District. Much of the site includes a protective excavation zone where penetration is limited. The design includes numerous flowers, shrubs, and decorative grasses to attempt to minimize the effect of the Seepage Berm Easement area on the site. The landscaping is designed to soften edges of the buildings and screen elements at selective points to provide definition for the center. The landscape buffer along the front of the site is required to be 30 feet but several areas exceed this requirement. Planned Commercial district regulations require 35% open space but during the zoning for the site, they requested to reduce this and they have enclosed the drainage ditch along the front of the property to provide a higher quality open space. The reduction request was recommended and approved by the Planning Commission and ultimately approved by City Council.

Exterior building materials will be comprised of painted textured concrete tilt wall, thin-brick veneer and cultured stone.

The lighting plan includes a mix of utilitarian and architectural lighting throughout the development.

Discussion:

In response to Board Member Mary Brown's question, Mr. Wyse stated that tenant spaces are shown as a standard color but they do expect that 20% of the tenants will modify their storefront to reinforce their brand identity.

Board Member Bud Gruchalla asked if the development would be built in sections or built all at one time. The petitioner stated that it would be constructed at one time and leasing has already begun.

Board Member Carol Duenke questioned the circulation on the south side and asked how merchandise would be delivered to the tenants. Mr. Wyse stated that trucks would have access to the area behind the screening to make their deliveries. The petitioner stated they do not anticipate semi-truck traffic, just step vans, UPS type trucks. The west end will have a full loading dock that will be parallel to the floor with a ground lift that will raise up where the merchandise will be off loaded and taken by hand truck to the individual stores.

Board Member Gary Perkins commented on the lack of design articulation on the east elevation. The petitioner stated that the east side is somewhat shielded by the ice rink and would not be as visible as the west end. Board Member Perkins suggested enhancing that elevation more even though it may be the last place that is seen.

Board Member Rick Clawson commented that he did not see the number, location or screening of trash dumpsters depicted or the location of electrical transformers, gas or electric meters. Mr. Wyse stated that all trash dumpsters will be located on the north side of the building. The petitioner stated that transformers and meters will be screened behind the white screen wall and the wall jogs to accommodate the transformers along with gates to enclose them. Board Member Gruchalla asked how tenants on the south side would access the trash dumpsters on the north side as there does not appear to be any access to the north side. The petitioner stated there were corridors in the north building leading back to the trash areas.

Board Member Clawson inquired about storm water drainage on the south side. The petitioner stated there is an internal drainage system along with a parapet, however, this is not true on the north building.

Board Chair Renaud suggesting installing bicycle racks on the north side where there is trail access as many trails users will probably stop in to eat or shop.

The petitioner confirmed that parking on the north side is to be used for employee parking.

Board Member Clawson expressed concerned about the extensive use of tilt wall concrete and brick with little glass or articulation used on the south side. The petitioner stated that merchants lose selling space where there is glass. He did not feel that there was a lot of pedestrian traffic. People will come there for a specific purpose, thus this is a different business model. Board Members Duenke and Gruchalla disagreed because there is still an impression of the community even while driving by along Highway 40. Every customer will walk past the back of the building to enter the internal shopping street. The petitioner stated it was their intent to focus on the entry points to draw people into the internal shopping street.

Board Member Duenke asked what the percentage of transparency is for the screen wall. The petitioner stated it was around 35% to 45% and it is transparent for security reasons.

Board Member Clawson questioned the type of plantings proposed for the screening and asked if they would they provide year-round coverage. Board Member Perkins stated if they were deciduous, they would have to be dense enough in order to still provide some screening. However, it appears there is a variety of dense level of plantings but the plans are not large enough to determine this. The petitioner stated that 35% would be evergreens and it would take about year to 14 months for the plantings to reach maturity.

Board Member Clawson expressed concern about the lack of architectural detailing at the entry portals along the south elevation. Board Member Perkins agreed and felt the addition of shadow box windows or spandrel glass rather than just painted tiltup or E.F.I.F.S. would enhance the entryways. Board Member Duenke also agreed and felt that if there were shadow box displays or transparent elements at the entry points, it would help draw attention to those points and make them more inviting. Introducing some transparency instead recessed solid panels would address a number of concerns heard tonight.

In response to Board Member Gruchalla's concern about paving material used in crosswalks, Ms. Perry stated at a previous meeting, there was a concern with longevity and durability of colored and stamped crosswalks. Board Member Duenke felt that it would be a nice enhancement visually to break up the expanse of asphalt depending on if the petitioner could find an alternate material that is durable. Board Member Gruchalla suggested colored concrete and Board Member Clawson stated the site plan does not depict a common boulevard from the parking lot to the sidewalk.

The Board agreed that there was a good mix of lighting elements utilized.

In response to Board Member Gruchalla's question about monument signage, Mr. Wyse indicated that signage for the development would be located within one of the canoe islands. Staff will be reviewing the sign package proposed for this project similar to what was done with Chesterfield Commons.

Board Member Rick Clawson made a motion to forward the Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Chesterfield Outlets to the Planning Commission with the following recommendations:

- 1. Petitioner to provide additional architectural detailing on the east elevation of the building similar to the west and south elevations.**
- 2. The petitioner will provide bike racks along the north side facing the levee trail.**
- 3. Petitioner is requested to consider adding additional architectural detailing materials and/or the inclusion of storefront or spandrel glass at the entry portals on the south side as well as pedestrian access ways between the buildings.**
- 4. Petitioner is to consider alternate materials or finishes to reduce the amount of painted tilt up concrete.**
- 5. All wall mounted utilities will be painted to match the building and they will be installed below the height of the screen wall. Any piping, conduit, etc., that needs to be mounted above the screening or that needs to be continued up to the roof line, is to be integrated into the exterior facade.**

6. The roof screening materials need to include screening on all four sides.

Staff will review the following:

1. Trash enclosures will only be located on the north side of the development.
2. Transformers on the south side of the building will be completely contained within the screened walls adjacent to the retail development.
3. Roof drains, gutters, and downspouts on the south side will be internal.
4. Staff is to review proposed planting materials on the green screens located on the south side to ensure they provide year round coverage.

Board Member Bud Gruchalla seconded the motion.

Motion passed with a voice vote of 6-0.

III. APPROVAL OF MEETING SUMMARY

A. January 12, 2011.

Board Member Gary Perkins made a motion to approve the meeting summary as written.

Board Member Carol Duenke seconded the motion.

Motion passed with a voice vote of 4-0 (with Board Members Mary Brown and Bud Gruchalla abstaining).

IV. OLD BUSINESS

None.

V. NEW BUSINESS

None.

VI: ADJOURNMENT

Board Member Rick Clawson made a motion to adjourn the meeting.

Board Member Bud Gruchalla seconded the motion.

The motion passed by voice vote of 6-0 and the meeting adjourned at 7:50 p.m.

DRAFT