



Gwinnett Place CID

GWINNETT'S COMMUNITY IMPROVEMENT DISTRICTS: A Commitment to Future Success and Prosperity

It's a new sidewalk. It's an improved intersection. It's new landscaping. It's a...Community Improvement District or CID, which includes all of these elements and more inside a specified geographical area. Gwinnett County has a total of six CIDs including the Braselton CID, Evermore CID, Gwinnett Place CID, Gwinnett Village CID, Lilburn CID and the Sugarloaf CID.

Created to cover a specific geographical area with certain limited taxing powers, these additional tax revenues are spent on area improvements such as roads and beautification. Georgia law regulates the creation of CIDs by requiring voluntary participation by a certain portion of property owners with a certain portion of the tax value in the area. According to Gwinnett County, although the Gwinnett County Tax Commissioner collects an additional tax, a CID is created under state law by a majority of the area's property owners, not by the county.

The Gwinnett County Revitalization Task Force recommended in March 2005 that the Board of Commissioners continue to support the formation and operation of CIDs as a critical means to engage community property owners in the redevelopment and reinvigoration of revitalization areas.

BRASELTON CID

Created: December 2010

The Braselton CID is a unique public-private partnership created to provide improvements within a defined area, or district, for the purpose of promoting commercial businesses, providing amenities and facilities to area residents and business owners and creating economic development within the district. The funding was provided through a self-imposed property tax.

Braselton CID Provides a Pathway to Connectivity

The Braselton LifePath provides urban connectivity in a suburban setting by linking residential, retail and offices via alternative modes of transportation along a 10ft. wide concrete pathway. The LifePath connects The Village at Deaton Creek and the Northeast Georgia Medical Center to Chateau Elan, Mulberry Walk and the Town of Braselton Mulberry River Walk and was funded by the Braselton Community Improvement District (CID) in partnership with the Town of Braselton, Gwinnett County and the Georgia Department of Transportation.

As a way of connecting the community through the use of Braselton's LifePath, in March a parade of shamrocks, leprechauns and clues was held to celebrate St. Patrick's Day. Community members were encouraged to jump on the LifePath at Ace Hardware to join the parade in the morning. The Path Parade called for anything on wheels (or feet!)—from festooned golf carts, bicycles, scooters, skateboards, and wagons to walking groups—fun was had by all. After the parade event goers tested their smarts with a fun and challenging PathQuest for a chance to win their own pot of gold which included a special prize package. The event included activities, pints of green beer, and a party at Jeffrey's Sports Bar and Grill.

EVERMORE CID

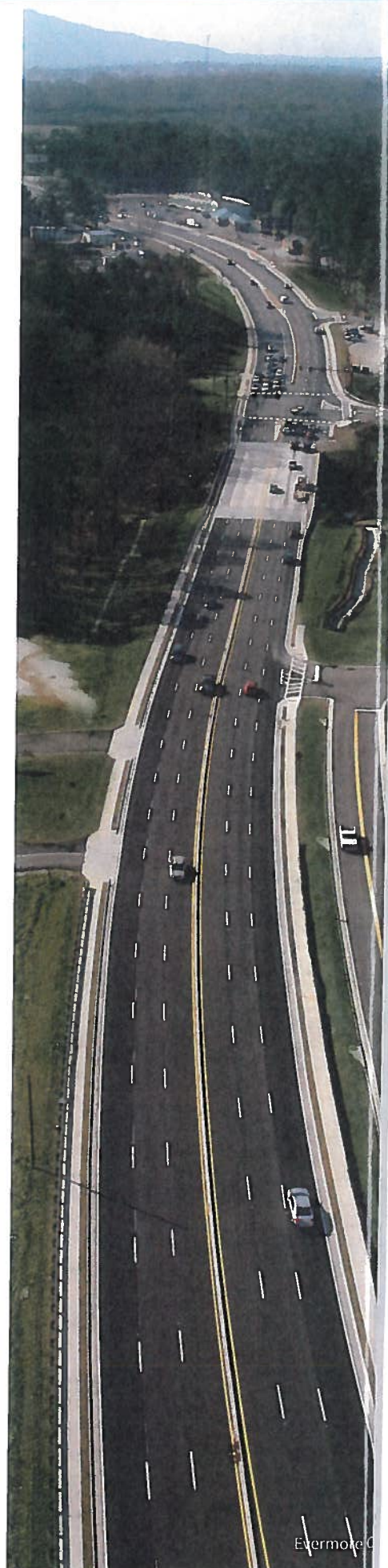
Created: April 2003

The Evermore CID is an association of property owners along U.S. 78 in Gwinnett County that voluntarily tax themselves in order to make their community a great place to live, work, and shop. The Evermore CID seeks to establish a vibrant, upscale destination area; improve business development opportunities; and enhance property values by developing and promoting coordinated transportation and community character improvements to benefit property owners, business owners, and residents along the Highway 78 corridor.

Evermore CID is Turning in the Right Direction with an Improved Intersection and New Offices

Intersection commuters will begin to see many changes at the intersection of U.S. 78 and Highway 124 prior to and during the construction of Georgia's first diverted left change intersection. Parcels on all four corners of the intersection were acquired, and new signage will alert drivers to the modifications. Construction began during the summer 2017 and once complete, the intersection will improve wait times while increasing capacity by providing for a continuously moving intersection. In addition to the new configuration, a new signal bridge will span the intersection. The bridge will feature City of Snellville branding while also providing signalization to motorists.

In addition to continued infrastructure and property improvements, Evermore CID recently moved offices. Evermore kicked off 2017 by moving its offices from the former Olympic Tennis Stadium to Snellville's Towne Center. During the last week in December, CID staff and volunteers moved the office to its new location in advance of the county's plans to demolish the former tennis venue. Since shortly after the games in 1996, the stadium and surrounding property had seen little to no use. The CID



occupied the facility in 2010, and after many years the venue was purchased by Gwinnett County. The county will tear down the facility, leaving green space open for new development. Future plans include soliciting developers to assist in creating new opportunities for transformative redevelopment in the Park Place area.

GWINNETT PLACE CID

Created: March 2005

Gwinnett Place's commercial properties form the central business district of Gwinnett County, Georgia -- a focal point for retail, office, shopping, dining and hospitality experiences. The Gwinnett Place CID (GPCID) reaps the benefit of its proximity to the world class Infinite Energy Arena venue and the Interstate 85 and Georgia Highway 316 corridors, serving as the gateway to the Atlanta region and all of Northeast Georgia. Annually, millions of visitors come to Gwinnett Place seeking unique shopping experiences, an international mix of dining options and a wide array of entertainment venues.

The Journey Continues to Transform Gwinnett Place CID with Vision 2020

Gwinnett Place Community Improvement District's mission is to enhance the vitality of Gwinnett's central business district by strengthening the area's role as the center of economic and employment activity. Ultimately, Gwinnett Place wants to be the model for an internationally diverse, livable urban community. However, in order to realize that vision, changes will need to continue to occur in the area. GPCID is launching a year-long effort called Vision 2020, which will concentrate on:

1. Advocating and partnering for transit, housing and catalyst projects in the area
2. Working in concert with the County to implement major district projects
3. Improving the perception of Gwinnett Place

GPCID has identified catalyst sites that offer opportunities for new and redevelopment projects. Vision 2020 will be a concentrated effort led by GPCID, in conjunction with Partnership Gwinnett and Gwinnett County, to increase the visibility of those opportunities to specific audiences that could utilize current incentives, including the Tax Allocation District, the Overlay District and the Opportunity Zone to create high-density developments desired within the CID boundaries. As part of the ACTivate Gwinnett Place component of the plan, important projects still remain on this year's agenda, including intersection and streetscape improvement projects along key roadways including Satellite Boulevard, Steve Reynolds Boulevard, Pleasant Hill Road and Club Drive, connectivity efforts linking McDaniel Farm and Shorty Howell Parks to the commercial district and the transformation of Mall Boulevard and Gwinnett Place Drive to walkable complete streets. Community partnerships with Gwinnett County and State of Georgia officials, Partnership Gwinnett economic

development professionals and area commercial property owners are helping to drive positive attention to Gwinnett Place and open doors for redevelopment activity.

The future is squarely in their sights, as they continue the journey to transform Gwinnett Place.

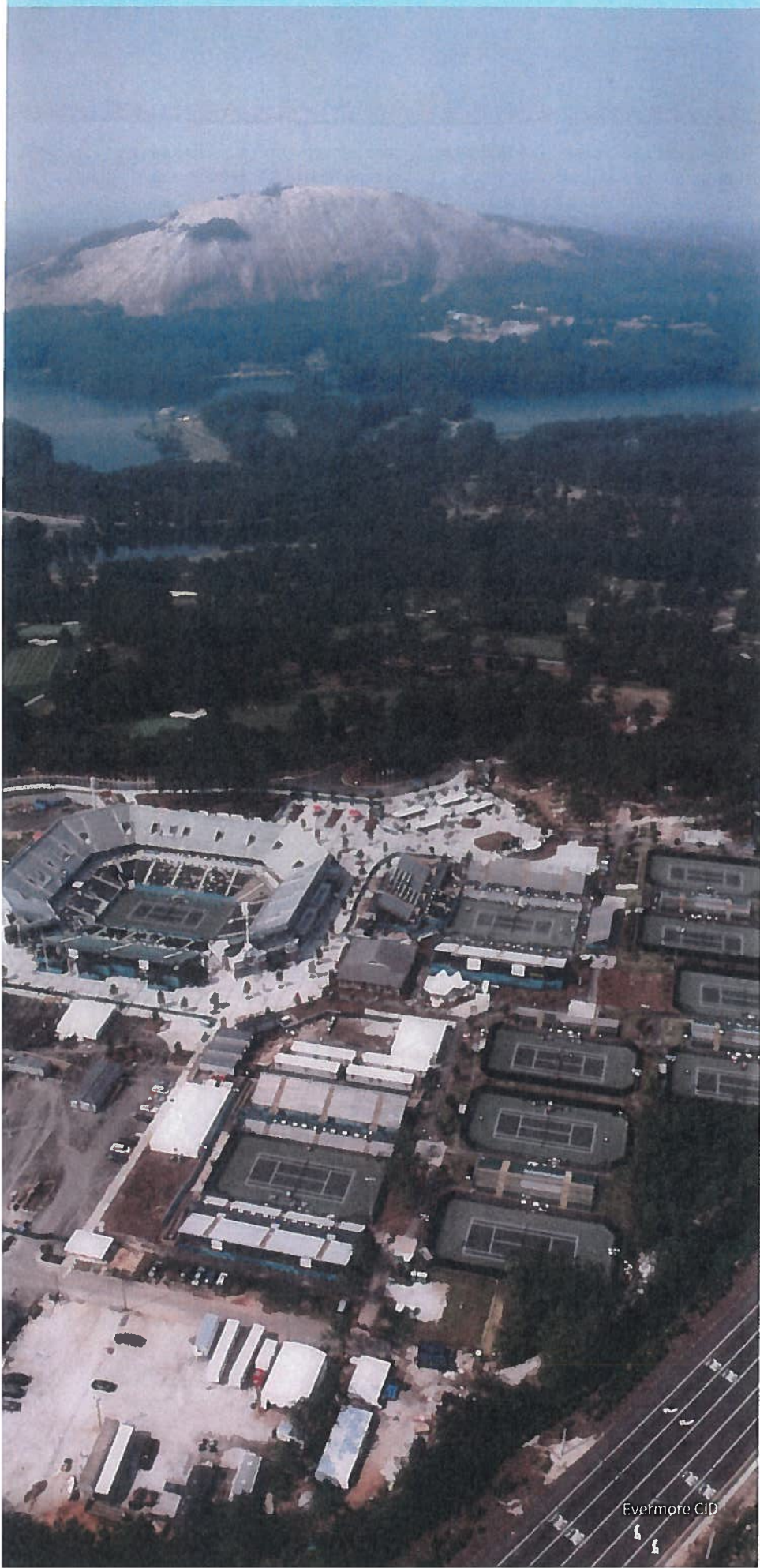
GWINNETT VILLAGE CID

Created: March 2006

The Gwinnett Village Community Improvement District (GVCID) is the largest CID in Gwinnett, spanning I-85 from the Gwinnett/DeKalb County line north to Beaver Run Road. The district is 14 square miles and accounts for more than \$2 billion in commercial real estate. More than 3,600 companies employ roughly 36,000 individuals within the CID boundaries, accounting for 12 percent of Gwinnett County's total jobs. Roughly \$2 billion in annual payroll is paid out in the CID which supports countless other jobs in the county and region.



Gwinnett Place CID



In addition to being a regionally significant employment center, the district is also a destination for those seeking unique, authentic cultural experiences. The area is among the most diverse places in not only metro Atlanta, but the entire Southeast. Whether it's business or fun you're looking for, you can find it in The Village.

Gwinnett Village CID Transformation Has Only Just Begun with Plans for Continued Enhancements and Development

Since the GVCID's creation in 2006, the district has seen roughly \$75 million in tangible improvements, most notably the diverging diamond interchange at I-85 and the signature landscaping throughout the district (including along I-85 at Jimmy Carter Boulevard, Indian Trail Road and Beaver Run Road). In 2017 the CID will be revising long-range plans for transportation enhancements and development opportunities along Jimmy Carter Boulevard with the recent approval of the livable centers initiative update.

LILBURN CID

Created: April 2010

The Lilburn Community Improvement District (LCID) includes the area along and adjoining the Lawrenceville Highway 29 corridor from Jimmy Carter Boulevard to Ronald Reagan Parkway. The LCID is made up of commercial property owners who are working to turn this key corridor into the best place to do business in metro Atlanta, with dramatic improvements in development planning, traffic flow and curb appeal. LCID is also promoting three key "Nodes" around Main Street, the BAPS Mandir (Gwinnett's number one tourist attraction!) and the intersection of Ronald Reagan and Pleasant Hill.

Lilburn CID Continues Down the Road of Prosperity

The Lilburn CID is continuing to take the lead on enhancements that increase property values and create investment opportunities throughout the district. As just a small sampling of the LCID's activities, here are a few examples of recent CID-sponsored initiatives:

*Lilbu
with j
recon
bette
Plans
recon
drain
impro
upgra
radiu*

*Land.
the th
- Roc
Road
media
Hiller
the C
count
to pro
CID-
will ir
provic
throu*

*Inters
with c
to con*

Evermore CID



Sugarloaf CID

Lilburn Industrial Way: The CID is working with property owners and city leaders to reconstruct this commercial corridor to better serve businesses and their clients. Plans include new curbs, new gutters, reconstruction of existing driveways, drainage improvements, road resurfacing, improved lighting, and other infrastructure upgrades such as increasing the turning radius at the Killian Hill Road intersection.

Landscaping: Landscaping designs for the three key Highway 29 intersections – Rockbridge Road, Indian Trail-Lilburn Road and Beaver Ruin Road (including the median on Indian Trail-Lilburn Road near Hillcrest Road) have been completed, and the CID has applied for the appropriate county and state permits to allow the work to proceed. Once plans are permitted, CID-contracted landscaping professionals will install and maintain plantings that will provide an attractive, consistent appearance throughout the district.

Intersection upgrades: The CID is working with city, county and state planners to complete major upgrades to the

Lawrenceville Highway 29 intersections with Jimmy Carter Boulevard, Rockbridge Road, Luxomi Road and Ronald Reagan Parkway, all of which have been approved for Gwinnett SPLOST and/or GDOT funding. In addition, the bottleneck on Killian Hill between Arcado and Church, including the bridge over the CSX Railroad, will be widened.

SUGARLOAF CID

Created: May 2016

The Sugarloaf CID represents the heart of Gwinnett County – a thriving business community and a vibrant regional arts and entertainment center. It is home to world-class restaurants, businesses and cultural events. This is where Gwinnett comes to connect. As Sugarloaf's entertainment and business district grows and urbanizes, the Sugarloaf CID seeks to create a connected, walkable environment with cosmopolitan amenities.

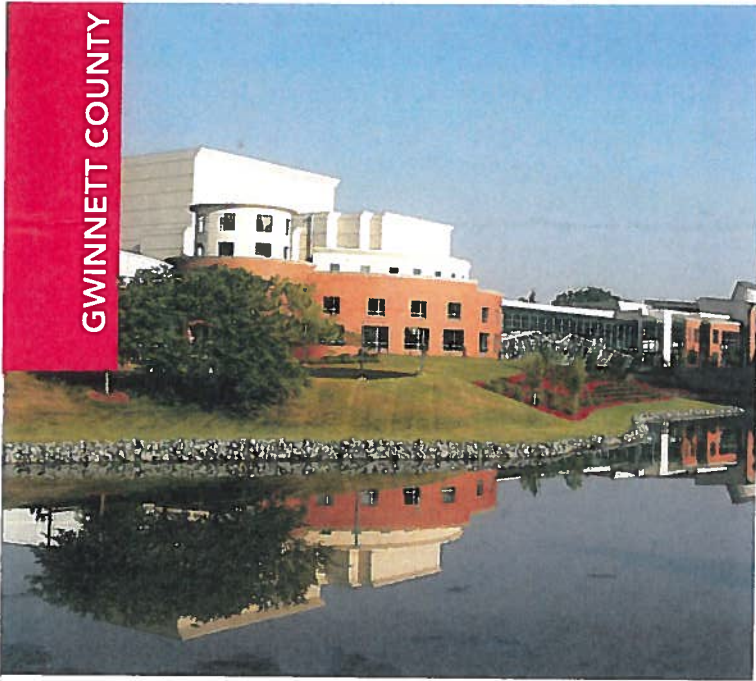
Sugarloaf CID Expands for Value-added Growth

The Gwinnett County Board of

Commissioners approved a request by the Sugarloaf CID in May of 2017 to expand the district boundaries by 12 parcels. Commission Chairman Charlotte Nash said, "This expansion reflects well on the CID's commitment to continued quality growth in the community surrounding the Infinite Energy Center."

The expansion includes commercial properties on Premiere Parkway, Sugarloaf Parkway, Meadow Church Road and Satellite Boulevard. The expansion adds \$43.9 million in appraised value to the Sugarloaf CID. This is the first expansion since the CIDs formation in 2016, and it will grow the CID to a total of 55 taxable parcels.

The Sugarloaf CID's transportation plans include improving six intersections, widening Sugarloaf Parkway, and closing gaps in the sidewalk network to improve walkability. The CID is also working to leverage funding to advance the section of the Infinite Loop Trail project that will connect the district into the County's larger trail network.



CREATING REDEVELOPMENT OPPORTUNITIES

Recent activity in three different areas of the county reflects the Board of Commissioners' commitment to economic development.

Gwinnett County acquired the aging 1996 Olympic Tennis Center in Stone Mountain late last year with an eye toward future redevelopment at the southern gateway to Gwinnett County.

The 24-acre site, located at 5525 Bermuda Road just off U.S. 78, will be cleared and grassed to make it attractive to potential developers who will submit proposals for the County to consider through a competitive process. With easy access to the interstate system and close proximity to Stone Mountain Park, the site could fit any number of uses and could be a catalyst for other redevelopment in the area.

In the Gwinnett Place Mall area, commissioners created and expanded the Venture Drive Redevelopment District in 2016 to revitalize commercial areas by removing obstacles that might have prevented redevelopment.

The district, an important component of the county's vision to create vibrant, sustainable regional mixed-use areas, encourages a mix of dense, high-end housing with businesses, office buildings and recreation in a safe, secure urban setting. The centrally located and highly visible district adjoins McDaniel Farm Park, is adjacent to I-85, and is in an area well-suited to future transit options.

Big plans are in store for the Infinite Energy Center to attract more visitors, larger meetings, and more sports and entertainment options.

The vision for the complex began nearly 30 years ago when Gwinnett County invested funding from the 1988 SPLOST program to build the original civic and convention center. It continues today with a \$67.3 million investment of SPLOST funds toward an exhibit hall expansion designed that will allow the center to compete for 70 percent of the meetings market. The county also recently built a new exit from the center to Meadow Church Road.

The plan also calls for private development of a new downtown entertainment district that will have mixed uses like dining, retail, and housing. The Gwinnett Convention and Visitors Bureau has announced the selection of North American Properties as the lead developer for the private development portion of the master plan.

Turning an already successful complex into a vibrant destination for residents and visitors to "come early and stay late" is a vital step for Gwinnett in today's competitive economic landscape.

