



III.A

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: Site Plan

Meeting Date: August 9, 2018

From: Mike Knight, Planner *mk*

Location: A 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road.

Description: **Aventura at Wild Horse Creek (Above All Development)**: A Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road.

PROPOSAL SUMMARY

This request is to allow for development of three apartment buildings containing a total of 169 units. Other significant features within the site include a clubhouse, pool, cabana, maintenance building with carwash, trash compactor with recycle center, and multiple carport structures. The exterior materials primarily range from thin set manufactured stone and cementitious horizontal siding. The subject site is currently zoned "R-6AA" Residence District. This is a conventional zoning district that has a minimum lot size of 3,000 square feet per unit. The area is designated Urban Core within the City of Chesterfield's Comprehensive Land Use Plan. The site will have prominent views from both Wild Horse Creek Road and Old Chesterfield Road.

REQUEST FOR NO ACTION 7-12-2018

On Thursday July 12th 2018 the Aventura at Wild Horse Creek (Above All Development) project was reviewed by the Architectural Review Board. Based on discussion at this meeting the applicant requested that no action be taken on the project in order to allow time to address the issues raised and bring the project back to the ARB at a future meeting.

The applicant has since provided an updated ARB packet, a letter outlining the changes that were made since the previous submittal, and further explanation for the color scheme. This report outlines 5 general areas in which updates occurred to the original Aventura ARB submittal. Attached to this report is an updated ARB packet and the July 12th ARB Staff Report.

STAFF ANALYSIS

There are five primary areas (Colors, Architectural Features, Front Entry, Carports, and Mechanical Units), that have been revised by the applicant in the new ARB submittal. The following sections outline the changes that were made in each focus area, and provide additional context from the discussion at the previous meeting held July 12th.

Colors

During the July 12th ARB meeting, the ARB discussed the need for differentiation between the buildings to provide more visual interest and avoid an institutional building appearance.

The applicant consulted with their color advisor and provided an updated “Explanation of Color Scheme” which is attached within this packet. The color schedule has been revised and there are a couple changes in addition to the various schemes to bring some variation to the buildings throughout the property. The most dramatic change in color schedule is that each building will now have a different dominant body color. Figure 1 below depicts one elevation from all three buildings with the new dominant body color.



Figure 1: Updated Elevations



Figure 3: Carport

Mechanical Units

During the July 12th meeting, it was discussed that the landscaping and screening of the mechanical units should be reconsidered and clarified to ensure that the units are sufficiently screened with durable plantings.

The applicant has since provided additional landscaping around the mechanical units with durable plantings. The updated ARB packet includes 3 additional exhibits in regards to the screening of AC units and a detail can be seen below in Figure 4.

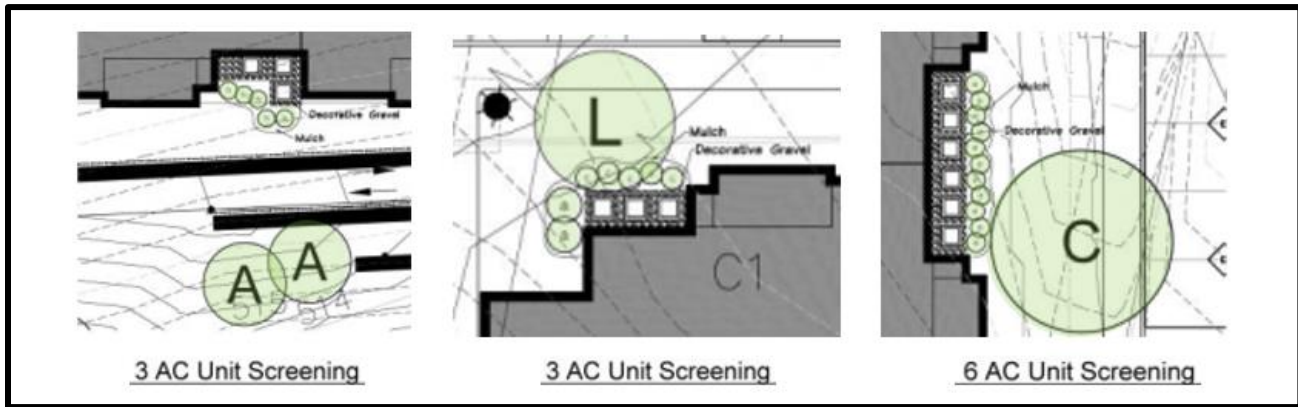


Figure 4: Mechanical Unit

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed with approval until all outstanding items have been addressed. Staff requests review and recommendation on this submittal for Aventura at Wild Horse Creek (Above All Development).

MOTION

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

- 1) "I move to forward the Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Aventura at Wild Horse Creek (Above All Development), as presented, with a recommendation for approval (or denial) to Staff."
- 2) "I move to forward the Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Aventura at Wild Horse Creek (Above All Development) to Staff with the following recommendations..."

Attachments

1. Architectural Review Board Packet Submittal
2. July 12,2018 ARB Staff Report



July 24, 2018

Mr. Mike Knight
Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Re: Aventura at Wild Horse Creek

Dear Mr. Knight:

In response to your July 16th letter and the issues raised at the July 12th Architectural Review Board meeting, we offer the following:

- Colors – See attached e-mails from our architectural color advisor, Darby Samargo. In her email dated July 16th, she states that the renderings don't correctly show the "definition and contrast" of the colors" nor the "warmth or the depth. We agree with her assessment. She also goes on to state that the colors are "very contemporary" and "current and future trending in this market of architecture and building style." Please have the Board read her Letter of Explanation. We feel the colors we have chosen for this project are visually impactful and inviting. And in her email dated July 18th she explains her reasoning behind the various color schemes that have been designed to bring some variation to the buildings.
- Architectural features – We've had our architect provide some "vertical articulation" to the roof line by raising the pediments. We have also added some differentiation between the buildings by differing the colors of each building but staying within the same color palette. And, we have adjusted the height of the stone on the building so it's not one straight line. This gives the building more interest.
- Front Entry – We have given the front entry off of Wild Horse Creek Road leading up to the entrance of our clubhouse a "stronger sense of place". We've provided additional landscaping, widened the sidewalk, added pavers and stamped concrete. The pavers will make the front entry more pedestrian friendly.
- Carports – The carports have been redesigned to be more compatible with the buildings by adding a shingled roof.

- Mechanical units – A screening detail is shown in our submittal. All mechanical units will be screened with durable, attractive plantings.
- Urban Core criteria
 - Physical and visual focus of City: Aventura at Wild Horse Creek, being at the corner of Wild Horse Creek Road and Old Chesterfield, will be an attractive, visually pleasing development. Not only will we have lush landscaping surrounding the property and its' three buildings, a life-size bronze horse statue on top of a monument wall will be at the corner. A pedestrian friendly sidewalk runs along both roads.
 - Parking structures encouraged: Due to various site constraints, no parking structures are provided. Instead, we have all surface parking which makes vehicle and pedestrian traffic much more calming and identifiable.
 - Accommodate motorized and non-motorized transportation: We will encourage our residents to use the future Riparian trail and will provide bicycle racks at multiple locations.
 - Emphasis on pedestrian connectivity: Numerous sidewalks are on site and we have one that connects to the sidewalk along Wild Horse Creek Road. This sidewalk also connects to the future Riparian Trail which we have provided an easement for to the City.
 - New multi-family located in or near: There are other multi-family locations planned for the Urban Core.

Multi-Family Architecture:

- On-site pedestrian system: See comment above regarding emphasis on pedestrian connectivity.
- Avoid monotonous designs: We've met this criteria as explained above under "Colors" and "Architectural Features". We wanted to give our buildings a traditional, residential look that is seen throughout the City of Chesterfield. Some of the more contemporary/modern buildings we've seen built in the past don't seem to stand the test of time and end up looking like a warehouse or office building. We want our buildings to look residential.
- Functional Recreation Areas: For our residents, we are providing a clubhouse, fitness center, swimming pool, pool house and connectivity to the future Riparian Trail.
- Visual transitions and primary material: See "Colors" and "Architectural Features"

Other items:

- Lighting at Pavilion with bike rack: Our electrical engineer has shown the pavilion on the photometric plan and has indicated that there will be plenty of light on it at night.

If you have any questions, please do not hesitate to contact me at (314) 363-9693.

Sincerely,

Bryan Aston

Jeff McCurdy

From: Darby Samargo <darby@colorpeople.com>
Sent: Monday, July 16, 2018 10:53 AM
To: Jeff McCurdy
Subject: Re: Aventura at Wild Horse Creek
Attachments: PastedGraphic-1.tiff; Aventura Comments.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jeff.

So we have some pretty big shifts in the elevations that I believe would make a difference in the visual impact. I attached the renderings with comments - but the biggest change is going to have to do with definition and contrast. There is NONE in the renderings - where there will be in the paints. And the placements were a little off as well. In addition there is a greater 'warmth' and depth to the colors that are truly missing here. I can see where the board would see a very 'blah' palette.

This will instead be much more varied and much more sophisticated looking. The palette is rich and warm and very well suited to the area you described in addition to the market you are trying to appeal to. There are 'earth' tones but these are also very contemporary-based grays that we have been seeing as current and future trending colors in this market of architecture and building style. Were you able to also present the Letter of Explanation? Because that will help explain and I think give a good picture of what this will come off as.

I am stepping out to a meeting for an hour or so. Give me a call once you have looked this over and let me know what you think. I also included a photo of the actual paint swatches. I don't know if you were able to take those to the review but that would make an impact and be extremely helpful.

Thanks,
Darby

Darby Samargo

The Color People
920 Inca Street, Denver, CO 80204
(303) 308-0220
www.colorpeople.com



architectural
color consultants

EXPLANATION OF COLOR SCHEME FOR AVENTURA AT WILD HORSE CREEK CHESTERFIELD, MISSOURI

ABOVE ALL DEVELOPMENT

This new color scheme is one that combines the tone set by the community's environment and surroundings with the need for a contemporary look. The wooded setting calls to a more natural and subtle cast of colors, while our more modern trends are bringing in warmer gray tones. Mixed with our stone selection these directions blend nicely and add to the overall trend in multi-family design of creating apartment HOMES. These new selections, both in texture and color add a very sophisticated touch to this architecture and will lend itself to a highly marketable appearance.

The stone we selected has a variety of colors running from tan to taupe to even more rust-like tones. They are neutral but very rich and will give a grounding look to the buildings. We always like a roof to look substantial and dark and the one we chose here is also great because it ties in some tones to the grays and charcoals, which again ties back to our stone and other colors in the palette.

For the siding we used two different values of familial tones - warm gray/taupe/tan colors that are fresh and modern but also very subtle and inviting. The darker color will be used on the main body while the lighter value will be used to accentuate the areas that come forward. This is a technique that will mimic the architectural massing while also giving the overall facade a visual texture. This allows those areas such as the stairs and balconies to really pop and feel special. The interior spaces will also feel unique and even more comfortable in this lighter color.

The trim will be a soft off-white that gives a nice transition between body colors and makes those areas that want to feel light and open much more comfortable and unique. The ceiling and window trim and stair landings, for instance, will create a nice contrast in the building design as well. This color will be closely matched and tied to our fascia, gutter and soffit selections - and will give a continuity to all building elements.

The second trim color is used as an accent color in the gables and also on the stucco sections. This color will allow the eye to round out the whole look - with the darker tones in the stone feeling similar to this selection and giving some depth to those different textures. This will also add contrast and scale to the buildings.

Our punch color for the entry doors is one that adds some real life and flair to our project. This is a fun yet classy color that will put a personal touch to these homes in a place each resident will see daily. This special note adds a great deal of value to the property. The darkest color in our palette is used on the metal stairs and railings as well as the metal canopies. This color speaks to the material it covers while giving these often-ignored details a nuanced look that rounds out our entire scheme.

This is a look we know to be appealing to a variety of residents who want the nestling feel of an inviting community while also staying fresh and modern. The architecture calls for a set of colors that have natural tones and a warm subtlety to the blend. This creates a sophisticated combination of colors and materials that enhances the architecture and gives the property an appealing charm.

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✉ nicecolors@colorpeople.com



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

July 16, 2018

Bryan Aston
Above All Holdings
10411 Clayton Rd Suite 308
St. Louis, MO 63131

RE: Aventura at Wild Horse Creek – ARB submittal

Mr. Aston,

On Thursday July 12th 2018 the Aventura at Wild Horse Creek (Above All Development) project was reviewed by the Architectural Review Board. At this meeting the applicant requested that no action be taken on the project in order to allow the applicant time to address the issues raised and bring the project back to the ARB at a future meeting.

Below is a summarization of issues that were raised on the July 12th meeting before the request for no action was taken on the project. It is noted that this is not a comprehensive list of all the concerns that the ARB may have, but a list of what was brought up on the July 12th meeting.

- Reconsider the design of the pediments to add more interest. The pediments (balcony areas) have been raised 2'-0" above the plate height breaking the continuity of the gutter line around the building. The soffit trim under the raised areas is trimmed out to provide a deeper profile than the standard soffit detail. The gable elements are still finished with shake siding and painted an accent color. The gables also are accented with eave brackets.
- Provide some vertical articulation to the gutter roof lines. As described above, the balcony areas with gabled elements are raised 2'-0" above the standard roof line.
- Differentiation between the buildings – whether material application, or colors to add more visual interest to avoid institutional building appearance. The color palette for each building is slightly different in order to add more visual interest.
- Reconsider the transition of building materials, and specifically review the height and placement of the hardie board to the lower portion of the building. The hardi sided areas at the balcony elements that previously started at grade have been replaced with stone. The stone in these areas now start at grade and continue to the third floor line. This also breaks up the standard stone belt line around the build which is at the second floor level.
- Landscaping and screening of the mechanical units should be reconsidered and clarified to ensure that the units are sufficiently screened with durable plantings. We have provided more landscaping around the mechanical units with durable plantings.
- Front entry to the development should be celebrated to create a stronger sense of place, with a specific focus on the connection from Wild Horse Creek Road to the front entry of the building.

Provide additional landscaping along this connection and expand the pavement for a shared use path design. The front entry has been redesigned with more landscaping, a center island median that is more welcoming, and an expanded sidewalk. We've also added large planters to the front of the club to make it more identifiable.

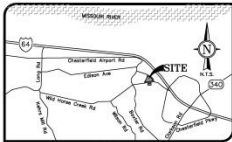
- Provide traffic calming measures, such as pavers, colored, and/or stamped concrete to offset the front entry making it more pedestrian friendly and pedestrian focused. Pavers and stamped concrete have been added.
- Consider redesign of the carports to make them more compatible with the design and materials of the proposed buildings. The carports have been redesigned with a pitched roof to be more compatible with the buildings. Although, we still feel that the carport we initially submitted is better suited for this type of development because the carport, being only 8 feet in height, and having a flat roof, it makes the carport "go away" and not seen as much as one with a pitched roof.

Feel free to contact me if you have any questions or comments concerning this project. My phone number is 636-537-4736 and I will be available to meet with you, at your convenience, regarding any comments city staff has throughout the approval process.

Sincerely,

Mike Knight
Planner

CC: Jeff McCurdy (Jeff.mccurdy@mlpllc.com)
Stan McCurdy (Smccurdy@mlpllc.com)



LEGEND

EXISTING	PROPOSED
UTILITY POLE	UTILITY POLE
BOX WIRE	BOX WIRE
LIGHT STANDARD	LIGHT STANDARD
ELECTRIC BOX	ELECTRIC BOX
ELECTRIC METER	ELECTRIC METER
ELECTRIC MANHOLE	ELECTRIC MANHOLE
OVERHEAD ELECTRIC LINE	OVERHEAD ELECTRIC LINE
UG ELECTRIC LINE	UG ELECTRIC LINE
TELEPHONE BOX	TELEPHONE BOX
TELEPHONE MANHOLE	TELEPHONE MANHOLE
UG TELEPHONE LINE	UG TELEPHONE LINE
FIRE HYDRANT	FIRE HYDRANT
WATER METER	WATER METER
WATER VALVE	WATER VALVE
WATER LINE	WATER LINE
GAS METER	GAS METER
GAS VALVE	GAS VALVE
GAS DRIP	GAS DRIP
GAS LINE	GAS LINE
STREET SIGN	STREET SIGN
ISLAND OR POST	ISLAND OR POST
MANHOLE	MANHOLE
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
STORM DRAIN GRATE INLET	STORM DRAIN GRATE INLET
STORM DRAIN WALK INLET	STORM DRAIN WALK INLET
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
CLAYED END SECTION	CLAYED END SECTION
FENCE: CHAIN LINK OR WIRE	FENCE: CHAIN LINK OR WIRE
FENCE: WOOD CONSTRUCTION	FENCE: WOOD CONSTRUCTION
GUARDRAIL	GUARDRAIL
WATER CONTROL STRUCTURE	WATER CONTROL STRUCTURE
MAJOR CONTAIN. INTERVAL	MAJOR CONTAIN. INTERVAL
SPOT ELEVATION	SPOT ELEVATION
BUSH OR SHRUB	BUSH OR SHRUB
TREE: APPROXIMATE DIAMETER SIZE	TREE: APPROXIMATE DIAMETER SIZE
FOUND SURVEY MONUMENT AS NOTED	FOUND SURVEY MONUMENT AS NOTED
SET SURVEY MONUMENT AS NOTED	SET SURVEY MONUMENT AS NOTED
CLEAN-OUT/DRAIN-SPOUT	CLEAN-OUT/DRAIN-SPOUT
SMILE	SMILE
UTILITY CASING/POST	UTILITY CASING/POST

AVENTURA AT WILD HORSE CREEK

SITE PLAN

PART OF AVENTURA AT WILD HORSE CREEK, A CONSOLIDATION PLAT IN U.S. SURVEY 2001, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SETBACK REQUIREMENTS

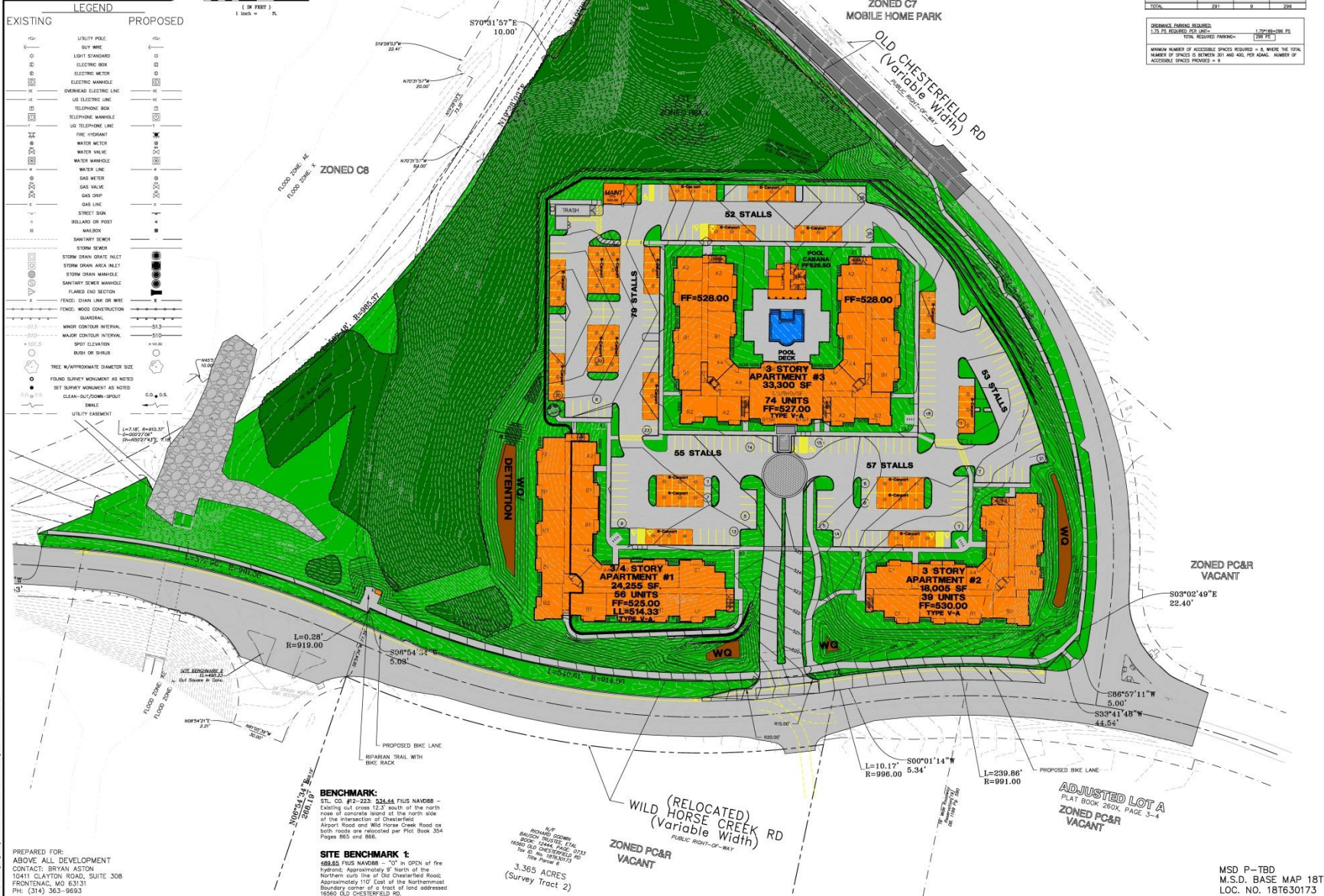
OLD CHESTERFIELD ROAD
WILD HORSE CREEK ROAD
WESTERN BOUNDARY OF LOT
30' LANDSCAPE BUFFER ALONG ALL BOUNDARY LINES

PARKING SUMMARY

TYPE	STANDARD	ACCESSIBLE	TOTAL
SURFACE (EXCEPT)	176	6	176
CANOPY (CONCRETE/STP)	117	3	120
TOTAL	293	9	302

MINIMUM PARKING REQUIRED:
1.75 PER REQUIRED FLOOR AREA
TOTAL REQUIRED PARKING = 1,707 (181) - 296 PS
(296 PS)

MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED = 6, WHERE THE TOTAL NUMBER OF SPACES IS BETWEEN 20 AND 150 PER GRADE. NUMBER OF ACCESSIBLE SPACES PROVIDED = 9



CRIMES CONSULTING, INC.
 12000 W. 100th Street, Suite 100, Overland Park, MO 66214
 (816) 875-1100
 www.crimescs.com

DATE: 1/24/20
 DRAWN BY: J.W.
 CHECKED BY: LIM
 DATE: 05/04/18

A SITE PLAN FOR
AVENTURA AT WILD HORSE CREEK
 CHESTERFIELD, MO 63005

SITE PLAN

JOB NUMBER: 3044
 DRAWN BY: J.W.
 DATE: 05/04/18
 CHECKED BY: LIM
 DATE: 05/04/18
 SHEET:

MSD P-TBD
 M.S.D. BASE MAP 18T
 LOC. NO. 181630173
 ZIP CODE 63005

C.1.0





1 BUILDING ONE - SOUTH ELEVATION
3/32"=1'-0" STREET-SIDE ELEVATION



2 BUILDING ONE - WEST ELEVATION
3/32"=1'-0"

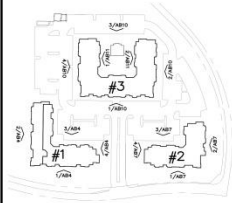


3 BUILDING ONE - NORTH ELEVATION
3/32"=1'-0" PARKING-SIDE ELEVATION



4 BUILDING ONE EAST SIDE ELEVATION
3/32"=1'-0" ENTRY-SIDE ELEVATION

KEYNOTES



ELEVATION KEY PLAN

Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates Tulsa, LLC
2005 E. 40th Street, Suite 200
Tulsa, Oklahoma 74119
918-717-1111

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 308
ST. LOUIS, MO 63131
PH: 314-363-9862

BRINK HALEY - ARCHITECT OF RECORD
MISSOURI LICENSE A-2010313866

JOB NUMBER: 218011
DRAWN BY: SLJ/A
DATE: 4/9/18
7/20/18

BUILDING ONE ELEVATIONS

SHEET NUMBER: AB4 OF 11



KEYNOTES



Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates Tulsa, LLC
2005 E 46th Street, Suite 200
Tulsa, Oklahoma 74116
918-742-2410
918-742-2411
MISSOURI LICENSE A-201501388

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 208
ST. LOUIS, MO 63131
PH: 314-363-0883

JOB NUMBER: 218011
DRAWN BY: SLJ/A
DATE: 4/5/18
7/20/18

BUILDING ONE ELEVATIONS

SHEET NUMBER: AB4 OF 11



1 BUILDING TWO – SOUTH ELEVATION
3/32"=1'-0" STREET-SIDE ELEVATION



2 BUILDING TWO – EAST ELEVATION
3/32"=1'-0"

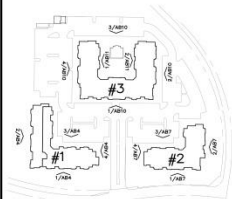


3 BUILDING TWO – NORTH ELEVATION
3/32"=1'-0" PARKING-SIDE ELEVATION



4 BUILDING TWO
WEST SIDE ELEVATION
3/32"=1'-0" ENTRY-SIDE ELEVATION

KEYNOTES



ELEVATION KEY PLAN

Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates Tulsa, LLC
2202 E. 46th Street, Suite 200
Tulsa, Oklahoma 74116
918-742-2444

BRYAN HULST - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015013885

Aventura at Wild Horse Creek, LLC
10411 ELAYTON RD., STE. 208
ST. LOUIS, MO 63131
PH: 314-382-8883

JOB NUMBER: 218011
DRAWN BY: SLJ/KA
DATE: 4/5/18
7/20/18

BUILDING TWO ELEVATIONS

SHEET NUMBER: AB7 OF 11



1 BUILDING TWO - SOUTH ELEVATION
3/32"=1'-0" STREET-SIDE ELEVATION



2 BUILDING TWO - EAST ELEVATION
3/32"=1'-0"

- ARCHITECTURAL ASPHALT SHINGLES
- CEMENT FIBER SHAKE SIDING
- DECORATIVE PYPON BRACKET
- CEMENT FIBER SIDING
- INSULATED VINYL WINDOW, WITH VINYL SHUTTERS
- MANUFACTURED STONE SILL
- MANUFACTURED THINSET STONE VENEER
- CONDENSERS, AS SHOWN ON SITE PLAN, SCREENED WITH LANDSCAPING AS DETAILED ON LANDSCAPE PLANS



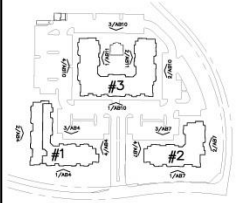
3 BUILDING TWO - NORTH ELEVATION
3/32"=1'-0" PARKING-SIDE ELEVATION

- ARCHITECTURAL ASPHALT SHINGLES
- CEMENT FIBER SHAKE SIDING
- DECORATIVE PYPON BRACKET
- CEMENT FIBER SIDING
- INSULATED VINYL WINDOW, WITH VINYL SHUTTERS
- MANUFACTURED STONE SILL
- STANDING SEAM ROOF ON PRE-MANUFACTURED ALUMINUM FRAME
- MANUFACTURED THINSET STONE VENEER
- CONDENSERS, AS SHOWN ON SITE PLAN, SCREENED WITH LANDSCAPING AS DETAILED ON LANDSCAPE PLANS



4 BUILDING TWO WEST SIDE ELEVATION
3/32"=1'-0" ENTRY-SIDE ELEVATION

KEYNOTES



ELEVATION KEY PLAN

Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates Tulsa, LLC
2203 E. 46th Street, Suite 200
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BRINK HULST - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015013888

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 208
ST. LOUIS, MO 63131
PH. 314-363-0883

JOB NUMBER: 218011
DRAWN BY: SLJ/A
DATE: 4/5/18
7/20/18

BUILDING TWO ELEVATIONS

SHEET NUMBER: AB7 OF 11



1 BUILDING THREE — SOUTH ELEVATION
 $\frac{3}{32}''=1'-0''$ FRONT ELEVATION



2 BUILDING THREE — EAST ELEVATION
 $\frac{3}{32}''=1'-0''$ PARKING-SIDE ELEVATION

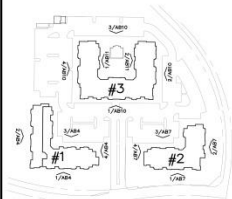


3 BUILDING THREE — NORTH ELEVATION
 $\frac{3}{32}''=1'-0''$ COURTYARD ELEVATION



4 BUILDING THREE
 WEST SIDE ELEVATION
 $\frac{3}{32}''=1'-0''$ PARKING-SIDE ELEVATION

KEYNOTES



ELEVATION KEY PLAN

Aventura at Wild Horse Creek
 Chesterfield, Missouri



Parker Associates Tulsa, LLC
 2202 E. 46th Street, Suite 200
 Tulsa, Oklahoma 74116
 918-742-2244

BROWN HULST - ARCHITECT OF RECORD
 MISSOURI LICENSE A-2015013885

Aventura at Wild
 Horse Creek, LLC.
 10411 ELAYTON RD., STE. 208
 ST. LOUIS, MO 63131
 PH: 314-383-9883

JOB NUMBER: 218011
 DRAWN BY: SLJWA
 DATE: 4/5/18

7/20/18

BUILDING THREE
 ELEVATIONS

SHEET
 NUMBER AB10 OF 11



1 BUILDING THREE - SOUTH ELEVATION
3/32"=1'-0" FRONT ELEVATION



2 BUILDING THREE - EAST ELEVATION
3/32"=1'-0" PARKING-SIDE ELEVATION



3 BUILDING THREE - NORTH ELEVATION
3/32"=1'-0" COURTYARD ELEVATION



4 BUILDING THREE WEST SIDE ELEVATION
3/32"=1'-0" PARKING-SIDE ELEVATION

KEYNOTES



Aventura at Wild Horse Creek
Chesterfield, Missouri

 Parker Associates Tulsa, LLC 2005 E. 46th Street, Suite 200 Tulsa, Oklahoma 74116 918-742-2410 BRINK HALEY - ARCHITECT OF RECORD MISSOURI LICENSE A-2015013889	Aventura at Wild Horse Creek, LLC 10411 CLAYTON RD., STE. 208 ST. LOUIS, MO 63131 PH. 314-383-9883
	JOB NUMBER: 218011 DRAWN BY: SJ-JA DATE: 4/5/18 7/20/18
BUILDING THREE ELEVATIONS	
SHEET NUMBER: AB10 OF 11	

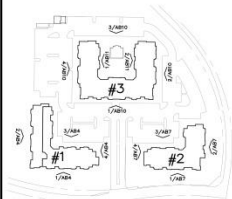


1 BUILDING THREE – EAST COURTYARD ELEVATION
3/32"=1'-0"



2 BUILDING THREE – WEST COURTYARD ELEVATION
3/32"=1'-0"

KEYNOTES



ELEVATION KEY PLAN

Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates Tulsa, LLC
2202 E. 40th Street, Suite 200
Tulsa, Oklahoma 74116
918-742-2400
918-742-2400

BRYAN HULST - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015013895

Aventura at Wild Horse Creek, LLC

10411 ELAYTON RD., STE. 208
ST. LOUIS, MO 63111
PH: 314-383-9883

JOB NUMBER: 218011
DRAWN BY: SLJ/KA
DATE: 4/5/18
5/14/18

BUILDING THREE
ELEVATIONS

SHEET NUMBER: AB11 OF 11

KEYNOTES

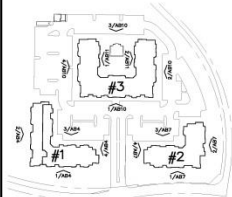


1 BUILDING THREE - EAST COURTYARD ELEVATION
3/32"=1'-0"



2 BUILDING THREE - WEST COURTYARD ELEVATION
3/32"=1'-0"

- ARCHITECTURAL ASPHALT SHINGLES
- CEMENT FIBER SHAKE SIDING
- DECORATIVE PLYON BRACKET
- CEMENT FIBER SIDING
- INSULATED VINYL WINDOW WITH VINYL SHUTTERS
- MANUFACTURED STONE SILL
- STANDING BEAM ROOF ON FIRE MANUFACTURED ALUMINUM FRAME
- MANUFACTURED THINSET STONE VENEER
- CONDENSERS, AS SHOWN ON SITE PLAN, SCREENED WITH LANDSCAPING AS RETAILED ON LANDSCAPE PLANS



ELEVATION KEY PLAN

Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates Tulsa, LLC
2003 E. 40th Street, Suite 200
Tulsa, Oklahoma 74109
918-249-2211
918-742-2488
BRINK HILLET - ARCHITECT OF RECORD
MISSOURI LICENSE A-2015013898

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 208
ST. LOUIS, MO 63131
PH. 314-383-0883

JOB NUMBER: 218011
DRAWN BY: SJJA
DATE: 4/3/18

BUILDING THREE ELEVATIONS

SHEET NUMBER: AB11 OF 11

View from back of Clubhouse



Pool Cabana

South



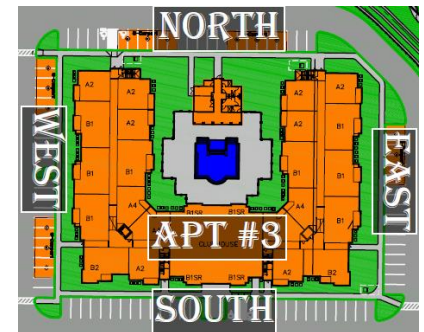
East

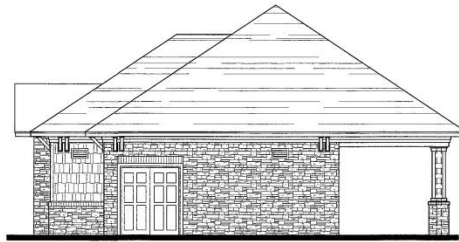


North

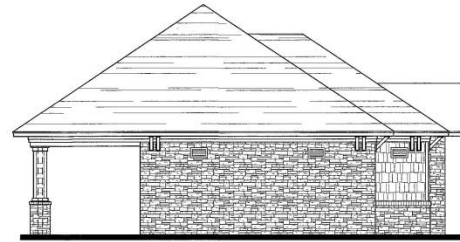


West

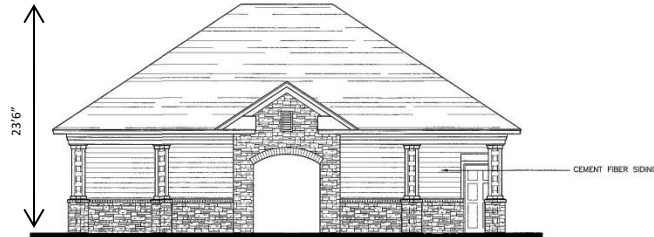




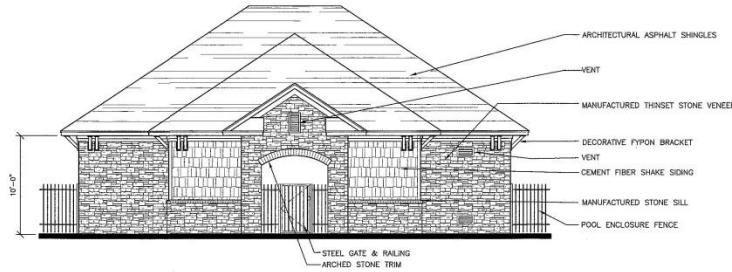
4 POOL CABANA WEST ELEV.
1/4"=1'-0"



3 POOL CABANA EAST ELEV.
1/4"=1'-0"



2 POOL CABANA SOUTH ELEV.
1/4"=1'-0"



1 POOL CABANA NORTH ELEV.
1/4"=1'-0"

KEYNOTES

Aventura at Wild Horse Creek
Chesterfield, Missouri

 Parker Associates Tulsa, LLC 2205 E. 49th Street, Suite 200 Tulsa, Oklahoma 74116 918-742-2400	Aventura at Wild Horse Creek, LLC 10011 GLENN RD. STE. 308 ST. LOUIS, MO 63131 PH 314-263-6662
	MISSOURI LICENSE # 20110513688

	JOB NUMBER: 218011 DRAWN BY: SJM DATE: 4/9/18
	POOL CABANA ELEVATIONS SHEET NUMBER SD2 OF 2

Maintenance Building



North



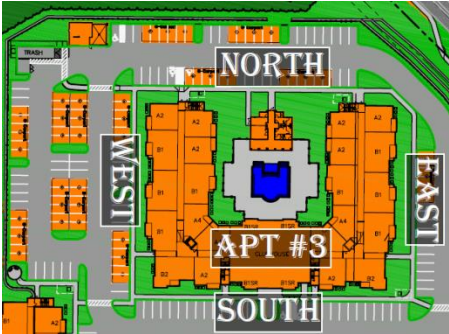
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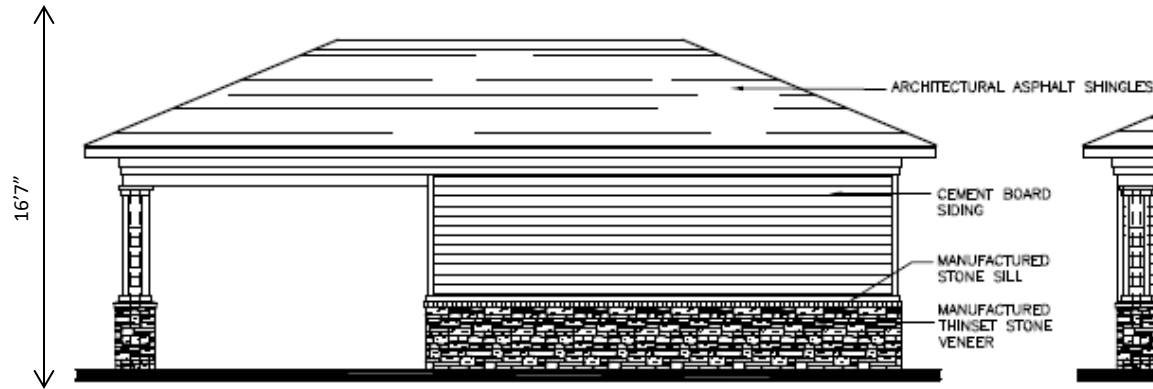


South

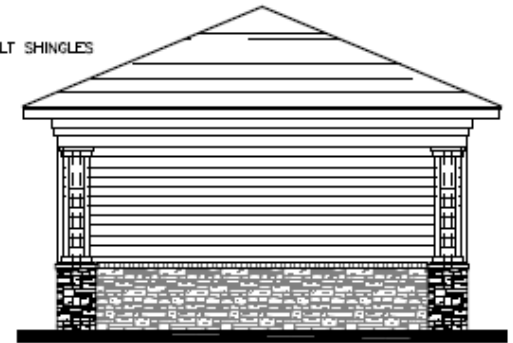


West

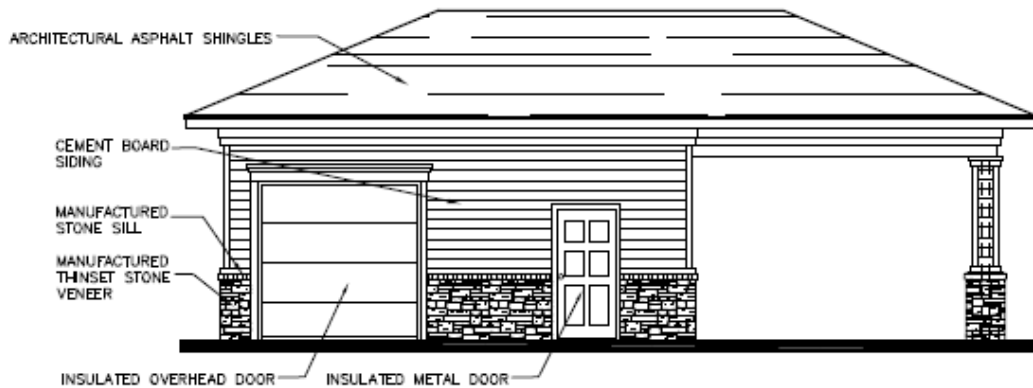




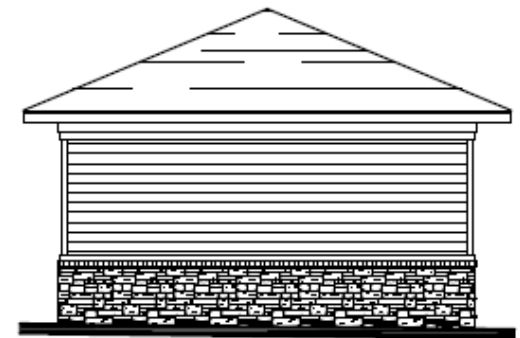
8 MAINTENANCE NORTH ELEV
 $\frac{3}{16}'' = 1'-0''$



7 MAINTENANCE EAST ELEV
 $\frac{3}{16}'' = 1'-0''$



6 MAINTENANCE SOUTH ELEV
 $\frac{3}{16}'' = 1'-0''$



5 MAINTENANCE WEST ELEV
 $\frac{3}{16}'' = 1'-0''$

Trash Enclosure



Front/East



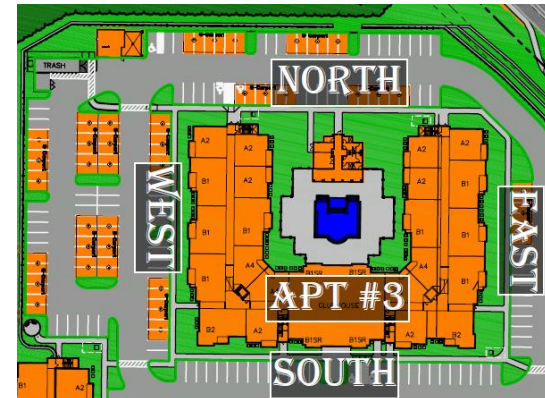
Rear/West

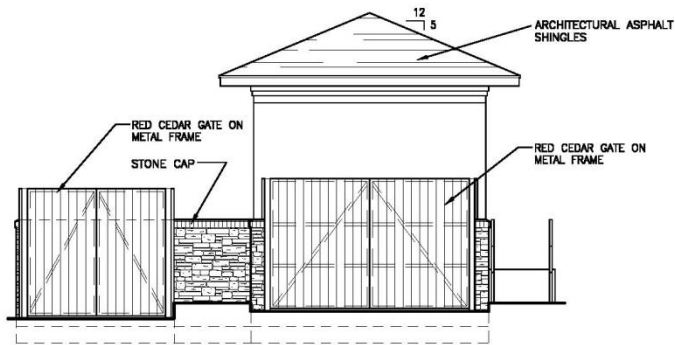


Side/North

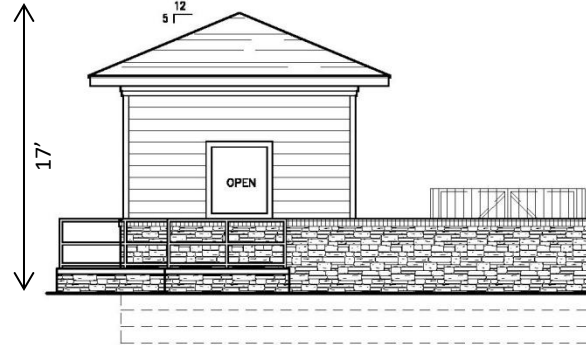


Side/South

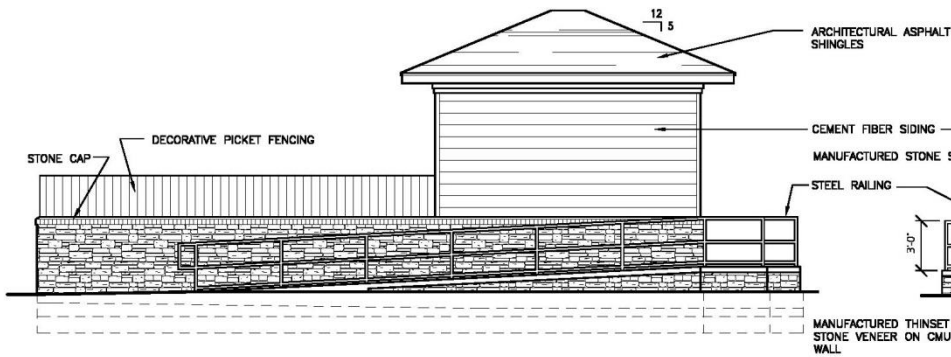




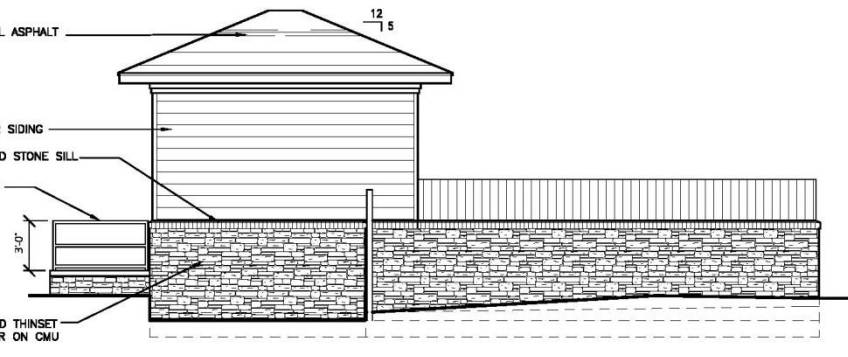
5 TRASH ENCL. FRONT ELEV
 $\frac{3}{16}'' = 1'-0''$



4 TRASH ENCL. REAR ELEV
 $\frac{3}{16}'' = 1'-0''$



3 TRASH ENCLOSURE SIDE ELEV
 $\frac{3}{16}'' = 1'-0''$



2 TRASH ENCLOSURE SIDE ELEV
 $\frac{3}{16}'' = 1'-0''$

Carport Options



Aerial



Breckenridge
Materials

Mobile Home Park

Ascension
Catholic Church
& School

SITE

Sachs Properties

Undeveloped

Sachs Properties

Surrounding Properties

Wild Horse Creek & Old Chesterfield Rd



Sachs Property



Mobile Home Park





architectural
color consultants

EXPLANATION OF COLOR SCHEME FOR AVENTURA AT WILD HORSE CREEK CHESTERFIELD, MISSOURI

ABOVE ALL DEVELOPMENT

This new color scheme is one that combines the tone set by the community's environment and surroundings with the need for a contemporary look. The wooded setting calls to a more natural and subtle cast of colors, while our more modern trends are bringing in warmer gray tones. Mixed with our stone selection these directions blend nicely and add to the overall trend in multi-family design of creating apartment HOMES. These new selections, both in texture and color add a very sophisticated touch to this architecture and will lend itself to a highly marketable appearance.

The stone we selected has a variety of colors running from tan to taupe to even more rust-like tones. They are neutral but very rich and will give a grounding look to the buildings. We always like a roof to look substantial and dark and the one we chose here is also great because it ties in some tones to the grays and charcoals, which again ties back to our stone and other colors in the palette.

For the siding we used two different values of familial tones - warm gray/taupe/tan colors that are fresh and modern but also very subtle and inviting. The darker color will be used on the main body while the lighter value will be used to accentuate the areas that come forward. This is a technique that will mimic the architectural massing while also giving the overall facade a visual texture. This allows those areas such as the stairs and balconies to really pop and feel special. The interior spaces will also feel unique and even more comfortable in this lighter color.

The trim will be a soft off-white that gives a nice transition between body colors and makes those areas that want to feel light and open much more comfortable and unique. The ceiling and window trim and stair landings, for instance, will create a nice contrast in the building design as well. This color will be closely matched and tied to our fascia, gutter and soffit selections - and will give a continuity to all building elements.

The second trim color is used as an accent color in the gables and also on the stucco sections. This color will allow the eye to round out the whole look - with the darker tones in the stone feeling similar to this selection and giving some depth to those different textures. This will also add contrast and scale to the buildings.

Our punch color for the entry doors is one that adds some real life and flair to our project. This is a fun yet classy color that will put a personal touch to these homes in a place each resident will see daily. This special note adds a great deal of value to the property. The darkest color in our palette is used on the metal stairs and railings as well as the metal canopies. This color speaks to the material it covers while giving these often-ignored details a nuanced look that rounds out our entire scheme.

This is a look we know to be appealing to a variety of residents who want the nestling feel of an inviting community while also staying fresh and modern. The architecture calls for a set of colors that have natural tones and a warm subtlety to the blend. This creates a sophisticated combination of colors and materials that enhances the architecture and gives the property an appealing charm.

920 Inca Street
Denver, CO 80204

303 308 0220
303 308 0123
colorpeople.com
nicecolors@colorpeople.com

Jeff McCurdy

From: Darby Samargo <darby@colorpeople.com>
Sent: Wednesday, July 18, 2018 2:09 PM
To: Jeff McCurdy
Cc: jjohnson@skylineink.com
Subject: Re: Aventura at Wild Horse Creek
Attachments: PastedGraphic-1.tiff; Aventura Wild Horse CreekMO ClrsREVISEDpdf.pdf

Jeff,

I have attached a revised color schedule and there are a couple of changes in addition to the various schemes that have been designed to bring some variation to the buildings throughout the property.

We decided that the color used for the gable shingled areas needed to coincide with the B-2 color so this will be reflected amongst the building schemes and will tie back to those main colors in the palette. This is noted in the placement description line on the schedule outline. Also a change in placement is the selection for the stucco sections on Building 3. This needs to again, give some continuity to the B-1/B-2 color scheme changes and so this lower section on the building will now be in the B-1 color to give some darker value to this area.

In all of these three color schemes (A,B and C), the B-1 and B-2 selections will create enough contrast in value that the depth of colors and architectural details will be more apparent and should all feel cohesive together as a community but give some uniqueness to each building with these subtle variations in color. They are all familial in tone but do show through differing tones (such as a more tan running scheme to a more green-gray scheme, etc.). *I did also include a photo of the color swatches in these new schemes (as it is laid out, you see the darker B-1 color against the lighter B-2 color - the overall trim color is at the top middle with a white sheet of paper to give a sense of the warmth of our colors - and the schemes go from left to right, A to C.*

The trim (T-1) color will stay the same, as will the Punch colors. These are all still appropriate and connected to the new colors in our schemes.

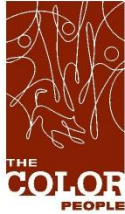
I will communicate with Jeff these changes and the intent of our color choices in terms of how the rendering should translate this design. And hopefully we will be able together to relay this arrangement and approach to you and the review board.

Let me know if you have any questions. I am going to touch base with Jeff in a few minutes with all of this information.

Thanks,
Darby

Darby Samargo

The Color People
920 Inca Street, Denver, CO 80204
(303) 308-0220
www.colorpeople.com



architectural
color consultants

**COLOR SCHEME FOR
AVENTURA AT WILD HORSE CREEK
ABOVE ALL DEVELOPMENT**

REVISED 07-18-18

ROOF: CERTAINTEED - DRIFTWOOD

STONE: STONECRAFT - HAMILTON HERITAGE

FASCIAS/GUTTERS: ROLLEX - SHELL

SOFFITS: PROVIA WOODHAVEN - LINEN

BALCONY RAILINGS: PRE-FINISHED WHITE

SHUTTERS: PROVIA SHUTTERS - 018 TUXEDO GREY NS

WINDOWS: WHITE

POOL DECK: H&C ACRYLA-DECK - HC141 CEMENTED DEAL

P-2 PUNCH COLOR

Stairs & Railings, Metal Canopies

PPG1007-7 BARK
High Gloss Finish

P-1 PUNCH COLOR

Main Entry Doors

PPG1081-5 FIRE DUST
High Gloss Latex Finish

T-1 TRIM COLOR

All Trim, Ceilings, Balcony Doors

PPG1111-1 PRAIRIE WINDS
Satin Finish

B-2 BODY COLOR

Body Punch-outs/Accents, Interior Walls (Balconies/Breezeways), Shake Siding Gables
Satin Finish

B-1 BODY COLOR

Main Body, Stucco Sections, Storage Doors
Satin Finish

SCHEMES (B-1 and B-2: Schemes A, B and C for Building Variation)

B1-A PPG1025-4 SHARKSKIN

B1-B PPG1102-5 SADDLE SOAP

B1-C PPG1032-4 SYLVAN

B2-A PPG1024-4 MOTH GRAY

B2-B PPG1102-3 DANCING DOLPHIN

B2-C PPG1029-3 FRENCH GRAY LINEN

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PRIMARY APPLICATIONS

- ▶ **Commercial Developments**
- ▶ **Self Storage**
- ▶ **Apartments (Multi-Family)**
- ▶ **Parks & Recreation**
- ▶ **Schools & Universities**



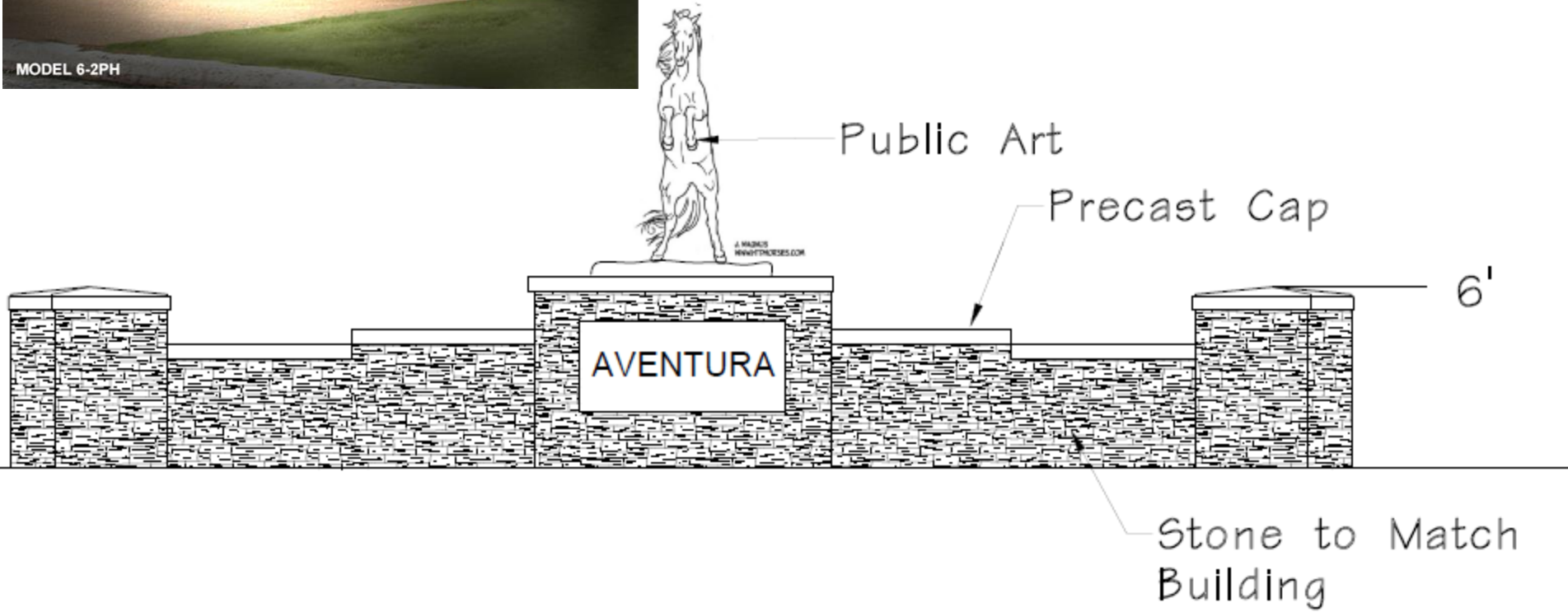
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Public Amenities





Parker Associates Tulsa, LLC
 2202 East 49th Street South
 Suite 200
 Tulsa, Oklahoma 74105

Phone: 918-742-2485
 Fax: 918-742-2486
 www.parkertulsa.com

Architect's Statement of Design

6/1/18

Project: Aventura at Wild Horse Creek Apartment Project

Location: Northwest Quadrant of the Wild Horse Creek Road and Old Chesterfield Road Intersection, Chesterfield, MO.

Project Overview:

The project contains three apartment buildings containing a total of 169 units. Site amenities will include the following: Clubhouse that is integral with apartment Building 3, pool, pool cabana, maintenance building with carwash, trash compactor with recycle center, and carport structures.

Site Access:

The site has one point of access off Wild Horse Creek Road. The boulevard entry drive aligns with an existing curb cut that is on an axis that centers on the clubhouse in Building 3. The parking is generally centralized in the interior of the site and loops around Building 3 which allows for improved traffic flow. Apartment buildings screen the majority of the parking from the adjacent public right of ways. The parking area located at the northeast part of the site will be screened from off-site traffic by a substantial existing tree line. There is a public sidewalk along both public roads. The sidewalk at Wild Horse Creek ties to the interior sidewalks of the site. There is an accessible route that connects all buildings and amenities throughout the site.

Topography:

The existing topography is extensive with over 70' of change with the high point located near the center of the site. The proposal is to lower the grade at the center of the site creating a flattened area for the proposed structures. Even so, there will be the need for retaining walls at the perimeter of the site. The triple tiered mosaic block retaining wall shown at Building 1 along Wild Horse Creek Road has a maximum height of 13' (max tier 5' high). Building 1 also incorporates a retaining wall within the building creating a walk-out basement condition (this side of the building is 4 stories) facing west. The triple tiered mosaic block retaining wall along Old Chesterfield Road has a maximum of 20' height (max tier 7' high). The standard versa-lok retaining wall at the NW corner of the site is a maximum of 19' height is located along the tree preservation area and screened from the public view. The retaining walls will be constructed of modular block and with a stone type finish that will complement the stone on the Buildings. The retaining walls will be required to be engineered with sealed drawings provided by the supplier.

Building Design:

Scale:

The proposed apartment buildings are 3-story in height with pitched roofs. Building 1 contains a section at the west side that is 4-story with east side being 3-story. This is typically called a three / four split building. The maximum height of Building 1 is 57' (4-story side) and Buildings 2 and 3 are 48'. The building facades employ horizontal banding and material changes to break up the height and help achieve a sense of human scale. Balcony elements and other building offsets occur at each unit which provides visual breaks along building elevations.

Design:

The buildings incorporate a number of design elements that lend a residential feel to the project. The exterior materials are stone and cementitious horizontal siding. Elements including window shutters, cornice brackets and pitched roofs also give a residential feel. All buildings will have the same materials and color to provide an overall sense of unity for the project.

Materials and Colors:

The exterior materials will include thinset manufactured stone, cementitious horizontal siding and stucco which accentuate the club. Colors and sample board will be submitted by the Owner separate from this document.

Landscape Design and Screening:

A landscape design meeting the City standards is submitted separately from this document. Tree and shrubs are planned at the site perimeters as well as around each structure. Special attention will be paid at the intersection of Wild Horse Creek and Old Chesterfield Road as a decorative retaining wall with a full-size bronze horse statue will be installed. Heat pump condensers located around the perimeter of the apartment buildings will be screened with shrubbery.

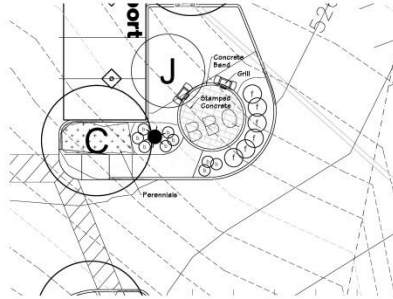
Lighting:

A site lighting plan is submitted separately from this document. The general parking lighting will be provided by LED fixtures that have zero up-light. The clubhouse will have approximately 5 wall mounted decorative fixtures to accentuate the club entry. All site lighting will meet the Lighting Standards as provided for in the Unified Development Code.

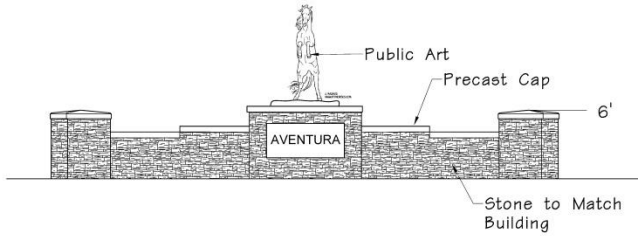
Sincerely,

Bryan E. Hulst, AIA
 Member

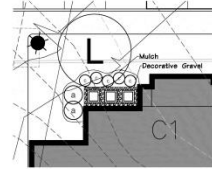




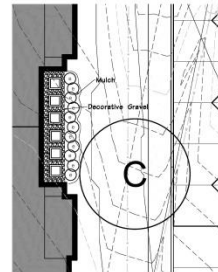
5 BBQ Patios
SCALE 1"=10'-0"



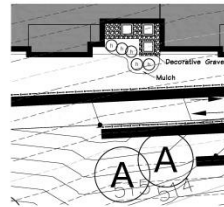
6 Entry Monument-Public Art
SCALE 1/4"=1'-0"



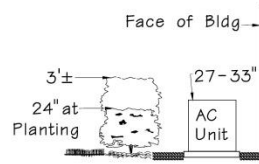
1 3 AC Unit Screening
SCALE 1"=10'-0"



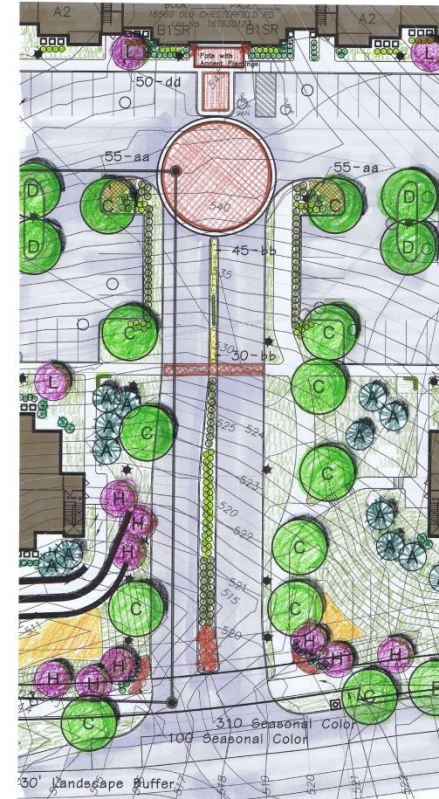
2 6 AC Unit Screening
SCALE 1"=10'-0"



3 3 AC Unit Screening
SCALE 1"=10'-0"



4 Section AC Unit Screening
SCALE 1/2"=1'-0"



Enlarged Entrance
SCALE 1"=20'-0"



Douglas A. DeLong, Landscape Architect, License No. 1481, State of Missouri, 7/23/2018



Aventura At Wild Horse Creek
Chesterfield, Missouri

Above All Development

Revisions:

Date	Description	No.
9/17/18	City Comments	1
7/23/18	City Comments	2

Drawn: BAD
Checked: DAD

DLA
Douglas A. DeLong
Landscape Architects, LLC
7820 West Branch Ave
St. Louis, MO 63117
(314) 566-4856
dadelong.la@gmail.com
Missouri State Certificate of Registration: 1481-18-0000

Sheet Title: Landscape Details
Sheet No: L-2

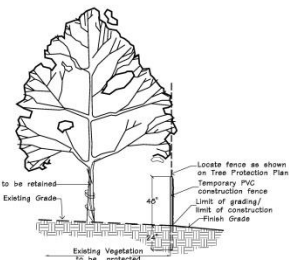
Date: 7/19/2018
Job #: 127.006

TREE PROTECTION NOTES:

- 1) Preserved woodland canopy is delineated with shading.
- 2) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 3) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Where noted on plan, contractor to bench and root prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.
- 4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.
- 5) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment/tracking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. Any proposed plantings shall be subject to the review and approval of the City of St. Louis. All ground plans shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 6) Tree protection measures to be maintained throughout construction sequence.

TREE PROTECTION ACTION KEY SEQUENCE:

- 1) Survey limit of disturbance.
- 2) Install tree protection fencing.
- 3) Post tree protection signage on fence (No signs will be posted on trees).
- 4) Maintain tree protection area as an off-limits zone.



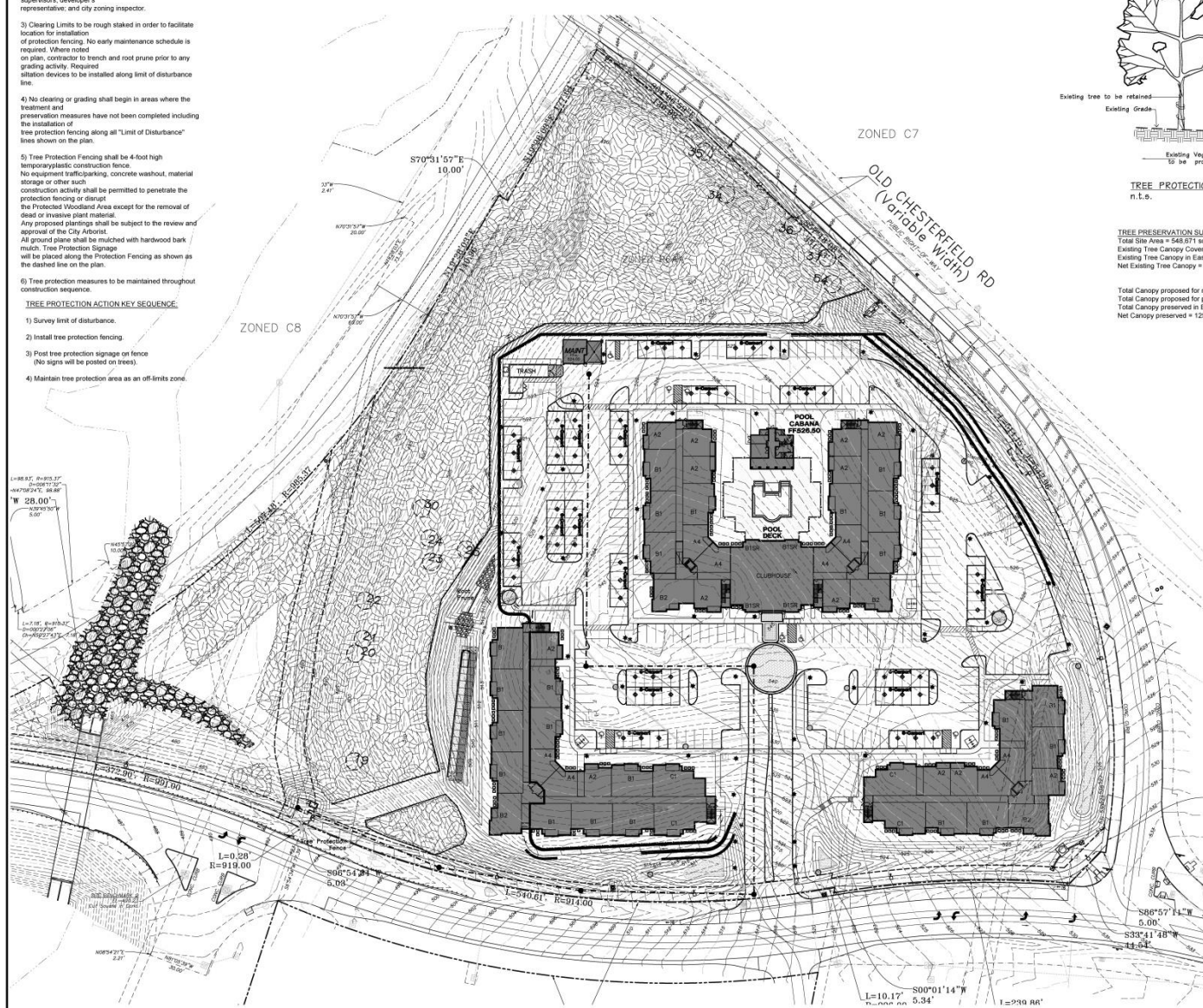
TREE PROTECTION DETAIL
n.t.s.

TREE PRESERVATION SUMMARY:
 Total Site Area = 548,071 sq. ft. or 12.59 AC.
 Existing Tree Canopy Coverage = 453,419.9 sq. ft. or 10.4 AC.
 Existing Tree Canopy in Easements = 35,503.8 sq. ft.
 Net Existing Tree Canopy = 417,916.0 sq. ft.

Total Canopy proposed for removal = 314,141 sq. ft. or 7.2 AC. (69.3%)
 Total Canopy proposed for preservation = 139,278.8 sq. ft. or 3.2 AC. (33.3%)
 Total Canopy preserved in Easements = 12,308.8 sq. ft.
 Net Canopy preserved = 126,314.8 sq. ft. (30.0%)

TREE NUMBER	SPECIES_ID	DBH_EXACT	CROWN_CLASS	CONDITION	T.B.R.
1	sycamore-American	30	30-40	Good (70-79)	T.B.R.
2	oak northern red	30	30-40	Fair (60-69)	T.B.R.
3	sycamore-American	30	30-40	Fair (60-69)	T.B.R.
4	hackberry	30	30-40	Fair (60-69)	T.B.R.
5	maple silver	30	30-40	Fair (60-69)	T.B.R.
6	maple silver	30	30-40	Fair (60-69)	T.B.R.
7	sycamore-American	40	40-50	Good (70-79)	T.B.R.
8	maple silver	40	40-50	Fair (60-69)	T.B.R.
9	maple silver	30	30-40	Fair (60-69)	T.B.R.
10	maple silver	30	30-40	Fair (60-69)	T.B.R.
11	oak shingle	30	30-40	Fair (60-69)	T.B.R.
12	hackberry	30	30-40	Fair (60-69)	T.B.R.
13	ash green	30	30-40	Fair (60-69)	T.B.R.
14	maple silver	30	30-40	Fair (60-69)	T.B.R.
15	ash green	30	30-40	Fair (60-69)	T.B.R.
16	ash green	30	30-40	Fair (60-69)	T.B.R.
17	oak northern red	30	30-40	Good (70-79)	T.B.R.
18	hackberry	30	30-40	Fair (60-69)	T.B.R.
19	maple silver	30	30-40	Fair (60-69)	T.B.R.
20	oak shingle	24	45-50	Good (70-79)	T.B.R.
21	oak northern red	22	45-50	Good (70-79)	T.B.R.
22	oak thornleaf	24	45-50	Fair (60-69)	T.B.R.
23	oak white	24	35-40	Good (70-79)	T.B.R.
24	oak shingle	24	45-50	Good (70-79)	T.B.R.
25	maple sugar	26	45-50	Good (70-79)	T.B.R.
26	oak black	30	30-40	Fair (60-69)	T.B.R.
27	oak black	30	30-40	Fair (60-69)	T.B.R.
28	oak black	34	30-40	Fair (60-69)	T.B.R.
29	oak black	34	30-40	Fair (60-69)	T.B.R.
30	oak shingle	30	35-40	Fair (60-69)	T.B.R.
31	ash green	30	35-40	Fair (60-69)	T.B.R.
32	ash green	30	35-40	Fair (60-69)	T.B.R.
33	sycamore-American	24	45-50	Fair (60-69)	T.B.R.
34	hackberry	24	45-50	Fair (60-69)	T.B.R.
35	sycamore-American	24	45-50	Fair (60-69)	T.B.R.
36	sycamore-American	24	45-50	Fair (60-69)	T.B.R.
37	sycamore-American	24	45-50	Fair (60-69)	T.B.R.
38	maple sugar	30	35-40	Good (70-79)	T.B.R.
39	maple silver	34	40-50	Good (70-79)	T.B.R.
40	maple silver	34	40-50	Good (70-79)	T.B.R.
41	oak black	30	35-40	Fair (60-69)	T.B.R.
42	oak black	30	35-40	Fair (60-69)	T.B.R.
43	oak black	30	35-40	Fair (60-69)	T.B.R.
44	oak black	30	35-40	Fair (60-69)	T.B.R.
45	oak black	30	35-40	Fair (60-69)	T.B.R.
46	oak black	30	35-40	Fair (60-69)	T.B.R.
47	oak black	30	35-40	Fair (60-69)	T.B.R.
48	oak black	30	35-40	Fair (60-69)	T.B.R.
49	oak black	30	35-40	Fair (60-69)	T.B.R.
50	oak black	30	35-40	Fair (60-69)	T.B.R.
51	oak black	30	35-40	Fair (60-69)	T.B.R.
52	maple silver	38	45-50	Fair (60-69)	T.B.R.
53	sycamore-American	30	45-50	Good (70-79)	T.B.R.
54	maple silver	38	45-50	Fair (60-69)	T.B.R.
55	ash green	30	45-50	Fair (60-69)	T.B.R.
56	oak black	38	45-50	Fair (60-69)	T.B.R.
57	oak black	38	45-50	Fair (60-69)	T.B.R.

NOTE: These larger trees were located and identified. However, it was determined that none of these met two or more of the criteria to be classified as Heritage trees.



Tree Preservation Plan
SCALE: 1"=40'-0"

7/24/2018
 Douglas & DeLong Landscape Architects L.L.C.
 Consultants:

 5111 Olive Street
 St. Louis, MO 63117
 Phone: 636.276.1200
 www.hansburns.com

Aventura At Wild Horse Creek
Chesterfield, Missouri
 Above All Development

Revisions:

Date	Description	No.
07/17/18	Case Comments	1
7/24/18	Site Revision	2

Drawn: **BAD**
 Checked: **DAD**

Lang & Associates, LLC
 7800 New Branch Ave
 St. Louis, MO 63117
 (314) 566-4856
 ddelong.la@gmail.com
 www.langandassociates.com

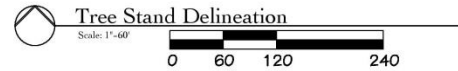
Sheet Title: **Tree Preservation Plan**
 Sheet No: **TPP**
 Date: **6/11/2018**
 Job #: **127.006**

Tree Protection Plan Prepared under direction of Doug Kinast of Hansburn's Tree Service, Certified Arborist MW01558W

 Best Made Possible by Green Consulting

TREE NUMBER	SPECIES OR DBH EXACT CROWN CLASS	CONDITION
1	oak northern red	28 33-40 Fair (60-69)
2	sycamore American	28 33-40 Good (70-79)
3	oak northern red	20 33-40 Fair (60-69)
4	sycamore American	20 33-40 Fair (60-69)
5	hackberry	20 33-40 Fair (60-69)
6	pine eastern white	28 43-50 Fair (60-69)
7	maple silver	26 33-40 Fair (60-69)
8	sycamore American	42 53-60 Good (70-79)
9	maple silver	32 43-50 Fair (60-69)
10	maple silver	20 33-40 Fair (60-69)
11	hackberry	20 33-40 Fair (60-69)
12	ash green	20 33-40 Fair (60-69)
13	maple silver	24 33-40 Fair (60-69)
14	hackberry	24 33-40 Fair (60-69)
15	walnut black	20 43-50 Fair (60-69)
16	Basswood spp	22 33-40 Fair (60-69)
17	oak northern red	20 33-40 Good (70-79)
18	hackberry	24 33-40 Fair (60-69)
19	maple silver	20 33-40 Fair (60-69)
20	oak shingle	24 43-50 Good (70-79)
21	oak northern red	22 42-50 Good (70-79)
22	oak chinquapin	24 43-50 Fair (60-69)
23	oak white	22 33-40 Good (70-79)
24	oak shingle	26 42-50 Good (70-79)
25	maple sugar	26 43-50 Good (70-79)
26	oak black	28 43-50 Fair (60-69)
27	oak black	20 33-40 Fair (60-69)
28	oak black	24 33-40 Fair (60-69)
29	oak black	24 33-40 Fair (60-69)
30	oak shingle	20 33-40 Fair (60-69)
31	ash green	20 33-40 Fair (60-69)
32	cherry black	22 33-40 Fair (60-69)
33	Basswood spp	24 43-50 Fair (60-69)
34	hackberry	24 42-50 Fair (60-69)
35	sycamore American	24 43-50 Fair (60-69)
36	sycamore American	28 43-50 Fair (60-69)
37	sycamore American	24 42-50 Fair (60-69)
38	maple sugar	24 43-50 Good (70-79)
39	maple sugar	20 33-40 Good (70-79)
40	maple silver	24 43-50 Good (70-79)
41	maple sugar	28 43-50 Fair (60-69)
42	oak black	38 53-60 Fair (60-69)
44	ash green	20 33-40 Fair (60-69)
45	maple silver	24 42-50 Fair (60-69)
46	maple sugar	40 43-50 Fair (60-69)
47	maple sugar	24 43-50 Fair (60-69)
48	cherry black	20 33-40 Fair (60-69)
49	oak black	30 43-50 Good (70-79)
50	oak black	22 33-40 Fair (60-69)
51	maple sugar	20 33-40 Fair (60-69)
52	maple sugar	22 33-40 Fair (60-69)
53	sycamore American	26 43-50 Dead (0)
54	maple silver	28 43-50 Fair (60-69)
55	cherry black	20 43-50 Fair (60-69)
56	oak white	28 43-50 Fair (60-69)
57	oak black	24 43-50 Fair (60-69)

NOTE: These larger trees were located and identified. However, it was determined that none of these meet two or more of the criteria to be classified as Monarch trees.



LEGEND

	Location
	Reference Number
	Dead Tree

Tree Stand Delineation Narrative
September 13, 2017

The overall Lot comprises a total of 12.6 Ac and has a total of 10.4 AC of Woodlands. The shaded outlined Tree Stand Delineation map was completed by field inspection.

Woodland A A majority of the site is young woodland that has signs of past disturbance. Canopy is a mix of oak species, sugar maple, silver maple, hackberry, and a few of the planted white pine. Understory ferns from this disturbance is seen and sparse. The woodland covers average 20% of total acreage that grows up in the young woodland. Average stand diameter is 12" DBH.

Woodland B A high-quality hardwood stand with scattered large diameter oaks and sugar maple. While some exceed 20" DBH they do not meet the criteria to be classified as Monarch trees. Canopy is white oak, red oak, black oak, silver maple, and sugar maple. Understory was sparse due to dense canopy with very little ferns/mosses structure. Average canopy diameter is 10" DBH.

Woodland C Pine Plantings: Remnants of a decade row of white pines are still present. Most have died/dying and have received no maintenance. Crown dieback and branch death is extensive. Some old have decent health and might add to the stand. The remainder are in poor condition. Average diameter is 12" DBH.

Non-Woodland Yard Area: An abandoned yard area with no salvageable trees. The area is thick with small diameter volunteer sprouts and is composed of impervious surface such as the fence, outbuildings, roadway, and paved

WOODLAND A = 69 AC (303,964 sq ft)
WOODLAND B = 29 AC (128,016 sq ft)
WOODLAND C = 0.6 AC (21,438 sq ft)

Total Existing Canopy 10.4 AC (453,416 sq ft)
Existing Canopy in Existing Easements (35,003 sq ft)
Net Canopy (417,913 sq ft)

Tree Stand Delineation Prepared under direction of Skip Kincaid of Hansen's Tree Service
Certified Arborist MW015588W

Skip Kincaid
Eve Map Provided by: Ginnah Consulting

Douglas A. Dilling, Landscape Architect, C.S. 07
Consultants:
HANSEN'S
Tree Service
7020 West Brunn Ave
St. Louis, MO 63117
(314) 346-4850
ddilling@aigmail.com
www.hansenstree.com

Aventura at Wild Horse Creek Chesterfield, MO

Above All Development

Revisions:

Date	Description	No.
11/12/17	City Comments	1

Drawn: BAD
Checked: DAD

Douglas A. Dilling
Landscape Architect, LLC
7020 West Brunn Ave
St. Louis, MO 63117
(314) 346-4850
ddilling@aigmail.com
www.hansenstree.com

Sheet Title: Tree Stand Delineation
Sheet No.: TSD-1
Date: 9/13/2017
Job #: 127.006

Description	Symbol	Aug	Min	Max	Min	Max	Height
Parking Lot	⊕	1.0	0.0	1.0	11.7	12.1	8.0'
Roofscape	⊙	0.0	0.0	0.0	0.0	0.0	0.0'
Roofscape	⊙	0.0	0.0	0.0	0.0	0.0	0.0'

LIGHT FIXTURE SCHEDULE									
FIX. TYPE	MANUFACTURER	CATALOG NO.	QTY	KW	WTS #	LAMP(S)	FINISH	MOUNT	REMARKS
(A)	KICHLER	49550BKTL	6	120	8	LED, 3000K	TEXTURED BLACK	WALL +12'-0"	ADDRESS
(CP)	MAXIM LIGHTING	57714	40	120	20	LED, 3000K	WHITE CARPORT CEILING	CARPOT	
(EE)	KICHLER	49624BKTL	19	120	17	LED, 3000K	TEXTURED BLACK	WALL +10'-0"	
(P2)	EATON PREVAL	PRV-A25-D-UNV-T2-SA-BK	7	120	87	LED, 4000K	BLACK	20' POLE	TYPE 2 DISTRIBUTION
(P4)	EATON PREVAL	PRV-A25-D-UNV-T4-SA-BK	6	120	87	LED, 4000K	BLACK	20' POLE	TYPE 4 DISTRIBUTION
(P1)	EATON PREVAL	PRV-A25-D-UNV-T4-SA-BK	5	120	87	LED, 4000K	BLACK	20' POLE	TYPE 4 DISTRIBUTION
(T2)	EATON PREVAL	PRV-A25-D-UNV-T4-SA-BK	22	120	87	LED, 4000K	BLACK	20' POLE	TYPE 4 DISTRIBUTION
(WP)	EATON MICRO-EDISON	ES-AF-250-ED-E1-T3-BK-DWB	12	120	20	LED, 4000K	BLACK	WALL +20'-0"	WALLPACK BATTERY PACK

GENERAL NOTES

- 1 ALL ELECTRIC LIGHTING SHALL BE CONTROLLED AUTOMATICALLY BY PHOTOELECTRIC CELLS, STREET AND RESIDENTIAL LIGHTING SHALL BE ON FROM DUSK TO DAWN.
- 2 THE SOURCE OF ILLUMINATION SHALL NOT BE LOWER THAN TEN (10) FEET ABOVE GRADE.
- 3 MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED TWENTY (20) FEET.



SITE LIGHTING PLAN
SCALE: 1" = 40'-0"

Avenida at Wild Horse Creek
Chesterfield, Missouri



JAN E. PARKER - ARCHITECT OF RECORD
PROJECT LOCATION: # 14-00470
Parker Associates Tulsa, LLC
2000 East 20th Street, Suite 200
Tulsa, OK 74104
(918)-742-2445



Consulting Engineering
Mechanical • Electrical • Energy

NOT FOR CONSTRUCTION

THIS DOCUMENT IS PRELIMINARY AND NOT A FINAL, SIGNED AND SEALED DOCUMENT.

JOB NUMBER: 000000
DRAWN BY: J/INC/RL/DA/D/PSM
DATE: 06/14/2018

SHEET NUMBER: SL1 OF 1



III.A

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: Site Plan

Meeting Date: July 12, 2018

From: Mike Knight, Planner *gmk*

Location: A 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road.

Description: **Aventura at Wild Horse Creek (Above All Development)**: A Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road.

PROPOSAL SUMMARY

This request is to allow for development of three apartment buildings containing a total of 169 units. Other significant features within the site include a clubhouse, pool, cabana, maintenance building with carwash, trash compactor with recycle center, and multiple carport structures. The exterior materials primarily range from thin set manufactured stone and cementitious horizontal siding. The subject site is currently zoned "R-6AA" Residence District. This is a conventional zoning district that has a minimum lot size of 3,000 square feet per unit. The area is designated Urban Core within the City of Chesterfield's Comprehensive Land Use Plan. The site will have prominent views from both Wild Horse Creek Road and Old Chesterfield Road.

HISTORY OF SUBJECT SITE

In February of 2018 the City of Chesterfield approved Ordinance 2991 which was petitioned by the same applicant for this Site Plan. The ordinance amended the Unified Development Code by changing the boundaries of a "PC&R" Planned Commercial Residential District, a "C8" Planned Commercial District and a "LLR" Large Lot Residential District to one "R-6AA" Residence District. The areas amended were previously zoned "PC&R" in 2008, "LLR" in the early 2000s, and "C8" by St. Louis County prior to the City's incorporation. The area is currently zoned "R-6AA" Residence District.



Figure 1: Aerial Site Photo

STAFF ANALYSIS

General Requirements for Site Design:

The proposed site is to construct 3 buildings that are 3 to 4 stories in height located northwest of the intersection of Old Chesterfield Road and Wild Horse Creek Road and roughly 900 feet from Interstate 64. Given that Old Chesterfield Road is classified as a minor arterial and Wild Horse Creek Road is classified as a major arterial according to the City’s functional classification system, all facades will be highly visible from a large number of users. This site is surrounded by mostly undeveloped properties, however the mobile home park is located directly to the north. The area is designated Urban Core within the City of Chesterfield’s Comprehensive Land Use Plan and has had an abundance of active development in recent history.

A. Site Relationships

The Unified Development Code outlines specific desirable and undesirable practices within site relationships. Below is a table outlining the applicable desirable site practices within the UDC and how this Site Plan relates to them.

Desirable Practices	Site Plan
Provide safe pedestrian movement between elements	Sidewalks connect throughout the site between the buildings, parking, pool area and extend to WHCR.
Provide public plazas, courtyards, assembly areas, etc.	There is one pool and cabana area that is private.
Incorporate scenic views, fountains, public art, etc.	There is a proposed area for public art to be incorporated in the southeastern corner of the site

Figure 2: Desirable Practices

Below in Figure 3 is a color Site Plan for the Aventura at Wild Horse Creek project including amenities such as a trail shelter, bike lane, and proposed public art.



Figure 3: Color Site Plan

B. Circulation System and Access

The subject site will be served by one point of full access off of Wild Horse Creek Road (WHCR) which is a major arterial roadway, owned and operated by St. Louis County, and currently has a speed limit of 40 MPH. There will be a westbound right-turn lane to accommodate the proposed full access drive with on-street bicycle accommodations designated along WHCR. A sidewalk is proposed along both WHCR and Old Chesterfield Road (OCR). There is one pedestrian entrance by a sidewalk to the east of the vehicular access point. Internally there is pedestrian infrastructure that connects all the buildings, pool, trash, and BBQ areas.

Parking exists mostly between the buildings and to the northwest of the buildings. There are 16 carports totaling 120 of the proposed 296 spaces or roughly 41% of the overall. No parking is located along the WHCR frontage. Approximately 29 are located along the OCR frontage.

To the western edge of the site is a dedicated easement for the future Riparian Trail. This can be seen on figure 3 directly above the “A”. The A is referencing a future Trail Shelter. This shelter will contain seating, a bike rack, and an overhang to shelter from some of the elements. This also contributes to the multi-modal component referenced in the Urban Core Land Use designation that will be covered later in this report.

C. Topography and Retaining Walls

The site generally consists of one large hill in which there will be an abundance of cut and fill required with the project. There will be multiple retaining walls within this project, some of which will be quite prominent and in the general public's view point when traveling along WHCR and OCR.

Figure 4 to the right demonstrates the current grade of the site. There is approximately anywhere from 28' to 68' in grade change from the perimeter boundaries to the hill's apex. The proposal is to lower the grade of the center of the site creating a flattened area with a finished grade for the parking and structures which is roughly in between 522'-528'. Every side will have a retaining wall present.



Figure 4: Current Site Grade

The most visible retaining walls will be a triple tiered mosaic block. Along WHCR there is a mosaic wall with a maximum height of 13' (max tier 5'). There is also a triple tiered mosaic block retaining wall along OCR with a maximum height of 30' (max tier 7'). An example of the mosaic retaining wall can be seen in Figure 5 to the right. The northwest corner of the site will contain a standard versa-lok retaining wall with a maximum height of 19', located along the tree preservation area, and will be screened from public view. The retaining walls will be constructed of modular block and with a stone type finish that will be similar to the stone of the buildings.



Figure 5: Mosaic Retaining Wall

General Requirements for Building Design:

This request is to allow for development of three apartment buildings containing a total of 169 units. Other significant features within the site include a clubhouse, pool, cabana, maintenance building with carwash, trash compactor with recycle center, and multiple carport structures.

D. Scale, Design, Materials, and Color

The maximum building height for any building is 57’ which occurs where Building 1 has 4 stories. Generally the buildings are 3 stories in height and 48’ tall. All of the buildings contain pitched roofs. The building facades employ horizontal banding and material change. Balcony elements and other building offsets occur at each unit which allows for visual breaks along the building elevations.

The exterior materials for most structures consist of thin set manufactured stone, cementitious horizontal siding, stucco, and roofs consisting of driftwood color architectural asphalt shingles. The applicant provided color samples and corresponding use seen in Figure 6. A more detailed look at the reasoning or intent behind the color use can be located in the color scheme section of the applicant’s attached packet.






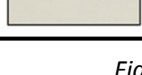
ID	Color	Use
P-1		Main entry doors
P-2		Stairs, railing, metal canopies
T-1		All trim, trim, balcony doors
T-2		Shake siding gables, stucco sections
B-1		Main Body
B-2		Balcony/Breezeway Interior

Figure 6: Color Samples

All of the color elevations are attached. Below are two prominent elevations from Building 2 that will be seen from both WHCR and OCR that exhibit the scale, design, materials, and color referenced above. Each building elevation is consistent in material and color.



Figure 7: Buildings 2 along WHCR and OCR

E. Multi-Family Architecture

Section 04-01 of the UDC includes specific requirements for multi-family architecture. Provide an on-site pedestrian system with access to common ground areas – The buildings include

sidewalks that connect each building, BBQ area, trash area, and pool area. Additionally, connections are proposed to allow for access to sidewalks along WHCR and OCR.

Express architecturally the individual dwelling units within the building – The proposal includes recessed balconies which help emphasize the individual units within the building.

Utilize color, material, and plane changes to articulate facades. Avoid monotonous or institutional designs – As discussed on pages 4-5, the proposal includes color and material changes to avoid a monotonous design.

Provide functional recreation areas –Integrated among the site are a pool and cabana area for gathering. There are also 2 designated BBQ areas.

Provide outdoor space for each dwelling – In addition to common areas, balconies are provided. The balconies provide outdoor space for each unit and also add an element of depth to the proposed buildings.

Provide visual transitions between the street and the dwelling units – Inclusion of heavy buffering provides a break between the residential units and the street. Additionally, sidewalk and landscape areas are provided between the building and parking lot to provide this visual transition.

Primary Building material - Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.

F. Landscape Design and Screening

Several different areas of landscaping are proposed in accordance with City Code requirements. These include street trees along the site's frontage, a 30-foot landscape buffer along WHCR and OCR, and landscaping within the parking lot. Additionally, at the corner of WHCR and OCR is the proposed Art Installation which is heavily decorated with small plantings. Note that to the north and west there is minimal landscaping as this is the entire preservation area.

All mechanical units will be on the ground around the buildings and screened by plantings. An exhibit of this screening can be seen in Figure 8. These plantings generally consist of hibiscus, China girl holly, Henry's garnet sweet spire and viburnum varieties.

G. Lighting

All of the lighting proposed within this submittal is utilitarian in nature. There are 117 proposed fixtures for the site and roughly 70% of the proposed fixtures are either parking lighting or car port

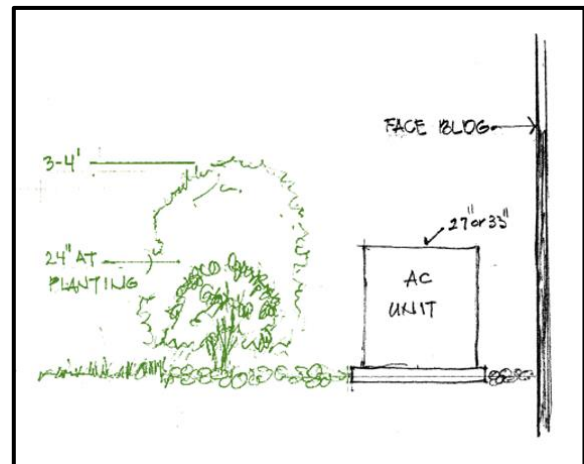


Figure 8: Mechanical Screening

lighting. Each fixture is of a black finish except for the car port fixture which will be white. All of the proposed lighting is fully shielded and flat lensed except for one decorative wall fixture. Figure 9 below is a comprehensive look of the placement for all of the proposed lighting fixtures.

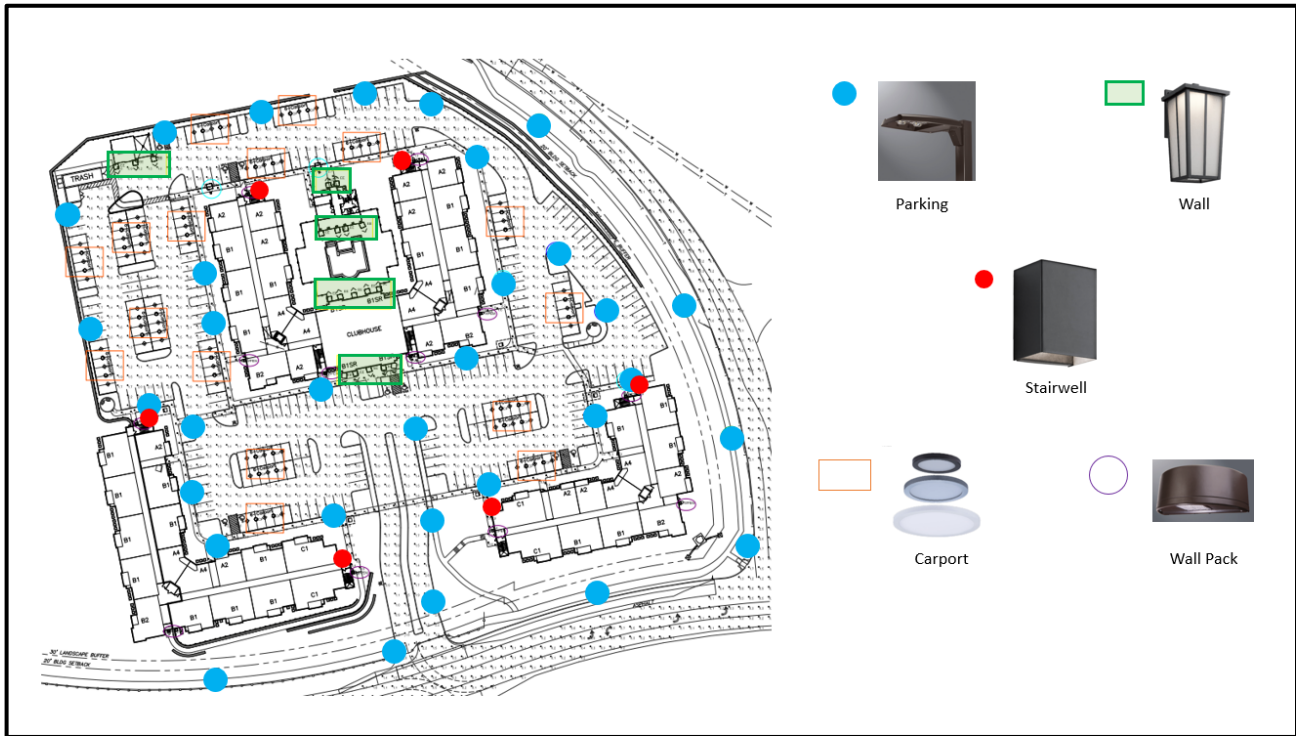


Figure 9: Lighting

H. Amenities

The City of Chesterfield has worked with the applicant to ensure that the necessary easements to support the City's vision for the future Riparian trail alignment are established. This area runs north to south along the western edge of the subject site. A trail shelter is being proposed with this Site Plan that includes an overhang for possible shade and shield from rain, seating for pedestrians, and a bike rack. This produces a multi-modal element in line with the standards of the Urban Core land use designation and has been integrated in this site for public use.

This section of Wild Horse Creek Road is designated as a planned bike lane according to the City's Bikeable Walkable Community Plan, a planned bike route in accordance to St. Louis County's Bike Plan and has a recommendation for a bike lane in the traffic impact study that the applicant produced. There is a bike lane scheduled along WHCR which will enhance connectivity through active transportation.

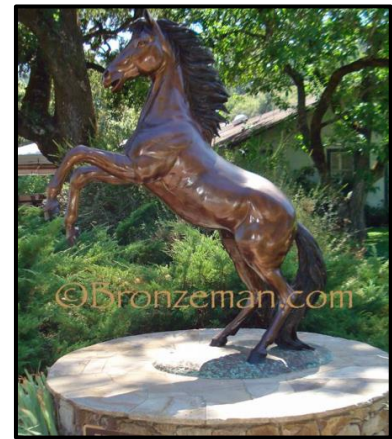


Figure 10: Public Art

There is also Public Art proposed for this site. The applicant has chosen the corner of WHCR and OCR to display the public art. Figure 10 is an example of the public art proposed.

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed with approval until all outstanding items have been addressed.

Staff requests review and recommendation on this submittal for Aventura at Wild Horse Creek (Above All Development).

MOTION

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

- 1) "I move to forward the Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Aventura at Wild Horse Creek (Above All Development), as presented, with a recommendation for approval (or denial) to Staff."
- 2) "I move to forward the Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Aventura at Wild Horse Creek (Above All Development): to Staff with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal