

Architectural Review Board Staff Report

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| Project type: | Amended Architectural Elevations |
| Meeting Date: | December 10, 2020 |
| From: | Annisa Kumerow, Planner AK |
| Location: | 719 Spirit 40 Park Drive |
| Description: | <u>Spirit 40 Park, Lot 2 (Corrpak)</u> : Amended Architectural Elevations for a manufacturing building on a 3.03-acre tract of land, zoned “M3” Planned Industrial District located north of Chesterfield Airport Road, west of Spirit 40 Park Drive (17V420124). |

PROPOSAL SUMMARY

John Berendzen, Fox Architects, on behalf of Corrpak, Inc., has submitted Amended Architectural Elevations for a 38,700 s.f. warehouse and office building located in the Spirit 40 Park subdivision. The proposed changes are limited entirely to the elevations themselves, with no proposed changes to the parking lot, landscaping, or building footprint.

Proposed changes include:

- Repainting the high bay warehouse portion of the building in a dark gray color
- Repainting the office portion and columns of the building in a light gray color
- Repainting of the inset entry walls in a mossy green accent color



Figure 1: Aerial of Subject Site

- Removal of the existing entry columns with a small entry canopy, and replacement with a new canopy and doors

HISTORY OF SUBJECT SITE

The subject site was originally part of the Spirit of St. Louis Airport Development and governed under St. Louis County Ordinances 9,856 & 13,726. The Final Development Plan for Spirit 40 Park was approved by St. Louis County in 1985, prior to the City of Chesterfield's incorporation. In 1992, a Site Development Section Plan was approved for the subject site for a 38,700 s.f. office and warehouse building. City of Chesterfield Ordinance 1377 is the current governing site-specific ordinance. In 2013, the Site Development Section Plan for the subject site was amended to enlarge the existing outdoor storage area.

STAFF ANALYSIS

The Architectural Review Design Standards are defined in Section 405.04.010 of the City of Chesterfield Unified Development Code. The Standards discuss both general requirements for building and site design. Given that the only amendments to this site are in regards to the building, these will be the only requirements referenced in this report.

A. Scale

The Architectural Review Design Standards delineate three aspects of scale: building scale, human scale, and generic scale. The building scale of the structure is compatible with other buildings in the surrounding area. Although the existing building provides human scale with the entry inset and existing canopy feature, the applicant has proposed a larger metal canopy feature in its place, furthering the element of human scale.

B. Materials and Color

The existing building consists of two stories of office along Spirit 40 Park Drive, with a warehouse high bay structure along the back. The existing primary building material is tilt-up concrete, similar to adjacent properties and other developments within the Spirit 40 Park subdivision. The existing material will remain in place and will be repainted to improve the appearance of the facade. The office portion of the building will be repainted in a light neutral gray, with the warehouse structure to be repainted in a darker neutral gray. Recently the window units were approved to be replaced from double hung window units to single pane units.

The majority of changes being proposed in this request occur on the east elevation at the entry to the building. This includes the addition of a new entry canopy, new aluminum and glass doors, and the removal of the smaller fluted entry columns. A comparison between the existing entry and the proposed entry is depicted in Figures 2 and 3.



Figure 2: Existing Entry



Figure 3: Proposed Entry

Furthermore, The Architectural Review Design Standards as defined in Section 405.04.010 include desirable and undesirable practices. The applicable practices to this development are listed below.

Desirable:

- Use compatible colors, materials and detailing on a building. Colors, materials and detailing should also be compatible with adjacent buildings and properties. Encourage the use of integral color where practical.

Undesirable:

- False or decorative facade treatments, inconsistent adornment and overly frequent material changes should be avoided.

B. Screening

Per governing Ordinance 1377, all open storage is to be screened from adjoining properties with landscaping and/or sight-proof fencing, as required by the Planning Commission. Per the approved Site Development Section Plan, the screening is to consist of an 8' chain link fence with plastic inserts. The fence on the subject site complies with the requirement; however, there is storage visible over the fence. The applicant is coordinating with Staff to address the issue and is moving towards compliancy.

C. Landscaping

The existing landscaping on the site is proposed to remain unchanged. However, upon a Staff inspection, there are plantings depicted on the approved Landscape Plan which are not planted at the site. Staff has advised the applicant that these deficiencies must be addressed before approval is granted.

E. Rendering



Figure 4: Rendering

DEPARTMENTAL INPUT

The Amended Architectural Elevations have been reviewed by Staff. The project will not receive approval until all outstanding items have been addressed. Staff requests review and recommendation on the Amended Architectural Elevations for Spirit 40 Park, Lot 2 (Corrpak).

MOTION

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

- 1) "I move to forward the Amended Architectural Elevations for Spirit 40 Park, Lot 2 (Corrpak) to Staff, as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Amended Architectural Elevations for Spirit 40 Park, Lot 2 (Corrpak) to Staff with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal

RECEIVED

SEP 11 2020

City of Chesterfield-Department of Planning

CORRPAK

719 Spirit 40 Park Drive
Chesterfield, MO 63005

Chesterfield Architectural Review Board Submission

Prepared 09/11/2020

Existing Corrpak facility shown above

Note to reviewers:

This is an existing building in a cul de sac off Chesterfield Airport Road. The client (Corrigan Brothers/Corrpak) has owned this building since it was constructed in 1993. They manufacture components for industry (industrial scrubbers for smokestacks).

This building is a tilt up concrete structure with two stories of offices along the street and an assembly/warehouse high bay structure along the back. The tilt wall is painted a light neutral color with red accents along reveals cast into the tilt wall.

Our intent is to modernize/improve the aesthetics of the building by repainting the high bay portion in a darker neutral color, and the office portion in a lighter neutral color. We will not paint the reveals with an accent color - the shadow line created by the reveal will provide enough visual interest.

We intend to remove the existing turquoise painted fluted aluminum columns supporting a small entry canopy, and replacing with a new metal canopy and new entry doors that are more in keeping with the office/industrial nature of the building.

We also intend to paint the inset walls at the entry an accent color (a “mossy green”) to better highlight the entry.

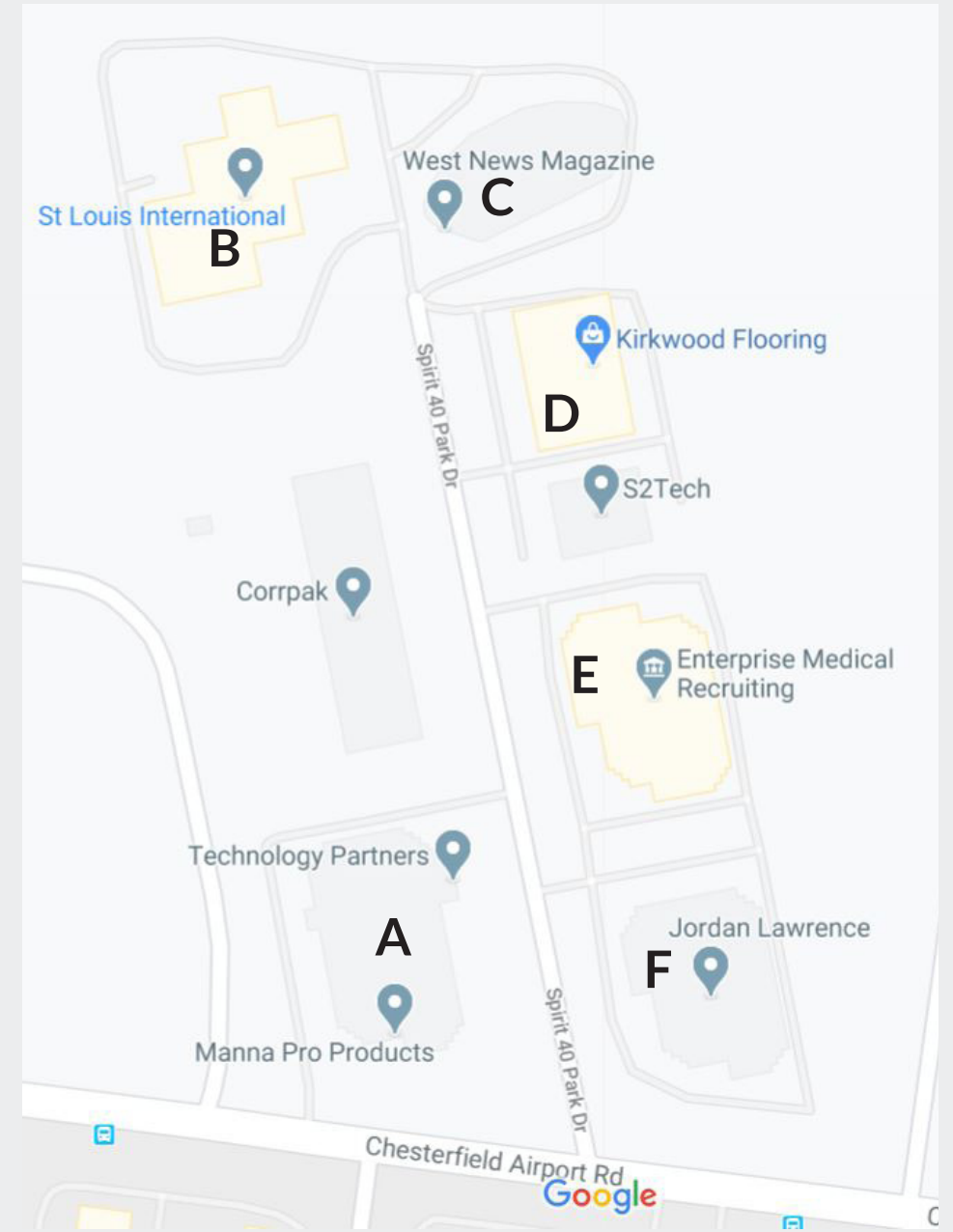
We also intend to replace all the windows with fixed pane insulated glazing (removing the existing double hung windows). We intend to use a light gray tinted IGU.

A pictorial description is shown on the following elevations and renderings.

Note about Mechanical Screening: The mechanical units are existing, rooftop units. Replacement or renovation is not part of this submission. These do not currently have screening. The roof structure has not been designed for screening. Units are set in from the edge and are not visible from most portions of the street (see images, right).

The Owner is contracting with a Landscape Architect (Lewisites) for landscape architecture design in response to City comments concerning missing white pines. The new design will incorporate those comments and provide for an improved overall landscape.





Entry/Street Facade



Southeast Corner



Rear View - Loading/Yard



Birdseye

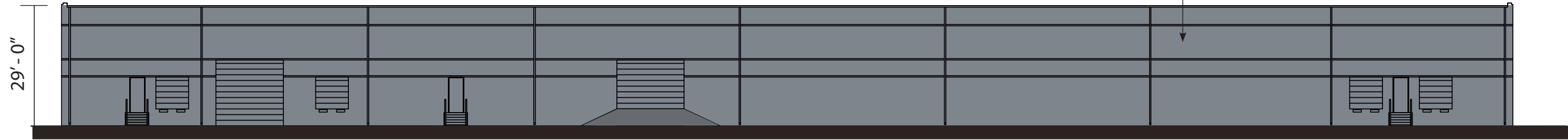




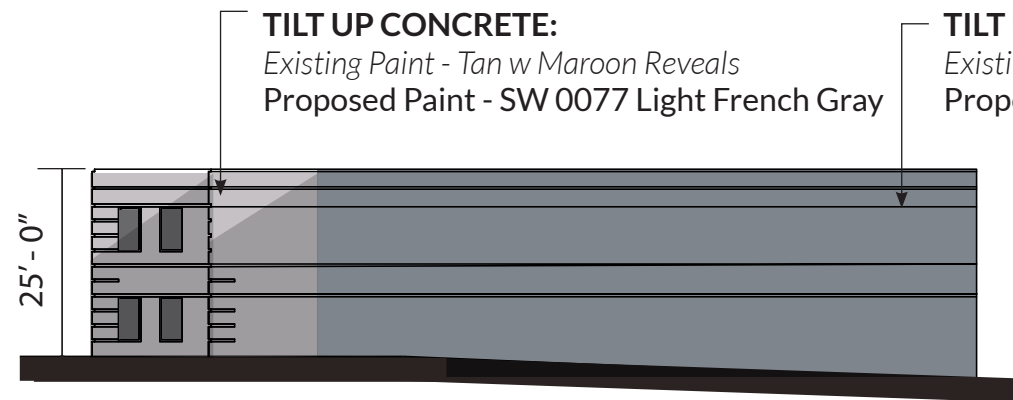
Note to reviewers: see photos above for verification of existing 8' high site proof fencing running along western, north and south perimeter in Truck Bay/Fabrication Yard area. Detail of fence shown on **PAGE 9**

Note to reviewers: this is an existing building. There is no proposed change to the site plan, any paving, hardscape or plantings. All are to remain "as-is"

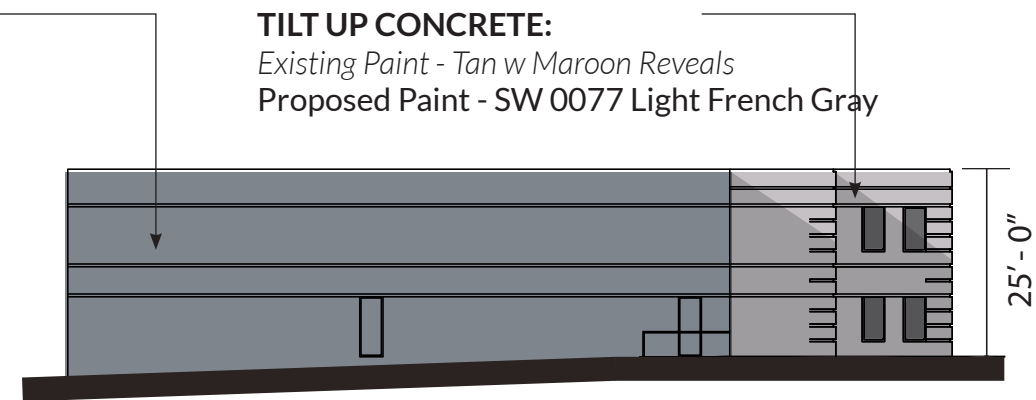
NOTE: All Tilt-Up Concrete wall panels are EXISTING. The scope is to repaint these. All Windows will be replaced with new aluminum/insulated glass units. The Entry doors will be replaced with medium stile aluminum/glass units. We are NOT replacing existing overhead doors or man doors, other than front entry doors.



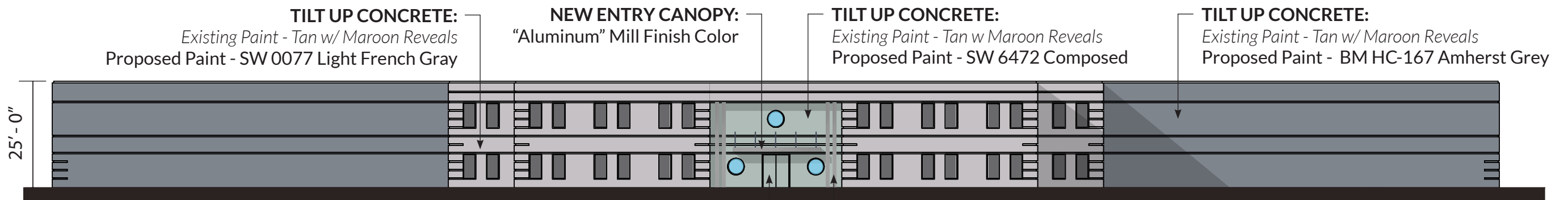
West Elevation



North Elevation



South Elevation



East Elevation (Street Facade)

NEW ALUMINUM & GLASS
MEDIUM STILE DOORS

EXISTING FLUTED ALUMINUM COLUMNS TO REMAIN:

Existing Paint - Turquoise
Proposed - Paint SW 0077 Light French Gray



Entry Perspective View

Turquoise columns at Entry removed - pairs of columns at east/west ends remain, repainted neutral color.

New entry canopy, "aluminum" mill finish color.

Existing round windows remain.

New aluminum and glass medium stile doors

Green accent paint at entry



BM HC-167 Amherst Grey



SW 0077 Light French Gray

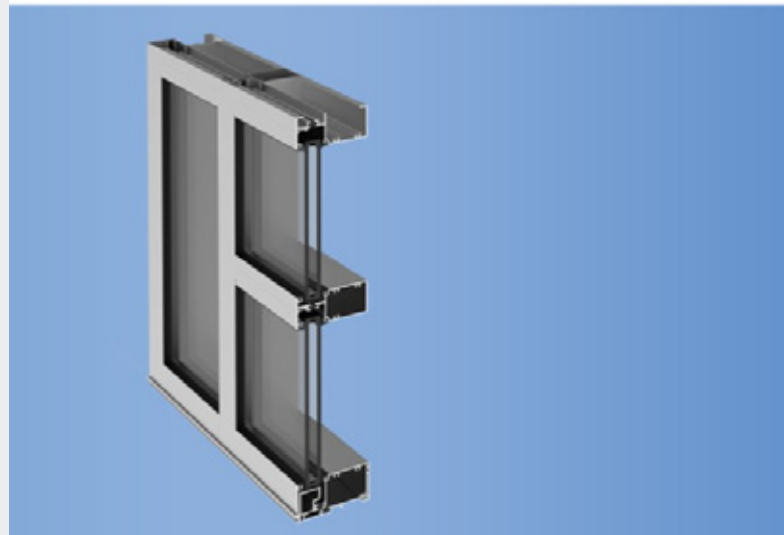


SW 6472 Composed

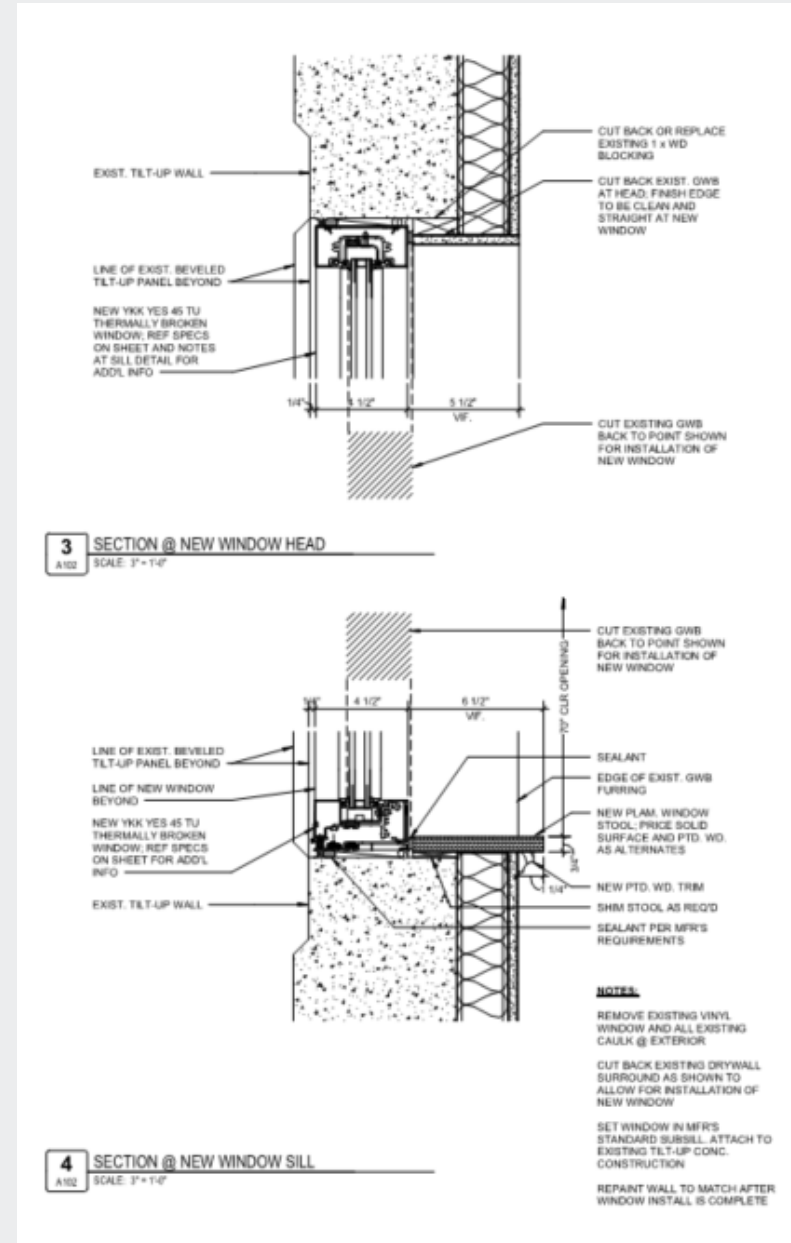
Window Replacement

All existing vinyl windows are being replaced with thermally broken, aluminum units (clear anodized finish). the glass will be PPG Solarban "Solargray" units.

Thermally Broken Commercial Storefront System



Proposed Replacement Window Image
Window shown above from MFGR's Website-
As proposed windows do NOT have horizontal mullions



Proposed Replacement Window Details



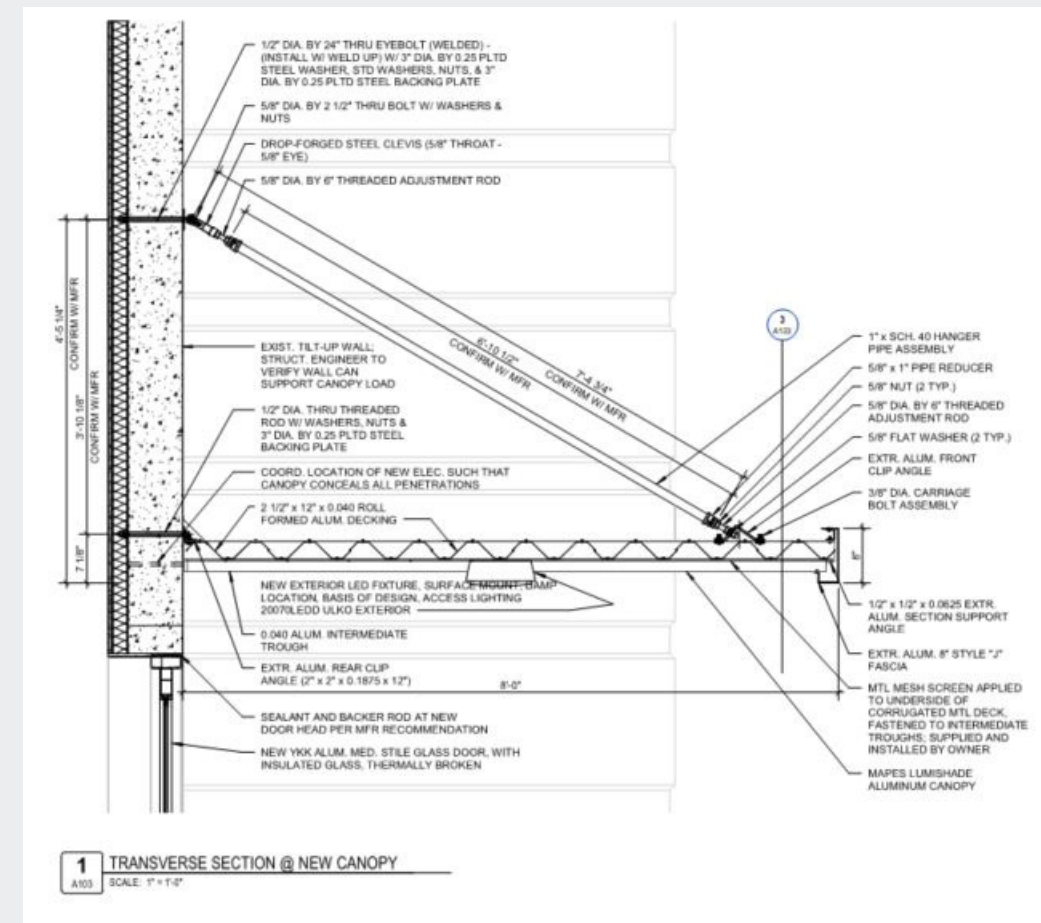
Existing Windows
Note: we will NOT be replacing with double hung units.
We will NOT be using divided lites.
As proposed will be single pane of glass (IGU) with head, jambs and sill

Note to reviewers:

There are no changes to existing Building Massing that would necessitate any Screening or Retaining Walls

The client is contracting with a Landscape Architect firm (Lewissites) for new, compliant landscaping, to both include missing trees from the original 1993 submission and upgrade the surrounding landscape. Submission/documents to follow.

There are no changes to any Site Lighting. We are adding lighting (one fixture, center of entry doors) to the underside of the Canopy to comply with egress requirements.



Note to reviewers:

This is a detail of the existing 8' high site proof fencing running along western, north and south perimeter in Truck Bay/Fabrication Yard area.

