



# VII. C.

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

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## Planning Commission Staff Report

**Project Type:** Amended Architectural Elevations

**Meeting Date:** November 14, 2016

**From:** Justin Wyse  
Senior Planner

**CC:** Aimee Nassif, Planning & Development Services Director

**Location:** North side of Swingley Ridge Rd., west of Nardin Dr.

**Applicant:** Chesterfield Hotels, LLC

**Description:** **Hampton Inn Chesterfield Lodging (AAE)**: Amended Architectural Elevations and Architect's Statement of Design for a 1.92 acre tract of land zoned "C-8" Planned Commercial District located on the north side of Swingley Ridge Rd., west of Nardin Dr.

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### **PROPOSAL SUMMARY**

Chesterfield Hotels, LLC, has submitted a request to modify the existing building at 16201 Swingley Ridge Road, operated as a Hampton Inn. The applicant is proposing to renovate the exterior of the building by modifying the existing EIFS, removing the existing mansard roof, and installing a new cornice and parapet. The exterior building materials will remain EIFS and improvements are included on the main building, drive canopy, and pool building.

### **HISTORY OF SUBJECT SITE**

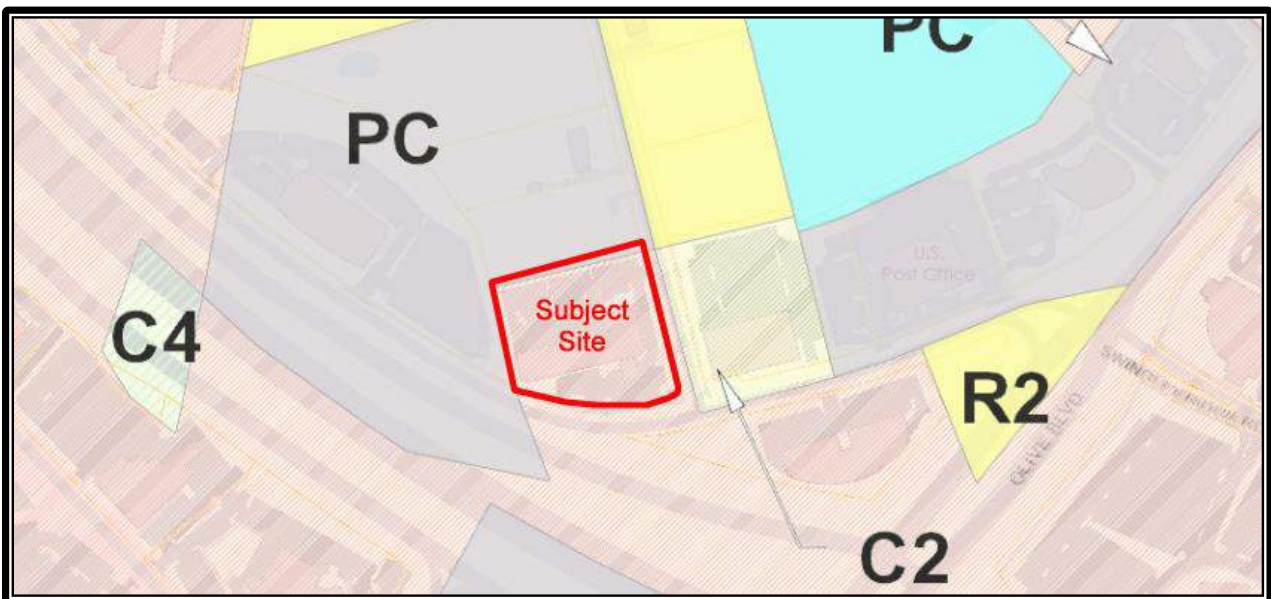
The site was originally zoned "C-8" Planned Commercial District by St. Louis County Ordinance 13,191. The County ordinance was subsequently amended by St. Louis County Ordinance 13,786 and City of Chesterfield Ordinances 139, 439, 1031 and 1413. A site plan for the development of the current hotel was approved in 1995 reflecting existing conditions on the site.



*Aerial of Subject Site*

*Land Use and Zoning of Surrounding Properties:*

Direction	Land Use	Zoning
North	Vacant	"PC" Planned Commercial District
East	Office	"C-2" Shopping District
South	Financial Institution	"C-8" Planned Commercial District
West	Office	"PC" Planned Commercial District



*Zoning Map*

**STAFF ANALYSIS**

The proposal is to renovate the existing hotel on the site to provide a more modern aesthetic.

### Materials

The existing building is an Exterior Insulated Finish System (EIFS). The applicant is proposing to utilize EIFS with the renovated design, but has proposed different applications and color changes to highlight existing building features (i.e. pilasters) and incorporates a brick polymer EIFS on the lower portion of the building.

### Lighting

A LED architectural uplight is proposed on the bottom side of the cornice. A detail of this application verifying that all light is captured by the cornice is included in the Planning Commission Packet. This lighting is architectural in nature and, therefore, is approved as part of the elevations for the building. Several examples of similar applications have been provided by the applicant and are included with the applicant's materials.

Additionally, the proposal includes replacing existing building mounted light fixtures with new exterior sconces. Similar to the accent band lighting, this lighting is primarily architectural in nature and will highlight key areas of the building (e.g. entrances).

### Rooftop Equipment Screening

The proposed change at the roofline of the building (removal of mansard roof and installation of cornice and parapet) will alter the appearance of the building; however, the overall height is not drastically changing. Maintaining the overall height of the parapet will ensure that existing rooftop mounted equipment remains screened.

### Site Improvements

The only site modification included with the proposal is the introduction of a stamped concrete under the canopy in the front of the building. This application is consistent with the City's architectural standards which promote alternative materials in high pedestrian areas.

### **RECOMMENDATION**

The Architectural Review Board reviewed the request at their October 13, 2016 meeting. A motion to approve the proposal as submitted was approved by a vote of 5-0.

Several items were raised during the ARB meeting and the responses from the applicant on these items are included for the Planning Commission's information.

- A portion of the fence on the rear of the property is in disrepair. The applicant has noted that this fence will be repaired as part of the construction.
- Existing mechanical equipment on the rear of the building is not screened. The applicant has noted they will be installing the required screening (landscaping) as part of the construction process.
- There was concern about damage to existing landscaping during construction that may be unavoidable. The applicant has indicated any damaged landscaping would be replaced.

Staff has reviewed the Amended Architectural Elevations and Architect's Statement of Design and found that the proposed modifications comply with the requirements of the Unified Development Code. Staff recommends approval of the Amended Architectural Elevations as all City Code requirements have been satisfied.

**MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Architectural Elevations for Hampton Inn Chesterfield Lodging as presented.
  
- 2) "I move to approve the Amended Architectural Elevations for Hampton Inn Chesterfield Lodging with the following conditions (Conditions may be added, eliminated, altered or modified):

cc: Aimee Nassif, Planning and Development Services Director

Attachments: Amended Architectural Elevation Packet  
Architect's Statement of Design



September 28, 2016

City of Chesterfield  
Attn: Justin Wyse, AICP, PTP  
Senior Planner  
690 Chesterfield Pkwy W  
Chesterfield, MO 63017-0760  
636-537-4000 phone  
JWyse@chesterfield.mo.us

10-28-16 A11:45 IN

Re Hampton Inn Exterior Renovation – Chesterfield, MO

**Architect's Statement of Design:**

**Introduction**

Chesterfield Lodging, LLC is remodeling the exterior of the existing Hampton Inn located at 16201 Swingley Ridge Road. The hotel was built in 1997 and the existing façade consist of exterior insulation and finish system (EIFS) which has maintained its durability. Hilton WorldWide has implemented a program call the Forever Young Initiative (FYI) for the Hampton brand. The FYI program is designed to revitalize the existing exterior making it fresh and relevant to today's architecture.

Please find below the Architect's Statement of Design, which shows how we have addressed the applicable standards and the intent for this project. All standards referenced are from Section 31-04-01 Architectural review design standards of the City of Chesterfield.

**General Site Design**

Design Standard C-2: Circulation system and access

Response: The existing pedestrian and vehicular circulation will remain.

Design Standard C-3: Topography

Response: The existing topography will remain.

Design Standard D-3 – Part 2: Utilize contrasting paving surfaces for pedestrian access in large paved areas.

Response: A contrasting stamped concrete pattern will be used below the porte-cochere to clearly identify this area as a pedestrian access point.

Design Standard D-4: Landscape design and screening

Response: All planting is existing and is to remain. Any planting removed for construction will be replaced.

Design Standard D-6 Lighting: Site lighting is reviewed through a separate process. All lighting including architectural lighting and building light fixtures shall adhere to the UDC.

Response: There are no changes to the existing parking lot lighting. There will be new signage installed with LED lighting. The Architectural cornice uplighting which is on the underside of the cornice will be used as a reflective light only. It will not affect either the night sky nor the ground lighting. The cornice lighting is providing a simple illumination to the underside of the cornice (refer to the photo board for examples).

**General Building Design**

Design Standard D-2A: Design and coordinate all facades with regard to color, types and numbers of materials, architectural form and detailing.

Response: We have provided a consistent design for all four elevations of the building. There is a constant roof parapet design for the main tower, and the porte-cochere and pool building will have the same parapet design. There is a consistent rhythm in the elevations, with a patterned EIFS being used for the ground floor for the "base" of the building. This pattern will mimic the look of brick and has been proven to be very durable (refer to the photo board for examples). We researched other materials such as brick veneer but due to the existing building's structural limitations, it was cost prohibitive. EIFS with a consistent finish is being used on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. An EIFS accent colors are being used as a lintel band and window zone color. This medium color palette is well coordinated and compatible.

Design Standard D-2C: Avoid stylized corporate and/or franchise designs that use the building as advertising.

Response: Our building has no design elements that serve as advertising.

Design Standard D-2D: Provide architectural details particularly on facades at street level.

Response: See sheets A3.3, A3.4 and the rendering for the proposed exterior elevations. Sheets A7.1 and A7.2 provide construction details of the exterior façade.

Design Standard D-2G: Encourage the use of environmentally conscious building techniques and materials.

Response: The exterior cladding of the building is an EIFS system. This EIFS system serves as a continuous thermal insulation, which has resulted in lowered heating and cooling costs and thereby reduce the impact on the environment. All new exterior lighting will be LED which will also enhance energy efficiency.

Design Standard D-2H: Provide entry recesses, plazas, roof overhangs, wall fins, projecting canopies or other similar features indicating the building's entry points while providing protection.

Response: We are providing a redesign of the existing porte-cochere at the main entry and a covered area at the rear building entry. These areas clearly define the building's entry points.

*Design Standard D-2i: Paint and trim temporary barriers/walls to complement the permanent construction excluding tree protection fencing.*

Response: Temporary barriers or walls are not planned to be used during construction.

*Design Standard D-2j: Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure.*

Response: Although the existing parapets are being altered, we will maintain the existing height of the parapets so that rooftop equipment remains screened. Our parapet walls are integral to the architecture of the building.

*Design Standard D-3 – Part 1: Materials and Colors*

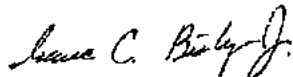
***Desirable Practices***

*Use compatible colors, materials and detailing on a building. Colors, materials and detailing should also be compatible with adjacent buildings and properties. Encourage the use of integral color where practical. Utilize durable materials.*

Response: We are utilizing a series of compatible EIFS colors, along with a brick patterned EIFS (refer to the colored elevations and rendering). All aluminum elements on the building, such as window frames and copings, are existing single prefinished color. The EIFS product is durable and has a mesh which is impact-resistant. As previously stated, the hotel was built in 1997 and the existing façade consist of EIFS which has maintained its durability.

Should you have any questions, please feel free to contact this office.

Sincerely,



Isaac Bishop  
Project Manager

Cc: Dave Parmley  
Larry Krapfl



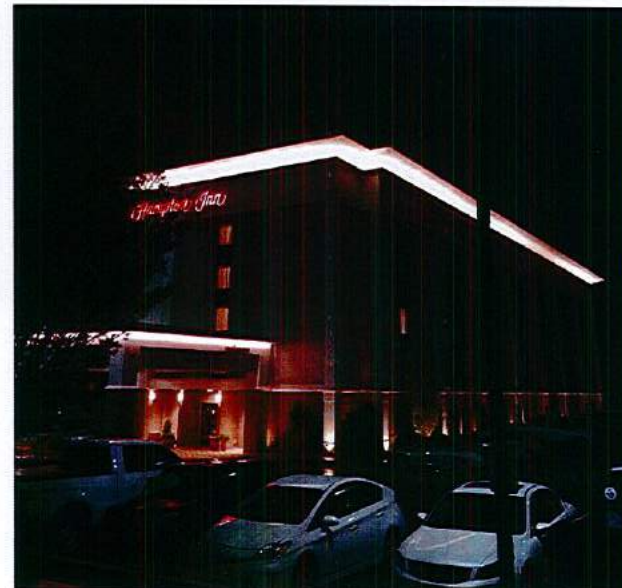
9.27.16

**ARCHITECTURAL RENDERING**



RENOVATION  
CHESTERFIELD, MISSOURI





**EXAMPLES OF PROPOSED BUILDING MOUNTED CORNICE LIGHTING**



9.27.16



RENOVATION  
CHESTERFIELD, MISSOURI





803 S. MOUNT MORIAH  
SUITE 100B  
MEMPHIS, TN 38117  
(901) 683-7175 p.  
(901) 683-2385 f.  
llw@lwarchitects.com

ISSUED	DATE
FOR CONSTRUCTION	5-13-16

▲ CITY ARB COMMENTS	8-31-16
▲ CITY STAFF COMMENTS	9-26-16

NO.	REVISIONS	DATE

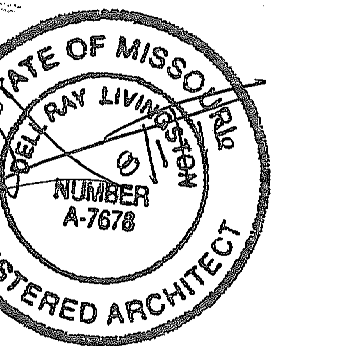
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CONSULTANTS

STRUCTURAL:  
DPC ENGINEERS  
(901) 377-9984

ELECTRICAL:  
JAMES W. BURNS, P.E.  
(901) 373-8462

SEAL



**Hampton Inn**  
RENOVATION

CHESTERFIELD,  
MISSOURI

SHEET NAME

SITE PLAN

DATE  
4/13/16

DRAWN BY  
LM

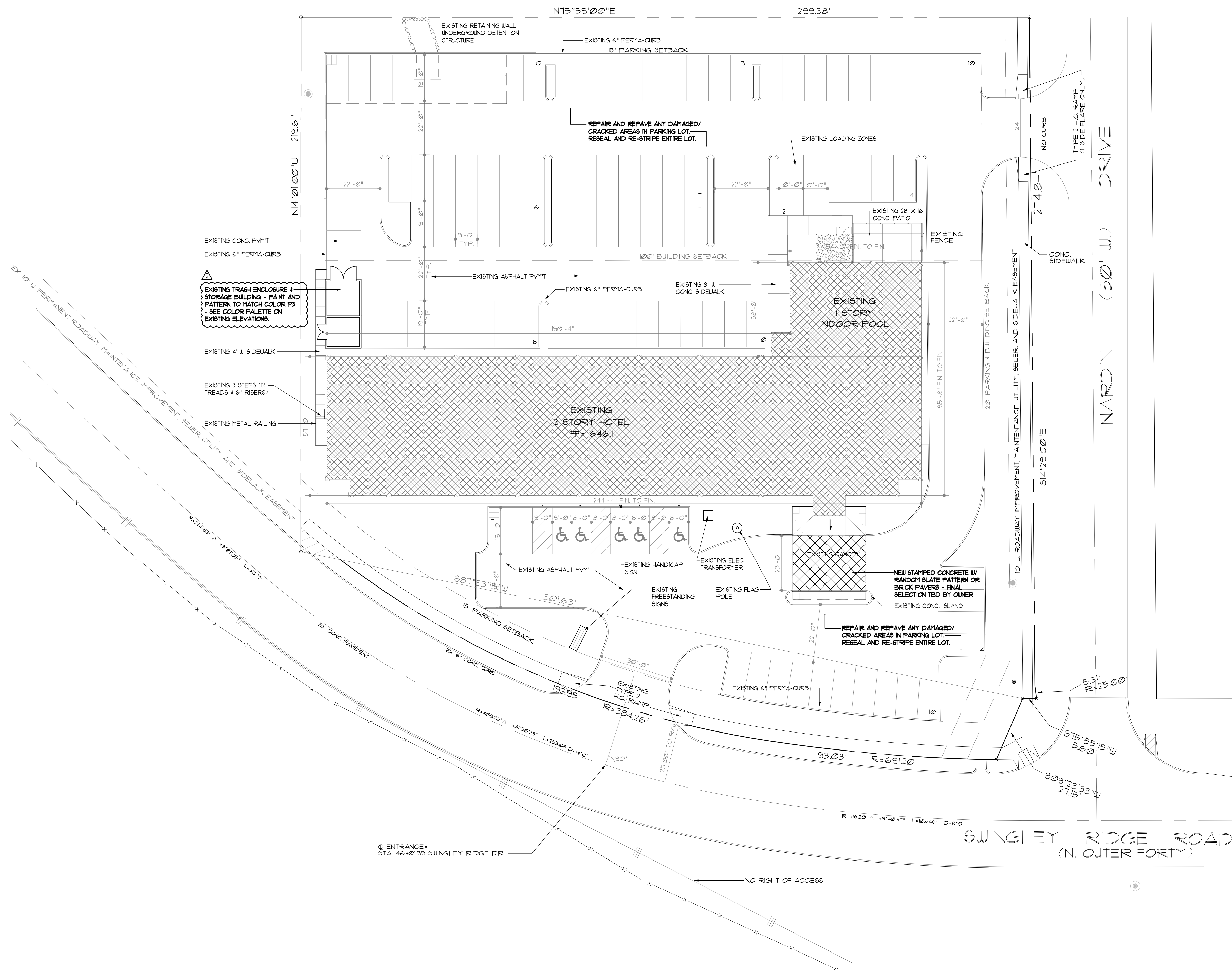
CHECKED BY  
DRL

FILE NAME  
0815-A101

SCALE  
AS NOTED

PROJECT NO.  
0815

DRAWING



**GENERAL NOTES:**  
 ▲ ALL LANDSCAPING & PLANTING IS EXISTING, AND ANY REMOVAL OF PLANTINGS FOR CONSTRUCTION WILL BE REPLACED.  
 ▲ ALL EXISTING UTILITIES ARE CURRENTLY SCREENED.

**SITE PLAN**  
 SCALE: 1" = 20'-0"  
 TOTAL GUEST UNITS: 92  
 TOTAL PARKING: 99

**A1.1**



803 S. MOUNT MORIAH  
SUITE 100B  
MEMPHIS, TN 38117  
(901) 683-7175 p.  
(901) 683-2385 f.  
llw@lwarchitects.com

ISSUED	DATE
FOR CONSTRUCTION	5-13-16

OWNER REVISIONS	DATE
HILTON 100% COMMENTS	7-25-16
CITY ARB COMMENTS	8-31-16
CITY STAFF COMMENTS	9-26-16

NO.	REVISIONS	DATE

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**TYPICAL FINISHED KEYED NOTES**

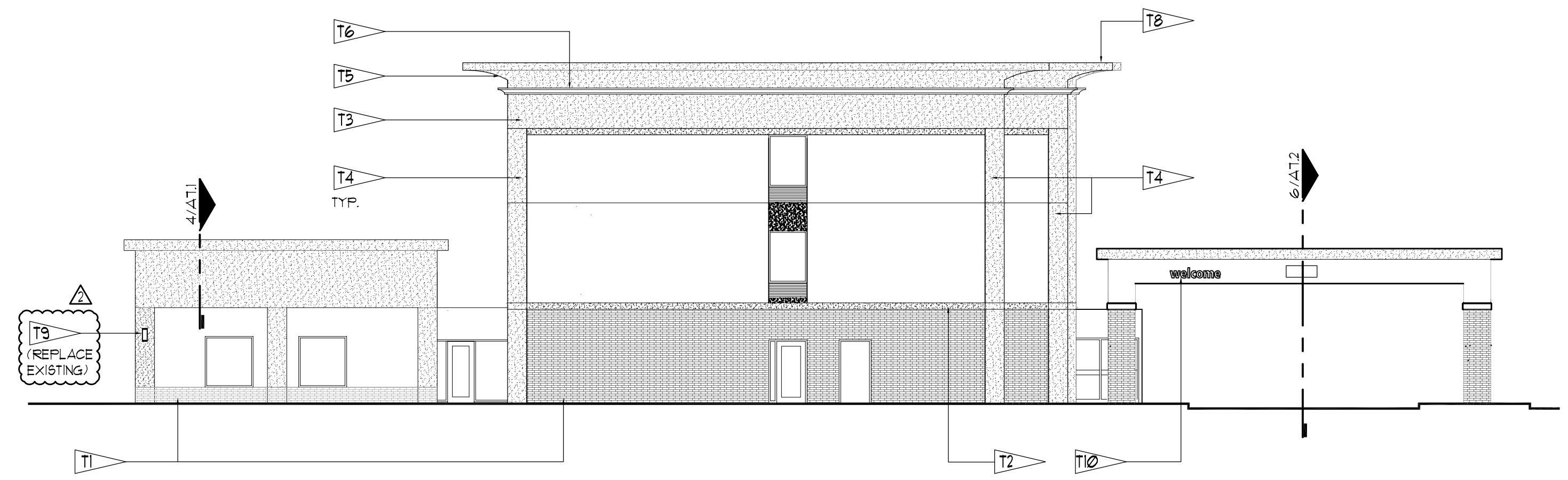
- T1 CUSTOM BRICK POLYMER FINISH OVER EXISTING EIFS
- T2 EIFS TRIM
- T3 NEW EIFS PARAPET
- T4 EXISTING EIFS PILASTERS
- T5 NEW EIFS CORNICE
- T6 OWNER FURNISHED CONTRACTOR INSTALLED MODULAR LED ARCHITECTURAL UP LIGHT
- T7 EXISTING SIGNAGE TO REMAIN
- T8 NEW FRE FINISHED ALUMINUM EDGE FLASHING TO MATCH ADJACENT SURFACES
- T9 SCONCE LIGHT FIXTURE - SEE ELECTRICAL
- T10 NEW WELCOME AND CLEARANCE SIGN AS PER FYI STANDARDS VERIFY WITH APPROVED SIGN VENDOR

**COLOR PALETTE**

- BENJAMIN MOORE PAINTS**
- P1 - PUTNAM IVORY - HC-33
  - P2 - BROOKLINE BEIGE - HC-41
  - P3 - CLINTON BROWN - HC-61 - VERIFY FRAME COLOR FOR PROPER MATCH
  - P4 - ALEXANDRIA BEIGE - HC-11
  - P5 - "CUSTOM BRICK POLYMER FINISH" OVER EXISTING EIFS MATCH THIN SET BRICK VENEER COLOR "EXECUTIVE IRONSPOT" - SMOOTH THIN BRICK AS MANUFACTURED BY ENDICOTT

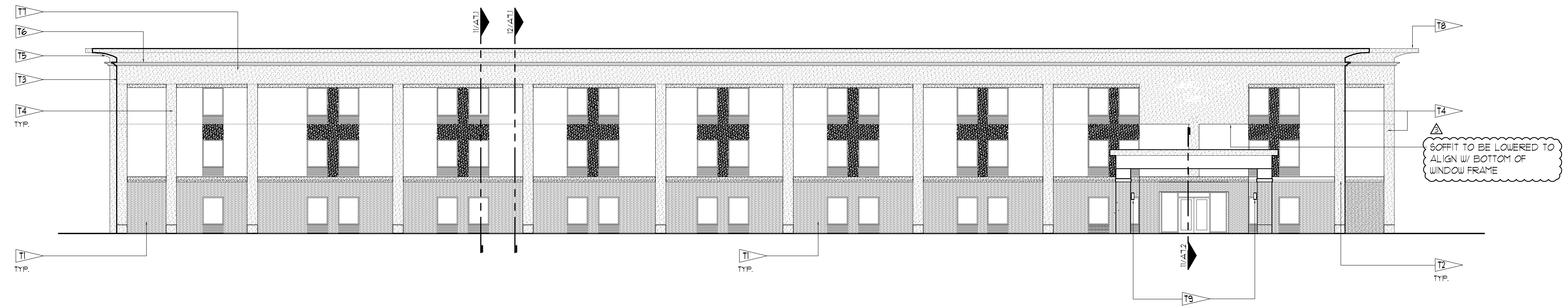
- GENERAL NOTES:**
- REMOVE EXISTING WALL SCONCE LIGHT FIXTURES AT FIRST FLOOR AND REPLACE WITH NEW FIXTURES - SEE ELECTRICAL
  - REPAINT ALL EXISTING WALL MOUNTED VENTS TO MATCH EXISTING ADJACENT SURFACES - TYPICAL
  - NEW PARAPET HEIGHTS WILL SCREEN ALL EXISTING ROOF EQUIPMENT.

NEW PILASTERS WERE REMOVED  
CANOPY AND POOL PARAPET PROFILES CHANGED



6 Elevation Detail  
West Elevation

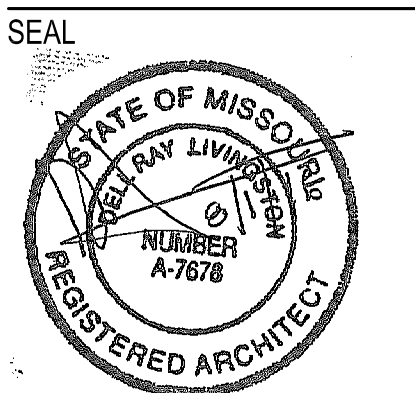
SCALE: 3/32" = 1'-0"



SOFFIT TO BE LOWERED TO  
ALIGN W/ BOTTOM OF  
WINDOW FRAME

11 Elevation Detail  
South Elevation

SCALE: 3/32" = 1'-0"



**Hampton Inn**  
RENOVATION

CHESTERFIELD,  
MISSOURI

SHEET NAME

EXTERIOR  
ELEVATIONS

DATE 4/13/16

DRAWN BY ICB

CHECKED BY DRL

FILE NAME 0815-A303

SCALE AS NOTED

PROJECT NO. 0815

DRAWING

**A3.3**



803 S. MOUNT MORIAH  
SUITE 100B  
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(901) 683-7175 p.  
(901) 683-2385 f.  
llw@lwarchitects.com

ISSUED	DATE
FOR CONSTRUCTION	5-13-16

OWNER REVISIONS	HILTON 100% COMMENTS	DATE
		7-25-16
	CITY ARB COMMENTS	8-31-16

NO.	REVISIONS	DATE

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(901) 373-8462

**TYPICAL FINISHED KEYED NOTES**

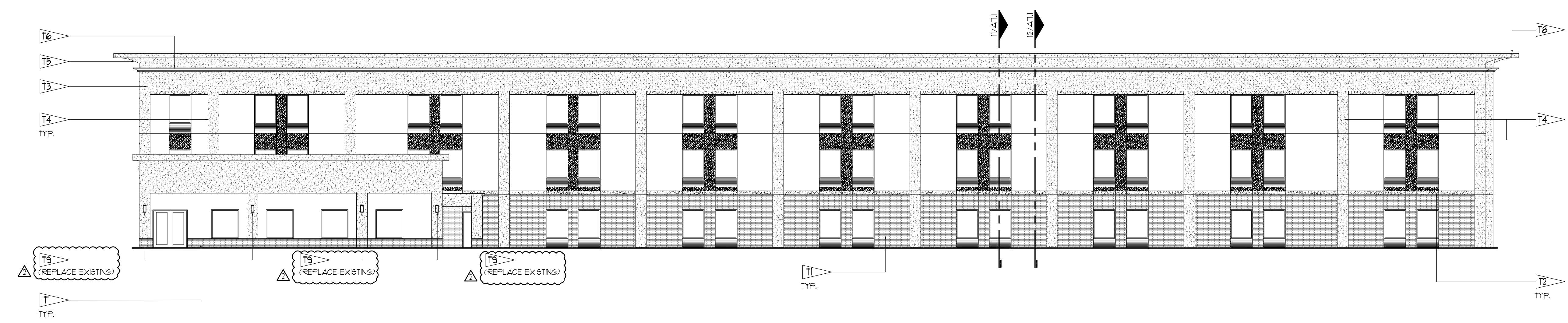
- T1 CUSTOM BRICK POLYMER FINISH OVER EXISTING EIFS
- T2 EIFS TRIM
- T3 NEW EIFS PARAPET
- T4 EXISTING EIFS PILASTERS
- T5 NEW EIFS CORNICE
- T6 OWNER FURNISHED CONTRACTOR INSTALLED MODULAR LED ARCHITECTURAL UP LIGHT
- T7 EXISTING SIGNAGE TO REMAIN
- T8 NEW PRE FINISHED ALUMINUM EDGE FLASHING TO MATCH ADJACENT SURFACES
- T9 SCOFF LIGHT FIXTURE - SEE ELECTRICAL
- T10 NEW WELCOME AND CLEARANCE SIGN AS PER FYI STANDARDS VERIFY WITH APPROVED SIGN VENDOR

**COLOR PALETTE**

- BENJAMIN MOORE PAINTS**
- F1 - PUTNAM IVORY - HC-39
  - F2 - BROOKLINE BEIGE - HC-41
  - F3 - CLINTON BROWN - HC-61 - VERIFY FRAME COLOR FOR PROPER MATCH
  - F4 - ALEXANDRIA BEIGE - HC-T1
  - F5 - "CUSTOM BRICK POLYMER FINISH" OVER EXISTING EIFS MATCH THIN SET BRICK VENEER COLOR "EXECUTIVE IRONSPOT" - SMOOTH THIN BRICK AS MANUFACTURED BY ENDICOTT

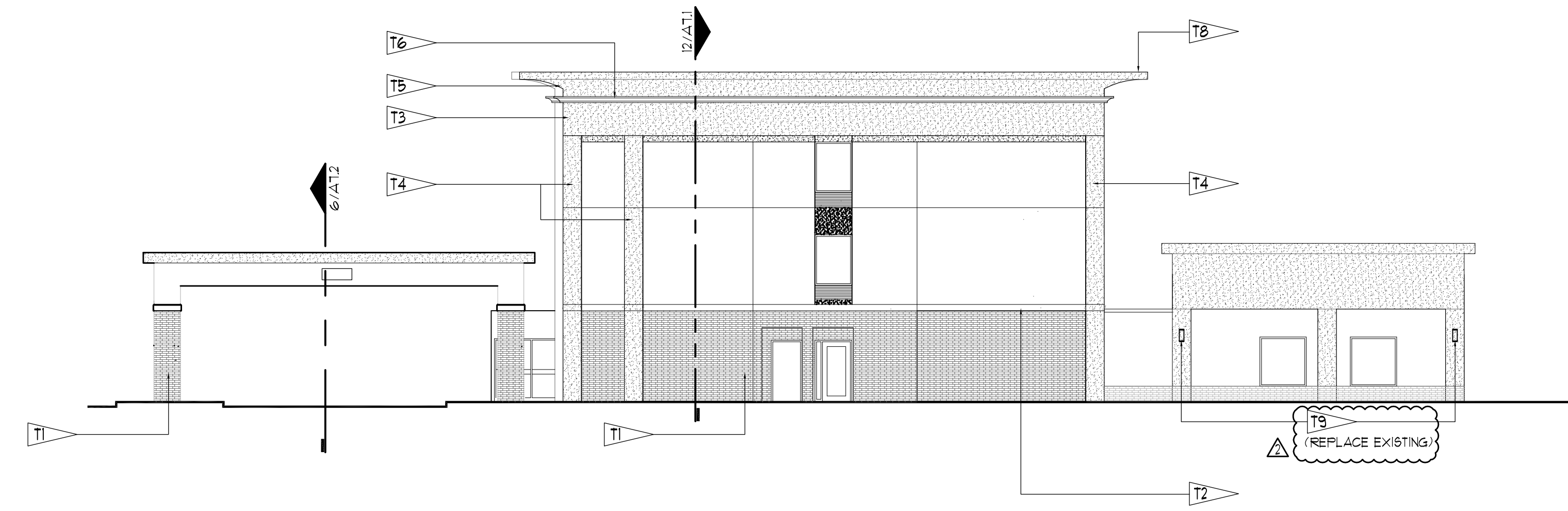
**GENERAL NOTES:**  
1. REMOVE EXISTING WALL SCOFF LIGHT FIXTURES AT FIRST FLOOR AND REPLACE WITH NEW FIXTURES - SEE ELECTRICAL  
2. REPAINT ALL EXISTING WALL MOUNTED VENTS TO MATCH EXISTING ADJACENT SURFACES - TYPICAL  
3. NEW PARAPET HEIGHTS WILL SCREEN ALL EXISTING ROOF EQUIPMENT

- NEW PILASTERS WERE REMOVED  
- CANOPY AND POOL PARAPET PROFILES CHANGED



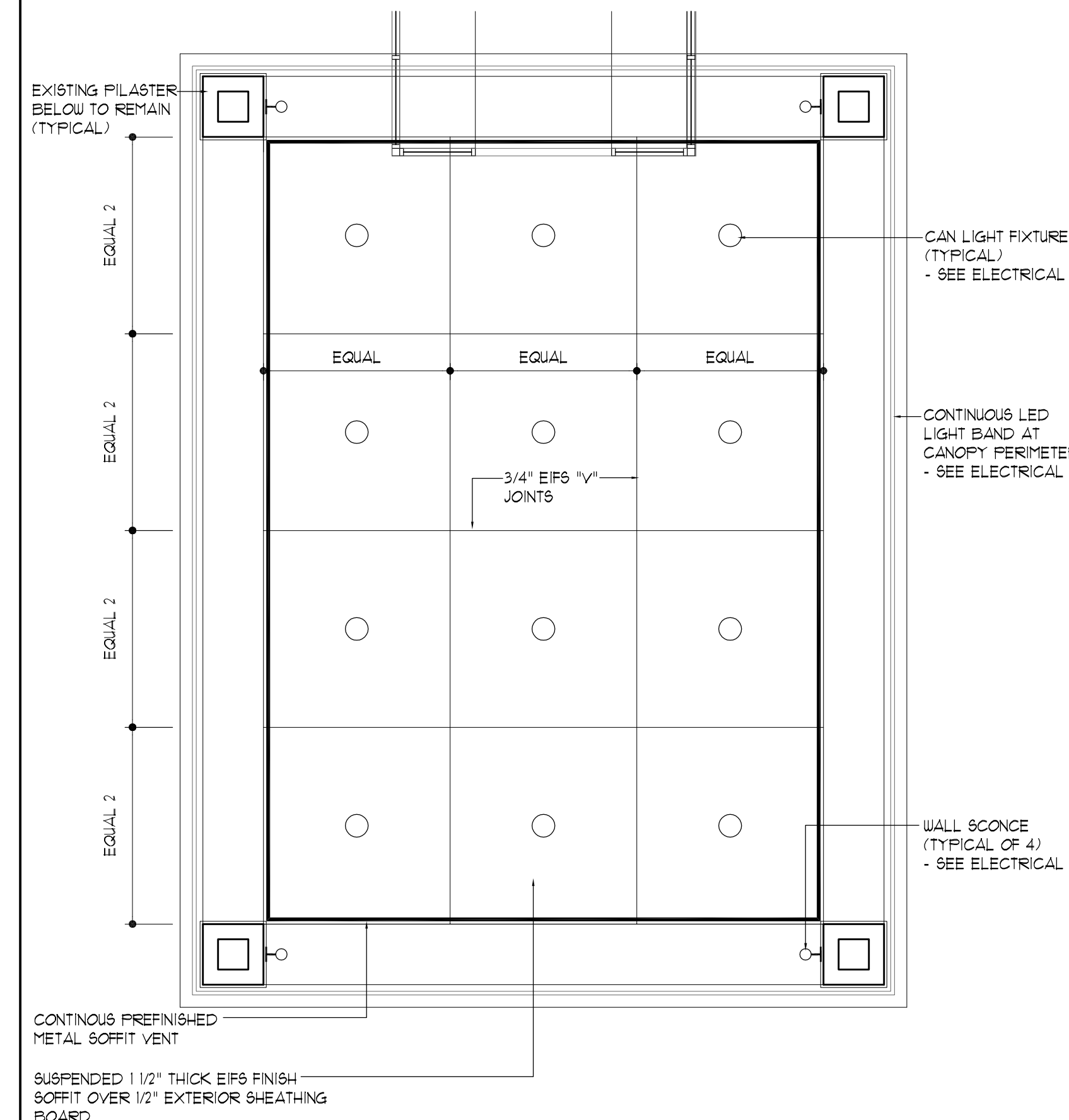
6 Elevation Detail North Elevation

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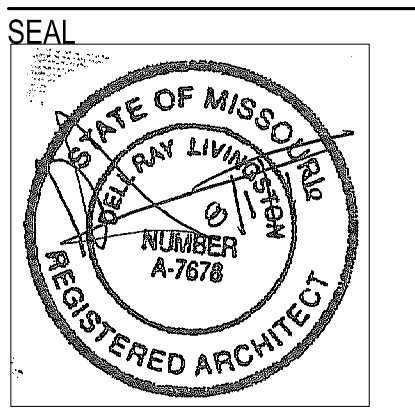
11 Elevation Detail East Elevation

SCALE: 3/32" = 1'-0"



15 Plan Detail Canopy Reflected Ceiling Plan

SCALE: 3/16" = 1'-0"

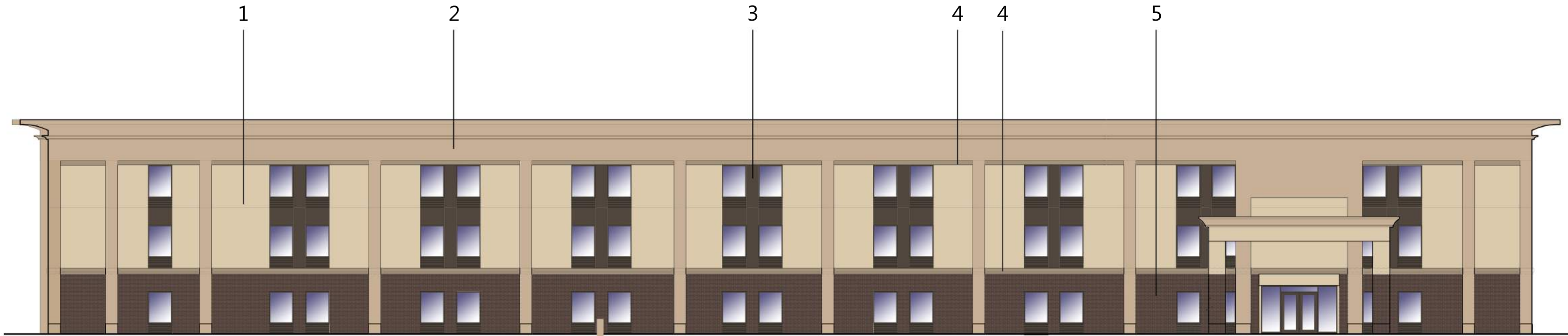


**Hampton Inn**  
RENOVATION  
CHESTERFIELD, MISSOURI

SHEET NAME  
EXTERIOR ELEVATIONS & PORTE COCHERE REF. CEILING PLAN

DATE 4/13/16  
DRAWN BY ICB  
CHECKED BY DRL  
FILE NAME 0815-A304  
SCALE AS NOTED  
PROJECT NO. 0815  
DRAWING

**A3.4**



SOUTH ELEVATION



WEST ELEVATION

*Hampton Inn*  
*Inn*<sup>®</sup>  
 RENOVATION

CHESTERFIELD,  
 MISSOURI

4-29-16



**1 EIFS**

COLOR:  
 PUTMAN IVORY HC-39  
 MANUFACTURER:  
 BENJAMIN MOORE



**2 EIFS**

COLOR:  
 BROOKLINE BEIGE HC-47  
 MANUFACTURER:  
 BENJAMIN MOORE



**3 EIFS**

COLOR:  
 CLINTON BROWN HC-67  
 MANUFACTURER:  
 BENJAMIN MOORE  
 \*(VERIFY FRAME COLOR FOR  
 PROPER MATCH)



**4 EIFS**

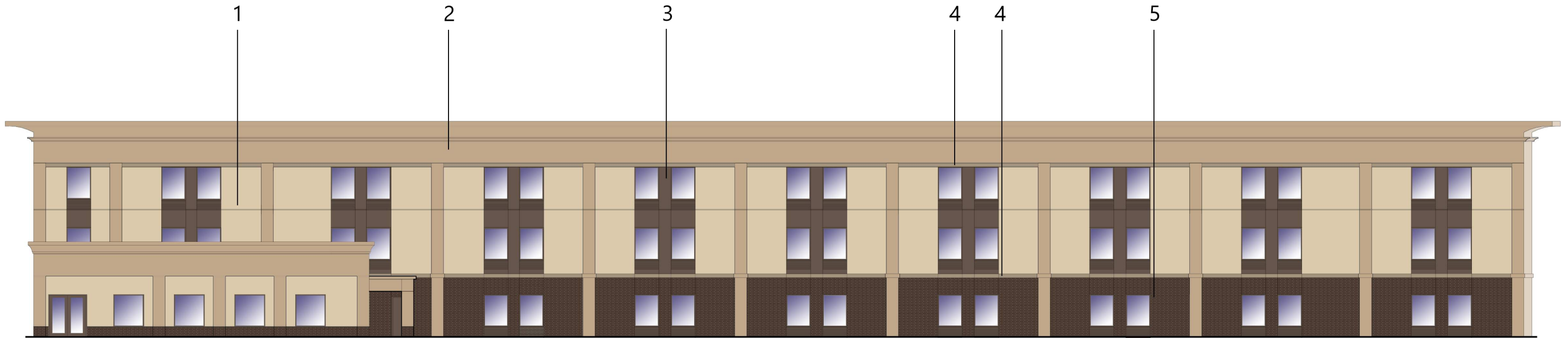
COLOR:  
 ALEXANDRIA BEIGE HC-77  
 MANUFACTURER:  
 BENJAMIN MOORE



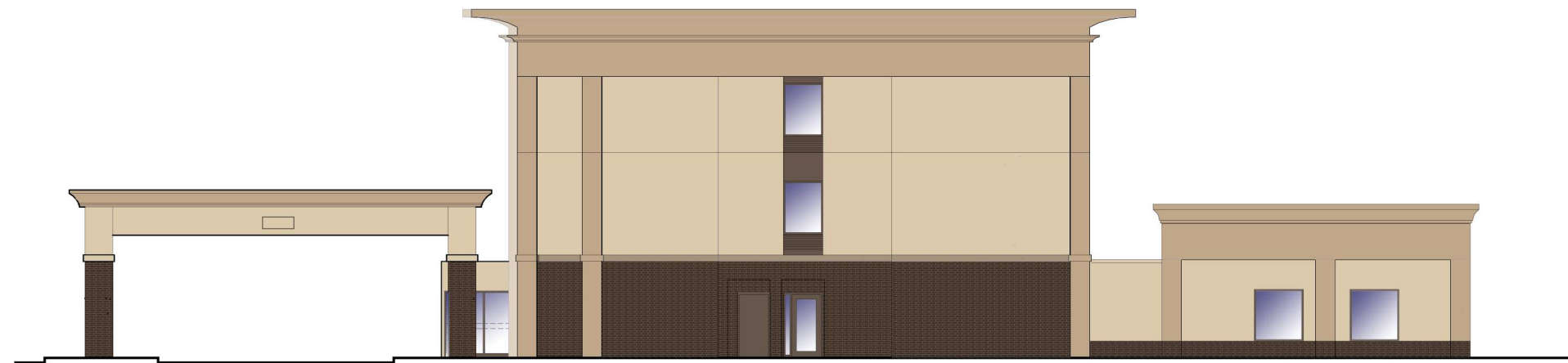
**5 BRICK PATTERNED EIFS**

COLOR:  
 EXECUTIVE IRONSPOT - SMOOTH TEXTURE  
 MANUFACTURER:  
 ENDICOTT CLAY PRODUCTS





NORTH ELEVATION



EAST ELEVATION

*Hampton  
Inn*<sup>®</sup>  
RENOVATION

CHESTERFIELD,  
MISSOURI

4-29-16



1 EIFS

COLOR:  
PUTMAN IVORY HC-39  
MANUFACTURER:  
BENJAMIN MOORE



2 EIFS

COLOR:  
BROOKLINE BEIGE HC-47  
MANUFACTURER:  
BENJAMIN MOORE



3 EIFS

COLOR:  
CLINTON BROWN HC-67  
MANUFACTURER:  
BENJAMIN MOORE  
\*(VERIFY FRAME COLOR FOR  
PROPER MATCH)



4 EIFS

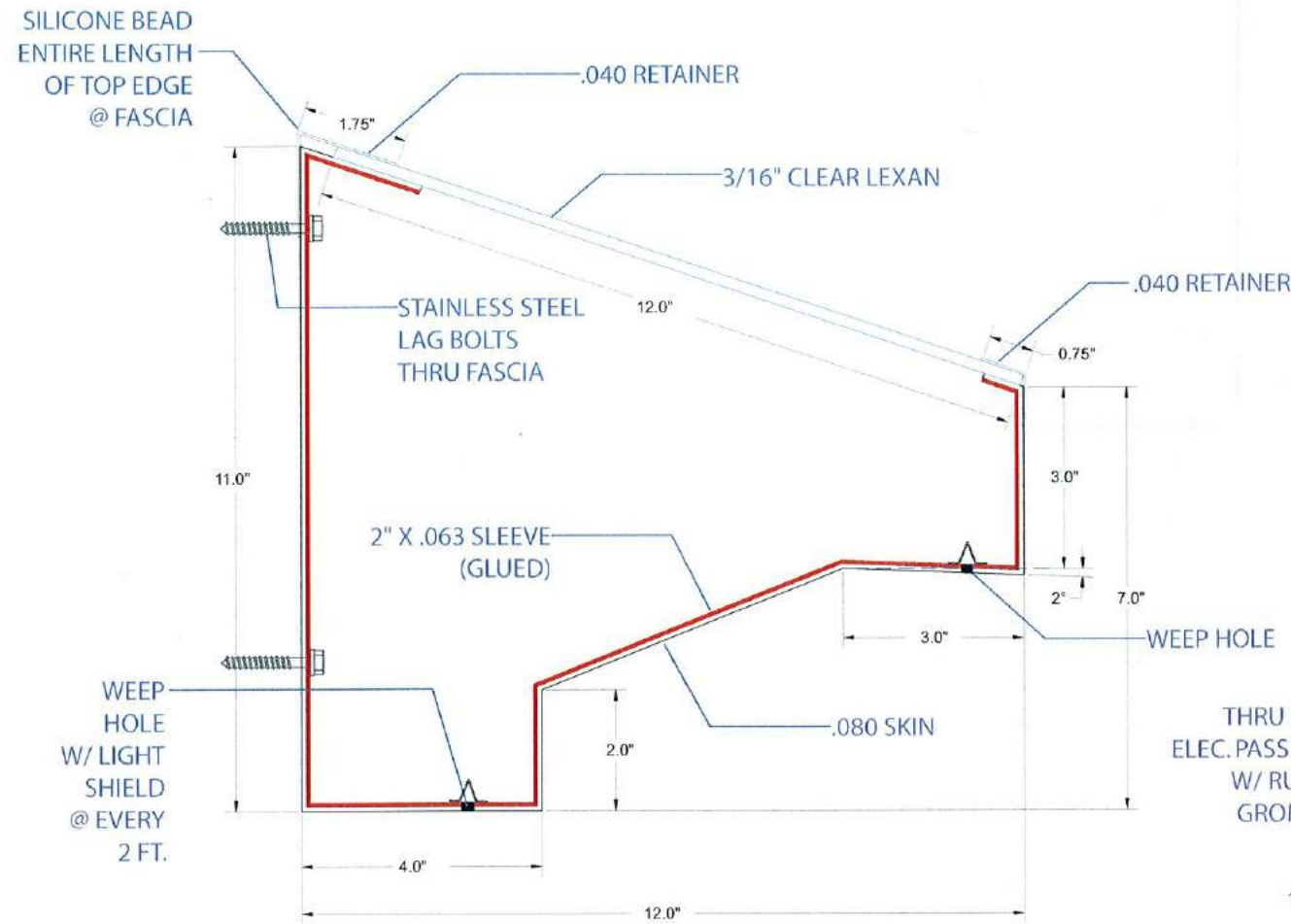
COLOR:  
ALEXANDRIA BEIGE HC-77  
MANUFACTURER:  
BENJAMIN MOORE



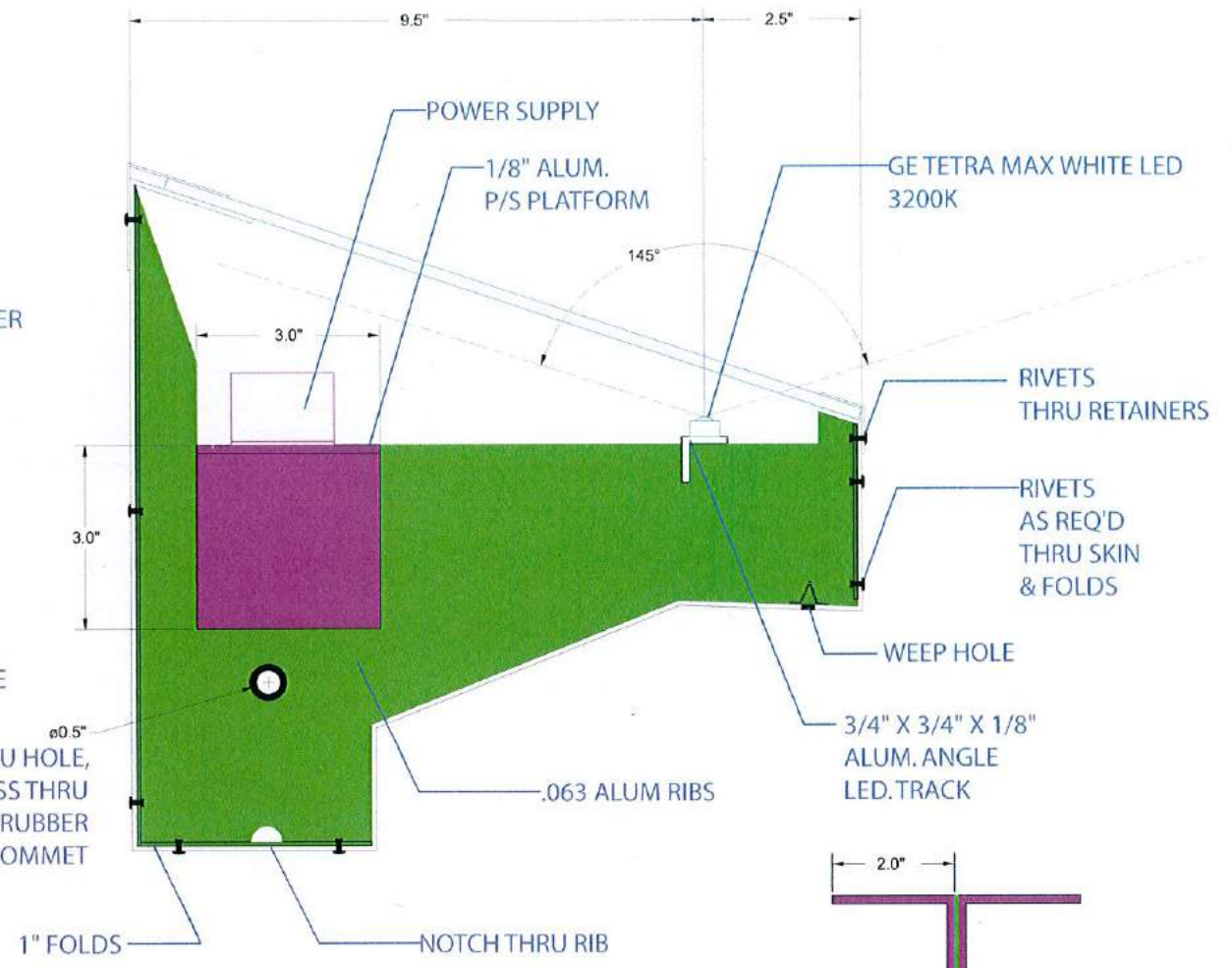
5 BRICK PATTERNED EIFS

COLOR:  
EXECUTIVE IRONSPOT - SMOOTH TEXTURE  
MANUFACTURER:  
ENDICOTT CLAY PRODUCTS

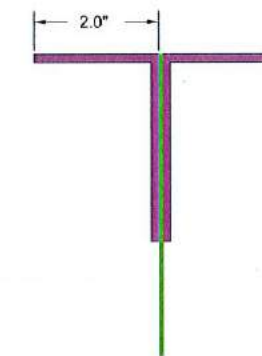




PROFILE @ SEAM - SCALE: 3"= 1'



PROFILE @ RIB - SCALE: 3"= 1'



FRONT SECTION VIEW @ RIB - SCALE: 3"= 1'

**NOTES**

- 1) UL LABELS REQUIRED - INSTALL IN ACCORDANCE WITH NEC
- 2) PRIMARY ELECTRICAL BY OTHERS.
- 3) IF AVAILABLE POWER IS NOT 120 VOLT, THEN A DIFFERENCE IN PRICE WILL APPLY OR A STEP DOWN TRANSFORMER WILL NEED TO BE USED.
- 4) PAINT (AKZO NOBEL) TO MATCH FASCIA, SATIN FINISH
- 5) 8' TO 10' LENGTHS

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE

DATE

**LAURETANO**  
SIGN GROUP

1 Tremco Drive. Terryville, CT 06786  
phone: 860.582.0233 fax: 860.583.0949  
signs@lauretano.com www.lauretano.com

**TECHNICAL PAGE**

6 Marked dimensions are for internal quality control purposes.

**UL FILE NO. E70436**

Print 7776JP-3

Quote 30234

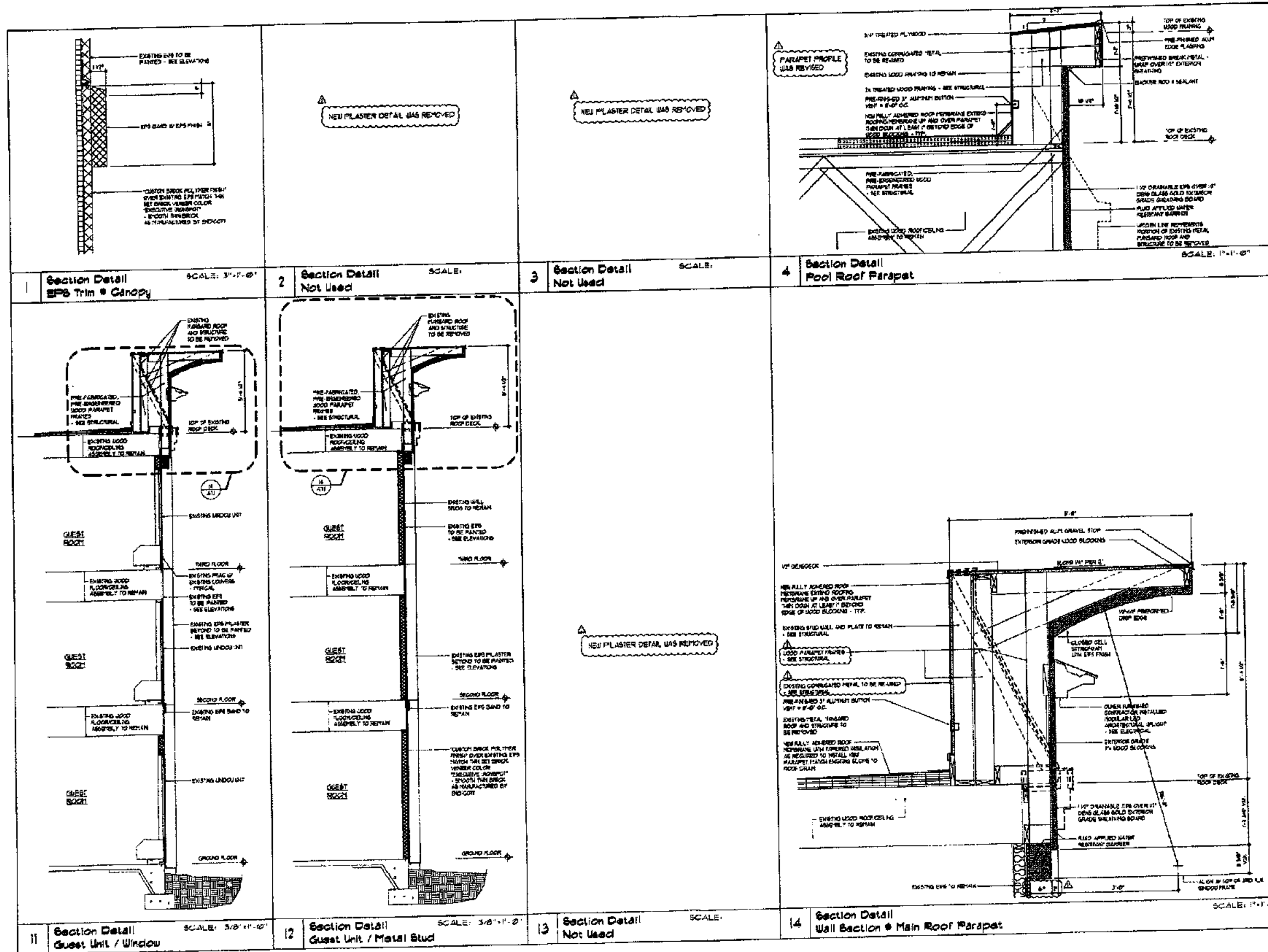
Amps TBD

Date 12/1/14

Line 5 & 6

Volts 120





805 S. HOLLY HORN  
 SUITE 1008  
 MEMPHIS, TN 38117  
 (901) 883-7175  
 (901) 883-2385  
 DL@lwa.com

ISSUED FOR CONSTRUCTION 5/13/16

NO.	REVISIONS	DATE

CONSULTANTS  
 STRUCTURAL: DPC ENGINEERS (901) 877-9994  
 ELECTRICAL: JAMES W. BURNS, P.E. (901) 372-4492

NO. 1 REVISIONS DATE

CONSULTANTS

STRUCTURAL: DPC ENGINEERS (901) 877-9994

ELECTRICAL: JAMES W. BURNS, P.E. (901) 372-4492



**Hampton Inn**  
 RENOVATION

CHESTERFIELD, MISSOURI

WALL SECTIONS AND DETAILS

DATE: 4/13/16

DRAWN BY: ICB

CHECKED BY: DRL

FILE NAME: 0815-A701

SCALE: AS NOTED

PROJECT NO: 0815

DRAWING: A7.1