



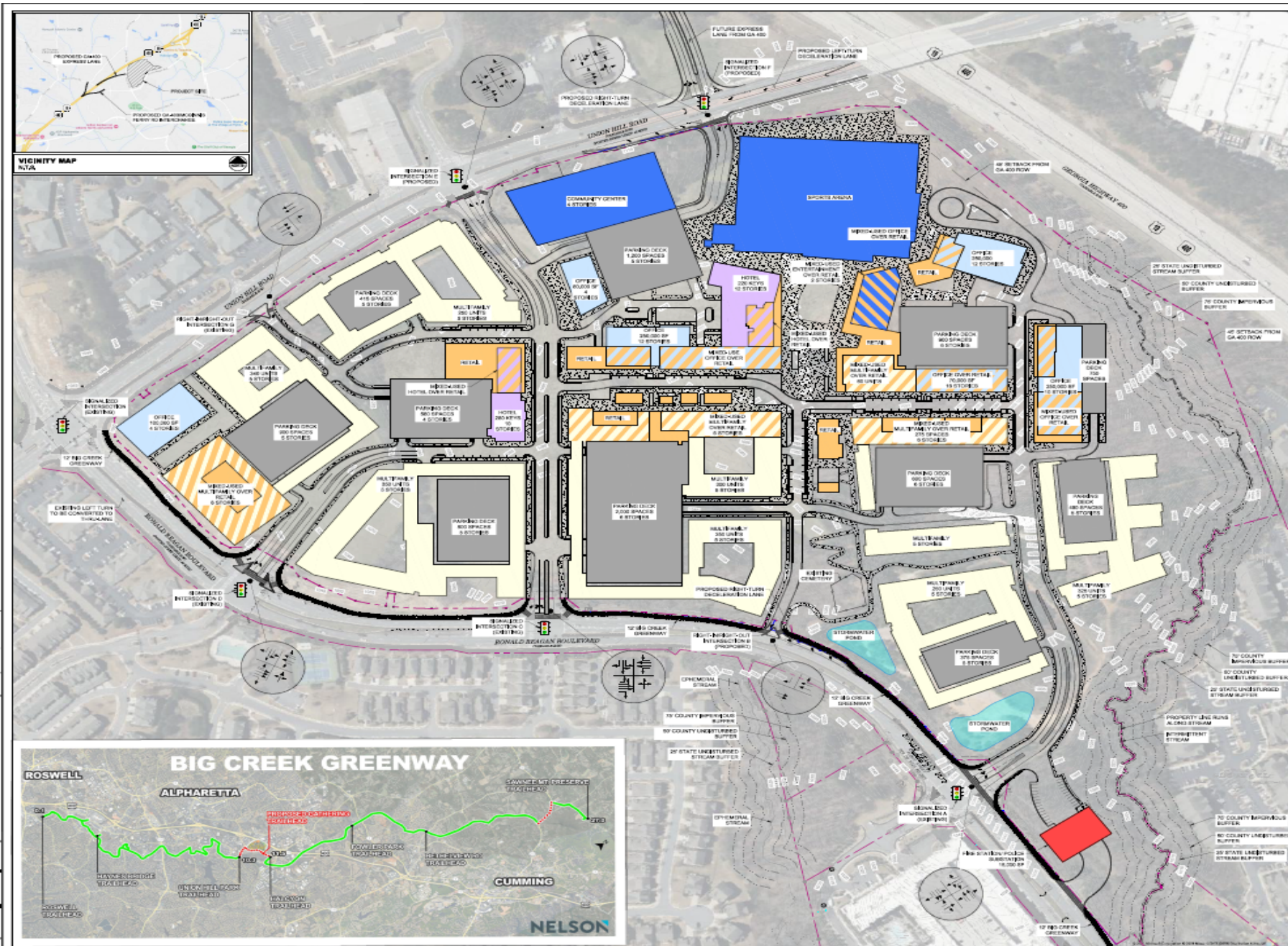
The Gathering AT SOUTH FORSYTH

The Gathering at South Forsyth Presentation of Definitive Documents

County Manager David McKee

June 11, 2025





SITE LEGEND

- PROPERTY LINE
- DAIRY AS SETBACK
- ROW DECK/CLIFF
- ENTERTAINMENT
- RETAIL
- HOTEL
- MULTIFAMILY
- OFFICE
- TRAIL STATION/POLICE SUBSTATION
- TOWNHOME
- PARKING DECK
- ENTERTAINMENT OVER RETAIL
- MULTIFAMILY OVER RETAIL
- OFFICE OVER RETAIL
- HOTEL OVER RETAIL
- 17' 8" CREEK GREENWAY
- 17' 8" CREEK GREENWAY

SITE DEVELOPMENT SUMMARY

CONTRACT NUMBER	11-00000000000000000000
PROPOSED PROJECT	11-00000000000000000000
OWNER	11-00000000000000000000
DATE	11-00000000000000000000

LAND USE & DENSITY

LAND USE	DENSITY
TOTAL RESIDENTIAL: 1,440 UNITS (1,440 UNITS)	
TOTAL NON-RESIDENTIAL: 1,440 UNITS	

PARKING SUMMARY

PROPOSED PARKING	1,440 SPACES (TOTAL)
CONTRACT PARKING	1,440 SPACES (TOTAL)

BUILDING SUMMARY

BUILDING HEIGHTS	HEIGHT
MAXIMUM ALLOWABLE	100 FT
CONTRACT	100 FT

PROJECT NOTES

STORM WATER MANAGEMENT

THE SPECIAL LANDSCAPE ARCHITECTURE SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STORM WATER MANAGEMENT SYSTEM. THE DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.W. 800 AND S.W. 900. THE DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.W. 800 AND S.W. 900.

CONTACTS

PROJECT MANAGER	11-00000000000000000000
DESIGNER	11-00000000000000000000

GRAPHIC SCALE IN FEET

0 100 200 300 400 500 600 700 800 900 1000

Kimley-Horn

GATHERING SOUTH FORSYTH, LLC

The Gathering

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	☒	☒	☐
Bond Issuance tied to NHL award	☒	☒	☐
\$2.50 Ticket tax	☒	☒	☒
Connection to the Greenway	☒	☒	☐
CapEx Fund	☒	☒	☐
Fire Station/SO Precinct			
Shell Constructed by Gathering	☒	☐	☐
Gathering will pay project shell cost of \$4.5 Million	☐	☒	☐
Arena Rent			
\$100,000 /Year	☒	☐	☐
\$1,000,000 /Year	☐	☒	☐
CID Increment			
Gathering allowed full access	☒	☐	☐
Forsyth County and CID agreement	☐	☒	☒
Arena Lease Term			
49 years Plus (3) 10 year extensions	☒	☐	☐
49 years	☐	☒	☐
Multi-Family Unit Set-aside			
	☒	☒	☒

