

**DATE:** September 14, 2022

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**TO:** Mayor Tommy Allegood, City of Acworth  
**ATTN TO:** Alex Almodovar, Development Director, City of Acworth  
**RE:** Development of Regional Impact Review  
**FROM:** Mike Alexander, Director, ARC Center for Livable Communities

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** The Logan DRI 3775

**Submitting Local Government:** City of Acworth

**Date Opened:** September 14, 2022 **Deadline for Comments:** September 30, 2022

**Description:** A DRI review of a proposal to construct a mixed-use development on a previously developed 16 acre site at 5200 Cherokee Street in the city of Acworth in Cobb County. The project includes 208,980 SF of medical office space, a 180 room hotel, 500 multi-family units, 15,188 SF of restaurant space, and 11,132 SF of retail space.

**PRELIMINARY COMMENTS:**

**Key Comments**

*The Atlanta Region's Plan assigns the Established Suburbs growth management designation to the project site. The project is well aligned with Established Suburbs policy recommendations which emphasize the importance of preserving single-family neighborhoods with appropriate infill development.*

*The redevelopment of a site previously developed with one-story buildings and surface parking lots as a much higher-density project with a diverse mix of uses is highly supportive of regional walkability, multi-modal transportation, and environmental policies.*

*The project's urban design falls well short of regional placemaking goals and misses the rare opportunity to create a welcoming and memorable gateway from I-75 to historic downtown Acworth in a way that extends some of the downtown character to the north. Ideally the design could be revisited to create appealing*

*architecture along the whole Cherokee Street frontage with active ground floor uses or jewel box retail/café uses fronting a very wide sidewalk with outdoor café space and a pocket park.*

*The project is expected to generate approximately 13,828 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.*

*Additional attention should be given to substantially strengthening the fairly weak existing area pedestrian and bicycle infrastructure especially in regard to creating a walkable/bikeable link to the historic downtown.*

### **General Comments**

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation to all areas in the region- Established Suburbs for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

### **Urban Design Comments**

The project's urban design falls well short of regional placemaking goals and misses the rare opportunity to create a welcoming and memorable gateway from I-75 to historic downtown Acworth about a mile away in a manner that extends some of the character of the historic downtown. The proposed parking deck fronting Cherokee and the mid-block driveway needed to access it is a particular concern. This driveway splits what should be a continuous walkable segment fronting Cherokee Street. Ideally the design could be revisited, as discussed at the Pre-Review meeting, to create appealing architecture along the whole Cherokee Street frontage with active ground floor or jewel box retail/café uses fronting a very wide sidewalk with outdoor café space and a pocket park. The City's Comprehensive Plan strongly embraces this concept and provides numerous images of design examples that would work well.

### **Transportation and Mobility Comments**

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report.

The project is projected to generate 13,328 daily new vehicular trips; a number of roadway improvements to mitigate the traffic impact are proposed.

The surrounding pedestrian and bicycle infrastructure is very limited and should be substantially strengthened to provide a safe and inviting pedestrian and bicycle linkage to downtown. Guests at the 180 room hotel and residents of the 500 apartments hotel could easily bike or even walk the one mile to downtown if an appropriate route is provided. This would lessen vehicular trips and provide customers for downtown businesses. Appropriate routes and crosswalks are also needed at the Logan Place/Cherokee Street intersection so that the many residents and hotel guests can cross Cherokee Street to access the

grocery store. A signalized intersection with safe wide crosswalks is the appropriate solution at this location; the roundabout which appears to be shown is not recommended as it prioritizes continuous vehicular movement over pedestrian comfort and ease of access.

Care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

### **ARC Natural Resources Group Comments**

ARC's Natural Resources Group comments will be provided in the Final Report.

### **Environmental Comments**

The project's reuse of a previously developed site is strongly supportive of regional environmental goals. The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

### **Atlanta Region's Plan Growth Policy Considerations: Established Suburbs**

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years.

Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors. With its reuse of a previously developed site to create much higher density with a walkable diverse mix of uses, the project strongly aligns with The Atlanta Region's Plan's recommendations for Established Suburbs. However, the urban design of the project misses a unique opportunity to create a gateway development that could help extend the character of the historic downtown to the interstate. City of Acworth leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to nearby local governments, neighborhoods, land uses and natural systems.

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
COBB COUNTY  
PAULDING COUNTY

GEORGIA CONSERVANCY  
BARTOW COUNTY

CITY OF KENNESAW  
FORSYTH COUNTY

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



## Developments of Regional Impact

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### DRI #3775

#### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: City of Acworth

Individual completing form: Alex Almodovar

Telephone: 770-974-2032

E-mail: aalmodovar@acworth.org

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

#### Proposed Project Information

Name of Proposed Project: The Logan

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 5200 Allatoona Gateway (PKA Cherokee Street)

Brief Description of Project: Mixed use development consisting of multifamily apartments, medical office building, retail, restaurant and a hotel.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input checked="" type="radio"/> Mixed Use                  | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing                              | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                           | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.): 210,000 sf of Medical, 500 multifamily units, 15,200 sf of restaurant and 11,312 sf of retail, 150 h

Developer: 278 Partners, LLC

Mailing Address: 4880 Lower Roswell Road

Address 2: Suite 165, #524

City: Marietta State: GA Zip: 30068

Telephone: 404-993-3343

Email: fred@lynwoodgrp.com

Is property owner different from developer/applicant? ☐ (not selected) ☐ Yes ☒ No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?

(not selected)Yes

No

If yes, provide the following information:

Project Name:

Project ID:

The initial action being requested of the local government for this project:

Rezoning

Variance

Sewer

Water

Permit

Other

Is this project a phase or part of a larger overall project?

(not selected)Yes

No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: March 2028

Overall project: March 2028

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## Developments of Regional Impact

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### DRI #3775

#### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: City of Acworth  
 Individual completing form: Alex Almodovar  
 Telephone: 770-974-2032  
 Email: aalmodovar@acworth.org

#### Project Information

Name of Proposed Project: The Logan  
 DRI ID Number: 3775  
 Developer/Applicant: 278 Partners, LLC / 5200 Allatoona Gateway (PKA Cherokee St.)  
 Telephone: 404-993-3343  
 Email(s): fred@lynwoodgrp.com

#### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)  
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?  
☐ (not selected) ☐ Yes ☒ No

If no, the official review process can not start until this additional information is provided.

#### Economic Development

Estimated Value at Build-Out: \$87,800,000  
 Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3,450,540.00 annual property tax revenue  
 Is the regional work force sufficient to fill the demand created by the proposed project? ☐ (not selected) ☒ Yes ☐ No  
 Will this development displace any existing uses? ☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

#### Water Supply

Name of water supply provider for this site: Cobb County Water System

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

### Wastewater Disposal

Name of wastewater treatment provider for this site: Cobb County Water System

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .339 MGD - peak flow

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) Daily Trips: 13,418 AM Peak Hour Trips: 523 entering, 338 exiting PM Peak Hour Trips: 473 entering, 744 exiting

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: See detailed traffic study for more information.

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 2,350 tons

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? Site was previously developed as a Shopping Center with approximately 80% of site impervious.



Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Redevelopment of the site will incorporate BMP's to improve upon existing impervious nature of site.

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? ☐ (not selected) ☒ Yes ☐ No
- 2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
- 3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
- 4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
- 5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
- 6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
- 7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
- 8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:  
Project located within Lake Acworth Watershed. No effect anticipated.

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the  
LOGAN  
ACWORTH



BUILDING	USE	LEVELS	SF	UNITS	PARKING
1	MOB (MEDICAL)	4	101,380		459
2	REHAB	4	60,000		81
	LIFE SCIENCES		40,000		118
	WELLNESS		7,600		36
	RETAIL		11,312		51
3	HOTEL	5	88,120	180	181
4	APARTMENTS	5	452,475	350	596
5	RESTAURANT	2	15,188		173
6	1 BR FLATS	5	147,740	150	172

PARKING	LEVELS	SPACES
DECK A	6	899
DECK B	5	707
DECK C	3	166
SURFACE		95
TOTAL		1,867

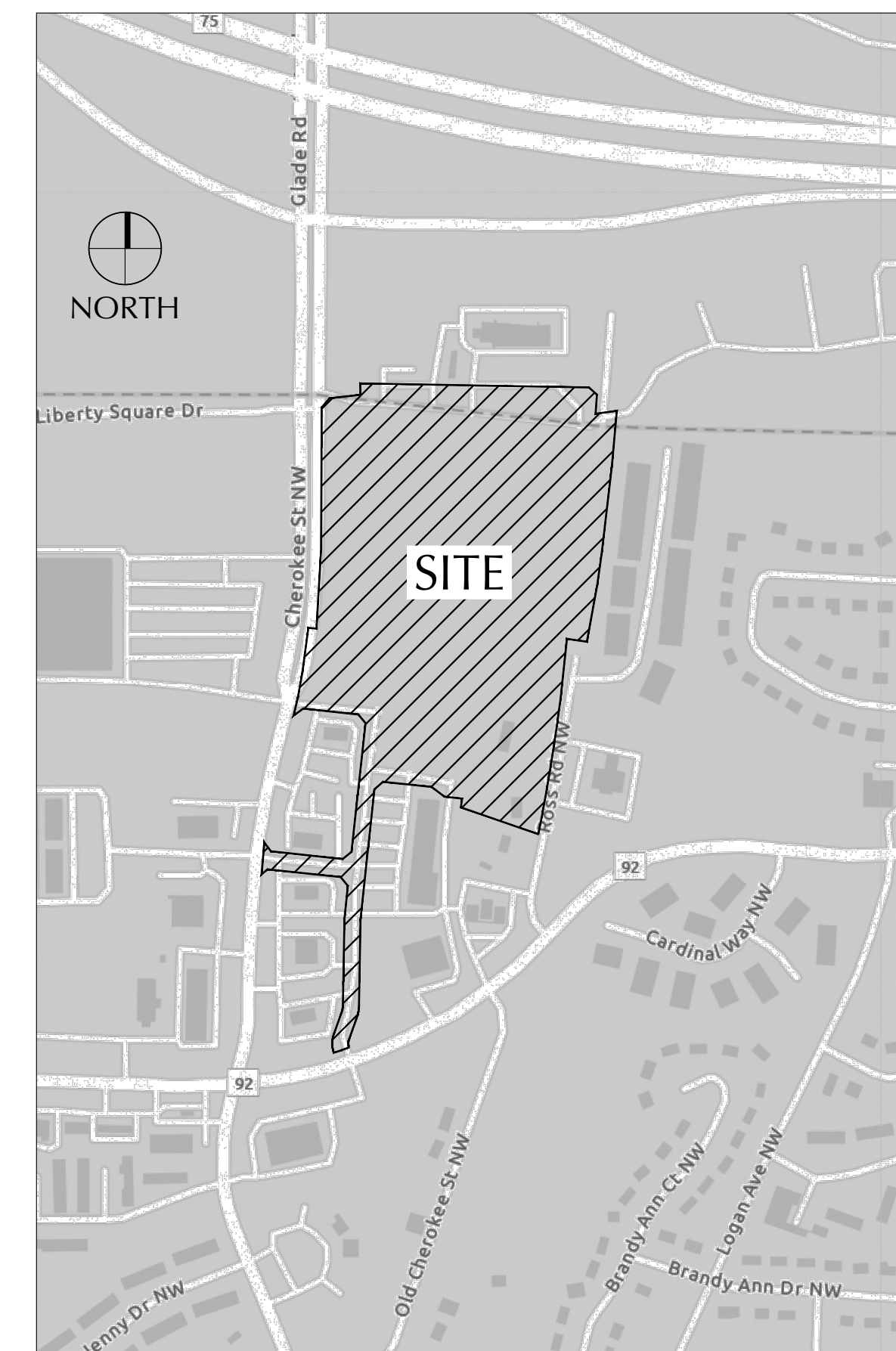
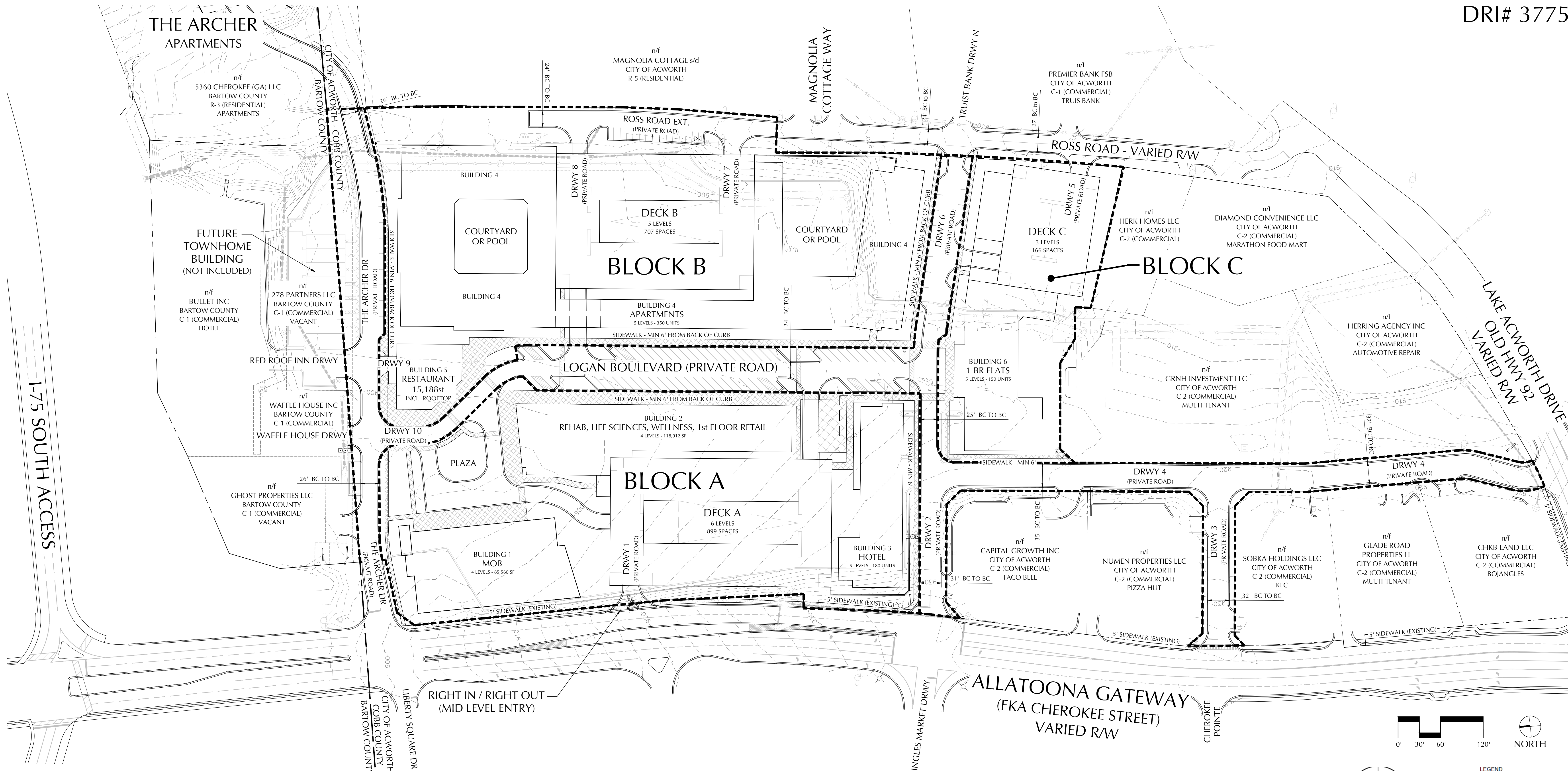
SITE PLAN



REVISIONS		
NO.	DATE	ISSUE

DRI# 3775

DRI# 3775



VICINITY MAP  
N.T.S.

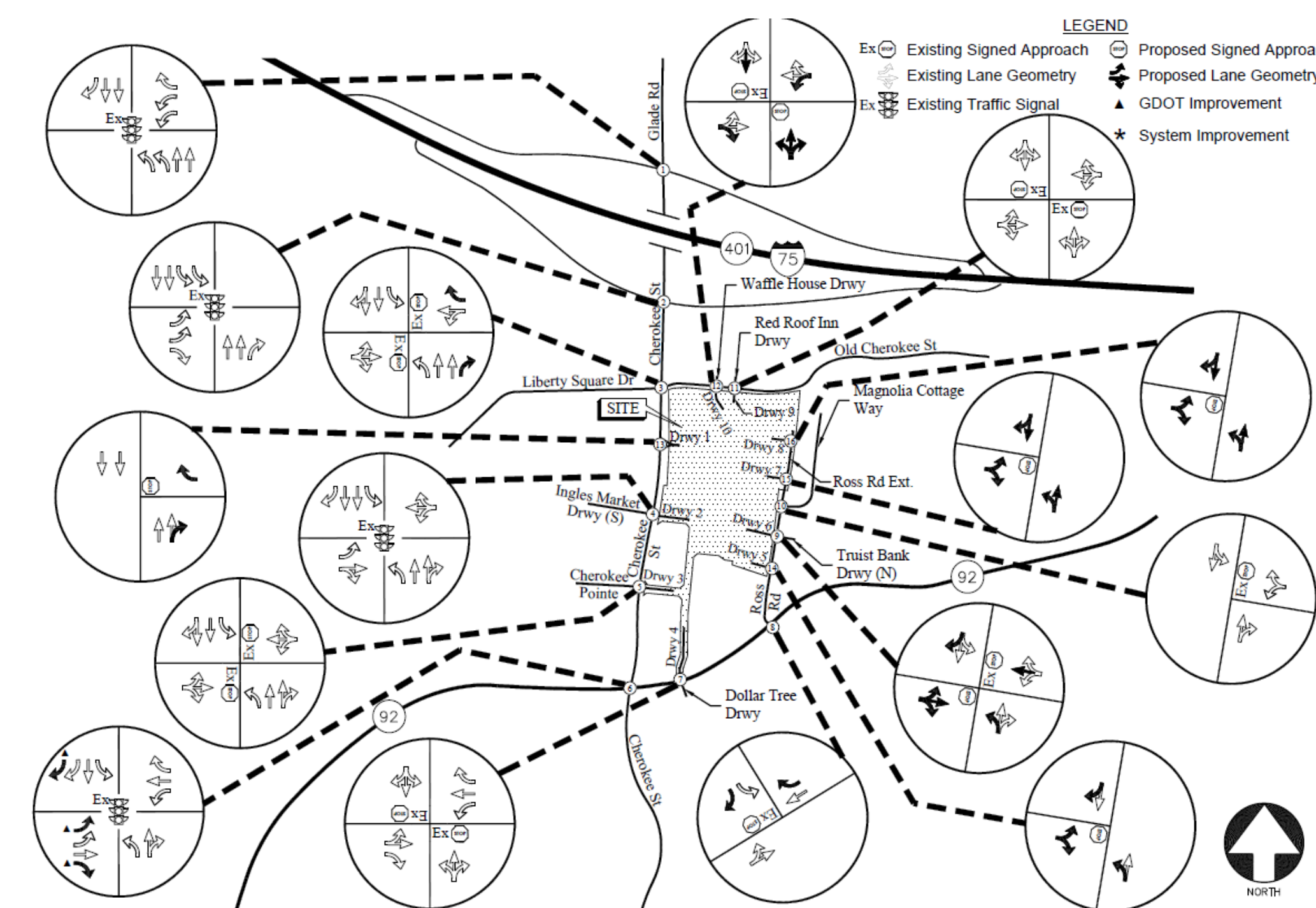
<b>SITE DATA</b>	
TOTAL SITE AREA	16.21 ACRES
EXISTING ZONING	C-2
PROPOSED ZONING	MU
MIN OPEN SPACE	0%
MIN/MAX BLDG HEIGHT	1/8 LEVELS
MAX BUILDING/LOT COVERAGE	80%
<b>USE SUMMARY</b>	
MEDICAL	208,980 SF
HOTEL	180 KEYS
MULTIFAMILY	500 UNITS
RESTAURANT	15,188 SF
RETAIL	11,312 SF
<b>DENSITY</b>	
FAR (BLDG. 1, 2, 3 & 5)	0.46
GROSS RES. DENSITY	30.85 U/AC
<b>BLOCK ACRES</b>	
BLOCK A	5.1 AC (31% OF SITE)
BLOCK B	6.0 AC (37% OF SITE)
BLOCK C	1.8 AC (11% OF SITE)
BALANCE WITHIN PRIVATE DRIVE EASEMENTS AND FUTURE DEVELOPMENT	
<b>PARKING SUMMARY</b>	
DECK A - 6 LEVELS	899
DECK B - 5 LEVELS	707
DECK C - 3 LEVELS	166
SURFACE	95
TOTAL PARKING SPACES	1,867
DECK SPACES BASED ON 1/375sf	
<b>SETBACK SUMMARY</b>	
CHEROKEE STREET	5 FEET FROM R/W
LOGAN BOULEVARD	15 FEET FROM BACK OF CURB
LOGAN PLACE	15 FEET FROM BACK OF CURB
ACWORTH NORTH DRIVE	15 FEET FROM BACK OF CURB
DRIVE B	15 FEET FROM BACK OF CURB
ROSS ROAD	5 FEET FROM R/W
NORTHERN PROPERTY LINE	5 FEET
WESTERN PROPERTY LINE	5 FEET
SOUTHERN PROPERTY LINE	5 FEET

SUMMARY TABLE - BLOCK A								
BUILDING	USE	STORIES	SF	UNITS / ROOMS	PARKING RATIO	PARKING REQUIRED	PARKING REQUIRED WITH 15% MU REDUCTION	PARKING PROVIDED
1	MOB	4	101,380		5/1000sf	507	431	459
2	REHAB	4	60,000		1.5/1000sf	90	77	81
	LIFE SCIENCES		40,000		3.25/1000sf	130	111	118
	WELLNESS		7600		5.25/1000sf	40	34	36
3	RETAIL	5	11,312		5/1000sf	57	48	51
	HOTEL		88,120	180	1/ROOM + EMPLOYEES + ASSEMBLY	200	170	181
			308,412			1024	870	926

SUMMARY TABLE - BLOCK B								
BUILDING	USE	STORIES	SF	UNITS / ROOMS	PARKING RATIO	PARKING REQUIRED	PARKING REQUIRED WITH 15% MU REDUCTION	PARKING PROVIDED
4	APARTMENTS	5	452,475	350	1/BEDROOM	525	446	596
5	RESTAURANT	1 w/ ROOFTOP	15,188		10/1000sf	152	129	173
			467,663			677	575	769

SUMMARY TABLE - BLOCK C								
BUILDING	USE	STORIES	SF	UNITS / ROOMS	PARKING RATIO	PARKING REQUIRED	PARKING REQUIRED WITH 15% MU REDUCTION	PARKING PROVIDED
6	1 BR FLATS	5	147,740	150	1/BEDROOM	150	128	172

PARKING REQUIRED	PARKING REQUIRED WITH 15% MU REDUCTION	PARKING PROVIDED
1865	1586	1867



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 9  
A&R Engineering Inc.

OWNER:  
278 PARTNERS, LLC  
CONTACT: FRED SNELL  
PHONE: (404) 993-3343  
EMAIL: FRED@LYNWOODGRP.COM

LAND PLANNING CONSULTANT:  
TS3 STUDIO, LLC  
CONTACT: TREY SCHWARTZ  
PHONE: 404-502-0150  
EMAIL: TREY@TS3STUDIO.COM

TRAFFIC CONSULTANT:  
A&R ENGINEERING, INC.  
CONTACT: ABDUL AMER  
PHONE: (770) 690-9255  
EMAIL: AAMER@ARENG.COM

CIVIL ENGINEER:  
TERRABUILD USA, INC.  
CONTACT: JACK HAMILTON  
PHONE: 770-900-7619  
EMAIL: JACK@HAMILTON@TERRABUILDUSA.COM

**THE LOGAN**  
CITY OF ACWORTH, GEORGIA  
**278 PARTNERS, LLC**  
COBB COUNTY, GEORGIA

TITLE  
ZONING & DRI EXHIBIT

DATE	9/6/22
JOB NO.	17005
DWG FILE	17005zw1
DRAWN BY	TS
CHECKED	TS
SCALE	1"=60'
SHEET	

**Z-1**

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