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## **Architectural Review Board**

**Project Type:** Amended Site Development Plan

**Meeting Date:** July 14, 2011

**From:** Kristian Corbin, Project Planner

**Location:** Spirit of St. Louis Airpark, 18370 Wings of Hope Boulevard

**Applicant:** Poehlman & Prost, Inc. on behalf of St. Louis County

**Description:** **Spirit of St. Louis Airpark, Wings of Hope:** An Amended Site Development Plan, Architectural Elevations and Architect's Statement of Design for a 5.052 acre tract of land zoned "M3" Planned Industrial District located a quarter mile west of the intersection of Wings of Hope Boulevard and Spirit of St. Louis Boulevard, more specifically, addressed 18370 Wings of Hope Boulevard.

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### **PROPOSAL SUMMARY**

The request is for an 8,592 square foot addition to the existing hangar facility located within Spirit of St. Louis Airpark Subdivision. Currently, the subject site is zoned "M3" Planned Industrial District governed under the terms and conditions of City of Chesterfield Ordinance Number 1430. The current exterior and roof materials are comprised of prefinished metal panels. The proposed materials for the 8,592 addition will match the materials and color selection of the existing structure.

### **HISTORY OF THE SUBJECT SITE**

Wings of Hope is a 5.052 acre tract of land located a quarter mile west of the intersection of Spirit of St. Louis Boulevard and Wings of Hope Boulevard. The previous Site Development Plan, Landscape Plan and Lighting Plan were approved on November 14, 2005 by the City of Chesterfield Planning Commission with construction of the site reaching its completion in 2007. Since that time, there have been no alterations to the subject site.



## STAFF ANALYSIS

### General Requirements for Site Design:

#### A. Site Relationships

Addressed as Written  Addressed with Modifications  Not Applicable

The proposed addition causes minimal alteration to the subject site. The overall relationship to the site has been addressed through the previously approved plans.

**B. Circulation System and Access**

Addressed as Written  Addressed with Modifications  Not Applicable

The circulation system for the subject site remains unaltered from the previously approved plan. Access to the site is from Wings of Hope Boulevard which remains unchanged for this proposal.

**C. Topography**

Addressed as Written  Addressed with Modifications  Not Applicable

The subject site is fairly flat in nature. There are no proposed alterations to the terrain.

**D. Retaining Walls**

Addressed as Written  Addressed with Modifications  Not Applicable

There are no retaining walls being proposed for the subject site.

**General Requirements for Building Design:**

**A. Scale**

Addressed as Written  Addressed with Modifications  Not Applicable

Spirit Hangars to the southeast of the subject site was approved at forty-two (42) feet in height. The tallest point of the addition will not exceed the height of the existing structure which is at thirty-four (34) feet five (5) inches.

**B. Design**

Addressed as Written  Addressed with Modifications  Not Applicable

The addition is designed to match the existing structure replicating materials, color scheme and architectural form.

**C. Materials and Color**

Addressed as Written  Addressed with Modifications  Not Applicable

The selected materials for the addition are prefinished metal building panels that were selected to match the existing structure.

**D. Landscape Design and Screening**

Addressed as Written  Addressed with Modifications  Not Applicable

There are no proposed alterations to the existing landscaping on the site.

**E. Signage**

Addressed as Written  Addressed with Modifications  Not Applicable

Signage was previously approved and is not submitted for review. Any alterations to the existing signage will be reviewed separately and approved by Staff.

**F. Lighting**

Addressed as Written  Addressed with Modifications  Not Applicable

Lighting for the site will be utilizing existing wall packs that were previously approved in 2005. On the addition portion of the structure, the applicant will be re-using the existing wall packs. Lighting will be addressed through site plan review.

**Use Type: Commercial and Industrial Architecture**

**Access:** Service and loading areas along with the trash enclosure are located to the northern portion of the structure. Their locations were previously approved in 2005.

**Exterior Elements:** These elements are addressed above in the Requirements for Building Design.

**Landscaping and Screening:** Roof top screening measures and trash enclosure were reviewed and approved in 2005. There are no proposed changes.

**Scale:** These elements are addressed above in the Requirements for Building Design.

**Site Design:** Building equipment and utilities are from the prior approval and are adequately screened. The applicant stated building equipment and utilities associated with the addition will not be visible from Wings of Hope Boulevard, the existing parking lot, and neighboring properties.

**DEPARMENTAL INPUT**

Staff has reviewed the Amended Site Development Plan and Architectural Elevations and has found the application to be in conformance with the City of Chesterfield Ordinance 1430 and all other applicable Zoning Ordinance requirements. Staff request action on the Amended Site Development Plan for Spirit of St. Louis Airpark, Wings of Hope.

**MOTION**

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Amended Site Development Plan and Architectural Elevations for Spirit of St. Louis Airpark, Wings of Hope as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Site Development Plan and Architectural Elevations for Spirit of St. Louis Airpark, Wings of Hope to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield ce/24/2011  
Project Title: Wings of Hope - Addition Location: 18370 Wings of Hope Blvd.  
Developer: N/A Architect: Chiodini Assoc. Engineer: Pahlman & Prost

**PROJECT STATISTICS:**

Size of site (in acres): 5.052 ac Total Square Footage: Existing - 19,808  
Additions - 8,592 Building Height: 34'-5" @ Peak  
Proposed Usage: Airplane Hangar Addition  
Exterior Building Materials: Polished Metal Panel - to match exist.  
Roof Material & Design: Polished Metal Panel - to match exist.  
Screening Material & Design: N/A  
Description of art or architecturally significant features (if any): \_\_\_\_\_

**ADDITIONAL PROJECT INFORMATION:**

8,592 +/- SF Hangar Addition to west & north of existing hangar

**Checklist:** Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- N/A Details of screening, retaining walls, etc.
- N/A Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- N/A Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- N/A Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.





June 30, 2011

City of Chesterfield  
Architectural Review Board  
Architect's Statement of Design  
Attn: Kristian Corbin

Project: Wings of Hope – Addition  
Chiodini Project Number: 2011.009

Wings of Hope is planning to expand their existing airplane hangar to accommodate the increased number of aircraft they are repairing/rebuilding. This expansion would include an addition to the main hangar extending to the west and a smaller addition to the north.

The west addition, extending the main hangar volume would also including the relocation of the existing large sliding hangar door , currently on the existing west elevation, to the new addition west elevation. This westerly addition is approximately 4,980 square feet, measuring 40' x 124'-7 1/8". The northern addition is approximately 3,613 square feet, measuring 25 'x 144'-5"; this addition is lower than the main hangar.

The existing hangar is a pre-engineered metal building, exterior finish is a prefinished paint finish, both new additions will be pre-engineered metal buildings with finish material and color to match the existing.

All exterior lighting will be by wall packs to match the existing facility lighting.

New pavement area will also be added toward the western-most portion of the site to make up for the aircraft parking lost to the new addition.

### Architects Statement of Design:

#### Design Standards:

#### Site Design:

- a. Site Relationships: **The addition to the facility is a very logical, relatively unnoticeable addition to the existing facility and very compatible with the neighboring hangar facilities.**

1. Provide safe pedestrian movement between elements: **This site design does not interfere with or impair other properties or developments. This addition is a logical extension of the existing facility to facilitate the safe, organized movement of aircraft and accessibility for technicians.**
  2. Provide public plazas, courtyards, assembly areas, etc.: **This project does not create excessive noise, lighting or glare. The addition is a hangar extension to the existing use of the aircraft hangar, noise created is that normally associated with aircraft and airport functions. Lighting associated with the addition will match that of the existing hangar facility; allowing for the safe operation of aircraft and movement and access of technicians, also providing proper lighting for general safety and security.**
  3. Incorporate scenic views, fountains, public art etc. within outdoor spaces: **This addition does not include the addition of delivery zones, trash enclosures, storage areas, transformers and generators; all infrastructure for this facility already exists. This addition will in fact allow for more of the aircraft awaiting to be rebuilt/repaired to be moved inside, so work can begin.**
  4. Consider climate, solar angles, and outdoor activities when designing elements within outdoor spaces: **No above ground public utilities are part of this addition. The outdoor activity, circulation/movement of aircraft has been taken into account in the design of the facility addition.**
- b. Circulation System and Access: **The addition will allow for more aircraft to be rebuilt/repaired inside of the hangar, simplifying exterior aircraft circulation and parking.**
1. Bicycle Circulation: **Not Applicable.**
  2. Pedestrian Circulation: **Not Applicable.**
  3. Vehicular Circulation: **Circulation has been designed for movement of aircraft and technicians.**
  4. Parking: **Not Applicable. This addition only applies to aircraft and aircraft hangar functions, no vehicular parking.**
  5. Pedestrian Orientation: **Not Applicable.**
- c. Topography:
1. **Utilization of topography for screening, buffering, and transition between uses and developments is not applicable – flatness of the site lends itself to use for aircraft and airport functions.**
  2. **Site is currently extremely flat, that topography will be maintained.**
  3. **There will be no cut and fill slopes; flat topography is to be maintained.**
- d. Retaining Walls: **Not Applicable; there are no retaining walls required for the construction of the addition to the existing facility.**



General Requirements for Building Design:

a. Scale:

1. Building Scale: **The elevations demonstrate that the size, proportion, design and orientation of the additions are compatible with the adjacent existing facility and other predominant development in the area. The hangar addition is really an extension of the existing hangar facility, matching existing facility heights.**
2. Human Scale: **Not Applicable.**
3. Generic Scale: **The additions respect the rhythm established by the existing facility and predominant buildings and development. The additions coordinate with the adjacent height of adjacent structures and complement similar elements of neighboring buildings.**

b. Design:

1. **All addition facades have been designed and coordinated with regard to color, types and materials, architectural form and detailing to the existing facility.**
2. Linear repetitive streetscapes – **Not Applicable**
3. Stylized, “corporate” and/or franchise designs that use the building as advertising – **Not Applicable**
4. Provide architectural details particularly at street level – **Not Applicable**
5. Encourage art elements such as wall sculptures, murals, and artisan created details etc throughout a project – **Not Applicable**
6. Encourage designs that enhance energy efficiency – **Hangar is insulated.**
7. Encourage the use of environmentally conscious building techniques and materials – **This will be an addition to an existing, operating facility; the job site will remain clean and free of debris. Pre-engineered building structural steel and metal panels contain recycled content.**
8. Provide entry recesses, plazas, roof overhangs, wall fins, projecting canopies or other similar features indicating the building’s entry points while providing protection – **Not Applicable; facility entry is existing and not effected by the additions.**
9. Paint and trim temporary barriers/walls to complement the permanent construction excluding tree protection fencing – **Not Applicable; existing facility to remain in operation, no barriers to be constructed.**
10. Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure – **Not applicable; no new external equipment.**

c. Materials and Colors:

1. **Using compatible colors, materials and detailing to match the existing building.**
2. **Utilizing durable materials – prefinished metal building panels.**

3. Utilize contrasting paving surfaces for pedestrian access in large paved areas  
– **Not Applicable.**

d. Landscaping and Screening: **Not Applicable**

e. Signage: **New signage on west face of hangar for airfield identification will be submitted through separate process and shall adhere to the City of Chesterfield Code and/or the Sign Package for the site.**

f. Lighting: **All site lighting will be submitted for review through separate process and will adhere to City of Chesterfield Code.**

Commercial and Industrial Architecture:

1. Access: **There are no service or loading areas associated with these additions. Access for service vehicles, trash collection and storage areas have previously provided for existing facility and will remain unchanged.**
2. Exterior Elements: **Previously addressed with General Requirements above.**
3. Landscaping and Screening: **The scope of work for the additions does not include any additional utility meters or transformer switching pads.**
4. Scale: **Previously addressed with General Requirements above.**
5. Site Design: **There are no visible equipment or utilities associated with the additions.**









three inches = one foot  
 one and one-half inches = one foot  
 one inch = one foot  
 three-quarters inch = one foot  
 one-half inch = one foot  
 three-eighths inch = one foot  
 one-quarter inch = one foot  
 one-eighth inch = one foot



AFTER



BEFORE



EXPANSION

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REVISIONS:


EXTERIOR ELEVATIONS  
 PROJECT: 2011.009  
 DATE: 06/13/11  
 DRAWN:





