

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD

THURSDAY, SEPTEMBER 12, 2019
CONFERENCE ROOM 101

ATTENDANCE:

Mr. Matt Adams
Mr. Rick Clawson
Mr. Doug DeLong
Mr. Scott Starling
Mrs. Jessica Stoll
Mr. Craig Swartz
Mr. Mick Weber, Vice-Chair

ABSENT:

ALSO IN ATTENDANCE:

Council Member Dan Hurt
Council Member Mary Monachella
Council Member Michelle Ohley
Planning Commission Chair, Merrell Hansen
Planning Commission Liaison, Gene Schenberg
Mr. Justin Wyse, Director of Planning & Development Services
Mr. Mike Knight, Planner
Mr. Chris Dietz, Planner
Mrs. Annisa Kumerow, Planner
Mrs. Kristine Kelley, Recording Secretary

I. CALL TO ORDER

Vice-Chair Weber called the meeting to order at 6:00 p.m. and then welcomed newly appointed Board Member Scott Starling to the meeting.

II. APPROVAL OF MEETING SUMMARY

A. July 11, 2019

Board Member Clawson made a motion to approve the meeting summary as written. Board Member DeLong seconded the motion. The motion passed by a voice vote of 6 - 0. Since Board Member Stoll was not at the meeting she abstained from the vote.

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

A. Election of Officers

Board Member Starling made a motion to nominate Mick Weber as Chair to the Architectural Review Board. The motion was seconded by Board Member Swartz. The motion then passed by a voice vote of 7 - 0.

Board Member Clawson made a motion to nominate Rick Clawson as **Vice-Chair** to the Architectural Review Board. The motion was seconded by Board Member DeLong. **The motion then passed by a voice vote of 7 – 0.**

- B. Chesterfield Outlets (17107 N Outer 40 Road – The District):** An Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 48.2 acre tract of land located north of N Outer 40 Road and east of Boone's Crossing. (17T420027)

STAFF PRESENTATION

Mr. Knight explained that this request is to allow for the construction of phase one of an entertainment district within the Chesterfield Outlets subdivision known as The District. The applicant has taken control of the property in an effort to redevelop and reposition the property into a regional entertainment district with a variety of entertainment themed options, including restaurants, a food hall, live music venue, and complementary retail/entertainment uses.

Phase One Components

There are three primary components: ***a 3,000 seat indoor theatre, a 2-story structured parking garage, and a 48,559 square foot recreational facility.***

Mr Knight provided color aerials of neighboring developments, the internal development, and a brief history of the site and the surrounding area. A summary was provided of the Comprehensive Plan and Design Policies for Chesterfield Valley pertaining to the project.

Circulation and Access

Vehicular access - is composed of four entrances from N Outer 40 Road. The far western entrance will be relocated in conformance to the positioning as defined in the Traffic Study accomplished within the most recent ordinance amendment. It has been stated that the new parking garage will be primarily used for the proposed music venue. A traffic management plan has also been submitted in conjunction with the Amended Site Development Plan submittal to ensure the best traffic control for larger events.

Pedestrian access - can largely be seen in two areas of the site. The first being on the west side of the tract via the Monarch Levee Trail and from the east internally with Lot A of the neighboring Summit-Topgolf subdivision.

Topography

There is a large drainage channel along the southern edge of the site to remain. There are no retaining walls existing or planned for this development.

Site Design

The applicant states within the provided Architectural Statement that Vintage Industrial is the architectural style chosen for the redevelopment. The central portion will contain a main steel structure. This structure or "pavilion" is intended to be a communal area with a stage and open space to be used for concerts and a variety of entertainment options. Also in a future phase are multiple restaurant uses that surround or flank the community gathering space.

Materials and Colors

The existing buildings - have a neutral/earthy palette of colors and materials. The colors include beiges, tans, terra cotta, and tones of gray, with a primarily white trim for much of the buildings. The materials include veneer brick, veneer stone, along with painted tilt-up concrete panels and applied EIFS trim and cornices.

The proposed buildings - include materials primarily consisting of brick, stone, concrete tilt-up panels, EIFS systems, with aluminum glass and glazing.

Landscape Design and Screening

Most of the existing plantings are scheduled to remain, with most of the changes to the existing incorporated through adjusted landscape islands within the updated parking configuration. In total, there is a mixture of 13 new trees (Birch, Maple, and Oak) being proposed and 938 new shrubs of various species.

All trash enclosures and ground mechanical units are scheduled to remain or match the existing enclosures

Lighting

Lighting consists of utilitarian and decorative lighting. Site lighting, 20' high silver pole mounted, black flat lensed fixtures with full cut features are used.

Music Venue: This lighting will include two features that are directed upward. One is a flood light approximately 1 foot above grade and one is an in-grade uplight.

The UDC specifically states to avoid floodlighting for facades of buildings facing I-64. No uplighting will trespass beyond the roofline of any structure. Other decorative fixtures include a canopy downlight and wall sconces solely on the south façade.

Recreational Facility: LED grey light fixture programmed with a static white output.

Elevations

Mr. Knight presented the current and proposed elevations.

DISCUSSION

Applicant Comments

Mr. Timothy Lowe, the Staenberg Group explained the basis of phasing the project. He added that the intent is to open as quickly as possible. In addition, Phase 2 Pavilion will serve as the gathering area of the proposed development with only sit down restaurants – no retail. The existing retail will remain but changes are forecasted. He further explained that the music venue will be similar to “The Pageant” that serves both fixed and general admission seating. The recreational facility will provide interactive entertainment such as; bowling, full service restaurant and bar, billiards, rope climbing, etc.

Parking Garage

Vice-Chair Clawson felt that the front façade of the parking garage was repetitive and monotonous. Incorporate more architectural detail to the southwest corner of the façade. The Architectural Guidelines were further discussed and all the concerns surrounding the original outlet mall development.

Stairwell

The applicant explained that the garage will have an open stairway, but fully maintained during inclement weather. It was pointed out that the garage has no physical connection to the music venue. Board Member Starling noted his concerns of an open stairway and the potential treacherous conditions.

Material samples were provided for the parking garage and the applicant was available to answer any questions.

Except for the parking garage, Board Member Starling felt that the overall materials and colors of the proposed development was nicely composed. He was sympathetic as to the difficulties to the color and design choices of the garage.

Landscaping

Although the existing trees will be removed, Board Member DeLong did not have any concerns with the landscaping.

Fence

The fence along the grassy area at the front of the development will remain during Phase 1 and continue to be utilized for family events.

Music Venue

Material samples were provided for the music venue and the applicant was available to answer any questions.

Vice-Chair Clawson felt that the mixed use of materials was nicely designed. However, the north (rear) elevation lacked articulation. He suggested additional color tones or reveals to lessen the ominous appearance.

In response to Chair Weber, Mr. Lowe explained that there are two separate entrance areas into the lobby.

Stone Veneer Elevator

There was discussion that the front stone veneer elevator lacked definition or projection.

Vehicular & Pedestrian Access

Planning Commissioner Schenberg asked for clarification as to tour bus parking and site navigation. The applicant explained the rear dock area has dedicated bus parking with a retractable fence for security. Mr. Lowe reassured the Board that all vehicular and pedestrian traffic is of high priority and will be fully addressed. Mr. Wyse explained that the public is encouraged to utilize the parking garage for the music venue and the surface parking is used for the remainder of the development.

Chair Weber suggested that the applicant provide material samples of the retractable fence prior to Planning Commission. The applicant pointed out the materials to the circular front surface area.

Landscaping

Board Member DeLong suggested an increase in size of approximately four feet to the front planting area.

Recreation Facility

Material samples were provided for the recreation facility and the applicant was available to answer any questions. Board Member Stoll commented that this facility is less dynamic than the proposed music venue. Mr. Lowe responded that the facility is intended to be a more industrial style of a building. It was noted that the painted EIFS blue banding and the “star” element is part of the corporate branding.

Building Graphics

There was substantial discussion as to the “star” building graphics. It was confirmed that the feature is considered an architectural design element – not signage.

Lighting

Mr. Gregory Uphoff, Chiodini Architects Studio confirmed that the recessed LED linear lighting will be positioned at the base of the metal panels with a static white output. No up lighting trespass will occur.

Mr. Lowe explained that the projected major changes to the remaining south elevations of the development will be; 1) demolition of the center building with the addition of the pavilion, and 2) construction of two (2) new restaurants. Renovations are proposed for any remaining structures. He added that public art is being considered during the phased construction.

Landscaping

Board Member DeLong felt that the use of the planting materials is consistent with the overall development.

Motion

Vice-Chair Clawson made a motion to forward the Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for **Chesterfield Outlets (17107 N Outer 40 Road – The District)** to the Planning Commission *with a recommendation for approval with the following conditions:*

Overall Development

- Identify the parapet heights and mechanical units of the music venue and recreation facility on the plans to ensure that the mechanical equipment is fully screened on all four sides of the building.
- Continue or include the walk pattern, concrete color and concrete texture across the front of the buildings to provide cohesiveness throughout the development. Identify the detail specifically on the plans.

Parking Garage

- Incorporate architectural elements to the south façade facing I-64 to help break up the long monotonous elevation.
- Provide more celebration to the southwest corner of the garage.

Music Venue

- Provide specific color elevations, identifying materials and dimensions for the retractable fence across the rear of the building and ensure it meets all quality standards of the ARB guidelines.

- Continue the reveals and the tilt up around the rear of the building.
- Continuing the reveals over the balconies on the south elevation.
- Carry the paint color and or material selection from the front of the building to the back of the building to help break up the large monotonous elevation.
- Include more definition to the stone feature on the south elevation and provide a minimum of one (1) foot projection from the existing wood grain metal panels and insulated glass.
- Increase the depth size of approximately four feet to the front planting area / planters creating more green space to help soften the front façade.

Board Member Starling seconded the motion. **The motion passed by a voice vote of 7 - 0.**

C. Proposed 2020 Meeting Schedule

Vice-Chair Clawson made a motion to approve the 2020 Meeting Schedule. Board Member Adams seconded the motion. **The motion passed by a voice vote of 7 – 0.**

V. **OTHER**

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