

# URBAN DESIGN REVIEW BOARD

## STAFF REPORT

**UDRB Hearing Date:** January 17, 2025

**Staff Report Compiled By:** SaVaughn Kumassah, Principal Planner

**Staff Recommendation:** Approval

### APPLICANT INFORMATION

**Applicant:**

**Name:** Jacob Holdeman

**Address:** 8801 River Crossings Blvd, Suite 300

**City/State:** Indianapolis, IN 46240

### PROPERTY INFORMATION

**Owner:** Blue Star Fort Gillem LLC

**Site Address:** 2000 Anvil Block RD

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

**Council Ward District:** 3

**Parcel Number:** 12204 204004

### FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for a 281,880 square foot +/-, Class A warehouse distribution facility within the Gillem District (GZ).

### South Façade Material & Colors (SIDE)

**Siding:** Tilt-Up Concrete

**Roof:** Prefinished Metal Coping (Kynar Gray)

**Window:** Storefront Glazing & Spandrel Glazing

**Door:** Storefront Doors (w/Glazing) & Hollow Metal Man doors (Factory Finish)

**Canopy:** Prefabricated Office Canopy (Kynar Gray)

**Side Façade Material & Colors Facing East (FRONT)**

**Siding:** Tilt-Up Concrete  
**Roof:** Prefinished Metal Coping (Kynar Gray)  
**Window:** Storefront Glazing & Spandrel Glazing  
**Doors:** Hollow Metal Man doors (Factory Finish)

**Side Façade Material & Colors Facing West- (REAR)**

**Siding:** Tilt-Up Concrete  
**Roof:** Prefinished Metal Coping (Kynar Gray)  
**Exterior Gutters:** Prefinished Through Wall Metal Gutter and Embedded (insert in tilt panel)  
**Downspouts:** (Kynar Gray)  
**Window:** Storefront Glazing & Spandrel Glazing  
**Door:** Storefront Doors (w/Glazing) & Hollow Metal Man doors (Factory Finish)  
**Canopy:** Prefabricated Office Canopy (Kynar Gray)

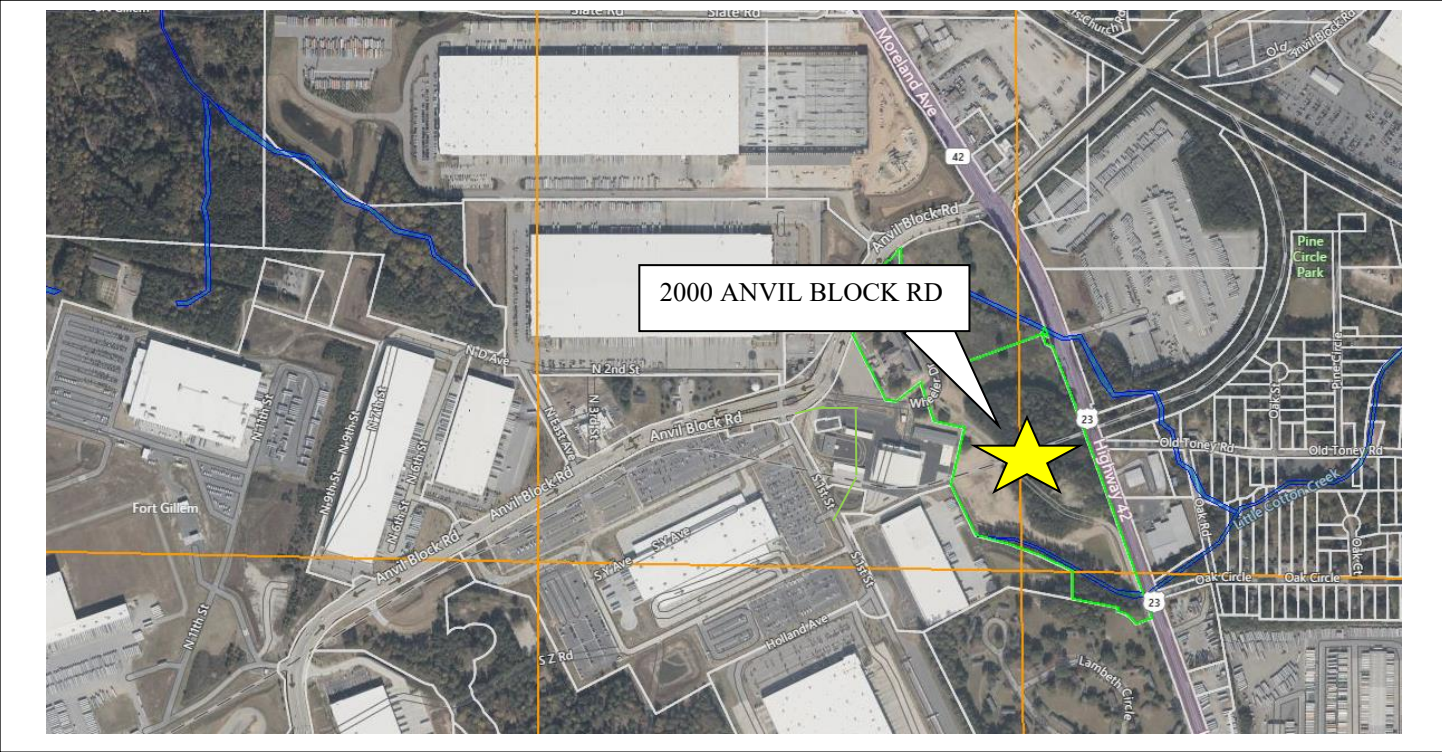
**North Façade Material & Colors (SIDE)**

**Siding:** Tilt-Up Concrete  
**Roof:** Prefinished Metal Coping (Kynar Gray)  
**Window:** Storefront Glazing & Spandrel Glazing  
**Doors:** Hollow Metal Man doors (Factory Finish)

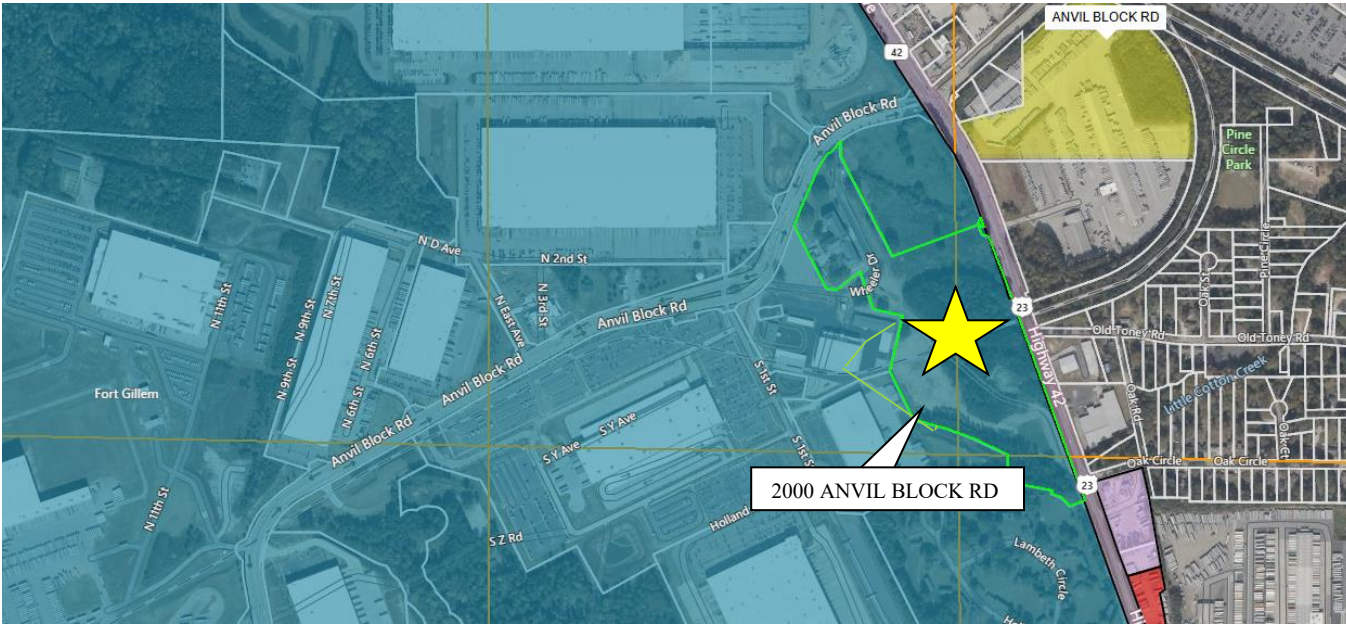
**Zoning Classifications of Contiguous Properties**

<b>Direction</b>	<b>Zoning &amp; Use</b>	<b>Direction</b>	<b>Zoning &amp; Use</b>
North	Single-Family Residential District (RS)	East	Single-Family Residential District (RS)
South	Single-Family Residential District (RS)	West	Light Industrial District (LI)

**AERIAL MAP**



**ZONING MAP**

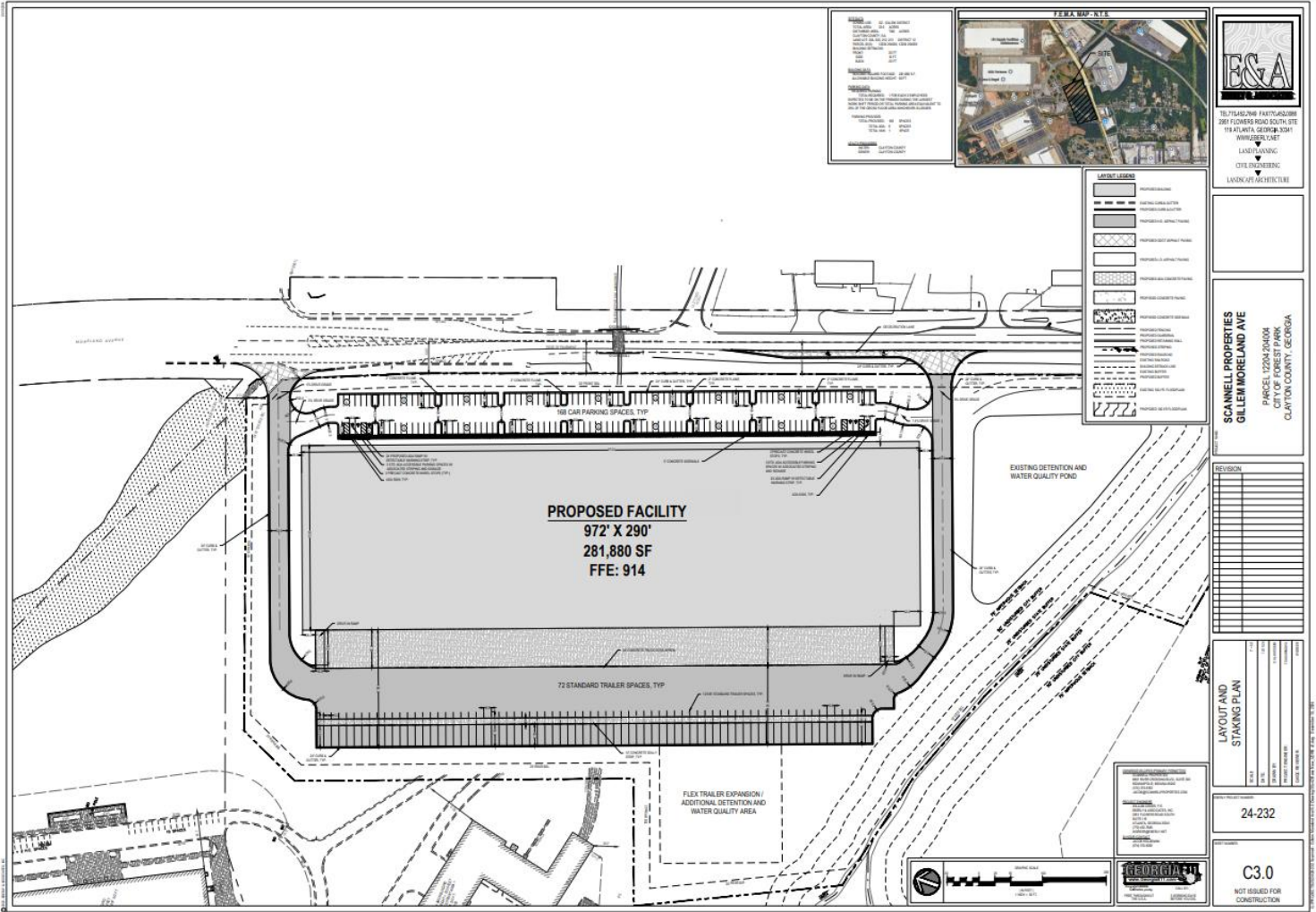








# SITE PLAN

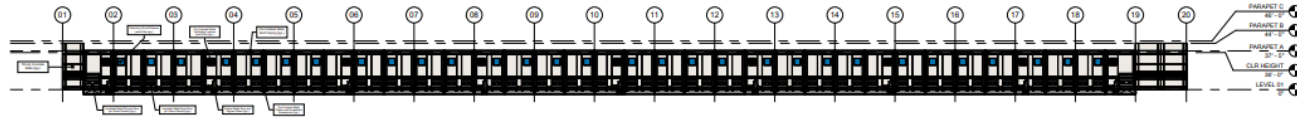


# ELEVATIONS

## OVERALL ELEVATIONS & FINISHES

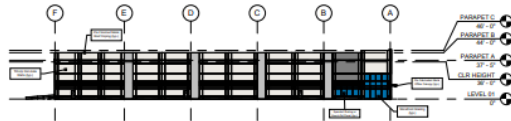
OVERALL ELEVATIONS

SCALE: 1" = 40'-0"



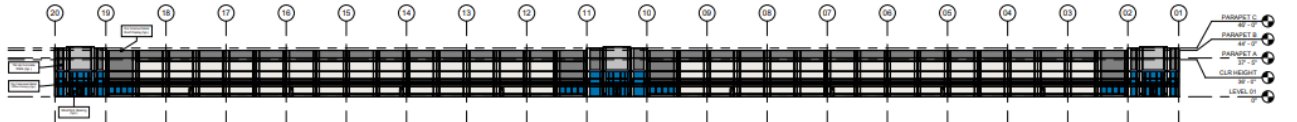
OVERALL WEST ELEVATION (REAR)  
SCALE: 1" = 40'-0"

**Rear Material & Colors:**  
 Siding: Tie-Up Concrete (see rendering colors)  
 Roof: Prefinished Metal Casing (Kynar Gray)  
 Exterior Gutters: Prefinished Through Wall Metal Gutter and Embedded (Inset in Tie Panels) Downspouts (Kynar Gray)  
 Window: Cleareatory Dock Glazing  
 Louver: Prefinished Metal Ventilation Louvers (Kynar Gray)  
 Door: Insulated Metal Drive-In Doors, Insulated Metal Dock Doors, and Hollow Metal Man Doors (Factory Finishes)



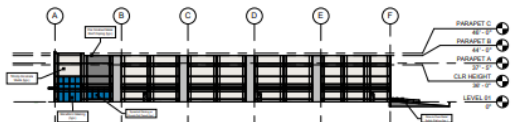
OVERALL SOUTH ELEVATION (SIDE)  
SCALE: 1" = 40'-0"

**Side Material & Colors:**  
 Siding: Tie-Up Concrete (see rendering colors)  
 Roof: Prefinished Metal Casing (Kynar Gray)  
 Window: Stonefront Glazing & Spandrel Glazing  
 Door: Hollow Metal Man Doors (Factory Finish)



OVERALL EAST ELEVATION (FRONT)  
SCALE: 1" = 40'-0"

**Front Material & Colors:**  
 Siding: Tie-Up Concrete (see rendering colors)  
 Roof: Prefinished Metal Casing (Kynar Gray)  
 Window: Stonefront Glazing & Spandrel Glazing  
 Door: Stonefront Doors (w/ Glazing) & Hollow Metal Man Doors (Factory Finish)  
 Canopy: Prefinished Office Canopy (Kynar Gray)



OVERALL NORTH ELEVATION (SIDE)  
SCALE: 1" = 40'-0"

**Side Material & Colors:**  
 Siding: Tie-Up Concrete (see rendering colors)  
 Roof: Prefinished Metal Casing (Kynar Gray)  
 Window: Stonefront Glazing & Spandrel Glazing  
 Doors: Hollow Metal Man Doors (Factory Finish)

\*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. \*RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO-REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.  
 \*\*ALL BUILDING HEIGHTS AND APPROXIMATE UNITS, BUILDING FOOTPRINT, ENTRY DOCKING AND FINISHED.



PR-BUILDING IMAGE

CORNER ENTRY



DARK ACCENT PAINT



LIGHT ACCENT PAINT



FIELD PAINT



ACCENT PAINT

THIS DRAWING NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO-REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.  
\*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

**MORELAND**  
A PROJECT FOR  
**SCANNELL**



power  
brown  
red  
blue

TEXAS 04/20

**Material & Color Examples**



**Exterior Paint:**  
Gris SW 7659



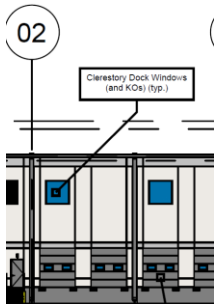
**Exterior Paint:**  
Passive SW 7064



**Exterior Paint:**  
Pure White SW 7005



**Exterior Trim/Accent  
Paint:**



**Windows:**  
Clerestory Dock  
Windows



**Exterior Siding:** Tilt Up Concrete



**Dock Doors:** Insulated Metal  
Drive-in Door w/ Vision Panels

**IMPACT SUMMARY**

The proposed project meets the current district standards and would be consistent and compatible with the city's land use and development, plans, goals, and objectives. The project's design is in harmony with the general character developments in the vicinity, considering factors such as mass, building materials, placement, height, land use patterns, and consistency of exterior architectural

treatment. The design components were planned in such a fashion that they are physically and aesthetically related and coordinate with other elements of the project and surrounding environment.

### 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. For this reason, Staff recommends to the UDRB that the proposed project be **APPROVED**.

- Approval
- Denial
- Approve with Conditions