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The Progress

The official newsletter of the
Gwinnett Place Community Improvement District

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Putting Economic Development Incentives in Place at Gwinnett Place

The CID is working in partnership with Gwinnett County to pursue the Opportunity Zone (OZ) designation for greater Gwinnett Place. Redevelopment efforts in certain older commercial and industrial areas now qualify for a state of Georgia job credit. If approved by the Georgia Department of Community Affairs, new or existing businesses in the proposed Gwinnett Place OZ that create two or more jobs can receive a tax credit of up to \$3,500 per job. The job tax credits can be used against 100 percent of the business's income tax liability and

state payroll withholding. The OZ incentive – along with the area's tax allocation district (TAD) options – will greatly enhance Gwinnett Place's attractiveness for economic redevelopment.

“Our goal is to secure every economic development incentive available through the State of Georgia and Gwinnett County for which our area qualifies. Our objective is to have those incentives focused on this area,” said GPCID Executive Director Joe Allen.

For more information on OZs and TADs, please visit revitalizegwinnett.com.

Governor Announces \$1 Million Grant for Gwinnett Place CID

Governor Nathan Deal announced in June at the state capitol that Georgia will fully fund a \$1 million grant application request made by the Gwinnett Place Community Improvement District (GPCID) for upgrading the Pleasant Hill Road Bridge at Interstate 85 to a Diverging Diamond Interchange (DDI). The funds are being made available through the Georgia Transportation Infrastructure Bank (GTIB).

“The GTIB program is a way for communities who are serious about investing in their infrastructure to apply for the help they need to complete or move their projects forward,” said Governor Deal.

“These projects are the kind of investments that not only sustain communities, but they also strengthen communities by providing more job opportunities.”

“We are honored that the Governor sees the value of the hard work that is going into the DDI project, as do the local property owners and businesses in the Greater Gwinnett Place area,” said Gwinnett Place CID Chairman Leo Wiener.

“We are very fortunate to have such strong and supportive partners as Governor Deal and Gwinnett County,” said GPCID Executive Director Joe Allen. “This project will result in improved traffic flow and safety enhancements.”

See a special
TV news
report on the
Pleasant Hill
Road DDI.



I-85 Transit Study Continues

Building upon the results of the earlier CID-funded feasibility studies, Gwinnett County, in collaboration with Gwinnett Village and Gwinnett Place CIDs, and the Federal Transit Administration (FTA) are in the midst of the I-85 Corridor Alternatives Analysis Study (I-85 Transit Study) to analyze and evaluate mobility needs and patterns within the I-85 corridor. The study is considering a variety of routes and transit options, such as bus rapid transit, light rail, and commuter rail, to improve regional and local mobility and accessibility.

The I-85 Transit Study follows FTA study guidelines and will potentially qualify for federal funds. Goals of the study process include:

- Enhance regional mobility and local accessibility
- Expand the effectiveness of transit service
- Provide a cost-effective and financially feasible transportation system
- Encourage transit support land use and economic development
- Support sustainable communities and sound environmental practices/policies

INSIDE:

Streetscape and Sidewalk Improvements Under Way

Private Sector Reinvesting In Gwinnett Place

DDI Under Way

A WORLD OF PLACES IN ONE PLACE

Streetscape & Sidewalk Improvements Under Way



Construction has begun on three key streetscape and six sidewalk projects. The streetscape projects call for installing benches, trashcans, brick pavers and landscaping to accompany new sidewalks along portions of Pleasant Hill Road and Satellite Boulevard.

“We are enthusiastic about the new pedestrian improvement projects, which will bring a whole new look to sections of Gwinnett’s central business district,” said GPCID Executive Director Joe Allen.

“Gwinnett County has been a tremendous partner in getting these initiatives underway. Gwinnett DOT has been with us from the very beginning of the planning to their leadership role in the construction,” said Allen.



New sidewalks will be installed along Koger Boulevard, Pineland Road, and portions of Steve Reynolds Boulevard, Old Norcross Road, Sweetwater Road and Venture Drive.

The projects, funded by Gwinnett County, Transportation Enhancement (TE) grants and the CID, will be under construction through October. Construction will result in some managed lane closures, but the end result will be a brand new look for the area.

GPCID Board Approves Livable Centers Vision

See the
Gwinnett
Place LCI
Study Update



In May, the Board of Directors of the Gwinnett Place CID approved the Gwinnett Livable Centers Initiative (LCI) concept plan, an action strategy that will create a new type of community in Gwinnett’s central business district.

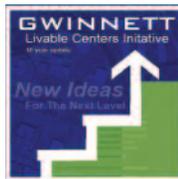
Launched in partnership with Gwinnett County and the Atlanta Regional Commission, successful implementation of the market-driven recommendations of this plan will require a true public-private partnership.

As outlined in the plan, Gwinnett Place is posed to transform into a mixed-use activity center that will serve as a gateway to greater Gwinnett County. Through the LCI process, stakeholders gained an understanding that doing nothing or maintaining the status quo will likely lead to failure, because it places the area at a competitive disadvantage. Gwinnett Place must evolve and remake itself if it is to be competitive again in the marketplace.

To achieve this vision, the study recommends the implementation of new economic development strategies, the revision of local land use policies and regulations, new transportation investments, as well as other public investments aimed at changing the current suburban development pattern.

Central to this implementation strategy is the creation of what has been called the Great Lawn, a signature gathering place that can provide an outdoor venue for public gatherings, art, entertainment, and recreation. This would be a central green space or public park that will span both sides of Pleasant Hill Road, and promote sustainable development while providing a much needed pedestrian friendly environment in the heart of the community.

Another key element of plan’s implementation strategy is its transportation recommendations, which stress the need for more multi-modal transportation facilities. Providing greater transit options in particular are critical to the plan’s success, as well as additional roadways and bridges to provide greater connectivity and mobility. Pedestrian elements that improve walkability are also part of this plan with recommendations for streetscapes and the conversion of auto-orientated streets to complete streets that accommodate all forms of transportation.



Gwinnett’s First DDI Under Way

Construction of the new Diverging Diamond Interchange (DDI) at Pleasant Hill Road and I-85 is under way.

The highly anticipated renovation and upgrade of the Pleasant Hill Road Bridge is a culmination of revitalization efforts that have been spearheaded by the Gwinnett County Department of Transportation (DOT) and Gwinnett Place CID for many years.

In June, Gwinnett’s first DDI won Gwinnett County Board of Commissioners approval for construction to begin this summer on Pleasant Hill Road at I-85. The design uses the existing bridge more efficiently by switching traffic to the left to allow smooth left turns onto the interstate. Pedestrians will use a new walkway in the median.

E.R. Snell Contractor, Inc., of Snellville was the lowest of three bidders at just under \$4.3 million, which will come from SPLOST and CID funds. The work involves widening a half-mile of roadway plus new retaining walls, curb and gutter, sidewalks, pedestrian lighting, landscaping and traffic signals. The timing of other signals approaching the intersection will also get adjustments to ensure smooth traffic flow.

Gwinnett Transportation Director Kim Conroy said, “The Gwinnett Place Community Improvement District has worked closely with our traffic engineers on the new design, which is similar to the diverging diamond that opened recently on Ashford-Dunwoody Road at I-285 near Perimeter Mall. We estimate this will extend the useful life of the existing bridge by about 10 years with no widening needed.” The project is expected to be complete within a year.

Another Example of More Private Sector Reinvestment at Gwinnett Place

Kaiser Permanente of Georgia recently completed a \$52 million expansion to its Gwinnett Place/Duluth location, creating more room for specialty care and 100 new health care jobs. To create the three-story Kaiser Permanente Gwinnett Comprehensive Medical Center (CMC), 66,000 square feet were added to the existing 84,000 square foot facility at 3650 Steve Reynolds Boulevard. A two-story, 240-space parking deck was also constructed.

The Gwinnett CMC offers internal medicine, pediatrics/adolescent medicine, obstetrics/gynecology, dermatology, behavioral health, cardiology, nuclear medicine, gastroenterology, neurology, pulmonology and podiatry, as well as high-end imaging and diagnostic services. “The Gwinnett CMC supports our goals of providing members with high-quality health care that is coordinated, convenient and affordable,” said Kerry W. Kohnen, president of Kaiser Permanente of Georgia. “Our members can now receive primary and expanded specialty care services in one location, by doctors who have access to their complete medical history.”