

**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD**

THURSDAY, OCTOBER 10, 2019

CONFERENCE ROOM 102/103

ATTENDANCE:

Mr. Rick Clawson, Vice-Chair
Mrs. Jessica Stoll
Mr. Craig Swartz
Mr. Mick Weber, Chair

ABSENT:

Mr. Matt Adams
Mr. Doug DeLong
Mr. Scott Starling

ALSO IN ATTENDANCE:

Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Planning Commission Chair Merrell Hansen
Planning Commission Liaison, Allison Harris
Mr. Andrew Stanislav, Planner
Mrs. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

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

II. APPROVAL OF MEETING SUMMARY

A. September 12, 2019

Vice-Chair Clawson made a motion to approve the meeting summary as written. Board Member Stoll seconded the motion. The motion passed by a voice vote of 4-0.

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

- A. Wings Corporate Estates, Lot 1 (The Office):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.88 acre tract of land zoned "PI" Planned Industrial District located on the north side of Wings Corporate Drive within the Wings Corporate Estates subdivision.

STAFF PRESENTATION

Andrew Stanislav, Planner explained that the request is for a 17,000 square foot speculative office/warehouse building with a "Main Street" theme located on the north side of Wings Corporate Drive within the Wings Corporate Estates Subdivision.

Mr. Stanislaw then provided color aerials, site photos and background history of the site and the surrounding development. A brief summary was provided of the Comprehensive Plan and Design Policies for Chesterfield Valley pertaining to the project.

Circulation System and Access

Both the subject site (Lot 1) and the concurrently proposed development adjacent on Lot 2 will be served by a shared access drive located between the two proposed projects.

Parking

All 56 proposed parking spaces are located at the front of the building along Wings Corporate Drive and along the shared east side of the property near the shared access drive with Lot 2.

Building Design

The details proposed at the building's entry complements other buildings constructed by the property owner and creates a more human scale with the inclusion of an old fashioned mantle clock main entry, gargoyles, cast stone, and brick features. Front facing windows also incorporate small awnings, cast stone sills, and brick headers.

Materials and Color

The exterior building materials will primarily consist of a red tone brick that wraps the entire building, with the exception of a galvanized corrugated steel used for the silo feature on the southern end of the front façade.

Trash Enclosure

The proposed six-foot tall trash enclosure will match the brick used on the building, and the sloped roof will feature architectural shingles with a metal roof on the silo feature. Landscaping will be provided along the south facing side of the trash enclosure.

Landscape Design

Street trees are proposed along the site's frontage on Wings Corporate Drive as well as additional trees throughout the parking area. Landscaping is also proposed along the front entry façade including the south and southeast building elevations.

Mechanical Equipment

The proposed ground-mounted mechanical units are screened by a portion of the building's exterior brick wall on the south elevation facing Wings Corporate Drive along with additional landscaping along the west side of the building.

Lighting

The proposed lighting plan consists of two wall-mounted fixtures proposed over the loading area of the building's east façade as well as four fixtures proposed throughout the parking area for navigating the site and shared access drive. All proposed exterior lighting will be fully cut off, directed downward, and are utilitarian in nature.

Material and color samples were provided and the applicant was available to answer any questions. *It was noted that the silo material samples were not available.*

DISCUSSION

Board Member Swartz asked for clarification of the proposed use and whether the access will accommodate large tractor trailers. Mr. Stanislav responded that "The Office" will consist of approximately 2/3 office and 1/3 warehouse.

Applicant Comment

Dave Dial, Dial Architects explained that the intent is to allow navigation of a single tractor trailer once a week. Vice-Chair Clawson had concerns of the silo materials and the clear story windows to the (rear) northwest elevation. The applicant clarified that the silo will be used as a conference room and the use of the clear story windows was selected by the property owner.

Board Member Stoll questioned the two small windows to the south elevation. The applicant responded that the design was to emulate a barn.

There was considerable discussion of the materials and design of the proposed silo and any potential maintenance issues due to weather conditions.

Mechanical Units

Since no tenant has yet been determined for the "spec" building, Vice-Chair Clawson suggested that during the construction phase that Staff monitor the number of units and that the units be appropriately screened.

Signage

The applicant clarified that the proposed building incorporates a cast stone sign above the main entry identifying the name of the building as "The Office". No other wall-mounted signage is proposed for Lot 1.

Landscaping

Board Member Stoll suggested additional evergreen trees or shrubbery near the loading dock area to provide screening from public view.

Vice-Chair Clawson made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Wings Corporate Estates, Lot 1 (The Office) to the Planning Commission ***with the following conditions:***

- Ensure the proposed mechanical units are adequately screened on all sides and verify the proposed location as depicted on the site plan.
- The applicant shall seek the necessary approvals should egress doors, awnings, stairways, or other improvements be proposed in the future to ensure they match those currently proposed.
- Provide additional evergreen landscaping along the south side of the loading area between the trash enclosure and the building to screen the drive-in doors.
- Provide material samples for the proposed silo structure and silo roof prior to Planning Commission review to ensure they are of high quality and finish as for development in the Chesterfield Valley area.

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

- B. Wings Corporate Estates, Lot 2 (The Warehouse): A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 1.54 acre tract of land zoned "PI" Planned Industrial District located on the north side of Wings Corporate Drive within the Wings Corporate Estates subdivision.

STAFF PRESENTATION

Andrew Stanislav, Planner explained that the request is for a 14,877 square foot speculative office/warehouse building located on the north side of Wings Corporate Drive within the Wings Corporate Estates Subdivision.

Mr. Stanislav then provided color aerials and background history of the site and the surrounding development. A brief summary was provided of the Comprehensive Plan and Design Policies for Chesterfield Valley pertaining to the project.

Circulation System and Access

A loading area is proposed on the north (rear) side of the building to service the warehouse space and utilize a proposed shared access drive for loading services between the subject site and the concurrent development proposed on Lot 1.

Building Design

The proposed primary building materials include a red tone brick on the front elevation that partially wraps around both side elevations (east and west). The brick facades of the building incorporate steel awning windows, or brick infilled recessed windows, with arched row lock headers and cast stone sills. The main entry to the building features gargoyles, brick detail, and a metal canopy" projecting three (3) feet from the exterior wall.

Materials and Color

The exterior material will utilize an earth tone color, including earth tone red brick, lighter cast stone, and a warm taupe used on the tilt-up concrete portions of the building, which will be protected by an elastomeric coating designed specifically for concrete.

Trash Enclosure

The proposed trash enclosure located at the rear of the property behind the building will consist of a tilt-up concrete panel to match that on the building. Landscaping will be provided along the south facing side of the trash enclosure.

Retaining Wall

The development near Wings Corporate Drive that is proposed to incorporate a retaining wall and landscaping on the northern side of the street.

Mechanical Equipment

Rooftop mechanical units are proposed to be screened by the building's parapet walls, while an existing transformer is located along the property line between Lots 1 and 2 of the development near Wings Corporate Drive.

Signage

The proposed building incorporates a cast stone sign above the main entry identifying the name of the building as "The Warehouse". The proposed location for a freestanding monument sign will also incorporate the required landscaping around the sign base.

Lighting

The proposed lighting plan consists of four wall-mounted fixtures proposed in the parking and loading areas on the building's west and north facades for navigating the site. Two additional parking lot fixtures are proposed along the south end of the site, and one fixture along the north end of the loading area. All proposed exterior lighting will be fully cut off, directed downward, and are utilitarian in nature.

Material and color samples were provided and the applicant was available to answer any questions. *It was noted that material samples of the retaining wall were not provided.*

DISCUSSION

Mechanical Units

Board member Stoll questioned the visibility of the proposed mechanical units to the east elevation and the height of the units to the south elevation. Mr. Stanislav commented that the units appear to be slightly visible. Vice-Chair Clawson pointed out that the guidelines require that the units be fully screened on all four sides. The applicant added that a sight line study was done, but the size and number of units is dependent upon the tenant which will be fully screened.

Chair Weber understands the "historic" concept but felt that the building needed to be designed more as a "four-sided" structure.

Vice-Chair Clawson commented that the headers and the brick infilled windows need to be projected, incorporate shadowing or deepen the hue. The brick panels to the second floor need to be more recessed. He felt that the small scale top element looked out of place and did not fit with the architectural style of the building.

Chair Weber explained that any changes or additional windows will require further review by the ARB. The applicant responded that the prefinished dark bronze metal gutters and downspouts are designed to match the building.

Chair Weber also questioned the plane alignment to the brick and tilt-up concrete to the west elevation and suggested more articulation to offset the depth. The applicant responded that quoins will be carried around the corners of the building. ADA accessibility has been provided.

There was considerable discussion as to the color, design, articulation and elements of the proposed historic style structure.

Vice-Chair Clawson made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wings Corporate Estates, Lot 2 (The Warehouse) to Planning Commission ***with the following conditions:***

- The pediment feature on the south elevation should be integrated into the building's design and architecture.
- Provide larger scale representations of the projected brick detailing proposed in the following locations: roofline, infilled and glass windows, transition area between the brick façade and tilt-up concrete, quoins, and other projected brick detailing.

- Ensure there is adequate offset in transition between the masonry and tilt-up concrete materials, specifically on the west elevation.
- Provide a detail depicting the recessed nature of all infilled windows to ensure they are offset from the exterior wall.
- Deepen the hue of the tilt-up concrete color within the proposed infilled windows.
- Provide retaining wall material samples prior to Planning Commission review.
- Provide material samples for the prefinished canopy, metal gutters, and downspouts to ensure they are proposed as a “dark bronze” color. Clarify this color selection for each item on the color elevations.
- Fully screen the rooftop mechanical units from all four sides with a quality material.
- Provide additional evergreen landscaping along the west side of the loading area to screen the drive-in doors.

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

V. OTHER

VI. ADJOURNMENT 6:56 p.m.