

Memorandum Department of Planning



To: Architectural Review Board

From: Isaak Simmers, Planner

Meeting Date: June 20, 2024

Location: 18460 Olive Street Road

Description: **Insituform, Lot 3 (17988 Edison)**: An Amended Architectural Elevation and Architect’s Statement of Design to renovate the main entrance of an existing office building on a 2.47-acre tract of land located at the southeast corner of Edison Avenue and South Goddard Avenue, zoned “M3” Planned Industrial District.

PROPOSAL SUMMARY

ISC Contracting, on behalf of Novus International, submitted an Amended Architectural Elevation and Architect’s Statement of Design to renovate the main entrance of an existing office building located at the southeast corner of Edison Avenue and South Goddard Avenue.



Figure 1: Subject Site

SITE HISTORY

The “M3” Planned Industrial District zoned Spirit of St. Louis Airport was approved via Ordinance 2212. The site was re-zoned from an “NU” Non-Urban District and “M3” Planned Industrial District to “M3” Planned Industrial District in 1996. The site is currently governed under [Ordinance 1430](#). The site was last seen by Architectural Review Board (ARB) in 2006 to request for a renovation of warehouse space into office.

STAFF ANALYSIS

The intent of the project is to improve the appearance of the main entrance by modifying the existing entrance by installing a vertical tower and horizontal canopy element. The applicant claims the renovated façade will better engage with the existing building and help identify the main entrance. The remainder of the building, and overall site will remain unchanged.



Figure 2: Existing main entrance



Figure 3: Rendering

A. Materials, & Colors

The new entrance feature will be constructed using prefinished fiber cement panels in the color Warm White with a prefinished metal trim in the color Process Cyan. The entrance will be supported by a concrete base and steel frame structure.

B. Landscape Design, Screening, & Lighting

There are no proposed changes to the site's landscape design, screening, or the lighting associated with this renovation.

ELEVATIONS

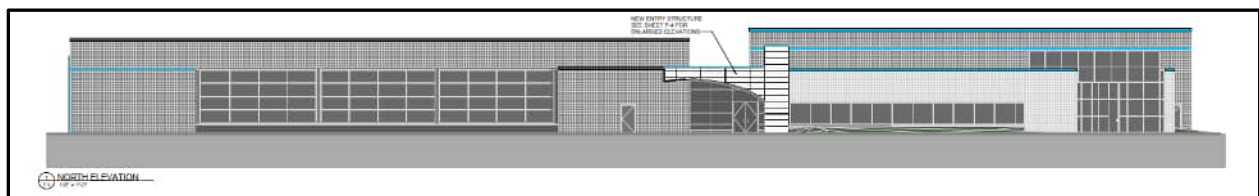


Figure 4: North Elevation

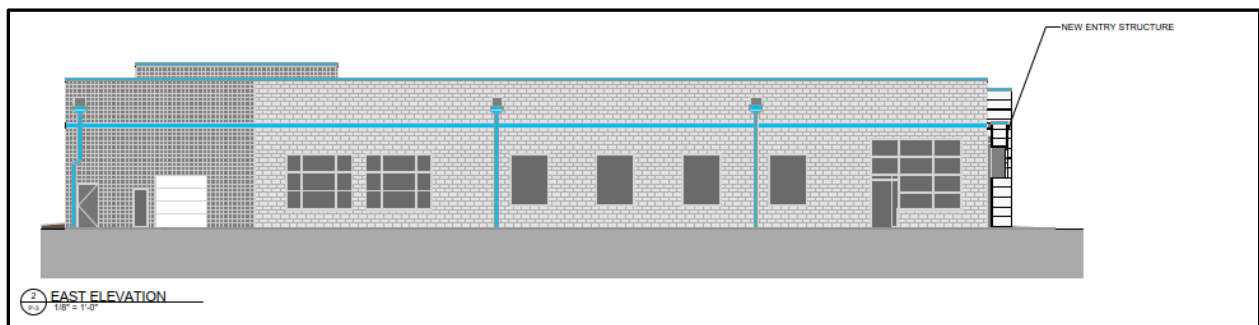


Figure 5: East Elevation

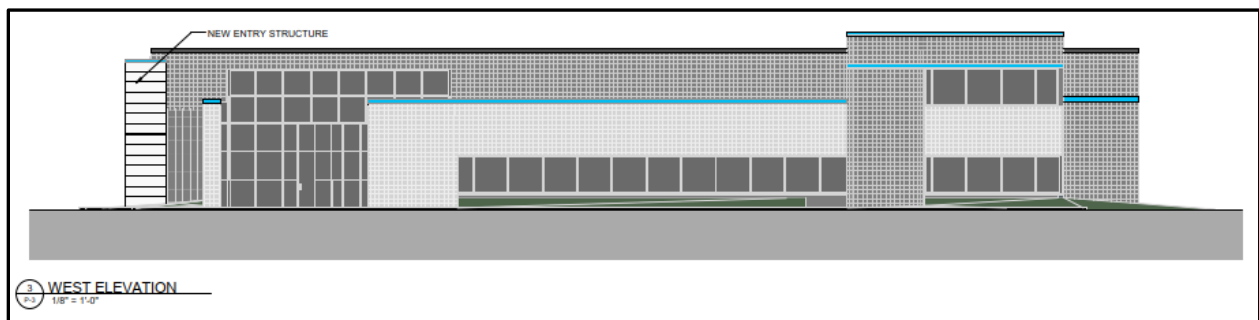


Figure 6: West Elevation

DEPARTMENT INPUT

Staff has reviewed the request and found it to be in compliance with the City Code and has no further comments. Staff requests review on an amended architectural elevation, and architect's statement of design for an office building, zoned "M3" Planned Industrial, located at the southeast corner of Edison Avenue and South Goddard Avenue (Insituform, Lot 3 (17988 Edison Ave)).

MOTION

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

1. "I move to make a recommendation to approve (or deny) the amended architectural elevation, and architect's statement of design for Insituform, Lot 3 (17988 Edison Ave), as presented."
2. "I move to make a recommendation to approve the amended architectural elevation, and architect's statement of design for Insituform, lot 3 (17988 Edison Ave), with the following conditions..." (Conditions may be added, eliminated, altered or modified).

Attachments:

1. Architect's Statement of Design
2. ARB Submittal



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info@GRAYDESIGNGROUP.COM

Mr. Isaak Simmers
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760

May 21, 2024

Dear Isaak:

This letter is in response to your plan review comments regarding Institutform, Lot 3 (17988 Edison Ave) – 2024 AAE. The comments are numbered in correlation with your project.

1. Provide a Landscape Plan or include a statement in the submittal indicating that there are no proposed modifications to site landscaping.

Response: Novus International has no plans to modify existing landscaping. The existing landscaping will remain in place.

2. Provide a Lighting Plan and associated fixture cut sheets or include a statement in the submittal indicating that there are no proposed lighting fixtures.

Response: No additional lighting or changes to the existing lighting will be associated with this project.

3. Provide an Architects Statement of Design and Intent which clearly identifies the sites existing conditions and intent of the project.

Response: The project design intent is to improve the appearance and identity of the main entrance. The design consists of modifying the existing conditions with implementation of a vertical tower and horizontal façade element that better engages with the existing building. The remainder of the building, and overall site will remain unaltered.

The new entrance feature will be constructed of Nichiha prefinished fiber cement panels complimented with prefinished metal trim, all supported by a concrete base and steel frame structure. The white cladding introduces a sleek and crisp appearance that provides a nice contrast against the existing dark grey split-face cmu façade.

4. Provide entire color elevations for all building faces.

Response: Color elevations are included in this re-submittal

5. Provide at least one (1) color rendering.

Response: Color rendering is included in this re-submittal

6. Large exterior material samples must be provided prior to the ARB meeting.

Response: Acknowledged

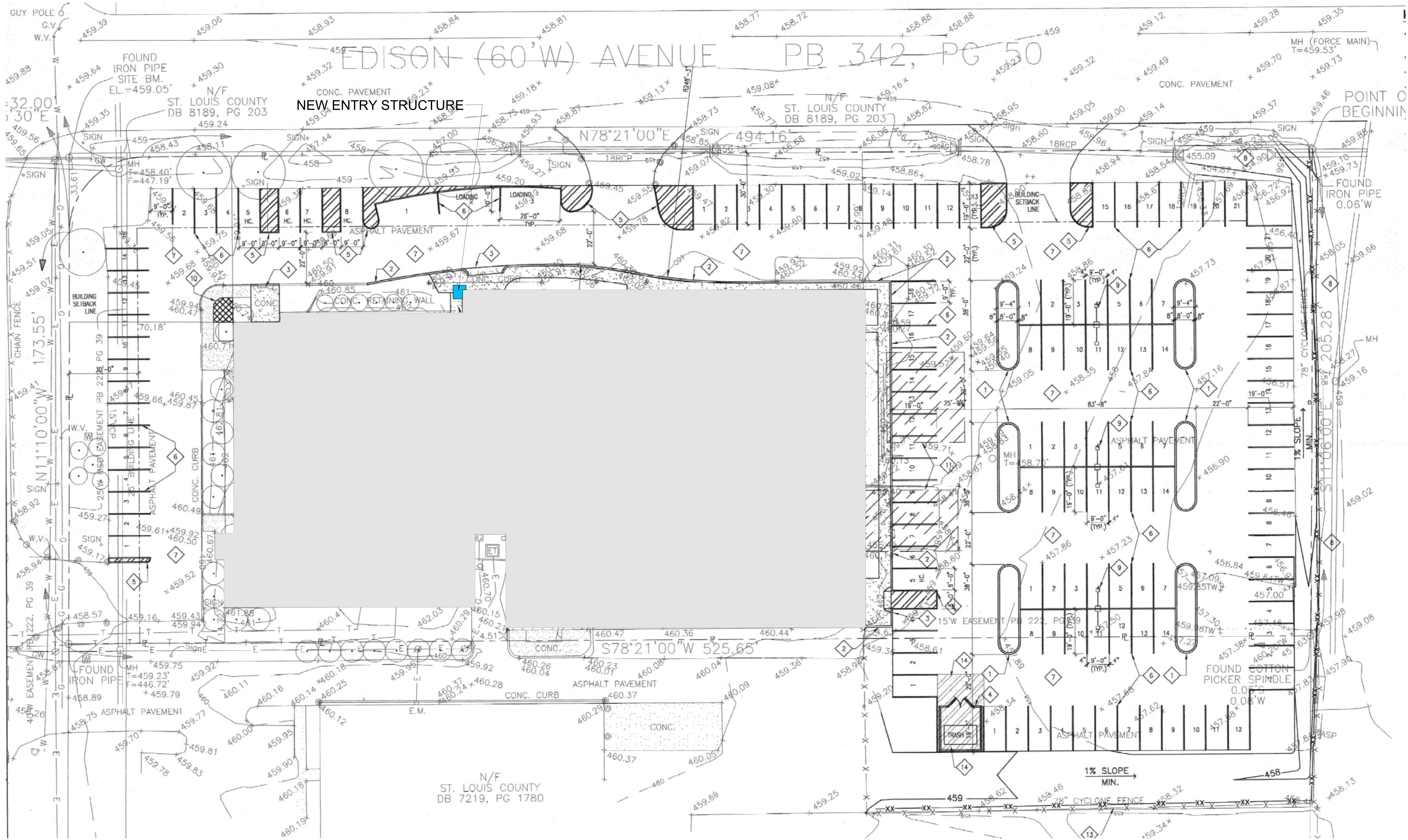
7. Signs and sign packages are reviewed through a separate process. Remove any signage from the elevations or rendering.

Response: All exterior signage has been removed from this design package.

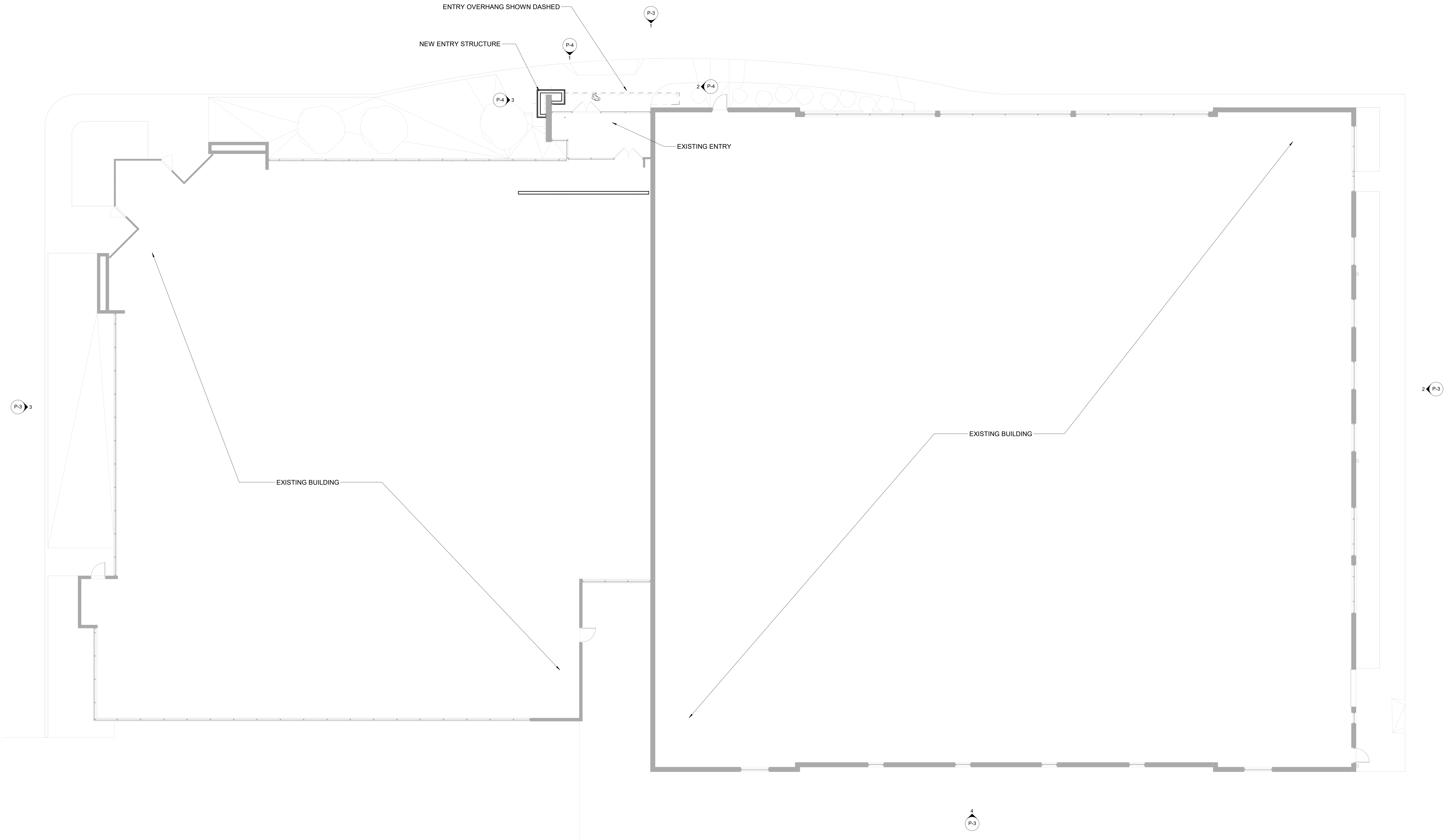
Sincerely,

A handwritten signature in black ink that reads "Laurie Williams". The signature is written in a cursive, flowing style.

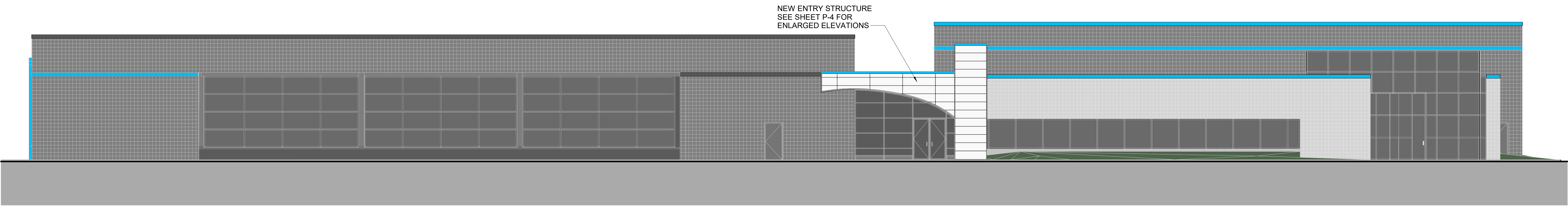
Laurie Williams
Associate Principal
LW/rc



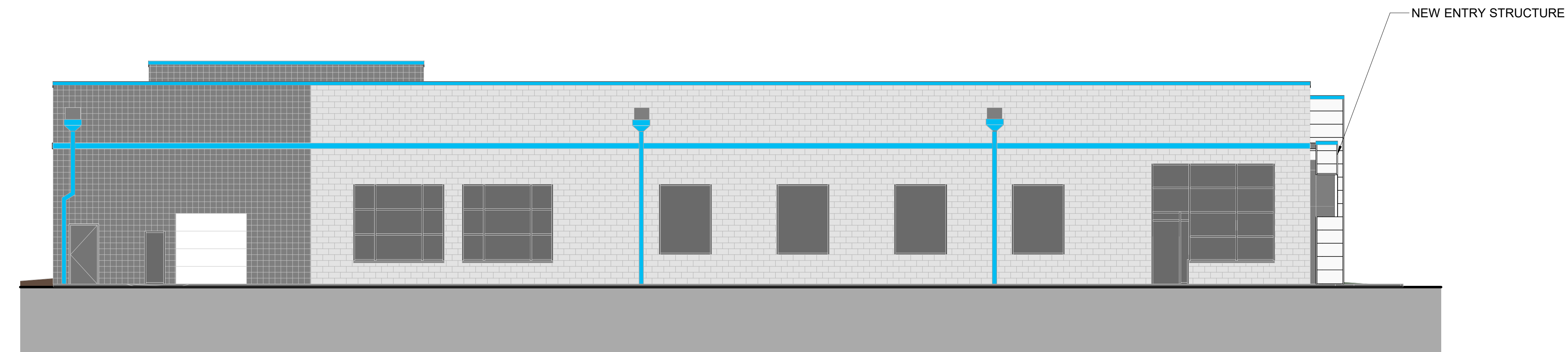
PROJECT SITE PLAN



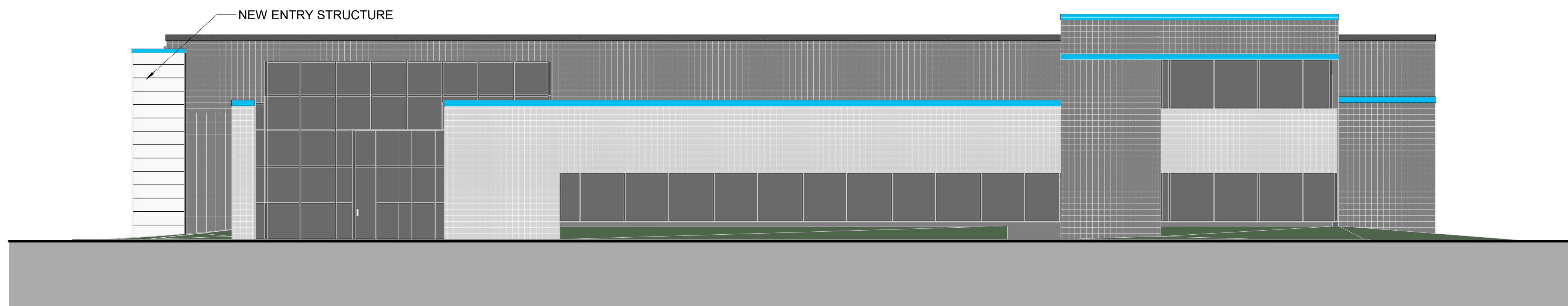
11 FIRST FLOOR PLAN
P-2
1/8" = 1'-0"



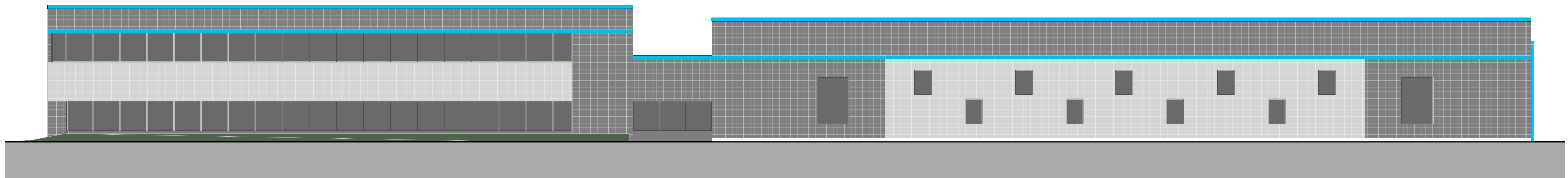
1 NORTH ELEVATION
P-3 1/8" = 1'-0"



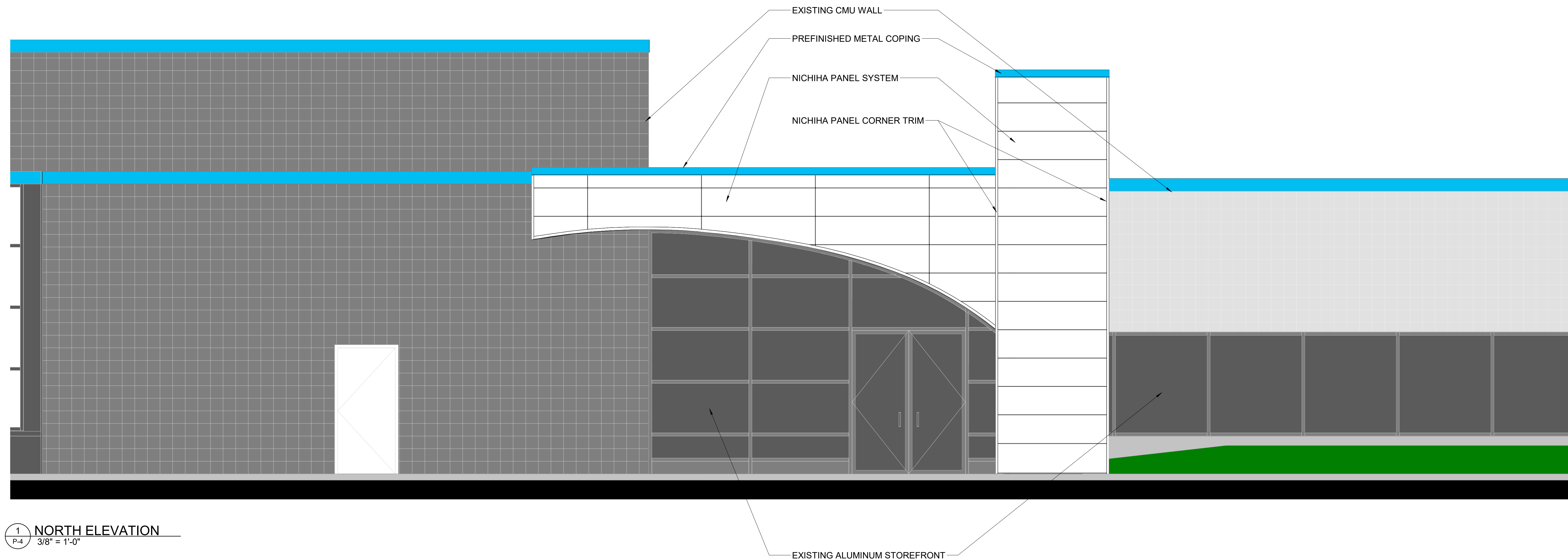
2 EAST ELEVATION
P-3 1/8" = 1'-0"



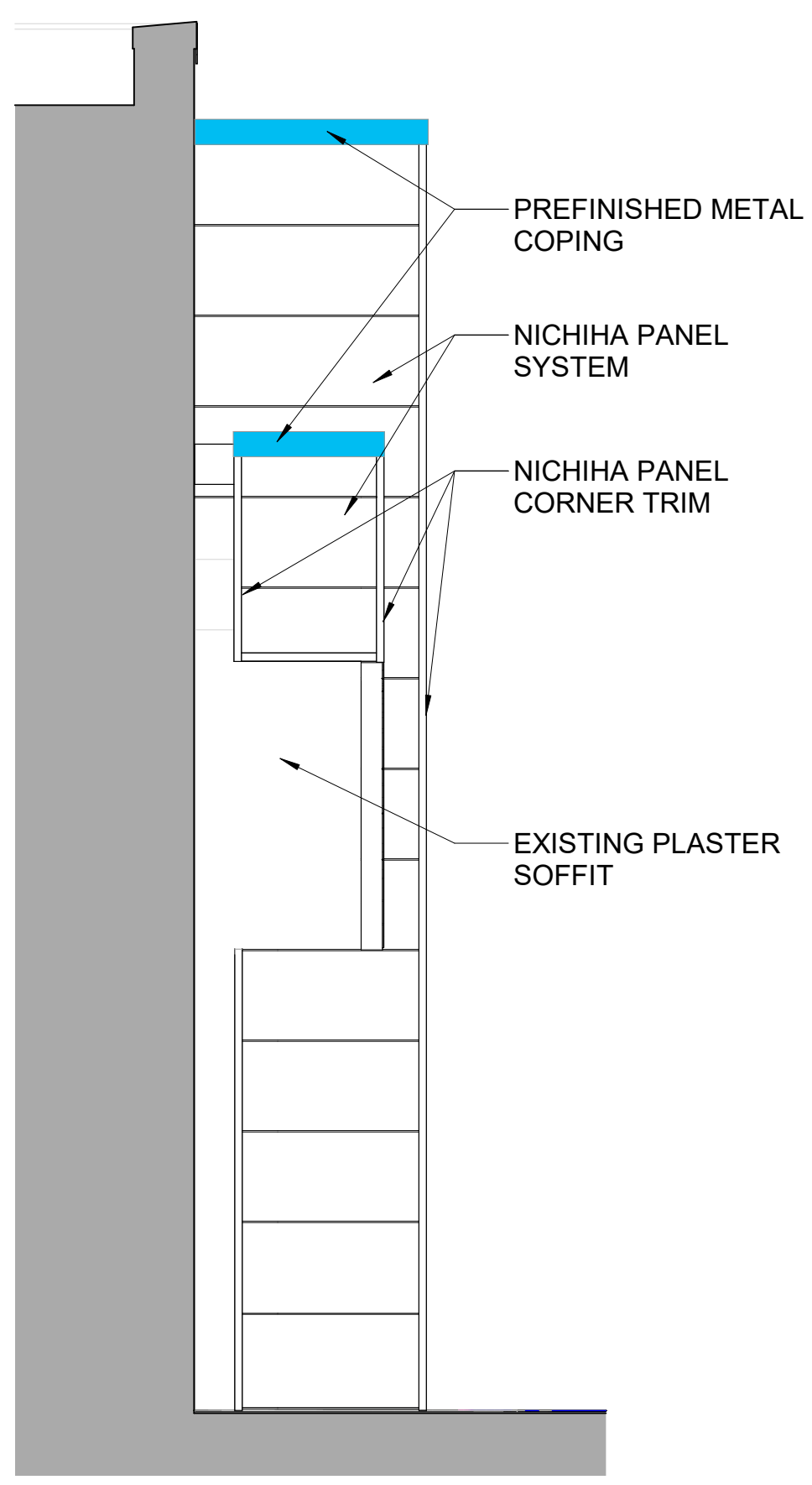
3 WEST ELEVATION
P-3 1/8" = 1'-0"



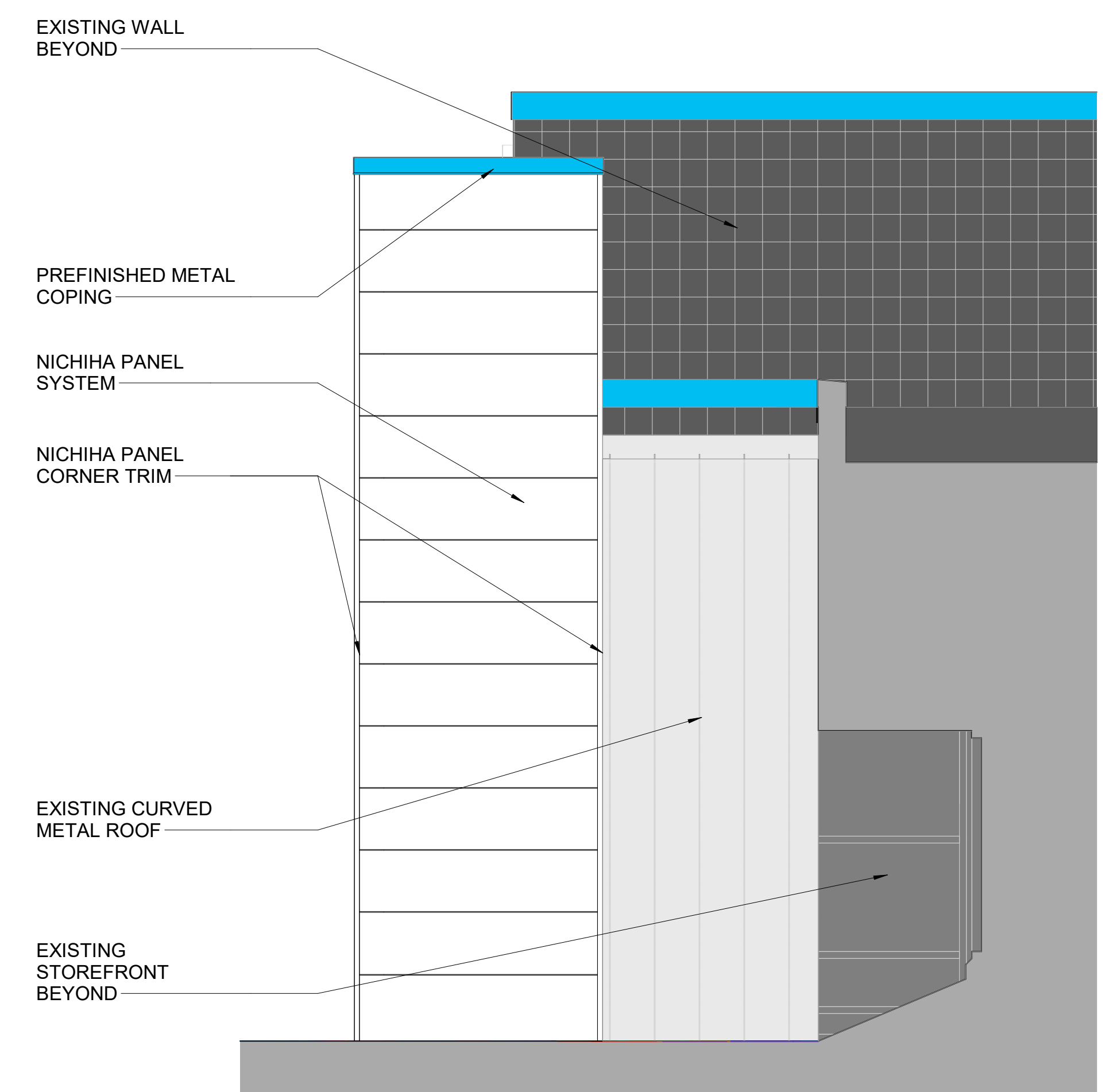
4 SOUTH ELEVATION
P-3 1/8" = 1'-0"



1 NORTH ELEVATION
P-4 3/8" = 1'-0"



2 EAST ELEVATION
P-4 3/8" = 1'-0"



3 WEST ELEVATION
P-4 3/8" = 1'-0"



EAST ELEVATION OF BUILDING



NORTHWEST ELEVATION OF BUILDING



WEST ELEVATION OF BUILDING



SOUTH ELEVATION OF BUILDING



NORTHEAST ELEVATION OF BUILDING



NORTH ELEVATION OF BUILDING



ENTRY - NORTH ELEVATION OF BUILDING



ENTRY - NORTH ELEVATION OF BUILDING



NOVUS International

17988 Edison Ave, Chesterfield MO 63005

RENDERING

122453

05/21/24

NOVUS

P-6

