

CIDs Complete Preliminary Redevelopment Plan

By Joe Allen, Gwinnett Place CID, on 02-13-2008 15:55 **NEW**

Following months of work from consultants, stakeholders and staff, the Gwinnett Village and Gwinnett Place Community Improvement Districts (CID) have completed a solid proposal to help lead the revitalization of the greater Gwinnett Place and Gwinnett Village areas.

During their regularly scheduled meetings in February, the CIDs' Boards of Directors reviewed and debated the proposed draft ordinance and design guidelines for the new mixed-use redevelopment district. The mixed-use redevelopment district ordinance is intended to offer increased flexibility, incentives and clear development standards in a new redevelopment strategy.

Joe Allen, Gwinnett Place CID Executive Director, said the proposed ordinance is intended to serve as a key economic development tool that will guide and offer sources of flexibility for potential redevelopment projects for years to come. "We believe this ordinance is necessary to help attract and drive interest in reinvigorating the county's central business district," Allen said.

The Gwinnett Village staff developed their Redevelopment Plan in partnership with their Steering Committee, which is comprised of property and business owners, residents, planning officials and developers. Together they crafted a series of principles that stress incentivizing redevelopment, creating more transportation opportunities and promoting healthy vibrant neighborhoods.

John McHenry, Gwinnett Village CID Program Director said that input from community leaders and the public have guided the process. "Overall, what we heard at our well attended public meetings is not why are you doing this, but when can it start and can it include my property?" McHenry said.

Pending an affirmative vote for their respective Board of Directors, the Gwinnett Place and Gwinnett Village CIDs plan to forward the proposed strategy to county and City of Norcross leaders for their consideration. An official review and adoption by the Gwinnett County Board of Commissioners and Norcross City Council would be necessary for implementation.

The Gwinnett Place CID and Gwinnett Village CID have relied on the following community and business leaders to guide the mixed-use redevelopment district plan:

- Atlanta Regional Commission: Jonathan Tuley
- Gwinnett County Planning and Development: Steve Logan - (ex

officio)

- Gwinnett County Government: Chad Teague
- Gwinnett County Planning Commission: Lynnette Howard
- Gwinnett County Planning Commission: Eric Johansen
- Gwinnett County Zoning Board of Appeals: Marcia Bumbalough
- Gwinnett County Department of Economic Development: Alfie Meek
- Gwinnett County Department of Transportation: Vince Edwards
- Gwinnett Chamber of Commerce: Lauren Salas
- Gwinnett Chamber of Commerce: Nick Masino
- Norcross Planning Commission: Randy Meacham
- Norcross Planning Director: Jennifer Peterson
- Norcross Downtown Development Authority: Skip Nau
- CID Place Board of Directors: Nick Nicolosi - Simon Property Group (Gwinnett Place Mall)
- CID Place Board of Directors: Glenn Wisdom - JC Penney Co.
- Gwinnett Village CID Board Chair: Shiv Aggarwal - American Management Services
- Gwinnett Village CID Board Chair: Keith Shewbert
- Commercial Property: Tina Dang - NDI Management and Development
- Commercial Property: Cam-Anh Le - Le Law Group
- Commercial Property: Dennis Han - Han Capital Partners
- Commercial Property: Gary Eplan - EPCO
- Commercial Property: Jeff Lucas - Prologis
- Independent Developer: Michael Sullivan - Andersen, Tate & Carr
- Business/Commercial Property: Kirk Rich - Rich Real Estate Services
- Business/Commercial Property: Laura Best Moore - Centurion Foods Inc.
- Business/Commercial Property: Heidi Brau - Courtyard by Marriott
- Business/Commercial Property: Ansley Wood - Courtyard by Marriott
- Business/Commercial Property: Steve & Lisa Young - Accurate Printers, Inc.
- Residential Property Owner: Craig Briley - Lake Windsor Heights
- Residential Property Owner: Jennifer Thilo - Delmar Gardens
- State of Georgia House Representative: Pedro Marin

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