



I.A.

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June 5, 2009

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

Re: Spirit Trade Center, Lot 11 (647 Trade Center Boulevard): Amended Architectural Elevations and Architect's Statement of Design for a 2.144 acre lot of land zoned "M-3" Planned Industrial District located south of Chesterfield Airport Road on the west side of Trade Center Boulevard.

Dear Board Members:

CB & E Construction Group has submitted Amended Architectural Elevations and an Architects Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

Submittal Information

The request is for amended architectural elevations to an existing 93,380 square foot building for office use. The exterior building material is existing CMU which will be painted and additional EIFS for the new entry feature. The roof is remaining with the existing materials. 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, City of Chesterfield Ordinance 656, the City of Chesterfield Tree Preservation and Landscape Requirements and the City of Chesterfield Lighting Ordinance. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not reviewed during this part of the process and will be reviewed by the Department of Planning and Public Works.

Actions Requested

The Department of Planning and Public Works requests action by the Architectural Review Board on the information presented.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is fluid and cursive, with the first name "Mara" being the most prominent.

Mara M. Perry, AICP
Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Packet Submittal

**ARCHITECTURAL REVIEW BOARD
Guidelines Review Checklist**

**Project Name: Spirit Trade Center, Lot 11
Date of Review: 5/5/2009**

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
Applicability and Compliance			
General Requirements for Site Design			
A. Site Relationships	X		
B. Circulation System and Access			
C. Topography	X		
D. Retaining Walls	N/A		
General Requirements for Building Design			
A. Scale	X		
B. Design	X		
C. Materials and Color	X		
D. Landscape Design and Screening	X		
E. Signage	N/A		
F. Lighting			Lighting is being reviewed for adherence to the Lighting Ordinance.
Use Type:			
Access	N/A		
Exterior Elements	N/A		
Landscaping and Screening	N/A		
Scale	N/A		
Site Design	N/A		

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.

Form revised: February 2009



CB&E
Construction Group
Amended Architectural
Elevations

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12 (A4)	Existing Photos
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14	LP – 1 Landscape & Tree Preservation Plan

gray®



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield 5.26.09

Project Title: CP&E Elevation Amendment Location: 647 Trade Center Drive

Developer: Self Architect: Gray Design Engineer: Grimes

PROJECT STATISTICS:

Size of site (in acres): 2.144 Total Square Footage: 93,380 Building Height: 16'-0"

Proposed Usage: office

Exterior Building Materials: EIFS proposed

Roof Material & Design: Existing

Screening Material & Design: painted CMU's to match building

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

ADDITIONAL PROJECT INFORMATION:

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

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

CB&E Amended Architectural Elevations
647 Trade Center Drive
Chesterfield, Missouri 63005

Architect's Statement

Chapter One – Applicability & Compliance

It is our intention to update the façade on 647 Trade Center Drive in accordance with the terms and provisions of the City of Chesterfield's Architectural Review board Guidelines.

Chapter Two – Requirements & Procedures

Included in this submittal are all of the submittal requirements listed in the City of Chesterfield Architectural Review Board Guidelines.

Chapter Three – Site Design

A. Site Relationships

The exterior facelift is placed at the front of the existing building to maximize exposure from Trade Center Drive. Delivery loading spaces, trash dumpster enclosures, and utilities are all located on the South and West sides of the building and are properly screened where required.

The building renovation attractively upgrades the existing building to fit more with surrounding structures and provides an economical and green solution in the reuse of an existing shell and structure.

B. Circulation system & access

The new façade and parking is located at the front, creating a main entry for visitors and subcontractors. The new parking area on the front adds to the existing parking, keeping the length of pedestrian travel to a minimum. Landscaping is provided along the entry path and interior to screen parking and loading areas, and to soften the paved areas. The existing drives/turn arounds will remain with minor modifications.

A new decorative concrete visitor entry sidewalk is planned at the new parking entry/exit. Also, a new sidewalk connects the side employee parking and the main entry.

C. Topography

Existing Topography on the site is minimally changed due to minor elevation changes at the revised entry component and other minor curb modifications to accommodate new parking, drives, and new trash enclosure. Site grading blends naturally with adjacent developments and remains mostly unchanged. No retaining walls are planned in this development.

D. Retaining Walls

We do not propose any new retaining walls on the property.

Chapter Four – Building Design

A. Scale

The new front façade is designed to match the height of the existing building per the proposed elevations while blending the new and existing portions with a new color scheme.

B. Design

A new curved front façade, entry component, glazed existing openings, and wall sconce lighting, create a corporate curb appeal. Eastern oriented glass is green with sun shades to minimize heat gain in adjacent office space. A covered entry at the front door provides protection for entry and

exit. Ground mounted light bollards scatter light along walk ways to and from entry and parking areas.

The design of the structure provides an energy efficient environment in accordance with all current standards and building regulations.

C. Materials / Colors

Existing CMU is coated with new paint to harmoniously blend with the new curved EIFS and glass façade. Clear anodized window frames with clear glass to match existing adds to the design.

D. Landscape Design & Screening

The attached landscape plan outlines all proposed new and transplanted vegetation. The new landscape will connect building and site, while providing a buffer between the proposed parking, new entry, and the existing surroundings.

The plant materials are of a uniform theme and help to soften views, direct pedestrian / vehicular traffic and provide shade in parking areas. A variety of plant types and sizes are provided within the parking lot, near the buildings and in the streetscape. The varieties were selected with wind conditions, salt spray, snow removal and plowing and pedestrian safety in mind. Care was given to provide seasonal interest. Eventual mature size and use of the plant material specified to complement the site were also given consideration. Some trees will be transplanted and reused around the addition.

The overall landscape plan enhances the architecture of the building through use of color and texture, while, at the same time, gives a landscape that is pleasing to adjacent properties and the employees working on-site. Substantial buffer planting was provided where necessary so as to improve objectionable views. This is especially true where the trash dumpster is located.

All landscape material is provided protection via curbing and are set back far enough from the curbs to avoid damage from overhanging bumpers. The shrubs and trees are massed to achieve strong focal points and the plant materials were selected to avoid clutter throughout the overall

center. The landscape planting areas take full advantage to minimize the amount of paving and maximize the opportunities for landscape and turf beds.

The trash dumpsters are properly screened with masonry walls in addition to landscaping. Important attention has been given to not only the initial size and scale of the plant material but to the eventual height and spread of all plant material. The shrubs and trees have been selected to complement the scale of the buildings and have been spaced such that excessive trimming and eventual removal will not be necessary.

An automatic irrigation system will be designed with the objective being to avoid over-spray, dry locations and conflicts with parked cars and or pedestrians. The plan will attempt to make good use of our water resources.

Additionally, the landscape materials are selected from the plant list of trees approved for Chesterfield Valley. It is our intent to provide landscape material choices that will thrive in the soils and microclimate of this area.

The design and construction of the trash enclosure will be in keeping with the material and design elements of the main structure. All other service items will be screened or hidden from public view in an appropriate manner. No special site fencing is to be included in this project.

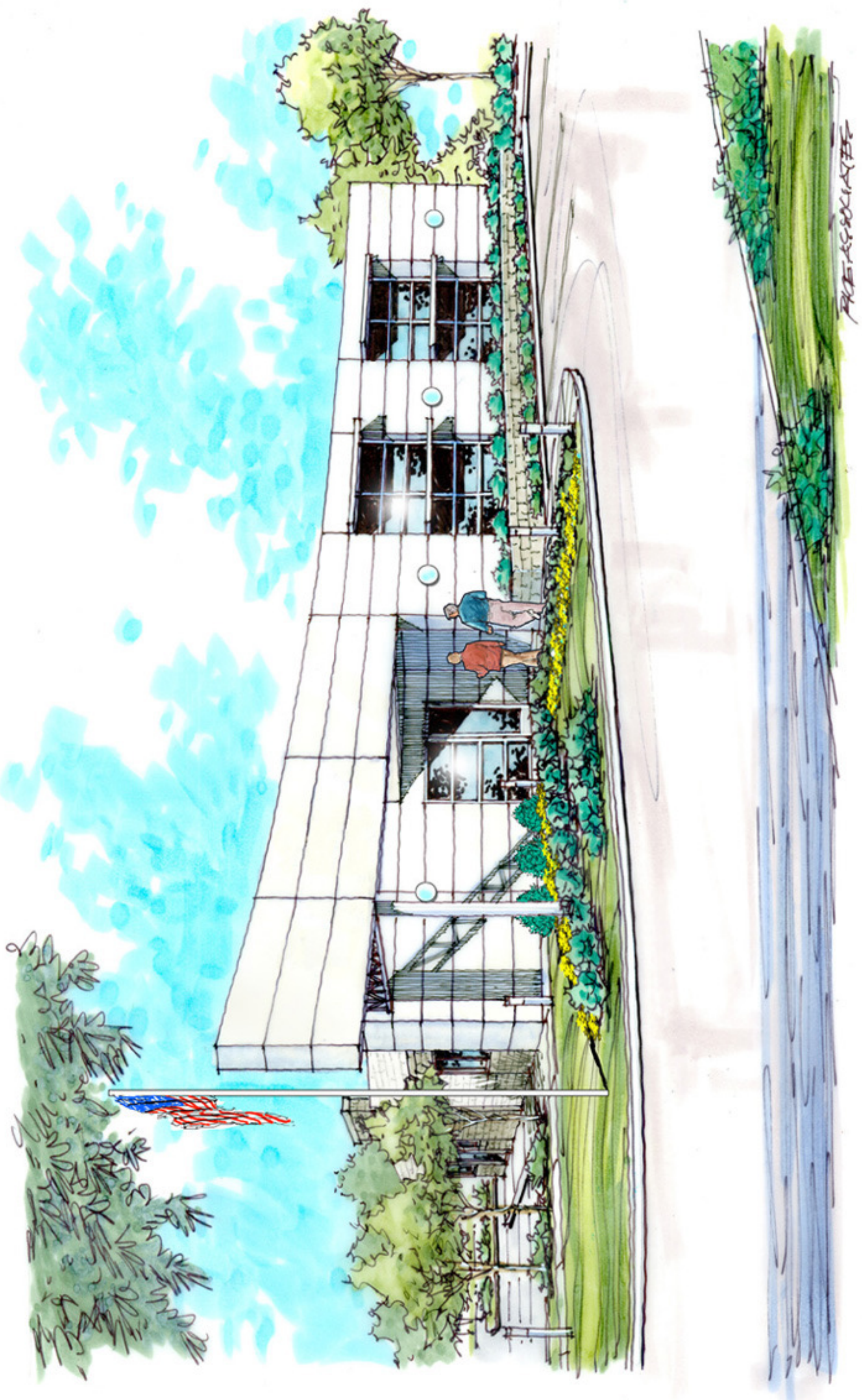
Stormwater drainage will be provided as per Chesterfield Master Plan as indicated on the site plan prepared by the Civil Engineer.

E. Signage

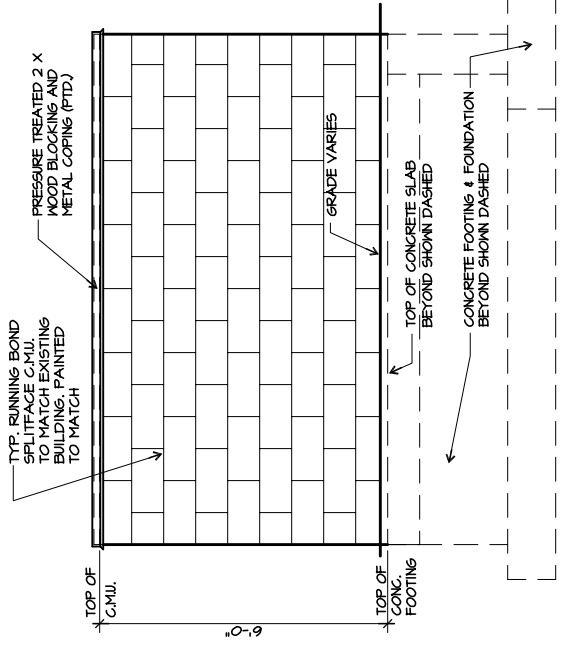
The existing ground monument sign location will remain and be remodeled for the new owner. A new building mounted sign will be added as shown per the architectural elevations.

F. Lighting

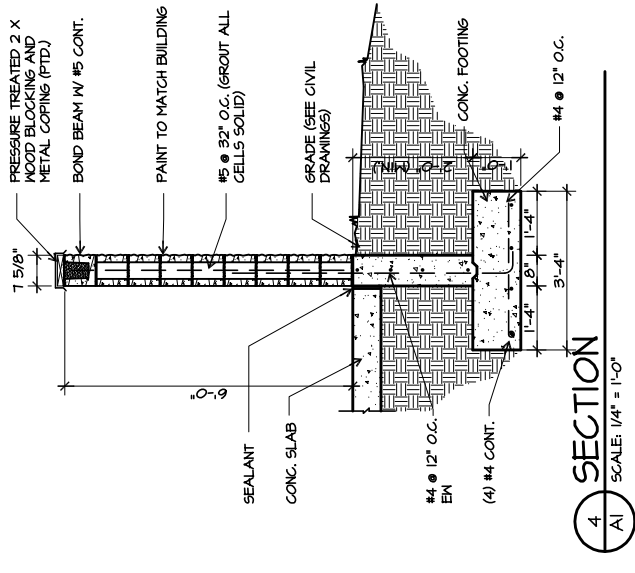
The site plan prepared by the Civil Engineer indicates the main site lighting layout and light standards to be used. Additional lighting is provided at the building as light bollards and building mounted sconces. The lighting design will be consistent with the required Chesterfield criteria.



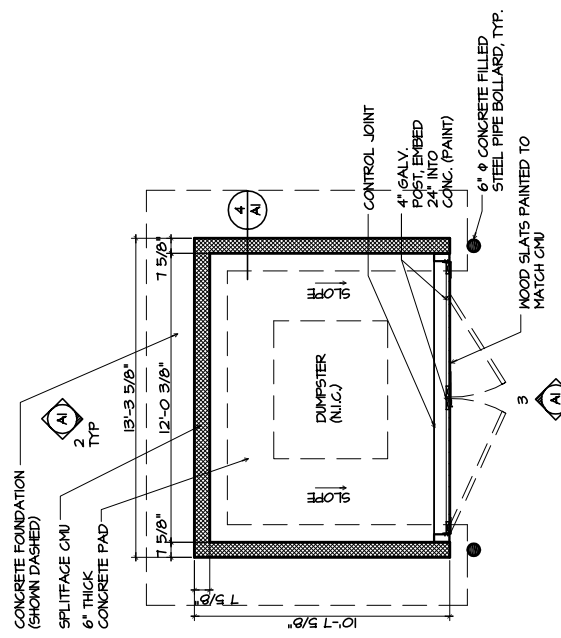
Layout For:



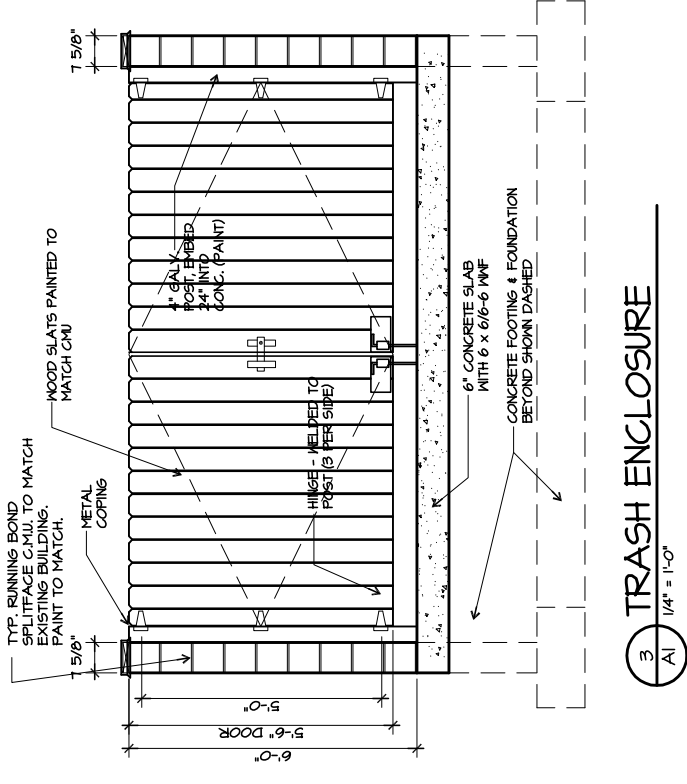
2 TRASH ENCLOSURE
 A1 1/4" = 1'-0"



4 SECTION
 A1 SCALE: 1/4" = 1'-0"



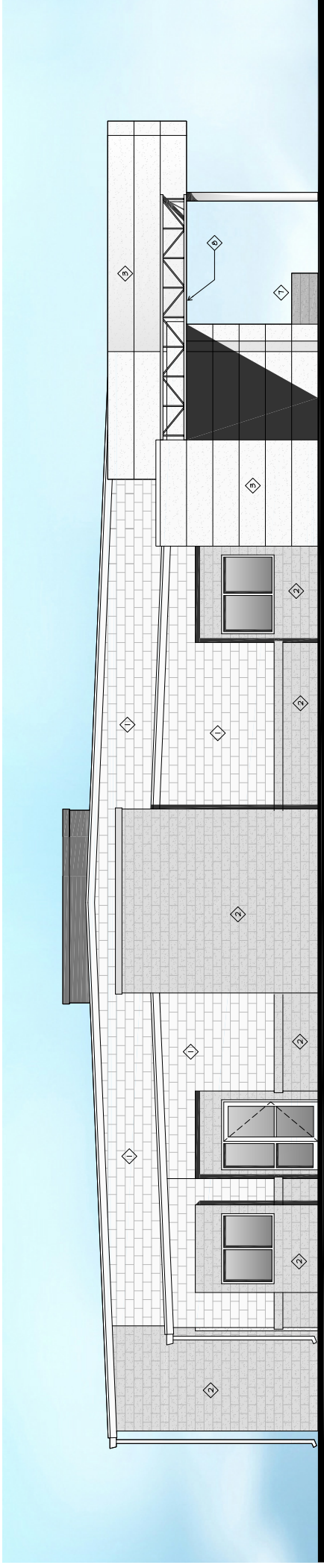
1 TRASH ENCLOSURE
 A1 1/8" = 1'-0"



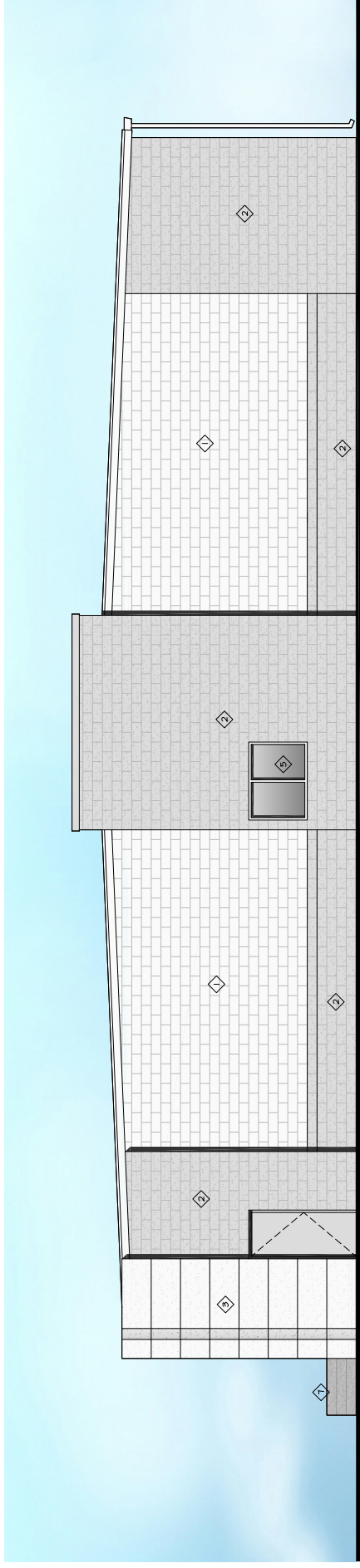
3 TRASH ENCLOSURE
 A1 1/4" = 1'-0"



1 EAST ELEVATION
 A2 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
 A2 SCALE: 1/4" = 1'-0"

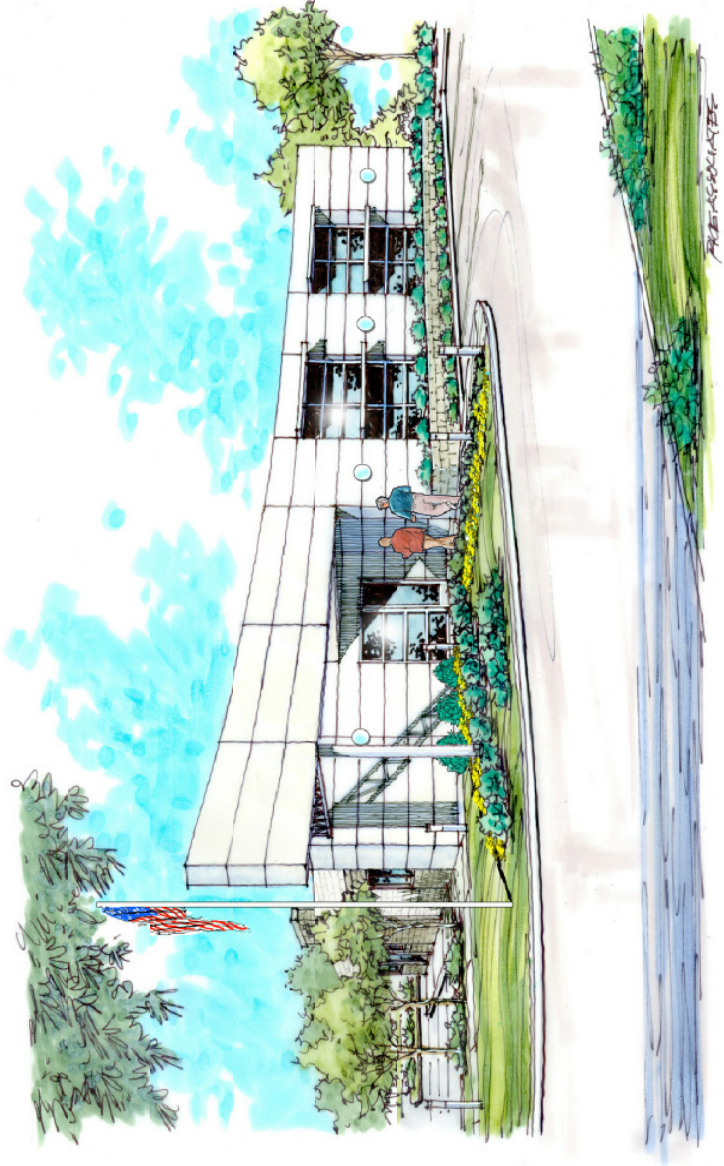


3 NORTH ELEVATION
 A2 SCALE: 1/4" = 1'-0"

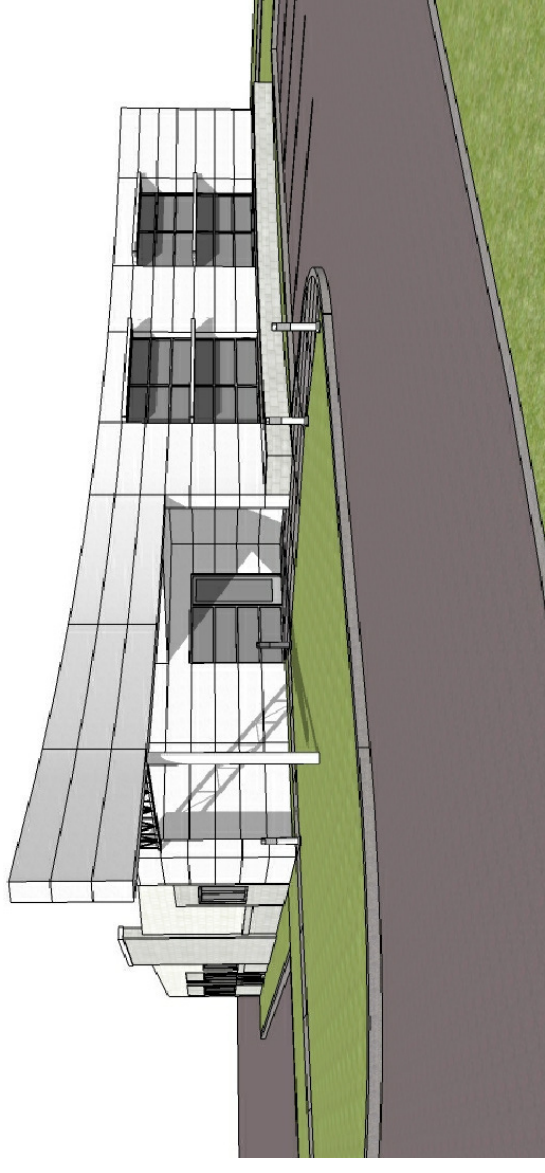
- KEYED NOTES
- 1 EXISTING CHU PAINTED - COLOR 1
 - 2 EXISTING CHU PAINTED - COLOR 2
 - 3 NEW EIFS TO MATCH PAINT COLOR 1
 - 4 STEEL PIPE COLUMN
 - 5 RELOCATED WINDOW
 - 6 NEW SUN SHADES
 - 7 NEW CHU PLANTERS - PAINTED
 - 8 NEW METAL TRUSS - PAINTED
 - 9 EXTERIOR MALL SCIENCE
 - 10 NOT USED
 - 11 NEW DOOR AND SIDELITE



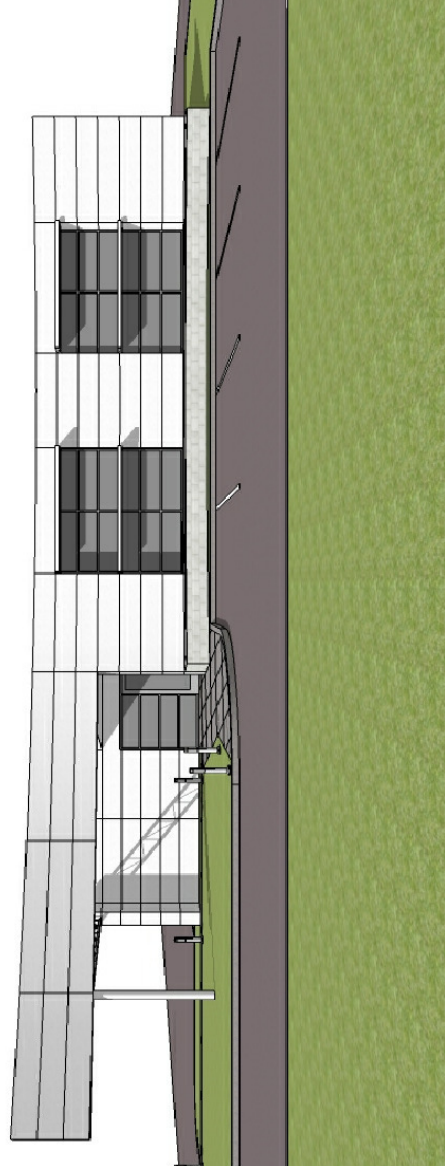
4 WEST ELEVATION
 A2 SCALE: 1/4" = 1'-0"



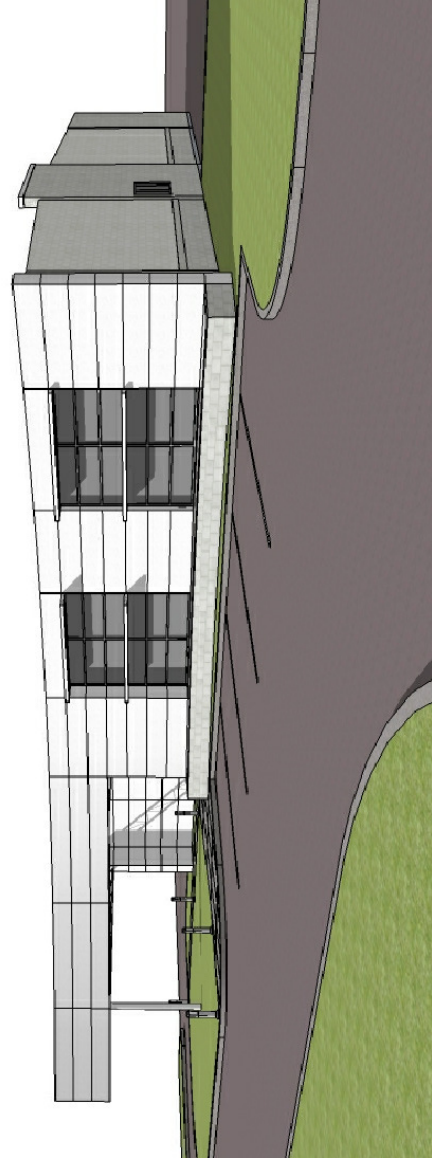
RENDERING — PROPOSED FRONT ELEVATION
Scale: No Scale



MODEL — PROPOSED 1
Scale: No Scale



MODEL — PROPOSED 2
Scale: No Scale



MODEL — PROPOSED 4
Scale: No Scale



EXISTING PHOTO #1

Scale: No Scale



EXISTING PHOTO #3

Scale: No Scale



EXISTING AREAL VIEW

Scale: No Scale



EXISTING PHOTO #2

Scale: No Scale

Consultants:

CB&E Building Renovation

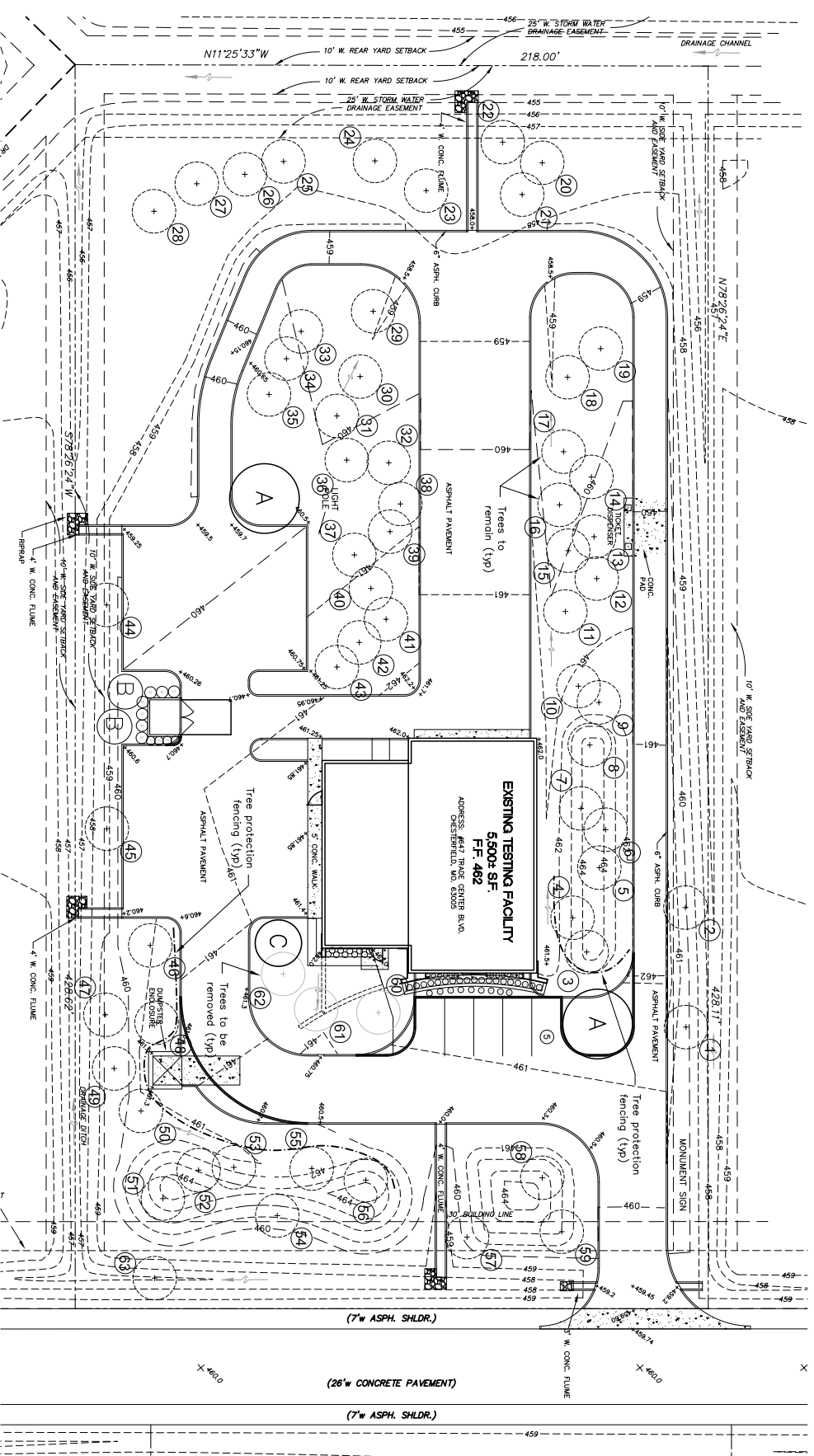
647 Trade Center Drive, Chesterfield, MO

Revisions:
Date Description No.

Draught: BAR
Checked: UAS

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Sheet: Landscape & Tree Preservation Plan
Sheet: LP-1
Date: 05/15/09
Job #: 904.001



LANDSCAPE PLAN / TREE PRESERVATION PLAN
SCALE 1"=50'

- Tree Preservation Notes
1. Number of trees to be removed shall be clearly stated to indicate the landscape trees that shall be removed.
 2. All existing trees and landscaping indicated to be preserved shall be protected from damage during construction. All trees near the construction limits (as shown) shall be protected with tree protection fencing (typ.).
 3. All preservation and protection measures shall be implemented prior to grading and demolition.
 4. All landscaping to be preserved shall continue to be maintained with regular watering and fertilization.
 5. Any trees indicated for preservation that are damaged during the construction period shall be replaced with the species and size trees.

QUANTITY	COMMON NAME	COMMON NAME	SIZE	TYPE	APPROX. HEIGHT
A 2	Acer rubrum 'Sunset'	Sunset Red Maple	2 1/2"	Deciduous	45+
B 2	Picea glauca	White Spruce	8"	Evergreen	30-40'
C 1	Cercis canadensis 'Emerald'	Red Bud	2 1/2"	Ornamental	25-30'
D 7	Thuja occidentalis	Emerald Arborvitae	4-5"	Evergreen	20'
E 8	Liriodendro spicata	Liriodendro	2-3"	Groundcover	
F 14	Buxus microphylla 'Green Velvet'	Green Velvet Boxwood	18-24"	Shrub	
G 19	Sorbus x burnardii 'Goldflame'	Goldflame Spirea	18-24"	Shrub	
H 12	Syringa patula 'Miss Kim'	Miss Kim Lilac	18-24"	Shrub	

Open space percentage = 61.7%

TREES TO REMAIN	Type	Size	Condition	Area-S.F.
1	Maple	3"	Poor	20
2	White Pine	3"	OK	20
3	White Pine	3"	OK	20
4	Crabapple	5"	OK	20
5	White Pine	12"	OK	40
6	Crabapple	4"	OK	20
7	Crabapple	4"	Poor	20
8	White Pine	10"	OK	40
9	Crabapple	4"	OK	20
10	White Pine	10"	OK	40
11	White Pine	10"	Poor	30
12	White Pine	10"	OK	30
13	Crabapple	3"	OK	15
14	White Pine	12"	OK	40
15	White Pine	12"	OK	40
16	White Pine	12"	OK	40
17	Crabapple	4"	OK	20
18	Ash	6"	OK	50
19	Crabapple	15"	OK	50
20	White Pine	15"	OK	50
21	Crabapple	4"	OK	20
22	Ash	6"	Poor	30
23	White Pine	15"	OK	50
24	White Pine	15"	OK	50
25	Crabapple	4"	Poor	20
26	White Pine	12"	OK	40
27	White Pine	6"	OK	50
28	Ash	6"	OK	50
29	Ash	6"	OK	50
30	Crabapple	4"	OK	20
31	Crabapple	3"	OK	15
32	Crabapple	4"	OK	20
33	White Pine	12"	OK	40
34	Crabapple	4"	OK	20
35	Crabapple	6"	OK	50
36	Ash	6"	OK	50
37	Crabapple	4"	OK	20
38	Ash	6"	OK	50
39	White Pine	12"	OK	40
40	Crabapple	4"	OK	20
41	Ash	6"	OK	50
42	Crabapple	3"	OK	15
43	Maple	5"	OK	40
44	Maple	5"	OK	40
45	Maple	5"	OK	40
46	Maple	4"	Poor	30
47	Ash	6"	OK	50
48	White Pine	15"	OK	40
49	White Pine	18"	OK	50
50	White Pine	18"	OK	50
51	White Pine	18"	OK	50
52	White Pine	8"	OK	25
53	Crabapple	5"	OK	25
54	Ash	6"	OK	50
55	Ash	6"	OK	50
56	White Pine	10"	OK	25
57	White Pine	6"	OK	25
58	White Pine	12"	OK	30
59	Crabapple	12"	OK	30
60	Horseshoe	12"	OK	75

TREES TO BE REMOVED	Type	Size	Condition	Area-S.F.
60	White Pine	18"	OK	50
61	White Pine	12"	Poor	30
62	Ash	6"	OK	50

Tree Preservation Plan
May 15, 2009

No Monarch state champion or rare trees are found on this site.

Jerald A. Saunders
Landscape Architect
Missouri Registration #A-007

Total Individual Trees (63) = 051 Ac. (2,250 sq. ft.)
Trees To Be Removed (3) = 003 Ac. (130 sq. ft.)
Trees To Be Preserved (60) = 048 Ac. (2,120 sq. ft.)