

Architectural Review Board Staff Report

Project Type:	Site Development Section Plan
Meeting Date:	April 14, 2022
From:	Mike Knight, Assistant City Planner <i>gmk</i>
Location:	A 0.8 acre tract of land located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd.
Description:	<u>Wildhorse Village, Lot 2B (Wildhorse Village Condos) SDSP:</u> A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.8 acre tract of land zoned "PC&R" – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd.

PROPOSAL SUMMARY

This request is to allow for new construction of a 16 unit multi-family building. This is the fourth Site Development Section Plan submitted to the City for the 20 lot development known as Wildhorse Village. Although this is the fourth lot, this will be the second lot before the Architectural Review Board (ARB) as the first two were single-family developments that are exempt from the ARB review.

The building is 3 stories tall, roughly 62' in height, and contains a 32 space parking garage internal to the building hidden from the public eye. The building is pushed up close to the internal roadway (Wildhorse Lake Blvd.) as required by the site specific governing ordinance. The primary building materials consist of brick, wood siding, metal panel and stained concrete.



Figure 1: Rendered Image of the Entrance

HISTORY OF SUBJECT SITE

On March 19th, 2008, the City of Chesterfield City Council approved Ordinance 2449. This ordinance amended the previous governing zoning ordinance of the City of Chesterfield by changing the boundaries of the following: an "R-8" Residence District with a Planned Environmental Unit Procedure, "R-5" Residence District, "FPR-5" Residence District, "R-6A" PEU Residence District with a Planned Environmental Unit Procedure, "C-8" Planned Commercial District, "NU" Non-Urban District and "M-3" Planned Industrial District to **one "PC&R" Planned Commercial & Residence District.**

City of Chesterfield Ordinance 2449 governed the entire PC&R district but defined specific development criteria for 3 specific "Categories". Ordinance 2449 also defined 3 specific areas within the PC&R district known as Area 1, Area 2, and Area 3.

In February of 2018, the City of Chesterfield approved Ordinance 2990. This ordinance solely amended the legal description of the entire PC&R district. This legal description removed approximately 2.9 acres in the northwestern section of the district just north of Wild Horse Creek Road and added approximately 3.4 acres in the northwestern section of the district just south of Wild Horse Creek Road.

In November of 2018, the City of Chesterfield approved Ordinance 3023. This zoning request had two main objectives: (1) to amend the legal description and incorporate a .438 acre parcel zoned "NU" Non-Urban; and (2) to amend the development criteria for the zoning district. The ordinance amendment essentially allowed a development team the ability to provide a separate Landscape Plan, Lighting Plan, and sign requirements for the areas of the PC&R district located both north and south of Wild Horse Creek Road individually instead of one Concept Plan for all 99 acres.

In June of 2020, Stock & Associates Consulting Engineers Inc. on behalf of Wildhorse Village, LP made a request to amend the legal description and development criteria for an existing "PC&R" Planned Commercial and Residence District. The zoning petition had two main objectives. The first was to incorporate and re-zone a 0.6 acre "C-8" Planned Commercial District parcel to the "PC&R" Planned Commercial and Residence District known as "Downtown Chesterfield". The second was to amend the development criteria of the governing ordinance. City Council approved this request creating Ordinance 3114. Since the approval of this ordinance, there has been an abundance of plan submissions and a number of approvals specifically for Categories A and B of the ordinance. **Categories A and B are now commonly known as Wildhorse Village.**

On the following page (Figure 2) is a table that provides a high level historical summary of significant events for the PC&R district including the plans submitted and approved for Wildhorse Village.

Year	Month	Approval	Description	Action
2008	March	ORD 2449	Consolidation of six zoning districts into one PC&R district creating Downtown Chesterfield	Subsequent site plans were never submitted under zoning regulations of Ordinance 2449
2018	Feb	ORD 2990	Text amendment removing 2.9 acres and adding 3.4 acres	Provided necessary legal description change to facilitate the development for the Aventura development to the north
	Nov	ORD 3023	Incorporated (0.4) acres into PC&R district and amended development criteria	Allowed for separate concept plans north of Wild Horse Creek Road (Category C) and south of Wild Horse Creek Road (Categories A&B).
2019	Feb	SDCP	Concept Plan for Category C	A Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 22 acre phased development north of WHCR in which future individual lots may now seek approval to develop
		SDSP	Lot A of Category C	Allowed for development of a mixed-use building containing residential units, retail, and restaurant on Lot A.
2020	Feb	SDSP	Lot B of Category C	Allowed for development of a hotel and conference center on Lot B
	Aug	ORD 3114	Incorporated (0.6) acres into PC&R district and amended development criteria	Ordinance to facilitate the development known as Wildhorse Village
	October	SDCP	Concept Plan for Infrastructure only of Categories A & B	Allowed for grading to be reviewed and approved to facilitate roadways, storm sewers, and sanitary sewers
2021	Feb	ASDCP	Amended Concept Plan for Categories A&B	Allowed for a phased mixed use development of 17 lots known as Wildhorse Village
	May	SDSP	Site Development Section Plan for Lot 6	Approval for a 35 single family home development
			Site Development Section Plan for Lot 1	Approval for a 72 attached single family home development
	Sept	SDSP	Site Development Section Plan for Lot 2A-1	Approval for a 266 unit multi-family building
October	ORD 3161	Ordinance to modify the development criteria of Wildhorse Village	Update to the height and placement of buildings	

Figure 2: Historical Summary

STAFF ANALYSIS

The subject site is located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd. Both of these road are private roads, owned and maintained by the development. The area is designated City Center (Urban Transition) within the City of Chesterfield Comprehensive Land Use Plan and this development would be 0.8 acres of the 77 acre development known as Wildhorse Village.

Zoning District:

A PC&R District development is intended to create a diverse residential and commercial mixed-use environment in which residential and commercial uses can be integrated pursuant to a downtown concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate.

Comprehensive Plan:

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this parcel is within the City Center (Urban Transition) land use designation. The Comprehensive Plan provides a character description of the Urban Transition area. The description states;

“Land developed to offer residents the opportunity to live, work, shop and play within the larger City Center area. This includes a mixture of housing types and residential densities, integrated with a number of goods and services, especially in the downtown core. Buildings typically stand multiple stories often with residential units above storefronts or other pedestrian activity. Parking is satisfied using on-street parking, structured parking, or shared rear-lot parking strategies. An interconnected network of walkable streets connects the neighborhood to the downtown core.”

The City Center (Urban Transition) land use designation also states a series of

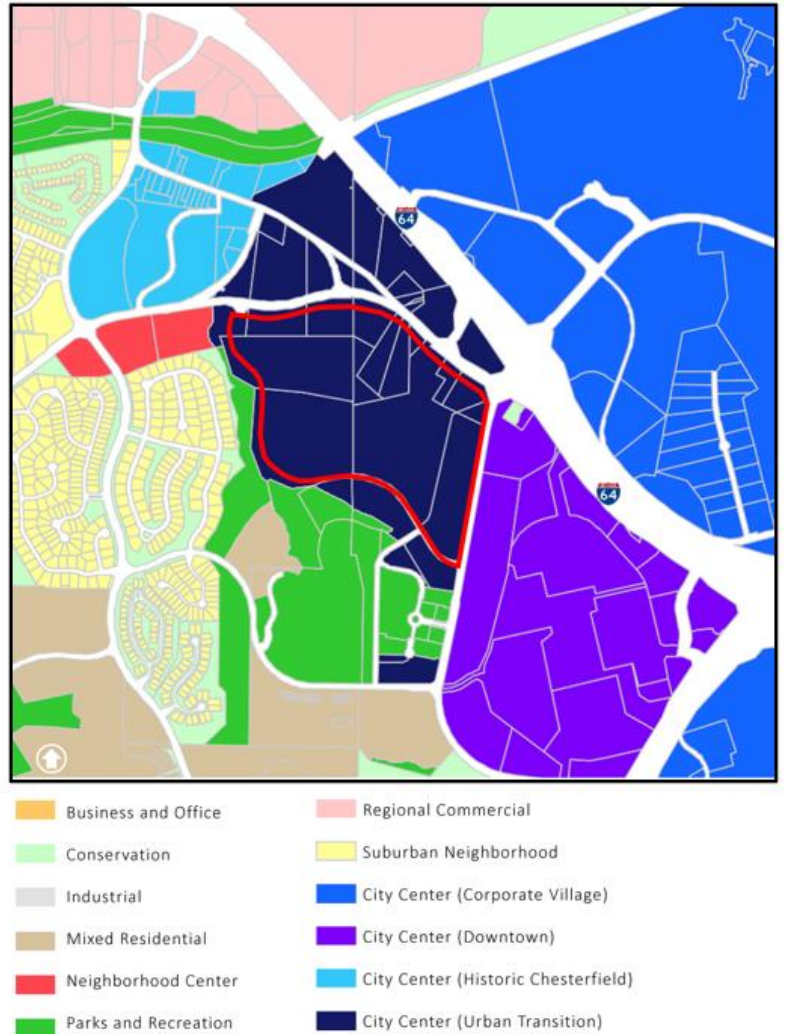


Figure 3: Comprehensive Plan Land Use Designation

development policies within the Comprehensive Plan. Below, are specific development policies (**blue**) followed by how the governing ordinance and the Site Development Section Plan relate to those policies.

City Center should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.

This is a multi-family development that is east of an approved attached single family development and west of a programmed mixture of residential, office, and commercial activity centered by a lake and amenity areas.

The thoroughfare character should be urban and very walkable.

The project is very walkable with a 10' wide sidewalk along both the main street to the north, and Parkview Terrace to the west with a 12' wide mixed use trail along Wild Horse Creek Road and a walking trail around the lake to the south.

Buildings to be constructed closer to the roadways to promote the pedestrian experience.

The building is located along the main street (Wildhorse Lake Blvd.) and the plan references the required build-to line vs a set-back line to promote the pedestrian experience.

Incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.

This project has a community lake to the south of the multi-family building with a walking path connection from the building to the lake.

Public art should be incorporated into new construction and re-development projects throughout the City Center.

The applicant provided the location of public art to the south of the building, visible to the public realm as one would walk around the lake.

General Requirements for Site Design:

This request is for one 16 unit multi-family building containing both an internal parking structure on a 0.8 acre tract of land. The site has one access point of the internal main street to the north, known as Wildhorse Lake Blvd, with on-street parking in front of the building. The site has pedestrian accommodations to the lake to the south.

A. Site Relationships

This is a multi-family development that is east of an approved attached single family development, south of an approved multi-family building, directly west of future programmed condo buildings of a similar size, and further west of a mixture of residential, office, and commercial activity all within the larger Wildhorse Village development.

B. Circulation System and Access

The site is accessed by one curb cut off Wildhorse Lake Blvd and will be a shared drive with a future mirrored condo building east of the site. All vehicular access will utilize this drive for tenant parking, loading and trash. Internal pedestrian paths connect to the large pedestrian paths of the overall Wildhorse Village development. A color Site Development Section Plan (Figure 4) was provided in this packet depicting the access and circulation locations.

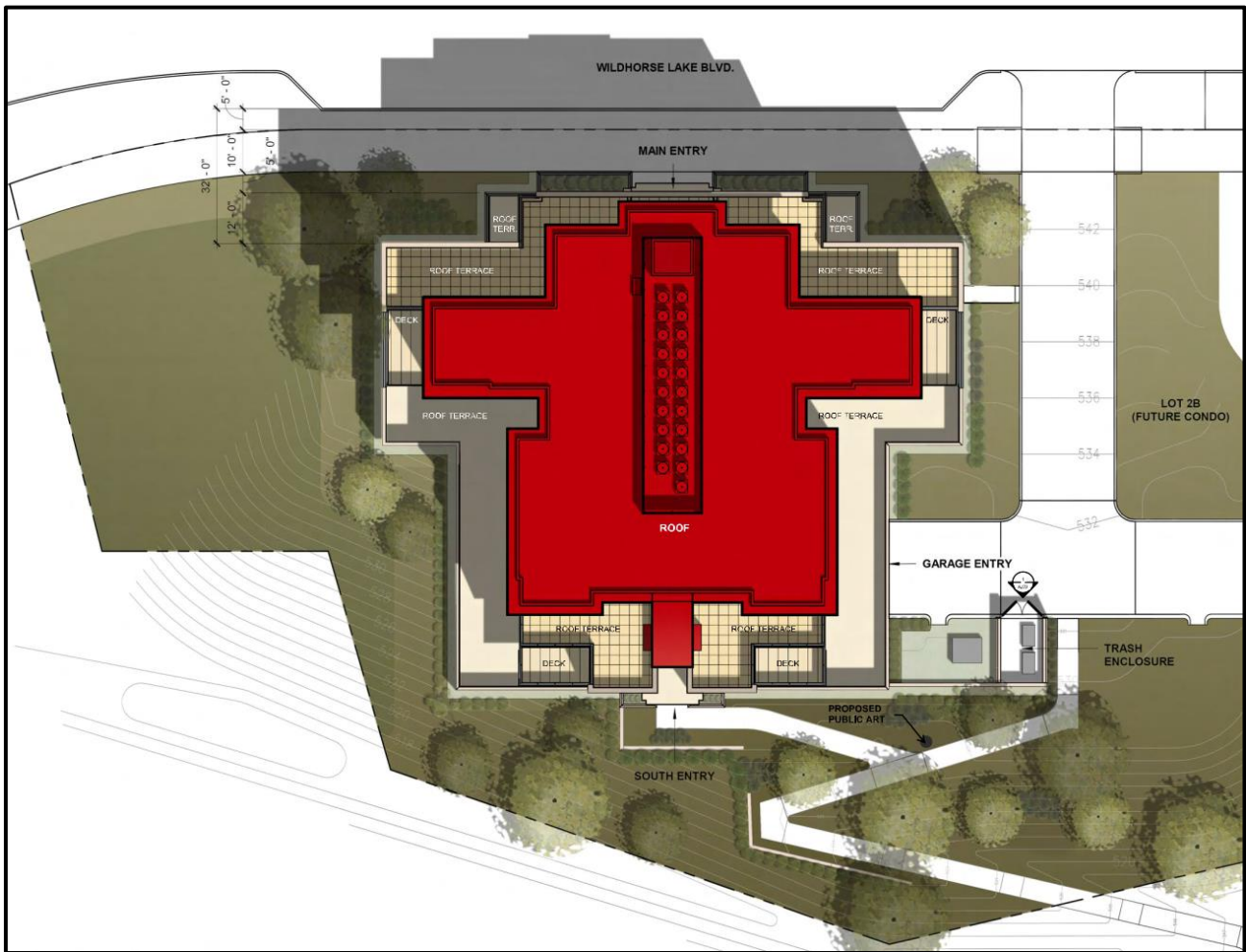


Figure 4: Color Site Plan

C. Topography and Retaining Walls

The site slopes steeply from Wildhorse Lake Boulevard at the north down to the lake with the building positioned into the slope. Due to the amount of slope from north to south, the south side of the building features an exposed foundation wall. The concrete will be stained to match the building’s accent brick and formliner has been selected to give the wall texture and interest. Low

segmented block retaining walls will be used along the path to the lake to help hold grade as the path traverses down the hillside.

General Requirements for Building Design:

The building is 3 stories tall, roughly 62’ in height, and contains a 32 space parking garage internal to the building hidden from the public eye. The building is pushed up close to the internal roadway (Wildhorse Lake Blvd.) as required by the site specific governing ordinance. The building will be highly visible from all four facades.

D. Scale, Design, Materials, and Color

In recent history, three developments in close proximity north of Wildhorse Village have been approved and received full occupancy. The first is a four story multi-family residential building, constructed primarily with stone and fiber cement siding known as Aventura at Wildhorse Creek. The other two are a 3-4 story mixed use building, and 5 story hotel known as Wildhorse and AC Hotel. The applicant has provided images of all three buildings within the attached packet.

The site specific governing ordinance (Ordinance 3161) has specific language in regards to the building placement, overall height, first floor height, and function. There is also a streetscape exhibit for Wildhorse Lake Blvd. The placement, overall height, and function all comply with the site specific ordinance. The site does have a requirement in which the applicant is seeking a modification. The ordinance requires rooftop mechanical equipment within architecturally designed, fully enclosed penthouses that complement the building design. The applicant does not have a fully enclosed penthouse but is requesting the modification to propose screen walls at the roof level to enclose the building’s elevator overrun and rooftop equipment. A roof plan has been provided in the ARB packet.

The building is primarily two different colors of brick. Accents of wood siding are provided on all 4 elevations. An exposed concrete form-liner pattern stained to match the accent brick is seen on the east, west, and south elevations. Below is an image of the manufacturer, style, and color of the building materials.

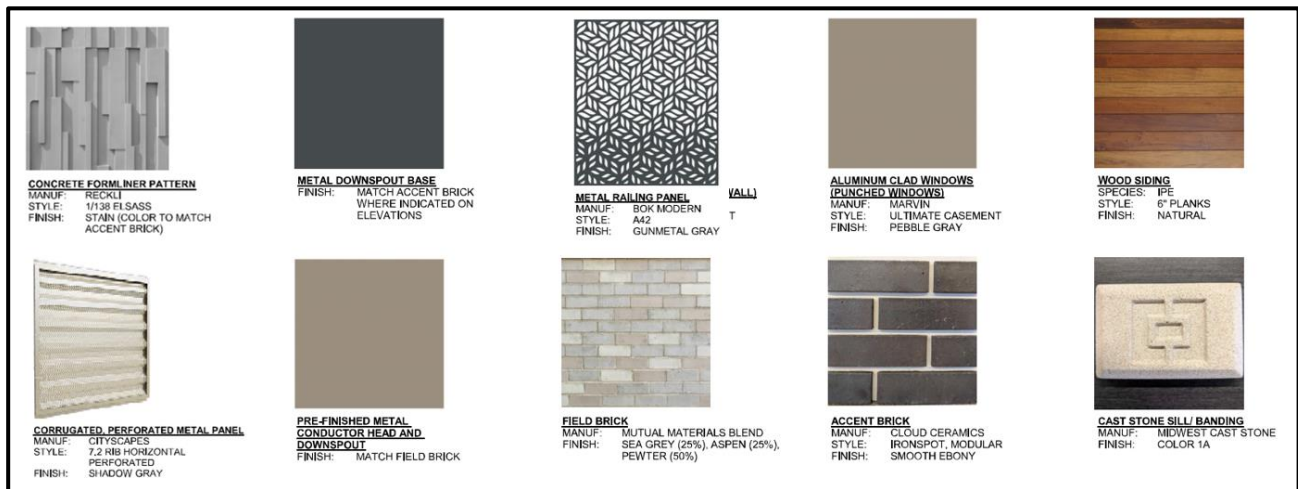


Figure 5: Building Materials

E. Landscape Design

The site contains 7 deciduous canopy trees (23%), 11 evergreen trees (35%), and 13 deciduous understory trees (42%). The site also contains 109 deciduous shrubs and 95 evergreen shrubs. The growth rates for the trees (including street trees) are 83% slow to moderate and 17% fast growing. The most common tree on the site is the American Arborvitae and the most common shrub is the Kallay's Compact Juniper.

F. Screening

The applicant has provided the aforementioned roof-top screening exhibit which is included in the packet. A portion of the trash enclosure is incorporated into an extension of the sculptural foundation wall. The remaining side and gate enclosure are painted wood slat screening to provide an easily maintainable and design compatible enclosure.

G. Lighting

All exterior lighting will adhere to all UDC lighting code requirements. All exterior lighting will be white in color, and all the cut sheets have been included within the submittal. The site does have a few bollards that are illuminated along the path that leads to the lake.

MODIFICATION

A modification is being requested in regards to the rooftop mechanical screening requirement. Ordinance 3161 states, "rooftop mechanical equipment shall be permitted on roof within architecturally designed, fully enclosed penthouses that complement the building design". The applicant is proposing to screen the rooftop equipment on all visible sides with materials that are an integral part of the architecture. A full narrative of the modification request is included in this packet. The Architectural Review Board's recommendation on the requested modification will be provided to the Planning Commission.

RENDERING

Below in Figures 6-9 are renderings of four prominent viewpoints.



Figure 6: Front/Road



Figure 7: Rear/Lake



Figure 8: Entry Drive



Figure 9: Lake Path

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff's report to the Planning Commission. Staff requests review and recommendation on this submittal for Wildhorse Village, Lot 2B (Wildhorse Village Condos) Site Development Section Plan.

MOTION

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

- 1) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wildhorse Village, Lot 2B (Wildhorse Village Condos) SDSP as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wildhorse Village, Lot 2B (Wildhorse Village Condos) SDSP with the following recommendations..."

Attachments

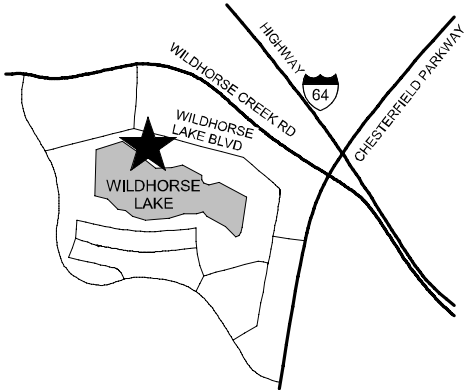
1. Applicant's Modification Request
2. Architectural Review Packet Submittal



CORNER VIEW FROM STREET

WILDHORSE VILLAGE CONDOMINIUMS

CHESTERFIELD, MISSOURI



LOCATION MAP

NOT TO SCALE

ARB SHEET LIST

- G.00 COVER SHEET - ARB SUBMISSION
- A.01 SITE PLAN
- A.02 EXTERIOR ELEVATIONS
- A.03 EXTERIOR ELEVATIONS
- A.04 RENDERINGS
- A.05 RENDERINGS
- A.06 EXTERIOR BUILDING MATERIALS
- A.07 SITE PHOTOS
- A.08 SITE PHOTOS
- A.09 SITE DETAILS
- A.10 ARCHITECT'S STATEMENT
- A.11 ROOF PLAN
- A.12 BUILDING SECTIONS
- L1.1 LANDSCAPE PLAN
- L1.2 LANDSCAPE SCHEDULE
- E1.1 SITE LIGHTING PLAN

STATE OF MISSOURI
 Amanda Partyka Norris
 NUMBER A-2008008198
 ARCHITECT
 04/06/2022
 AMANDA PARTYKA NORRIS - ARCHITECT
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 ORIGINAL CERTIFICATE/LICENSE NO. 000639

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 314.724.4858 CORE10architecture.com

COVER SHEET - ARB SUBMISSION
 WILDHORSE VILLAGE CONDOS
 CHESTERFIELD, MO
CRG Acquisition, LLC

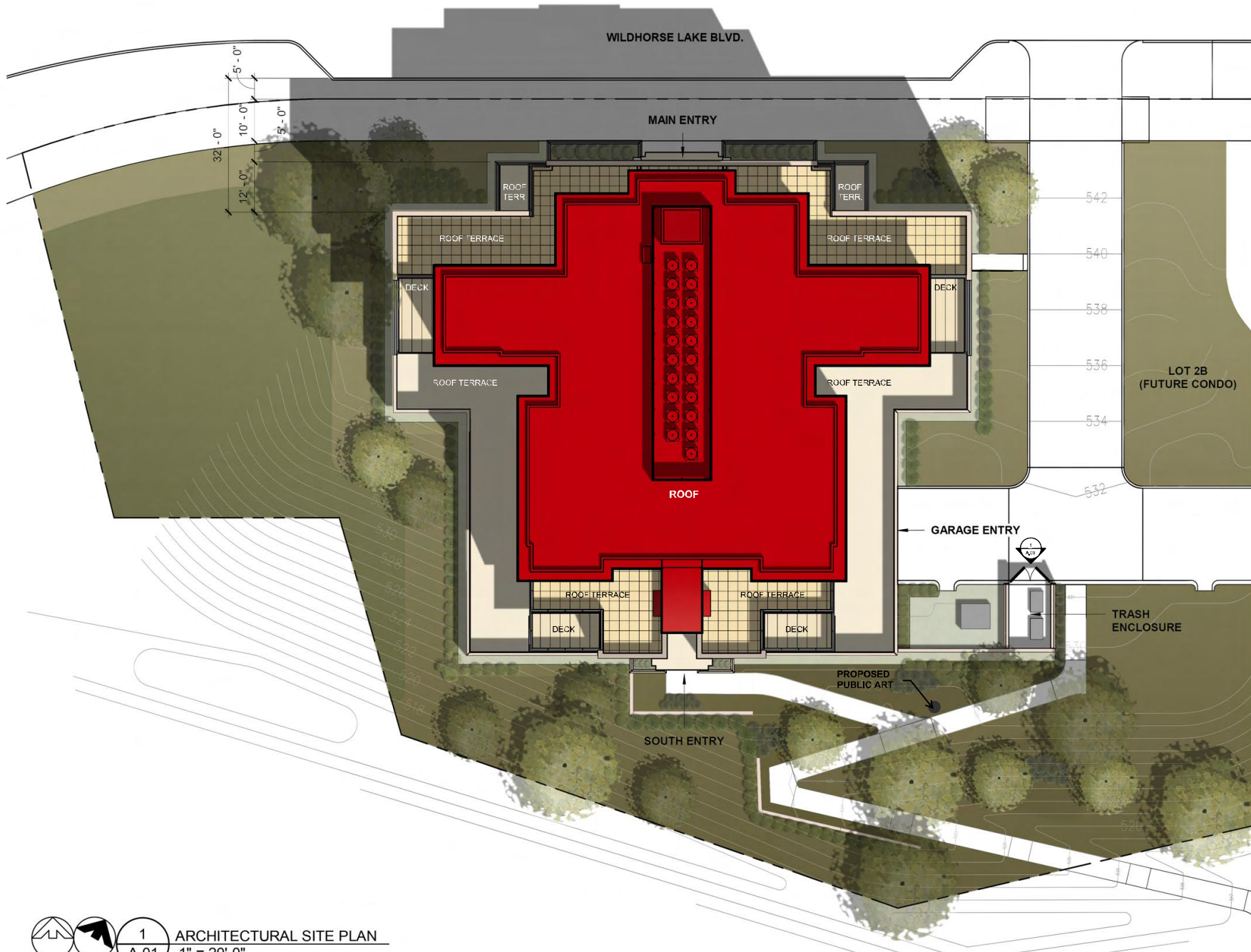
PRELIMINARY NOT FOR CONSTRUCTION

DATE # REVISION

0' 1/2" 1"

04/06/22
 21013
G.00

ALL LOCAL CODES SHALL
 PREVAIL. CONTRACTOR TO
 FIELD VERIFY ALL
 DIMENSIONS AND EXISTING
 CONDITIONS BEFORE
 CONSTRUCTION BEGINS



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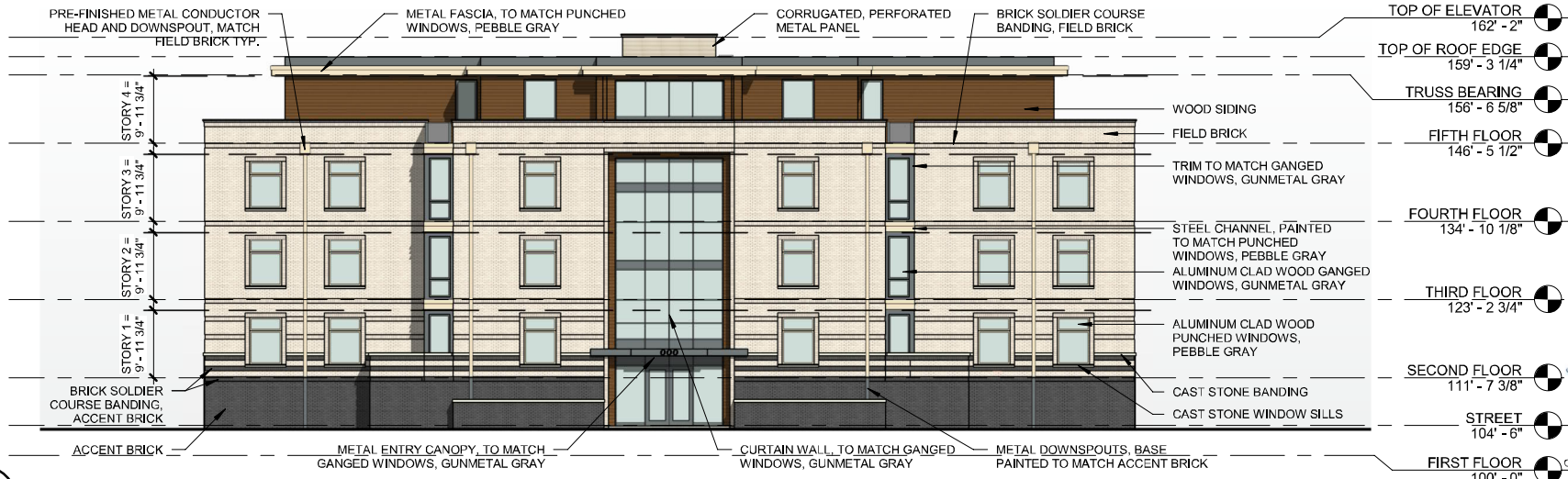
SITE PLAN
WILDHORSE VILLAGE CONDOS
CHESTERFIELD, MO
CRG Acquisition, LLC

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04/06/22	21013	A.01

10" 1/2" 1"
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21013
A.01

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PLAN NORTH TRUE NORTH
1 ARCHITECTURAL SITE PLAN
A.01 1" = 20'-0"



2 NORTH ELEVATION
A.02 1/16" = 1'-0"



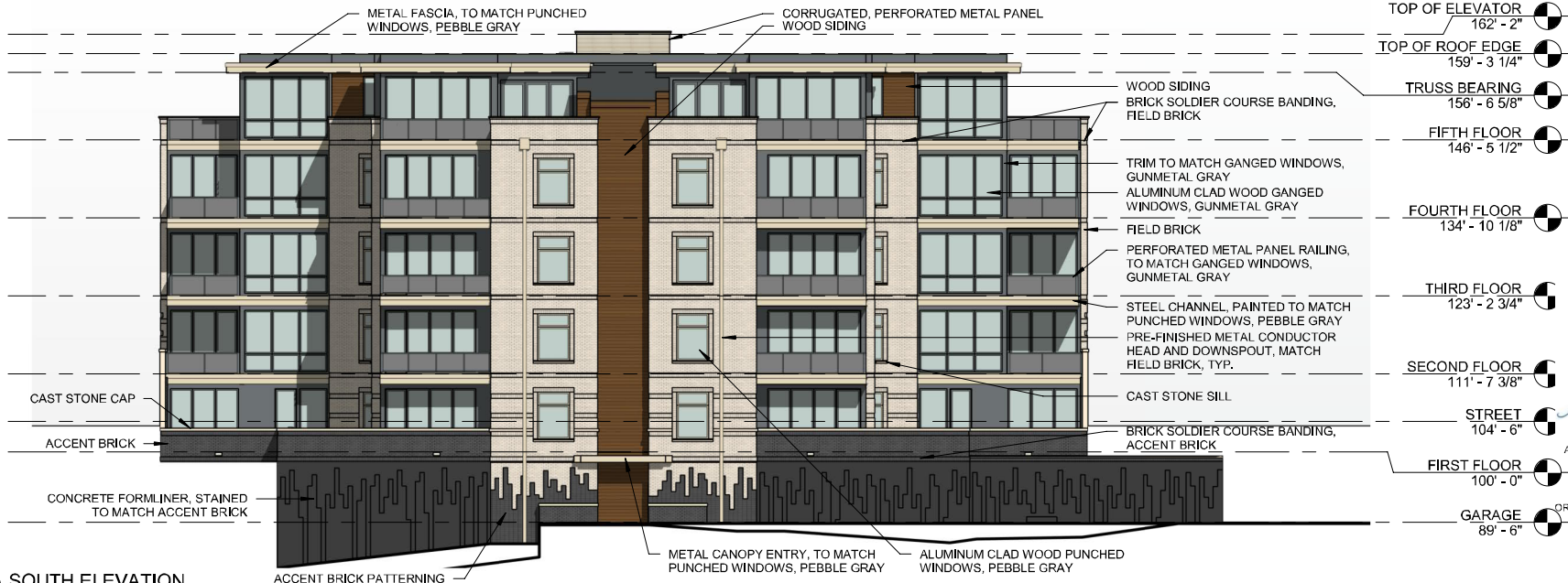
1 EAST ELEVATION
A.02 1/16" = 1'-0"

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EXTERIOR ELEVATIONS
WILDHORSE VILLAGE CONDOS
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2 SOUTH ELEVATION
A.03 1/16" = 1'-0"



1 WEST ELEVATION
A.03 1/16" = 1'-0"

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NUMBER 200608198
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1" = 1/2" = 1/4"

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STRAIGHT ON VIEW FROM STREET



STRAIGHT ON VIEW FROM LAKE SIDE

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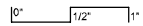
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RENDERINGS
WILDHORSE VILLAGE CONDOS
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SIDE VIEW FROM ENTRY DRIVE



CORNER VIEW FROM LAKE SIDE

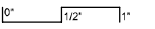
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**ALUMINUM CLAD WINDOWS
(GANGED WINDOWS, CURTAIN WALL)**
EXAMPLE PHOTO



**ALUMINUM CLAD WINDOWS
(GANGED WINDOWS, CURTAIN WALL)**
MANUF: MARVIN
STYLE: ULTIMATE CASEMENT
FINISH: GUNMETAL GRAY



METAL DOWNSPOUT BASE
FINISH: MATCH ACCENT BRICK
WHERE INDICATED ON
ELEVATIONS



**PRE-FINISHED METAL
CONDUCTOR HEAD AND
DOWNSPOUT**
FINISH: MATCH FIELD BRICK



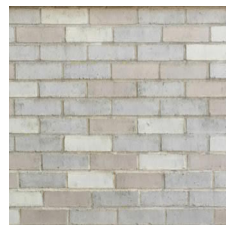
WOOD SIDING
SPECIES: IPE OR CUMARU
STYLE: 6" PLANKS
FINISH: NATURAL



**ALUMINUM CLAD WINDOWS
(PUNCHED WINDOWS)**
EXAMPLE PHOTO



**ALUMINUM CLAD WINDOWS
(PUNCHED WINDOWS)**
MANUF: MARVIN
STYLE: ULTIMATE CASEMENT
FINISH: PEBBLE GRAY



FIELD BRICK
MANUF: MUTUAL MATERIALS BLEND
FINISH: SEA GREY (25%), ASPEN (25%),
PEWTER (50%)



ACCENT BRICK
MANUF: CLOUD CERAMICS
STYLE: IRONSPOT, MODULAR
FINISH: SMOOTH EBONY



CAST STONE SILL/ BANDING
MANUF: MIDWEST CAST STONE
FINISH: COLOR 1A



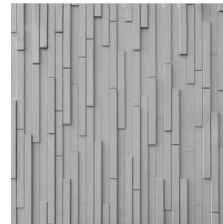
TYPICAL GLAZING
DUAL PANE, LOW-E COATINGS, ARGON
GAS



**GRAVEL MAINTENANCE STRIP (SEE
LANDSCAPE)**
3/4" - 1" CLEAN ANGULAR TRAP ROCK
5" X 1/4" STAKED STEEL EDGING, BLACK
POWDERCOAT



CORRUGATED, PERFORATED METAL PANEL
MANUF: CITYSCAPES
STYLE: 7.2 RIB HORIZONTAL
PERFORATED
FINISH: SHADOW GRAY

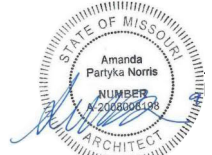


CONCRETE FORMLINER PATTERN
MANUF: RECKLI
STYLE: 2/195 GYSENBURG
FINISH: STAIN (COLOR TO MATCH
ACCENT BRICK)



METAL RAILING PANEL
MANUF: BOK MODERN
STYLE: A42
FINISH: GUNMETAL GRAY

MATERIALS LEGEND



04/06/2022
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AC HOTEL CHESTERFIELD - NORTH OF SITE



AVENTURA APARTMENTS - NORTH OF SITE



FLAIR HOME STAGINGS & DISPLAYS - NORTH OF SITE



PUBLIC LIBRARY - SOUTH OF SITE



YMCA SOUTH OF SITE



WILDHORSE APARTMENTS - NORTH OF SITE



VIEW NORTH DOWN CHESTERFIELD PARKWAY



VIEW NORTH TO WILDHORSE VILLAGE SITE



VIEW NORTHWEST TO WILDHORSE VILLAGE SITE - PROJECT SITE INLINE WITH BUILDING BEYOND

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SITE PHOTOS
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0' 1/2" 1"
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A.07

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VIEW SOUTH ON EAST SIDE OF CHESTERFIELD PARKWAY



VIEW TO EAST SIDE OF CHESTERFIELD PARKWAY - MALL BEYOND



VIEW TO EAST SIDE OF CHESTERFIELD PARKWAY



VIEW WEST ACROSS WILDHORSE VILLAGE SITE - PROJECT SITE BETWEEN LAKE AND ROAD



VIEW TO SOUTH OF WILDHORSE VILLAGE SITE



VIEW WEST ACROSS WILDHORSE VILLAGE SITE - PROJECT SITE BETWEEN LAKE AND ROAD

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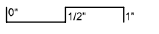


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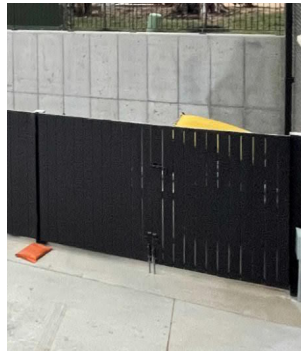
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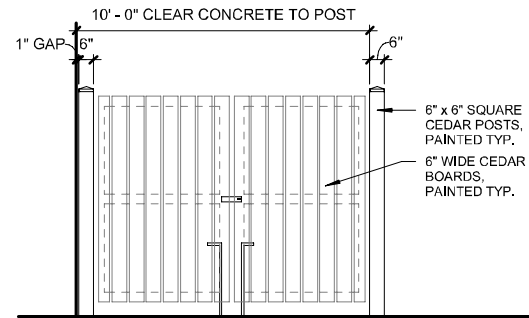


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ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS



EXAMPLE MATERIAL PHOTO



1 TRASH ENCLOSURE FENCE/ GATE ELEVATION
A.09 1/4" = 1'-0"

Classic[®] 8

The Advantages of the Classic[®] System...

It's Fast...
Located on the underside of each Classic[®] block, the 4" x 2" Anchor Bar creates an automatic setback with the highest shear resistance in the industry. Plus, Classic's fewer pieces, pinless design, and lower weight per square foot reduces construction time, labor costs, and freight charges.

It's Simple...
"One Unit" construction is a vital element of Classic's superior design. 90° corners and half blocks are made simply by removing a portion of the block. No special inventories are needed; no shortages occur on the jobsite!

It's Strong...
Upon assembly, Classic blocks automatically create 4" x 5" vertical "stone columns". When layered with grid, the gravel filled "stone columns" provide a multi-point interlock, for a more uniform block-to-grid connection.

It's Versatile...
Variable setbacks, sharp radius turns, "One Unit" construction, and complete interchangeability are all features of Rockwood's Classic System. The ability to mix various stone and colors within a wall enhances your imagination without sacrificing structural integrity. Plus, the Anchor Bar allows you to build at any setback you desire - from 0' to 14', providing the only "true" vertical setback in the industry.

Unit specifications, availability, color, and face options vary by manufacturer. Please contact your nearest Rockwood manufacturer or dealer for more information.

Classic[®] 8 Blocks

Straight Setback
Size: 8" H x 18" W x 12" D
Weight: 80 lbs.

Beveled Setback
Size: 8" H x 18" W x 12" D
Weight: 80 lbs.

Basic
Size: 8" H x 18" W x 12" D
Weight: 80 lbs.

ROCKWOOD
RETAINING WALLS
A better way.[™]

325 Alliance Place NE
Rochester, MN 55906

toll free
888.288.4045
phone
507.529.2871
fax
507.529.2879

www.rockwoodwalls.com

Available at:

RETAINING WALL STYLE INTENT

classic 6 and 8 retaining walls

Natural **Taupe** **Taupe/Black**

Goldenrod **Fieldstone**

Red/Black **Charcoal**

Classic[®] 8 Base Block and Builders
• 8 H x 18 L x 12" D, 1.0" setback
• 82 lbs., 36/pallet (3,020 lbs.)
• Straight face colors: Natural, Taupe, Taupe/Black, Goldenrod, Fieldstone, Red/Black, Charcoal, Red (not shown)
• Beveled face colors: Natural, Taupe, Goldenrod, Fieldstone, Red/Black

Straight Face Solid Corner
• Split on 18" & 9" side, 8 H x 18 L x 9" D
• 100 lbs., 32/pallet (3,240 lbs.)
• Colors: Natural, Taupe, Goldenrod, Fieldstone, Taupe/Black, Charcoal, Red/Black, Red

Half Block and Corner Block
• 8 H x 12 L x 9" D (half), 00 lbs.
• 8 H x 13 W x 4" D (corner), 60 lbs.
• Colors: Natural, Taupe, Goldenrod, Charcoal, Red, Red/Black, Taupe/Black, Fieldstone

Classic[®] 6 Base Block and Builders
• 6 H x 18 L x 12" D, .75" setback
• 64 lbs., 45/pallet (2,840 lbs.)
• Straight face colors: Natural, Taupe, Taupe/Black, Goldenrod, Fieldstone, Charcoal, Red (not shown)
• Beveled face colors: Natural, Taupe, Goldenrod, Fieldstone, Red/Black

Standard Half Block and Corner Block
• 6 H x 12 L x 9" D (half)
• 6 H x 13 W x 4" D (corner)
• Colors: Natural, Taupe, Goldenrod, Red, Red/Black, Taupe/Black, Fieldstone, Charcoal

Standard Cap
• 4 H x 18 W x 12" D
• 64 lbs., 48/pallet (3,280 lbs.)
• Colors: Natural, Taupe, Taupe/Black, Red, Charcoal, Goldenrod, Fieldstone, Red/Black

Refer to actual product samples when making color selection.



RETAINING WALL COLOR INTENT

core10
ARCHITECTURE

4501 Lindell Blvd., Suite 1a
Saint Louis, Missouri 63108
314.724.4858 CORE10architecture.com

STATE OF MISSOURI
Amanda Partyka Norris
NUMBER
A-200808198
04/06/2022
AMANDA PARTYKA NORRIS - ARCHITECT
MO# A-200808198
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE NO. 000639

PRELIMINARY NOT FOR CONSTRUCTION

SITE DETAILS
WILDHORSE VILLAGE CONDOS
CHESTERFIELD, MO

CRG Acquisition, LLC

DATE # REVISION

04/06/22
21013
A.09

ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS

GENERAL REQUIREMENTS FOR SITE DESIGN:

SITE RELATIONSHIP

The proposed project is part of the larger Wildhorse Village development and as such conforms to and incorporates the site design requirements as outlined in Ordinance 3161. The project is bordered to the north by The Flats at Wildhorse Village, to the east by Lot 2C which will be future similar condominium buildings, to the South by common ground and the lake and to the west by a view Corridor. The building design is configured to focus views towards the Lake and to tie into the planned streets, sidewalks and trails of the overall development with direct access from the south to the lake trail.

CIRCULATION SYSTEM & ACCESS

The site is accessed by a single curb cut that will be shared with a future, mirrored condo building on the east half of the site. All vehicular access will use this drive for parking and trash. Parking is located in an enclosed garage on the lowest level of the building.

TOPOGRAPHY

The site slopes steeply from Wildhorse Lake Boulevard at the north down to the lake but the building is positioned to nestle into this slope and terrace units to capture views.

FOUNDATION & RETAINING WALLS

Due to the amount of slope from north to south, the south side of the building features an exposed foundation wall. This wall has been incorporated as a design feature of the building. The concrete will be stained to match the building's accent brick and a sculptural formliner has been selected to give the wall texture and interest, compatible with the building's design intent of a rocky outcropping on the horizon. Additionally, the landscape has been arranged to enhance and provide additional layering and texture to the wall and the south facade of the building. Low segmented block retaining walls will also be used along the path down to the lake to help hold the grade as the path traverses the hillside.

PUBLIC ART

Public art is proposed along the path from the south side of the building down to the lake. The textured foundation wall and landscaping will set the backdrop for the placement of this art.

GENERAL REQUIREMENTS FOR BUILDING DESIGN:

SCALE

Great attention has been given to the massing and scale of the architecture. The north street facade is designed to hold a strong edge, while also stepping back at the corners and entrance to break down the scale and welcome people to the building. As the building mass moves down the hill, there is a continual play of stepping and terracing to further break that scale down towards the lake.

DESIGN

The guiding principle of the building's design was a natural rock bluff in a hillside on the horizon. While the massing of the north street facade is strong and creates the horizon line, this breaks down as the building moves down the hill in a series of steps and terraces towards the lake. The individual residential units are arranged in such a way that every unit capitalizes on a view, providing terraces and balconies to embrace the nature and vantage points around the building and greater development.

MATERIALS & COLOR

The primary building material is brick for a timeless and classic sophistication. The upper brick is a blend of soft greys which transitions to strong dark accent bands and then dark stained textured concrete at the building's base. This materiality represents the rock striations as the building engages the earth and then lightens to blend into the horizon. The building also incorporates large expanses of glass and windows to capture those important and beautiful views, particularly at the south towards the lake. The very top of the building transitions to a warm wood siding at the horizon line.

WALLS & SCREENING

As previously mentioned the foundation and retaining walls have been designed to reflect the natural concept of the building and site through color and texture. There are screen walls at the roof level to enclose the building's elevator overrun and rooftop equipment with a cohesive material that is an integral part of the architecture. Screening of the trash enclosure is also incorporated. A portion of this enclosure is incorporated into an extension of the sculptural foundation wall. The remaining side and gate enclosure are painted wood slat screening to provide an easily maintainable and design compatible enclosure.

LANDSCAPE DESIGN

The site development incorporates a comprehensive landscape design package intended to enhance natural features and views while integrating into the overall Wildhorse Village master landscape plan.

MODIFICATION REQUEST - ROOF SCREENING:

We request a modification to Section IG.5 of Ordinance No. 3161, which states: "rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design." We are proposing to enclose the elevator overrun and rooftop equipment with a cohesive material with consistent top trim that is an integral part of the architecture and will not visually weaken the design of the structure, per UDC Section 405.04.010. The top of the enclosure will remain open for free ventilation.

In residential multifamily projects such as this, there are two main options for mechanical HVAC equipment. One is at grade, around the building, and the other is on the roof. Typically there is a need to accommodate one condenser unit for each residence, plus a unit or two for common areas. These are regular sized residential condensing units, much like what one would find at a single family home. Due to the number of units, the noise they can create and the heat that blows from them, our experience shows it is best to locate them on the roof. This avoids stress to landscaping, as well as stress to residents in windows, or on patios. On the roof, the units are neither heard nor seen from the ground when tightly grouped near the center of the building. The screening then becomes more about hiding them from upper levels of neighboring buildings than from the ground.

Therefore, we are showing all units together over the central corridor. A screen wall will encompass the equipment as well as the elevator overrun to provide a singular, seamless surround that invokes the continuation of the corridor spine up through the roof. In order to accomplish this, we are proposing a metal panel screen of the same warm grey color and horizontal aesthetic as the other trim on the building at the roof level. We feel this solution provides the best aesthetic of simply another stepped back building level continuing with the theme below.



AMANDA PARTYKA NORRIS - ARCHITECT
M#A-200808198
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE NO. 000639

ARCHITECT'S STATEMENT
WILDHORSE VILLAGE CONDOS
CHESTERFIELD, MO
CRG Acquisition, LLC

PRELIMINARY NOT FOR CONSTRUCTION

DATE # REVISION

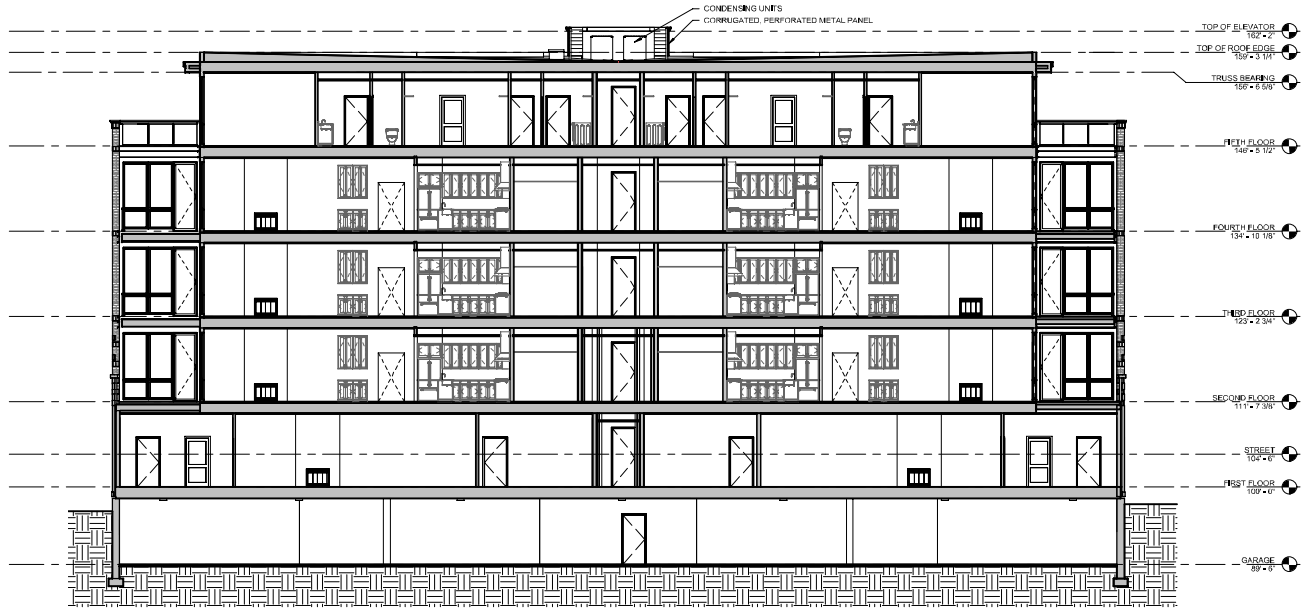
0" 1/2" 1"

04/06/22

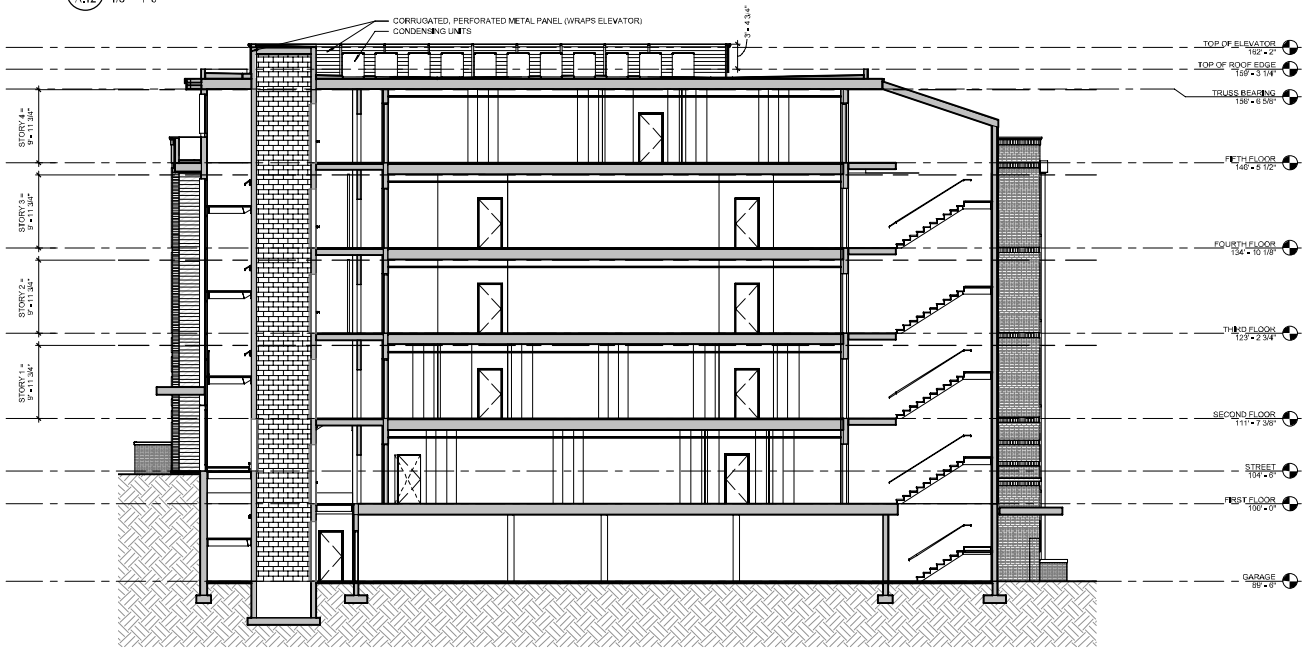
21013

A.10

ALL LOCAL CODES SHALL
PREVAIL. CONTRACTOR TO
FIELD VERIFY ALL
DIMENSIONS AND EXISTING
CONDITIONS BEFORE
CONSTRUCTION BEGINS



1 EAST-WEST BUILDING SECTION
A.12
1/8" = 1'-0"



2 NORTH-SOUTH BUILDING SECTION
A.12
1/8" = 1'-0"

CRG Acquisition, LLC

7800 FOREYTH BLVD., SUITE 300
ST. LOUIS, MO 63105



03/17/2022

AMANDA PARTYKA NORRIS - ARCHITECT
MO# A-200808198

STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE LICENSE NO. 000639

DRAWING TITLE
BUILDING SECTIONS

PROJECT TITLE
WILDHORSE VILLAGE CONDOS
CHESTERFIELD, MO



DATE: 04/06/22

04/06/22

DATE: 03/17/22
PROJECT NO. 21013

SHEET NO. A.12

PRELIMINARY NOT FOR CONSTRUCTION

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO VERIFY ALL
DIMENSIONS AND SETTING CONDITIONS
BEFORE CONSTRUCTION BEGINS.
DRAWN BY: [Name] CHECKED BY: [Name]

Date: March 1, 2022

To: Justin Wyse, Director of Planning
City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield, MO 63017-0760

Re: Wildhorse Village Condos - Lot 2B
Modification Request – Rooftop Penthouse definition

Mr. Wyse

As part of the Site Development Section Plan Submission dated March 1 on the above referenced project, we respectfully request the following modification to City of Chesterfield Ordinant No. 3161

Modification Request to City of Chesterfield Ordinance No. 3161

Attachment A -Section IG.5

Specifically, our request is as follows:

We request a modification to Section IG.5 of Ordinance No. 3161, which states: “rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.” We are proposing to enclose the elevator overrun and rooftop equipment with a cohesive material with consistent top trim that is an integral part of the architecture and will not visually weaken the design of the structure, per UDC Section 405.04.010. The top of the enclosure will remain open for free ventilation.

If there are any further comments or questions regarding these responses, please contact Amanda Norris at 314.726.4858, anorris@core10architecture.com.

Thank you,



Amanda Partyka Norris, AIA
Lead Architect
Core10 Architecture

CC: Mr. Jeff Tegethoff (tegethoffj@realcrg.com)
Mr. Andrew Kilmer (akilmer@theljc.com)
Mr. Drew Dixon, P.E. (andrew.dixon@stockassoc.com)