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August 8, 2008

Architectural Review Board  
City of Chesterfield  
690 Chesterfield Parkway  
Chesterfield, Missouri 63017

Re: **Kraus Farm Office Center/Building A (Opus Northwest):** A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 14.414 acre "PC" Planned Commercial District-zoned tract of land located at 14730 Conway Road, near the northwest corner of Highway 40/Interstate 64 and Timberlake Manor Drive.

Dear Board Members:

ACI Boland and Stock and Associates Consulting Engineers, Inc., have submitted, on behalf of Opus Northwest, a Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for the above-referenced project. The Department of Planning and Public Works has reviewed their request and submits the following report.

**Submittal Information**

The request is for construction of a commercial office building. Exterior building materials are proposed to be architectural pre-cast concrete, tinted glass, pre-finished metal panel. Proposed roof material is painted metal to match the pre-finished metal panel. Please see the attached checklist to review the projects compliance with the City of Chesterfield's Design Guidelines.

**Departmental Input**

This project was reviewed for compliance with the City of Chesterfield' Design Guidelines, and is under review for compliance with City of Chesterfield Ordinance 2464. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not reviewed during this part of the process and will be reviewed via a separate sign package to be reviewed by the Planning Commission.

**Action Requested**

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

Respectfully submitted,

*Annissa McCaskill-Clay*

Annissa G. McCaskill-Clay, AICP  
Lead Senior Planner

Attachments

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

**CITY OF CHESTERFIELD**  
**Design Guidelines: Review Checklist**

**Project Name:** Kraus Farm Office Center/Building A (Opus Northwest)  
**Date of Review:** August 8, 2008

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
<b>CHAPTER ONE: Site Layout</b>			
A. Physical Features	<b>X</b>		
B. Vegetation			<b>Landscape is being addressed through site plan review adherence to the City of Chesterfield Tree Manual.</b>
C. Site Relationships	<b>X</b>		
D. Pedestrian & Vehicular Circulation	<b>X</b>		
E. Pedestrian Orientation	<b>X</b>		
<b>CHAPTER TWO: Building all Structures</b>			
<b>I. All Structures:</b>			
A. General Architectural Guidelines	<b>X</b>		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	<b>X</b>		
C. Design	<b>X</b>		
D. Relation to Adjacent Development	<b>X</b>		
E. Material/Colors	<b>x</b>		
<b>II. Residential Structures:</b>			<b>NA</b>
A. General Residential Architecture			
B. Multiple-Family Architecture			
<b>III. Non-residential Structures:</b>			
A. General			
B. Building Equipment Service	<b>X</b>		
C. Fast Food Restaurant Guidelines			<b>NA</b>
D. Auto Service Station Guidelines			<b>NA</b>
E. Shopping Center Guidelines			<b>NA</b>
F. Chesterfield Valley Guidelines			<b>NA</b>

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
<b>CHAPTER THREE: Landscape Design</b>			<b>Landscape is being addressed through site plan review adherence to the City of Chesterfield Tree Manual.</b>
<b>CHAPTER FOUR: Miscellaneous</b>			
A. Signage			<b>Not submitted for approval at this time.</b>
B. Lighting			<b>Lighting is being addressed through site plan review for proper light levels. Architectural lighting has not been submitted for review.</b>
C. Utilities	<b>x</b>		
D. Stormwater Drainage	<b>x</b>		
E. Energy Conservation	<b>x</b>		
F. Screening (Fences & Walls)	<b>x</b>		

Notes:

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

(2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.



# ARCHITECTURAL REVIEW BOARD Project Statistics Application

Project Title: KRAUS FARM OFFICE CENTER

Developer: OPUS Northwest LLC Architect: ACI Boland / OPUS Engineer: Stock And Associates

Location: 14551 North Outer 40 Road

### PROJECT STATISTICS:

Size of site (in acres): 14.414 Ac. Total Square Footage: 172,665 Building Height: 69'

Proposed Usage: Commercial Office

Exterior Building Materials: Architectural precast concrete, tinted glass, pre-finished metal panel

Construction Type: Steel frame, concrete composite floors, non-combustible

Roof Material & Design: Sloped roof to interior roof drains, built up roof over rigid insulation

Screening Material & Design: Painted metal to match pre-finished metal panel

Landscape Guidelines:  Commercial  Institutional  Valley  Residential

Building Setbacks: 130' Front 50' Side 120' Rear 641' Max Bldg Ht.          Min. Lot Req.         

Description of art or architecturally significant features (if any):         

Segmented glass curtainwall on prefinished metal column enclosures at south elevation

### ADDITIONAL PROJECT INFORMATION:

**Kraus Farm Office Center  
Statement of Design Intent  
July 24, 2008**

The proposed building is scheduled to be a five-story 172,665 square foot office building. The project is located north of Highway 40 and west of Timberlake Manor.

**I. Site Layout**

**A. Physical Features**

1. The existing site is currently a vacant farm ground with a small house and 4-5 out-buildings located on the property.

**B. Vegetation**

1. Currently, the site has little substantial vegetation, however the attempt is being made to retain several existing monarch trees. See attached Landscape plan.

**C. Site Relationship**

1. The building site is situated on North Outer Forty Road. The building entrance will be from North Outer Forty Road to the south with no connection to Conway Road to the north.

**D. Vehicular Circulation**

1. The entries/exits for the site will be located at from the shared access drive of Timberlake Manor to the east and the shared access drive of St. John's Rehab to the west, both of the these drives join North Outer Forty Road. The vehicles will enter the site and circulate to the parking garage on a separate drive seperated from the building, thus creating a safe area for the handicap parking in front of the building.
2. Delivery vehicles will be able to enter from the shared access drive and proceed directly to the loading area located at the west of Building "A".
3. A fire lane/access drive has been created at the request of Monarch Fire Protection District between Building "A" and the possible future building.

**E. Pedestrian Circulation**

1. The accessible parking spaces will be located directly in front of the building to allow easy access separate from the main access drive through the site.
2. The entry to the building is linked to the parking garage with decorative paving to differentiate the pedestrian crosswalks.
3. The visitor parking is located in the surface parking areas in front of the building to allow easy access to the building without excessive distance to walk.

## **II. Building Structure**

### **A. Scale and Design**

1. The building will be a five-story architectural pre-cast concrete panel building with aluminum and glass punched windows and curtainwall. The building will also incorporate accented bases at the foot of the columns along with accents along the building. The building will also incorporate pre-finished aluminum panel accents along with the entry canopy at the front of the building.
2. The building will be compatible in scale with the other adjacent commercial developments along North Outer Forty Road.
3. The screen wall surrounding the roof type equipment will integrate into the design of the building through the use of color and material.
4. The north entry will be recessed and sheltered by a canopy, creating a sense of pedestrian scale and a protected entrance.

### **B. Relationship to Adjacent Development**

1. This development with its architectural pre-cast concrete panel style design will tie in nicely with the adjoining Timberlake Manor buildings to the east and the St. John's Rehab building to west. Both of those buildings are also of the architectural pre-cast concrete style.

### **C. Materials and Colors**

1. The exterior of the building will be predominately architectural pre-cast concrete panels, pre-finished aluminum panels with tinted insulated glass in aluminum curtainwall system and punched window system.
2. The architectural pre-cast concrete will be a light buff/beige with a darker beige accent. The pre-finished aluminum panels will be silver in color.
3. The curtainwall window system will have pre-finished charcoal frames with a green tinted insulated glass.
4. Soffits and other architectural elements will be finished with materials compatible with the other exterior materials.
5. Please refer to the exterior rendering and to the larger samples to be submitted at the Architectural Review Board meeting.

## **Non-Residential Architecture**

### **A. General**

1. The two sides and rear façades will be designed with similar detailing as the front/primary façade with the south elevation having a pre-finished aluminum accented bow. Please see attached colored exterior building elevations for more information.
2. The parking garage will be designed with similar detailing and materials as the building to create an overall uniform development.



**B. Building Equipment and Service**

1. Delivery vehicles will enter from either the shared Timberlake Manor Drive to the east or the shared St. John's Drive to the west and proceed directly to the loading areas located to the west of the building. The intent is to separate these areas from the parking areas and the main circulation of vehicles and pedestrians.
2. Landscaping will be used to screen any exterior electrical transformers or gas meters.

**C. Chesterfield Valley Guidelines**

1. All utilities will be installed underground.
2. The two sides and rear façades will be designed with similar detailing as the front/primary façade with the south elevation having a pre-finished aluminum accented bow, which faces North Outer Forty Road and Interstate 64/US Highway 40.
3. This project will be designed to meet the required open space requirements as stated in the *City of Chesterfield Design Guidelines*. See attached Site Plan.
4. This project will be designed to meet the required landscape requirements as stated in the *City of Chesterfield Design Guidelines* and the *Landscape Guidelines for the City of Chesterfield*. See attached Landscape plan.

**III. Landscape Design**

1. The site has been carefully landscaped with trees and other shrubs/plantings to compliment the scale and reduce the impact of the parking areas and garage and building to North Outer Forty Road and Interstate 64/US Highway 40 to the south.
2. A landscaped earth berm will be created to reduce the visual appearance of the parking garage to Conway Road to the north
3. A simple palette of plantings has been selected to provide an attractive range of color, size and contrast.
4. The site will incorporate two wet lake detention pools with a water feature to the south of the buildings that will add a visually attractive feature to the site.
5. Please refer to the submitted landscape plan for more information

**IV. Miscellaneous**

**A. Signage**

1. This is not in for review at this time.

**B. Lighting**

1. The site lighting will be oriented toward the building and parking areas to avoid affecting adjacent properties.
2. The proposed monument sign will be lit with ground-mounted lights.

**C. Utilities**

1. All utilities will be installed underground.
2. Landscaping will be used to screen any exterior electrical transformers or gas meters.

**D. Storm water Drainage**

1. Storm water will be drained from the rooftop of the building with interior roof drains and collected in the detention area to the south.
2. The parking area will be sloped to allow storm water to drain away from the building and off the parking area to the storm water collection inlets to the north.

**E. Energy Conservation**


1. The building shall be constructed to meet energy guidelines that are enforced at the current time.

**F. Screening (Fences & Walls)**

1. A painted architectural metal panel roof screen will be located in the center of the roof to screen all roof top equipment.
2. The trash dumpster will be screened from view by a three-sided structural concrete block wall with architectural pre-cast concrete veneer to match the building with swinging sight-proof gates.

Respectfully Submitted,

ACI/Boland, Inc.  
Design Consultant



Richard S. Clawson  
Principal/Architect



East Side of Site Looking West



North Side of Site Looking South



West Side of Site Looking East



South Side of Site Looking North



From Center Looking East



From Center looking Northeast



From Center looking North



From Center looking Northwest



From Center looking West



From Center looking Southwest



From Center looking South



From Center looking Southeast



W:\Projects\157\_7400 - Kraus Farm Office Center\Images\2008-07-15\15M377470\_RENDERING\_SW-VIEW\_REVISD-MULLIONS.jpg



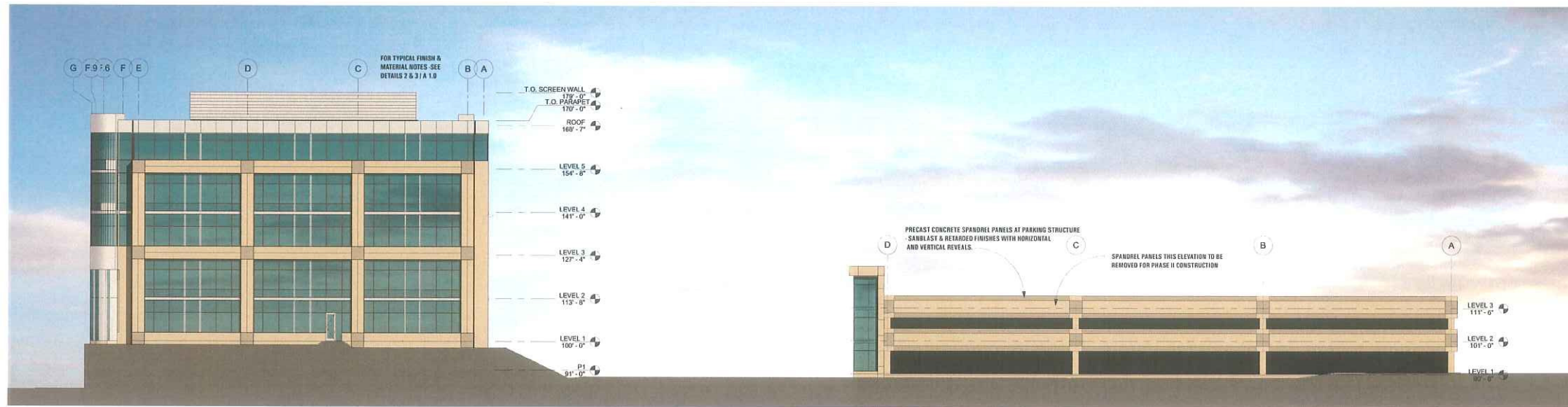
## Opus I and II at Kraus Farm Office Center

08/01/08

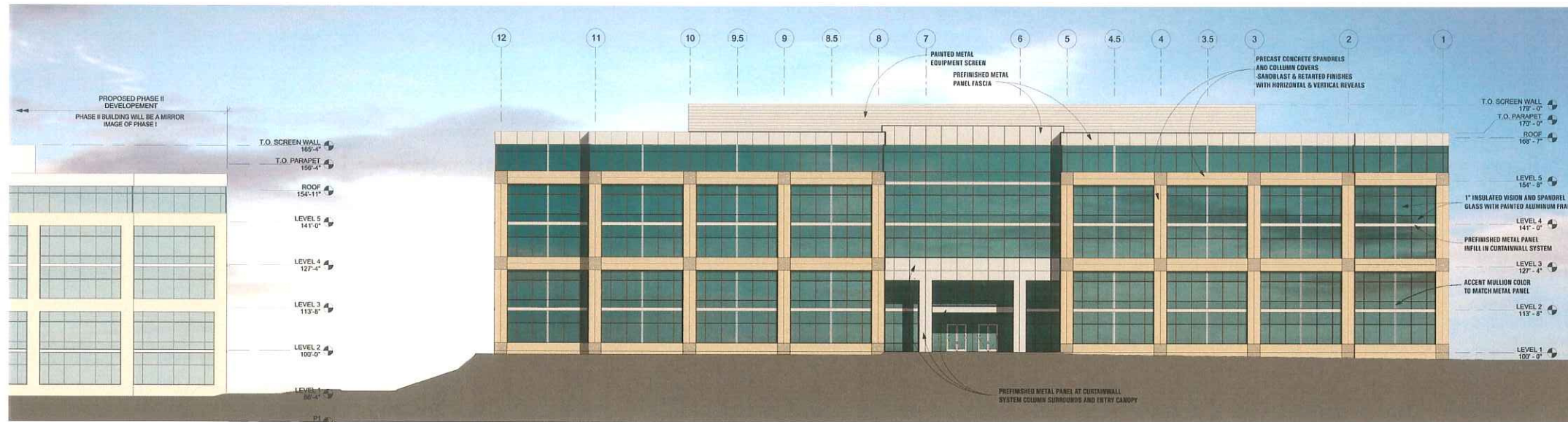
A Development of Opus Northwest LLC

Chesterfield, Missouri

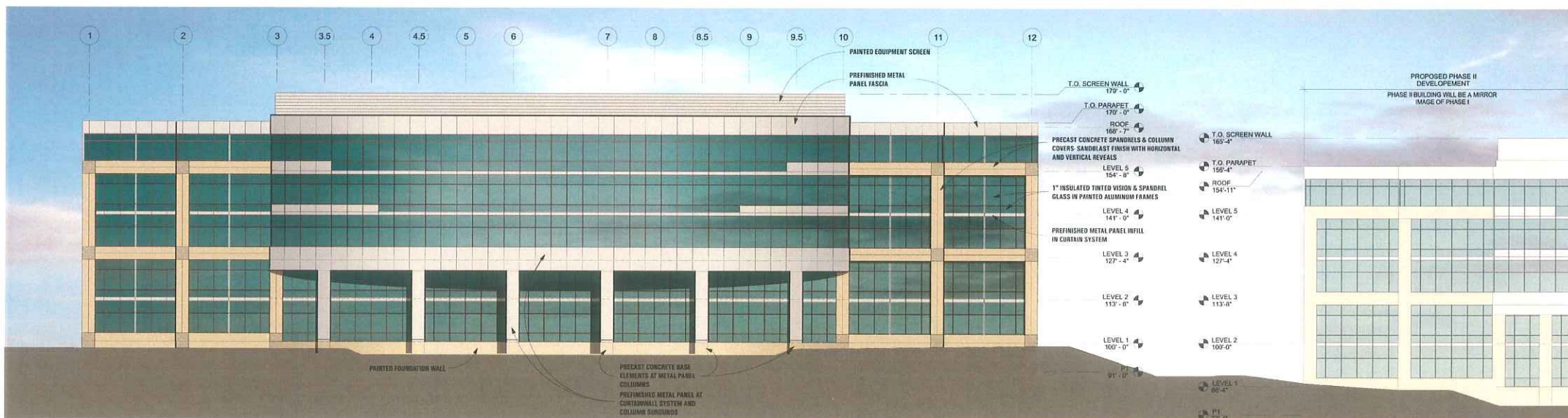
**Concept Rendering: Southwest View**



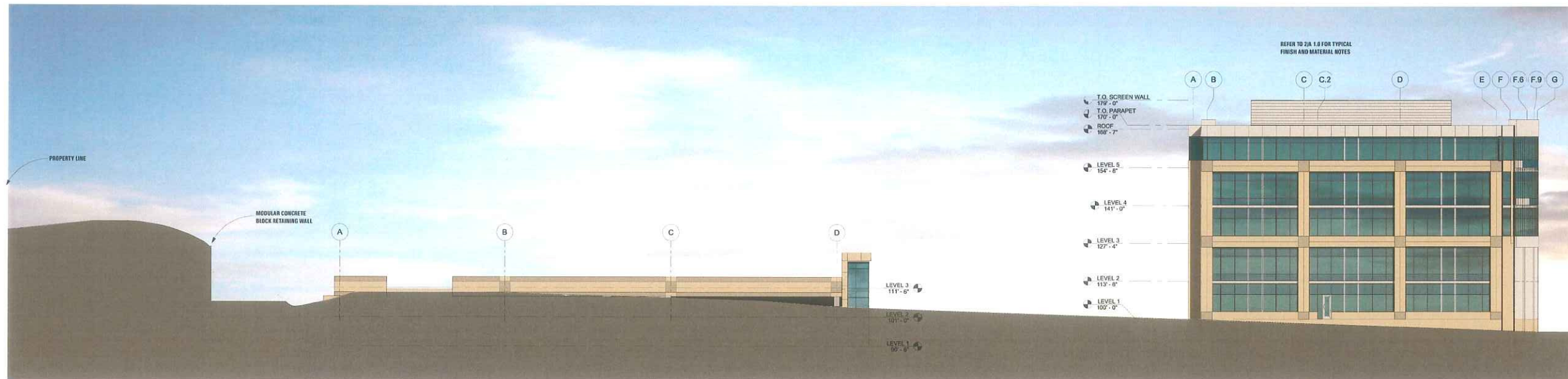
1 EAST ELEVATION  
1/16" = 1'-0"



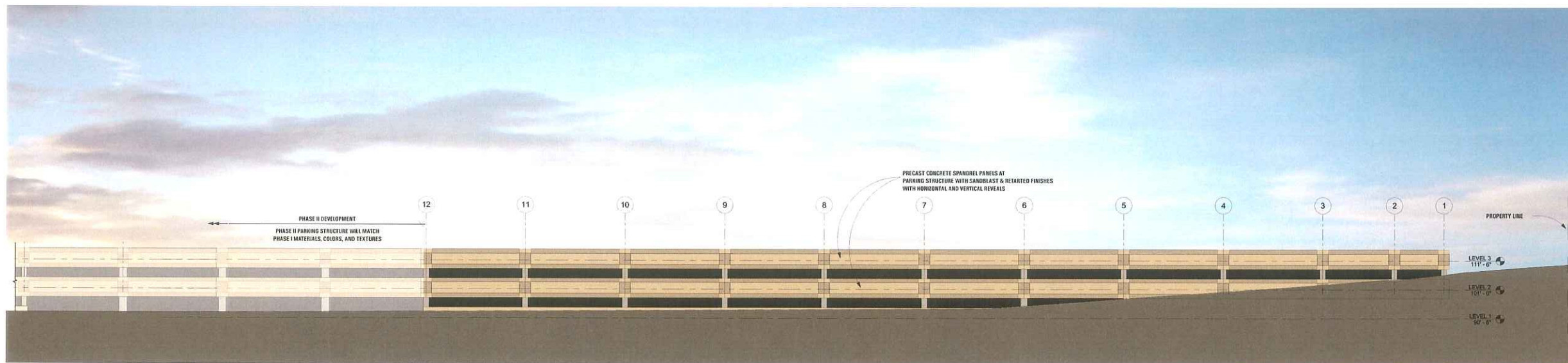
2 NORTH ELEVATION  
1/16" = 1'-0"



3 SOUTH ELEVATION  
1/16" = 1'-0"



1 WEST ELEVATION AT PARKING STRUCTURE  
1/16" = 1'-0" REFER TO 2/A.1.0 FOR TYPICAL FINISH AND MATERIAL NOTES

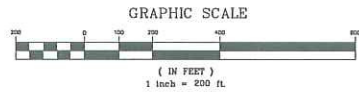


2 NORTH ELEVATION AT PARKING STRUCTURE  
1/16" = 1'-0"



3 SOUTH ELEVATION AT PARKING STRUCTURE  
1/16" = 1'-0" REFER TO 2/A.2.0 FOR TYPICAL FINISH AND MATERIAL NOTES





PR. AND PDS. 133-433



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REGISTRATION 07-25-2008

GEORGE M. STOCK E-25116

DATE RECORDED  
07/01/08 SITE DEVELOPMENT CONCEPT  
AND SECTION PLAN SUBMITTAL  
08/01/08 ARB SUBMITTAL

DESIGN NUMBER  
PROJECT NUMBER  
207-4220  
DATE  
08/01/08  
PROJECT MANAGER

DRAWN BY  
E.J.F.  
CHECKED BY  
G.M.S.

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PROJECT  
**OPUS I and II**  
at **KRAUS FARM**  
OFFICE CENTER

LOCATION  
14551 North Outer 40 Road  
Chesterfield, MO 63017

SHEET TITLE  
**COLORED  
CONCEPT ON  
AERIAL OVERLAY**

SHEET NUMBER  
**C2**