



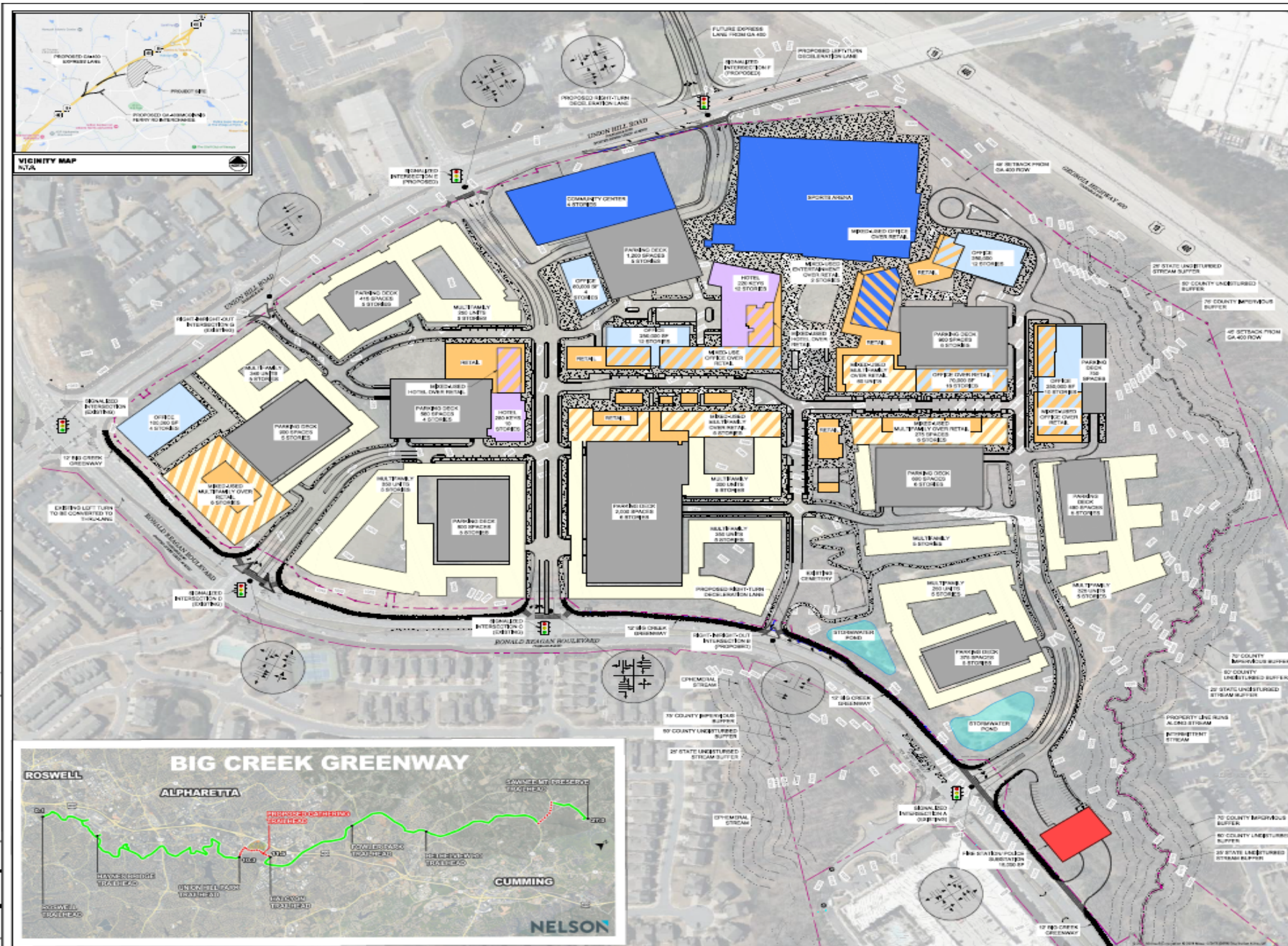
The Gathering AT SOUTH FORSYTH

The Gathering at South Forsyth Presentation of Definitive Documents

County Manager David McKee

June 11, 2025





SITE LEGEND

- PROPERTY LINE
- DAIRY AS SETBACK
- ROW DESIGNATION
- ENTERTAINMENT
- RETAIL
- HOTEL
- MULTIFAMILY
- OFFICE
- POLICE STATION
- TOWNHOME
- PARKING DECK
- ENTERTAINMENT OVER RETAIL
- MULTIFAMILY OVER RETAIL
- OFFICE OVER RETAIL
- HOTEL OVER RETAIL
- 17' 6" CREEK GREENWAY
- 17' 6" CREEK GREENWAY

SITE DEVELOPMENT SUMMARY

EXISTING ZONING	OFFICE COMMERCIAL
PROPOSED ZONING	OFFICE COMMERCIAL
OVERLAY DISTRICT	RONALD REAGAN
UNPAVED AREAS	20,000 SF
PAVED AREAS	1,000,000 SF
SETBACKS:	
FRONT SETBACK	10' 0"
REAR SETBACK	10' 0"
DAIRY SETBACK	10' 0"

LAND USE & DENSITY

LAND USE	DENSITY	AREA (SQ FT)	AREA (AC)
TOTAL RESIDENTIAL: 4,440 UNITS (2,220 UNITS)			
TOTAL NON-RESIDENTIAL:			
OFFICE	100,000 SF	100,000	2.3
RETAIL	100,000 SF	100,000	2.3
MULTIFAMILY	100,000 SF	100,000	2.3
ENTERTAINMENT	100,000 SF	100,000	2.3
TOTAL		300,000	6.9

PARKING SUMMARY

PROPOSED PARKING	5,000 SPACES (TOTAL)
CONVENTIONAL PARKING	3,000 SPACES
STRUCTURED PARKING	2,000 SPACES
ON STREET PARKING	0 SPACES

BUILDING SUMMARY

BUILDING HEIGHTS	MAXIMUM ALLOWABLE
CONVENTIONAL	60' 0"
STRUCTURED	60' 0"
ON STREET	60' 0"
TOTAL	60' 0"

PROJECT NOTES

STORM WATER MANAGEMENT

THE SPECIAL LANDSCAPE ARCHITECTURE SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STORM WATER MANAGEMENT SYSTEM. THE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND TO PROVIDE FOR THE COLLECTION AND REMOVAL OF STORM WATER FROM THE SITE. THE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND TO PROVIDE FOR THE COLLECTION AND REMOVAL OF STORM WATER FROM THE SITE.

CONTACTS

OWNER	THE GATHERING SOUTH FORSYTH, LLC
ARCHITECT	THE GATHERING SOUTH FORSYTH, LLC
ENGINEER	THE GATHERING SOUTH FORSYTH, LLC
LANDSCAPE ARCHITECT	THE GATHERING SOUTH FORSYTH, LLC

GRAPHIC SCALE IN FEET

0 10 20 30 40 50 60 70 80 90 100

DR1.01

Kimley-Horn

11700 ALPHARETTA AVENUE, SUITE 100
ALPHARETTA, GEORGIA 30004
WWW.KIMLEY-HORN.COM

GATHERING SOUTH FORSYTH, LLC

11700 ALPHARETTA AVENUE, SUITE 100
ALPHARETTA, GEORGIA 30004
WWW.GATHERING-SOUTH.COM

The Gathering

AT GATHERING SOUTH FORSYTH, LLC

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WWW.GATHERING-SOUTH.COM

DR1.01

The Gathering at South Forsyth

- 1.6 Million square feet office and retail
- 700,000 square feet of arena space (18,500 seats)
- 2-5 hotels totaling 500 Rooms
- Practice ice rink facility/Community Ice Center (offsite)
- 15,000 square foot building for a Fire station and Sheriff's precinct
- Greenway Trail Connectivity (1.2 miles)
- 1800 multi-family units 1-2 bedroom only 150 single family detached residential units



Phased Development

- **Phase 1:**

- 600- multifamily units
- 200-300k SF- Office
- 300-400k SF- Retail
- 1.- Hotel 120-150 RMs
- Sheriff/ Fire station
- **18,500 seat Arena**
- 2 parking decks

1) No Certificate of Occupancy(CO) for Multi-Family phase 1 shall be issued until CO's are issued for Office and retail

- **Phase 2: Phase 1 work shall be completed before phase 2 land use is allowed.**

- 600- multifamily units
- 250-350k SF- Office
- 200-300k SF- Retail
- 2- hotels 250-350 RMs

1) No CO for multi-family phase II units shall be issued until 50% of construction is completed on the Arena

- **Phase 3: Phase 2 work shall be completed before phase 3 land use is allowed.**

- 200-300k SF -Office

- **Phase 4: Phase 3 work shall be completed before phase 4 land use is allowed.**

- 600 -multifamily units



The Gathering Definitive Documents

- Development Authority
 - Arena Agreement – By way of Resolution
 - PILOT Agreement – By way of Resolution
- Board of Education
 - Arena Agreement – By way of Resolution
 - PILOT Agreement – By way of Resolution
 - TAD Agreement – By way Resolution
 - CTAE and Contribution Agreement
- Board of Commissioners
 - Arena Agreement – By way of Resolution
 - TAD Redevelopment Area, Plan and IGA – By way of Resolution
 - PILOT Agreement – By way of Resolution
 - CID Agreement – By way of Resolution



**The
Gathering**
AT SOUTH FORSYTH



MOU vs. Arena Agreement vs. Resolutions

The Gathering at South Forsyth			
Business Points	MOU or Amendment	Operating Agreement	IGA/Resolution
\$225 Million Project Bond	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bond Issuance tied to NHL award	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$2.50 Ticket tax	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Connection to the Greenway	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CapEx Fund	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Station/SO Precinct			
Shell Constructed by Gathering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gathering will pay project shell cost of \$4.5 Million	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Arena Rent			
\$100,000 /Year	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$1,000,000 /Year	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CID Increment			
Gathering allowed full access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Forsyth County and CID agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Arena Lease Term			
49 years Plus (3) 10 year extensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
49 years	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Multi-Family Unit Set-aside			
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

