



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

July 9, 2009

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

Re: Parkway School District (Parkway Central High School/347 N. Woods Mill Road): Amended Site Plan, Architectural Elevations, and Architect's Statement of Design for a science building addition on a 96.6 acre tract of land, zoned "NU" Non-Urban District, located on the west side of Woods Mill Road, north of Ladue Road.

Dear Board Members:

Parsons Brinckerhoff, on behalf of Parkway School District has submitted an Amended Site Plan, Architectural Elevations and Architect's 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 a 17,110 square foot science building addition to the existing Parkway Central High School building. The exterior building materials consist of brick that matches the existing buildings on campus and aluminum storefront and trim. Roofing material is proposed to be high reflectant membrane roofing and metal standing seam clerestory roof. A formal landscape plan is not being reviewed at this time as the plant varieties are still being determined. However, perspectives are provided in the applicant's submittal to provide the Architectural Review Board a concept of their intent.. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Department Input

The submittal was reviewed for compliance with City of Chesterfield Zoning Ordinance Section 1003.105 "NU" Non-Urban District Regulations and the City of Chesterfield Design Guidelines. No changes are proposed to signage, lighting or parking for the site.

Actions Requested

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

Respectfully submitted,

Annissa McCaskill-Clay

Annissa McCaskill-Clay, AICP Lead Senior Planner

Attachments

1. ARB Design Review Checklist

2. Architectural Review Packet Submittal

ARCHITECTURAL REVIEW BOARD

Guidelines Review Checklist

Project Name: <u>Parkway School District (Parkway Central High School/347 N. Woods Mill Road)</u>

Date of Review: 7/9/2009

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
Applicability and Compliance			
General Requirements for Site Design			
A. Site Relationships	х		
B. Circulation System and Access	×		Vehicular circulation will remain as previously approved on the site
C. Topography	×		Addition is being built into the slope of the site
D. Retaining Walls		x	A large retaining wall is being used along the east elevation of the site due to the slope changes on the site
General Requirements for Building Design			
A. Scale	X		
B. Design	×		
C. Materials and Color	x		
D. Landscape Design and Screening		x	This addition does not require any new trees per the City Code. Staff is working with the petitioner on acceptable tree types they will be planting around the addition.
E. Signage	N/A		Signage is not being proposed at this time.
F. Lighting	×		
Use Type:			
Access	N/A		
Exterior Elements	N/A		
Landscaping and Screening	N/A		
Scale	N/A		
Site Design	N/A		

Notes:

Form revised:

February 2009

⁽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.

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Application	

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ARCHITECTURAL REVIEW BOARD Project Statistics and Checklist



Date of First Comment Letter Received from the City of Chesterfield June 8, 2009 Project Title: Science Renovations/Addition Location: 369 N. Woods Mill Road, 63017 Developer: Parkway School District Architect: PB Americas, Inc. Engineer: PB Americas, Inc. **PROJECT STATISTICS:** Size of site (in acres): 1.2A Total Square Footage: 17110SF Building Height: Two-story 35' Proposed Usage: Educational Exterior Building Materials: Brick to match existing buildings, aluminum storefront & trim. Roof Material & Design: High reflectant membrane roofing and metal standing seam clerestory roof. Screening Material & Design: Rooftop units screened with architectural louver screen wall. Description of art or architecturally significant features (if any): <u>LEED certification is a goal, gardens and plazas</u> are being provided creating outdoor learning environments, a science story wall will be incorporated into the design. 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. 1 $\overline{}$ Color elevations for all building faces. $\overline{}$ Color rendering or model reflecting proposed topography. $\overline{}$ Photos reflecting all views of adjacent uses and sites. \checkmark 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) $\overline{}$ Pdf files of each document required.

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Parsons Brinckerhoff 1831 Chestnut Street St. Louis, MO 63103-2225 314-421-1476 Fax: 314-421-1741

ARCHITECTURAL STATEMENT OF DESIGN

Parkway School District
Central High School Science Renovations/Addition
June 19, 2009

This project is for a new 24,000 square foot 2 story Science Building Addition to the existing Parkway Central High School along with renovation to existing laboratory areas. The new addition includes 2 labs on the first floor and 6 labs on the second floor. The labs are organized along a linear gallery which provides clerestory lighting down through both levels. The existing building renovation includes the incorporation of 6 labs into the existing science area of the high school. Ancillary spaces include prep rooms, storage rooms and offices.

The Science addition is removed from adjacent residential areas by a soccer field to the west, parkway middle school to the north, and the football/track field and the main body of the high school to the east. Outdoor areas will include a courtyard and assembly area between the existing building and the new Science Addition. These outdoor areas will include landscaped areas along with bio swales, storm water planters and aquatic pools. Retaining walls will be constructed of form lined concrete. The formliner will depict various aspects of the science curriculum such as forms related to biology or with earth sciences and stratification layers. Modifications to the natural topography will remain unchanged other than fitting the new Science addition into the topography of an existing hill.

Circulation systems are tied directly to the existing building. Other than a slight modification to the entrance to an existing parking lot, vehicular traffic flow will remain unchanged.

The Science addition will tie in visually with the existing High School through a use of similar materials and building proportions. The dominant materials of the building are brick and bronze colored metal panels and window frames. The brick color and texture will match the existing building. The function of the addition as a laboratory building will limit the expansive use of glass though many of the window locations will have sun shades to limit heat gain. Mechanical rooftop systems will be screened or enclosed within the building envelope.

Exterior lighting will be limited to building wall packs mounted near entries at the north and south. These lighting elements will be fully shielded with cut off optics. Lenses will be flat lens luminaires. The metal housing will be bronze to match adjacent the window system.

Sincerely,

PARSONS BRINCKERHOFF

Marty G. Collier, RA Project Manager RECEIVED
JUN 2 6 2009
DEPT. OF PLANNING & PUBLIC WORKS



PARKWAY **School District**

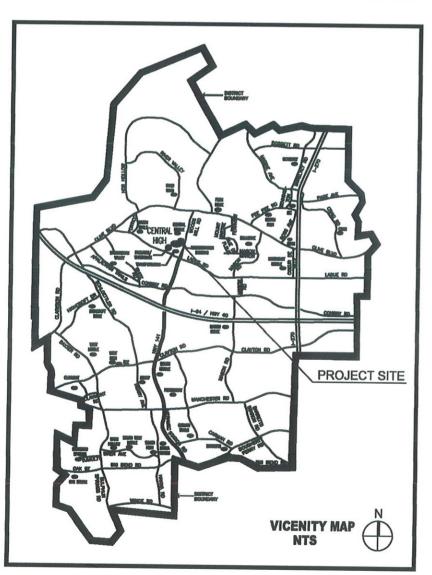
Facilities Department 347 North Woods Mill Road Chesterfield, Missouri 63017

NEW SCIENCE ADDITION

PARKWAY CENTRAL HIGH SCHOOL

369 North Woodsmill Road, Chesterfield, Missouri 63017

PSD PROJECT NUMBER: PN500801B PB PROJECT NUMBER: 35998A



DRAWING LIST

General

G0.0 PROJECT COVER SHEET

Civil

C1.0 SITE LOCATION PLAN C1.1 SITE PLAN WITH CONTOURS

Landscape Architectural

LANDSCAPE PERSPECTIVE VIEWS

LANDSCAPE PLAN
LANDSCAPE ENLARGEMENTS
SITE PHOTOS

Architectural

A1.0 BUILDING ELEVATIONS BUILDING ELEVATIONS BUILDING PERSPECTIVE VIEWS







GENESIS ENGINEERING, INC. 16141 Swingley Ridge Road Sulfa 300 St. Louis, Missouri 63017 Voice: 636.534.7037 Fest: 636.537.0278

DESCRIPTION

S PARKWAY SCHOOL DISTRICT

SHEET CONTENT **COVER SHEET**

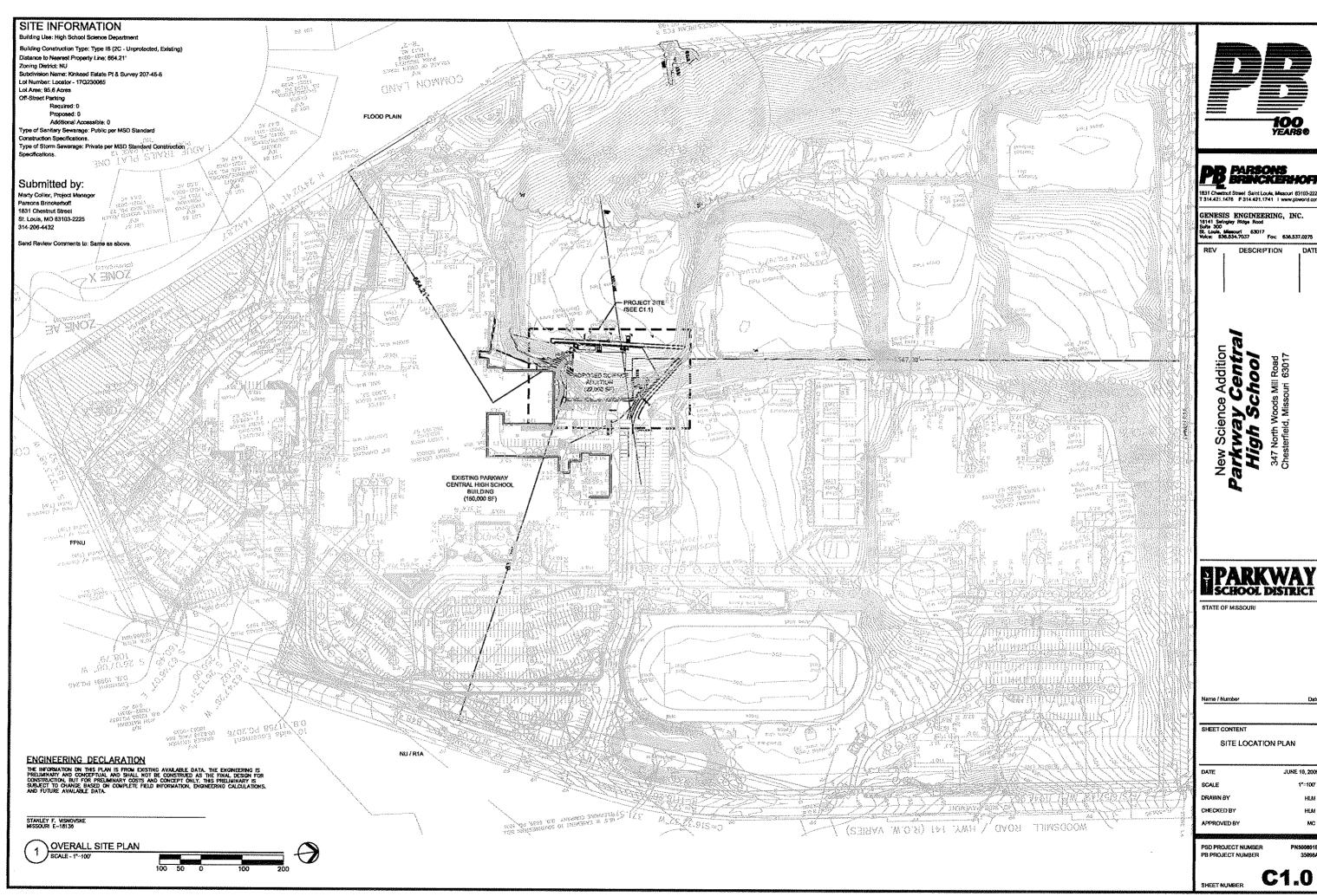
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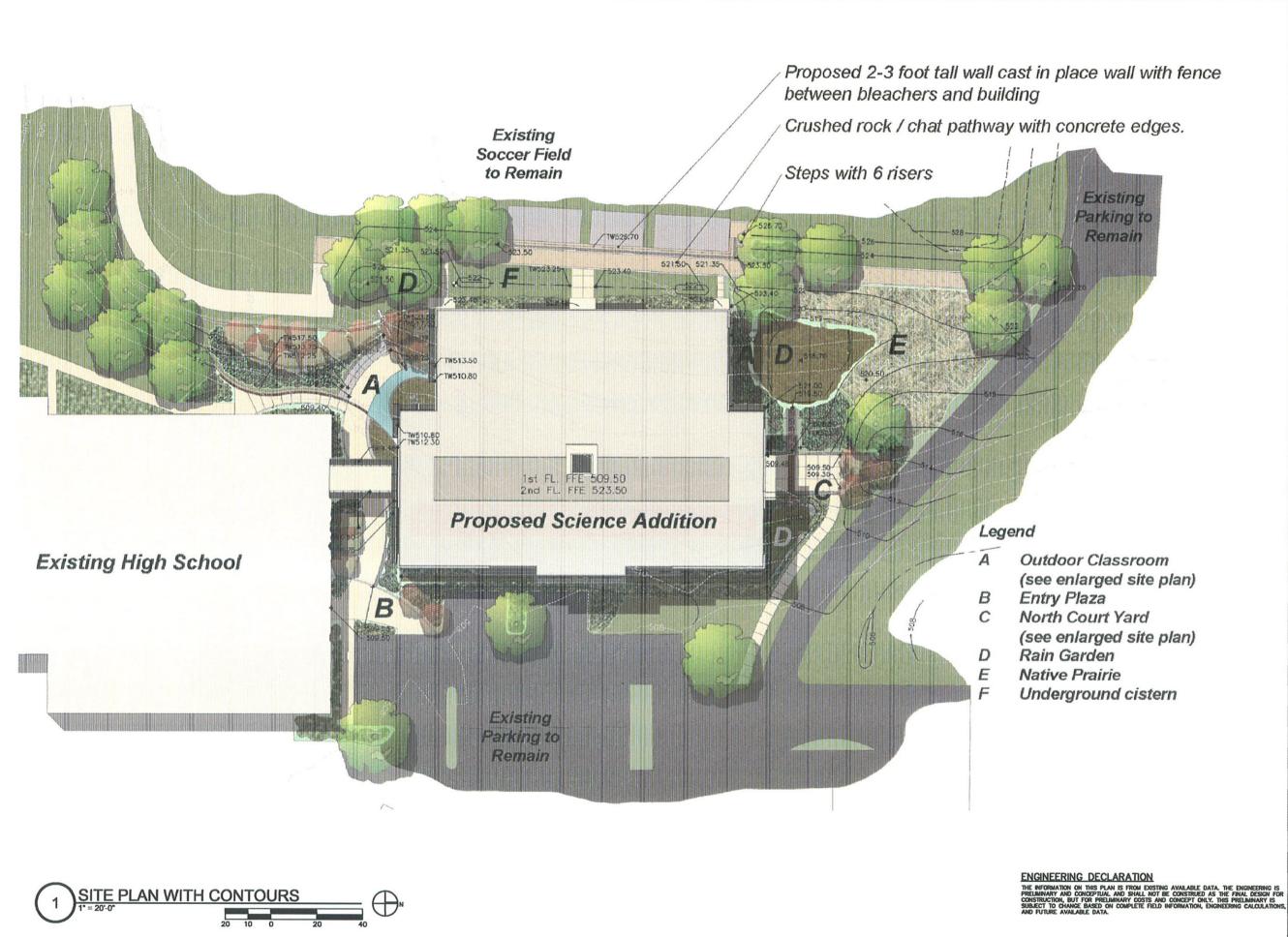
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PSD PROJECT NUMBER

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PB PARSONS BRINCKERHOFF

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GENESIS ENGINEERING, INC. 16141 Swingley Ridge Road Suite 300

St. Louis, Missouri 83017 Volos: 836.534.7037 Fo

EV DESCRIPTION

CWay Central igh School North Woods Mill Road



TATE OF MISSOURI

Name / Number

SHEET CONTENT
SITE PLAN WITH CONTOURS

SCALE

STANLEY F. VISNOVSKE MISSOURI E-18136 1" = 2

DRAWN BY CHECKED BY

ED BY

PSD PROJECT NUMBER

I NUMBER 3596

ET NUMBER G1.







PERSPECTIVE VIEW - LOOKING NORTHWEST AT ENTRANCE SCALE - N.T.S.



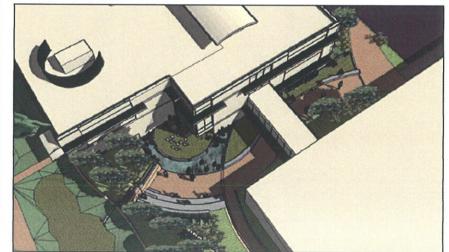
6 PERSPECTIVE VIEW - LOOKING SOUTHWEST AT RAIN GARDEN
SCALE - N.T.S.



PERSPECTIVE VIEW - LOOKING WEST AT OUTDOOR CLASSROOM SCALE - N.T.S.



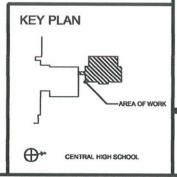
4 PERSPECTIVE VIEW - LOOKING SOUTHEAST AT RAIN GARDEN AND PRAIRIE SCALE - N.T.S.



7 AERIAL PERSPECTIVE VIEW OF OUTDOOR CLASSROOM ENTRY PLAZA SCALE - N.T.S.



5 PERSPECTIVE VIEW - LOOKING NORTH EAST AT 2ND FLOOR FROM SOCCER FIELD SCALE - N.T.S.





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GENESIS ENGINEERING, INC. 16141 Swingley Ridge Road Suffa 30

DEV DESCRIPT

DESCRIPTION

SCRIPTION DATE

High School
347 North Woods Mill Road

SPARKWAY SCHOOL DISTRICT

STATE OF MISSOURI

Name / Number

SHEET CONTENT

LANDSCAPE PERSPECTIVE VIEWS

 DATE
 JUNE 19, 2006

 SCALE
 1"=100"

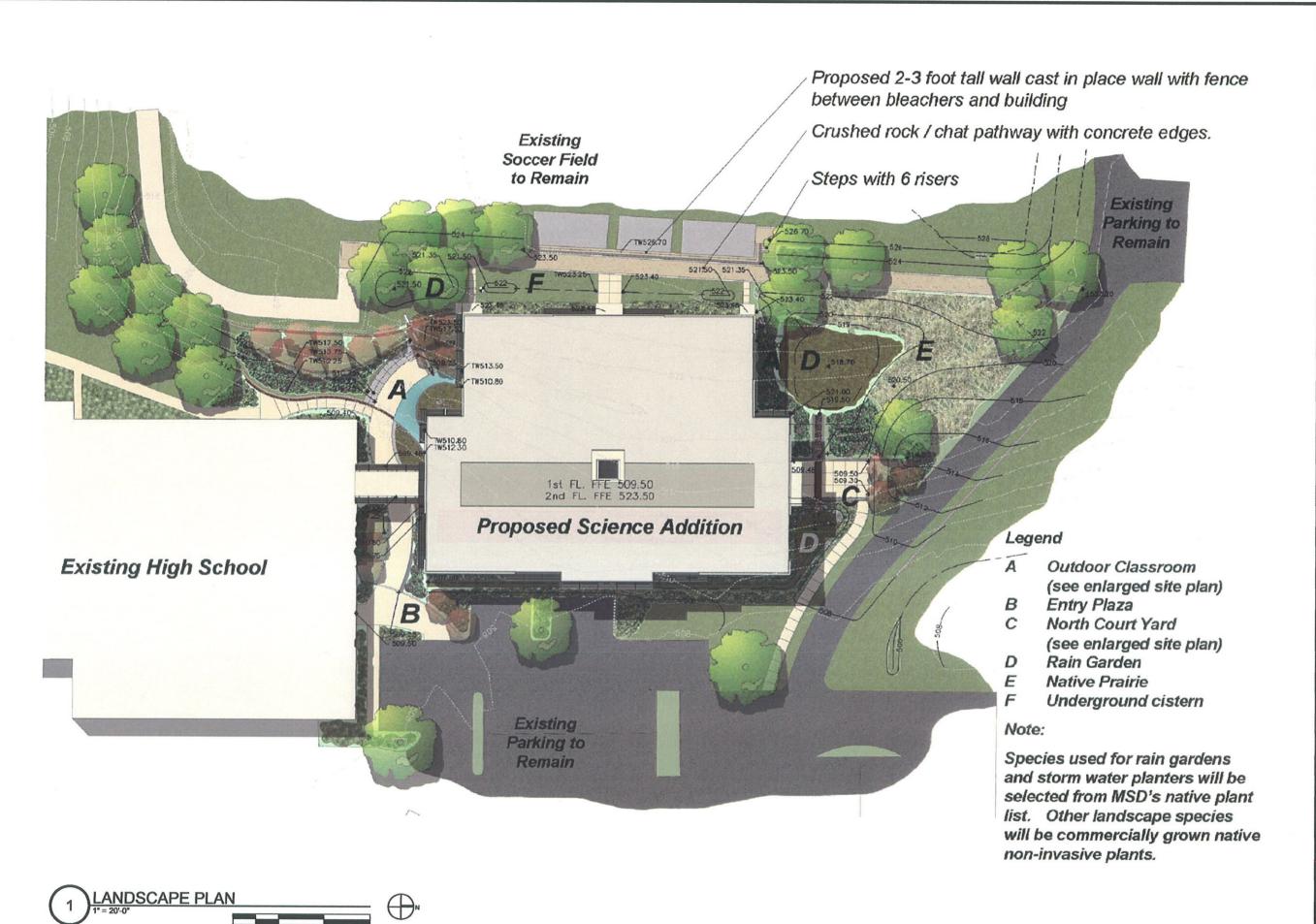
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PN500801B 35998A

NUMBER L1.





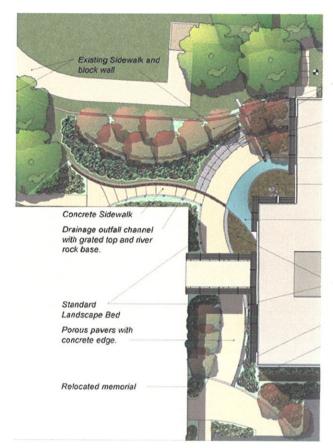
SHEET CONTENT LANDSCAPE PLAN

SCALE

JUNE 19, 200 1" = 20'-0

DRAWN BY CHECKED BY

PSD PROJECT NUMBER PB PROJECT NUMBER



Terraced landscape beds and castin-place retaining walls with pre-cast stone or form liner veneer

Terraced architectural concrete

Architectural concrete rill cascade with exposed aggregate bottom.

Raised and landscaped storm water planter with field stone boulders in

Permanently wet and landscaped aquatic pool with bentonite clay lined bottom and pump, valve and re-circulating piping between cistern, rill cascade and aquatic pool

Landscaped, raised storm-water planter with seat wall

Seat wall

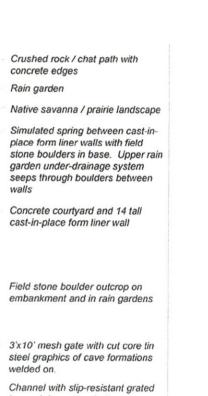
Weir / Curb

LANDSCAPE PLAN DETAIL - OUTDOOR CLASSROOM

Bio-swale along east side of building



LANDSCAPE PLAN DETAIL - NORTH COURTYARD



top and river stone bottom

Seat walls next to rain garden with imbedded pathway lighting in walls Bio-swale ends at lower rain

garden. Rain garden drains to culvert on opposite side of

Realigned Driveway

driveway.

New Science Addition Parkway Centra High School

GENESIS ENGINEERING, INC. 18141 Subgley Ridge Road Suits 300 St. Louls, Missouri 63017 Volce: 636.534.7037 Fax: 636.537.0275

DESCRIPTION

STATE OF MISSOURI

SHEET CONTENT

LANDSCAPE PLAN DETAILS

DATE SCALE

JUNE 19, 2006 1" = 20'-0'

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PSD PROJECT NUMBER

PB PROJECT NUMBER



1 VIEW LOOKING EAST AT EXISTING PARKING LOT AND CENTRAL HIGH SCHOOL SCALE-N.T.S.



VIEW LOOKING SOUTH AT EXISTING CENTRAL HIGH SCHOOL SCALE-NT.S.



2 VIEW LOOKING WEST AT EXISTING PARKING LOT AND SOCCER FIELD SCALE - N.T.S.



VIEW LOOKING NORTH AT EXISTING PARKING AND CENTRAL MIDDLE SCHOOL SCALE-N.T.S.





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REV DESCRIPTION

Ar North Woods Mill Road
Chesterfield. Missouri 63017



STATE OF MISSOURI

Name / Number

SHEET CONTENT

PERSPECTIVE VIEWS

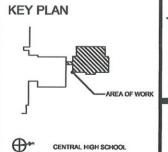
DATE JUNE 19, 2009

SCALE 1"=100"

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PSD PROJECT NUMBER
PB PROJECT NUMBER

SHEET NUMBER L1.4









2 South Elevation 1/8" = 1'-0"



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Science Renovations / Addition

PARKWAY CENTRAL

HIGH SCHOOL

369 NOKIH WUUUS MILL KUAU
Chesterfield, Missouri 63017

PARKWAY SCHOOL DISTRICT

STATE OF MISSOURI

Martin G. Collier, Architect / AR004/277
PB Architecture, Inc. Corporate Number A-2008011869

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ELEVATIONS

SCALE

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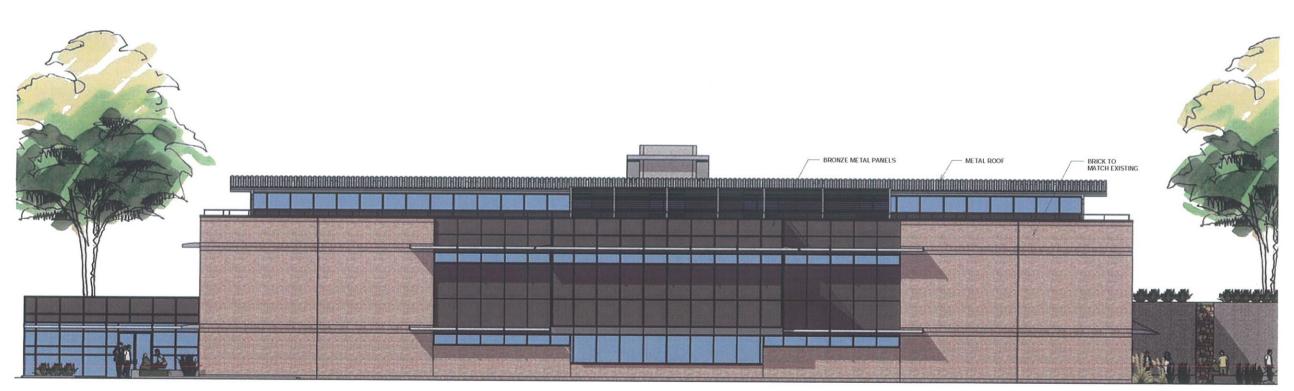
PSD PROJECT NUMBER PB PROJECT NUMBER

PN500901B 35999A

JUNE 5, 2009

A1.0





2 East Elevation 1/8" = 1'-0"



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Science Renovations / Addition
PARKWAY CENTRAL
HIGH SCHOOL

S PARKWAY SCHOOL DISTRICT

STATE OF MISSOURI

Martin G. Collier, Architect / AR004277 PB Architecture, Inc. Corporate Number A-2008011869

SHEET CONTENT:

ELEVATIONS

SCALE:

DRAWN BY:

JUNE 5, 2009

Author

CHECKED BY:

APPROVED BY:

PN500901B 35998A PSD PROJECT NUMBER: PB PROJECT NUMBER:

A1.1



SOUTH FACADE AND COURTYARD



SOUTHEAST CORNER



EAST FACADE



NORTHEAST CORNER



NORTH FACADE





SOUTHWEST CORNER





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STATE OF MISSOURI

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SHEET CONTENT:

PERSPECTIVES

CHECKED BY:

APPROVED BY:

PSD PROJECT NUMBER: PB PROJECT NUMBER:

JUNE 5, 2009

Checker

A1.2