



II. B.

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

March 7, 2008

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

Re: Spirit Trade Center Lot 25 (Experitec): An Amended Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for a 5 acre lot of land zoned “M-3” Planned Industrial District, located at 504 Trade Center Boulevard.

Board Members:

Forum Studio Inc., has submitted on behalf of 504 Spirit Building LLC, an Amended 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 13,291 sf. addition to the existing office/warehouse building, located on a parcel zoned “M-3” Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance Number 656. The exterior building materials will be comprised of tilt up concrete panels, sheet metal, steel and glass. The roof is proposed to be a four ply built-up roof. Please see the attached checklist to review the project’s compliance with the City of Chesterfield’s Design Guidelines.

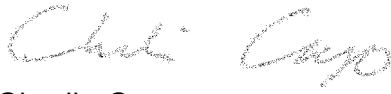
Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield’s Design Guidelines. In addition, the plan was reviewed for compliance with City of Chesterfield Ordinance 656, 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,

Handwritten signature of Charlie Campo in cursive script.

Charlie Campo
Project Planner

Respectfully Submitted,

Handwritten signature of Mara M. Perry in cursive script.

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: Experitec
Date of Review: 3-7-08

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	X		

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	X		
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.



DEPARTMENT OF PLANNING

APPLICATION FOR ARCHITECTURAL REVIEW

Prior to submitting an application to the Department of Planning for review by the Architectural Review Board, the Petitioner is strongly urged to discuss their project with their Project Planner. For questions about this application, please contact the "Planner of the Day" at 636-537-4733.

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

Check application type:

- Site Plan
- Site Development Plan
- Site Development Concept Plan
- Site Development Section Plan
- Amend Elevations
- Amended Site Plan
- Amended Site Development Plan
- Amended Site Development Concept Plan
- Amended Site Development Section Plan
- Other (specify): Architectural Review Board Submission

Definitions

- **Site Plan:** Plan for non-residential development over 1,000 square feet *not* in a planned district.
- **Site Development Plan:** Plan for development in planned districts that is being done in one phase.
- **Site Development Concept Plan:** Conceptual plan for development in planned districts being done in phases. A Concept Plan provides an overall picture of a development that is being divided into sections to be developed in phases.
- **Site Development Section Plan:** Phased sections of a Concept Plan.

I. APPLICANT INFORMATION

Project Name: Experitec/Mynah Technologies

Development Firm: 504 Spirit Building LLC

Architectural Firm: Forum Studio, Inc

Engineering Firm: Stock Associates, Alper-Audi

Approximate Location of Project: 504 Trade Center Boulevard, Chesterfield, MO 63005

Record: 504 Spirit Building LLC
Address: 504 Trade Center Boulevard
City: Chesterfield **State:** MO **Zip:** 63005
Tel.: 636-532-2332 **Fax:** 636-532-8016

***Attach additional sheets as necessary.**

Applicant, if other than owner(s): Forum Studio Inc.
Address: 2199 Innerbelt Business Center Drive
City: St. Louis **State:** MO **Zip:** 63114
Tel.: 314-429-1010 **Fax:** 314-890-7504

Legal Interest: Duly appointed agent of petitioner

(Provide date of contract and date of expiration of contract)

***Attach additional sheets as necessary.**

II. PROJECT STATISTICS

Acreeage: 4.99 **Gross Floor Area:** 13,291 **Building Height:** 25'-0"

Existing Overlay Districts: Check () all that apply [] C.U.P. [] C.S.P. [] L.P.A.

Proposed Usage: Office/Warehouse

Exterior Building Materials: Concrete, Sheet Metal and Steel

Construction Type: Tilt-up Construction

Roof Material and Design: 4 Ply Built-up roof system with hood concrete 3" R-19 Poly insulation

Building Setbacks: **Front Yard:** 80' **Side Yard:** 60' **Rear Yard:** 185'

Max. Building Height: 25'-0" **Min. Lot Requirement:**

Description of art or architecturally significant features (if any): Front entrance has a tilt-up wall on an angle to give the entrance a human scale feel

Screening Material and Design:

Landscaping for visual screens and roof screens are of the same metal to match existing.

Additional Project Information, if any: _____

III. ZONING

Current Zoning District: M3

Existing Uses(s) on property: Office/Warehouse

Proposed Use(s) on property: Same

Proposed Development Intensity: 30% of green space du / sf (circle one)*

* du = Dwelling Units (Residential or Hotel/Motel) sf = square feet (Commercial, Industrial)



City of Chesterfield

ARCHITECTURAL REVIEW BOARD

Architectural Review Submittal Checklist

Plans shall be submitted no larger than 11 X 17. If necessary, plant schedules and other notes may be submitted on separate pages. All exhibits shall be scaled and legible.

This checklist must be included in the packet of material submitted to be reviewed.

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.

Large exterior material samples. *

Photos' reflecting all views of adjacent uses and sites.

Details for screening, retaining walls, etc. *

Section plans highlighting any building off-sets, etc.

Architect's statement that clearly identifies how each item in Design Guidelines has been addressed.

Landscape plan.

Any other exhibits which would aid understanding of design proposal.

Governing ordinance requirements.

*** Denotes that item will be brought to meeting by the petitioner**



ARCHITECTURAL REVIEW BOARD Project Statistics Application

Project Title: EXPERITEC / MYNAH TECHNOLOGIES ADDITION
Developer: SO4 SPIRIT BUILDING LLC Architect: FORUM STUDIO, INC Engineer: STOCK + ASSOCIATES
Location: SO4 TRADE CENTRAL BLVD.

PROJECT STATISTICS:

Size of site (in acres): 4.99 Total Square Footage: 13,291 Building Height: 25'-0"

Proposed Usage: OFFICE / WAREHOUSE

Exterior Building Materials: TILT-UP CONCRETE + GLASS

Construction Type: CONVENTIONAL STEEL FRAME WITH TILT-UP CONCRETE PANELS

Roof Material & Design: FOUR PLY BUILT-UP ROOF SYSTEM AT 1/4" / 1'-0" SLOPE TOWARDS
DOWN AREAS TO AN INTERNAL ROOF DRAIN SYSTEM TO UNDERGROUND
RAINFALL COLLECTION SYSTEM

Screening Material & Design: METAL SUPPORT COLUMNS WITH PAINTED METAL PANELS TO MATCH EXISTING
BUILDING'S SCREENS

Landscape Guidelines: Commercial Institutional Valley Residential

Building Setbacks: 80' Front 60' Side 185' Rear 25' Max Bldg Ht. Min. Lot Req.

Description of art or architecturally significant features (if any): THIS BUILDING DESIGN AESTHETICALLY

IS KEEPING THE DESIGN PATTERN OF THE EXISTING BUILDING, WITH A NEW
PATTERN OF REVEALS AND WINDOWS.

ADDITIONAL PROJECT INFORMATION:

THIS BUILDING WILL MATCH THE EXISTING BUILDING'S CRISP
COLOR SCHEME THAT WILL BOTH BLEND WITH ADJACENT DEVELOPMENTS AND
EXPRESS A VIBRANT HIGH TECH AESTHETIC.

February 27, 2008

City of Chesterfield
Department of Planning
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760

**Re: Experitec/ Mynah Technologies
Lot 15, Trade Center Boulevard
Chesterfield, Missouri**

ARCHITECT'S STATEMENT

The following items address the provisions of the City of Chesterfield Architectural Review Board guidelines for the Experitec/Mynah Technologies 13,291 addition located on Trade Center Boulevard.

INTRODUCTION

Continuing the quality commercial development of the Chesterfield Valley Area, the proposed building is an office/ warehouse building addition that incorporates identical design elements from many of the surrounding industrial buildings in the area. The buildings are designed to limit visual access to dock/loading areas and maximize the vista of office and entry elements from the approach drive on Trade Center Boulevard and Edison.

SITE LAYOUT

A. Physical Features

1. The western area of the site where the 13,291 square foot building addition consists of a 3' high berm immediately adjacent to the existing building East wall, then gradually slopes to the existing East master Plan drainage ditch. The project will bring in approximately 3' of engineered fill to match the existing building floor elevation of 462.00. The existing flood plain elevation is 458.00 per the Flood Insurance Rate Map NO. 29189C0140H dated April 17, 2000.
2. Existing vehicle parking will be utilized and no additional vehicle parking stalls are required per the Parking Calculations. The addition of 4 "loading spaces" (2 @ 10x25 and 2 @ 10x40) will be provided along the existing south dock / drive areas and will meet the required number and size of loading spaces for both the existing and proposed building addition.

3. Per requirements of Monarch Fire Protection District, a variable width (20'w minimum) paved "Emergency Vehicles Only" lane will be provide along the East side of the new building addition and connected to the existing lanes along the North and South sides of the property.
4. Any additional sanitary lateral will be constructed to serve the new building addition, exiting the North side and running Westward to the existing sanitary sewer system along Trade Center Boulevard.
5. Do to existing parking lot grades being considerably lower then the new building addition finished floor height, a short length (25'+/-) of decorative, Versa-Lok wall is required at the North building entrance. This wall will have a maximum height of 15" at the East end and terminate into the new building corner adjacent to the entrance. A new ADA Accessible sidewalk will be provided along the North building face and an existing parking stall will be converted to provide a Handicap parking stall.

B. Vegetation

1. The existing lot is grassy, flat and contains various trees (Attached sheet LP-1). We will relocate trees the various for the fire truck lane along the east elevation of the building.
2. New landscaping will be incorporated into the project parking area islands and front street facing office yards. The loading dock at the rear of the building has been screened with red maples and white pines. Sidewalks at the parking lot are adjacent to the building frontage and allows for maximum turf area to provide a softening affect on the building.

C. Site Relationships of Design

1. Very careful consideration of the orientation of the building was undertaken to maximize the screening of the dock/loading area, and maximize the amount of sun the green space/landscape receives.
2. Design of the building does not impair or interfere with the development of other areas in the area.
3. The orientation of the building puts the best design features facing the drive of the existing building.
4. Large entry paving areas are provided to enhance and accommodate any arriving visitors.
5. This building will be built in one phase.

D. Pedestrian and Vehicular Circulation

1. The circulation paths all lead to the designated entries which have walks that extend out into the parking so that landscape is not damaged.
2. The design accomplishes good pedestrian flow to the entrance of the building.
3. The main type of transportation will be by car and that has been accommodated.
4. Bicycle paths are not designed for as this is not part of a large development located on a city bikeway.
5. A shared driveway between this site and adjacent sites has not been designed for because of the drainage swales are present on the property line.
6. The parking has been incorporated to provide convenience to the employees and visitors while landscaping screens the parking views of the surrounding buildings the offsite and from within the building.

E. Pedestrian Orientation

1. The entry walkway provides uninterrupted walks from the parking areas without interruption.
2. The sidewalk for the main entry extends out into the field of parking so that the wall of parking is eliminated.
3. The entry walkways provides uninterrupted walks from the parking on both west and north parking areas without interruption and provides a soft landscaped entry experience.
4. The rear patio area is open to the west parking lot although it is screened with evergreen trees.
5. The sign location has been coordinated with landscaping to provide a pleasing appearance while the building frontage provides large areas of tinted window openings at ground level in the office area.

I. BUILDING DESIGN

A. General Architectural Guidelines

1. The proposed building design is an addition intended to create a unique vibrant high-tech appearance while articulating the various functions within the building.

B. Scale

1. This project attempts to create a more vertically oriented appearance with bold entry elements and accent striping. The entry element exist picks up the side entrance features, lot a has tilt-up entrance on one that welcomes visitors, while bringing the required functional height of the building down to a more human scale.
2. The building height varies 9' to 12' interior clear height was chosen to minimize the exterior height and respond to the marketplace for this building type with a play on soffits or clouds adding human scale to the work space.
3. The addition is the second and final in this part of the development so that it is far enough away from other buildings that there is no relationship in either height or fenestration banding on the buildings. The windows are set at a height that would be apparent for other office type buildings to follow.

C. Design

1. A combination of a soft palette of solid colored wall surfaces with a reveal pattern, smaller accents of a darker color, keeping the same colors as the existing building and repeating large windows on the workers view, lighting and small windows help create a visual aesthetic for the individual offices that softens the necessary large wall surfaces, then the canopy entry element will naturally draw pedestrians to building access point.
2. Patterns of windows along the entry as well as the juxtaposition angle of the entry way vestibule, serves to break up the façade while the landscaping provides a rhythm along the elevations.
3. The building is not meant to be used as a stylized attempt at advertising.
4. The addition complements yet does not exactly duplicate the existing reveal and window pattern, style and form.

5. Roof mounted cooling units extending above the eave line will be screened as previously on the existing building with a high quality flat metal panel system and composite metal panels to match the top of the main entry element.
6. All elevations are veneered with coated concrete tilt wall panels with appropriate reveals, fenestration and type of doors to match existing building.
7. Main public entry door is protected by a canopied entry element.
8. Energy conservation is inherent in the thick concrete tilt wall construction and enhanced by insulated glass throughout the project and interior insulation in all areas requiring cooling.
9. The building is planned to be constructed in one phase.

D. Relation to Adjacent Development

1. The project is bounded on three sides by existing parking in the north and by the back of single story offices on the east beyond the required fire truck lane.
2. The architectural character of the proposed building complements the existing surrounding buildings because of the repeated use of concrete tilt-up construction in this part of the Valley. Several buildings in this same development use the language of concrete panels with reveals and paint to provide interesting patterns in the elevations.
3. Not applicable as this is a single building.
4. The soft subtle field colors of the building facades will help blend with adjacent projects. The accent colors utilized are in proportion to give the building their own character yet not visually overwhelmed nearby structures.

E. Materials/Colors

1. Warm light grey and medium light grey make up the vast majority of the building façade. Accent colors were chosen to blend with the glass color of the entry elements. All metal components will be painted or anodized to a consistent clear anodized aluminum appearance.
2. The entry element metal component was chosen to highlight the entry but approach the hue and tone of the overall grey scheme of the building. This was set at the same elevation as the retaining wall reveal pattern that wraps the three sides.

II. RESIDENTIAL ARCHITECTURE

Not applicable

III. NON-RESIDENTIAL ARCHITECTURE

A. General

1. All elevations are treated with the same field colors, reveals and openings as appropriate to the function and visual access to the façade.
2. Side, well-lighted, and articulated public walkways clearly establish pedestrian routes to entries. The rear patio provides an defined space that is partially screened from the parking area.
3. The elevations use window openings, recessed entry elements of glass, juxtaposition of functions articulated on the exterior, reveal patterns as well as color changes to provide details appropriate for pedestrian view as well as strong visual interest.

B. Building Equipment and Service

1. Access for the truck loading and trash service was in the existing building as last phase provided to the rear of the building where they are screened from adjacent properties with plantings.
2. Electrical service will be run underground and main panels located in the interior corner of the building. Rooftop cooling units greater than 4' above the eave line will have roof screens.
3. All dock areas and truck courts are provided at the rear of the building where they are screened from adjacent properties with plantings and away from the main parking area.
4. Gas meters shall be screened from view with plantings.

C. Fast Food Restaurant Guidelines

Not Applicable

D. Auto Service Station Guidelines

Not Applicable

E. Shopping Center Guidelines

Not Applicable

F. Chesterfield Valley Guidelines

1. General Guidelines for Chesterfield Valley
 - a. Sidewalks are included in the developments and therefore we have included them on our site.
 - b. The truck court area is the rear of the building with limited visibility from street.
 - c. Street lighting is included in our project and will be selected by the development owner.
 - d. This project has a 5' wide sidewalk parallel to the building to provide pedestrian circulation.
 - e. All utilities to this building are underground.
 - f. Please see other sections of this report for the architectural treatment of the elevations. All are the same material, color scheme, and all have reveals, see elevations and rendering and building description in the architectural treatment portion of this report.
 - g. This site is designed with 30% open space, which is equal to the 30% requirement.
 - h. Also as mentioned elsewhere in this report, landscaping has been designed per city ordinance and to meet the requirements of this section. See landscape plan.
2. Specific Guidelines in Geographic Sub-Area of Chesterfield Valley
 - a. Since we are in the spirit Valley Business Park development most of these requirements have been addressed in the development of the park and we have certainly designed a facility that will be similar to, or nicer than the others in the park. On our site, however, we have addressed each requirement listed as discussed elsewhere in this report.
 - Our use is an office/light warehouse, single tenant facility.
 - We have retained the required open space as mentioned above
 - At a maximum height of +/- 25' at the highest point, the building height is lower than the required 40'-0" maximum.
 - Parking rations have been met and are indicated on the attached civil drawings.
 - All utilities are underground.

LANDSCAPE DESIGN

1. **All landscape plans should exhibit a concept.** This is a small addition to the side/rear of the existing development. The overall concept was established by the original plantings. The new plantings will complement and enhance the initial planting concept.
2. **There should be a consistency of landscape design....** All plants were selected from the Chesterfield Tree Manual for Valley Sites. Plantings will be similar to those in the original plans.
3. **Setbacks should be landscaped...**
 - a. Particular emphasis was placed on new screening material on the area south of the new building. Upright evergreen arborvitae is utilized along the new fire access drive to provide screening. .
4. **Where landscape materials may be susceptible to damage.....**We have selected trees that have size and growth habits that are consistent with the space available.
5. **Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings and shrubbery or other landscape enhancements, including berms.** Shrubs and ornamental grasses are used at the new building entry points to provide color and texture for the users of the building.
6. **Utilization of works of art....** This small site and the nature of the business does not warrant the incorporation of artwork or fountain elements.
7. **Landscaped areas should be maximized and balanced throughout the site.** This plan clusters the plantings to serve specific purposes whether it is screening or accent to gain a more natural appearance.
8. **Landscape plans should incorporate all site elements.** This plan was coordinated with the proposed lighting plan. Additional evergreen plantings are provided to screen loading areas. The existing trash enclosure is screened with architectural elements and by upright arborvitae evergreen plantings.
9. **The scale and nature of the landscape materials shall be appropriate.** We have selected the plant material to be consistent with the size of the building and the purpose that the plant material is to perform. All new plantings are sized to meet or exceed current city requirements.
10. **Existing landscape elements should be incorporated into the landscape plans.** Since the original site plan anticipated a future building expansion, most of the existing landscaping was positioned to accommodate the building addition. There are some removals that were necessitated by driveway, sidewalk, and additional fire hydrants.

11. **Irrigation systems should be designed so as not to over-spray buildings, walks, fences, etc.** This site will have a carefully designed irrigation system that will minimize over-watering and overspray.
12. **Berms shall be an effective form of screening.** This is a relatively small site with a rather complex storm-water management system. As this is a valley site, the dominant topographic element is the vegetated storm-water conveyance channels. These elements have prevented the use of landscape screening berms on this property.
13. **There should be intense landscaping on all the facades of parking structures with a variety of types and sizes.** There is no parking structure on this property.

MISCELLANEOUS

A. Signage

1. Signage is proposed at the front entry element and will be submitted separately for approval.

B. Lighting

1. Exterior parking area lighting will be by overhead pole mounted 16' tall poles. Building mounted light sources with all illumination limited to the pavement and turf areas of the project grounds.
2. Pedestrian walkways will be illuminated by Architectural type pole fixtures in a pattern directing pedestrians to entries.
3. Dock/truck court lighting will be by wall mounted light sources.

C. Utilities

1. Utilities will be installed underground.

D. Storm water Drainage

1. Buildings will drain to interior roof drains at the dock/truck court facades and to an underground rainwater collection system.
2. Drainage shall not be conveyed or retained within the drip line of any trees
3. Drainage from landscaped areas shall be conveyed to non-walkway areas.
4. Refer to civil documents for retention and other site drainage design.

E. Energy Conversation

The design of the building has been completed in compliance with applicable energy codes and appropriate principles of good energy conservation practices.

F. Screening (Fences and Walls)

All dock areas and truck courts are provided at the rear of the building where they are screened from adjacent properties with plantings and trash enclosures.

CONCLUSION

Forum Studio proposes a building addition which incorporates the design and aesthetic standards of an emergent company. The proposed project incorporates the required code standards for the City of Chesterfield. The owners are excited about moving to their new addition and remaining a resident of the City of Chesterfield.

Thank for your assistance.

Glass and frame sample
Color samples of concrete coatings
Lighting standard cut sheets
Retaining wall details

We will also bring a large format rendering for the Architectural Review Board Members.

End of Architects Statement



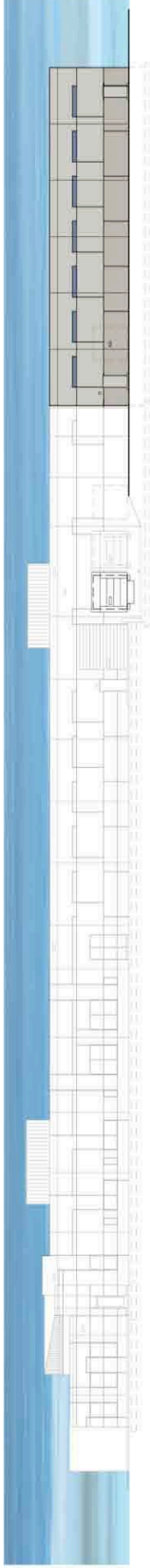
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CLAYCO
THE ART & SCIENCE OF BUILDING

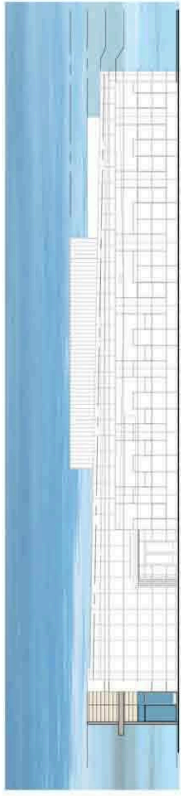


M Y N A H

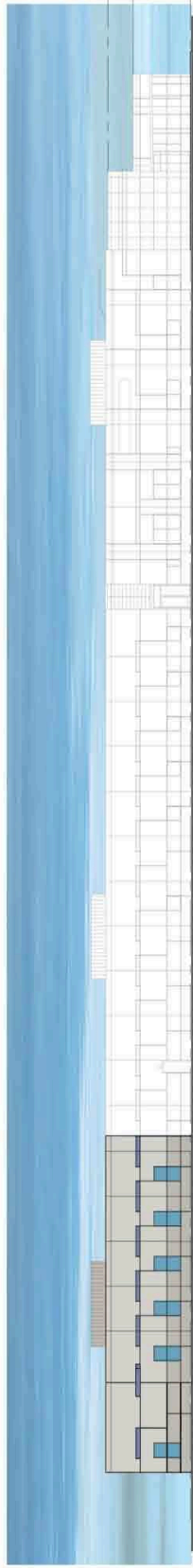
FORUM



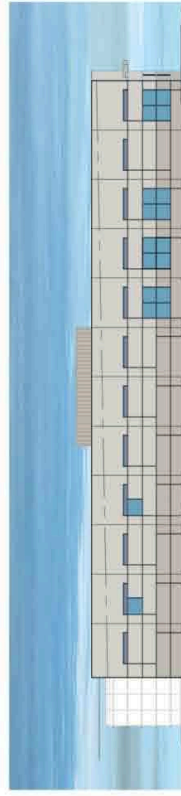
SOUTH ELEVATION



WEST ELEVATION



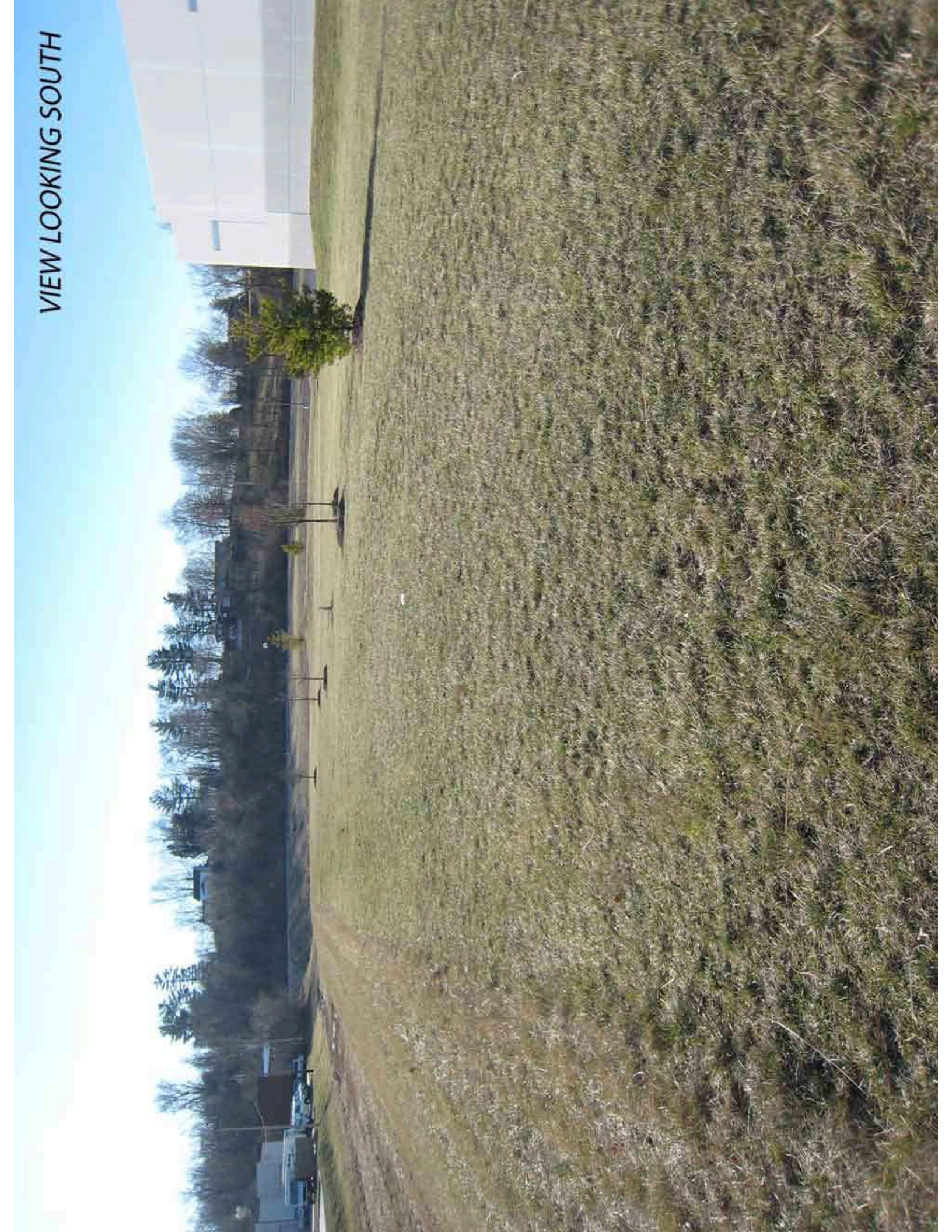
NORTH ELEVATION



EAST ELEVATION

3-15-2008

VIEW LOOKING SOUTH



VIEW LOOKIGN SOUTHEAST



VIEW LOOKING AT EXISTING EAST ELEVATION



VIEW LOOKING EAST



VIEW LOOKING NORTH

