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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

July 3, 2007

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

Re: **St. Luke's Rehabilitation Hospital:** A Site Development Plan, Architectural Elevations and Landscape Plan for a rehabilitation hospital via Conditional Use Permit (CUP) in an R1A Residence District located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard.

Dear Board Members:

Mackey Mitchell Architects, on behalf of St. Luke's Episcopal Presbyterian Hospital, has submitted for your review a Site Development Plan, Architectural Elevations and Landscape Plan for the above-referenced project. The Department of Planning has reviewed this request and submits the following report:

Submittal Information.

The request is for one (1) new 23,403 square foot rehabilitation hospital located on a 10,751-acre parcel at the current Surrey Place development. Proposed exterior building materials include: brick and horizontal siding to match the existing building. Roof materials are proposed to be architectural shingles to match the existing structure on the site. 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 governing Conditional Use Permit #25, and the City of Chesterfield Tree Manual. Landscape is being addressed through site plan review for adherence to the City of Chesterfield Tree Manual. Lighting is being addressed through site development plan review for adherence to the Lighting Ordinance. Signage is not reviewed at this juncture and will be reviewed via separate submittal to the Department of Planning.

Actions Requested

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

Respectfully Submitted,

A handwritten signature in black ink that reads "Annissa McCaskill-Clay". The signature is written in a cursive, flowing style.

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Attachments:

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

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: St. Luke's Rehabilitation Hospital
Date of Review: July 3, 2007

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation	X		Currently addressing landscape via site plan review process.
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			
B. Building Equipment Service			Guidelines are acknowledged
C. Fast Food Restaurant Guidelines	NA		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	NA		
F. Chesterfield Valley Guidelines	NA		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			Landscape is currently being addressed through site plan review for adherence to the City of Chesterfield Tree Manual.
CHAPTER FOUR: Miscellaneous			
A. Signage			Signage is not being reviewed at this time.
B. Lighting			Lighting is currently being addressed through the site plan review for adherence to the Lighting Ordinance.
C. Utilities			Underground utilities are required.
D. Stormwater Drainage			This is being reviewed by the City of Chesterfield and MSD.
E. Energy Conservation			
F. Screening (Fences & Walls)			Screening is required for all mechanical equipment.

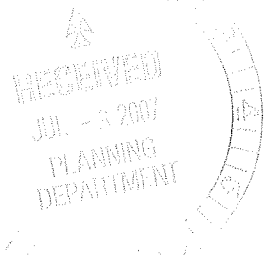
Notes:

- (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.



City of Chesterfield

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:

- | | |
|---|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Amended Site Plan |
| <input checked="" type="checkbox"/> Site Development Plan | <input type="checkbox"/> Amended Site Development Plan |
| <input type="checkbox"/> Site Development Concept Plan | <input type="checkbox"/> Amended Site Development Concept Plan |
| <input type="checkbox"/> Site Development Section Plan | <input type="checkbox"/> Amended Site Development Section Plan |
| <input type="checkbox"/> Amend Elevations | <input type="checkbox"/> Other (specify): _____ |

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: St. Luke's Rehabilitation Hospital

Development Firm: St. Luke's Episcopal - Presbyterian Hospital

Architectural Firm: Mackey Mitchell Architects

Engineering Firm: Stock & Associates

Approximate Location of Project: North side of Olive Blvd. between Old River Woods and Howard Bend Station

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

Record: St. Lukes
Address: 14701 Olive Boulevard
City: Chesterfield State: MO Zip: 63017
Tel.: _____ Fax: _____

*Attach additional sheets as necessary.

Applicant, if other than owner(s): Mackey Mitchell Architects
Address: 800 St. Louis Union Station, Suite 200
City: St. Louis State: MO Zip: 63103
Tel.: 314-421-1815 Fax: 314-421-5206

Legal Interest: Architect

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

*Attach additional sheets as necessary.

II. PROJECT STATISTICS

Acreage: 10.751 Gross Floor Area: 23,403 Building Height: _____

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

Proposed Usage: Rehabilitation Hospital

Exterior Building Materials: Brick & horizontal siding to match existing bldg.

Construction Type: Wood frame

Roof Material and Design: Architectural shingles to match existing building.

Building Setbacks: Front Yard: 100' Side Yard: 190' Rear Yard: 10'

Max. Building Height: 2 stories Min. Lot Requirement: 10.751 Acres

Description of art or architecturally significant features (if any): None

Screening Material and Design:

None

Additional Project Information, if any: _____

III. ZONING

Current Zoning District: R/A with a CUP

Existing Uses(s) on property: Nursing Home

Proposed Use(s) on property: Nursing Home + Hospital

Proposed Development Intensity: 101,622 du / sf (circle one)*

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

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IV. SITE SPECIFIC GUIDELINES

Landscape Guidelines: X Residential: _____ Commercial: _____ Institutional: _____

Is the property located in a Chesterfield Valley Sub-Area? If yes, circle one: **1 2 3 4**

Any site-specific design guidelines: No

V. ADJACENT PROPERTY

Identify surrounding land uses and zoning designations. Include existing/approved square footage or number of dwelling units, type of units, and density.

Property	Land Use	Zoning	Existing Use	Approved Use (use separate sheet as needed)
North	Residential	RI	Residential	
South	Residential	RIA	Residential	
East	Residential	RI	Residential	
West	Residential	RIA	Residential	

VI. PARTIES OF INTEREST

Principal Contact: Don Miller **Title:** Administrator
Address: St. Lukes Hospital, 232 S. Woods Mill Road
City: Chesterfield **State:** MO **Zip:** 63017
Tel.: 314-205-6027 **Fax:** 314 304 4522
Email: don.miller@stlukes-stl.com

Other Contact: Steve Hartke
Address: TKH, 121 Hunter Avenue, Suite 206
City: St. Louis **State:** MO **Zip:** 63124
Tel.: 314-721-1618 **Fax:** 314-721-8119
Email: shartke@tkhinc.com

Other Contact: _____
Address: _____
City: _____ **State:** _____ **Zip:** _____
Tel.: _____ **Fax:** _____
Email: _____

Architecture
Planning
Interiors

The Power House
800 St. Louis Union Station, Suite 200
St. Louis Missouri 63103-2257

314 421 1815
314 421 5206 (Fax)
e-mail: mma@mackeymitchell.com

Mackey Mitchell Associates
July 3, 2007

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DEPARTMENT

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning
City of Chesterfield
Department of Planning
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Project: St. Luke's Rehabilitation Hospital
14701 Olive Boulevard
Chesterfield, MO 63017

Dear Ms. McCaskill-Clay:

Architect's Statement of Compliance with
City of Chesterfield's Design Guidelines

The primary intent of the exterior design is to match the existing nursing home in terms of massing and materials.

The existing building is constructed of a mix of brick and horizontal siding, aluminum-clad residential casement windows, and a pitched roof with architectural shingles. The addition will continue these materials in all respects.

Specific compliance with the City of Chesterfield Design Guidelines is outlined below.

Chapter One-Site Layout

Guidelines are acknowledged. Specific points include:

Minimal grading is required to align the floor levels of the addition and existing building. The grade is lower at rear of the property and a partial 'walkout' basement takes advantage of this grade change. The design maintains an existing courtyard on-site.

A new drop-off/entry with adjacent parking is provided for the addition along with new parking near the current nursing home to provide convenient access for pedestrians.

Mackey Mitchell Associates

Architect's Statement of Compliance with
City of Chesterfield's Design Guidelines

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Chapter Two – Buildings

Guidelines are acknowledged. Specific points include:

The addition continues the materials massing and colors of the existing building. A new entry feature is utilized to provide a clear distinction between the two facilities. The residential character of the current building and addition are consistent with the residential nature of adjacent properties.

Rear facades utilize the same materials as the front facades. The deep roof overhang gable feature areas and mixture of brick and siding visually break up the façade.

Chapter Three/Landscape Design

Guidelines are acknowledged. Specific points include:

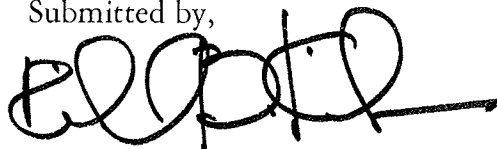
Landscaping plan continues the type of landscaping currently used on site. Parking areas are screened and setbacks are landscaped to act as buffers. The existing landscaped berm along Olive is maintained.

Chapter Four/Miscellaneous

Guidelines are acknowledged. Specific points include:

Lighting is similar to existing and designed to light parking and walk paths without spill-over off-site or into building windows.

Submitted by,



Richard B. Kirschner, AIA
Principal



ARCHITECTURAL REVIEW BOARD Project Statistics Application

Project Title: St. Luke's Rehabilitation Hospital
St. Luke's Episcopal Mackey Mitchell
Developer: Presbyterian Hospital Architect: Architects Engineer: Stock & Associates
Location: 14701 Olive Boulevard

PROJECT STATISTICS:

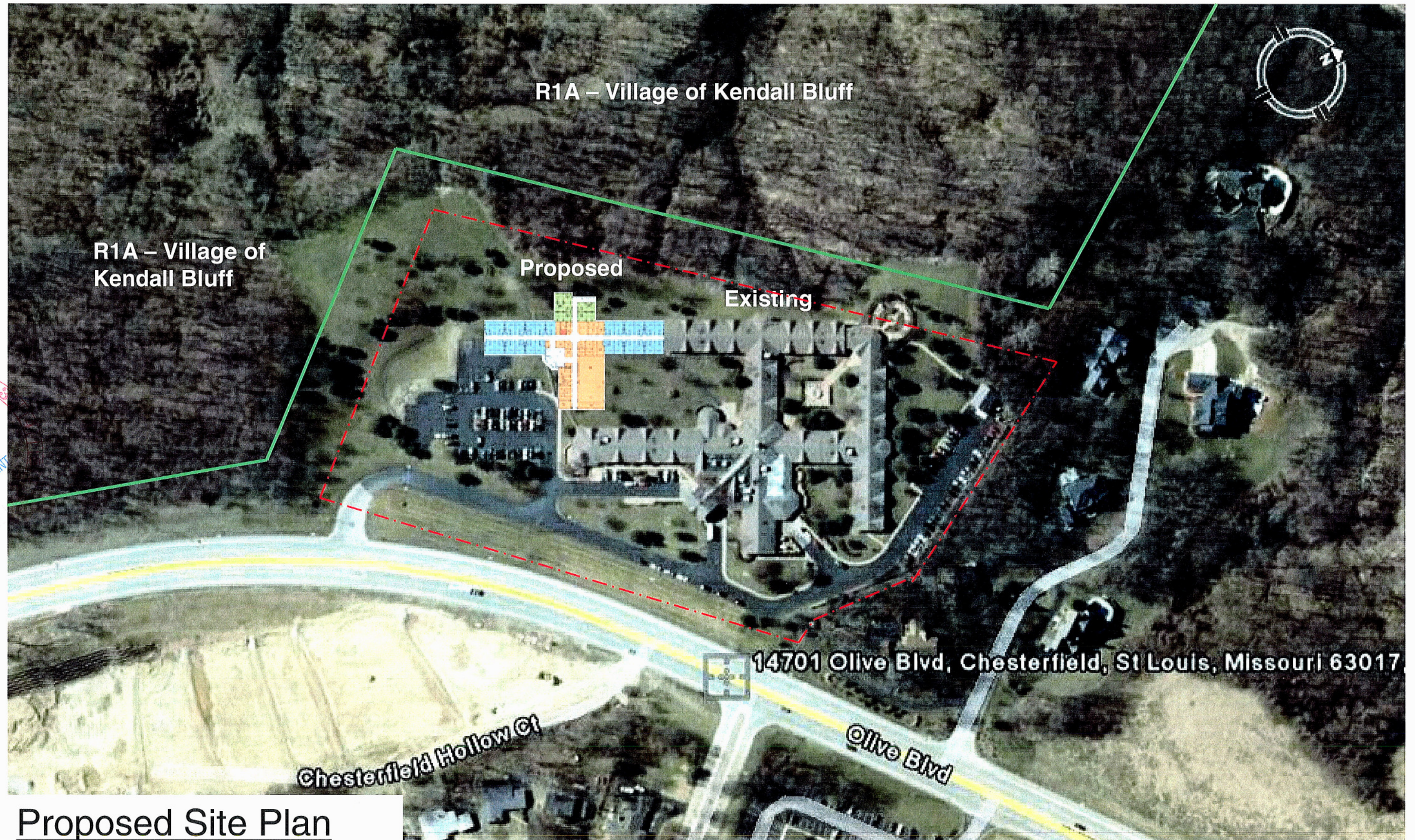
Size of site (in acres): 10.751 Total Square Footage: 101,622 Building Height: 2 stories
Proposed Usage: Rehabilitation Hospital
Exterior Building Materials: Brick and horizontal siding to match existing building
Construction Type: Wood frame
Roof Material & Design: Architectural shingles to match existing building
Screening Material & Design: None
Landscape Guidelines: Commercial Institutional Valley Residential
Building Setbacks: 100' Front 190' Side 10' Rear 2 Max Bldg Ht. 10.751 Min. Lot Req. stories
Description of art or architecturally significant features (if any): None

ADDITIONAL PROJECT INFORMATION:

This is an 23,403 square feet addition to the current Surrey Place nursing
home. The design of the addition matches the scale massing, materials
and colors of the existing building.

G/Planning/Procedure Manual (Public)/ARB/Project Statistics App./01-P1of1
G/Planning/ARB/Arch. Review Book/Project Statistics App.

St. Luke's Rehabilitation Hospital



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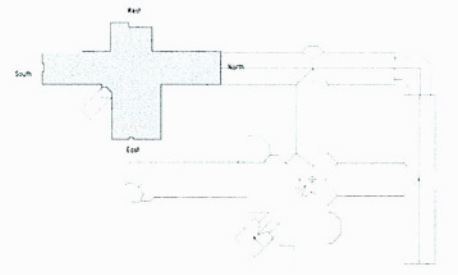
Proposed Site Plan

St. Luke's Rehabilitation Hospital

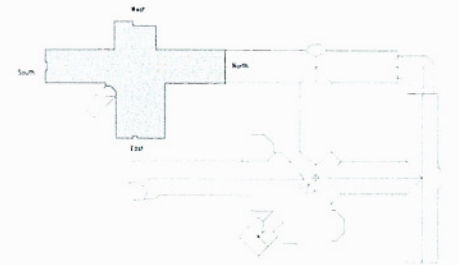
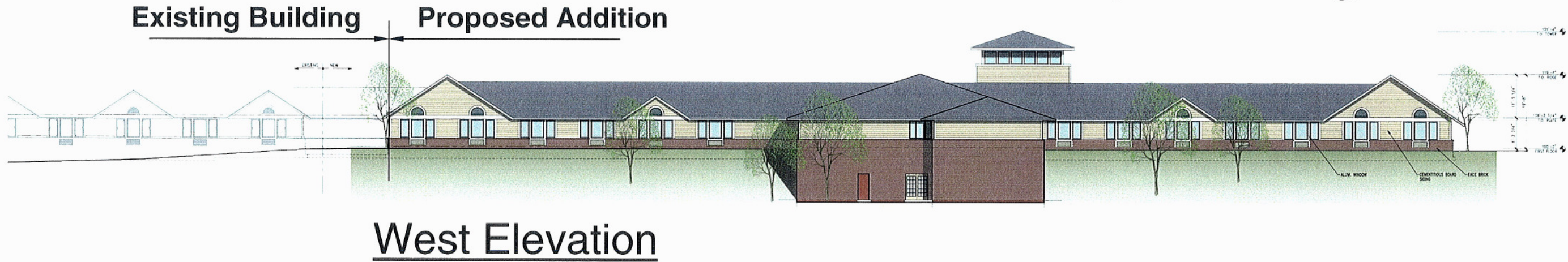
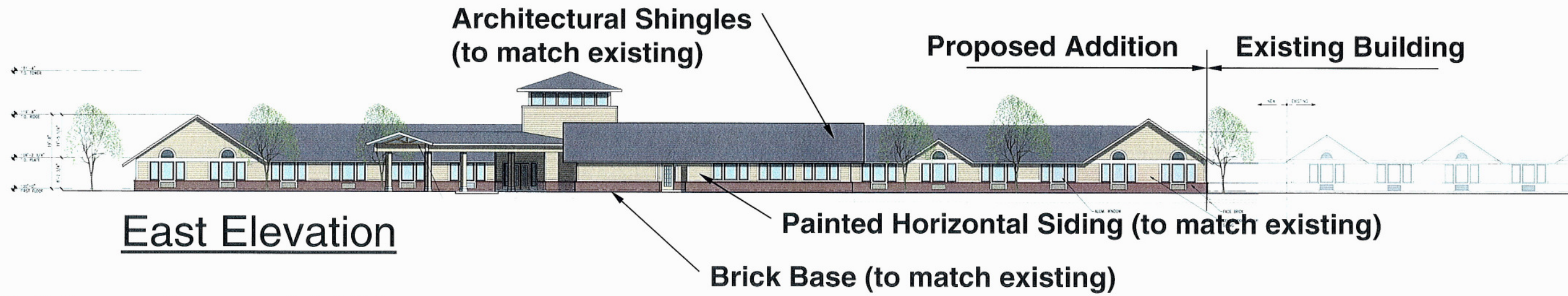


Main Floor Plan

Basement Plan



St. Luke's Rehabilitation Hospital



St. Luke's Rehabilitation Hospital

**Architectural Shingles
(to match existing)**

Proposed Addition

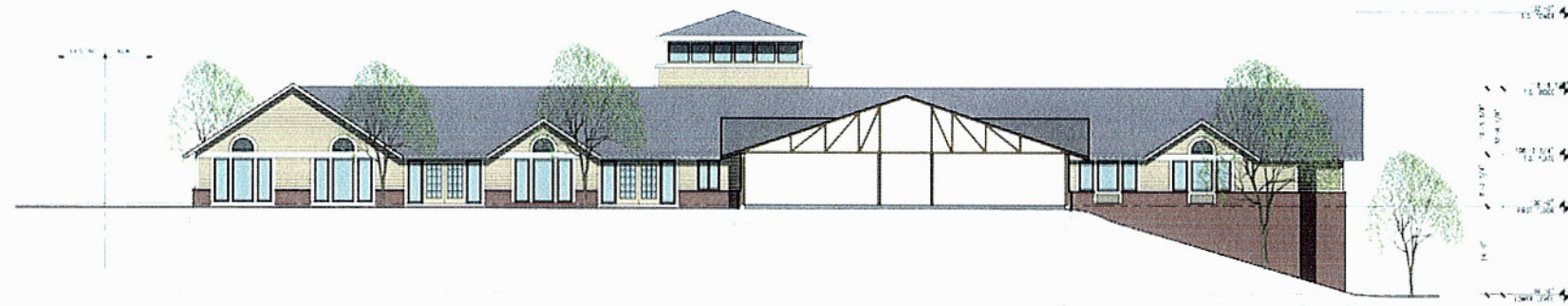
Existing Building



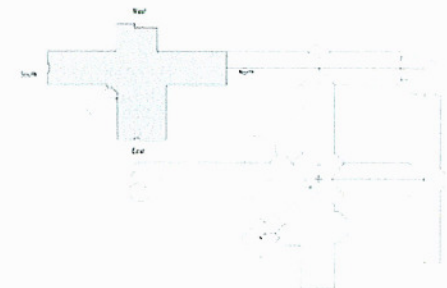
Painted Horizontal Siding (to match existing)

Brick Base (to match existing)

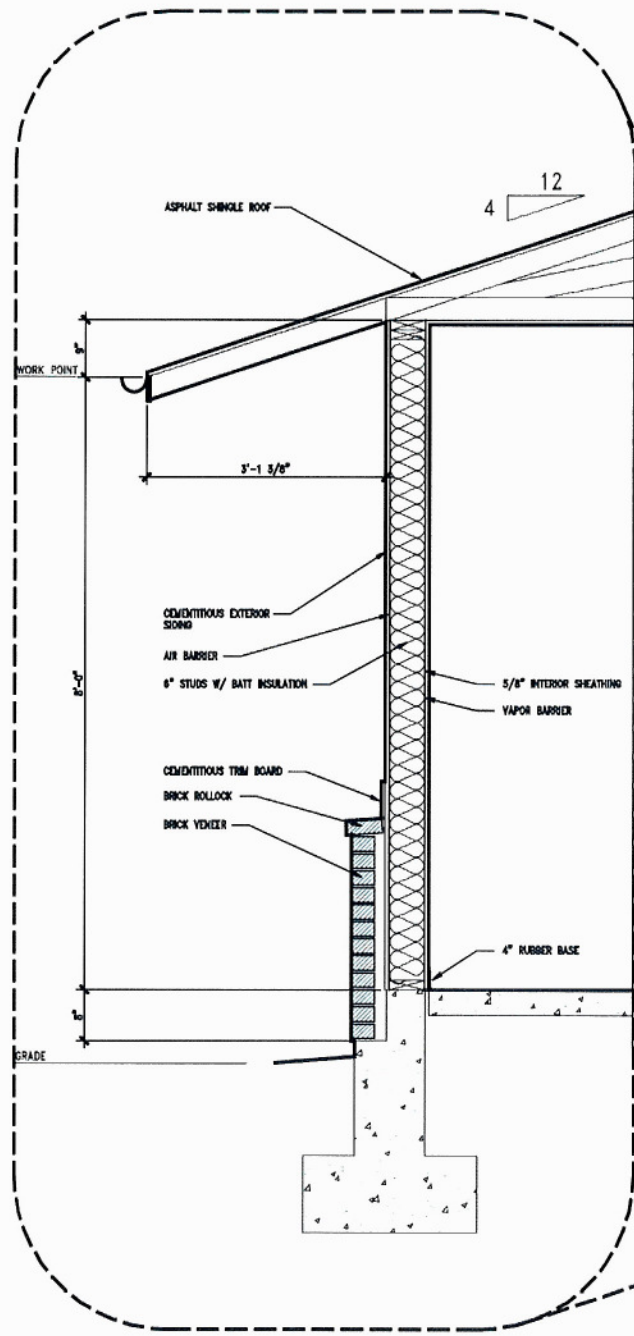
South Elevation



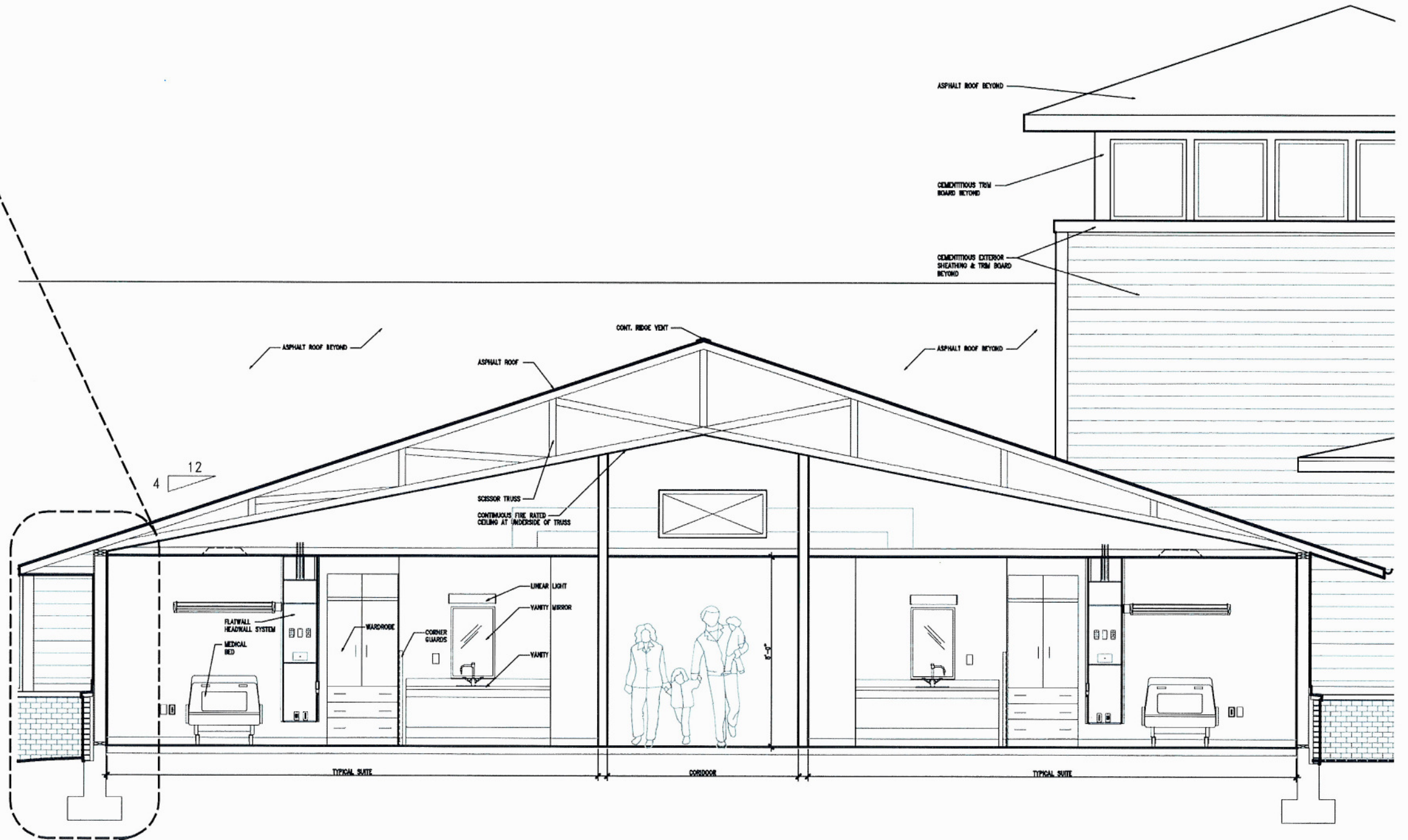
North Elevation



St. Luke's Rehabilitation Hospital

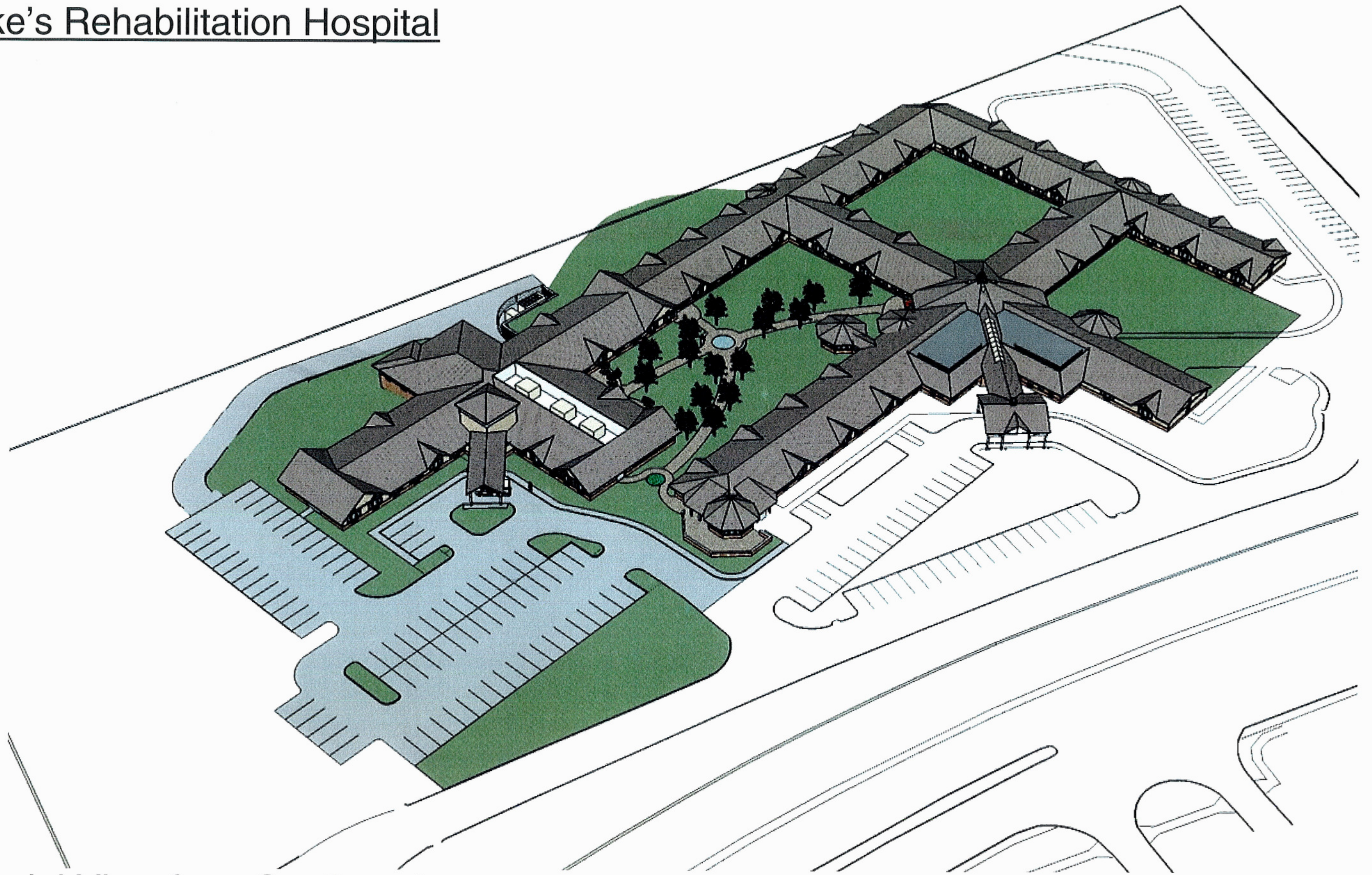


Typical Wall Section



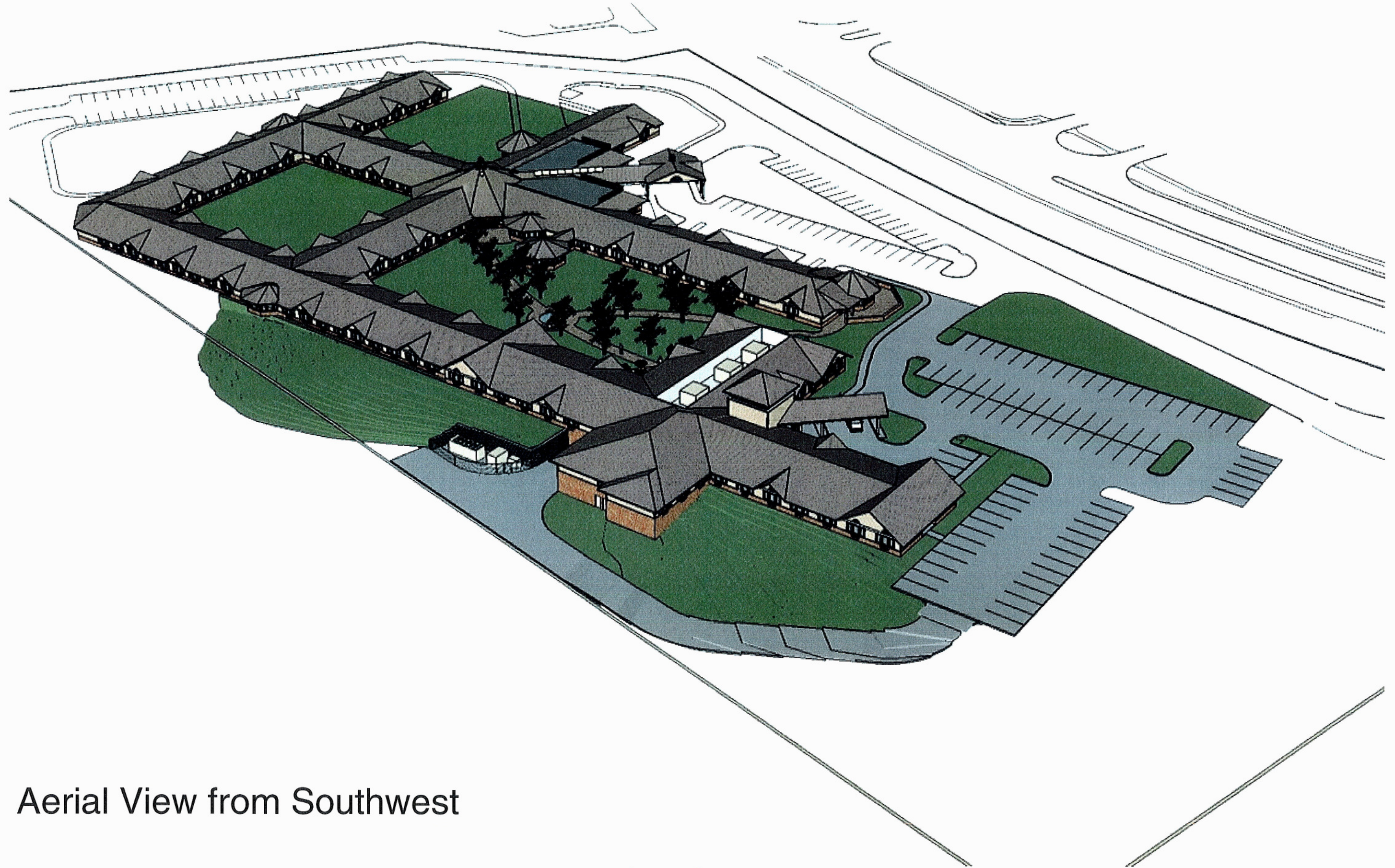
Typical Building Section

St. Luke's Rehabilitation Hospital



Aerial View from Southeast

St. Luke's Rehabilitation Hospital



Aerial View from Southwest

St. Luke's Rehabilitation Hospital



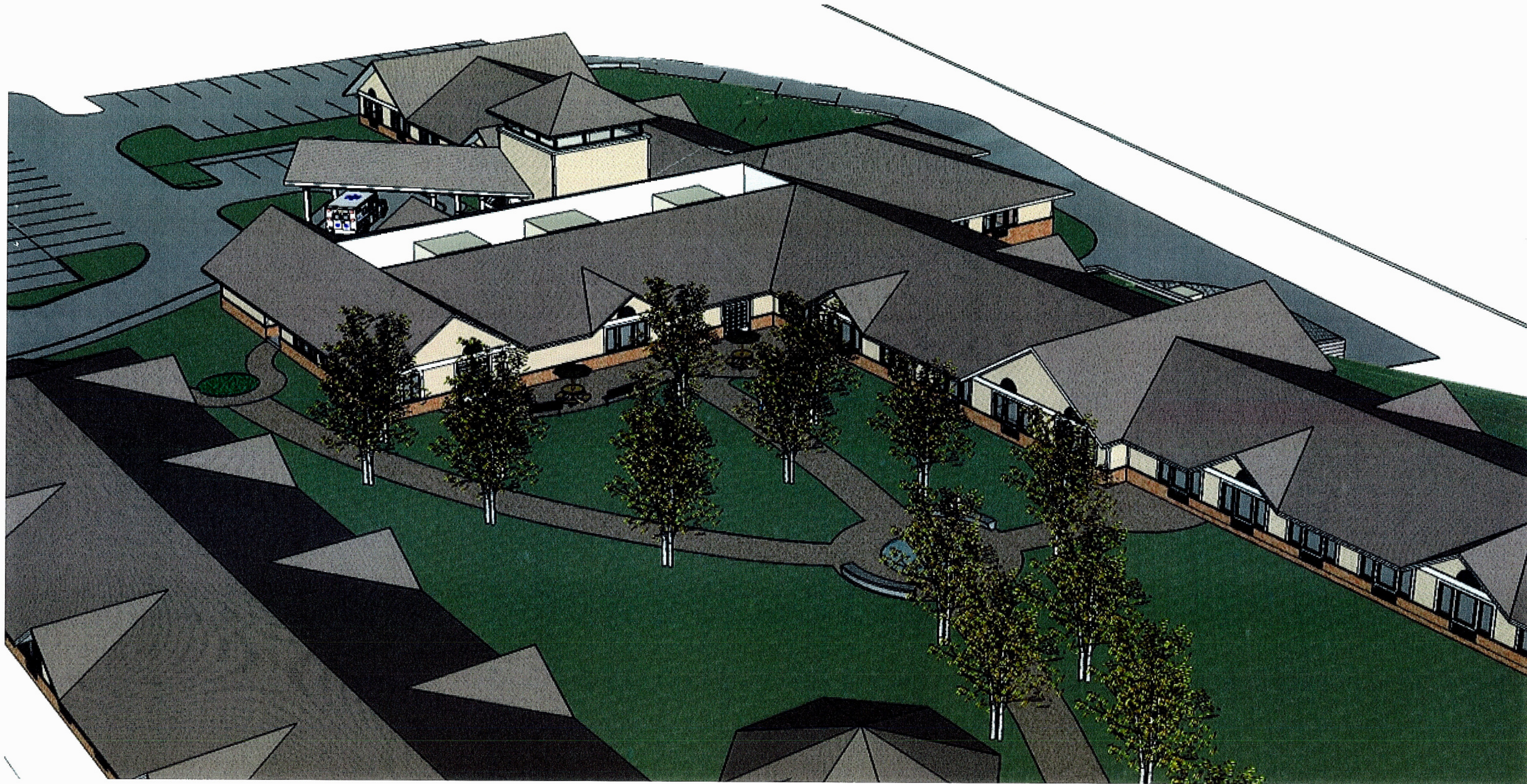
View from Southeast

St. Luke's Rehabilitation Hospital



View from Southwest

St. Luke's Rehabilitation Hospital



Aerial View from Northeast

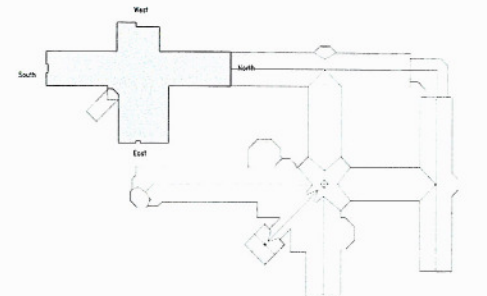
St. Luke's Rehabilitation Hospital



Neighbor to North – Private Residence



Fence on North Property Line



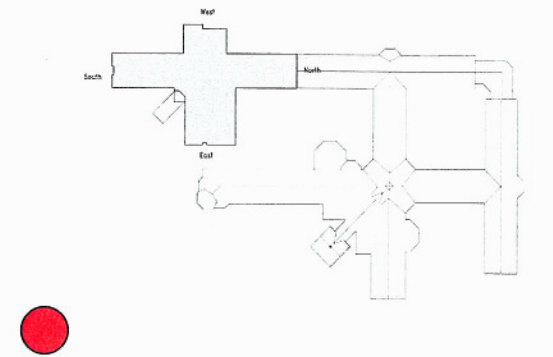
St. Luke's Rehabilitation Hospital



Neighbor to East across Olive



Neighbor to East across Olive



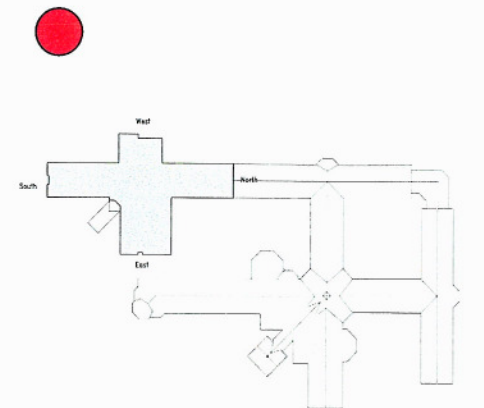
St. Luke's Rehabilitation Hospital



Neighbor to West – Kendall Place



Neighbor to West – Kendall Place



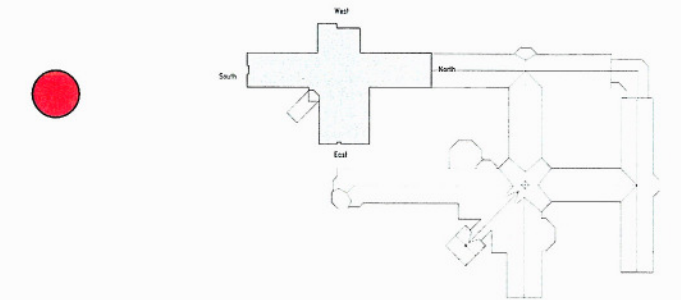
St. Luke's Rehabilitation Hospital



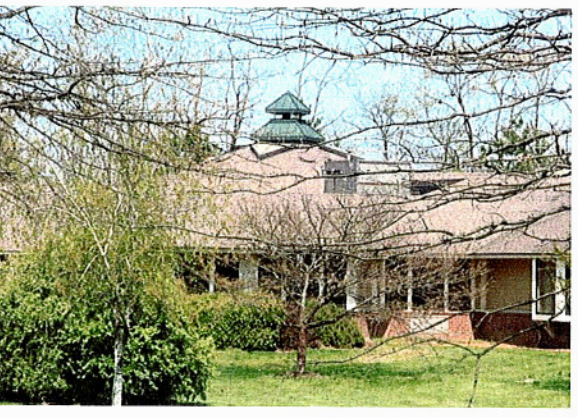
Neighbor to South – Kendall Place



Neighbor to South– Kendall Place



St. Luke's Rehabilitation Hospital



Existing Surrey Place Facility