

Memorandum Planning & Development Services Division

To: Planning and Public Works Committee

From: John Boyer, Senior Planner

Date: October 29, 2014

RE: Monsanto 9th ASDSP: An Amended Site Development Section Plan, Amended Landscape

Plan, Amended Tree Stand Delineation, Amended Tree Preservation Plan, Amended Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 200.51 acre tract of land zoned "C-8" Planned Commercial District located on the north side of

Chesterfield Pkwy West, approximately 2,000 feet east of City Center Dr.

Summary

The request is for construction of a 402,600 square-foot four-storied research building, 150,930 square-foot greenhouse addition and a 32,737 square-foot Headhouse addition to the 200+ acre Monsanto campus. The subject site is zoned "C-8" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance 258. Elevations associated with this planned development were reviewed by the Architectural Review Board (ARB) on July 10, 2014. ARB recommended for approval 6-0 to the Planning Commission with a condition to provide a sight line study of mechanical equipment planned for the Headhouse on the south elevation.

The Amended Site Development Section Plan, Amended Landscape Plan, Amended Tree Stand Delineation, Amended Tree Preservation Plan, Amended Lighting Plan, Architectural Elevations and Architect's Statement of Design for Monsanto 9th ASDSP were reviewed by the Planning Commission at the October 27, 2014 meeting, at which time a motion to approve the project as presented was passed by a vote of 7-0 with one abstention.

Power of Review was called for this project proposal and therefore is being presented to the Planning and Public Works Committee. This project will be forwarded to City Council for final review and approval. Attached to this report please find the Site Development Section Plan packet as recommended for approval by the Planning Commission.

Respectfully submitted,

John Boyer Senior Planner

Cc: Aimee Nassif, Planning and Development Services Director

Attachments

1. Planning Commission Packet







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

Planning Commission Staff Report

Project Type: Amended Site Development Section Plan

Meeting Date: October 27, 2014

From: John Boyer

Senior Planner

Location: 700 Chesterfield Parkway West

Applicant: Civil Design Inc.

Description: Monsanto 9th ASDSP: An Amended Site Development Section Plan, Amended

Landscape Plan, Amended Tree Stand Delineation, Amended Tree Preservation Plan, Amended Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 200.51 acre tract of land zoned "C-8" Planned Commercial District located on the north side of Chesterfield Pkwy West, approximately 2,000 feet east

of City Center Dr.

PROPOSAL SUMMARY

The request is for construction of a 402,600 square-foot four-storied research building, 150,930 square-foot greenhouse addition and a 32,737 square-foot Headhouse addition to the 200+ acre Monsanto campus. The subject site is zoned "C-8" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance 258.

ZONING HISTORY OF SUBJECT SITE

In 1979, St. Louis County Ordinance 9002 was approved which rezoned the site from "NU" Non-Urban and "R-3" Residence District to the "C-8" Planned Commercial District. This original ordinance was amended by St. Louis County numerous times (Ordinances 10,573, 10,688, and 10,986). In March 1989, Ordinance 258 was approved by the City of Chesterfield amending previous County ordinances. Ordinance 258 is the current ordinance authority for this site.

Multiple concept and section plans have been approved previously by the City of Chesterfield and St. Louis County for this site under Pfizer and now Monsanto as these companies have grown. There are currently nine buildings approved at this site, totaling 1,520,878 square feet. Current ordinance authority limits total building square footage to 2,660,000 square feet. The addition of these proposed three structures would bring the total square footage to 2,107,145.

SURROUNDING ZONING

Direction	Land Use	Zoning
North	Vacant Agricultural	"FPNU" Flood Plain Non-Urban District
South	Multi-Family Residences	"R-6A/PEU" Residence/Planned Environmental Unit
East	Residential	"NU" Non-Urban District
West	Commercial/Hotel	"PC" Planned Commercial District

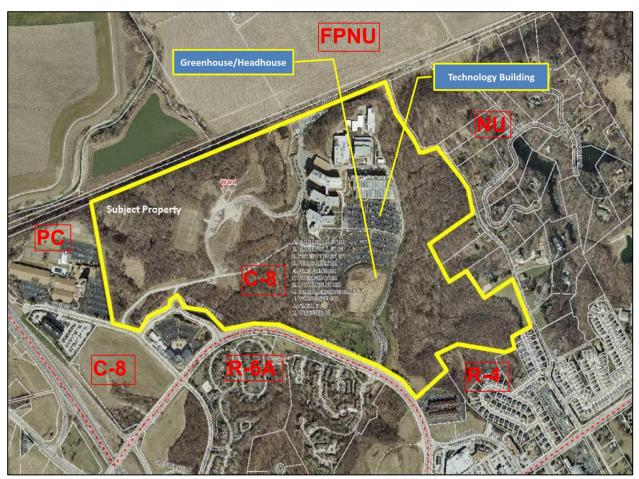


Figure 1: Site Photo with Surrounding Zoning

STAFF ANALYSIS

Zoning

The subject site is currently zoned "C-8" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number #258. The submittal was reviewed against the requirements of Ordinance Number #258 and all applicable Zoning Ordinance requirements and found compliant with all City of Chesterfield requirements.

Site Relationship

The proposed structures are planned to be situated interior to the 200+ acre tract. The Greenhouse/Headhouse is planned directly over and attached to the previously approved parking garage, whereas the Technology Building is planned north of the parking garage and planned

Greenhouse/Headhouse. The site has a great deal of topographical relief throughout the site with few flat areas, typical of properties along river bluffs. Specifically to the area of proposed construction, the site "falls-off" as one moves from south to north towards the river bottoms which essentially conceals the proposed structures from public views. The below Figure 2 provides a rendering of the proposal on how these structures nestle into the adjacent topography. Left of the proposed Headhouse/Greenhouse, represented below in the rendering, is the highpoint for the site.



Figure 2: Conceptual Construction of Proposed Buildings

Traffic Access & Circulation

No changes in access points are proposed associated with these improvements. All access will utilize existing site entrance and internal drives. Additional sidewalk extensions connecting to internal pedestrian points are planned.

Parking

A total of 161 surface parking spaces are planned with this submittal. The proposed Technology building is being placed upon existing 488 surface parking spaces which are planned to be removed. A majority of the parking for these structures is provided within the recently approved parking garage which was approved in 2013 and will provide 1,727 parking spaces. Planned parking is in compliance with Monsanto's current ordinance authority.

Architectural Elevations

Above in Figure 2, the three proposed structures can be seen in context with the site. As mentioned earlier on page 3, the topography of the construction site falls off as you move north, or from left to right on the rendering. The most southern planned structure, the Headhouse, is a 32,737 square-foot one-story structure which is, as described by the Design Team, "nestled into the hillside" to limit the structure's visual impact. In the above Figure 2 just to the left of the Headhouse is a landscaped hill which provides buffering of this structure to the south, also the highpoint for the site. This structure has a predominantly brick façade matching the existing buildings within the campus.

The Greenhouse is directly north of the Headhouse and is situated partially above the recently approved parking garage structure. The 150,930 square-foot structure is comprised of mostly tilt-up concrete panels

matching the parking garage underneath and glass which will incorporate the greenhouse portion of the roof. The Greenhouse, which is built on top of the approved parking garage, is planned to blend into the same hillside as the Headhouse. While the site's grade is falling away at this point, the Greenhouse is maintaining a similar height as the Headhouse. By nestling these structures into the hillside, Monsanto is concealing the bulk of these structures and building within the context of the site utilizing the existing topography.

The last structure planned associated with this Amended Site Development Section Plan is the 402,600 square-foot four-story building known as the Technology Building located directly north of the Greenhouse/parking garage. This structure is planned where an existing surface parking lot is currently located. Building materials are a mix of brick and glass, with the rear or north portion of the building being predominantly brick and the southern section glass. Per the Architectural Design Statement, this transition in design/materials is to shift from the existing campus to the north, which is brick, to a more modern glass structure on the southern frontage of the structure to architecturally indicate the modern image of Monsanto. Height of the Technology building is similar to the existing structures within the facility and visually appears the same as the Greenhouse to the south.

All proposed structures within this Amended Site Development Section Plan will be connected via enclosed walkways, which can be viewed on the provided elevations and renderings as well as an example below on Figure 3. These connections facilitate coordination and physically link these buildings to the existing campus.



Figure 3: Rendering for the Technology Building showing walkway connection with approved Parking Garage

Elevations associated with this planned development were reviewed by the Architectural Review Board (ARB) on July 10, 2014. ARB recommended for approval 6-0 to the Planning Commission with a condition to provide a sight line study of mechanical equipment planned for the Headhouse on the south elevation. This study has been reviewed by Staff associated with this submittal. Per the Study, no mechanical units can be seen from public exposures due to the vegetation on site, distance to public roads, and more importantly the topography of the site adjacent to the proposed structures. All the planned structures are proposed

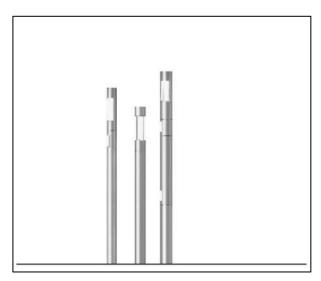
interior to the site with the closest being the Headhouse, approximately 750 feet north of Chesterfield Parkway, placed predominantly behind a vegetated hill concealing its view from public frontages as well as most sight lines interior to the site. Associated with this submittal, the Sight Line Study has also been included for Planning Commission review.

Landscaping and Screening

Landscaping is planned in association with the proposed development as required by the City of Chesterfield Unified Development Code. In addition to the proposed landscaping, existing woodlands around the perimeter of the site are not to be disturbed insulating this site from its neighbors and limiting public view points.

Lighting

A combination of pole standards, accent pole lighting, building lighting via wall packs and recessed lighting is planned associated with the project. All lighting is compliant with foot-candle standards of the UDC. The accent pole lighting, listed as SA lights, is a 12 foot accent light which will provide area lighting around the internal drive and plaza areas adjacent to the Technology Building. According to the detail sheets provided on this light, the top and bottom of the fixture are shielded; however, light will extend outward. This light is similar to a bollard light; however, the height of this light is taller than the standard 4 foot bollard light. A detail of this light can be seen to the right in Figure 4. While all site lighting is included for review, accent lighting is ultimately required to be approved by the Planning Commission as directed by the City Lighting Figure 4: SA Accent Pole Light standards. All proposed lighting fully complies with City of Chesterfield requirements.



Associated with the proposed Greenhouse, the Applicant has identified that lighting shades are planned to prevent horizontal and vertical light leaving the structure in the evening. As described, these shades act similarly to cut-off optics on a street lamp.

DEPARTMENT INPUT

Staff has reviewed the Amended Site Development Section Plan, Amended Landscape Plan, Amended Tree Stand Delineation, Amended Tree Preservation Plan, Amended Lighting Plan, Architectural Elevations and Architect's Statement of Design. Staff has found the application to be in conformance with the site specific ordinance, Comprehensive Plan and all other applicable City of Chesterfield requirements. recommends approval of the proposal as presented.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Site Development Section Plan, Amended Landscape Plan, Tree Stand Delineation, Amended Tree Preservation Plan, Amended Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Monsanto 9th ASDSP."
- 2) "I move to approve the Amended Site Development Section Plan, Amended Landscape Plan, Tree Stand Delineation, Amended Tree Preservation Plan, Amended Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Monsanto 9th ASDSP..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Architect's Statement of Design

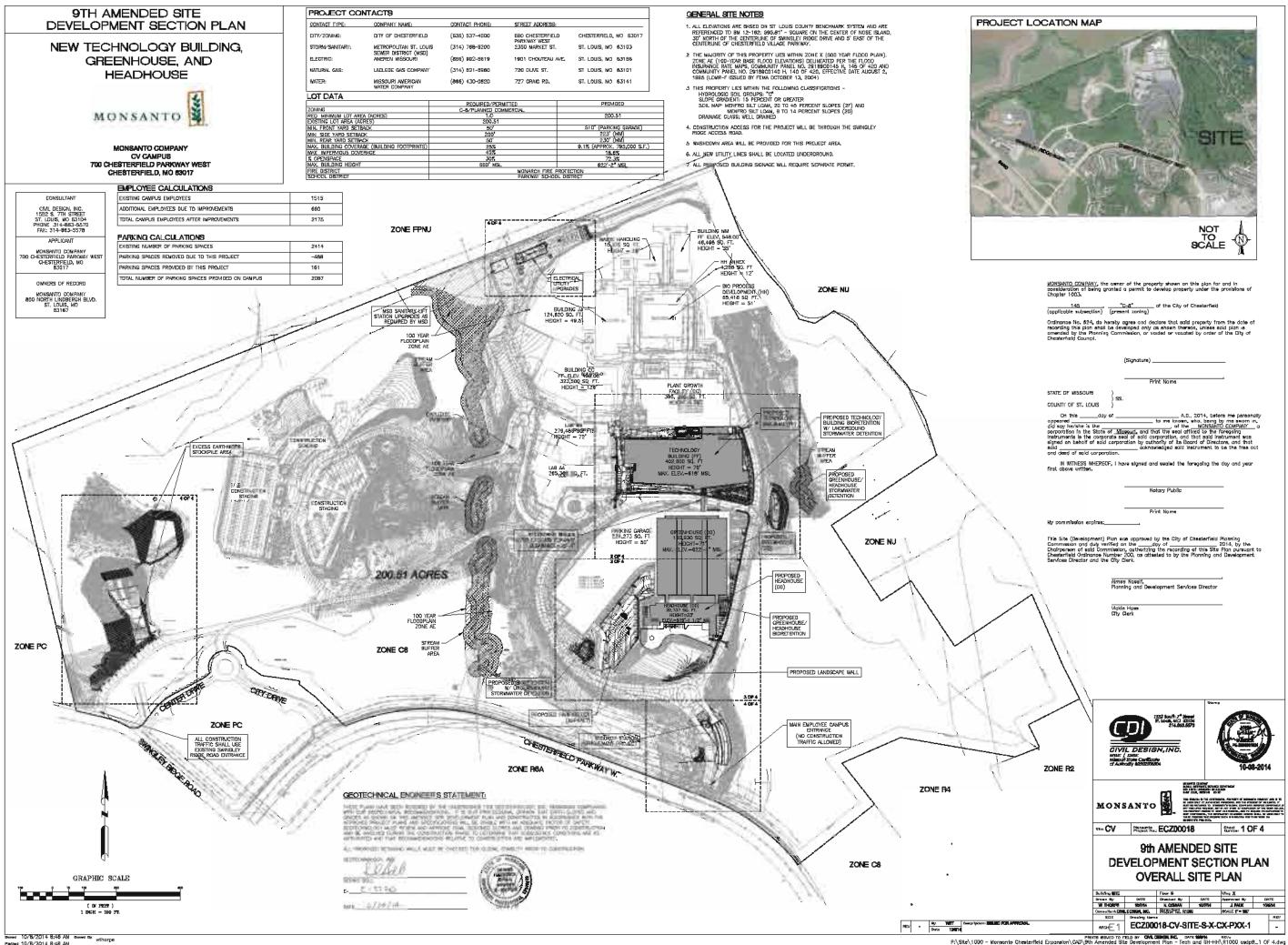
Amended Site Development Section Plan

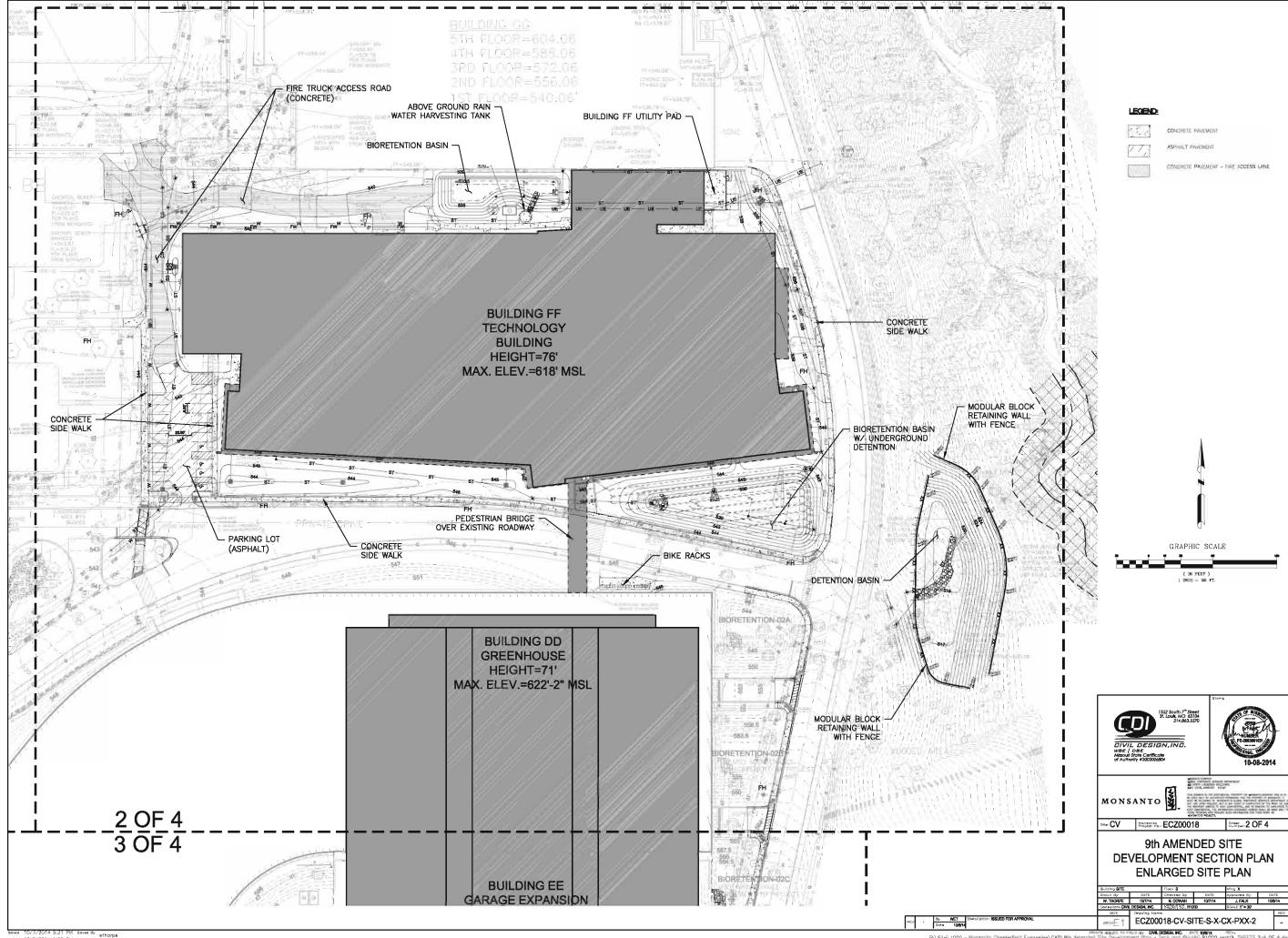
Amended Landscape Plan

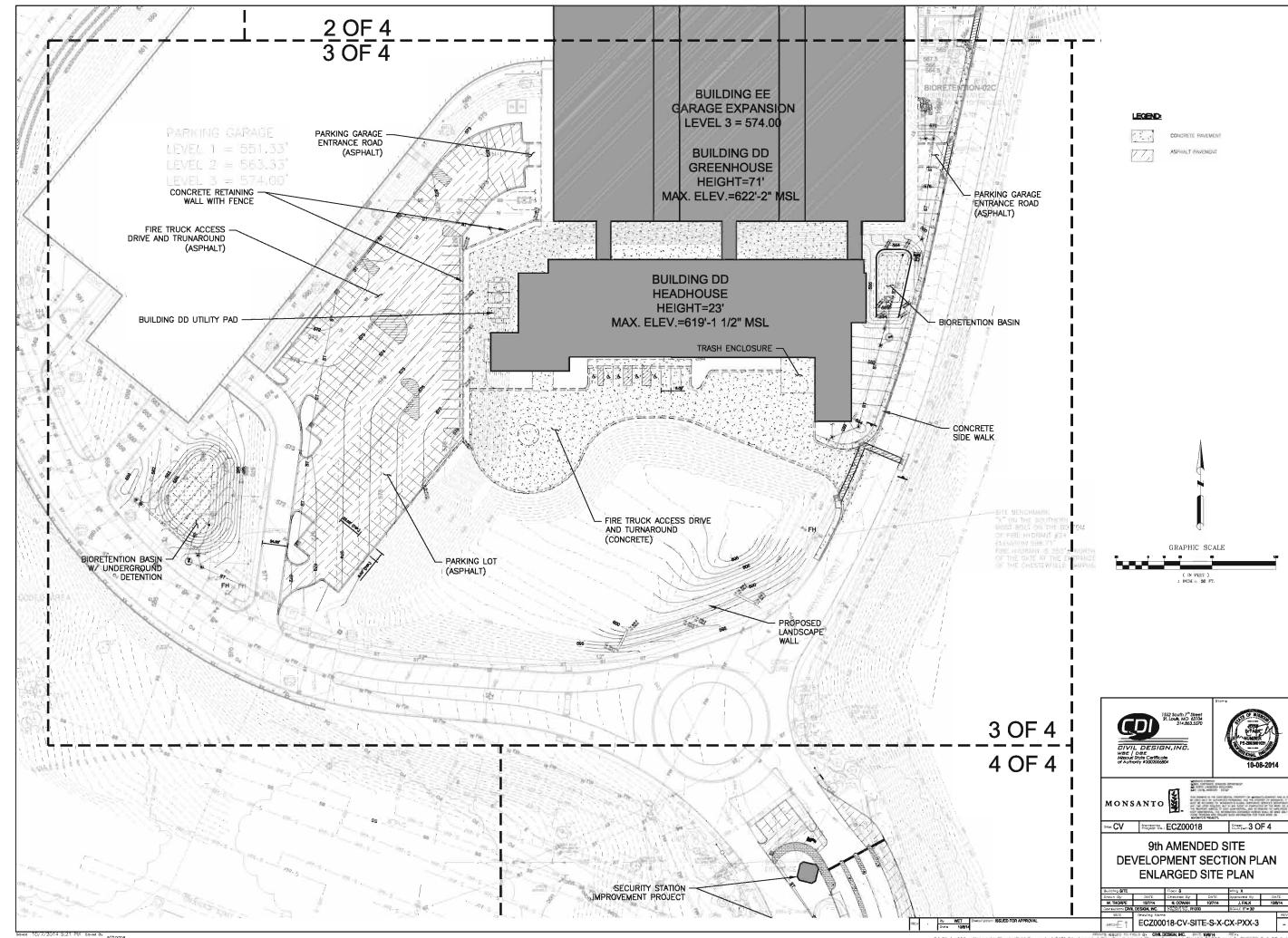
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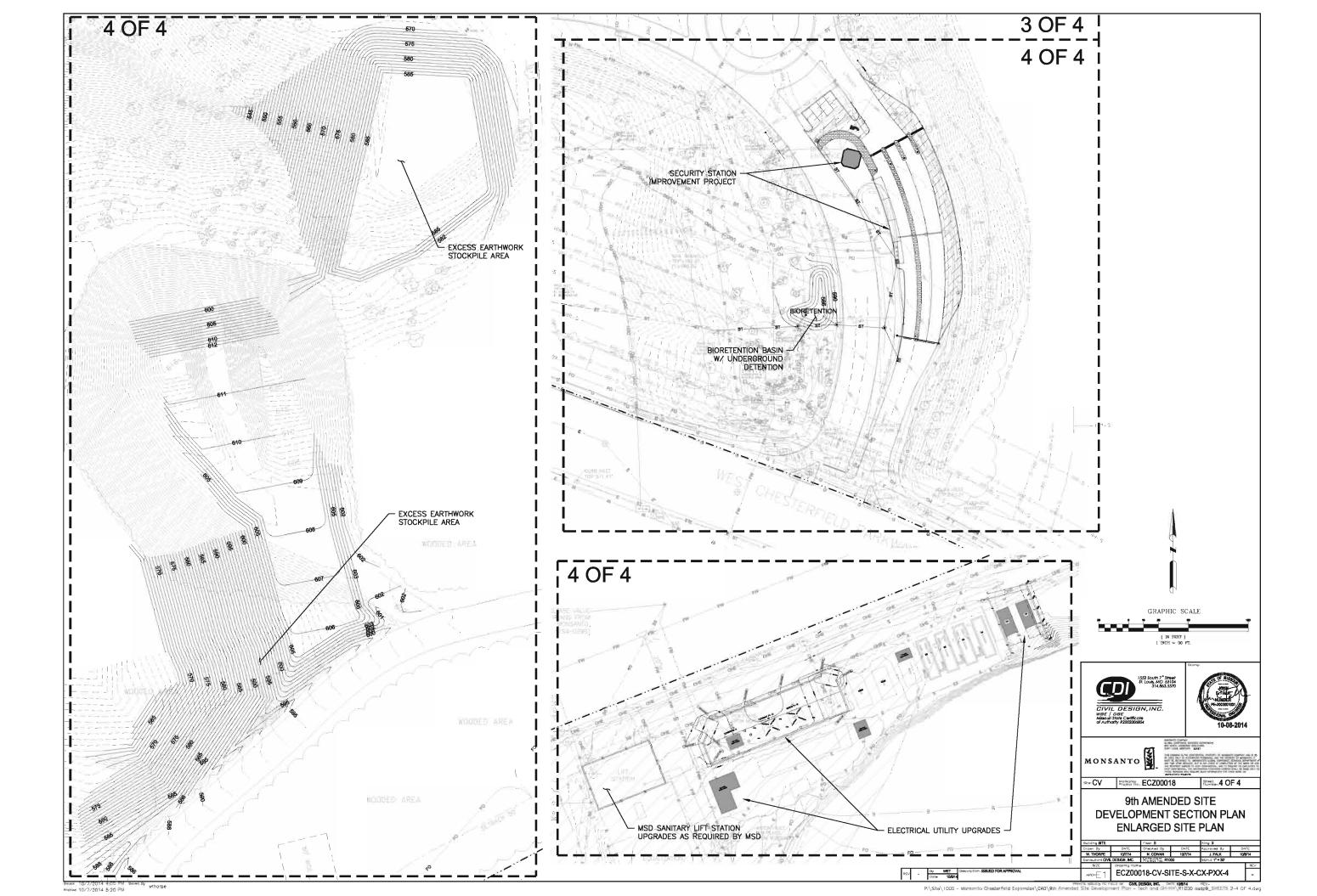
Tree Stand Delineation Architectural Elevations Amended Lighting Plan

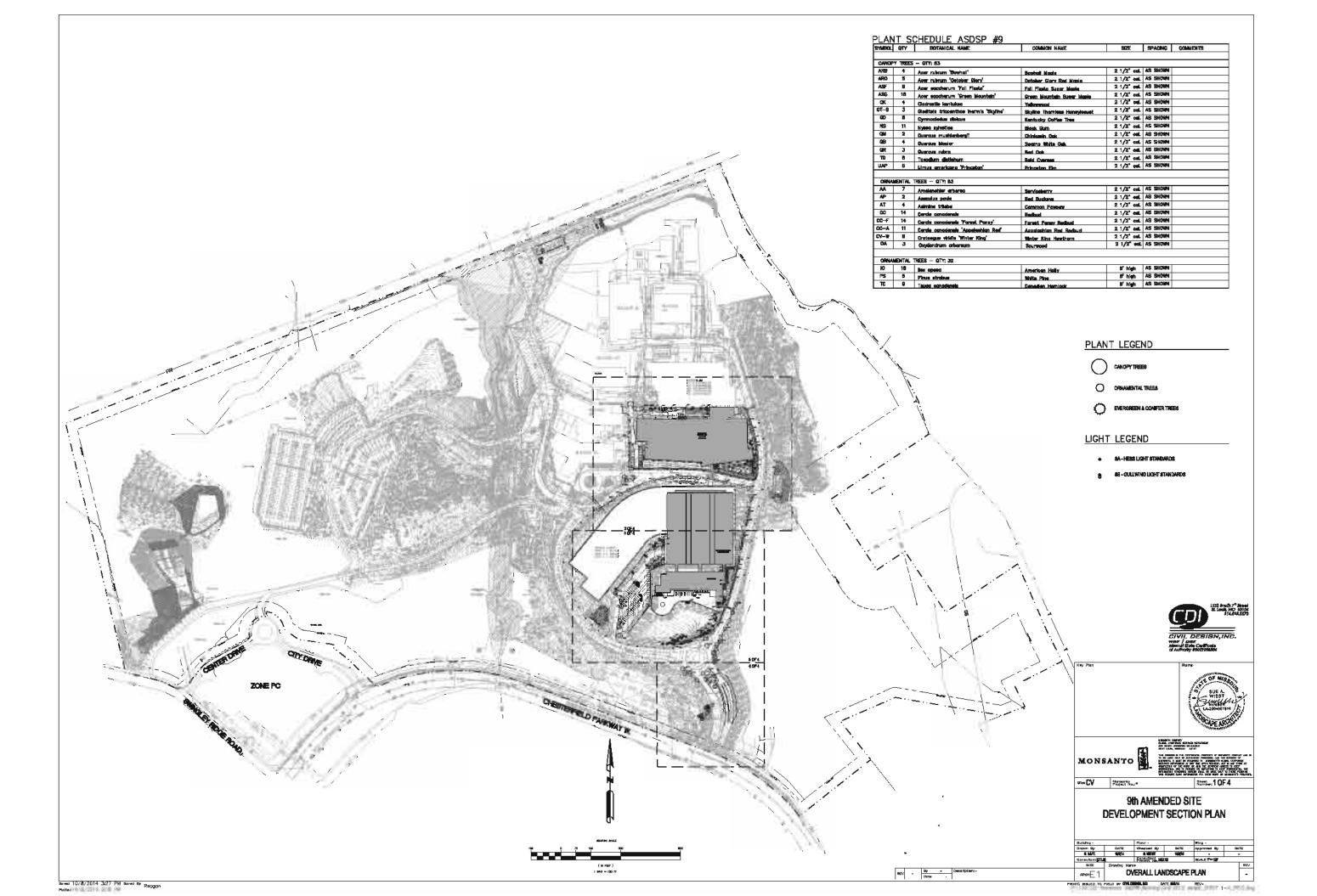
Sight Line Study

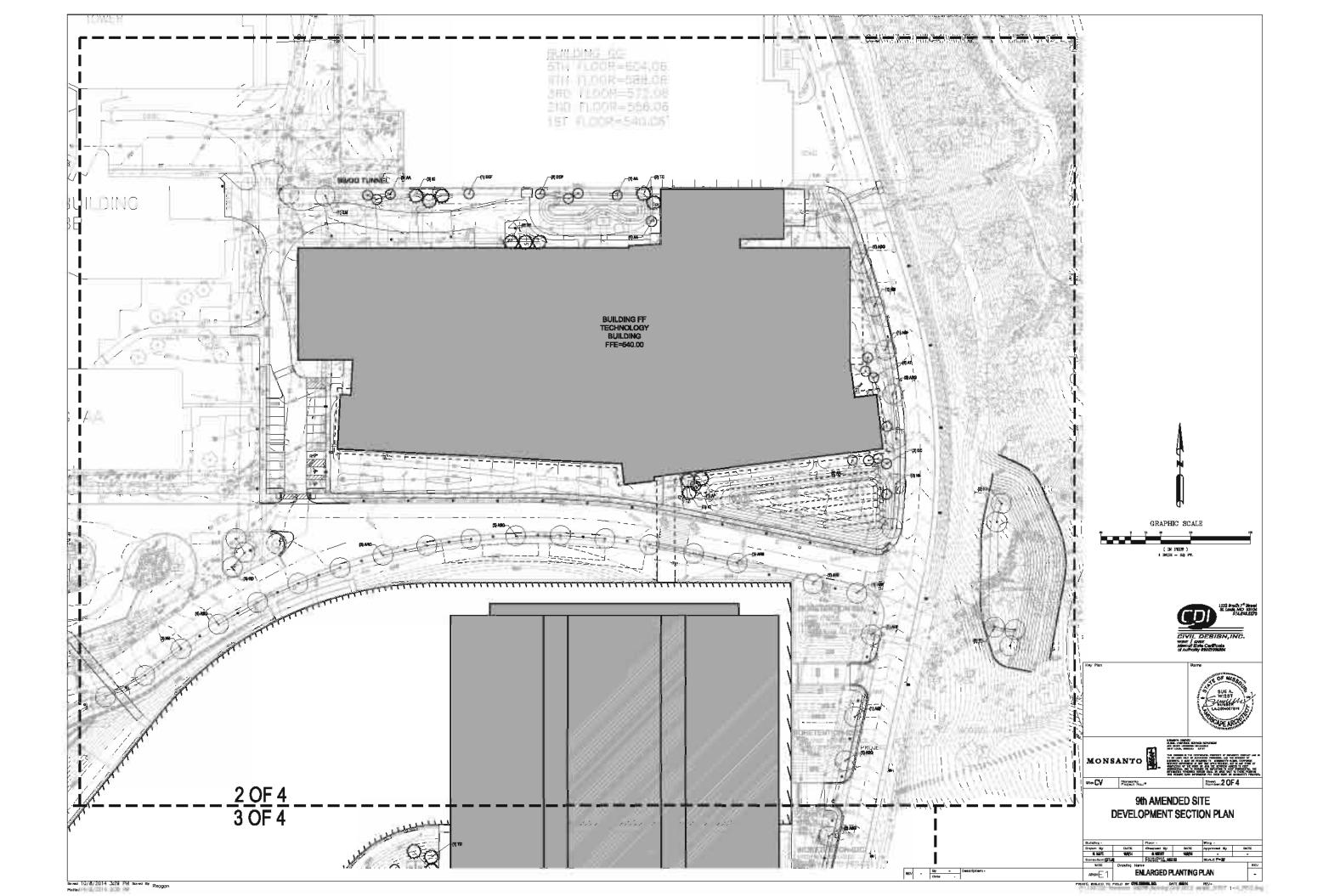


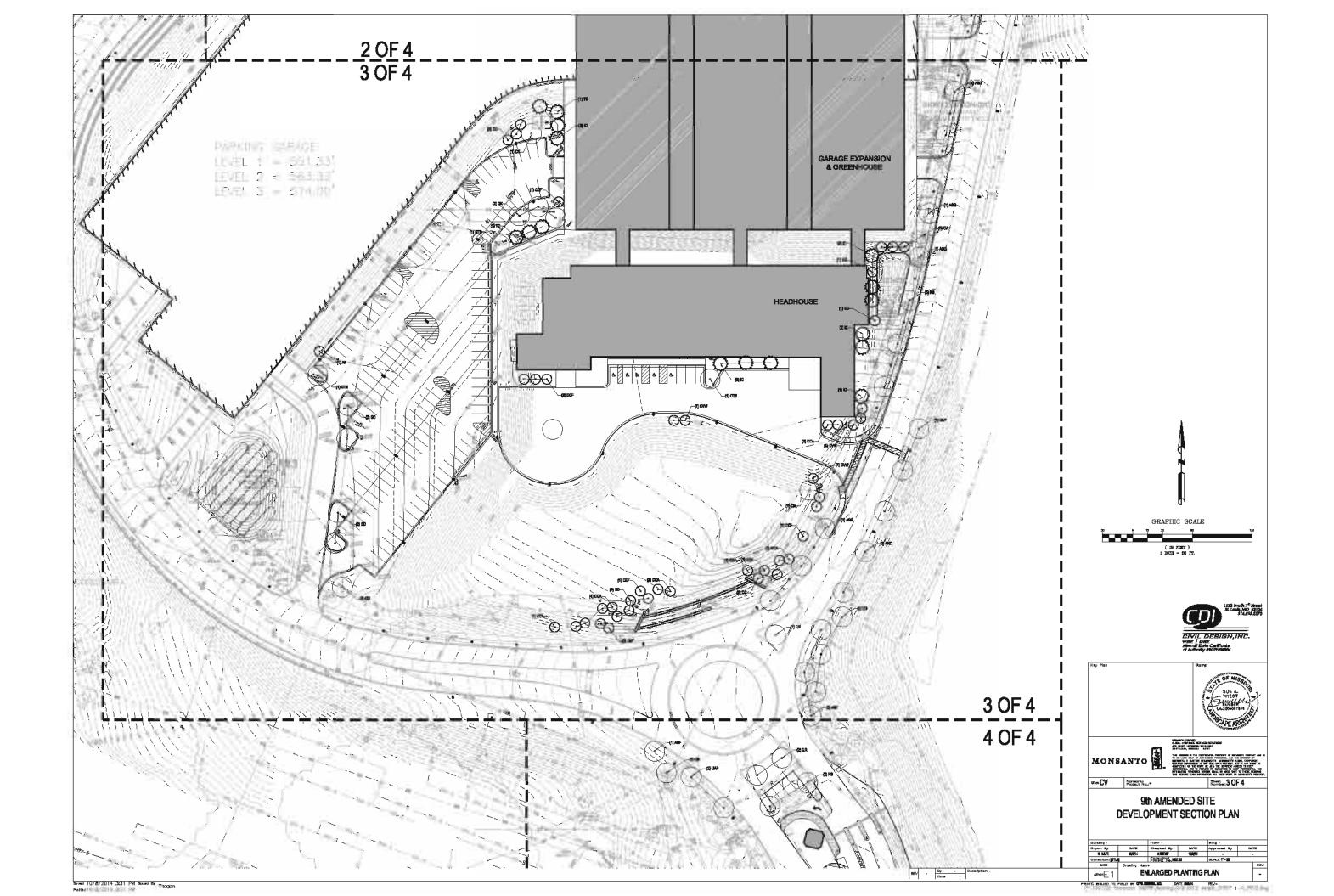


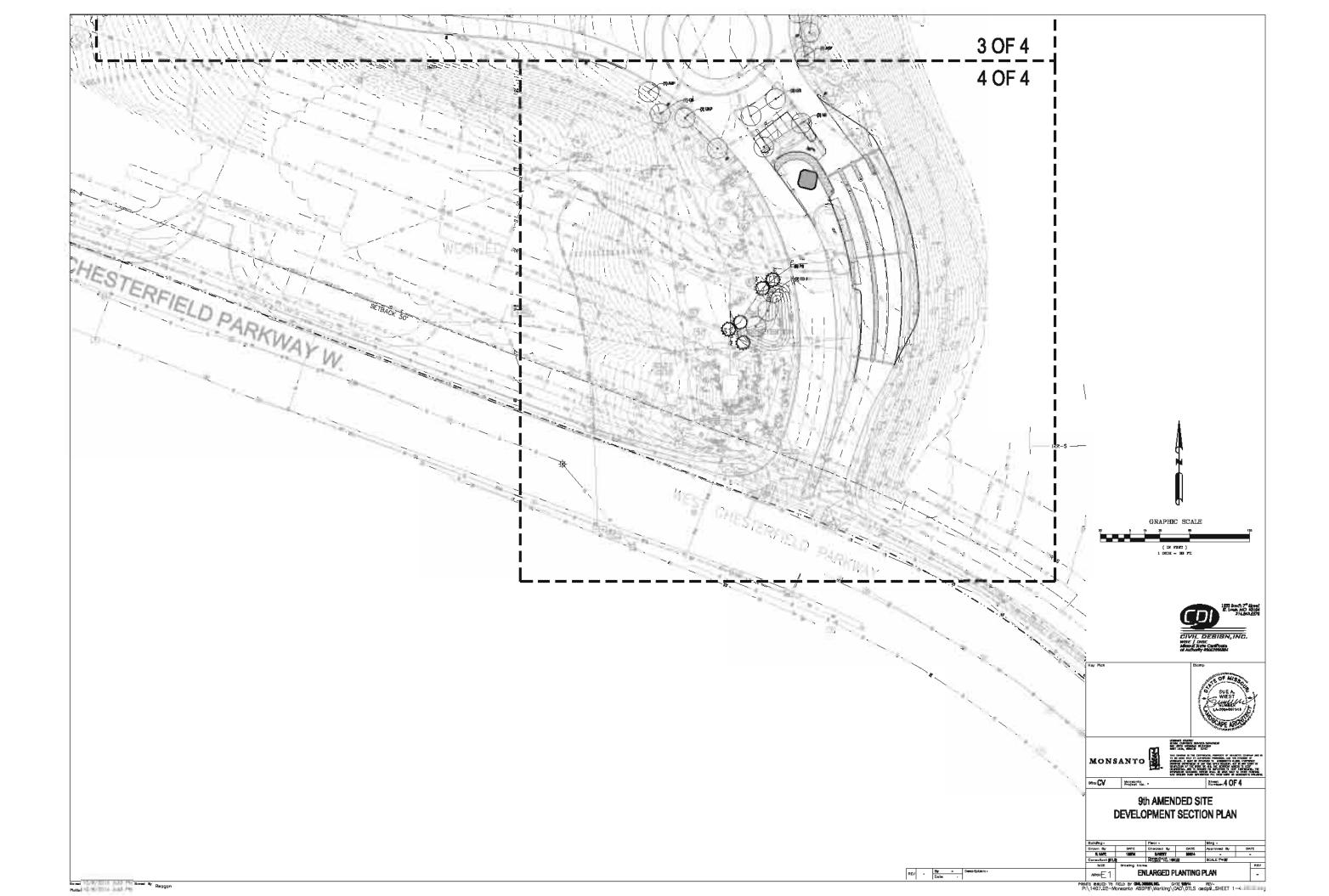


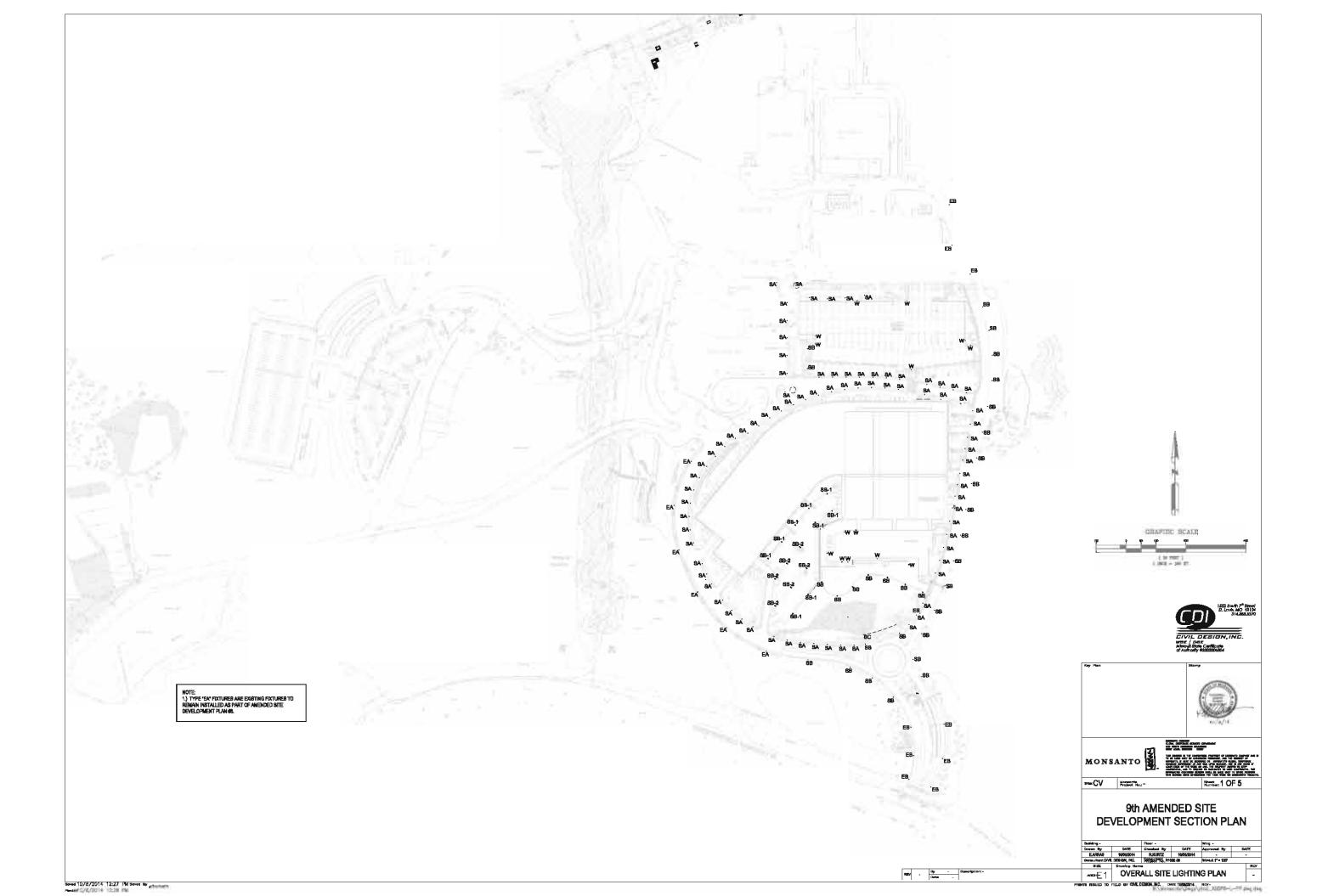


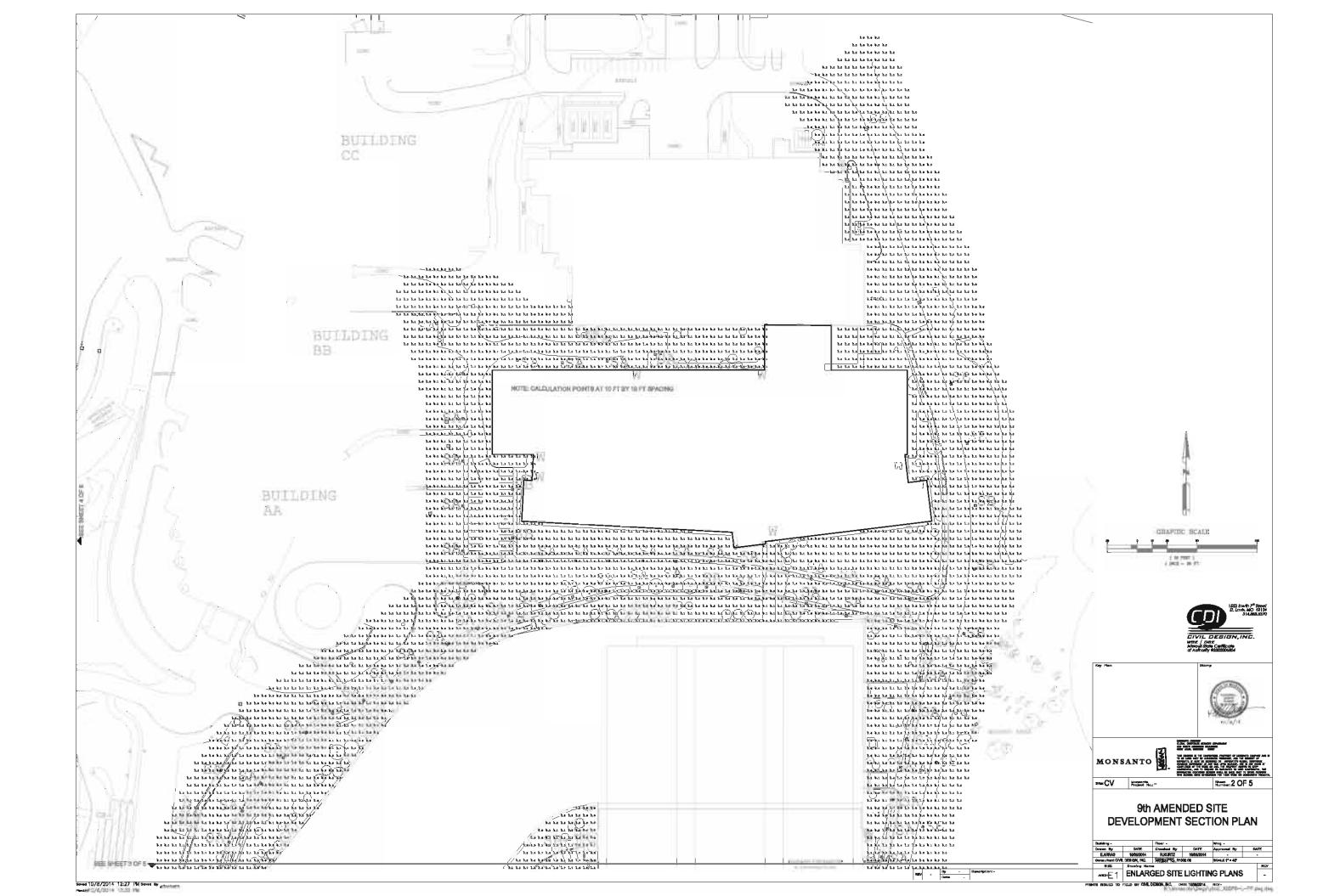


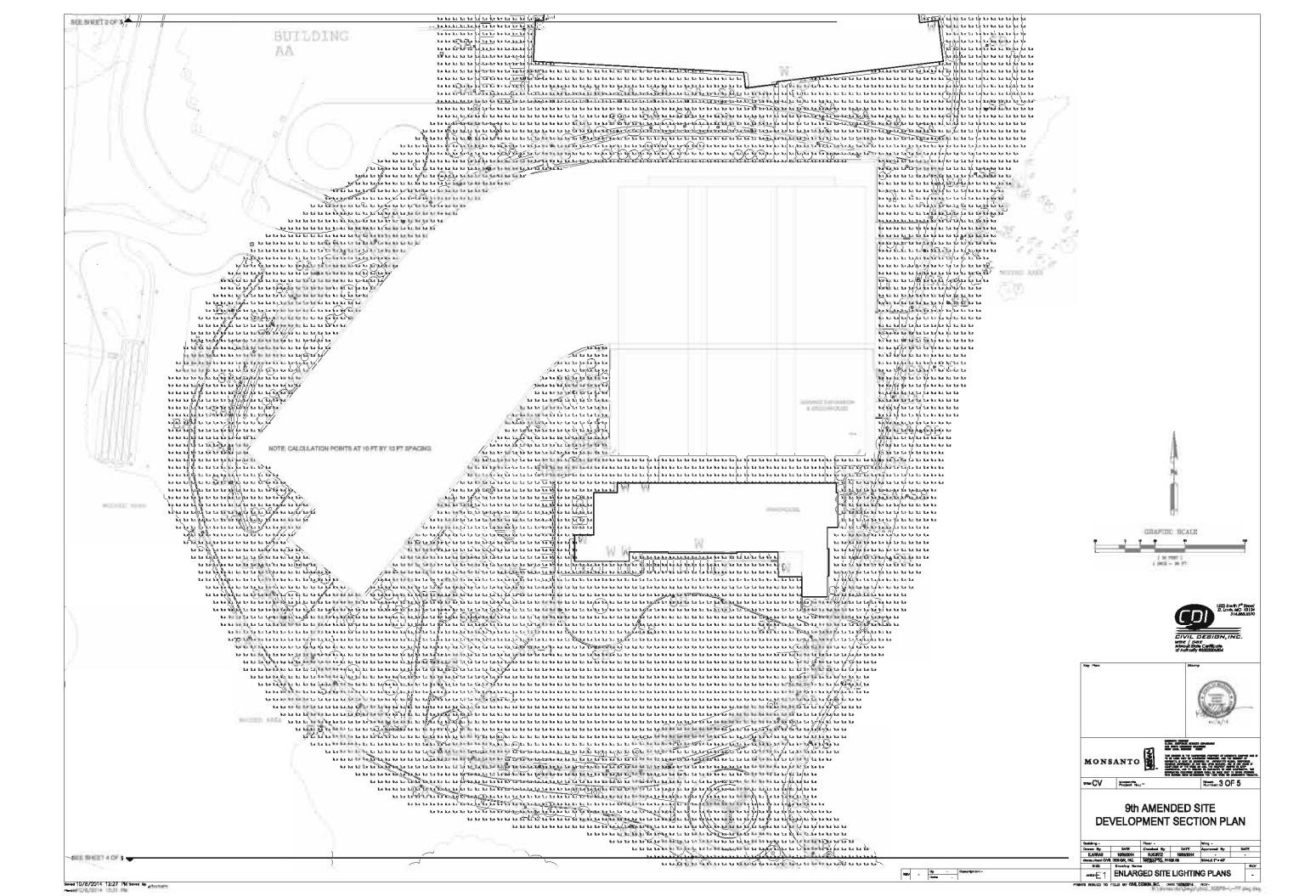




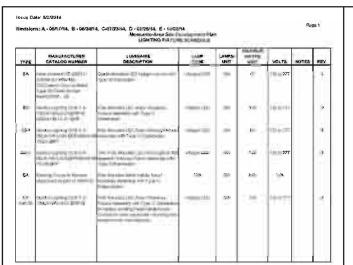




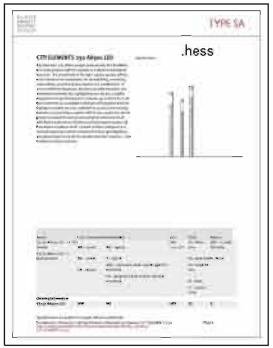


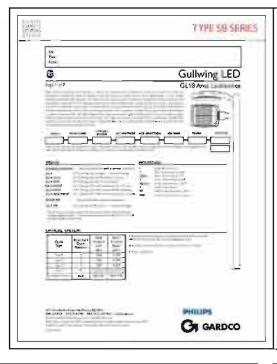


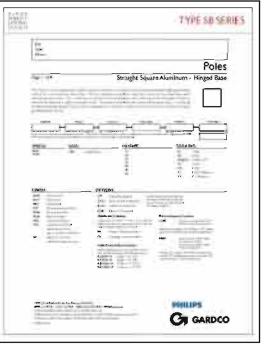


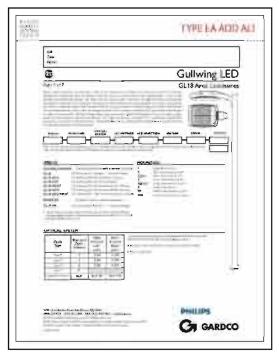


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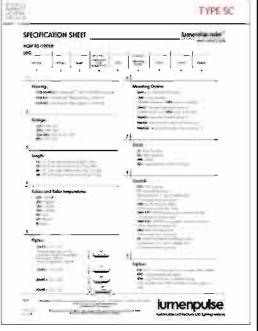










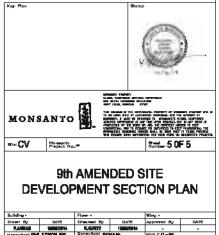




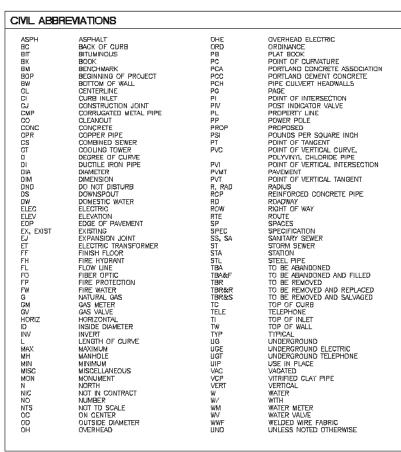


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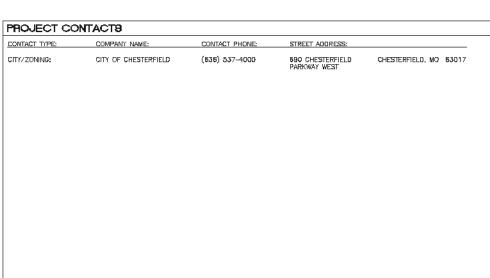




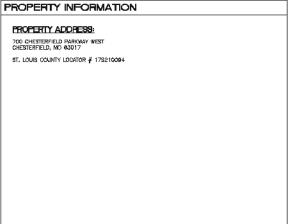
9TH ASDSP: TREE PRESERVATION PLAN

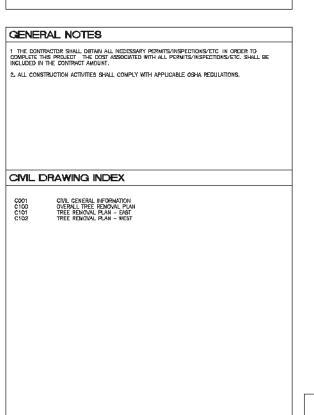


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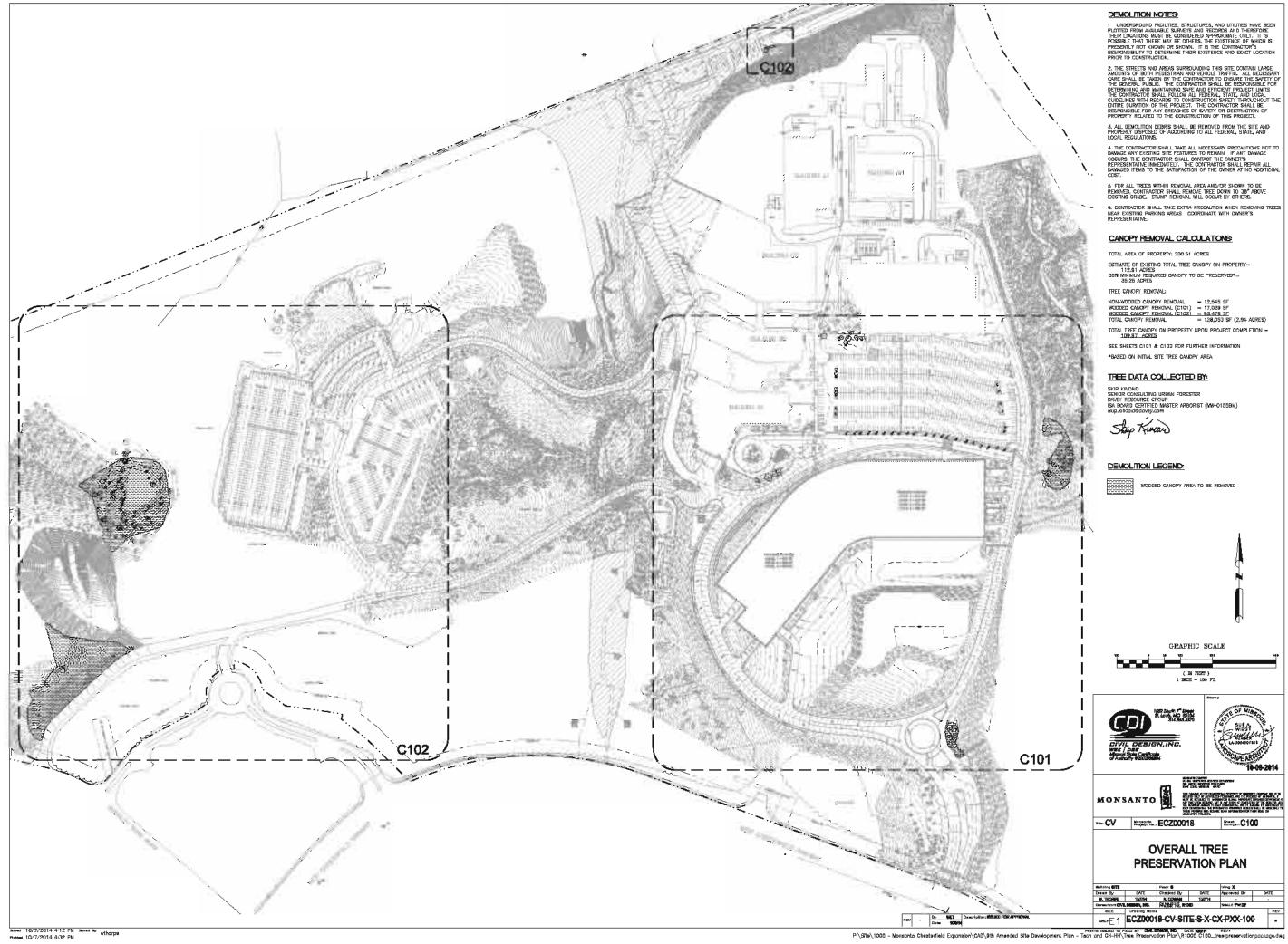


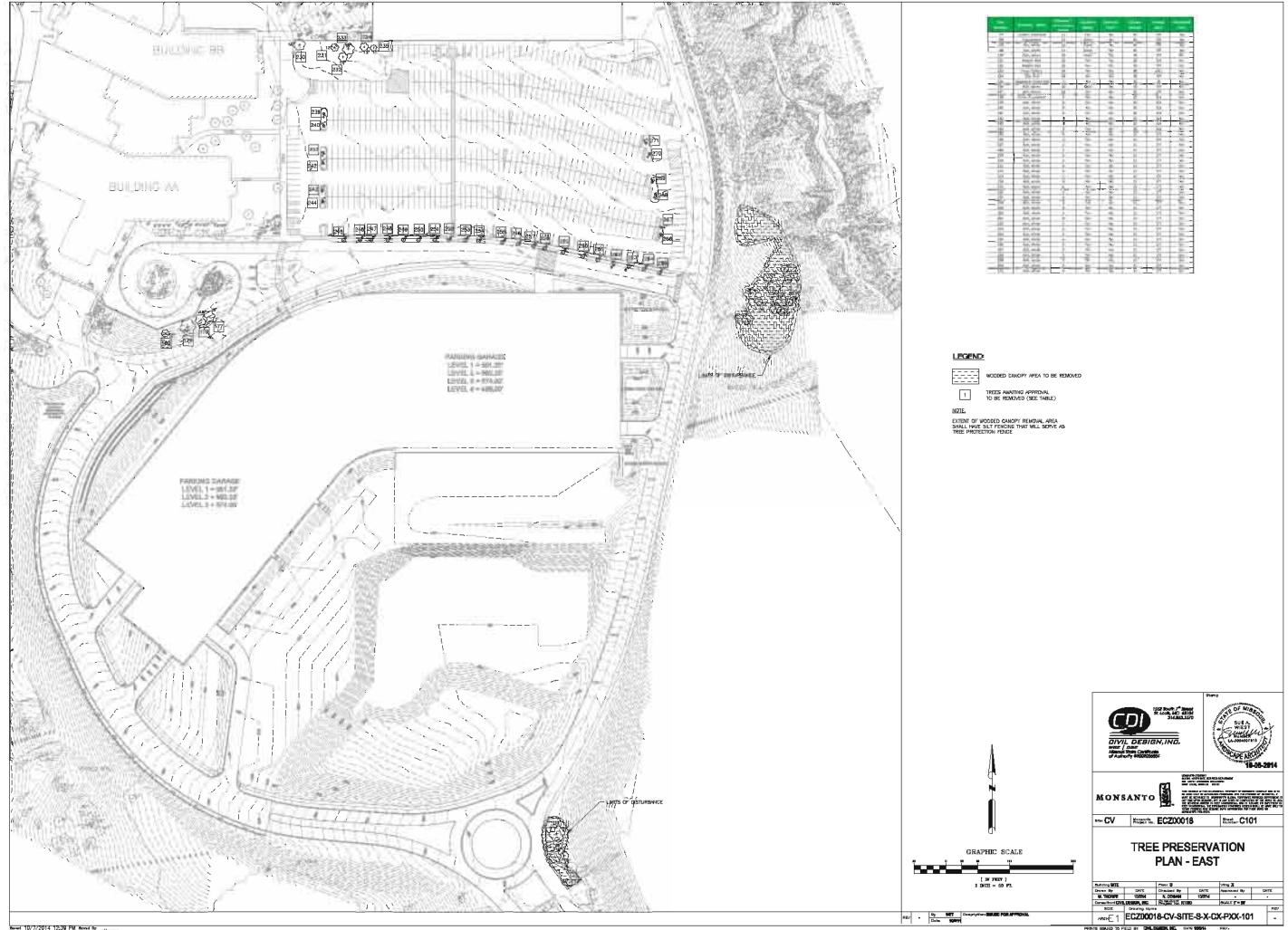
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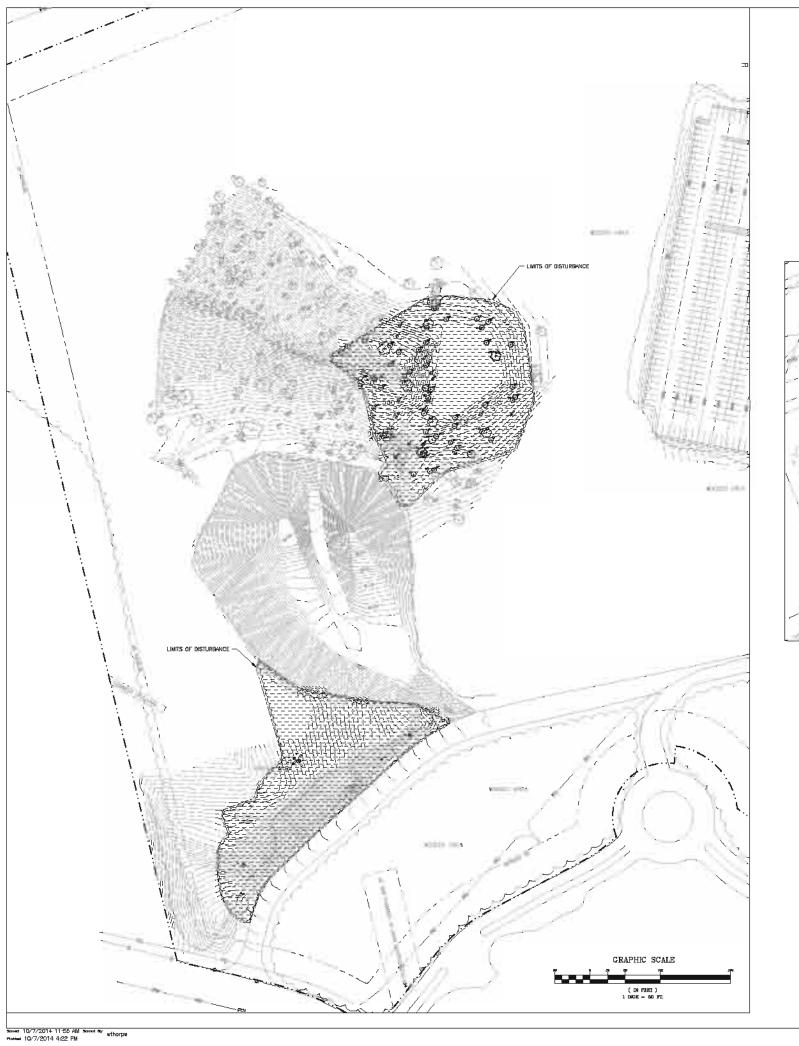
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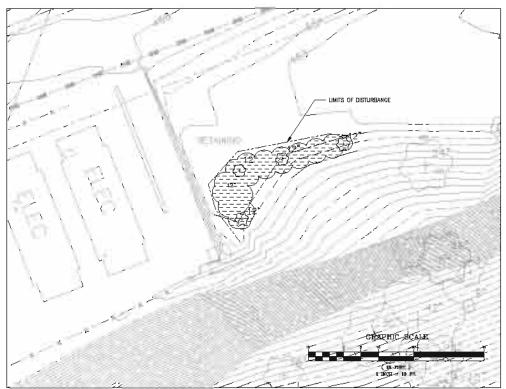






LEGEND:





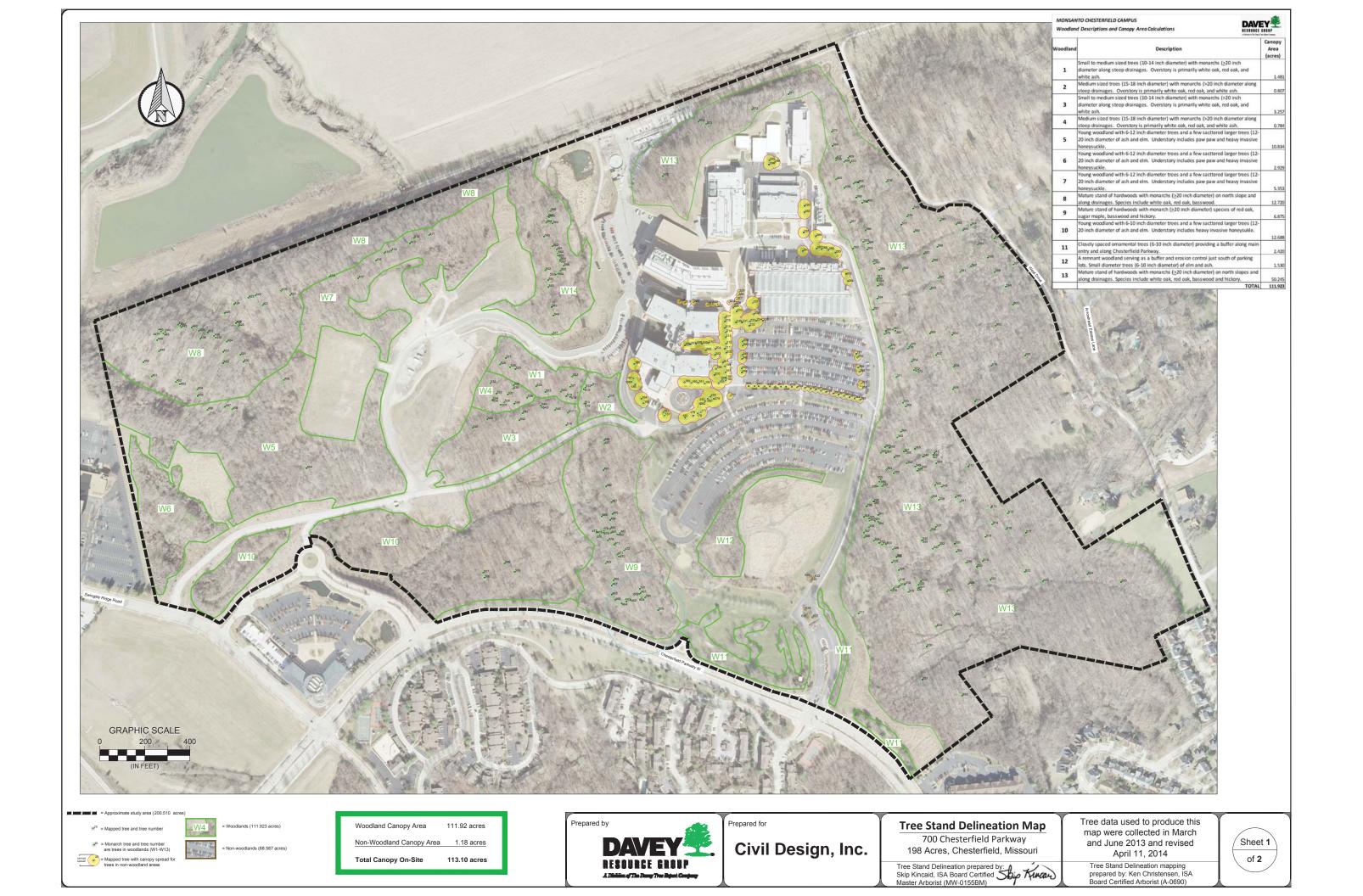




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TREE PRESERVATION PLAN - WEST



TREE DATA - 700 Chesterfield Parkway, Chesterfield, MO

Data collected March 2013 and June 2013 by Skip Kincaid Senior Consulting Urban Forester Davey Resource Group ISA Board Certified Master Arborist (MW-0155BM) skip.kincaid@davey.com



These Manufact	Common Name	(A) and a	Condition Kiding	Monarch: Tree?	Spread	Carregy	Woodland
177	Linden, Littlefeaf	II II	Fair	No	30	207	No
176	Pagodatree	14	Good	No	30	202	No
179	Ash, white	34	Good	No	30	307	No
180	. Ash, white	12	Good	No	30	307	No
181	Pine, Austrian	12	Fair	No	30	707	No
192	Maple, Red	9.	Fair	No	30	354	No
183	Honeylocust	9	Fair	No	30	354	No
184	Property de la se			No.	30	307	No
185	Ash, white	17	Good	No.	30	707	No.
	Ash, white						
186	Andred	36	Fair	No	30	354	No
187	Oak, Rin	LI.	Fair	No	30	307	No
188	Honeylocust	34	Good	No	30	207	No
189	Honeylocust	13	Good	No	30	707	No .
190	Hoteylocust	12	Good	No	30	707	No
191	Honeylocust	12	Good	No	30	707	No
192	Honeylocust	12	Good	No	30	707	No
193	Honeylocust	12	Good	No	30	707	No
194	Redbud	10	Fair	No	. 30	354	No
195	Redbud	11	Fair	No	20	354	No
196	Redbud	12	Good	No	30	707	No
197	Honeylocust	10	Good	No	25	491	No
198	Honeylocust	30	Good	No	25	491	No
199	Plum, Purpleteaf		Good	No	36	201	No
200	Oak, Pin.	13	Fair	No	25	491	No
201	Honeylocust	8	Fair	No.	25	491	No
202	Honeylocust	12	Good	No	30	- 302	No
203	Honeylocust	9	Fair	No	30	354	No
204	Ash, white	18	Good	No	30	707	No
205	Goden, Gittlefeaf	D.	Fair	No	30	354	No
206	Maple, Amur	- 1	Fár	No	30	354	No
207	Honeylocust	14	Fair	No	30	301	No
208	Birch, River	11	Fair	No	30	307	No
209	Ash, white	- 1	Fair	No	30	707	No
210	Under, Uttleleaf	12	Fair	No.	30	707	No
211		10	Good	No	30	707	No
212	Honeylocust Honeylocust	30	Good	No.	30	707	No
213		10		No.	30	707	No
213	Honeylocust		Good	No.		707	100
214	Honeylocust	3	Good	No	30	707	No
215	Honeylocust	10	Good	No	30	707	No
216	Heneylocust	10	Good	No	30	307	No
217	Hankylociat	2	Good	No	30	707	No
218	Elm, hybrid		Good	No	12	113	No
219	Elm, hybrid	4	Good	No	12	113	No
220	Elm, hybed	4	Good	No	12	113	No
221	Elm, hybed	4	Good	No	12	111	No
222	Elm, hybrid	4	Good	No	12	113	No
223	Elm, hybrid	4	Good	No	12	113	No
224	Birch, River	1	Good	No	30	79	560
725	Elm, hybrid	2	Good	No	30	79	No
226	Elm, hybed	2	Good	No	30	79	No
227	Elm, hybrid	20	Good	No.	30	79	No
228	Elm, hybrid	2	Good	No	. 30	79	No
229	(lm, hybrid	2	Good	No	30	79	No
730	Ash, Great	16	Good	No.	30	707	No.
291	Maple, Red	10.	Fair .	No.	. 30	334	No
292	Maple, Red	34	Fair	No	30	302	No
233	Fear, Callery	18	Tar	No	40	1257	No
238	Osk, Red	14	Fair	No	30	707	No
235	Dogwood, Flowering	3	Fair	No	30	.79	No
236	Ash, Green	36	Good	No	30	707	No
237	Ash, Green	18	Tür.	No	30	707	No
738	Plum, Purpleteal	6	Fair	No	20	354	No
239	Ash, white	- 1	Fair	No	30	104	No
240	Ash, white	-i	Fair	No	30	354	No
741	Ash, white	- i	Fair	No.	20	354	No
262	Ash, white	1	Tair	No.	30	354	No
243	Ash, white	1	Tar	No.	30	304	No
264	Ash, white	- 1	Fair	No.	20	154	No
266	Ash, white	-	Fair	No.	15	177	No.
246	Ash, white	- 6	Tar	No.	B B	177	No
267	Ash, white	6	Tar	No No	D D	177	No.
248	Ash, white	-	Tair	No.	15	127	No
249	Ash, white	6	Fair	No.	15	177	No
	Ash white	6		No No			No
250	Ash, white Ash, white	- 6	Tair	No.	15 15	177	No.
		-					No
252 253	Ash, white	- 6	Fair	No.	15 15	177	No.
258 258	Ash, white Ash, white		Fair	No.	15	177	No
						177	No.
255	Ash, white		Fair	No	15		
256	Ash, white	- 6	Fair	No	15	177	No
257	Ash, white	- 6	Fair	No	15	177	No
258	Ash, white	- 6	Fair	No	15	177	No
259	Ash, white	- 6	Fair	No	15	177	No
260	Ash, white	- 6	Fair	No	15	177	No
261	Ach, white Ach, white	6	Fair	No	15	177	No
262	Ash, white	6	Fair	No	15	177	No
263	Ash, white	- 6	Fair	No	15	177	No
264	Ash, white	6	Fair	No	- 15	177	No
265	Ash, white	6	Fair	No	15	177	No
266	Ash, white	6	Far.	No	15	177	No
267	Ash, white	6.	Fair	No	15	177	No
207	Ash, white	6	Fair	No	15	177	No
267 268					15	127	No
267 268 269	Ash, white	6.	Fac	No			
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268	Ash, white Ash, white Ash, white		Fac Fac Fac	No No No	B B	177	No.

Time Number	-	SEAST SHOW	Rating	Treat	Special	Area	Treat
277	Elm, hybrid	grand 5	Good	No	.15	177	- No
278	Haneylocust	12	Good	No No	40	1257	No.
279	Ash, white	12	Geed	No	80	1257	No
280	Haneylacust		Seed	No	25	491	No
281	Pear, Callery	34	Fair	No	30	207	No
292	Honeylocust	16	Fair	No	30	307	No
283	Goldeniaintree	10	Fair	No	30	314	No
284	Gol densaintree	.10	Fair	No	20	314	No
285	Honeylocust	34	Fair	No	30	707	No
286	Crabapple	17	Good	No	30	307	No
287	Oak, Pin	33	Good	No	30	307	No
288	Oak, Pin	14	Good	No	30	707	No
289	Higheylocust	. 14	Good	No	30	707	No
290	Honeylocust	13	Good	No	25	491	No
291	Honeylocust	32	Good	No	25	491	No
292	Honeylocust	14	Good	No	30	707	No
293	Honeylocust	- 14	Good	No	30	707	No
294	Ash, white	. 12	Good	No	25	481	No
295	Linden, Littleles	10	Good	No	25	461	No
296	Maple, Red	30	Good	No	25	491	No
297	Oak, Red	50 58	Good	Tes	0	0	Yes
296	Oak, Ked		Fair	Titra-	0	8	Yes
299	Ash, Green	22	Pair	Yes.	0	0	Yes
300	sickery, Sittemu	26	Fair	Yes.	- 0	0	Yes
	Oak, White	30	Fair	Yes	. 0	0	Yes
303	Oak, White Ash, Green	36 26	Good	Tips Tips	0	0	Yes
304	Oak, White	32	Good	Tes.	0	0	Yes.
306	Oak, White Oak, White	30	Good	Yes.	0	0	Yes
307	Oak, White Oak, Red	21	Fair Good	Tes Tes	0	0	Yes
306	Oak, Ked	22	Tree	Tes.	0	0	Yes
300	Oak, Shingle Oak, White	22	Fair Fair	Yes	0	0	Tes
310	Maple, Sugar	26		Yes	0	0	Yes
311	Ouk, White	31	Good	Tes	0	0	Yes
312	Dek, White	24	Fair	Tes Tes	0	0	Yes
313	Contonwood	22	Fair	Tes	0	0	Yes
314	Aut, Green	72	Poor	No	0	0	Yes
315	Oak, White	26	Poor	No	0	0	Yes
316	Miple, Sugar	28	Fair	Yes	0	0	Yes
317	Ash, Green	22	Poor	No	0	0	Yes
318	Maple, Sugar	33	Fair	Tes	0	0	Yes
319	Maple, Sugar	26	Fair	Tes.	0	0	Yes
320	Oak, White	30	Fair	Tes	0	0	Yes
371	Maple, Sugar	28	Good	Yes	0	0	Yes
377	Mople, Sugar	28	Good	705	0	0	Yes.
323	Dail, White	36	Poor	No	0	0	Yes
324	Oak, Red	34	Fair	Tes	0	0	Yes
325	Oak, Red	32	Fair	Tes	0	0	Yes
326	Maple, Sugar	24	Fair	701	0	0	Yes
327	Maple, Sugar	26	Poor	No	0	8	Yes
328	Maple, Sugar	22	Poor	No	0	0	Yes
329	Sugarherry	28	Good	Tes	.0	0	Yes
110	Sugarbarry	24	Good	701	0	0	Yes
331	Maple, Sugar	26	Good	Tes.	D	0	Yes.
332	Mayle, Sugar	22	Good	Ten	0	0	Yes.
333	Sugarberry	26	Good	Yes.	.0	0	Yes.
334	Basswood	34	Fair	Yes	0	0	Yes.
335	Maple, Sugar	34	Good	701	0	0	Yes.
316	Dail, White	28	Fair	Yes	D	0	Yes.
337	Ash, Green	. 30	Poor	No	. 0	0	Yes
338	Ash, Green Walnut, Black	26	Good	Yes	0	8	Yes
330	Maple, Sugar	23	Good	701	.0	0	Yes
340	Ash, Green	26	Fair	Yes.	0	0	Yes.
341	Oak, White	24	Für	Yes	0	0	Yes
342	Ash, Green	27	Fair	Yes	. 0	0	Yes
363	Maple, Sugar	26	Fair	Yes	. 0	0	Yes
385	Maple, Sugar	26	Fair	Yes.	. 0	0	Yes
	Ash, Green	30	Fair	Yes	0		Yes
366	Sycamore	38	Fair	Yes	D	0	Yes
348	Sycamore	34	Fair	Yes	. 0	0	Yes
348	Contonwood Marie Suppl	28 26	Fair	Yes.	0	0	Yes.
310	Maple, Sugar		Good	Yes.	0	0	Yes
350	Maple, Sugar Maple, Sugar	. 26 28	Good	Yes.	0	0	Yes
202	Maple, Sugar	28	Pair	Yes.	. 0	0	Yes
25.3	Miple, Sugar	22	Pair	Yes.	0	0	Yes
354	Dak, White	24	Good	Yes.	0	0	Yes
365	Maple, Sugar	26	fixed	Yes	0	0	Yés
316	mischy Coffeet	26	Good	Yes	0	0	Yes
357	Clair, Red	36	Good	Yes	0	0	Yes
358	Maple, Sugar	22	Fair	Yes	0	0	Yes
359	Maple, Sugar	30	Good	Yes	0	0	Yes
360	Basswood	30	Good	Yes	0	0	Yes
361	Mople, Sugar	22	Fair	Yes	0	0	Yes
362	Migrle, Sugar	26	Good	Yes	0	0	Yes
303	Sycamore	30	Fair	761	0	0	Yes
364	Oak, Rad	26	Fair	Yes.	0	0	Yes
365	Battwood	28	Fair	Yes	0	0	Yes
306	Basswood Maple, Sugar	22	Fair	701	0	0	Yes
	MigNr, Sugar	24	Fair	761	0	0	Yes
367	Oak, Red	40	Fair	791	0	0	Yes
367 368							
367 368 369	Oak, Red Oak, Red	30	Good	Tes.	0		Yes.
308	Oak, Red Oak, Red Maple, Sugar		Good	Yes Tes	0	0	Yes. Yes

27		Common	(manager)	Condition	Monarch	Conspi	Camager	Wooderd
22	their .	Name	pond	Reling	Treat	Special Co.		Tree
20	73	Oak, Red		Fair			. 0	Tes
20	74	Oak, Red		Eale			0	Yes
77	75	Och Bed	28	Good	Yes			Yes
23	77			Sec.				Yes
29	700	Marcia Sustan	24	Pare	No	0	0	Yes
1.	79.	Marie, Sugar		Face				Yes
1.	10	Removed		Fair				Yes
22	ii.	Ash, Green		Fair				Yes
10	(1)	Bassassed		Fair	Yes	. 0	0	Yes
10	13	Ash, Green	50	Peor	No		0	Yes
10	14	Hickory, Bitternut	22	Fair	Yes			Yes
27	15	Bacorood		Fait	Yes			Yes
10	16			Fait	Yes			Tes
Description 20	17			Fair				Yes
10	16	Magle, Sugar		Fait	Yes			Yes
13	19	Battwood		Fait				Yes
	10	Maple, Sugar						Yes
March Confessor 23	91	Alth, Green		Fair				Yes
March Confessor 23	NZ.	fermond		Fair				Yes
20	15	Eastwin Collection		food				Yes
20	15	Walnut Black						Yes
20	165	Bennoed			Yes			Yes
20	17							Yes
20	M.	Date White		Seed	Yes			Yes
20	19	Walnut, Black			Yes			Tws
20	00	Hickory, Bitterrut						Yes
20	71.	Ash, Green		Fair .				Yes
20	12	Cattonwood		Fair	Yes			Yes
20	35		26	Fair		. 0	0	Yes
20	34	Oak, White				.0		Yes
20	75	Maple, Sugar		Fair	Yes		. 0	Yes
22	06	Barrosed	34	Fair	Yes	0	0	Tes
20	37	Barrened	26	Fair	Yes	0	. 0	Yes
20	36	Ash, Green	.28	Fair	Yes	0	0	Ties
100	99	Hickory, Bitternut	24	Fair	Yes.	0	.0	Yes
13	10	Oak, Red	32	Fair	Yes	0	.0	Yes
22	11	Oak, White	.38	Fair	Yes	. 0	. 0	Yes
	12	Cherry, Black		Good	Yes	0	.0	Two
14	3	Kentucky Caffeetree			Yes		. 0	Yes
Section Computer Computer	14	Ash, Green			Yes			Yes
Section Computer Computer	15	Ash, Green	-24	Fair	Vesi		. 0	Yes
1	16	Oak, Red	-24	Good	Yes	0	.0	Yes
10		Cherry, Black			Yes			Yes
10	.8	Ash, Green	. 25		Yes			Yes
22	19	Elm, American		Fair	Yes			Yes
22		Cherry, Black		Poor.				Yes
10	H	Adl, Green		Fair	Yes		. 0	Yes
10	12	Ash, Green	24	Eule	Yes		0	Yes
20	19	Call, White		Good	Yes			Yee
20	14	Ash, Green	28	Fair	Yes		0	Yes
27	5	Adh, Green	22	Fair	Yes		0	Yes
29	76	Cherry, Black		Good	Yes			Yee
29	17	Serwood		Fair	Yes		. 0	Tee
22	18	Between	42	Fair	Yes	0	. 0	Yes
22	(19	Cherry, track			760			Yes
20	10	Class, Red		Good	Yes		. 0	Yes
30	12	Chart West	- 24	General	100		- 0	100
25	M	Charry, Black		Cond	Yes		. 0	Yes
5	1.0	Class, made		Good				Yes
Section 1		Ash Green						Yes
		Ash Green		Ealt				
	17	Associated .		Exit	Yes			Yes
20				Pani	No.			Yes
00				Fair				Yes
11	10			Fair				Yes
22	ii.	Ash, Green	24	Eale				Yes
30		Oak, Red						Yes
March Spart 20 Good Yes 0 0 1	13							Yes
10	14		30			0		Yes
10		Oak, White	24			.0	0	Yes
10	16	Ash, Green	24	Good	Yes	0	.0	Yes
10	17	Barrened						Yes
100	18	Sameed		fair	Yes			Yes
100	19	Ash, Green		Fair	Yes	. 0	0	Yes
100	10	Mackberry				. 0	. 0	Yes
100	12	Battered	30	Good	Yes		0	Yes
100	12	Ash, Green		Good	Yes		0	Yes
100	13							Yes
100	4	Cherry, Slack			Yes			Yes
100	18	Maple, Sugar	34		Yes		. 0	Yes
100	46	Osk, White						Yes
00 Adv. Cenar 38 Fail Yes 0 0 7 Ti 11 Margle, Segar 28 Good Yes 0 0 7 Ti 12 Out, White 24 Good Yes 0 0 7 Ti 13 Higker, Binnert 27 Fail Yes 0 0 7 Ti 14 Adv. Cenar 27 Fail Yes 0 0 Ti	NF.	Samered	26	Fair	Yes.		. 0	Yes
00 Adv. Cenar 38 Fail Yes 0 0 7 Ti 11 Margle, Segar 28 Good Yes 0 0 7 Ti 12 Out, White 24 Good Yes 0 0 7 Ti 13 Higker, Binnerst 27 Fail Yes 0 0 7 Ti 14 Adv. Cenar 27 Fail Yes 0 0 Ti		Adh, Green		Poor				Yes
100	139							Yes
103 Mickory, Siltermust 27 Fail: Yes 0 0 17	10	Adv. Green	31		Yes.		. 0	Yes
13 Mickory, Illianust 27 Fail Yes 0 0 17	11	Maple, Sugar	28		Yes			Yes
65. Cattonwood 27 Fair Yes 0 0 Yo	M	Oak, White			Yes			Yes
65. Cattonwood 27 Fair Yes 0 0 Yo	13	Mickey, Sitternut	27	Fait	Yes	. 0	0	Yes
00 Cettorwood 27 Fair Yes 0 0 0 10 66 Pickory, Bitternut 27 Fair Yes 0 0 0 10 67 Onk White 27 Fair Yes 0 0 0 10	14	Ads, Green	27	Fait	Yes		. 0	Yes
to money, mineral 27 Fair Yes 0 0 Y	10	cattonwood			Yes			Yes
	10	mokery, Bitsmut	27	Fair	Yes			Yes
18 Maple, Sugar 27 Fair Yes 0 0 Y	ar .	Osk, White	27	Fait	Yes	0	. 0	Yes

459	37/30	20 20	Poor	No	0	- 2220	
	Satrated					0.0	Yes
470 471	Hickory, Sitternut Oak, Red	36	Good	Yes	0	9	Yes
471 472	Dak, Mark	26	Fair	Yes	0	0	Yes
	Maple, Sugar						
473	Maple, Sugar	28	Good	Yes	0	. 0	Yes
474	Oak, White	28	Good	Yes	0	0	Yes
475	Maple, Sugar	30	Fair	Yes	0	.0	Yes
476	Magin, Sugar	.24	fair	Yes	0	0	Yes
477	Maple, Sugar	26	Fair	Yas	0	0	Yes.
478	Oak, White	.26	Fair	Yes	0	0	Yes
679	Oak, White	28	Fair	THIS	0	0	Yes
480	Ash, Green	. 26	Fair :	Yes	0	0	Yes
491	Maple, Sugar	. 26	Fair	Yes	0	0	Yes
482	Maple, Sugar		Poor	No	0	0	Yes
AKS	Ash, Green	26	Fair	Yes	0	0	Yes
484	Oak, White	26	Good	Yes	0	0	Yes
A85	Oak, White	- 34	Fair	Yes	0	0	Yes
486	Osk, White	24	Fair .	Yes	0	0	Yes
487	Maple, Sugar	32	Spir	Yes	0	0	Yes
469	Oak, White	34	Good	Yes	0	. 0	Yes.
491	Oak, White	26	Face	Tes	0	0	Yes
497	Maple, Sugar	26	Fair	Yes	0	0	Yes
496	Mapia, Sugar	22	Fair .	Yes	0	0	Yes
501	Maple, Sugar	30	Fair	Yes	0	0	Yes
502	Mugne, Sugar	22	Fair	765	0	0	Yes
	Maple, Sugar			Yes			
503	Hickory, Sitternut	26	Good	Yes	0	0	Yes
504	Ash, Green	- 22	fair	Yes	0	0	Yes
505	Halkberry	26	Fair	Tes	0	0	Yes
506	Ash, Green	22	Fair	Yes	0	. 0	Yare
507	Oak, Red	- 22	Fair	Yes	0	. 0	Yes
508	Osk, Red	24	Fair	Yes	0	0	Yes
509	Oak, Red	22	Good	Yes	0	0	Yes
510	Cak, White	43	6004	Yes	0	0	Yes
513	Cettonwood	32	Fair	Yes	0	0	Yes
512	Cettonwood	26	Fair	Yes	0	0	Yes
513	Cattonwood	34	Fair	Yes	0		Yes
514	Cettonwood	40	Pair	Yes	0		Yes
515	Sycamore	.24	Fair	Yes	0	. 0	Yes
516	Oak, White	30	Good	Tes	0	. 0	Yes
517	Oak, Red	30	Fair	Yes			Yes
518	Oak, Red	34	Fair	Yes	0	. 0	Yes
519	Oak, Red	36	6004	Yes	0	0	Yes
520	Oak, fied	36	Good	Yes	0	0	Yes
521	Oak, Red	22	Good	Yes	0	8	Yes
572	Oak, Red	22	Fair	Yes	0	0	Yes
523	Dak, White	20	Sood	Yes	0		Yes
524	Oak, Red	33	Poor	No.	0		Yes
525	Walnut, Black	30	Good	Yes	0	0	Yes
576	Ash, Green	36	Poor	No	0	0	Yes
527 528	Ash, Green	34	Fair	Yes	0	0 0	Yes
	Lentucky Coffeetree		Good	Yes			Yes
529	Maple, Sogar	30	Good	Yes	0	.0	Yes
530	Ash, Green	36	Good	Yes	0	.0	Yes
531	Oak, White	30	Sood	Yes	0	.0	Yes
532	Oak, Red	34	Fair	Yes	0	0	Yes
533	Oak, White	28	Good	Yes	0	.0	Yes
534	Oak, Red	26	Good	Tes	0	0	Yes
535	Oak, Red	28	Good	Yes	0	.0	Yes
536	Oak, Red	36	Good	Tas	. 0	0	Yes
537	Oak, Red	26	Good	Tes	0	10	Yes
538	Oak, Red	211	Good	Yes	0	.0	. Yes.
539	Battetod	. 26	Good	Yes	0	.0	. Yes
540	Oak, Red	.29	Fair	Yes	. 0	.0	Yes
543	Oak, Red	36	Fair	Yes	0	0	Yes
542	Ash, Green	36	Fair	Tes	0	. 0	Yes.
543	Oak, Red	.32	Poor	No	0		Yes
544	Oak, Red	30	Poor	No	0		Yes
545	Oak, White	34	Good	Yes	0	0	Yes
586	Hickory, Simernut	26	Good	Yes	0	0	Yes
547	Oak, Red	- 34	Prior	No	0	0	Yes
548	Oak, White	30	Pair	Yes	0	0	Yes
549		30	Fair	Yes	0	0	Yes
550	Maple, Sugar	26		Yes	0	0	Yes
	Osk, Red	38	Good	Yes	0		
551	Oak, Red		Sood	Yes		.0	Yes
552	Sycamore Och Red	34	Poor	No	0	. 0	Yes
553	Oak, Red		Good	Yes	0	0	Yes
554	Ash, Green	34	Good	Yes	0	0	Yes
555	Oak, Red	.39	Good	Yes	. 0	0	Yes
556	Bassessed	30	Sood	Yes	0	0	. Yes
557	Oak, White	.38	Good	Yes	0	10	Yes.
558	Ash, Green	22	Good	Yes.	0	.0	Yes
559	Ash, Green	.36	Poor	No	0	0	Yes
560	Ash, Green	36	Fair	Yes	- 0	0	Yes
361	Battecod	.36	Fair	Yes	0	.0	. Yes
562	Battwood	26	Foor	No	0	. 0	Yes.
563	Oak, Fed	22	Fair	Yes	0	0	Yes
164	Ash, Green	- 26	Fair	Yes	0	0	Yes
565	Maple, Sugar	- 20	Fair	Yas	0	0	Yes
565	March France	28	Fair	Tes	0	. 0	Yes
	Maple, Sogar		Fair .				
567	Maple, Sugar	29	Fair	Yes	0	.0	Yes.
568	Maple, Sugar	29	Fair	Yes	0	.0	Yes
569	Hickory, Smarrut	29	Good	Yes	0	0	Yes
	Ash, Green	29	Fair	Yes	0	0	. Yes
570				Yes	0	.0	
571	Hackberry	. 2)	Rain				Yes.
570 571 572		29	Good	Yes	0	0	Yes

		Dismeter (at 8.3.% please					Woodland
		and .	Rating				
576	Dak, Red	26	Good	Yes	0	0	Yes
575	Charry, Black	22	Poor	No	. 0	0.	Yes
576	Ash, Green	24	Fair	Yes	. 0	0	Yes
577	Oak, Red	20	Fire	Yes	0	0	Yes
578	Oak, White	26	Fire	Yes	. 0	0.	Yes
579	Ash, Green	28	Fair	Yes		0	Yes
580	Cherry, Black	22	Fair	Yes	0	0	Yes
581	Cherry, Black	30	Good	Yes	. 0	0	Yes
582	Besswood	30	Fair	Yes	0	0	Yes
583 584	Basswood	32	Good	Yes	0	0	Yes
585	Osk, Red	24	Good	Yes	0	0	Yes
586	Dak, Red	26	Fair	Yes	0	0	Yes
587	Basiwood	28	Fair	Yes	0	0	Yes
588	Ash, Green	26	Fair	Yes	0	0	Yes
589	Osk, Red	28	Poor	No	0	0	Yes
390	Oak, Red	30	Fair	Yes.	. 0	0	Yes
591	Oak, White	24	Good	Yes	- 0	0	Yes
592	History, Bitternut	24	Good	Yes	. 0	0	Yes
593	Oak, White	26	Far	Yes	0	0	Yes.
594	Oak, White	26	Fair	Yes	.0	0.	Yes
595	Oak, White	26	Fair	Yes	. 0	0.	Yes
596	Maple, Sugar	26	Fair	Yes	. 0	0	Yes
597	Oak, Red	.24	Peor	No	0	0	Yes
598	Oak, White	46	Fair	Yes			Yes
599	Maple, Sogar	26	Fair	Yes	. 0	0	Yes
600	Oak, Red	22	Fair	Yes		0	Yes
601	Bestwood	26	Poor	No			Yes
607	Maple, Sugar	39	Fair	Yes	0		Yes
604	Oak, Red Maple, Sugar	- 25	Far	Yes	. 0	0.	Ven
605	Oak, White	10	Fair	Yes		0	Yes
606	Basswood	28	Good	Yes	0	0	Yes
607	Basiwood	28	Good	Yes	0	0	Yes
608	Oak, White	ж.	Poor	No	0	0	Yes
609	Osk, Red	34	Fair	Yes	0	0	Yes
610	Oak, Red	32	Far	Yes	0	0	Yes
611	Oak, White	.24	Fair	Yes	.0	0.	Yes
612	Basiwood	28	Fac	Yes	.0	0	Yes
4L1	Cottonwood	.22	Fair	Yes	. 0	0	Yes
614	Magie, Soger	28	Good	Yes		0.	Yes
615	Basiwood	22	Fac	Yes		0.	Ves
616	Maple, Sugar	22	Fair	Yes		0	Yes
61.7	Ash, Green	- 8	Fair	Yes		0	Yes
618	Cottonwood	- 20	Far	Yes	0	0.	Yes
619	Dat, White	26	Fair	Yes	0	0	Yes.
621	Basiwood	26	Fair	Yes	- 0	0	Yes
627	Ash, Green	- 26	Fair	Yes	0	0	Yes
623	Walnut	34	Feor	No		0	Yes
624	Ash, Great	26	Fair	Yes		0	Yes
625	Maple, Sugar	26	Good	Yes	0	0	Yes.
626	Oak, White	.36	Good	Yes	.0	0	Yes
627	Oak, White	22	Good	Yes	. 0	0	Yes
628	Basswood	26	Good	Yes	. 0	0	Ves
629	Maple, Sugar	22	Fair	Yes	0	0	Yes
630	Ash, Green	.22	Fair	Yes	. 0	0	Yes
691	Ath, Green	26	Fair	Yes		0	Yes
632	Hidory, Etternut	36	Good	Yes		0	Yes
423	Fear, Callery	16	Fair	No	12	111	No
634	Feat, Callery	18	Fair	No	12	113	No
635	Pear, Callery	36	Fair	No	12	113	No
636 637	Pear, Callery	38	Fair	No No	12	113	No
626	Fear, Callery Linden, Uttlaleaf	12	Fair	No.	12	90 113	No No
-	- and committee			, we		444	



Prepared for

Civil Design, Inc.

Tree Stand Delineation Map

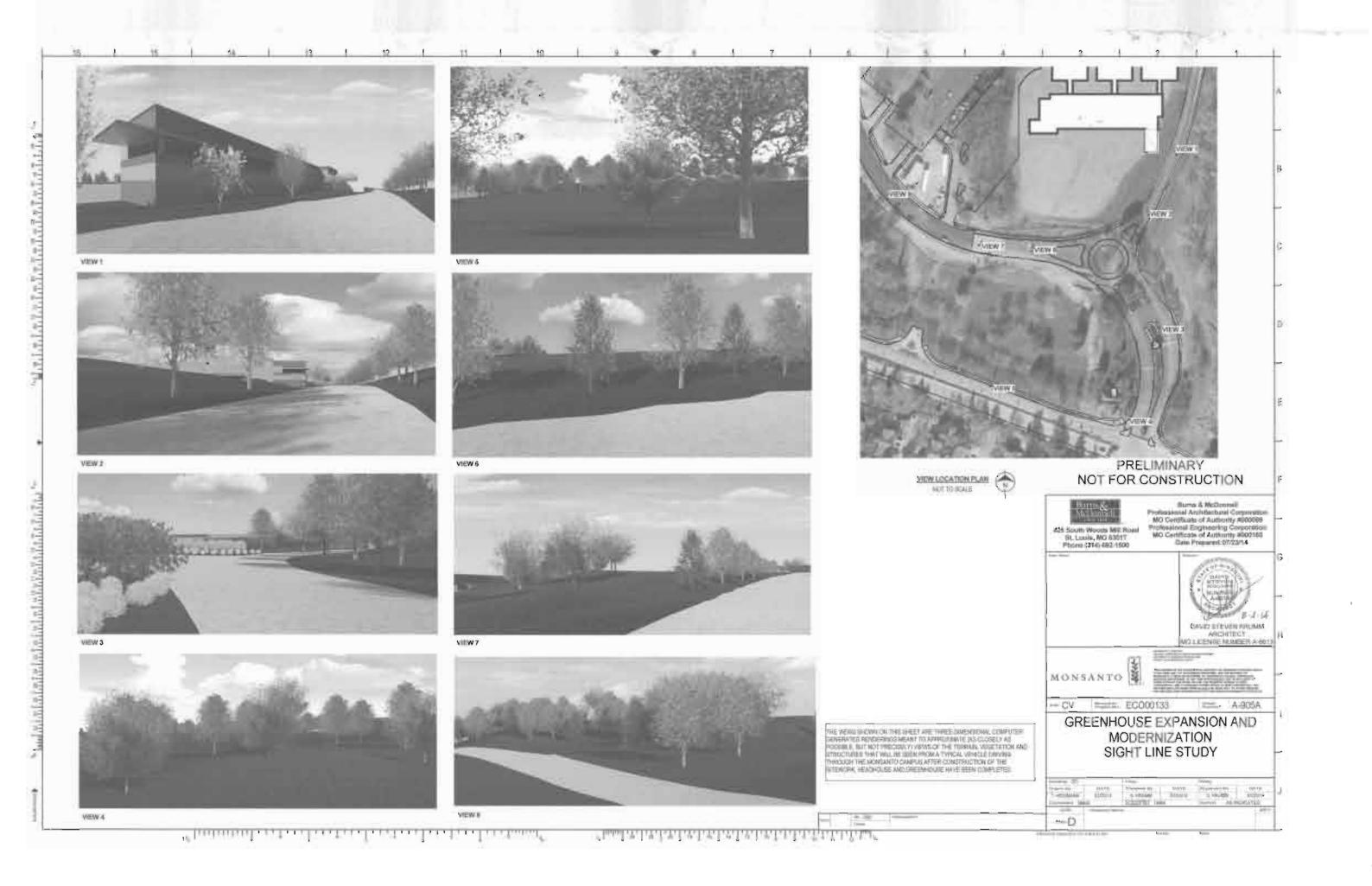
700 Chesterfield Parkway 198 Acres, Chesterfield, Missouri

Tree Stand Delineation prepared by: Skip Kincaid, ISA Board Certified Master Arborist (MW-0155BM)

Tree data used to produce this map were collected in March and June 2013 and revised April 11, 2014

Sheet 2 of 2

Tree Stand Delineation mapping prepared by: Ken Christensen, ISA Board Certified Arborist (A-0690)



Monsanto Greenhouse Expansion and Modernization Architect's Statement of Design



1. Overview

The proposal is for a 105,000 square foot research Greenhouse which sits atop a parking garage currently under construction. Immediately south of the Greenhouse is the 33,000 square foot Headhouse facility which provides support space for the Greenhouse functions. The site is situated directly north of the main security entrance for Monsanto's Chesterfield Valley Campus.

The design of the Greenhouse/Headhouse facility is largely an exercise in "form follows function." The Greenhouse itself is arranged to maximize useable research space for the clients as well as provide the necessary access to the future Technology building planned for the site directly north of the parking garage. It is limited by the size of the parking garage on which it sits as well as the site constraints of the Headhouse to the south. The Greenhouse plan is organized into three ranges which each consist of twelve individual zones connected by a north/south corridor. Open space is provided in between each range and around the perimeter of the Greenhouse for maintenance access. The Headhouse connects to the Greenhouse via a 36' extension of the three range corridors. This separation minimizes the shading effects of the Headhouse on the Greenhouse space. The Headhouse building is one large L-shaped volume derived from the functional layout of interior spaces which relate directly to the individual greenhouse zones.

2. Site Relationships and Access

The Greenhouse/Headhouse facility has a direct relationship to the parking garage on which it sits. The proposal utilizes the same precast concrete panels as the parking garage to create a seamless transition between the two projects. Pedestrian access to the Greenhouse/Headhouse facility occurs within the parking garage via stairs located at the north and south ends of the garage.

The project site features a dramatic drop in elevation from the south to the north. This limits vehicular access and loading areas for the Headhouse to the south. In order to minimize the visual effects of locating service areas on the south façade of the Headhouse, the building took on an L-shaped arrangement. This works to hide the loading dock function from the current Monsanto Drive while still providing an attractive southern façade visible upon campus entry.

3. Exterior Elements and Scale

The Headhouse is sited atop a hill which overlooks the rest of the Chesterfield Valley Campus. The one story design keeps the building scale from dominating the landscape and gives the impression of being nestled in the hillside.

The Headhouse exterior utilizes materials common to the Chesterfield Valley Campus. In order to emphasize the horizontal nature of the building plan, the exterior walls feature horizontal banding in light and dark brick. The banding brings the proportion of the walls down to a human scale.

Monsanto Greenhouse Expansion and Modernization Architect's Statement of Design



Page 2

The long strip windows with integrated metal canopies also work to emphasize the horizontal while serving the practical functions of views, shade and shelter.

The Greenhouse exterior is again derived from function. It consists of delicate metal framing and glazing at the walls and roof. The transparency of the Greenhouse adds a feeling of lightness to the heavy concrete parking garage below.

4. Landscape Design and Screening

Several techniques are used to screen various elements from the rest of the landscape. First, the volumetric organization of the Headhouse works to hide the loading dock on the south façade and the cooling towers at the northwest corner. Also, these elements are further screened by patterned concrete walls with access gates. The walls are designed to match the concrete panels of the parking garage. Finally, the rooftop equipment is screened by the 44" parapet of the Headhouse. This parapet also acts as a guardrail providing a level of safety for rooftop maintenance.

5. Light Pollution Mitigation

Light pollution reduction shades will be applied in all of the newly constructed greenhouse spaces as a means of light pollution mitigation. These shades are installed to prevent vertical and horizontal light from leaving the greenhouse structures to a level below the fixture reflector similar to cut-off optics on a street lamp thereby reducing the direct light leaving the interior spaces.

David S. Krumm, AIA, NCARB

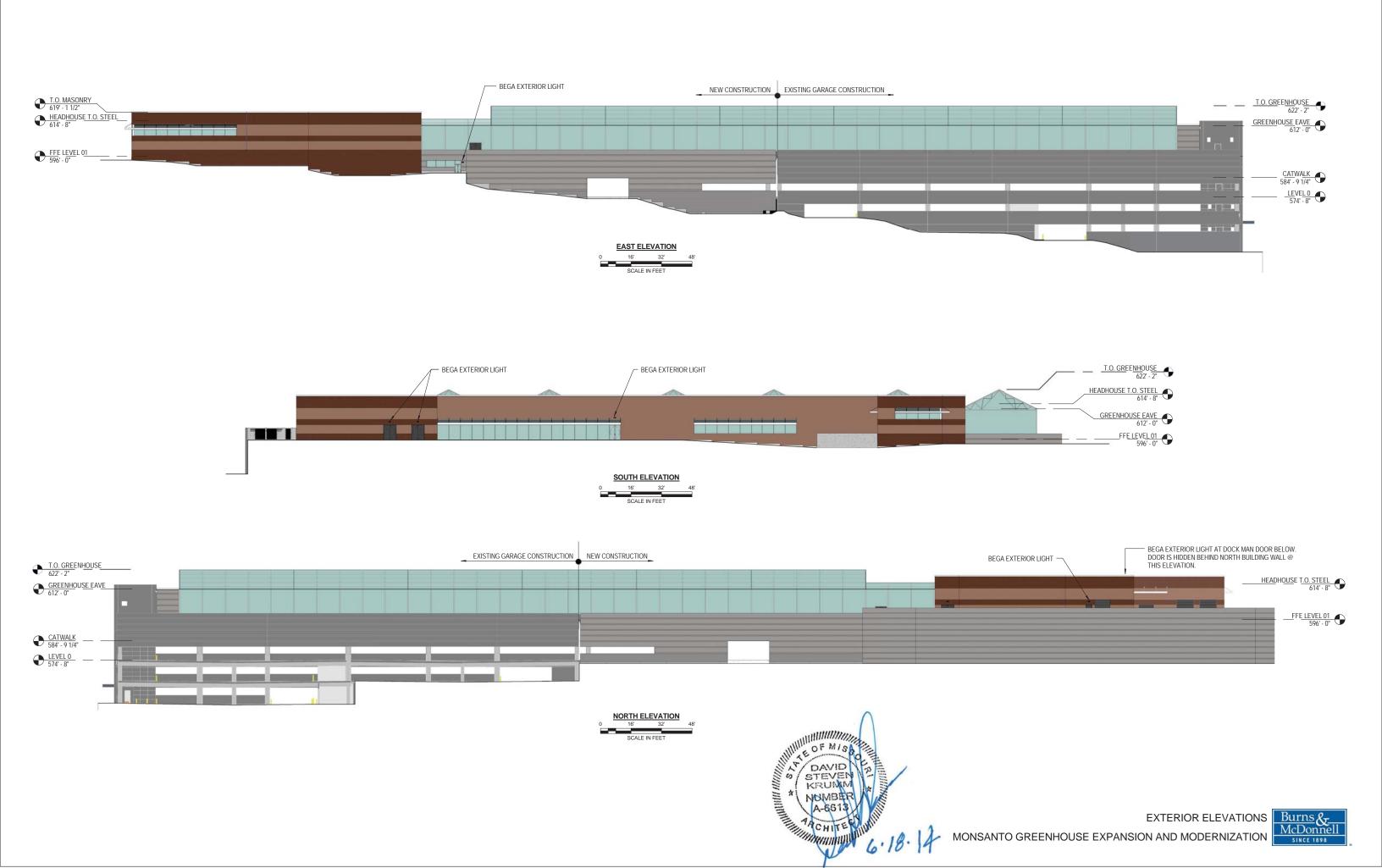
Sand Jemme

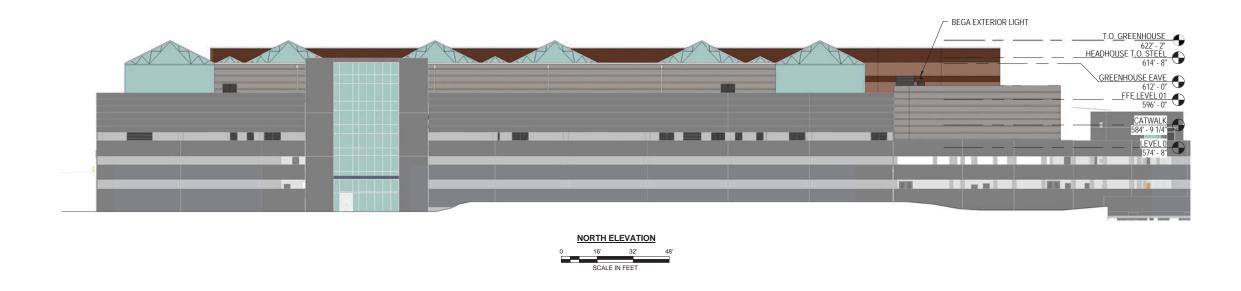
MONSANTO

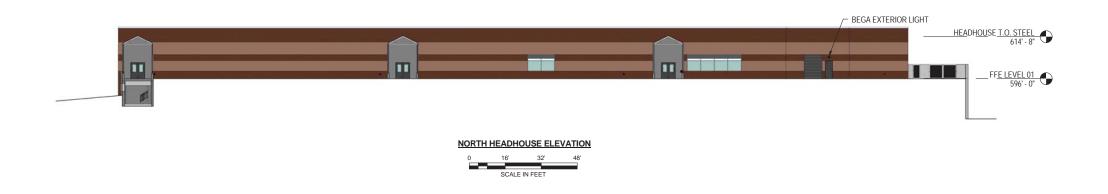


Chesterfield Village

Greenhouse / Headhouse

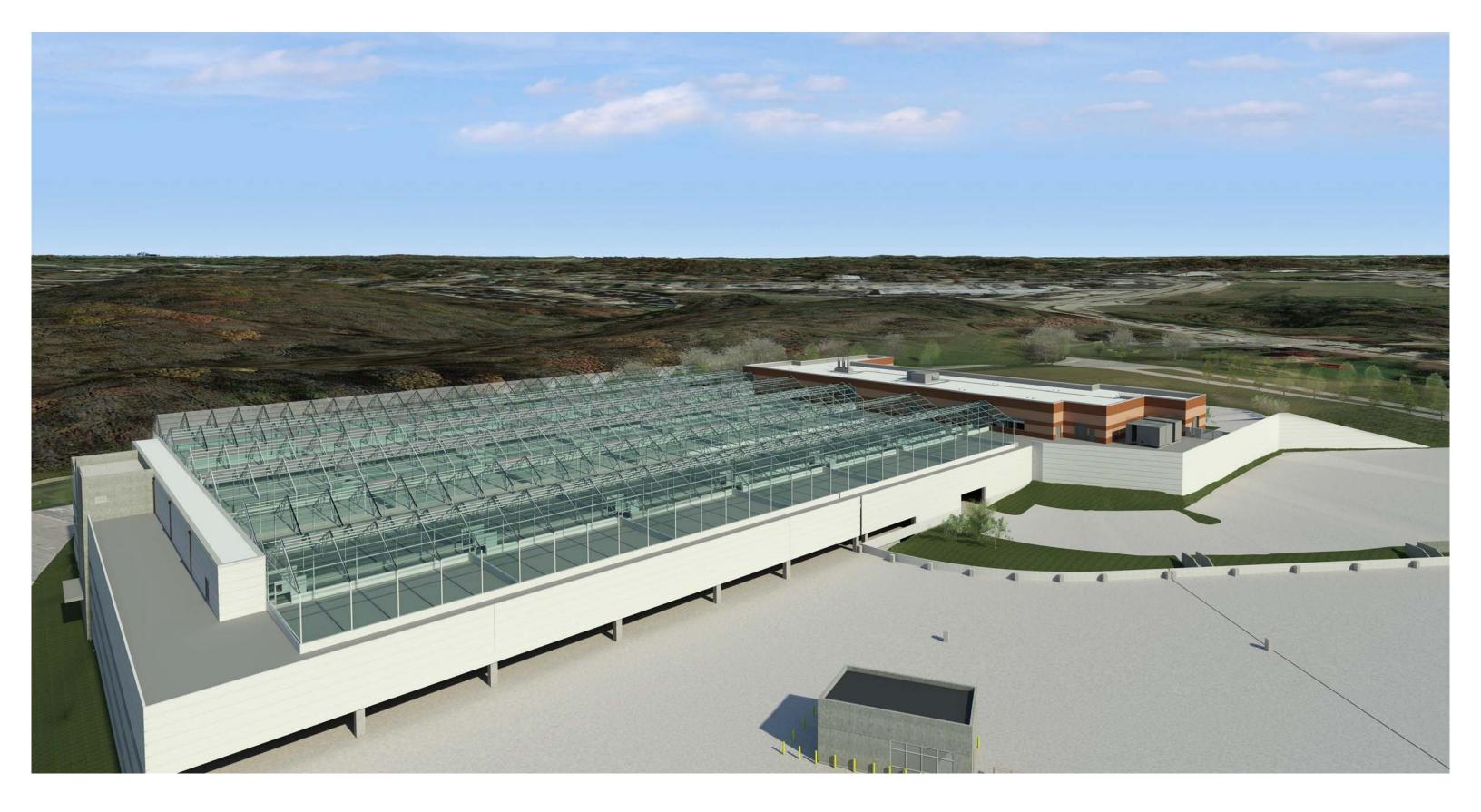
















Architectural Review Board

Architect's Statement

Site Layout

A. Physical Features

- a. The site of Monsanto's proposed Chesterfield Village Technology Building poses no significant challenges to the building's design. The current site is made up almost entirely of parking spaces, the grade of which ranges from 546' on the Northwest corner to 540' at the south east end.
- b. The building elevation was set by the adjacent building GG, so as to align with the internal circulation of the campus. The use of the existing loading dock is required.

B. Vegetation

- a. The minimal amount of vegetation within the site lot lines provide modest context; we will retain existing trees where applicable and use plants and grasses associated with the existing landscaping. Landscaping between GG and the new Tech Building will be designed as an expansion of adjacent courtyards.
- b. The landscaping will add some native grasses, as well as some shade tolerant flowering trees.
- c. The landscaping will be coordinated with the new Garage and Greenhouse/Headhouse projects to create an overall design that is fully coordinated within the site masterplan.
- d. Immediately south of the Tech Building, the addition of linear ground cover will echo the building to create a more modern landscape.
- e. The site will include a retention basin at the south east corner, to be planted with native grasses in accordance with state guidelines.

C. Site Relationships

a. The new Tech Building is sited directly south of building GG, to which it is connected via a three story "bridge." It is also located directly north of the new Garage, currently under construction. It is also connected to the garage via a fourth floor bridge. This connection serves as the main entry to the building. There are no significant entries to the building on the ground floor.

D. Pedestrian and vehicular circulation and orientation

- a. As a continuation of the existing campus, the Tech Building builds on the clear and safe circulation pattern already in use on the site. Pedestrian zones are clearly marked as they cross the vehicular traffic areas while stairs, plantings and landscape continue to provide the pleasant environment that exists on the site today.
- b. Existing parking spaces displaced by this building will be compensated for in the new parking garage, currently under construction. New visitor spaces and handicap accessible parking will be added immediately west of the Tech Building.
- c. Fire lane access is required to the north of the Tech Building. This is accomplished with a hard-scaped road that leads to the north from the west visitor parking lot.

d. Service traffic remains as-is on the east drive, as the Tech Building will use the existing building GG loading dock.

Building

1. All Structures

- a. General Architectural guidelines
 - i. The design of the Tech Building grows from the existing buildings on the campus. Conceived as a series of integrated "bars", the building articulates each programmatic element from the laboratory functions to the Regulatory office. The laboratory "bar" directly mimics the existing building GG in scale, material and use of linear "ribbon" window. As one moves south, the building presents itself as more modern, utilizing floor to ceiling curtainwall, ultimately expressing the office program as a modern aluminum and glass "bar."
 - ii. As the program for the building is dense with function, the laboratory functions are separated from the Regulatory offices by an atrium, which divides the building into two discrete volumes, allowing light to penetrate the interior offices.

b. Scale

- As the continuation of the existing context, the building's form responds to the adjacent buildings. Strong linear elements are of the same scale and shape. The south "bar" of the building bends in shape to directly respond to buildings AA through CC.
- Landing well within code restrictions, the building height remains in context with the surrounding buildings. Care was taken to not shade the building GG whose rooftop greenhouses remain in use.
- iii. The floor to floor height of the building is design to accommodate modern laboratory HVAC requirements. Connections to GG and the new garage will be ramped.

c. Design

- i. The concept of this building creates both a building that fits into its campus as a part of the masterplan, as well as a modern one that expresses the contemporary culture of the forward-thinking corporation.
 - Being respectful of the adjacent buildings and the courtyard created, the building gradually morphs from an exact copy of the GG building to the north, to a more modern office building to the south, becoming the new image for Monsanto research.
 - 2. As the new image of the campus, the south façade is ultimately clad in a "shield" of structurally glazed curtainwall. Conceived as an allegory to the Monsanto mission to help the agricultural community, the mosaic of

glass patterns evoke the rational plots of farmed land and the cultivated crops within.

d. Materials/Colors

- i. The buildings north façade is made entirely of existing materials, using the two colors of brick (as seen on the other existing buildings) in a banded pattern. The ribbon windows utilize the exact same profiles and glass patterning.
- ii. The glass utilized differs from the campus as newer technology of higher performance. Using a tinted substrate, the low-e coating with an additional room side low-e coating provide maximum insulation while allowing considerable light to the building occupants. The building uses darker, tinted glass in an effort to more closely align with most of the existing buildings.
- iii. Ceramic frit is utilized to mitigate solar gains on the south façade, creating privacy for those in offices along the exterior and mosaic described above.
- iv. The mullion colors are a dark, metallic grey to relate more to the existing buildings.

e. LEED Initiatives

- i. The Tech Building is registered with the USGBC using the LEED 2009 rating system, with a project certification goal of LEED Silver. The team plans to achieve this goal by employing various strategies across all LEED rating system categories, while focusing in particular on energy savings and water reclamation. Project strategies include:
 - 1. A comprehensive rainwater harvesting system that will provide flushing for water closets and urinals as well as for cooling tower make-up water
 - 2. Stormwater quality and quantity control
 - 3. Native landscaping that does not require irrigation
 - 4. High-performance building envelope
 - 5. Chilled beam cooling for general office areas
 - 6. LED lighting along with daylight harvesting and automated shading
 - 7. High efficiency chillers, pumps, and air-handling equipment
 - 8. Reduced plug loads and temperature set points for general office areas
 - 9. Low-flow plumbing fixtures

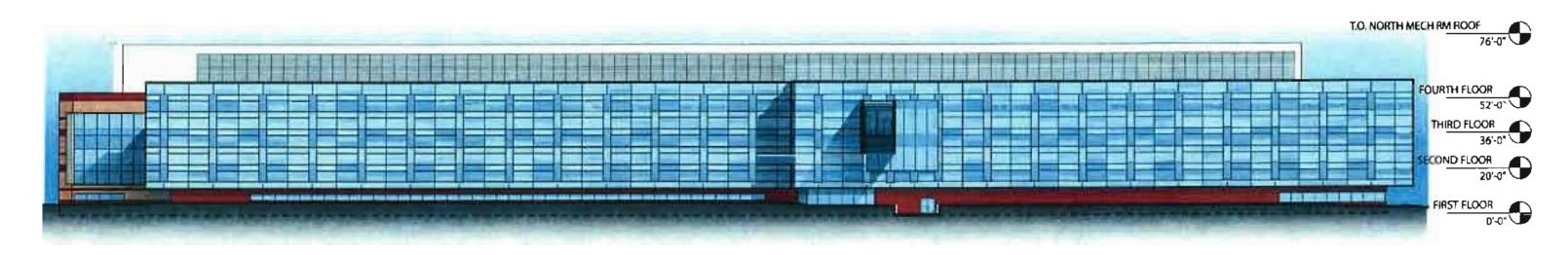
John Richard Corson 05.28.14

MONSANTO

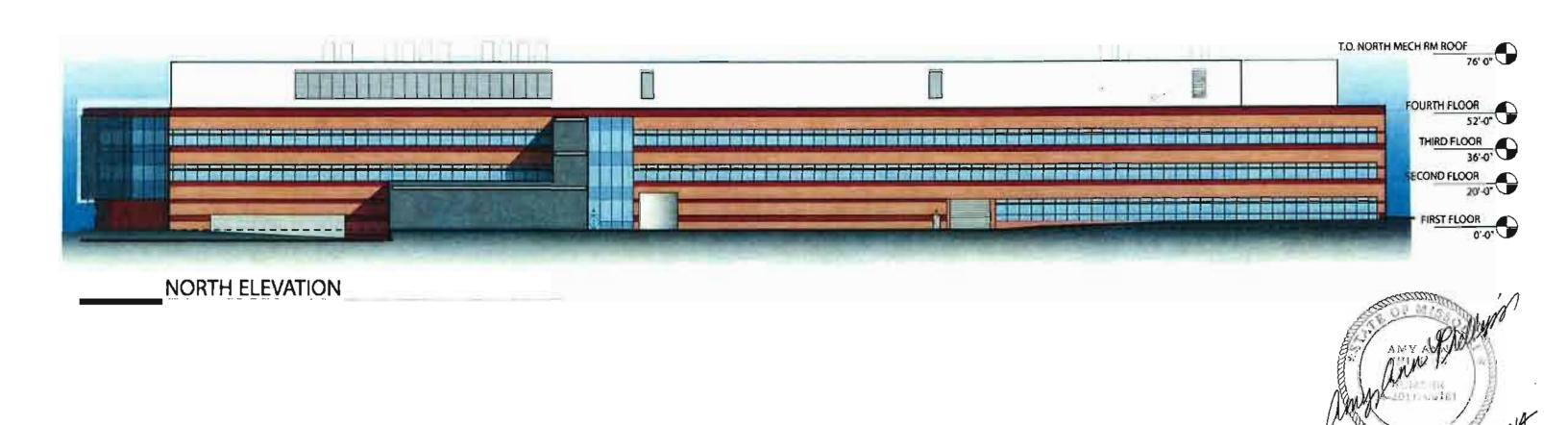


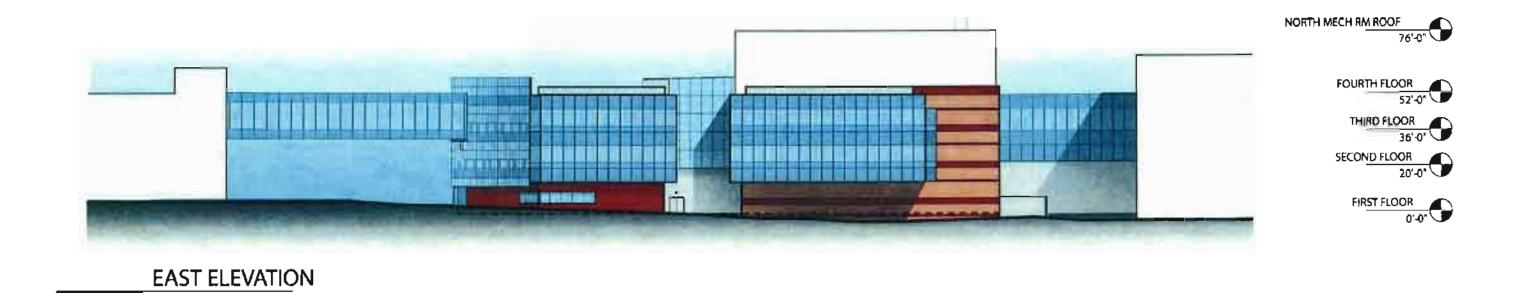
Chesterfield Village

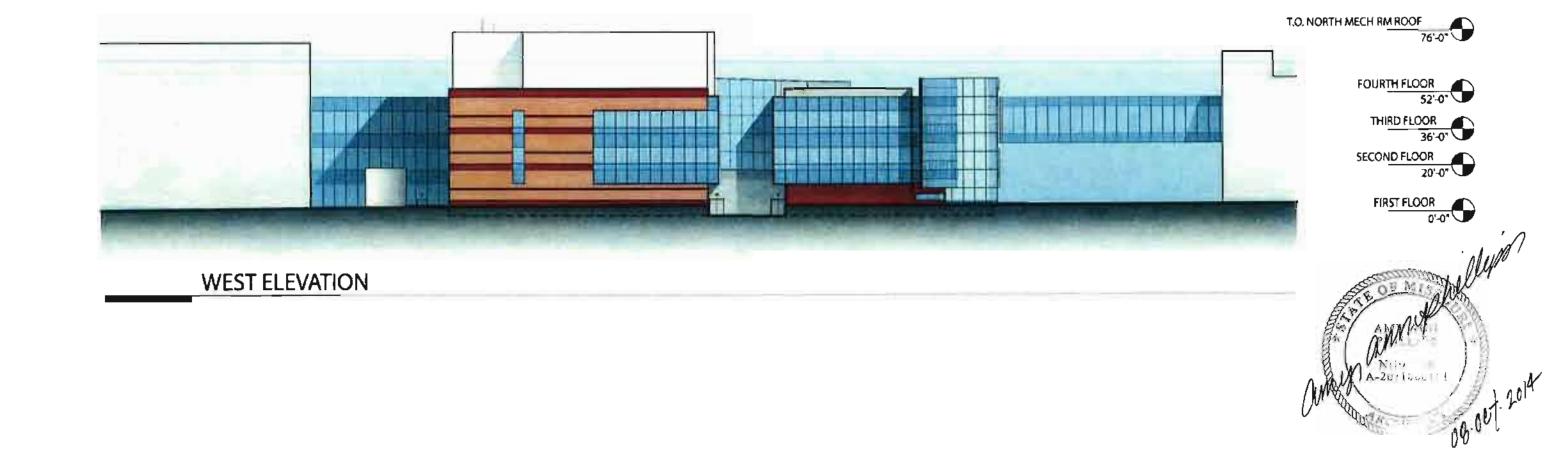
Technology / Laboratory Building



SOUTH ELEVATION









Site Aerial



Northwest View from existing NRB









- Existing Dark Brick
- WatsonTown Cayuga
- Building CC and JJ
- CV Tech Building



- Proposed Light Brick
- GlenGerry Allington
- CV Tech Building



- Glass Vision
- Viracon VNE29-63



- Glass Fritted
- Viracon VNE29-63

- Glass Shadow Box
- Viracon VNE29-63
- Viracon VP1-13 w/ simulated acid etch backpanel



Full Palette