

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
OCTOBER 23, 2014
Room 102 / 103**

ATTENDANCE:

Ms. Mary Brown
Mr. Rick Clawson
Ms. Carol Duenke
Mr. Bud Gruchalla, Chair
Mr. Mick Weber, Vice-Chair

ALSO IN ATTENDANCE:

Councilmember Nancy Greenwood – Ward I
Councilmember Dan Hurt – Ward III
Councilmember Connie Fults – Ward IV
Councilmember Bruce DeGroot – Ward IV

Planning Commission, Merrell Hansen
Planning Commission Chair, Mike Watson
Planning Commission Liaison, Stanley Proctor
Ms. Aimee Nassif, Planning and Development Services Director
Mr. John Boyer, Senior Planner, Planning Division Liaison
Ms. Purvi Patel, Project Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Gruchalla called the meeting to order at 6:30 p.m.

II. APPROVAL OF MEETING SUMMARY

A. August 14, 2014

Chair Gruchalla pointed out the following error to Page 4 of the August meeting summary:

- Chair Gruchalla explained that due to a conflict of interest Board Member Rick Clawson architect for Item III.B has ~~removed~~ recused himself from participation and vote.

Board Member Brown made a motion to approve the meeting summary as corrected. Board Member Weber then seconded the motion. The motion passed by a voice vote of 4 – 0 with 1 abstention. Since Board Member Duenke was not present at the August meeting, she abstained from the vote.

III. PROJECT PRESENTATION

- A. **Chesterfield Outlets (H&M) 3rd AAE**: Amended Architectural Elevations and Architect's Statement of Design for a 48.625 acre tract of land zoned "PC" Planned Commercial District located on the north side of North Outer 40 Road, east of Boone's Crossing.

Staff Report

Ms. Purvi Patel, Project Planner explained that the request is for approval of alterations to the existing exterior color scheme, the removal of existing metal building awnings and the addition of a new light fixture for Building M only to accommodate a significant new tenant at the shopping center. The applicant proposes a color change from terra cotta and brown tones to gray and white tones for the exterior of the building and the removal of metal canopies located on the eastern corners of the building.

Based upon City Code, ARB review is required;

- On amendments which significantly impact architectural elements previously approved by ARB and Planning Commission, or
- When the Planning and Development Services Director deems the requested amendment or modification to be a major change.

Ms. Patel noted the following items that have been administratively approved by Staff:

- An interior tenant finish and work is currently under way.
- Relocation of existing storefront doors to assist with entrances to the tenant space.

Comparison photos and elevations were provided of the approved and the proposed north, south and east elevations of Building M, along with the proposed awning and lighting changes to the interior elevations. The proposed changes will be limited to Building M only. If approved, Building M will be the only building with the new light fixture and without the metal awnings.

DISCUSSION

Board Member Brown had concerns regarding the proposed color, as well as establishing a precedent of allowing changes to previously approved plans. She noted that the proposed gray and white colors do not provide much of a contrast while the approved terra cotta color provided a "vibrant" contrast.

Question was then raised as to the purpose for the color change.

Applicant Comment

Mr. John Eggert, representative for Taubman Prestige Outlets confirmed that the request is specifically tenant driven as H&M is interested in noting an identity for their store. Due to concerns over setting a precedent, the developer has the ability to control the flow of any similar requests in the future.

Board Member Duenke felt that removal of the existing awnings causes a loss of “entry into the space and a loss of human scale”, and eliminates some of the visual interest. She noted the abrupt change in color on one segment of the building interrupts the overall design flow of the building.

Chair Gruchalla concurs with those comments and does not feel that the changes are compatible with the surrounding development. Due to the distinct visibility along the roadway, he suggested the option to limit the changes to the interior of the building only.

Board Member Clawson suggested breaking up the façade through more color or material change. He pointed out the proposed changes result in a lack of architectural detail, which causes a monotonous effect.

Planning Commission Chair Watson asked for clarification as to the percentage of white and gray colors to the overall façade. The applicant commented that façade changes of Building M are approximately 30% white and 70% gray tones.

After considerable discussion by the Board of the proposed exterior color scheme and the elimination of the metal awnings, Mr. Boyer summarized the concerns discussed;

- Removal of the existing metal awnings results in the loss of scale, sense of place and entrance distinction.
- Abrupt changes to the color – no significant differences between the proposed white and gray tones.
- How do the color changes fit into the overall design of the site?
- Consider incorporating an additional color to achieve the same intent.
- Consider limiting the changes to the interior of the building only.

Ms. Nassif stated that because ARB is a recommending body, Staff will formulate a letter to the applicant to address all the ARB concerns prior to submittal to the Planning Commission.

Board Member Clawson made a motion to forward the Chesterfield Outlets (H&M) 3rd AAE: Amended Architectural Elevations and Architect’s Statement of Design for a 48.625 acre tract of land zoned “PC” Planned Commercial District located on the north side of North Outer 40 Road, east of Boone’s Crossing to the Planning Commission ***with the following recommendations:***

1. Consider using different colors or materials to keep with the Center’s architectural rhythm of dark and light colors. The proposed color choices are too close in shade providing no interest or articulation on Building M and are a stark difference to the existing colors of the development. Additionally, the change from the existing colors to the proposed colors is too abrupt and breaks up the composition of the development.

2. Reconsider the request to remove the metal awnings. Significant visual interest, sense of scale, and entrance distinction are provided by these awnings. Additionally, the removal of these awnings, in conjunction with the monotonous façade, will result in a loss of architectural detail and would therefore be counter to the intent of the Architectural Review Guidelines and the approved elevations for the development.
3. Consider limiting changes to the interior of Building M only, leaving the exterior of Building M as is. ARB expressed significant concerns regarding the compatibility of the proposed changes with surrounding developments and further determined that the changes are out of place within the development as well.

Board Member Weber seconded the motion. **The motion passed by a voice vote of 3 – 2 with Board Member Duenke and Chair Gruchalla voting No.**

- B. Chesterfield Blue Valley, Lot 5D-2 (Burlington) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 6.26 acre tract of land zoned “PC” Planned Commercial District located southeast of the intersection of Premium Way and Outlet Blvd.

Staff Report

John Boyer, Senior Planner explained that the request is for construction of a 54,980 square foot retail building with accessory parking within the Chesterfield Blue Valley development, south of the Simon Premium Outlet Mall.

Circulation System and Access

Proposed access to the site would utilize three (3) points; one from Outlet Boulevard, Premium Way and Olive Street Road. Pedestrian access will be provided throughout the lot with connection to proposed/existing sidewalks along Blue Valley Lane (south), Premium Way (west) and Outlet Boulevard (north).

Architectural Elevations

The proposed one-story retail structure is consistent in height, scale and appearance with the Simon Premium Outlets to the north. Tile-up concrete panels are utilized in association with brick, stoner, EIFS, and standing seam proposed to match with the existing outlet buildings.

Lighting

Lighting is planned in association with this development consisting of a mixture of parking area lighting made up of standard pole lights, and two (2) types of building-mounted wall pack accent lighting. The building accent lighting is provided to enhance the proposed building design as well as comply with requirements for construction

within the Chesterfield Valley. The planned pole lights will match existing pole lights on the neighboring Premium Outlets.

Landscape Design and Screening

All landscaping meets or exceeds the standards of the Tree Preservation and Landscape Requirements.

DISCUSSION

In response to Board Member Weber's question, Mr. Boyer stated that there were no percentage requirements of brick to the front elevations.

Material samples were provided and the applicant explained the details to the design, color palette, and materials. The Landscape Architect pointed out that the loading dock screening is a design element which will be consistent with that of the surrounding development.

Board Member Duenke recommended that the front façade include additional architectural elements or vertical landscape materials to assist in breaking up this elevation. The applicant replied that additional trees can be included to break up the large expanse of the façade. Chair Gruchalla commented that the overall design is complementary to that of the surrounding development.

Board Member Weber made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 6.26 acre tract of land zoned "PC" Planned Commercial District located southeast of the intersection of Premium Way and Outlet Blvd. to the Planning Commission ***with the following recommendation:***

- Provide additional landscaping to the north façade of the building.

Board Member Duenke seconded the motion. **The motion passed by a voice vote of 5 - 0.**

- C. St. Luke's Hospital - Northwest Campus 5th ASDSP:** An Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 38.28 acre tract of land zoned "MU" Medical Use District located northwest of the intersection of South Woods Mill Road and Brooking Park Drive.

Staff Report

John Boyer, Senior Planner explained the zoning history of the subject site and reviewed the existing conditions and buildings on the site. He then added that the request is for a 106,000 square foot Medical Office building. The proposed building will be connected to the existing 144,200 square foot medical structure on the site. Additional surface parking is planned to accommodate this addition.

Topography

The proposed development will sit up on a bluff. The proposed addition is 86 feet in height which is under the allowed cap of 98 feet from the adjacent grade.

Architectural Elevations

The applicant is proposing a five-story medical office structure similar in height and scale with the other existing structure on the northwest campus. The materials will mimic the existing office structure, which include; cast stone, brick, metal panels and glass which are identical to the existing medical office building.

Lighting

Lighting is proposed to use a combination of three (3) wall-mounted pack lights and 15 pole lights for the parking areas. It was noted that the lights will not affect any of the surrounding residents. No special accent lighting is being proposed; however, Staff is continuing to review proposed lighting in accordance with the City's lighting standards.

Landscape Design, Screening and Fencing

Ordinance 2796 requires a four (4) foot landscape berm to assist in providing all year screening of this project to the west. Screening is also provided for the trash container, Oxygen tank and Chillers.

DISCUSSION

Board Member Weber complimented the applicant on the project and felt that the proposed structure fits well with the surrounding area.

Chair Gruchalla asked as to the location of the proposed HVAC units. The applicant confirmed that the HVAC units will be located on the loading pad and the roof-top mechanical equipment will be fully screened.

Mr. Boyer added that the addition is part of an overall phased expansion totaling approximately 600,000 square feet, which does not include the parking structures. Staff is continuing to work with the applicant to ensure that the street trees are not located underneath the existing power lines.

Board Member Clawson made a motion to forward the Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 38.28 acre tract of land zoned "MU" Medical Use District located northwest of the intersection of South Woods Mill Road and Brookings Park Drive to the Planning Commission ***as presented by Staff.***

Board Member Duenke seconded the motion. **The motion passed by a voice vote of 5 - 0.**

IV. OLD BUSINESS - None

V. **NEW BUSINESS**

A. **2015 Meeting Schedule**

The meeting schedule was distributed to the Board.

VI: **ADJOURNMENT**

Board Member Weber made a motion to adjourn the meeting. Board Member Duenke seconded the motion. The motion passed by a voice vote of 5 - 0 and the meeting adjourned at 6:38 p.m.