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September 13, 2007

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

Re: Kramer Commerce Center Lot 3 (Cambridge Engineering): Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for one (1) office building in a "PI" Planned Industrial District located at the Southeast corner of Long Road Crossing Drive and Spirit Drive North.

Board Members:

Kevin Skibbe, of Skibbe Uhlig, Inc., has submitted, on behalf of Kramer Asset Group, L.L.C. a Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architects Statement of Design for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

Submittal Information

The request is for a new 28,161 square foot office building located in the Kramer Commerce Center Development. Exterior materials include concrete tilt-up panels with brick in-lay accents and glass. Roof materials will be a flat membrane. 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, City of Chesterfield governing ordinance 2376, the City of Chesterfield Tree Manual and the City of Chesterfield Lighting ordinance. 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 by the Department of Planning.

Actions Requested

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

Respectfully submitted,



Shawn P. Seymour
Project Planner
Review

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Site Plan

Attachments

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

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Kramer Commerce Center Lot 3 (Cambridge Engineering):
Date of Review: 09-13-07

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation			Currently addressing landscape in site plan review.
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

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

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			Landscape is currently being addressed through site plan review for adherence to the City of Chesterfield Tree Manual.
CHAPTER FOUR: Miscellaneous			
A. Signage			Signage is not being reviewed at this time.
B. Lighting			Lighting is currently being addressed through site plan review for adherence to the Lighting Ordinance.
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	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. Reference is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised: October 2001
 January 2002



ARCHITECTURAL REVIEW BOARD
Project Statistics Application

Project Title: Kramer Commerce Center Lot 3
Developer: Kramer Asset Group LLC Architect: Skibbe Uhlig Inc. Engineer: Stock + Associates
Location: SE corner of Long Road Crossing Blvd. + Spirit Drive North

PROJECT STATISTICS:

Size of site (in acres): 2.9 Total Square Footage: 28,161 Building Height: 29'11"

Proposed Usage: Office/Warehouse

Exterior Building Materials: Concrete tilt-up panels with brick in-lay accents

Construction Type: IBC per 2003 IBC

Roof Material & Design: Single ply rubber slopes w thru roof scuppers

Screening Material & Design: _____

Landscape Guidelines: _____ Commercial _____ Institutional Valley _____ Residential _____

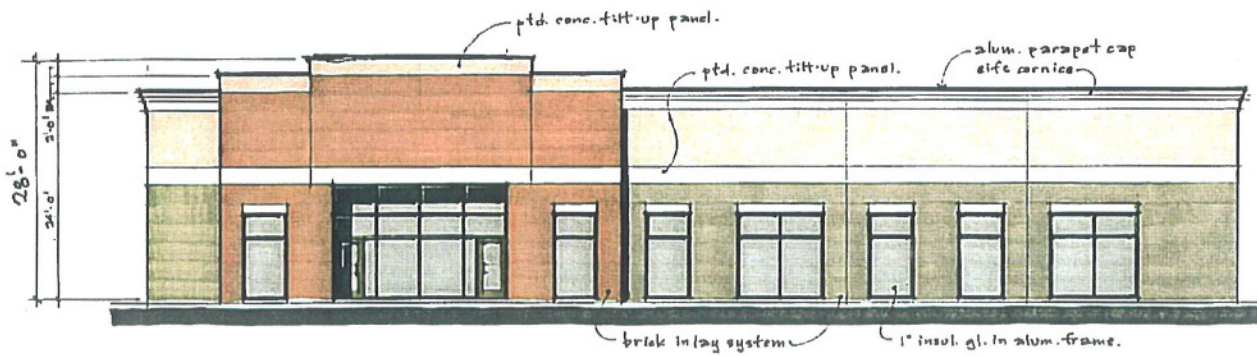
Building Setbacks: 60 Front 90E/30W Side 55 Rear 30 Max Bldg Ht. _____ Min. Lot Req. _____

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

ADDITIONAL PROJECT INFORMATION:



SOUTH.

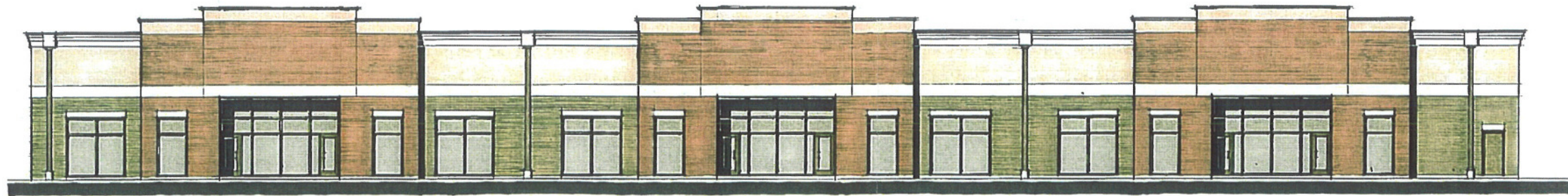


EAST ELEVATION.

TYPICAL SCALE: 1/2" = 1'-0"
 8-15-07
 Kamber Commerce Center,
 7,022



WEST.



NORTH.





PKC ASSOCIATES



New Building at
Kramer Commerce Center

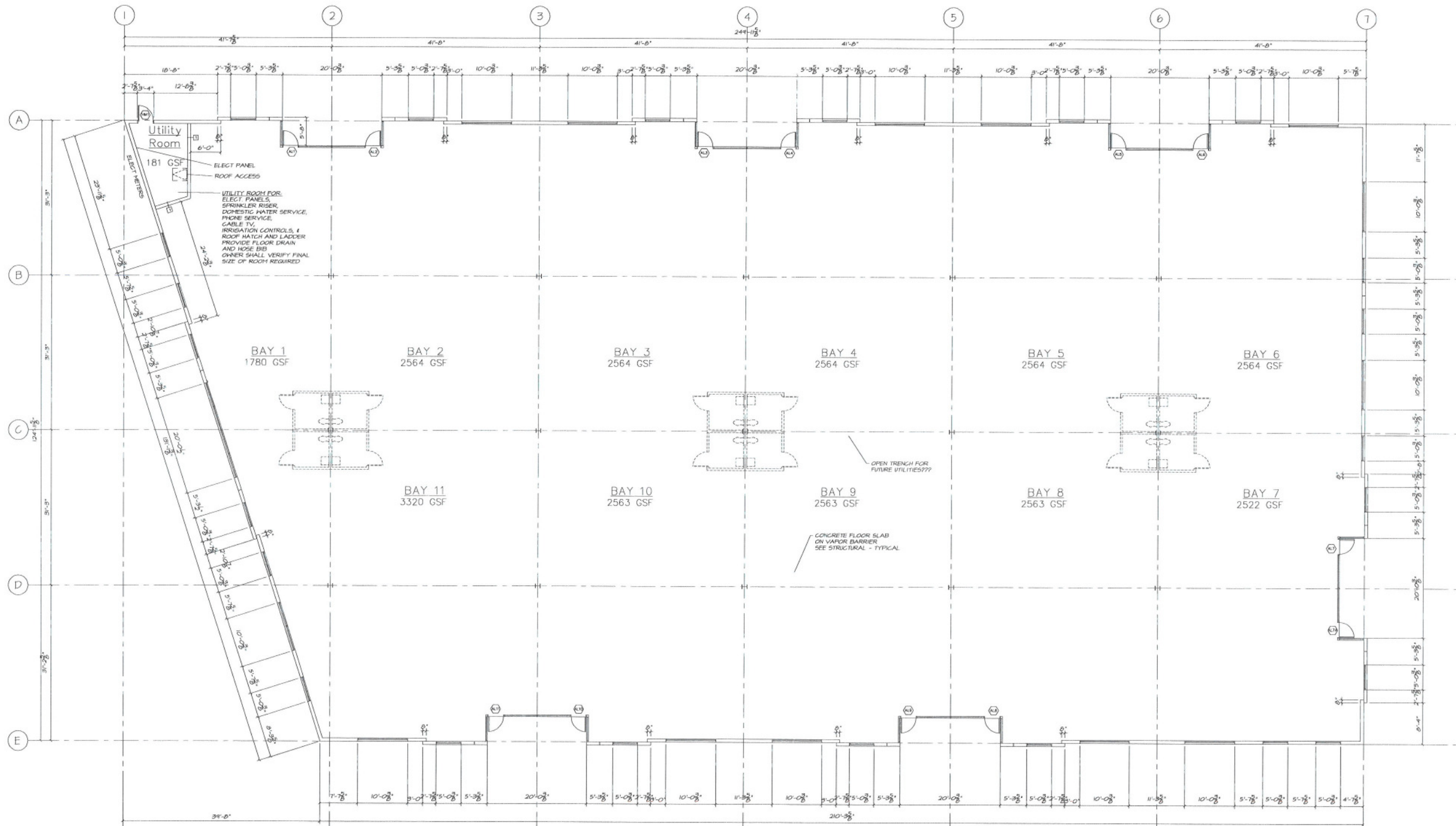
Long Road Crossing
 Chesterfield, Missouri 63005



Heinkamp Construction
 9338 Olive Boulevard
 St. Louis, MO 63132
 314.994.0997

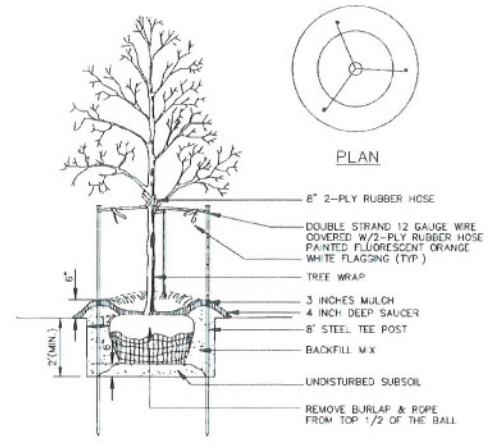
Permit Issue:
 Project Number: 7.022

Date	Remarks
4-14-07, 4-26-07, 5-8-07, 5-14-07	
8-21-07	ARB Submittal

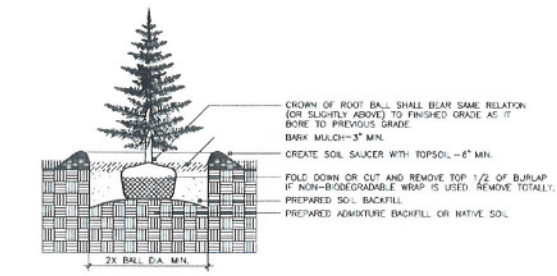


GROSS SQUARE FOOTAGE = 28,161 GSF

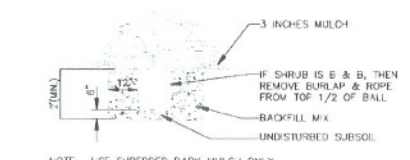
REVISIONS	BY
JUNE 20, 2007	RVM



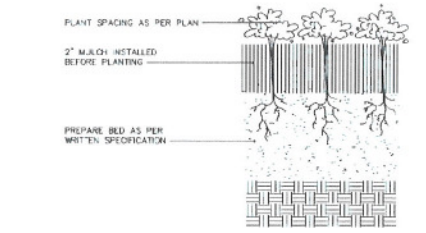
NOTE: USE SHREDDED BARK MULCH ONLY
DECIDUOUS TREE PLANTING
N.T.S.



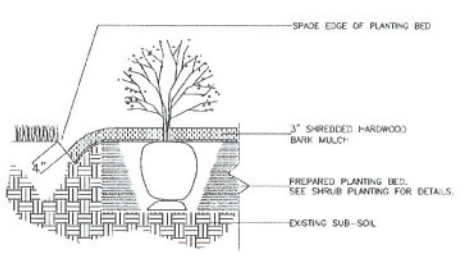
EVERGREEN TREE PLANTING
N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY
SHRUB PLANTING
N.T.S.



PERENNIAL/ANNUAL PLANTING
N.T.S.



SPADE-CUT EDGE DETAIL
N.T.S.

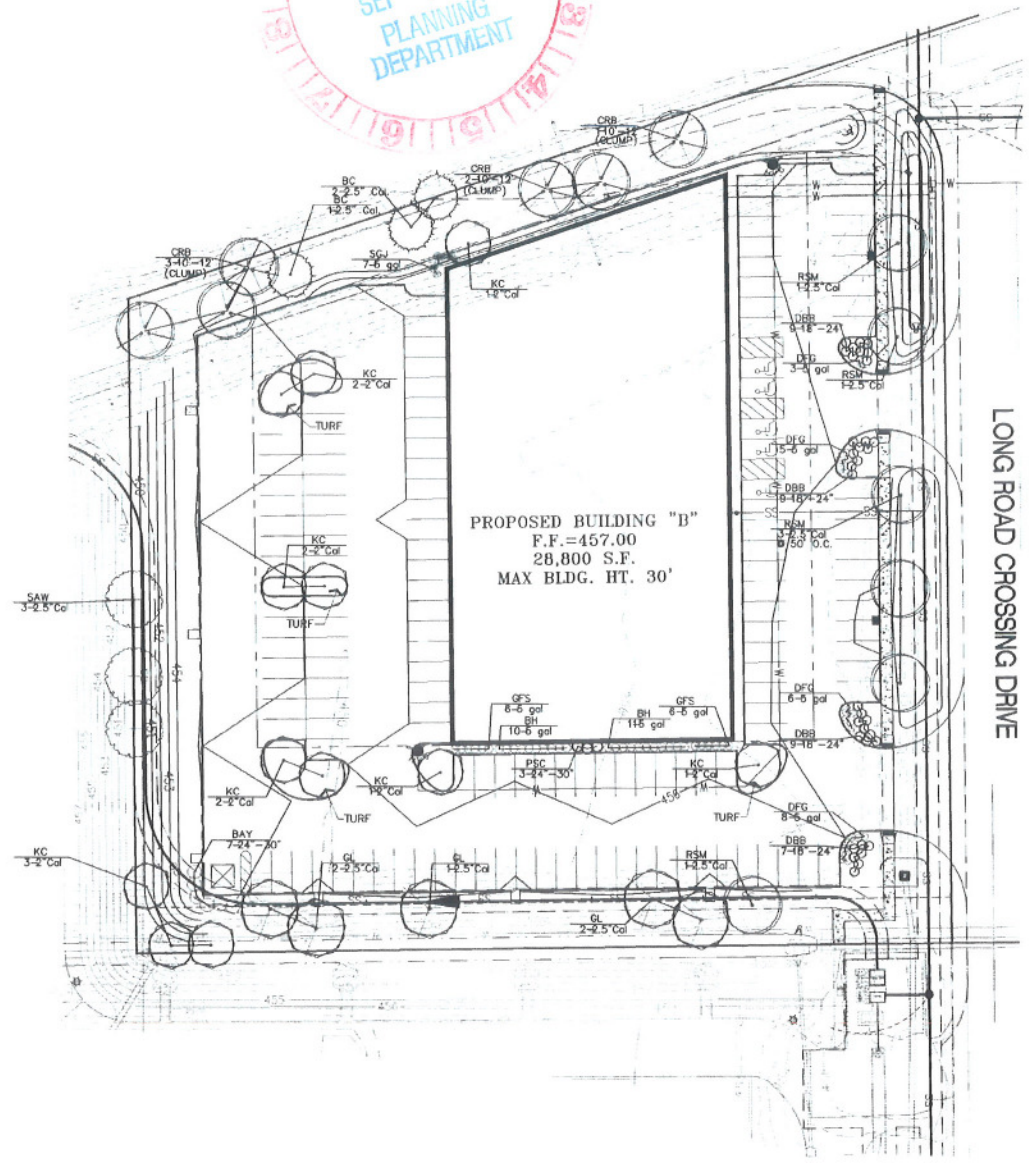
- NOTES:**
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public. The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
 - Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
 - Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All lawns and planting beds are to be irrigated with an automatic irrigation system (by others).
 - All mulch to be shredded bark mulch at 3" depth over fabric (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge of beds with spade-cut edge unless otherwise noted.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report of discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Obtain the approval of the owner's representative or landscape architect prior to installation.
 - The landscape contractor is to receive the site graded to within 1/10" of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
 - All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant materials to within 16" of trunk of trees or shrubs planted within the area.
 - All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
 - All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (10# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replanted.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
 - Salicoid controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" X 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
 - The minimum setback is 10'-0" from an existing or proposed right of way.
 - A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.
 - If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping. Upon release of the landscape installation bond, a two (2) year Landscape Maintenance Bond shall be required.

OPEN SPACE CALCULATIONS:

Lot 3:
 Total area = 2.86 Ac.
 Buildings = 0.66 Ac. - 23%
 Pavement = 0.90 Ac. - 31%
 Open Space = 1.22 Ac. - 43%

PLANT SCHEDULE:

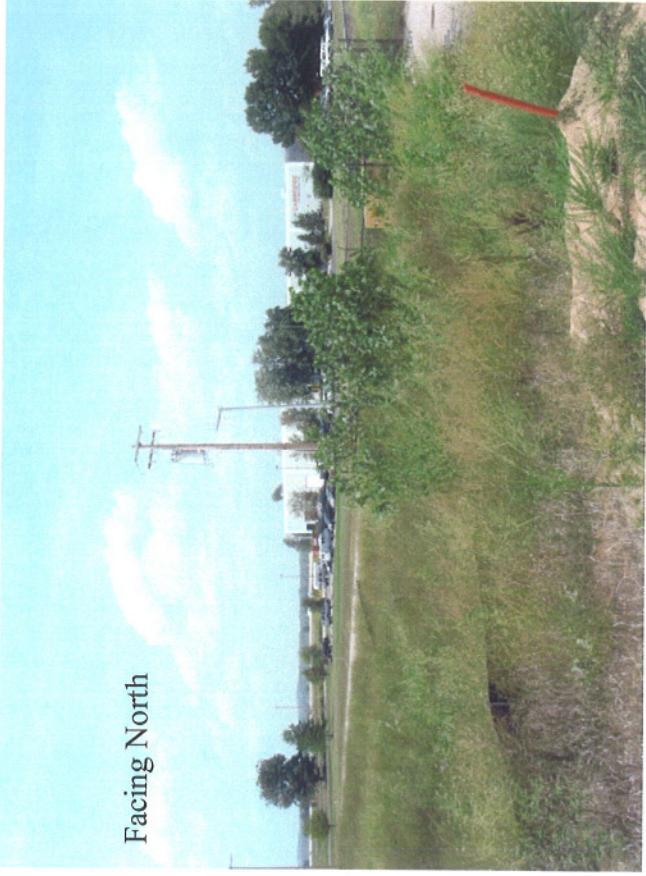
TREES	COMMON/BOTANICAL	SIZE	QTY
RSM	'Red Sunset' Maple / Acer rubrum 'Frankford'	2.5" Cal	6
SAW	Sawtooth Oak / Quercus cutissima	2.5" Cal	3
BC	Bald Cypress / Taxodium distichum	2.5" Cal	3
GL	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2.5" Cal	5
CRB	Clump River Birch / Betula nigra	10"-12"	6
FLOWERING TREES	COMMON/BOTANICAL	SIZE	QTY
KC	Kwanzon Cherry / Prunus serrulata 'Kwanzon'	2" Cal	12
SHRUBS	COMMON/BOTANICAL	SIZE	QTY
DBB	Compact Burning Bush / Euonymus alatus 'Compactus'	18"-24"	34
BH	Blue Holly / Ilex meserveae 'Blue Princess/Prince' TM	5 gal	21
SGJ	Sea Green Juniper / Juniperus chinensis 'Sea Green'	5 gal	7
BAY	Northern Bayberry / Myrica pensylvanica	24"-30"	7
PSC	Purple Sand Cherry / Prunus X cistena	24"-30"	3
GFS	Gold Flame Spirea / Spirea bumalda 'Gold Flame'	5 gal	12
GRASSES	COMMON/BOTANICAL	SIZE	QTY
DFG	Dwarf Fountain Grass / Pennisetum dlopecuroides 'Hameln'	5 gal	22



LANDSCAPE TECHNOLOGIES
 1200 N. Grand, Chesterfield, Missouri 63004
 Tel: (636) 828-1452 Fax: (636) 828-1453
PLANTING PLAN FOR THE PROPOSED LOT 3 - BUILDING B:
KRAMER COMMERCE CENTER - PROPOSED LOT 3
CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RVM / C.B.
DATE	DEC 29, 2006
SCALE	1"=30'-0"
RES NO.	2006-243
SHEET	L-1

Facing North



Facing East



Facing West



Facing South





Date: 8.20.07

City of Chesterfield Design Guidelines

New office warehouse building known as **LRC Commerce Center** Chesterfield, Missouri

This outline is applicable to the work designated herein and shall be understood to be descriptive of the project and as such be in direct response to the Design Guidelines requested.

Chapter One / Site Layout

A. Physical Features

1. Site improvements have been designed to fit within the existing topography.
2. The site topography was utilized to maintain as much green space as possible adjacent the building, interior parking field and at street frontage.
3. Natural site amenities have been retained and include views and natural ground forms.
4. The natural slope and topography of the site has been retained.
5. No retaining walls are necessary.

B. Vegetation

1. Site improvements have been designed to maximize use but maintain the natural environment.
2. Landscaping has been incorporated into accent features of site.

C. Site Relationship of Design

1. The building is oriented parallel to Long Road Crossing. Recessed elements have been incorporated to capture views and create a point of tenant entry.
2. The building design will not impair any future development or enjoyment of adjacent properties.
3. Trash enclosure will be located on the Southeast corner of site and screened from public view.
4. The site has been designed with adequate planting, providing generous yard areas, safe pedestrian movement and relationships between landscaping and building features.
5. Public assembly areas are not designed for this site.
6. Phased projects are not proposed for this site.

D. Pedestrian and Vehicular Circulation

1. Pedestrian travel is limited to each tenant entry area. There is no possibility of "short cuts" through landscape areas.
2. Parking and loading areas are adequately screened with landscaping from street.
3. Safe separation has been designed between pedestrian and vehicular traffic.
4. Safe separation has been designed between pedestrian and vehicular traffic.
5. Provisions have been made on site for all types of transportation.
6. Bike circulation is not designed for this site.
7. Shared driveways are not proposed for this site.
8. The visual impact and presence of parking has been designed to minimize visual exposure.
9. Landscape areas do not separate building from paved areas.

E. Pedestrian Orientation

1. Pedestrian scale has been incorporated into this project by creating interesting tenant entry elements.
2. Pedestrian activity has been incorporated with continuous walkways along the front and side of building.
3. Attractive pedestrian walkways have been incorporated.
4. Visually interesting landscaped areas have been incorporated in this project.
5. A streetscape has been established by the landscaping proposed for this site. Window openings have been designed into the building frontage.
6. There are no existing buildings on this site.

Chapter Two / Buildings

I. **All Structures**

A. General Architectural Guidelines

1. The building proposed for this site is of high quality with interesting features. This project is very compatible with the adjacent building environment.

B. Scale

1. The building structure is one story. The scale of the building is very compatible with the adjacent building environment.
2. The building achieves a sense of human scale.
3. Adjacent structures in this area are of varied scale and heights. This structure will compliment neighboring buildings. There are no structures adjacent this building.

C. Design

1. This building is very diverse in quality design with interesting elements.
2. The brick, painted concrete tilt-up panel and glass elevations of this building has varied plane breaks which add to the quality of design.
3. There is no "corporate" or franchise style associated with the building design.
4. Building parapet walls are stepped in height and material change, to prevent linear appearance.
5. All elevations of the structure have been considered when achieving the desired design intent.
6. The entire building main wall structure is a combination of brick, painted concrete tilt-up panel and glass. These features have been incorporated on all street visible sides of the building for continuity.
7. The roof top equipment shall be adequately screened with the parapet wall extensions.
8. Building sense of entry is incorporated with individual tenant recessed areas.
9. All aspects of the building design are in direct consideration of energy conservation.
10. Phased projects are not proposed for this site.

D. Relation to Adjacent Development

1. Adjacent structures in this area are of varied scale and heights. This structure will compliment neighboring buildings.
2. Adjacent structures in this area are of varied style, form, size color and materials. This structure will compliment neighboring buildings.
3. Multiple buildings are not proposed for this site.
4. The colors proposed for this building are more subdued and will not compete in any way with neighboring structures.
5. This commercial building is sited for function of multi-tenant office businesses and will enhance neighboring properties.

E. Materials/Colors

1. The materials selected for this building are very durable and provide architectural character.
2. Material and color changes occur at change of building plane.

3. Consistency of colors, materials and detail have been provided in the design of this building and on each elevation.
4. Visually contrasting paving surfaces are not designed for this project.
5. All materials are compatible.

II. Residential Architecture

Not applicable to this project.

III. Non-Residential Architecture

A. General

1. Consistency of colors, materials and detail have been provided in the design of this building and on each elevation.
2. Courtyards and covered plazas have not been designed for this structure.
3. Long continuous wall planes have not been designed for this structure. Close-range pedestrian views will be highlighted with interesting colors, materials and landscaping.
4. Building is one story.

B. Building Equipment and Service

1. Access for service vehicles will not have any traffic or visual impact.
2. All building equipment and utilities will have minimal visual impact.
3. All service and loading areas are located away from public streets.
4. Utility meters will have minimal visual impact.

C. Fast Food Restaurant Guidelines

Not applicable to this project.

D. Auto Service Station Guidelines

Not applicable to this project.

E. Shopping Center Guidelines

Not applicable to this project.

Chapter Three / Landscape Design

1. All landscaping elements have been strategically placed on the site for a purpose and the overall enhancement of the project.
2. There is a consistent landscape design throughout the project.
3. Landscaping has been provided at perimeter of site. There are no unfavorable view on this site.
4. Landscape materials will not be susceptible to damage in any form. There will be curbing adjacent all planting areas.
5. There are landscape spaces provided at parking areas.
6. Landscape art is not proposed for this project.
7. Landscaping is well balanced throughout the site.
8. The landscape plan submitted incorporates all site elements required for this project.
9. The scale of landscaping for this project is proportionate to the building.
10. Landscape elements do not currently exist on this site.
11. Irrigation systems have been professionally designed to water specific plantings and grass areas only.
12. Berms are not proposed for this project.
13. Parking structures are not proposed for this project.

Chapter Four / Miscellaneous

A. Signage

1. Building and monument signage designed for this project compliments the building form and colors. Specific details will be submitted for review as tenants are secured.

B. Lighting

1. Site lighting is provided and designed to minimize off-site overspray of light.
2. Signage details will be submitted for review as tenants are secured.
3. Exterior lighting will be architecturally integrated.
4. Fixture mounting height will be appropriate for the project setting.
5. Landscape lighting is not proposed for this project.
6. Light poles will be attractively designed.
7. Signage details will be submitted for review as tenants are secured.

C. Utilities

1. All new site utilities are designed as underground.

D. Stormwater Drainage

1. Rooftop stormwater will be collected and piped underground to sewer system.
2. Drainage is specifically designed per Civil Engineer details.
3. Drainage from landscape areas will be properly conveyed and contained.
4. Detention areas as designed by Civil Engineer will be appropriately landscaped.

E. Energy Conservation

1. Energy conservation is integral in the building orientation, design and materials for this project.

F. Screening (Fences and Walls)

1. Trash collection enclosure is only screening designed for this project.
2. Tenant trash collection will be screened from public view.
3. Fencing is not proposed for this project.
4. Chain link fencing is not proposed for this project.
5. Special fencing is not proposed for this project.
6. Utility items will have minimal visual impact on this project.