



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

Architectural Review Board Staff Report

Project type: Amended Architectural Elevations

Meeting Date: August 8, 2013

From: Jessica Henry, Project Planner

Location: 11 Forum Shopping Center

Applicant: ACI Boland Architects

Description: Forum Center: Architectural Elevations and Architect's Statement of Design for a 3.35 acre tract of land zoned "C-2" Shopping District located at the northwest corner of the intersection of Olive Boulevard and Woods Mill Road (16Q330810).

PROPOSAL SUMMARY

ACI Boland Architects, on behalf of the Forum Center, has submitted a request for Amended Architectural Elevations for a retail shopping center located at the northwest corner of the intersection of Olive Boulevard and Woods Mill Road. The request is for approval of a color change for the existing metal roof from orange to dark grey. The applicant proposes to paint the tenant entry EIFS a rust color and the façade EIFS a light buff color. The applicant also requests the addition of a cultured stone veneer to the columns at the three entry elements. The applicant further wishes to add white cornice trim to the pediments and remove the old Hollywood Video signage backing from one of the entry elements to reveal the existing façade and bring consistency to the development.

HISTORY OF SUBJECT SITE

This property was zoned "C2" Shopping District by St. Louis County upon construction in 1966. In May of 1992, the property was officially annexed into the City of Chesterfield. The property has primarily been utilized as a retail shopping center since construction. St. Louis County

Planning Commission issued a Conditional Use Permit (CUP) to allow a small animal clinic within the shopping center.



STAFF ANALYSIS

General Requirements for Site Design

A. Site Relationship

Addressed as Written Addressed with Modification Not Applicable

There are no proposed changes to the previously approved site plan.

B. Circulation and Access

Addressed as Written *Addressed with Modification* *Not Applicable*

There are no proposed changes to the previously approved site plan.

C. Topography

Addressed as Written *Addressed with Modification* *Not Applicable*

There are no proposed changes to the previously approved site plan.

D. Retaining Walls

Addressed as Written *Addressed with Modification* *Not Applicable*

There are no proposed retaining walls for the subject site.

General Requirements for Building Design:

A. Scale

Addressed as Written *Addressed with Modification* *Not Applicable*

There are no proposed changes to the scale of the building.

B. Design

Addressed as Written *Addressed with Modification* *Not Applicable*

The overall design of the building is not changing.

C. Materials and Colors:

Addressed as Written *Addressed with Modification* *Not Applicable*

The applicant requests to change the color of the existing metal roof from orange to dark grey and to paint the tenant entry EIFS a rust color and the façade EIFS a light buff color. The applicant also requests the addition of a cultured stone veneer to the columns at the three entry elements. The applicant further wishes to add white cornice trim to the pediments and remove the old Hollywood Video signage backing from one of the entry elements to reveal the existing façade and bring consistency to the development.

Forum Center
Architectural Review Board
August 8, 2013

DEPARTMENT INPUT

Staff has reviewed the Amended Architectural Elevations and has found the application to be in conformance with all applicable City of Chesterfield Municipal Code requirements. Staff requests action on the Amended Architectural Elevation for the Forum Center.

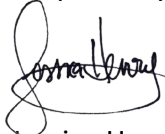
MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application.

- 1) "I move to forward Amended Architectural Elevations for the Forum Center as presented, with a recommendation for approval (or denial) to the Planning and Development Services Director."

- 2) "I move to forward the Amended Architectural Elevations for the Forum Center to the Planning and Development Services Director with the following recommendations..."

Respectfully submitted,



Jessica Henry
Project Planner

Attachments

1. Architectural Review Packet Submittal



June 19, 2013

Jessica Henry
Planner
City of Chesterfield Missouri
690 Chesterfield Parkway West
Chesterfield, Missouri 63005

ACI BOLAND ARCHITECTS – ST. LOUIS
11477 Olde Cabin Road, Suite 100
St. Louis, Missouri 63141
T.314.991.9993
F.314.991.8878

Re: Forum Retail Center - Chesterfield, Missouri
ACI Boland Project No. 213022

Dear Ms. Henry:

We are pleased to submit the following project to The City of Chesterfield Architectural Review Board for their consideration. This is an abbreviated statement of intent due to the very limited scope of work to the existing retail center. The scope of the project only relates to the front parking lot façade of the existing building and will involve repainting the existing metal roof and the existing EIFS. The columns at the three entry elements will also receive a new cultured stone veneer that will be adhered to the existing structure. The only small change to the façade will be the removal of the old Hollywood Video signage backing from the building revealing the existing building beyond.

STATEMENT OF DESIGN INTENT

General Requirements for Site Design

Site Relationship

There will be no change to the building site.

Circulation System and Access

There will be no change to the circulation or site access.

Topography

There will be no change to the existing topography.

Retaining Walls

There will not be any new retaining walls.

General Requirements for Building Design

Scale

There will be no change to the building that will affect its scale.

Design

The existing building façade design will remain. The removal of the old Hollywood Video signage element

June 19, 2013
Jessica Henry
City of Chesterfield
ACI Boland Proposal No. 213022
Page 2

will restore the original appearance to the tenant entry element and match the balance of the building.

Materials and Colors

The existing metal roofing and EIFS façade will be repainted. The four columns at each of the three tenant entry elements will be wrapped in a new cultured stone veneer attached to the existing structure.

Landscape Design and Screening

There will be no change to the landscape or screening.

Signage

The building signs are not proposed to change.

Lighting

There will be no lighting added to this project.

Once again, we are please to be continuing our relationship with the City of Chesterfield through the development of your wonderful city. If should need any additional information or have questions, please feel free to call me.

Respectfully Submitted,

ACI Boland Architects



Kristopher T. Mehtens, LEED AP
Project Manager

Attachments:

City of Chesterfield – Architectural Review Board Application and drawing.



EXISTING CONDITIONS



PROPOSED CONCEPT

TO BE APPLIED TO ENTIRE DEVELOPMENT



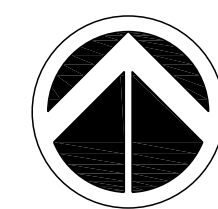
EXISTING CONDITIONS

VIEW "A" LOOKING NORTHWEST



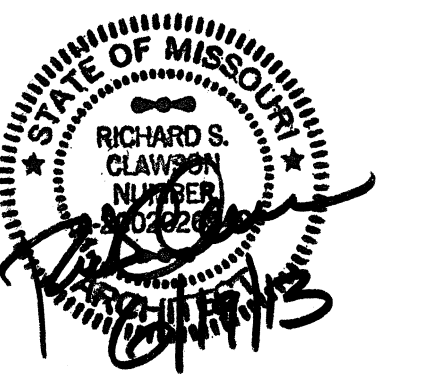
LOCATION MAP

NOT TO SCALE



EXISTING CONDITIONS

VIEW "B" LOOKING NORTHEAST



213022 - 06.20.2013



Forum Retail Center

Chesterfield, Missouri

11477 Olde Cabin Road | Suite 100
 St. Louis, Missouri 63141
 T: 314.991.9993
 aciboland.com





ACI-BCLAND ARCHITECTS
ST. LOUIS, MISSOURI 06.14.2013

ADD CULTURED STONE W/
TILE BANDS TO EXISTING
EIFS COLUMNS

PROPOSED IMPROVEMENTS FOR
RETAIL CENTER
OLIVE BLVD + WOODS MILL RD
CHESTERFIELD, MISSOURI

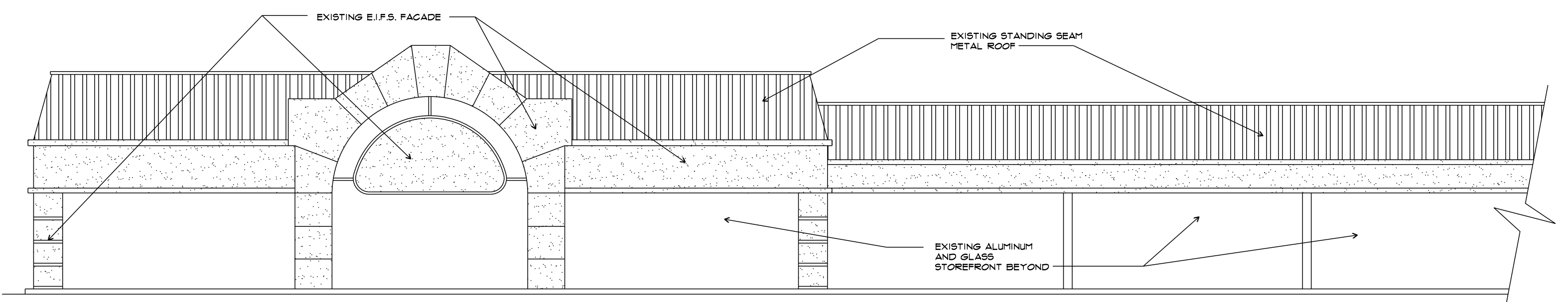
EXISTING BRICK TO
REMAIN

ADD CORNICE TRIM TO
PEDIMENT

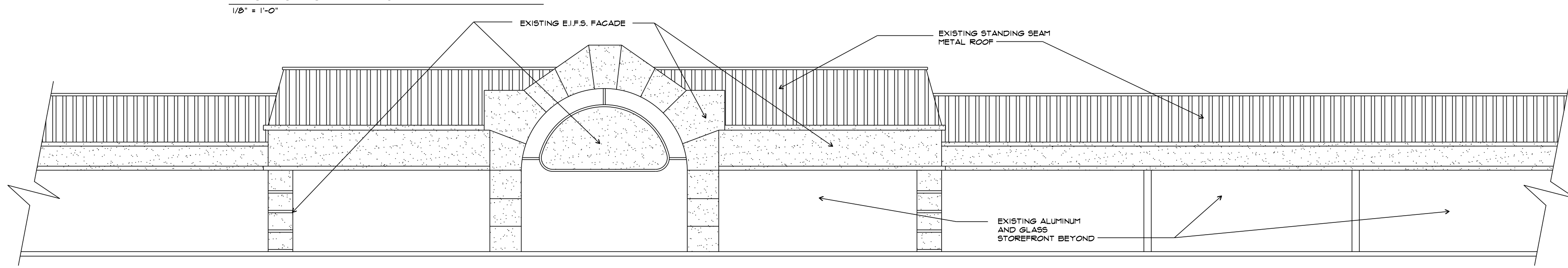
PAINT EXISTING EIFS
"RUST" COLOR

PAINT METAL ROOF
MED. - DK. GRAY COLOR

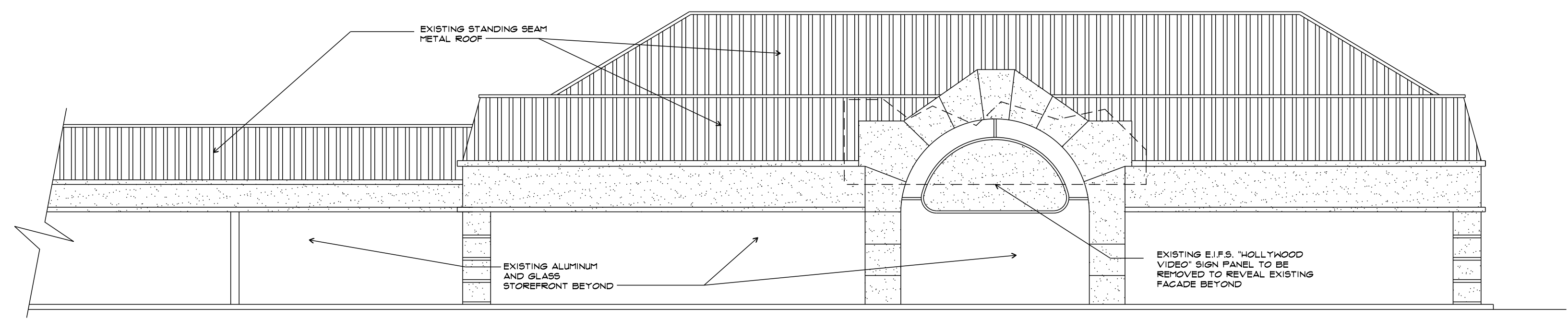
PAINT EXISTING EIFS
LIGHT BUFF COLOR



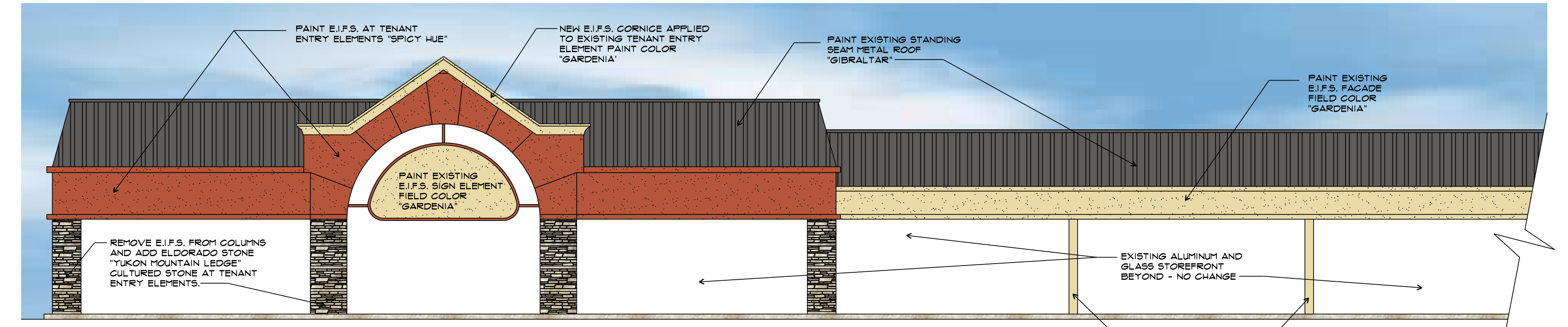
EXISTING EAST ELEVATION
1/8" = 1'-0"



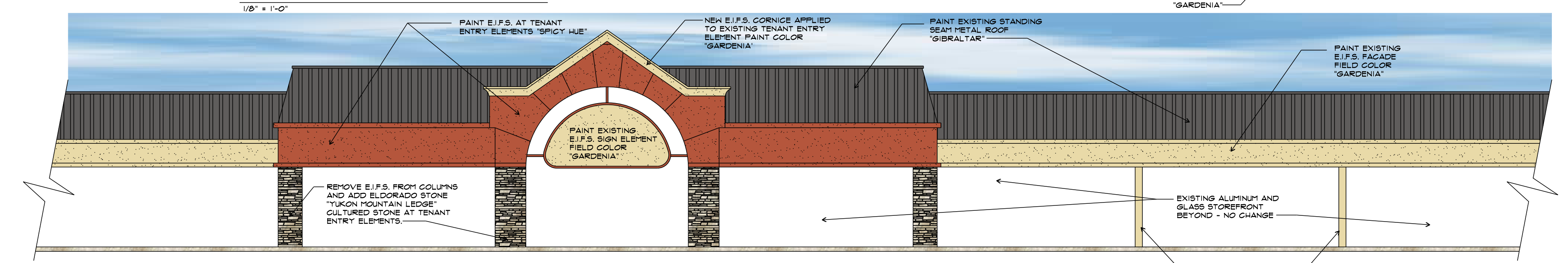
EXISTING PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



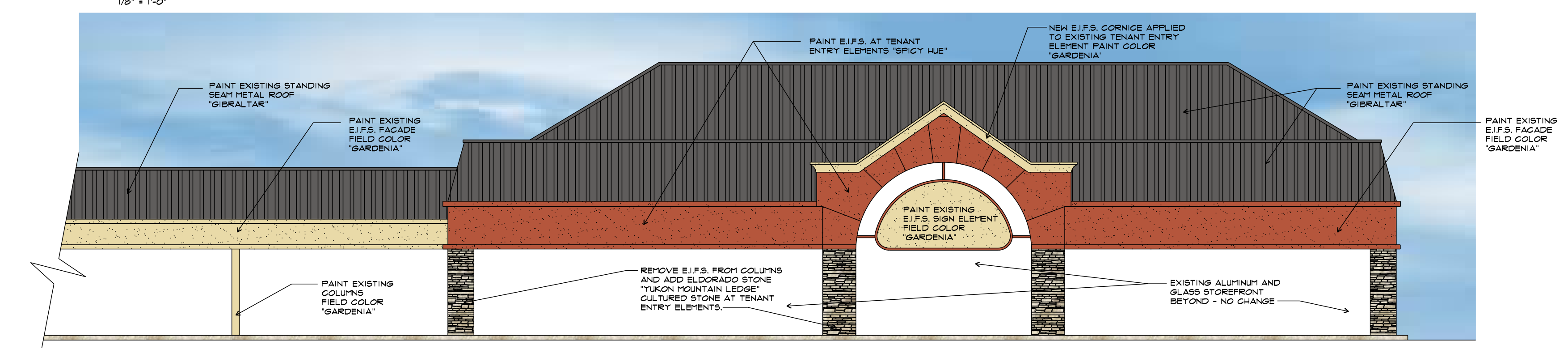
EXISTING PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



PROPOSED EAST ELEVATION CHANGES
1/8" = 1'-0"



PROPOSED PARTIAL SOUTH ELEVATION CHANGES
1/8" = 1'-0"



PROPOSED PARTIAL SOUTH ELEVATION CHANGES
1/8" = 1'-0"