



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

City of Des Peres
12325 Manchester Rd
Des Peres MO 63131
July 24, 2019
4:00 pm

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

Also Present: Steve Meyer (Director of Public Works), Scott Schaefer (Assistant City Administrator), Chuck Hulse (Stock & Associates), Kate Stock Gitto (Stock & Associates), Ron Hampp (Icon Contracting), Mark Long (Gershman), Chris Fox (Gershman), Brian Levine (Gershman), Courtney Hix (Gershman), Bruce Brophy (Gershman), Yoseph Howly (Core States Group), Bryan McDonald (Commissioner Ward I), Brian Ivy (Idea Architects).

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

Chairman Oeltjen opened discussions on the Joint Committee's role in reviewing the Colonnade proposal for code compliance and issuing a recommendation to the Planning and Zoning Commission. The following talking points were raised:

- General complaints about the dark and "grim" feel of the proposed signage band for both strip centers, suggesting that a more vibrant color scheme be pursued.
- Complaints about deteriorating building columns along the exterior of both retail centers due largely because of vehicle collisions. The applicant intends to repair all existing columns with similar decorative materials.
- Questions about potential changes to the sidewalk area to accommodate expanded outdoor seating for future restaurants. Per the applicant, there are no existing plans to extend the sidewalk to create additional space for outdoor dining, as that would reduce available parking and create potential ADA concerns.
- General discussion regarding the applicant's intentions to apply uniform signage standards for the entire development including common color (white) schemes

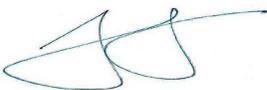
and design criteria. The applicant will also consider replacing the monument sign along Manchester, which no longer functions properly.

- Questions about whether a visual rendering of the full development could be provided to help demonstrate architectural consistency and harmony. The applicant agreed to provide a conceptual rendering to help illustrate the renovations as proposed – including the outparcel bank.
- Concerns about whether additional screening could be provided to conceal the clutter of rooftop equipment (primarily HVAC units) from the adjacent properties. The applicant intends to remove all unused and abandoned hardware from the rooftop in addition to replacing the flat roof.
- Clarification on whether a detailed landscaping study or tree preservation plan would be submitted alongside the proposal. The applicant reiterated that a landscaping architect has been retained to perform a study, which they hope to finalize before the next meeting. Staff requested that an alternate landscaping study be submitted to account for future consolidation of the two existing curb cuts along Manchester into a single entrance. The applicant agreed to provide both concepts.
- General comments about future parking requirements and whether existing tenants should be counted towards minimum parking under the new master development plan. This calculation runs counter to the current parking analysis measuring only unspecified retail space on a square footage basis.
- Clarification of the proposed parking lot improvements, which per the applicant is to overlay with asphalt and restripe.
- Complaints about the lack of screening around the existing trash dumpsters behind the two strip centers. The applicant agreed to build new enclosures surrounding each of the onsite dumpsters per code.
- General discussion about whether a market analysis was performed to justify construction of another bank in Des Peres. The applicant offered a brief explanation of how the local trade area remains highly conducive to banking services due largely because of demographics and the high volume of transactions.

Outcome: The Joint Committee unanimously agreed to continue discussions on the Colonnade Center and schedule another meeting for August 8. That meeting will focus on landscaping improvements, parking requirements, traffic circulation, visual renderings of the development to determine harmony of design, color schemes, and other cosmetic details raised by the Joint Committee.

The meeting was adjourned at approximately 5:50 p.m.

Respectfully submitted,



Scott Schaefer,
Assistant City Administrator