


Architectural Review Board Staff Report

Project type:	Amended Architectural Elevations
Meeting Date:	December 10, 2020
From:	Chris Dietz, Planner 
Location:	40 THF Blvd
Description:	<u>Chesterfield Commons East, Lot 7 (Target)</u> : Amended Architectural Elevations for a retail anchor on a 16.6-acre tract of land, zoned “PC” Planned Commercial District located on the southwest corner of the intersection of THF Boulevard and Chesterfield Commons Drive (17T140341).

PROPOSAL SUMMARY

Kimley-Horn and Associates, on behalf of Target Corporation, has submitted Amended Architectural Elevations for a 138,000 square-foot anchor retail building located in the Chesterfield Commons East subdivision. The proposed changes are limited entirely to the replacement of existing brick with brown EIFS material on a portion of the north elevation.

HISTORY OF SUBJECT SITE

2001 – Design Package approved for the Chesterfield Commons development, including the Chesterfield Commons East development.

The following architectural design guidelines are included in the Design Package pertaining to this retail center:

2019 — A previous request for amended Architectural Elevations was submitted to the City and recommended for approval by the Architectural Review Board.

The current request is to construct brown EIFS to replace the synthetic wood paneling previously approved on the building’s north elevation. This report will focus solely on this particular change.



Figure 1: Subject Site Aerial Segment

STAFF ANALYSIS

The Unified Development Code's Architectural Review Design Standards are broken down into two (2) areas of review: Site Design and Building Design. Since there are no proposed changes to the site's design, this report will focus solely on the Building Design requirements of the development's design package and the Unified Development Code as they pertain to this request.

Design

Unified Development Code has a series of Architectural Review Design Standards. These standards include items such as;

- Design and coordinate all facades with regard to color, types and numbers of materials, architectural form and detailing
- Avoid stylized corporate and/or franchise designs that use the building as advertising.

In addition to the Architectural Review Design Standard within the City's Unified Development Code the subject site has an approved Design Package for the Chesterfield Commons as stated earlier in this report. The design package includes items such as;

- Maintain the hierarchy between the anchor stores, junior anchors and small shops.
- Create uniformity in the overall design concept while respecting and providing for each Tenant's identity and trade dress.
- Utilize proven, high quality materials to create and preserve a design of high quality and maintainability.

Materials and Color

The existing primary building material is brick, similar to adjacent properties and other developments within the Chesterfield Commons.

The approved Amended Architectural Elevations in 2019 include a simulated wood panel fastened to the north façade in the style of "Madison Walnut" Stonewood phenolic resin panels. The panel measures 32"x 8" with 16" x 8" and located in the upper center area of the storefront.

This request would replace this simulated wood paneling with a dark brown EIFS material within the same area on the façade.

Section 405.04.010.D3 of the Unified Development Code dictates both desirable practices for materials and color and undesirable practices. Desirable practices include both using compatible colors, materials and detailing of adjacent buildings. An undesirable practice is listed as false or decorative facade treatments, inconsistent adornment and overly frequent material changes.

The sole change to the elevations is to replace the simulated wood panel and replace it with a similar color EIFS material. Figures 2 and 3 are both the approved architectural elevations from 2019 and the proposed elevations included within this request. Figure 4 is a rendered image displaying the EIFS material on the existing building.

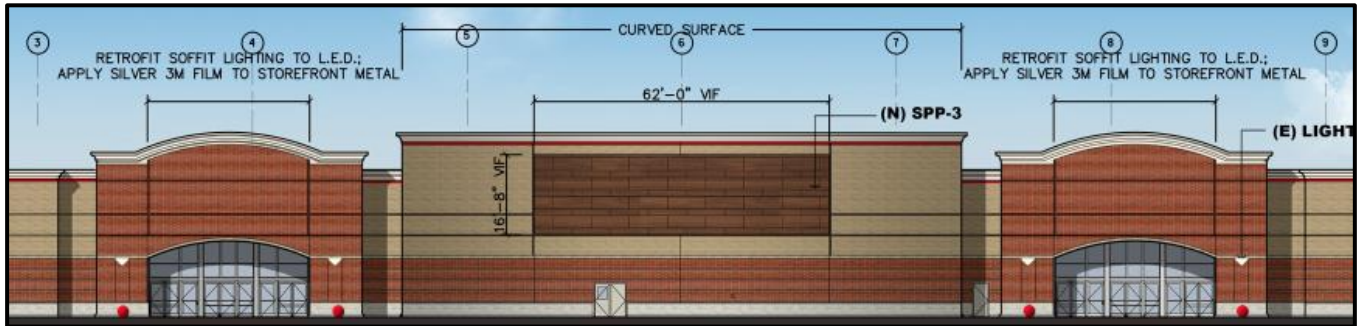


Figure 2: Approved North Elevation E-Wood Paneling Segment

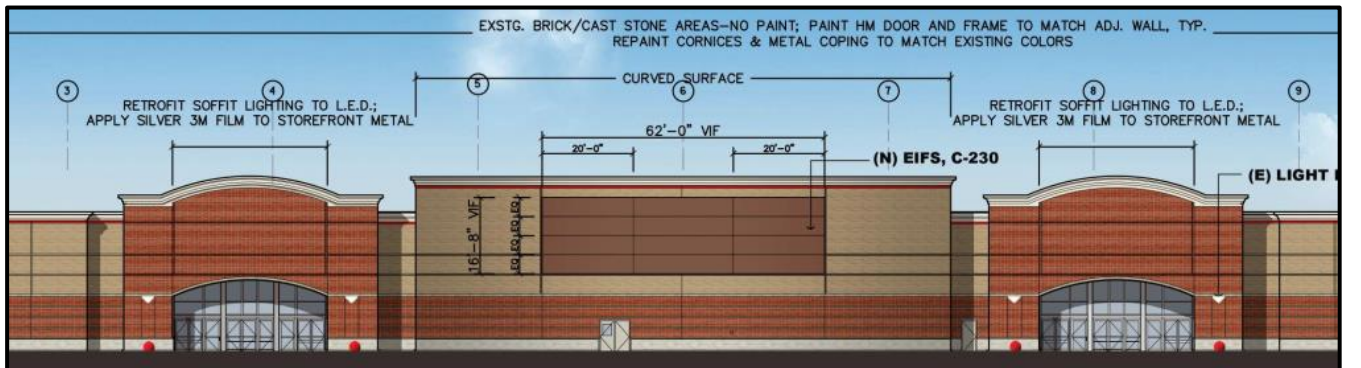


Figure 3: Proposed North Elevation EIFS Segment



Figure 4: Rendering

DEPARTMENT INPUT

Staff has reviewed the request and is seeking a recommendation by the Architectural Review Board on the Amended Architectural Elevations for Chesterfield Commons East, Lot 7 (Target).

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 for Chesterfield Commons East, Lot 7 (Target), as presented, with a recommendation for approval (or denial).”
- 2) “I move to forward the Amended Architectural Elevations for Chesterfield Commons East, Lot 7 (Target) with the recommendation for approval with the following conditions...”

Attachments

1. Architectural Review Packet Submittal



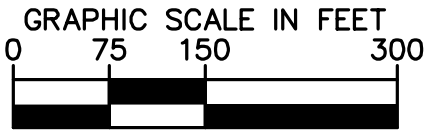
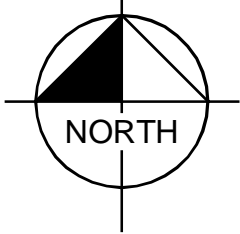
November 9, 2020

City of Chesterfield
Planning and Development Services
690 Chesterfield Pkwy West
Chesterfield, MO 63017

**Re: Target – Architect’s Statement of Design
40 THF Blvd
Chesterfield, MO 63005**

To Whom It May Concern,

Target is planning to remodel the interior of the store at 40 THF Boulevard and make many improvements to the store layout and finishes. In conjunction with the interior work Target is planning a modest update to the exterior. Existing brick and precast concrete will be cleaned. Painted areas will be re-painted to match existing colors. Building signs will be updated and replaced with new signs that are internally illuminated with L.E.D. for improved color rendition and energy savings. The center of the front wall is to receive a layer of EIFS in a rich, wood tone brown. The brown tone selected has pale yellow and maroon undertones to help this layer fit in harmoniously with the existing brick used throughout Chesterfield Commons. Existing light fixtures will be replaced with modern fixtures that blend with the proposed design changes. The aluminum framing of the two entrance storefronts are currently blue and green; the metal framing elements of each entrance will be wrapped with a durable, metallic silver film manufactured by 3M, to update the color.



RECEIVED
 City of Chesterfield
 Nov 19 2020
 Department of Public Services

Kimley»Horn

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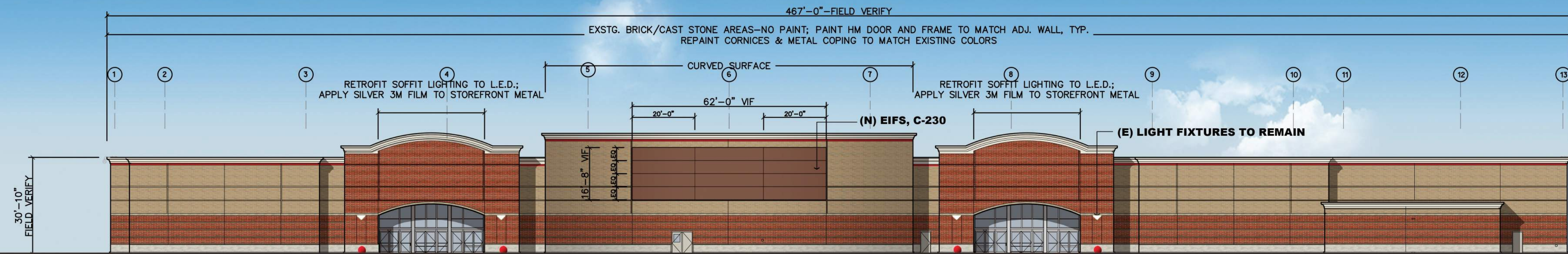
10/27/2020

TARGET - OVERALL SITE PLAN

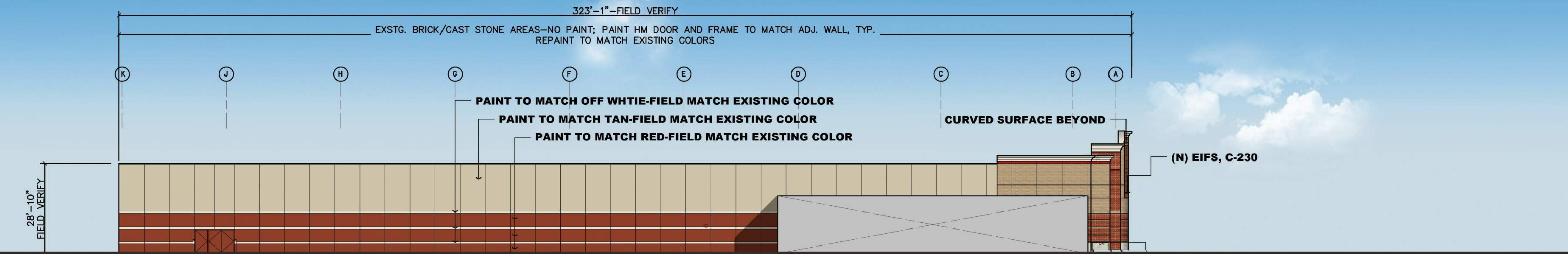
40 THF BLVD.
 CHESTERFIELD, MO 63005

SHEET NUMBER
 EX.

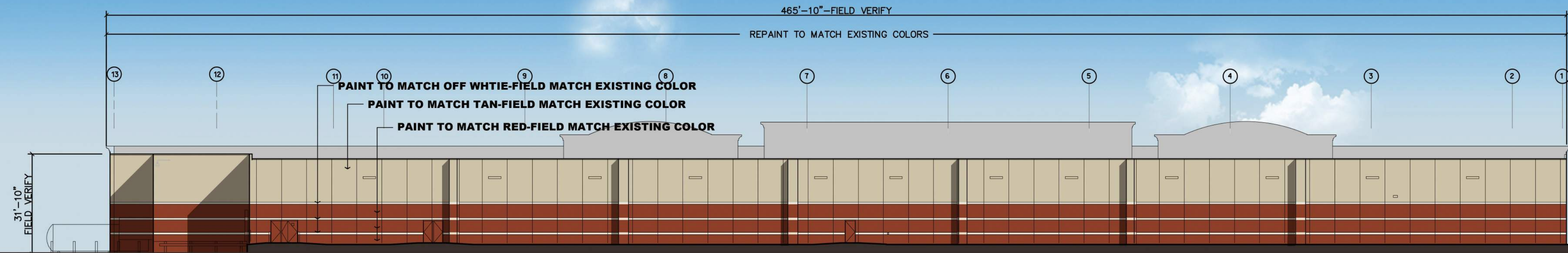
October 27, 2020 1:28:19 PM c:\Users\j\OneDrive\Documents\Projects\2020\111533 Chesterfield\04\0401\Overall Site Plan.dwg
 The content, together with the complete and complete project files, is intended only for the specific project and shall not be used for any other project without the written consent of Kimley-Horn and Associates, Inc. and be without liability to Kimley-Horn and Associates, Inc.



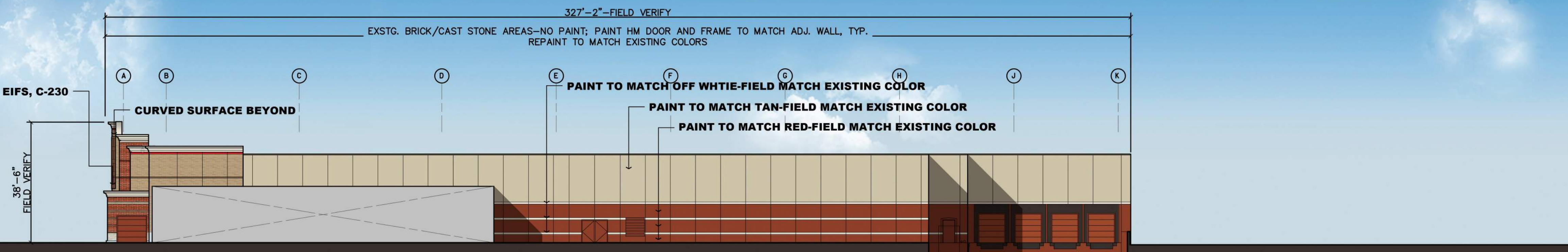
North Elevation







East Elevation



South Elevation



West Elevation

-  OFF WHITE-FIELD MATCH EXISTING COLOR
-  TAN-FIELD MATCH EXISTING COLOR
-  RED-FIELD MATCH EXISTING COLOR
-  C-230 (BM#1237) RAISIN

NOTE:

* ALL COLORS ARE FOR REFERENCE ONLY.

* EXISTING BRICK, ICCMU, CAST STONE & AREAS-NO PAINT; PAINT HM DOOR AND FRAME TO MATCH ADJ. WALL, TYP.

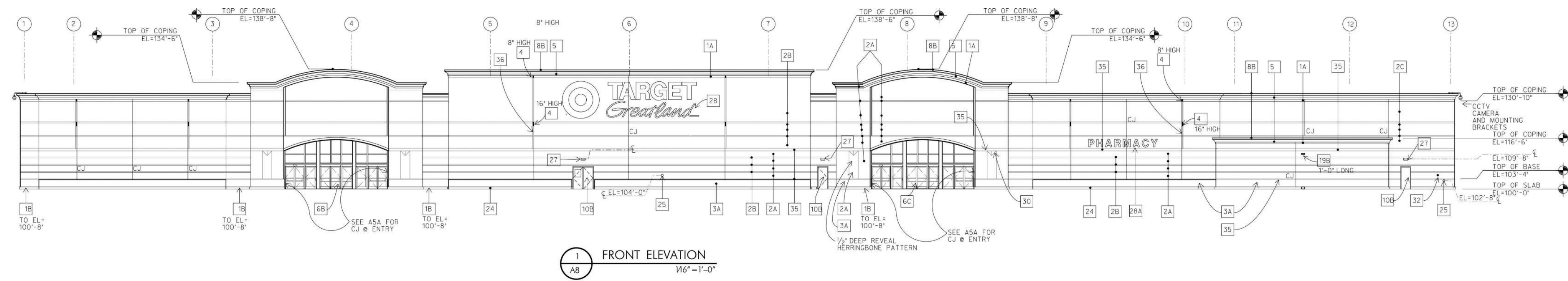
* RESEAL ICCMU AND CAST STONE CAP.

*EXISTING LIGHT FIXTURES TO REMAIN

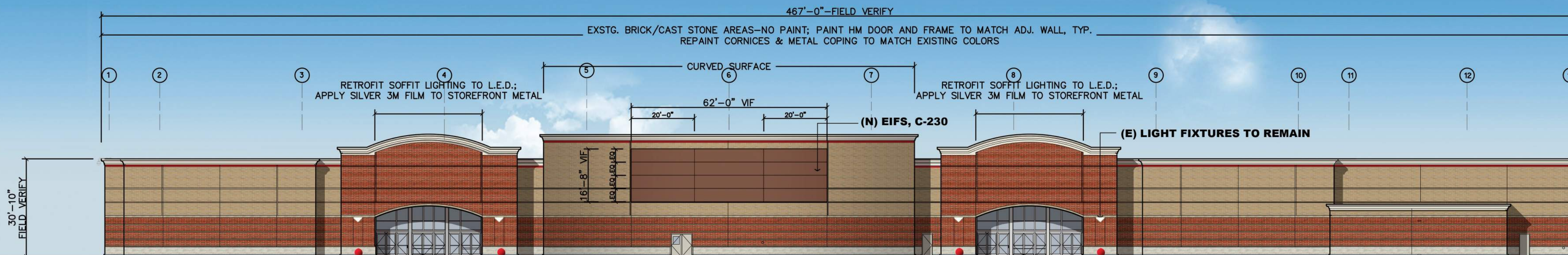
*STORE EXTERIOR WALLS ARE PRIMARILY BRICK, ICCMU & PRECAST CONCRETE

*BEN-4 : TRADITIONAL, COLOR.....BLACK





Existing Condition



Proposed Front Elevation

T-1353 Chesterfield, MO: Exterior Elevation Refresh

October 22, 2020

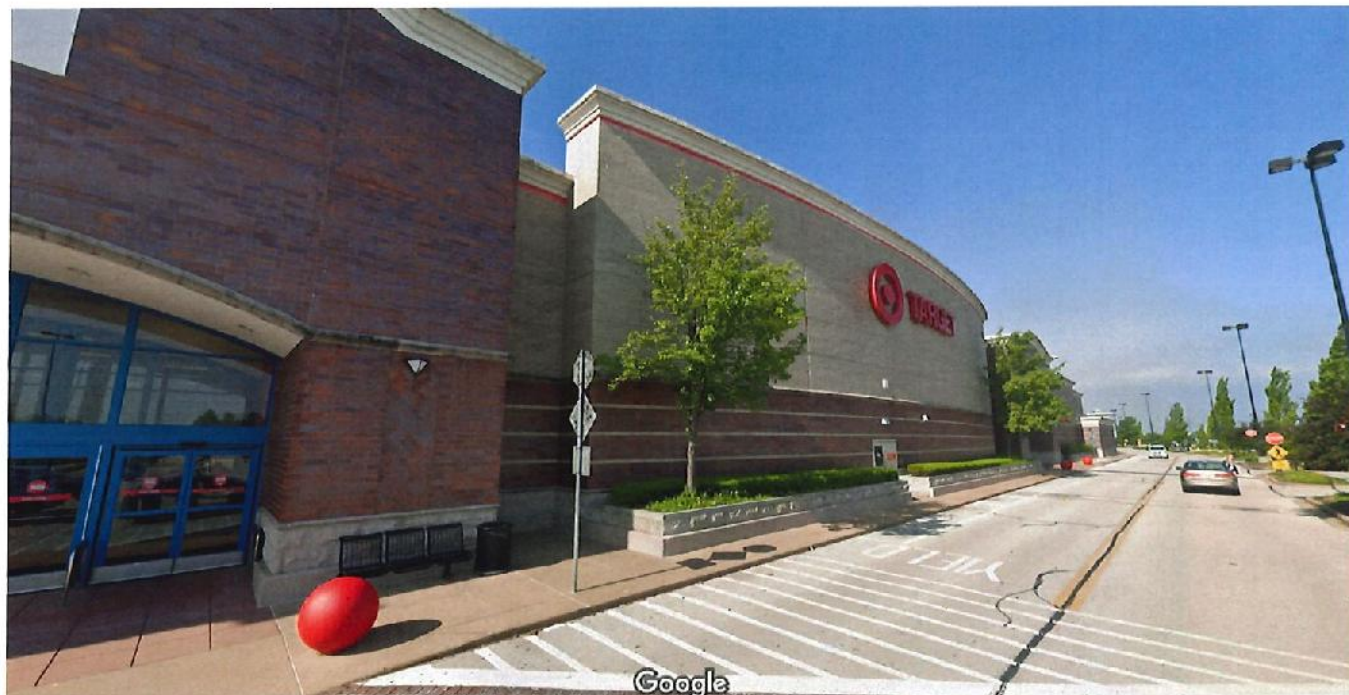




T-1353 Chesterfield, MO: Exterior Elevation Refresh



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