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Phone: 636-537-4000 ● Fax 636-537-4798 ● www.chesterfield.mo.us

Architectural Review Board Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: May 14, 2015

From: Jessica Henry
Project Planner

Location: North side of Baxter Road, west side of Clarkson Road

Applicant: BRR Architecture on behalf of Total Wine & More

Description: **Clarkson Square, Lot 2:** Amended Architectural Elevations and Architect's Statement of Design for an 8.25 acre tract of land zoned "C-8" Planned Commercial District located on the north side of Baxter Road, west side of Clarkson Road.

PROPOSAL SUMMARY

BRR Architecture, on behalf of Total Wine & More has submitted a request for Amended Architectural Elevations for a portion of the existing retail development located at 1709 Clarkson Road. The request is for modifications to tenant storefront currently occupied by Toys R'US in order to accommodate a new tenant, Total Wine & More. The requested architectural modifications include removing the existing brick entry vestibule to build out a new canopy and installing a new glass storefront. Additionally, the applicant is requesting to modify the clipped gable roofline into a peaked roofline. This would result in a storefront that corresponds to the adjacent Petco retail store, with a peaked roofline, brick columns, and exterior canopy area. The proposed gable will introduce a new material—Longboard extruded aluminum cladding—to the Clarkson Square development, which currently features horizontal MDO wood siding painted in beige to match the fascia throughout the development.

HISTORY OF SUBJECT SITE

St. Louis County zoned the subject site "NU" Non-Urban District in 1965. In August of 1982, St. Louis County approved Ordinance 10712, which zoned the subject site from a "NU" Non-Urban District to a "C-8" Planned Commercial District. St. Louis County Ordinance 10712 was subsequently amended four times by St. Louis County, with the final amendment by the County being Ordinance 13013.

In October of 1995, the City amended St. Louis County Ordinance 13013 via City of Chesterfield Ordinance 1100 to allow a specialized school with dormitory and gymnasium (St. Joseph's Institute for the Deaf). Ordinance 1100 also amended building and parking setbacks. On August 19, 1996, the City of Chesterfield City Council approved Ordinance 2020, which in addition to incorporation of all previous amendments, provided for amendment to gross floor area for the development.

In May of 2005, the City of Chesterfield City Council approved Ordinance 2169 which amended Ordinance 2020 to allow the building utilized for the Clarkson Six Ciné to be replaced with a retail building. Additionally, the total square footage permitted for commercial/retail with a maximum of three restaurants was increased from 89,000 square feet to 109,033 square feet in order to accommodate the new retail building.

In November of 2013, the Planning Commission approved a sign request for three new freestanding signs to replace the two existing signs along Clarkson Road and to add a new monument sign at the Baxter Road entry to the development.

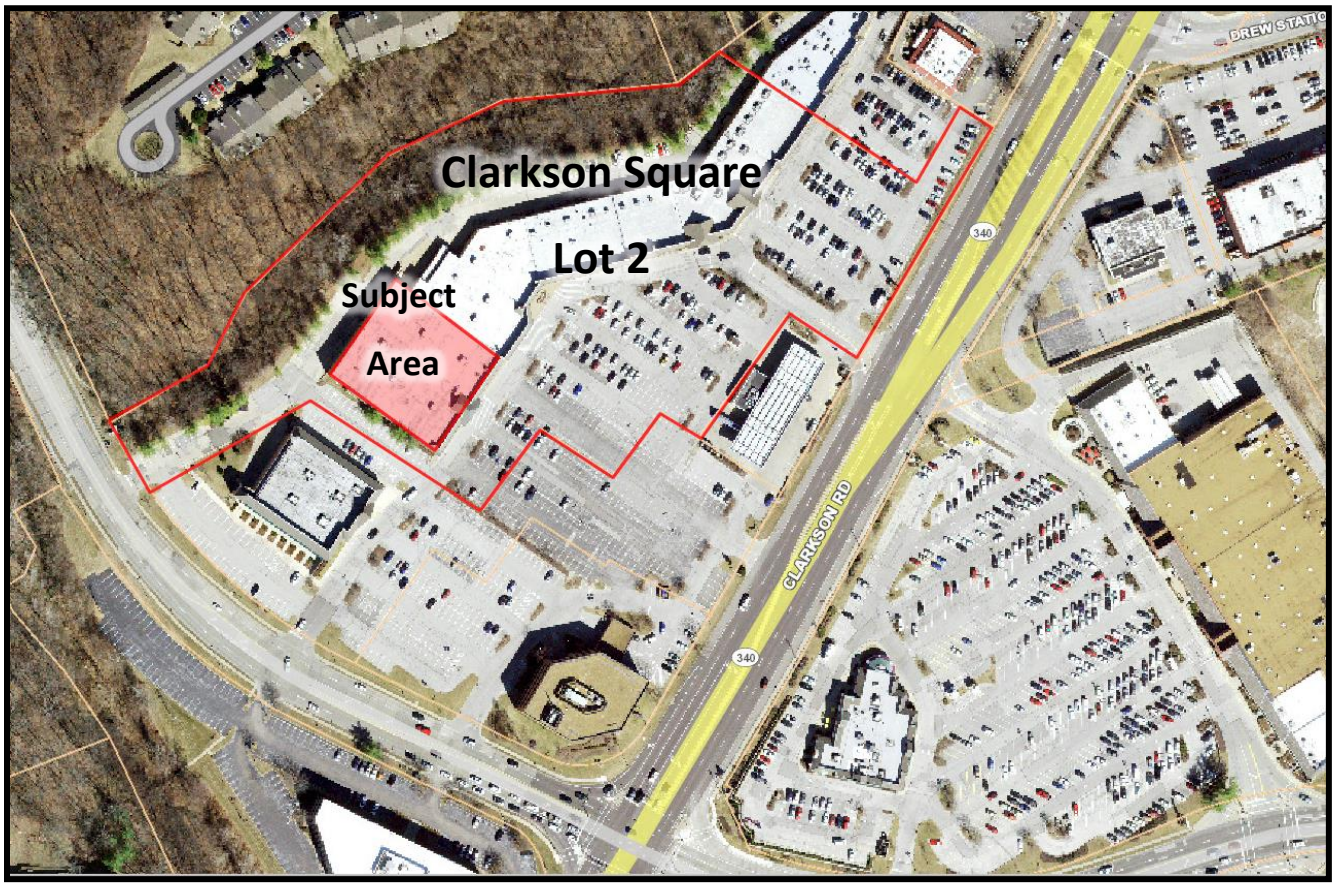


Figure 1—Clarkson Square Lot 2 & Proposed Tenant Space

STAFF ANALYSIS

General Requirements for Building Design:

A comparison of the existing elevation and the proposed elevation can be seen in the images on the next page. An analysis of the proposal is given later in this section.

Scale

The height underneath the canopy will match the existing façade's eave height, and the overall canopy height corresponds to the existing canopy heights within the development. However, there is a slight change in scale due to the increase in height of the proposed peaked gable roofline; where currently the gutter line of the gable meets the gutter line of the parapet, the proposed gutter line gable will meet the top of the parapet wall, as shown in the comparison below.

Existing Clipped Gable Roofline

Proposed Peaked Gable Roofline

Design

The new canopy build out will create an exterior covered transition area for pedestrians, facilitating travel along the entire length of the sidewalk without needing to step off of the sidewalk and out into the drive lane. This is consistent with the pedestrian walkways under the other canopies in the development. The glass storefront is also typical throughout the development. The change in roofline is also consistent with the architectural style of the development; currently, there are two peaked gables and two clipped gables along the approximately 1,000 linear feet length of the development, as shown in the photos on the following page.

Proposed Total Wine & More Tenant Space

Petco Storefront

Total Access Urgent Care Storefront

Chocolate Co & Wild Birds Unlimited Storefront

Materials and Color

As discussed at the outset of this report, the applicant is proposing to use "longboard" extruded aluminum cladding on the gable, which is a new material within the Clarkson Square development. This material has a wood grain pattern and "light elm" color to fit the branding and design of Total Wine & More. However, as seen in the photos above, this material change would be in stark contrast to the existing beige MDO wood siding that is painted in beige on the other gables throughout the development.

A new black prefinished aluminum storefront with clear low "E" glass is also proposed. All other construction materials, including the brick, asphalt shingles, and wood trim will match the existing materials.

Landscape Design and Screening

The proposal includes minor revisions to the existing landscaping adjacent to the canopy and new storefront area. This landscaping is overgrown and is in need of maintenance, which will occur in conjunction with this project.

Signage

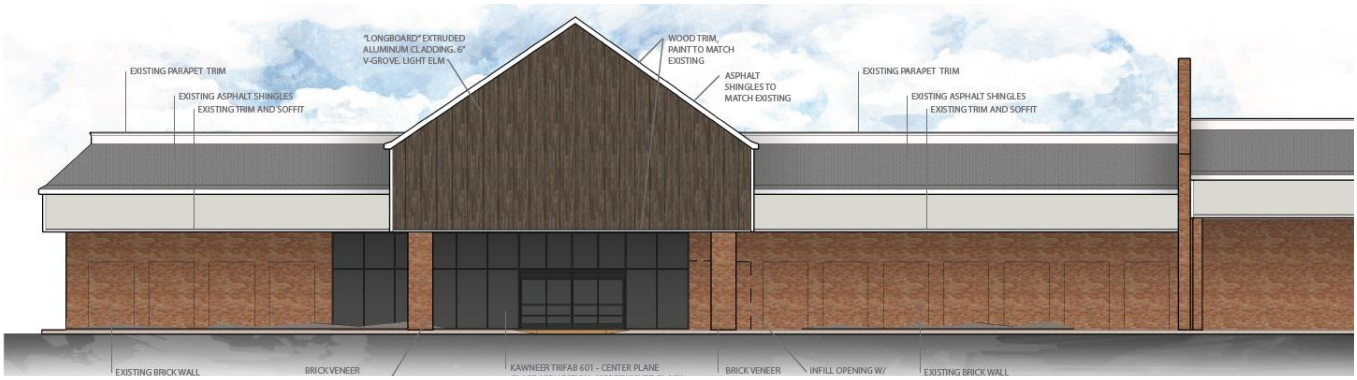
Signage is not part of the proposal before Architectural Review Board and will be reviewed by Staff. However, the proposed peak roofline will increase the vertical façade of the building and thus the opportunity for wall-mounted signage.

Lighting

In conjunction with the canopy build out, four new recessed light fixtures are proposed. These fixtures will light the entry, similar to the existing canopy lights, and will not increase the overall illumination levels of the development. A light fixture cut sheet has been provided in the packet.

Existing Elevations

Proposed Elevations



DEPARTMENTAL INPUT

Staff has reviewed the Amended Architectural Elevations and Architect's Statement of Design. Although the proposed addition of the new aluminum cladding material and color does not match the existing color palette of the development, the other proposed changes are consistent with the existing development and together these changes represent a marked improvement over the existing Toys R'US storefront. This new material would be introduced on the southern end cap anchor tenant space of the primary retail strip center of the development, which lends to the design's ability to stand alone despite being located within a strip type retail structure. Staff requests action on the Amended Architectural Elevations and Architect's Statement of Design for Clarkson Square, Lot 2.

MOTION

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

1) "I move to forward the Amended Architectural Elevations and Architect's Statement of Design for Clarkson Square, Lot 2, as presented, with a recommendation for approval (or denial) to City Staff."

2) "I move to forward the Amended Architectural Elevations and Architect's Statement of Design for Clarkson Square, Lot 2 to City Staff with the following recommendations…"

Attachments

1. Architectural Review Packet Submittal

B | R | R
architecture

5/1/15

Jessica Henry
Project Planner
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760

RE: Clarkson Square
1781 Clarkson Road
Chesterfield, MO 63017
Total Wine and More – Amended Architectural Elevations

Ms. Henry:

Thank you for allowing BRR Architecture the opportunity to submit for the above-referenced Project. Our understanding of the proposed scope of work for this Project is as follows:

STATEMENT OF DESIGN

The purpose is to serve the needs for Total Wine and More and how the modified exterior design will tie into the surrounding area. The intent is to remove the existing entry vestibule and portion of the exterior wall, and build a new canopy.

Its primary purpose is to simplify the circulation from the parking area and sidewalk into the store. The existing condition is convoluted with its entry and exiting of the store coming from different positions and depths. The existing sidewalk is only 6' wide, which is also the distance from the entry to the drive, making it unsafe for customer's crossing the drive. This design adds depth to the façade, 9'-7" from the building. Creating an exterior, covered transitional area for the customers to safely cross the drive. The entry and exiting is combined, simplifying the proposed opening.

The form and proportions of the canopy modification takes cues from the adjacent Petco store, with its pitched roof, brick columns, and exterior canopy area. The height underneath the canopy matches the existing façade's eave height, and the overall height of the canopy matches existing canopy heights in the shopping center. The depth of the canopy matches the extents of the existing vestibule eave.

Materiality of the canopy takes cues from the existing building, matching the existing brick, asphalt shingles, trim pieces, and ceiling. The articulation utilizes the same trim style as found on the existing building. Extruded aluminum cladding is introduce to fit the brand of Total Wine and More. The slab will be modified to match the existing finish and modified curb ramp to meet ADA compliance. 618 square feet of storefront glazing will be added from floor to ceiling of the canopy, to improve the interior/exterior relationship of the building and site.

Lighting will be added underneath the façade (see lighting cut sheet). 4 recessed lights will be centered underneath the canopy.

Thank you,

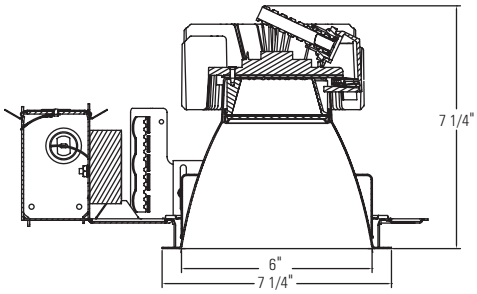
Chris Curtis | RA, LEED Green Associate
215-606-3719
chris.curtis@brrach.com

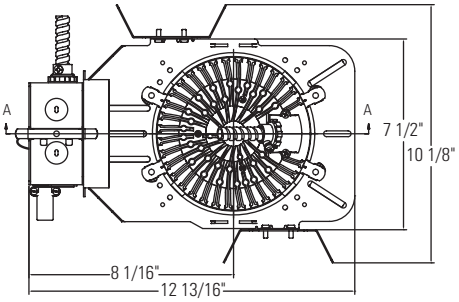
C6L1520DL (M)

Calculite LED 6" Downlight Medium Beam

Catalog number:

Notes: Type:





Flangeless Trim with Plaster Ring Accessory CA6FMR (Recommended for gypsum installations)

Ordering Guide: Light Engines

Light Engine Series	Style	Color Temp	Beam Spread	Reflector Finish	Flange	Options
C6L1520	**DL** (Downlight)	**27K** (2700K) **30K** (3000K) **35K** (3500K) **40K** (4000K)	**M** (medium beam, 0.8 s.c)	**CL** (Clear) **CCL** (Comfort Clear) **CCD** (Comfort Clear Diffuse) **CCZ** (Champagne Bronze) **WH** (Painted White)	**W** (Painted white) **P** (Aperture-matching/polished) **FT** (Flush-mount/flangeless)[1]	**EM** (Integral emergency test switch)[2]

Example: C6L1520DL35KMCCLWEM

[1]Accessory CA6FMR recommended for gypsum applications. Reflector flange is 1/8". New construction only.
[2]See LED-EM for details and restrictions.

Ordering Guide: Frame-in Kits

Frame-in Kit Series	Installation Options	Input Voltage	Options
C6L15 (1500 Lumen) **C6L20** (2000 Lumen)	**N** (New construction)	**1** (120V) **2** (277V)	**Blank** (0-10 volt dimming) **EM** (Emergency)

Example: C6L15N1EM

Features

Aperture: 6" (152 mm) I.D., 7 1/4" (184mm) O.D.
Input Wattage: 27W (1500 Lumens), 39W (2000 Lumens).
Reflector Cone: Aluminum.
Provides 50° cutoff to source & source image. Self-flanged.
Depth (including Frame-in kit): 7 1/4" (184mm)
Power Connection: Attaches to frame-in kit via push-in connector (on frame). Removable cover provides access.

Technology

LED Board: Array of high brightness royal blue LED's.
Remote Phosphor Technology: Remote phosphor technology provides increased efficiency and color consistency. Phosphor lens assembly positioned in front of LED array converts blue light to white. Color shift will not exceed +/- 100K over life.
Optical Mixing Chamber: Lightolier-specific mixing chamber redirects back-reflected light through aperture resulting in 20% increase in efficiency.
Thermal Management: Heat sink and thermal design along with clean room assembly ensures specified performance.
Rated Life: Based on IESNA LM-80-2008
1500 Lumen – 60,000 hours at 70% lumen maintenance.
2000 Lumen – 57,000 hours at 70% lumen maintenance.
Photometric Performance: Tested in accordance to IESNA LM-79-2008

Options

Dimming Capability: 0-10V. See LED-DIM specification sheet
Emergency Capability (Integral): Add "EM" suffix. See LED-EM spec sheet.
Emergency Capability (Inverter): See LED-LMI spec sheet

Labels

UL (suitable for wet locations), cUL, I.B.E.W. 5 Year Warranty

PHILIPS
LIGHTOLIER

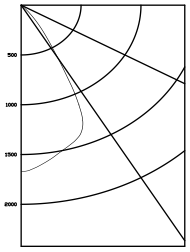
C6L1520DL (M)

Calculite LED 6" Downlight Medium Beam

Correlated Color Temperature (CCT) Multipliers
2700K (x 0.92), **3000K** (x 1.00), **3500K** (x 1.07), **4000K** (x 1.14)
Reflector Finish Multipliers
CL (x 1.00), **CCL** (x 0.94), **CCD** (x 0.93), **CCZ** (x 0.76), **WH** (x 0.82) — **CL** & **CCD** finishes are tested. **CCL**, **CCZ** & **WH** are calculated.

1500 LM, 3000K, CL FINISH TRIM

Candlepower Distribution



ANGLE	MEAN CP	LUMENS
0	1672	
5	1625	153
10	1551	
15	1477	417
20	1405	
25	1182	501
30	612	
35	313	205
40	139	
45	32	35
50	3	
55	1	1
60	1	
65	0	0
70	0	
75	0	0
80	0	
85	0	0
90	0	

Trim/Frame: C6L1520DL30KMCLW/C6L15N1

Output lumens: 1312 lm

Correlated Color Temp[1]: 3000K

Input Watts[2]: 26.6 w

Efficacy: 49.3 lm/w

CRI[4]: 78

Spacing Criterion: 0.8

CEILING	80%				70%		50%		30%		0%
WALL	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal Cavity Method - Effective Floor Cavity Reflectance = 20%										
0	119	119	119	119	116	116	111	111	106	106	100
1	114	111	109	107	109	105	105	102	101	99	94
2	109	104	100	97	102	96	99	94	96	92	89
3	104	98	93	89	96	89	94	87	91	86	83
4	99	92	87	83	91	82	89	81	87	80	78
5	94	87	81	77	86	77	84	76	82	76	73
6	90	82	76	72	81	72	80	71	78	71	69
7	86	77	72	68	77	68	75	67	74	67	65
8	82	73	68	64	73	64	72	63	71	63	62
9	78	69	64	60	69	60	68	60	67	60	58
10	75	66	60	57	66	57	65	57	64	56	55

ZONAL LUMENS AND PERCENTAGES

ZONE	LUMENS	%LUMINAIRE
0-30	1071	81.6%
0-40	1275	97.2%
0-60	1312	100.0%
0-90	1312	100.0%

Single Unit Data

Height to Lighted Plane	Initial Footcandles	Beam Diameter
5'	67	5 '
6'	46	6 '
7'	34	7 '
8'	26	8 '
9'	21	10 '

Multiple Unit Data - RCR 2

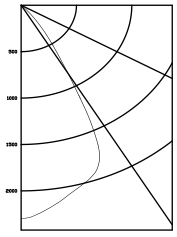
Spacing On Ctr.	Initial Footcandles	Watts/ Sq. Ft.
5'	60.5	1.18
6'	39.7	0.77
7'	28.4	0.55
8'	23.6	0.46
9'	18.9	0.37

38'x38'x10' Room, Workplane 2 1/2' above floor, 80/50/20% Reflectances

CERTIFIED TEST REPORT NO. F10018[3]

2000 LM, 3000K, CL FINISH TRIM

Candlepower Distribution



ANGLE	MEAN CP	LUMENS
0	2298	
5	2233	210
10	2130	
15	2028	573
20	1931	
25	1630	690
30	843	
35	431	282
40	191	
45	44	48
50	4	
55	2	2
60	1	
65	1	1
70	0	
75	0	0
80	0	
85	0	0
90	0	

Trim/Frame: C6L1520DL30KMCLW/C6L20N1

Output lumens: 1805 lm

Correlated Color Temp[1]: 3000K

Input Watts[2]: 39.5 w

Efficacy: 45.7 lm/w

CRI[4]: 78

Spacing Criterion: 0.8

CEILING	80%				70%		50%		30%		0%
WALL	70	50	30	10	50	10	50	10	50	10	0
RCR	Zonal Cavity Method - Effective Floor Cavity Reflectance = 20%										
0	119	119	119	119	116	116	111	111	106	106	100
1	114	111	109	107	109	105	105	102	101	99	94
2	109	104	100	97	103	96	99	94	96	92	89
3	104	98	93	89	96	89	94	87	91	86	83
4	99	92	87	83	91	82	89	81	87	80	78
5	94	87	81	77	86	77	84	76	82	75	73
6	90	82	76	72	81	72	80	71	78	71	69
7	86	77	72	68	77	68	75	67	74	67	65
8	82	73	68	64	73	64	72	63	71	63	62
9	78	69	64	60	69	60	68	60	67	60	58
10	75	66	60	57	65	57	65	57	64	56	55

ZONAL LUMENS AND PERCENTAGES

ZONE	LUMENS	%LUMINAIRE
0-30	1472	81.5%
0-40	1754	97.2%
0-60	1805	100.0%
0-90	1805	100.0%

Single Unit Data

Height to Lighted Plane	Initial Footcandles	Beam Diameter
5'	92	5 '
6'	64	6 '
7'	47	7 '
8'	36	8 '
9'	28	10 '

Multiple Unit Data - RCR 2

Spacing On Ctr.	Initial Footcandles	Watts/ Sq. Ft.
5'	83.2	1.75
6'	54.6	1.15
7'	39.0	0.82
8'	32.5	0.68
9'	26.0	0.55

38'x38'x10' Room, Workplane 2 1/2' above floor, 80/50/20% Reflectances

CERTIFIED TEST REPORT NO. F10019[3]

[1] Correlated Color Temperature within specs as defined in ANSI_NEMA_ANSLG C78.377-2008: Specifications for the Chromaticity of Solid-State Lighting Products.
[2] Wattage controlled to within 5%.
[3] Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
[4] Color Rendering Index within +/- 2%.

Philips Lightolier
e: lol.webmaster@philips.com
t: (508) 679-8131
w: www.lightolier.com

C6L1520DL(M) July 13, 2012

Specifications are subject to change without notice.
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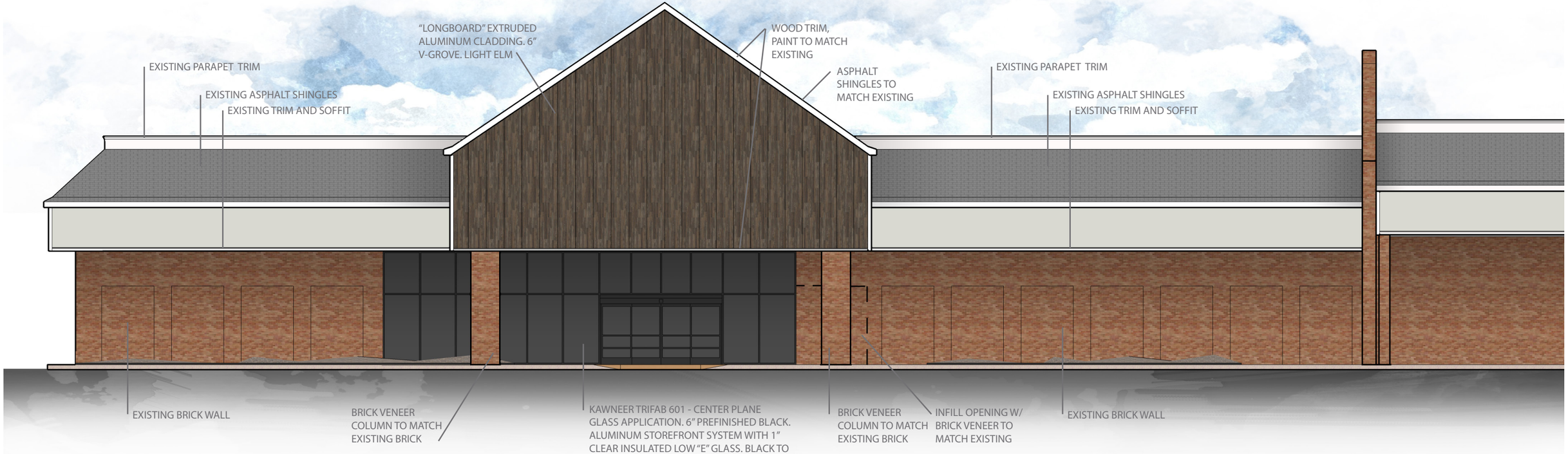

Proposed Tenant - New building facade

Chesterfield, Missouri

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4/2/2015

Proposed Tenant - Existing building facade

Chesterfield, Missouri

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architecture

SCOPE OF WORK

- REMOVE BRICK AND TILE AT ENTRANCE
- NEW COLUMNS AND INFILL EXISTING EXIT DOORS
- NEW CANOPY AND NEW SLAB UNDERNEATH
- VERTICAL FAUX WOOD METAL PANEL FAÇADE
- NEW SIGNAGE
- NEW STOREFRONT SYSTEM
- NEW LIGHTING UNDER CANOPY

Proposed Tenant - New building facade

Chesterfield, Missouri

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