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Gwinnett redevelopment plans pitched

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Representatives from Gwinnett County's three community improvement districts made their pitch before the county commission Tuesday for the formation of tax allocation districts. The presentations, part of a public hearing process required by law, outlined plans to redevelop the three areas and projected a rosy economic and social picture if the TADs are approved.

No one spoke in opposition to the three plans at the hearing.

The Gwinnett Village Gateway TAD would be the largest of the three, encompassing 3,166 acres and with a taxable assessed valuation of \$535.6 million. Its boundaries follow the I-85 corridor from the southern border north to Beaver Ruin Road. It also includes most of the area along Jimmy Carter Boulevard.

The redevelopment plan calls for road improvements to decrease congestion and ease traffic flow, additional parks and open spaces and pedestrian and bicycle accommodations.

It also includes added retail, corporate office and business park office space, as well as new residential and hotel units.

The plan, CID organizers say, would create more than 15,000 permanent jobs and revitalize the area.

The Gwinnett Place TAD, which includes the area near I-85 and Pleasant Hill Road, has a taxable assessed valuation of \$157.8 million.

Redevelopment plans call for high-rise residential units near the mall; revitalized office accommodations and a mixed-use residential area.

Ultimately, Gwinnett Place CID wants to become the business center of the county, said Joe Allen, CID executive director.

The proposed Evermore TAD would encompass the area along U.S. 78 near Snellville in eastern Gwinnett County. It has a taxable value of \$177.5 million.

Rehabilitation improvements would include traffic and office upgrades that would generate a 28 percent increase in jobs along the U.S. 78 corridor, according to Brett Harrell, CID executive director.

The county commission will take up the issue of allowing formation of the TADs at its next meeting, Dec. 16.

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