



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Architectural Review Board Staff Report

Meeting Date: May 9th, 2024

From: Alyssa Ahner, Senior Planner

Location: 649 Spirit Valley Central Drive

Description: Spirit Valley Business Park, Lot 4b: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 1-acre tract of land located south of Olive Street Road and west of Spirit Valley Central Drive.

PROPOSAL SUMMARY

Dial Architect's, on behalf of Spirit Valley Development, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a proposed 11,800 square foot warehouse in an existing industrial park.



Figure 1: Subject Site

PROJECT UPDATE

This project was reviewed at the April 11th, 2024 Architectural Review Board meeting. There was significant discussion that the building lacked articulation and relief. The east elevation, which is the most prominent public view as it faces Spirit Valley Central Drive, was a specific area of concern. At that time, the Board made a recommendation to approve as presented and the motion failed by a vote of 1-4.

The applicant has since used some of the discussion points made by Architectural Review Board to revise their proposal and has requested that the Board review the project for a second time prior to moving forward to Planning Commission. The revisions include the following:

- Additional landscaping surrounding a proposed transformer along the southern property line.
- Reveals on all elevations painted to create the illusion of windows.
- Recessed corners on all four building corners.
- Additional 16x10 painted reveal on the east elevation to match the one proposed on the south elevation.

All of the revised elevations and full details may be found in the applicant's attached packet but the east elevation has been provided below. *Figure 2* depicts the submittal that was reviewed at the April 11th Architectural Review Board meeting and *Figure 3* depicts the recent resubmittal.

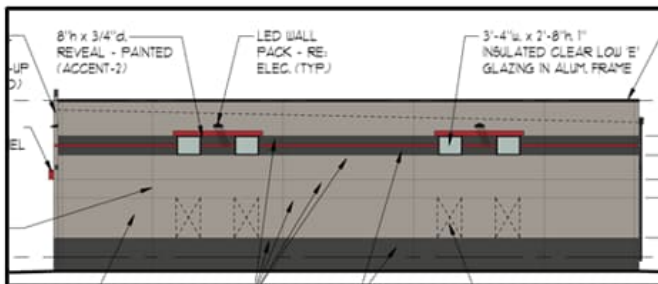


Figure 2: Previously proposed east elevation

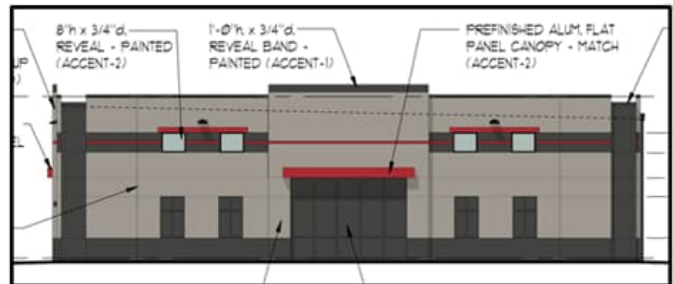


Figure 3: Resubmitted revised east elevation

The applicant has also provided revised renderings. All of the revised renderings may be found in the attached packet but the rendering depicting a view of the building from Spirit Valley Central Drive has been provided below. *Figure 4* depicts the rendering that was reviewed at the April 11th Architectural Review Board meeting and *Figure 5* depicts the recent resubmittal. One additional to note is that the revised renderings also illustrate the proposed landscaping in order to bring a little more context to what the finished product will look like. The landscaping was not previously included in these images.



Figure 4: Previously provided rendering



Figure 5: Resubmitted revised rendering

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 Architectural Review Board will be included in Staff's report to the Planning Commission.

Staff requests review on the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Spirit Valley Business Park, Lot 4b.

MOTION

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

"I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Spirit Valley Business Park, Lot 4b as presented, with a recommendation for approval (or denial) to the Planning Commission."

"I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Spirit Valley Business Park, Lot 4b to the Planning Commission with a recommendation for approval with the following recommendations..."

Attachments:

1. Architectural Review Packet Submittal

LOT - 4b

SPIRIT VALLEY BUSINESS PARK
649 SPIRIT VALLEY CENTRAL DRIVE
CHESTERFIELD, MISSOURI 63005

MAY 01, 2024



OWNER:
SPIRIT VALLEY DEVELOPMENT, LLC

ARCHITECT:
dial architects
14364 Manchester Road • Manchester Missouri 63011
636 230 0400 www.dialarchitects.com

GENERAL CONTRACTOR:
KEYSTONE
QUALITY DESIGN/BUILD CONSTRUCTION

CIVIL:
STOCK & ASSOCIATES
Consulting Engineers, Inc.



**ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist**

Date of First Comment Letter Received from the City of Chesterfield _____

Project Title: _____ Location: _____

Developer: _____ Architect: _____ Engineer: _____

PROJECT STATISTICS:

Size of site (in acres): _____ Total Square Footage: _____ Building Height: _____

Proposed Usage: _____

Exterior Building Materials: _____

Roof Material & Design: _____

Screening Material & Design: _____

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.
- 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.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be provided 1 week prior to ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.



14364 Manchester Road
Manchester Missouri 63011
636 230 0400

February 09, 2024

City of Chesterfield
Department of Planning
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760

Members of the Architectural Review Board

Re: Architectural Statement
Submittal for Approval of New Warehouse Facility
Spirit Valley Business Park, Lot-4b

General Requirements for Site Design

This project consists of a single-story warehouse building designed for a single user. The construction site is located on Spirit Valley Central Drive near Olive Street Road on the far west side of Chesterfield Valley in the Spirit Valley Business Park.

As you can see from the photos in this packet, the rectangular site is treeless and generally flat other than the drainage ditch and is otherwise featureless. The building is strategically located on the site to be compatible with the existing drainage system for the development while maintaining compatibility with neighboring developments.

The approved concept plan for the entire development shows a 5' wide sidewalk on the east side of the property to provide pedestrian circulation. While we cannot control future development of neighboring sites, this specific site design allows the use of an existing shared entrance with an existing neighbor on the south side. This concept is key to the park owners desires for this overall development.

We are not proposing the use of retaining walls at this time.

Landscaping is designed per city ordinance in a similar fashion to the adjacent developments. Please see attached landscape plan.

General Requirements for Building Design

The owner of this facility, being a long-time and current business resident of the City of Chesterfield, places a high priority on the appearance of his facility and has played a role in the design of this facility.

The front (south) elevation is articulated with a vertical and projected panel designating a potential future entry giving its hierarchical value to the buildings simplistic but unique design. The entry element is flanked by the buildings light background and dark horizontal bands which become the buildings composition for its remaining elevations. The eyebrows above the windows create rhythmically pleasing patterns accented with colors and opposing shapes to add depth and a sense of place. The recessed horizontal reveals are a continuation of the rhythm but then are surprisingly grounded by vertical reveals creating an illuminating juxtaposition adding to the building's simple and unique design.

The building will utilize modern dark and light colors, rectangular windows with boldly colored reveal eyebrows. The colors, glass and metal items are juxtaposed on the façades of the building to create a quality overall building design. These include a main building color of a warm light beige with a dark warm charcoal accent color.

The north elevation of this building is treated in a similar fashion, however, utilizing scuppers for drainage to conceal the flat sloped roof hidden by the building's continuous parapet. The building materials are the same as all the other buildings in this park. A special elastomeric coating designed specifically for concrete will protect the concrete panels.

The windows for this project, in keeping with its design theme, are fixed high energy compliant windows which provide natural light into the warehouse. We have used the glass as an effective design element in the elevational articulation.

The design is respectful of the surrounding development in general and is harmonious in scale, material, and color. Nearby buildings are also constructed of tilt-up concrete and/or earth tone colors and materials similar to ours. Signage will be applied to the building in a similar fashion as adjacent buildings.

Site lighting is planned to be wall-mounted, shoebox type fixtures on all elevations of the building that will not shine off of the property in an unnecessary fashion and lighting accenting the buildings vertical reveals. A light standard has been planned for the buildings parking lot located to the west.

Please see the site development section plan for drainage information.

The proposed HVAC system is planned to be roof mounted and fully screened by the building parapets.

Specific Requirements for the Chesterfield Valley

As stated above we encompass the building with reveals and colors for continuity. The trash receptacle will be screened from public view with tilt-up concrete to coordinate with the building.

The electrical service will be provided by a new transformer and has yet to be located. All utilities to this building are underground.

I-64/US-40 is to the north of this property and is not readily visible from the property. Automobile parking is west of the building and the service/loading area is on the west side of the building.

Street lighting is included in this project to match the existing industrial park street lighting and is located to the east of the building along Spirit Valley Central Drive.

It remains our intention to provide a design that will enhance the local environment while blending with the building types already in Wings Corporate Estates. The owner is excited about providing a new quality designed facility for the City of Chesterfield.

Thank you for your assistance.

As required, building materials will be brought to the ARB meeting and will include:

- Glass and frame samples
- Color samples of the concrete coatings

End of Architects Statement

EXISTING SITE PHOTOS



LOOKING NORTH



LOOKING EAST

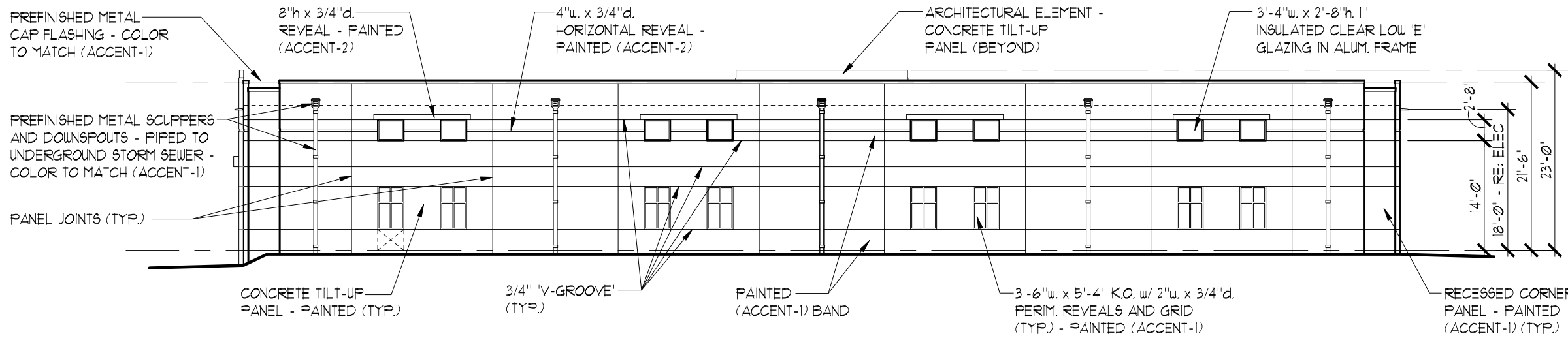
EXISTING SITE PHOTOS



LOOKING SOUTH

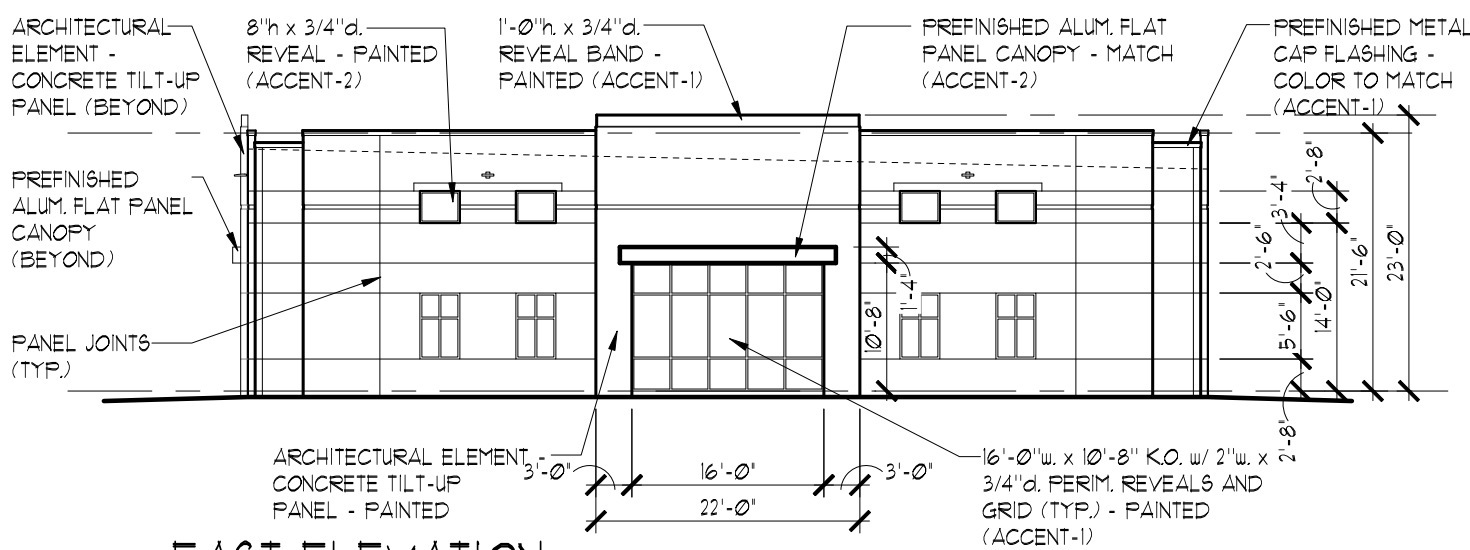


LOOKING WEST



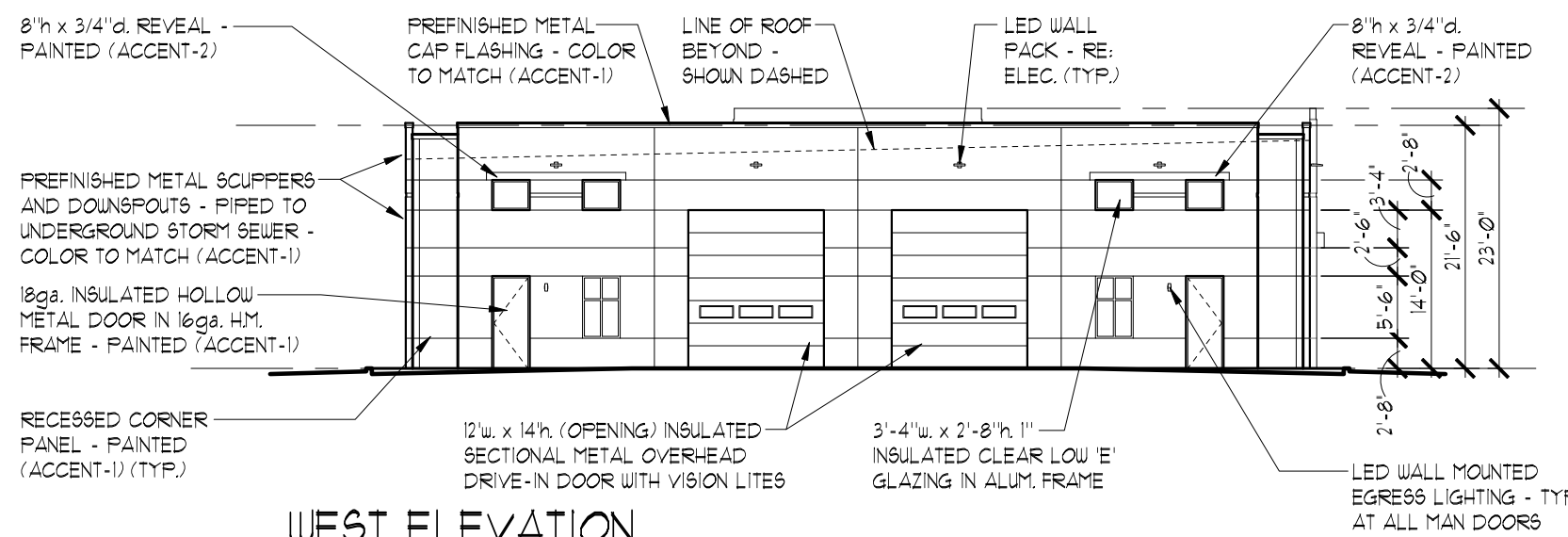
NORTH ELEVATION

1/16" = 1'-0"



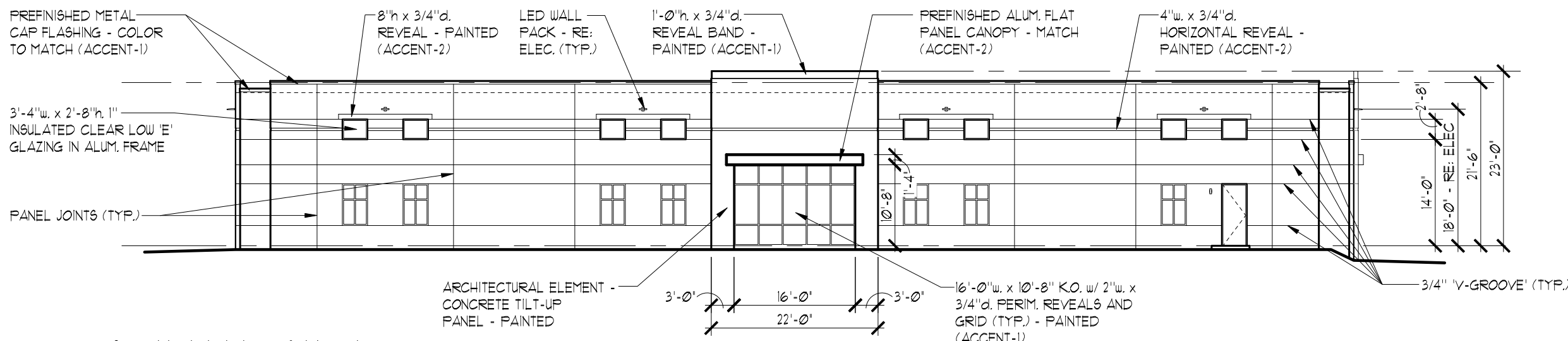
EAST ELEVATION

1/16" = 1'-0"



WEST ELEVATION

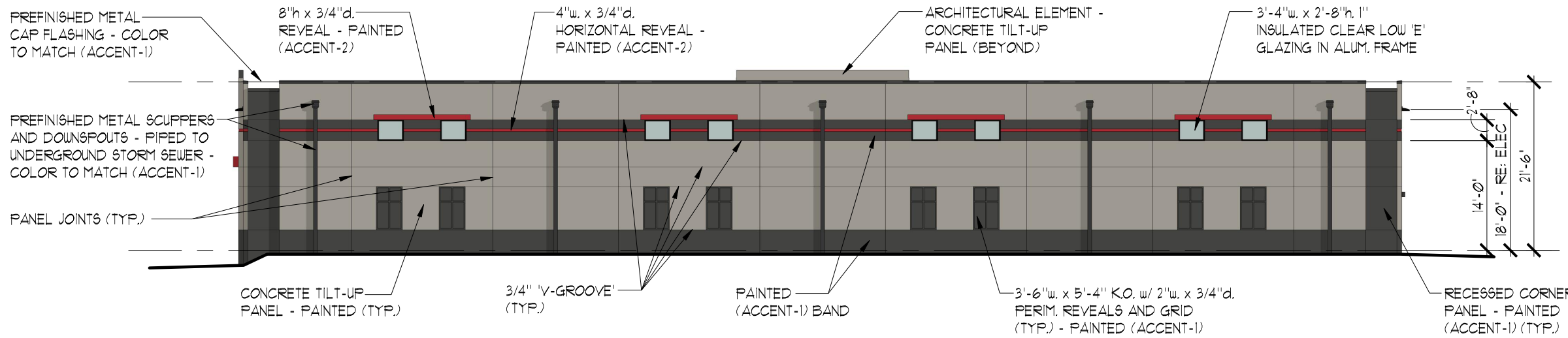
1/16" = 1'-0"



SOUTH ELEVATION

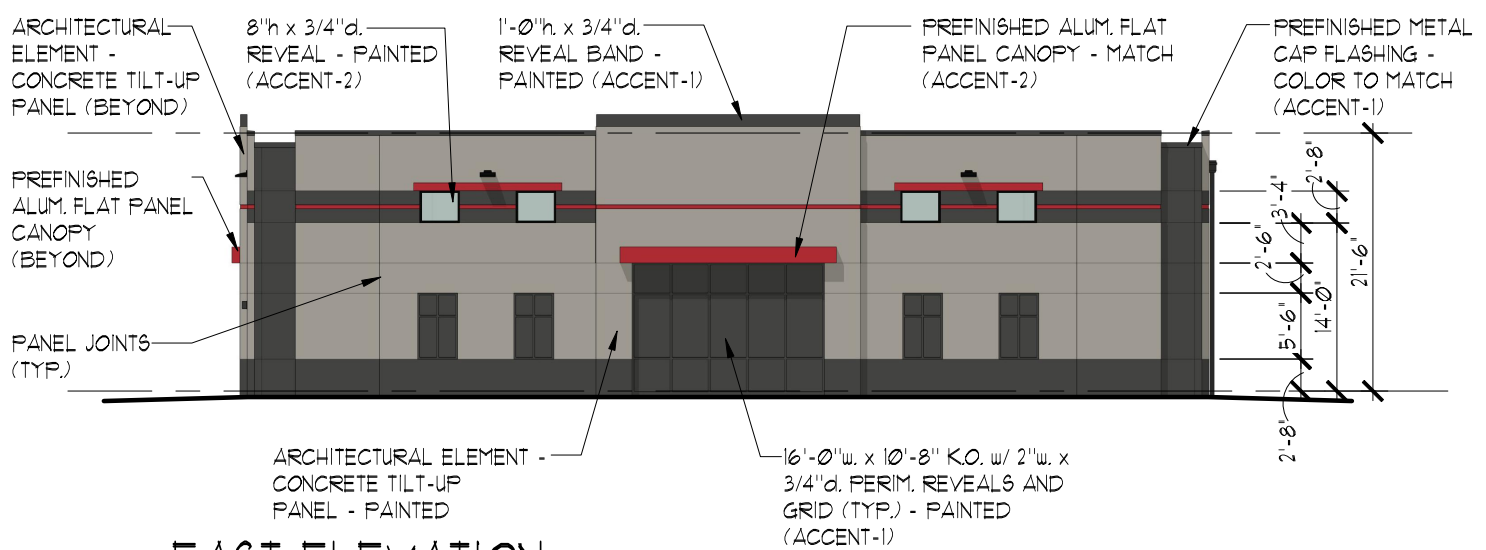
1/16" = 1'-0"

EXTERIOR BUILDING FINISHES:	
FIELD PAINT (LIGHT COLOR):	SHERWIN WILLIAMS - 6W9170 - ACIER
ACCENT-1 PAINT (DARK COLOR):	SHERWIN WILLIAMS - 6W1069 - IRON ORE
ACCENT-2 PAINT (BOLD COLOR):	SHERWIN WILLIAMS - 6W6811 - POSITIVE RED
CAP FLASHING:	UNACLAD MATTE BLACK
SCUPPERS AND DOWNSPOUTS:	UNACLAD MATTE BLACK
ROOF:	WHITE TPO
GLASS:	SOLAR COOL GRAY #2
ALUMINUM FRAMES:	BLACK ANODIZED



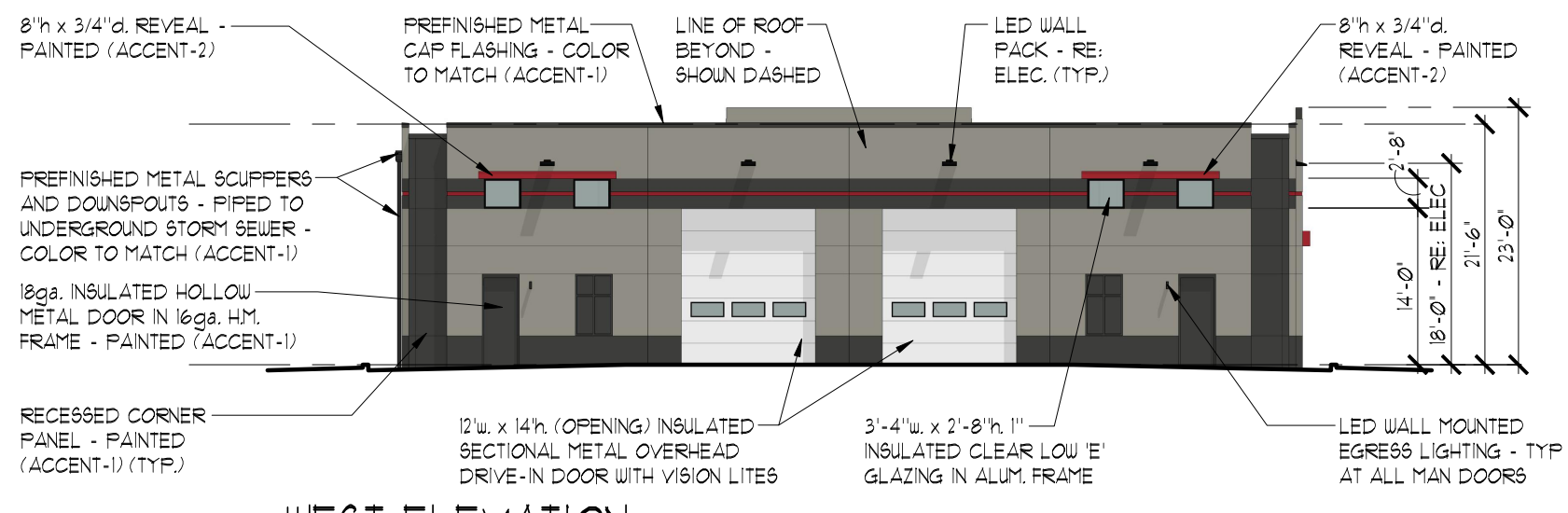
NORTH ELEVATION

1/16" = 1'-0"



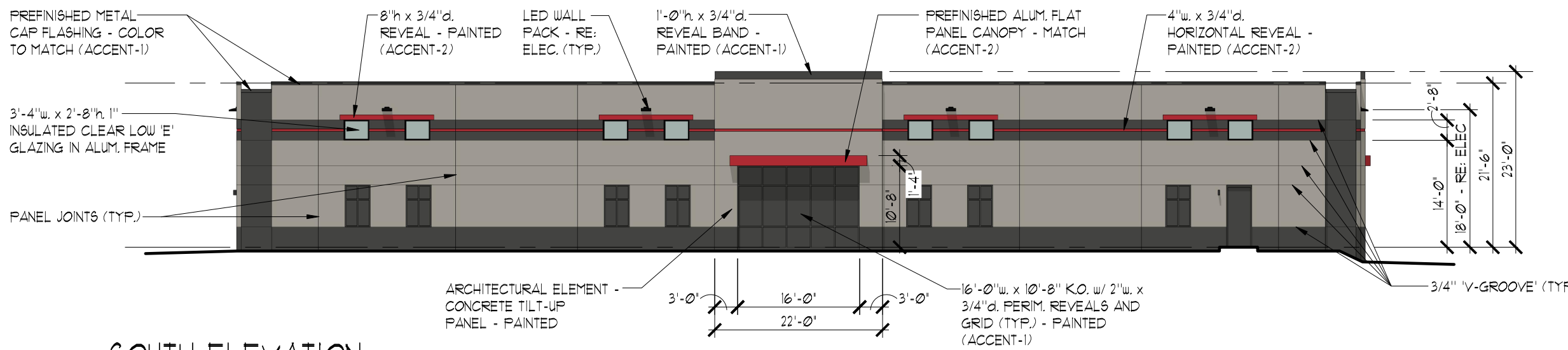
EAST ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"



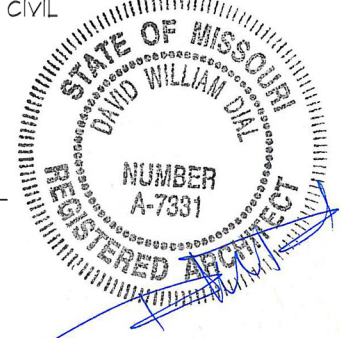
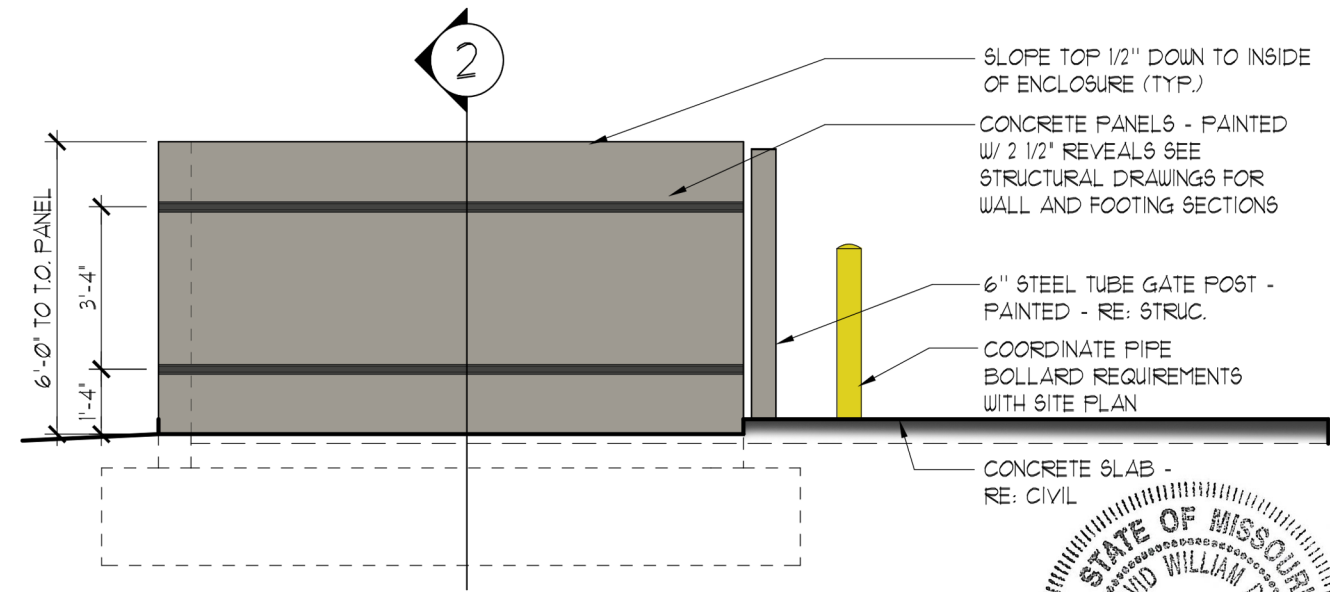
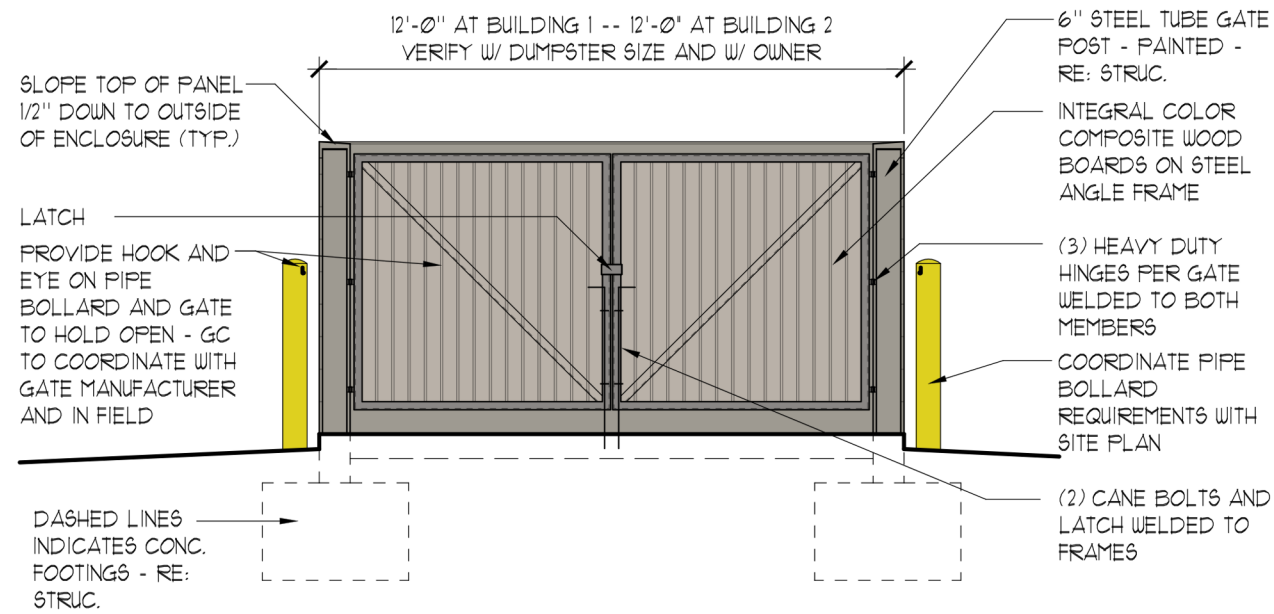
SOUTH ELEVATION

1/16" = 1'-0"

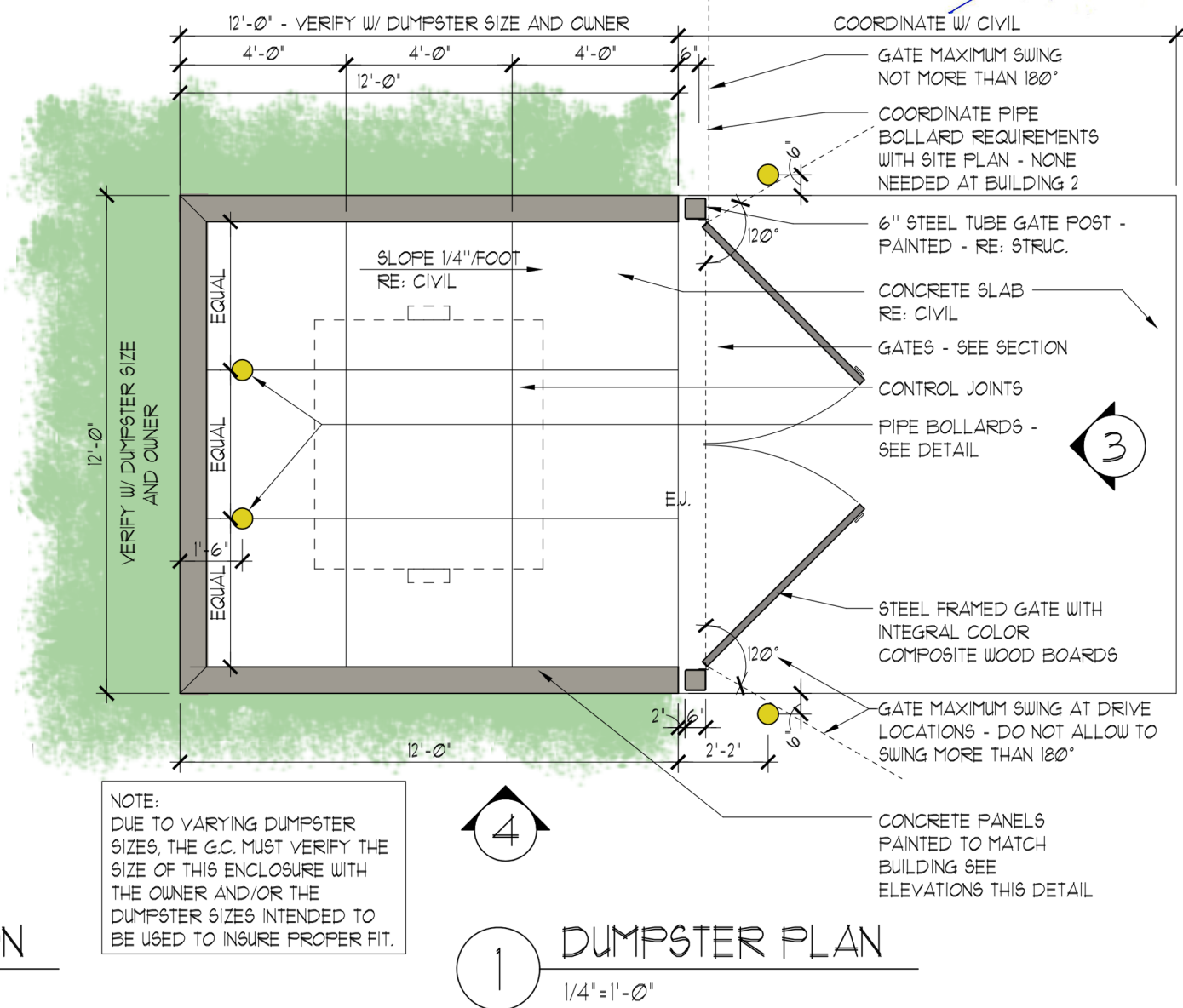
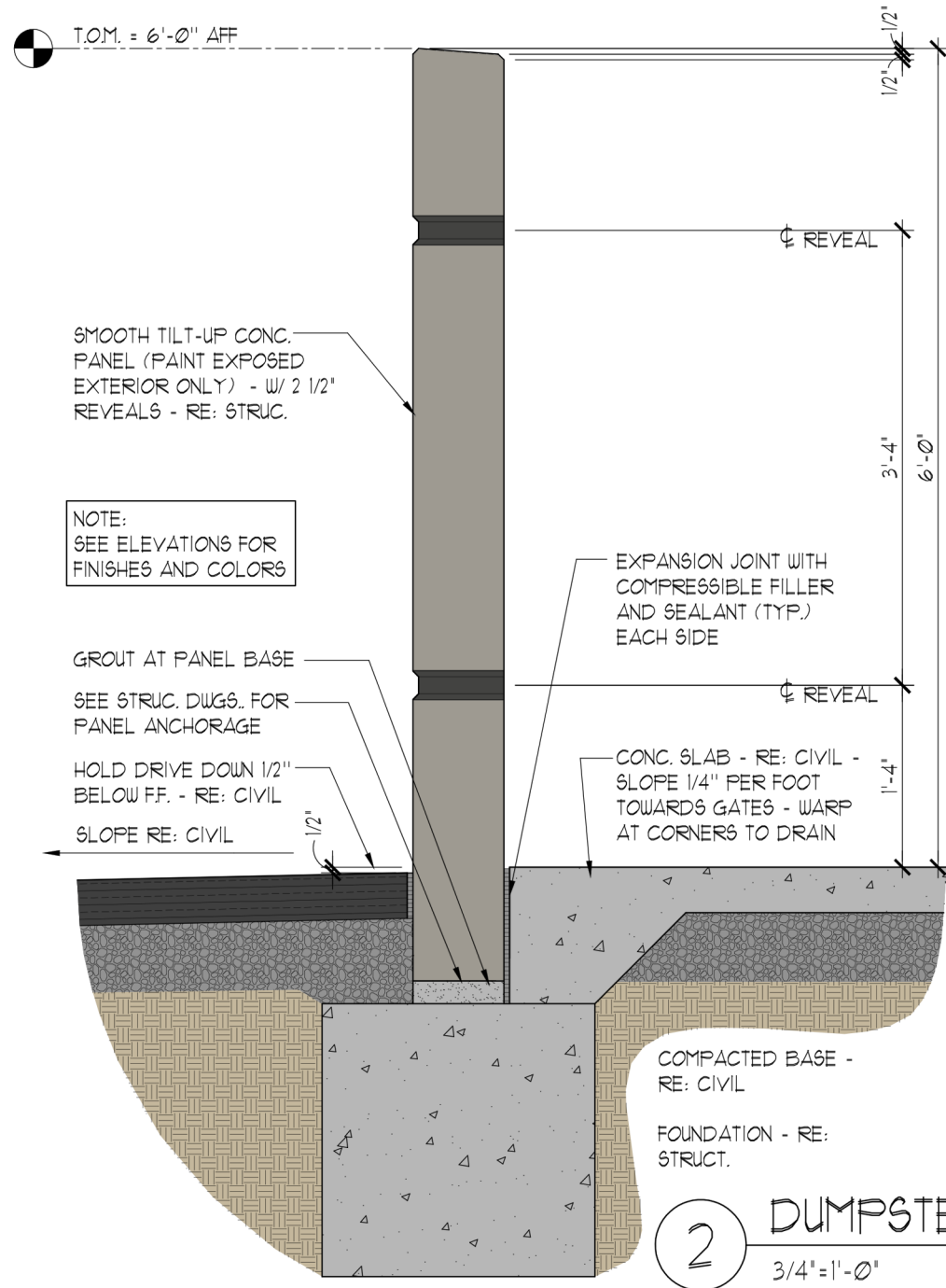
EXTERIOR BUILDING FINISHES:	
FIELD PAINT (LIGHT COLOR):	SHERWIN WILLIAMS - SW9170 - ACIER
ACCENT-1 PAINT (DARK COLOR):	SHERWIN WILLIAMS - SW7069 - IRON ORE
ACCENT-2 PAINT (BOLD COLOR):	SHERWIN WILLIAMS - SW6871 - POSITIVE RED
CAP FLASHING:	UNA CLAD MATTE BLACK
SCUPPERS AND DOWNSPOUTS:	UNA CLAD MATTE BLACK
ROOF:	WHITE TPO
GLASS:	SOLAR COOL GRAY #2
ALUMINUM FRAMES:	BLACK ANODIZED

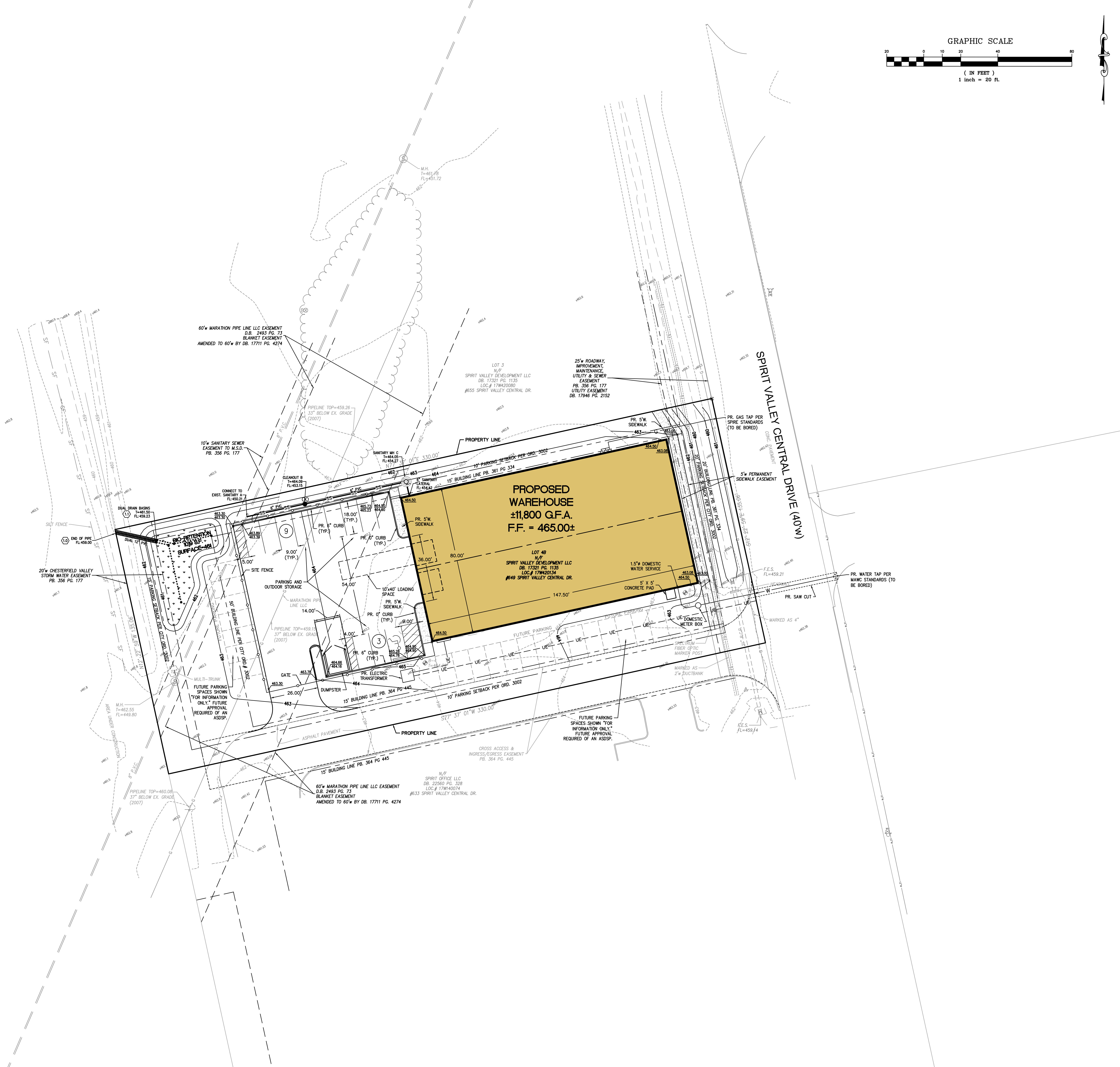
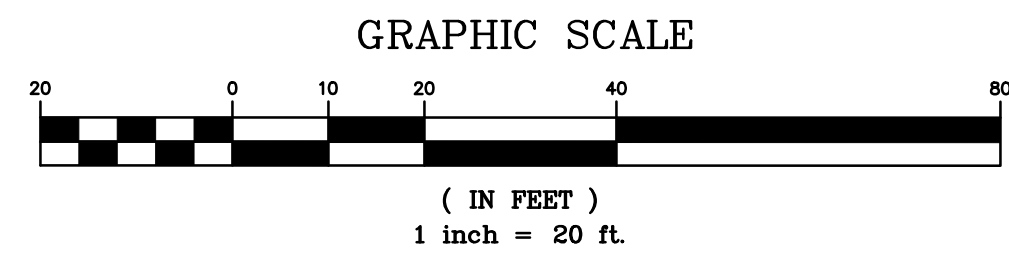
ADDITIONAL RENDERINGS





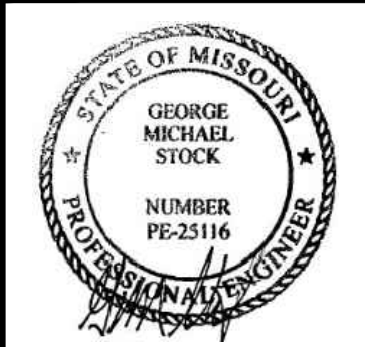
3 4 DUMPSTER FRONT AND SIDE ELEVATIONS
1/4" = 1'-0"





PREPARED BY:
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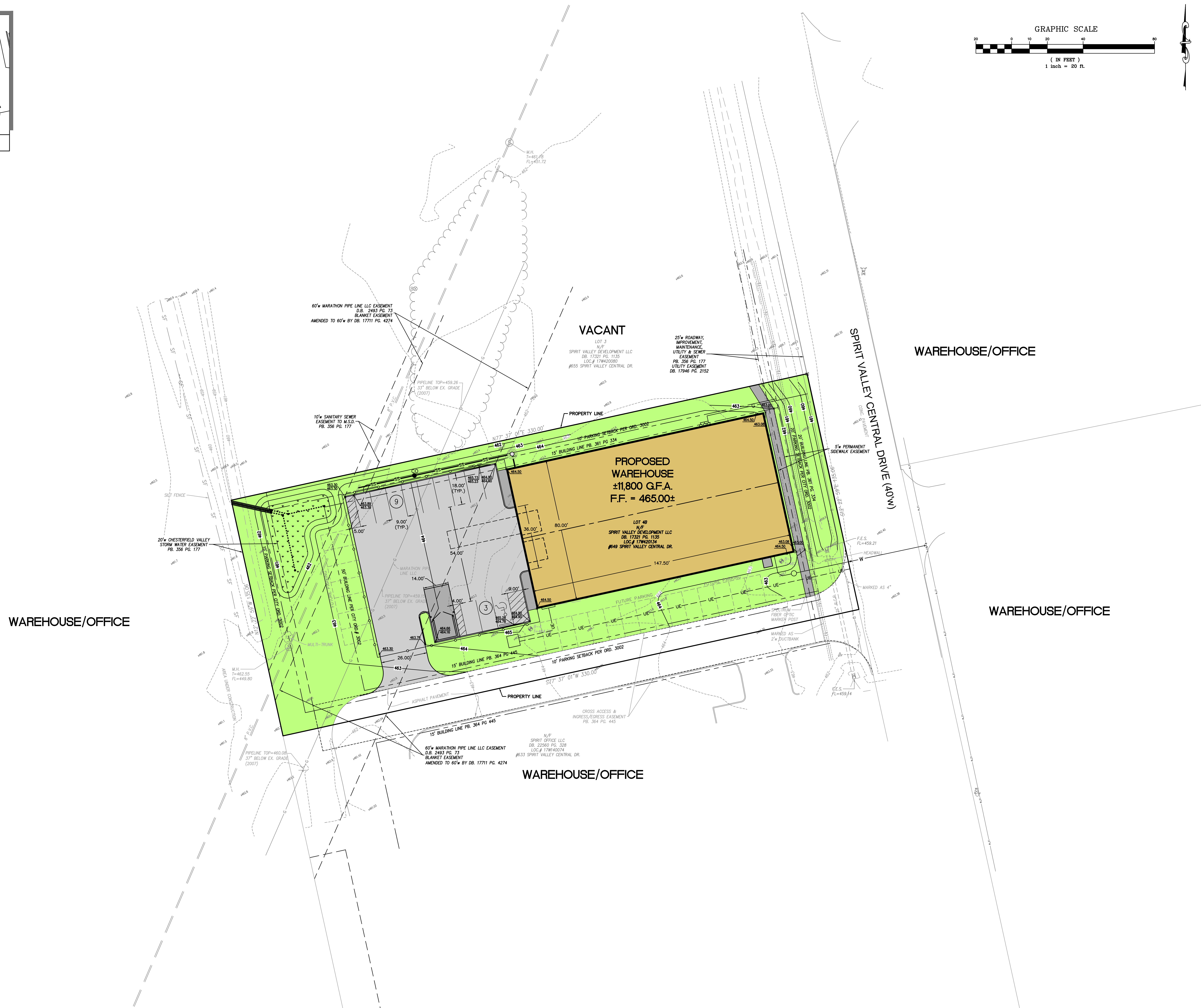
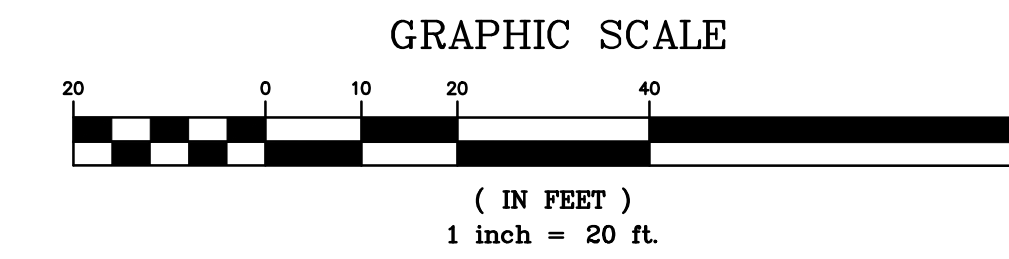
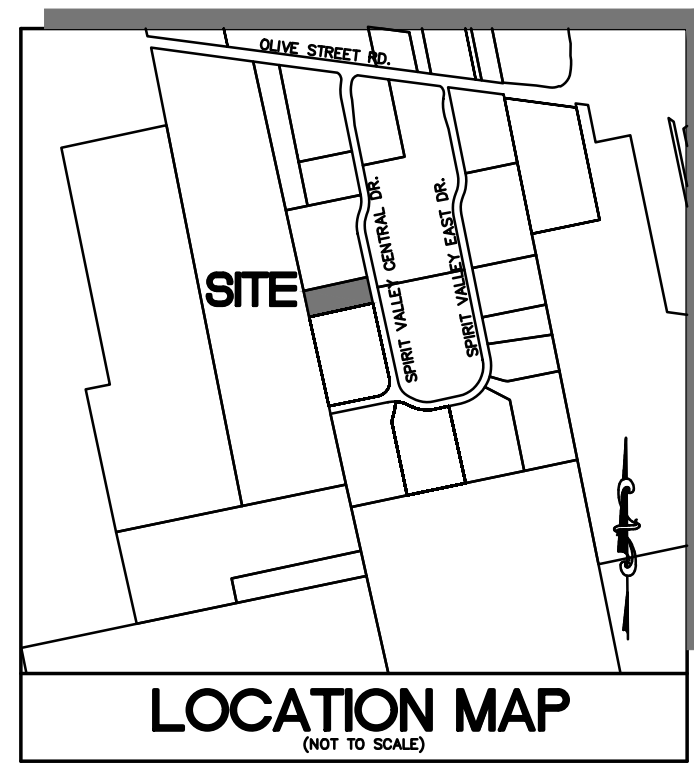
SITE DEVELOPMENT SECTION PLAN FOR:
LOT 4b - SPIRIT VALLEY BUSINESS PARK
 649 SPIRIT VALLEY CENTRAL DRIVE
 CHESTERFIELD, MISSOURI



DATE: 03/11/2024
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

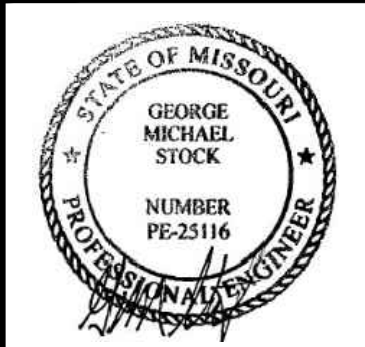
REVISIONS:
 1 02/26/24 CITY COMMENTS

DRAWN BY: E-JF, J.L.C.W.	CHECKED BY: G.M.S.
DATE: 01-26-2024	JOB NO: 223-7557
W.S.D. #: 24MSD-	BASE MAP #:
S.L.C. MAT #:	MAT SUP. #:
M.D.N.R. #:	
SHEET TITLE: OVERALL SITE PLAN	
SHEET NO.: C2.0	



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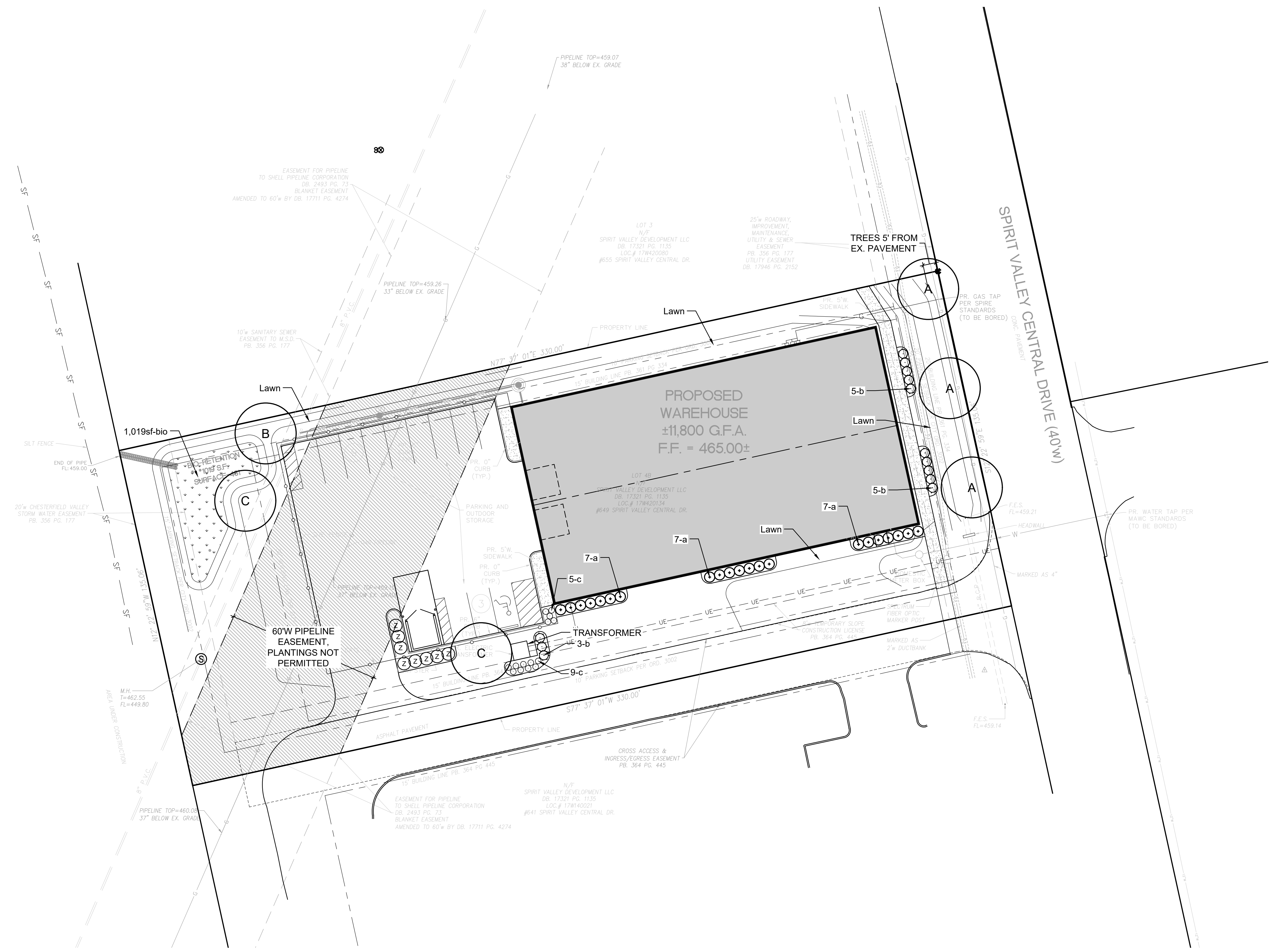
SITE DEVELOPMENT SECTION PLAN FOR:
LOT 4b - SPIRIT VALLEY BUSINESS PARK
 649 SPIRIT VALLEY CENTRAL DRIVE
 CHESTERFIELD, MISSOURI



DATE: 03/11/2024
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
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REVISIONS:
 1 02/26/24 CITY COMMENTS

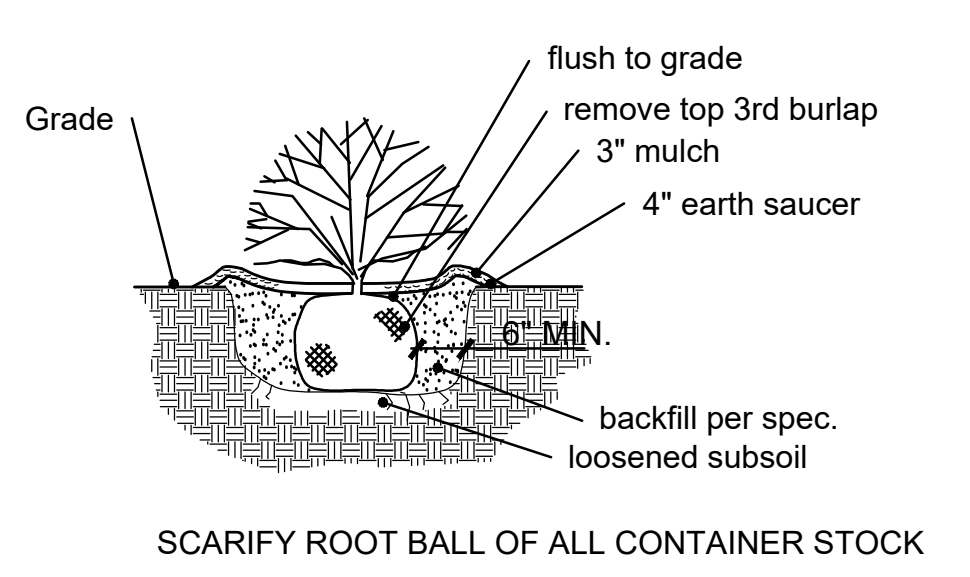
DRAWN BY: E-JF, J.L.C.W.	CHECKED BY: G.M.S.
DATE: 01-26-2024	JOB NO: 223-7557
S.L.C. P.#: 24MSD-	BASE MAP #
S.L.C. MAT.#	MAT SUP.#
M.D.N.R.#	
SHEET TITLE: COLOR SITE PLAN	
SHEET NO.: C1.0	



SITE DEVELOPMENT SECTION PLANS FOR:
LOT 4b - SPIRIT VALLEY BUSINESS PARK
 649 SPIRIT VALLEY CENTRAL DRIVE
 CHESTERFIELD, MISSOURI

Revisions:

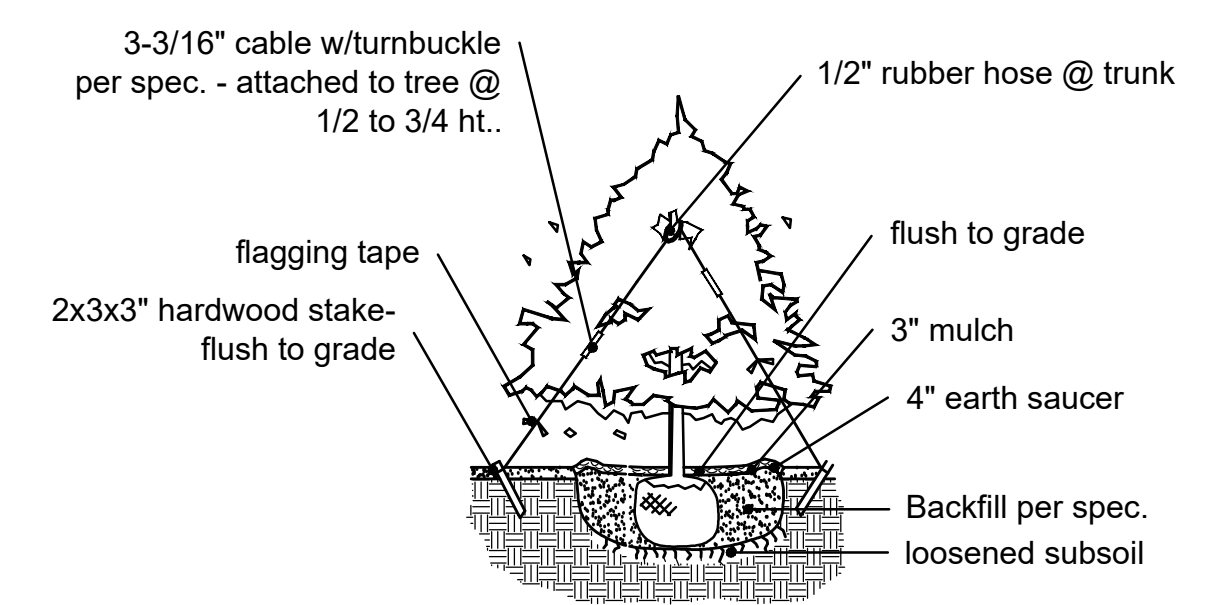
Date	Description	No.
03/11/24	City Comments	1
04/18/24	ARB Comments	2



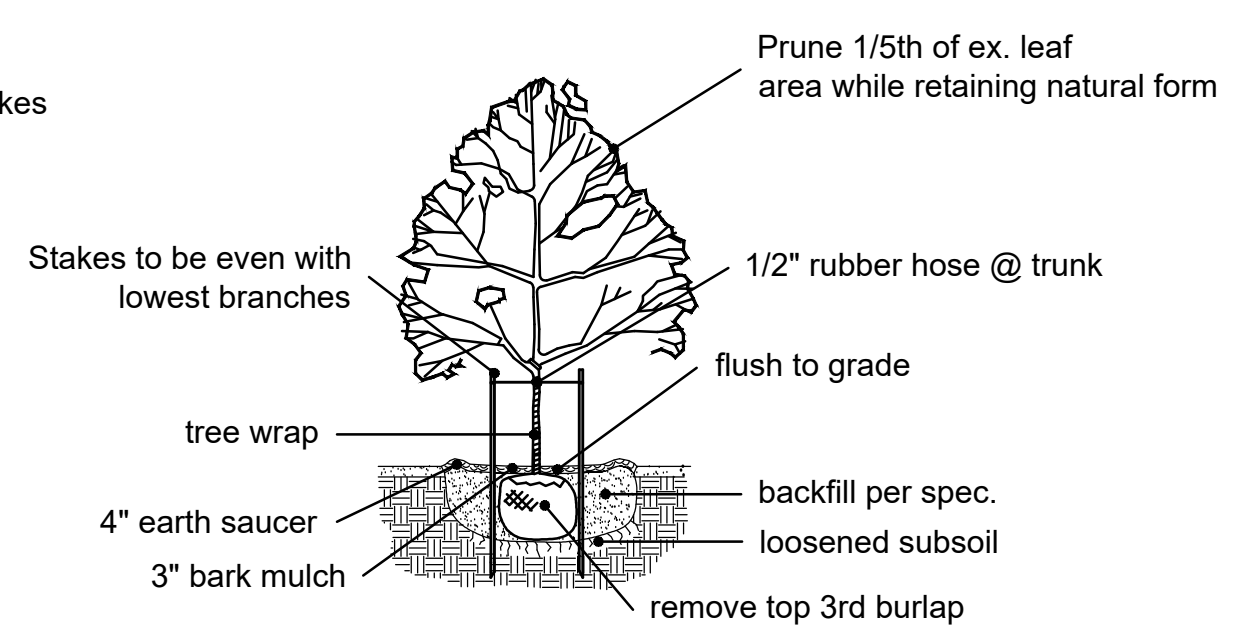
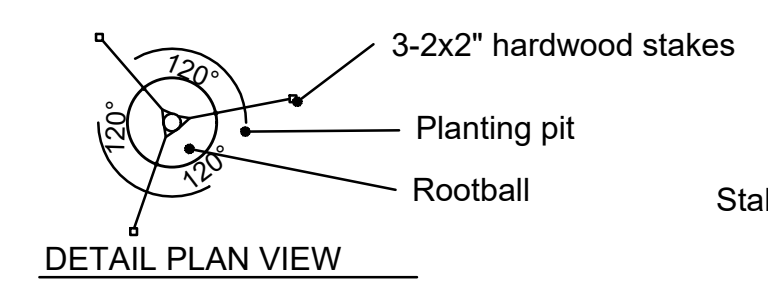
TYPICAL SHRUB PLANTING

PLANTING SCHEDULE									
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE CLASS	GROWTH RATE	SLOW/MEDIUM GROWTH RATE %	MATURE HEIGHT
A	3	Quercus bicolor	Swamp White Oak	2.5" cal	B&B	Large	Medium	21%	45'+
B	1	Ginkgo biloba 'Autumn Gold' (male, fruitless)	Autumn Gold Ginkgo	2.5" cal	B&B	Large	Slow/Med	7%	45'+
C	2	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal	B&B	Large	Fast	-	45'+
Z	8	Juniperus chinensis 'Hetzli Columnaris'	Green Columnar Juniper	6' ht	B&B	Small	Medium	57%	15'
SHRUBS AND LARGE GRASSES									
a	21	Juniperus chinensis 'SMNJCHM'	Montana Moss Juniper	18"	Cont.				
b	13	Spiraea japonica 'Goldmound'	Goldmound Spirea	18"	Cont.				
c	14	Panicum virgatum 'Northwind'	Northwind Switchgrass	3 gal	Cont.				
PERENNIALS									
bio	1,019sf	Bioretention Plantings per MSD Requirements		varies	varies				

TOTAL = 85% (30% MIN. REQ'D)



TYPICAL EVERGREEN PLANTING



TYPICAL CANOPY TREE PLANTING

- LANDSCAPE NOTES:
- MULCH TO BE DOUBLE GROUND BARK MULCH.
 - ALL 3:1 OR STEEPER SLOPES SHALL BE SEEDED AND HAVE EROSION CONTROL BLANKET. ALL OTHER AREAS TO BE SODDED WITH TURF-TYPE TALL FESCUE.
 - ALL NEW LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PER THE CITY OF CHESTERFIELD UNIFIED CODE SECTION 04-02. CONTRACTOR TO PROVIDE DESIGN-BUILD DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT.
 - NO PROPOSED STREET TREES SHALL BE PLANTED CLOSER THAN THREE (3) FEET TO ANY CURB PER UDC.
 - NO PROPOSED STREET TREES SHALL BE PLANTED CLOSER THAN TWENTY-FIVE (25) FEET OF STREETLIGHTS, STREET SIGNS, AND INTERSECTIONS PER UDC.
 - NO STREET TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF STREET INLETS OR MANHOLES PER UDC.
 - THERE ARE NO EXISTING ON-SITE TREES.
 - A MINIMUM OF THIRTY PERCENT (30%) OF THE TREES MUST BE OF A SPECIES WITH A SLOW OR MEDIUM GROWTH RATE (85% PROPOSED)

