



I. B.

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

July 5, 2007

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

Re: Friendship Village of West County: A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for a 34 acre tract of land zoned “NU” Non-Urban District, located at the Northwest corner of Olive Blvd and Arrowhead Estates Ln.

Dear Board Members:

Civil Engineering Design Consultants and St. Louis Design Alliance Architects, has submitted on behalf of Friendship Village of West County, an Amended Site Development 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 a Multi-Purpose Building and 7 attached villas, located on a parcel zoned “NU” Non-Urban District under the terms and conditions of City of Chesterfield Conditional Use Permit 2. The exterior building materials will be comprised of brick, metal panels and glass. The roof is proposed to be a flat/low slope, modified bituminous membrane. 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 Conditional Use Permit 2, 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,

Charlie Campo
Project Planner

Respectfully Submitted,

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: Friendship Village of West County
Date of Review: 6-08-07

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	X		
B. Multiple-Family Architecture	NA		
III. Non-residential Structures:			
A. General	NA		
B. Building Equipment Service	NA		
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			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.

Record: FRIENDSHIP VILLAGE OF WEST COUNTY
Address: 15201 OLIVE BLD.
City: CHESTERFIELD State: MO Zip: 63017
Tel.: 636-733-0153 Fax: 636-733-0148

*Attach additional sheets as necessary.

Applicant, if other than owner(s): _____
Address: _____
City: _____ State: _____ Zip: _____
Tel.: _____ Fax: _____

Legal Interest: _____

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

*Attach additional sheets as necessary.

II. PROJECT STATISTICS

Acreage: 3A Gross Floor Area: 13,000 MULTI-PURPOSE
1750 PER VILLAGE Building Height: 25' MULTI-PURPOSE
18' VILLAS
Existing Overlay Districts: Check (✓) all that apply C.U.P. C.S.P. L.P.A.
Proposed Usage: APARTMENT ADDITIONS & ACTIVITY ADDITION
Exterior Building Materials: BRICK VENEER, VINYL CLAD WINDOWS, COMPOSITE SHINGLES
Construction Type: VILLAS VB MULTI-PURPOSE II B
Roof Material and Design: GABLES W/ COMPOSITE SHINGLES (SOME HIPS)
Building Setbacks: Front Yard: 75 Side Yard: 50 Rear Yard: 50
Max. Building Height: _____ Min. Lot Requirement: _____
Description of art or architecturally significant features (if any): _____
RESIDENTIAL FEATURES
Screening Material and Design: _____
INTERLOCKING BLOCK RETAINING WALLS, LANDSCAPE BUFFERS
Additional Project Information, if any: _____

III. ZONING

Current Zoning District: NU
Existing Uses(s) on property: RETIREMENT FACILITY
Proposed Use(s) on property: RETIREMENT FACILITY
Proposed Development Intensity: 287+7 PROPOSED du / sf (circle one)*

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



MAY 2007

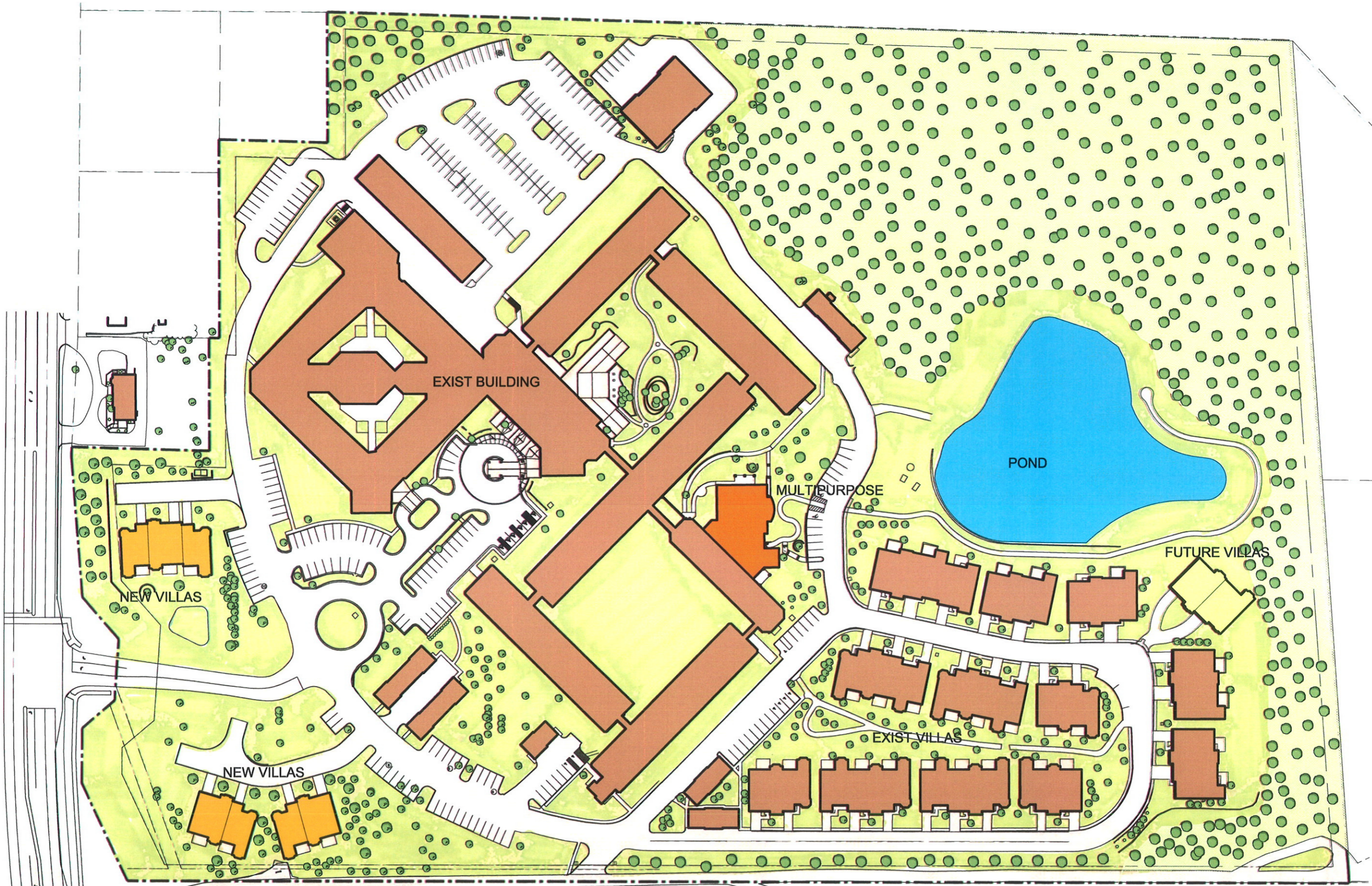
6014 DELMAR BOULEVARD
SAINT LOUIS, MISSOURI 63112
PH: 314.863.1313 FAX: 314.863.1393

**FRIENDSHIP VILLAGE WEST
COUNTY
VILLAS AND MULTIPURPOSE
EXPANSION**



15201 OLIVE BOULEVARD, CHESTERFIELD, MO 63107

OLIVE BOULEVARD



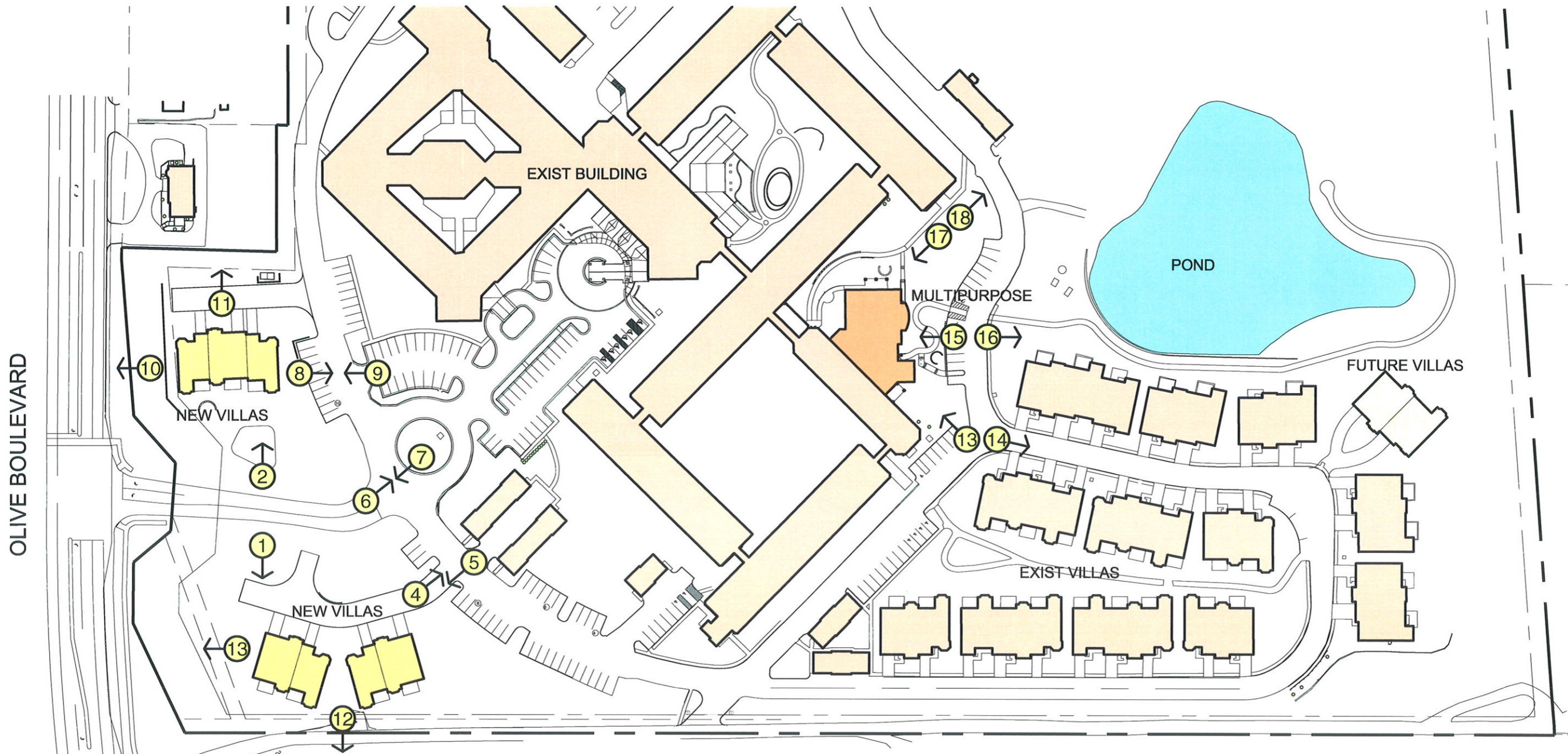
ARROWHEAD ESTATES LANE (PRIVATE)

SITE PLAN
SCALE 1"=200'



saint louis
DESIGN ALLIANCE
 architects

FRIENDSHIP VILLAGE WEST COUNTY
VILLAS AND MULTIPURPOSE EXPANSION



PHOTOS KEY PLAN



1



2



3



4

FRIENDSHIP VILLAGE WEST COUNTY
VILLAS AND MULTIPURPOSE EXPANSION



5



6



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FRIENDSHIP VILLAGE WEST COUNTY
VILLAS AND MULTIPURPOSE EXPANSION



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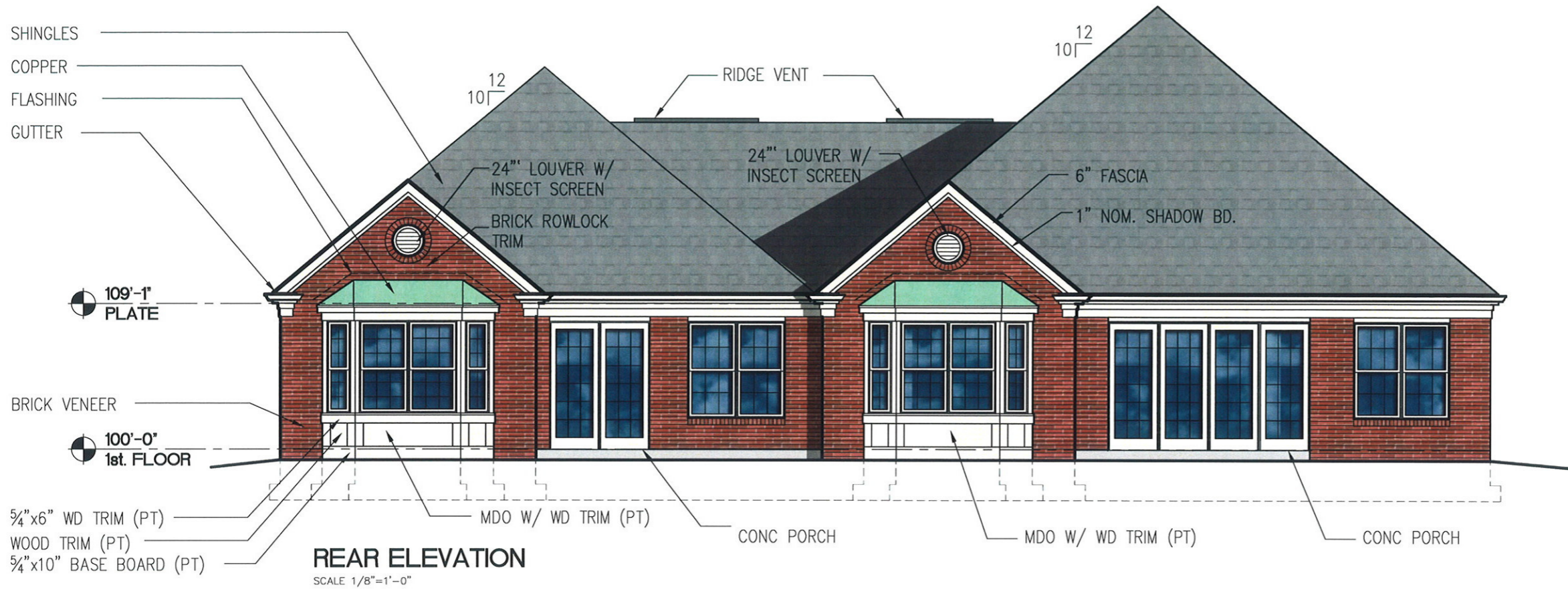
FRIENDSHIP VILLAGE WEST COUNTY
VILLAS AND MULTIPURPOSE EXPANSION



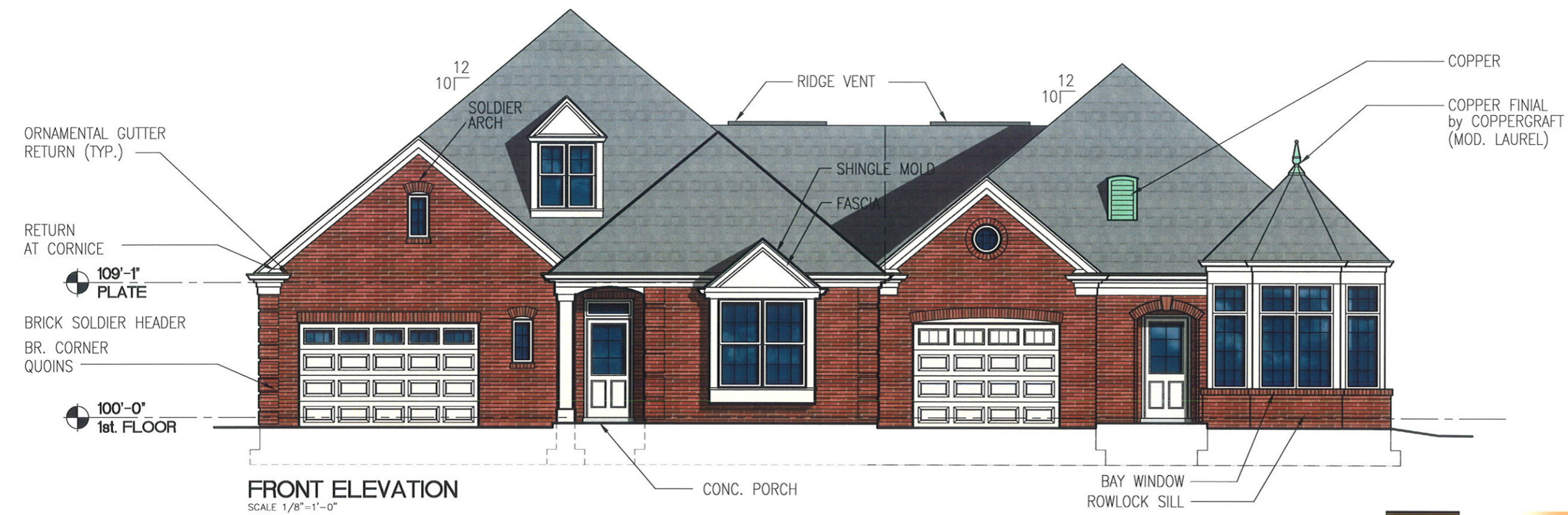
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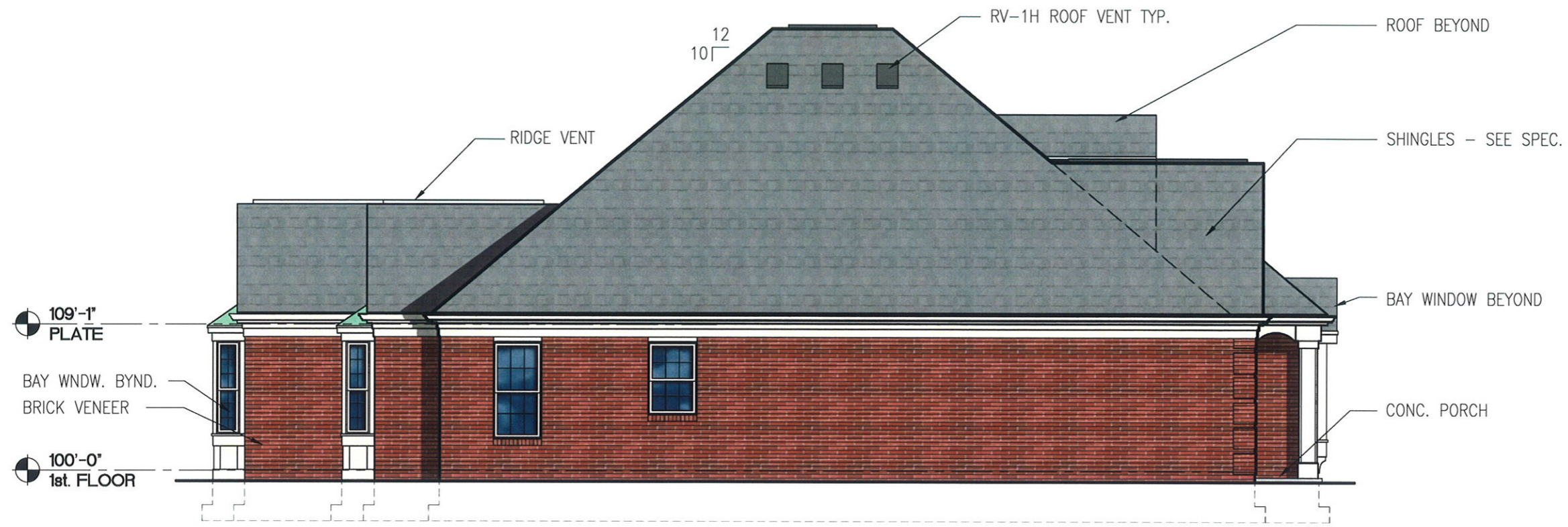
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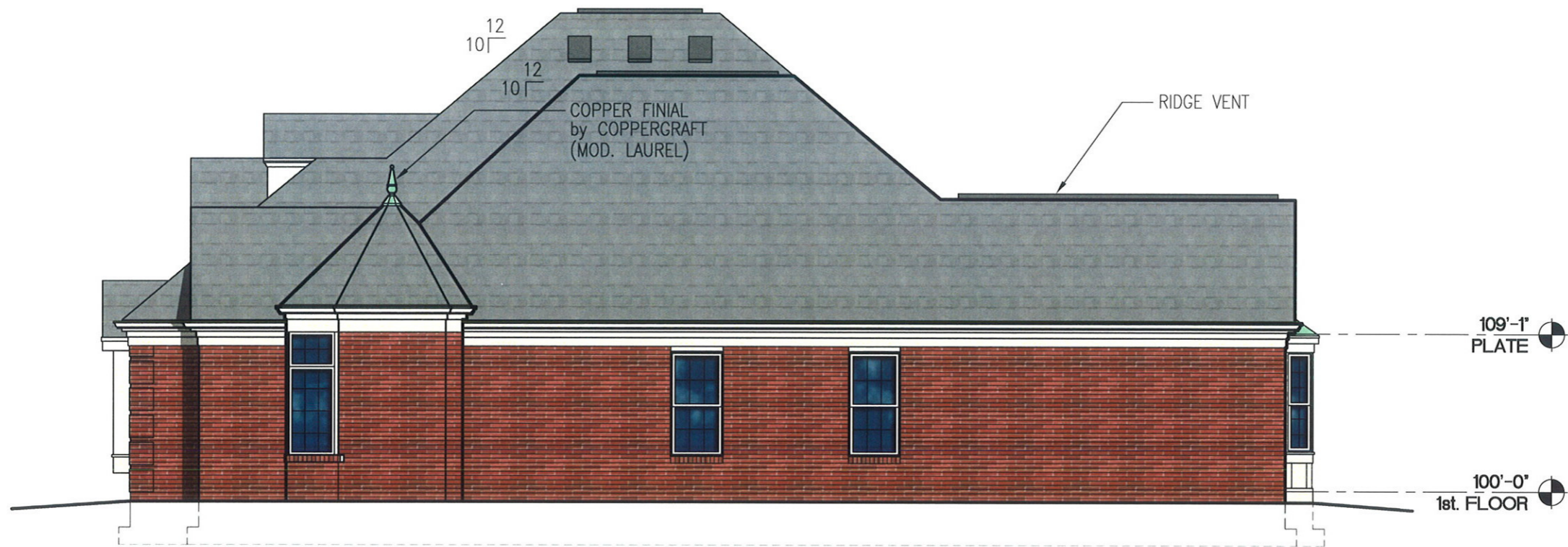
REAR ELEVATION
SCALE 1/8"=1'-0"



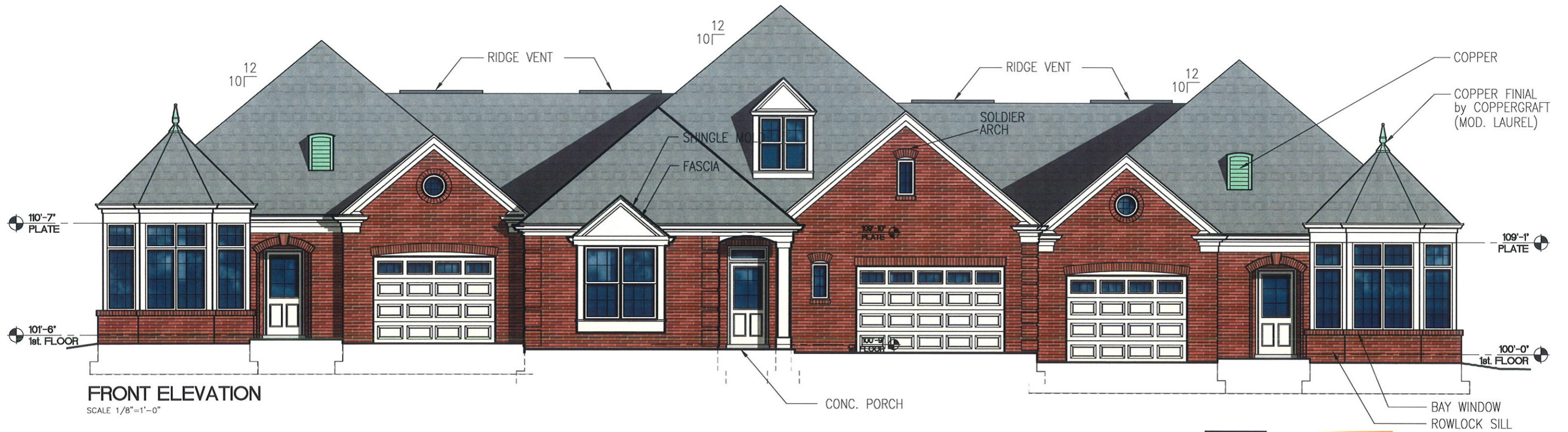
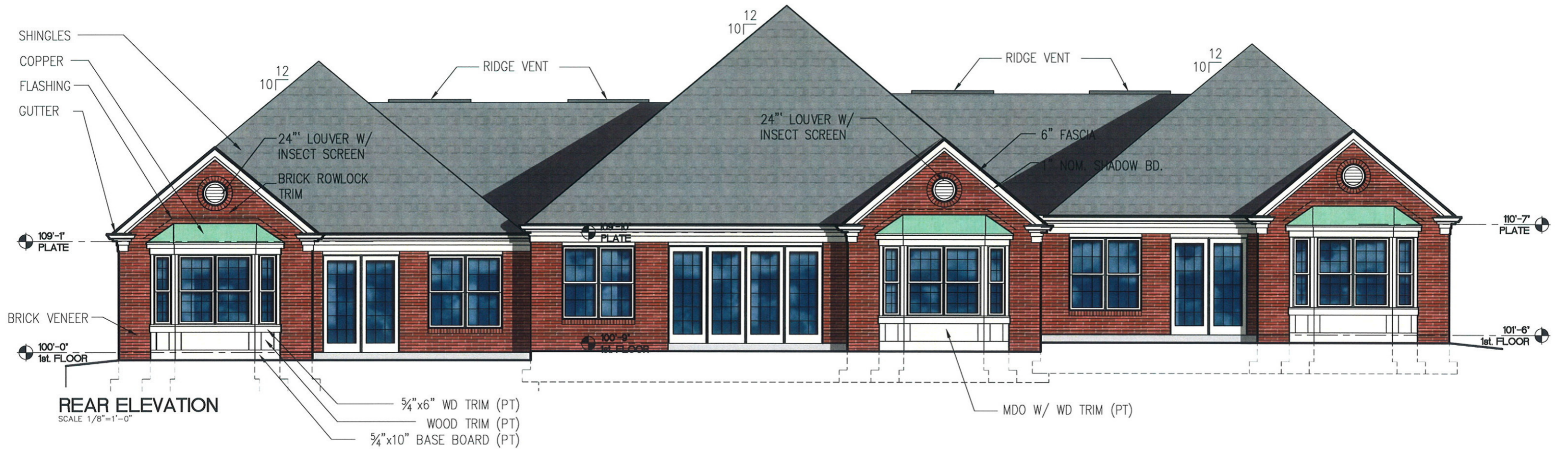
FRONT ELEVATION
SCALE 1/8"=1'-0"



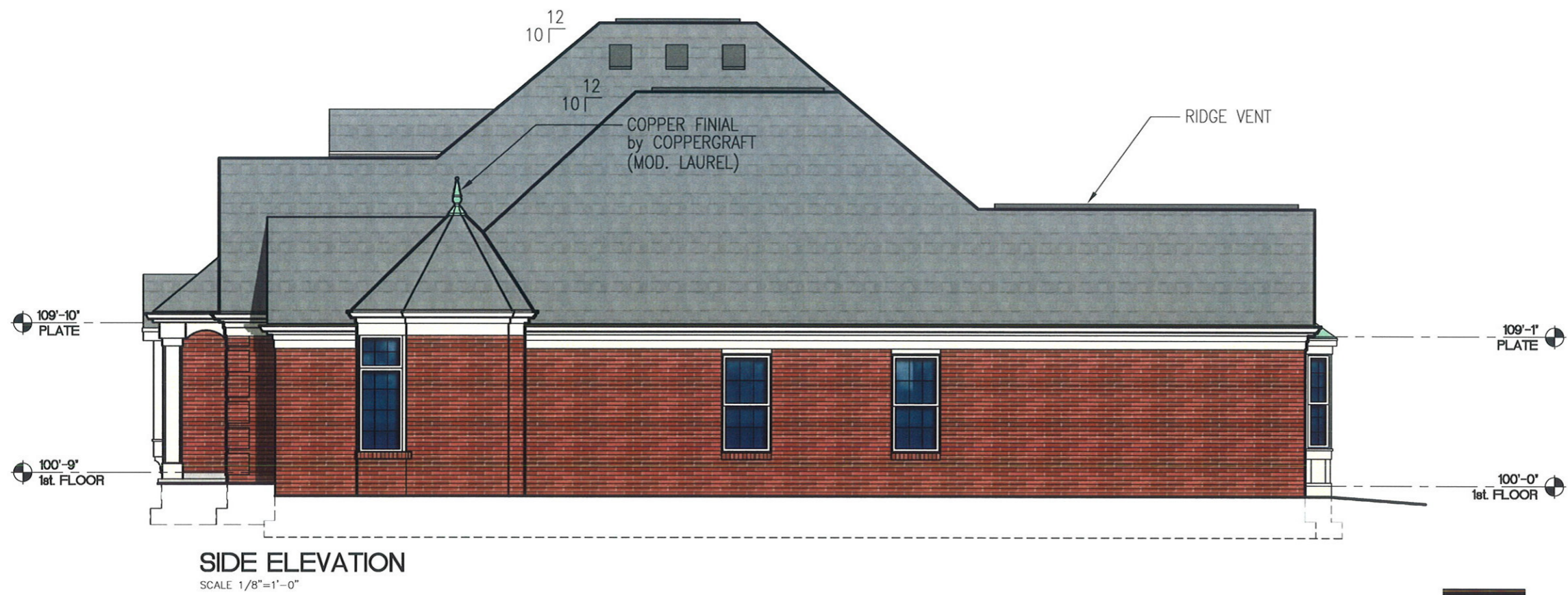
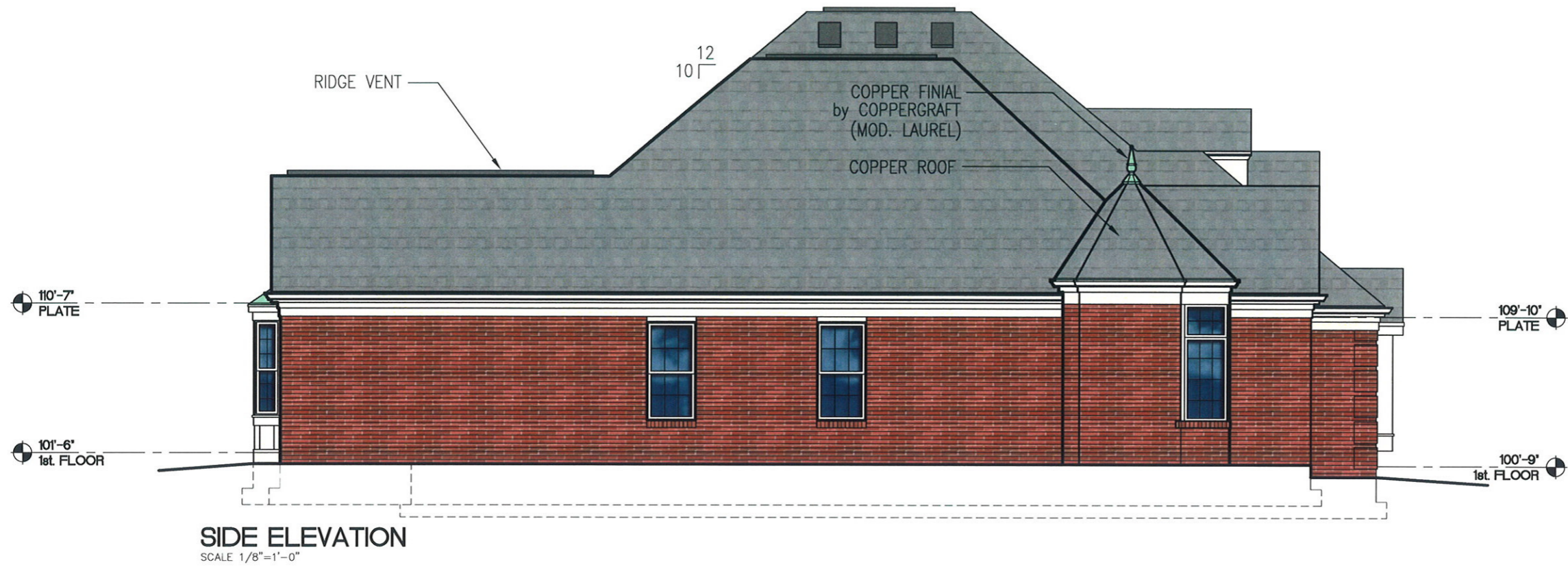
SIDE ELEVATION
SCALE 1/8"=1'-0"



SIDE ELEVATION
SCALE 1/8"=1'-0"



**FRIENDSHIP VILLAGE WEST COUNTY
VILLAS AND MULTIPURPOSE EXPANSION**

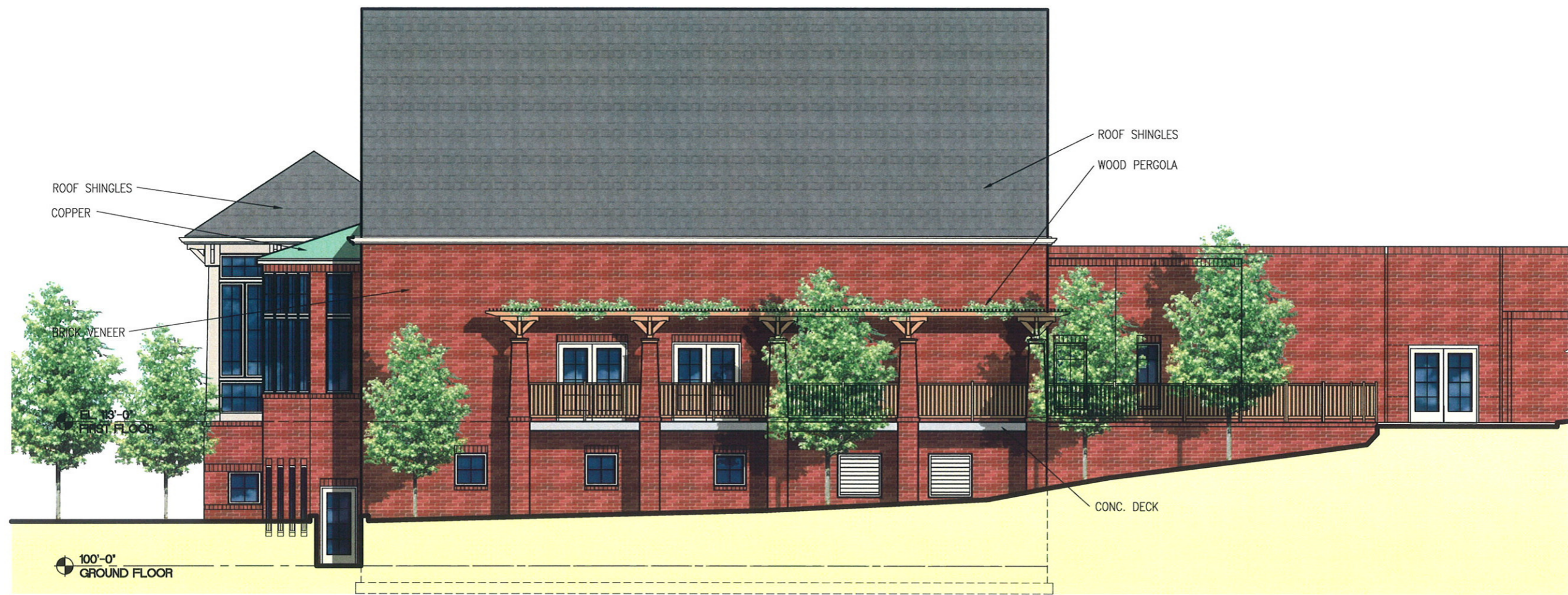




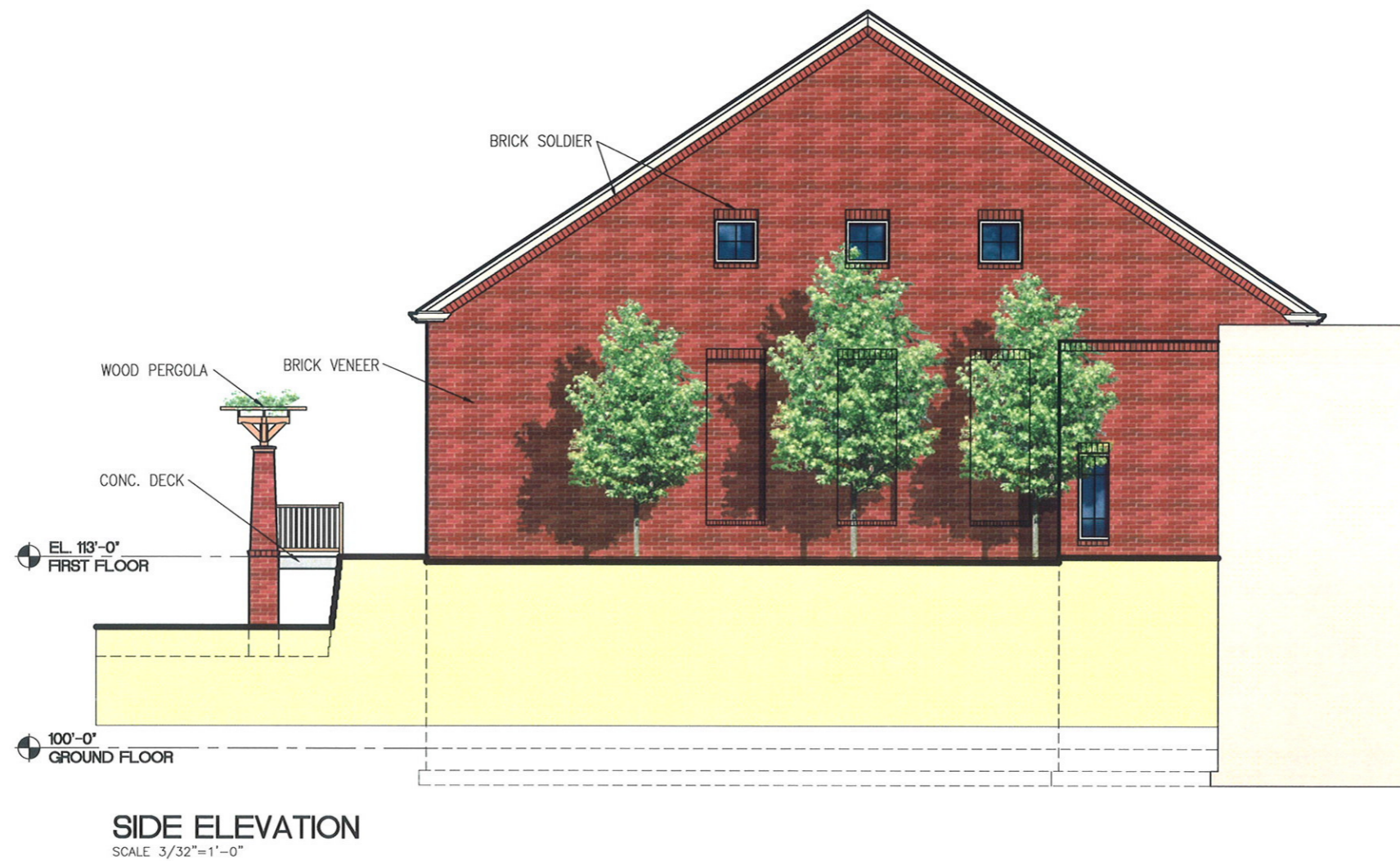
FRIENDSHIP VILLAGE STREETSCAPE

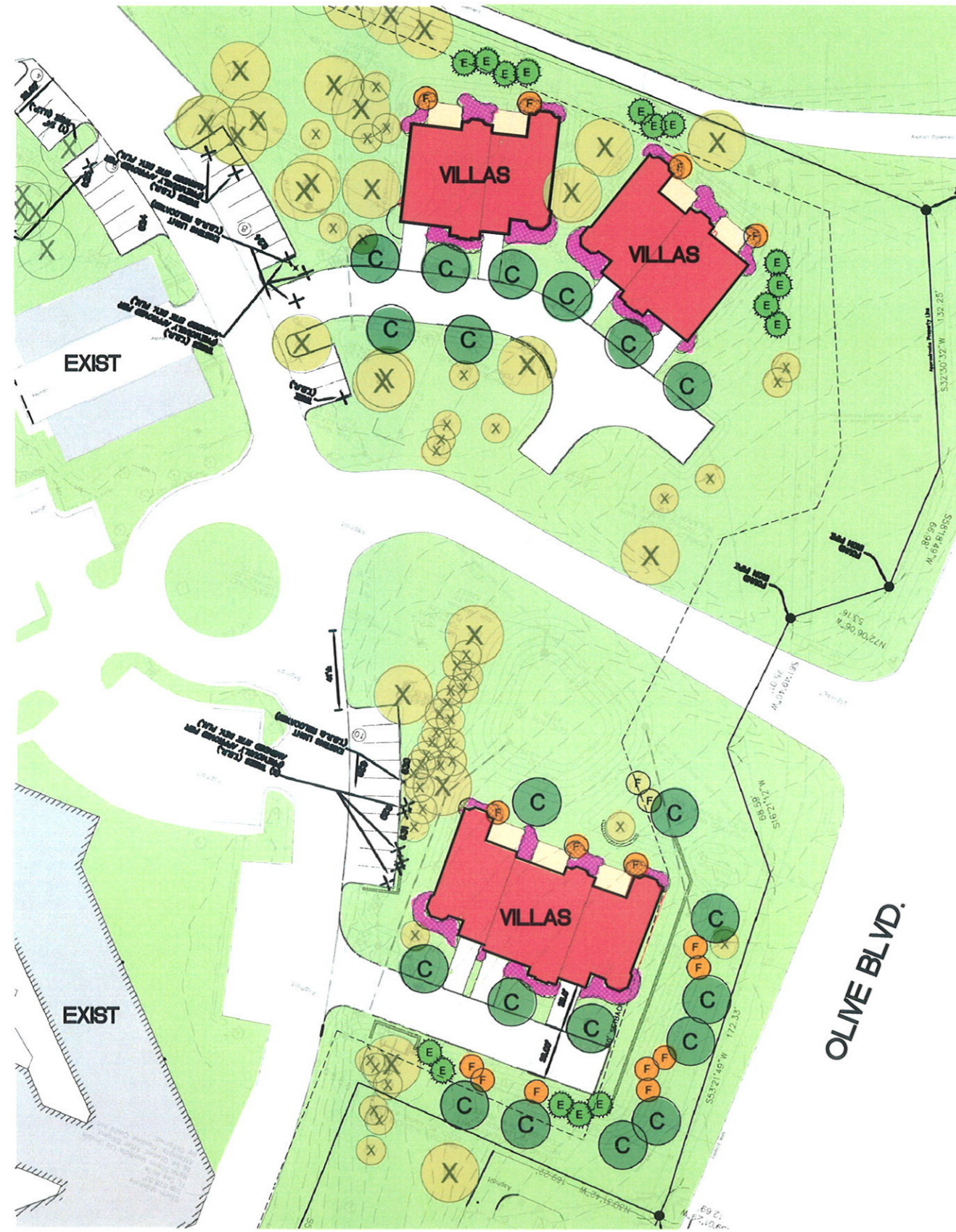


FRONT ELEVATION
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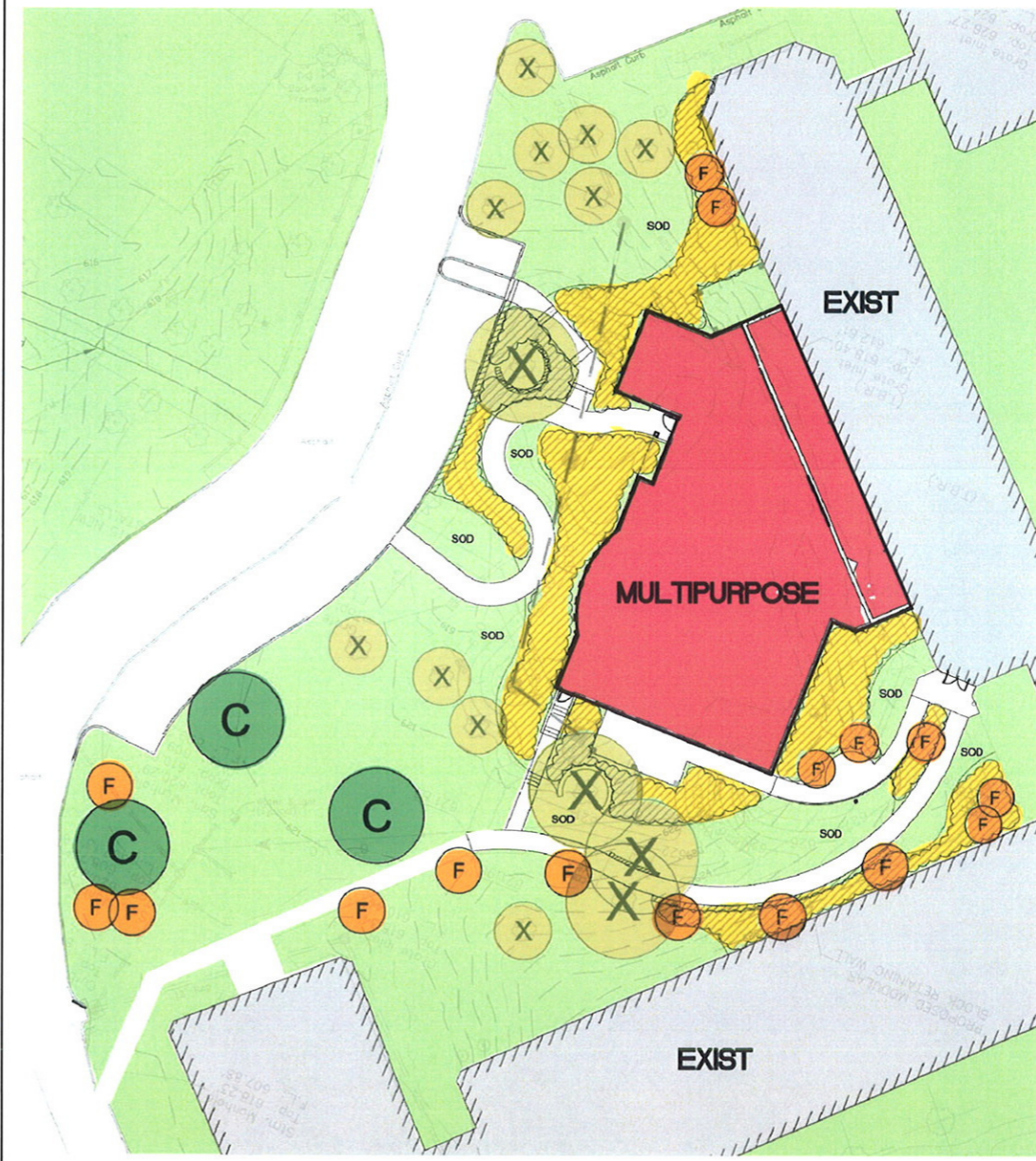
SIDE ELEVATION
 SCALE 3/32"=1'-0"

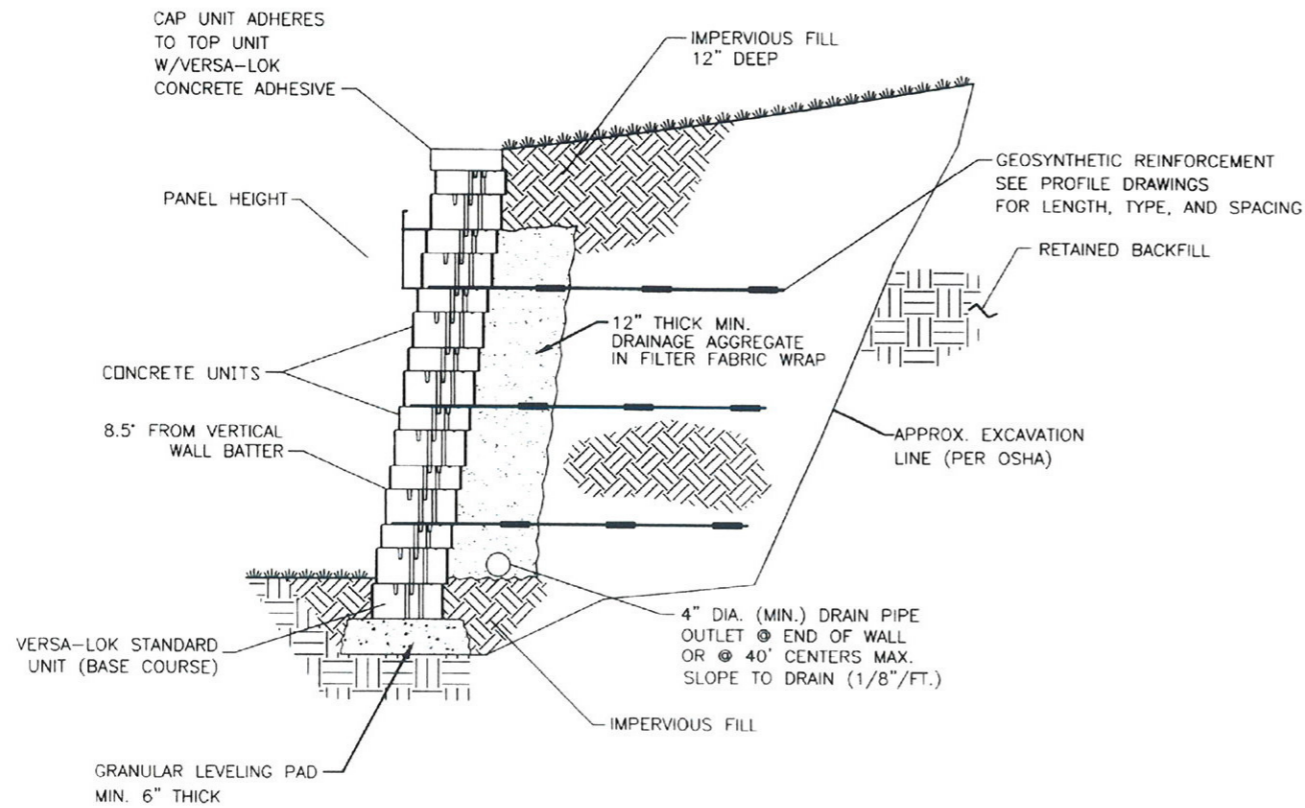




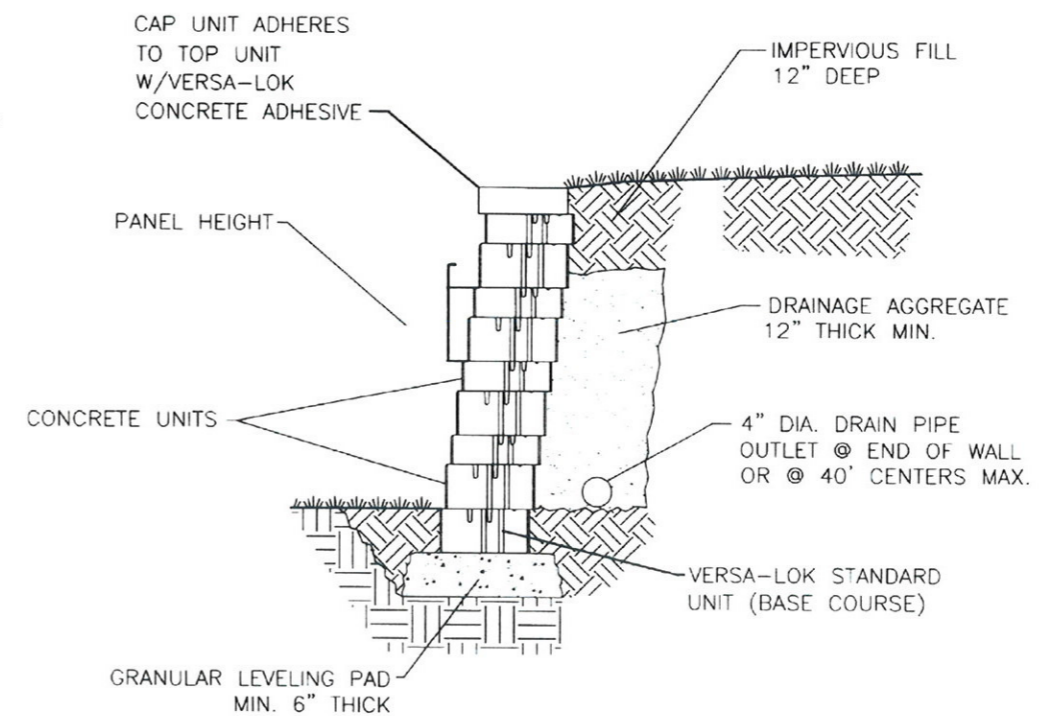
LEGEND - CONCEPT PLANTING PLAN

- X** PROPOSED EXISTING TREE TO REMAIN
- C** PROPOSED CANOPY TREE:
 - MAPLE
 - OAK
 - ASH
 - BLACK GUM
 - YELLOWWOOD
 - GINKGO
- F** PROPOSED FLOWERING TREE:
 - RED BUD
 - DOGWOOD
 - CRABAPPLE
 - MAGNOLIA
 - SERVICEBERRY
- E** PROPOSED EVERGREEN TREE:
 - SPRUCE
 - PINE
 - JUNIPER
- PROPOSED VILLA PLANTING BEDS:**
BEDS WILL BE A MIX OF EVERGREEN SHRUBS, FLOWERING SHRUBS AND PERENNIALS. SELECTED PLANTS AND LAYOUTS WILL BE REVIEWED WITH A REPRESENTATIVE OF FRIENDSHIP VILLAGE WEST PRIOR TO FINAL DESIGN.
- PROPOSED MULTIPURPOSE PLANTING BEDS:**
BEDS WILL BE A MIX OF EVERGREEN SHRUBS, FLOWERING SHRUBS AND PERENNIALS TO PROVIDE YEAR ROUND INTEREST AND SCREEN WHERE NECESSARY. FINAL DESIGN WILL SOFTEN THE PERIMETER OF THE BUILDING AND EMPHASIZE VIEWS TO THE POND. LANDSCAPE PLAN WILL INCORPORATE THE TRELIS FEATURES ON THE BUILDING AND CREATE AN INVITING ENTRY AND OUTDOOR SPACES.





TYPICAL SECTION—REINFORCED RETAINING WALL



TYPICAL SECTION—UNREINFORCED RETAINING WALL

May 18, 2007

Response to Design Guidelines

Chapter One / Site Layout

A. Physical Features

1. Site improvements include an new multi-purpose building with additional parking, additional villa units with new drives and parking areas. A couple of new bio-detention basins are needed for additional storm water run off as well as clean water issue needed to meet the new MSD standards. The new apartments are situated on the southeast corner as well as the southwest side of the site to work with existing topography.
2. The new apartments at the southeast corner of the site maintain a landscape buffer on the east property line between the apartments and Arrowhead Estates Lane. New utilities will be installed in the proposed private drive. The new apartments at the southwest corner of the property will be on the lower street level allowing for a buffer zone between the apartments and Olive Street. The buildings will set below the grade and have a similar feel to the houses at Braefield, just to the west of Friendship Village. The multi-purpose building will be a one story building with a basement looking out to the existing lake. The design is residential in feel.
3. In accordance with Chesterfield's Tree Preservation Ordinance, tree removal has been kept to a minimum. Several areas have received additional trees to accommodate the removal of existing trees.
4. The apartments have been designed to cause minimal disturbance to existing topography. The existing contours surrounding the buildings will be maintained.
5. Construction of retaining walls has been contained on the southwest corner of the site.

B. Vegetation

1. Every effort has been made to preserve the trees and plants that surround the site and visually buffer the surrounding homes from the campus.
2. There is extensive tree planting at the new apartments, and multi-purpose addition.d parking areas.

C. Site Relationships of Design

1. The apartment buildings are set in the southeast corner and the southwest corner of the site to take advantage of existing topography and open space. The additional parking at the multi-purpose addition is to allow for the additions use.

2. The additions to the campus are well contained within the Friendship Village property. Existing off-site traffic patterns will be maintained. Distribution of smaller parking lots around the site will reduce concentration of lighting, and any new lighting will be shielded as to not adversely affect neighboring property. The closest proximity of development to neighboring property is at the east property line which borders permanent open space and is buffered by landscape design.
3. Air conditioning units will be located between apartments. Other service facilities, e.g., trash dumpster, deliveries, etc. are unaffected by this development.
4. Buildings are setback a minimum of 50' feet on the east and west, and 130' on the north.
5. Security of the campus is essential, restricting public access to visitors and staff. Residents, however, take great pride in designing and maintaining inviting common areas on the campus.
6. All buildings are designed for continuity with the existing building and facilities through the use of similar materials and a continued updating of the simple rectangular masses of the original facility to a more residential appeal consistent with the recent addition to the dining and administrative areas.

D. Pedestrian and Vehicular Circulation

1. A new walking path is proposed from the new apartments on the southwest and will travel down to the health center. There will be an additional walkway that will go from the apartments on the southeast to door six. Several existing paths will be reworked around the new multi-purpose building and connecting the existing paths that travel around the lake.
2. Extensive landscaping, new and existing, is utilized to enhance the parking and new apartment buildings.
3. The design maintains the existing access from Olive Boulevard. Primary vehicular circulation is by a drive that loops the entire site. All parking areas are directly linked to this drive. Sidewalks are placed along major pedestrian routes throughout the development. Site circulation has been designed to allow vehicles close access to the buildings, so that the entries are accessible to as many people as possible. Sidewalks have been provided throughout the parking lots to allow pedestrians to walk from their cars to the buildings with a minimum amount of time spent walking in drive aisles.
4. Not applicable.
5. The site will be accessed primarily by car.
6. Bicycle traffic to the site is minimal. Therefore, new bicycle racks have not been provided at this phase of the project.
7. Not applicable.
8. Not applicable.
9. The buildings have been designed with landscaping, including trees, bushes and flowering planting beds.

Pedestrian Orientation

1. Although the buildings are primarily accessed by automobile, the design has several walking paths with several amenities, including benches, planting areas as well as future areas for water features.
2. Not applicable.
3. Not applicable.
4. The multi-purpose addition has several decks and patios for outside siting and are tied into the walking paths. These areas look out onto the lake are landscaped buffer zones.
5. Not applicable.
6. Not applicable.

Chapter Two/ Buildings

I. All Structures

A. General Architectural Guidelines

1. The new apartments are designed as one story attached residences. This allows for small footprints. The exteriors have brick veneer, composite shingle roofs, clad wood windows, and aluminum wrapped trim. The style blends with the main entry addition. Bay windows, turrets, ornamental garage doors, and dormers are provided to give character to the buildings. The exterior design also includes both gables and hip roofs to also give variety to the exterior appearance.

B. Scale

1. The scale of the new apartments is residential and provides a transition from the existing campus to adjacent residential property.
2. As stated above, the use of bays, bows, turrets and porches contribute to the residential scale of the apartments.
3. As stated above, the design, height and scale of the new apartments are intended to update and transition the existing buildings rather than mimic them.

C. Design

1. The design provides diversity at a residential scale.
2. Offsets, material details, and building components provide variety. The different units are combined into various size buildings and mirrored to provide an attractive streetscape.
3. Not applicable.
4. Not applicable.
5. All elevations are covered in the same materials, given similar window treatments and fenestration patterns, and coordinated in their detailing.
6. Materials, forms and colors are harmoniously related.
7. Not applicable.
8. To provide protection while moving from inside to outside, the entry doors have been recessed, or have a porch.
9. Exterior materials with good thermal insulating qualities (brick, double-pane insulated glass windows) have been chosen. Efficient HVAC units are being installed in all living units. The buildings will be built with 2x6 exterior construction to allow for increased insulation.
10. Not applicable.

D. Relation to Adjacent Development

1. There are similar patterns among the new buildings and the most recent additions to the campus. The brick exterior is intended to blend in size and color to the original campus buildings.
2. The buildings relate primarily to other campus buildings as noted above.
3. All new buildings have the same detailing, materials, and scale to add a cohesive relationship.
4. The colors of the new buildings match the colors of the existing complex. The brick is a dark red, the shingles will be a green gray, the trims will be bronze and medium beige, copper for decorative roof (turret), and pebble gray (beige) window and door colors will accent the project. See rendering and finish materials sample board.
5. The apartments will have both a front porch as well as back patio. These areas will be landscaped as well as lighted. A common space with landscaped walks is proposed between the new apartments to providing outdoor living space.

E. Materials / Colors

1. Materials were chosen to harmonize with the existing campus. Masonry veneer surrounds the buildings, giving them a feeling of permanence. Trim and detailing will be complementary colors to the brick, but contrasting to each other.
2. The color changes occur in materials, as well as in different planes. The fascia and gutter board are medium beige, the gutters and downspouts will be bronze. The shingle mold on gable ends will also be bronze. The windows and doors will match the pebble gray (beige). The roof planes will be a green/gray, except on decorative roofs that will have copper.
3. Architectural continuity shall occur with regards to color and materials on all new buildings. The design is for the buildings to blend together with variety.
4. Driveways are residential in scale, leading to individual units.
5. All exterior elements will be quality residential materials.

II. Residential Architecture

A. General Residential Architecture

1. The area between the new apartments and the existing complex will have landscape buffers and a loop drive. There is a distinct change in scale and relationship in the new development to provide a transition to adjacent uses.
2. Not applicable.
3. The apartments introduce numerous offsets and space between the smaller footprints. Retaining walls are kept to a minimum and will be heavily landscaped.
4. All sides of the buildings are consistent in design.
5. All sides of the buildings are consistent in the use of design elements where possible within the spacing of the buildings.

B. Multiple-Family Architecture

1. The new apartments are compatible in scale and design with adjacent residential development. Views to the development are significantly screened by existing and planned landscape design.
2. The buildings have various architectural elements to maintain a residential character. Plate heights change in addition to elements projecting at different levels on the front facade.
3. Each apartment unit has a distinct look giving the resident a feeling of independence from the main building.
4. The backyard for the units lays on common ground designed with walks, vistas, and landscape features.
5. The units were designed with a front porch as well as a rear patio, allowing for outdoor living space to benefit the residents. Landscaping was designed to enhance the outdoor living space.
6. Brick, aluminum wrapped trim and quality shingles are intended to minimize maintenance.

III. Non-Residential Architecture

Not applicable

Chapter Three/ Landscaping

1. The concept of this design was to give the residence of Friendship Village West County several amenities that would provide a unique place to congregate. Including a large number of trees in this design, both proposed and existing created a park-like setting. Other amenities include improved parking, and clear pedestrian circulation.
2. Throughout this plan, the landscape design maintains a consistency of design and materials that both complement and accentuate the existing buildings and their surroundings.
3. The campus currently has a park-like setting. All common areas and yards of proposed apartments are landscaped. Amenities and landscaping are provided in recreation areas, e.g., the pond and garden areas.
4. All vehicle pavements will be bordered by a six-inch curb. Sidewalks will be raised six inches above the road to protect not only the plant material, but to give safety to those walking on the sidewalk, as well.
5. The landscape design is to include trees, shrubs and flower beds at all new parking areas.
6. Residents take great pride in designing, decorating, and maintaining inviting common areas on the campus.
7. Landscaping has been designed for all parts of this development.
8. Landscape permit documents will indicate site lighting. As noted above, service facilities, e.g., trash, deliveries, etc. are unchanged.
9. Preservation of the existing woodland provides a majority of the tree species on this site mature enough to blend with the existing buildings. New plant species introduced to the site will complement the existing trees.
10. Existing site features and landscape elements are incorporated into the landscape design wherever possible.
11. Irrigation specifications prohibit over spraying and will be field inspected for compliance.
12. Berms are proposed along the walking path between the existing apartment buildings and the new multi-purpose addition.
13. As noted previously, the perimeter of the parking areas contain various species of canopy trees to not only give shade to the parking area, but also to give a sense of greenery throughout an otherwise desolate asphalt parking lots.

Chapter Four/ Miscellaneous

A. Signage

1. There are no plans for additional exterior signage in this phase of construction.
2. Not applicable.
3. Not applicable.
4. Not applicable.

B. Lighting

1. There will be additional lighting for the loop road, matching existing fixtures, and shielded to avoid spillage to adjacent property. The apartments will have exterior lights at the garage doors, entry doors and back patio, having no impact on adjacent property.
2. Not applicable.
3. Lantern-style accent lights for the garages and apartments will match the style and character of the buildings.
4. The mounting heights for lights on the apartments shall be approximately 7' high.
5. Landscape lighting of common areas will be reviewed and incorporated where appropriate.
6. Light poles in the parking lot and new drive shall match those existing on campus.
7. Not applicable.

C. Utilities

1. Existing power is provided to the site by underground service from Olive Boulevard. The new construction will maintain underground connections. Transformers that are required will be screened with landscaping.

D. Stormwater Drainage

1. All roofs drain water into gutters and downspouts. These will be booted to underground connections directed to daylight above the pond. The drives and parking will be directed to new inlets that will be connected to existing storm water system.
2. See above.
3. Landscape areas shall be designed so as not to drain water across the walks in the parking lot or the entry plaza.
4. The future detention area will be an expansion to the existing detention area on the north/northeast corner of the site. The area is used as a pond for the resident's recreation and enjoyment.

E. Energy Conservation

1. Building materials are selected with quality insulating values in mind.

F. Screening (Fences and Walls)

1. The retaining wall at the northeast end of the site will not be visible from Arrowhead Estates. The site slopes down toward that wall, so the view will be from the low end of the wall. Landscaping is provided at the top and bottom of wall.
2. Not applicable.
3. Not applicable.
4. Not applicable.
5. Not applicable.
6. Not applicable.