



# CITY OF FOREST PARK

*Planning & Community Development Department*

*785 Forest Parkway*

*Forest Park, Georgia 30297*

*(404) 366-4720*

## **URBAN DESIGN REVIEW BOARD STAFF REPORT Meeting Date: June 20, 2025**

**Prepared By:** SaVaughn Irons-Kumassah, Principal Planner

**Staff Recommendation:** Approval with Conditions

### **APPLICANT INFORMATION**

**Name:** Kirk Dunn, CDG

**Address:** 5550 Peachtree Parkway, Peachtree Corners, GA 30092

**Site Address:** 0 Fort Gillem

**Ward:** 3

**Acreage:** 47.19

**Current Zoning:** Gillem (GZ) District

**Parcel ID Number:** 12210 210004

### **FINDINGS OF FACT**

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for the proposed development of a two-building data center complex located on a 10-acre, heavily wooded, vacant parcel within the Gillem District (GZ). The project includes two tilt-up concrete structures: Building 1, a two-story 1,600,000 square foot facility, and Building 2, a two-story 200,000 square foot facility. Both buildings feature glass curtain walls and main entrances to create a modern, visually accessible façade.

Architectural design elements include a TPO (thermoplastic polyolefin) roofing system, which provides durability and energy efficiency, and platinum pre-finished aluminum curtain wall panels, offering a sleek, industrial appearance. The fenestration consists of aluminum windows



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with aluminum-clad trim and surrounds, while the building entries are marked by glass doors framed in metal. Each utility entrance is further defined by a minimalist aluminum canopy.

In addition to the primary structures, the overall site plan includes the development of a 10-acre electrical substation, internal access drives, a security guard house, surface parking areas, utility infrastructure, a stormwater management facility, and a comprehensive landscaping plan to soften the industrial character of the site and address tree loss from site clearing.

## **REVIEW CRITERIA**

Architectural design plans shall be reviewed based on the following:

***(A) Design shall be in harmony with the general character of developments of high quality in the immediate vicinity and the surrounding area;***

The proposed design reflects the character and quality of nearby developments and is consistent with the established architectural context of the surrounding area. The site, located within the Gillem District (GZ), is in proximity to other warehouse and distribution center uses.

***(B) Design components shall be planned in such a fashion that they are physically and aesthetically related and coordinated with other elements of the project surrounding environment;***

The design components are thoughtfully planned to be physically and aesthetically cohesive, ensuring coordination with both the overall project and the surrounding environment.

## **Zoning Classifications of Contiguous Properties**

Direction	Zoning & Use	Direction	Zoning & Use
North	Outside of City Limits	East	Gillem District (GZ)
South	Gillem District (GZ)	West	Outside of City Limits

***(C) Design shall protect scenic views and natural features of the site.***

The site lacks prominent scenic views or distinctive natural features.



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***(D) Design shall protect adjacent properties from negative visual impact.***

The design does protect adjacent properties from negative visual impact. The proposed project is located in the Gillem District (GZ)

***(E) All exterior forms, attached to buildings, shall be in conformity with and secondary to the building.***

The secondary building is consistent in exterior form and design with the primary building.

## **Front Façade Material & Colors**

**Siding:** Platinum Pre-finished Aluminum Curtain Wall Panels

**Roof:** TPO Roof

**Window:** Aluminum Windows with Aluminum Clad Trim/Surround

**Door:** Glass entry doors with metal perimeter

**Canopy:** Aluminum Utility Entry Canopy

## **Side Façade Material & Colors Facing East**

**Siding:** Metal Paneling – Prefinished Aluminum Curtain Wall Panels, Precast Concrete wall Formliner Panel **(Building 1 & 2)**

**Roof:** TPO Roof **(Building 1 & 2)**

**Window:** Aluminum Windows with Aluminum Clad Trim/Surround **(Building 1 & 2)**

**Window:** Glazed curtain window wall system **(Building 1 & 2)**

**Trim:** Metal Paneling – Pre-finished aluminum curtain wall panels – Black **(Building 1 & 2)**

**Door:** Glass entry doors with metal perimeter **(Building 2)**

**Canopy:** Aluminum Utility Entry Canopy **(Building 2)**

## **Side Façade Material & Colors Facing West**

**Siding:** Metal Paneling – Prefinished Aluminum Curtain Wall Panels, Precast Concrete wall Formliner Panel

**Roof:** TPO Roof

**Canopy:** Aluminum Utility Entry Canopy

## **Façade Material & Colors Facing South**



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**Siding:** Metal Paneling – Prefinished Aluminum Curtain Wall Panels, Precast Concrete wall Formliner Panel (**Building 1 & 2**)

**Roof:** TPO Roof (**Building 1 & 2**)

**Window:** Aluminum Windows with Aluminum Clad Trim/Surround (**Building 1 & 2**)

**Window:** Glazed curtain window wall system (**Building 1 & 2**)

**Door:** Glass entry doors with metal perimeter (**Building 1**)

**Trim:** Metal Paneling – Pre-finished aluminum curtain wall panels – Black (**Building 1 & 2**)

**Canopy:** Aluminum Utility Entry Canopy (**Building 1**)

**Canopy:** Aluminum Loading Dock Canopy

## AERIAL MAP

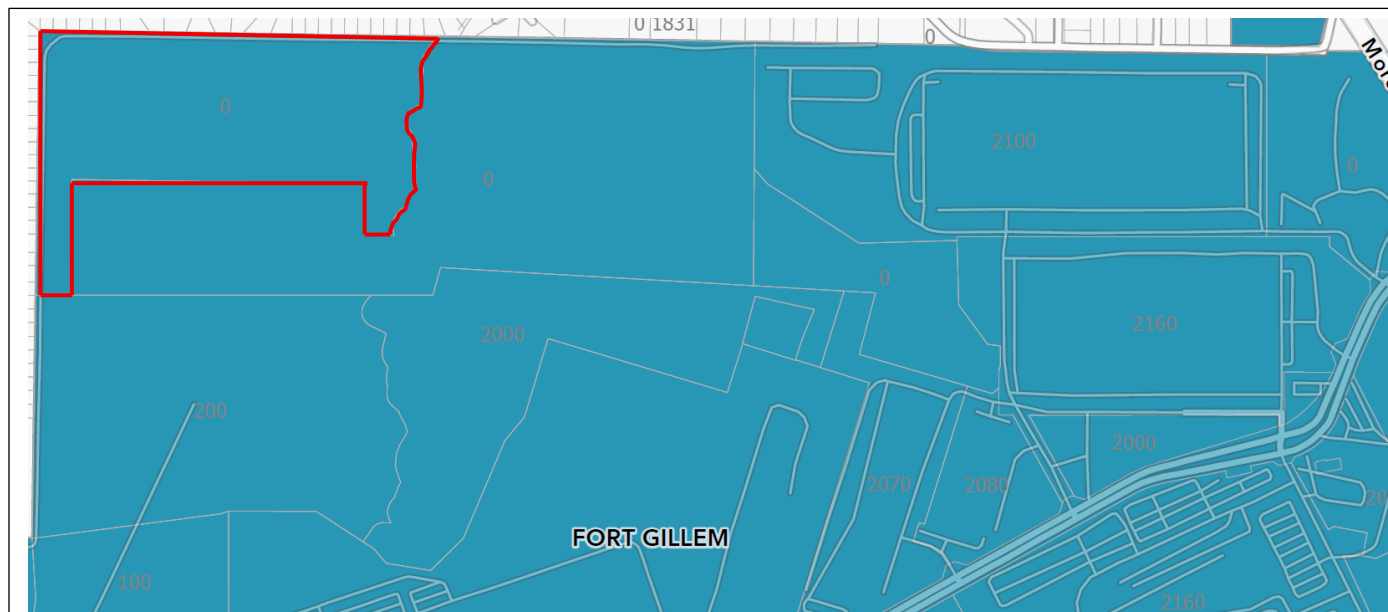




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## ZONING MAP





## CURRENT CONDITIONS – PHOTOS

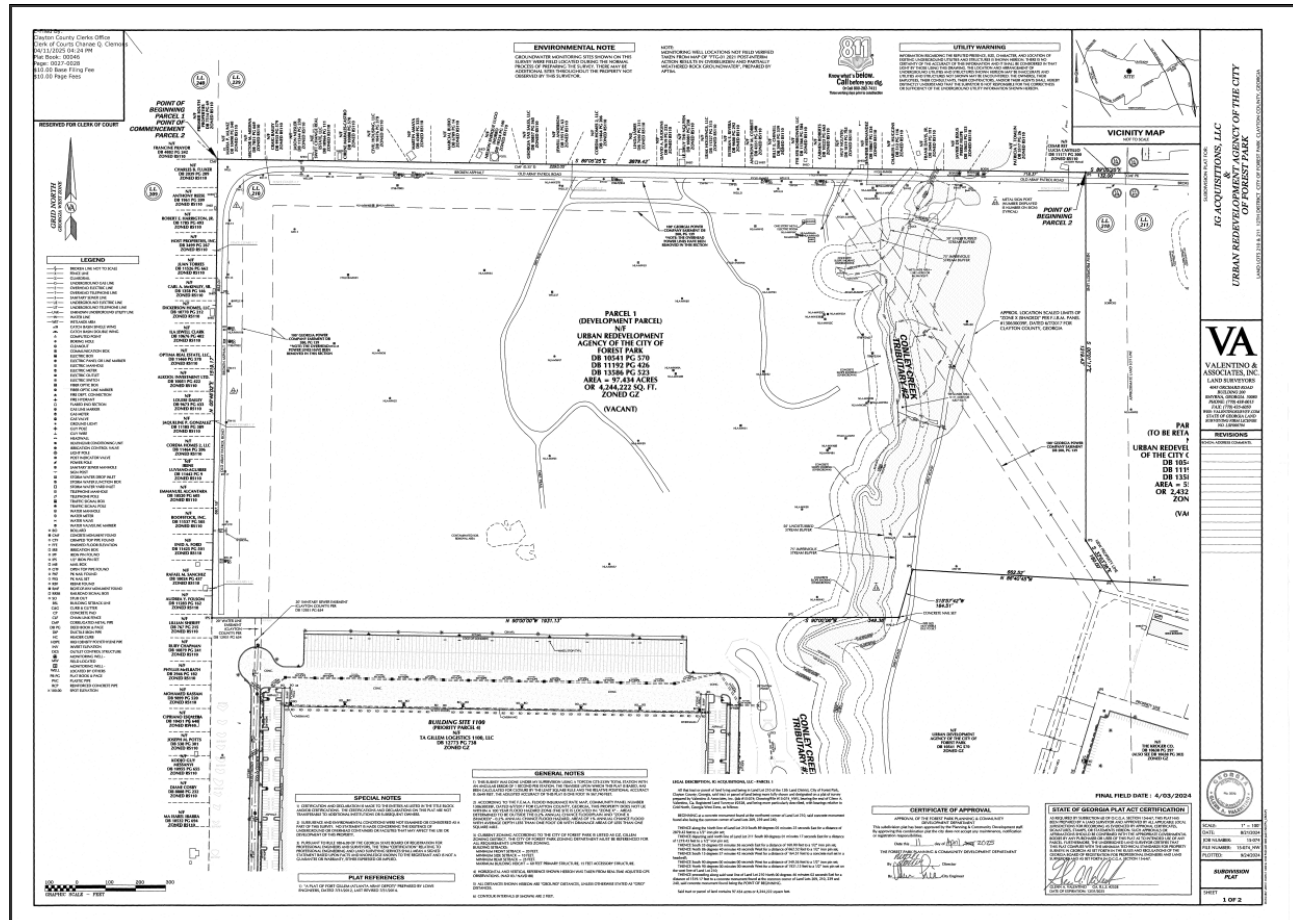
**Current site photos could not be taken due to limited road access. The site is presently vacant and densely wooded.**





## SURVEY

Site Survey Pg 1 of 2

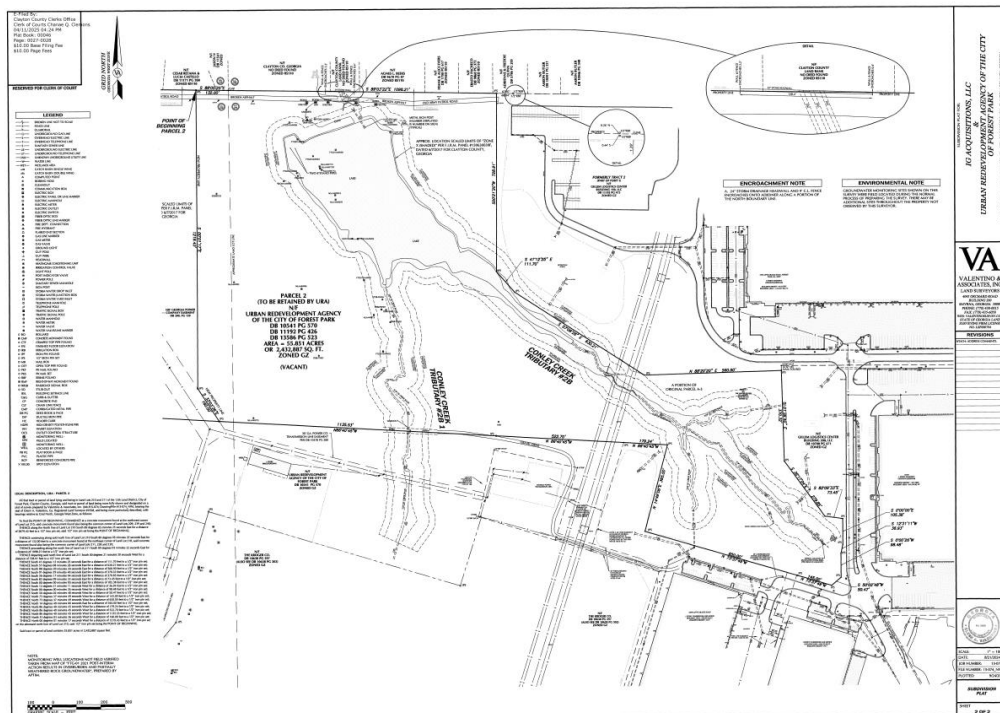






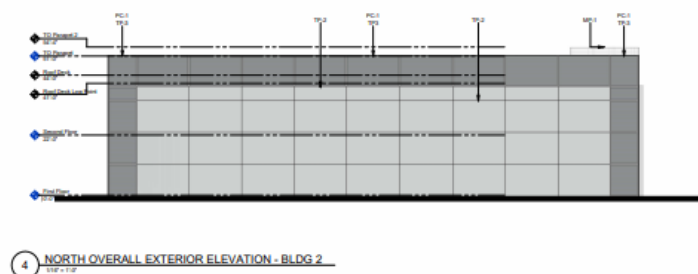
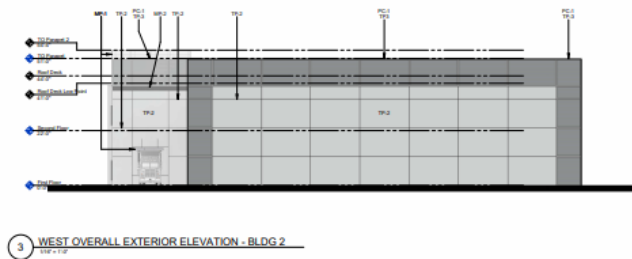
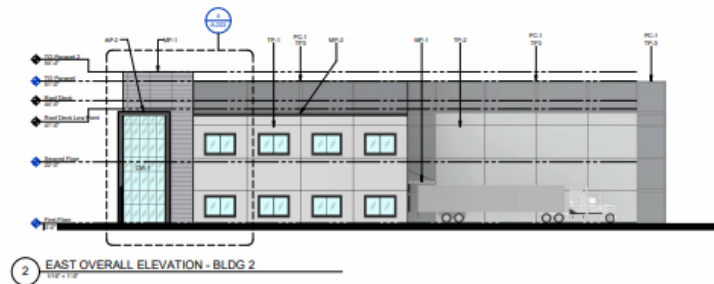
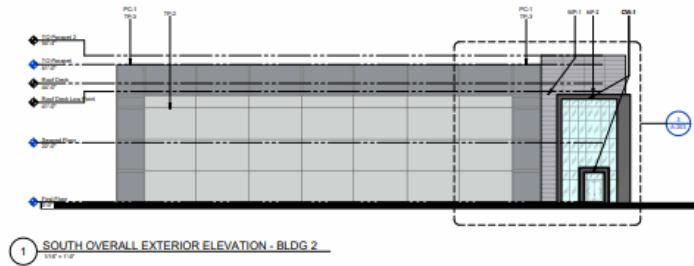
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Site Survey Pg 2 of 2





## BUILDING 2 ELEVATIONS





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## MATERIAL & COLOR EXAMPLES



**Exterior Paint:** Match  
SW7071 Gray Screen Light  
Texture



**Exterior Paint:** Match  
SW7073 Network Gray Light  
Texture



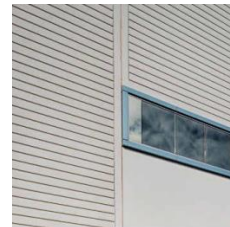
**Exterior Paint:** Match  
SW7074 Software Gray Light  
Texture



**Siding:** Pre-finished  
Aluminum Curtain



**Siding:** Pre-finished Black  
Curtain



**Siding:** Fitzgerald Formliners  
Precast Concrete Pattern



**Windows:** Anodized  
Aluminum Stain Finish  
Glazed Curtain Window



**Windows:** 1" Insulated  
Glazing (SolarCool  
SolarGray Reflective Surface  
on 1<sup>st</sup> Surface, Clear on  
Inboard Surface)





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## STAFF RECOMMENDATION

The proposed project is compatible with the City of Forest Park's requirements and will not have an adverse effect on the surrounding community. Staff recommend that the UDRB **APPROVE WITH CONDITIONS** the proposed project.

- ☐ Approval
- ☐ Denial
- ☒ Approved with Conditions

To ensure compatibility and minimize impacts on adjacent residential properties, the conditions are as follows:

1. The side of the building facing the residential properties shall feature an enhanced façade incorporating a thoughtful design and a mix of materials to improve visual interest and better integrate with the neighboring homes.
2. The applicant shall collaborate with staff to explore design options that enhance the residential view of the data center given its close proximity to neighboring homes.
3. A fencing buffer shall be installed along the west side of the structure to provide additional separation and screening between the data center and the residential properties located to the west of the proposed development.