

## Metro-Atlanta Land Development News and Commentary

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### Gwinnett Place To Expect High Rises in Near Future

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According to Joe Allen, executive director of the Gwinnett Place Community Improvement District, high-rises are definitely to be expected in the mall area very soon. Joe Allen has a strong vision for the area, and knows high rises will be built; it's just a matter of time.

"High-rises are in the future of Gwinnett Place," said Joe Allen, in a recent *Gwinnett Daily Post* article. "They're still in the plans for the Gwinnett Place area."

Last Tuesday, planning commissioners declined to table The Grand at Gwinnett for the fourth time, saying instead that they were tired of waiting for more information about the project.

Allen said he doesn't think a rejection of this high-rise will hinder other developers from trying their hand at similar projects in the area. Another project, known as Global Station on 42.5 acres bounded by Pleasant Hill Road, Old Norcross Road and Satellite Boulevard, is undergoing a Development of Regional Impact study, and one high-rise called La Belle Verde has already been approved by commissioners and is due to break ground this spring.

"It's still virgin territory for high-rise development," Allen said in the same *Post* article, "Some of them will be accepted, and some will not be."

"It was April 2005 that they announced the project for the first time, and here we are in January 2007 and there are still a lot of questions," Green said. "We met with the applicant's representatives in early October, but we have yet to receive answers to our questions at this time."

Additionally, developer George Thorndyke unveiled his plans for a pair of 25-story residential towers in early December, a day after the project was tabled by planning commissioners for the third time. Thorndyke said he expected the project to infuse new life into the area.

Allen said he was excited about the proposals that were submitted, but would have liked more information as well.

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