

Architectural Review Board Staff Report

Project Type: Amended Architectural Elevations

Meeting Date: November 09, 2023

From: Shilpi Bharti, Planner *SB*

Location: 900 Spirit of St. Louis.

Description: **Gateway Studios, Lot 1A:** Amended Architectural Elevations and Architect's Statement of Design for a 19.3-acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road and east of Spirit of St. Louis Boulevard.

PROPOSAL SUMMARY

Arco Construction on behalf of Gateway Studios, LLC has submitted Amended Architectural Elevations for the recently approved Gateway Studio buildings. The elevations are amended to include screening walls for roof top mechanical equipment on all four sides of the building and replace some portion of the curtain wall on the south and west elevation.

HISTORY OF SUBJECT SITE

The subject property was originally zoned "M3" Planned Industrial District by St. Louis County. On March 19, 2007 Ordinance 2342 was approved which rezoned the property to "PC" Planned Commercial District. Following the approval of the Ordinance a Lot Split and Boundary Adjustment Plat were approved in May of 2007.



In 2021 a Boundary Adjustment Plat, Amended Site Development Concept Plan, Site Development Section Plans for Lots 1 and 2, and an Architectural Specialty Lighting Plan was approved for the development known as Gateway Studios, a campus containing recording and film studios, office space and a hotel. In 2022, a Boundary Adjustment Plat, and an Amended Concept plan was approved. Boundary Adjustment Plat was done to divide the Lot 1 into two lots Lot 1A and Lot 1B. Most recently in 2023, and Amended Site Development Section plan was approved for Lot 1A. The Site Plan was amended to include a trash enclosure on the east and modify the sidewalk layout. Currently the site is under construction.

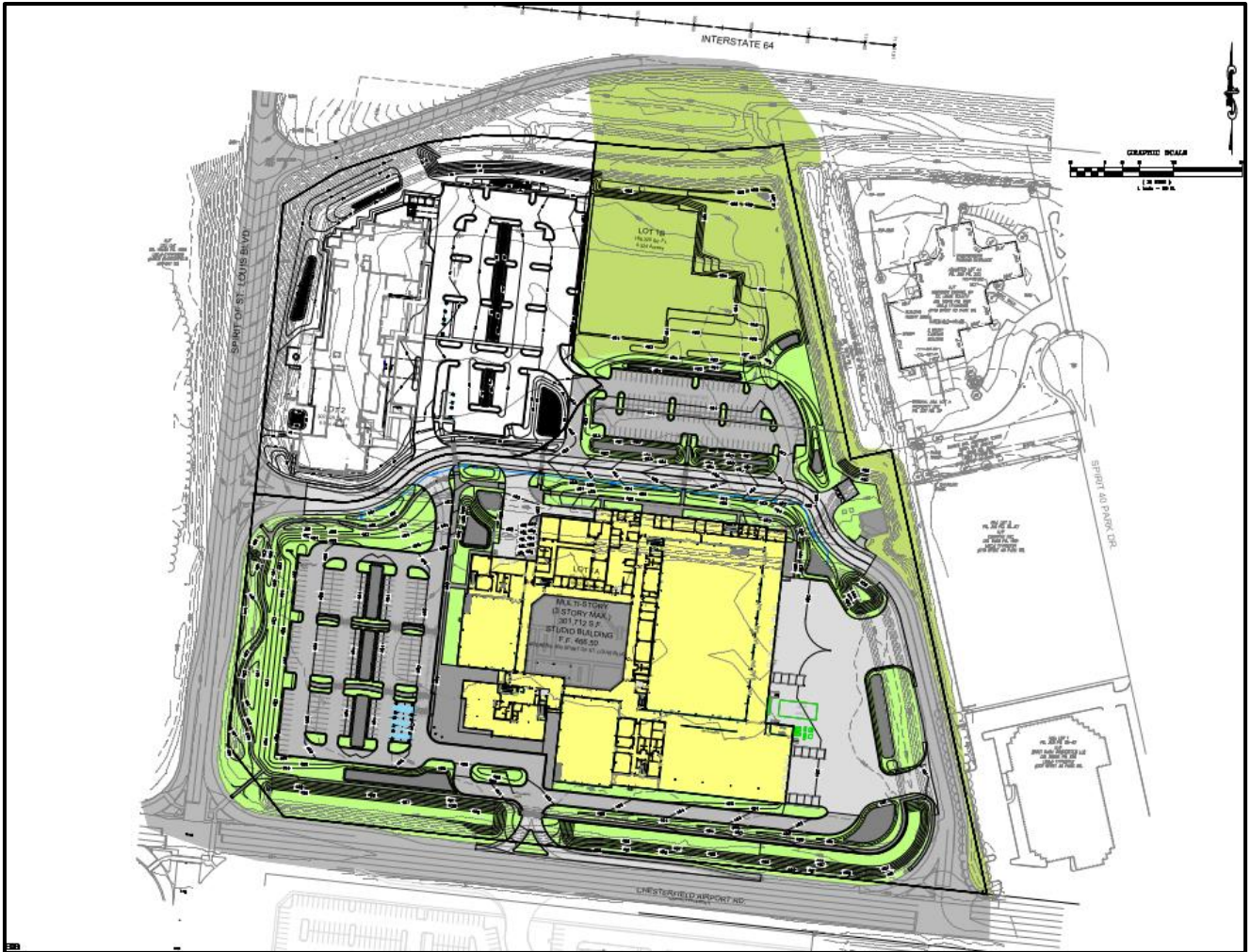


Figure 2: Recently approved Amended Site Development Section Plan.

STAFF ANALYSIS

The Studio and the Office building of Gateway Studios is under construction. Applicant has submitted Amended Architectural Elevations to include the roof top mechanical equipment screening wall on the building. The tallest screening will be 17’ high that will be visible from west and north side of the building. Additionally, the proposed curtain walls on the west and south interior walls will be replaced by ACM paneling which is similar to the roof deck area as shown in figure 3 and 4.

Materials and Color

There is no change in the previously approved material for the building. The primary material used for the studio spaces is a light gray, tilt-up concrete panel with formliner panel. The exposed concrete texture will be highlighted by the formliner pattern. The support spaces will also be surrounded with concrete paneling, however will be a smooth texture and dark gray, “onyx”, color. The office and entrance areas will be all glass with black metal accents and metal canopies. There will be some wood paneling highlighting the entrance ways. The glass will be a shade of blue/grey. Proposed mechanical equipment screening will be of pre-finished metal to match light concrete tilt-up panels except the main building screening. The screen for the roof top unit at the main office, stairs, and elevator to roof level will be clad with Dusty Charcoal color aluminum composite metal paneling.

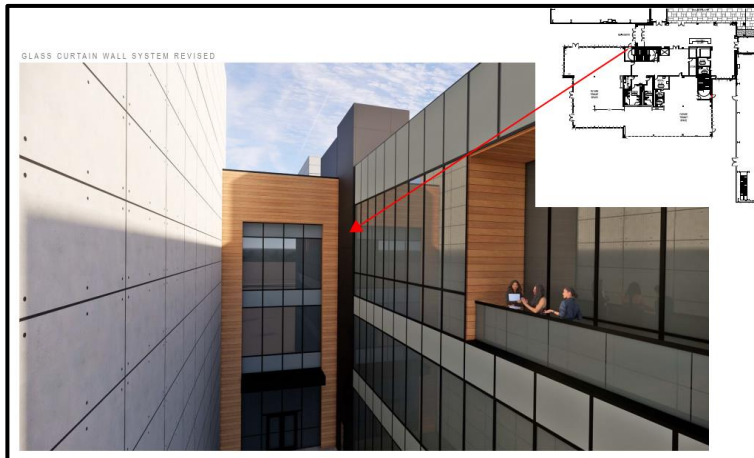


Figure 3: Replaced Curtain wall on west

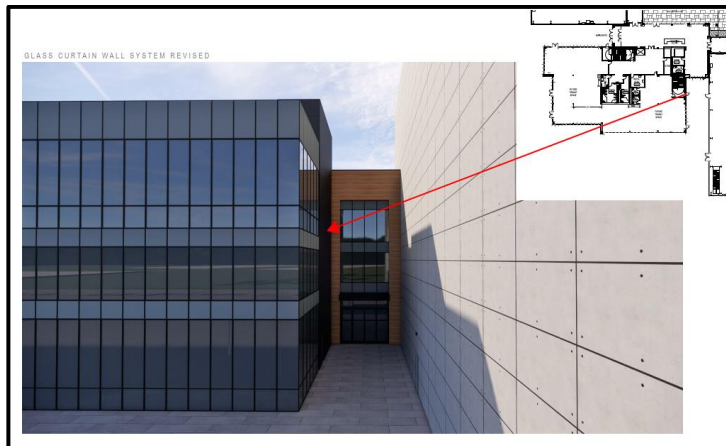


Figure 4: Replaced Curtain wall on south

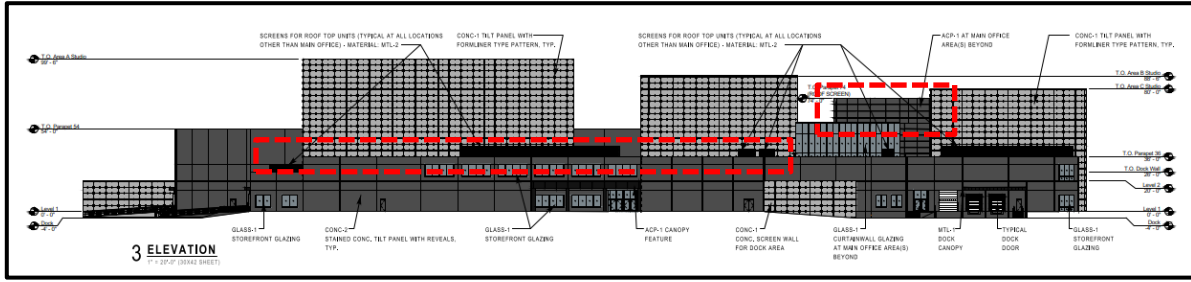


Figure 9: Proposed North Side Elevation

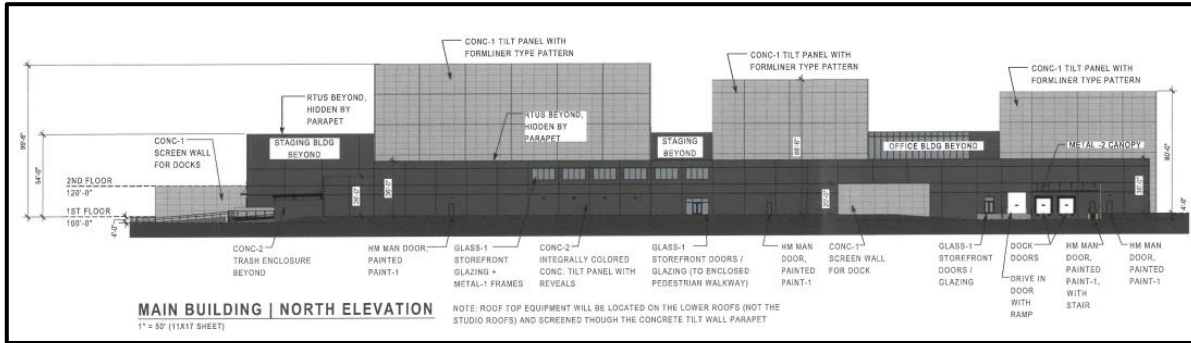


Figure 10: Previously approved North Side Elevation

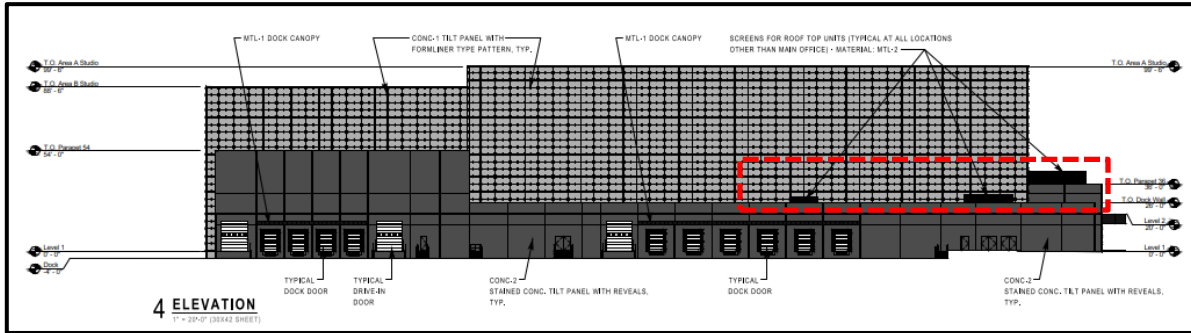


Figure 11: Proposed East Side Elevation

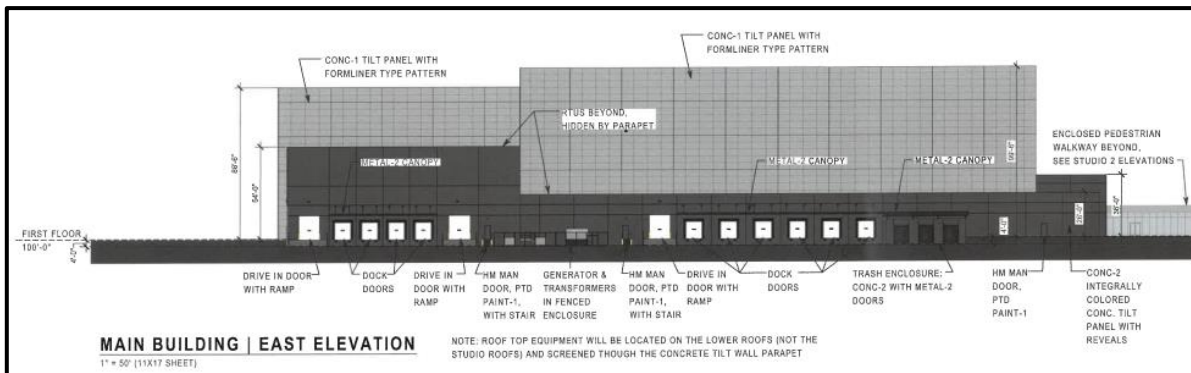


Figure 12: Previously approved East Side Elevation

Rendering



Figure 13: Previously approved Rendering of Main Building facing Chesterfield Airport Rd.



Figure 14: Updated Rendering

DEPARTMENT INPUT

Staff requests review and recommendation on the Amended Architectural Elevations for Gateway Studios Lot 1A.

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 Gateway Studios Lot 1A as presented, with a recommendation for approval (or denial)."

- 2) "I move to forward the Amended Architectural Elevations for Gateway Studios Lot 1A with a recommendation for approval with the following conditions..."

Attachments

1. Architectural Review Packet Submittal



March 22, 2021

Revised October 19, 2023

Architect's Statement of Design **Gateway Studios – Main Building**

Introduction

Gateway Studios is a campus-style complex comprised of the Spirit Hotel and the Main Building. While the Spirit Hotel will be open to the public, the Main Building will be private, state-of-the-art facilities that serve the Music and Film Industry.

The Main Building is the heart of the Gateway Studios Campus. With precise acoustical design at the forefront of this project, the Main Building has been meticulously designed based on function, while not sacrificing visual appeal.

PART A | The Main Building

The primary façade of the Main Building faces Chesterfield Airport Road. The exterior design presents a bold transition from a three-story all glass and steel office to a contemporary all concrete façade. This design mimics the transition from modern office buildings to utilitarian industrial buildings located in this area of Chesterfield. The Main Building contains several distinct areas: Studio 65, Studio 75, Studio 80, a Main Office, a Studio Support Space, and Studios 40 and 50.

The Main Building: Design - Studios

Studio 65, Studio 75, and Studio 80 are self-contained studios for the purposes of privately recording, rehearsing, and/or filming. Due to the need for an exceptional acoustically designed space, the studio exterior walls are insulated tilt-up concrete wall panels with minimal openings in the exterior wall construction. The exposed concrete panels are designed with a formliner pattern reminiscent of the designs of the Japanese Architect Tadao Ando, the Architect of the Pulitzer Arts Foundation in St. Louis. This formliner highlights the inherent beauty of raw concrete, while bringing a natural texture and scale to the Studio walls.

The Main Building: Design - Main Office

The Main Office is the main entry to the facility. A sizeable entry plaza leads to a sleek glass and steel building that cantilevers on the corner to create a covered entry into the grand office lobby. Low-gloss aluminum composite panels frame the cantilevered entry, with a pop of wood-look fiber cement paneling on the underside. The office glazing is an energy efficient, insulated, Low-E glazing with a grey-blue tint. The all-glass walls of the office provide an abundance of daylight for offices on all sides of the building, with the interior side of the office building facing the private courtyard. The three-story office provides a visual balance to the taller Studio portions which flank the Main Office. Warm, wood-look fiber cement paneling clads the recessed areas where the Main Office meets the Studio walls.

The Main Building: Design - Studio Support Space, Studios 40 and 50, and other supporting areas

The receiving and staging function of the Studio Support Space lends to a simple and durable exterior design that complements, in lieu of competing with, the Studio and the Main Office exterior designs which are the feature of the project. The exterior walls of the Studio Support Spaces and Studios 40 and 50 are maintenance-free, dark grey, integrally colored concrete walls that contrast with the light grey raw concrete walls of the Studios. The minimalist and functional design for the exterior of the Studio Support Space is softened by aluminum ornamental fencing, accent lighting, and a variety of landscaping which provide visual relief and interest on the primary façade. The varying-colored trees, as noted in the Landscape Plan, provide contrast from the dark grey integrally colored concrete tilt walls.

Throughout the Main Building design, the dark grey integrally colored concrete walls denote that space as a secure, 'behind-the-scenes' areas of the building such as storage, loading docks, kitchen, catering, office, and recreational spaces for the crews.

PART B | SITE

Site Relationships - Pedestrian Movement

The various buildings at the Gateway Studios Campus are connected via a continuous sidewalk which provides safe pedestrian movement between areas.

Site Relationships – Plazas / Courtyards

A plaza frames the main entrance at the Main Building. Within the interior of the Main Building is a private, serene courtyard. Between the Main Building and Studio 2 is a private plaza.

Site Relationships – Scenic Views, Screening

The Main Office of the Main Building faces the desirable sunset views to the west.

The Main Office at the Main Building also faces courtyard views to the north, while the placement of Studio 65 blocks the Main Office from the undesirable views and sounds of Interstate 40.

The layout of the Main Building has been designed to conceal the trash enclosures from Chesterfield Airport Road and from Interstate 40. The trash enclosure will be constructed of the same integrally colored concrete walls as the facility. The trash enclosure will have matching matte black metal gates and a matte black metal canopy.

All dock areas are screened with a 20' tall by 60' long screen walls that are the same concrete wall construction and formliner design as the Studio walls.

Parapets and/or rooftop screen walls will be utilized throughout the facility to screen rooftop equipment.

Site Relationships – Climate

The Main Building is situated with the longest sides on the East-West axis, which is preferable for large building in humid subtropical climates. The East and West sides, which are primarily concrete tilt walls,



will provide mass to slow the solar heat gain during the summer. The South and West walls of the office will be a high performing, low-e, energy efficient glass. The covered outdoor areas of the courtyard will provide a shaded space throughout the year.

In addition to the building orientation and shading, the building envelope will be designed per the International Energy Code Council guidelines.

Circulation and Access

Pedestrian circulation has been designed to provide safe and easy access around the campus.

Vehicular circulation has been designed per City of Chesterfield guidelines.

Parking for the Main Building 2 is per Chesterfield guidelines, with the parking located to the side of the building.

The parking at the Main Building is separated from the Main Entry by a plaza on one side and a landscaped area on the other side.

Topography

Where possible, the natural slope and topography of the site was maintained.

Retaining Walls

A retaining wall with a decorative black metal guardrail will be provided per the submitted Site Plan. The grey concrete block retaining wall compliments the grey exposed concrete tilt walls of the Studios.

Landscaping

Landscaping has been incorporated throughout the site design to provide natural beauty, provide shade, and preserve the natural soil, air, and water quality. Landscaping surrounds the site and the buildings on the Gateway Studios Campus. Trees of varying colors are placed in front of the larger expanses of concrete walls. Landscaped areas help create separation between the buildings and the drive areas. The landscaping has been designed per City of Chesterfield standards with a combination of deciduous trees, evergreen trees, and ornamentals trees and shrubs.

Signage




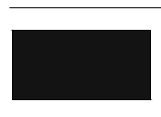

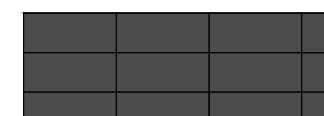
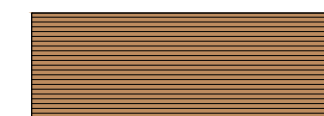

All signage will be submitted through a separate submittal.

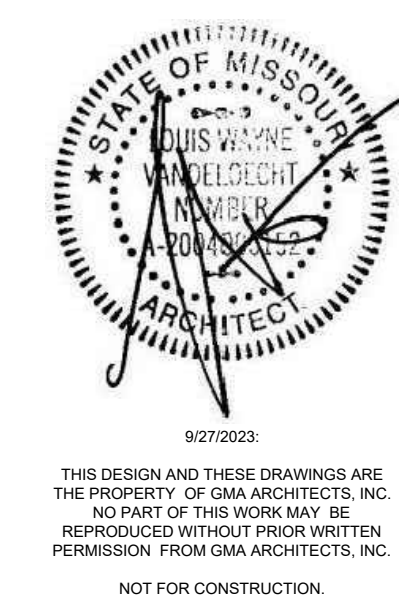
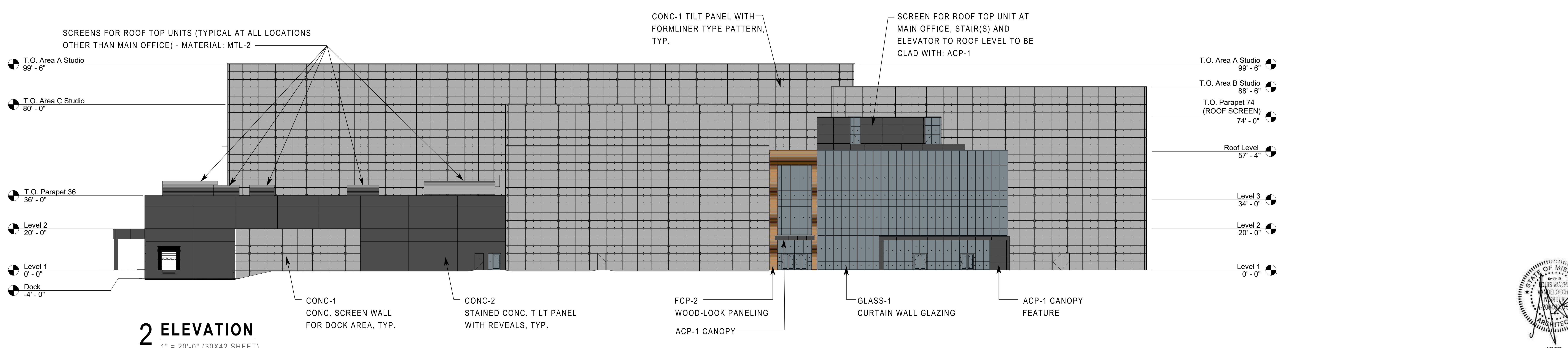
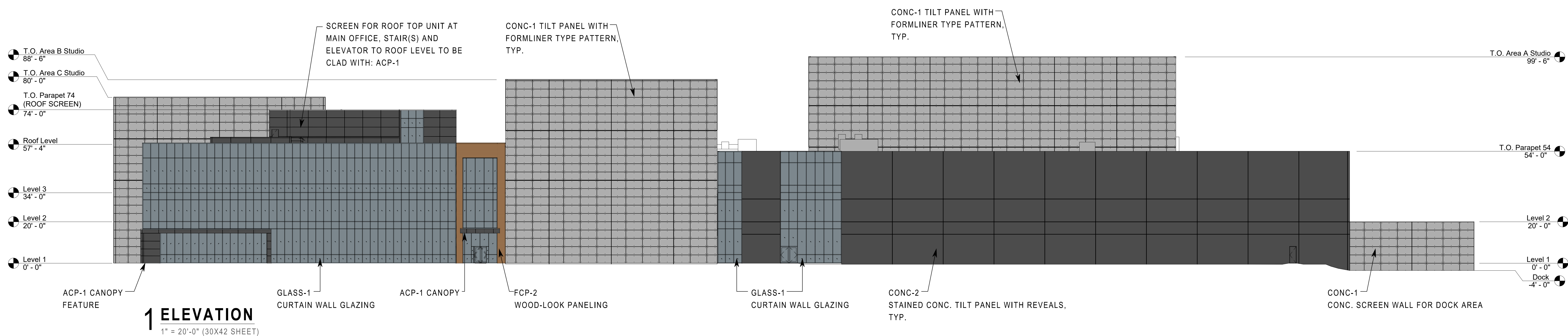
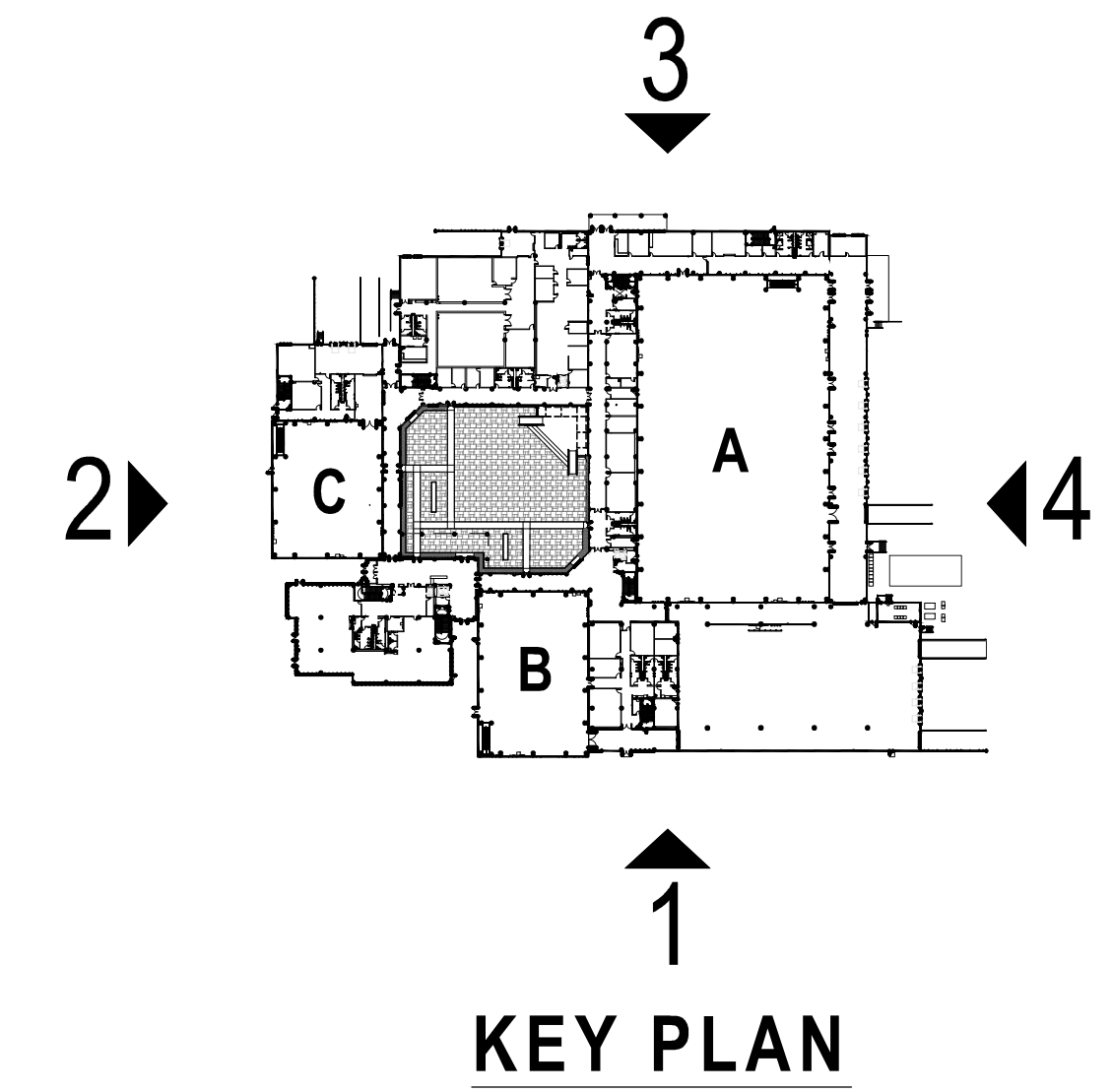
Lighting

Lighting will be submitted though a separate submittal.

GATEWAY STUDIOS - MAIN BUILDING | CHESTERFIELD, MO

GMA JOB NUMBER: SJ2324 DATE: 09.27.2023 - FOR AMENDED ARCHITECTURAL ELEVATION REVIEW ONLY






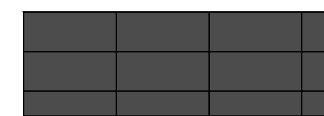


EXTERIOR FINISH SCHEDULE			
 <p>CONC-1 CONCRETE TILT PANEL COLOR: EXPOSED CONC. W/ FORMLINER PATTERN</p> <p>NOTES: COPING: PRE-FINISHED METAL COPING TO MATCH CONCRETE COLOR.</p> <p>HM DOORS: CUSTOM PAINT TO MATCH CONCRETE COLOR.</p>	 <p>CONC-2 CONCRETE TILT PANEL WITH STAIN STAIN COLOR: TO MATCH ONYX BY SOLOMAN READY MIX COLORS</p> <p>NOTES: COPING: PRE-FINISHED METAL COPING TO MATCH CONCRETE COLOR.</p> <p>HM DOORS: CUSTOM PAINT TO MATCH CONCRETE COLOR.</p>	 <p>MTL-1 PREFABRICATED METAL CANOPY AT DOCKS MANU: FIRESTONE COLOR: MATTE BLACK</p>	<p>GLASS-1 CURTAINWALL / STOREFRONT FINISHES:</p> <p>FRAMES:  FRAME FINISH: BLACK ANODIZED</p> <p>NOTE: CAULKING TO MATCH FRAME COLOR.</p>
 <p>MTL-2 PRE-FINISHED METAL SCREENS FOR RTUS [AT LOCATIONS OTHER THAN THE MAIN OFFICE] PRE-FINISHED METAL TO MATCH LIGHT CONCRETE TILT-UP PANELS. PAC-CLAD - CITYSCAPE USED FOR B.O.D.</p>	 <p>ACP-1 ALUMINUM COMPOSITE METAL PANELING MANU: ALUCOBOND COLOR: DUSTY CHARCOAL</p>	 <p>FCP-1 WOOD-LOOK FIBER CEMENT PANELING MANU: NICHIIHA COLOR: VINTAGEWOOD, CEDAR</p> <p>NOTE: COPING TO MATCH ALUCOBOND, DUSTY CHARCOAL</p>	<p>GLAZING:  1" INSUL. CURTAIN WALL GLAZING, THERMALLY BROKEN MANUFACTURER: VIRACON VRE 19-46 (SPANDREL VRE-19-46 TO MATCH)</p>

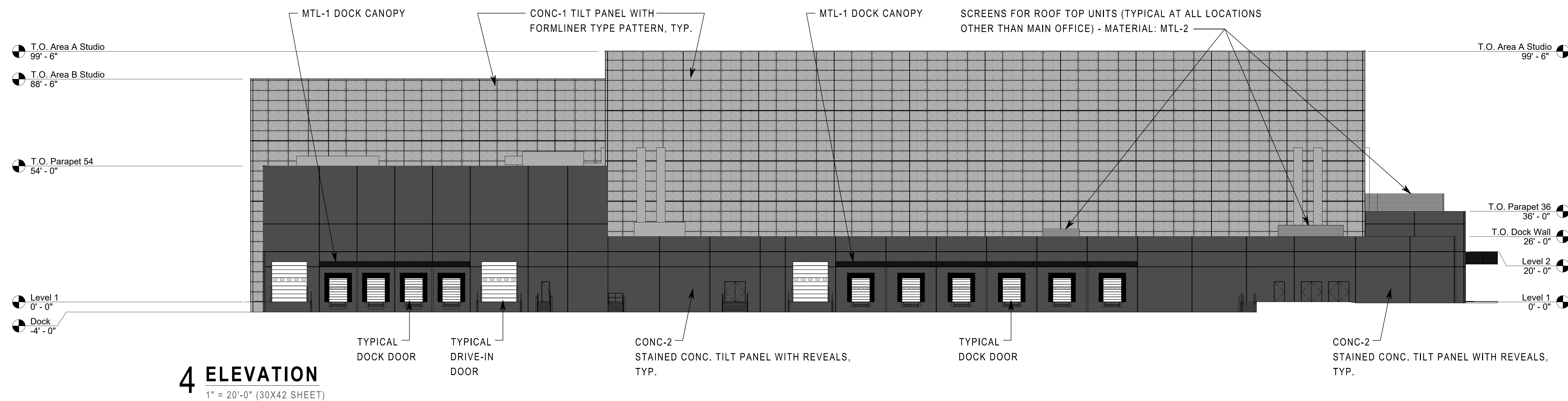
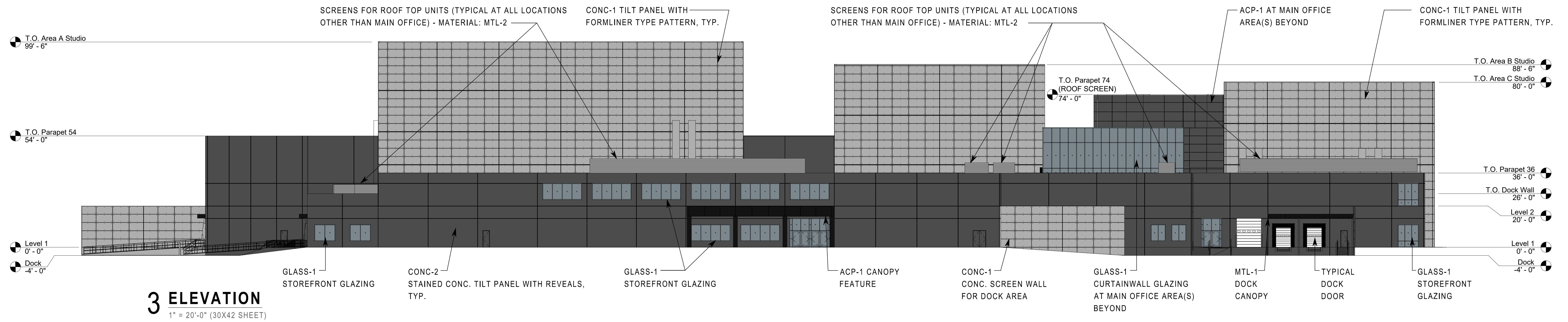
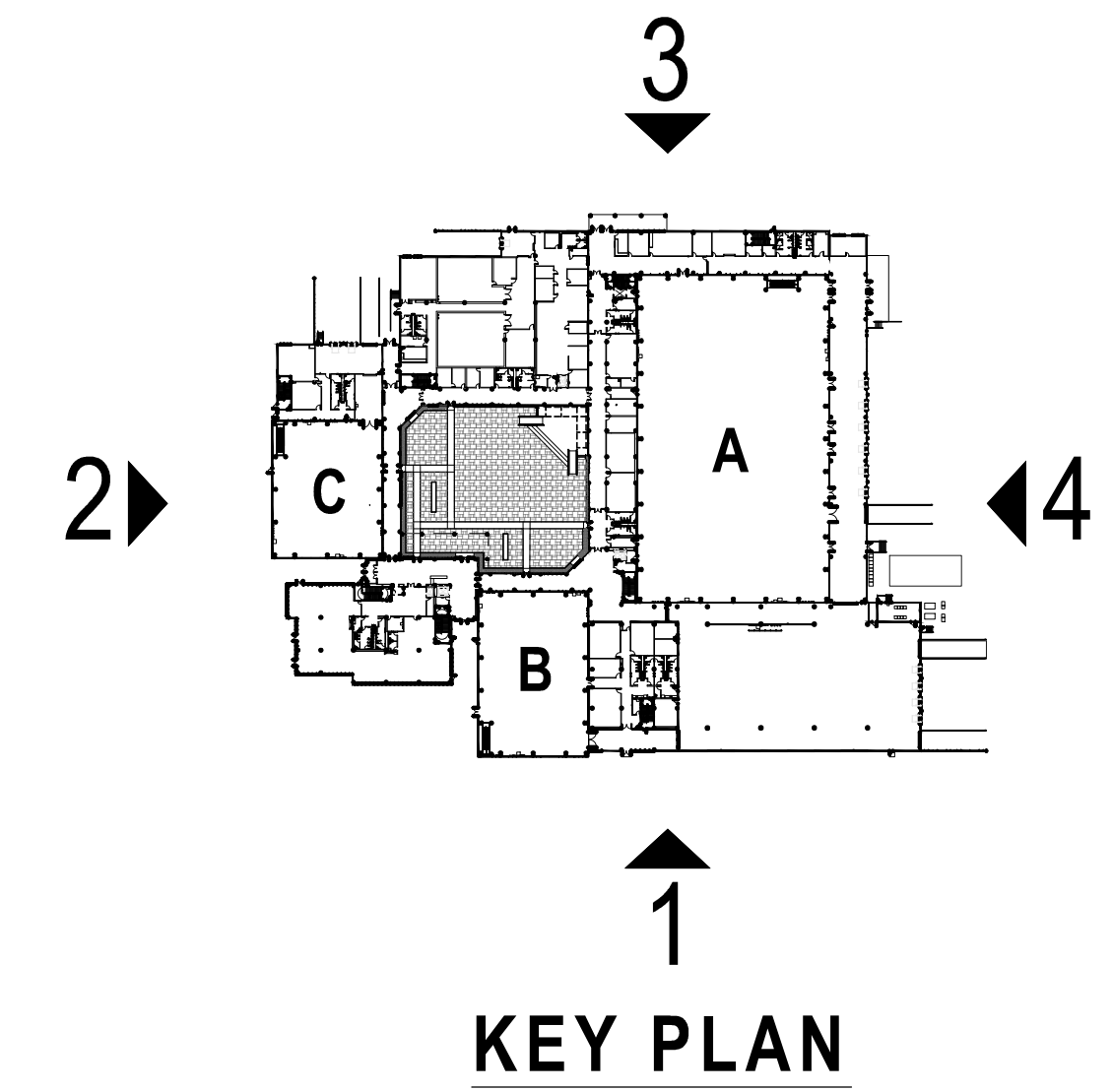


A5.1 EXTERIOR ELEVATIONS

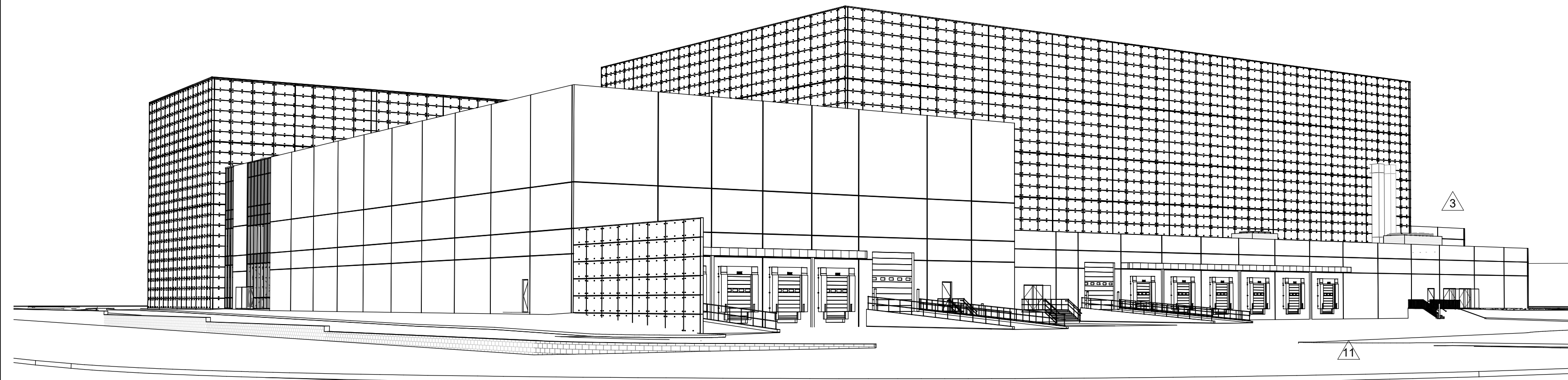
GATEWAY STUDIOS - MAIN BUILDING | CHESTERFIELD, MO

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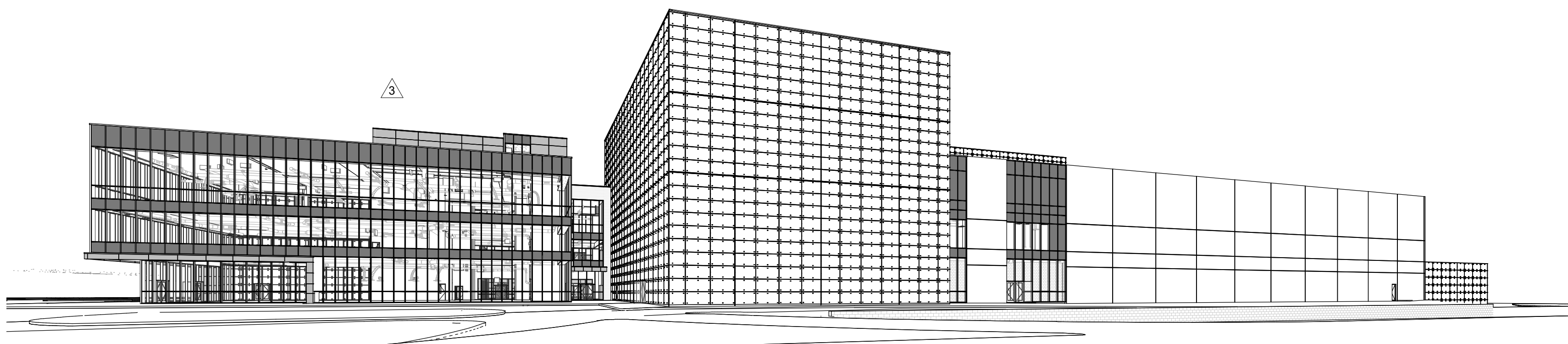


A5.2 | EXTERIOR ELEVATIONS



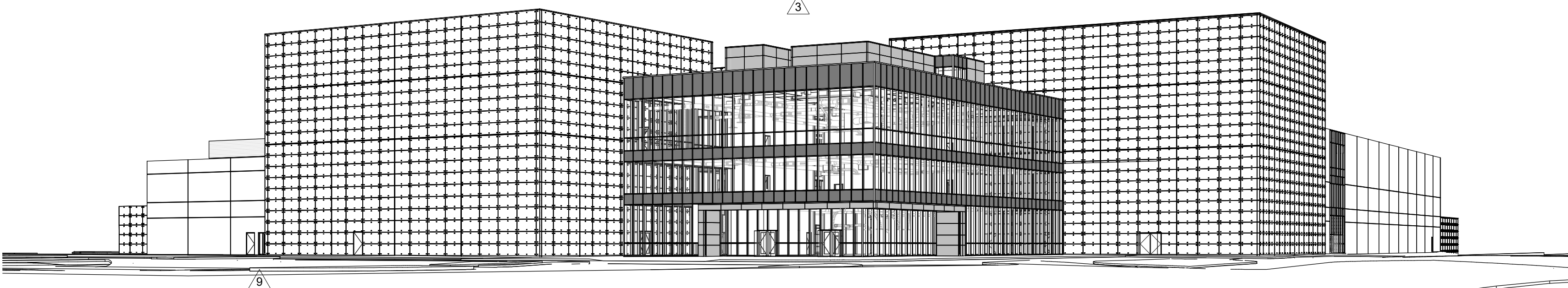
SIGHT LINE - INT. OF CHESTERFIELD AIRPORT ROAD
and EAST INTERIOR ROAD

1
AS.05



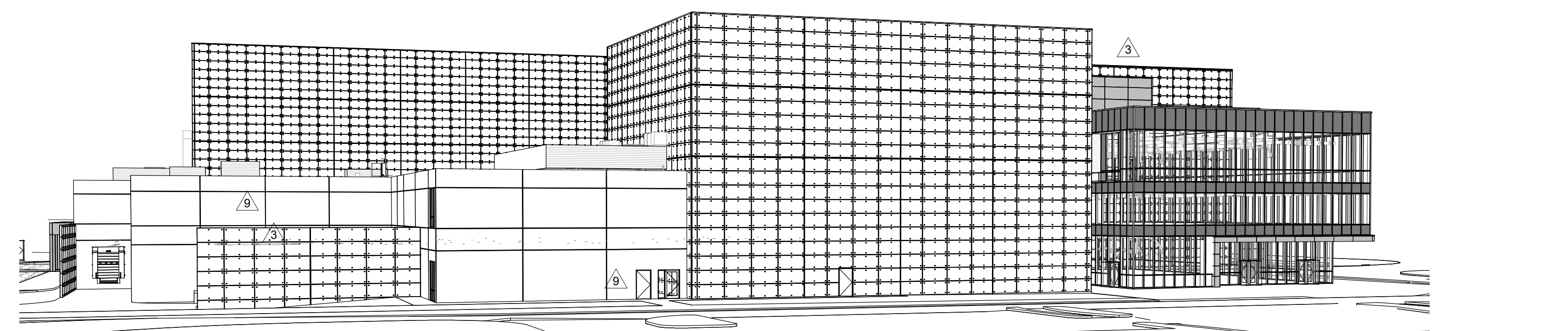
SIGHT LINE - CHESTERFIELD AIRPORT ROAD
ENTRANCE

2
AS.05



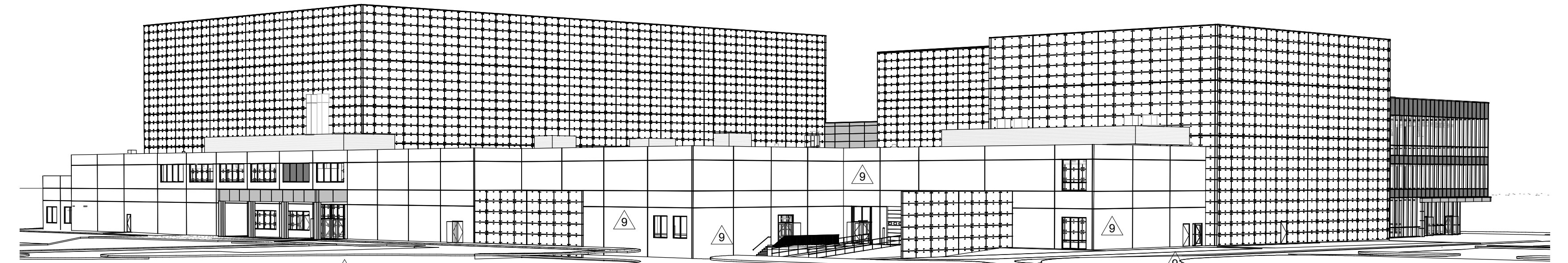
SIGHT LINE - INT. OF SPIRIT and CHESTERFIELD
AIRPORT ROADS

3
AS.05



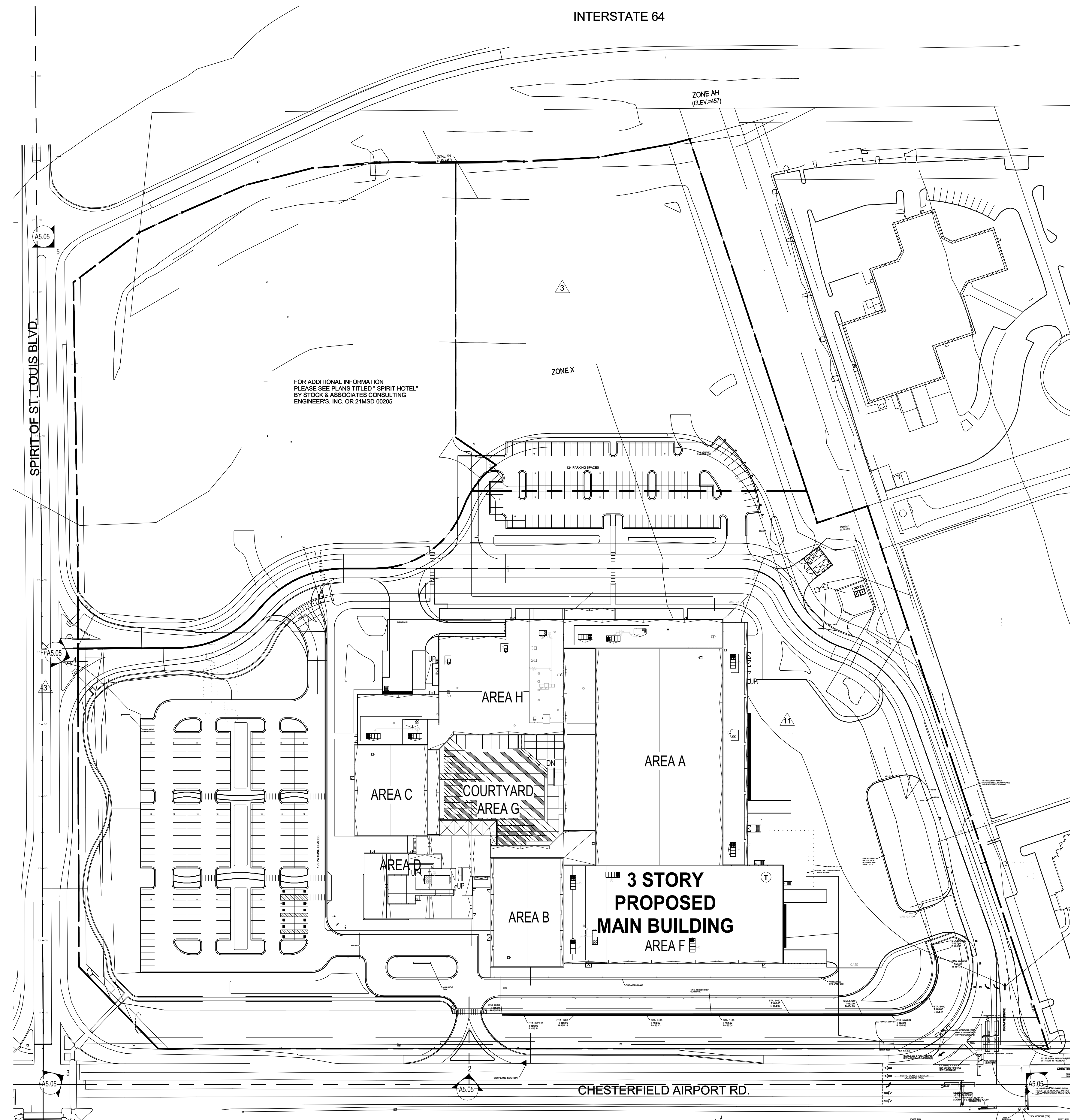
SIGHT LINE - INT. OF SPIRIT and NORTH INTERIOR
ROAD

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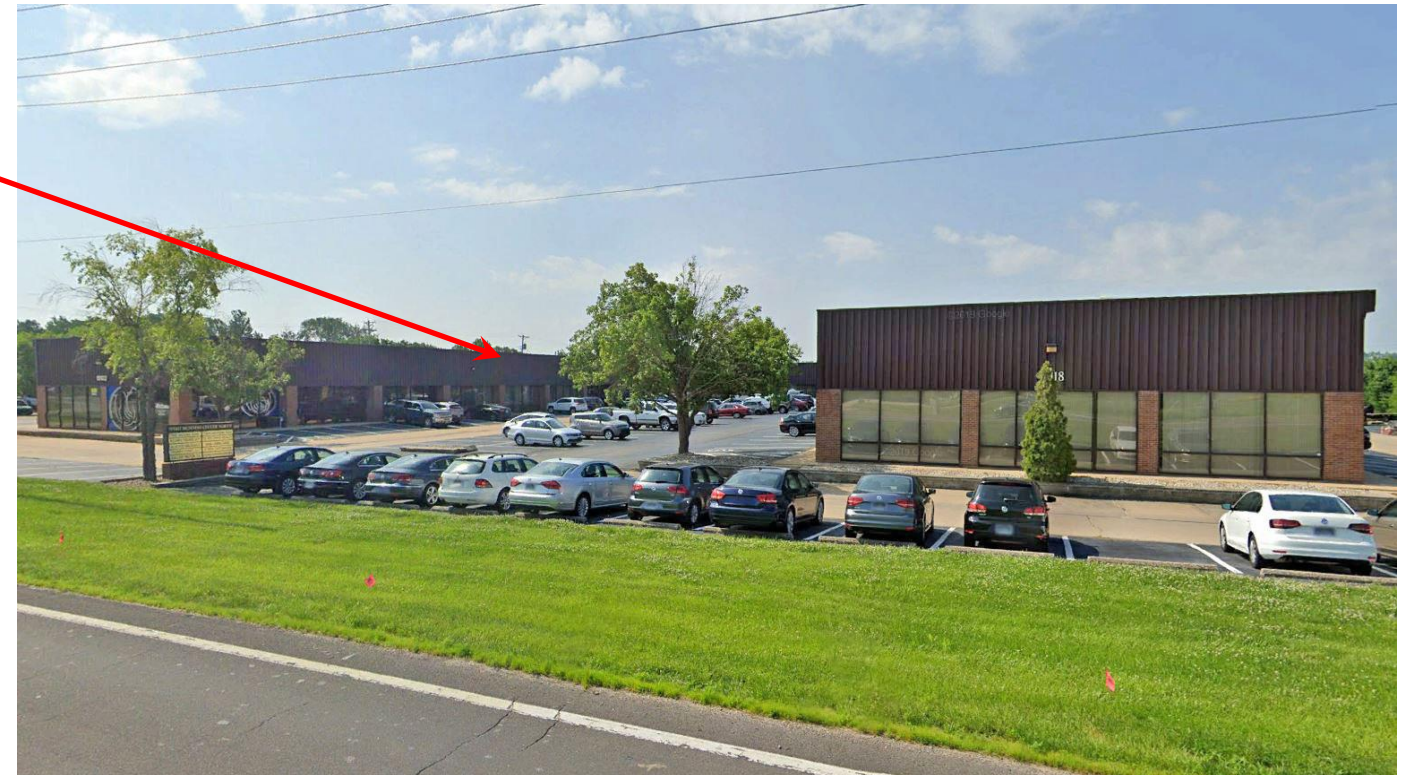
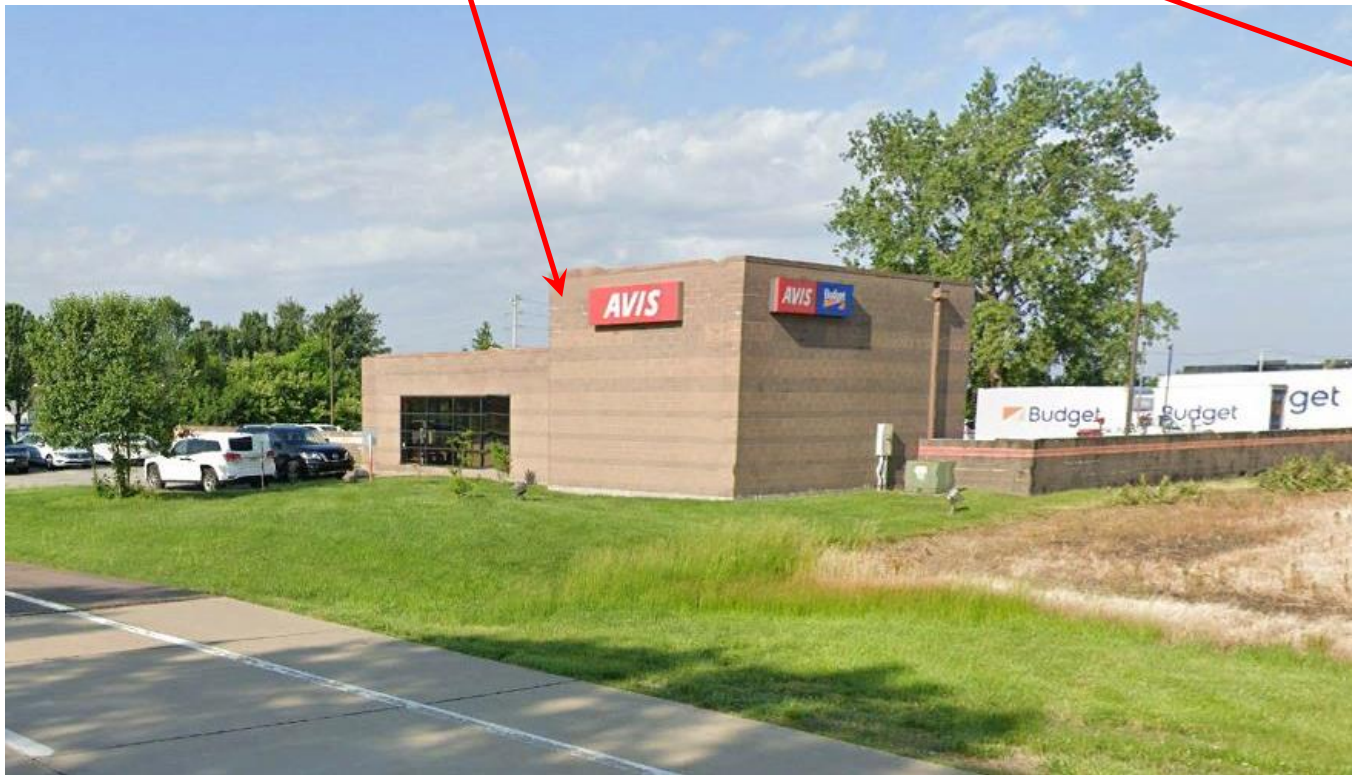
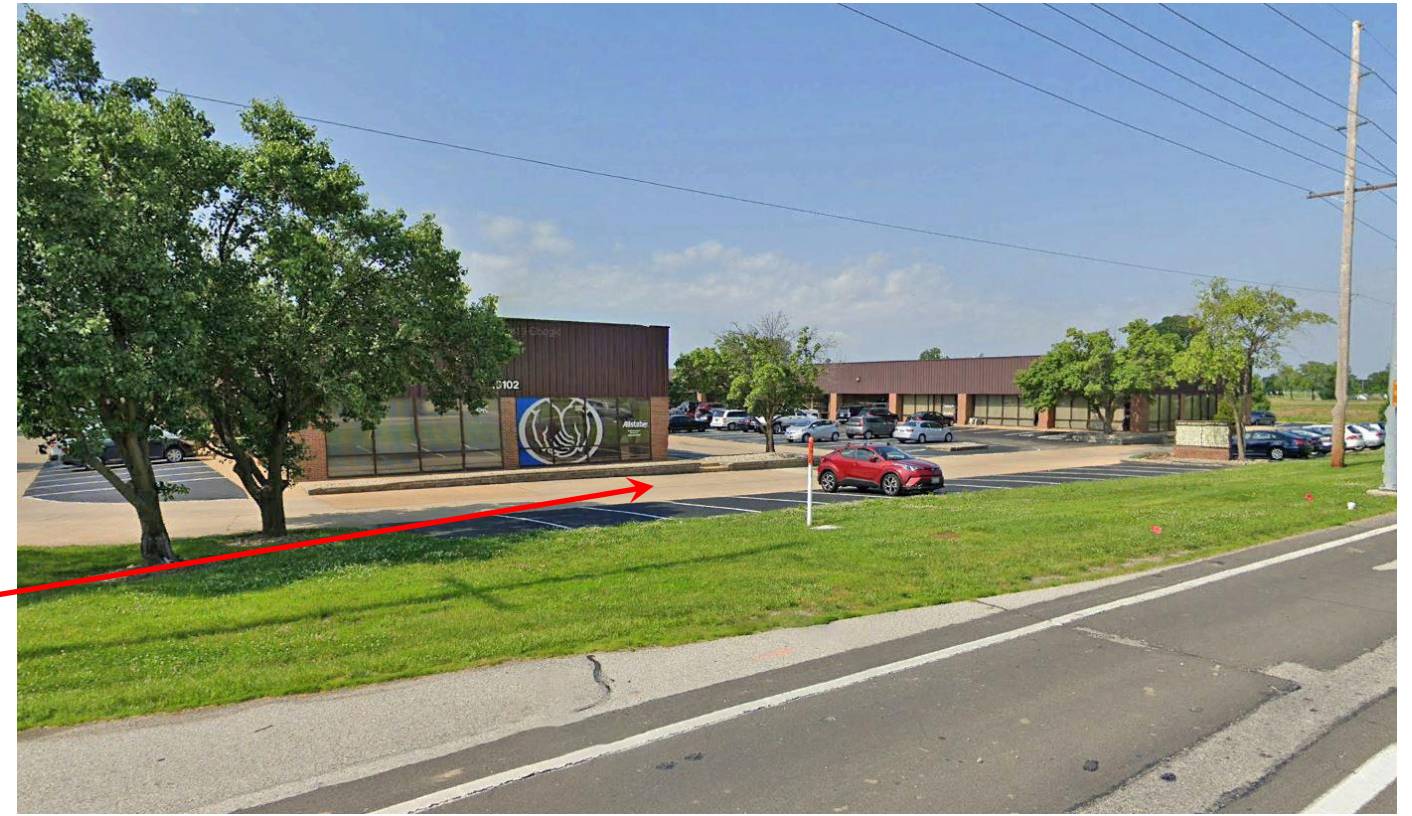


SIGHT LINE - INT. OF SPIRIT and I-64 ENTRANCE
RAMP

5
AS.05



20
AS.05
SIGHT LINE STUDY KEY PLAN
1" = 80'-0"



AVIS Chesterfield Rent-A-Car

OFFICE CENTER with various companies including Holthaus Realty & Development and Heartlands Building Company (General Contractor)

SITE – ADJACENT BUILDINGS / USES



SPIRIT 40 PARK – Jordan Lawrence Group – Legal Services



StoneTrends – Countertop Fabricator



SPIRIT 40 PARK – Manna Pro, Hindman Group

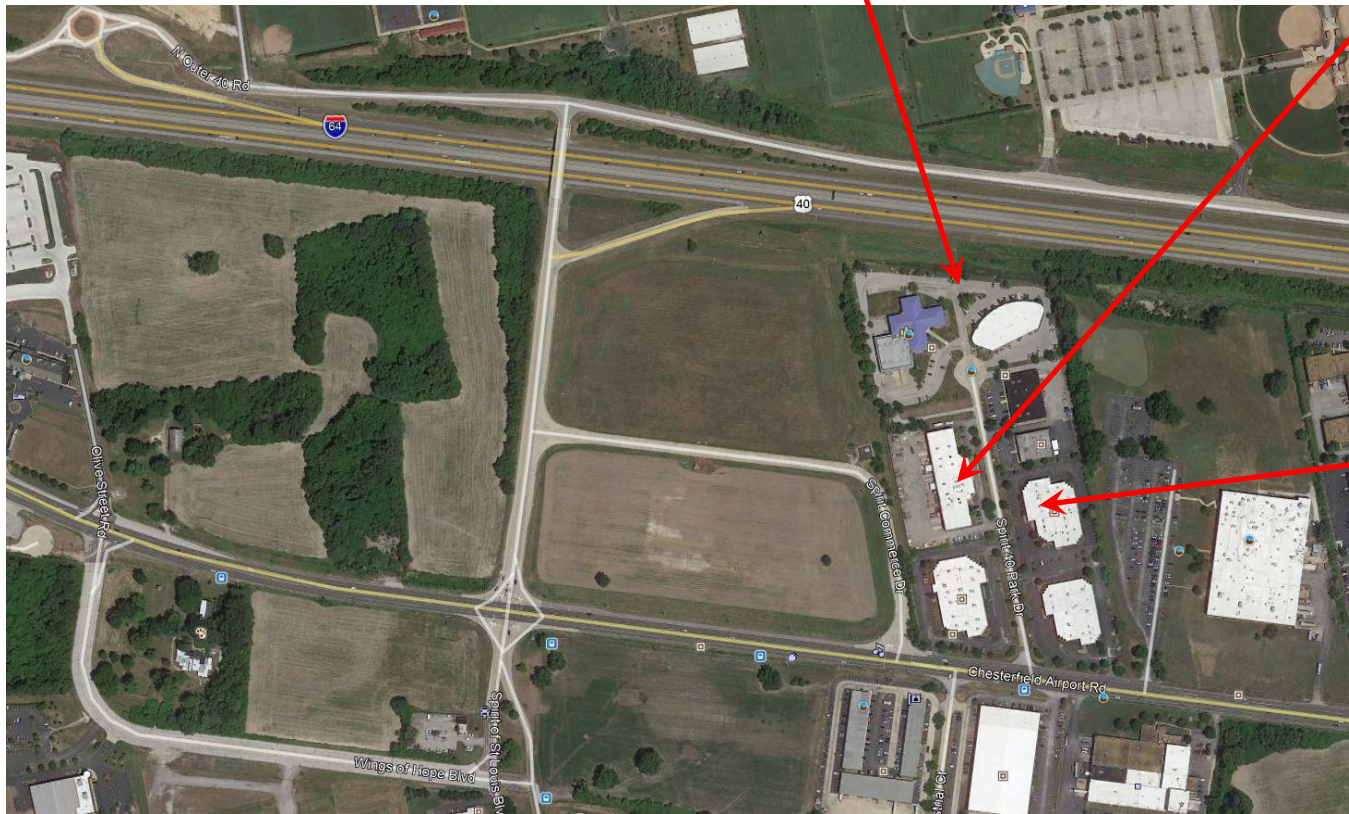
SITE – ADJACENT BUILDINGS / USES



SPIRIT 40 PARK – View from Interstate - Offices



SPIRIT 40 PARK – Corrpak – Sheet Metal Contractor



SPIRIT 40 PARK – Corrpak – Enterprise Medical Services

SITE – ADJACENT BUILDINGS / USES

GATEWAY STUDIOS | REVISED RENDERINGS

GLASS CURTAIN WALL SYSTEM REVISED



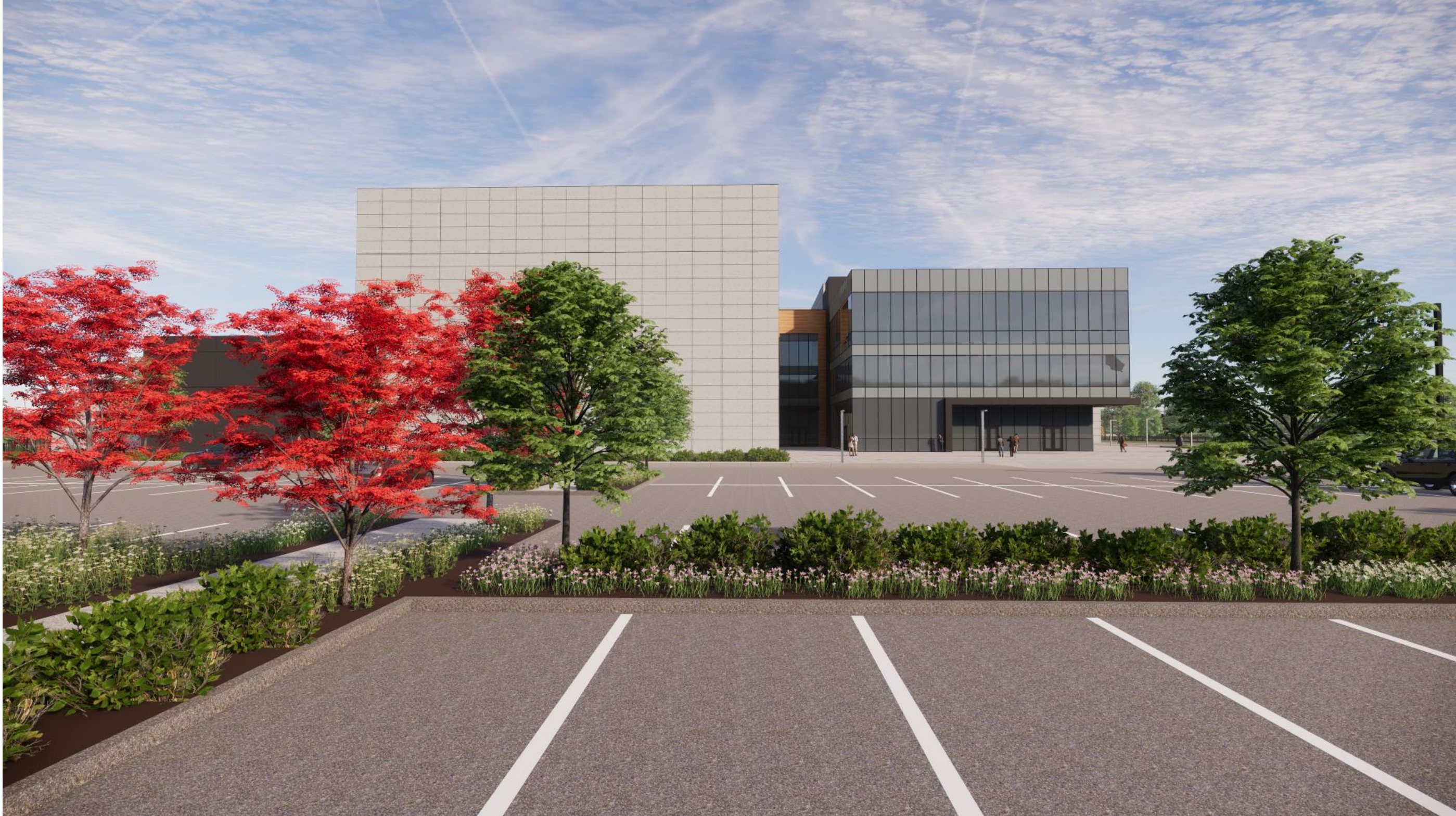
GLASS CURTAIN WALL SYSTEM REVISED



GLASS CURTAIN WALL SYSTEM REVISED



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GLASS CURTAIN WALL SYSTEM REVISED



GLASS CURTAIN WALL SYSTEM REVISED



GLASS CURTAIN WALL SYSTEM REVISED



Thank You!
