

Architectural Review Board Staff Report

Project type:	Amended Architectural Elevations
Meeting Date:	June 09, 2021
From:	Shilpi Bharti, Planner
Location:	220 THF Boulevard
Description:	<u>Chesterfield Commons, Lot 14 (Schnucks) AAE:</u> Amended Architectural Elevations for a retail anchor on a 160.8 acre tract of land, zoned “C8” Planned Commercial District located at the south of THF Boulevard (17U340155).

PROPOSAL SUMMARY

BRR Architecture, on behalf of Schnucks, has submitted Amended Architectural Elevations for a 30,624 square-foot anchor retail building located in the Chesterfield Commons subdivision. The proposed changes are limited to exterior updates to the front façade of the anchor tenant space.

HISTORY OF SUBJECT SITE

The Site Development Plan for the Chesterfield Commons Subdivision was approved in 1999 which has a site specific design package.

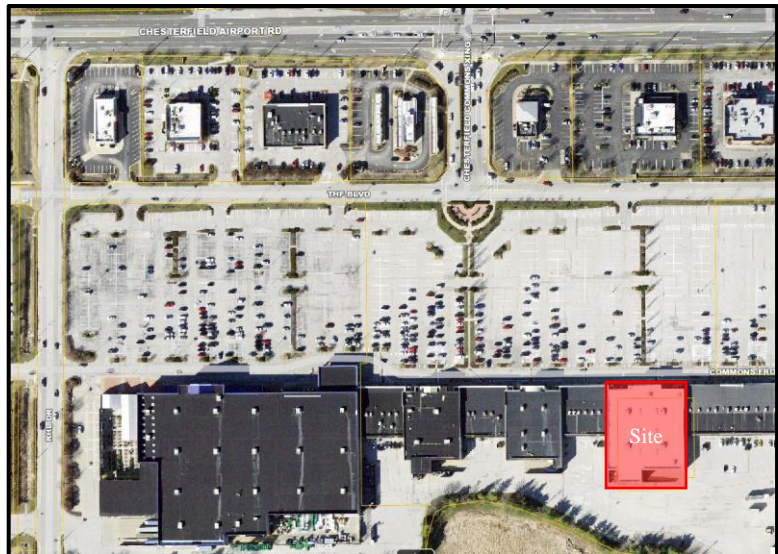


Figure 1: Subject Site Aerial Photo

The architectural features highlighted in the Chesterfield Commons design package include:

- 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

STAFF ANALYSIS

The proposed changes include a metal coping roof, aluminum plank, and EIFS cornice tan brick stained at the front elevation. The proposed changes are intended to blend with the existing Chesterfield Commons architectural design. Below, (Figures 2 and 3) are images of the existing building followed by the proposed elevation.



Figure 2: Existing Building



Figure 3: Proposed Elevation

Although Chesterfield Commons originally developed as one entity, in recent history some of the anchor stores of Chesterfield Commons have made updates to their front façade.

In 2019 an anchor tenant introduced blue accents and darker grays into the facades. Below (Figure 4) is an image that identifies areas in which the updates were introduced to the Walmart tenant space.



Figure 4: 2019 Update to the Walmart Anchor

In 2021 the Target anchor tenant space undertook a large interior renovation. Also incorporated into the renovation was a modest update to the exterior façade. The most noticeable addition was an EIFS element on the front façade applied in a similar fashion as the subject site's proposed elevations. Below is an image of the updates to the Target building.



Figure 5: Recent Update to the Target Anchor

It should be noted, earlier in 2022, the same applicant received approval for an amended Landscape Plan. This update included the replacement of existing plantings with 4 deciduous ornamental trees (Sweetbay magnolia) and 30 new shrubs in front of the building in the existing planters.

Below is a rendering incorporating the changes with the updated landscaping.



Figure 6: Rendering

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 14 (Schnucks), as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Amended Architectural Elevations for Chesterfield Commons East, Lot 14 (Schnucks) with the recommendation for approval with the following conditions..."

Attachments

1. Architectural Review Packet Submittal



A Store by Schnucks Exterior Perspective

BOONES CROSSING

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A Store by Schnucks Exterior Night Perspective

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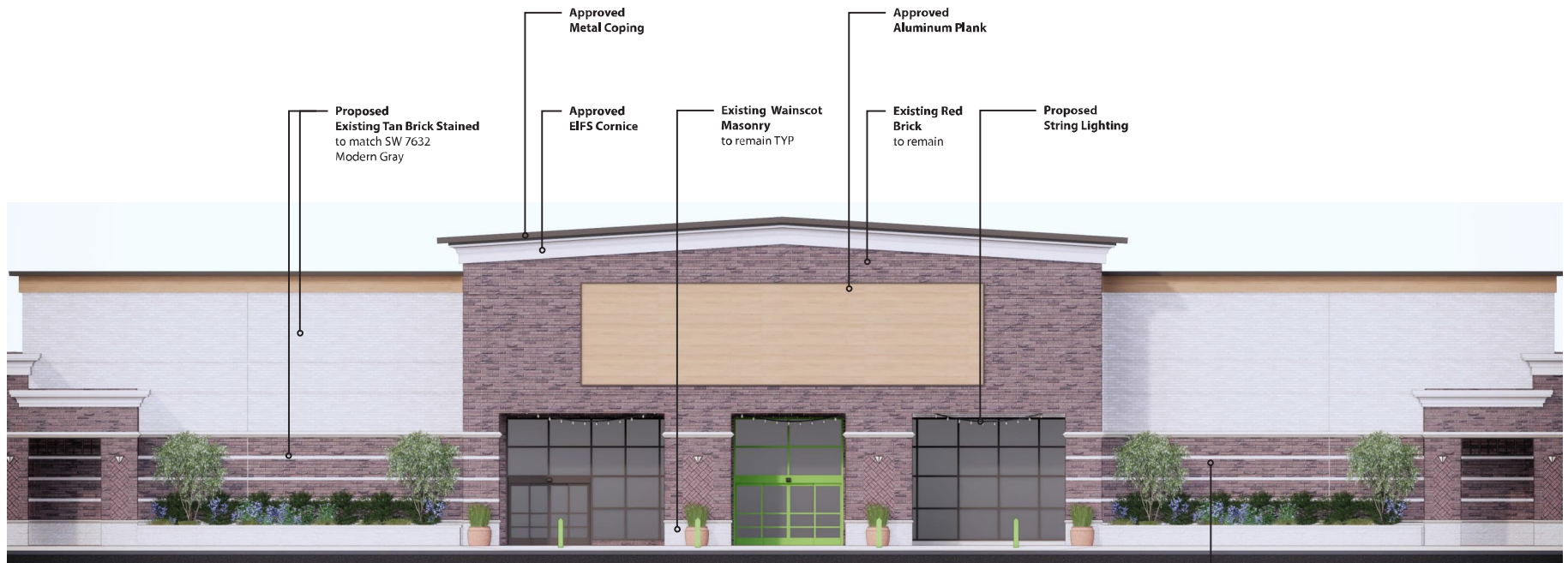


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Front Elevation

Existing Red Brick Wainscot to remain



A Store by Schnucks Front Elevation

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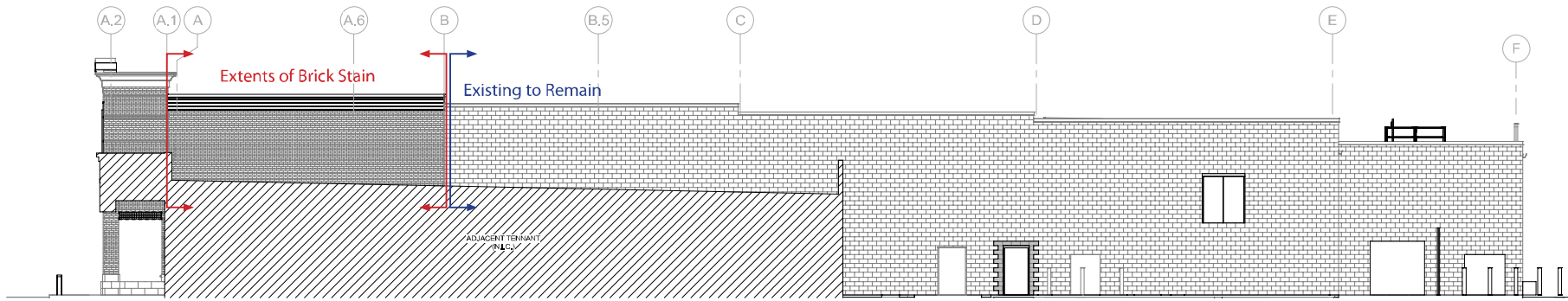
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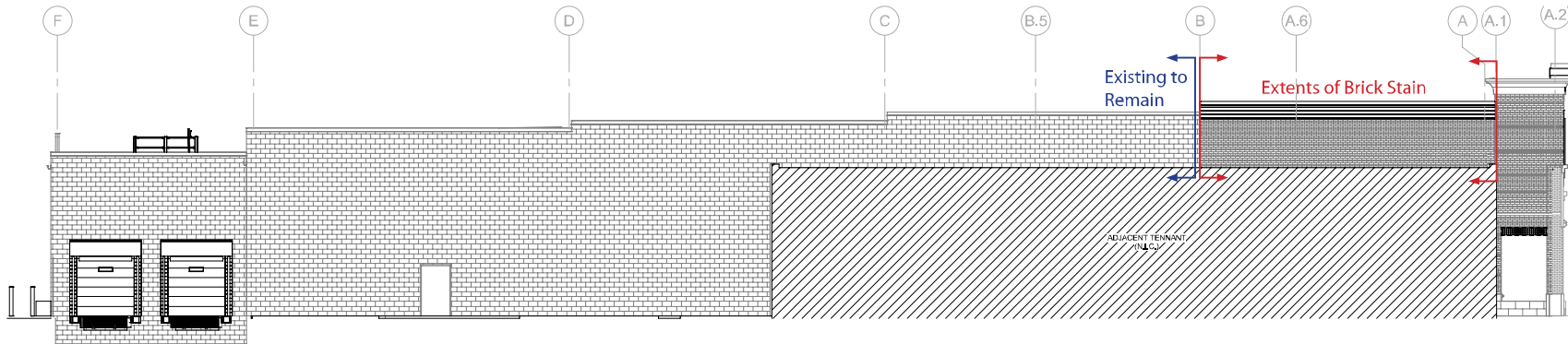
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Right Elevation



Left Elevation



A Store by Schnucks Side Elevations

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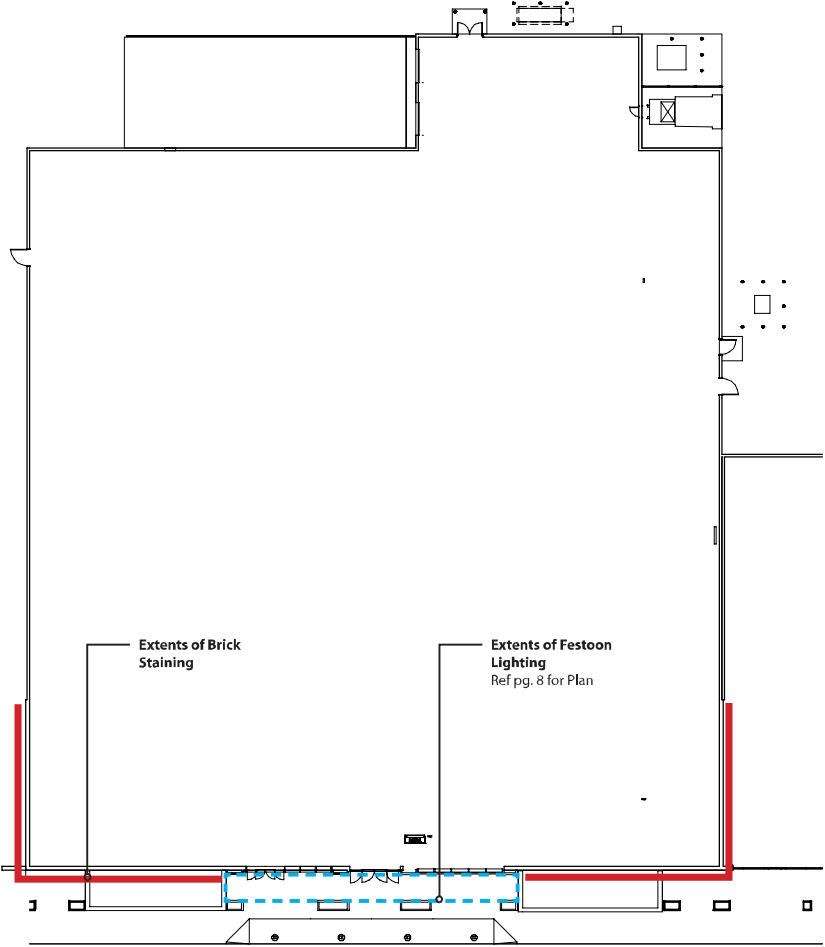
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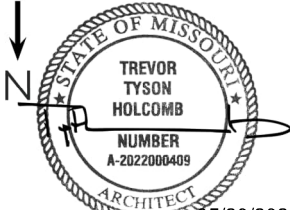
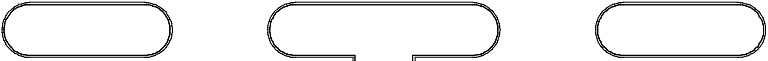
05/20/2022

Narrative:

The design started with the goal of a fresh, welcoming, modern store. On the front façade, the proposed brick stain will maintain the texture used throughout the shopping center but be a brighter color. This lighter color will be used on either side of the main entry covering the existing tan-colored brick, which wraps around the corner of the building. Using the secondary color will add a bit of contrast to the burgundy brick, which will remain. This slight change from the adjacent buildings will help it be identifiable as different yet complementary; a clean, fresh, & welcoming place.



No changes to Site



A Store by Schnucks Site Plan not to scale

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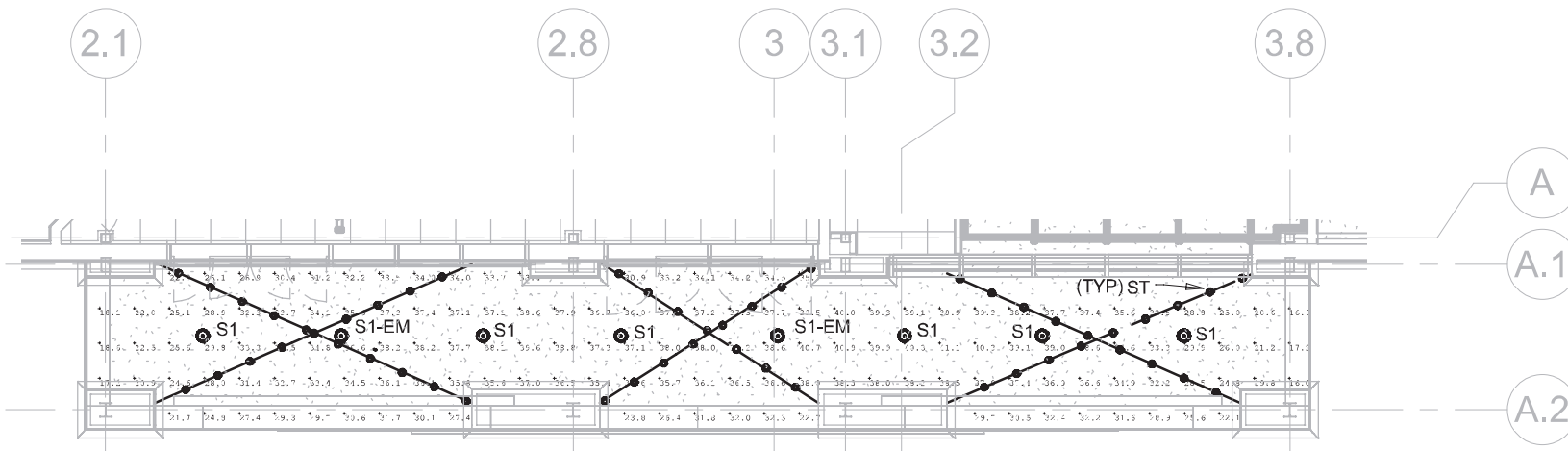
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05/20/2022

Narrative:

Our client is requesting the approval of festoon lighting under the existing entry canopy. They want to create a welcoming and lively atmosphere for the entry of the currently vacant space at 220 THF Boulevard to attract and retain customers to the development. The warmth and shape of the festoon lights will help compliment the already neutral color pallet of the existing development. We are proposing 4.43" H x1.93" W black polymer plastic light fixtures with frosted white bulbs. They will be located at varying heights underneath the entry canopy and will be connected to the building signage illumination timer, so they only operate when the building store signage is in use. The lights will remain static when in use. Their illumination levels are 32.78 Foot Candles, the color temperature is 2700K also called Warm White.



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	8	S1	SINGLE	0.850	LITHONIA LIGHTING - LDN8 35_60 LW8AR LD	5339
	52	ST	SINGLE	0.850	CELESTIAL LIGHTING - HYDRA-STL-GF/CG-12	100

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Canopy_Workplane	Illuminance	Fc	32.78	41.1	16.0	2.05	2.57



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A Store by Schnucks Canopy Lighting

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