



**I.A.**

---

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

---

September 9, 2009

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

**Re: St. Luke's Rehabilitation Hospital:** Amended Architectural Elevations and Architect's Statement of Design for a rehabilitation hospital governed by a Conditional Use Permit (CUP) in an R1A Residence District located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard.

Dear Board Members:

Mackey Mitchell Architects, on behalf of St. Luke's Episcopal Presbyterian Hospital, has submitted Amended Architectural Elevations and an 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 amended elevations for the 23,403 square foot rehabilitation hospital connected to the Surrey Place skilled nursing care facility. The Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan were approved by the City of Chesterfield on August 27, 2007. Specifically, the Petitioners seek approval of an amended elevation for the western portion of the building. During an inspection in May 2009, it was determined that the western elevation was not built as approved in 2007, therefore approval of the amended elevation is required. The original elevation included brick and horizontal siding to match the skilled nursing care facility. The brick was not installed as approved during construction. The Petitioners propose to paint the siding below the window sill to match the brick color.

#### **Departmental Input**

The amended architectural elevations were originally shown to the Planning Commission on July 13, 2009. The Planning Commission voted to hold this project in order for the Architectural Review Board to review the Petitioner's

proposed amendment to the Architectural Elevations. The Commission specifically wanted input regarding how the western elevation can be made look more like the originally approved submission. The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines and City of Chesterfield Conditional Use Permit #25.

**Action Requested**

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

Respectfully Submitted,

A handwritten signature in black ink that reads "Annissa McCaskill-Clay". The signature is written in a cursive, flowing style.

Annissa McCaskill-Clay, AICP  
Lead Senior Planner

Attachments:

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

# ARCHITECTURAL REVIEW BOARD

**Project Name:** St. Luke's Rehabilitation Hospital (Surrey Place)

## Guidelines Review Checklist

**Date of Review:** September 10, 2009

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		Was previously approved by Planning Commission on August 27, 2009.
B. Circulation System and Access	X		Was previously approved by Planning Commission on August 27, 2009.
C. Topography	X		
D. Retaining Walls	NA		
<b>General Requirements for Building Design</b>			
A. Scale	X		
B. Design	X		
C. Materials and Color	X		
D. Landscape Design and Screening	X		Was previously approved by Planning Commission on August 27, 2007.
E. Signage	NA		This is not applicable to this submittal.
F. Lighting	X		Lighting was previously approved by Planning Commission on August 27, 2009.
<b>Use Type:</b>			
Access	X		Was previously approved by Planning Commission on August 27, 2007.
Exterior Elements	X		
Landscaping and Screening	X		Was previously approved by Planning Commission on August 27, 2007.
Scale	X		
Site Design	X		Was previously approved by Planning Commission on August 27, 2007.

**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.

Annissa G. McCaskill-Clay, AICP  
Lead Senior Planner  
City of Chesterfield  
Department of Planning  
690 Chesterfield Parkway West  
Chesterfield, MO 63017-0760

The Power House  
800 St. Louis Union Station  
Suite 200  
St. Louis, MO 63103-2257

T 314 421 1815  
F 314 421 5206  
info@  
mackeymitchell.com



August 25, 2009

Project: St. Luke's Rehabilitation Hospital  
14701 Olive Boulevard  
Chesterfield, MO 63017

Dear Ms. McCaskill-Clay:

Architect's Statement of Compliance with City of Chesterfield's Design Guidelines –  
Revision to West Elevation

The primary intent of the exterior design for St. Lukes Rehabilitation Hospital was to match the existing nursing home in terms of massing and materials. This was presented at the July 2007 ARB review meeting.

The existing building is constructed of a mix of brick and horizontal siding, aluminum-clad residential casement windows, and a pitched roof with architectural shingles. The addition has also continued these materials in all respects.

The purpose of this letter is specifically to address the West Elevation and its compliance with the City of Chesterfield Design Guidelines. The West Elevation was originally approved to include both brick and siding with the brick starting just below the window sill and terminating at grade. During construction the brick was not installed as approved. The proposed alternative solution proposes painting the siding just below the window sill to match the brick color. This would occur from the West Wing and along the North wing West Façade and terminate at Surrey Place Assisted Living facility. We feel this would be consistent with the residential character of the current building and consistent with the residential nature of adjacent properties.

Below is the excerpt from the Architects Statement of Compliance submitted for the July 2007 ARB review meeting.



### Chapter One-Site Layout

Guidelines are acknowledged. Specific points include:

Minimal grading is required to align the floor levels of the addition and existing building. The grade is lower at rear of the property and a partial 'walkout' basement takes advantage of this grade change. The design maintains an existing courtyard on-site.

A new drop-off/entry with adjacent parking is provided for the addition along with new parking near the current nursing home to provide convenient access for pedestrians.

### Chapter Two – Buildings

Guidelines are acknowledged. Specific points include:

The addition continues the materials massing and colors of the existing building. A new entry feature is utilized to provide a clear distinction between the two facilities. The residential character of the current building and addition are consistent with the residential nature of adjacent properties.

Rear facades utilize the same materials as the front facades. The deep roof overhang gable feature areas and mixture of brick at the south wing and the siding at the west and north wings visually break up the façade.

### Chapter Three/Landscape Design

Guidelines are acknowledged. Specific points include:

Landscaping plan continues the type of landscaping currently used on site. Parking areas are screened and setbacks are landscaped to act as buffers. The existing landscaped berm along Olive is maintained.

### Chapter Four/Miscellaneous

Guidelines are acknowledged. Specific points include:

Lighting is similar to existing and designed to light parking and walk paths without spill-over off-site or into building windows.

Submitted by,

Eric Neuner, AIA  
Senior Associate



ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield \_\_\_\_\_

Project Title: ST. LUKES REHABILITATION HOSPITAL Location: 14701 OLIVE BLVD.

Developer: N/A Architect: MACKAY MITCHELL Engineer: HIEDEMAN ENGINEERS

**PROJECT STATISTICS:**

Size of site (in acres): 10 Total Square Footage: 29,000 Building Height: 14'-0"

Proposed Usage: REHABILITATION HOSPITAL

Exterior Building Materials: BRICK & PAINTED SIDING MIX

Roof Material & Design: ARCHITECTURAL SHINGLES

Screening Material & Design: \_\_\_\_\_

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

SURREY PLACE NURSING FACILITY. TOWER ELEMENT @ NEW BUILDING CREATES ENTRY LOCATION FOR THE REHAB FACILITY.

ADDITIONAL PROJECT INFORMATION: \_\_\_\_\_

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

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- 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.

# City of Chesterfield

## Architectural Review Board

St. Luke's Rehabilitation  
Hospital  
West Elevation Revision  
August 25, 2009





# St. Luke's Rehabilitation Hospital



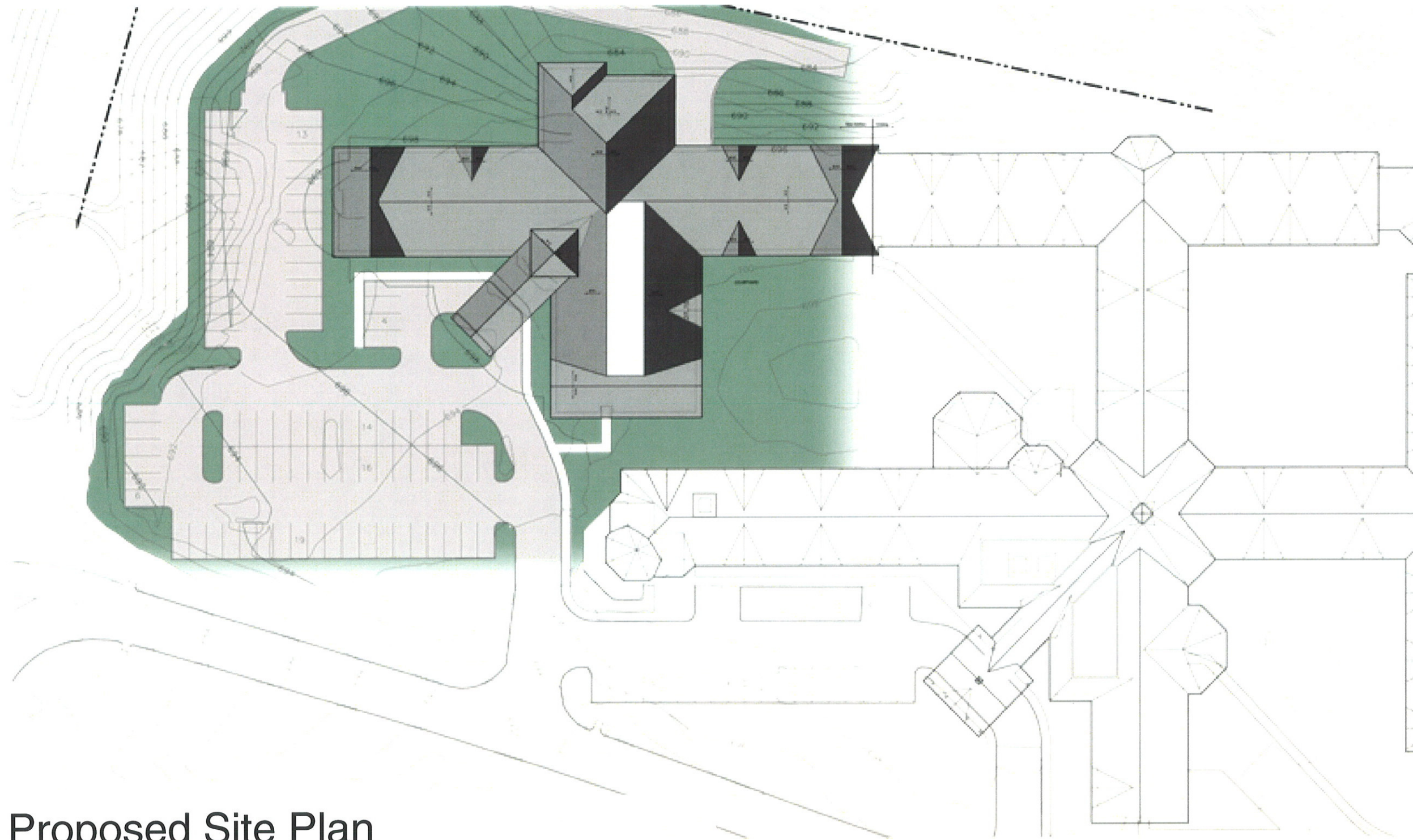
Proposed Site Plan







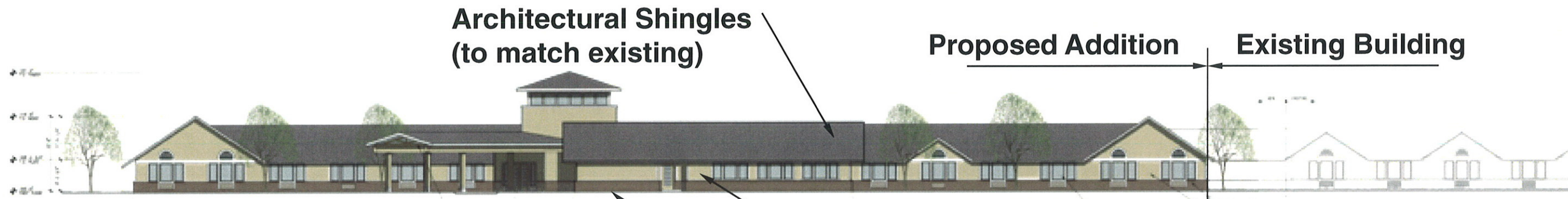
# St. Luke's Rehabilitation Hospital



Proposed Site Plan



# St. Luke's Rehabilitation Hospital

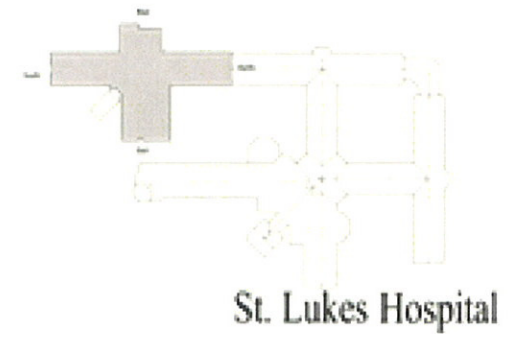


East Elevation



West Elevation

Original Design Intent 2007

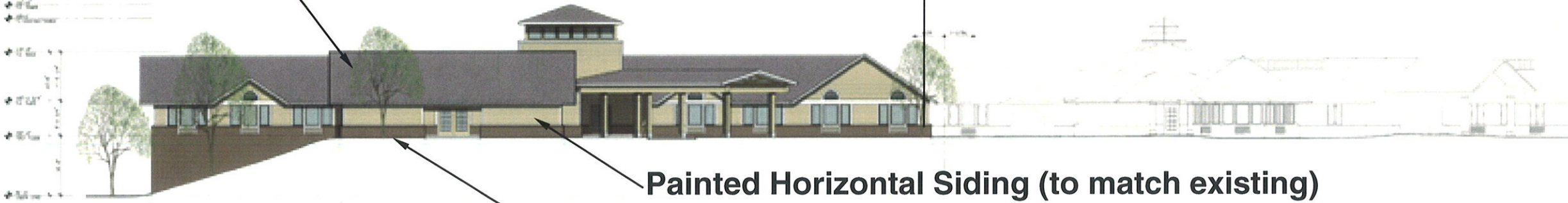


# St. Luke's Rehabilitation Hospital

**Architectural Shingles  
(to match existing)**

**Proposed Addition**

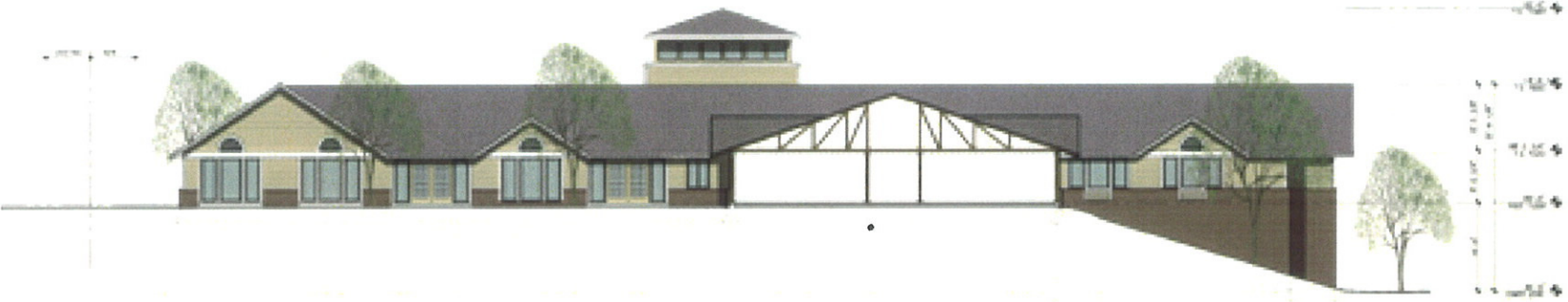
**Existing Building**



**Painted Horizontal Siding (to match existing)**

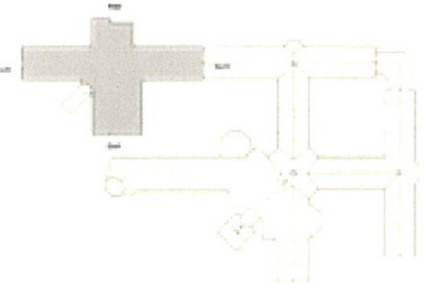
**Brick Base (to match existing)**

South Elevation



North Elevation

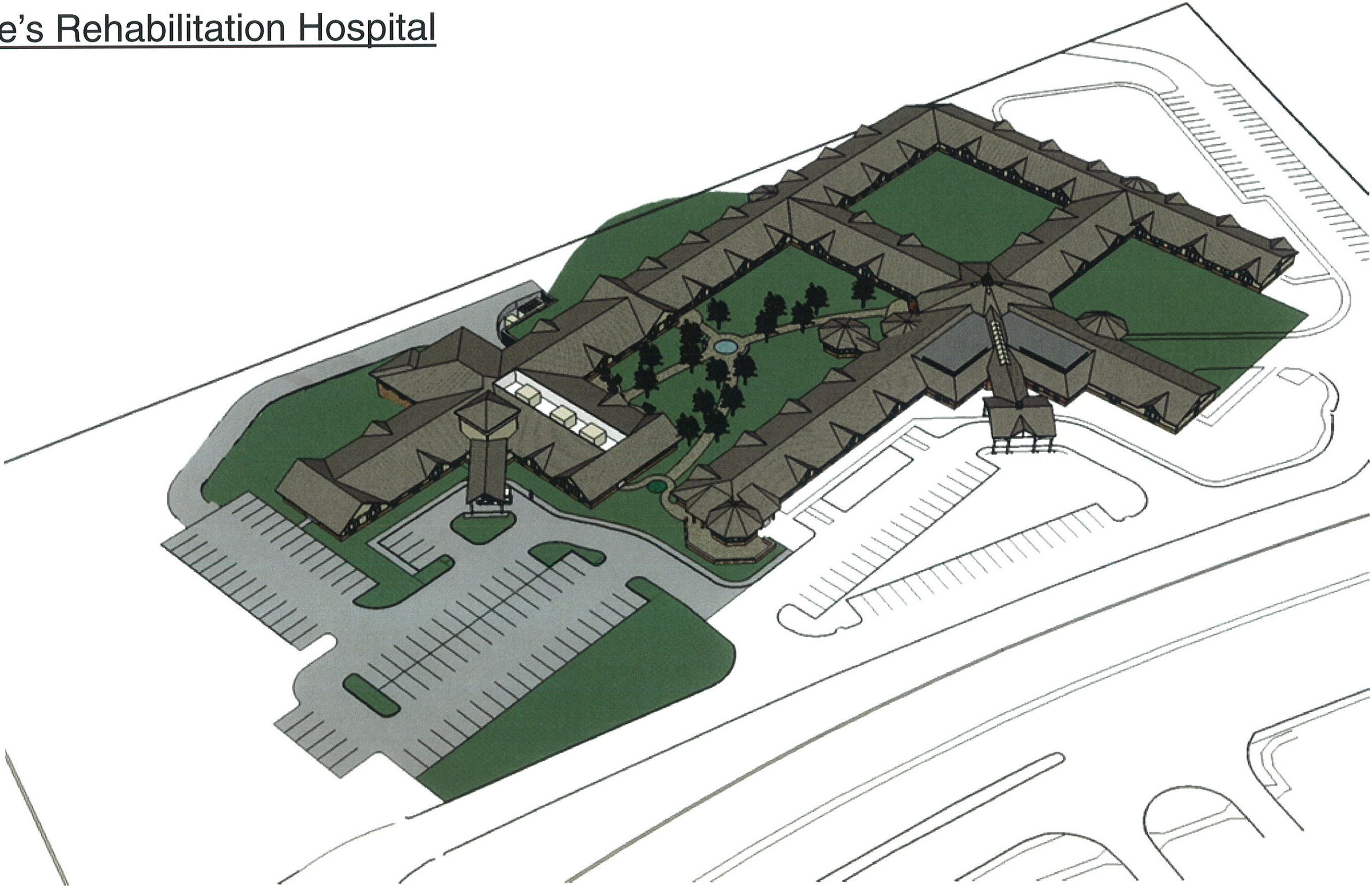
Original Design Intent 2007



St. Lukes Hospital



# St. Luke's Rehabilitation Hospital



Aerial View from Southeast



# St. Luke's Rehabilitation Hospital



Aerial View from Southwest



# St. Luke's Rehabilitation Hospital



View from Southeast – 2007 Submittal



# St. Luke's Rehabilitation Hospital



View from Southwest - 2007 Submittal



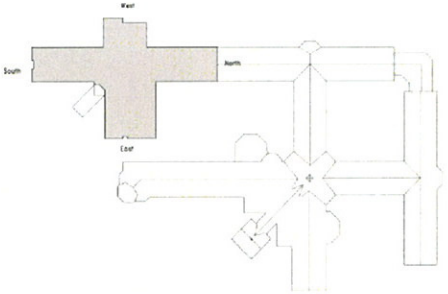
# St. Luke's Rehabilitation Hospital



Neighbor to North – Private Residence



Fence on North Property Line





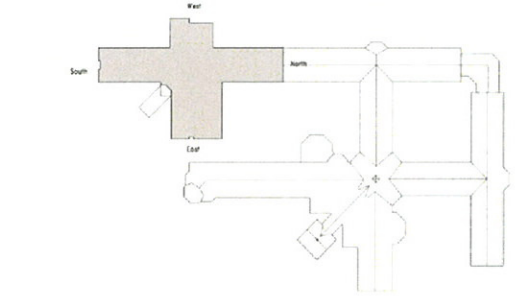
# St. Luke's Rehabilitation Hospital



Neighbor to East across Olive



Neighbor to East across Olive





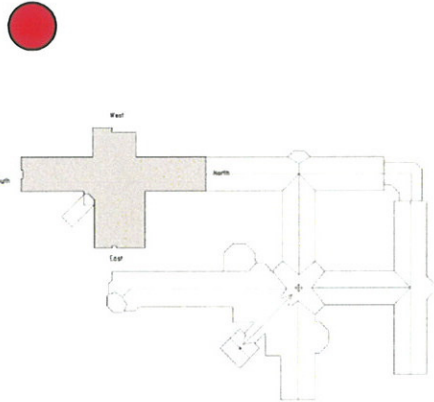
# St. Luke's Rehabilitation Hospital



Neighbor to West – Kendall Bluffs



Neighbor to West – Kendall Bluffs



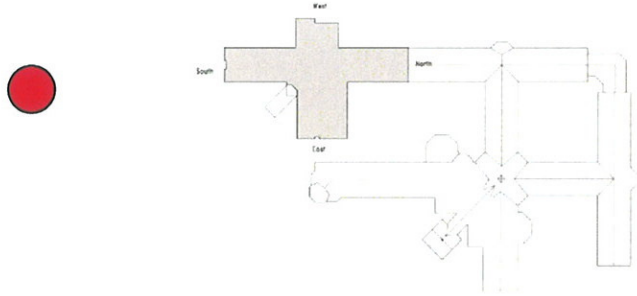


# St. Luke's Rehabilitation Hospital



Neighbor to South – Kendall Bluffs

Neighbor to South– Kendall Bluffs





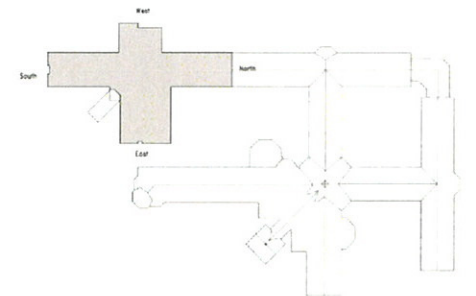
# St. Luke's Rehabilitation Hospital



Existing View of South West Elevation



Proposed South West Elevation

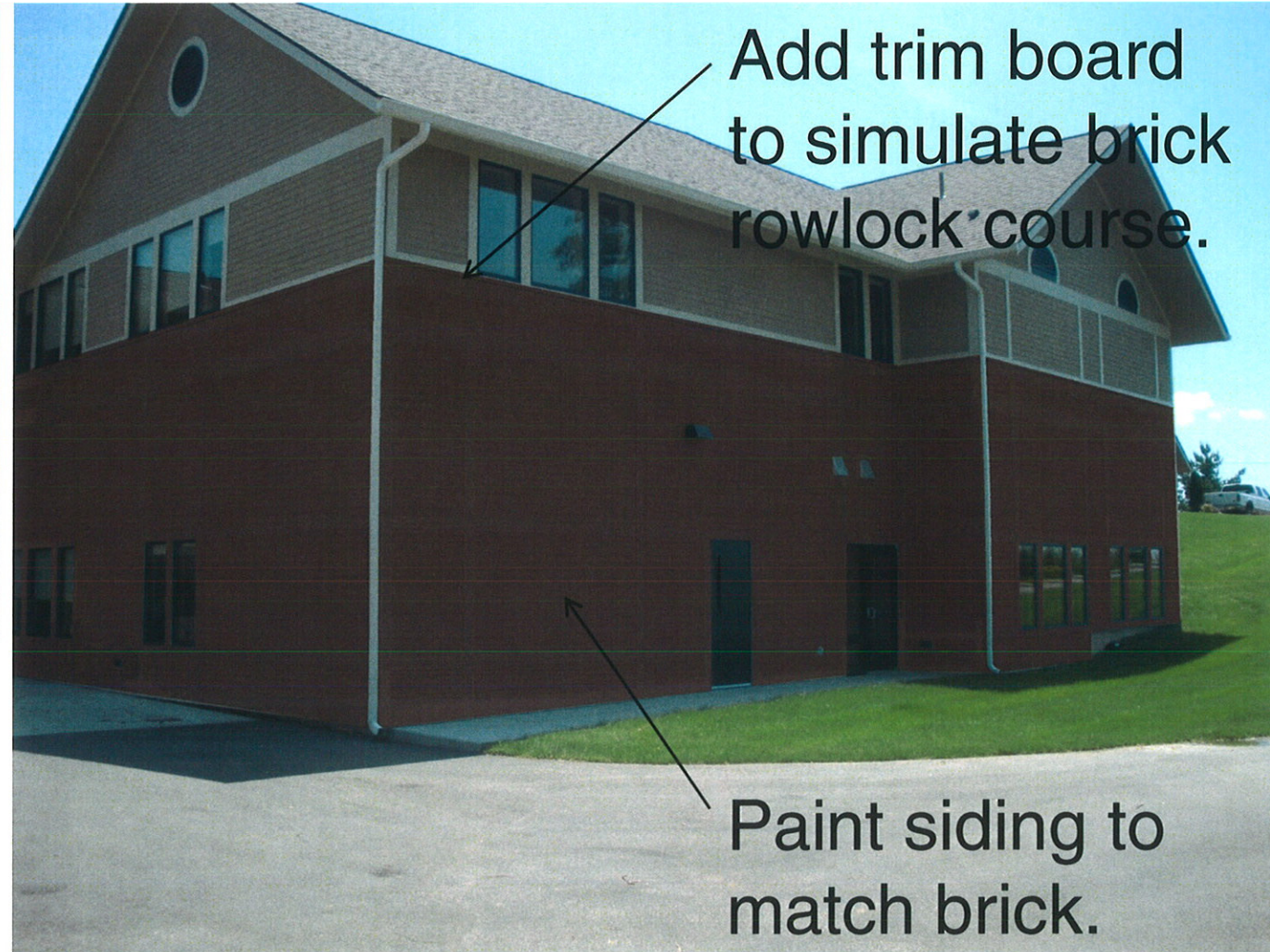




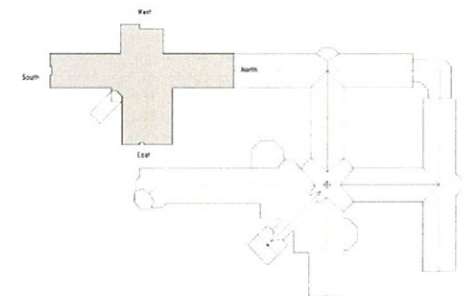
# St. Luke's Rehabilitation Hospital



Existing View of West Elevation



Proposed West Elevation





# St. Luke's Rehabilitation Hospital

Add trim board to simulate brick rowlock course.

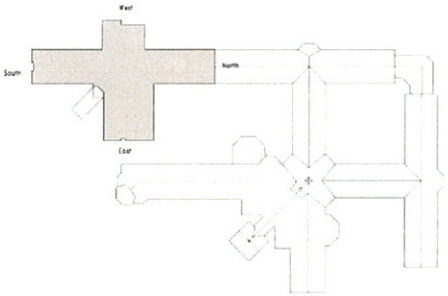


Existing View of Loading / Receiving Elevation



Paint siding to match brick.

Proposed Loading / Receiving Elevation





# St. Luke's Rehabilitation Hospital



Existing Surrey Place Facility