

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD  
COUNCIL CHAMBERS – CITY HALL  
MONDAY, MARCH 02, 2020  
17:30 (05:30 PM)

CALL TO ORDER

The meeting was called to order by Chairman Steve Lichtenfeld at 17:30.

ROLL CALL

Chairman Steve Lichtenfeld, City Manager David Gipson, Carolyn Gaidis, George Hettich, and Helen DiFate answered roll call.

Absent: Aldermanic Representative and Robert Denlow

ALSO IN ATTENDANCE

Stephanie Karr, City Attorney  
Susan M. Istenes, AICP, Planning Director

CHAIRMAN REQUESTS

Chairman Lichtenfeld asked that all cell phones be turned off and that conversations take place outside the meeting room.

Chairman Lichtenfeld also asks that anyone who speaks please spell out their last name.

APPROVAL OF MINUTES

HELEN DiFATE – MOVE TO APPROVE THE MINUTES AS SUBMITTED.

CAROLYN GAIDIS – SECOND

BOARD UNANIMOUSLY APPROVES FEBRUARY 18, 2020, MEETING MINUTES.

## OLD BUSINESS

### 4 HILLVALE DRIVE – SITE PLAN REVIEW – NEW SINGLE-FAMILY RESIDENCE

Director Susan M. Istenes summarizes the following staff report: “At the Plan Commission/Architectural Review Board meeting of February 18, 2020, the Plan Commission decided to have the applicant return to the next meeting of March 2, 2020, with revised plans for this project. The Plan Commission wanted the applicant to redesign and reconfigure the garage in order to avoid having the garage doors face the street. This design and configuration will be in line with the character of the neighborhood.

The +/-20,000 square foot site is located on the corner of Hillvale Drive and Harcourt Drive. The property has a zoning designation of R-2 Single Family Dwelling District. The proposed project consists of the demolition of the existing house and detached garage and the construction of a 4,316 square foot single-family residence with a detached, 816 square foot three-car garage. The height of the proposed primary structure is +/- 27 feet as measured from the average existing grade to the mean height of the roof.

The purpose of the site plan review process is to provide a review of the following criteria listed below:

1. *A project's compatibility with its environment and with other land uses and buildings existing in the surrounding area.*
  - >> The surrounding properties contain single-family homes. The revised design resulted in a courtyard and detached garage with the doors facing south and toward the home. The detached garage is +/- 2 feet higher than the permitted 20 feet maximum height limitation; therefore, the applicant will need to revise the roof height. The principal structure meets the setback, height, and impervious coverage requirements of the R-2 Zoning District.
2. *The location and screening of a project's air-conditioning units and other associated equipment.*
  - >> The plans show the HVAC units located approximately +/- 8 feet from the side yard property line in the rear of the home with evergreen screening.
3. *The location, adequacy and screening for trash.*
  - >> The trash enclosure will be located on the north side of the home and screened by a cedar fence. It is staff's opinion that the cedar fence is an adequate screening material.
4. *Provisions for storm surface drainage shall be in accordance with the City's design standards. Stormwater drainage shall be connected to a storm sewer whenever one is available as determined by the City. Disposal of storm or natural waters both on and off the site shall be provided in such a manner as not to have a detrimental effect on the property of others or the public right-of-way.*

#### *Impervious Coverage*

- >> R-2 District limits impervious coverage to 55 percent of the total lot area. For this project, the existing impervious coverage on site is 19.5 percent. The plans increase the impervious coverage to 25.8 percent.

#### *Stormwater Runoff*

- >> The existing stormwater runoff, according to the MSD 15 year, 20 minute storm calculation is 0.97 cubic feet per second (CFS). The proposed runoff is 1.00 CFS, which represents a 0.03 CFS increase. The additional runoff will be carried into an 8 inch perforated pipe surrounded by a French

drain in the front yard that will be discharged into an inlet located on Hillvale Drive. The stormwater plan has been reviewed and deemed acceptable.

5. *The applicant is required to submit a separate landscape plan showing existing trees, trees to be removed and trees to be replaced by canopy cover, species and condition. Such plans must reflect City of Clayton preservation standards.*
  - >> The proposed landscape plan provides an attractive planting design of trees, shrubs, perennials, and groundcover. There will be one street removed resulting in eight street trees and 22,507 square feet of existing canopy coverage on site with 10,230 square feet being removed. The plan provides a surplus of 7,479 square feet of canopy coverage and meets the native tree requirement with 60.0 percent native.
6. *The site plan must state that all driveways, sidewalks, curbs and gutters are to be installed in accordance with the standards prescribed by the Public Works Department.*
  - >> The site plan states that all driveways, sidewalks, curbs and gutters are to be installed in accordance with the standards prescribed by the Public Works Department.
  - >> The site plan calls out the driveway and concrete to be exposed aggregate.
7. *Provision of hookups to public utilities connections shall be installed in accordance with the standards of the Public Works Department. All connections shall be shown on the site plan.*
  - >> The location of the gas, sewer, and water connections from the main to the house are shown underground in the front and rear yards. The electric line will start underground along the east corner of the rear yard and connect on the east side of the house. The Public Works Department finds the utilities plan acceptable.
8. *All developments shall provide adequate lighting to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on the surrounding area. Light sources shall be shielded and there shall be no spillover onto adjacent properties*
  - >> Exterior lighting is proposed in the front of the home and detached garage located next to the exterior doors. All exterior lights will be 75 watts or less.

In considering and acting upon site plans, landscape plans and other applicable plans, the Plan Commission shall take the following objectives into consideration:

1. Creation of a desirable environment.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of architectural styles, building forms and building relationships.
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features and the prevention of soil erosion.
5. Preservation of buildings which are architecturally or historically significant or contribute to the character of the City.
6. Use of design, landscape or architectural features to create a pleasing environment.
7. Inclusion of special features.
8. Elimination of deteriorated structures or incompatible uses through redevelopment or rehabilitation.

The height, setbacks, and impervious coverage as proposed are in conformance with the requirements of the R-2 Single Family Dwelling District with exception of the detached garage. Stormwater will be adequately managed on

site and the landscape plan features plantings that are appropriate for the size of the site and character of the neighborhood. Staff is of the opinion that the project meets the criteria for site plan approval.

STAFF RECOMMENDATION IS TO APPROVE WITH THE FOLLOWING CONDITIONS TO BE REVIEWED BY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

1. TO ENSURE THE FUTURE MAINTENANCE AND OPERATION OF THE FRENCH DRAIN SYSTEM, THE APPLICANT SHALL RECORD THE SITE PLAN WITH ST. LOUIS COUNTY, AND SUBMIT PROOF OF RECORDING TO THE CITY.
  2. THE PLANS SHALL BE MODIFIED TO SHOW THAT THE ROOF HEIGHT OF THE DETACHED GARAGE DOES NOT EXCEED 20 FEET.
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MARK RUBIN (MR) – ARCHITECT

MR – Addresses the Commission to answer any questions and explains the revisions to the site plan. Agrees with all staff recommendations.

CAROLYN GAIDIS – MOTION TO APPROVE WITH STAFF RECOMMENDATIONS.

HELEN DiFATE – SECOND.

BOARD UNANIMOUSLY VOTES TO APPROVE WITH STAFF RECOMMENDATIONS. 5-0

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#### 4 HILLVALE DRIVE – ARCHITECTURAL REVIEW BOARD – NEW SINGLE-FAMILY RESIDENCE

Director Susan M. Istenes summarizes the following staff report: “At the Plan Commission/Architectural Review Board meeting of February 18, 2020, the Board decided to have the applicant return to the next meeting of March 2, 2020, with revised plans for this project. The Board wanted the applicant to redesign and reconfigure the garage in order to avoid having the garage doors facing the street.

The +/-20,000 square foot site is located on the corner of Hillvale Drive and Harcourt Drive. The property has a zoning designation of R-2 Single Family Dwelling District. The proposed project consists of the demolition of the existing house and detached garage and the construction of a 4,316 square foot single-family residence with a detached, 816 square foot three-car garage. The height of the proposed primary structure is +/- 27 feet as measured from the average existing grade to the mean height of the roof.

The basic massing of the proposed two-story home is articulated on all sides with windows, doors, and variations in roof lines. The proposed house shares many similar characteristics with the existing homes in the area. The garage is located +/-28 feet away on west and +/- 24 feet on the east from the principal structure making it a detached garage. The design creates a courtyard where the trash enclosure will be located on the north side of the home and screened by a cedar fence. The detached garage is +/- 2 feet higher than the permitted 20 feet maximum height limitation in the R-2 zoning district. The applicant must lower the height of the roof of the detached garage to not exceed 20 feet (this requirement is stated as a condition of approval in the staff report for the site plan). Staff is of opinion that the principal structure’s design is compatible with the neighborhood character.

The primary building material is brick which will be painted white, and accent stone windowsills. A charcoal colored asphalt shingled roof is proposed along with copper gutters and downspouts. The proposed secondary material is a painted composite frieze making up 2 percent. At the February 18 meeting, the applicant remarked that the composite material shown on the plans would be changed to wood; however, the revised plans did not show the

change and still show composite frieze for the roof trim. The proposed windows and doors are black aluminum clad. The first-floor windows will be surrounded by a wrought iron railing and the second story windows will be surrounded by black shutters. The proposed front entry door will have wrought iron with a glass canopy. The Architectural Review Guidelines state that the primary building material of homes should be brick and/or stone. Staff is of the opinion that the white brick is compatible building materials with the existing neighborhood character. However, the use of a painted composite frieze as a secondary material is not and should be switched to wood.

The driveway will be located off of Hillvale Drive and the applicant proposes to use exposed aggregate. The driveway will be 10 feet wide and it leads to a courtyard area and the proposed detached garage. The entrance to the detached garage faces inward, towards the courtyard and the garage doors face south. The garage doors will be charcoal colored and constructed of wood.

This property is a corner lot with two front yards. A 6-foot-tall cedar fence is proposed to enclose the side and rear yards. There are two patios proposed: one on the south side of the home and the other is located on the east side in the rear of the home. The proposed patios will be constructed of stamped concrete and surrounded by a dry laid limestone retaining wall +/- 2 feet in height. Staff is of the opinion that the proposed retaining wall and fence are compatible with the proposed house and surrounding character.

The project as proposed is in conformance with the requirements of the R-2 Single Family Dwelling District and the Architectural Review Guidelines, with two exceptions: the secondary building material of composite frieze, and the height of the detached garage. However, staff is of the opinion that the plan is compatible in terms of mass, the principal structure's height, and design with existing nearby homes.

STAFF RECOMMENDATION IS TO APPROVE WITH THE FOLLOWING CONDITIONS TO BE REVIEWED BY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

1. THE APPLICANT SHALL CHANGE THE SECONDARY BUILDING MATERIAL FROM COMPOSITE TO WOOD.
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MARK RUBIN (MR) – ARCHITECT

MR – Addresses the Board to answer questions and explain the project. Agrees to the staff recommendation and that the composite material was an error and that it will be wood.

HELEN DiFATE – MOTION TO APPROVE WITH STAFF RECOMMENDATION.

CAROLYN GAIDIS – SECOND.

BOARD UNANIMOUSLY VOTES TO APPROVE WITH STAFF RECOMMENDATION. 5-0

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## NEW BUSINESS

### 8116 KINGSBURY BOULEVARD – SITE PLAN REVIEW – NEW SINGLE-FAMILY RESIDENCE

Director Susan M. Istenes summarizes the following staff report: “The 6,000 square foot site is located on the south side of Kingsbury Boulevard, between Forsyth Boulevard and North Brentwood Boulevard. The property has a zoning designation of R-2 Single Family Dwelling District and is located in the Clayton Gardens Urban Design

District. The proposed project consists of demolition of the existing house and the construction of a 3,983 square foot (not including basement) single-family residence. The height of the proposed residence is +/-29 feet as measured from the average existing grade to the mean height of the roof.

The purpose of the site plan review process is to provide a review of the following criteria listed below:

9. *A project's compatibility with its environment and with other land uses and buildings existing in the surrounding area.*
  - >> The surrounding properties contain single-family homes. The project meets the setback, height, and impervious coverage requirements of the R-2 Zoning District and the Clayton Gardens Urban Design District.
10. *The location and screening of a project's air-conditioning units and other associated equipment.*
  - >> The plans show the HVAC units located along the southern or rear elevation with evergreen screening.
11. *The location, adequacy and screening for trash.*
  - >> Trash will be stored in an approximately 40 square foot space located southwest of the primary structure and at the end of the driveway. The trash enclosure will be screened with solid wood fence.
12. *Provisions for storm surface drainage shall be in accordance with the City's design standards. Stormwater drainage shall be connected to a storm sewer whenever one is available as determined by the City. Disposal of storm or natural waters both on and off the site shall be provided in such a manner as not to have a detrimental effect on the property of others or the public right-of-way.*

#### *Impervious Coverage*

- >> The Clayton Gardens Urban Design District limits impervious coverage to 40 percent of the total lot area and allows an increase in impervious coverage based on the garage placement. For this project, the allowable impervious coverage may be increased to 50 percent for the inclusion of an at-grade, side entry garage. The existing impervious coverage on site is 54.8 percent. The plans decrease the impervious coverage to 49.7 percent.
- >> Front yard impervious coverage is limited to 30 percent in the Clayton Gardens Urban Design District. The proposed front yard coverage is 25.7 percent.

#### *Stormwater Runoff*

- >> The existing stormwater runoff, according to the MSD 15 year, 20 minute storm calculation is 0.38 cubic feet per second (CFS). The proposed runoff is 0.36 CFS, which represents a 0.02 CFS decrease. The additional runoff will be piped to a concrete basin system in the side yard with a submersible pump to discharge 10 feet away from the front property line. The stormwater plan has been reviewed and deemed acceptable.

13. *The applicant is required to submit a separate landscape plan showing existing trees, trees to be removed and trees to be replaced by canopy cover, species and condition. Such plans must reflect City of Clayton preservation standards.*

- >> The proposed landscape plan provides an attractive planting design of trees, shrubs, perennials and groundcover. There are two street trees and 7, 245 square feet of existing canopy coverage on site with 1, 006 square feet being removed. The plan provides a surplus of 804 square feet of canopy

coverage and meets the native tree requirement with 45.5 percent native.

14. *The site plan must state that all driveways, sidewalks, curbs and gutters are to be installed in accordance with the standards prescribed by the Public Works Department.*

>> The site plan states that all driveways, sidewalks, curbs and gutters are to be installed in accordance with the standards prescribed by the Public Works Department.

15. *Provision of hookups to public utilities connections shall be installed in accordance with the standards of the Public Works Department. All connections shall be shown on the site plan.*

>> The location of the gas, sewer and water connections from the main to the house are shown underground in the front and rear yards. The electric line will start underground along the southwest in the rear yard and connect on the east side of the home. The Public Works Department finds the utilities plan acceptable.

16. *All developments shall provide adequate lighting to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on the surrounding area. Light sources shall be shielded and there shall be no spillover onto adjacent properties*

>> Exterior lighting is proposed at all exterior doors and at the garage. All exterior lights will be 75 watts or less.

In considering and acting upon site plans, landscape plans and other applicable plans, the Plan Commission shall take the following objectives into consideration:

9. Creation of a desirable environment.
10. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
11. Combination and coordination of architectural styles, building forms and building relationships.
12. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features and the prevention of soil erosion.
13. Preservation of buildings which are architecturally or historically significant or contribute to the character of the City.
14. Use of design, landscape or architectural features to create a pleasing environment.
15. Inclusion of special features.
16. Elimination of deteriorated structures or incompatible uses through redevelopment or rehabilitation.

The height, setbacks, and impervious coverage as proposed are in conformance with the requirements of the R-2 Single Family Dwelling District and the Clayton Gardens Urban Design District. Stormwater will be adequately managed on site and the landscape plan features plantings that are appropriate for the size of the site and character of the neighborhood. Staff is of the opinion that the project meets the criteria for site plan approval.

STAFF RECOMMENDATION IS TO APPROVE WITH THE FOLLOWING CONDITIONS TO BE REVIEWED BY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

1. TO ENSURE THE FUTURE MAINTENANCE AND OPERATION OF THE CONCRETE BASIN SYSTEM, THE APPLICANT SHALL RECORD THE APPROVED SITE PLAN WITH ST. LOUIS COUNTY AND SUBMIT PROOF OF RECORDING TO THE CITY.
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LAUREN STRUTMAN (LS) – ARCHITECT  
DAVE VOLZ (DV) – ENGINEER

DV – Explains the site plan and that the runoff will be decreased from 0.37 to 0.20.

Gail Elble – Expresses concerns regarding the runoff and water in their back yard.

Chairman Lichtenfeld – Comments on the height of the first floor and that he believes lowering the first floor will align with the street character. Suggests increasing the driveway grade to 10% and heating the drive will allow for the first floor to be lowered.

CAROLYN GAIDIS – MOTION TO APPROVE WITH STAFF RECOMMENDATIONS WITH THE ADDITION OF A 10% MAX GRADE AND HEATED DRIVEWAY, THE FIRST FLOOR BE LOWERED APPROXIMATELY 1 FOOT, AND THERE BE A GRATE PLACED ON THE CONCRETE WELL.

DAVID GIPSON – SECOND.

BOARD UNANIMOUSLY VOTES TO APPROVE WITH STAFF RECOMMENDATION AND THREE ADDITIONAL CONDITIONS. 5-0

### 8116 KINGSBURY BOULEVARD – ARCHITECTURAL REVIEW BOARD – NEW SINGLE-FAMILY RESIDENCE

Director Susan M. Istenes summarizes the following staff report: “The 6,000 square foot site is located on the south side of Kingsbury Boulevard, between Forsyth Boulevard and North Brentwood Boulevard. The property has a zoning designation of R-2 Single Family Dwelling District and is located in the Clayton Gardens Urban Design District. The proposed project consists of demolition of the existing house and the construction of a 3,983 square foot (not including basement) single-family residence. The height of the proposed residence is +/-29 feet as measured from the average existing grade to the mean height of the roof.

The homes located along Kingsbury Boulevard are predominately two-story and there are not many new infill single-family homes like there are west of Forsyth Boulevard. The basic massing of the proposed two-story home is articulated on all sides with windows, doors, variations in material and wall offsets. The proposed massing is similar to the existing homes in the area.

The home to the east 8112 Kingsbury Boulevard was constructed in 1939 and is +/- 3 feet shorter than the proposed home (as measured from the mid-point of each roof). The existing home to the west 8120 Kingsbury Boulevard was constructed in 1939 and is +/- 6 feet shorter than the proposed home. As required by Section 410.385 of the Clayton Gardens Urban Design District, to avoid tall, blocky building forms, new structures shall incorporate a transition in height and scale through one of six possible techniques. The applicant elected to increase the side yard setback 1 foot for every 5 feet in height that the proposed house exceeds the height of the adjacent house. Therefore, the proposed house must be setback a minimum of 6 feet. The proposed house is setback 10 feet from the west property line, exceeding the requirement.

Structures surrounding the subject property feature a variety of building materials including red brick, painted brick, Hardie siding, stucco, and stone. The proposed house features a primary building material of white brick with white stucco as an accent material. Stucco and Hardie siding will make up a maximum of 6 percent of the front façade, 2 percent of both side façades and 14 percent featured on the rear façade. The roof will be clad with charcoal colored architectural asphalt shingles. Black casement windows are proposed. Staff is of the opinion that the proposed design and materials are compatible with the neighborhood character.

A 10 foot wide exposed aggregate driveway is proposed on the west side of the home that leads to an at-grade side-entry garage with a white carriage garage door.

Retaining walls are proposed along portions of the driveway beginning in the front yard and extending to the side yard. The proposed walls vary in height from 3 feet to 1 foot and will be constructed stacked stone.

The project as proposed is in conformance with the requirements of the R-2 Single Family Dwelling District, the Clayton Gardens Urban Design District and the Architectural Review Guidelines. Staff is of the opinion that the proposed house is compatible in terms of mass, height, and design with existing nearby houses.

STAFF RECOMMENDATION IS TO APPROVE AS SUBMITTED.

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LAUREN STRUTMAN (LS) – ARCHITECT  
DAVE VOLZ (DV) – ENGINEER

LS – Addresses the Board to answer questions and explain the project.

Chairman Lichtenfeld – Expresses concern that the roof will appear flat.

LS – With the lowering of the first floor one foot we would be able to raise the pitch one foot.

Gail Elble – Expresses concerns over privacy with bedroom windows facing their back yard.

Chairman Lichtenfeld – Notes that windows need to be large enough for egress.

CAROLYN GAIDIS – MOTION TO APPROVE WITH THE ADDITION OF TWO CONDITIONS, ONE BEING RAISING THE ROOF PITCH IN THE FRONT BY APPROXIMATELY 1 FOOT AND THE OTHER BEING TO MODIFY THE PLANS TO SHOW THE RETAINING WALL AS 1’ TO 4’ HIGH.

HELEN DiFATE – SECOND.

BOARD UNANIMOUSLY VOTES TO APPROVE WITH TWO CONDITIONS. 5-0

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#### 8049 FORSYTH BOULEVARD – ARCHITECTURAL REVIEW BOARD – NEW MIXED-USE

Director Susan M. Istenes summarizes the following staff report: “The Plan Commission/Architectural Review Board met on February 03, 2020, and February 18, 2020. The Board decided to have the applicant return to the meeting of March 2, 2020, with the revised plans for this project. The Board recommended approval of the rezoning to a Planned Unit Development (PUD) to the Board of Alderman. The Board also approved the Site Plan Review on February 18, 2020 meeting.

The subject site is 90,980 square feet and located on the north side of Forsyth Boulevard between North Brentwood Boulevard and North Meramec Avenue. The site is currently made up of multiple properties located at 8001, 8015, 8019, 8023, and 8027 Forsyth Boulevard and 15 North Meramec Avenue; these properties have a zoning designation of HDC High Density Commercial District and are within the Downtown Core Overlay District. The property located at 8049 Forsyth Boulevard has a zoning designation of Planned Unit Development. The site is currently made up of eleven parcels improved with two-story buildings and a surface parking lot. Adjacent land

uses include a Special Development District with office/commercial to the west and office/ retail uses to the north, east and south.

The proposed project consists of the demolition of the existing parking lot and structures. The applicant is seeking to rezone all eleven parcels to Planned Unit Development. The project involves the construction of three structures, West Tower (Tract A), Center Garage (Tract B), and East Tower (Tract C). There will be 990,651 gross square feet, total, between all three structures. The two mixed-use buildings, one being 14-stories and the other being 16-stories will provide 493,743 square feet of office space, 18,055 square feet of retail space, and 478,853 square feet of structured parking providing 1,257 parking spaces for use by the tenants and the public. On the top level of the parking structure, a roof top terrace garden is proposed. Ground floor retail fronting Brentwood Boulevard, Forsyth Avenue, and North Meramec Avenue is proposed. The proposed buildings will be constructed of curtainwall systems, which incorporates different uses of glass panels made of different tint colors. Access to the parking structure is proposed from mid-block on Forsyth Boulevard, and the east-west alley located between Brentwood Boulevard and North Meramec Avenue.

Per Section 410.190, the following guidelines shall be applied by the Architectural Review Board for development proposals located in the HDC Zoning District and the Downtown Core Overlay include additional architectural review guidelines:

- 1) *Party wall development should be encouraged to ensure a continuous building facade.*
  - >> The proposed development will maintain a consistent street wall along Forsyth Boulevard. The proposed buildings will be built to the side property lines at the elevation of 30 feet West Tower (Tract A) and 60 feet on the East Tower (Tract C). However, on the ground floor at the corners the tower buildings, the buildings will be setback approximately 14 feet to create a plaza. The block face will be a continuous façade and broken up by evenly spaced silver columns. On February 18, 2020, the applicant added seating, a water feature, and an art piece to each of the prominent corners of the project.
- 2) *Building skylines should provide interest through introduction of compatible shapes and roof forms. Long uninterrupted rooflines and cornices should be avoided*
  - >> The three structures will be visible from considerable distances. The proposed building materials and design will differentiate it from other high-rises in the skyline. The terrace garden, the solariums, and louvered aluminum screen shielding the garage will create an interest point at the skyline level. The developer previously proposed a solarium in the West Tower (Tract A) which would have overhung the property line by 7 feet 5 inches and was 30 feet in height. The location of the solarium was revised, and it now meets the property line. The East Tower (Tract C) solarium, facing Meramec Avenue, is on the property line. At approximately 60 feet in height from the sidewalk, the previous design of the East Tower would have overhung the property line by 7 feet. The tower was revised and moved back, to meet the property line. Both solarium spaces will no longer be used for plants; the spaces will now be used for internal, illuminated art.
- 3) *Façade relief should be incorporated into all building elevations. Long uninterrupted elevations should be avoided.*
  - >> Above the screened parking garage or Tract B will be two stories of the terrace gardens that will have precast planters to differentiate the two towers.
- 4) *Window openings should be incorporated into all building elevations. Blank walls, long horizontal openings, odd shapes and glass walls should be avoided.*

- >> All façades feature window openings and relief elements, creating interesting elevations that are compatible with the building scale and surrounding development.
  - i. The front façade along Forsyth Boulevard features a modern design with straight building lines that are reflective of the building across the street. From the west elevation to the east elevation on the ground floor to 30 feet in height, the building material will be brick, curtainwalls with glass panels, and ALPOLIC silver columns. As of February 18, 2020, the applicant proposes to change out the brick façade and replace it with a blue tinted glazed tile. The garage screening design was modified to be four colors instead of two. The applicant also proposes a rooftop terrace garden, which will be inset on each tower with a glass panel but will be open on the top. On February 18, 2020, the applicant lowered the west loggia to match the south face loggia in the West Tower (Tract A). In the East Tower (Tract C), the south loggia was lowered to match the west loggia and the precast planters were removed on the west. The next six stories will be curtainwalls glass panels with ALPOLIC silver channels under the panels. The last two stories will be inset like the rooftop terrace surrounded by precast planters and will be curtainwall glass panels with use of the ALPOLIC silver columns. On February 18, 2020, the applicant also revised the East Tower (Tract C) and moved the roof line to the property line and removed the precast planters and added a roof terrace. The tower roof will be screened by aluminum.
  - ii. The modern design and colors of the front façade wrap the corner for each tower on both Brentwood Boulevard and North Meramec Avenue. The curtainwall panel system and the solarium will be reflective for each tower. The spaces for the solariums will be art corners for commissioned art pieces. On the West Tower (Tract A) starting on the 5<sup>th</sup> story, will be sky-gardens. The material will be precast planters upfront, the curtainwall glass panels will be inset, and will carry the load of the ALPOLIC silver columns. Meanwhile, the East Tower (Tract C), had a similar designed with the sky-gardens; however, on February 18, 2020, the applicant removed the balconies and replaced the precast planter for glass and created a corner view window for every floor eight stories high.
  - iii. The rear façade will be blue glazed tiles and ALPOLIC silver columns. There are also security doors proposed for each tower to screen the trash and loading docks.

- 5) *Street level (ground floor) elevation facing the street should be storefront architecture with large show windows interrupted at regular intervals with building piers and generous entrances. Blank walls, long uninterrupted show windows, odd-shaped and small show windows should be avoided.*
  - >> Pedestrian-scale ground floor architecture with curtainwalls comprised of ALPOLIC glass panels is proposed along Forsyth Boulevard. The curtainwall system is broken up by the use of ALPOLIC silver columns evenly spaced for ground floor lobbies and retail spaces.
  - >> On the ground floor of each tower, approximately 12 to 14 feet from the property line, an Arcade or a plaza will create an improved pedestrian experience with the use of plaza planters and outdoor seating in that area. On February 18, 2020, the applicant added precast planters with wood seating, a water feature, and an art piece to each corner of the project.
  - >> The Downtown Clayton Master Plan and the Park View District vision is “high and mid-rise buildings along the eastern and northern edges of Shaw Park that capitalize on the exceptional views of and adjacency to the park.” The developer is trying to create an active pedestrian street environment along Forsyth Boulevard. The proposed development is enlarging the streetscape, setting the buildings back, increasing the space for outdoor dining, and bringing the greenery in and out of the proposed three structures to reflect Shaw Park.
- 6) *Parking structures visible from the street should be avoided. The upper story should be of design material and color compatible with the urban setting.*

>> Tract B is the proposed seven story parking garage. The grade elevation changes from Brentwood Boulevard to North Meramec Avenue +/- 20 feet. As a result, two stories are below grade, and five stories are above grade. There will be 286 parking spaces below grade, and most will be surrounded by retail storefronts which will make them hidden from the street. The five stories above grade will be screened by four-toned aluminum louvers. The applicant now proposes four colors instead of the previously proposed two. The garage design will be open air. The parking garage will be accessed from the alley and mid-block on Forsyth Boulevard. There will be 40 parking spaces reserved for public parking. Additional spaces will be available on a first-come first serve basis. The public will pay at pay stations throughout the building. The developer will have signage on Forsyth and at the alleys that directs public to the parking areas, and additional signage for pedestrian egress points.

The project as proposed is in conformance with the Architectural Review Guidelines of the Downtown Core Overlay District and meets the provisions of the land use policies contained in the Downtown Clayton Master Plan. Furthermore, the proposed development will meet Section 410.155 Planned Unit Development by incorporating the use of office, retail, and public parking. The building materials of the surrounding developments include brick, stucco, and glazing. Staff is of the opinion that the proposed building materials including curtainwall system panels, blue glazed tiles, precast planters, and ALPOLIC silver columns are compatible with the surrounding character. The proposed building and materials are urban in character and will contribute to a pedestrian-friendly environment. Staff is of the opinion that the development is compatible in terms of mass, height, and design with existing nearby structures.

STAFF RECOMMENDATION IS TO APPROVE AS SUBMITTED.”

SCOTT HALEY (SH) – US CAPITAL DEVELOPMENT  
CHRIS CEDARGREEN (CG) – CEDARGREEN DESIGN, ARCHITECT  
JEFF RYAN

SH and CC – Address the Board with the changes they’ve made to the project based on previous comments from the ARB members – noting that the primary change is to the balconies as suggested by the Board to capture the park. Please see attached PowerPoint for the drawings.

JR – Speaks to the fins and presents a video to show how they will appear as one moves around the building.

CAROLYN GAIDIS – MOTION TO AS SUBMITTED.

GEORGE HETTICH – SECOND.

BOARD UNANIMOUSLY VOTES TO APPROVE AS SUBMITTED. 5-0

HAVING NO FURTHER BUSINESS BEFORE THE COMMISSION, THE MEETING WAS ADJOURNED AT 19:20.

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Recording Secretary