

MEMORANDUM



TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Planning, Public Works and Parks

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, December 15, 2011

A Special Meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, December 15, 2011 in Council Chambers.

The meeting was called to order at 5:30 p.m.

In attendance were: **Chair Connie Fults** (Ward IV); **Councilmember Matt Segal** (Ward I); **Councilmember Derek Grier** (Ward II); and **Councilmember Randy Logan** (Ward III). (*Councilmember Grier joined the meeting at 5:50 p.m.*)

Also in attendance were: Mayor Bruce Geiger; Councilmember G. Elliott Grissom (Ward II), Councilmember Mike Casey (Ward III), Councilmember Bob Nation (Ward IV); Planning Commissioner Wendy Geckeler; Planning Commissioner Steve Wuennenberg; Michael Herring, City Administrator; Aimee Nassif, Planning & Development Services Director; Mara Perry, Senior Planner; Shawn Seymour, Senior Planner; and Mary Ann Madden, Recording Secretary.

At the invitation of the Committee, the following Architectural Review Board members were also in attendance: Tim Renaud, Chair; Matt Adams; Mary Brown; Rick Clawson; Carol Duenke; Bud Gruchalla; and Gary Perkins.

A. Approval of the December 8, 2011 Committee Meeting Summary.

Councilmember Segal made a motion to approve the Meeting Summary of December 8, 2011. The motion was seconded by Councilmember Logan and **passed** by a voice vote of 3-0. (*Councilmember Grier was not present for the vote.*)

B. Drury Plaza Hotel (Hyatt Place): Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 4.851 acre tract of land zoned "PC" Planned Commercial District located adjacent to Chesterfield Mall at the intersection of Clarkson Road and U.S. Highway 40/Interstate 64.

Ms. Aimee Nassif, Planning and Development Services Director reported that the Planning & Public Works Committee is reviewing the Hyatt Place Hotel and has requested input from the members of the Architectural Review Board (ARB). She noted that ARB members would not be voting on any issues this evening – only Committee members will be voting.

Ms. Nassif further pointed out that Rick Clawson is an ARB member but is working with the petitioner so he is not speaking as an ARB member tonight.

Petitioner's Presentation:

Mr. Larry Hasselfeld, Drury Development, thanked the Committee for calling the Special Meeting. He noted that Chuck Drury was present for any questions from the Committee and that Mr. Clawson would be presenting tonight for the petitioner.

Mr. Clawson then presented samples of the brick and EIFS that are being proposed for the Hyatt. Two samples of brick were presented: *Blue-black*, which is the original black brick presented; and *Ebony Iron Spot* (charcoal-colored), which is being presented in response to the Committee's request for a second color choice.

Mr. Clawson summarized that from the last meeting concerns were raised about the proposed Blue-black brick and how it ties to the existing Drury Plaza Hotel. Since then, efforts have been made to find a brick for the Hyatt that matches the exposed aggregate GFRC (glass fiber reinforced concrete) of the Drury. He stated that the colors of the EIFS on the Hyatt Place Hotel will be selected to coordinate with the light-colored GFRC on the Drury building.

Mr. Clawson pointed out that the Ebony Iron Spot brick is a lighter-colored, warm-toned brick and pulls out some of the color from the GFRC on the Drury. He added that trying to find a brick that matches the rose-colored material on the Drury was not possible. He feels that with the style of architecture being proposed for the Hyatt, the dark, mottled, Ebony Iron Spot-colored brick is appropriate. The proposed glass and EIFS will match those components on the Drury.

DISCUSSION

Chair Fults stated that any vote the Committee makes on the Site Development Section Plan will be forwarded to Council for their January 4th meeting.

Brown-Colored Brick

Councilmember Logan clarified for the record that he does not like the brown color brick that was presented at the December 8th Committee meeting and does not think he would like any shade of brown brick for the Hyatt. Chair Fults agreed that the brown brick sample was not appropriate for the Hyatt. It was noted that ARB did not see the brown brick sample.

Cohesion between the Buildings

Councilmember Segal referred to the buildings in Chesterfield Commons noting that although the various structures were built over a number of years, they “look seamless and timeless” making the site flow while each brand still has its own flair – such as the purple color on Gordmans, the green accents on Dick’s, and the red details on Target. However, he does not feel that the proposed Hyatt flows with the existing Drury and Stoney River buildings.

Comments from the Architectural Review Board:

It was noted that the ARB reviewed and voted on the proposed Hyatt with the Blue-black brick. The Ebony Iron Spot brick had not been presented to the ARB.

The ARB members then each provided their comments on the proposed Hyatt Place Hotel.

Gary Perkins noted the following:

- He was not at the ARB meeting when the Hyatt was reviewed.
- He feels that the strong component of the Hyatt Place, the hat feature, which is the lighter color on top, has been increased in scale compared to the Drury because of the increased contrast between the two materials. Visually, that begins to balance the scale of the Hyatt.
- Regarding the brick sample, he questioned the percentage of blend of the Ebony Iron Spot brick in terms of the color. Mr. Clawson noted that there is a 60/40 range of color.

Carol Duenke noted the following:

- She feels that “blending is fine, but if things are too consistently blended, they start looking bland.”
- She feels that the darker color is a “nice punctuation and a nice contrast.”
- She understands Councilmember Segal’s comment about all the buildings in the Valley looking like they were built at the same time, but she feels that Chesterfield has a history and that “the reflection of a sense of time is not a bad thing”.
- She personally likes the contemporary look of the Hyatt noting that it has a different and distinctive feel compared to the Drury.
- She feels that the two buildings are complementary because of the lighter-colored GFRC panels.
- She prefers the Ebony Iron Spot brick.

Bud Gruchalla noted the following:

- He was not at the ARB meeting when the Hyatt was reviewed.
- He feels that the “proportions of the brick and the EIFS are wrong.” The top seems very heavy to him.
- He feels that the Drury has a “base”, while the design for the Hyatt attempts to make a base with pin-striping, which is “too timid” for him.

- He feels the building would look better if the entire building was brick or if the brick went to the top of the glass. The fact that the brick steps down is a little disconcerting to him.
- He does not feel that the two buildings go well together.
- Regarding the brick samples, he feels that the Ebony Iron Spot brick would look better next to the Drury.
- He feels the proposed EIFS color is too yellow for the proposed brick color.

Mary Brown noted the following:

- She feels that the EIFS from the Hyatt needs to complement the Drury, which will tie the two buildings together.
- She prefers the Ebony Iron Spot brick for the Hyatt.
- She suggested that the Hyatt Place signage be lit.

Tim Renaud noted the following:

- He personally likes the modern look of the Hyatt and the amount of glass being proposed.
- He does not have a strong opinion on the brick and feels either choice is acceptable.
- He likes the traditional look of the Drury along with the modern look of the Hyatt.
- From a business standpoint, he feels there should be some degree of differentiation between the buildings “so that the Hyatt is not just simply a pure extension of another hotel.”

Matt Adams noted the following:

- He feels there is a blend between the buildings.
- He personally likes the proposed Hyatt and feels that the three elements - the brick, glass and EIFS - blend together.
- He prefers the Ebony Iron Spot brick sample because the earth tones blend with the Drury Hotel.
- He does not feel that the elements of the Drury necessarily have to reflect that of the Hyatt.
- It is his opinion that the two buildings complement each other with respect to usage.
- The overall placement on the site, along with the circulation around the site, works very well.

DISCUSSION

Chair Fults stated that she personally does not like the modern look of the Hyatt next to the traditional look of the Drury. However, at its December 8th meeting, the Committee focused on the color of the Hyatt compared to the Drury hoping that a different color would bring a better cohesion between the two buildings.

She then asked the ARB members whether they discussed cohesion of the two buildings. Ms. Mara Perry, Staff Liaison to the ARB, replied that “cohesion” was brought

up as an issue and no one felt that there were any issues between the two buildings. She stated that it was specifically brought up because Mr. Perkins was unavailable for the meeting but sent notes ahead of time – he had asked if any of the architects had any concerns regarding this topic but no concerns were raised.

Comments from the Councilmembers and Mayor:

Councilmember Segal noted the following:

- He has concern about the architecture of the Hyatt in relationship to the Drury.
- He has heard a number of people say that the building “is growing on me.” He noted that the site is a signature corner and felt that the City should not “settle”. He stated that there were extensive talks over a period of time for the Drury Hotel to get to the point of its present design. *At this point, Mr. Clawson stated that the original design of the Drury is pretty close to what is now built, but there was a lot of opposition at the time to anything being built on the site.*

Mayor Geiger stated that he called for the Power of Review because he had concerns about the project. In reviewing the Architectural Review Standards, he cited the following Standards which he feels are pertinent to this project:

- Site Relationships: *Developments should emphasize site relationships to provide a seamless transition between phases of a project, which are compatible with neighboring developments.*
- Building Scale: *Design and orientation are compatible with the adjacent or predominant development in the area. Provide transition between buildings and uses to visually reduce differences in scale and proportion.*
- Generic Scale: *Respect and/or improve the rhythm established by adjacent or predominant buildings.*
- Design: *Coordinate all façades with regard to color, types and numbers of materials, architectural form and detailing.*

Mayor Geiger then went on to say the following:

- He believes that the design, location and high-quality materials of the Drury Hotel are what make the site a signature site.
- He likes the design of the building but not in relationship to the Drury. He then noted his issues with the proposed Hyatt:
 1. Colors are not compatible with the Drury Hotel.
 2. Materials are of a significantly less quality than those used on the Drury – granite and limestone on the Drury vs. brick and EIFS on the Hyatt.
 3. Elevations: The front of the Drury Hotel faces east while the front of the Hyatt Place faces south/southeast. In addition, to get to the front of the Drury Hotel, one would have to drive past the back of the Hyatt Hotel.
- At this time, he cannot support the proposal as presented.

Councilmember Logan noted the following:

- Regarding the Architectural Review Standards cited by the Mayor, he thinks had they been followed stringently when the Drury Hotel was being designed, the Drury would have either been a six-story glass building or a two-story brick building because those are the two buildings that were there at the time prior to the Drury being built.
- The City is not a “cookie-cutter community” – every house in a neighborhood does not look the same; every commercial building in the city does not look the same. The Council’s goal is to make sure that quality products are being built.
- He likes the modern look of the proposed Hyatt, along with the differentiation of the looks.
- He thinks that “the blend from one architectural style to another is inviting to the eye.”
- The first time he looked at the Hyatt next to the Drury he did not like it as much as he liked it as a stand-alone building – but it has grown on him.
- He prefers the Ebony Spot Iron brick color.

Councilmember Grier noted the following:

- He likes the modern, contemporary look.
- He does not have any issues with the Site Plan as submitted by the Petitioner.
- He feels either of the two proposed brick colors would be appropriate for the Hyatt.
- He agrees with Councilmember Logan’s comment that if the same Architectural Design Standards were being applied when the Drury was designed, it would not look as it does today.
- He feels that the Petitioner has gone through the City’s process of presenting to the Architectural Review Board and Planning Commission with a unanimous vote to approve by ARB and a 6-2 vote by the Planning Commission.
- Until tonight, the only concern he heard expressed related to the color and he personally doesn’t want to be involved in picking colors of buildings.
- He feels there is cohesiveness between the two buildings and does not have any issues at this time.

Mayor Geiger disagreed with the assertion that if the City had applied the same Architectural Review Standards to the design of the Drury, it would look different than it does today. He noted that the glass building sits behind the Drury Hotel and is not seen from the corner so it would not have dictated the design of the Drury.

Councilmember Grissom stated the following:

- There are two primary thoughts in relationship to the site: (1) build something entirely different; or (2) building something that is seamless and flows.
- It was originally thought that if the color was changed, it “would fix the problem.”
- He feels that the two proposed bricks are so similar in color that if the building was constructed “with the wrong brick, no one would ever know the difference.” However, he personally prefers the Ebony Spot Iron color.

- He would “rather see something built on that site that has more seamless flows with the existing property.”

Response from the Petitioner:

Mr. Larry Hasselfeld gave a brief background history of the site with respect to the Drury Hotel and Stoney River Restaurant noting that originally he was told there would never be a building built in the City taller than six stories. In addition, most people did not like the Stoney River architecture but now most people are happy with both the Drury and Stoney River.

Mr. Hasselfeld then stated that the original plan approved by the City included a second hotel fifty feet from the existing hotel. It was never anticipated that the second hotel would be a mirror image of the Drury. They are trying to finish the project they started ten years ago and they do not feel they are *settling* for a Hyatt Place design. They have proposed a building which they think will bring in a different customer to Chesterfield. They are trying to represent the Hyatt brand but have done several changes to the architecture from the Hyatt. The traditional Hyatt building does not have as much glass as the proposed building; and does not have the glass feature in the front of the building which is an attempt to pick up the architecture from the Drury. The traditional Hyatt has air conditioning vents on all of the rental units – the proposed Hyatt does not because the Petitioner has spent \$300,000 for central air-conditioning in order “to build the highest quality property that can possibly be built for Chesterfield.” They want to build the hotel and do something in this economy that not many people are doing. They are hoping to make this a 2012 start but their window of opportunity is small to get it built in 2012.

Councilmember Logan then made a motion to accept the Drury Plaza Hotel (Hyatt Place) as presented by the Petitioner with the change in brick color to Ebony Iron Spot instead of the Blue-black brick presented at the December 8, 2011 Committee meeting. The motion was seconded by Councilmember Segal.

DISCUSSION ON THE MOTION

Chair Fults reminded the Committee that no matter what the vote is, the Site Development Section Plan will be forwarded to Council for its January 4th meeting.

Councilmember Casey stated that he respects the Architectural Review Board and does not want this Committee to be a review of the ARB. He noted that the majority of the ARB members like the style of the proposed Hyatt and they have no issues with where it is placed on the site. Based on ARB’s comments, he feels he will vote “yes” at the Council meeting. He stated that he likes the building and it “didn’t have to grow” on him.

Councilmember Nation agreed with Councilmember Casey’s remarks in that he also appreciates ARB’s input. He doesn’t feel that making everything blend together is always the best choice – he thinks that contrast is “something that is architecturally

recognized and appreciated.” He thinks that the goal of a signature site is being achieved with the proposed building. He feels either brick color would be appropriate for the Hyatt.

The vote to accept the Drury Plaza Hotel (Hyatt Place) with the Ebony Iron Spot brick tied by a vote of 2-2 with Councilmembers Logan and Grier voting “yes” and Councilmembers Fults and Segal voting “no” and goes forward to Council with no recommendation.

Note: This is a Site Development Section Plan and requires a voice vote at the January 4, 2012 City Council Meeting.

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on Drury Plaza Hotel (Hyatt Place)].

C. Site Plans

Chair Fults opened discussion on the process of zonings and Site Plans. She noted that in the past, Petitioners presented Site Plans at the zoning stage, which later raised problems. It was noted that there were situations where buildings were presented at zoning, and then changed when it came to the Site Plan stage. She clarified that in order for Council to now see a Site Plan, a Power of Review must be called.

Ms. Nassif pointed out that when a project comes in for zoning, Council can request that Staff add Automatic Power of Review to the ordinance or it can be called after the Planning Commission reviews a Site Plan. She respects the concern being expressed about elevations not being available at the zoning stage; however, there have been instances where elevations were presented and then it was assumed that this was the elevation that would be presented at the Site Plan stage, which was not always the case. At the zoning review stage, Ms. Nassif suggested that Staff could ask the Committee if they would want Automatic Power of Review added to the ordinance.

Chair Fults agreed that it is best to keep the two processes (zoning and site plans) separate but she still has concerns that the Committee is not seeing the Site Plan until this point. Ms. Nassif stated that Staff always suggests to Petitioners that they contact the Councilmembers involved but the Petitioners for the Hyatt chose not to do so.

Ms. Nassif added that when the site plans were submitted at the zoning stage, people lost sight of the zoning. In addition, the zoning process took longer because Staff must review everything that is submitted to insure that it meets the City’s codes. There were instances where site plans were submitted at zoning and then later it was determined that the site plan, as submitted, would not work.

Ms. Nassif then made the following two suggestions:

1. She can be more active in referring the Applicants to their Councilmembers before the ARB meeting.
2. When zoning or ordinance amendments are presented to the Committee, Staff can ask whether Automatic Power of Review should be added to the ordinance.

Mayor Geiger recommended that Staff alert the Councilmembers when an early Site Plan comes in and then it is up to the Councilmembers to decide whether they are interested in reviewing it.

Ms. Nassif reminded the Committee that Staff provides a link to the full ARB meeting packet to all Councilmembers, which shows renderings of the projects. She also stated that when she knows a project may be controversial/complex, she can request elevations be shown as an exhibit at the zoning stage.

Councilmember Segal pointed out that the projects that are the most successful are those that have good communication early in the process with meetings that involve Councilmembers and feedback from the residents.

Councilmember Grier did not feel it should be Staff's responsibility to determine which projects are important/controversial enough that elevations should be requested for the zoning stage. Chair Fults agreed that the Councilmembers need to be aware of which projects are coming into their Wards and whether they need Power of Review.

Mayor Geiger brought the Committee's attention to the *Active Projects List* on the City's website, which lists, by Ward, all the projects underway throughout the City. Councilmembers can keep track of the projects by utilizing this list and contacting Staff for more information on any current project.

The meeting adjourned at 6:47 p.m.