



**II.A.**

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August 12, 2010

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

**Re: Logan College of Chiropractic:** An Amended Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 111.8 acre tract of land zoned "NU" Non-Urban and "FPNU" Flood Plain Non-Urban, north of Clayton Road and west of Schoettler Road at 1851 Schoettler Road.

Board Members:

TR,i Architects, on behalf of Logan College of Chiropractic, have submitted an Amended Site Plan, Landscape Plan, Lighting 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 three (3) story 14,170 square foot addition to the existing administration and classroom building located on the Logan College Campus at 1851 Schoettler Road. The subject site is zoned "NU" Non-Urban District. The exterior building materials will be comprised of brick and stone masonry, aluminum panels and tinted glass to match the materials on the existing buildings. The roof is proposed to be a flat roof with an adhered TPO covering. Additional improvements include a pedestrian plaza with fountain. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

**Departmental Input**

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines. Landscape and lighting are being addressed through site plan review for adherence to the City of Chesterfield's Tree Preservation and Landscape Requirements and the Lighting Ordinance.

**Actions Requested**

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

Respectfully Submitted,



Charlie Campo  
Project Planner

Respectfully Submitted,



Mara M. Perry, AICP  
Senior Planner

Attachments

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

**ARCHITECTURAL REVIEW BOARD**

**Project Name:** Logan College of Chiropractic

**Guidelines Review Checklist**

**Date of Review:** August 12, 2010

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
<b>Applicability and Compliance</b>			
<b>General Requirements for Site Design</b>			
A. Site Relationships	X		Minimal site changes are required.
B. Circulation System and Access	X		Vehicular circulation is unchanged, pedestrian circulation has been enhanced.
C. Topography	X		The site of the addition has minimal slope away from the building, grading is minimal.
D. Retaining Walls	N/A		Retaining walls are only used for the recessed loading dock.
<b>General Requirements for Building Design</b>			
A. Scale	X		Three story addition matches the height of the existing structure.
B. Design	X		
C. Materials and Color	X		Materials and colors are consistent with the surrounding development.
D. Landscape Design and Screening	X		Landscaping is being address through site plan review.
E. Signage	NA		Signage is not submitted for approval at this time.
F. Lighting	X		Building lighting has been addressed as written; site lighting is being addressed through site plan review.
<b>Use Type:</b>			
Access	X		Access is gained via interior entrances and exterior pedestrian entrances
Exterior Elements	X		Design and materials are consistent with the rest of the development.
Landscaping and Screening	X		Landscaping has been added to enhance the courtyard adjacent to the addition.
Scale	X		
Site Design	X		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines.



**ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist**

Date of First Comment Letter Received from the City of Chesterfield July 29, 2010

**Project Title:** Assessment Center Addition and Lobby Renovation **Location:** Logan College of Chiropractic, 1851 Schoettler Road

**Developer:** Logan College **Architect:** TR,i Architects **Engineer:** Civil - Civil Site Visions

**PROJECT STATISTICS:**

**Size of site (in acres):** 111.84 **Total Square Footage:** 14,172 GSF **Building Height:** 26'-8"

**Proposed Usage:** Business (Higher Education)

**Exterior Building Materials:** Brick & Stone masonry, Aluminum Composite Panels, & Gray tinted glass (all to match existing)

**Roof Material & Design:** Adhered TPO

**Screening Material & Design:** N/A

**Description of art or architecturally significant features (if any):** Fountain is currently proposed

**ADDITIONAL PROJECT INFORMATION:**

Of the 111.84 total site acres, only .38 of an acre is being disturbed for addition. Screening/Retaining Walls and Section Plans N/A.

**Checklist:** Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- 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)
- Pdf files of each document required.



July 29, 2010

City of Chesterfield  
**Department of Planning & Public Works – Architectural Review Board**  
690 Chesterfield Parkway W.  
Chesterfield, Missouri 630117

Re: Statement of Design  
Logan College of Chiropractic  
Assessment Center Addition and Lobby Renovation  
TR,i No. 09-087

### **STATEMENT OF DESIGN**

The project is an addition to the Logan College of Chiropractic's existing Administration and Classroom Building located on their campus at 1851 Schoettler Road, Chesterfield, Missouri. It will also include renovation of three lobbies that connect the existing building to the addition. The location of the addition is well within the interior of the existing 111-acre site and should have no bearing on the adjacent properties. The addition will not be seen from Schoettler Road and visibly reduced from the any adjacent neighboring properties by an existing landscape buffer.

### **Building Design**

The Addition is approximately 14,170 GSF distributed between three stories. The addition's height matches that of the existing with all three floors of the addition aligning with the existing three floors. The addition, serpentine in nature will provide a nice contrast to the rigid lines of the existing and help define a renovated courtyard area. The exterior material pallet will complement the existing building utilizing masonry and composite metal panels that match existing masonry and panels on the adjacent building and other buildings on the Logan College Campus. Window framing size, color and glass also match the adjacent building's windows and glass. Most of the glass is located on the north side of the addition. This will provide a softer interior light and help reduce potential heat gain effectively reducing the mechanical/energy consumption. A recessed entry on the Ground Level is being used to keep the serpentine look of the addition in tact. The mechanical system is primarily located within the building with minimal roof penetrations. There is to be a small mushroom shaped exhaust fan for toilet room exhaust, not large enough to require a roof top screen. At this time exterior building signage is not anticipated.

### **Site Design**

The existing outdoor area is to be redefined with the new sidewalk layout, seating area, fountain and landscaping. The new sidewalks will tie into the existing perimeter sidewalk system. This allows for the traffic from the existing parking lots to remain unchanged. The parking for the Logan campus exceeds the requirement for this type of facility thus no revisions have been made to any existing parking. The overall grading of the site is minimized thus maintaining the existing layout of land as much as possible. The addition will tie into existing the utilities, all of which are underground, some of which may need to be relocated, however these will remain underground.

**City of Chesterfield  
Architecture Review Board  
Statement of Design  
Logan College of Chiropractic  
Assessment Center Addition and Lobby Renovation**

**Landscape Design**

The landscaping in the renovated courtyard will compliment and enhance the existing landscaping. Using the plantings from the approved Chesterfield list, the design is a mixture of formal and informal. The landscaping design softens the edges of the buildings as well as being incorporated with the pedestrian areas such as the fountain and the paver seating area. These areas are adjacent to the circulation path, which allows for the pedestrian traffic to flow to the entry of the addition and to an existing entry unimpeded. The plantings chosen will attract songbirds and butterflies through out the year with their colors and seeds. The overall landscape design will encourage views from the north windows on the first and second floors of the addition. The design also provides for a quiet area for study and/or relaxation helped by the soothing sound of cascading water of the fountain. Though the space is somewhat enclosed on three sides the overall size should allow for both shaded and sun areas.

**Site Lighting**

Lighting for this area is minimal as it is an area that is not intended to see much usage at night. The light fixtures being proposed are one of the same fixtures that were installed in construction of The Purser Center and Quadrangle.



**Logan College of Chiropractic  
ASSESSMENT CENTER ADDITION and LOBBY RENOVATION**

July 29, 2010

TR,i Architects No. 09-087

Photos reflecting all view of the adjacent used and sites.



View looking North.

**Logan College of Chiropractic  
ASSESSMENT CENTER ADDITION and  
LOBBY RENOVATION  
Chesterfield ARB Site View Photos**



View looking Northeast.



View looking Northwest.



**Logan College of Chiropractic  
ASSESSMENT CENTER ADDITION and  
LOBBY RENOVATION  
Chesterfield ARB Site View Photos**



View looking West.



View looking Southwest.

**Logan College of Chiropractic  
ASSESSMENT CENTER ADDITION and  
LOBBY RENOVATION  
Chesterfield ARB Site View Photos**



View looking South.



View looking Southeast.

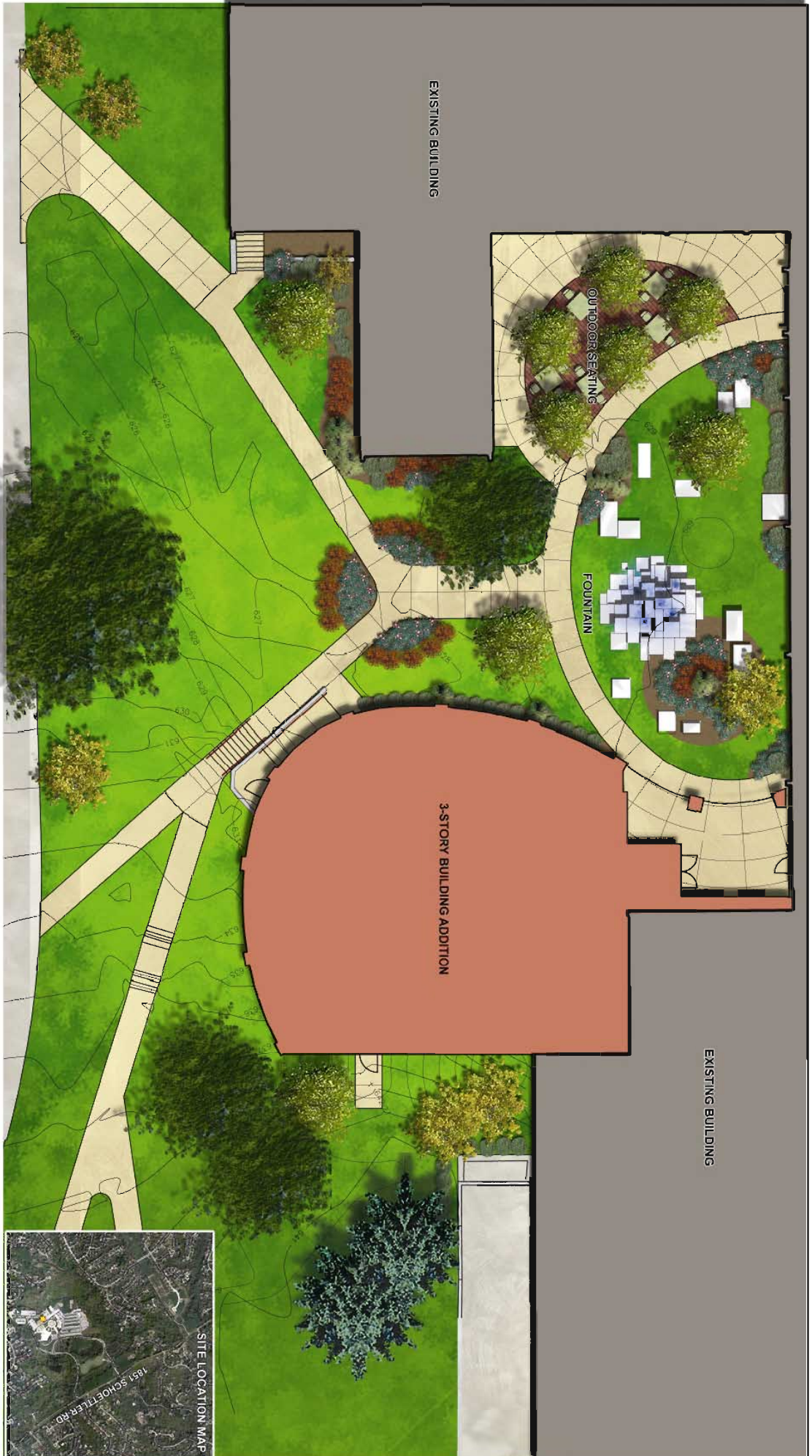
**Logan College of Chiropractic  
ASSESSMENT CENTER ADDITION and  
LOBBY RENOVATION  
Chesterfield ARB Site View Photos**



View looking east.



View looking east.



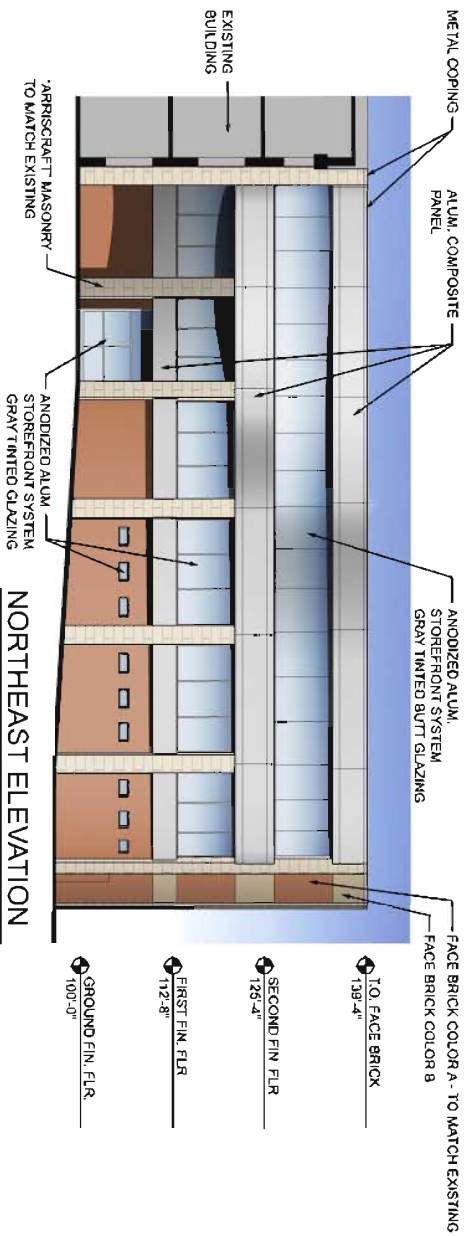
**LOGAN COLLEGE OF CHIROPRACTIC  
ASSESSMENT CENTER**

CHESTERFIELD,  
09-087

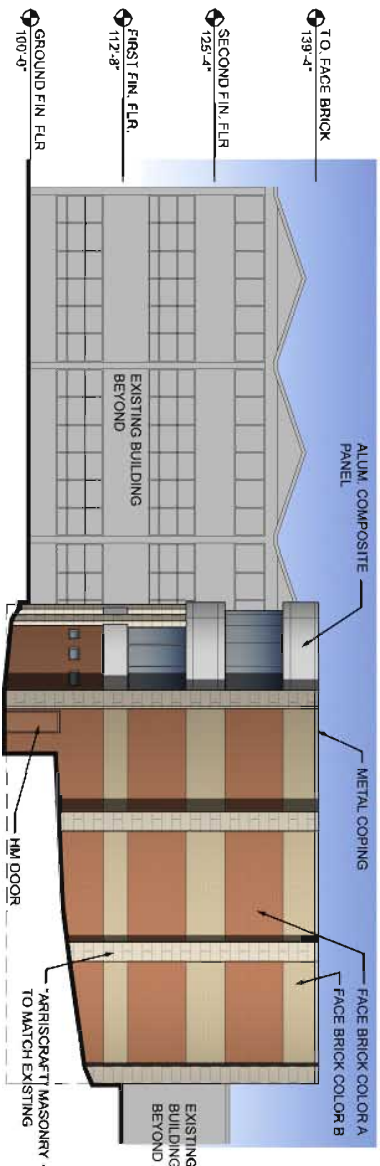
MISSOURI  
7-28-10

**TRI**  
Architects of the Possible  
9812 Manchester Road  
St. Louis, Missouri 63119  
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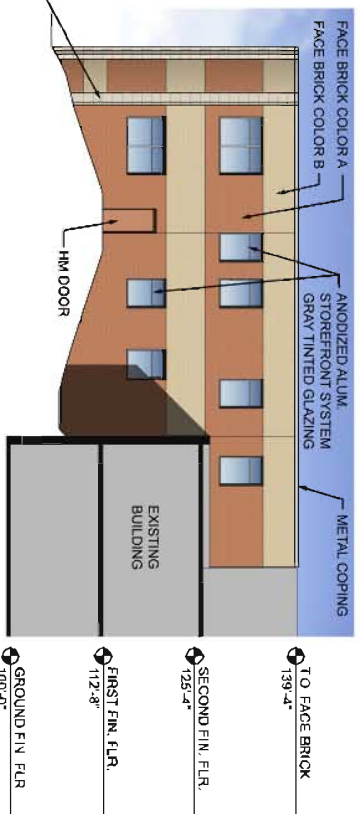




**NORTHEAST ELEVATION**



**NORTHWEST ELEVATION**



**SOUTHWEST ELEVATION**

**LOGAN COLLEGE OF CHIROPRACTIC / UNIVERSITY PROGRAMS**

**75<sup>TH</sup>**

CHESTERFIELD,

MISSOURI

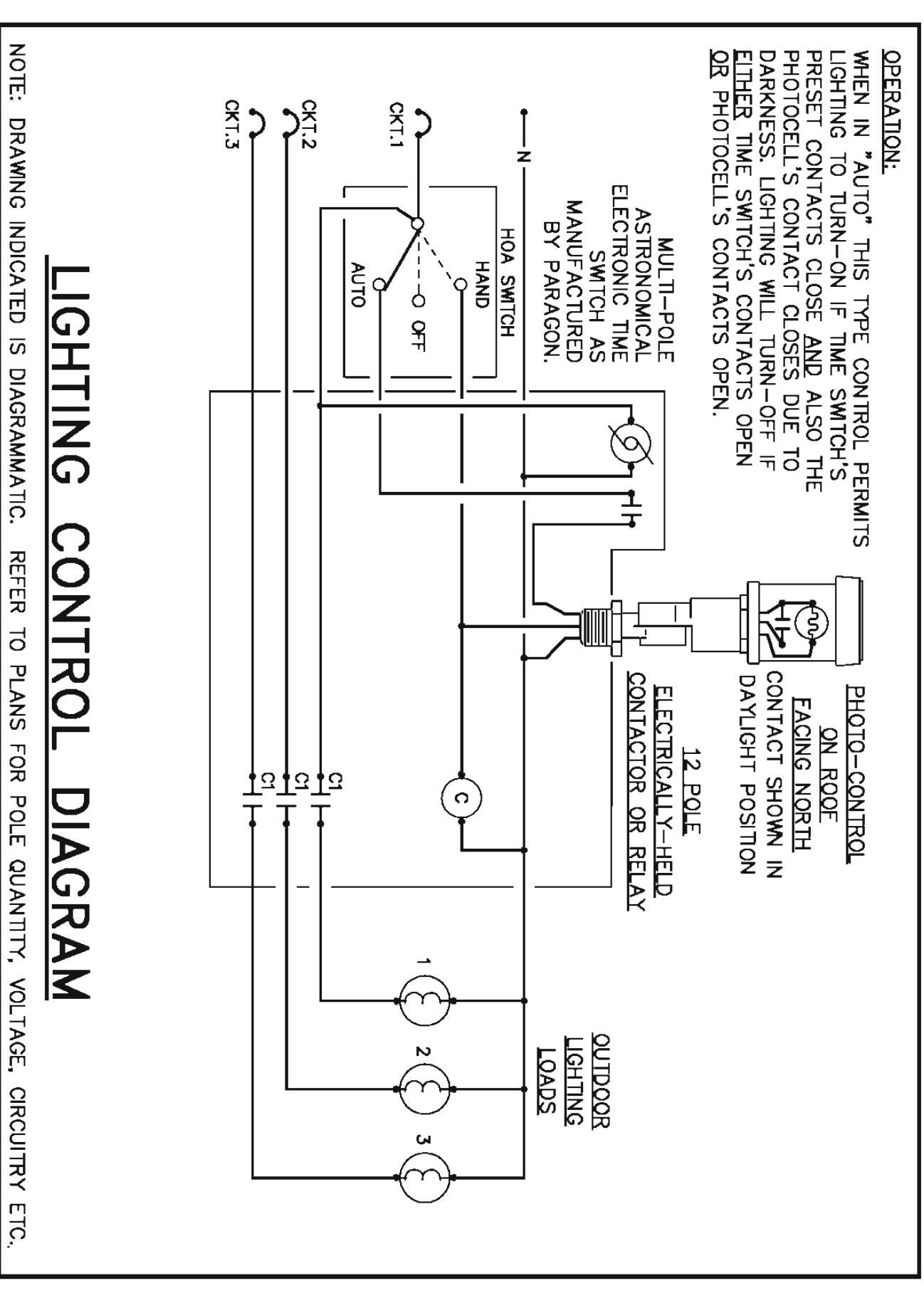
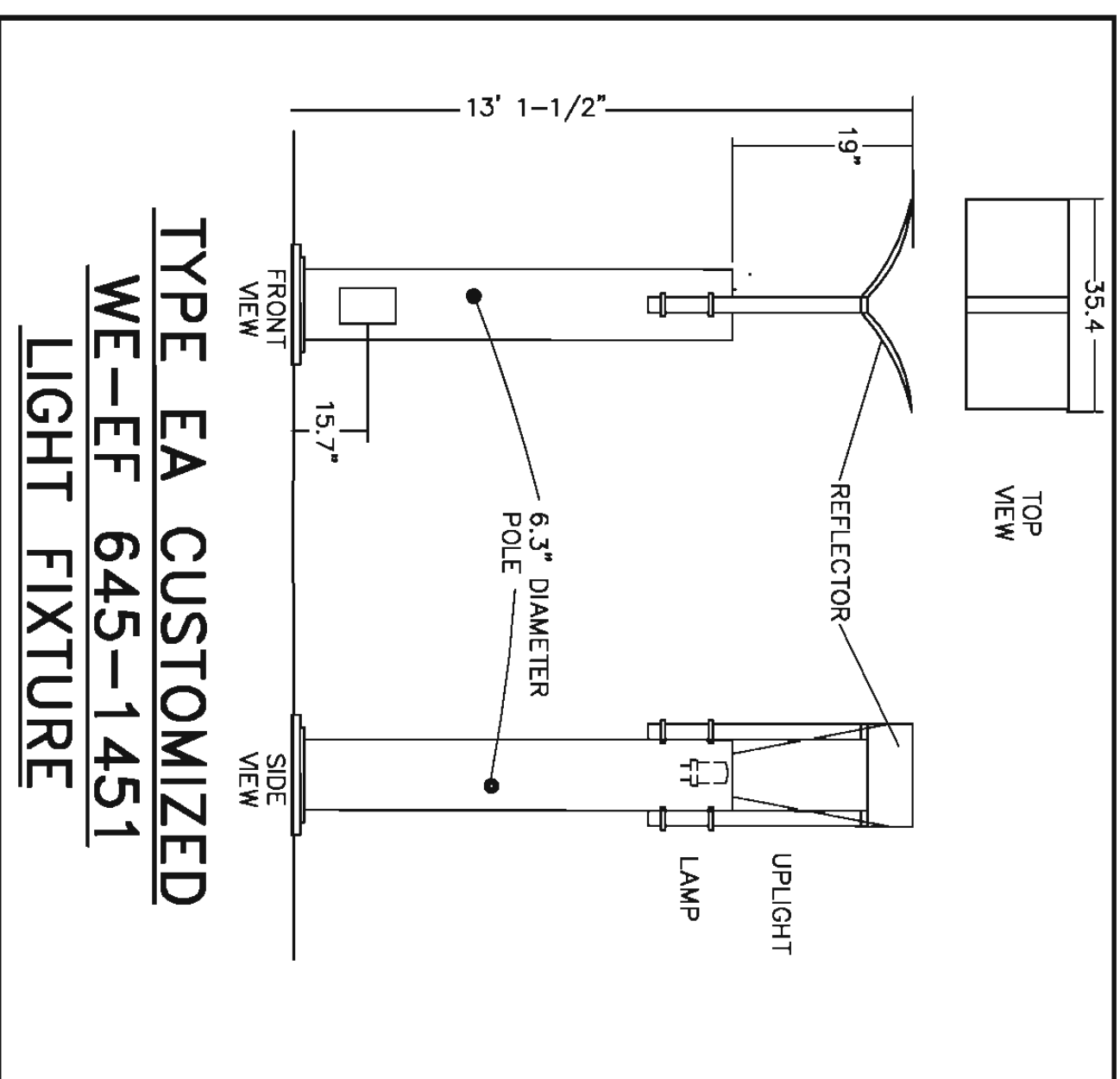
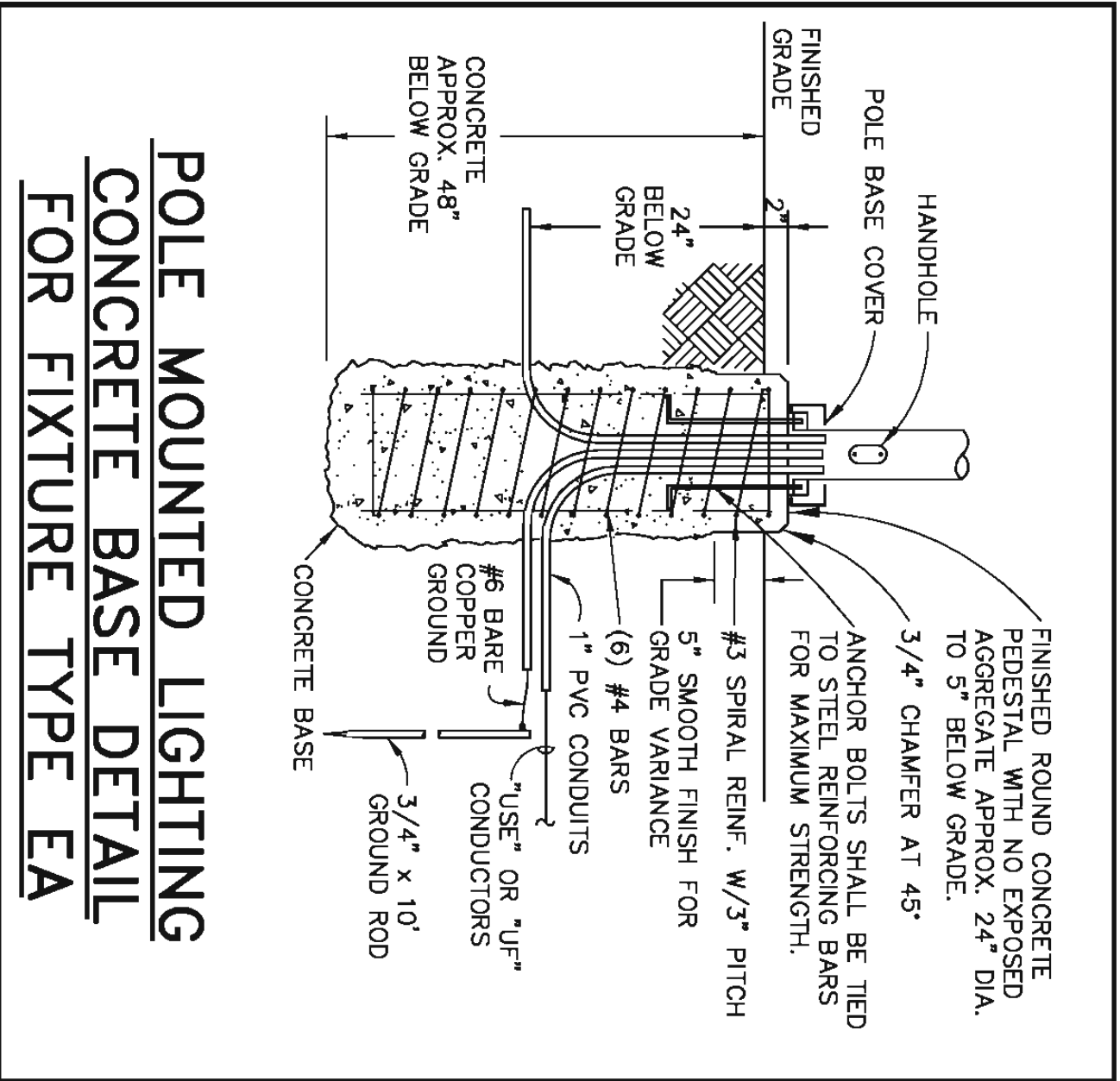
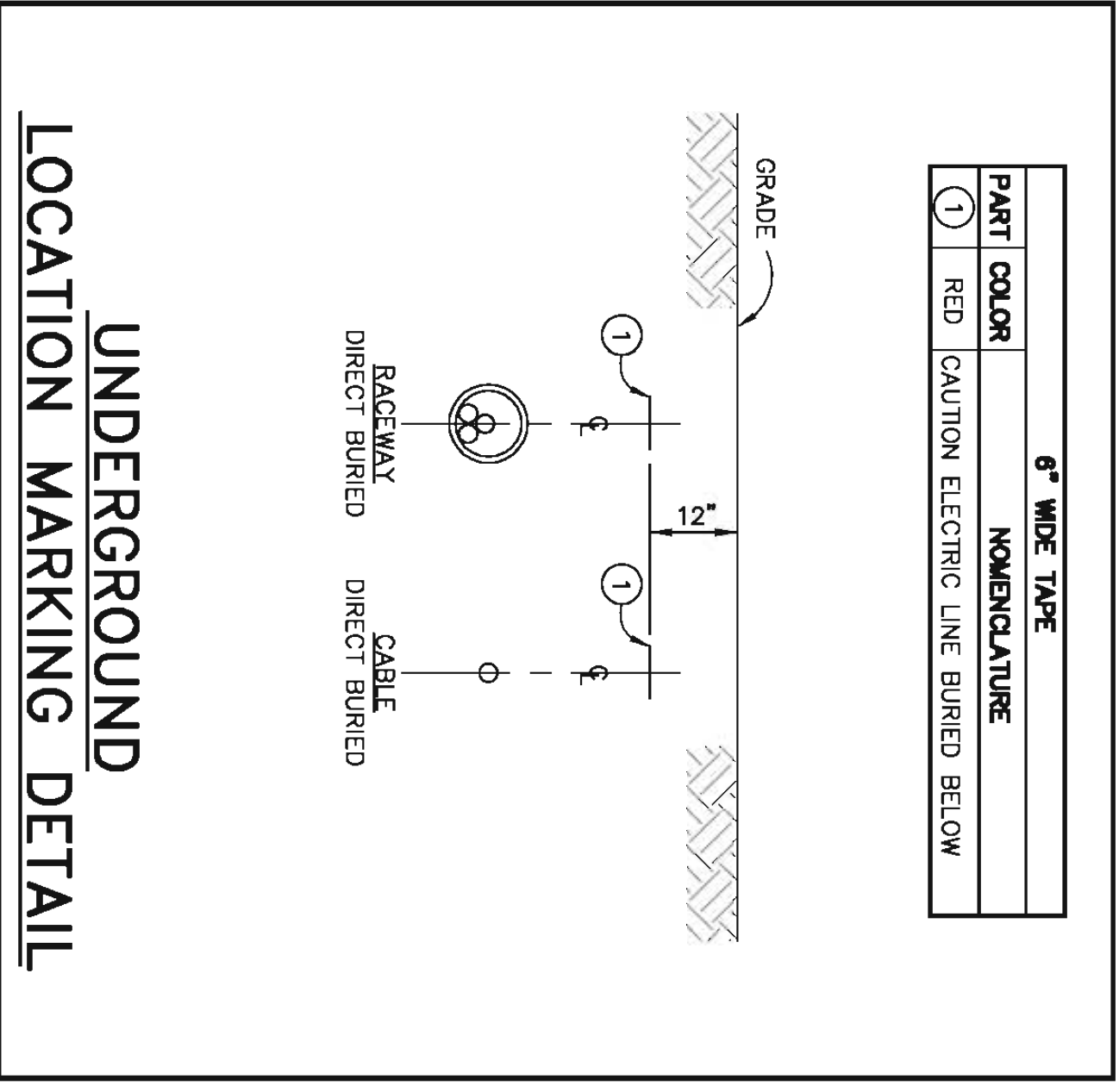
*Imagine What We'll Do Next!!!*

**Architects of the Possible®**  
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St. Louis, Missouri 63119  
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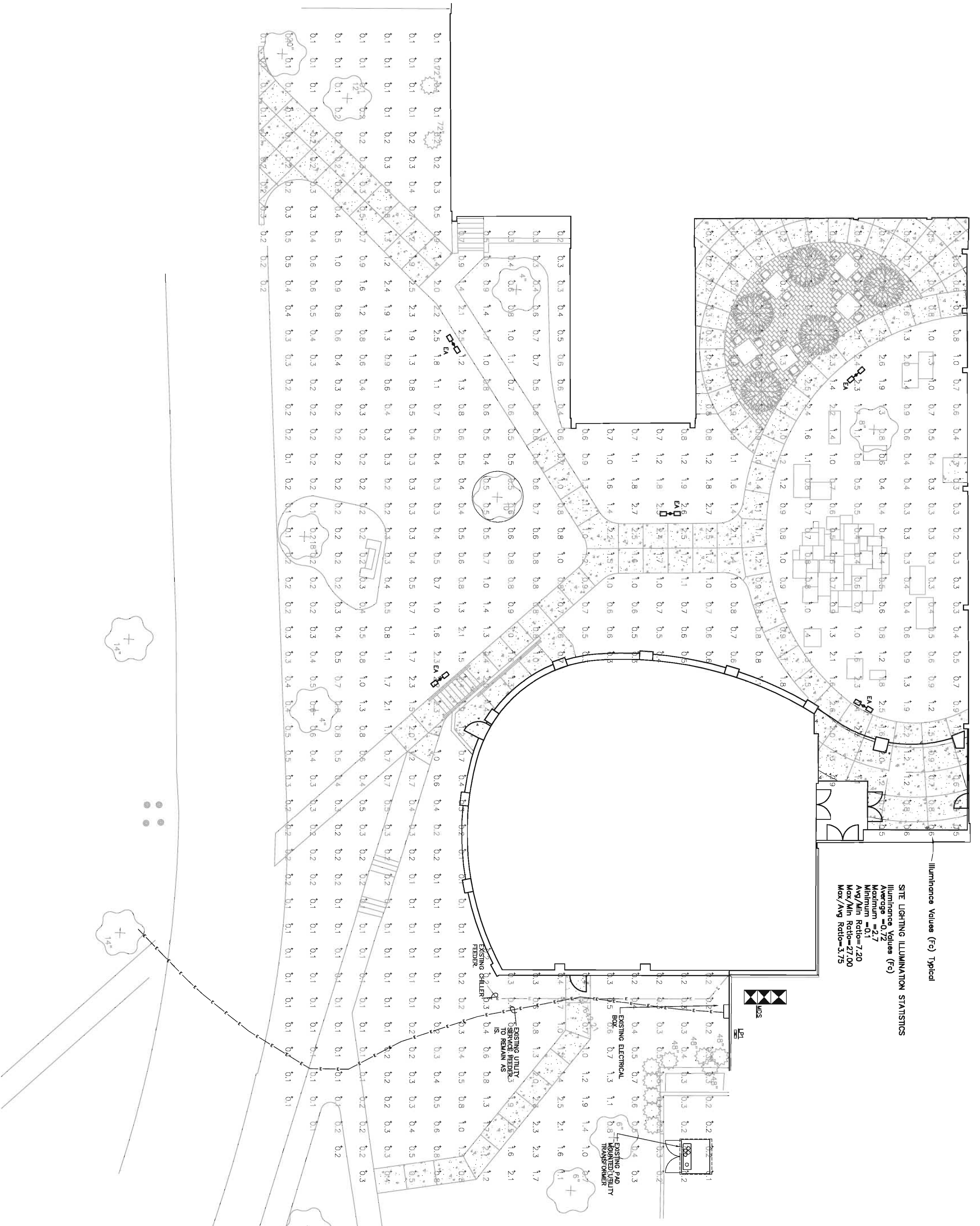








**SITE PLAN - ELECTRICAL**  
 1" = 10'



- GENERAL NOTES:**
- COORDINATE LOCATIONS OF POLE BASES, HANDHOLES, ETC. WITH CIVIL AND ARCHITECT'S PLANS. MAKE ANY MODIFICATIONS TO LOCATIONS INDICATED WITH ARCHITECT PRIOR TO ROUGH-IN.
  - ROUTE CONDUCTORS FOR SITE LIGHTING IN GRASSY AREAS. FOR ALL ETC. PROVIDE PVC SCHEDULE 40 CONDUIT.
  - COORDINATE LOCATION OF CONDUIT AND JUNCTION BOXES ASSOCIATED WITH SOLUTIONS WITH OWNER.

**TRU**  
 Architects & Engineers

LOGAN COLLEGE OF CHIROPRACTIC  
 ASSESSMENT CENTER ADDITION &  
 LOBBY RENOVATION

1852 SCHOETTLER ROAD  
 CHESTERFIELD, MISSOURI

THOMAS ROOF INC. ARCHITECTS  
 KPFF CONSULTING ENGINEERS  
 CIVIL SITE VISIONS, INC.  
 WILLIAM TAO & ASSOCIATES  
 WILLIAM TAO & ASSOCIATES  
 LANDSCAPE TECHNOLOGIES

ARCHITECT  
 STRUCTURAL ENGINEER  
 CIVIL ENGINEER  
 MECHANICAL ENGINEER  
 PLUMBING / FP ENGINEER  
 ELECTRICAL ENGINEER  
 LANDSCAPE

DATE: 06-15/2010  
 DWG BY: RMM  
 PROJECT NO.: 09-087  
 SHEET NO.: E110  
 SITE PLAN - ELECTRICAL

