

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, OCTOBER 13, 2016
Room 101

ATTENDANCE:

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

ABSENT:

Mr. Matt Adams

ALSO IN ATTENDANCE:

Mayor Bob Nation
Councilmember Guy Tilman
Councilmember Dan Hurt
Planning Commission Chair, Stanley Proctor
Planning Commission Liaison, Debbie Midgley
Mr. Justin Wyse, Senior Planner, Staff Liaison
Ms. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Chair Gruchalla called the meeting to order at 6:00 p.m.

II. APPROVAL OF MEETING SUMMARY

A. August 11, 2016

Board Member Brown made a motion to approve the meeting summary as written. Board Member Weber seconded the motion. The motion passed by a voice vote of 3 – 0. Board Members Clawson and DeLong were not present at the August 11 meeting, so they abstained from the vote.

III. PROJECT PRESENTATION

At the suggestion of Chair Gruchalla Items III.B and V will be discussed first.

- B. Hampton Inn Chesterfield Lodging (AAE):** Amended Architectural Elevations and Architect's Statement of Design for a 1.92 acre tract of land zoned "C-8" Planned Commercial District located on the north side of Swingley Ridge Road, west of Nardin Drive.

STAFF PRESENTATION

Senior Planner, Justin Wyse explained that the applicant is proposing to renovate the exterior of the existing Hampton Inn building located at 16201 Swingley Ridge Road.

Mr. Wyse provided details to the color aerial and photos of the site. The proposal does include a new stamped concrete section under the canopy. The proposed change at the roofline of the building (removal of mansard roof and installation of cornice and parapet) will alter the appearance of the building; however, the overall height is not drastically changing. Additionally, different EIFS treatments on the building break up the existing design. There are no changes to the development that will impact adjacent properties.

Materials and Color

- The proposed color palette for the building includes several shades of tan / brown.
- Additionally, an EIFS brick polymer is proposed on the bottom portion of the building.

Lighting

- New wall mounted sconces are proposed for the building. These are proposed as architectural features that enhance the building as they are not fully shielded, flat lens fixtures.
- The applicant also proposes to install cornice lighting for the structure. LED light bands are proposed to go around the top of the cornice. Several night time photos of similar applications are included in the applicant's submittal to illustrate the final product proposed for the building. The submittal also includes a detail illustrating how this lighting is to be installed.

Mr. Wyse provided further details to the color rendering included with the submittal packet. Materials and color samples were provided and the applicant was available for questions.

DISCUSSION

Canopy

Board Member Brown asked for clarification to the changes proposed to the existing canopy. Mr. Wyse explained that the changes proposed are elimination of the pitched roof to more of a flat roof.

Board Member Weber questioned the durability of the EIFS brick polymer to be utilized on the bottom portion of the building. Chair Gruchalla explained that the EIFS has a reputation of being a high quality product. The Board agreed that the changes will greatly improve the overall look of the building.

Board Member Clawson asked that Staff continue to monitor conditions of the EIFS brick polymer material as affected over time. Chair Gruchalla noted that existing landscaping will protect the brick from any harsh conditions.

Board Member DeLong stated that during a site visit the overall landscaping was in good condition, but he noticed the following items that need to be addressed:

- Existing fence looks damaged and needs to be repaired.
- Equipment located near the swimming pool is not screened.

Board Member Clawson made a motion to forward the Amended Architectural Elevations and Architect's Statement of Design for Hampton Inn Chesterfield Lodging to the Planning Commission ***with a recommendation for approval as presented by Staff.***

Board Member Weber seconded the motion. **The motion passed by a voice vote of 5 -0.**

V. NEW BUSINESS

A. Proposed 2017 Meeting Schedule

Board Member Clawson made a motion to approve the 2017 Meeting Schedule. Board Member DeLong seconded the motion. The motion passed by a voice vote of 5 – 0.

- A. Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites) SDSP:** Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 2.171 acre tract of land zoned "PC" Planned Commercial District located on the north side of Olive Street Rd., between Premium Way and Brasher St.

STAFF PRESENTATION

Senior Planner, Justin Wyse explained that the applicant is proposing a new hotel within the Chesterfield Blue Valley development. Mr. Wyse provided further details to the color aerial and photos of the undeveloped site and the surrounding area.

Circulation System and Access

The plan utilizes cross access between the subject site and future development to the south.

- Access is off both Premium Way and Brasher St. with logical circulation systems through the site.
- Pedestrian access on the perimeter of the site is consistent with the approved Site Development Concept Plan and connections are provided from the perimeter of the site to the proposed building.

Landscape Design and Screening

- Street trees and parking lot landscaping are complemented by landscaping along the perimeter of the building. The site has roadways on three sides, and the trash enclosure is along the northern side of the site.

Mr. Wyse added that the Chesterfield Blue Valley development was approved with the Chesterfield Blue Valley Architectural Concept Standards. These standards are based on the “character, principles and theme of the Prairie Style of Architecture which contains horizontal lines, flat or hipped roofs with board overhanging eaves, and window groups in horizontal banks...” The Architect’s Statement of Design specifically addresses how the concept fits within these standards including how the roof massing was thickened to comply with this design concept.

Materials and Color

- Primary building materials are fiber cement board, stone veneer, and EIFS. Staff has been working with the applicant on the material mix and the current proposal includes stone veneer which was not initially proposed.
- Inclusion of stone and / or brick elements into buildings is specifically discussed as an element within the Chesterfield Blue Valley Architectural Concept Standards. Mr. Wyse provided details to the north, south, east, and west elevations.

Roof Plan

The roof-top mechanical equipment will be fully shielded by the raised parapet wall.

Lighting

- Several light fixtures are proposed for the new development. These include parking lot lighting, building mounted lighting, and bollards. These fixtures provide both utilitarian and architectural lighting throughout the site.
- The proposal does include uplighting on the top of the building to highlight the architecture of the building. Additional information will be required by staff to ensure that all proposed lighting is fully captured by the roof overhangs and that the light does not extend beyond the building into the sky. As requested, an additional rendering has been provided by the applicant to show the nighttime impact of the proposed building lighting.

DISCUSSION

Canopy Lighting

Board Member Weber questioned whether the canopy lighting will emit a glow or hot spots. Mr. Wyse explained that there will be areas of hot spots. Staff has not received any negative comments from Spirit of St. Louis Airport regarding the proposed uplighting.

Board Member Clawson felt that due to lack of visual material samples the proposed building looked “mismatched or had a paint by number appeal”.

Councilmember Hurt commended and thanked the Board for their professional input over the years associated with the development within the Valley. He asked why the architect was not present to address the Board’s concerns. Ms. Kate Stock, Project Engineer explained that the architect is on route from Chicago and was detained due to traffic.

Councilmember Hurt added that because the architect was not in attendance, the issues could not be addressed and he would not feel comfortable moving the project forward to Planning Commission until the Board has had an opportunity to thoroughly review the material samples. After discussing the matter with Ms. Kate Stock, Project Engineer she indicated she did not have a problem bringing the project back to ARB to allow the architect to address the Board's concerns. Commissioner Midgley felt that what is being presented is not visually pleasing.

The Board did not have any concerns with the overall building geometry, but there was substantial discussion regarding the multiple materials, articulation, and color selections proposed for the new hotel.

Board Member Clawson felt that with some subtle changes the final product would be a very successful building, but currently lacks the attention to detail.

Landscaping

Board Member DeLong felt that the overall landscaping selection and design will work well with the proposed development.

Mr. Wyse commented that when the applicant originally submitted the project, the stone was not included, but Staff has specifically requested additional materials to adhere to the Chesterfield Blue Valley Architectural Concept Standards.

Board Member Clawson made a motion *at the request of the applicant* to hold the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites) until the November meeting to discuss the material transition, color transition, and detailing.

Board Member Weber seconded the motion.

Mr. Chasen Garrett, architect on the project, arrived to the meeting at this point along with the material samples. Board Member Weber rescinded his second to the motion and discussion continued.

Applicant Comment

Mr. Garrett, provided clarification that the proposed canopy lighting will be diffused which will then reflect off of the lower portion of the roof soffit to highlight the vertical surface.

Material samples were then provided and Mr. Garrett provided further identification and details to the transition of the proposed colors and materials. The applicant was not opposed to incorporating a band of trim or reveals to help break up the flat transition points. The proposed pre-finished white panels are part of the corporate branding, but there are other color options available to soften the bright white effect and the panel

sizes are adjustable. The fascia is a prefinished metal, the soffit is constructed of cement fiber, and the roof is a single membrane material.

Board Member Clawson made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Blue Valley, Lot 5B-2 (TownePlace Suites) to the Planning Commission with a recommendation for approval with the following conditions:

- Transition of like materials
- Show offsets and details of the materials on all four facades of the building
- Clear definition of where the materials start and stop

Board Member Brown seconded the motion. **The motion passed by a voice vote of 5 - 0.**

IV. UNFINISHED BUSINESS

VI: ADJOURNMENT 7:09 pm.