



II. D.

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Architectural Review Board Staff Report

Project Type: Site Development Section Plan

Meeting Date: November 10, 2011

From: Mara Perry, AICP
Senior Planner

Location: Adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64

Applicant: Drury Development Corporation

Description: **Drury Plaza Hotel (Hyatt Place):** Site Development Section Plan, Landscape Plan, Architectural Elevations and an Architect's Statement of Design for a 4.851 acre tract of land zoned "PC" Planned Commercial District located adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64.

PROPOSAL SUMMARY

The Drury Development Corporation has submitted a request for a Site Development Section Plan for an eight story 145 room hotel. The exterior building materials are decorative colored brick, cast stone accent bands, EIFS and glass. The roof materials are a single ply membrane for the low slope roof and a metal roofing over the sloped curtain wall parapet feature.

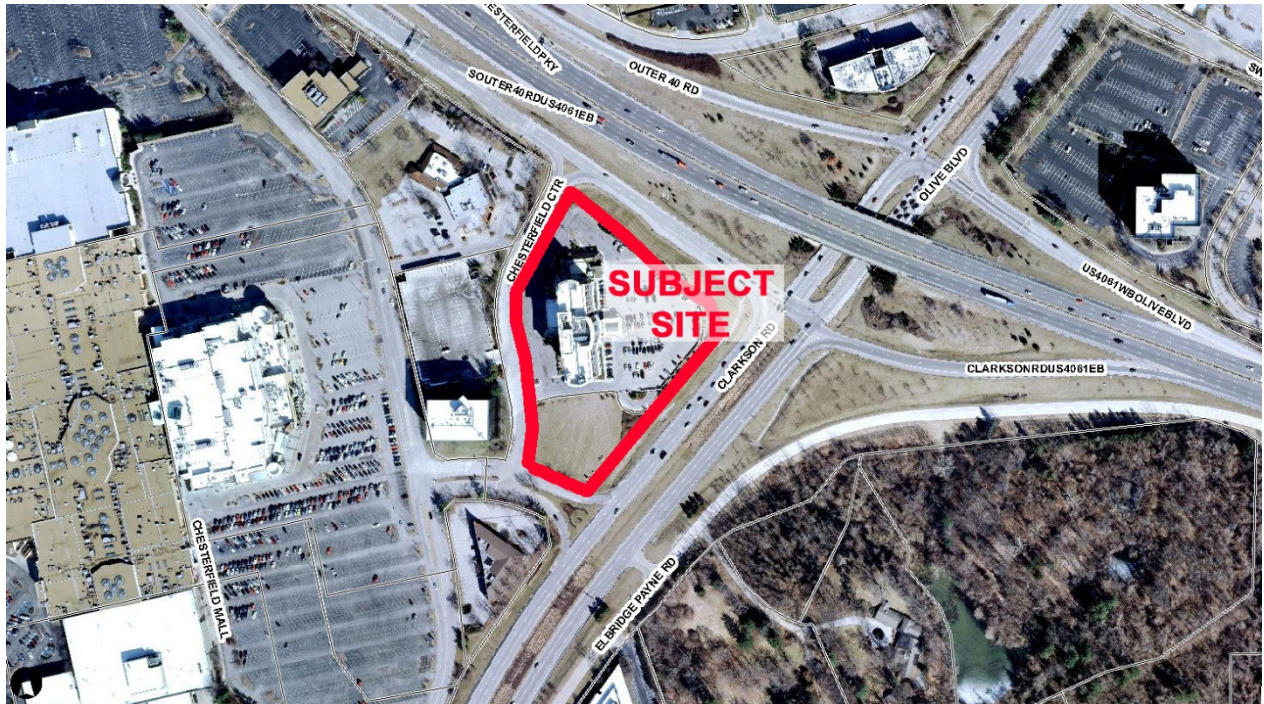
HISTORY OF SUBJECT SITE

The subject tract was originally a series of four parcels of land. Three of the lots faced Chesterfield Center East and were zoned "C8" Planned Commercial District by St. Louis County in the 1970's prior to the City's incorporation (P.C. 40-70, P.C. 225-77 and P.C. 226-77). The fourth parcel was zoned "NU" Non-Urban District and was created from right-of-way when Highway 40 and Clarkson Road were relocated in the 1980's. In 2002, a request was made to rezone the properties to a "PC" Planned Commercial District which became Ordinance 1899. A Site Development Plan was then approved in 2003 for the first phase of the project with an 11 story hotel.

In 2005, Ordinance 1899 was repealed and replaced with a new Ordinance 2173. That request made changes to the number of seats allowed in the restaurant, decreased one of the structure setbacks and changed the amount of the approved parking reduction. Following the Ordinance Amendment, an Amended Site Development Plan was approved for the second phase of the project for the restaurant on the site.

In 2006, Ordinance 2173 was amended by Ordinance 2281 to allow for the placement of disguised communications antennae.

In 2011, a request was made to amend the language regarding the disbursement of hotel rooms between the two hotels and review language regarding the landscape plan. Ordinances 2173 and 2281 were repealed and replaced with Ordinance 2663.



STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

Addressed As Written Addressed with Modification Not Applicable

The first two phases of the site were developed with a plan showing the overall relationship of the buildings to the site and surrounding areas. An additional pedestrian connection is being made to the existing sidewalk along Chesterfield Center.

B. Circulation System and Access

Addressed As Written Addressed with Modification Not Applicable

The primary circulation and access to the site has already been approved with the first two phases of the development. Connections are being made to the existing parking garage and to the existing entrances to the development. A drop off area is being provided along the Clarkson frontage of the building.

C. Topography

Addressed As Written Addressed with Modification Not Applicable

The subject site has already been developed with the exception of some additional grade adjustments along the southern portion of the site.

D. Retaining Walls

Addressed As Written Addressed with Modification Not Applicable

A low retaining wall is being proposed along the corner of the parking lot next to the Chesterfield Mall entrance.



HYATT PLACE
Chesterfield, Mo.
10-5-2011

General Requirements for Building Design:

A. Scale

Addressed As Written Addressed with Modification Not Applicable

The building is proposed at just under ninety-two (92) feet tall. This area of the City is part of the urban core which is a more dense and developed area. The adjacent Drury Hotel is 110 feet in height and adjacent office buildings are also multi-story buildings. Concrete bands on the lower level as well as the entry canopy provide a human scale to the building. The change in materials at the fifth and sixth levels of the building coordinates with the adjacent six story office building on Chesterfield Center.

B. Design

Addressed As Written Addressed with Modification Not Applicable

The proposed hotel includes an entry canopy, plaza, outdoor terrace area and an entry connection to the covered garage. All facades provide a coordination of materials and detailing. Rooftop equipment is screened through the use of an extended parapet wall.

C. Materials and Color

Addressed As Written Addressed with Modification Not Applicable

The proposed elevations include a mixture of materials and colors on all elevations. The color palette of earth tones and black is compatible with the adjacent buildings. Color changes in the banding and window headers breaks up larger facades.

D. Landscape Design and Screening

Addressed As Written *Addressed with Modification* *Not Applicable*

Landscape for a large portion of the development is existing on the site. Some of the existing trees are being removed or relocated as necessary. Street trees are already being provided along Chesterfield Center and the Chesterfield Mall entry. New landscaping along the Clarkson frontage and around the building coordinates with the existing buffer landscaping along the front of the parking garage. The existing trash enclosure for the Drury Hotel is providing the trash service location for the Hyatt Place. No trash enclosure elevations are therefore required with the submittal.

E. Signage

Addressed As Written *Addressed with Modification* *Not Applicable*

Signage is not submitted for approval at this time. Signage will be reviewed against the Sign Package for the site and will be approved by Staff. The existing monument signs will remain on the site.

F. Lighting

Addressed As Written *Addressed with Modification* *Not Applicable*

No architectural light fixtures are being proposed on the building. Staff is working with the applicant to meet the City of Chesterfield Lighting requirements for the parking lot lighting.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Section Plan and is working with the petitioner to meet all requirements for conformance with City of Chesterfield Ordinance 2663, and all other applicable Zoning Ordinance requirements. Staff requests action on the Site Development Section Plan for Drury Plaza Hotel (Hyatt Place).

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Site Development Section Plan for Drury Plaza Hotel (Hyatt Place), as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Site Development Section Plan for Drury Plaza Hotel (Hyatt Place), to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



**ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist**

Date of First Comment Letter Received from the City of Chesterfield _____

Project Title: Hyatt Place Hotel **Location:** NW corner of Clarkson and Mall Entry No. 1
Developer: Drury Development Corp. **Architect:** Garry McGrath, AIA, **Engineer:** Stock & Associates Consulting Engineers, Inc.

PROJECT STATISTICS:

Size of site (in acres): 1.049 **Total Square Footage:** 90,005.00 **Building Height:** 91'-9"

Proposed Usage: Hotel with 145 Rental Units and ancillary amenity areas.

Exterior Building Materials: Decorative colored brick, cast stone accent bands, E.I.F.S., and glass.

Roof Material & Design: Single ply membrane roofing material for low slope roof and metal roofing over sloped curtain wall parapet feature.

Screening Material & Design: Extended parapet walls to serve as screening of roof mounted equipment with landscaping screening for ground mounted equipment if exists.

Description of art or architecturally significant features (if any): Articulated use of complementary materials and shapes and insets.

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 Standards 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.

ARCHITECT'S STATEMENT OF DESIGN

WE ARE PLEASED TO PRESENT THIS PROPOSED PROJECT FOR REVIEW BY THE CITY OF CHESTERFIELD ARCHITECTURAL REVIEW BOARD. THE PROPOSED PROJECT IS LOCATED ON THE VACANT CORNER LOT NORTH OF THE INTERSECTION ADJACENT CLARKSON ROAD AND CHESTERFIELD MALL ENTRY NO. 1. THE PROJECT SITE IS DESCRIBED AS "A TRACT OF LAND BEING LOT 2 OF DRURY PLAZA".

THE PROPOSED PROJECT IS A NEW "HYATT PLACE" HOTEL CONSISTING OF AN EIGHT STORY BUILDING OF 90,005 TOTAL SQUARE FEET WITH A FOOTPRINT OF 11,540 SQUARE FEET. THE FACILITY WILL INCLUDE 145 RENTAL UNITS COMPRISED OF KING AND DOUBLE QUEEN RENTAL UNITS. GUEST AMENITIES ON THE FIRST FLOOR WILL INCLUDE A 2-STORY LOBBY WITH GALLERY, DINING AND LOUNGE AREAS, INDOOR POOL WITH DECK, FITNESS ROOM, OUTDOOR TERRACE, AND OUTDOOR COVERED VERANDA SEATING.

DESIGN STANDARDS - SITE DESIGN REQUIREMENTS:

- SITE RELATIONSHIP: THE PROPOSED PROJECT IS A THIRD PHASE IN THE DEVELOPMENT OF "DRURY PLAZA". THE FACILITY IS SITUATED TO ENHANCE AND EXTEND THE DEVELOPMENT SEAMLESSLY TO THE SOUTH OF THE EXISTING "DRURY PLAZA HOTEL". SITE CONSIDERATIONS AND ADHERENCE TO BUILDING SET-BACKS ENFORCE A COHESIVE SITE RELATIONSHIP.
- CIRCULATION SYSTEM AND ACCESS: THE PROJECT WILL UTILIZE THE EXISTING COVERED PARKING AS WELL AS PROPOSED NEW ON-GRADE PARKING FOR PEDESTRIAN ACCESS AND CONVENIENCE. UTILIZATION OF THE EXISTING COVERED PARKING WITH A PROPOSED TUNNEL CONNECTION TO THE NEW HOTEL WILL PROVIDE A SAFE AND SECURE PEDESTRIAN CIRCULATION CONNECTION. ON-GRADE PARKING WILL ALSO BE DIRECTLY ACCESSED BY ADJACENT ENTRANCES. A PROPOSED OUTDOOR TERRACE TO THE SOUTH OF THE BUILDING AND A COVERED VERANDA WITHIN THE NORTH PORTION OF THE BUILDING WILL PROVIDE AREAS OF VISUAL INTEREST WITH VIEWS TO THE OUTDOOR STREETSCAPES AND LANDSCAPING. A PEDESTRIAN WALK AT THE NORTHWEST CORNER OF THE SITE WILL PROVIDE THE ESSENTIAL CIRCULATION LINK TO PUBLIC TRANSPORTATION.
- TOPOGRAPHY: THE PREDOMINANT TOPOGRAPHY IS A GENTLE SLOPING SITE TO THE SOUTH WITH

TRANSITIONS TO MEET EXISTING GRADE ALONG CLARKSON ROAD AND CHESTERFIELD MALL ENTRY DRIVE NO. 1. THE SITE GRADE IS ESTABLISHED TO MEET THE EXISTING PAVEMENTS AND UNDERGROUND TUNNEL CONNECTION TO THE EXISTING DRURY PLAZA HOTEL.

- RETAINING WALLS: USE OF RETAINING WALLS ARE MINIMIZED BY TRANSITIONING OR TERRACING TOPOGRAPHY WITH LANDSCAPING IN LIEU OF WALLS.

DESIGN STANDARDS - BUILDING DESIGN:

- SCALE: THE BUILDING SCALE IS ILLUSTRATED IN THE ACCOMPANYING RENDERED ELEVATION DRAWINGS. THE BUILDING SCALE IS PROPORTIONED TO ENHANCE AND ACHIEVE A SENSE OF HUMAN SCALE THROUGH JUXTAPOSITIONS OF SURFACE MATERIALS, FENESTRATION, VARYING HEIGHTS AND RECESSES. THE BUILDING OVERALL HEIGHT, ALTHOUGH NOT AS TALL AS THE ADJACENT 10 STORY DRURY PLAZA HOTEL TO THE NORTH, CAPTURES A SENSITIVITY TO THE SCALE OF THE EXISTING ADJACENT STRUCTURE TO THE WEST WHILE ACHIEVING A GENTLE TRANSITION TO THE SOUTH.
- DESIGN: THE BUILDING DESIGN IS AN ENHANCEMENT OF REQUIRED BUILDING ELEMENTS BY THE HYATT PLACE FRANCHISE, EMPLOYED IN A MANNER WHICH UTILIZES SCALE, SURFACE MATERIALS, FENESTRATION, COMPATIBLE COLORS AND BUILDING PLANES TO CREATE A WELL COORDINATED AND APPEALING DESIGN. THE COORDINATED VERTICAL ELEMENTS EMBODY THE VERNACULAR OF THE SIMILAR VERTICAL ELEMENTS USED IN THE EXISTING ADJACENT DRURY PLAZA HOTEL BUILDING. THE USE OF VERTICAL GLAZING COMPONENTS COMPLEMENTS BOTH THE DRURY PLAZA HOTEL TO THE NORTH AND THE MERRILL LYNCH BUILDING TO THE WEST. THE BUILDING FACADE WILL UTILIZE AN INSULATING CONCRETE FORM (ICF) PRODUCT FOR THE EXTERIOR WALL CONSTRUCTION THAT, TO DATE, YIELDS ONE OF THE MOST ENERGY EFFICIENT AND DURABLE WALL CONSTRUCTION MATERIALS USED IN THE CONSTRUCTION INDUSTRY. THE USE OF EXTENDED PARAPET CONSTRUCTION WILL PROVIDE NECESSARY SCREENING OF ROOF-TOP EQUIPMENT FROM VISIBLE EXPOSURE.

DESIGN STANDARDS - MATERIALS AND COLORS:

- MATERIALS AND COLORS: ALTHOUGH CHOICES OF MATERIALS AND COLORS WERE LIMITED TO THE PALETTE PRESENTED BY THE HYATT PLACE FRANCHISE, SELECTIONS WERE MADE TO ENHANCE COMPATIBILITY WITH BUILDINGS BOTH IMMEDIATELY ADJACENT AND WITHIN THE CHESTERFIELD MALL AREA. SELECTION OF MATERIALS WERE ALSO MADE FOR DURABILITY CONSISTENT WITH DRURY REQUIREMENTS FOR LONGEVITY. THE USE OF CHOSEN MATERIALS AND COLORS HAVE YIELDED A BUILDING THAT IS BOTH VISUALLY APPEALING AND COMPLIMENTARY.
- LANDSCAPING DESIGN AND SCREENING: THE DEVELOPMENT LANDSCAPING IS ILLUSTRATED IN THE ACCOMPANYING LANDSCAPE DRAWINGS. SITE ELEMENTS REQUIRING VISUAL SCREENING BY USE OF WALLS, FENCING OR LANDSCAPING SHALL BE PROVIDED IN A MANNER THAT IS SENSITIVE AND APPROPRIATE. PARKING, DRIVE AND EXTERIOR BUILDING AREAS SHALL BE LANDSCAPED TO MEET OR EXCEED THE CITY OF CHESTERFIELD'S LANDSCAPE REQUIREMENTS.
- SIGNAGE: THE SIGNAGE PACKAGES SHALL BE SUBMITTED FOR REVIEW THROUGH A SEPARATE PROCESS.
- LIGHTING: SITE LIGHTING SHALL BE SUBMITTED FOR REVIEW THROUGH A SEPARATE PROCESS. ARCHITECTURAL BUILDING LIGHTING WILL BE PROVIDED TO SERVE AS REQUIRED EGRESS COMPONENTS. NO DECORATIVE FIXTURES ARE PROPOSED AT THIS TIME. LIGHTING WILL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHESTERFIELD.



 **HYATT PLACE**
Chesterfield, Missouri

10-05-2011



HYATT PLACE - EAST VIEW



HYATT PLACE - AERIAL VIEW



HYATT PLACE - SOUTHWEST VIEW



HYATT PLACE - WEST VIEW



HYATT PLACE - NORTH VIEW



HYATT PLACE - NORTHEAST VIEW



SITE PHOTOGRAPHS

HYATT PLACE
Chesterfield, Missouri

10-05-2011



FRONT (SOUTH) ELEVATION

1"=16'-0"

H. Somjee

HYATT PLACE
Chesterfield, Mo.

10-5-2011



EAST ELEVATION

1"=16'-0"

H. Somjee

HYATT PLACE
Chesterfield, Mo.

DATE
10-5-2011



NORTH ELEVATION

1"=16'-0"

H. Somjee

HYATT PLACE
Chesterfield, Mo.

10-5-2011



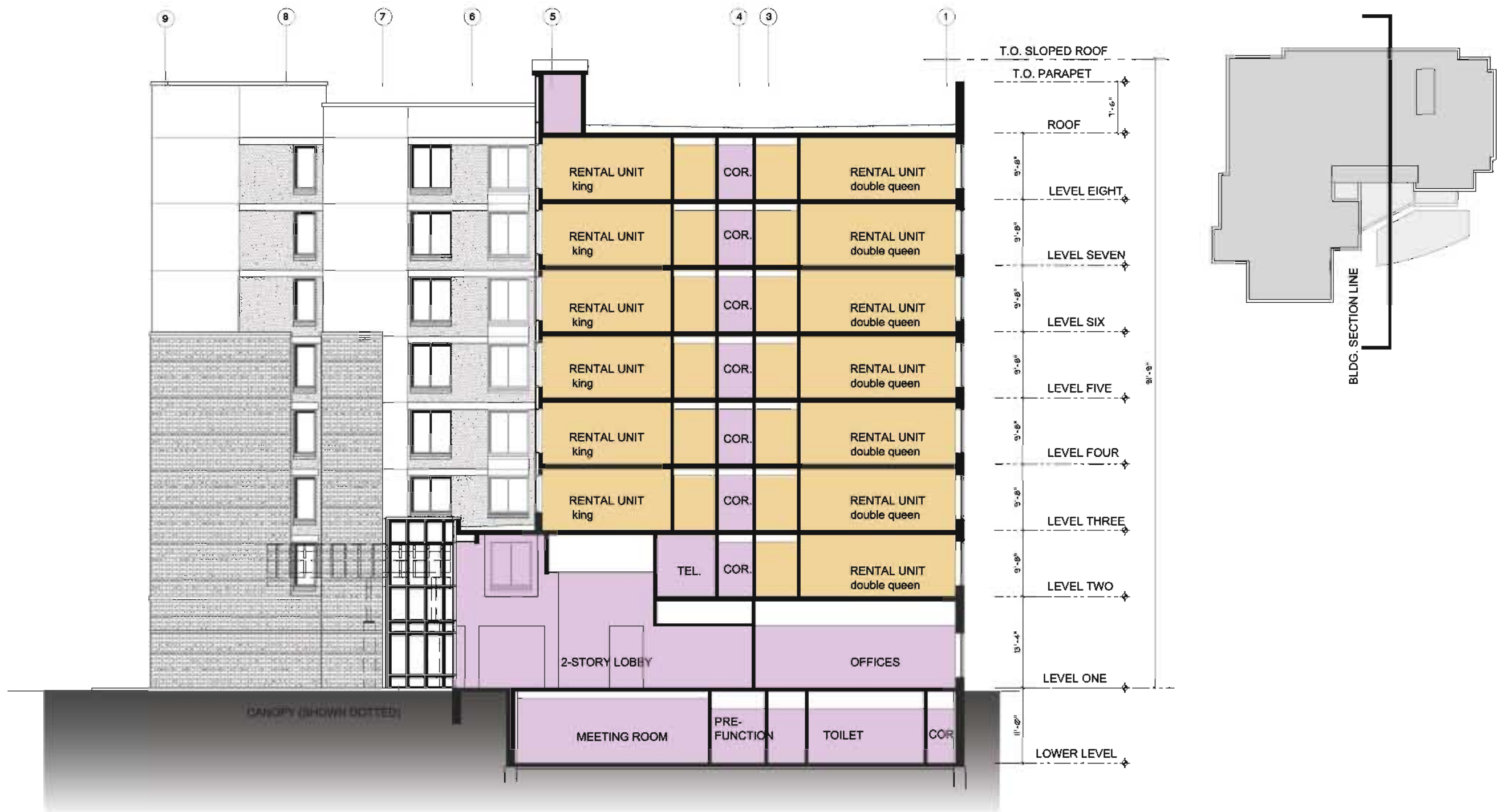
WEST ELEVATION

1"=16'-0"

H. Somjee

HYATT PLACE
Chesterfield, Mo.

10-5-2011

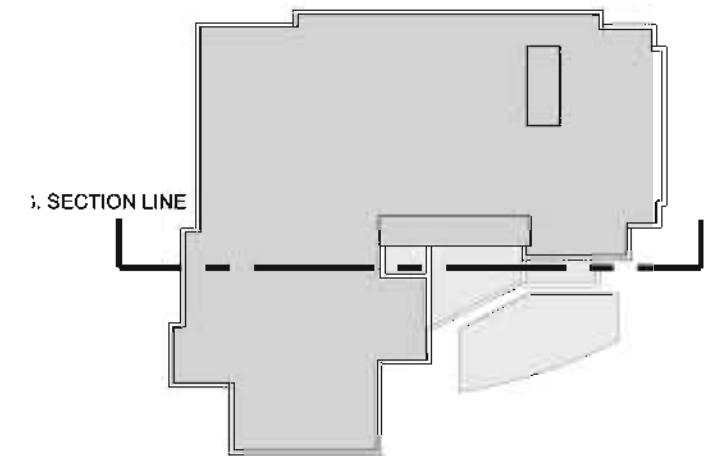


BUILDING SECTION -01

1"=16'-0"

HYATT PLACE
Chesterfield, Mo.

10-5-2011



BUILDING SECTION-02

1"=16'-0"

HYATT PLACE
Chesterfield, Mo.

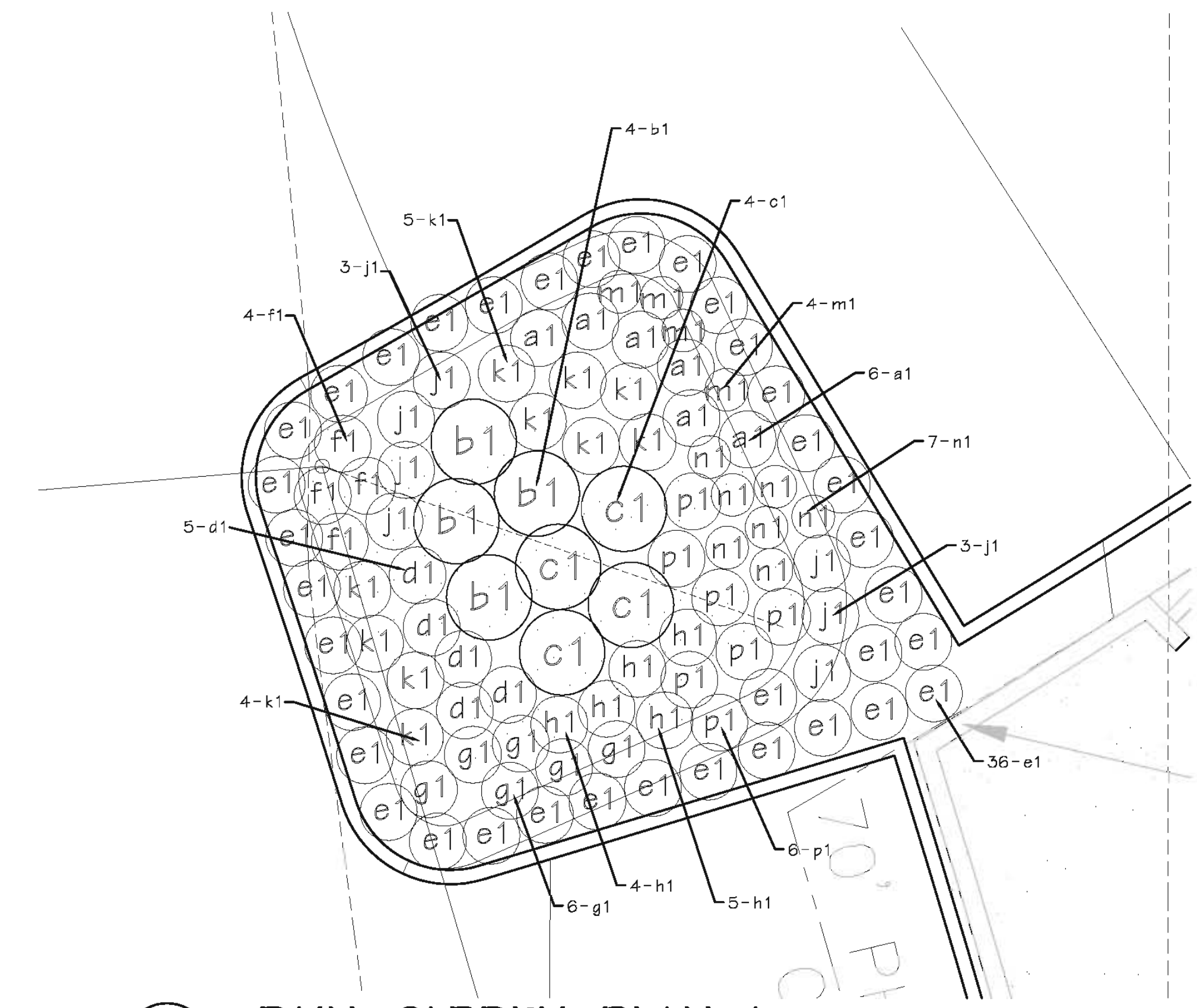
10-5-2011



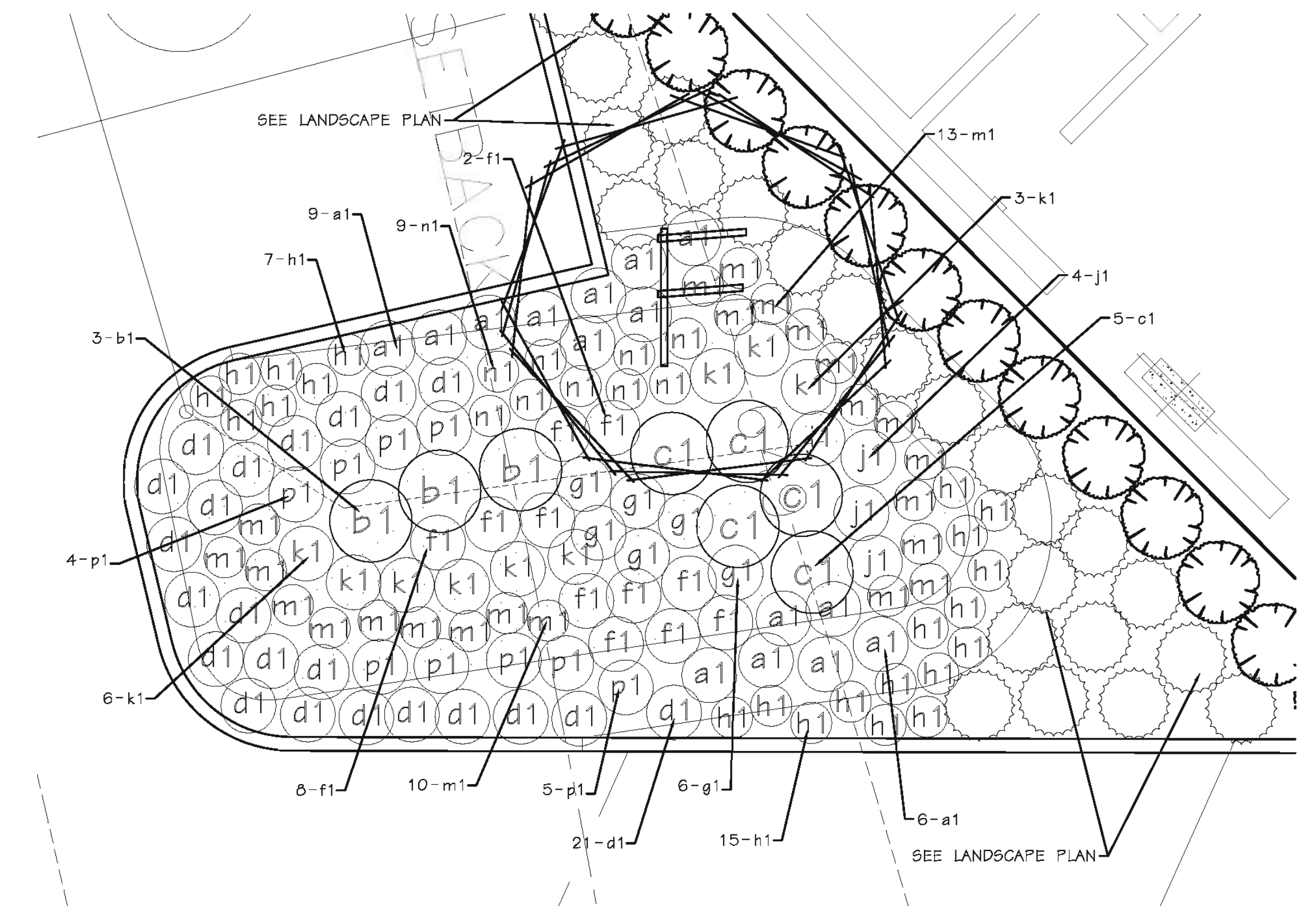
Consultants:

LOT 2 of DRURY PLAZA PHASE II
Stock and Associates

Chesterfield, Missouri



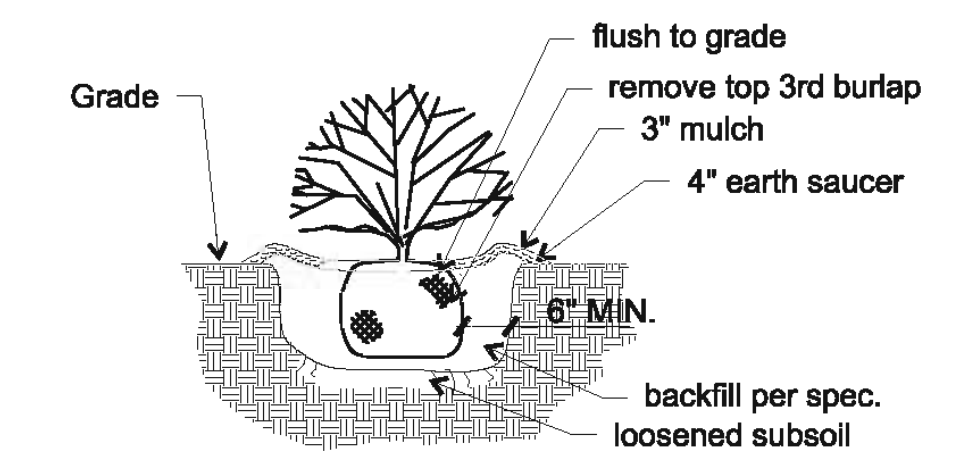
RAIN GARDEN PLAN A
 SCALE 1/4"=1'



RAIN GARDEN PLAN B
 SCALE 1/4"=1'

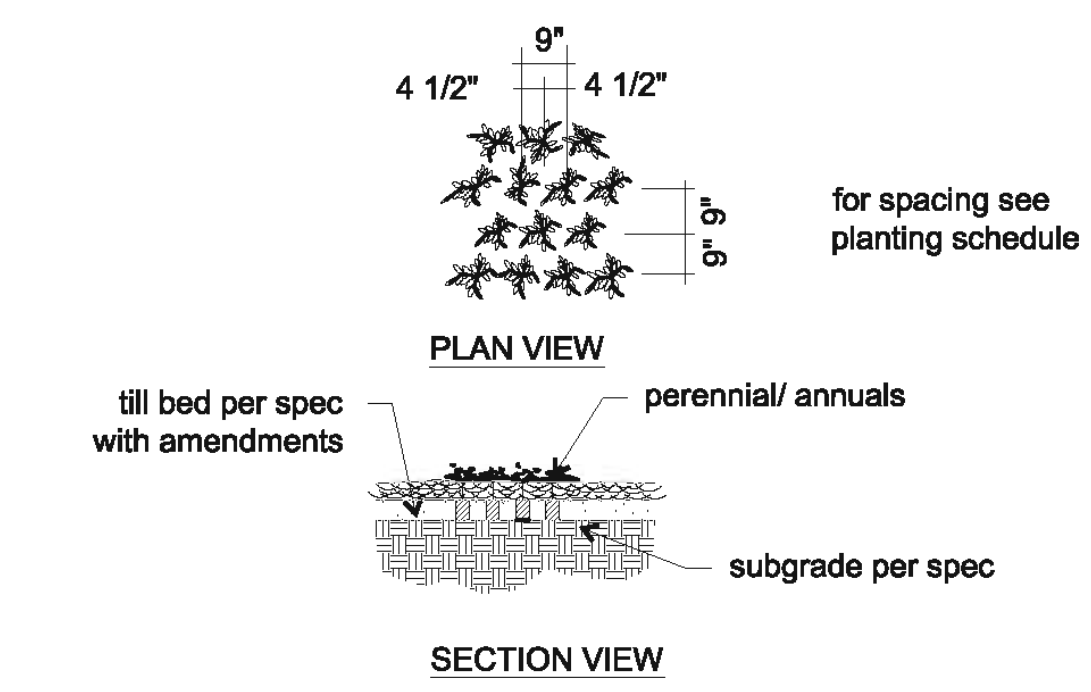
RAIN GARDEN PLANT SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
a1	21	Carex stricta	Tuesock Sedge	3 qt.
b1	7	Cephalanthus occidentalis	Buttonbush	3 qt.
c1	9	Hamamelis vernalis	Ozark Witch Hazel	3 qt.
d1	26	Schizachyrium scoparium	Little Bluestem	3 qt.
e1	36	Sporobolus heterolepis	Prairie Dropseed	3 qt.
f1	14	Amaoria illustris	Shining Bluestem	1 qt.
g1	12	Aster novae-angliae	New England Aster	1 qt.
h1	27	Coreopsis lanceolata	Lanceleaf Coreopsis	1 qt.
j1	10	Echinacea purpurea	Purple Coneflower	1 qt.
k1	16	Iris virginica	Southern Blueflag Iris	1 qt.
m1	27	Rudbeckia fulgida	Orange Coneflower	1 qt.
n1	16	Rudbeckia hirta	Black Eyed Susan	1 qt.
p1	15	Solidago speciosa	Showy Goldenrod	1 qt.

Space plants as identified on plan



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING

Revisions:		
Date	Description	No.
9-19-11	City Submittal	

Drawn: **R6**
 Checked: **JJ**

loomisAssociates

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Sheet Title: **Rain Garden Plan**
 Sheet No.: **L1.1**
 Date: **06/30/11**
 Job #: **613.024**



Architecture by Somjee

HYATT PLACE, CHESTERFIELD, Mo.