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Architectural Review Board Staff Report

Meeting Date: March 14th, 2024

From: Alyssa Ahner, Planner

Location: 17017 N. Outer 40 Road

Description: The District: Amended Architectural Elevations for a 48.15-acre tract of land located north of N. Outer 40 Road and east of Boone's Crossing, zoned "PC" – Planned Commercial.

PROPOSAL SUMMARY

HDA Architects, on behalf of TSG Chesterfield Lifestyle, LLC, has submitted Amended Architectural Elevations for the addition of a public entrance on the south façade of a development referred to as The District. A public entrance on the south façade facing I-64 is a requirement for tenants of The District in order to have an attached wall sign on that same façade. A proposed tenant, The Gallery, would like a sign on the south façade thus triggering the Amended Architectural Elevations.



Figure 1: Subject Site

A. Site Relationships

The proposed area of modification is located east of the music venue referred to as The Factory and west of the outdoor entertainment area referred to as The Hub. It is immediately east of Phenix Salon that was reviewed by the Architectural Review Board in 2023 for similar modifications. *Figure 2* depicts the area of modification which is the proposed tenant space for The Gallery.

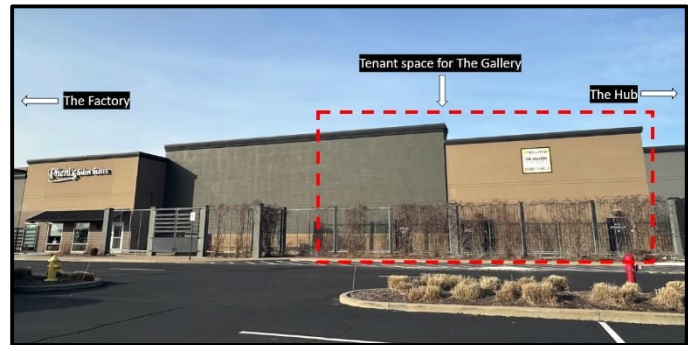


Figure 2: Area of proposed modifications

B. Materials & Design

The existing building is to be utilized. There are no proposed changes to the building materials or colors.

The proposed modifications include the removal of a portion of existing vined fencing and the addition of a glass door with accompanying awning. The awning will match what is currently utilized throughout the remainder of the development and may be seen in *Figure 3*. The portion of vined fencing to be removed may be seen in *Figure 4*. There's nothing located behind this portion of fencing, including utility transformers, except for an existing metal door. The metal door will be replaced with a glass door detailed as "Full Lite Glass Panel" in the provided elevations.



Figure 4: Existing awning seen throughout development

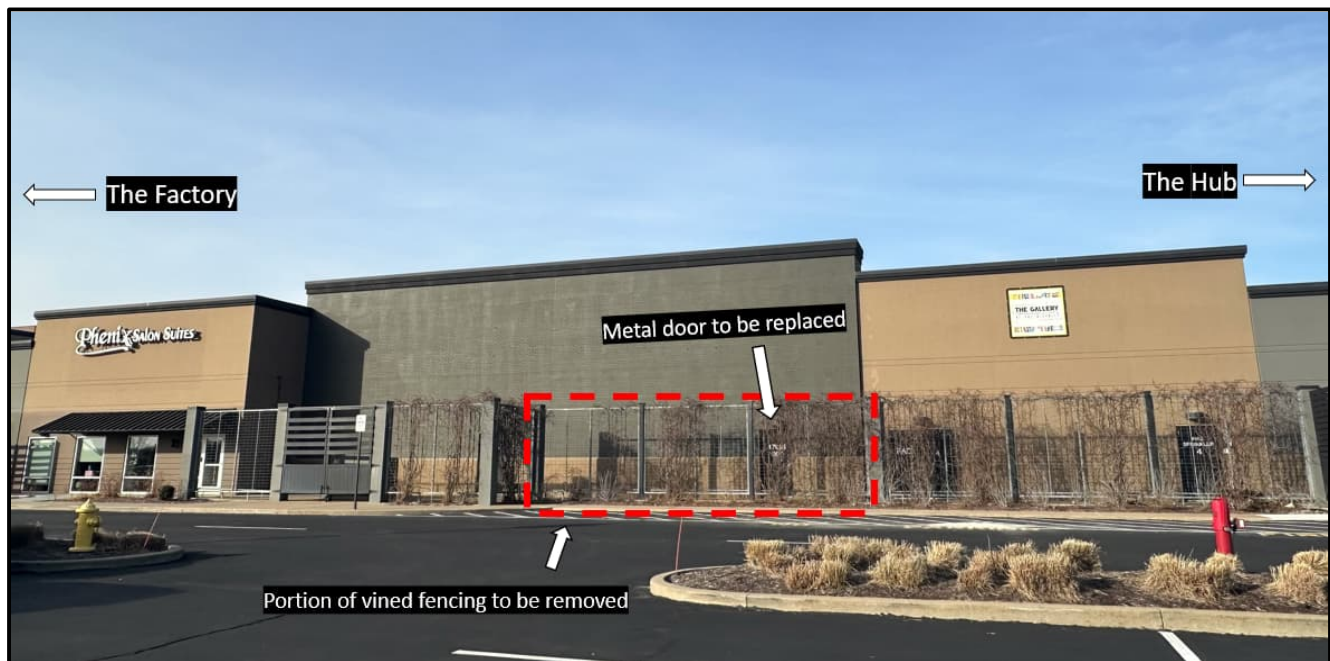


Figure 3: Proposed modifications

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed for approval until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in Staff's report to the appropriate approving body. Staff requests review on the Amended Architectural Elevations for The District.

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 The District, as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Amended Architectural Elevations for The District with a recommendation for approval with the following recommendations..."

Attachments:

1. Architectural Review Packet Submittal



THE DISTRICT – Architectural Statement

The reimagining of the old Taubman Outlet Mall to bring people together to eat, drink, shop and play in a convenient one-stop center to be rebranded, The District. A development that combines a variety of uses brings vitality to the area, providing young and old from Chesterfield and the surrounding metropolitan St Louis area with a safe, convenient, and fun place to gather.

Site Relationship – The District is located on North Outer Forty just west of the Top Golf development and east of the Boone’s Crossing bridge. Surrounding the development is the Midwest Bank building, Marriott Hotel and Top Golf.

Circulation and access – The District has three entrances from North Outer Forty to the development, as well as two entrances from the east access drive.

Topography – The site is relatively flat with slight grade east to west and north to south for drainage.

Retaining walls – There are no retaining walls on the existing development nor are there any planned for the proposed changes to the development.

Design Materials – The development is an established project with existing materials that will be used or enhanced to the new “Vintage Industrial” look. The materials consist of brick, stone, concrete tilt-up panels, EIFS systems, metal wood grain look panels, Aluminum glass and glazing.

Landscape and Screening – The Landscaping is established for the development and no changes to the existing landscaping will be made. There are various screening methods established for the development and there will be no new screens added to the existing established screening methods and materials.

Site Lighting – The Site Lighting is established for the development and there will be no changes to the existing Site Lighting.

The Gallery Art Studio tenant portion of The District will be providing an entrance from the parking area on the south side of the building by providing a glass entrance door in place of the current metal door. In addition, we will be enhancing the entry by providing an awning over the entry. This awning will be of the same material and style as those used throughout the development and most recently used at the new entry to Phenix Salons.



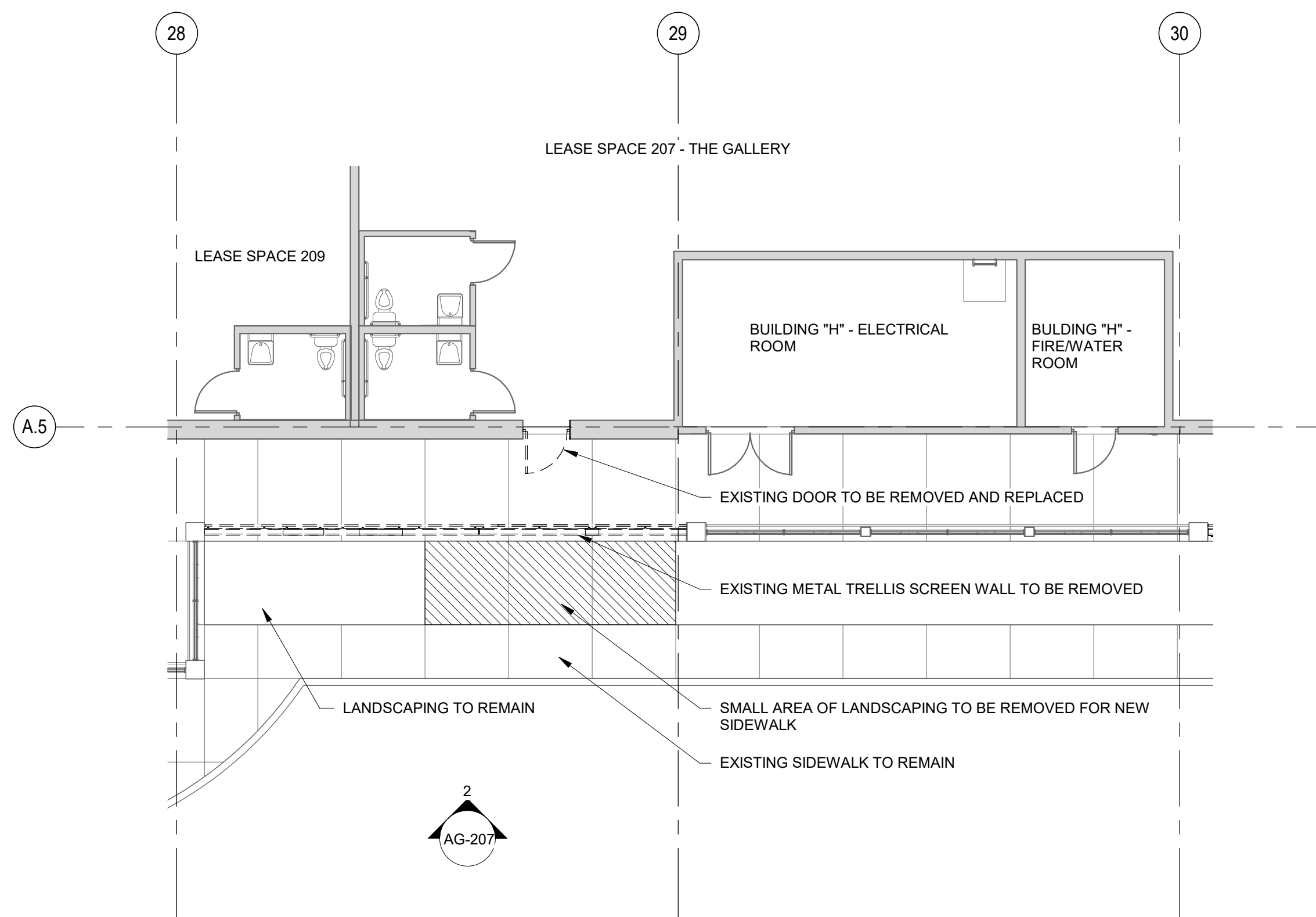
The Vintage Industrial is the Architectural style chosen for the redevelopment. The raw simplicity of industrial style buildings combined with the retro feel of vintage architecture creates a statement of sleek but simple sophistication and the vibe that is comfortable, accessible, and fun. The architectural design of industrial buildings depends mostly on how pronounced the standard features and characteristic lines of the structure are. Characteristic features include various engineering structures, such as exposed steel, wood, and brick. The appearance of industrial buildings depends in great part on the artistic treatment of materials and structures used, the shape of structures, the system used to divide walls into prefabricated elements, the surface finish, and the color of the structural and finishing materials.

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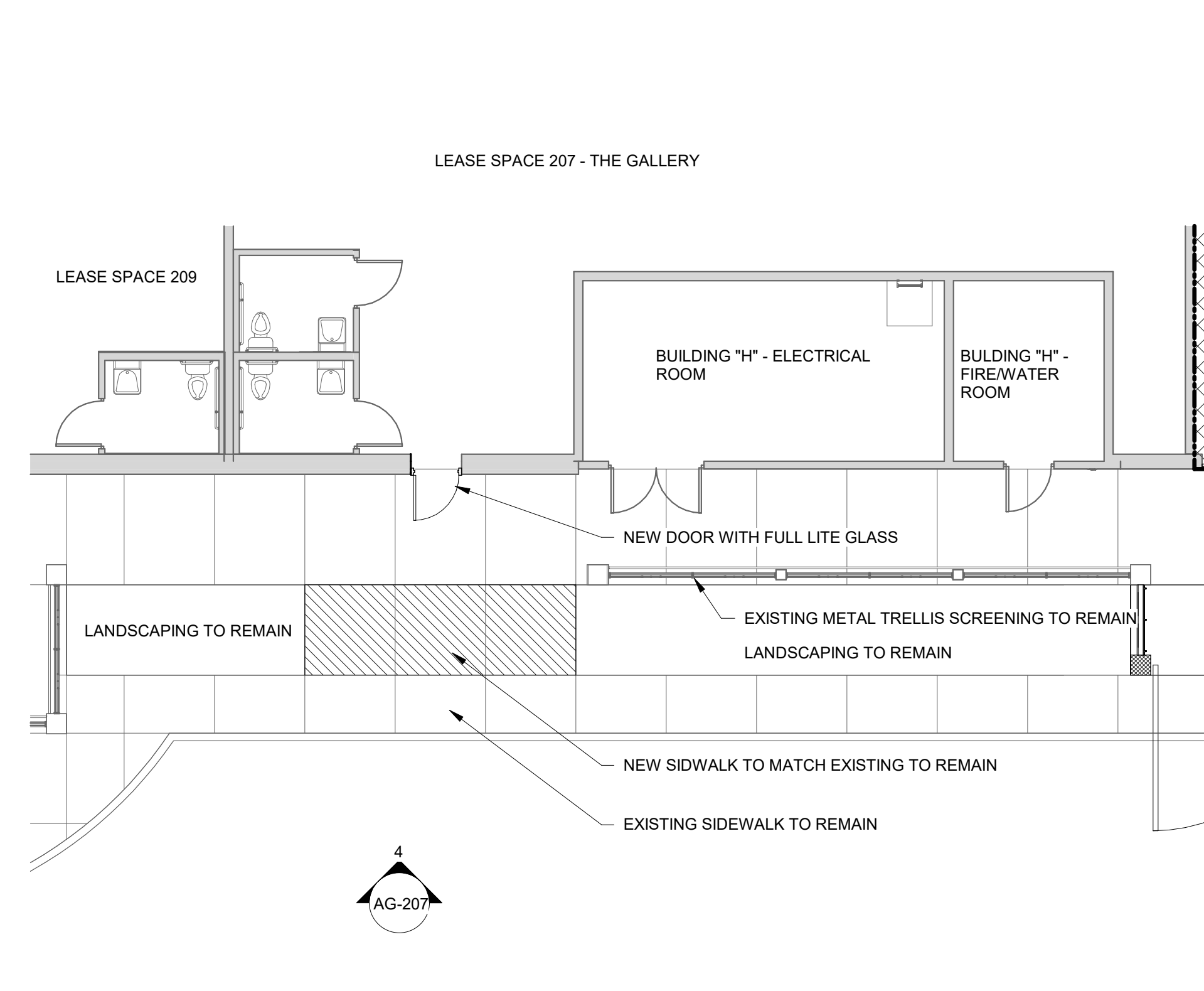
P: 636-449-1175

4565 McRee Ave., Suite 100

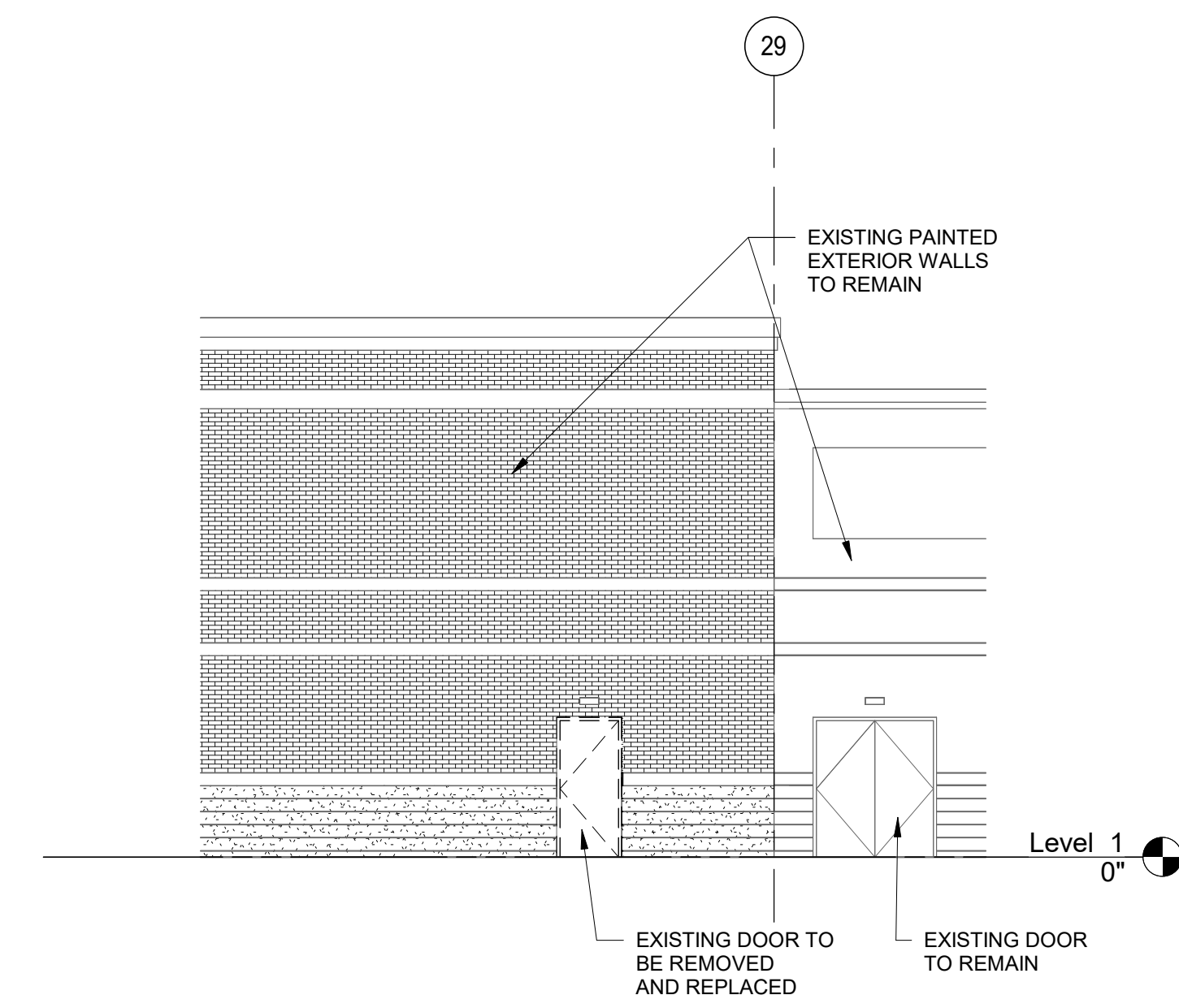
St. Louis, MO 63110



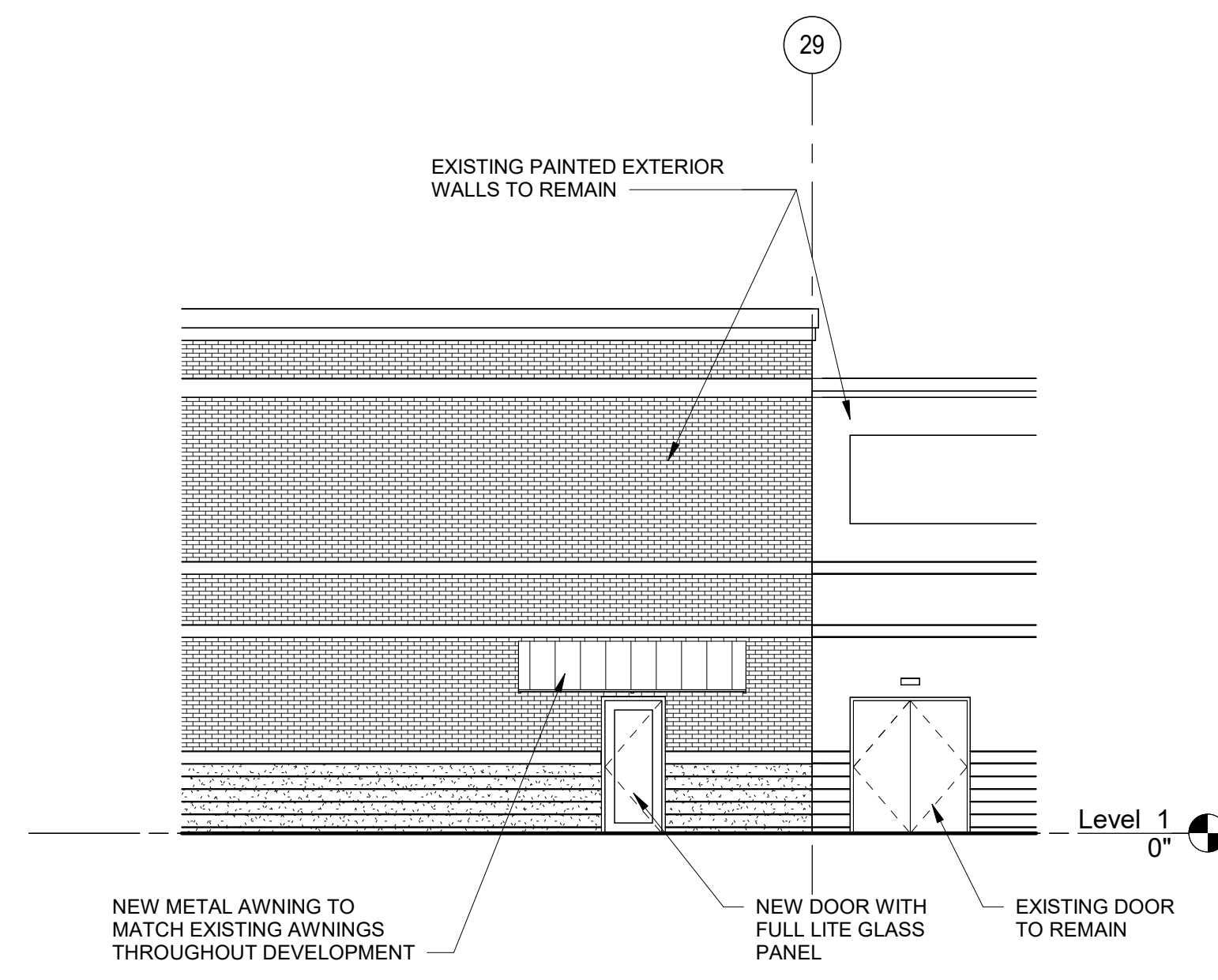
1 ENLARGED DEMOLITION PLAN - SPACE 207
1/8" = 1'-0"



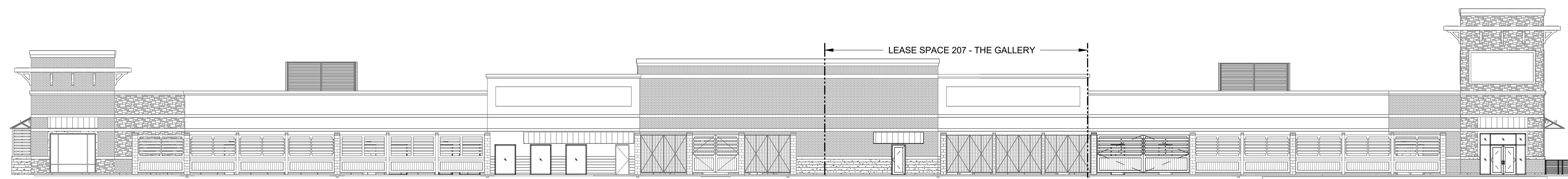
3 ENLARGED NEW PLAN - SPACE 207
1/8" = 1'-0"



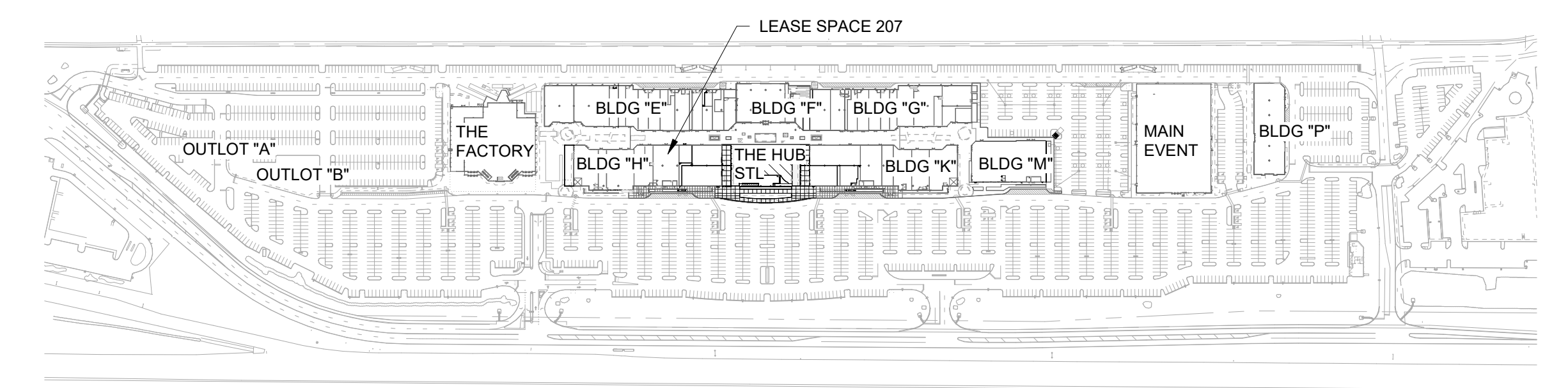
2 EXTERIOR ELEVATION - SPACE 207 SOUTH
1/8" = 1'-0"



4 EXTERIOR ELEVATION - BUILDING "H" SOUTH
1/8" = 1'-0"



5 OVERALL ELEVATION BLDG H
1/16" = 1'-0"



6 OVERALL ARCHITECTURAL SITE PLAN
1" = 300'-0"



THE DISTRICT

NORTH OUTER FORTY DRIVE
CHESTERFIELD, MO 63017

01/30/24

