

**CITY OF WILDWOOD
RECORD OF PROCEEDINGS**

MEETING OF THE ARCHITECTURAL REVIEW BOARD
CITY HALL, 16860 MAIN STREET, WILDWOOD, MISSOURI
December 8, 2022

The Architectural Review Board meeting began at 6:30 p.m., on Thursday, December 8, 2022, in Council Chambers at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri, and via the videoconferencing tool Zoom.

I. Welcome and Roll Call by Chair

Acting Chair Parsons called the meeting to order and welcomed everyone. The following members were in attendance, as noted:

Present [3]

Acting Chair Parsons
Member Lavallee
Council Liaison Clark

Absent [6]

Secretary Loggia
Commission Liaison Kohn
Alternate Jones
Alternate Bartelsmeyer
Alternate Welker
Chair Ritter

Staff present: Assistant Director of Planning and Parks Melanie Rippetoe and Planner Keefe

Petitioners present: **Whalen Custom Homes:** Mike Whalen, Whalen Custom Homes

St. Louis Community College - Wildwood: Michael Browning, Christner Architects, architect for the College.

II. Approval of the Minutes - August 11, 2022 meeting

Council Liaison Clark motioned to approve the Minutes. Member Lavallee seconded the motion. Motion carried by unanimous voice vote.

III. Review Agenda Items to be Discussed at Tonight 's Meeting by Chair

Acting Chair Parsons reviewed the evening's agenda.

IV. Public Comment

None.

V. Old Business

None.

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VI. New Business

- 1. Whalen Custom Homes, 2644 Center Avenue - A new single-family dwelling to be located on Lot 4 of the proposed Wesley Parc Subdivision.**

Assistant Director Rippetoe gave a brief introduction to the item, noting approval would be conditioned upon approval of the Wesley Park Subdivision plat. Michael Whalen of Whalen Custom Homes then presented.

Council Member Clark asked about the white stone. She asked which stone was most representative of the actual stone, the one in the call out or the one featured on the house. Mr. Whalen noted it was a very white and smooth limestone. The stones come out in a uniform size. He noted it is hard to get the rendering software to capture the stone, but the small photograph (call out) was the actual stone.

Council Liaison Clark motioned to approve, conditioned upon the plat approval for the Wesley Parc Subdivision. Member Lavallee seconded the motion. Motion carried by unanimous voice vote.

- 2. St. Louis Community College, 2645 Generations Drive – A preliminary review of plans for two (2) new campus buildings and related infrastructure.**

Planner Keefe gave a brief introduction of the project, noting this presentation was for information only, and given such, had not been reviewed by the Department. This presentation was an opportunity for board members to offer comments ahead of the full submittal in January.

Michael Browning, of Christner Architects, presented the preliminary design plan for the St. Louis Community College - Wildwood expansion. The College is constructing two new campus buildings, connected as one building, as well as related infrastructure.

Mr. Browning highlighted the following:

- While two differently themed sections, the two new buildings are actually combined into one building, as considered by Code.
- The two buildings have been differentiated from one another, utilizing different colors of brick.
- There is a blue accent (brand color) emphasizing various spaces.

- The windows of the buildings are intended to highlight the functional spaces within, with large windows serving common areas and conference rooms, and a smaller window pattern over office spaces.
- There is a new proposed entranceway to the new parking areas (820 total spaces, inclusive of existing parking area), still connecting to Generations Drive.
- There are three stories in the Health Sciences wing and four stories in the Technology Studies wing.

Member Lavallee asked if sustainability considerations would be incorporated into the building. He asked if the Technology Building would have energy conservation elements and/or solar. He also asked if the parking lot would have charging stations. Mr. Browning noted the College was very interested in placing photovoltaic panels (PV) on the building. He noted a location on the roof that would be visible from the 4th level of the Technology Studies building. He noted he thought there was good likelihood PV would be incorporated. He noted a geothermal system had been explored, but the cost-benefit ratio was not palatable to the school. He noted they were trying to limit the glass on the building to help with energy conservation and efficiency. He stated they were very interested in incorporating sustainability features into the building and celebrating them architecturally. He then noted eight (8) to ten (10) electric vehicle charging spaces located in a cluster in the new parking area.

Mr. Lavallee asked if the connector would be two (2) stories or the same as the roof height of the two connected buildings. Mr. Browning clarified the connector was three (3) stories. He noted there was a roof terrace in that location.

Mr. Lavallee asked if rooftop gardens could be incorporated. Mr. Browning noted the same portion of the roof as previously noted for possible PV could serve as a green roof, again the value of that location would be its visibility from the 4th level of the Technology Studies building.

Mr. Browning then noted that they were looking to cut some costs out of the project, presently being five (5) percent over budget. Mr. Lavallee asked what the budget would be for the building. He noted the construction budget was sixty-three (63) million dollars and the total cost, including the soft costs, was eighty point five (80.5) million dollars.

Asked about timeline, Mr. Browning noted construction documents would begin in the spring and finished in September. Construction would begin fall of 2023, with the goal of being in the building in fall of 2024.

Council Liaison Clark asked if the school was under the same Code of Ordinances as other districts in relation to solar panels. Assistant Director Rippetoe noted the Department would confirm, though solar panels were just now being presented as a consideration of the project and would need further review from the Department. Council Liaison Clark noted the architect should check the Code regulations before proceeding.

Ms. Clark then asked about height restrictions. Ms. Rippetoe stated it was sixty (60) feet in that District before a building would need a Conditional Use permit, but she would double check the exact specifications of the Code as part of the full review.

Ms. Clark noted she thought there would be a lot of traffic generated on Generations Drive. She noted there is backup into the neighborhood there already. She saw this issue as a main problem. She also noted that given the parking lot, there would be quite a lot of impervious surfaces. She noted she did not believe the college had an especially unique architecture from other colleges. She noted she would like to see how all the colors compare to one another on one rendering. Mr. Browning affirmed he could do that, and also bring physical samples. He noted there were five (5) different brick types. He noted the intent was to have two (2) separate identities for the new buildings while having cohesion as a campus.

Ms. Clark asked about the type of floor in the general classrooms with roller chairs. Mr. Browning noted it was an LVT flooring, which is a thick vinyl tile. Outside the classrooms is a polished concrete. Ms. Clark asked if there might be a noise issue with the roller chairs. Mr. Browning noted the floor had a cushion feel and was meant to be comfortable for instructors standing for long periods. He noted the flooring type had been used elsewhere, and there had not been complaints.

Acting Chair Parsons noted safety and security should also be considered, given current events.

VII. Other Items

VIII. Next Meeting Date - Thursday, January 12, 2023, if needed

IX. Closing Remarks and Adjournment

Member Lavalley motioned to adjourn. Council Liaison Clark seconded the motion. Motion passed by unanimous voice vote. Meeting adjourned at 7:25 p.m.

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