

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
DECEMBER 10, 2015
Room 102/103

ATTENDANCE:

Ms. Mary Brown
Mr. Rick Clawson
Mr. Doug DeLong
Mr. Bud Gruchalla
Mr. Mick Weber

ABSENT:

Mr. Matt Adams

ALSO IN ATTENDANCE:

Councilmember, Dan Hurt
Planning Commission Chair, Stanley Proctor
Planning Commission Liaison, Steve Wuennenberg
Planning Commissioner, Wendy Geckeler
Ms. Aimee Nassif, Planning and Development Services Director
Mr. Jonathan Raiche, Senior Planner, Staff Liaison
Ms. Jessica Henry, Project Planner
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Vice-Chair Weber called the meeting to order at **6:05 p.m.**

II. APPROVAL OF MEETING SUMMARY

A. November 12, 2015

Board Member Weber made a motion to approve the meeting summary as written. Board Member Brown seconded the motion. The motion passed by a voice vote of 4 – 0. Chair Gruchalla was not present during the approval of the meeting summary.

III. PROJECT PRESENTATION

- A. Spirit Energy, LLC (Starbucks):** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 0.31 acre tract of land zoned "PC" Planned Commercial District located in the southwest quadrant of the intersection of Olive Boulevard and Woods Mill Road.

STAFF PRESENTATION

Jessica Henry, Project Planner stated that the request is for a single-story, 622 square foot, 15.125 feet in height Starbucks fast food restaurant building within the Four

Seasons Plaza Shopping Center. The proposed restaurant will offer drive-thru and walk-up service only; no indoor seating for customers is proposed. A 200 square foot patio is located adjacent to the walk-up order window on the western end of the building. Ms. Henry then provided aerial and Google images of the site and the surrounding area.

Circulation System and Access.

- The site is currently accessed via entrances from Olive Boulevard and Woods Mill Road and right-in/right-out access points will remain.
- Due to the small size of the site and its drive-thru use, a counter clock-wise circulation pattern is utilized.

Landscape Design and Screening

- Both Olive Boulevard and Woods Mill Road are arterial roadways, requiring significant landscape buffering. Because of the small size of the site, the applicant has submitted a request for modification to the landscape buffer requirements. The modification request is currently under review with Staff.
- In spite of the site limitations, a significant amount of landscaping is proposed, primarily through the placement of landscape beds, shrubs, and trees around the perimeter of the parking area and alongside the building.
- The sight-proof trash enclosure includes landscaping, as required by the site-specific ordinance.

Lighting

- Three types of light fixtures are proposed for this development: pole-mounted parking area lights, wall-mounted sconces, and accent bollards, which will be incorporated into the fencing surrounding the patio area.
- Apart from the bollard, which is an accent light, the proposed fixtures are utilitarian in nature and are fully-shielded, full cut-off fixtures as required by the Unified Development Code.

Design, Materials and Color

- The building will have a contemporary design that extends across all four facades.
- The roof-top mechanical equipment will be screened by the parapet walls and will not be visible from the adjacent rights-of-way.
- The primary material utilized is faux stone and faux wood Nichiha fiber cement-board siding panels.
- The glass windows with anodized black frames and matching black metal canopies complete the modern design.

Material samples were provided and the applicant was available to explain the details to the design, color palette, and materials

DISCUSSION

Pedestrian Circulation

Board Member Clawson had safety concerns regarding access to the pedestrian walk up window since pedestrians will have to cross over the drive aisle and drive-thru area to reach the walk-up window. Ms. Henry explained that the ordinance requires a physical barrier between the subject site and surrounding development. To address this requirement, the applicant is proposing a 48" tall metal fence which corresponds to the fence proposed around the customer patio area. The layout complies with the Preliminary Plan that was approved during rezoning.

To address Board Member Weber's question about queuing, Ms. Henry stated that the site meets the City's minimum stacking requirements for a fast-food restaurant. Mr. Raiche added that traffic concerns will be addressed during site plan review by Staff and the Planning Commission.

Parking

Ms. Henry explained that parking rates are based on the square footage for the fast food use and not on an employee basis. The applicant is requesting a parking reduction which will be reviewed by Staff.

Order Canopy

Board Member Clawson pointed out that the Applicant has not provided any information regarding the proposed order canopy design and materials. Ms. Henry replied that Staff had requested additional information regarding the drive-thru canopy and that this information would be required prior to placement on a Planning Commission agenda. Mr. Raiche added that if the information is not provided, it will be removed from site plan prior to review by the Planning Commission.

Screening of Mechanical Equipment

The small single roof-top mechanical unit will be screened by the parapet walls and will not be visible.

Landscaping

Board Member Doug Delong felt that additional shrubbery could be incorporated along the handicapped area of the site. Comments were also made relative to the necessity of keeping the landscaping low to address sight distance concerns.

Building Materials

Board Member Clawson expressed concern about the durability of the building materials at grade level considering the use of snow shovels, etc. The applicant stated that the proposed Nichiha fiber cement board is much thicker and more durable than Hardie board and has been used in other developments in Chesterfield.

Board Member Clawson made a motion to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for Spirit Energy, LLC (Starbucks) to the Planning Commission ***with the following recommendations:***

- Staff to verify that the proposed order canopy design and materials are compatible with the building and meets all City requirements.
- Review the railing design and other pedestrian control measures to ensure pedestrian safety.

Board Member Brown seconded the motion. **The motion passed by a voice vote of 4 – 0.** *Because Chair Gruchalla was not present during the preliminary discussion of this item, he abstained from the vote.*

Board Member Doug DeLong recused himself from Item B on the agenda and then excused himself from the meeting at this point.

- B. Spirit of St. Louis Airpark (Brew Hub):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 6.896 acre tract of land zoned “M-3” Planned Industrial District located south of Chesterfield Airport Road, west of its intersection with Spirit of St. Louis Boulevard.

STAFF PRESENTATION

Jessica Henry, Project Planner explained that the request is for a 78,894 square foot building which will house offices, a restaurant with tasting room, and brewing operation for Brew Hub situated south of Chesterfield Airport Road, west of its intersection with Spirit of St. Louis Boulevard, and north of Wings of Hope Boulevard. The entire site is 9.7 acres in size. Ms. Henry then provided aerial and photos of the site and the surrounding area.

Circulation System and Access

- There are currently no access points to the subject site and the applicant is proposing three access points—one off of Spirit of St. Louis Boulevard and two off Wings of Hope Boulevard.
- The access off of Spirit of St. Louis Boulevard leads to a large parking area that is adjacent to the areas of the development that will be frequented by the public, namely, the tasting room and restaurant.
- There are two access points from Wings of Hope Boulevard which lead to both a smaller parking area that is adjacent to the employee entrance and to the back loading and storage area.
- The dual access points on Wings of Hope Boulevard will permit commercial vehicles to enter and exit the site without crossing the more public northern and eastern internal drive areas.

- In addition to providing safer circulation patterns by separating traffic by type, this also serves to provide a use separation—the industrial uses are limited to the rear and commercial uses to the front of the site.
- The proposal includes sidewalks along all roadway frontages and internal linkages provide pedestrians access to the site from all directions.

Dumpster Enclosure

- A tilt-up concrete wall extends south from the brewery to provide screening of the trash dumpster and silo bases from the south and east. A vinyl coated chain link fence completes the dumpster enclosure.

Landscape Design and Screening

- As required by City code, buffer plantings are provided along each roadway and trees are dispersed throughout the parking areas. Density of the buffers is currently under review by Staff.
- Landscaping is proposed along the west elevation in order to soften and break up the otherwise long and flat façade.
- A dense row of landscaping is proposed along Wings of Hope Boulevard to provide screening of the rear loading area; however, this is an area that merits significant review in order to ensure that an adequate level of screening is provided.
- Bio-retention basins are provided throughout the site.

Lighting

- Proposed site lighting includes pole-mounted parking lot light fixtures, two types of wall sconces, and canopy flush-mounted fixtures in the beer garden/tasting area. Each of these fixtures is fully-shielded and full cut off as required by the Unified Development Code.
- Additionally, LED accent lighting is proposed along the outline of the negative space on the accent wall feature.

Materials, Color, Scale and Design

- The primary materials are tilt-up concrete panels.
- The taller portion of the building that houses the brewing operations features full length windows on the north elevation which provide views of the stainless steel brew tanks. This adds visual interest and brings the brewing operations to those outside of the building.
- An aluminum canopy is proposed over the entry plaza and beer garden areas.
- In addition to being lower in height than the adjacent brewing operations portion of the building, the office/restaurant/tasting room portion of the building features windows on the three exposed elevations and an aluminum canopy over the entry plaza and beer garden areas.
- The applicant is proposing a single-story building that is varied in height. The brewing operation portion of the building is approximately 40 feet in height and the office/restaurant/tasting room portion of the building is just over 24 feet in

height. The accent wall is adjacent to Chesterfield Airport Road – parallel to Spirit of St. Louis Boulevard.

- Although some landscaping is proposed along the western elevation, this elevation is a large, flat expanse that does not include architectural elements found on the other elevations.
- In the rear of the building, several grain silos that are 40 feet in height are proposed.

DISCUSSION

Staff is requesting direction and input from the Board on the following items:

Accent Wall

- The 40 feet in height, accent lit reclaimed wood accent wall feature contains a stone base and a negative space shape in the shape of a beer bottle.
- The applicant is proposing to utilize LED rope lighting to outline the accent wall.
- Light levels are currently under review by Staff

Loading Area and Material Storage Yard

- Landscape screening is proposed along Wings of Hope Boulevard, however, this area includes ground mounted mechanical equipment and a large industrial trash compactor.

Board Member Clawson questioned whether the negative image of the beer bottle is considered signage or an architectural feature. He cited the Architectural Review Design Guidelines which state - *avoid stylized “corporate” and/or franchise designs that use the building as advertising*. He felt that this type of feature falls within those guidelines and questioned whether Staff had reviewed this as he had concerns that this feature could set a precedent for future development. Ms. Henry replied that this is always part of the review process by Staff. It was confirmed by Staff that the accent feature is not considered signage but an Architectural Element.

Board Member Weber felt that due to the visibility along Chesterfield Airport Road, he would like more of the accent feature materials to also be incorporated into the building.

South Elevation

- The site is located within an industrial area which fronts along Chesterfield Airport Road and fully visible from three public roadways. A rendering was provided showing the perspective view from Wings of Hope Boulevard looking northeast.
- In order to screen this area from view,, a dense row landscaping is proposed along Wings of Hope Boulevard.
- The dumpster enclosure will be fully screened by the tilt-up concrete wall on two sides, but the remaining two sides of the dumpster enclosure will have a chain-link vinyl coated fence.
- The only screening proposed for large industrial trash compactor and ground-mounted mechanical equipment is the row of landscaping along Wings of Hope

Boulevard. Any proposed roof-top mechanical equipment is required to be fully screened.

In response to Board Member Clawson's question of future development of the vacant property to the south across Wings of Hope Blvd, Ms. Henry added that this nearby property is currently owned by St. Louis County and is situated near the runway of Spirit of St. Louis Airpark. Ms. Nassif replied that any development in this area would be airport-related uses in accordance with the Comprehensive Plan.

There was additional discussion of the screening design and materials surrounding the dumpster enclosure and mechanical equipment on the south elevation. Currently, the applicant is proposing dense landscaping along Wings of Hope Boulevard. In addition, the proposed tilt-up wall will partially screen the dumpster enclosure and base area of the grain silos, but the view from the west needs further evaluation as it utilizes a vinyl coated chain linked closure gate, which is a discouraged material. After further discussion, the Board agreed that more screening of the mechanical equipment is necessary.

The Board then discussed the need to incorporate some of the accent feature materials into the building.

Applicant Response

Mr. Kyle Wilson, HDA Architects explained that part of the branding and image of the Brew Hub is to have the large expansive glass on the corner to provide a visual connection into the building where the stainless steel tanks and brewery operations can be seen, which they believe creates excitement for what is happening inside. The company's business model is predicated on helping other craft breweries grow so they have made the capital investment to create this size of facility so that smaller craft breweries can contract with them for a period of time to increase their capacity. Brew Hub brews its own beer as well.

Mr. Wilson stated that the proposed smooth stainless steel silos will be painted to match the building. Board Member Clawson expressed concerns about maintenance of the stainless steel silos if they are painted as the material and color will degrade over time. Ms. Henry explained that any maintenance of the silos would fall under the Property Maintenance Code. She also stated that they have proposed painting the silos as a way of coordinating and incorporating a cohesive site design but it is open for discussion. After further discussion, there was an overall consensus of the Board to have the silos remain unpainted stainless steel.

Board Member Clawson pointed out that typically screening only the bottom third of any equipment would not be allowed and questioned if Staff finds this acceptable. Ms. Nassif replied that the architectural review guidelines are specifically *guidelines* - they are not requirements. This project is a different and unique site and screening would result in a negative effect.

Board Member Clawson made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for Spirit of St. Louis Airpark (Brew Hub) to the Planning Commission ***with the following recommendations:***

1. *Incorporate the architectural design elements and materials of the feature wall into the north elevation of the restaurant/office portion of the building.*
2. *The proposed screening of the material storage, loading, and mechanical equipment area adjacent to the south elevation is inadequate. Re-evaluate the screening provided and include information pertaining to the material on the trash enclosure and screening of rooftop mechanical equipment.*
3. *Incorporate elements from the north elevation into the west elevation to continue the articulation provided around the west side of the building.*
4. *Leave the stainless steel grain silos in a natural, unpainted state to utilize this equipment as a visual interest point to carry over some of the metal elements from the north façade.*

Board Member Weber seconded the motion. **The motion passed by a voice vote of 4 - 0.**

IV. **OLD BUSINESS** - None

V. **NEW BUSINESS** - None

VI: **ADJOURNMENT** - 7:20 p.m.