



VII. B.

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Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: November 26, 2012

From: Justin Wyse, Senior Planner

Location: Intersection of Chesterfield Parkway W and Swingley Ridge Road

Applicant: Reinsurance Group of America (RGA)

Description: **Chesterfield Village, NW Quadrant, Parcel III, Bldg. Group B (RGA):**
A Site Development Section Plan, Landscape Plan, Lighting Plan, Architect's Statement of Design and Architectural Elevations for a 17 acre tract of land zoned "C-8" Planned Commercial District located on the west side of Chesterfield Parkway W, south of Swingley Ridge Road.

PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc., on behalf of Reinsurance Group of America (RGA), has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, Architect's Statement of Design and Architectural Elevations for a 405,000 square foot office development at the intersection of Chesterfield Parkway W and Swingley Ridge Road. The request would permit the development of an initial phase of office development on Parcel III, Building Group B within the northwest quadrant of Chesterfield Village. Future development on the site is entitled to up to 650,000 square feet of office development by Ordinance 2723.¹ The exterior building materials will be primarily comprised of aluminum curtain wall with high performance vision and fritted glass, natural stone (limestone) panels, aluminum curtain walls with clear glass, and a metal and glass entry canopy.

¹ "C-8" Planned District Ordinance establishing the development criteria for area shown on page 2 of this report. For the purposes of this report, this ordinance is referred to as "*the Planned District Ordinance*."

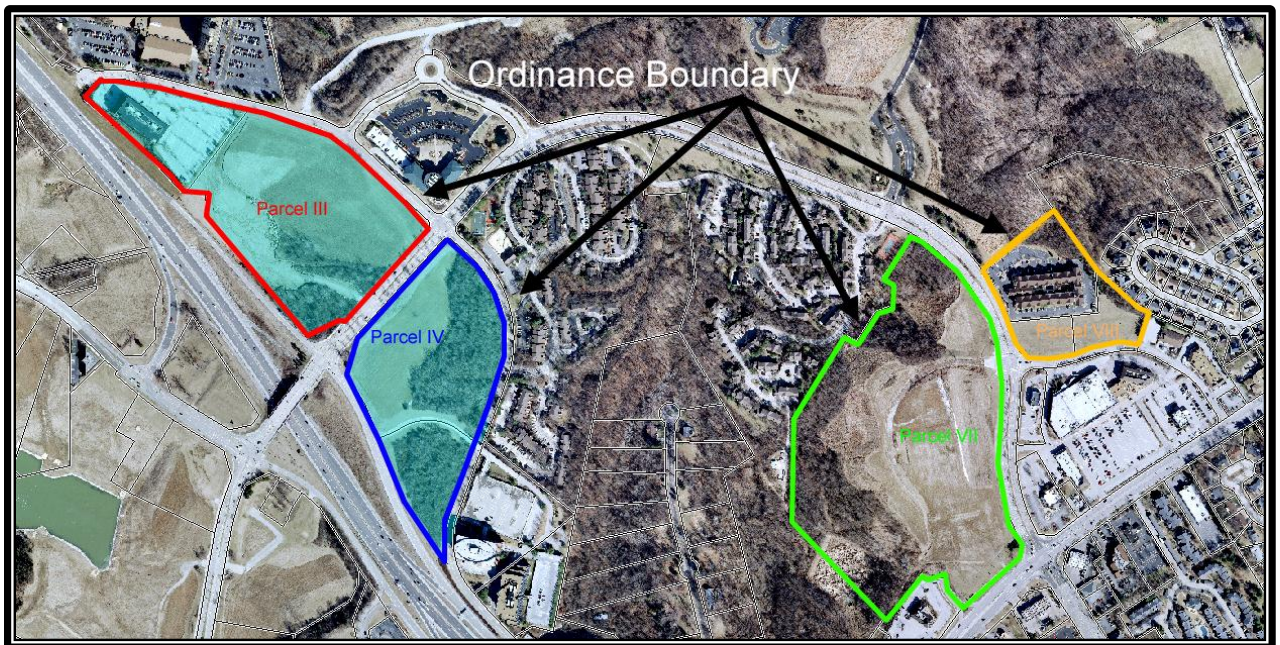
LAND USE AND ZONING HISTORY OF THE SUBJECT SITE

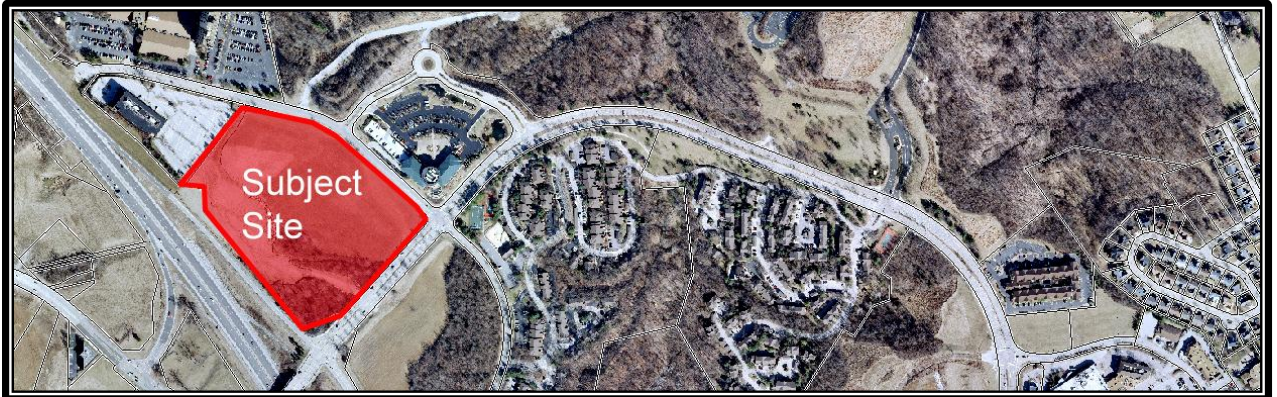
In 1979, Chesterfield Village Inc. submitted five petitions in the northwest quadrant. Two general areas of “C-8” zoning were proposed, one along the north side of Highway 40 (including the subject site) and the other surrounding the existing Hilltown Center. The 43.3 acres along Highway 40 would include 1,000,000 square feet of floor area being primarily offices, a hotel, theater, professional laboratories and schools.

In 1997, the City of Chesterfield approved two additional amendments to this “C8” Planned Commercial District to modify the permitted land uses and to allow additional flexibility in the density requirements. The City of Chesterfield also approved a Commercial-Industrial Design Development (CIDD) procedure in 2012 to permit additional shifting of density within the development. Finally, the City of Chesterfield approved Ordinance 2723 (*the Planned District Ordinance*) which modified building groups, building heights, and density requirements for the development in September of 2012.

Land Use and Zoning of Surrounding Properties

| Direction | Land Use | Zoning |
|-----------|-------------------------------|-----------------------------------|
| North | Hotel | “PC” Planned Commercial District |
| South | I-64 / Chesterfield Parkway W | n/a |
| East | City Hall | “PC” Planned Commercial District |
| West | Office | “C-8” Planned Commercial District |





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 2723 (*the Planned District Ordinance*). This development, as shown on page 2, covers 75 acres of land in the northwest quadrant of I-64 / MO 340 (Olive Boulevard and Clarkson Road). *The Planned District Ordinance* allows for a maximum of 650,000 square feet of gross floor area to be constructed on the site (Parcel III, Building Group B) if developed solely for office use. The proposal includes development of an initial phase that would provide 405,000 square feet of development located in two buildings. A future office building could be added on the northwestern side of the subject site.

The submittal was reviewed against the requirements of *the Planned District Ordinance* and all applicable Zoning Ordinance requirements and the proposed development adheres to the applicable requirements.

Traffic Access and Circulation

Proposed access to the site is provided by two points along Swingley Ridge Road and one, right-in / right-out access on Chesterfield Parkway W. The City of Chesterfield, St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation have all reviewed the proposed access points and all issues have been resolved.

Additionally, a traffic study was submitted to all necessary agencies and has been approved. As part of this study, improvements were identified that will be required to maintain appropriate operations along the public roadways for Phase I and Phase II of the development. It should be noted that several improvements identified as requirements during the second phase of development (over 405,000 square feet) are being proposed (and shown below) to be constructed prior to occupancy of Phase I.

- Construct a new eight lane overpass across I-64 on Chesterfield Parkway.
- Widen Swingley Ridge by approximately 9 feet to provide an improved 4-lane cross-section from Chesterfield Parkway through Stemme Drive.
- Widen the west side of Chesterfield Parkway between Swingley Ridge and North Outer Forty by approximately 12 feet to provide a third southbound lane (a “continuous right-turn” lane).
- Widen the south side of North Outer 40 by approximately 12 feet to provide a second westbound left-turn lane (thereby creating dual left-turns).
- Modify the island in the northwest quadrant of Chesterfield Parkway with Wild Horse Creek Road to convert the outside southbound lane to a dedicated right turn onto Wild Horse Creek Road.
- Widen the south side of Swingley Ridge Drive to provide a second eastbound right-turn lane that would extend from RGA’s east drive to Chesterfield Parkway. The channelized right turn at Chesterfield Parkway should be reconfigured to allow dual right turns.
- Retime and optimize the coordination of the traffic signals along Chesterfield Parkway from Swingley Ridge through Wild Horse Creek.

Open Space

The Planned District Ordinance requires a minimum of 20% open space devoid of any structures or paving. As proposed, Phase I of the development will have 64% of the site devoid of any structures or paving. Future construction of Phase II of the development will also be required to retain a minimum of 20% open space on the site.

Parking and Loading Requirements

The majority of the parking associated with the proposed development will be housed in a three level parking structure cut into the existing topography. With the proposed design, the top deck of the parking structure will be approximately at grade with the elevation of Swingley Ridge Road to minimize the visual impact of the structure. To enhance the aesthetics of the structure from visible sides, a natural limestone is proposed on the exterior of the parking structure. The submitted southern and western elevations provided in the Planning Commission packet illustrate limestone panels and the relationship between the parking structure and the proposed buildings.

A request for a modification to the parking standards was submitted to the Planning and Development Services Division requesting a reduction in the total parking and loading

spaces required under Section 1003.165 of the City of Chesterfield Zoning Ordinance.^{2 3} The request proposed utilizing employees as the independent variable to determine the minimum parking requirement. Based on this methodology, a minimum of 1,339 spaces would be required if based on employees as opposed to 1,417 spaces required if based on 3.5 spaces per 1,000 square feet of gross floor area (resulting in a requested reduction of 5.5%). Per Section 1003.165, this request is reviewed by the Planning and Development Services Director and the request review was based on the 2009 City of Chesterfield Parking Study and national data published by the Institute of Transportation Engineers. After reviewing the request, it was determined that the request was reasonable and would result in sufficient parking supply to meet the anticipated demand of the proposed development and the request was approved by the Planning and Development Services Director.

Landscaping

Proposed landscaping of the subject site includes numerous deciduous, evergreen and ornamental trees in addition to shrubs, flowers, and decorative grasses. A plaza is designed to soften the primary arrival point for visitors to the site and a 'backyard' of regional landscape, woodland, prairie and agrarian typologies is proposed along the I-64 frontage. Landscaping is provided along the perimeter of the site, similar to adjacent developments. More heavily landscaped areas are proposed along the frontage of Chesterfield Parkway and in various locations to enhance bio-retention areas.

Parking Lot Landscaping

The proposed plan includes six foot wide, three foot tall planters in between the parking rows of the parking structure and include Northern Bayberry shrubs. At maturity, the typical Northern Bayberry will reach up to 12 feet high; however, it is likely that these will be maintained at approximately 6 – 8 feet in height. The shrubs will provide a visual break in the parking field and will provide an effective buffer of the parking area from the public right-of-way.

Mitigation Plan

The Tree Preservation and Landscape Requirements ordinance requires 30% of the existing vegetation on the site be retained. According to the Tree Stand Delineation previously submitted with the ordinance amendment, there is 46,609 square feet (1.07 acres) of tree canopy coverage on the 17.042 acre site. Based on the requirement to preserve 30% of the existing vegetation, 13,983 square feet of canopy area is required to be retained.

² Section 1003.165 of the City of Chesterfield Zoning Ordinance requires a minimum of 3.5 spaces / 1,000 square feet of gross floor area for general office uses.

³ City of Chesterfield Ordinance 2603, approved in April of 2010, increased the parking requirement for office uses from 3.3 spaces / 1,000 square feet of gross floor area to 3.5 spaces / 1,000 square feet of gross floor area.

A request for a modification to this requirement was submitted to the Planning and Development Services Director in accordance with Section XV. of City of Chesterfield Ordinance 2512.⁴ As required by ordinance, a statement from a *Tree Specialist* and a mitigation plan are included to justify the request and mitigate the proposed landscaping on the site. It should be noted that the proposed mitigation plantings are in addition to the landscaping required under City of Chesterfield Ordinance 2512. The mitigation plan was found to be in compliance with the requirements in City of Chesterfield Ordinance 2512 and has been approved by the Planning and Development Services Director. The mitigation plan includes 33 additional trees that account for 14,300 square feet of canopy coverage.⁵

Lighting

The proposed lighting for the development includes numerous utilitarian and architectural lighting fixtures.

Parking Lot Lighting

Parking lot lighting primarily consists of twin head LED fixtures mounted at a height of 29' 8". *The Planned District Ordinance* requires that the lighting, including the proposed mounting height of lighting, be reviewed and approved by the City of Chesterfield Planning Commission; giving special attention to projects that abut residential properties. Staff has reviewed the proposed fixtures and accompanying photometric plan for compliance with City of Chesterfield Ordinance 2228⁶ and has found the submitted plan to be in compliance with City requirements.

Building / Site Lighting

The development proposes to utilize numerous light fixtures and arrangements to provide required lighting for safety purposes and to enhance the architectural design of the development. Three of these light fixtures do not meet the strict requirements of the lighting ordinance for design, but seek to be allowed under Section 4.6) which requires that all accent lighting be approved by the Planning Commission and Section 13.2) of City of Chesterfield Ordinance 2228 which states:

The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare light trespass in excess of .5 foot candle and the proposed fixtures will improve the appearance of the site.

The submitted photometric plans for the development include these fixtures to verify that no light trespass will occur with the addition of these fixtures.

⁴ City of Chesterfield Tree Preservation and Landscape Requirements.

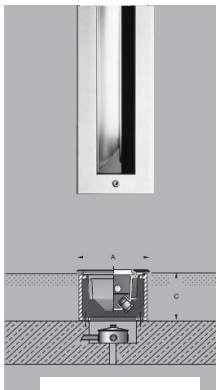
⁵ As established in Section XV.C.2 of Ordinance 2512.

⁶ City of Chesterfield Lighting Ordinance.

Proposed Fixtures – Required Exemptions

As mentioned above, two proposed lighting fixtures will require Planning Commission approval under the above referenced section of City of Chesterfield Ordinance 2228.

| | Name of Fixture | Proposed Location(s) |
|----|------------------------------|---|
| SB | Linear fluorescent bollard | Illumination of walkways along front and back of building and within parking areas. |
| SF | LED wall recessed step light | Front entrance to building. |
| SL | Drive-over floodlights | Up-lighting proposed under western side of buildings, with light completely captured by the cantilevered overhand |



Fixture SL



Fixture SF



Fixture SB

Staff and the Architectural Review Board have reviewed the above lighting and no concerns have been raised. The proposed fixtures and installation will provide necessary safety lighting and highlight areas of the proposed development without increasing light trespass. Fixture SF is proposed to be installed on the steps leading into the main entry of the building and will provide necessary lighting for entry into the building. Fixture SB is primarily proposed at locations within the parking field to light pedestrian walkways and allow for safe pedestrian travel through the parking lot. Fixture SL will be installed under on the western sides of the building to provide a more dramatic visual impact where the building design includes a cantilevered overhang.

Architectural Elevations

The request is for two 5-story office buildings linked by a 2-story lobby and amenity bar (totaling 405,000 square feet) and a 3-level parking garage. The exterior building materials will be primarily comprised of aluminum curtain wall with high performance vision and fritted glass, natural stone (limestone) panels, aluminum curtain walls with clear glass, and a metal and glass entry canopy. The main buildings will have fully-adhered elastomeric membrane roofing.

The project was reviewed by the Architectural Review Board (ARB) on October 11, 2012. A motion was passed to forward the project to Planning Commission with a recommendation for approval by a vote of 4-0 with the recommendation that Staff work with the architect to ensure that additional architectural detailing, material change or similar enhancements are made to the east elevation.

Following the ARB meeting and recommendation, the Petitioners submitted revised renderings to address the comments. There are two primary changes to the proposed development. First, a limestone wall was wrapped around to the east elevation to tie the front façade in with the other three sides and provide a change in material discussed during the ARB meeting. This element was discussed during the meeting and the Petitioners have increased the height of the limestone from the height as discussed during the ARB meeting to address the recommendation of the Board.

In addition to the change discussed above, more information and detail were provided on the design of the front entry. The following information was provided to Staff following the ARB meeting to provide clarity on the design and address the recommendation of the Board:⁷

The exterior wall mullions on Level 1 will have an 8" mullion cap projecting beyond the glazing line in the form of a metal fin. The profile of the fins is similar to a half-ellipsoid in plan, and run the full height of the level 1 curtain wall. The material of these fins will be stainless steel. The fins add depth, richness and human scale detail to the façade. From the exterior, the rounded shape of the fins will catch light as the sun moves around the building and will help to protect the glass from direct solar gain. From the interior, the fins will provide a sense of security to workers by acting as a visual baffle between the workbar interior and the adjacent visitor parking lot.

The façade along Swingley Ridge is designed to be a formal entry with a clearly marked entry point and a clean, simple and efficient aesthetic appropriate to a Fortune 500 company. In keeping with the concept of global expertise meeting local knowledge, we are creating a reveal between the glass workbar above and the base

⁷ Information provided by Gensler, architectural firm for the proposed development

of stone and local materials by pulling the first floor exterior wall in 5 feet. To accommodate this we are transferring the columns to keep the structure inside the building enclosure. The result provides shade for the level 1 exterior wall, and creates visual interest and depth by projecting shadow on the facade.

A stainless steel portal signifies the entry of the building. The angled form opens up the inside faces to increase its visibility and to provide an opportunity for signage. The portal is pulled out from the lobby exterior wall by 18" to create a shadow line that creates depth and helps the portal to read as a special element on the Swingley Ridge elevation. The revolving doors are pushed into the lobby by 5' from the outermost edge of the portal to provide protection from the elements for users exiting the building.

As presented at the Architectural Review Board meeting, the roof of the lobby was proposed to include a green roof. After continued review of the project, the green roof has been removed from the proposal due to concerns regarding the ability of the area to support vegetation.

Comprehensive Plan

The City of Chesterfield Comprehensive Plan, among other items, includes policies for commercial development.

3.6.7 Parking Structures - *The use of parking structures in the Urban Core is encouraged.*

The proposed development includes a three story parking structure built into the existing grade to minimize the visual impact of the structure and reduce the footprint of the parking area. Additionally, limestone panels are proposed on the exterior of the structure to enhance the architectural detail of the building.

5.1 Research and Development Business Parks and Corporate Campuses - *Opportunities for research and development business parks and corporate campuses should be identified in the Urban Core as well as Chesterfield Valley ... Corporate campuses should provide a protected environment for the orderly growth and development of a business or industry in a park-like setting.*

The proposed campus development would be allow for the consolidation of existing operations located within the City of Chesterfield and nearby areas for Reinsurance Group of America (RGA). The design accommodates the need for a protected environment of the user and has opportunity for future expansion of the site. A plaza is designed to soften the primary arrival point for visitors to the site and a 'backyard' of regional landscape, woodland, prairie and agrarian typologies is proposed.

The following two paragraphs are taken from the Architect's Statement of Design and describe the vision for the building and site design. References to 'work bars' refer to the two office structures while the references to the 'amenity bar' refers to the structure connecting the two office buildings.

"The ... building is one that expresses a notion of the global expertise of RGA meeting its experience in local markets. The highly efficient and technologically advanced work bars represent the global expertise, and the local material clad [limestone panels] and ecologically sensitive amenity bar represents the local experience. A dramatic 40' cantilever is created by the interface of the global and the local. By nesting the amenity bar in the hillside the western face of the amenity bar is exposed as grade slopes down to the site's lowest point. The work bars, with its entry point set even with the top of the parking deck, cantilevers out and over the amenity bar.

The materiality of the project is dictated by the desire of the project to be highly sustainable while providing expansive views and exposure to natural light. The glass of the work bars is high performance insulated glass arrayed in an A-B pattern that alternates between gray tinted vision glass and gray tinted fritted glass. The cladding of the amenity bar is locally sourced stone with warm tones to emphasize the notion that the amenity bar is a stone plinth on which the work bars rest."

The proposed design incorporates the existing topography into the design and situates the parking structures in a manner to utilize the existing characteristics of the site as an amenity rather than a detriment. Utilizing this approach allows the necessary area for future expansion if needed, while providing a natural landscape which includes a private trail system and other amenities for the use of the employees of the site.

DEPARTMENT INPUT

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan Architect's Statement of Design and Architectural Elevations and has found the application to be in conformance with the site specific ordinance and all other applicable Zoning Ordinance requirements. Staff 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 Site Development Section Plan, Landscape Plan, Lighting Plan, Architect's Statement of Design and Architectural Elevations for Chesterfield Village, NW Quadrant, Parcel III, Building Group B (RGA).

- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architect's Statement of Design and Architectural Elevations for Chesterfield Village, NW Quadrant, Parcel III, Building Group B (RGA) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

cc: Aimee Nassif, Planning and Development Services Director

Attachments: Site Development Section Plan
Landscape Plan
Mitigation Plan
Lighting Plan
Architect's Statement of Design
Architectural Elevations