



**Architectural Review and
Colonnade Center Joint Subcommittee
MEETING SUMMARY**

City of Des Peres
12325 Manchester Rd
Des Peres MO 63131
August 8, 2019
4:00 pm

Members Present: Chairman John Oeltjen, Robert Barringer, Terrie Gwin, and Tom Matheny. Commissioner Molly Hartman was absent.

Also Present: Steve Meyer (Director of Public Works), Scott Schaefer (Assistant City Administrator), George Stock (Stock & Associates), Ron Hamppe (Icon Contracting), Mark Long (Gershman), Chris Fox (Gershman), Brian Levine (Gershman), Courtney Hix (Gershman), Bruce Brophy (Gershman), Brian Ivy (Idea Architects).

Petitioner: Stock & Associates Consulting Engineers / BG Colonnade LLC dba Gershman Commercial Real Estate

Commissioner Barringer requested that staff incorporate additional talking points to the July 24 meeting summary emphasizing his concerns about the aesthetics and longevity of whitewashing deep mortar joints in lieu of traditional tuck-pointing. Staff agreed to incorporate Commissioner Barringer's comments to the record.

Chairman Oeltjen opened discussions on the remaining action items that require further attention from the Joint Committee. The following topics were addressed:

- General discussion concerning the longevity and aesthetics of applying whitewash to a 50-year old building. The committee also raised concerns about the preference not to tuck-point all existing brick, which the applicant argues would drastically inflate renovation expenses and render this project unfeasible. Per the applicant, existing brick conditions for both strip centers remain solid and require only spot treatment and minimal repairs.
- Safety concerns regarding the exposed electrical wiring situated along the rear wall of each building, suggesting the applicant work alongside Ameren to install new conduit and potential consolidate the layout to improve aesthetics.
- Emphasis on the limited availability of excess parking (71) assuming the outparcel bank is ultimately approved and constructed – using the current tenant mix as the measurement for calculating post-renovation parking requirements. The committee

advised that future parking constraints may surface as larger tenants begin to come forward, most notably restaurants which often demand higher parking standards. Staff reiterated that the current submittal is complaint from a parking standpoint.

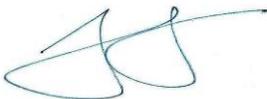
- Questions regarding future traffic flow within the parking lot and whether construction of the outparcel bank might discourage vehicles from cutting thru for direct access to the Post Office.
- Clarification on future plans to repair the existing parking lot. The applicant intends to carry out a 2-inch asphalt overlay upon completion of the Chase outparcel bank.
- General remarks about the appearance of the proposed cross access point between Colonnade and the adjacent development (Des Peres Corners) to the west, suggesting that the connection be modified to improve aesthetics. No decision was made.
- Overview of the visual renderings provided by the applicant to demonstrate continuity of design between the new banking facility and existing strip centers. In particular, the revised color scheme (lighter) was displayed to satisfy concerns about the dark and “grim” appearance of the signage band.
- Expanded discussion on the Committee’s strong preference to conceal all rooftop equipment (primarily HVAC units) from the adjacent properties, particularly the residential homes to the south. The applicant agreed to reposition all new rooftop equipment along the front signage band to help block visibility from the rear. The applicant also agreed to experiment with a “wrapping” technique in which the equipment could be screened using a vinyl material consistent with the surrounding signage band.
- Comments about whether the applicant intends to enforce uniform signage standards for all future (and existing) tenants. The applicant conveyed interest in applying uniform signage that would generally restrict signs to white lettering and colored logos. No box signs would be pursued under this plan.
- Brief overview of the proposed landscaping and tree preservation plan identifying the location of shrubs, trees and green space pursuant to city code. The plan outlines both existing and future concepts including consolidation of the two Manchester entrances. Staff will review the submittal for compliance and report back to the full Commission.

Outcome: The Joint Committee unanimously agreed to conditionally advance (4-0-1) the Colonnade proposal subject to the following open items:

- Staff review of the landscaping and tree preservation submittal.
- Consensus for screening rooftop equipment from the adjacent properties.
- Site lines facing Colonnade from the detention basin and adjacent homes.

The meeting was adjourned at approximately 5:32 p.m.

Respectfully submitted,



Scott Schaefer
Assistant City Administrator