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Architectural Review Board Staff Report

Project type: Amended Architectural Elevations

Meeting Date: February 9, 2017

From: Cecilia Hernandez, Project Planner

Location: 101 Hilltown Village Center

Applicant: Tr,i Architects

Description: **Hilltown Village Center (AAE):** Amended Architectural Elevations and Architect's Statement of Design for a 13.0 acre tract of land zoned "C-8" Planned Commercial District located at the northeast corner of the intersection of Olive Boulevard and Chesterfield Parkway (18S521108 & 18S630327).

PROPOSAL SUMMARY

Tr,i Architects, on behalf of the Hilltown Village Center, has submitted a request for Amended Architectural Elevations for a retail shopping center located at the northwest corner of the intersection of Olive Boulevard and Hilltown Village Ctr. The request is for approval of new EIFS entablatures, new charcoal asphalt shingles, and new dark bronze anodized doors and windows for four buildings.

HISTORY OF SUBJECT SITE

This property was zoned "C8" Planned Commercial District by St. Louis County in 1983. The property has been utilized as a retail shopping center since construction. Over the years, there have been many amendments to elevations and to the site itself.



STAFF ANALYSIS

The Unified Development Code Sec. 31-04-01D requires that all structures should meet the requirements outlined for scale, design, materials and colors, landscape design and screening, signage, and lighting.

While the scale of the buildings is not changing, the proposed improvements add a number of consistent architectural details which adds a sense of human scale. The proposed design improvements are continued on 4 buildings (Building A, C, D, and G) to create continuity throughout the development. In addition to the universal changes, the applicant has proposed to add a covered walkway to building D in order to provide a sign band for the tenant, create a visual identification of the entry point, and to improve the human scale.

The rooftop equipment, which is currently visible from the front of buildings A, C and G, is being improved by additional screening height. It should be noted, however, that the rooftop equipment on buildings A, C, and D is visible from the rear of the buildings, including from adjacent streets, and will remain as is with no alterations. Images of the existing conditions have been provided in this report for your reference.

The materials and colors of the proposed improvements add architectural details to the building which contrast nicely against the existing brick façade. These proposed improvements to add a cream colored EIFS entablature, add contrasting charcoal colored shingles, and update windows and doors to a dark bronze color, are proposed for all four buildings and are consistent throughout the development. The following section will detail the proposed changes for each building (A, C, D, and G).

Proposed Changes

Building A

The applicant is proposing to change three different elements of the design of the building as follows:

- 1 Add a light colored EIFS entablature/sign band.
- 2 Change the rooftop shingles to a dark charcoal color.
- 3 Add new dark bronze anodized doors and painted window frames. Please note some of these have already been painted and replaced, however, under the scope of this project, all windows and doors would be replaced or painted to match as shown.

Additionally, the EIFS for building A would greatly improve the appearance by adding screening of the rooftop equipment to the front facade. It should be noted, however, that as shown in images below, the rooftop equipment can be seen from the rear of the building, including from Chesterfield Parkway, and Olive Blvd.



Proposed Building A



Existing Building A



Rooftop Equipment of Building A as seen from Right of Way

Building C

As with building A, the applicant is proposing to change three different elements of the design as follows:

- 1 Add a light colored EIFS entablature.
- 2 Change the rooftop shingles to a dark charcoal color.
- 3 Add new dark bronze anodized doors and painted window frames.

Additionally, the EIFS for building C would add screening of the rooftop equipment to the front facade. It should be noted, however, that as shown in images below, the rooftop equipment can be seen from the rear of the building, including from Hilltown Village Ctr.



Proposed Building C



Existing Building C



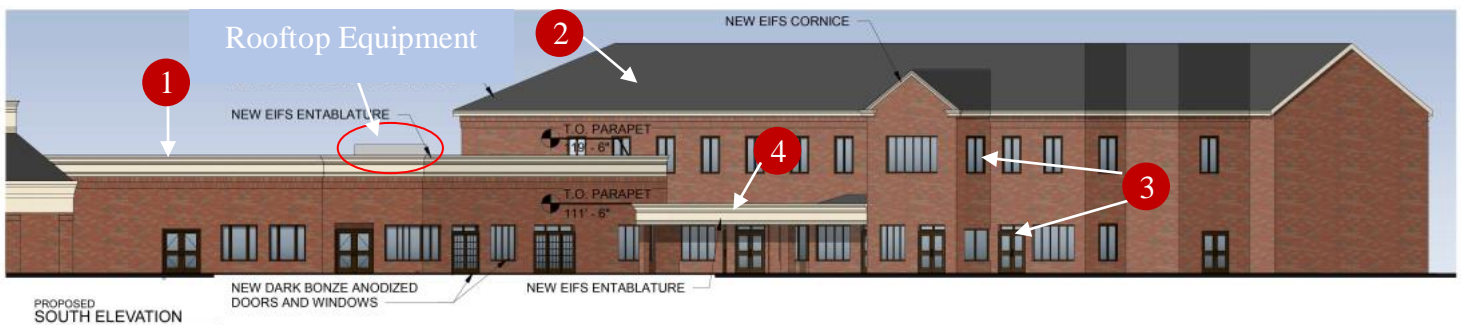
Rooftop Equipment of Building C as seen from Right of Way

Building D

The applicant is proposing to change the following elements of the design of the building:

- 1 Add a light colored EIFS entablature.
- 2 Change the rooftop shingles to a dark charcoal color.
- 3 Add new dark bronze anodized doors and painted window frames.
- 4 Add new covered walkway with the same EIFS entablature.

The EIFS for building D would improve the appearance by adding screening of the rooftop equipment to the front facade. It should be noted, however, that as shown in the image of the Proposed Building D below, the rooftop equipment will still be seen, to a minimal degree. Additionally, the rooftop equipment can be seen from Hilltown Village Ctr. right-of-way at the rear of the building (as shown in the image below). This is not proposed to change.



Proposed Building D



Existing Building D



Rooftop Equipment of Building D as seen from Hilltown Village Ctr. Right-of-Way

Building G

As with the other buildings, the applicant is proposing to change three different elements of the design of the building in this development as follows:

- 1 Add a light colored EIFS Entablature.
- 2 Change the rooftop shingles to a dark charcoal color.
- 3 Add new dark bronze anodized doors and painted window frames.

The EIFS for building G screens the rooftop equipment, which is currently visible from Olive Blvd. as seen in the image of Existing Building G.



Proposed Building G



Existing Building G

DEPARTMENT INPUT

Staff has reviewed the Amended Architectural Elevations and is requesting a recommendation from the Architectural Review Board (ARB) on the Amended Architectural Elevations and the Architect's Statement of Design. All recommendations made by the ARB will be included in Staff's report to the Planning Commission.

MOTION

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

- 1) "I move to forward Amended Architectural Elevations for the Hilltown Village Center as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Architectural Elevations for the Hilltown Village Center to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



**ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist**

Date of First Comment Letter Received from the City of Chesterfield Dec. 19, 2016

Project Title: Hilltown Village Center **Location:** NEC of Chesterfield Parkway West & Olive Blvd.
Developer: Montgomery Management **Architect:** TR,i Architects **Engineer:** None

PROJECT STATISTICS:

Size of site (in acres): unknown **Total Square Footage:** unknown **Building Height:** Varies, see elevs.

Proposed Usage: Mixed Use: Retail, Restaurant, & Business

Exterior Building Materials: Brick, Glass, Architectural Asphalt Shingles, & EIFS

Roof Material & Design: Partial Mansard roof with Architectural Asphalt shingle and a flat EPDM roof

Screening Material & Design: Parapet walls / mansard roofs on front and sides, none existing at rear of most bldgs.

Description of art or architecturally significant features (if any): None

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.



January 20, 2017

City Planner
City of Chesterfield

Re: **Hilltown Village Center – Façade renovation (Amended Architectural Elevations)**
TR,i Project #: 12-050
ARCHITECT'S STATEMENT OF DESIGN

To Whom it may concern,

As required by Chesterfield's Unified Development Code the following is out Architect's Statement of Design responding to the Architectural review design standards as they apply to our project.

General requirements for site design:

1. Site relationships: All relationships between building and pedestrian circulation are existing and no modifications are being proposed.
2. Circulation system and access: All site access points, vehicular circulation paths, and pedestrian circulation paths are existing and no modifications are being proposed. All parking areas are also existing and are not being modified.

We are adding a small covered walkway/entry at the Southwest elevation of building D. This covered entry will provide pedestrian scale at the entry and also provide a sign band for the tenant signs to move out to the face of the adjacent building projection create a better visual identification to the entry.

There are no proposed topographic changes to the site and no new retaining walls.

General requirements for building design:

1. Scale: The existing scale of the buildings are not being changed and the scale of each building fits into the overall proportions of the buildings in the entire development.
As discussed previously at the Southwest elevation of building D an entry canopy is being provided at the tenant entries on the first floor to provide human scale.
The general scale of all elements carries through the development tying the buildings together.
2. The end and side building facades that are being renovated provide a mix of materials including brick, glass, asphalt shingles, and EIFS. Also provided is the existing brick detailing and new EIFS cornice treatments that tie the buildings in the development together by using matching colors and similar styles and scales of cornices.
The buildings utilize fenestrations, projected covered walk ways, and variations in the tops of the walls as well as variations in the treatments to avoid linear repetitive walls.

3. **Materials and Colors:** The building facades / design utilize much of the existing face brick on the walls with the addition of a new charcoal color Architectural asphalt shingle on the existing mansard roofs and added EIFS cornices and Entablatures to enhance the building façade. These added EIFS elements will be in an off white / limestone color to compliment the red brick on the building. The windows and storefront doors are being update to dark bronze frames to warm up the building as well.
4. **Landscape design and screening:** All existing site and building landscaping will remain and be maintained as it is today, there are no proposed changes to the walkways in front of the buildings or the buildings base requiring adjustments to the landscaping. There are no proposed new site walls or fences at this time. All trash area, docks, service areas will continue to be screened as they are today. Rooftop units are screened by the front and side walls of each building which are being improved and additional screening height is being added where it was lacking at building C (Schnuck's) but the existing buildings do not have much in the way of RTU screening at the rear walls and no improvements are being proposed at the rear of the buildings.
5. **Signage:** No new signage is being proposed as part of this package and we understand signage would be reviewed through a separate process. Most sign locations are the same as they were with the simply movement of them onto the new entablatures being constructed. Scale will be improved as the signs will remain the same but the signage field is being increased in height in many locations.

Specific requirements for the Chesterfield Valley:

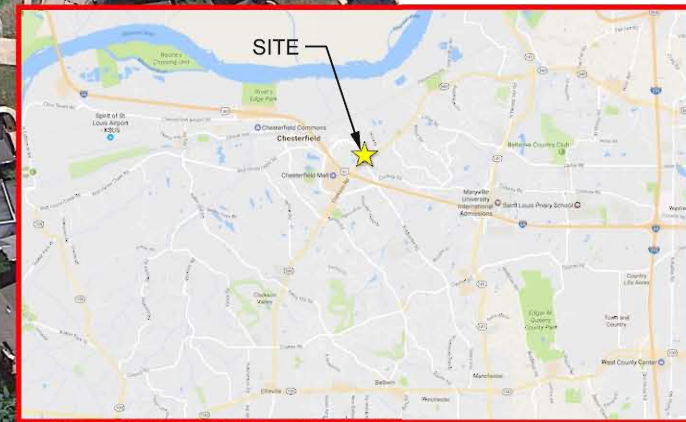
Our development does not fall within Chesterfield Valley.

I trust this information meets your needs. Please advise if you have any questions or comments.

Respectfully,

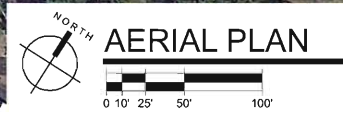
A handwritten signature in black ink, appearing to read "JP Kaiser". The signature is written in a cursive, flowing style.

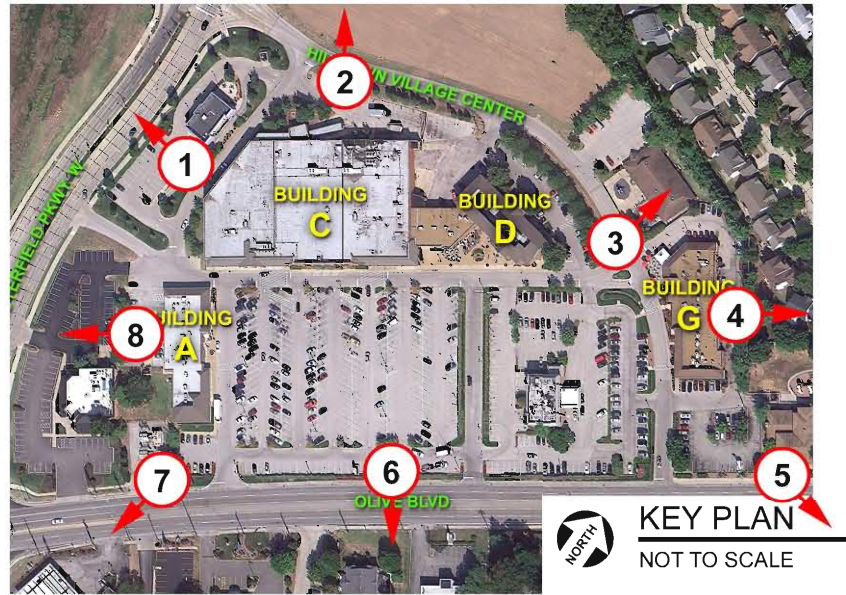
Jeffrey P. Kaiser
Project Manager



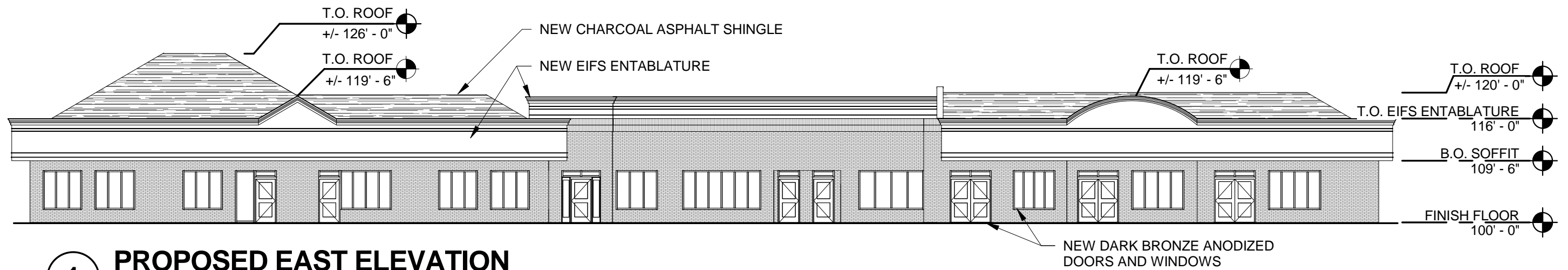
LOCATION MAP

HILLTOWN VILLAGE - KEY PLAN

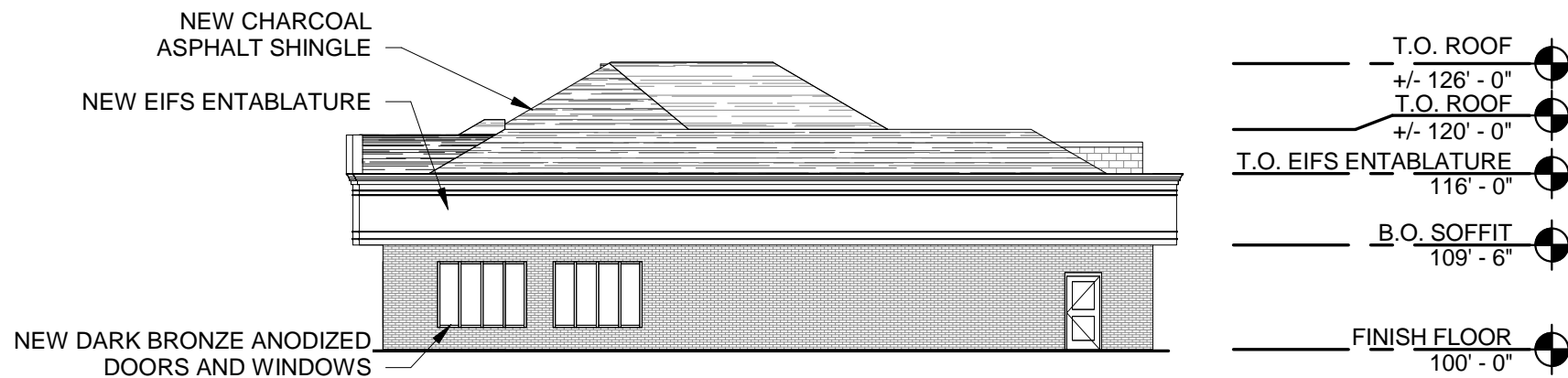




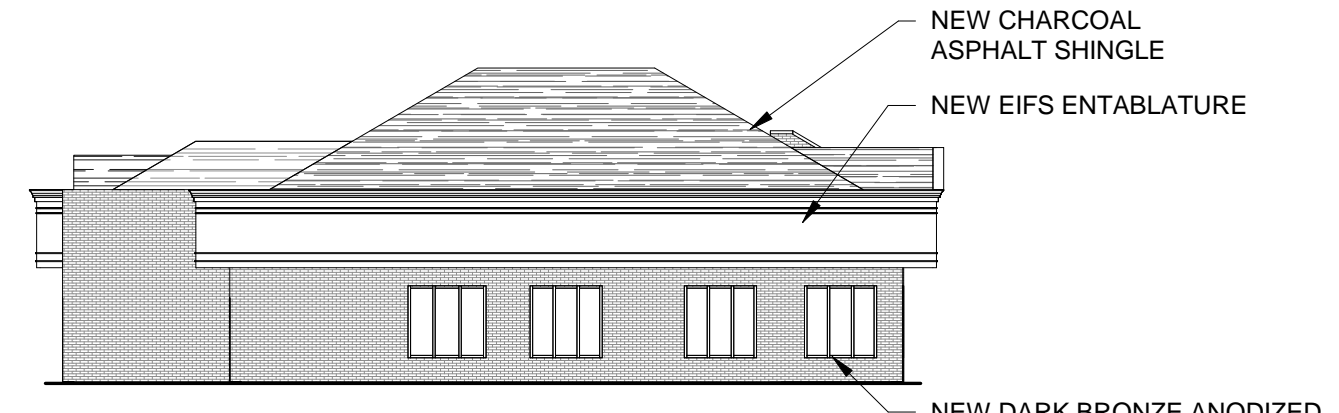
HILLTOWN VILLAGE



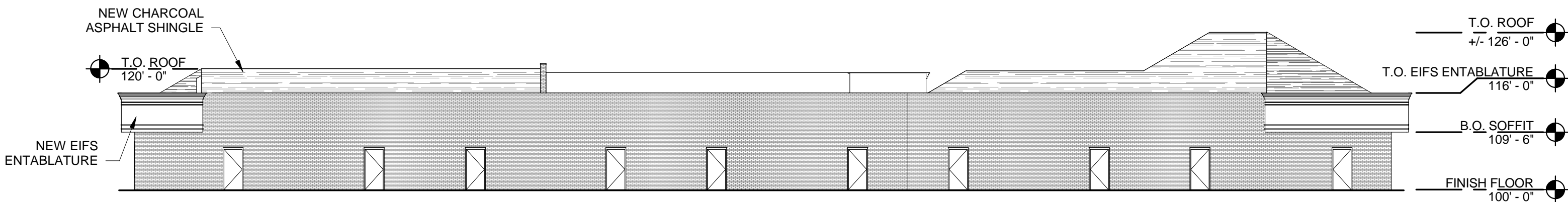
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2 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"

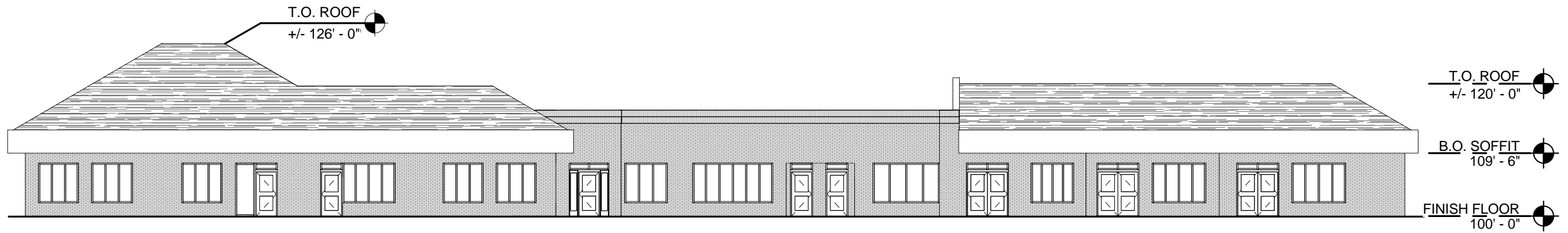


3 PROPOSED SOUTH ELEVATION
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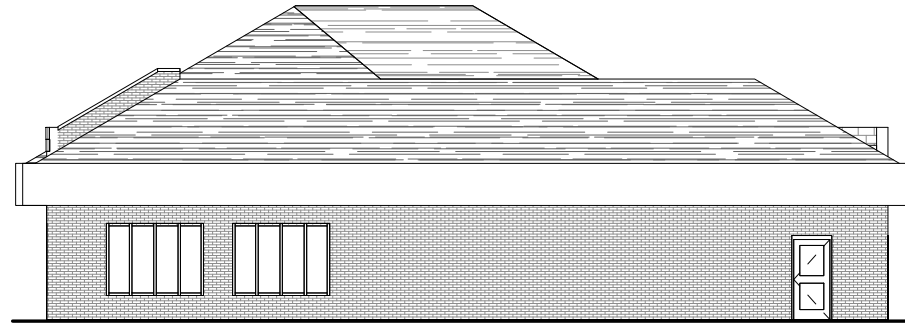


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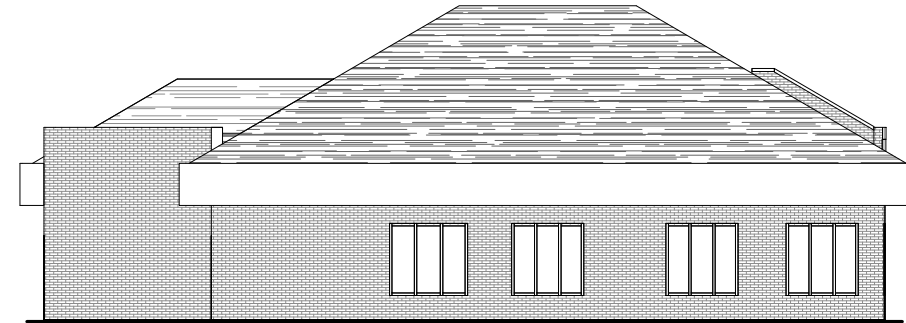
**BUILDING A
HILLTOWN VILLAGE - FACADE RENOVATION**



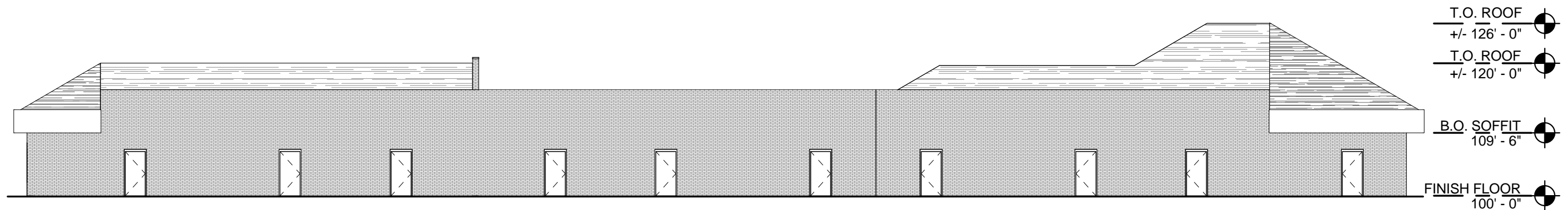
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SCALE: 1/16" = 1'-0"



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

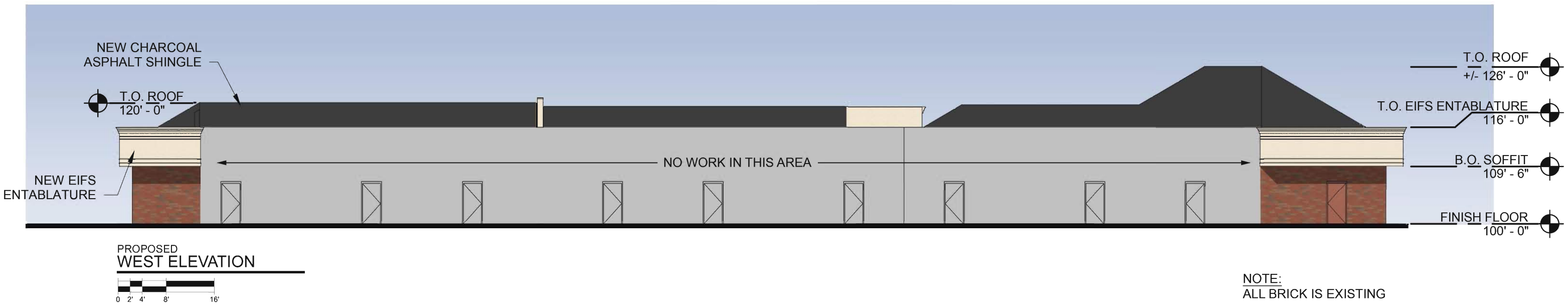
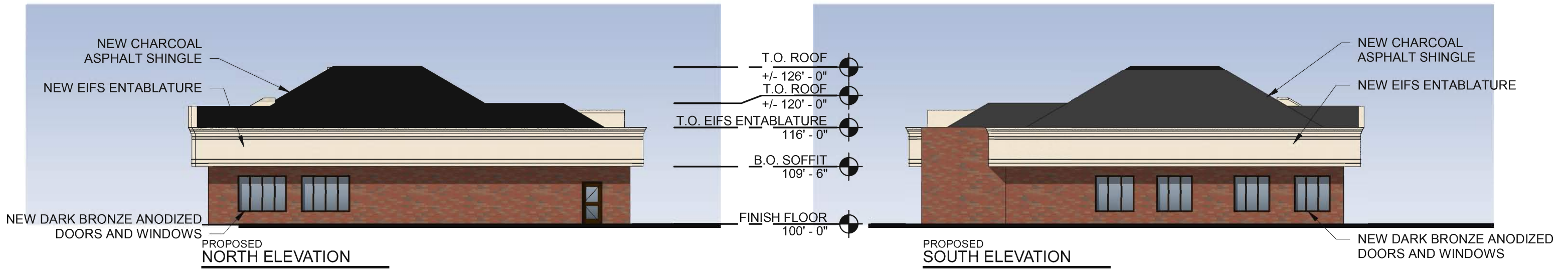


3 **EXISTING SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"



4 **EXISTING WEST ELEVATION**
SCALE: 1/16" = 1'-0"

BUILDING A
HILLTOWN VILLAGE - FACADE RENOVATION



BUILDING A
HILLTOWN VILLAGE - FACADE RENOVATION

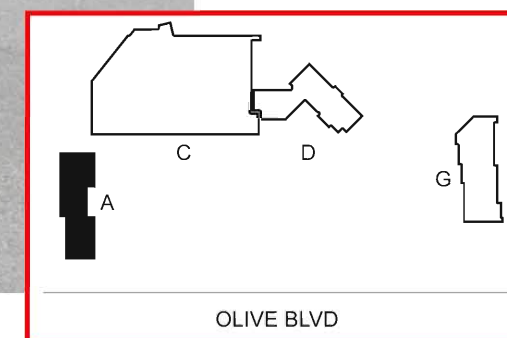
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EXISTING

PROPOSED



KEY PLAN

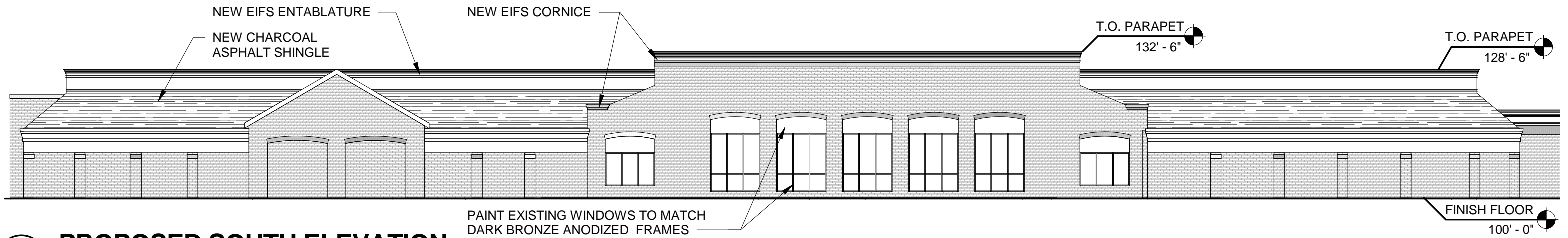


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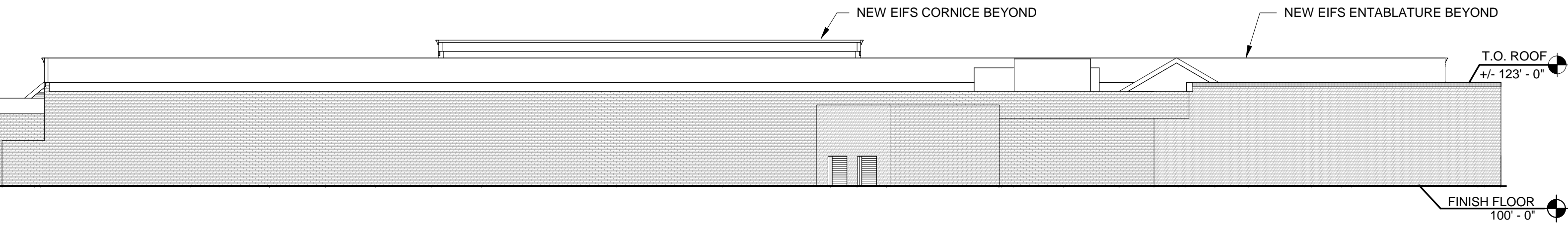
HILLTOWN VILLAGE - BUILDING A

CHESTERFIELD,
 12-050

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2 **PROPOSED SOUTH ELEVATION**
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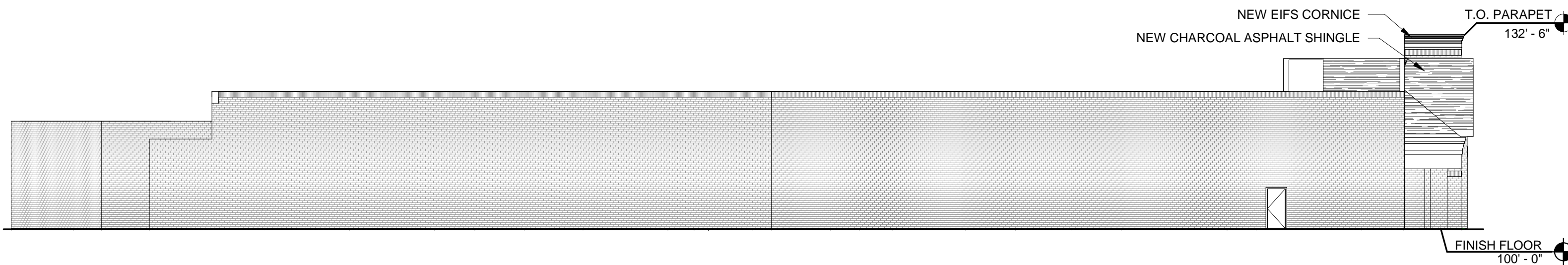


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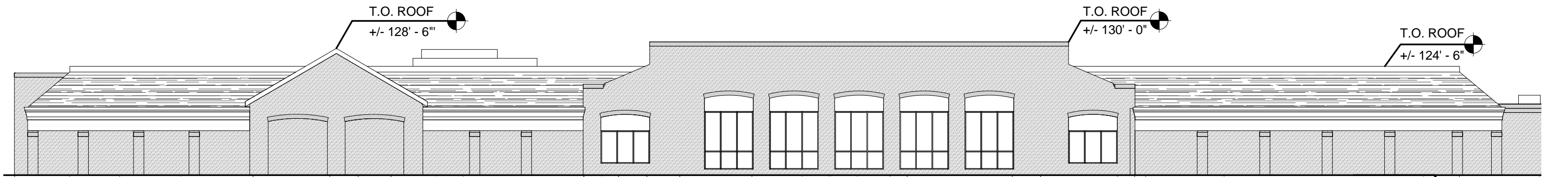
BUILDING C
HILLTOWN VILLAGE - FACADE RENOVATION



2 PROPOSED EAST ELEVATION
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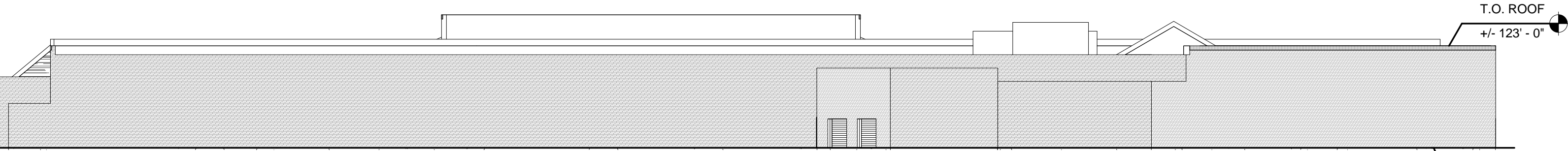
1 PROPOSED WEST ELEVATION
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2

EXISTING SOUTH ELEVATION

SCALE: 3/64" = 1'-0"

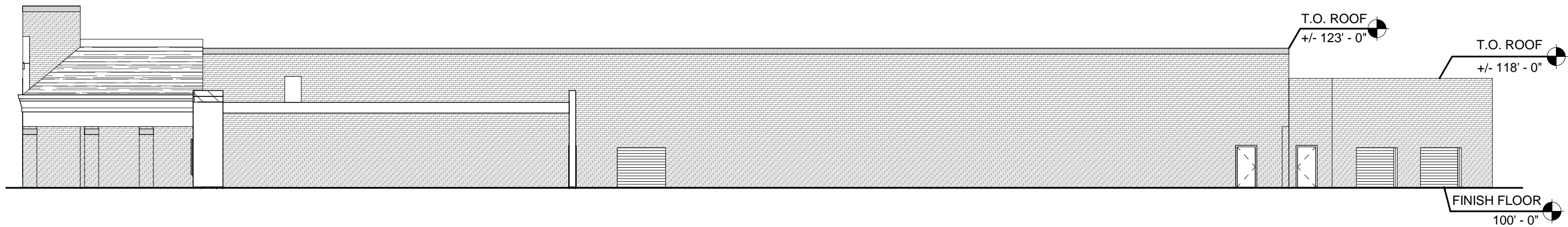


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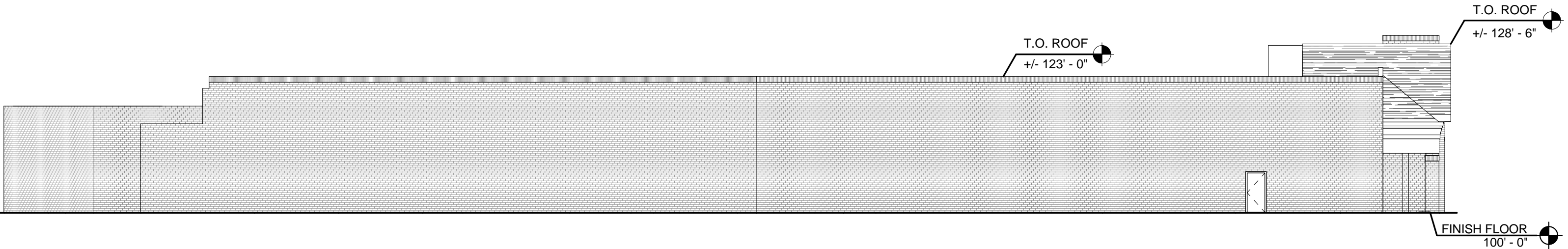
EXISTING NORTH ELEVATION

SCALE: 3/64" = 1'-0"

**BUILDING C
HILLTOWN VILLAGE - FACADE RENOVATION**

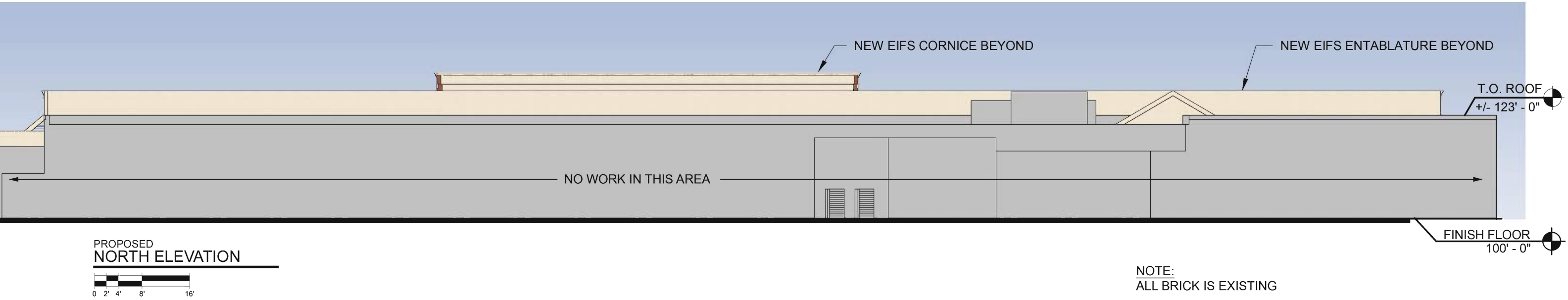


1 **EXISTING EAST ELEVATION**
SCALE: 1/16" = 1'-0"



2 **EXISTING WEST ELEVATION**
SCALE: 1/16" = 1'-0"

BUILDING C
HILLTOWN VILLAGE - FACADE RENOVATION



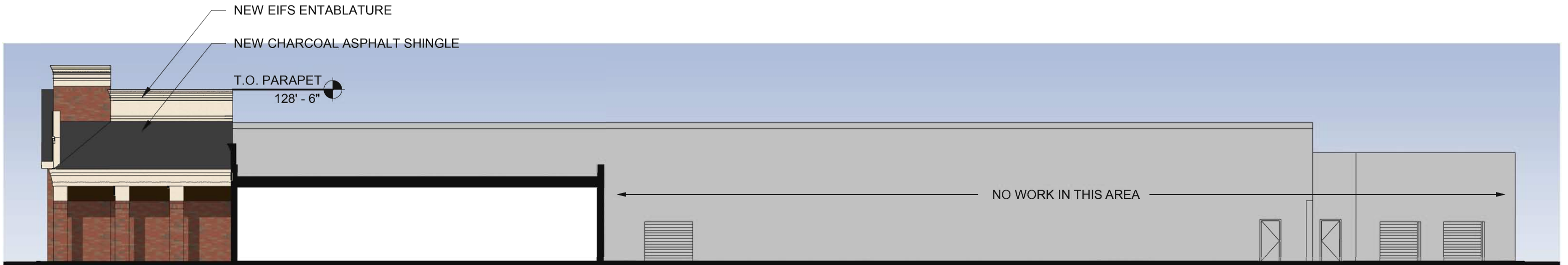
BUILDING C
HILLTOWN VILLAGE - FACADE RENOVATION

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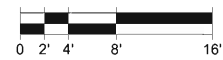


PROPOSED
EAST ELEVATION



FINISH FLOOR
100' - 0"

PROPOSED
WEST ELEVATION



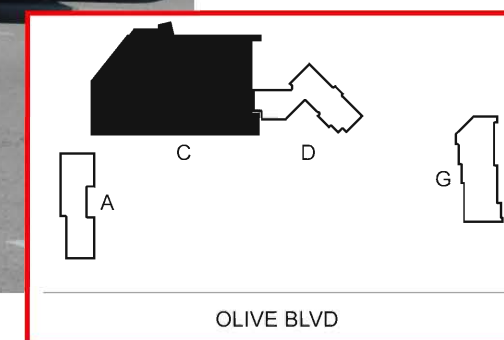
NOTE:
ALL BRICK IS EXISTING

BUILDING C HILLTOWN VILLAGE - FACADE RENOVATION



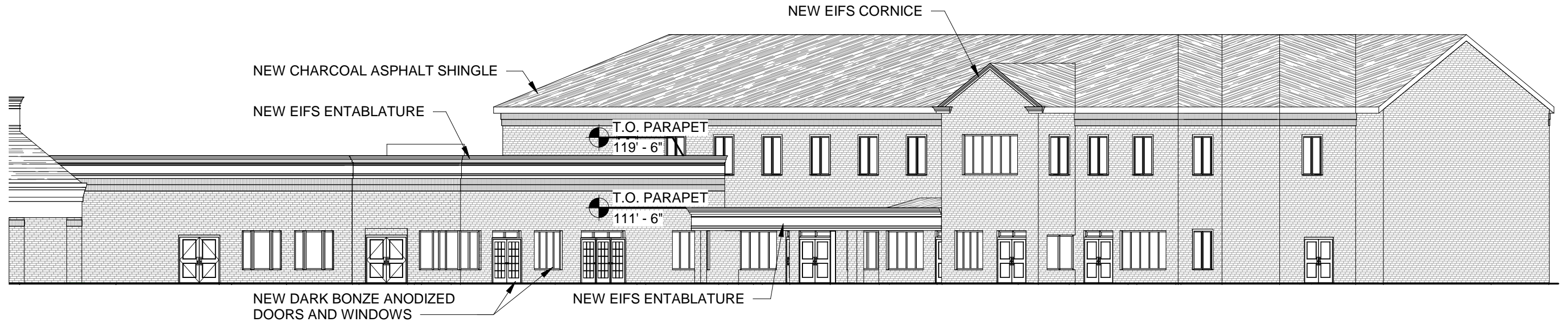
EXISTING

PROPOSED



KEY PLAN

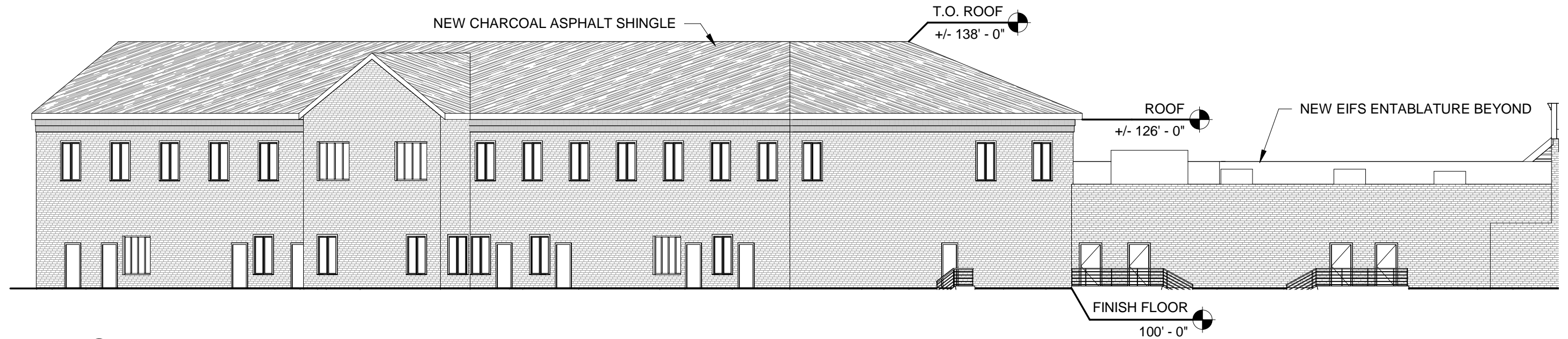
HILLTOWN VILLAGE - BUILDING C



1

PROPOSED SOUTH ELEVATION

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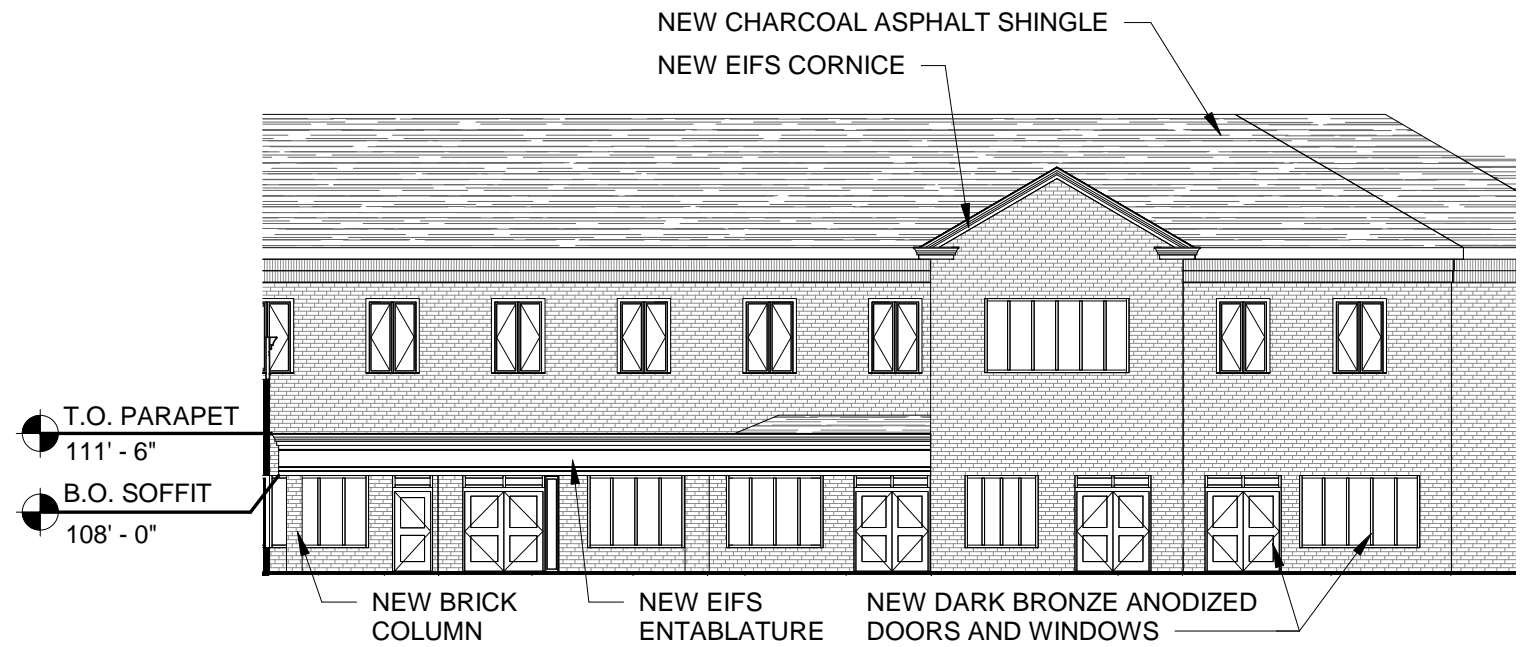


2

PROPOSED NORTH ELEVATION

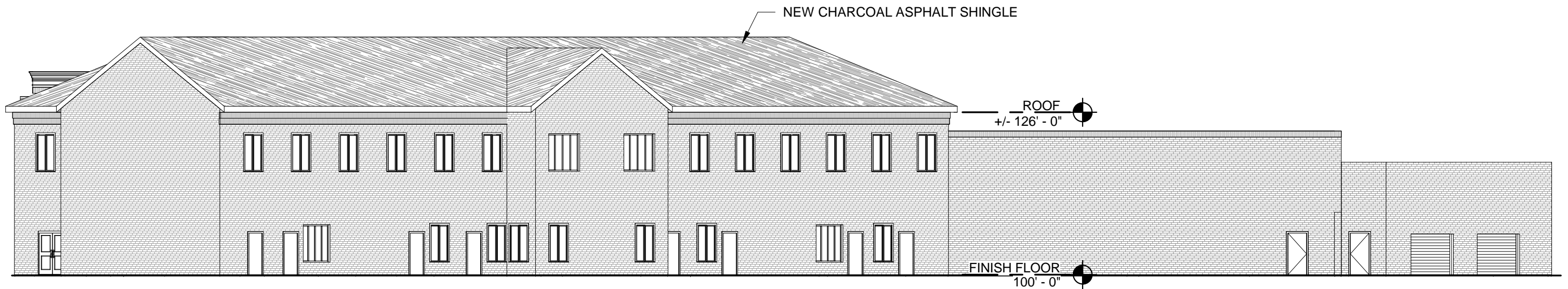
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**BUILDING D
HILLTOWN VILLAGE - FACADE RENOVATION**



2 PROPOSED SOUTHWEST ELEVATION

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



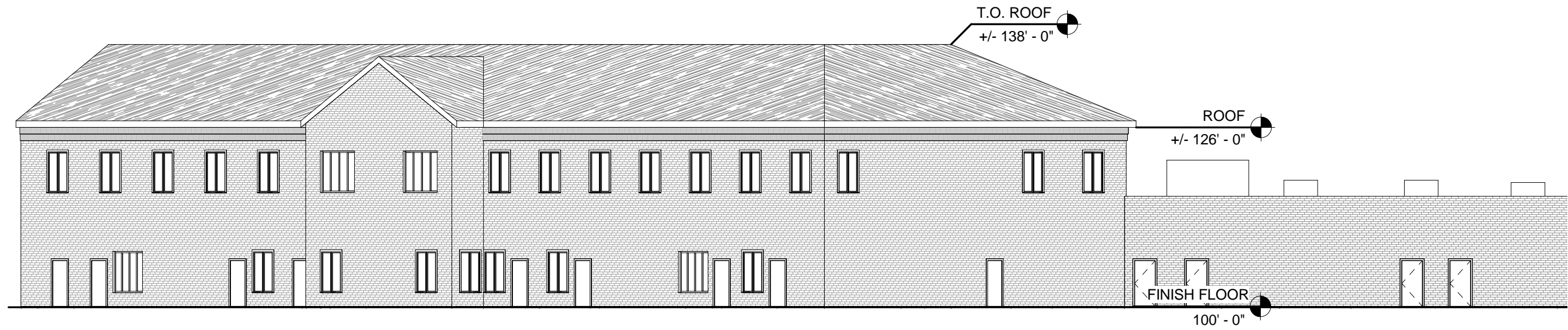
1 PROPOSED EAST ELEVATION

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

**BUILDING D
HILLTOWN VILLAGE - FACADE RENOVATION**



2 **EXISTING SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"

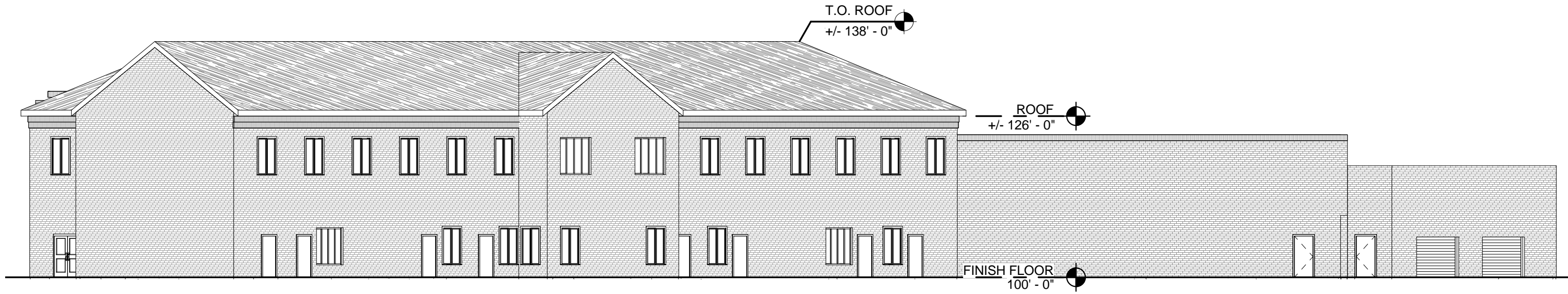


1 **EXISTING NORTH ELEVATION**
SCALE: 1/16" = 1'-0"

BUILDING D
HILLTOWN VILLAGE - FACADE RENOVATION



2 EXISTING SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"

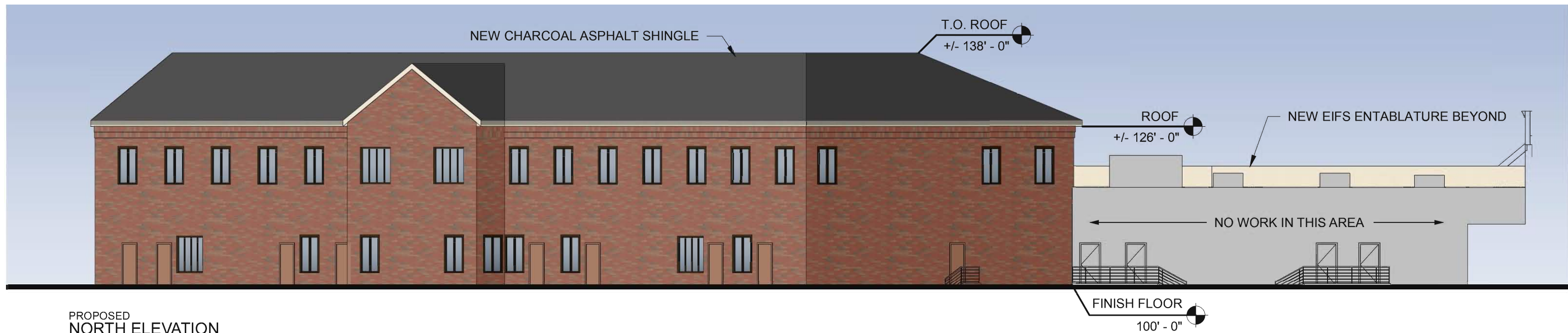


1 EXISTING EAST ELEVATION
SCALE: 1/16" = 1'-0"

**BUILDING D:
HILLTOWN VILLAGE - FACADE RENOVATION**



PROPOSED
SOUTH ELEVATION



PROPOSED
NORTH ELEVATION

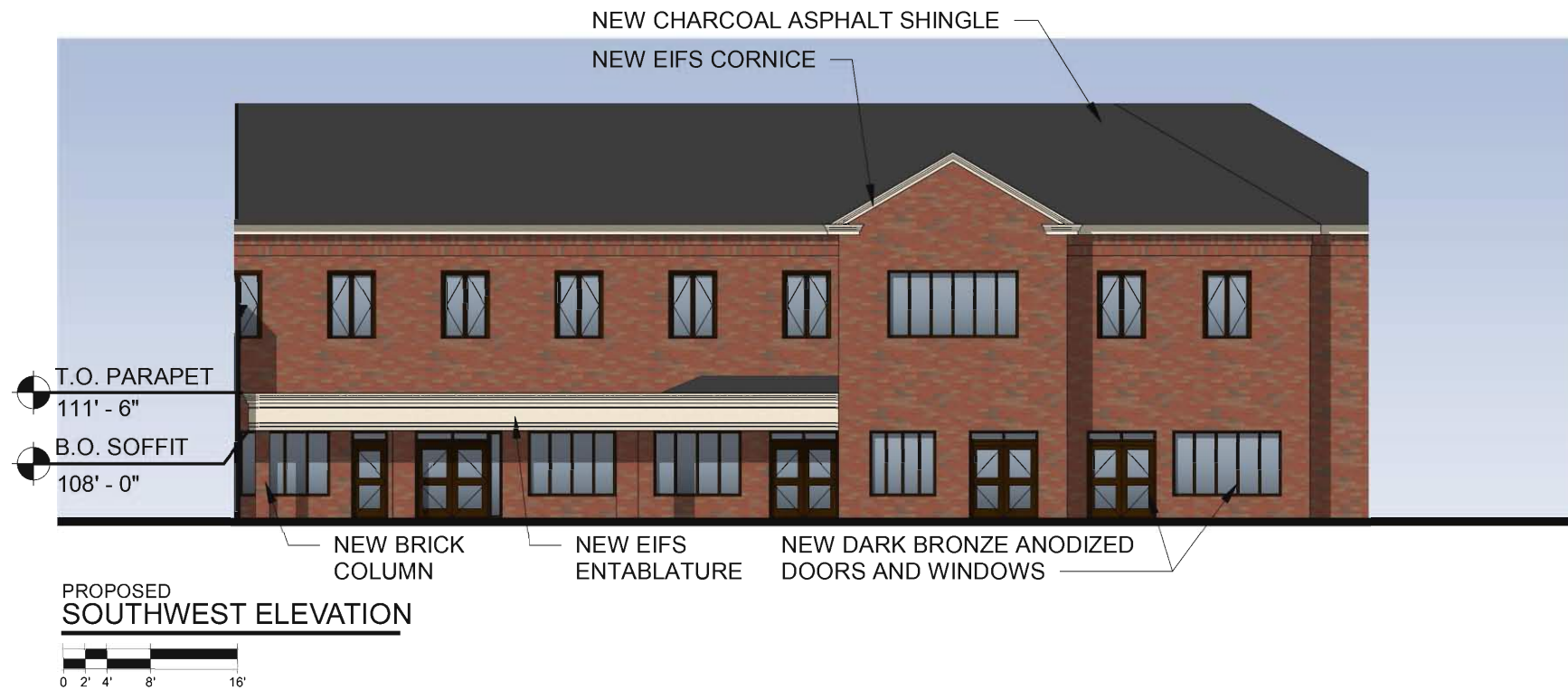


NOTE:
ALL BRICK IS EXISTING

BUILDING D HILLTOWN VILLAGE - FACADE RENOVATION

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01-20-17



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BUILDING D HILLTOWN VILLAGE - FACADE RENOVATION

CHESTERFIELD,
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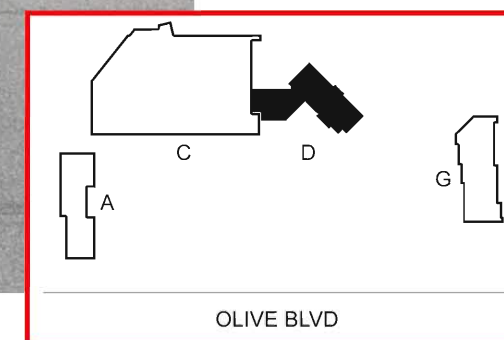


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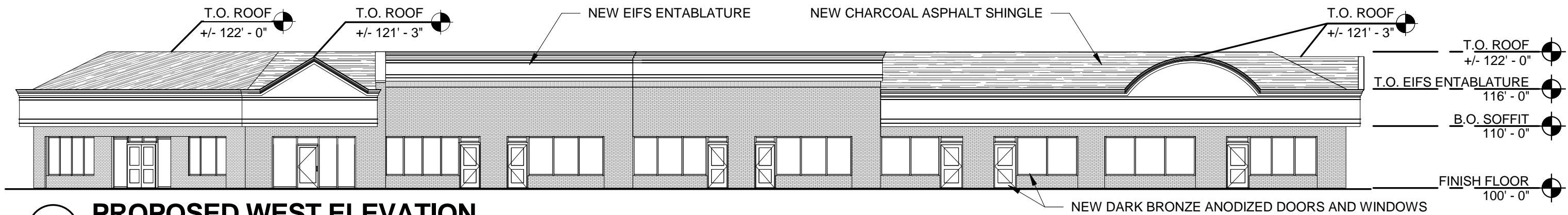
EXISTING

PROPOSED

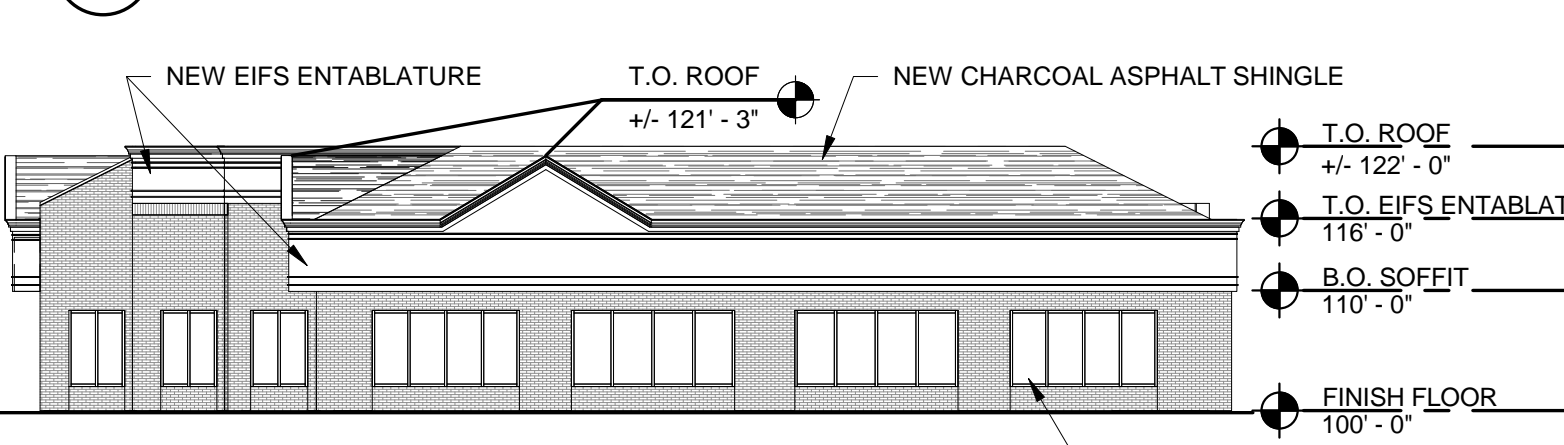


KEY PLAN

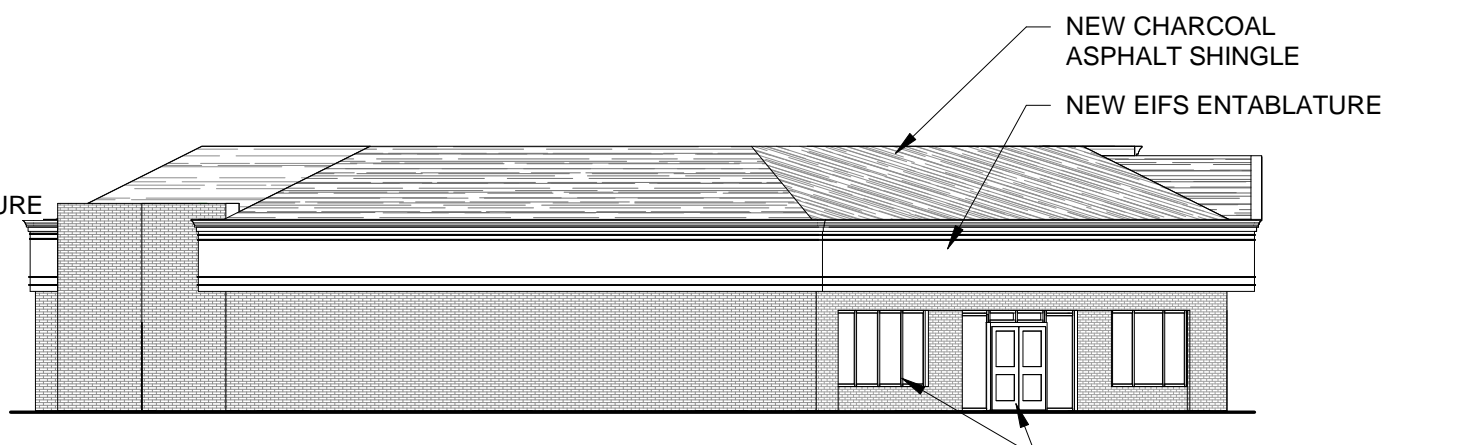
HILLTOWN VILLAGE - BUILDING D



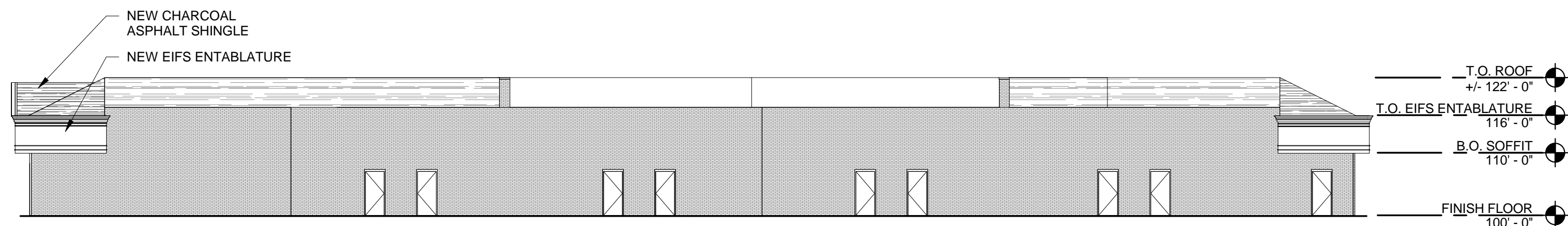
1 PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

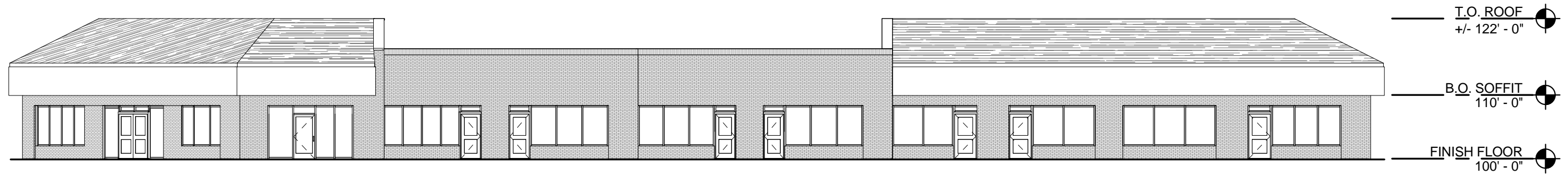


3 PROPOSED NORTH ELEVATION
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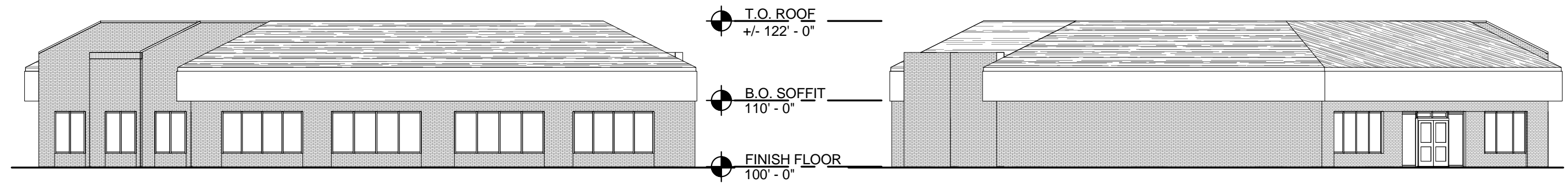


4 PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"

**BUILDING G
HILLTOWN VILLAGE - FACADE RENOVATION**

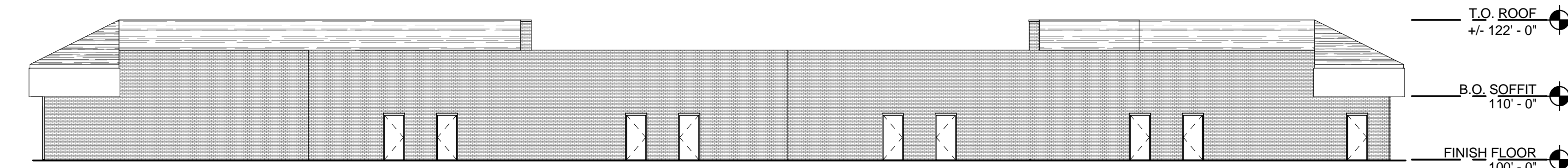


1 **EXISTING WEST ELEVATION**
SCALE: 1/16" = 1'-0"



2 **EXISTING SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"

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

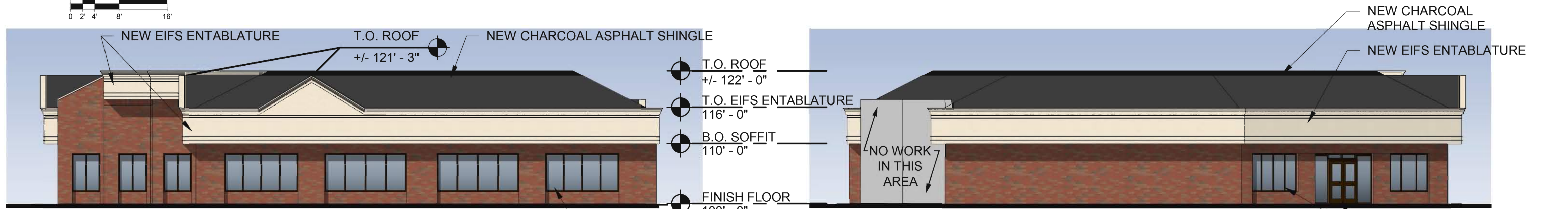


4 **EXISTING EAST ELEVATION**
SCALE: 1/16" = 1'-0"

BUILDING G
HILLTOWN VILLAGE - FACADE RENOVATION



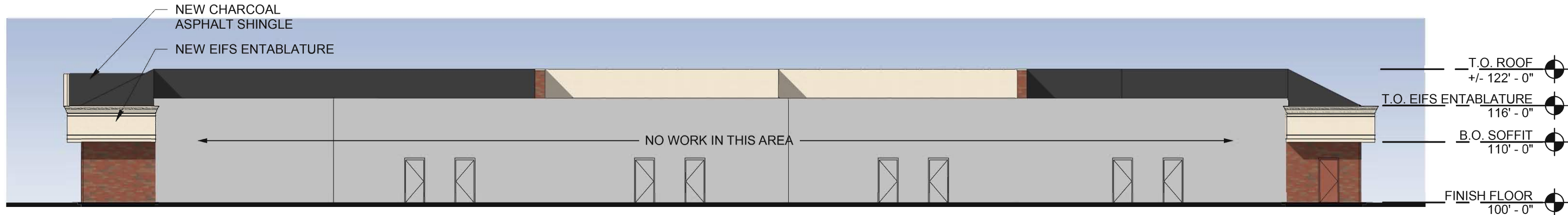
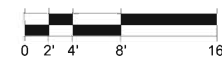
PROPOSED SOUTH ELEVATION



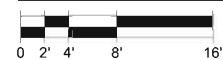
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



NOTE:
ALL BRICK IS EXISTING

BUILDING G HILLTOWN VILLAGE - FACADE RENOVATION

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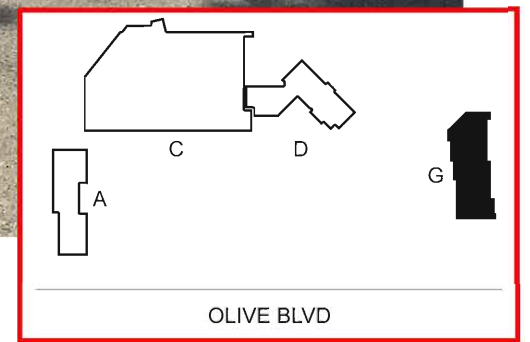


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EXISTING

PROPOSED



KEY PLAN



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