

## Architectural Review Board Staff Report

<b>Project type:</b>	Amended Architectural Elevations
<b>Meeting Date:</b>	April 8, 2021
<b>From:</b>	Annisa Kumerow, Planner
<b>Location:</b>	100 THF Boulevard
<b>Description:</b>	<b><u>Chesterfield Commons, Lot 8 (Walmart)</u></b> : Amended Architectural Elevations for a retail anchor on a 16.6-acre tract of land, zoned “PC” Planned Commercial District located at the southwest corner of the intersection of THF Boulevard and Chesterfield Commons Drive (17T140341).

### PROPOSAL SUMMARY

SGA Design Group, on behalf of Walmart, has submitted Amended Architectural Elevations for a 130,111 square-foot anchor retail building located in the Chesterfield Commons subdivision. The proposed changes are limited to the application of paint and a change in color scheme.

### HISTORY OF SUBJECT SITE

In 2001, a Design Package was approved for the Chesterfield Commons development.

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

- Create uniformity in the overall design while respecting and providing for each tenant’s identity and trade dress
- Utilize high quality materials to create and preserve a design of high quality and maintainability

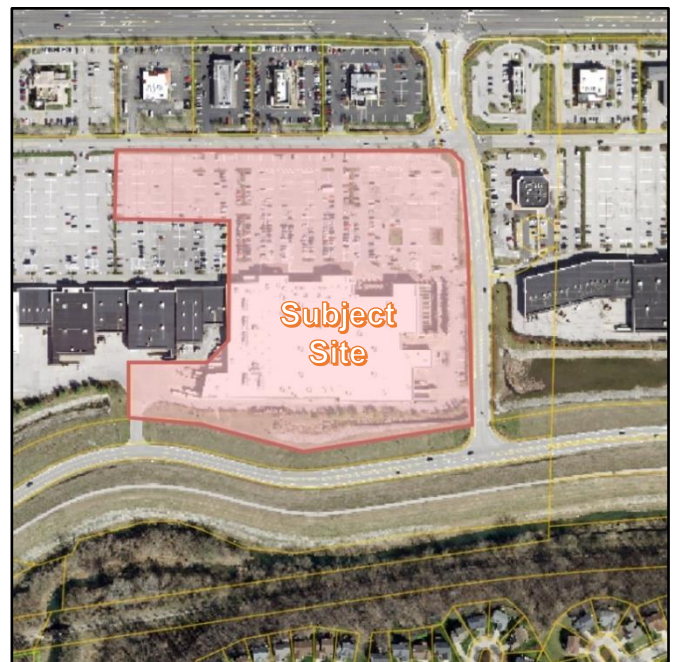


Figure 1: Subject Site Aerial Photo

The current request is to paint 8.4% of the existing elevation, primarily on the north elevation. The major paint areas consist of the bands above each main entry, the EIFS located on the center of the building, and the area where the existing Walmart sign is currently affixed.

### **UNIFIED DEVELOPMENT CODE & DESIGN PACKAGE**

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.

Unified Development Code contains a series of Architectural Review Design Standards. Listed below are the standards that are most applicable to this proposal, which fall into two categories: (1) Design and (2) Materials and Color.

#### **Design**

- 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.

#### **Materials and Color**

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

Section 405.04.010.D3 of the Unified Development Code dictates both desirable and undesirable practices for materials and color. 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.

In addition to the Architectural Review Design Standards 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.

### **STAFF ANALYSIS**

The current request is to update the elevation by painting approximately 8.4% of the existing elevation, primarily on the north elevation. There are no material changes proposed with this request. The major paint areas consist of the bands above each main entry, the EIFS located on the center of the building, and the area where the existing Walmart sign is currently affixed. The proposed paint colors consist of blue and multiple shades of gray. It should be noted that upon initial construction of the building, there was darker blue paint in the focal areas.

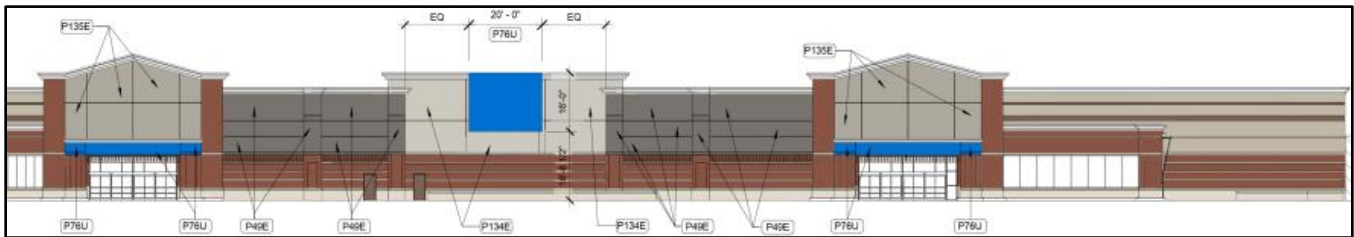


Figure 2: Main Entrances (North/Front Elevation)

The existing building consists of red brick and shades of brown and beige. While the Design Package for the Chesterfield Commons development does not specify a uniform color or shade, the guidelines specify that there shall be uniformity in the design concept, as previously discussed in this report. While the guidelines do allow for respecting and providing for each tenant's identity and trade dress, there should be consistency between the building and its neighboring tenants, as well as between this building as a retail anchor and other retail anchors within the Chesterfield Commons.



Figures 3 & 4: Perspectives of the Walmart building and adjacent tenant to the west

Although the proposal includes paint changes from beige to gray in some areas of the building, the portion between the westernmost store entrance and where the Walmart store meets the neighboring tenant will remain unchanged. This section of the building is primarily comprised of beige EIFS with brown accent striping and a large brick base. This remains consistent with the neighboring tenants, whose facades are comprised almost entirely of brick.



Figure 5: Retail anchors in Chesterfield Commons

The Walmart building is a retail anchor within the Chesterfield Commons. Pictured above are images showing the primary elevations of other retail anchors within the development. Although each anchor maintains an identity, often through a painted accent, each retail anchor contains red brick and beige painted EIFS. The proposed changes to the Walmart building do not impact the red brick, although several of the beige areas on the north elevation will be painted in different shades of gray.

Currently, gray is not a commonly utilized color within the Chesterfield Commons development, although it does exist in some areas. The most pronounced application of gray paint is on the Haverty's building, located near the western edge of the development.



Figure 6: Haverty's building

Although the majority of changes occur on the primary northern elevation, there is one change to both the eastern and western elevations. The medium gray from the northern elevation will carry over to the corners of the building to the eastern and western elevations. There are no changes proposed to the southern (rear) elevation, nor are there changes proposed for the auto center or the seasonal shop area.

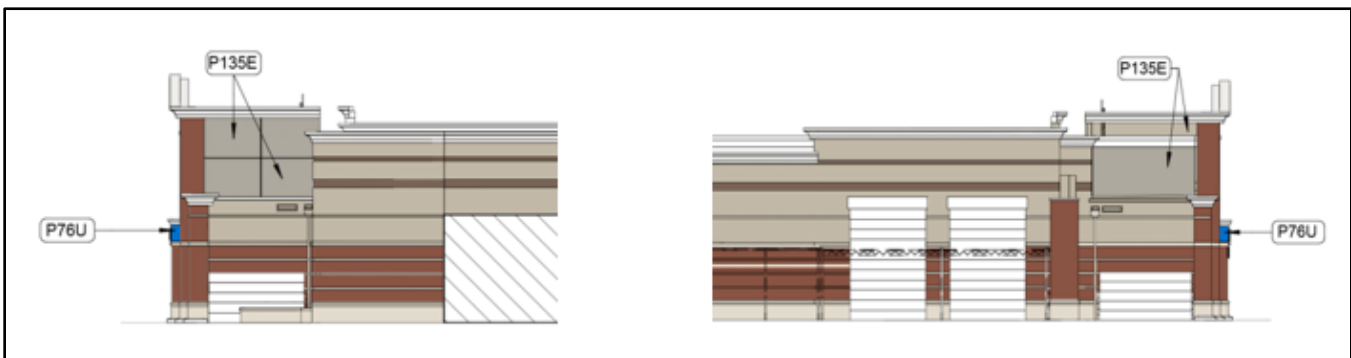


Figure 7: Eastern and western elevations

The sole change to the elevations is the application of paint, in a new color scheme consisting of blue and various shades of gray. Figure 8 on the following page is a rendered image displaying the changes in paint color.



*Figure 8: 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, Lot 8 (Walmart).

## **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, Lot 8 (Walmart), as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Amended Architectural Elevations for Chesterfield Commons East, Lot 8 (Walmart) with the recommendation for approval with the following conditions..."

### Attachments

1. Architectural Review Packet Submittal



**ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist**

**Date of First Comment Letter Received from the City of Chesterfield** 01/13/21

**Project Title:** #2600 Walmart - Chesterfield Commons **Location:** 100 THF Blvd. Chesterfield MO

**Developer:** THF Chesterfield Develop **Architect:** SGA Design Group **Engineer:** \_\_\_\_\_

**PROJECT STATISTICS:**

**Size of site (in acres):** 16.61 **Total Square Footage:** 190,617 **Building Height:** 24'-0"

**Proposed Usage:** Existing retail

**Exterior Building Materials:** Existing brick veneer and EIFs to remain

**Roof Material & Design:** Existing roof design and material to remain

**Screening Material & Design:** Existing screening design and material to remain

**Description of art or architecturally significant features (if any):** \_\_\_\_\_

**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. N/A
- 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. N/A
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable) N/A
- 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.



## SGA Design Group

February 24, 2021

City of Chesterfield  
Department of Planning  
690 Chesterfield Parkway W  
Chesterfield MO 63017

RE: Walmart #2600  
100 THF Blvd.  
Chesterfield MO 63005  
Exterior Elevations Update

Walmart is proposing to update the exterior façade at the above referenced location to their current branding standards. The scope of work includes updating the exterior color of the building and the main ID wall.

Please refer to Exhibit A, A2 and A2(a), which reflect the updated paint to the neutral palette proposed. The future paint encompasses approximately 8.4% of the total façade. We believe that this new color palette will be aesthetically pleasing with the existing brick, as well as complimentary to the adjacent buildings within the Chesterfield Commons Shopping Center and meets the requirements of Section 405.04.010 (D)3. Architectural Review Design Standards.

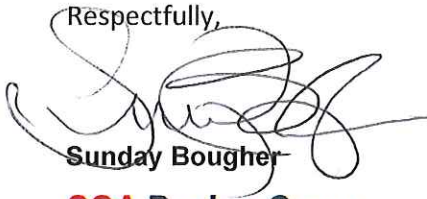
The update to the main ID wall includes the installation of a 500sf architectural element to break-up the massing of the feature wall and meets the requirements of Section 405.04.010 (D)3. Architectural Review Design Standards. Please refer to Exhibit A2.1, which reflect the wall section detail for the proposed added element. We believe that this added component will add visual interest to the expansive wall.

The proposed exterior work does not impact existing landscape, parking, screening and/or lighting previously approved by the Planning Commission P.Z. 24-97, October 28, 1999.



Thank you in advance for your consideration. Please do not hesitate to contact me if you require any additional information.

Respectfully,

A handwritten signature in black ink, appearing to read 'Sunday Bougher', written over the word 'Respectfully,'.

**Sunday Bougher**

**SGA Design Group**

1437 S. Boulder Ave., Suite 550

Tulsa, OK 74119.3609

d: 918.587.8602,331 (ext.)

p: 918.587.8600

f: 918.587.8601

[sundayb@sgadesigngroup.com](mailto:sundayb@sgadesigngroup.com)

[SGADesignGroup.com](http://SGADesignGroup.com)

NEW PAINT: 5,076.50 SQ. FT.  
 EXISTING BUILDING FACADE: 60,794.00 SQ. FT.  
 PERCENTAGE OF NEW PAINT: 8.4%

COLOR LEGEND	
P5E	SAFETY YELLOW
P21E	SAFETY RED
P33E	CREAM
P36E	BLACK
P76U	WALMART BLUE (URETHANE-LIKE)
P81E	BLACK
P134E	LIGHT GRAY
P135E	MEDIUM GRAY

SHEET NOTES	
1.	POWER WASH 100% OF EXTERIOR WALLS PRIOR TO PAINTING.
2.	PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS. TO MATCH ADJACENT AS REQUIRED.
3.	REMOVE SEALANT AND BACKER MATERIAL FROM ALL BUILDING CONTROL JOINTS AND EXPANSION JOINTS. FILL AND SEAL JOINTS, REF SPEC 07900.
4.	REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
5.	RESURFACE EXISTING EIFS WHERE SHOWN (HATCHED AREA).
6.	NOT USED.
7.	PAINT EXTERIOR OF BUILDING AS SHOWN. PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM.
8.	PAINT DOOR HOODS, HOLLOW METAL STEEL DOORS AND FRAMES, GUTTERS AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, GAS LINES, AND EXPOSED MISCELLANEOUS STEEL TO MATCH ADJACENT BUILDING COLOR UNO
9.	PAINT ALL GAS PIPES ON ROOF P5E. EXTEND PAINTING OF GAS PIPE DOWN SIDE WALLS TO GRADE OR METER. DO NOT PAINT METER OR VALVES.
10.	PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL.
11.	WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (P33E). DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED.
12.	PAINT JIB CRANE - (P36E) ON JIB BOOM, (P5E) ON HANDRAILS.
13.	PAINT SPRINKLER VALVES (P21E). DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL.
14.	PAINT ALL EXTERIOR BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE.
15.	NOT USED.
16.	DO NOT PAINT LED WALL PACK HOUSINGS
17.	PAINT GARDEN CENTER STEEL DOORS AND FRAMES (P81E)
18.	NOT USED.
19.	DO NOT PAINT QUIK BRK, STONE VENEER, FACE BRICK, UNPAINTED TILT-WALL OR PRECAST PANELS
20.	NOT USED.

THIS BUILDING TO RECEIVE LIMITED PAINTING AS INDICATED ON ELEVATIONS

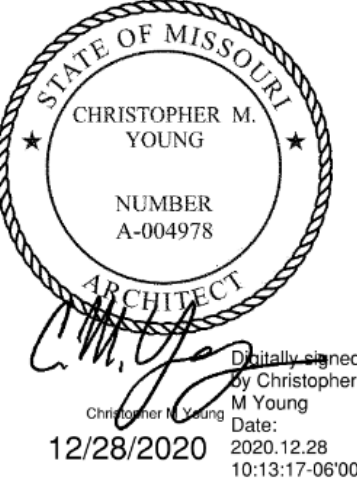
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 THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF SGA DESIGN GROUP, P.C.

CONSULTANTS

ISSUE BLOCK	

CHECKED BY:	AVT/RK
DRAWN BY:	KM
PROTO CYCLE:	10/30/20
DOCUMENT DATE:	12/14/20

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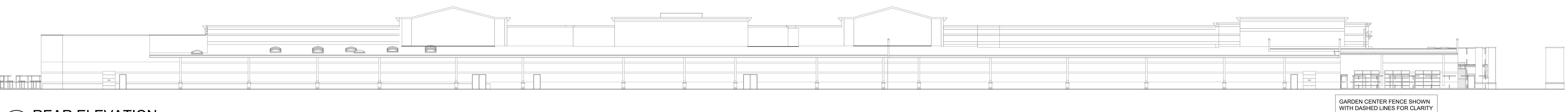
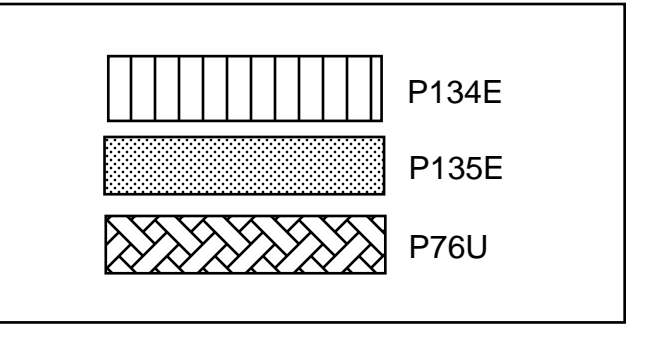
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EXTERIOR ELEVATIONS

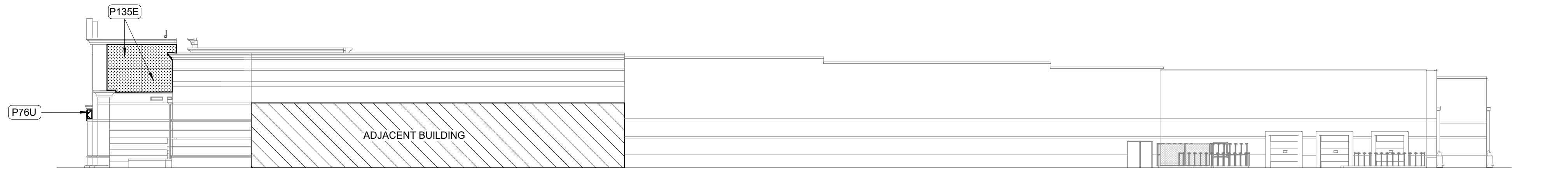
SHEET: A2(a)



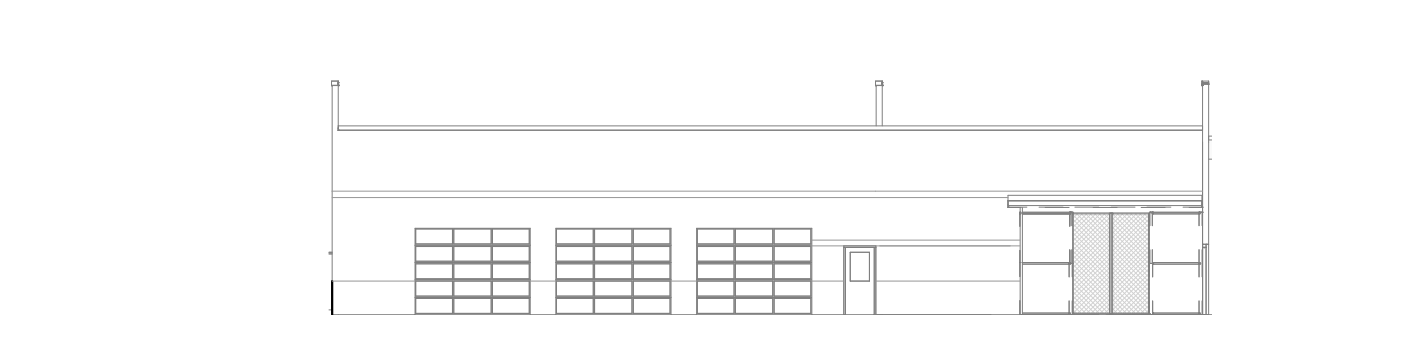
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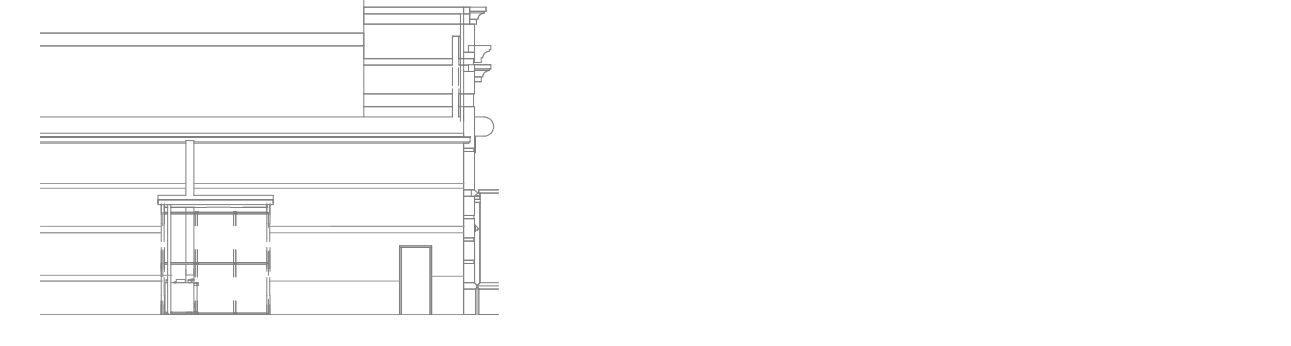
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 1" = 20'-0"



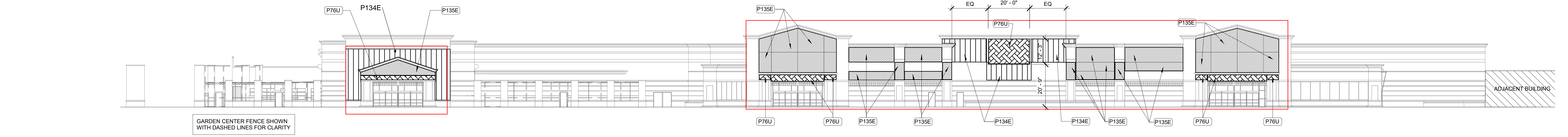
2 RIGHT ELEVATION  
 1" = 20'-0"



4 AUTO CENTER FRONT ELEVATION  
 1" = 20'-0"



3 SEASONAL SHOP REAR ELEVATION  
 1" = 20'-0"



1 FRONT ELEVATION  
 1" = 20'-0"

### DISCLOSURES

**ALLOWED SIGNAGE SF:** ATTACHED WALL SIGNS NOT TO EXCEED 7.5% OF THE APPLICABLE WALL AREA. NTE 8 IN HEIGHT. THE WIDTH OF THE ENTIRE STORE SIGNAGE SHALL NOT EXCEED 85% OF THE FAÇADE WIDTH.

**EXISTING SIGNAGE SF:** 487.23 SF

**PROPOSED SIGNAGE:** 362.66 SF

**SIGNAGE RESTRICTIONS:** ALL SIGNAGE TO BE REPLACED PER C130184 - SWIPE UP REBRAND FOR SUPERCENTERS. PICKUP SIGNAGE IS EXISTING TO REMAIN.

**VARIANCE PROCESS:** CHANGE IN PAINT AND SIGNS MAY REQUIRE AMENDED ARCHITECTURAL ELEVATIONS. ARCHITECTURAL REVIEW BOARD WILL REVIEW THE ELEVATIONS FOR APPROVAL. RENDERING OR IMAGE OF BEFORE VS AFTER WOULD BE HELPFUL FOR THE APPROVAL PROCESS.

**REVIEW PROCESS:** 5 SETS OF PLANS, EMAIL SUBMITTALS. 1 WEEK REVIEW TIMEFRAME. NO FEE. SEPARATE PACKAGE FOR INTERIOR, EACH SIGN AND ELEVATIONS. ADMINISTRATIVE APPROVALS ARE SENT OUT TO THE CITY COUNCIL TO SEE IF THEY WOULD LIKE TO SEE EXHIBITS IN A MEETING. IN THIS CASE IT WOULD ADD AN ADDITIONAL MONTH TO THE SCHEDULE.

**PAINT RESTRICTIONS:** MUNICIPAL ZONING APPROVAL REQUIRED FOR ANY CHANGE IN COLOR. STORE HAS SPECIAL ELEVATION AND HAS TAN COLOR THAT MATCH ADJACENT BUILDINGS.

**NOTE:** THIS STORE HAS BRICK (ETR) ON FRONT AND SIDES OF THE BUILDING. PAINT AREAS TO MATCH BRAND AT ENTRANCES AND MAIN BRAND WALL.

### COLOR LEGEND

NEW PAINTED AREA	P49E	DARK GRAY
NEW PAINTED AREA	P76U	WALMART BLUE (URETHANE-LIKE)
NEW PAINTED AREA	P134E	LIGHT GRAY
NEW PAINTED AREA	P135E	MEDIUM GRAY
EXISTING PAINT TO REMAIN	P159	STEEL GRAY
EXISTING PAINT TO REMAIN	P160	SHADOW GRAY
EXISTING PAINT TO REMAIN	P161	MEDIUM BROWN SW# 2286 'BARBEQUE BROWN'
EXISTING PAINT TO REMAIN	P163	WHITE
EXISTING PAINT TO REMAIN	P165	DARK BROWN 'FRENCH ROAST'
EXISTING BRICK TO REMAIN	BR1	BROWN
EXISTING BRICK TO REMAIN	BR2	DARK GRAY
EXISTING BRICK TO REMAIN	BR3	LIGHT GRAY
EXISTING STONE TO REMAIN	S2	WHITE-ARRISCRAFT RENAISSANCE ROCK

### SHEET NOTES

- POWER WASH 100% OF EXTERIOR WALLS PRIOR TO PAINTING.
- PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQUIRED.
- REMOVE SEALANT AND BACKER MATERIAL FROM ALL BUILDING CONTROL JOINTS AND EXPANSION JOINTS. FILL AND SEAL JOINTS. REF SPEC 07900.
- REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
- RESURFACE EXISTING EPS WHERE SHOWN (HATCHED AREA).
- NOT USED.
- PAINT EXTERIOR OF BUILDING AS SHOWN. PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID LOGO SIGNS, COORDINATE SCOPE OF WORK WITH WALMART C&A.
- PAINT DOOR HOODS, HOLLOW METAL STEEL DOORS AND FRAMES, GUTTERS AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, GAS LINES, AND EXPOSED MISCELLANEOUS STEEL TO MATCH ADJACENT BUILDING COLOR URG.
- PAINT ALL GAS PIPES ON ROOF PSE. EXTEND PAINTING OF GAS PIPE DOWN SIDE WALLS TO GRADE OR METER. DO NOT PAINT METER OR VALVES.
- PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL.
- WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (P33E) DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED.
- PAINT JOB CRANE - (P33E) ON JOB BOOM - (P3E) ON HANDRAILS.
- PAINT SPRINKLER VALVES (P31E). DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL.
- PAINT ALL EXTERIOR SOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC SOLLARD SLEEVE.
- NOT USED.
- DO NOT PAINT LED WALL PACK HOUSINGS.
- PAINT GARDEN CENTER STEEL DOORS AND FRAMES (P31E).
- NOT USED.
- DO NOT PAINT QUIK BRK. STONE VENEER, FACE BRICK, UNPAINTED TILT-WALL OR PRECAST PANELS.
- NOT USED.

THIS BUILDING TO RECEIVE LIMITED PAINTING AS INDICATED ON ELEVATIONS

**SGA Design Group, P.C.**  
1417 South Boulder, Suite 500  
Tulsa, Oklahoma 74119  
Phone: 918.527.8001  
Fax: 918.527.8001  
www.sgadesigngroup.com  
Certificate of Authority #A-2020021944  
P.C. STRUCTURE

**STIPULATION FOR REUSE**  
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**CONSULTANTS**

**Walmart**  
CHESTERFIELD, MO  
100 THE BLVD.  
STORE NO. 2600-236  
JOB NUMBER: 20204114 | PHOTO: TFM NON  
2021 MAJOR PROJECT

ISSUE BLOCK	

CHECKED BY: AVT/RK  
DRAWN BY: KJM  
PROTO CYCLE: 10/30/20  
DOCUMENT DATE: 12/14/20

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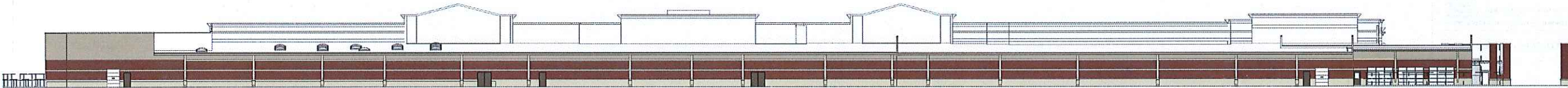
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CHRISTOPHER M. YOUNG  
NUMBER A-049775  
03/01/2021

EXTERIOR ELEVATIONS

SHEET: A2



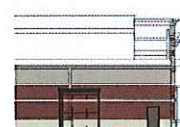
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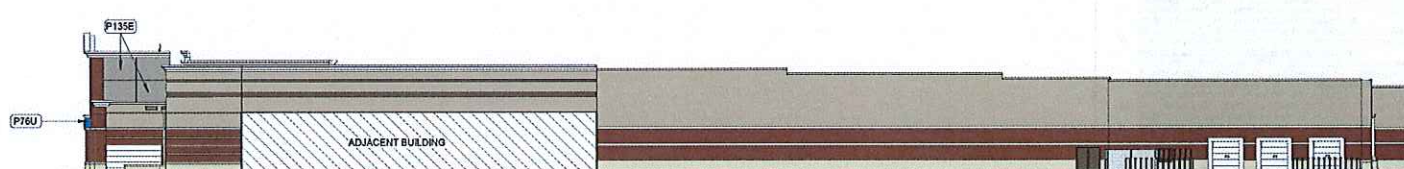
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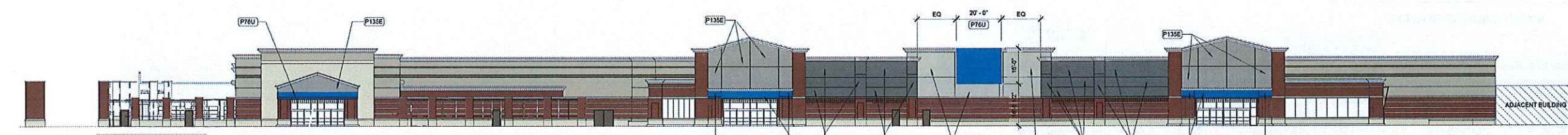
4 AUTO CENTER FRONT ELEVATION  
1" = 20'-0"



3 SEASONAL SHOP REAR ELEVATION  
1" = 20'-0"

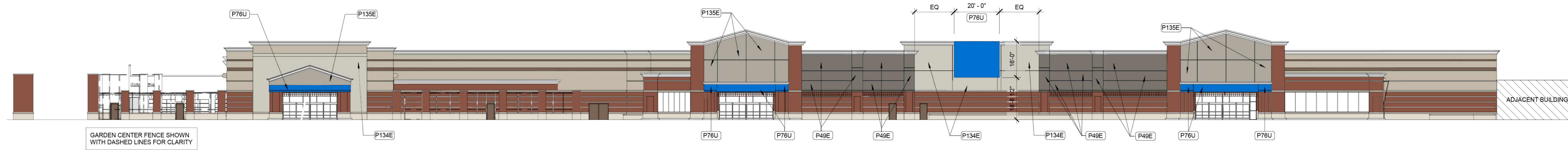


2 RIGHT ELEVATION  
1" = 20'-0"



1 FRONT ELEVATION  
1" = 20'-0"

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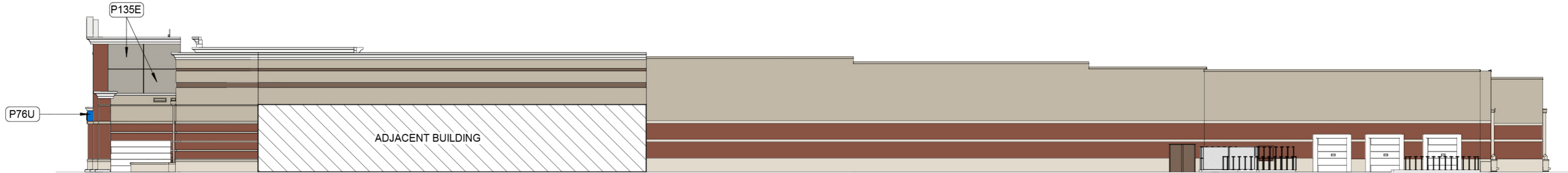


1 FRONT ELEVATION  
 1" = 20'-0"

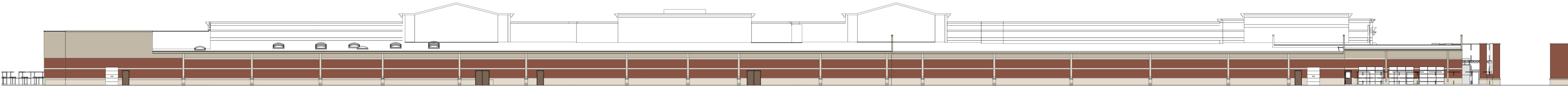


GARDEN CENTER FENCE SHOWN  
WITH DASHED LINES FOR CLARITY

**6** LEFT ELEVATION  
1" = 20'-0"



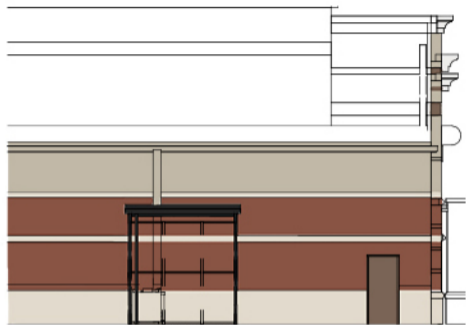
**2** RIGHT ELEVATION  
1" = 20'-0"



GARDEN CENTER FENCE SHOWN  
WITH DASHED LINES FOR CLARITY

**5** REAR ELEVATION

1" = 20'-0"



3

# SEASONAL SHOP REAR ELEVATION

1" = 20'-0"

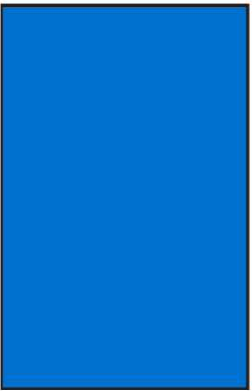
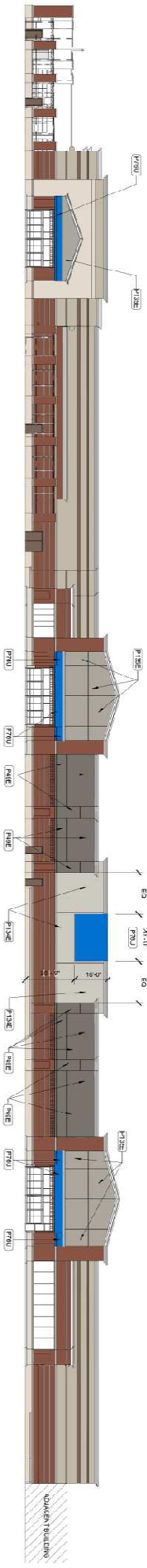




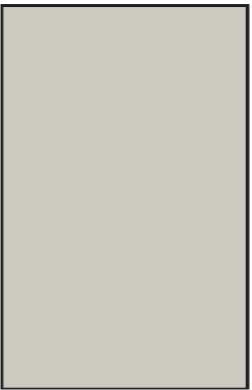
4

# AUTO CENTER FRONT ELEVATION

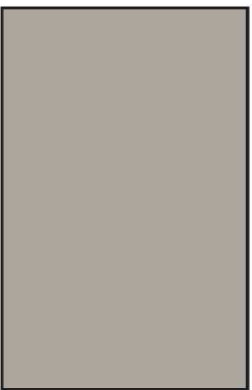
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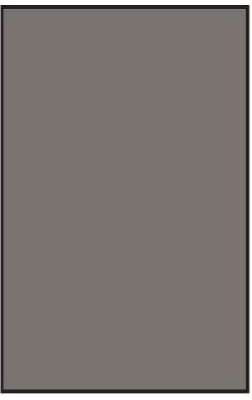
P76U Walmart Blue 076  
(to match)



P134E Light Gray  
SW7015 "Repose Gray" (to match)



P135E Medium Gray  
SW7017 "Dorfan Gray" (to match)

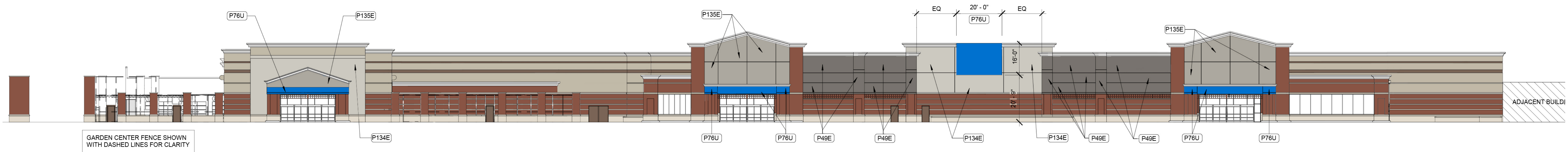
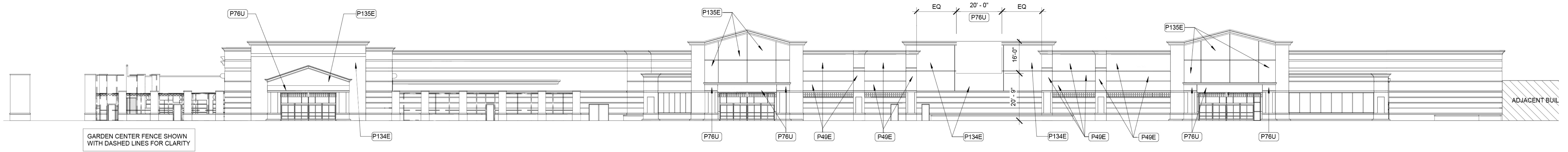


P49E Dark Gray  
SW7019 "Gauntlet Gray" (to match)



Chesterfield, MO

January 27, 2021



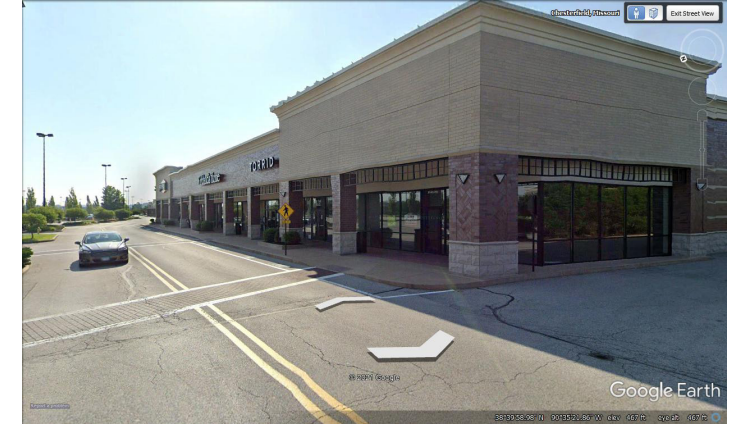


**Chesterfield, MO - Store #2600**

March 10, 2021

**Exhibit A**

Chesterfield Commons - Adjacent Retailers



Chesterfield Commons - Large Retailers



**Chesterfield, MO - Store #2600**

March 10, 2021

**Exhibit A2(b)**







**Walmart #2600  
100 THF Boulevard  
Chesterfield, MO**

**Existing Conditions**



**Walmart #2600  
100 THF Boulevard  
Chesterfield, MO**

**Existing Conditions**





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100 THF Boulevard  
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**EXISTING CONDITIONS**



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**EXISTING CONDITIONS**