



II. A.

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

November 12, 2010

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

Re: Spirit Trade Center, Lot 17 (Labels Direct): An Amended Site Development Section Plan, Architectural Elevations, and Architect's Statement of Design for a 1.384 acre tract of land zoned "M3" Planned Industrial District, on the east side of Trade Center Boulevard and south of the intersection of Chesterfield Airport Road and Trade Center Boulevard, more specifically addressed 664 Trade Center Boulevard (17V340187).

Board Members:

Gray Design Group on behalf of Labels Direct have submitted an Amended Site Development Section Plan, Architectural Elevations, and Architect's Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

Submittal Information

The request is to construct a 7,000 sf. addition to an existing 11,983 sf. office/warehouse building located in the Spirit Trade Center development, on the east side of Trade Center Boulevard. The subject site is zoned "M3" Planned Industrial District. The exterior building materials will be painted tilt-up concrete panels to match the materials on the existing building. The roof will be a low slope white TPO to match the existing structure. Please see the attached checklist for staff's review of the project's compliance with the City of Chesterfield's Design Standards.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Standards. No change to the existing landscaping or lighting is proposed at this time.

Actions Requested

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Seymour', with a horizontal line extending to the right.

Shawn Seymour, AICP
Senior Planner

Attachments

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

ARCHITECTURAL REVIEW BOARD

Project Name: Spirit Trade Center, Lot 17

Standard Review Checklist

Date of Review: November 12, 2010

Standard Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
Applicability and Compliance			
General Requirements for Site Design			
A. Site Relationships	X		Minimal site changes are required.
B. Circulation System and Access	X		Vehicular circulation is unchanged.
C. Topography	X		No grading required.
D. Retaining Walls	N/A		
General Requirements for Building Design			
A. Scale	X		Addition is equal to 58% of existing structure.
B. Design	X		
C. Materials and Color	X		Materials and colors are consistent with the existing structure.
D. Landscape Design and Screening	X		No change to existing.
E. Signage	N/A		No change to existing.
F. Lighting	X		No change to existing.
Use Type:			
Access	X		Access is gained via interior entrances and exterior pedestrian entrances
Exterior Elements	X		Design and materials are consistent with the rest of the development.
Landscaping and Screening	X		No change.
Scale	X		Consistent with other lots in development.
Site Design	X		Typical office/warehouse site layout.

Notes:

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

(2) *Comments* provide additional information regarding the status of specific design standards.

Form revised: February 2009



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

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

Project Title: Labels Direct, Inc Expansion Location: 664 Trade Center Boulevard

Developer: Owner Architect: Gray Design Group, Inc Engineer: BAX Engineering

PROJECT STATISTICS:

Size of site (in acres): 1.384 Acres Total Square Footage: 25,983 GSF Building Height: 22'-2"

Proposed Usage: Commercial (Warehouse)

Exterior Building Materials: Painted Tilt-up Concrete Panels with Reveals

Roof Material & Design: Low Slope White TPO Roof

Screening Material & Design: Cedar Trash Enclosure to match building color

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

ADDITIONAL PROJECT INFORMATION:

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

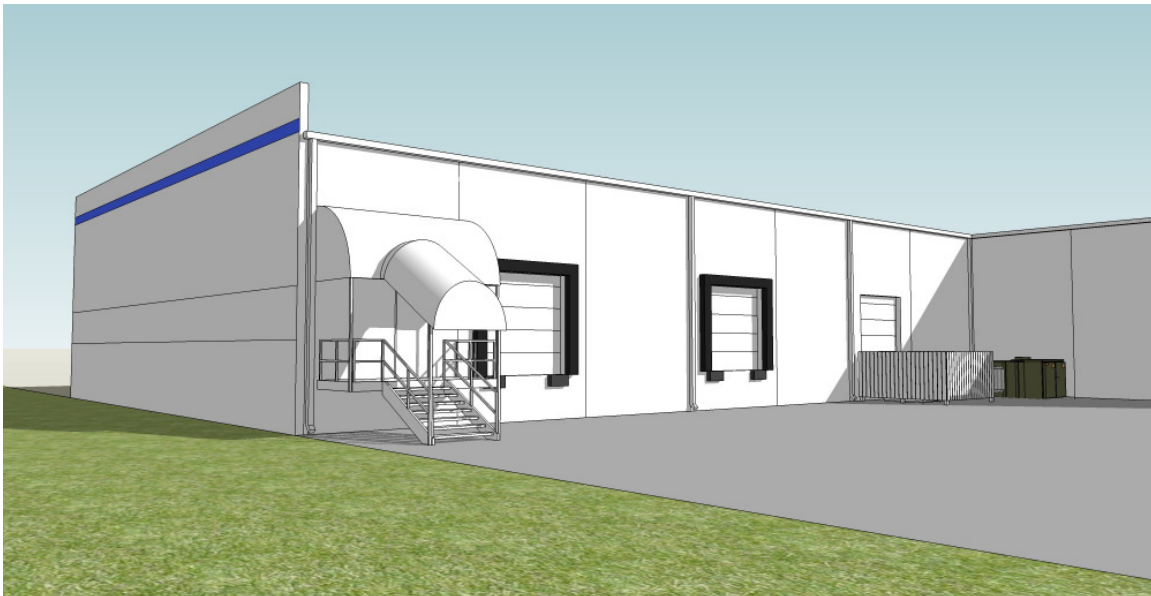
- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section 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.



LABELS DIRECT

**Labels Direct, Inc. Expansion
Spirit Trade Center
Trade Center Boulevard
Chesterfield, Missouri
Job # 27110241.00**

**Architect's Statement
for Submittal to the Chesterfield Architectural Review Board**



gray[®]

11.05.2010

10. General Requirements for Site Design

a. Site Relationships:

The existing building itself is located further from the road than the front yard setback requires. The existing parking was located to allow a full 20' planting area to the front of the site as well as a buffer area of planting between the building and pavement. All dock and loading areas are held to the rear of the site with adequate maneuvering area to keep vehicle traffic well separated from the public portions of the site. Trash storage will be enclosed and hidden from view by its new location at a dock position closest to the inside corner of the building. Entrance points to the existing building were highlighted through an accent paint color in keeping with the design of the structure.

b. Circulation System and Access:

All existing parking is kept along the building to avoid pedestrian travel across drive aisles. Large vehicle traffic will travel directly to the rear of the site, minimizing its impact. Most truck traffic along side of building will be small delivery vans with larger over the road vehicles arriving less frequently. All likely routes to pedestrian entries will be treated with paving designed to minimize the impact on planted areas. No landscape modification are associated with this expansion so no Landscape Plan is provided with this submittal. The building's front wall was articulated with windows and two recessed entries that provide interest and reduce the building to a human scale. Additional windows and paint and reveal patterns further enhance the comfort level of the buildings scale. Main pedestrian entrances face the front of the building and open to all parking areas with further access provided in the dock area. There will be no hidden or blind corners to cause traffic dangers for pedestrians or small vehicles on the site.

c. Topography:

The flat nature of the site will be substantially maintained with only minor variations to accommodate building use. Disruptions in the grades for dock doors will be kept to the rear of the building. All drainage easements will remain as required. Changes in level will be accommodated by sloping soil rather than retaining walls wherever possible.

d. Retaining Walls:

There will be no new retaining walls as part of this project.

11. General Requirements for Building Design

a. Scale:

The building's overall size is compatible with existing and known planned buildings in the area. Recessed entries and shadow reveal patterns further enhance the human scale of the project. Buildings on sites in the immediate vicinity are architecturally similar types of structures and the sides that face this expansion are generally dock / service areas of similar scale and proportion.

b. Design:

The building's shell will be treated consistently and match the existing building. Reveals and paint patterns will be continued around the building with proper transitions differentiating more and less articulated areas. Parapet walls will be integrated into the overall structure of the design. The color scheme will be appropriate to the building type and match the existing colors while providing visual interest around the building. Rooftop equipment will be screened as necessary.

c. Materials and Colors:

The construction and color of the building is deliberately consistent around the building. Variations in design hierarchy are achieved through comfortable color transitions and articulation of the concrete structure without needless and unsightly applied decoration. The building's design takes into account the low horizontal nature of the area structures that exist nearby. Colors are essentially neutral with only small areas of highlight colors incorporated near the existing entries and tie the building together. This strategy is very similar to those used on all of the adjacent buildings in the area. The construction and color of the building is deliberately consistent around the building. Variations in design hierarchy are achieved through comfortable color transitions and articulation of the concrete structure without needless and unsightly applied decoration.

d. Landscape Design and Screening:

The existing area of the expansion is currently a paved loading area. No vegetation will be removed as part of this project, only asphalt paving.

e. Signage:

No new signage will be included as part of this project.

f. Lighting:

Only one or two wall pack light fixtures at the dock area will be included as part of this project.

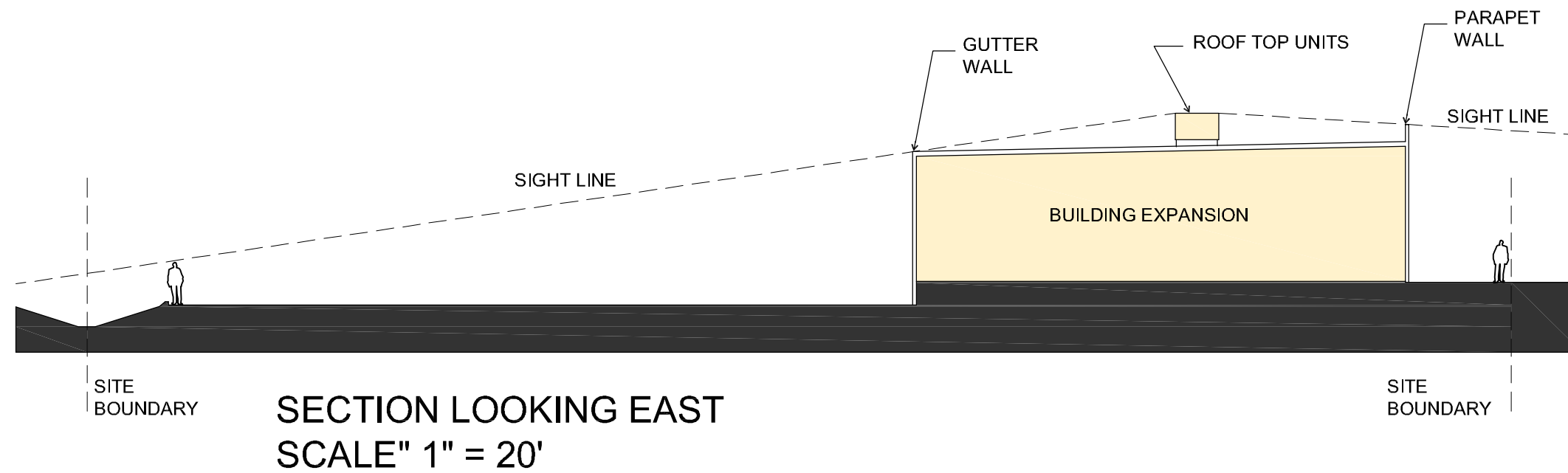
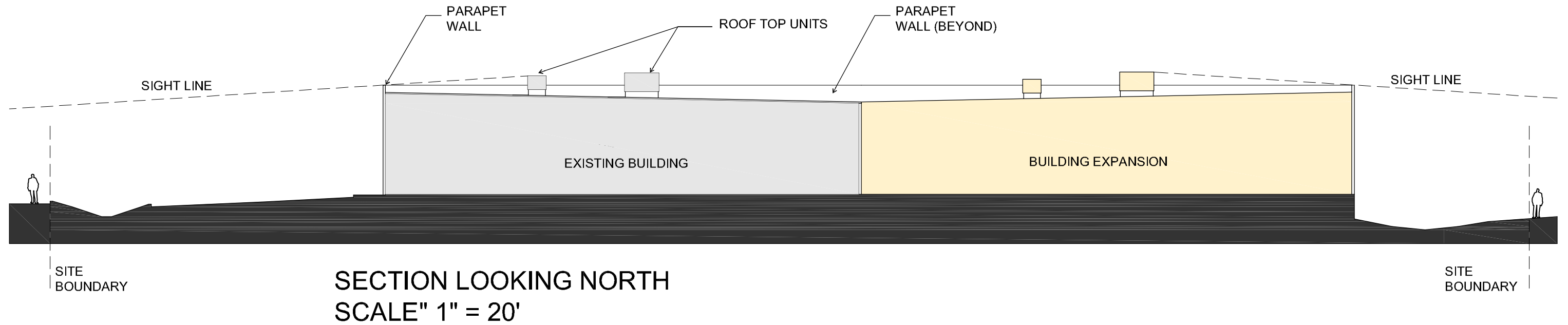
TRADE CENTER (40' W.) BLVD.

SITE PLAN
SCALE:
1" = 30'-0"



LABELS DIRECT, INC EXPANSION
SPIRIT TRADE CENTER, CHESTERFIELD, MISSOURI

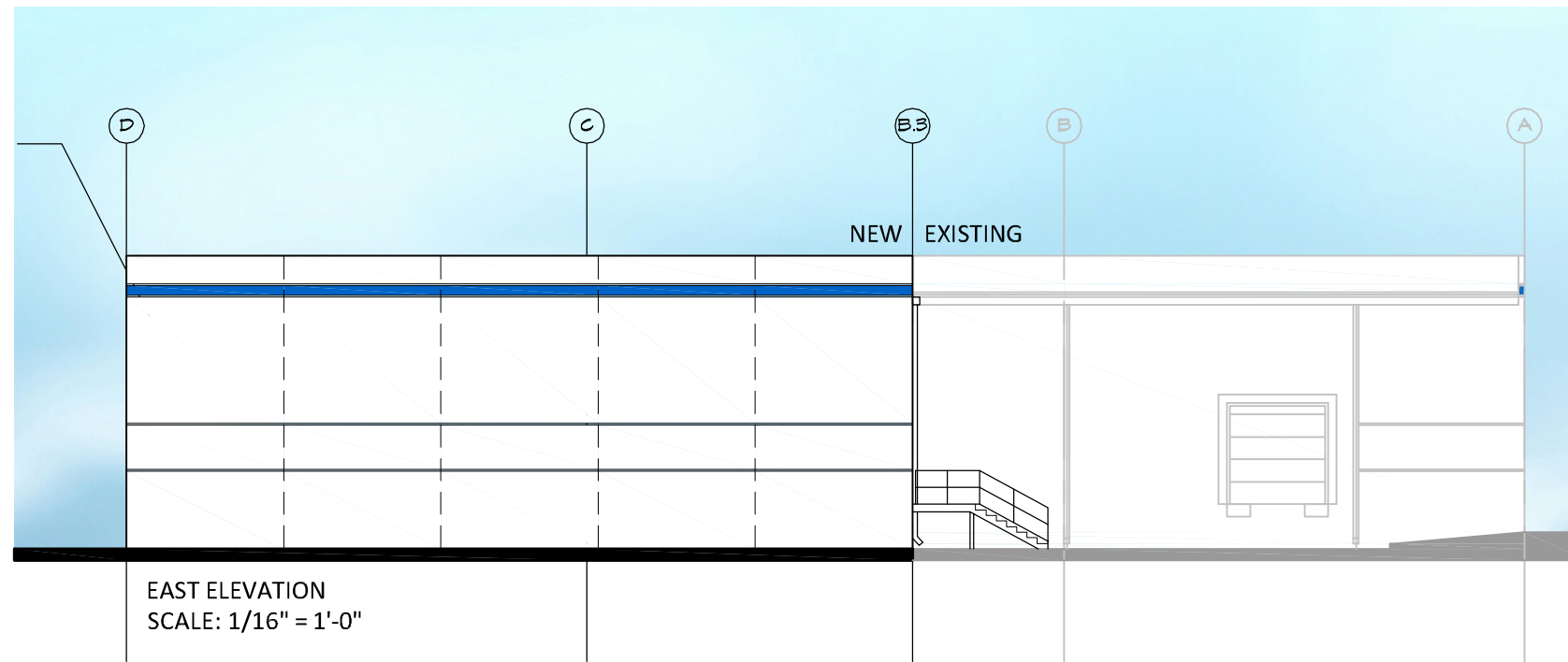




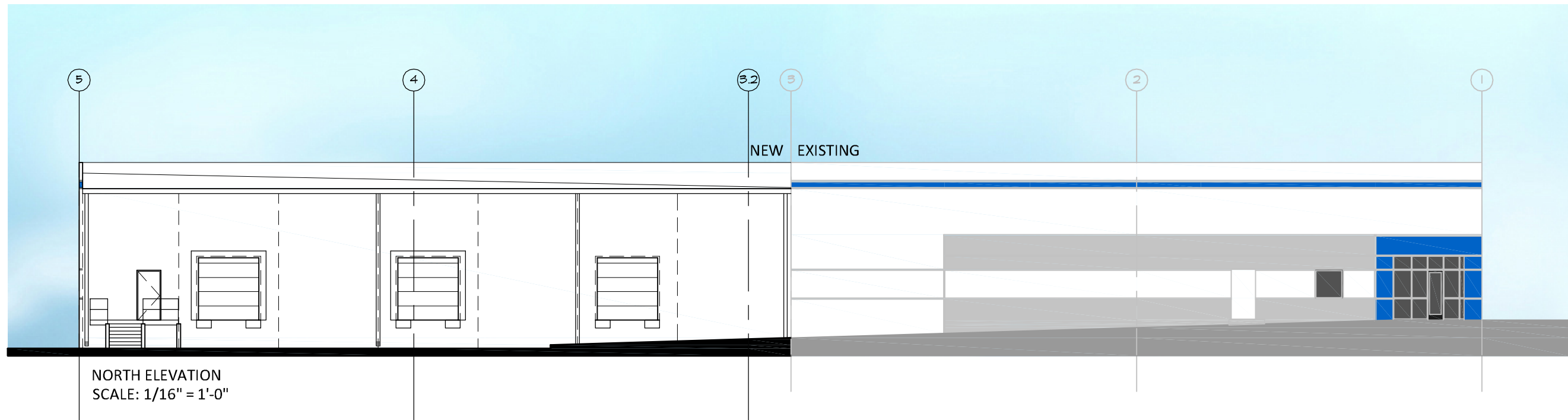
LABELS DIRECT, INC EXPANSION
SPIRIT TRADE CENTER, CHESTERFIELD, MISSOURI



PAINTED TILT-UP PANELS TO MATCH EXISTING HEIGHT, BANDING, AND COLOR



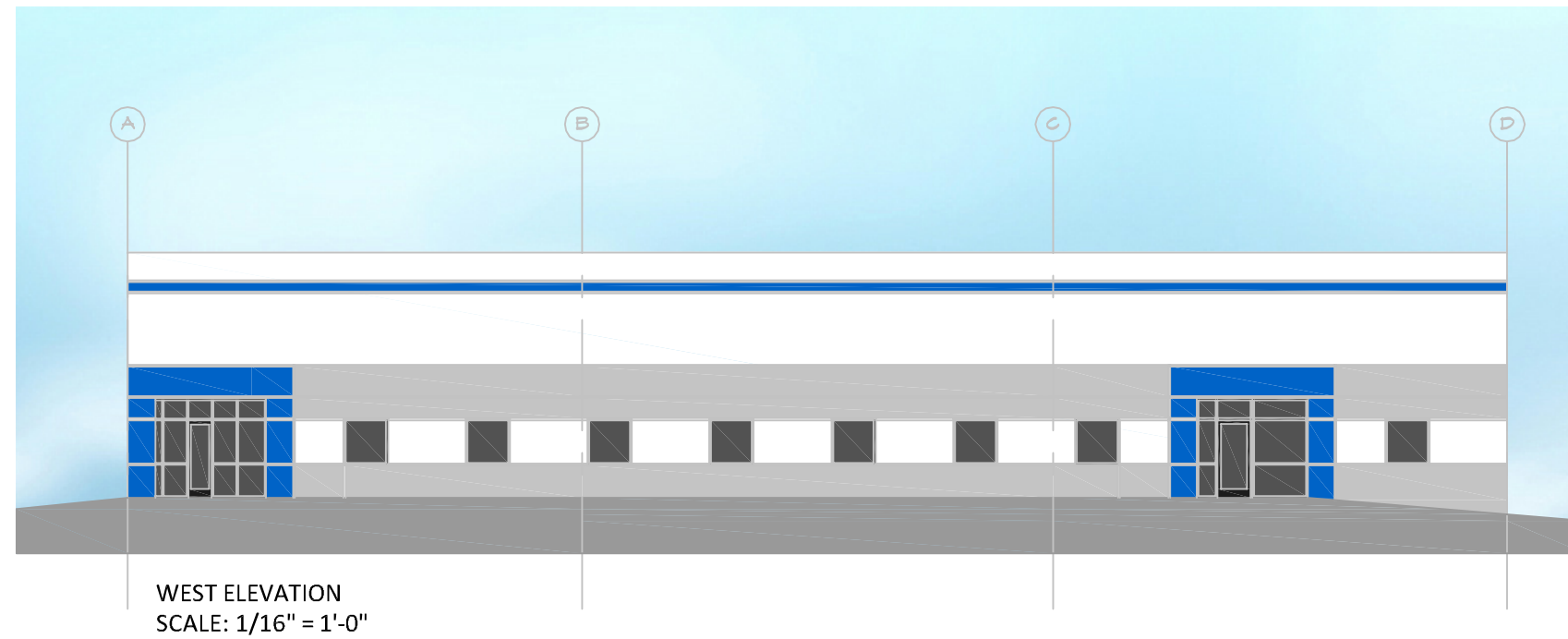
EAST ELEVATION
SCALE: 1/16" = 1'-0"



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

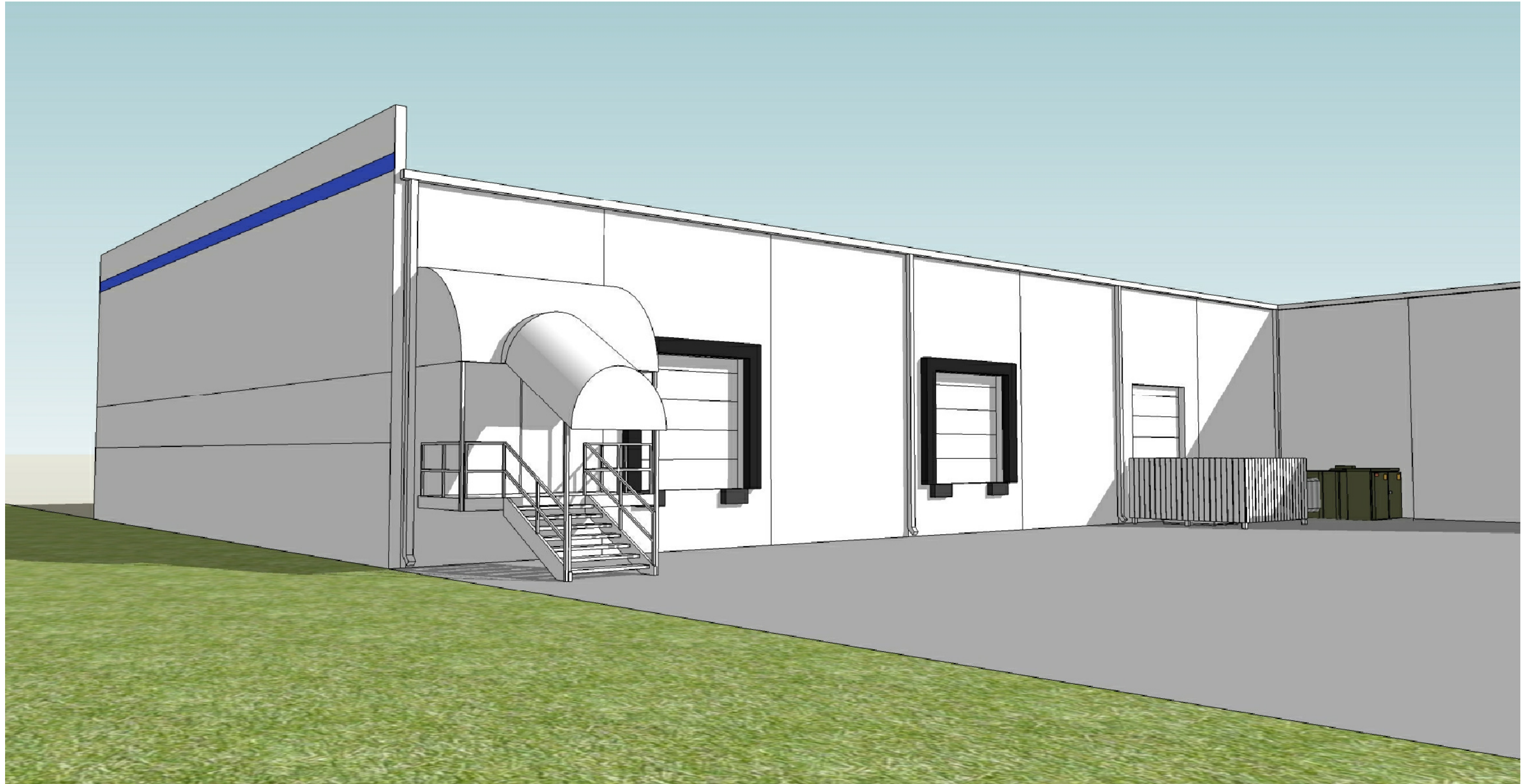
LABELS DIRECT, INC EXPANSION SPIRIT TRADE CENTER, CHESTERFIELD, MISSOURI





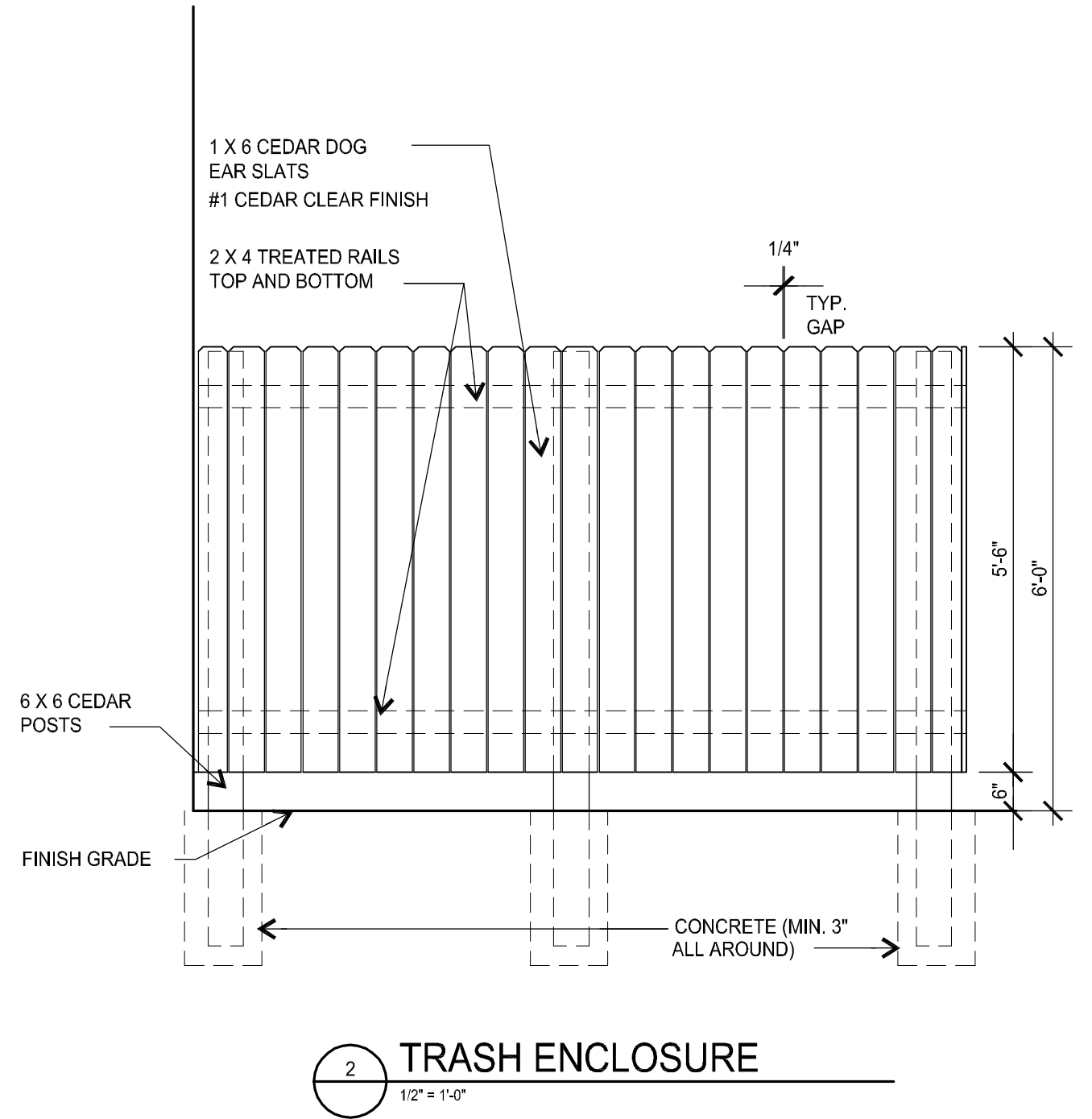
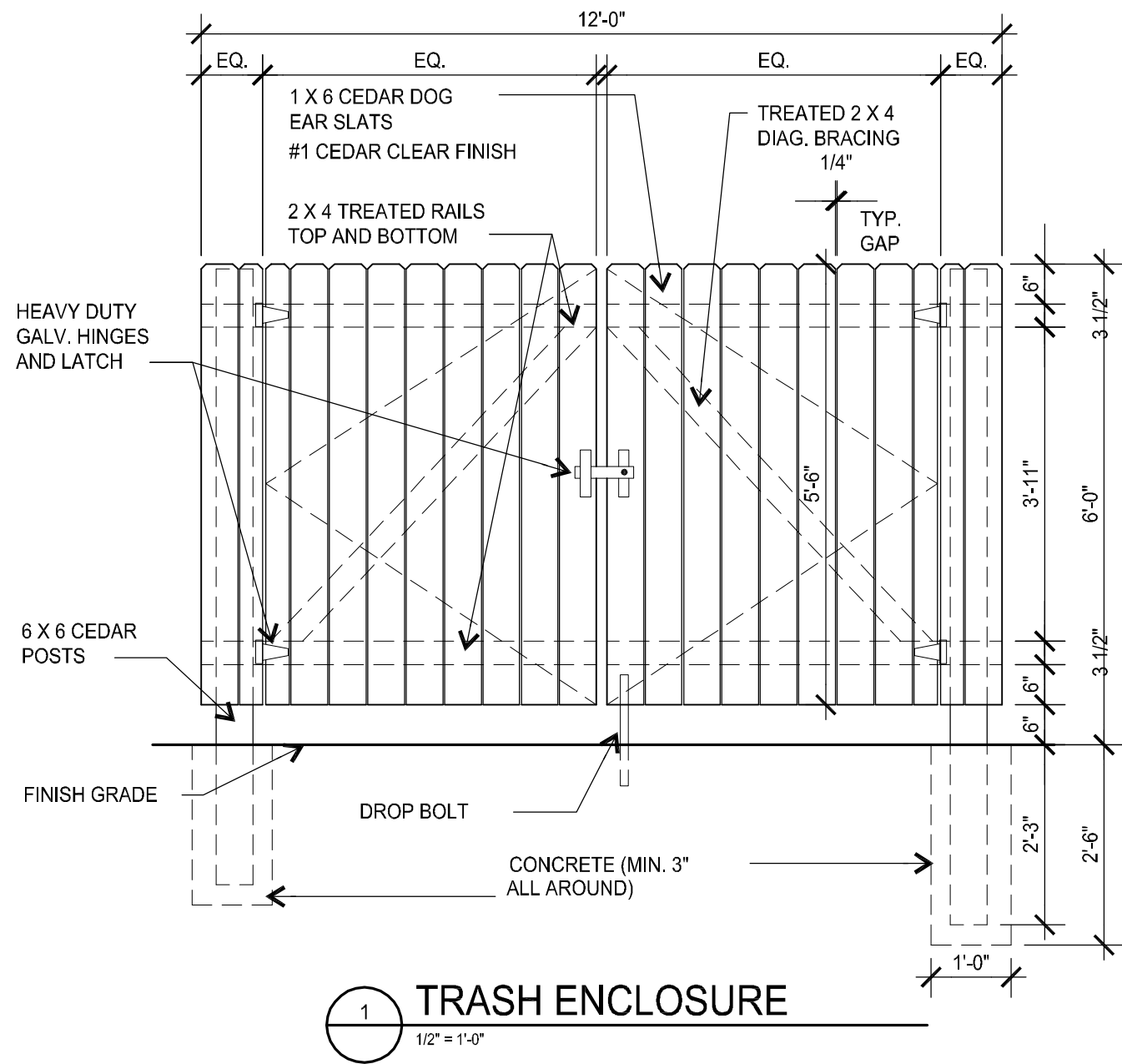
LABELS DIRECT, INC EXPANSION
SPIRIT TRADE CENTER, CHESTERFIELD, MISSOURI





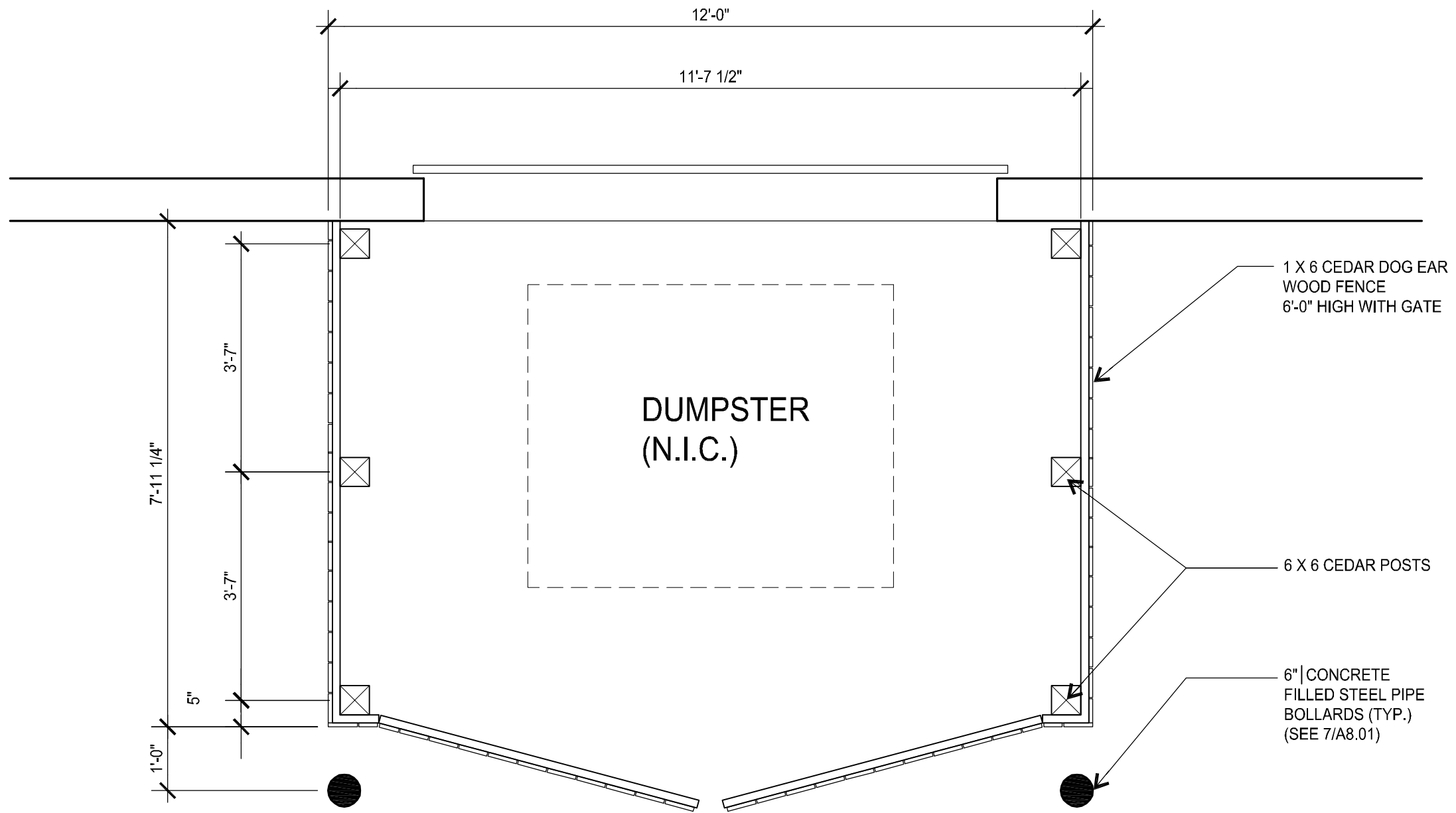
LABELS DIRECT, INC EXPANSION
SPIRIT TRADE CENTER, CHESTERFIELD, MISSOURI





LABELS DIRECT, INC EXPANSION
SPIRIT TRADE CENTER, CHESTERFIELD, MISSOURI





3 TRASH ENCLOSURE
 1/2" = 1'-0"



View from center of site looking East

LABELS DIRECT, INC EXPANSION
SPIRIT TRADE CENTER, CHESTERFIELD, MISSOURI





View from center of site looking North

LABELS DIRECT, INC EXPANSION
SPIRIT TRADE CENTER, CHESTERFIELD, MISSOURI





View from center of site looking South

LABELS DIRECT, INC EXPANSION
SPIRIT TRADE CENTER, CHESTERFIELD, MISSOURI

