

Gwinnett County
Greater Gwinnett Place Area
Urban Redevelopment Plan Update

Approved by the Gwinnett County Board of Commissioners

May 23, 2023



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1. Introduction

The Greater Gwinnett Place Area Urban Redevelopment Plan Update is an update of the Greater Gwinnett Place Urban Redevelopment Plan approved by the Gwinnett County Board of Commissioners on August 28, 2012.

This update of the 2012 Greater Gwinnett Place Urban Redevelopment Plan serves the following key purposes:

1. To demonstrate that conditions within the Urban Redevelopment Area continue to meet the criteria for an Urban Redevelopment Plan set forth in Georgia's Urban Redevelopment Law (O.C.G.A. § 36-61);
2. To update Gwinnett County's community land use objectives, redevelopment priorities, and implementation priorities to reflect the Gwinnett County 2040 Unified Plan (adopted in 2019 and as amended in September 2022);
3. To update Gwinnett County's community land use objectives, redevelopment priorities, and implementation priorities to reflect the Equitable Redevelopment Plan: Reclaim Gwinnett Place Mall (adopted by Gwinnett County Board of Commissioners in 2022);
4. To update Gwinnett County's community land use objectives, redevelopment priorities, and implementation priorities to reflect the Gwinnett Place Mall Site Revitalization Implementation Strategy: An Action Plan for Developing the Global Villages (adopted by Gwinnett County Board of Commissioners in February 2023);
5. To recognize important and significant steps that Gwinnett County and its public agencies have taken to implement the community land use objectives identified in the original Greater Gwinnett Place Urban Redevelopment Plan in 2012, including:
 - a. The purchase of a portion of the Gwinnett Place Mall property by the Urban Redevelopment Agency of Gwinnett County in 2021;
 - b. The purchase of several parcels of land on Satellite Boulevard identified as the site of a future multimodal transit center;
 - c. The identification of the Gwinnett Place Mall area as a major mixed-use transit-oriented development hub to be served by future high-capacity transit;
6. To demonstrate that conditions within the Urban Redevelopment Area meet criteria for pervasive poverty, underdevelopment, general distress, and blight to qualify for the State of Georgia's Opportunity Zone program and other programs.

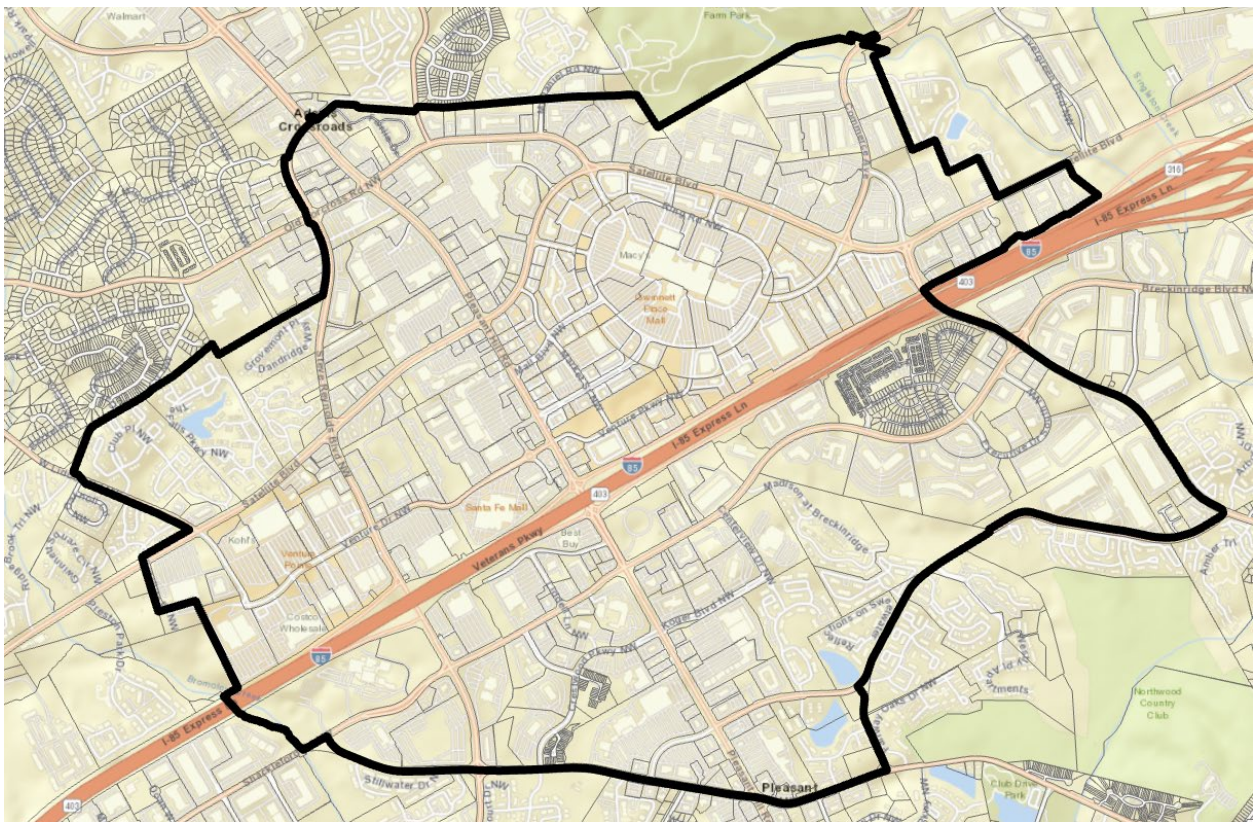
2. Boundaries of the Urban Redevelopment Plan

The Redevelopment Area considered in this Urban Redevelopment Plan is shown on the map below. This boundary is derived from the Future Development Map of the Gwinnett 2040 Unified Plan, Appendix F: 2040 Plan Amendment (Adopted September 27, 2022)

The Urban Redevelopment Boundary includes the area identified as “Regional Activity Center” including and adjacent to the Gwinnett Place Mall area.

The Urban Redevelopment Zone Boundary, shown as the thick black line in the map below. This boundary is consistent with the definition of the “Urban Redevelopment Area” in Georgia’s Urban Redevelopment Law (O.C.G.A. § 36-61).

Map of existing Greater Gwinnett Place Urban Redevelopment Area

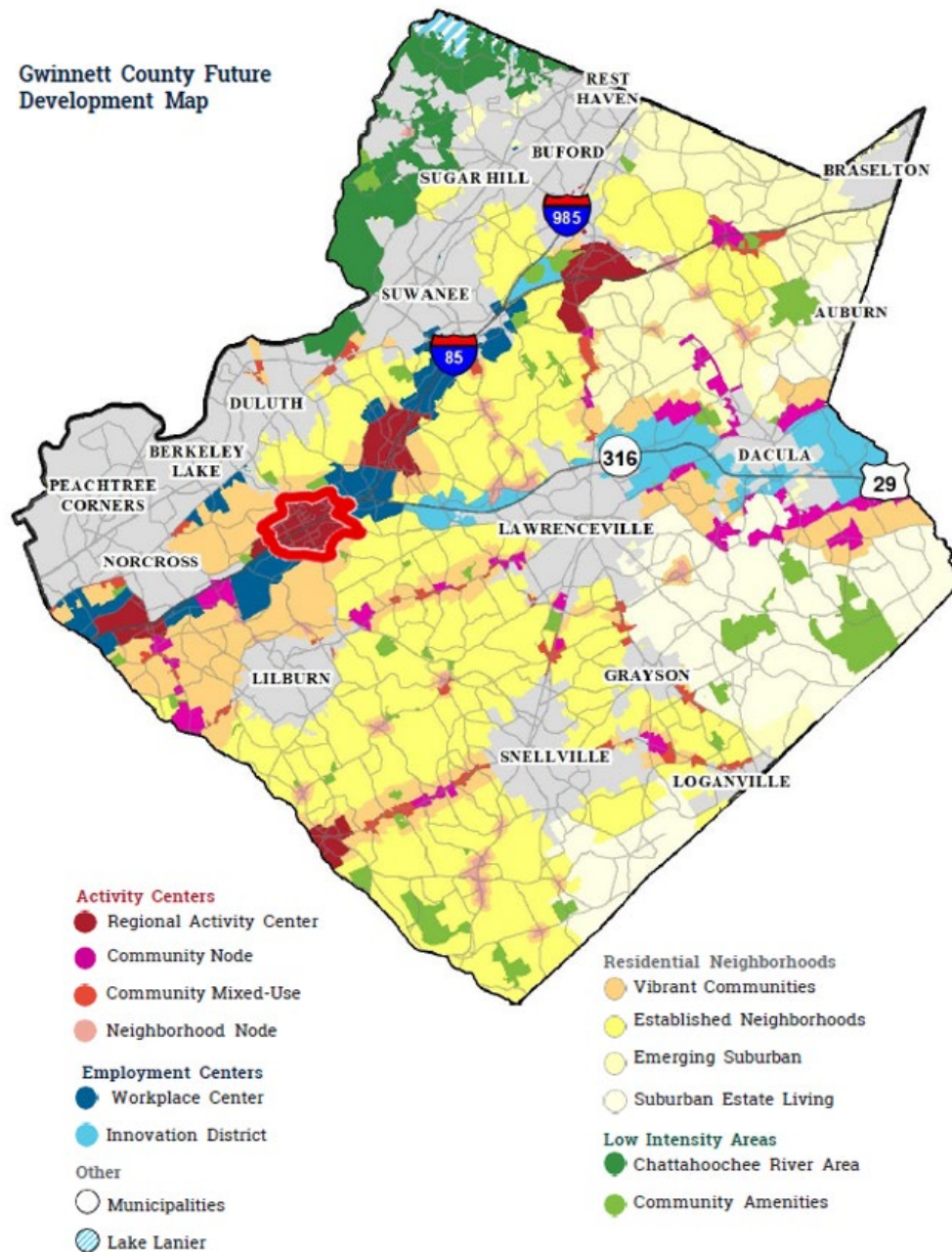


Larger map available in Appendix A

3. Consistency with Local Land Use Plans

The proposed redevelopment being considered for the proposed Urban Redevelopment Plan area is consistent with the Gwinnett County 2040 Unified Plan, as amended in September 2022.

2040 Comprehensive Plan Character Areas Identified within the Urban Redevelopment Area



Gwinnett 2040 Unified Plan | Appendix F: 2022 Plan Amendment

F - 5

Source: Gwinnett 2040 Unified Plan

4. Negative Conditions within the Redevelopment Area

All parcels within the Greater Gwinnett Place Urban Redevelopment Area exhibit are impacted by negative conditions that hamper redevelopment efforts, as well as the safety, welfare and quality of life of residents and businesses.

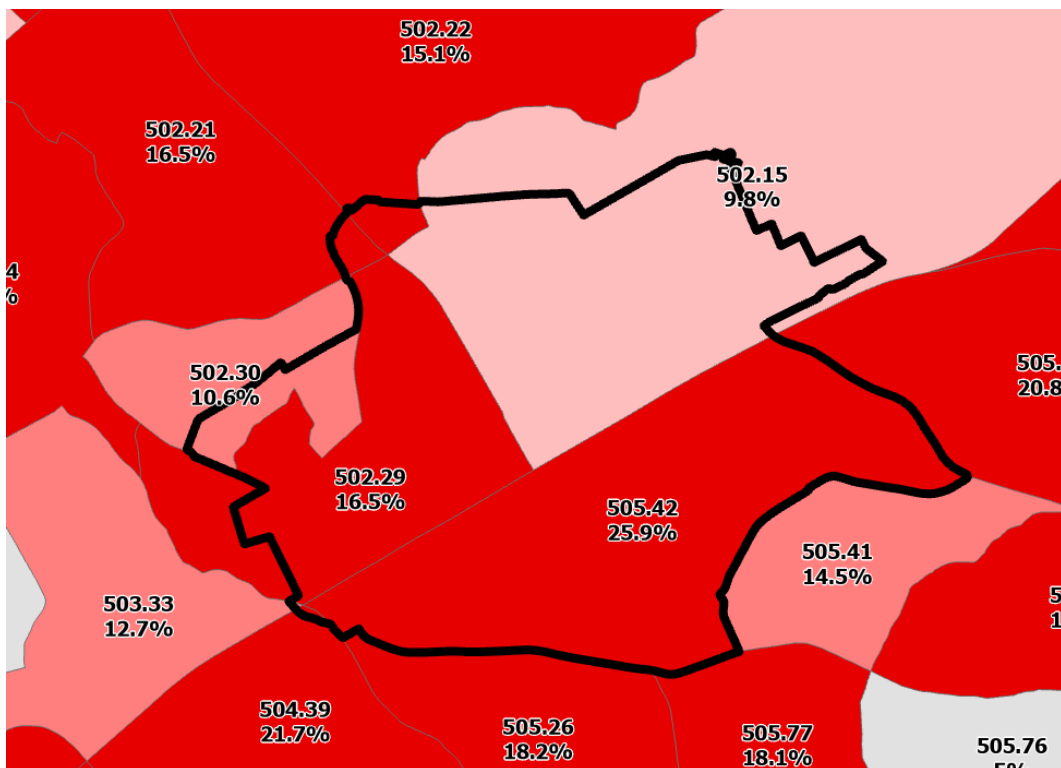
4.1. Pervasive Poverty

The Greater Gwinnett Place Urban Redevelopment Plan area contains Census Tracts with pervasive poverty. The Census Tracts and their 2019 American Community Survey poverty rates are:

Tract	% of individuals living Below Poverty
Gwinnett 502.15	9.8%
Gwinnett 502.29	16.5%
Gwinnett 502.30	10.6%
Gwinnett 505.42	25.9%

Source: U.S. Census American Community Survey 2020 5-Year Estimates

Map of Proposed Urban Redevelopment Area with Poverty Rates by Census Tract



Source: U.S. Census American Community Survey 2020.

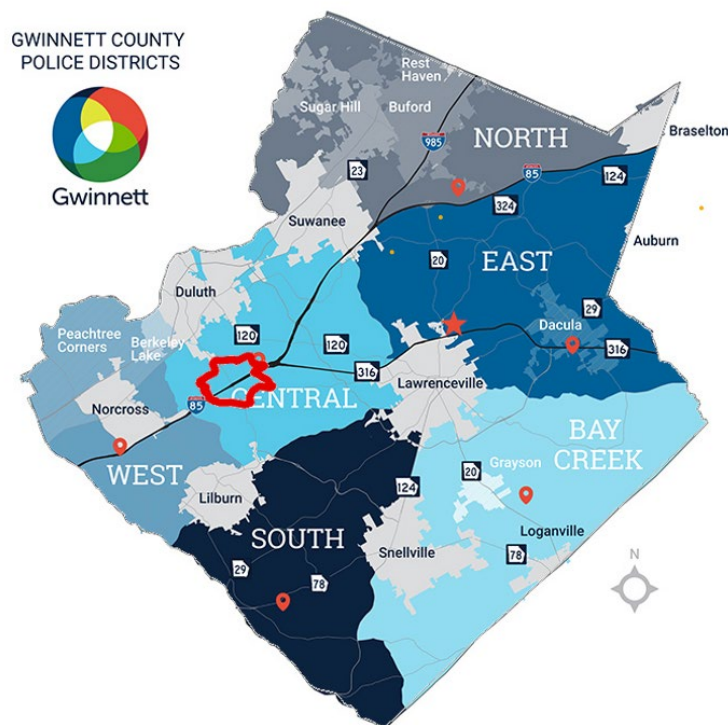
4.2. Concentrated Crime

Gwinnett County Police Major Crimes reports from calendar years 2018, 2019 and 2020 demonstrate concentrated crime in the Gwinnett Place Urban Redevelopment Area. Gwinnett County Police generated 2018, 2019 and 2020 full-year *CompStat* reports of major crimes for all Precincts in Gwinnett County, the Central Precinct (which contains the Greater Gwinnett Place URA) and an approximation of the proposed URA, defined as a 1-mile circle centered around Pleasant Hill Road and Interstate 85.

The Central Precinct and the Greater Gwinnett Place URA area had much higher occurrences of major crimes than the County as a whole.

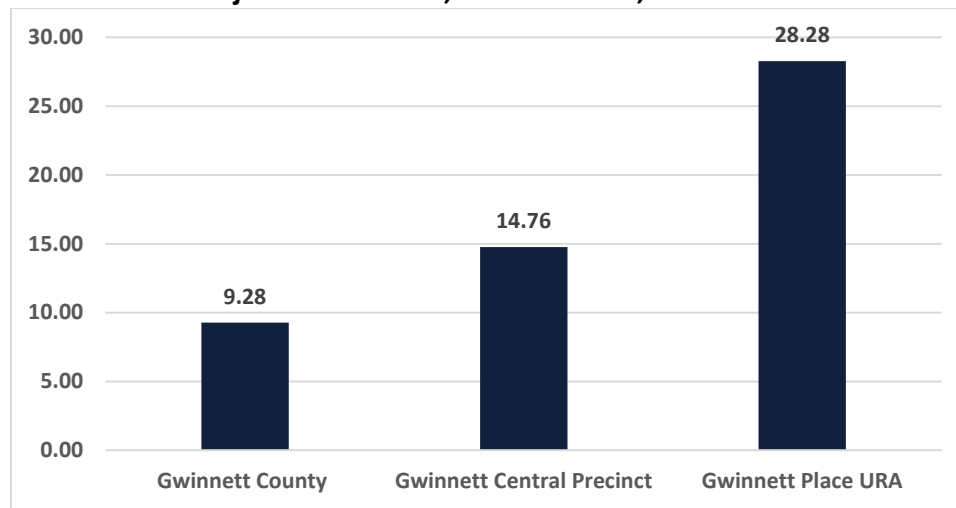
- Gwinnett County 9.28 major crimes per 1,000 residents
- Gwinnett Central Precinct 14.76 major crimes per 1,000 residents
- Greater Gwinnett Place URA 28.28 major crimes per 1,000 residents

Map of Gwinnett County Police Precincts with URA market in Red



Source: Gwinnett County

Major Crimes Per 1,000 Residents, 2018-2020



Source: Gwinnett County Police Department

	Gwinnett County	Gwinnett Central Precinct		Gwinnett Place Redevelopment Area	
	Avg Major Crimes/ Year 2018-2020	Avg Major Crimes/ Year 2018-2020	Share of County	Avg Major Crimes/ Year 2018-2020	Share of County
Major Crimes					
Murder/Homicide	39	11	29%	3	6.80%
Robbery	548	156	28%	19	3.50%
Aggravated Assault	881	233	26%	13	1.50%
Rape	175	47	27%	6	3.40%
Commercial Burglary	645	172	27%	16	2.40%
Residential Burglary	1,375	361	26%	2	0.10%
Entering Motor Vehicle	3,701	1,265	34%	292	7.90%
Theft By Taking Motor Vehicle	1,447	427	29%	78	5.40%
Aggravated Battery	71	20	28%	-	0.00%
Total Major Crimes	8,883	2,692	30%	428	4.80%
Normalized Major Crime Rate					
Major Crimes per 1,000 people	9.28	14.76	159%	28.28	305%
Major Crimes Per Acre	0.03	0.08	251%	0.16	506%
Normalization					
Population 2020 (Est.)	957,062	182,322	19%	15,144	1.60%
Acres	279,482	33,790	12%	2,662	1.00%

Source: Gwinnett County Police Department

4.3. Declining Property Values

Gwinnett Place Mall began to decline economically around 2000 as demonstrated in historical property values as appraised by the Gwinnett County Tax Assessor's Office.

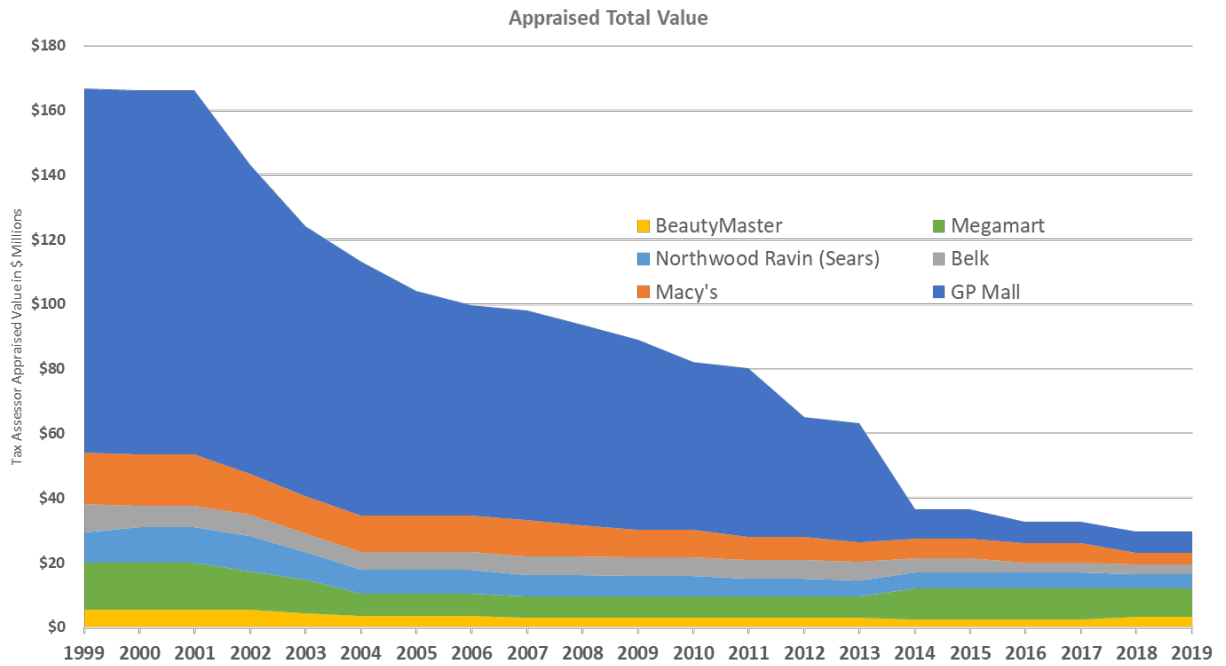
- Gwinnett Place Mall, along with its five constituent anchor stores, lost 82% of its collective appraised tax value over 20 years, falling from \$167 million appraised value in 1999 to just \$29.7 million in 2019.
- The mall property, without the anchor properties, shed 94% of its value over the 20 years, falling from \$113 million to \$6.5 million.
- The five Gwinnett Place Mall anchor store properties all lost significant value, ranging from a 37% decline to a 77% decline.

Appraised Tax Value (in \$ millions) of Core Gwinnett Place Mall Properties 1999-2019

Tax Year	Gwinnett Place Mall	Macy's	Belk	Beauty Master	Northwood Ravin (Sears)	Mega-mart	Total
1999	\$112.60	\$15.90	\$8.08	\$5.30	\$9.50	\$14.60	\$165.9
2000	\$112.60	\$15.90	\$6.60	\$5.30	\$11.10	\$14.60	\$166.10
2001	\$112.60	\$15.90	\$6.60	\$5.30	\$11.10	\$14.60	\$166.10
2002	\$95.70	\$12.60	\$6.60	\$5.30	\$11.10	\$11.90	\$143.20
2003	\$83.70	\$11.40	\$5.90	\$4.30	\$8.50	\$10.40	\$124.30
2004	\$78.60	\$11.20	\$5.70	\$3.70	\$7.20	\$6.80	\$113.20
2005	\$69.50	\$11.20	\$5.70	\$3.70	\$7.20	\$6.80	\$104.10
2006	\$65.00	\$11.20	\$5.70	\$3.70	\$7.20	\$6.80	\$99.60
2007	\$65.00	\$11.20	\$5.70	\$2.80	\$6.50	\$6.80	\$98.10
2008	\$62.00	\$9.70	\$5.70	\$2.80	\$6.50	\$6.80	\$93.60
2009	\$59.00	\$8.50	\$5.70	\$2.80	\$6.20	\$6.80	\$89.10
2010	\$52.00	\$8.50	\$5.70	\$2.80	\$6.20	\$6.80	\$82.10
2011	\$52.00	\$7.20	\$5.70	\$2.80	\$5.50	\$6.80	\$80.10
2012	\$37.00	\$7.20	\$5.70	\$2.80	\$5.50	\$6.80	\$65.10
2013	\$37.00	\$6.00	\$5.70	\$2.80	\$4.80	\$6.80	\$63.20
2014	\$9.10	\$6.00	\$4.40	\$2.40	\$4.80	\$9.70	\$36.40
2015	\$9.10	\$6.00	\$4.40	\$2.40	\$4.80	\$9.70	\$36.40
2016	\$6.50	\$6.00	\$3.20	\$2.40	\$4.80	\$9.70	\$32.60
2017	\$6.50	\$6.00	\$3.20	\$2.40	\$4.80	\$9.70	\$32.60
2018	\$6.50	\$3.60	\$3.20	\$3.30	\$4.40	\$8.60	\$29.70
2019	\$6.50	\$3.60	\$3.20	\$3.30	\$4.40	\$8.60	\$29.70
2020	\$6.50	\$3.60	\$3.20	\$3.30	\$4.40	\$8.60	\$29.70
2021	\$6.50	\$3.60	\$3.20	\$3.30	\$4.40	\$8.60	\$29.70

Source: Gwinnett County Tax Assessor

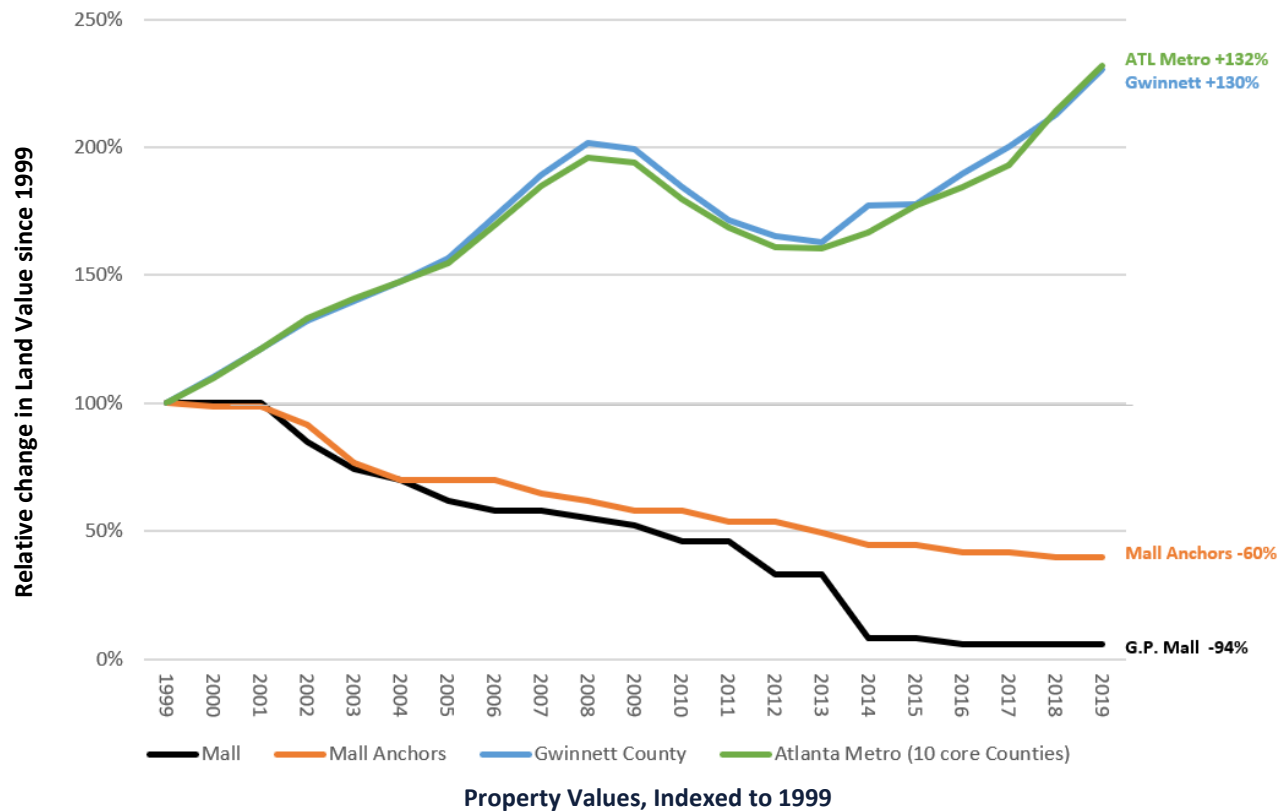
Appraised Tax Value (in \$ millions) of Core Gwinnett Place Mall Properties 1999-2019



It is helpful to view the decline of the Gwinnett Place Mall area against the broader context of Gwinnett County overall and the Atlanta region. This helps account for location factors and the significant impact of the 2006-08 recession.

Over the 20 years from 1999 to 2019:

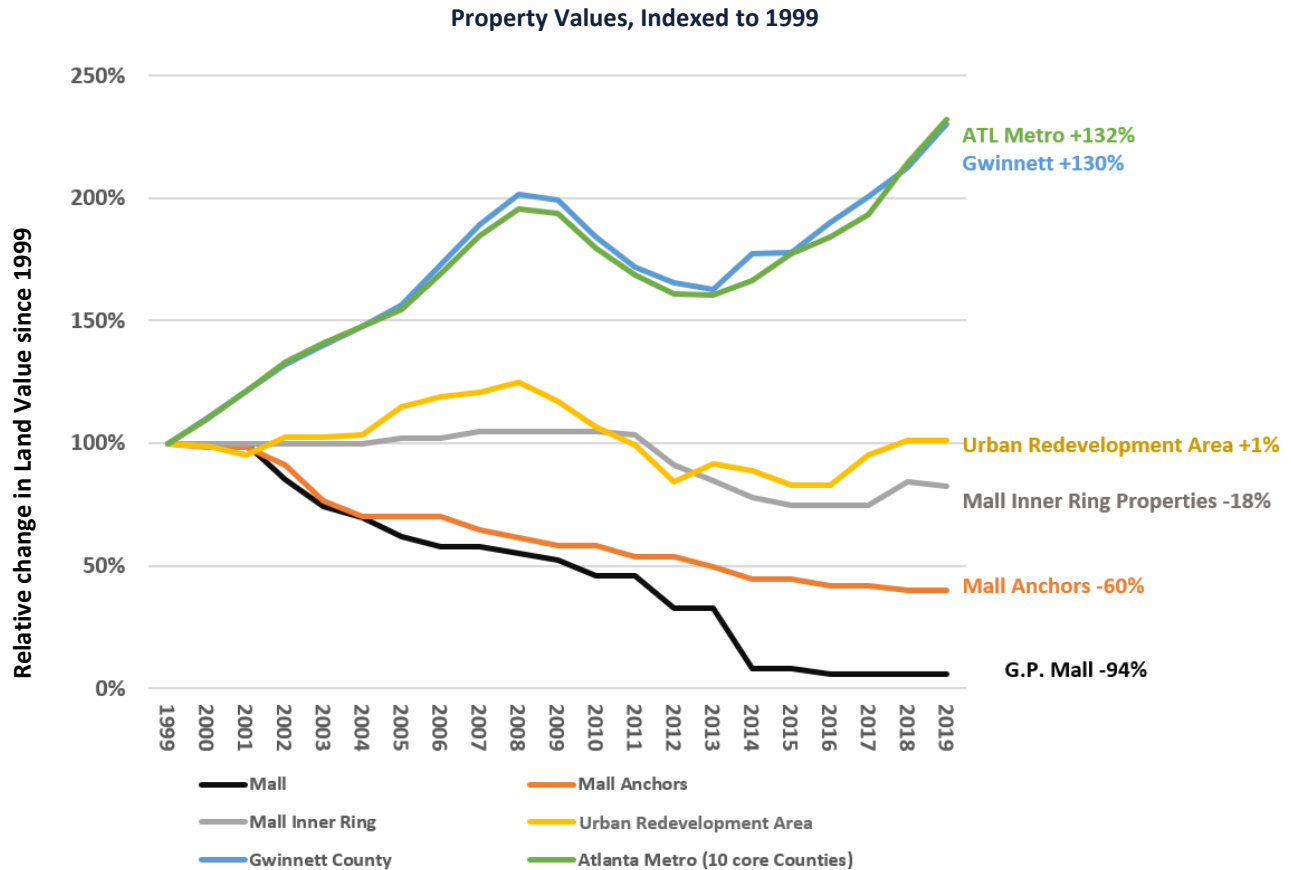
- Gwinnett County's tax digest increased by 130%
- The Atlanta 10-county region combined tax digest increased by 132%
- Gwinnett Place Mall's tax value decreased by 94%
- The five anchor stores tax value decreased by 60%



Source: Gwinnett Tax Assessor, KB Advisory Group, Georgia DOR

The “Anchor Effect”

A declining or blighted property can inhibit or depress property values and economic activity of adjacent buildings. An analysis of real estate values over the past 20 years shows that the properties closest to Gwinnett Place Mall established a long-term pattern of decline proportional to their proximity to the mall. The decline and lack of investment in Gwinnett Place Mall has adversely impacted a much larger area.



Source: Gwinnett Tax Assessor, KB Advisory Group, Georgia DOR

4.4. Evidence of Physical Blight

Because of underdevelopment, lack of private reinvestment, poor property maintenance and aging building stock, blight remains common in the Greater Gwinnett Place Urban Redevelopment Area. The area qualifies as *blighted* as defined by O.C.G.A. 36-44-3 (7) (A) due to the following factors:

- **Prevalence of vacant, obsolete and dilapidated buildings**
- **The prevalence of dilapidated, deterioration, age, or obsolescence** among the proposed Urban Redevelopment Area's buildings and structures;
- **The presence of dilapidated structures, debris and garbage and the crime associated with them**, substantially impair or arrest the sound growth of a municipality or county, retard the provisions of housing accommodations, or constitute an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use. The property owners are notified of citations to address the issues of dilapidated structures, overgrown landscaping, debris removal and unsecure buildings.

The following photographs show visible blight in properties and structures in the proposed Urban Redevelopment Area:



2300 Pleasant Hill Rd



3616 Shackelford



2300 Pleasant Hill Rd



2300 Pleasant Hill Rd



3616 Shackelford



2340 Pleasant Hill Rd



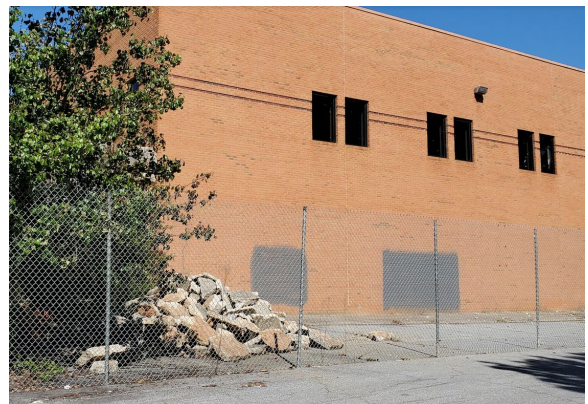
GPCID Graffiti Removal



2075 Market St



2250 Pleasant Hill Rd



2300 Pleasant Hill Rd



Gwinnett Place Mall



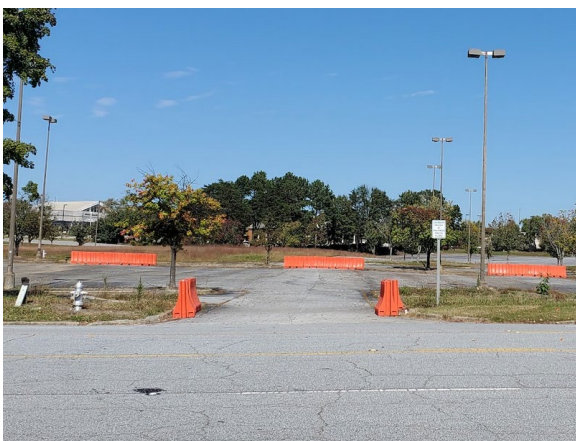
Gwinnett Place Mall



Gwinnett Place Mall



Gwinnett Place Mall



Gwinnett Place Mall

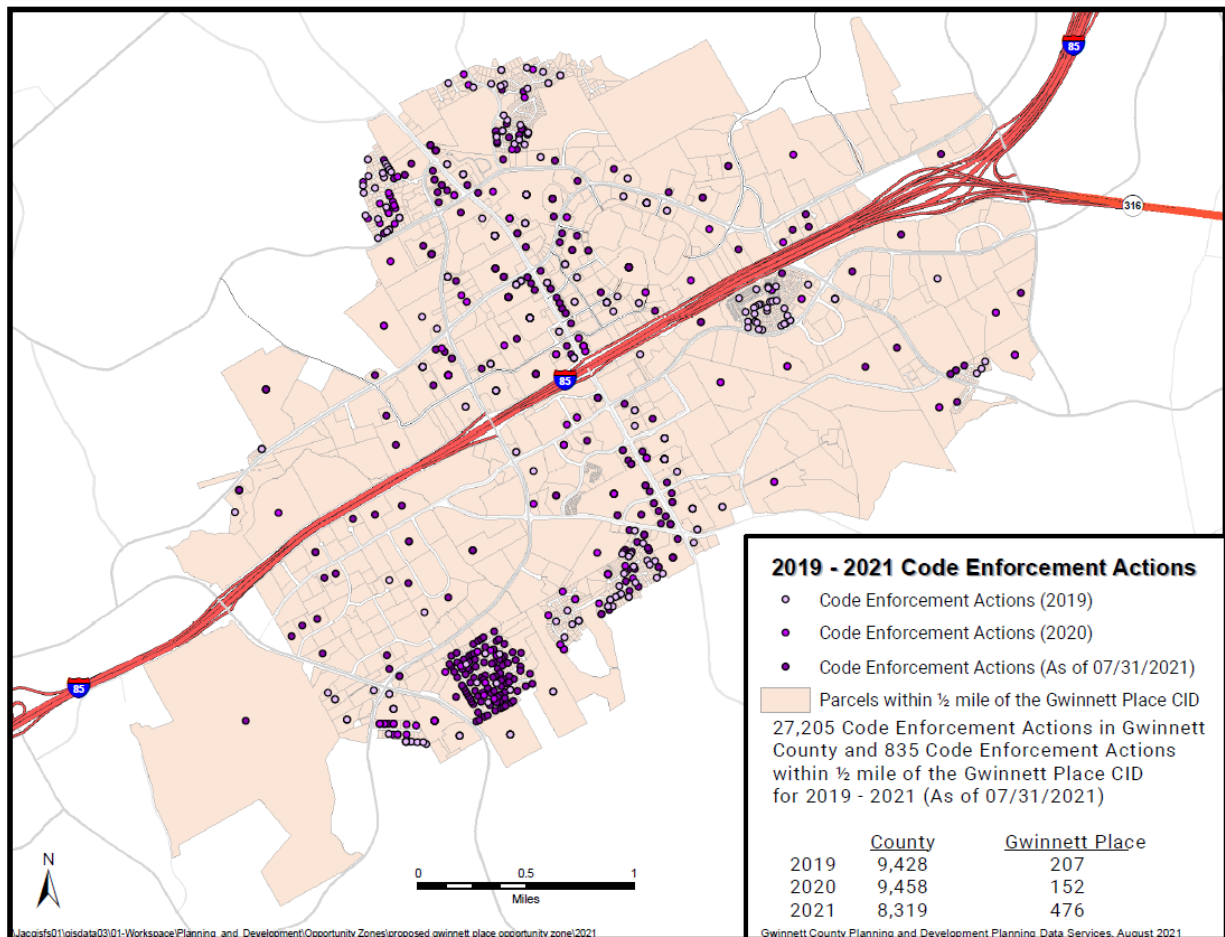


2300 Pleasant Hill Rd

4.5. Code Enforcement

Gwinnett County Code Enforcement data demonstrates that the Greater Gwinnett Place Urban Redevelopment Area has a rate of code enforcement violations nearly six times as high as the county-wide average.

Geographic Distribution of the Code Enforcement Cases within the Proposed Urban Redevelopment Area (2019 through 2021)



Source: Gwinnett County Planning and Development Planning Data Sources, August 2021

Code Enforcement Actions in the Proposed URA vs. Gwinnett County, 2019-2021

	Gwinnett County		Gwinnett Place URA	
	Total	Per Parcel	Total	Per Parcel
2019	9,428	0.03	207	0.12
2020	9,458	0.03	152	0.09
2021	8,319	0.03	476	0.29
Average	9,068	0.03	278	0.17
		Corridor Area		

5. Community Land Use Objectives

One key purpose of this Urban Redevelopment Plan is to facilitate the implementation of the community land use objectives clearly articulated in three recent community planning documents:

1. **Gwinnett County 2040 Unified Plan** (adopted in 2019, updated September 2022 by Amendment F);
2. **Equitable Redevelopment Plan: Reclaim Gwinnett Place Mall** (adopted by Gwinnett County Board of Commissioners in 2022);
3. **Gwinnett Place Mall Site Revitalization Implementation Strategy: An action Plan for Developing the Global Villages** (adopted by Gwinnett County Board of Commissioners in March 2023).

This section summarizes the community land use objectives of each of these plans as they apply to the proposed Greater Gwinnett Place Urban Redevelopment Area.

5.1. Gwinnett 2040 Unified Plan

The Gwinnett County 2040 Unified Plan makes many references to the Gwinnett Place Mall area as a top redevelopment priority for Gwinnett County. The following passages and sections from the Gwinnett County 2040 Unified Plan illustrate this:

Big Ideas & Priorities:

- “Redevelopment and revitalization of Gwinnett Place Mall area.”(Ranked as Big Idea/Priority #1 out of 10)¹
- **Top Identified Opportunities:**
 - “Repurpose vacant shopping centers to community spaces / Adaptive re-use for empty shopping strips / minimize abandoned retail buildings”
 - “Promote reuse of existing developed sites.” (Ranked #2/10²)
- **Needs: Land Use**
 - “Redevelopment and revitalization of the Gwinnett Place Mall area.”³
- **Needs: Economic Development**
 - “Redevelopment and revitalization of the Gwinnett Place Mall area.”⁴
- **Theme 2: Foster Redevelopment**
 - Gwinnett Place area identified as Regional Activity Center target for redevelopment. ⁵

¹ Gwinnett County 2040 Unified Plan, 2019/Update 2022, Page 109

² Gwinnett County 2040 Unified Plan, 2019/Update 2022, Page 109

³ Gwinnett County 2040 Unified Plan, 2019/Update 2022, Page 135

⁴ Gwinnett County 2040 Unified Plan, 2019/Update 2022, Page 135

⁵ Gwinnett County 2040 Unified Plan, 2019/Update 2022, Page 149

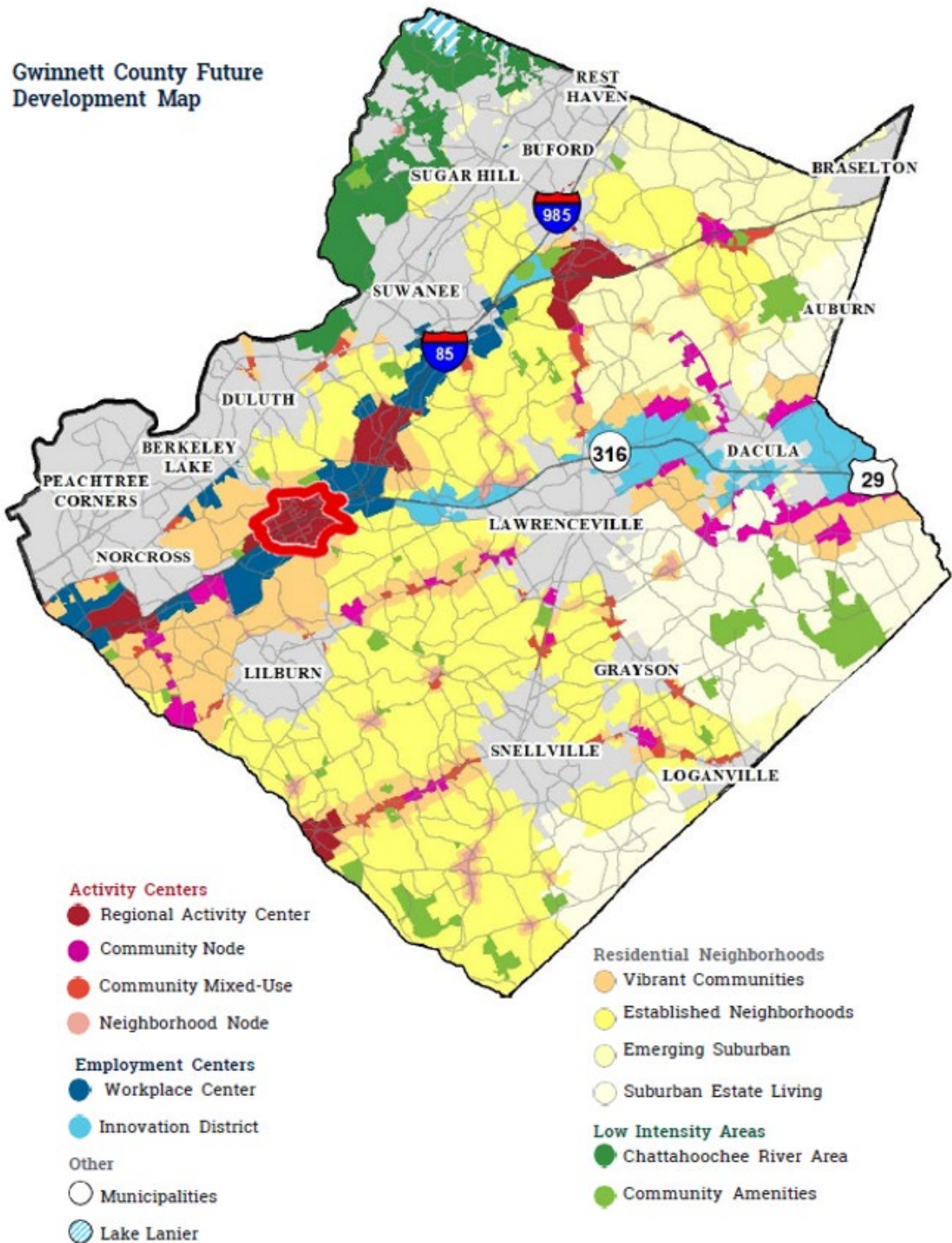
- **Future Redevelopment Map**

The Gwinnett Place area is identified as a *Regional Activity Center*—“intended for areas that have intense commercial and office/employment activity, as well as some residential elements. The dominant focus of Regional Activity Centers are major activity centers for Gwinnett County and the broader region, and would include a combination of retail, office, and residential uses and possibly transit. To encourage a pedestrian friendly, walkable, live/work/play environment around these activity centers, developments should include a variety of building types. Specifically, residential development should encompass mid to high rise buildings.”⁶

- The Gwinnett Place Regional Activity Center geography as identified on the Gwinnett County Future Development Map is the same geography as the Urban Redevelopment Area as defined for this Urban Redevelopment Plan.⁷

⁶ Gwinnett County 2040 Unified Plan, 2019/Update 2022, Page 43, Appendix F-2022)

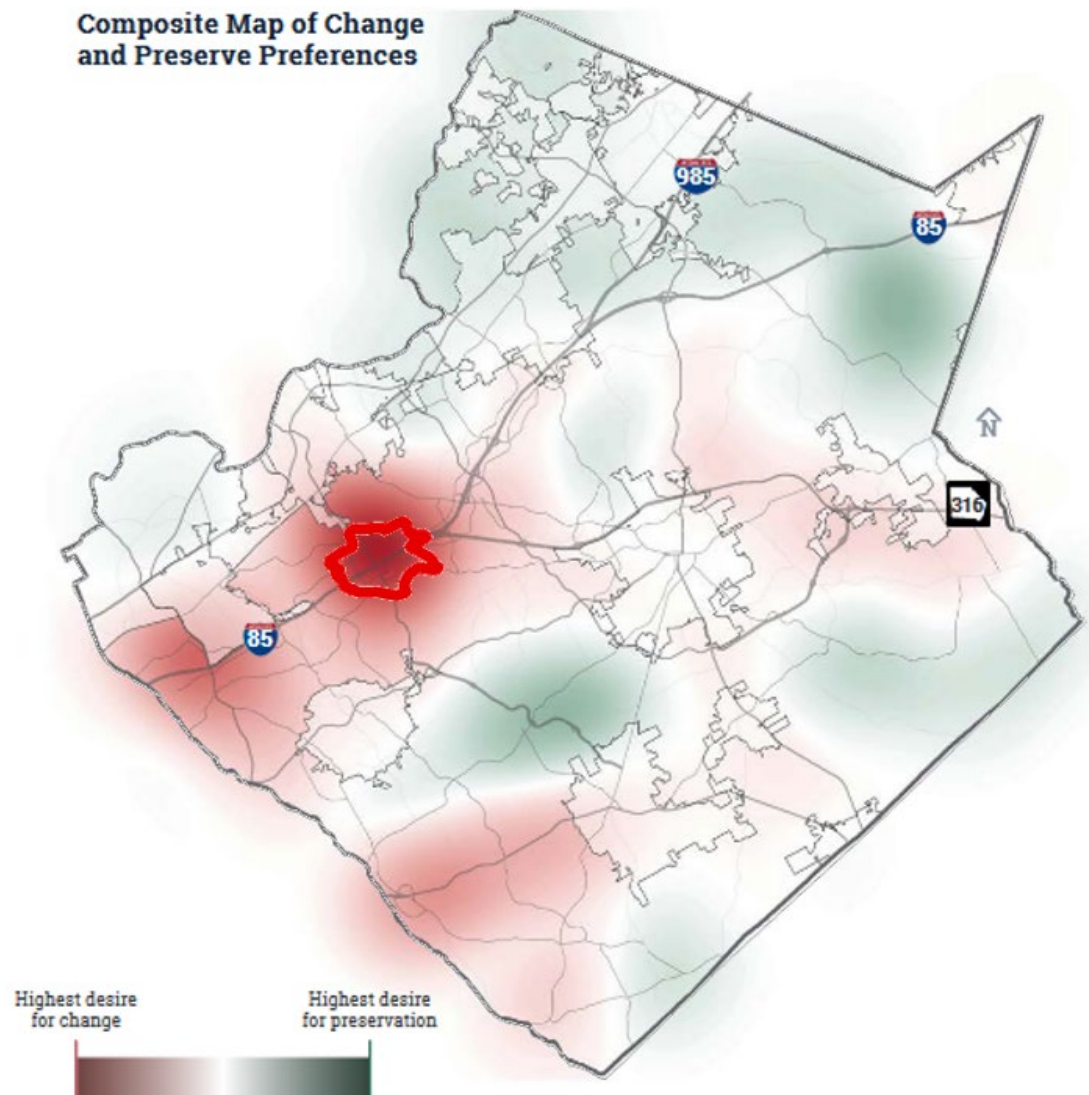
⁷ Gwinnett County 2040 Unified Plan, 2019/Update 2022, Page 43, Appendix F-2022)



- **Composite Map of Change and Preserve Preferences**

Gwinnett County's 2040 Unified Plan identified the Greater Gwinnett Place area as the focus of widespread community support and desire for change from its current conditions, character and land uses.

2040 Unified Plan Character Areas Identified within the Urban Redevelopment Area

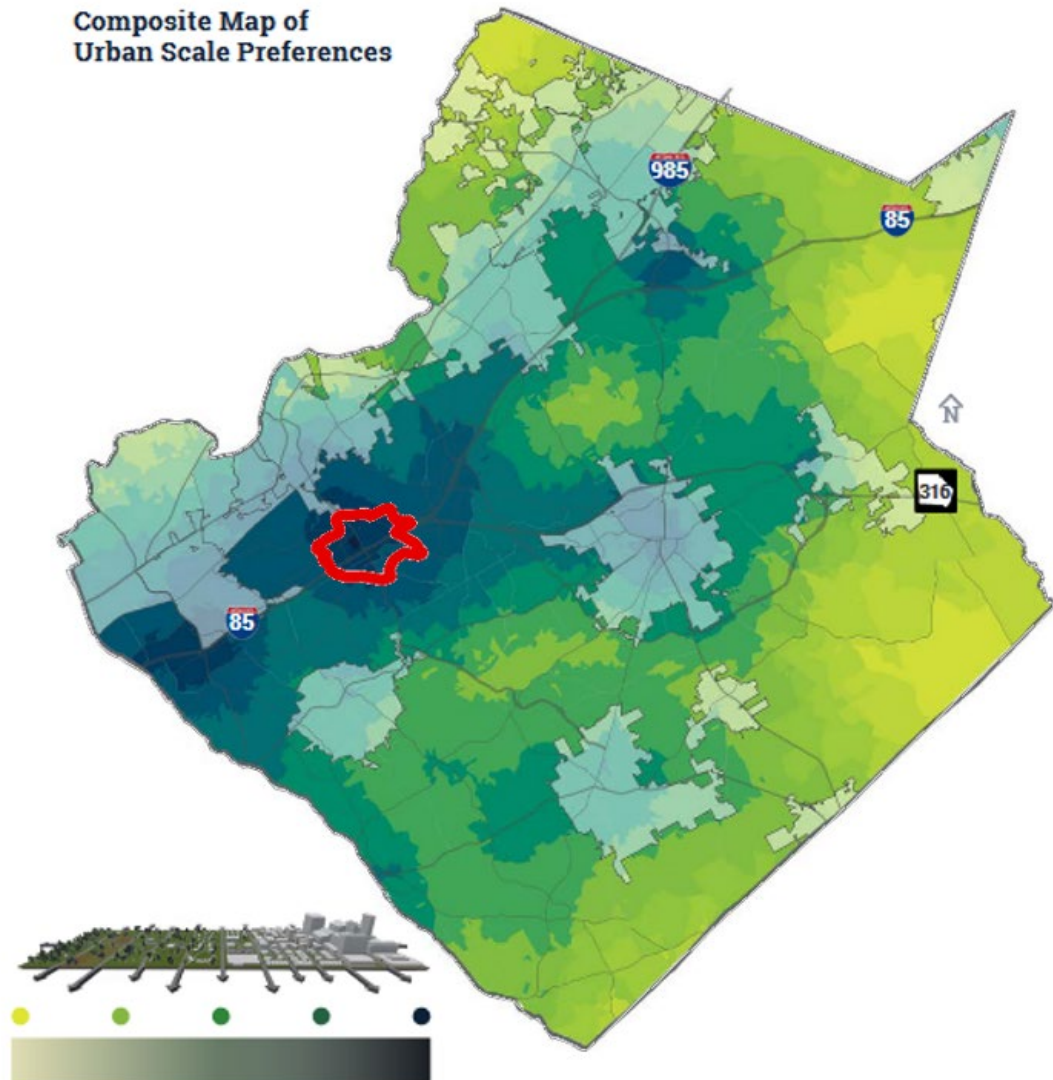


Source: Gwinnett 2040 Unified Plan

- **Composite Map of Urban Scale Preferences**
 - Gwinnett County's 2040 Unified Plan also identified the Greater Gwinnett Place area as the focus of widespread community support for an urban scale preference with characteristics of an Urban Center.

2040 Comprehensive Plan Character Areas Identified within the Urban Redevelopment Area

**Composite Map of
Urban Scale Preferences**



Source: Gwinnett 2040 Unified Plan

5.2. Equitable Redevelopment Plan: Reclaim Gwinnett Place Mall

The Equitable Redevelopment Plan: Reclaim Gwinnett Place Mall document provided the following Vision Statement:

Vision Statement

The CPAB [The Community Partner Advisory Board] created the following Vision Statement:

The Gwinnett Place Mall lies at the heart of Gwinnett with a diverse set of entrepreneurs, customers, and neighbors that must be reflected in its redevelopment.

It will be a dynamic and innovative destination that celebrates Gwinnett's diverse communities, reflects community needs, and creates economic opportunity for the surrounding community.

Through the Equitable Redevelopment Plan and subsequent implementation actions, the County will achieve these goals and set a national precedent around equitable economic redevelopment.

Guiding Principles

CPAB members defined the following principles to guide the redevelopment of the mall:

1. All existing residents, businesses, and employees around the mall will lend their voices to the redevelopment process. Our engagement process recognizes that inclusion of impacted groups and communities -- especially those who have often been excluded from traditional planning processes -- is essential to the work, and we will ensure that their voices and needs are central.
2. The mall redevelopment will contribute to a more equitable and inclusive Gwinnett County for everyone. Gwinnett is a growing and diverse place, and we recognize the current challenges that it faces to become a more equitable and inclusive one. This redevelopment will help the County address existing and future challenges so that Gwinnett will continue to be an open and prosperous place for everyone.
3. The mall redevelopment will be feasible and generate broad, new economic opportunities. Our work will result in a plan that allows the County to balance an equitable vision that is responsive to community needs, opens new economic opportunities for Gwinnett residents from all walks of life, and has a feasible route to implementation.
4. The mall redevelopment will determine ways to identify and adjust impacts on vulnerable communities. We recognize that there are current challenges with the existing mall site, and that redevelopment may create new, unforeseen impacts. The County will identify

ways to monitor these changes and create strategies to protect vulnerable communities and support them in adapting to future impacts.⁸

5.3. Gwinnett Place Mall Site Revitalization Strategy: Implementation Strategy: An Action Plan for Developing the Global Villages

This plan lays out a very defined and specific vision for the Gwinnett Place Mall area, called the “Global Villages” concept:

Global Villages Concept

The Global Villages concept is a market-based, mixed-use vision for the Gwinnett Place Mall site that celebrates Gwinnett County’s diversity and international character. It is predicated on two major assumptions:

1. The parts of the mall building owned by Gwinnett County (and/or affiliated redevelopment agencies) and Northwood Investors will be demolished
2. Macy’s, Mega Mart, and Beauty Master anchors will remain as is for at least the near-to medium-term

Rather than retrofit the existing building, the demolition of the majority of the mall building opens the site to a completely new redevelopment future that is better aligned with Gwinnett County today. The vision is to create a series of “Global Villages” oriented around a Central Park space. The Global Villages concept is predominantly residential, with modest amounts of new retail and office. A new International Community Cultural Center (ICCC) and the Central Park are the focal points.

By the numbers, the Global Villages development program is:

- At least 2,400 new multi-family units, with long-term potential of 3,800 units
- 55,000 square feet (SF) of new retail
- 50,000 SF of office (a longer-term potential)
- A 51,000-SF cultural and educational center
- 12.7 acres of new parks
- 750 parking spaces in a new public parking garage

It should be noted that these development plans are conceptual, and that they can—and will—change. They reflect current and anticipated market conditions for the next 10 to 30 years, but these numbers are also subject to change. Specifically, if a stronger market for retail and/or office emerges, it would be preferable to add more of these uses to the site for a more true mixed-use community. Additionally, if a market exists for greater residential density this can also be accommodated from site carrying capacity, though substantial improvements to transportation infrastructure will be required to serve the large amounts of new trips that

⁸ Equitable Redevelopment Plan: Reclaim Gwinnett Place Mall, Page 8

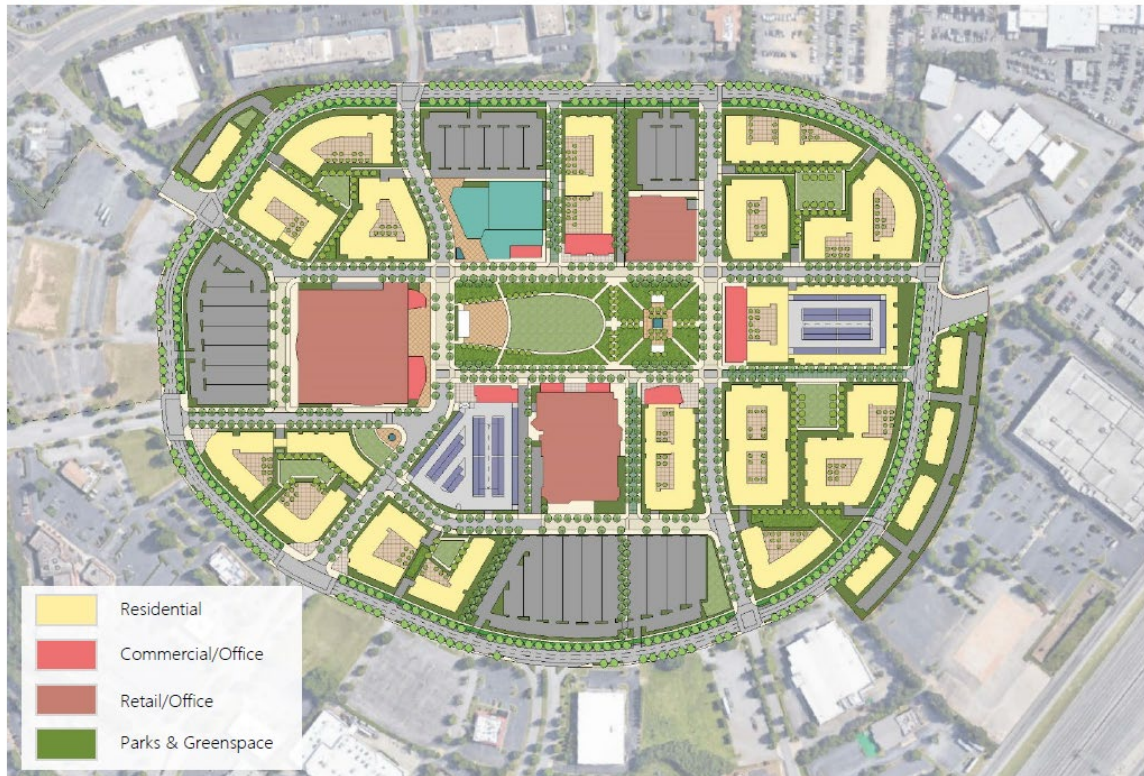
would be generated. Finally, because the Beauty Master, Macy's and Mega Mart parking lots are not currently planned for redevelopment, they represent future development potentials as the project plan is implemented over time.

The seven villages are the major private development investment in the Global Villages. Although they will vary, in general each village has:

- Multiple buildings of multi-family housing, with a mix of market-rate and affordable opportunities
- A small neighborhood green space/plaza
- A series of sidewalks and trails ("paseos") throughout the village linking to the Central Park
- Small-scale retail/office and/or an existing mall anchor
- A mix of structured and surface parking.⁹

Graphic of Global Villages Concept by Land Use

Figure 1B. Global Villages Concept by Land Use



Source: Gwinnett Place Mall Site Revitalization Strategy: Implementation Strategy Pages 7

⁹ Gwinnett Place Mall Site Revitalization Strategy, Pages 4-7

6. Description of Parcels to be Acquired

The Gwinnett Place Mall Site Revitalization Strategy: Implementation Strategy presents a detailed strategy for redevelopment that considers several approaches to property disposition and acquisition, recognizing the practical real estate and market challenges that will necessarily be involved. This strategy considers four different market-based redevelopment approaches that Gwinnett County and its partners might pursue to implement the redevelopment vision in an efficient and equitable manner; one that emphasizes attracting private investment. These strategies include:

- **Government as owner/developer:** Designated Gwinnett County government entity serves as property developer, managing the redevelopment program, assuming costs, and managing construction of the projects.
- **Fee simple sale to a private developer:** Gwinnett County sells property fee-simple to private developer (or developers) under agreement with redevelopment programs on terms.
- **Ground/land lease of publicly owned land:** Publicly owned land is leased to private interests for development of structures paid for and managed by private entities for a series of uses.
- **Land swaps:** Gwinnett County negotiates with private owners of adjacent properties for a 'swap' exchange.

Each of these strategies may involve the acquisition, sale or lease of properties within the Redevelopment Area. At this point in time, no specific parcels are targeted for acquisition in support of this Urban Redevelopment Plan or the Global Villages revitalization vision.

An extract of the Gwinnett Place Mall Site Revitalization Strategy: Implementation Strategy's section on Development Strategy is included in this plan as an appendix.

7. Structures to be Demolished or Rehabilitated

The Global Villages Concept at the center of Gwinnett Place Mall Site Revitalization Strategy: Implementation Strategy is predicated on two major assumptions:

1. The parts of the mall building owned by Gwinnett County¹⁰ and Northwood Investors will be demolished;
2. Macy's, Mega Mart, and Beauty Master anchors will remain as is for at least the near- to medium-term."¹¹

¹⁰ The Central Portion of the Gwinnett Place Mall is owned by the Urban Development Agency of Gwinnett County, while other parcels in the mall-area are owned by Gwinnett County.

¹¹ Gwinnett Place Mall Site Revitalization Strategy: Implementation Strategy Pages 4-5

The plan provides a detailed discussion of demolition considerations involved in the revitalization strategy:

Although demolition may seem like a straight-forward task, it is much more complicated than it appears. There are multiple issues associated with demolition of the County-owned¹² portion of the structure:

- Potential demolition and repair costs are not known, but Gwinnett County should be responsible for demolition costs
- Where and how will the County be liable for damages/security/accessibility into/out of the existing anchor store entries as an abutting property owner? This question is both legal and structural/physical, and may require inspection by architects/engineers to be documented to protect the interests of all owners
- Timing and construction responsibility for the Macy's, Mega Mart and Beauty Master stores will require separate discussions/legal agreements with each owner; agreements should be in place prior to any demolition activities near these abutting locations
- Costs and allocations for temporary and permanent building façade design and repairs to turn anchor locations into free-standing retail buildings will most likely be a negotiated resolution, depending upon timing and ownership
- The Global Villages concept proposes attaching new retail/office structures to the former Sears building (located within the Northwood Investors property, to the ICCG, two 'framing' retail spaces to the existing Macy's and Mega Mart buildings and included in mixed use residential structures and the public parking garage), all surrounding the new Central Park as 'activating uses'. These proposed spaces may also include professional office space on upper levels or in adjacent parcels. The final planning and development of these future elements will be affected by the uses to be included (specialized equipment for food services and/or possible medical offices), egress and fire safety, and the 'shared/overlapping' property ownership issues described elsewhere in this report
- Environmental remediation (such as asbestos encapsulation/removal) is not fully documented and its effects on demolition costs or timing are unknown, but could affect both.¹³

Furthermore, the plan includes a section on "Recommended Actions for Untangling the Site" which includes two recommendations related to demolition:

- "Release an RFQ for an urban design, landscape, and civil engineering consultant team to develop an Engineering Map. This map will illustrate street rights-of-way (ROW),

¹² The Central Portion of the Gwinnett Place Mall is owned by the Urban Development Agency of Gwinnett County.

¹³ Gwinnett Place Mall Site Revitalization Strategy, P 24

easements, and property parcels for each development village and open space by each ownership in greater detail. It is typically an entitlement-level document with conditions of approval typical of most development plans of this scale. This team should also develop demolition plans and street infrastructure plans for the extension of Mall Boulevard and Venture Parkway through Ring Road.”¹⁴

- “Release an RFP for demolition of the County- and Northwood Investors-owned portion of the mall structure. Once the Engineering Map has been developed and the REAs are renegotiated, release an RFP for demolition and proceed as quickly as possible.”¹⁵

The activities currently envisioned in this Urban Redevelopment Plan currently do not include the demolition or rehabilitation of any properties or parcels other than those discussed in the revitalization strategy. While future redevelopment activity within the Urban Redevelopment Area will likely include the demolition or rehabilitation of some existing structures, this will be accomplished through regular market mechanisms or public-private partnerships in accordance with all applicable local laws and regulations.

A detailed demolition discussion is included in the extract of the Gwinnett Place Mall Site Revitalization Strategy: Implementation Strategy’s section on Development Strategy included in this Urban Redevelopment Plan as an appendix.

8. Plan to Leverage Private Resources for Redevelopment

The Gwinnett Place Mall Site Revitalization Strategy presents detailed plans to leverage private resources as a defining goal of the revitalization strategy. Chapter 2 of the strategy is “Development Strategy: Attracting Private Investment.

As the mall site currently stands, it is highly unlikely to attract serious private investment. This section starts with how to untangle the legal/paper constraints of the site; a market-based mixed-use strategy; and an evaluation of the feasibility for the development community to contribute to building the Global Villages.¹⁶

The plan to leverage private resources is summarized above in section *6. Description of Parcels to be Acquired*. It is also included in the extract of the Gwinnett Place Mall Site Revitalization Strategy: Implementation Strategy’s section on Development Strategy included in this plan as an appendix.

¹⁴ Gwinnett Place Mall Site Revitalization Strategy, P 24

¹⁵ Gwinnett Place Mall Site Revitalization Strategy, P 25

¹⁶ Gwinnett Place Mall Site Revitalization Strategy, P 13

9. Strategy for Relocating Displaced Residents

The Gwinnett Place Urban Redevelopment Plan is focused primarily on vacant and underdeveloped retail properties. The revitalization strategy anticipates no displacement of residents due to redevelopment activities under this Urban redevelopment plan. In the event displacement of residents becomes necessary later, Gwinnett County and/or its development partners will develop a strategy/plan for relocating displaced residents in accordance with all local and state statutory requirements. The county will also adhere to the guidelines in the Georgia Department of Community Affairs (DCA) Relocation & Displacement Manual to develop a displacement and relocation strategy.

10. Covenants and Restrictions to be Placed on Properties

This Urban Redevelopment Plan and revitalization strategy currently anticipate no additional covenants or restrictions to be placed on properties within the Urban Redevelopment Area beyond Gwinnett County's normal zoning, land use and building statutes and regulations.

Gwinnett County may choose to engage in transactions (such as sale, lease or joint venture development agreements) involving properties owned by Gwinnett County or an affiliated agency such as a redevelopment agency or housing authority. In some cases, these sales, leases, or joint venture transactions may incorporate covenants, restrictions related to housing affordability, land use, building standards or other considerations as part of contractual agreements.

The Gwinnett Place Mall Site Revitalization Strategy suggests that Gwinnett County consider developing an "Inclusive Housing Strategy"¹⁷ which may or may not include minimum affordable housing standards, inclusionary zoning, or other strategies. As of this point in time, Gwinnett County has not begun formally considering any such covenants or restrictions specific to properties within this Urban Redevelopment Area.

11. Needed Public Infrastructure

11.1. Infrastructure Needs Identified in the Gwinnett Place Area Mobility and Traffic Study (November 2022)

The Gwinnett Place Community Improvement District commissioned a Mobility and Traffic Study in November 2022. This study identified multiple infrastructure projects that would support the vision and goals of this Urban Redevelopment Plan. While no single infrastructure project must necessarily

¹⁷ Gwinnett Place Mall Site Revitalization Strategy, P 35

be implemented prior to the incremental implementation of this overall redevelopment vision, any of these projects is likely to contribute to the overall success of the Gwinnett Place revitalization strategy.

Given the timing of a potential upcoming Special Purpose Local Option Sales Tax (SPLOST) and the conclusion that vehicular travel, walking and biking will be the predominant modes of transportation for some time to come in the area, projects identified in the study focus on these areas of investment. With a major transit study underway in the County, recommendations on that mode of travel are made so that the CID can continue to pursue an integrated transit system that works in conjunction with the project recommendations moving forward.

Identified projects are combined with strategies for pedestrian safety, an integrated transit system, improved I-85 access, and the implementation of smart cities technology. This approach provides the Gwinnett Place area with the transportation infrastructure to accommodate current conditions, future general growth in the area and significant redevelopment including that of the Gwinnett Place Mall site.

Specific projects fall primarily within the Major Roads, Bridges, Intersection Improvements, Road Safety and Alignment, and Sidewalks and Pedestrian Safety categories of the Gwinnett County SPLOST program and meet the stated objectives of the County.¹⁸

The Gwinnett Place Area Mobility and Traffic Study identifies the following recommended projects:

TABLE 9: MAJOR ROADS AND BRIDGES PROJECT LIST

Priority	Project ID	Gwinnett DOT Project ID	Project Name/Location	Identified Plan/Study	*Estimated Cost	Potential Funding Sources
Tier 1	M-1	GCbri_505	I-85 corridor Gwinnett Place area improvements	Pleasant Hill Road Corridor & Interchange Study; Ongoing GDOT/Gwinnett County I-85 Corridor Study	\$20 million (matching funds)	CID / SPLOST (matching funds), State HB-170 & STBG
Tier 1	M-2	GPC_150	Venture Drive Widening (Day Drive to Steve Reynolds Boulevard)	2016 GPCID Traffic Study; Destination 2040 CTP (Tier 1 GPC-150); 15 Year LCI Update	\$8.4 million	CID / SPLOST
Tier 1	M-3	NA	Steve Reynolds Boulevard Lane Restriping Project	GPCID Mobility Study	\$1 million	CID / SPLOST
Tier 2	M-4	GCbri_300	West Liddell Road to Club Drive Connector	2016 GPCID Traffic Study	\$10 million (matching funds)	CID / SPLOST (matching funds) / State HB-170 & STBG
Category Total:					\$39.4 million	

¹⁸ Gwinnett Place Area Mobility and Traffic Study, November 1011

TABLE 10: INTERSECTION AND ROAD SAFETY PROJECT LIST

Priority	Project ID	Gwinnett DOT Project ID	Project Name/Location	Identified Plan/Study	**Estimated Cost	Potential Funding Sources
Tier 1	I-1	GCGPint_502	Pleasant Hill Road at I-85	GPCID Mobility Study	\$1.5 million	CID / SPLOST / GDOT Quick Response
Tier 1	I-2	GPC_104	Pleasant Hill Road at Satellite Boulevard	2017 SPLOST (Tier 1 M-1064); Pleasant Hill Road Corridor & Interchange Study; Activate Gwinnett Place; Destination 2040 (Tier 1 GPC-104)	\$7.5 million*	CID / SPLOST, GTIB Grant, Federal Aid
Tier 1	I-3	GCGPint_507	Satellite Boulevard at Old Norcross Road (West)	GPCID Mobility Study; Mall Redevelopment; 15 Year LCI Update	\$3 million	CID / SPLOST
Tier 1	I-4	GCGPint_508	Steve Reynolds Boulevard at I-85 On-Ramp	GPCID Mobility Study	\$1.8 million	CID / SPLOST / GDOT Quick Response
Tier 1	I-5	GCGPint_500	Pleasant Hill Road at Breckinridge Boulevard / Shackleford Road	GPCID Mobility Study	\$2.5 million	CID / SPLOST
Tier 1	I-6	GCGPint_505	Satellite Boulevard at Commerce Avenue	GPCID Mobility Study	\$1 million	CID / SPLOST
Tier 1	I-7	GCGPint_503	Pleasant Hill Road at Mall Boulevard	GPCID Mobility Study	\$1.5 million	CID / SPLOST
Tier 1	I-8	GCGPint_501	Pleasant Hill Road at Gwinnett Place Drive	GPCID Mobility Study	\$0.75 million	CID / SPLOST
Tier 1	I-9	GCGPint_504	Pleasant Hill Road at Old Norcross Road	GPCID Mobility Study	\$1.5 million	CID / SPLOST
Tier 1	I-10	GCGPint_506	Satellite Boulevard at Old Norcross Road (East)	GPCID Mobility Study	\$0.75 million	CID / SPLOST
Tier 2	I-11	GCGPint_509	Koger Boulevard / Crestwood Parkway at Pleasant Hill Road	Pleasant Hill Road Corridor & Interchange Study; 2016 GPCID Traffic Study; 15 Year LCU Update; Destination 2040 CTP (GPC_105)	\$2 million	CID / SPLOST
Tier 2	I-12	GCGPint_510	Pleasant Hill Road at Club Drive	GPCID Mobility Study	\$0.75 million	CID / SPLOST
Tier 2	I-13	GCGPint_511	Pleasant Hill Road at Sweetwater Road	2016 GPCID Traffic Study; 15 Year LCI Update	\$0.75 million	CID / SPLOST
Tier 2	I-14	GCGPint_512	Shackleford Road at Kaiser Permanente Medical Center	15 Year LCI Update	\$0.5 million	CID / SPLOST
Tier 2	I-15	GCGPint_513	Steve Reynolds Boulevard at Club Drive	15 Year LCI Update	\$1 million	CID / SPLOST
Tier 2	I-16	GCGPint_514	West Liddell Road at Venture Drive	GPCID Mobility Study	\$1 million	CID / SPLOST
Category Total:					\$27.8 million	
*Partial project funding through SPLOST SPLOST - Special Purpose Local Option Sales Tax GTIB - Georgia Transportation Infrastructure Bank						

**Some project estimated costs include only matching funds that may be feasible using SPLOST dollars.

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TABLE 11: SIDEWALK AND PEDESTRIAN SAFETY MAP

Priority	Project ID	Gwinnett DOT Project ID	Project Name/Location	Identified Plan/Study	Estimated Cost	Potential Funding Sources
Tier 1	S-1	GCGPsid_503	Mall Boulevard Complete Street	2017 SPLOST (Tier 1 F-1268); Activate Gwinnett Place; 15 Year LCI Update	\$3.1 million	CID / SPLOST
Tier 1	S-2	GCGPsid_501	Gwinnett Place to McDaniel Farm Park (Commerce Avenue)	2017 SPLOST (Tier 1 F-1287); Countywide Trails Masterplan; Gwinnett Place Connected (C1); 2016 GPCID Traffic Update; 15 Year LCI Update	\$3.6 million	CID / SPLOST
Tier 1	S-3	GCGPsid_504	Ring Road Greenway	Gwinnett Place Mall Site Revitalization Strategy	\$5.3 million	TBD
Tier 1	S-4	GCGPsid_500	Gwinnett Place Drive Complete Street	Activate Gwinnett Place; 15 Year LCI Update	\$3.3 million	CID / SPLOST
Tier 1	S-5	NA	Pleasant Hill Road Pedestrian Overpass	GPCID Mobility Study	\$2.7 million	CID / SPLOST / LCI / TAP
Tier 1	S-6	GCGPsid_502	Gwinnett Place to McDaniel Farm Park (Old Norcross Road and McDaniel Road)	Countywide Trails Masterplan; Gwinnett Place Connected (Trails A, B, B2); Gwinnett Trails Loop Trail Study; Destination 2040 (Tier 1 GPC-158)	\$2.6 million	CID / SPLOST
Tier 2	S-7	GCGPsid_505	Venture Drive Multi-Use Trail	GPCID Mobility Study; 2016 GPCID Traffic Study	\$4.1 million	CID / SPLOST
Tier 2	S-8	GCGPsid_506	McDaniel Farm Park to Satellite Boulevard	Gwinnett Trails Loop Trail Study	\$2.8 million	CID / SPLOST
Tier 2	S-9	GCGPsid_508	Shorty Howell Park to McDaniel Road	Countywide Trails Masterplan; Gwinnett Place Connected (Trails A, B, B2); Gwinnett Trails Loop Trail Study; Destination 2040 (Tier 1 GPC-158)	\$3.9 million	CID / SPLOST / LCI / TAP
Tier 2	S-10	NA	Satellite Boulevard Pedestrian Overpass	GPCID Mobility Study	\$2.7 million	CID / SPLOST / LCI / TAP
Tier 2	S-11	GCGPsid_507	Piedmont Pathway Multi-Use Trail Segment	Countywide Trails Masterplan	\$15.5 million	CID / SPLOST / LCI / TAP
Category Total:					\$49.6 million	
SPLOST - Special Purpose Local Option Sales Tax LCI - Livable Communities Initiative TAP - Transportation Alternatives Program						

11.2. General Area Infrastructure Needs

The Gwinnett Place Community Improvement District has identified other infrastructure projects that would support the vision and goals of this Urban Redevelopment plan. While no single infrastructure project must necessarily be implemented prior to the incremental implementation of this overall redevelopment vision, any of these projects is likely to contribute to the overall success of the Gwinnett Place revitalization strategy.

- **Pleasant Hill Road at I-85 Overpass repairs or replacement**– While the Pleasant Hill Road at I-85 Diverging Diamond Interchange (DDI) continues to function efficiently today, as traffic continues to grow on Pleasant Hill Road, traffic levels will begin to exceed the DDI’s capacity. Later this decade, the DDI’s operation may become unstable with an unacceptable level of service. As a large-scale project will be necessary to accommodate growth and federally funded projects are currently expected to take seven to 10 years, efforts are beginning to visualize the future of Pleasant Hill Road and the interchange with I-85. The Gwinnett Place CID is preparing conceptual layouts, traffic analysis, potential right-of-way impacts and cost estimates for a series of improvements in Pleasant Hill Road and I-85
- **Pedestrian Trail Network**– The Gwinnett Place CID has proposed a network of trails to increase walkability and improve the pedestrian experience in the immediate Gwinnett Place area and complete a section of the Gwinnett County’s Greenway system. By creating safer, more scenic, and direct pedestrian routes, along with providing added transportation options to reduce vehicular traffic, these trails can help spark redevelopment in Gwinnett Place. The project goals for connecting the Gwinnett Place commercial area to McDaniel Farm and Shorty Howell Park are to:
 - Increase walkability between key residential, commercial, and recreational destinations, to spur redevelopment in the Gwinnett Place area
 - Connect Gwinnett Place to the larger network of Gwinnett County greenways and open space, to provide alternative transportation options to destinations throughout the county.
 - Create a safe and enjoyable experience along the entirety of the trail system, and to encourage walking and biking as transportation alternatives.
- **The Loop Trail study**, a conceptional document with trail alignments, typical sections, cost estimates, and a project deliverability plan to position the project for future funding opportunities. There is a significant need for a comprehensive planning effort for alternative mode transportation that connects activity centers, including the Gwinnett Place area, Gas South District and associated future mixed-use developments, Shorty Howell Park, McDaniel Farm Park, Peachtree Ridge Park, Suwanee Creek Greenway, and Western Gwinnett Pathway as well as future transit routes. This planning study evaluated a 17-mile trail to encompass these areas and provide both recreational and transportation infrastructure that will reduce the number of vehicular trips in this growing area.
- **Area wide traffic response system**- this system consists of 49 signalized intersections with primary corridors including Pleasant Hill Road, Satellite Boulevard, Steve Reynolds Boulevard, and Club Drive. The Gwinnett Place system also includes two interchanges with

I-85, a half diamond at Steve Reynolds Boulevard and a diverging diamond interchange at Pleasant Hill Road. Traffic Responsive Signal control systems (TR) are useful in areas with heavy traffic volumes and unpredictable traffic patterns. The system reacts to changes in traffic demand and then implements timing plans most suited for the traffic conditions. It works well along popular alternative or bypass routes that are impacted by weather, incidents, seasonal variations, or planned special events. The Gwinnett Place system is an ideal location for a TR system because of the heavy and often variable volumes along Pleasant Hill Road, alternate route options for I-85 and Pleasant Hill Road, and volume variation on weekends due to traffic generated by area retail.

- **Gwinnett Place Drive/Mall Boulevard Complete Street Projects**– As outlined in the ACTivate Gwinnett Place plan, the CID has prepared construction plans to transform Mall Boulevard and Gwinnett Place Drive into complete streets. The designs call for reducing vehicular traffic lanes to transition space within the existing right-of-way to provide sidewalks, green space and multimodal travel options; thereby, converting the two roadways from a car-only corridor to complete streets, with limited impact to the level of service of the roadway's traffic capacity. Beginning first with Mall Boulevard, the complete street will become a three-lane roadway section; two travel lanes with a center turn lane. A 6' wide sidewalk will be added to the south side of the roadway with a landscape strip buffer between the roadway and sidewalk. A 38' wide corridor is then created on the north side which will provide for linear green space serving as a sidewalk, a multi-use corridor for cyclists; all in a park-like setting, infusing the area with opportunities to move between parcels safely on foot, on bike and by car.
For the Mall Boulevard project, Gwinnett County DOT has completed right of way acquisitions. Construction will begin as redevelopment progresses at the Gwinnett Place Mall site.
- **Transit Improvements Along the I-85 Corridor**– The I-85 corridor remains one of the most congested corridors in the Atlanta region. New mobility options are needed to improve connectivity between major activity centers in Gwinnett and provide a high-capacity transportation alternative to automobile travel. In order to improve the quality of life and the economic livelihood of Gwinnett's central business district, a series of transit studies have been led by the CID to address these needs. The first I-85 Corridor Light Rail Transit Feasibility Study was initiated in September 2008 to evaluate the technical and financial viability of a light rail transit (LRT) line in Gwinnett County.

11.3. Infrastructure Needs Identified in the Gwinnett Place Mall Site Revitalization Strategy

The Gwinnett Place Mall Site Revitalization Strategy envisions a wide range of infrastructure as a key element of the redevelopment strategy. Detailed descriptions and discussion of this infrastructure is included in the Gwinnett Place Mall Site Revitalization Strategy.²⁰

Creative Placemaking

- Parks and open spaces;
- Furnishings (lighting, benches and bike racks);
- Plants and landscaping;
- Arts and Culture facilities and exhibition spaces;
- Public art.

Mobility

- **Local Roadways**– The Global Villages concept includes 1.9 miles of new local roadways[...]. Although all these new roadways will be Complete Streets, their configurations will vary. The concept identifies six main roadway configurations: A, B, C, D, E, and F. [...]. At a minimum, roadway types A, B, C, and D should be built by Gwinnett County. These roadways, particularly the A-, C- and D-types are critical connections in the local roadway system and should be built to the high standards exhibited by Gwinnett DOT. Roadway types B, E, and F could potentially be built with the assistance of the private development community, but financial modeling for the Global Villages assumes the County will pay for and construct all the roadways shown in Table 3K.

ROADWAY TYPE	LENGTH (FEET)	PLANNING CONSTRUCTION COST	PLANTING + GREEN INFRASTRUCTURE	TOTAL
A	4,970	\$4,400,000	\$1,631,000	\$6,031,000
B	1,090	\$850,000	\$357,000	\$1,207,000
C	1,660	\$1,340,000	\$436,000	\$1,776,000
D	640	\$620,000	\$192,000	\$812,000
E	1,030	\$630,000	\$138,000	\$768,000
F	660	\$530,000	\$124,000	\$654,000
TOTAL	10,050 (1.9 mi)	\$8,370,000	\$2,878,000	\$11,248,000

- **Structured Parking**– The Global Villages concept envisions a substantial public parking garage to be located between Macy's and Mega Mart, directly across the Central Park from the ICCC.

²⁰ Gwinnett Place Mall Site Revitalization Strategy, P 58-104

It could accommodate about 200 spaces per floor, translating to a 4-story structure topping out at 750 spaces. In addition to providing parking, the garage is an opportunity for public art, and could also include a modest amount of ground-level retail.

- **Transit**– There are two main types of transit that will serve the Global Villages: local bus and the proposed Satellite Boulevard Bus Rapid Transit (BRT) line. A main point of access to each of these services will be the new Gwinnett Place Transit Center, already planned by the County. Currently there are four local bus lines that serve Gwinnett Place. Over time this is expected to increase, particularly as the County moves forward with construction of its planned 10.2-acre transit center. The Gwinnett County Department of Transportation (GwDOT) anticipates over 20 lines could use the Gwinnett Place Transit Center in the coming years, but this number may change, as the County’s Transit Development Plan (TDP) is currently underway. The expanded Transit Center will be located on the same site as the current transfer center at Satellite Boulevard and Gwinnett Plantation Way. In spring of 2022, the County developed a concept plan as part of its submittal to the Federal Transit Administration (FTA)’s Buses and Bus Facilities grant program. The transit center concept includes 12 bus bays; a 2-story transit center with an attached mobility building; a park-and-ride lot; a kiss-and-ride facility; a 13,800-square foot conference center (for County use), and a bicycle/pedestrian connection through the site. The plan also accommodates the future Satellite Boulevard BRT station at an in-line station on Ring Road, but further study of the BRT alignment is ongoing, and this could shift elsewhere. Gwinnett County owns the 10.2-acre site, but not all the site is required to meet the program of the transit center. As currently shown in the concept, 3.2 acres of the site is reserved as an out-parcel for development, which could be an excellent opportunity for an affordable housing project in the near term.
- **Bicycle + Pedestrian Facilities**– While most residents, workers, and visitors will still travel to and from the Global Villages by car for at least the medium term, developing a multimodal system that includes bicycle and pedestrian facilities is still an important goal. The following section focuses on contextual pedestrian and bicycle connections from the Global Villages to McDaniel Farm Park and two of the County’s planned Signature Trails- the Loop Trail and the Piedmont Pathway. Every new roadway in the Global Villages concept is a Complete Street, meaning that pedestrians and cyclists are accommodated throughout. Additionally, every village will have a series of pathways (“paseos”) that connect both within the village site and externally to the new roadways.

Capital Mobility Project Cost Estimates from Gwinnett Place Mall Site Revitalization Strategy

TABLE 3M. CAPITAL MOBILITY PROJECTS					
PHASE	PROJECT NAME	DESCRIPTION	LEADER	ESTIMATED COST	POTENTIAL SOURCES OF FUNDING
1	Interchange Justification Report (IJR)	Study to evaluate need and feasibility for new interchange	CID, GwDOT	\$1 million	SPLOST
2-9+	I-85 Access Improvements	Based off IJR findings, planning, design, and construction of I-85 access improvements	CID, GwDOT	TBD	Depends on findings of IJR, but potentially State HB 170, Federal STBG, SPLOST, DBF
Flexible	Pleasant Hill Road + Satellite Boulevard Intersection Improvement	TBD – will need to improve capacity in balance with the potential dedicated lane for BRT	GwDOT	\$7.5 million	SPLOST
Flexible	Mall Boulevard Complete Street	Add pedestrian and bicycle enhancements and restripe travel lanes to create a complete street from Pleasant Hill Road to Ring Road	CID, GwDOT	\$2.8 million	SPLOST, TAP, LCI
Flexible	Gwinnett Place Drive Complete Street	Add pedestrian and bicycle enhancements and restripe travel lanes to create a complete street from Pleasant Hill Road to Ring Road	CID, GwDOT	\$3.3 million	SPLOST, TAP, LCI
1-2	Transit Center	Construction of new transit center at Satellite Blvd and Gwinnett Plantation Dr.	GwDOT	\$36.5 million	FTA, County match
Flexible	Satellite Boulevard BRT	BRT line from Jimmy Carter Boulevard to Sugarloaf Mall	GwDOT	\$400 million	FTA, County match
7	Public Parking Garage	4- story parking deck (up to 750 spaces)	Parking Authority	\$23 million	LCI, Parking Authority
1-9	Ring Road Trail	1.25-mile trail/greenway along Ring Road	CID, GwDOT	\$7 million	TAD, LCI, TAP
Flexible	Commerce Ave Path	0.5-mile off-road trail segment connecting to McDaniel Farm Park	County	\$3.6 million	SPLOST
Flexible	Old Norcross Path	Multi-use path from the Ring Road to McDaniel Farm Park	County	\$2.6 million	SPLOST
Flexible	McDaniel Park Connection	Multi-Use path from McDaniel Farm Park to Satellite Boulevard via utility easement	CID/County	\$2.8 million	SPLOST
Flexible	Piedmont Pathway Connection	Multi-use trail along Venture Drive connecting the Gwinnett Place Mall area to the future Piedmont Pathway on West Liddell Road.	County	\$4.1 million	SPLOST

Water, Sewer and Stormwater

Improvements to the overall utility infrastructure around and within the Global Villages is an important piece in the overall redevelopment of the mall site. With the proposed redevelopment and improvements at the Global Villages, there are opportunities to incorporate high-performance infrastructure strategies into both the overall site layout and underground infrastructure design.

The Global Villages' infrastructure strategy is broken down into two main sections: water+ sewer and stormwater infrastructure.

- **Water & Sewer**– Incremental connections and expansions of the existing system may be required to provide improved routing within the proposed interior site roadways, but substantial capital improvements to the water infrastructure system are not anticipated to be a need.
- **Stormwater**– Through redevelopment, the opportunity and necessity of bringing these systems up to the current code and performance standards are the main goals for the stormwater utility. Currently the mall site is roughly 95% impervious hardscape, resulting in high flow rates and a high volume of stormwater runoff. Little to no landscape areas result in a substantial amount of water leaving the site that has received little to no water quality treatment. Through the development of the Global Villages, the conversion of the large hardscape parking lots into smaller blocks of buildings and landscape areas will result in greatly reduced stormwater flows and volumes leaving the site. In addition, through the introduction and use of high-performance green infrastructure stormwater management practices, significant volumes of water can be captured, temporarily stored onsite and infiltrated back in the ground beneath. Stormwater quantity volumes from the Global Villages are planned to be captured and conveyed to an offsite stormwater detention pond area to the south of the project site. This property is owned by Georgia Power and will serve as the stormwater storage area to detain the runoff volumes from the site and release them over an extended period into the municipal system. The Georgia Power stormwater ponds are anticipated to provide the Stormwater Channel Protection, Overbank Flow Protection (2-yr -25yr), and Extreme Flood Protection (100-yr) volumes for the Global Villages.

12. Strategy for Implementing the Plan and Designation of Implementing Body

Urban Redevelopment Agency

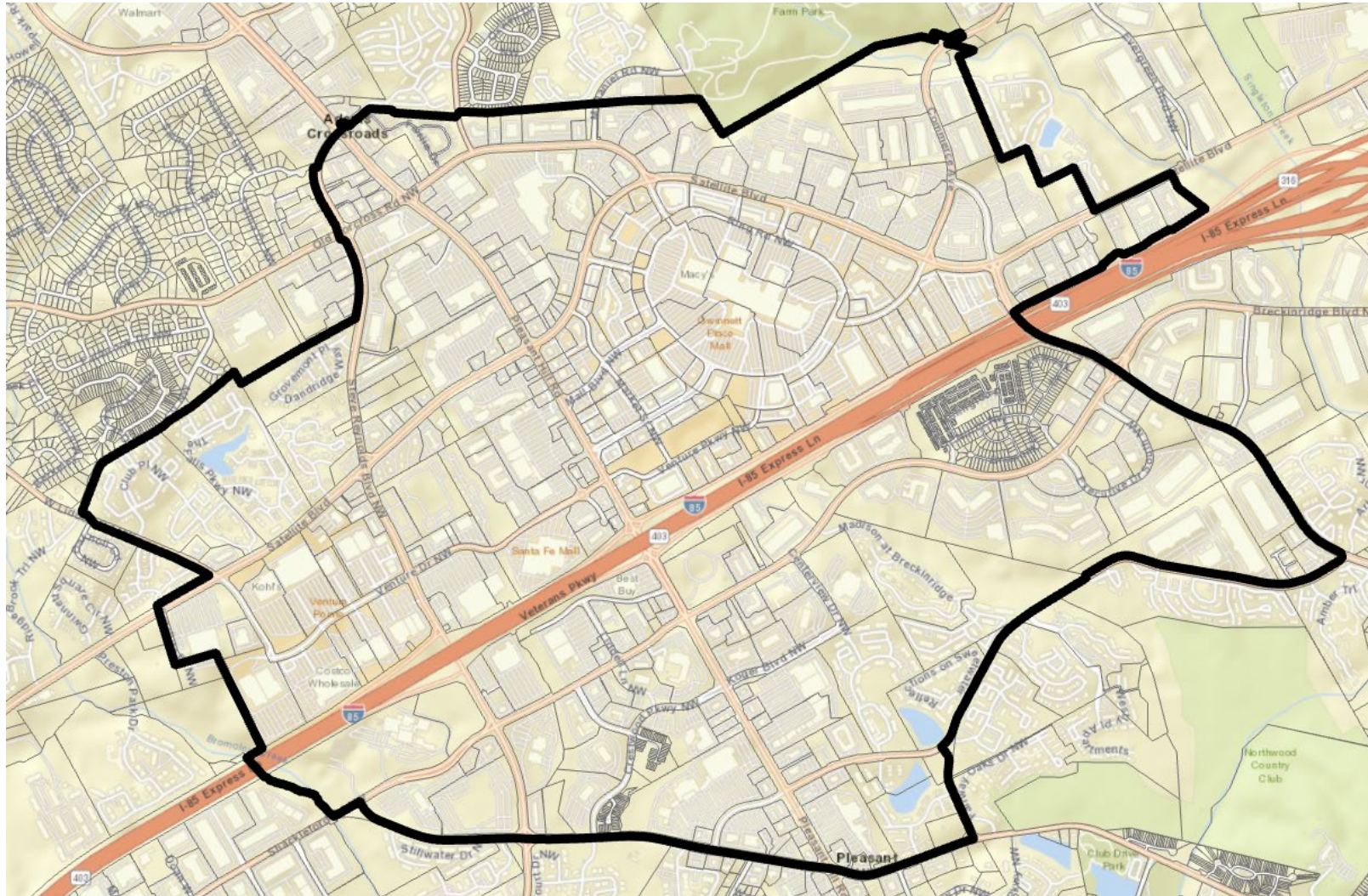
The Gwinnett County Board of Commissioners, as the designated Urban Redevelopment Agency, will continue to be the implementing body for the Urban Redevelopment Plan and will continue to exercise all powers outlined in Official Code of Georgia 36-44-6, including:

- Issuing bonds deemed necessary to implement or facilitate projects within the Urban Redevelopment Area;
- Entering into contracts, leases, mortgages, or other agreements determined to be necessary to implement or facilitate the Redevelopment Plan;
- Acquiring, retaining, or disposing of property for redevelopment as outlined in the Redevelopment Plan;
- Exercising any powers outlined in Chapter 61 of the Official Code of Georgia entitled “Urban Redevelopment Law.”

Implementation Schedule

- | | |
|---|-----------------|
| • Advertise Public Hearing for URP | May 17, 2023 |
| • Review of Urban Redevelopment Plan by BOC | May 17-23, 2023 |
| • Public Hearing | May 23, 2023 |
| • Adopt Urban Redevelopment Plan | May 23, 2023 |

Appendix A: Map of Proposed URA



Appendix B: List of Parcels to be Included in the Urban Redevelopment Plan Area

Parcels in the Proposed Greater Gwinnet Place Urban Redevelopment Area (2022)

RPIN	Address	PropType	Zoning	Acreage
R6181 171	CLUB DR	Electric Utility	RM-Multi-family Residence	3.22
R6181 288	3525 CLUB DR	Apartments (3sty/under)	RM-Multi-family Residence	15.03
R6181 296	1490 PLEASANT HILL RD	Retail-Single Occupancy	C2-General Business	1.52
R6181 298	3577 CLUB DR	Retail-Single Occupancy	C2-General Business	0.88
R6182 383	1515 PLEASANT HILL RD	Convenience Food Market	C2-General Business	0.82
R6202 055	3950 SHACKLEFORD RD	Office Bldg Hi-Rise Sup	C2-General Business	10.92
R6203 001	1523 PLEASANT HILL RD	Office Bldg LoRise 1-4	C2-General Business	0.80
R6203 010	3665 CLUB DR	Strip Shopping Center	C2-General Business	6.90
R6203 011	3650 STEVE REYNOLDS BLV	Office Bldg Hi-Rise Sup	OI-Office-Institutional	11.89
R6203 017	3665 STEVE REYNOLDS BLV	Bank	C2-General Business	2.31
R6203 021	3360 STEVE REYNOLDS BLV	School	C2-General Business	17.29
R6203 030	1775 PLEASANT HILL RD	First Class Hotel	C2-General Business	10.95
R6203 032	3670 SHACKLEFORD RD	Mid-Rate Motel	C2-General Business	1.32
R6203 036	1760 PINELAND RD	First Class Hotel	C2-General Business	5.67
R6203 037	3740 SHACKLEFORD RD	Restaurant	C2-General Business	2.20
R6203 040	1645 PLEASANT HILL RD	Warehouse	C2-General Business	0.79
R6203 041	1655 PLEASANT HILL RD	Restaurant	C2-General Business	0.98
R6203 042	3700 CRESTWOOD PKWY	Office Bldg Hi-Rise Sup	OI-Office-Institutional	8.85
R6203 052	3675 CRESTWOOD PKWY	Office Bldg Hi-Rise Sup	C2-General Business	5.60
R6203 054	SHACKLEFORD RD	Commercial Tie-back Parcel	C2-General Business	1.17
R6203 058	1695 PLEASANT HILL RD	Restaurant	C2-General Business	1.62
R6203 060	3700 SHACKLEFORD RD	Mid-Rate Motel	C2-General Business	2.21
R6203 062	1725 PINELAND RD	First Class Hotel	C2-General Business	2.47
R6203 066	1635 PLEASANT HILL RD	Fast Food	C2-General Business	0.85
R6203 068	1625 PLEASANT HILL RD	Community Shopping Mall	C2-General Business	29.24
R6203 070	3725 CLUB DR	Retail-Multi Occupancy	C2-General Business	0.95
R6203 071	1605 PLEASANT HILL RD	Restaurant	C2-General Business	1.00
R6203 078	CLUB DR	Commercial Vacant Land	RM-Multi-family Residence	3.43
R6203 079	3885 CRESTWOOD PKWY	Office Bldg Hi-Rise Sup	C2-General Business	8.59
R6203 080	3805 CRESTWOOD PKWY	Office Bldg Hi-Rise Sup	C2-General Business	7.97
R6203 085	3720 STEVE REYNOLDS BLV	Extended Stay Motel	C2-General Business	2.32
R6203 087	3645 CLUB DR	Fast Food	C2-General Business	1.19
R6203 091	1699 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.07
R6203 092	1697 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.08
R6203 093	1695 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.08
R6203 094	1693 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.09
R6203 095	1691 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.08
R6203 096	1689 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.06
R6203 097	1687 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 098	1685 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 099	1679 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 100	1677 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 101	1675 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 102	1669 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 103	1667 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 104	1665 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 105	1663 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.04
R6203 106	1661 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.04
R6203 107	1659 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.04
R6203 108	1657 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.04
R6203 109	1651 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 110	1649 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 111	1647 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.06
R6203 112	1645 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 113	1643 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 114	1641 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 115	1664 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 116	1666 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 117	1668 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 118	1670 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 119	1674 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 120	1676 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 121	1678 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 122	1680 SOUTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 123	SOUTHGATE MILL DR	HOA Vacant Land	RZT-S F R-Zero Lot Line/Twnhse	0.08
R6203 124	SOUTHGATE MILL DR	HOA Vacant Land	RZT-S F R-Zero Lot Line/Twnhse	0.18

Parcels in the Proposed Greater Gwinnet Place Urban Redevelopment Area (2022)

RPIN	Address	PropType	Zoning	Acreage
R6203 125	SOUTHGATE MILL DR	HOA Vacant Land	RZT-S F R-Zero Lot Line/Twnhse	0.37
R6203 126	SOUTHGATE MILL DR	HOA Vacant Land	<Null>	2.02
R6203 128	1691 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 129	1689 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 130	1685 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 131	1683 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 132	1681 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 133	1679 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 134	1669 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 135	1667 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 136	1665 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 137	1663 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 138	1661 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 139	1659 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 140	1657 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 141	1651 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 142	1649 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 143	1647 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 144	1645 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 145	1643 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 146	1641 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 147	1635 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 148	1633 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 149	1631 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 150	1618 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 151	1620 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 152	1622 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 153	1624 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 154	1626 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 155	1632 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 156	1634 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 157	1636 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 158	1638 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 159	1640 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 160	1686 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.07
R6203 161	1684 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.07
R6203 162	1682 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.06
R6203 163	1680 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.06
R6203 164	1678 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 165	1676 NORTHGATE MILL DR	Townhome	RZT-S F R-Zero Lot Line/Twnhse	0.05
R6203 169	NORTHGATE MILL DR	HOA Vacant Land	RZT-S F R-Zero Lot Line/Twnhse	0.39
R6203 170	NORTHGATE MILL DR	HOA Vacant Land	RZT-S F R-Zero Lot Line/Twnhse	3.11
R6203 171	NORTHGATE MILL DR	HOA Vacant Land	RZT-S F R-Zero Lot Line/Twnhse	0.51
R6203 173	1565 PLEASANT HILL RD	Convenience Food Market	C2-General Business	1.41
R6203 234	1555 PLEASANT HILL RD	Restaurant	C2-General Business	1.05
R6203 236	1615 PLEASANT HILL RD	Fast Food	C2-General Business	0.78
R6203 238	3655 CLUB DR	Fast Food	C2-General Business	0.67
R6204 002	1655 CENTERVIEW DR	Apartments (3sty/under)	RM13-Multi-family Residence	29.37
R6204 002A	1670 PLEASANT HILL RD	Convenience Food Market	C2-General Business	1.09
R6204 002B	3505 KOGER BLVD	Office Bldg LoRise 1-4	C2-General Business	7.04
R6204 002C	3575 KOGER BLVD	Office Bldg LoRise 1-4	C1-NBHD Business	4.38
R6204 003	SWEETWATER ROAD EXT	Res Condo Common Area	RM10-Multi-family Residence	6.20
R6204 004	SWEETWATER RD	Commercial Vacant Land	RM-Multi-family Residence	1.63
R6204 006	CENTERVIEW DR	Development Auth of Gwin	RM10-Multi-family Residence	14.45
R6204 013	KOGER BLV	Commercial Vacant Land	C1-NBHD Business	0.53
R6204 015	1500 PLEASANT HILL RD	Community Shopping Mall	C2-General Business	14.48
R6204 019	3450 BRECKINRIDGE BLVD	Apartments (3sty/under)	RM-Multi-family Residence	30.80
R6204 021	3530 BRECKINRIDGE BLVD	Mid-Rate Motel	C2-General Business	2.19
R6204 030	1630 PLEASANT HILL RD	Nbhd Shopping Ctr	C2-General Business	8.40
R6204 033	1630 PLEASANT HILL RD	Community Shopping Mall	C2-General Business	13.25
R6204 035	1650 PLEASANT HILL RD	Restaurant	C2-General Business	0.76
R6204 036	1690 PLEASANT HILL RD	Fast Food	C2-General Business	0.75
R6204 039	1570 PLEASANT HILL RD	Fast Food	C2-General Business	1.88
R6204 041	1600 PLEASANT HILL RD	Restaurant	C2-General Business	2.00
R6204 043	1590 PLEASANT HILL RD	Restaurant	C2-General Business	2.03
R6204 045	3405 SWEETWATER RD	Apartments (3sty/under)	RM-Multi-family Residence	18.07

Parcels in the Proposed Greater Gwinnet Place Urban Redevelopment Area (2022)

RPIN	Address	PropType	Zoning	Acreage
R6204 046	SWEETWATER RD	Commercial Tie-back Parcel	RM-Multi-family Residence	0.97
R6204 048	3580 SWEETWATER RD	Religious	C2-General Business	3.90
R6204 050	3555 SWEETWATER RD	LIHTC Apartments	C2-General Business	4.57
R6204 052	3555 KOGER BLVD	Office Bldg LoRise 1-4	C2-General Business	4.36
R6204 054	3580 BRECKINRIDGE BLVD	Strip Shopping Center	C2-General Business	1.33
R6204 055	3590 BRECKINRIDGE BLVD	Restaurant	C2-General Business	2.33
R6204 056	3570 BRECKINRIDGE BLVD	Mid-Rate Motel	C2-General Business	2.03
R6204 065	3520 BRECKINRIDGE BLVD	Strip Shopping Center	C2-General Business	2.28
R6204 075	SWEETWATER ROAD EXT	Res Condo Common Area	<Null>	2.40
R6204 129	3500 BRECKINRIDGE BLVD	LIHTC Apartments	OI-Office-Institutional	5.42
R6205 001A	3105 SWEETWATER RD	Warehouse	M1-Light Industry	31.44
R6205 004	3355 SWEETWATER RD	Apartments (3sty/under)	RM-Multi-family Residence	29.14
R6205 006	3100 BRECKINRIDGE BLVD	Office Bldg LoRise 1-4	M1-Light Industry	24.88
R6205 007	3098 BRECKINRIDGE BLVD	Office Bldg LoRise 1-4	M1-Light Industry	4.78
R6205 008	1700 EXECUTIVE DR	Warehouse	M1-Light Industry	18.03
R6205 010	3300 BRECKINRIDGE BLVD	Office Bldg LoRise 1-4	M1-Light Industry	17.20
R6205 012	3200 BRECKINRIDGE BLVD	Office Bldg LoRise 1-4	M1-Light Industry	18.04
R6205 020	3100 BRECKINRIDGE BLVD	Office Bldg LoRise 1-4	M1-Light Industry	4.46
R6205 024	3064 OLD NORCROSS RD	Strip Shopping Center	C2-General Business	1.82
R6205 033	1600 EXECUTIVE DR	Office Bldg LoRise 1-4	M1-Light Industry	6.13
R6205 035	3068 OLD NORCROSS RD	Medical Office	C2-General Business	1.98
R6205 037	1705 EXECUTIVE DR	Office Bldg LoRise 1-4	M1-Light Industry	3.90
R6205 041	1625 SOUTH EXECUTIVE DR	Office Bldg LoRise 1-4	M1-Light Industry	3.39
R6205 043	EXECUTIVE DR	Commercial Vacant Land	M1-Light Industry	2.56
R6205 045	S EXECUTIVE DR	Commercial Residual Land	M1-Light Industry	2.58
R6205 047	3102 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.21
R6205 048	3122 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6205 049	3142 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6205 050	3152 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6205 051	3162 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6205 052	3172 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.13
R6205 053	3182 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.33
R6205 054	3192 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6205 055	3202 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6205 056	3212 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6205 057	3222 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6205 058	3232 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6205 059	3242 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6205 060	3252 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.15
R6205 061	3262 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.17
R6205 062	3272 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6205 063	3282 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6205 064	3292 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6205 065	3302 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6205 066	3312 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6205 067	3322 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6205 068	3332 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6205 069	3342 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.15
R6205 070	3352 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.15
R6205 071	3362 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6205 072	3372 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6205 073	3382 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6205 074	3392 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6205 075	3375 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6205 076	3365 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6205 077	3355 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6205 078	3335 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6205 079	3325 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.12
R6205 080	3305 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6205 081	3295 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6205 082	3285 BRIARROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6205 083	1820 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.18
R6205 084	1830 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6205 085	1840 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6205 086	1850 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.15
R6205 087	3164 HARLSTONE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.13

Parcels in the Proposed Greater Gwinnet Place Urban Redevelopment Area (2022)

RPIN	Address	PropType	Zoning	Acreage
R6205 088	3174 HARLSTONE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.12
R6205 089	3184 HARLSTONE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.13
R6205 090	3194 HARLSTONE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.13
R6205 091	3115 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6205 092	3125 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.13
R6205 093	3135 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6205 094	3145 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6205 095	3155 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6205 096	3165 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6205 097	1821 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.15
R6205 098	1831 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6205 099	1841 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6205 100	1851 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6205 101	1861 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6205 102	3099 BRECKINRIDGE BLVD	Strip Shopping Center	C2-General Business	3.36
R6205 103	3083 BRECKINRIDGE BLVD	Strip Shopping Center	C2-General Business	2.30
R6205 106	3103 BRECKINRIDGE BLV	Comm Condo Common Area	C2-General Business	1.58
R6205 107	BRECKINRIDGE BLV	Commercial Residual Land	C2-General Business	0.32
R6206 001	4175 OLD NORCROSS RD	Commercial Auxiliary Imp	C3-Highway Business District	1.55
R6206 009	3280 COMMERCE AVE	Auto Dealer Full Service	C3-Highway Business District	4.90
R6206 010	3260 SATELLITE BLVD	Commercial Auxiliary Imp	C3-Highway Business District	5.34
R6206 011	3264 COMMERCE AVE	Auto Dealer Full Service	C3-Highway Business District	3.64
R6206 013	3265 COMMERCE AVE	Auto Dealer Full Service	C3-Highway Business District	4.96
R6206 014	3285 COMMERCE AVE	Auto Dealer Full Service	C3-Highway Business District	1.06
R6206 015	3230 SATELLITE BLVD	Auto Dealer Full Service	C3-Highway Business District	7.15
R6206 017	3244 COMMERCE AVE	Auto Dealer Full Service	C3-Highway Business District	3.66
R6206 019	3180 SATELLITE BLVD	Auto Dealer Full Service	C3-Highway Business District	9.10
R6206 021	3264 COMMERCE AVE	Auto Dealer Full Service	C3-Highway Business District	5.54
R6206 023	3254 COMMERCE AVE	Auto Dealer Full Service	C3-Highway Business District	2.83
R6206 025	3125 SATELLITE BLVD	Gwinnett Co Other Vacant Land	C2-General Business	5.48
R6206 031	3095 SATELLITE BLVD	Office Bldg Hi-Rise Sup	M2-Heavy Industry	9.97
R6206 033	3175 SATELLITE BLVD	Office Bldg Hi-Rise Sup	C2-General Business	9.07
R6206 038	3295 COMMERCE AVE	Commercial Tie-back Parcel	C3-Highway Business District	0.71
R6206 040	3090 SATELLITE BLVD	Auto Dealer Full Service	C3-Highway Business District	3.75
R6206 042	3030 SATELLITE BLVD	Auto Service Garage	C3-Highway Business District	1.67
R6206 051	1800 SULLIVAN DR	Mini Warehouse	C3-Highway Business District	2.79
R6206 052	3050 SATELLITE BLVD	Auto Dealer Full Service	C3-Highway Business District	4.10
R6206 054	3020 SATELLITE BLVD	Used Car Lot/Other	C3-Highway Business District	1.01
R6206 058	3237 SATELLITE BLVD	Office Bldg Hi-Rise Sup	C2-General Business	7.56
R6206 060	3235 SATELLITE BLVD	Office Bldg Hi-Rise Sup	C2-General Business	8.06
R6206 062	3239 SATELLITE BLVD	Office Bldg Hi-Rise Sup	C2-General Business	6.82
R6206 064	3097 SATELLITE BLVD	Office Bldg Hi-Rise Sup	M2-Heavy Industry	9.54
R6206 066	3092 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.20
R6206 067	3082 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 068	3072 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 069	3062 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 070	3052 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 071	3042 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 072	3032 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 073	3022 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 074	3012 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 075	3002 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 076	2992 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 077	2982 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 078	2972 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 079	2952 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 080	2942 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 081	2932 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 082	2922 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 083	2912 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.30
R6206 084	2902 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.23
R6206 085	2892 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.13
R6206 086	2882 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.12
R6206 087	2872 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.12
R6206 088	2862 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 089	2852 BRIAROAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.09

Parcels in the Proposed Greater Gwinnet Place Urban Redevelopment Area (2022)

RPIN	Address	PropType	Zoning	Acreage
R6206 090	2842 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.09
R6206 091	2832 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 092	2822 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6206 093	2812 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.12
R6206 094	2802 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.09
R6206 095	2792 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6206 096	2782 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.21
R6206 097	2772 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.20
R6206 098	2762 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.13
R6206 099	2752 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 100	2742 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 101	2732 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 102	2722 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 103	2712 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 104	2702 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.13
R6206 105	2692 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.17
R6206 106	2682 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.22
R6206 107	3045 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6206 108	3055 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 109	3065 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 110	3075 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 111	3085 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 112	3095 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.19
R6206 113	1873 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.13
R6206 114	1883 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6206 115	1893 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.13
R6206 116	1903 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.12
R6206 117	1913 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.17
R6206 118	3015 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.19
R6206 119	3005 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 120	2985 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 121	2975 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 122	2965 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 123	2955 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 124	2945 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 125	2935 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.18
R6206 126	2865 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.17
R6206 127	2855 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6206 128	2845 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6206 129	2815 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.19
R6206 130	2785 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.22
R6206 131	2745 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6206 132	2735 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6206 133	2725 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6206 134	2715 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6206 135	2695 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6206 136	3402 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.28
R6206 137	3412 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.19
R6206 138	3415 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.18
R6206 139	3405 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.15
R6206 140	3395 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.18
R6206 141	3385 BRIAR OAK DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.15
R6206 142	3204 HARLSTONE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.15
R6206 143	3214 HARLSTONE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6206 144	3224 HARLSTONE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6206 145	1986 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.15
R6206 146	1996 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 147	2006 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 148	2016 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 149	2026 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 150	2036 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 151	2046 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 152	2056 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6206 153	1871 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 154	1881 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 155	1891 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14

Parcels in the Proposed Greater Gwinnet Place Urban Redevelopment Area (2022)

RPIN	Address	PropType	Zoning	Acreage
R6206 156	1901 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.17
R6206 157	1896 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6206 158	1886 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.13
R6206 159	1866 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.19
R6206 160	1926 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.20
R6206 161	1890 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.15
R6206 162	3159 HARLSTONE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.15
R6206 163	3169 HARLSTONE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.13
R6206 164	3189 HARLSTONE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6206 165	3219 HARLSTONE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.18
R6206 166	3239 HARLSTONE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.16
R6206 167	1956 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 168	1936 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6206 169	1920 DURWOOD LN	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 170	1923 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6206 171	1933 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.12
R6206 172	1943 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 173	1953 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 174	1963 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 175	1973 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.11
R6206 176	1983 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 177	1993 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 178	2003 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 179	2013 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 180	2023 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.10
R6206 181	2033 EXECUTIVE DR	Residential SFR	RZT-S F R-Zero Lot Line/Twnhse	0.14
R6206 182	3146 MILLINGTON PL	HOA Vacant Land	RM10-Multi-family Residence	14.94
R6206 183	CRESTON PARK CT	HOA Vacant Land	RZT-S F R-Zero Lot Line/Twnhse	6.76
R6206 186	1960 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 187	1962 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 188	1964 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 189	1966 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 190	1968 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 191	1970 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 192	1972 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 193	1974 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 194	3138 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 195	3140 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 196	3142 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 197	3144 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 198	3146 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 199	3148 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 200	3150 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 201	3152 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 202	3156 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 203	3158 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 204	3160 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 205	3162 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 206	3164 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 207	3166 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 208	3168 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 209	3170 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 210	3174 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 211	3176 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 212	3178 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 213	3180 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 214	3182 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 215	3184 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 216	3186 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 217	3188 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 218	3177 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 219	3175 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 220	3173 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 221	3171 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 222	3169 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 223	3167 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02

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RPIN	Address	PropType	Zoning	Acreage
R6206 224	3165 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 225	3163 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 226	3159 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 227	3157 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 228	3155 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 229	3153 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 230	1913 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 231	1915 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 232	1917 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 233	1919 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 238	1955 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 239	1953 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 240	1951 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 241	1949 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 242	1945 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 243	1943 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 244	1941 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 245	1939 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 246	1937 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 247	1935 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 248	1933 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 249	1931 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 251	3081 BRECKINRIDGE BLVD	Bank	C2-General Business	0.74
R6206 254	1950 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 255	1952 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 256	1954 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 257	1956 DURWOOD LN	Townhome	RM10-Multi-family Residence	0.02
R6206 258	3189 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 259	3191 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 260	3193 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 261	3195 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 262	3197 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 263	3199 CRESTON PARK CT	Townhome	RM10-Multi-family Residence	0.02
R6206 265	3131 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 266	3133 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 267	3135 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 268	3137 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 269	3139 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 270	3141 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 271	3143 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 272	3145 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 273	3149 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 274	3151 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 275	3153 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 276	3155 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 277	3157 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 278	3159 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 279	3161 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 280	3163 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 281	3167 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 282	3169 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 283	3171 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 284	3173 MILLINGTON PL	Townhome	RM10-Multi-family Residence	0.02
R6206 286	2176 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 287	2178 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 288	2180 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 289	2182 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 290	2184 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 291	2186 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 292	2188 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 293	2190 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 294	2194 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 295	2196 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 296	2198 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 297	2200 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 298	2206 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02

Parcels in the Proposed Greater Gwinnet Place Urban Redevelopment Area (2022)

RPIN	Address	PropType	Zoning	Acreage
R6206 299	2208 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 300	2210 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 301	2212 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 302	2214 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 303	2216 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 304	2218 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 305	2220 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 306	2155 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 307	2157 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 308	2159 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 309	2161 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 310	2163 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 311	2165 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 312	2169 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 313	2171 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 314	2173 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 315	2175 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 316	2177 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 317	2179 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 318	2181 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 319	2183 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 320	2187 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 321	2189 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 322	2191 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 323	2193 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 324	2195 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 325	2197 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 326	2140 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 327	2142 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 328	2144 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 329	2146 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 330	2148 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 331	2150 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 332	2152 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 333	2154 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 334	2158 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 335	2160 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 336	2162 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 337	2164 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 338	2166 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 339	2168 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 340	2170 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 341	2172 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 342	2069 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 343	2071 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 344	2073 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 345	2075 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 346	2081 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 347	2083 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 348	2085 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 349	2087 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 350	2089 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 351	2091 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 352	2093 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 353	2095 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 354	2099 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 355	2101 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 356	2103 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 357	2105 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 358	2107 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 359	2109 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 360	2111 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 361	2113 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 362	1944 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 363	1942 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 364	1940 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02

Parcels in the Proposed Greater Gwinnet Place Urban Redevelopment Area (2022)

RPIN	Address	PropType	Zoning	Acreage
R6206 365	1938 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 366	1936 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 367	1934 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 368	1932 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 369	1930 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 370	1926 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 371	1924 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 372	1922 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 373	1920 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 374	1918 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 375	1916 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 376	1914 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 377	1912 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 378	1908 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 379	1906 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 380	1904 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 381	1902 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 386	1929 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 387	1931 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 388	1933 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 389	1935 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 390	1937 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 391	1939 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 392	1941 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 393	1943 DILCREST DR	Townhome	RM10-Multi-family Residence	0.02
R6206 402	2060 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 403	2062 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 404	2066 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 405	2068 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 406	2070 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 407	2072 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 408	2074 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 409	2076 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 410	2078 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 411	2080 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 412	2084 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 413	2086 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 414	2088 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 415	2090 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 416	2092 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 417	2094 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 418	2096 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 419	2098 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 420	2102 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 421	2104 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 422	2106 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 423	2108 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 424	2110 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 425	2112 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 426	2114 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 427	2116 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 428	2122 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 429	2124 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 430	2126 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 431	2128 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 432	2130 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 433	2132 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 434	2134 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 435	2136 EXECUTIVE DR	Townhome	RM10-Multi-family Residence	0.02
R6206 437	3085 BRECKINRIDGE BLVD	Retail-Multi Occupancy	C2-General Business	0.44
R6207 002	PLEASANT HILL RD	Utility Vacant Land	C3-Highway Business District	10.76
R6207 003	3430 VENTURE PKWY	Extended Stay Motel	C3-Highway Business District	1.93
R6207 003A	1920 PLEASANT HILL RD	Mid-Rate Motel	C3-Highway Business District	0.56
R6207 006	VENTURE PKW	Utility Vacant Land	C3-Highway Business District	2.10
R6207 008	1932 PLEASANT HILL RD	Convenience Food Market	C3-Highway Business District	1.14
R6207 009	1832 PLEASANT HILL RD	Cemetery	RA200-Agriculture/Residence	12.33

Parcels in the Proposed Greater Gwinnet Place Urban Redevelopment Area (2022)

RPIN	Address	PropType	Zoning	Acreage
R6207 010	3296 COMMERCE DR	Discount Department Store	C3-Highway Business District	12.26
R6207 012	BRECKINRIDGE BLV	Commercial Vacant Land	C2-General Business	0.98
R6207 016	2040 PLEASANT HILL RD	Restaurant	C3-Highway Business District	1.20
R6207 023	2100 PLEASANT HILL RD	Department Store	C2-General Business	15.83
R6207 024	2100 PLEASANT HILL RD	Department Store	C3-Highway Business District	11.55
R6207 025	2110 PLEASANT HILL RD	Restaurant	C3-Highway Business District	1.08
R6207 027	2080 PLEASANT HILL RD	Fast Food	C3-Highway Business District	1.01
R6207 028	2070 PLEASANT HILL RD	Retail-Multi Occupancy	C3-Highway Business District	0.98
R6207 029	PLEASANT HILL RD	Commercial Residual Land	C3-Highway Business District	0.01
R6207 031	3550 MALL BLVD	Restaurant	C3-Highway Business District	1.72
R6207 032	3530 MALL BLVD	Strip Shopping Center	C3-Highway Business District	1.45
R6207 033	2075 MARKET ST	Social/Fraternal Hall	C3-Highway Business District	4.99
R6207 034	3505 GWINNETT PLACE DR	Strip Shopping Center	C3-Highway Business District	1.94
R6207 035	3500 GWINNETT PLACE DR	Strip Shopping Center	C3-Highway Business District	1.72
R6207 037	2076 PLEASANT HILL RD	Fast Food	C3-Highway Business District	0.86
R6207 038	3525 GWINNETT PLACE DR	Medical Office	C3-Highway Business District	0.97
R6207 040	3360 VENTURE PKWY	Department Store	C3-Highway Business District	6.89
R6207 041	3350 GWINNETT PLACE DR	Exempt Property Improved	C3-Highway Business District	4.47
R6207 042	2060 PLEASANT HILL RD	Fast Food	C3-Highway Business District	0.96
R6207 044	3390 VENTURE PKWY	Miniature Golf Course	C3-Highway Business District	1.67
R6207 049	3357 BRECKINRIDGE BLVD	Mini Warehouse	M1-Light Industry	5.54
R6207 050	3445 BRECKINRIDGE BLVD	Office Warehouse	M1-Light Industry	7.09
R6207 051	3305 BRECKINRIDGE BLVD	Office Warehouse	M1-Light Industry	13.34
R6207 053	3560 GWINNETT PLACE DR	Auto Service Garage	C3-Highway Business District	0.51
R6207 054	3550 GWINNETT PLACE DR	Restaurant	C3-Highway Business District	1.30
R6207 056	1950 PLEASANT HILL RD	Retail-Multi Occupancy	C3-Highway Business District	1.48
R6207 057	3550 VENTURE PKWY	Mid-Rate Motel	C3-Highway Business District	4.73
R6207 058	3500 VENTURE PKWY	Mid-Rate Motel	C3-Highway Business District	2.08
R6207 059	3375 VENTURE PKW	Strip Shopping Center	C3-Highway Business District	0.83
R6207 060	3370 VENTURE PKWY	Restaurant	C3-Highway Business District	2.22
R6207 065	3510 MALL BLVD	Retail-Single Occupancy	C3-Highway Business District	1.55
R6207 071	3530 VENTURE PKWY	Mid-Rate Motel	C3-Highway Business District	1.95
R6207 073	3555 GWINNETT PLACE DR	Health Spa	C3-Highway Business District	4.10
R6207 075	3520 GWINNETT PLACE DR	Restaurant	C3-Highway Business District	0.97
R6207 076	3498 GWINNETT PLACE DR	Retail-Multi Occupancy	C3-Highway Business District	0.88
R6207 078	3390 VENTURE PKWY	Extended Stay Motel	C3-Highway Business District	1.51
R6207 080	PLEASANT HILL RD	Cemetery	RA200-Agriculture/Residence	1.92
R6207 082	3525 BRECKINRIDGE BLVD	Extended Stay Motel	C2-General Business	2.88
R6207 084	OFF BRECKINRIDGE BLV	Cemetery	RA200-Agriculture/Residence	0.12
R6207 085	BRECKINRIDGE BLV	Commercial Vacant Land	C2-General Business	2.40
R6207 087	3450 VENTURE PKWY	Mid-Rate Motel	C3-Highway Business District	1.78
R6207 089	3494 GWINNETT PLACE DR	Mini Warehouse	C3-Highway Business District	2.01
R6207 090	3490 GWINNETT PLACE DR	Restaurant	C3-Highway Business District	1.34
R6207 091	MALL BLV	Commercial Vacant Land	C3-Highway Business District	1.29
R6207 095	3435 BRECKINRIDGE BLVD	Office Warehouse	M1-Light Industry	6.87
R6207 100	PLEASANT HILL RD	Commercial Auxiliary Imp	C3-Highway Business District	2.72
R6208 001	1825 LIDDELL LN	Retail-Multi Occupancy	C2-General Business	1.67
R6208 002	3755 SHACKLEFORD RD	Commercial Auxiliary Imp	C2-General Business	0.37
R6208 003	3755 SHACKLEFORD RD	Discount Department Store	C2-General Business	13.80
R6208 004	3825 SHACKLEFORD RD	Supermarket	C3-Highway Business District	10.21
R6208 006	1875 PLEASANT HILL RD	Retail-Single Occupancy	C2-General Business	7.72
R6208 007	3750 VENTURE DR	Regional Shopping Mall	C2-General Business	15.68
R6208 007A	1943 PLEASANT HILL RD	Retail-Single Occupancy	C2-General Business	0.54
R6208 008	2131 PLEASANT HILL RD	Community Shopping Mall	C2-General Business	17.14
R6208 009	3360 STEVE REYNOLDS BLV	Apartments High Rise	RM24-Residential Multi Family	13.35
R6208 010	3890 SATELLITE BLVD	Supermarket	C2-General Business	2.55
R6208 011	3355 STEVE REYNOLDS BLVD	Supermarket	C2-General Business	1.25
R6208 012	1933 PLEASANT HILL RD	Retail-Single Occupancy	C2-General Business	0.43
R6208 013	1825 PLEASANT HILL RD	Restaurant	C2-General Business	0.86
R6208 015	3355 STEVE REYNOLDS BLVD	Strip Shopping Center	C2-General Business	1.13
R6208 017	3628 EAST LIDDELL RD	Retail-Single Occupancy	C2-General Business	0.43
R6208 018	2095 PLEASANT HILL RD	Restaurant	C2-General Business	0.80
R6208 020	3678 EAST LIDDELL RD	Auto Service Garage	C2-General Business	2.61
R6208 023	2001 PLEASANT HILL RD	Convenience Food Market	C2-General Business	1.06
R6208 025	2055 PLEASANT HILL RD	Restaurant	C2-General Business	1.40
R6208 027	1960 DAY DR	Strip Shopping Center	C2-General Business	2.38

Parcels in the Proposed Greater Gwinnet Place Urban Redevelopment Area (2022)

RPIN	Address	PropType	Zoning	Acreage
R6208 028	1963 PLEASANT HILL RD	Fast Food	C2-General Business	1.22
R6208 034	3605 STEVE REYNOLDS BLVD	Apartments High Rise	RM24-Residential Multi Family	9.53
R6208 036	2131 PLEASANT HILL RD	Retail-Single Occupancy	C2-General Business	4.50
R6208 039	1843 PLEASANT HILL RD	Convenience Food Market	C2-General Business	0.77
R6208 041	1948 DAY DR	First Class Hotel	C2-General Business	2.80
R6208 046	3450 STEVE REYNOLDS BLVD	Discount Department Store	C2-General Business	12.58
R6208 049	3852 VENTURE DR	Commercial Vacant Land	C2-General Business	0.17
R6208 053	3450 VENTURE DR	Retail-Single Occupancy	C2-General Business	4.08
R6208 054	3480 STEVE REYNOLDS BLVD	Retail-Single Occupancy	C2-General Business	2.24
R6208 057	3616 STEVE REYNOLDS BLVD	Bank	C2-General Business	2.00
R6208 059	3360 STEVE REYNOLDS BLV	Commercial Auxiliary Imp	C3-Highway Business District	2.37
R6208 062	3335 STEVE REYNOLDS BLVD	Restaurant	C2-General Business	0.49
R6208 066	3741 VENTURE DR	Office Bldg LoRise 1-4	C2-General Business	2.21
R6208 068	3845 VENTURE DR	Retail-Single Occupancy	C2-General Business	0.92
R6208 069	3825 VENTURE DR	Religious	C2-General Business	2.43
R6208 070	3825 VENTURE DR	Retail-Single Occupancy	C2-General Business	0.53
R6208 071	3803 VENTURE DR	Retail-Single Occupancy	C2-General Business	2.68
R6208 073	3803 VENTURE DR	Cell Tower	C2-General Business	0.05
R6208 077	3634 EAST LIDDELL RD	Auto Service Garage	C2-General Business	0.73
R6208 081	3850 VENTURE DR	Retail-Multi Occupancy	C2-General Business	9.41
R6208 083	3875 STEVE REYNOLDS BLVD	Community Shopping Mall	C2-General Business	11.20
R6208 087	2045 PLEASANT HILL RD	Retail-Single Occupancy	C2-General Business	0.65
R6208 098	3665 SHACKLEFORD RD	Mid-Rate Motel	C2-General Business	2.96
R6208 101	3775 VENTURE DR	Comm Condo Common Area	C2-General Business	10.30
R6208 103	3761 VENTURE DR	Office Bldg LoRise 1-4	C2-General Business	7.97
R6208 105	LIDDELL RD E	Commercial Vacant Land	C2-General Business	0.43
R6208 107	1810 LIDDELL LN	Restaurant	C2-General Business	0.88
R6208 235	3484 STEVE REYNOLDS BLVD	Commercial Vacant Land	C2-General Business	0.11
R6208 254	3350 STEVE REYNOLDS BLV	Strip Shopping Center	C2-General Business	3.93
R6208 256	2045 PLEASANT HILL RD	Restaurant	C2-General Business	0.42
R6208 257	PLEASANT HILL RD	Commercial Vacant Land	C2-General Business	0.12
R6209 001	4020 SATELLITE BLVD	Retail-Multi Occupancy	C2-General Business	1.77
R6209 017	3939 SHACKLEFORD RD	School	C3-Highway Business District	35.40
R6209 025	2025 SATELLITE PTE	Office Bldg LoRise 1-4	M1-Light Industry	13.86
R6209 027	3900 VENTURE DR	Discount Department Store	C2-General Business	4.85
R6209 030	4000 VENTURE DR	Warehouse	M1-Light Industry	15.97
R6209 034	3950 VENTURE DR	Retail-Single Occupancy	C2-General Business	4.21
R6209 038	2021 WEST LIDDELL RD	Office Warehouse	C2-General Business	2.98
R6209 040	3960 VENTURE DR	Social/Fraternal Hall	C2-General Business	2.25
R6209 041	3925 VENTURE DR	Supermarket	C2-General Business	4.11
R6209 043	3980 VENTURE DR	Discount Department Store	C2-General Business	14.03
R6209 047	3935 VENTURE DR	Discount Department Store	C2-General Business	13.85
R6209 049	3900 SATELLITE BLVD	Strip Shopping Center	C2-General Business	1.98
R6209 051	VENTURE DR	Commercial Vacant Land	C2-General Business	0.51
R6209 055	2050 WEST LIDDELL RD	Department Store	C2-General Business	10.09
R6230 007	3925 SATELLITE BLVD	Apartments (3sty/under)	RM13-Multi-family Residence	41.16
R6230 041	4015 SATELLITE BLVD	Apartments (3sty/under)	RM13-Multi-family Residence	41.82
R6230 042	2120 WEST LIDDELL RD	Day Care Center	C1-NBHD Business	1.40
R6230 045	4025 SATELLITE BLVD	Strip Shopping Center	C1-NBHD Business	2.51
R6231 002	3841 SATELLITE BLVD	Convenience Food Market	C1-NBHD Business	2.20
R6231 002A	4201 PLEASANT LAKE VILLAGE LN	Apartments (3sty/under)	RM10-Multi-family Residence	20.12
R6231 004A	3275 STEVE REYNOLDS BLVD	Residential Vacant	R75-Single Family Residence	0.57
R6231 012	3675 SATELLITE BLVD	Community Shopping Mall	C2-General Business	17.65
R6231 013	3150 STEVE REYNOLDS BLVD	Auto Service Garage	C2-General Business	7.25
R6231 015	3230 STEVE REYNOLDS BLVD	Strip Shopping Center	C2-General Business	3.50
R6231 017	2370 STEVE REYNOLDS BLV	Commercial Vacant Land	HRR-High Rise Residential Dist	1.35
R6231 018	3300 STEVE REYNOLDS BLVD	Retail-Single Occupancy	C2-General Business	2.47
R6231 019	3632 SATELLITE BLVD	Auto Service Garage	C2-General Business	0.57
R6231 020	3740 SATELLITE BLVD	Commercial Residual Land	OI-Office-Institutional	0.76
R6231 022	3730 SATELLITE BLVD	Day Care Center	OI-Office-Institutional	1.15
R6231 023	3765 SATELLITE BLVD	Strip Shopping Center	C2-General Business	1.24
R6231 025	3250 STEVE REYNOLDS BLVD	Convenience Food Market	C2-General Business	2.20
R6231 027	3270 STEVE REYNOLDS BLVD	Commercial Tie-back Parcel	C2-General Business	3.56
R6231 040	2325 PLEASANT HILL RD	Retail-Single Occupancy	C2-General Business	1.25
R6231 057	STEVE REYNOLDS BLV	HOA Vacant Land	RM10-Multi-family Residence	19.55
R6231 066	3607 OLD NORCROSS RD	Retail-Multi Occupancy	C2-General Business	0.86

Parcels in the Proposed Greater Gwinnet Place Urban Redevelopment Area (2022)

RPIN	Address	PropType	Zoning	Acreage
R6231 069	2171 PLEASANT HILL RD	Bank	C2-General Business	1.24
R6231 078	2111 PLEASANT HILL RD	Fast Food	C2-General Business	0.77
R6231 079	2121 PLEASANT HILL RD	Fast Food	C2-General Business	0.41
R6231 081	3622 SATELLITE BLVD	Auto Service Garage	C2-General Business	0.45
R6231 082	2161 PLEASANT HILL RD	Retail-Multi Occupancy	C2-General Business	0.69
R6231 089	2131 PLEASANT HILL RD	Community Shopping Mall	C2-General Business	11.59
R6231 091	2350 PLEASANT HILL RD	Car Wash (automatic)	C2-General Business	1.10
R6231 093	2345 PLEASANT HILL RD	Auto Dealer Full Service	C2-General Business	9.56
R6231 095	3844 SATELLITE BLVD	Convenience Food Market	C2-General Business	0.95
R6231 097	3635 SATELLITE BLVD	Restaurant	C2-General Business	0.75
R6231 104	3880 SATELLITE BLVD	Restaurant	C2-General Business	0.73
R6231 108	3645 SATELLITE BLVD	Restaurant	C2-General Business	0.84
R6231 117	2303 PLEASANT HILL RD	Retail-Single Occupancy	C2-General Business	2.29
R6231 119	3750 SATELLITE BLVD	Extended Stay Motel	OI-Office-Institutional	2.39
R6231 122	2385 PLEASANT HILL RD	Bank	C2-General Business	1.12
R6231 123	3705 OLD NORCROSS RD	Retail-Multi Occupancy	C2-General Business	0.97
R6231 124	STEVE REYNOLDS RD	Commercial Vacant Land	C2-General Business	0.22
R6231 128	3040 STEVE REYNOLDS BLVD	Restaurant	C2-General Business	1.85
R6231 130	2365 PLEASANT HILL RD	Fast Food	C2-General Business	0.96
R6231 132	3755 SATELLITE BLVD	Auto Service Garage	C2-General Business	0.51
R6231 134	2255 PLEASANT HILL RD	Community Shopping Mall	C2-General Business	18.89
R6231 135	2255 PLEASANT HILL RD	Nbhd Shopping Ctr	C2-General Business	7.72
R6231 136	3182 STEVE REYNOLDS BLVD	Strip Shopping Center	C2-General Business	1.55
R6231 138	3725 OLD NORCROSS RD	Strip Shopping Center	C2-General Business	1.10
R6231 140	3751 SATELLITE BLVD	Strip Shopping Center	C2-General Business	1.04
R6231A025	3814 SATELLITE BLVD	Comm Condo Common Area	OI-Office-Institutional	5.13
R6232 003	2100 PLEASANT HILL RD	Development Auth of Gwin	C3-Highway Business District	32.63
R6232 005	2230 PLEASANT HILL RD	Bank	C2-General Business	0.89
R6232 007	2100 PLEASANT HILL RD	Department Store	C3-Highway Business District	17.89
R6232 009	2174 PLEASANT HILL RD STE 104	Strip Shopping Center	C2-General Business	0.81
R6232 010	2170 PLEASANT HILL RD	Bank	C2-General Business	1.10
R6232 011	2150 PLEASANT HILL RD	Retail-Single Occupancy	C3-Highway Business District	1.23
R6232 012	2140 PLEASANT HILL RD	Auto Service Garage	C3-Highway Business District	0.88
R6232 013	2130 PLEASANT HILL RD	Retail-Multi Occupancy	C3-Highway Business District	0.92
R6232 015	3552 SATELLITE BLVD	Bank	C3-Highway Business District	1.11
R6232 018	3542 SATELLITE BLVD	Bank	C3-Highway Business District	1.89
R6232 019	3502 SATELLITE BLVD	Strip Shopping Center	C3-Highway Business District	1.16
R6232 020	3525 MALL BLVD	Strip Shopping Center	C3-Highway Business District	7.63
R6232 021	2180 MERCHANTS WAY	Restaurant	C3-Highway Business District	1.02
R6232 022	3515 MALL BLVD	Restaurant	C3-Highway Business District	0.92
R6232 024	3476 SATELLITE BLVD	Gwinnett Co Other Vacant Land	C3-Highway Business District	2.04
R6232 025	2161 MERCHANTS WAY	Gwinnett Co Other Vacant Land	C3-Highway Business District	5.94
R6232 027	2125 MALL ST	Restaurant	C3-Highway Business District	1.75
R6232 032	3551 SATELLITE BLVD	Medical Office	C2-General Business	0.47
R6232 033	3541 SATELLITE BLVD	Auto Service Garage	C2-General Business	0.46
R6232 035	2180 PLEASANT HILL RD	Nbhd Shopping Ctr	C2-General Business	6.06
R6232 036	2178 PLEASANT HILL RD	Restaurant	C2-General Business	0.83
R6232 037	2180 PLEASANT HILL RD	Nbhd Shopping Ctr	C2-General Business	3.91
R6232 039	3473 SATELLITE BLVD 212	Office Bldg LoRise 1-4	C2-General Business	6.26
R6232 041	2220 PLEASANT HILL RD	Convenience Food Market	C2-General Business	0.84
R6232 043	3342 OLD NORCROSS RD	Auto Dealer Full Service	C2-General Business	4.98
R6232 045	2340 PLEASANT HILL RD	Nbhd Shopping Ctr	C2-General Business	6.71
R6232 047	3545 SATELLITE BLVD	Auto Service Garage	C2-General Business	0.38
R6232 049	3400 SATELLITE BLVD	Bank	C3-Highway Business District	1.35
R6232 051	3522 SATELLITE BLVD	Office Bldg LoRise 1-4	C3-Highway Business District	0.76
R6232 053	2300 PLEASANT HILL RD	Community Shopping Mall	C2-General Business	30.98
R6232 055	3360 SATELLITE BLVD	Strip Shopping Center	C3-Highway Business District	4.23
R6232 057	3565 MALL BLVD	Restaurant	C3-Highway Business District	2.37
R6232 059	3380 SATELLITE BLVD	Retail-Single Occupancy	C3-Highway Business District	3.14
R6232 061	2100 PLEASANT HILL RD	Retail-Single Occupancy	C3-Highway Business District	5.42
R6232 063	3535 SATELLITE BLVD	Auto Service Garage	C2-General Business	0.40
R6232 066	3492 SATELLITE BLVD	Strip Shopping Center	C3-Highway Business District	2.19
R6232 068	3512 SATELLITE BLVD	Strip Shopping Center	C3-Highway Business District	0.79
R6232 079	3525 SATELLITE BLVD	Used Car Lot/Other	C2-General Business	2.85
R6232 082	3403 SATELLITE BLVD	Auto Dealer Full Service	C2-General Business	2.03
R6232 088	3495 SATELLITE BLVD	Convenience Food Market	C2-General Business	1.07

Parcels in the Proposed Greater Gwinnet Place Urban Redevelopment Area (2022)

RPIN	Address	PropType	Zoning	Acreage
R6232 089	2250 PLEASANT HILL RD	Restaurant	C2-General Business	1.42
R6232 090	2330 PLEASANT HILL RD	Retail-Single Occupancy	C2-General Business	0.84
R6232 092	3340 SATELLITE BLVD	Development Auth of Gwin	C3-Highway Business District	6.28
R6232 094	2336 PLEASANT HILL RD	Fast Food	C2-General Business	0.45
R6232 096	3330 SATELLITE BLVD	Strip Shopping Center	C3-Highway Business District	4.02
R6232 103	3473 OLD NORCROSS RD	Strip Shopping Center	C2-General Business	6.59
R6232 113	3505 MALL BLVD	Restaurant	C3-Highway Business District	1.67
R6232 114	MERCHANTS WAY	Commercial Vacant Land	C3-Highway Business District	0.69
R6232 115	MERCHANTS WAY	Gwinnett Co Other Vacant Land	C3-Highway Business District	0.70
R6232 146	3547 OLD NORCROSS RD	Strip Shopping Center	C2-General Business	2.77
R6232 147	3527 OLD NORCROSS RD	Auto Service Garage	C2-General Business	1.44
R6232 148	3507 OLD NORCROSS RD	Auto Service Garage	C2-General Business	2.37
R6232 150	3423 OLD NORCROSS RD	Auto Dealer Full Service	C2-General Business	5.17
R6232 151	3411 OLD NORCROSS RD	Auto Dealer Full Service	C2-General Business	4.50
R6232 153	3383 SATELLITE BLVD	Auto Dealer Full Service	C2-General Business	8.87
R6232 154	3377 SATELLITE BLVD	Auto Dealer Full Service	C2-General Business	5.94
R6232 159	3373 SATELLITE BLVD	Auto Dealer Full Service	C2-General Business	5.17
R6232 161	3453 OLD NORCROSS RD	Auto Service Garage	C2-General Business	1.02
R6232 189	HARTRIGHT BEND CT	Res Condo Common Area	<Null>	11.16
R6232 219	HARTRIGHT BEND CT	Res Condo Common Area	RM8-Multi-family Residence	1.11
R6232 221	SATELLITE BLV	Commercial Vacant Land	C2-General Business	0.70
R6232 229	PLEASANT HILL RD	Commercial Tie-back Parcel	C3-Highway Business District	0.11
R6232 429	2346 PLEASANT HILL RD	Fast Food	C2-General Business	0.63
R6232 431	PLEASANT HILL RD	Gwinnett Co Other Vacant Land	C3-Highway Business District	26.67
R6233 013	3280 SATELLITE BLVD	Restaurant	C3-Highway Business District	2.55
R6233 015	3235 SATELLITE BLVD	Commercial Tie-back Parcel	C2-General Business	0.85
R6233 017	2405 COMMERCE AVE	Office Bldg LoRise 1-4	M2-Heavy Industry	17.06
R6233 019	3285 SATELLITE BLVD	Bank	C2-General Business	1.05
R6233 027	3325 SATELLITE BLVD	Auto Dealer Full Service	C2-General Business	27.79
R6233 030	2400 COMMERCE AVE	Office Bldg LoRise 1-4	M2-Heavy Industry	8.35
R6233 031	2450 COMMERCE AVE	Office Bldg LoRise 1-4	M2-Heavy Industry	6.92
R6233 033	2425 COMMERCE AVE	Office Bldg LoRise 1-4	M2-Heavy Industry	5.37
R6233 034	2435 COMMERCE AVE	Office Bldg LoRise 1-4	M2-Heavy Industry	4.44
R6233 035	2445 COMMERCE AVE	Office Bldg LoRise 1-4	M2-Heavy Industry	5.31
R6233 037	3255 SATELLITE BLVD	Auto Dealer Full Service	C2-General Business	7.94
R6233 039	COMMERCE AVE	Gwinnett Co Other Vacant Land	M1-Light Industry	6.61
R6233 041				0.76
R6236 006	2443 PLEASANT HILL RD	Car Wash (automatic)	C2-General Business	1.04
R6236 012	2423 PLEASANT HILL RD	Mini Warehouse	C2-General Business	2.98
R6236 208	2400 PLEASANT HILL RD	Office Bldg LoRise 1-4	C2-General Business	4.22
R6236 212	2442 PLEASANT HILL RD	Strip Shopping Center	C2-General Business	2.54
R7077 021	2920 OLD NORCROSS RD	Strip Shopping Center	C2-General Business	3.44
R7077 023	2940 OLD NORCROSS RD	Warehouse	M1-Light Industry	11.40
R7077 033	2970 OLD NORCROSS RD	Auto Service Garage	M1-Light Industry	6.65
R7077 035	SWEETWATER RD	HOA Vacant Land	RM10-Multi-family Residence	3.69
R7077 095	VIERO DR	HOA Vacant Land	RM10-Multi-family Residence	0.58
R7077 097	2930 OLD NORCROSS RD	Strip Shopping Center	C1-NBHD Business	1.52
R7078 017	2960 SATELLITE BLVD	Used Car Lot/Other	C3-Highway Business District	1.54
R7078 027	2950 SATELLITE BLVD	Auto Dealer Full Service	C3-Highway Business District	4.91
R7078 029	3814 SATELLITE BLVD	Commercial Vacant Land	C3-Highway Business District	2.84

Appendix C: Redevelopment Plan Worksheet

Date: November 2022

The following is a checklist of items to be considered by County officials when reviewing this proposed Urban Redevelopment Plan. These items represent required plan components as defined in the Official Code of Georgia Annotated Section 36-61-4 and 36-61-7.

- ☒ Statement that Redevelopment Plan is consistent with the comprehensive plan.
- ☒ Clearly Defined Boundaries of the proposed Redevelopment Area (need not be contiguous).
- ☒ Explanation of negative conditions in the area necessitating redevelopment.
- ☒ Description of the City's land use objectives for the area
- ☒ Description of land parcels to be acquired and structures to be demolished or rehabilitated.
- ☒ Strategy for leveraging private resources to aid in redevelopment of the area.
- ☒ Strategy for relocating any displaced residents.
- ☒ Any covenants or restrictions to be placed on properties in the Redevelopment Area in order to implement the plan.
- ☒ Public infrastructure to be provided (i.e. transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc.) to support redevelopment of the area.
- ☒ Strategy for implementing the plan.

Appendix D: Public Hearing Advertisement

Date: _____

THE GWINNETT DAILY POST

THE DESIGNATED LEGAL ORGAN FOR GWINNETT COUNTY, GEORGIA

Mail legal to:
Times Journal, Inc.

Gwinnett Daily Post
P.O. Box 603
Lawrenceville, GA 30046
Attention: Legal Advertising

Telephone:
(770) 963-9205, Ext. 2161

Email address is:
legals@gwinnettdailypost.com
(text or word format)

Office Hours 10:00 a.m. to 4:00 p.m.
Monday through Thursday (Closed Friday)

Times Journal, Inc.

Gwinnett Daily Post
Reckdahl O'Brien
Jackson Progress-Argus

Clayton News Daily
Henry Herald

LEGAL ADVERTISING DEADLINES THROUGH DECEMBER 2023

The deadline for legal advertising in the Wednesday Legal Section (other than Foreclosures and Tax Sales) is 3pm Tuesday of the previous week.

EARLY DEADLINES DUE TO HOLIDAYS ARE
MARKED WITH AN *

PLEASE NOTIFY US IF YOU HAVE LATE ADS AND APPROX. HOW MANY MORE THAN A FEW.
LATE FEE IS \$100.00 PER AD FOR 1ST 24 HOURS LATE ** AFTER 24 HOURS THE LATE FEE IS \$200.00

The deadline for Modifications, Cancellations or Early Pubs is Tuesday (week prior) at 3pm for the following week's publications. This deadline is only for changes to ads currently published or starting early (Early Pubs).

Foreclosures, Sheriff's Sales and Tax Sales are held on the first Tuesday of each month. Notices publish four consecutive weeks prior to the first Tuesday. Deadlines are below:

MONTH	DEADLINES (NOON)	PUBLICATION DATES	SALE DATE
JANUARY	**DEC 30	JAN 11, 18, 25, 31	FEB 7, 2023
FEBRUARY	JAN 30	FEB 8, 15, 22, 31	MAR 7, 2023
MARCH	FEB 27	MAR 8, 15, 22, 29	APR 4, 2023
APRIL	MAR 27	APR 5, 12, 19, 26	MAY 2, 2023
MAY	MAY 1	MAY 10, 17, 24, 31	JUNE 6, 2023
JUNE	** MAY 26	JUNE 7, 14, 21, 28	JULY 5, 2023
JULY	**JUNE 26	JULY 5, 12, 19, 26	AUG 1, 2023
AUGUST	JULY 31	AUG 8, 15, 22, 29	SEPT 5, 2023
SEPTEMBER	AUG 28	SEPT 6, 13, 20, 27	OCT 3, 2023
OCTOBER	OCT 2	OCT 11, 18, 25, 31	NOV 7, 2023
NOVEMBER	OCT 30	NOV 8, 15, 22, 29	DEC 5, 2023
DECEMBER	NOV 27	DEC 6, 13, 20, 27	JAN 2, 2024

6000 Miscellaneous Legal	9000 Miscellaneous Legal	12000 Miscellaneous Legal	15000 Miscellaneous Legal	18000 Miscellaneous Legal	21000 Miscellaneous Legal	24000 Miscellaneous Legal	27000 Miscellaneous Legal	30000 Miscellaneous Legal	33000 Miscellaneous Legal	36000 Miscellaneous Legal	39000 Miscellaneous Legal	42000 Miscellaneous Legal	45000 Miscellaneous Legal	48000 Miscellaneous Legal	51000 Miscellaneous Legal	54000 Miscellaneous Legal	57000 Miscellaneous Legal	60000 Miscellaneous Legal	63000 Miscellaneous Legal	66000 Miscellaneous Legal	69000 Miscellaneous Legal	72000 Miscellaneous Legal	75000 Miscellaneous Legal	78000 Miscellaneous Legal	81000 Miscellaneous Legal	84000 Miscellaneous Legal	87000 Miscellaneous Legal	90000 Miscellaneous Legal	93000 Miscellaneous Legal	96000 Miscellaneous Legal	99000 Miscellaneous Legal
GP0130 GP014 ABANDONED MOTOR VEHICLE PETITION NOTICE Vehicle Make:Infiniti Year: 2014 VIN: 4A3AN44G76E017678 Vehicle ID#: State:GA Present location of vehicle: OCCASION: 2014 Gwinnett County, Georgia The vehicle is currently located at the residence of the owner, 11111 Peachtree Dunwoody Road, Atlanta, GA 30328. The vehicle is currently located at the residence of the owner, 11111 Peachtree Dunwoody Road, Atlanta, GA 30328. The vehicle is currently located at the residence of the owner, 11111 Peachtree Dunwoody Road, Atlanta, GA 30328. The vehicle is currently located at the residence of the owner, 11111 Peachtree Dunwoody Road, Atlanta, GA 30328. The vehicle is currently located at the residence of the owner, 11111 Peachtree Dunwoody Road, Atlanta, GA 30328. The vehicle is currently located at the residence of the owner, 11111 Peachtree Dunwoody Road, Atlanta, GA 30328. The vehicle is currently located at the residence of the owner, 11111 Peachtree Dunwoody Road, Atlanta, GA 30328. 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Appendix E: Adoption Resolution

Date: _____

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: **A RESOLUTION TO ADOPT THE GREATER GWINNETT PLACE AREA URBAN REDEVELOPMENT PLAN UPDATE**

ADOPTION DATE: **MAY 23, 2023**

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland D. Carden, District I	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins III, District 3	Yes	Aye
Matthew Holtkamp, District 4	Yes	Aye

On motion of Commissioner **Carden**, which carried by a **5-0** vote, the Gwinnett County Board of Commissioners hereby adopts the following Resolution:

**A Resolution to Adopt the Greater Gwinnett Place
Urban Redevelopment Plan Update**

WHEREAS, the Georgia Legislature has found and declared that there exists within certain counties pockets of blight which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of this State and that such pockets of blight constitute an economic and social liability and substantially impair or arrest the sound growth of such counties; and

WHEREAS, the Georgia legislature has determined that the prevention and elimination of pockets of blight is a matter of state policy and state concern in order that the state and its counties shall not continue to be endangered by areas which are local centers of disease, promote juvenile delinquency, and, while contributing little to the tax income of the State and its counties, consume an excessive portion of its revenues because of the extra services required for police, fire, accident, hospitalization, or other forms of public protection, services and facilities; and

WHEREAS, the Georgia Legislature has created an urban redevelopment agency within Gwinnett County pursuant to Official Code of Georgia Annotated § 36-61-18; and

WHEREAS, such redevelopment powers may not be exercised until the County has elected to have the urban redevelopment project powers exercised by an urban redevelopment agency; and

WHEREAS, in December 2009 the Board of Commissioners adopted a resolution resolving to exercise urban redevelopment project powers by activating the Urban Redevelopment Agency within Gwinnett County and finding pursuant to O.C.G.A. § 36-61-5 that one or more pockets of blight exist within Gwinnett County and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of Gwinnett County; and

WHEREAS, the Gwinnett County Board of Commissioners designated each member of the Gwinnett County Board of Commissioners as a member of the Urban Redevelopment Agency with terms coinciding with their terms as members of the Board of Commissioners; and

WHEREAS, the Board of Commissioners designated the Chairman of the Board of Commissioners to serve as the Chairman of the Urban Redevelopment Agency with the authority to execute any and all resolutions, contracts, and other documents on behalf of the Urban Redevelopment Agency; and

WHEREAS, the urban redevelopment law found at Official Code of Georgia Annotated § 36-61-1 et seq. requires that prior to the approval of an urban development plan for an urban redevelopment area, the County must adopt a resolution determining that such area is a pocket of blight and designating such area as appropriate for an urban redevelopment project; and

WHEREAS, the urban redevelopment law requires the Board of Commissioners to hold a public hearing concerning an urban redevelopment plan after public notice thereof by publication in a newspaper having a general circulation within Gwinnett County that generally identifies the urban redevelopment area covered by the plan and outlines the general scope of the urban redevelopment project under consideration; and

WHEREAS, on August 28, 2012, Gwinnett County identified the Greater Gwinnett Place area as an Urban Redevelopment Area and adopted the Greater Gwinnett Place Area Urban Redevelopment Plan for the Greater Gwinnett Place Opportunity Zone, indicating the County's commitment to redevelopment and revitalization in the area; and

WHEREAS, since the adoption of the Urban Redevelopment Plan for the Greater Gwinnett Place Area, the County has made significant investments in the area, including the purchase of the Gwinnett Place Mall property by the Urban Redevelopment Agency, the purchase of several parcels on Satellite Boulevard for a future multimodal transit center, and identification of the Gwinnett Place Mall area as a major mixed-use transit-oriented development hub; and

WHEREAS, since the adoption of the Greater Gwinnett Place Urban Redevelopment Plan, the County has also made improvements in community and business outreach, public safety, and code enforcement and adopted the Equitable Redevelopment Plan: Reclaim Gwinnett Place Mall and the Gwinnett Place Mall Site Revitalization Implementation Strategy: An Action Plan for Developing the Global Villages; and

WHEREAS, the Greater Gwinnett Place area remains a pocket of blight which is underdeveloped with aging buildings and infrastructure that continues to make this area ideal for redevelopment; and

WHEREAS, the Gwinnett Place Community Improvement District and the County have prepared a Greater Gwinnett Area Urban Redevelopment Plan Update and has submitted such plan to the Board of Commissioners for consideration; and

WHEREAS, the Greater Gwinnett Place Area boundaries is identified as a Regional Activity Center on Future Development Map of the 2040 Unified Plan which includes and is adjacent to the Gwinnett Place Mall area and more particularly identified on Exhibit "A" attached hereto.

NOW THEREFORE, BE IT RESOLVED that:

1.

The Gwinnett County Board of Commissioners hereby determines that the area described in Exhibit "A" which is attached hereto and by this reference made a part hereof, is a pocket of blight, and the County hereby designates such area as appropriate for an urban redevelopment project.

2.

The Greater Gwinnett Place Area Urban Redevelopment Plan Update prepared at the direction of the Gwinnett Place Community Improvement District and Gwinnett County is attached hereto as Exhibit "B" and by this reference made a part hereof.

3.

The Gwinnett County Board of Commissioners believes that relocation of families will not be necessary but also finds that a feasible method exists for the relocation of families from the urban redevelopment area into decent, safe and sanitary

dwelling accommodations within their means and without undue hardship to such families should that become necessary.

4.

The Gwinnett County Board of Commissioners further finds that the attached Urban Redevelopment Plan conforms to the 2040 Unified Plan, as amended, for Gwinnett County as a whole.

5.

The Gwinnett County Board of Commissioners further finds that the Urban Redevelopment Plan will afford maximum opportunity, consistent with the needs of Gwinnett County as a whole, for the rehabilitation or redevelopment of the urban redevelopment area by private enterprise.

6.

The public hearing concerning the Gwinnett County Urban Redevelopment Plan: Greater Gwinnett Place Area having been held in accordance with the law, the Greater Gwinnett Place Area Urban Redevelopment Plan Update attached hereto as Exhibit "B" is hereby adopted in its entirety.

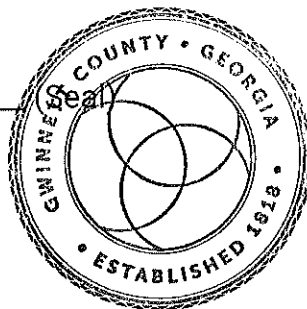
THIS RESOLUTION is adopted this the 23rd day of May 2023.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

ATTEST:

By: Tina M. King
Tina King, County Clerk



APPROVED AS TO FORM:

By: Theresa A. Cox
Theresa A. Cox, Deputy County Attorney

CERTIFICATION

COMES NOW the undersigned, the duly appointed attorney for Gwinnett County, Georgia, and, pursuant to Rule 110-24-1-.03 certifies as follows:

1.

The resolution of the Board of Commissioners of Gwinnett County, Georgia designating an Urban Redevelopment Area and approving an Urban Redevelopment Plan for the Greater Gwinnett Place area, a true and correct copy of which is attached hereto, was adopted by a unanimous vote of the governing authority at its regular meeting of May 23, 2023.

2.

Prior to adoption of said resolution, the Board of Commissioners held a public hearing in accordance with the requirements of the Urban Redevelopment Law (O.C.G.A. § 36-61-1 through § 36-61-19).

3.

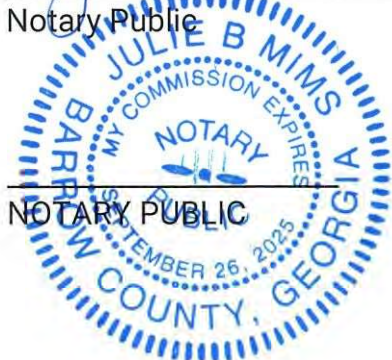
The resolution designating the Urban Redevelopment Area and approving the Greater Gwinnett Place Urban Redevelopment Plan Update was otherwise in all respects adopted in accordance with applicable law.

This 5th day of June, 2023.

Michael P. Ludwiczak
County Attorney

Sworn to and subscribed before me
this 5th day of June, 2023.

Notary Public



NOTARY PUBLIC



**GWINNETT COUNTY
BOARD OF COMMISSIONERS**

75 Langley Drive | Lawrenceville, GA 30046-6935
O: 770.822.7000 | F: 770.822.7097
GwinnettCounty.com

Nicole L. Hendrickson, Chairwoman
Kirkland Dion Carden, District 1
Ben Ku, District 2
Jasper Watkins III, District 3
Matthew Holtkamp, District 4

Public Hearing Agenda Tuesday, May 23, 2023 - 7:00 PM

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Invocation:** May 16, 2023
- **Work Session:** May 16, 2023
- **Informal Business Discussion:** May 16, 2023
- **Executive Session:** May 16, 2023
- **Business Session:** May 16, 2023

V. Announcements:

- **Proclamation:** Recognizing Nicholas Buamah
- **Proclamation:** Recognizing Kids to Parks Day, May 20, 2023
- **Proclamation:** Recognizing Trails Day, June 3, 2023

Public Hearing Agenda
Tuesday, May 23, 2023 - 7:00 PM
Page 2

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2023-0090 SUP2023-00001, Applicant: Fabio Mattioli; Owner: Mattioli Properties, LLC; Tax Parcel No. R6132 046; 4140 Arcadia Industrial Circle; Special Use Permit with Concurrent Variance in a M-1 Zoning District for an Automobile Repair and Body Shop (Renewal); 1.50 acres; District 2/Ku (Tabled on 3/28/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2023-0377 RZC2023-00008, Applicant: Gwinnett County; Owners: Gwinnett County and CK Stone Mountain Parking Lot, LLC; Rezoning with Concurrent Variances of Tax Parcel Nos. R6060 006 and a portion of R6060 080; 5525 Bermuda Road and 1955 West Park Place Boulevard; C-2 to MU-R for a Mixed-Use Development; 31.10 acres; District 2/Ku (Tabled on 4/25/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/6/2023]

2022-0912 RZM2022-00026, Applicant: Brand Properties, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: TCG Office, LLC; Rezoning of Tax Parcel No. R7147 407; 1151 Rock Springs Road; R-TH to RM-24 for Apartments; 7.39 acres; District 4/Holtkamp (Tabled on 4/25/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/6/2023]

2022-0913 RZM2022-00027, Applicant: Brand Properties, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: First Covenant Bank; Rezoning with Concurrent Variances of Tax Parcel Nos. R7132 006 and 043 and R7147 193; 1117 and 1173 Tech Center Drive and 2672 Buford Drive; C-2 to MU-R for a Mixed-Use Development; 6.37 acres; District 4/Holtkamp (Tabled on 4/25/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/6/2023]

2022-0914 RZM2022-00028, Applicant: Brand Properties, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: First Covenant Bank; Rezoning of Tax Parcel Nos. R7132 003 and 044; 2445 and 2455 Tech Center Parkway; C-2 to RM-24 for Apartments; 2.92 acres; District 4/Holtkamp (Tabled on 4/25/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/6/2023]

Public Hearing Agenda
Tuesday, May 23, 2023 - 7:00 PM
Page 3

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2023-0378 RZM2023-00006, Applicant: Park Place Development, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: James and Shirley Appling; Rezoning with Concurrent Variances of Tax Parcel No. R7175 005B; 3110 Financial Center Way; R-100 to HRR for Apartments; 9.55 acres; District 4/Holtkamp (Tabled on 4/25/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/6/2023]

2023-0300 RZR2023-00008, Applicant: James H. Barge; Owner: Nine Oaks Park, LLC; Rezoning of Tax Parcel No. R4247 004; 1525 Knight Circle; OSC to RA-200 for Agricultural Uses; 11.58 acres; District 3/Watkins (Tabled on 4/25/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2023-0301 SUP2023-00016, Applicant: James H. Barge; Owner: Nine Oaks Park, LLC; Tax Parcel No. R4247 004; 1525 Knight Circle; Special Use Permit in a proposed RA-200 Zoning District for a Special Events Facility; 11.58 acres; District 3/Watkins (Tabled on 4/25/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

2023-0380 RZR2023-00009, Applicant: Gwinnett Development Corporation c/o Mahaffey Pickens Tucker, LLP; Owners: A. Quillon and Guy M. Butler; Rezoning with Concurrent Variance of Tax Parcel No. R2004 006; 4550 Clack Road; RA-200 to TND for a Traditional Neighborhood Development; 22.93 acres; District 4/Holtkamp (Tabled on 4/25/2023) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice]

VII. Public Hearing - New Business

1. County Administration

2023-0518 Approval/request to hold a public hearing to seek public comment on the Greater Gwinnett Place Area Urban Redevelopment Plan Update.

Public Hearing Agenda
Tuesday, May 23, 2023 - 7:00 PM
Page 4

VII. Public Hearing - New Business

1. County Administration/Glenn Stephens

2023-0519 Approval/authorization for the Chairwoman to execute a resolution to designate an Urban Redevelopment Area and to approve the Greater Gwinnett Place Area Urban Redevelopment Plan Update, and authorization the Chairwoman to execute any and all other necessary documents in furtherance thereof. Subject to approval as to form by the Law Department.

2. Change in Conditions

2023-0448 CIC2023-00013, Applicant: SAFStor Real Estate Co, LLC c/o Alexander Brock, Smith, Gambrell & Russell, LLP; Owners: VPV Property, LLC and Sameh E. Abdelmasih and Ehab Abdelmessih; Tax Parcel No. R6013 079; 3575 Centerville Highway; Change in Conditions of Zoning for Property Zoned C-2; 2.22 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 6/6/2023]

2023-0449 SUP2023-00022, Applicant: SAFStor Real Estate Co, LLC c/o Alexander Brock, Smith, Gambrell & Russell, LLP; Owners: VPV Property, LLC and Sameh E. Abdelmasih and Ehab Abdelmessih; Tax Parcel No. R6013 079; 3575 Centerville Highway; Special Use Permit in a C-2 Zoning District for a Self-Storage Facility; 2.22 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 6/6/2023]

3. Special Use Permits

2023-0450 SUP2023-00018, Applicant: Foundry Investment Group, LLC; Owner: South Gwinnett Cable TV; Tax Parcel No. R6087 123; 1009 Oak Road; Special Use Permit in a C-2 Zoning District for a Self-Storage Facility; 2.96 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2023-0451 SUP2023-00023, Applicant: Tina Partridge c/o Alliance Engineering and Planning; Owner: Lina Ann Phrampus; Tax Parcel No. R3003 018A; 4688 Braselton Highway; Special Use Permit with Concurrent Variance in a RA-200 Zoning District for a Manufactured Home; 1.00 acre; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

Public Hearing Agenda
Tuesday, May 23, 2023 - 7:00 PM
Page 5

VII. Public Hearing - New Business

4. Rezoning

2023-0452 RZC2023-00014, Applicant: Bill Loomis; Owner: King David Community Center of Atlanta, Inc; Rezoning with Concurrent Variances of Tax Parcel No. R6186 096; 5000 Block of Singleton Road; C-1 to O-I for Senior Housing; 0.11 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2023-0453 CIC2023-00014, Applicant: Bill Loomis; Owner: King David Community Center of Atlanta, Inc; Tax Parcel Nos. R6186 012, 013, and 096; 5054 and 5064 Singleton Road and 5000 Block of Singleton Road; Change in Conditions of Zoning with Concurrent Variances for Property Zoned O-I; 3.37 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2023-0454 RZM2023-00009, Applicant: Imperium Development Partners, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: BCORE Shawnee Ridge Industrial Owner, LLC and Faith Chapel Assembly of God; Rezoning with Concurrent Variance of Tax Parcel Nos. R7168 007 and 008A (portion); 3108 McGinnis Ferry Road and 3211 Shawnee Industrial Way; M-1 and R-100 to HRR for Apartments; 6.84 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/6/2023]

VIII. New Business

1. Planning & Development/Matt Dickison

2023-0455 Ratification of Plat approvals for April 1, 2023 through April 30, 2023. (Staff Recommendation: Approval)

IX. Comments from Audience

X. Adjournment



**GWINNETT COUNTY
BOARD OF COMMISSIONERS**

75 Langley Drive | Lawrenceville, GA 30046-6935
O: 770.822.7000 | F: 770.822.7097
GwinnettCounty.com

Nicole L. Hendrickson, Chairwoman
Kirkland Dion Carden, District 1
Ben Ku, District 2
Jasper Watkins III, District 3
Matthew Holtkamp, District 4

**Unofficial
Public Hearing Minutes
Tuesday, May 23, 2023 - 7:00 PM**

Present: Nicole L. Hendrickson, Kirkland Carden, Ben Ku, Jasper Watkins III, Matthew Holtkamp

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

{Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

IV. Approval of Minutes:

- **Invocation:** May 16, 2023
- **Work Session:** May 16, 2023
- **Informal Business Discussion:** May 16, 2023
- **Executive Session:** May 16, 2023
- **Business Session:** May 16, 2023

{Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

V. Announcements:

- **Proclamation:** Recognizing Nicholas Buamah
- **Proclamation:** Recognizing Kids to Parks Day, May 20, 2023
- **Proclamation:** Recognizing Trails Day, June 3, 2023



Proclamation

RECOGNIZING NICHOLAS BUAMAH

May 23, 2023

WHEREAS, Gwinnett is home to remarkable people who share their creative talents with the world while remaining rooted in the values of service and community; and

WHEREAS, At the young age of 12, Snellville resident Nicholas Buamah has accomplished many notable achievements; and

WHEREAS, He has published multiple best-selling books, created and produced his own television show, and established a nonprofit organization to donate books and school supplies to children who need the proper tools to succeed; and

WHEREAS, Nicholas' passion for helping others extends beyond local education and literacy, as evidenced by his work to provide health insurance to more than 2,000 children in Ghana through his nonprofit, Books Without Borders Inc.; and

WHEREAS, Nicholas' talents and knack for service are nurtured by his loving and supportive parents Dominic Buamah and Danielle Hubbard; and

WHEREAS, Nicholas is a role model for children of all ages and backgrounds — inspiring them to believe in themselves, reach for their dreams, and give back to their community.

NOW, THEREFORE, I, Nicole L. Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby recognize Nicholas Buamah for his outstanding achievements, philanthropy, and commitment to making a positive impact in our community and around the world.

A handwritten signature in black ink that reads "Nicole L. Hendrickson".

Chairwoman
Board of Commissioners
Gwinnett County, Georgia

Signed this 23rd day of May, 2023



Proclamation

CELEBRATING KIDS TO PARKS DAY

May 21, 2023

WHEREAS, In 2010, the National Park Trust launched Kids to Parks Day to inspire future outdoor enthusiasts and the next generation of park stewards; and

WHEREAS, Held annually on the third Saturday of May, this year marks the 13th anniversary of the nationwide event designed to engage kids and their families in memorable outdoor experiences; and

WHEREAS, Kids to Parks Day empowers kids and encourages families to get outdoors and visit local parks, public lands, and waters; and

WHEREAS, By engaging kids in memorable outdoor experiences, kids engage in park stewardship, outdoor recreation, STEM education, and the history of their communities; and

WHEREAS, Encouraging children to lead an active lifestyle by enjoying time outdoors also helps to combat childhood obesity, diabetes, hypertension, and other physical and mental illnesses; and

WHEREAS, On Kids to Parks Day, Gwinnett County is hosting various events and activities at Gwinnett parks to attract first-time park visitors and energize regular park enthusiasts.

NOW, THEREFORE, I, Nicole L. Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby declare May 21, 2023, as Kids to Parks Day in Gwinnett and encourage all residents to enjoy our award-winning parks and recreational spaces.

A handwritten signature in black ink that reads "Nicole L. Hendrickson".

Chairwoman
Board of Commissioners
Gwinnett County, Georgia

Signed this 23rd day of May, 2023



Proclamation

RECOGNIZING TRAILS DAY

June 3, 2023

WHEREAS, National Trails Day is an opportunity for people from all walks of life to advocate for, enjoy, and maintain green spaces and trails through service projects, community activities, and use of these valuable community resources; and

WHEREAS, National Trails Day was first celebrated in 1993 to recognize and support all local, state, and federal trails that give the public an opportunity to connect with nature; and

WHEREAS, Trails transform communities by encouraging physical activity, social interaction, education, and safe exploration of the outdoors; and

WHEREAS, Gwinnett offers a high-quality network of more than 142 miles of paved and non-paved trails for biking, hiking, and wildlife observation; and

WHEREAS, Gwinnett's award-winning trail system attracts residents and visitors from around the region to experience our county's beautiful natural resources; and

WHEREAS, In addition to recreational experiences, Gwinnett's trail system also contributes to economic development, placemaking, community health, and mobility.

NOW, THEREFORE, I, Nicole L. Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby recognize June 3, 2023, as Trails Day in Gwinnett County. I encourage everyone to take advantage of Gwinnett's trails year-round.

A handwritten signature in black ink that reads "Nicole L. Hendrickson".

Chairwoman
Board of Commissioners
Gwinnett County, Georgia

Signed this 23rd day of May, 2023

**Public Hearing Unofficial Minutes
Tuesday, May 23, 2023 - 7:00 PM
Page 2**

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2023-0090 SUP2023-00001, Applicant: Fabio Mattioli; Owner: Mattioli Properties, LLC; Tax Parcel No. R6132 046; 4140 Arcadia Industrial Circle; Special Use Permit with Concurrent Variance in a M-1 Zoning District for an Automobile Repair and Body Shop (Renewal); 1.50 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2023-0377 RZC2023-00008, Applicant: Gwinnett County; Owners: Gwinnett County and CK Stone Mountain Parking Lot, LLC; Rezoning with Concurrent Variances of Tax Parcel Nos. R6060 006 and a portion of R6060 080; 5525 Bermuda Road and 1955 West Park Place Boulevard; C-2 to MU-R for a Mixed-Use Development; 31.10 acres; District 2/Ku (Tabled on 5/23/2023) (Tabled to 6/27/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/6/2023] {Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2022-0912 RZM2022-00026, Applicant: Brand Properties, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: TCG Office, LLC; Rezoning of Tax Parcel No. R7147 407; 1151 Rock Springs Road; R-TH to RM-24 for Apartments; 7.39 acres; District 4/Holtkamp (Tabled on 5/23/2023) (Tabled to 6/27/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/6/2023] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2022-0913 RZM2022-00027, Applicant: Brand Properties, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: First Covenant Bank; Rezoning with Concurrent Variances of Tax Parcel Nos. R7132 006 and 043 and R7147 193; 1117 and 1173 Tech Center Drive and 2672 Buford Drive; C-2 to MU-R for a Mixed-Use Development; 6.37 acres; District 4/Holtkamp (Tabled on 5/23/2023) (Tabled to 6/27/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/6/2023] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2022-0914 RZM2022-00028, Applicant: Brand Properties, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: First Covenant Bank; Rezoning of Tax Parcel Nos. R7132 003 and 044; 2445 and 2455 Tech Center Parkway; C-2 to RM-24 for Apartments; 2.92 acres; District 4/Holtkamp **(Tabled on 5/23/2023) (Tabled to 6/27/2023) (Public hearing was not held)** [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/6/2023] **{Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2023-0378 RZM2023-00006, Applicant: Park Place Development, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: James and Shirley Appling; Rezoning with Concurrent Variances of Tax Parcel No. R7175 005B; 3110 Financial Center Way; R-100 to HRR for Apartments; 9.55 acres; District 4/Holtkamp **(Tabled on 5/23/2023) (Tabled to 6/27/2023) (Public hearing was not held)** [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/6/2023] **{Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2023-0300 RZR2023-00008, Applicant: James H. Barge; Owner: Nine Oaks Park, LLC; Rezoning of Tax Parcel No. R4247 004; 1525 Knight Circle; OSC to RA-200 for Agricultural Uses; 11.58 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Change Motion: Watkins Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2023-0301 SUP2023-00016, Applicant: James H. Barge; Owner: Nine Oaks Park, LLC; Tax Parcel No. R4247 004; 1525 Knight Circle; Special Use Permit in a proposed RA-200 Zoning District for a Special Events Facility; 11.58 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny] **{Action: Approved with Dept Conditions Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2023-0380 RZR2023-00009, Applicant: Gwinnett Development Corporation c/o Mahaffey Pickens Tucker, LLP; Owners: A. Quillon and Guy M. Butler; Rezoning with Concurrent Variance of Tax Parcel No. R2004 006; 4550 Clack Road; RA-200 to TND for a Traditional Neighborhood Development; 22.93 acres; District 4/Holtkamp [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice] **{Action: Denied without Prejudice Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

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VII. Public Hearing - New Business

1. County Administration

2023-0518 Approval/request to hold a public hearing to seek public comment on the Greater Gwinnett Place Area Urban Redevelopment Plan Update. {Action: Public Hearing Held}

2023-0519 Approval/authorization for the Chairwoman to execute a resolution to designate an Urban Redevelopment Area and to approve the Greater Gwinnett Place Area Urban Redevelopment Plan Update, and authorization the Chairwoman to execute any and all other necessary documents in furtherance thereof. Subject to approval as to form by the Law Department. {Action: Approved Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2. Change in Conditions

2023-0448 CIC2023-00013, Applicant: SAFStor Real Estate Co, LLC c/o Alexander Brock, Smith, Gambrell & Russell, LLP; Owners: VPV Property, LLC, and Sameh E. Abdelmasih and Ehab Abdelmessih; Tax Parcel No. R6013 079; 3575 Centerville Highway; Change in Conditions of Zoning for Property Zoned C-2; 2.22 acres; District 2/Ku (Tabled on 5/23/2023) (Tabled to 6/27/2023) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 6/6/2023] {Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2023-0449 SUP2023-00022, Applicant: SAFStor Real Estate Co, LLC c/o Alexander Brock, Smith, Gambrell & Russell, LLP; Owners: VPV Property, LLC and Sameh E. Abdelmasih and Ehab Abdelmessih; Tax Parcel No. R6013 079; 3575 Centerville Highway; Special Use Permit in a C-2 Zoning District for a Self-Storage Facility; 2.22 acres; District 2/Ku (Tabled on 5/23/2023) (Tabled to 6/27/2023) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 6/6/2023] {Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

3. Special Use Permits

2023-0450 SUP2023-00018, Applicant: Foundry Investment Group, LLC; Owner: South Gwinnett Cable TV; Tax Parcel No. R6087 123; 1009 Oak Road; Special Use Permit in a C-2 Zoning District for a Self-Storage Facility; 2.96 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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VII. Public Hearing - New Business

3. Special Use Permits

2023-0451 SUP2023-00023, Applicant: Tina Partridge c/o Alliance Engineering and Planning; Owner: Lina Ann Phrampus; Tax Parcel No. R3003 018A; 4688 Braselton Highway; Special Use Permit with Concurrent Variance in a RA-200 Zoning District for a Manufactured Home; 1.00 acre; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

4. Rezonings

2023-0452 RZC2023-00014, Applicant: Bill Loomis; Owner: King David Community Center of Atlanta, Inc; Rezoning with Concurrent Variances of Tax Parcel No. R6186 096; 5000 Block of Singleton Road; C-1 to O-I for Senior Housing; 0.11 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2023-0453 CIC2023-00014, Applicant: Bill Loomis; Owner: King David Community Center of Atlanta, Inc; Tax Parcel Nos. R6186 012, 013, and 096; 5054 and 5064 Singleton Road and 5000 Block of Singleton Road; Change in Conditions of Zoning with Concurrent Variances for Property Zoned O-I; 3.37 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2023-0454 RZM2023-00009, Applicant: Imperium Development Partners, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: BCORE Shawnee Ridge Industrial Owner, LLC and Faith Chapel Assembly of God; Rezoning with Concurrent Variance of Tax Parcel Nos. R7168 007 and 008A (portion); 3108 McGinnis Ferry Road and 3211 Shawnee Industrial Way; M-1 and R-100 to HRR for Apartments; 6.84 acres; District 1/Carden (Tabled on 5/23/2023) (Tabled to 6/27/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/6/2023] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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VIII. New Business

1. Planning & Development/Matt Dickison

2023-0455 Ratification of Plat approvals for April 1, 2023 through April 30, 2023. (Staff Recommendation: Approval) {Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

IX. Comments from Audience

X. Adjournment

{Action: Adjourn Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

Appendix F: Gwinnett Place Mall Site Revitalization Strategy: Implementation Strategy excerpt on Development Strategy

Gwinnett Place Mall Site Revitalization Strategy: Implementation Strategy's section on Development Strategy Pages 13-24, including detailed discussions of:

- Description of parcels to be acquired;
- Structures to be demolished or rehabilitated;
- Plan to leverage private resources for redevelopment.

2 DEVELOPMENT STRATEGY: ATTRACTING PRIVATE INVESTMENT

As the mall site currently stands, it is highly unlikely to attract serious private investment. This section starts with how to untangle the legal/paper constraints of the site; a market-based mixed-use strategy; and an evaluation of the feasibility for the development community to contribute to building the Global Villages.

Untangling the Site

The first development step is unfortunately one that is not very tangible and easy for the community to see: the County must work with the other four property owners at the mall site to negotiate terms for demolition and property disposition. **Because this is an “invisible” task, it is important to communicate to the public that progress is happening, even though it can’t be seen physically at the site.**

Reciprocal Easement Agreements

One of the most challenge aspects of mall redevelopment projects is the presence of Reciprocal Easement Agreements (REAs). These legal documents detail what can—and cannot—happen between the multiple property owners at mall sites. The REAs for the Gwinnett Place Mall are complicated documents that are very difficult to wade through and understand, particularly in terms of which provisions are still applicable given that they date back to the 1980s.

The Revitalization Planning team reviewed the four REAs in place at the Gwinnett Place Mall. These REAs appear to be drawn up with an assumption that the mall would remain in existence in perpetuity—there are no provisions for how to handle redevelopment or uses beyond those typically found at enclosed malls. For example, parking ratio requirements listed in the Macy’s agreement mention retail, restaurant, hotel, and office uses, but there is no mention of parking for residential uses. Other items of note include:

- There are use restrictions on the access road easements that prohibit parking of any mechanized vehicles along them. Because these areas include parking structures in the redevelopment plan, this could potentially pose an issue.
- Because the REAs are based on the existence and operations of the shopping mall, many of the operating agreement terms (linking mutual obligations among all the stores over 100,000 SF) can no longer be in effect. This is also seen in provisions regarding recording land transactions and obligations to pay for site improvements, common area maintenance (CAM) charges, and other fees related to an operating shopping mall. The Operating Agreements specify things like store operating hours, air conditioning etc., but have no clauses (other than default by the developer or anchor stores) that address re-use or redevelopment.
- There is nothing listed that addresses the demolition/replacement/protection of anchor store entries. The anchor stores were required to provide a specified size of store entry to the central shopping mall, but there are no provisions that account for changes over time.

Because of the complexity of these documents, a land use/real estate attorney should provide a full, more detailed review of each to determine what—if any—of the terms, restrictions, and mall-based obligations are still enforceable. Ultimately these REAs need to be renegotiated or replaced with new agreements altogether that define responsibilities of each property owner.

Appendix F: Gwinnett Place Mall Site Revitalization Strategy: Implementation Strategy excerpt on Development Strategy

Gwinnett Place Mall Site Revitalization Strategy: Implementation Strategy's section on Development Strategy Pages 13-24, including detailed discussions of:

- Description of parcels to be acquired;
- Structures to be demolished or rehabilitated;
- Plan to leverage private resources for redevelopment.



WINNETT PLACE MALL SITE REVITALIZATION STRATEGY

An Action Plan for the Gwinnett Place to Be: The Global Villages

ACKNOWLEDGMENTS

GWINNETT COUNTY BOARD OF COMMISSIONERS

- Chairwoman Nicole Love Hendrickson
- District 1 Commissioner Kirkland Carden
- District 2 Commissioner Ben Ku
- District 3 Commissioner Jasper Watkins III
- District 4 Commissioner Marlene Fosque
- Glenn Stephens, County Administrator

GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS AND STAFF

- Chair Leo Wiener, Ackerman & Co.
- Vice Chair Trey Ragsdale, Kaiser Permanente in Georgia
- Secretary/Treasurer Mark Williams, Printing Trade Company
- Christopher Caltabiano, Northwood Investors
- Jill Edwards, United Community Bank
- Tim Hur, Better Homes and Gardens Real Estate, LLC
- Ondria Jett, Banyan Street Capital
- Jeong-Hwa Lee, Nelson Mullins Riley & Scarborough LLP
- Chris McGahee, City of Duluth
- Joe Allen, Executive Director
- Glenn Wisdom, Director of Operations

PROJECT MANAGEMENT TEAM

- Jared Lombard, Atlanta Regional Commission
- Marisa Ghani, Atlanta Regional Commission
- Roman Dakare, Gwinnett County
- Matthew Dickison, Gwinnett County
- Edgardo Aponte, Gwinnett County
- Destiny O'Loughlin, Gwinnett County

GWINNETT PLACE MALL SITE PROPERTY OWNER REPRESENTATIVES

- Beauty Master: Connor Ji, Jason Park, James Park
- Northwood Investors: W. Sandy Spurgin, Ben Yorker, Erin Cannata
- Macy's: Paul Laughlin, Timothy Karmazsin
- Mega Mart: Gyu Heon LEE, Ansik KIM

GWINNETT COUNTY GOVERNMENT

- Community Outreach
- Community Services
- Economic Development
- Parks & Recreation
- Planning & Development
- Planning Commission
- Police, Central Precinct
- Transportation
- Water Resources

GWINNETT COUNTY BOARD OF EDUCATION

- Dr. Tarece Johnson, District V, Chairperson

ORGANIZATIONS AND BUSINESSES

- Atlanta Maxim Realty International
- ArtWorks Gwinnett
- Asian/Pacific American Council of Georgia
- Asian Real Estate Association
- Atlanta Korean American Committee Against Asian Hate
- Atlanta Taiwanese Association of America
- Avila Commercial
- Boehringer Ingelheim Animal Health
- Brand Real Estate Services
- Cambodian American Association of Georgia
- Capital City Real Estate
- Carter & Associates
- Center for Pan Asian Community Services
- City of Duluth
- City of Lawrenceville
- City of Suwanee
- Connolly Realty Services
- DS Brown
- EDENS
- Explore Gwinnett
- Ferguson Elementary School
- Filipino-American Association of Greater Atlanta
- Georgia Advocates for Crime Prevention
- Georgia Asian Pacific American Bar Association
- Georgia Communities



ACKNOWLEDGMENTS

ORGANIZATIONS & BUSINESSES (CONTINUED)

- Georgia Gwinnett College, School of Business
- Georgia Hispanic Chamber of Commerce
- Georgia Korean American Real Estate
- Georgia Korean Chamber of Commerce
- Georgia Power
- Glance Gwinnett
- Gwinnett Chamber of Commerce
- Gwinnett County Public Library
- HomeFirst Gwinnett
- Hudgens Center for Art & Learning
- Impact Housing Group
- Indian American Cultural Association
- Insignia LLC
- Institute of Transportation Engineers Georgia Section
- Jackson EMC
- Korean American Association of Greater Atlanta
- Korean American Chamber of Commerce GA-ATL
- Korean American Restaurant Association
- Korean National Unification Advisory Council
- Latin American Association
- Latin American Chamber of Commerce of Georgia
- Latino Community Fund of Georgia
- Leadership Gwinnett Class of 2022
- McClure Health Science High School (special thanks to student focus group)
- Mill Creek Residential
- National Association of Asian American Professionals Atlanta
- National Asian Pacific American Women's Forum
- National Church Residences Atlanta
- Northside Hospital Duluth
- Overseas Korean Traders Association
- Organization of Chinese Americans/Asian Pacific American Advocates
- Partnership Gwinnett
- Philadelphia College of Osteopathic Medicine – Georgia
- Purpose Built Communities
- Real Estate Professionals Network Atlanta

- Representative Pedro Marin, Georgia House District 96
- Representative Sam Park, Georgia House District 101
- Retail Developers
- Revel LLC
- Rotary Clubs of Gwinnett County, Gwinnett Mosaic, Peachtree Corners/Norcross and Sugarloaf
- Ser Familia
- South City Partners
- Southwest Gwinnett Chamber of Commerce
- Tapestry Development Group
- Thai Association World Center
- Ting Enterprise
- University of Georgia Small Business Development Center
- Venterra Living
- Vietnamese American Community of Georgia
- We Love Buford Highway, Inc.
- Women's Affordable Housing Network
- Zimmerman Properties

Special thanks to the Holiday Inn Express & Suites Atlanta NE – Duluth for hosting the April Workshop

FUNDING PARTNERS:



CONSULTANT TEAM:



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EXECUTIVE SUMMARY



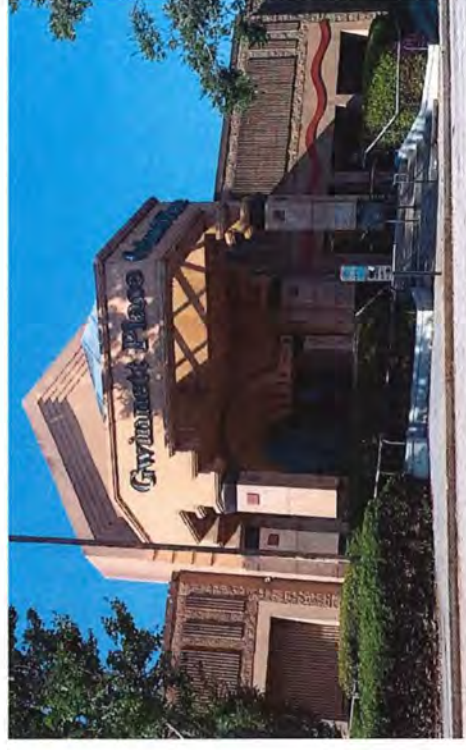
EXECUTIVE SUMMARY

A combined effort between Gwinnett County, the Atlanta Regional Commission (ARC), and the Gwinnett Place Community Improvement District (GPCID), the Gwinnett Place Mall Site Revitalization Strategy is a redevelopment action plan for transforming the mall site into the Global Villages.

This summary strategy is the final step of a year's long planning process which dared to reimagine the possibilities of the Gwinnett Place Mall site. This document will take readers through the past, present, and future of the project: what work has already been done? Where are we now? What is the path ahead? How can Gwinnett County and its partners move forward on this path to make the vision a reality? Though the action strategy is the last step of the planning process, the work has just begun for Gwinnett Place Mall. Let's get started!

Project Process – 6 Major Steps

The Gwinnett Place Mall Site Revitalization Strategy was developed in six main steps: the starter vision, community engagement, market analysis, draft concepts, final concept, and the action plan. Keep reading for a summary and key highlights of each step in the project.



Gwinnett Place Mall Today



Aerial View of the Study Area



The Starter Vision

Starter Vision

The project team first took a deep dive into past planning efforts for the Gwinnett Place area. There are over a dozen plans, spanning from 2012 onward, that had all dreamed up different ideas for the site. For each plan, the project team looked for patterns on four main subjects: land use and intensity, mobility, infrastructure, and parks and placemaking.

Synthesizing all these plans together, along with a refining technical analysis, resulted in the Starter Vision. This composite vision provided a high-level starting point for the process: The Gwinnett Place Mall site will become a **vibrant, dense, mixed-use center of activity that is well connected, green, and walkable.**

Community Engagement

In addition to past efforts, there is a key voice that must be heard – yours! Central to the entire Gwinnett Place Mall Site Revitalization Strategy's development was extensive community engagement. The community surrounding the mall site is incredibly diverse – about 38% Gwinnett Place area residents were born in another country, representing 47 different countries total. For this plan to be successful people have to be at the heart of it all.

The project team engaged with over 3,000 community members and stakeholders throughout the planning process. This engagement included in-person events, such as stakeholder interviews, workshops, and community festivals. In addition, people could share feedback via an online hub, available in four languages, to stay up to date on project progress and give input on surveys and exercises.



Engaging the community at the International Night Market



Multi-family housing will be a key component

Market Analysis

Transforming the Gwinnett Place Mall site is going to depend on responding to opportunity—specifically, taking advantage of real estate market opportunities. The project team took a deep dive into understanding the market forces that will drive development at the mall site. This step looked at demographic and economic characteristics, as well as individual markets for housing, office, hotel, and retail. The result is a development program that was data-driven, market supportable, and economically feasible.

Based on this analysis, the project team found that **the strongest market demand in and around Gwinnett Place is for multi-family housing.** With this in mind, the preliminary development program—a list of the most feasible development types and the infrastructure and amenities needed to support them—focuses on new housing, with a sprinkling of new retail and office:

- » Residential: 2,700 – 3,800 housing units
- » Retail (new): 50,000 - 100,000 square feet (SF)
- » Office: 25,000 - 50,000 SF
- » Commercial: 50,000 – 100,000 SF of retail

Draft Concepts

Using the starter vision, community input, and the market analysis findings as a foundation, the project team developed two initial concepts:

the Mixed-Use Town Center and the Cultural District. **Both concepts call for demolition of the County-owned portion of the mall building, as well as the former Sears that is no longer in business.**

The Mixed-Use Town Center was the lower intensity concept of the two. Although it is heavily focused on new housing, it is similar in look and feel to other city and town centers in the County;

like Suwanee and Lawrenceville. The Cultural District concept is a similar mix of uses but built more intensely – about twice as much office and retail, and about 1,400 more housing units. It also has a stronger focus on culture and the arts, with a proposed cultural center, a high-end central park space, and a public parking garage to support everything.

When the project team went out into the community for input on the two concepts, people overwhelmingly liked the Cultural District concept best. The project team then needed to figure out how to get these ideas from vision to reality.



Final Concept

Building on community feedback and public approval of the Cultural concept, the next step was to refine the vision into a full development program. **The result is the Global Villages concept: a new, vibrant community comprised of seven different "villages" oriented around a Central Park.**

The Global Villages will focus mainly on housing, which will be connected by a series of green spaces and paths, with pops of art and fun. Macy's, Mega Mart, and Beauty Master remain in place, but share park frontage with two important new public facilities: the International Community Cultural Center (ICCC) and a public parking garage. Encircling all of this is the Ring Road trail, a 1.25-mile greenway with wide sidewalks, a cycle track, and beautiful landscaping. Highlights of the concept are in the panel on the right.



The Global Villages Concept

Rendering of the Ring Road Trail



CONCEPT HIGHLIGHTS

HOUSING:

2,700-3,800 new units in 7 different villages, with buildings between 4 to 7 stories tall.

NEW RETAIL:

55,000 (SF) mostly clustered around the Central Park space, and envisioned to be focused on food and culture.

OFFICE:

50,000 SF, predominantly offering neighborhood and community serving businesses like doctors' offices, real estate agencies, and co-working spaces.

CENTRAL PARK:

A world-class 4.4 acre park space with lots of outdoor "rooms", flexible spaces for gathering and festivals, and unique play areas for children.

INTERNATIONAL COMMUNITY CULTURAL CENTER (ICCC) + PUBLIC ART:

This 52,000 SF space will be available for the public to gather, explore diversity/culture, participate in the arts, and access educational opportunities.

MOBILITY:

New roads, sidewalks, bike trails, and transit opportunities paired with a public parking garage.

Action Plan

A vision is great, but how does it get built? The major focus of this process was to create not just an idealized picture of the future, but a nuts-and-bolts guide for implementation. With the Global Villages concept in place, the project team developed a detailed Implementation Strategy to help guide Gwinnett County and its partners in the redevelopment process.

Building the Global Village is expected to take about 20 years, and represents a public investment of about \$158.2 million. Key aspects of the implementation strategy include:

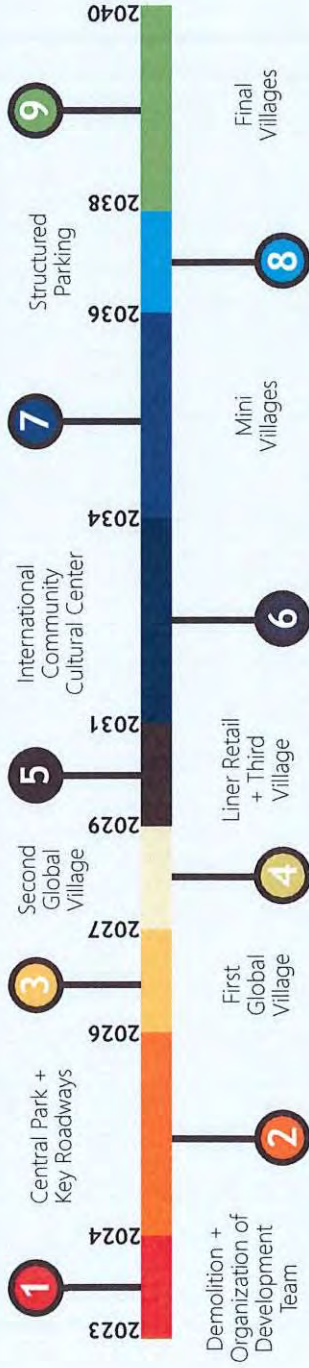
- » Working collaboratively with the existing mall site land-owners
- » Organizing a development team dedicated to the Global Villages project
- » Building County capacity and adding to its development toolbox, particularly around inclusive housing, parking, and equitable development components
- » Prioritizing major public projects early, like the Central Park and new roadways
- » Making the project attractive to the development community by the public sector paying for parking in the villages

IMPACTS

Why go through a 20-year development process that will cost the public so much? Simply put, it will yield a lot of benefits to the community. Beyond transforming an eyesore into a fun destination, building the Global Villages is expected to:

- Generate an economic impact of \$6.98 of private investment for every \$1 of public money spent
- Create 14,700 temporary jobs during construction (equal to \$1.27 billion in wages)
- Longer term, create 3,200 more permanent jobs (with \$162.9 million in annual wages)
- Through 2050, generate \$69.2 million in tax revenue for the County's General Fund, along with \$61.5 million in state revenue, and \$176 million for the Gwinnett County School District

20-YEAR TIMELINE



INTRODUCTION



THE GWINNETT PLACE MALL STORY

Imagine it's the year 1984. The average price of a movie ticket is \$2.50, Prince's Purple Rain is on the radio, the Soviet Union is boycotting the Olympics, and Apple introduces its very first Macintosh to the world.

On February 2 of that same year, Georgia Governor Joe Frank Harris clips the ribbon—with \$30,000 diamond-encrusted scissors—at the opening of Gwinnett Place Mall. The atrium's fountains splash alive, a band plays, and thousands of shoppers pour into the Atlanta area's newest mall to visit well-known anchors like Rich's, Davison's and Sears (and some lesser known spots like the Stride Rite "Bootery" and Potato Works). The County's Commission Chairman calls it "one of the finest things that's happened in Gwinnett's history."

If you lived in Gwinnett County during the 1980s and 1990s, chances are the Gwinnett Place Mall was part of your life. It was a place where teenagers had their first jobs, people met on dates, and holidays were celebrated with families.

Gwinnett Place Mall is located in unincorporated Gwinnett County, just off the Interstate (I-85) exit at Pleasant Hill Road. When it was built in 1984, it was an immediate success—thousands of people showed up for opening day and kept coming, year after year.

But things started to change around 2000. Newer, bigger malls were built nearby, pulling shoppers away. The way people shopped itself also started to change—they wanted an experience more like shopping along a Main Street, with fun green spaces and places to eat. The rise of the internet and online shopping drew even more customers away.

Gwinnett Place Mall declined to such a degree that it was more profitable as a movie set than as a place to shop. It achieved fame as the Starcourt Mall in Stranger Things, and continues to be used as a set to this day for a variety of films. The smaller stores shuttered one by one, but the three anchors of Macy's, Mega Mart, and Beauty Master held on and continue to be open for business today.

Questions swirled around the future of the mall. Could it be revived? Or should it be transformed into something totally different? What could Gwinnett even do, given that it was all privately owned?

In 2021, Gwinnett County bought 39 acres of the site and closed down the interior mall. At last, the County and its partners had a seat at the table.



Photo promoting the opening of Gwinnett Place Mall

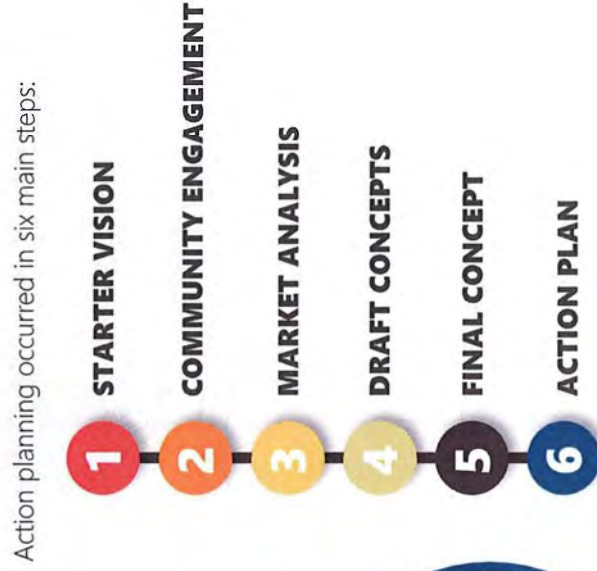
WHAT IS DIFFERENT NOW?

Many plans and proposals have promised big things for the mall site, but not much has happened. What's different about this plan?

- Gwinnett County now owns part of the site
- This plan is a deep dive into implementation, not just visioning
- People are ready! Despite Gwinnettians' fond memories of the mall, residents are ready for great things to happen here

WHAT'S STILL THE SAME?

It's still very complicated. The site has five different owners—Gwinnett County, Northwood Investors, Macy's, Mega Mart, and Beauty Master--and parcel lines are nearly impossible to redevelop as they currently stand. Moreover, the latter three owners still have their doors open to business.



Ready to see the action plan? Let's go!

STARTER VISION



A STARTING POINT

Well before Gwinnett County bought part of the site in 2021, it was clear the mall was declining. It was worrisome—what should be done? In response, the Gwinnett Place Mall site became the subject of many plans and studies starting around 2012.

The first step of this action plan was to take a hard look at these previous plans and synthesize them into a “starter vision” with four layers: land use + intensity, mobility, infrastructure, and parks + creative placemaking.



LAND USE + INTENSITY

Land use and intensity looks at how much development should be at the site, how dense/intense it is, and what is the right mix of uses (like retail, housing, and office). Most of the earlier plans showed:

- » Demolishing at least part, if not all of the mall building itself
- » An increased amount of housing
- » A higher density place with a mix of development types—a destination for Gwinnett County, and maybe the region

Early plans were vague on just how much density should be built. A rough estimate based on their vision graphics suggested up to 17 million square feet (SF) of new buildings at and around the mall site; by comparison, Avalon in Alpharetta is just 2.3 million SF.



MOBILITY

Mobility is all about transportation: how we move to, from, within, and around the Gwinnett Place Mall site.

Previous plans had a lot of agreement around mobility, such as pursuing:

- » Providing high-quality transit options like Bus Rapid Transit (BRT)
- » “Complete Streets” – streets the support all users and mode (walking, biking, transit, driving)
- » More trails and ways to walk and bike to nearby parks and planned trails
- » The addition of more local roads as the site redevelops
- » Improvements to existing roadways

These earlier plans envisioned a solid transportation system. However, when the capacity of this system was tested against the amount of new development envisioned, the surrounding roadway network wasn’t able to efficiently manage all of the trips.



INFRASTRUCTURE

Most earlier plans for the Gwinnett Place Mall site did not focus on sewer, water, or stormwater, though almost all noted the large detention pond at Venture Parkway and suggested improvements.

The action plan team looked at the existing sewer and water systems, incorporating County plans for expansion; thanks to the current sewer expansion project underway, no additional major upgrades are needed.

Managing stormwater is a different story. Gwinnett County has a project to improve the detention ponds but these ponds can only hold the water—they can’t treat them for quality. Filtering the runoff to reduce the presence of pollutants will need to be managed at other places on the site.

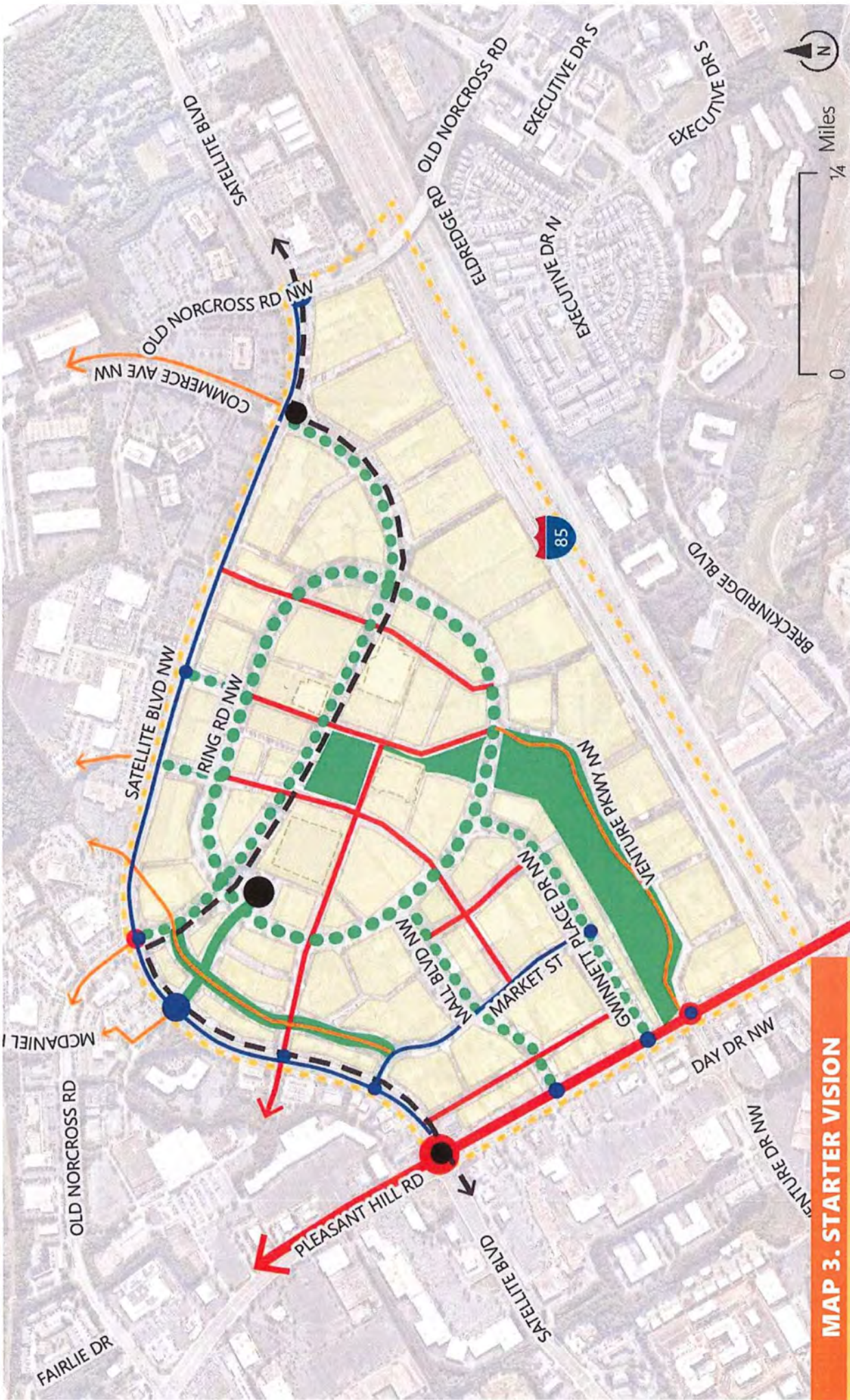


PARKS + CREATIVE PLACEMAKING

Parks and creative placemaking are all about the special qualities and experiences that make a place feel unique and distinct from everywhere else. Most earlier plans for Gwinnett Place parks and character agree on:

- » Emphasizing the existing diversity/international feeling of Gwinnett Place
- » Having a great central park
- » Including a bunch of green spaces, greenways, and trails

Some earlier plans had projects that would add to the sense of place, but with their high costs and complicated implementation, may not be the best “bang for the buck.” Priority for public spaces and placemaking should be given to high-impact projects that celebrate the area’s diversity.



MAP 3. STARTER VISION

- | | | | |
|--|-------------------------------|--|--------------------------|
| | Revitalization Strategy Area | | Intersection Improvement |
| | Existing Anchor Building | | Transit Station |
| | Block Structure (Generalized) | | Pedestrian Improvement |
| | Green Space | | |
| | Complete Street | | |
| | Major Roadway Project | | |
| | Bus Rapid Transit (BRT) Line | | |
| | New Multi-Use Trail | | |
| | New Sidewalk | | |

WHAT THE MARKET WANTS



WHAT DOES THE MARKET WANT?

Transforming the Gwinnett Place Mall site is going to depend on responding to opportunity—specifically, taking advantage of real estate market opportunities. The graphic to the right is a snapshot of what the real estate market looks like, comparing trends in Gwinnett County to the Gwinnett Place trade area (about 2 miles around the mall site).

WHO IS THE MARKET?



WINNETT COUNTY

- Since 2000, the County's population grew by 368,600; That's about 18,400 new residents every year for the past 20 years
- The Atlanta Regional Commission forecasts 527,700 new residents by 2050 for a total population of 1.48 million

POPULATION

TRADE AREA

- There are about 42,600 residents in 16,300 households...about 4.6% of total County population
- Residents are a diverse mix: Asian (21%), Black (33%), Hispanic (32%), White (26%)
- In the next 5 years, the trade area is expected to gain about 3,500 new residents in 1,300 new households (units)
- By 2050, there will be 24,450 new residents in 9,300 households if trends remain the same

SO WHAT?

Although population projections for the county are big, the projections for the 2-mile area around Gwinnett Place area are more modest—if current trends hold

- Average household income: \$94,820 per year
- Average retail spending: \$14,715 per year
- County added 69,300 new jobs over past 15 years (2005—2019): about 4,600 jobs per year (a rate of 1.5%)
- ARC forecasts suggest job growth will slow: 20,000 new jobs by 2030 = 2,000/year (rate of 0.5%/year)

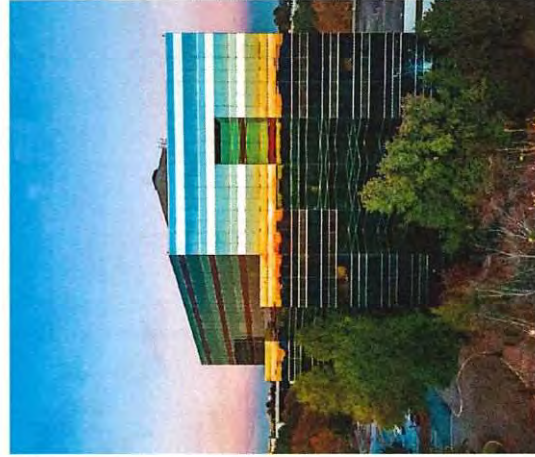
INCOMES, JOBS, + SPENDING

- Average household income: \$65,500 per year
- Average retail spending: \$14,715/year per year
- Trade area added 5,200 new jobs over past 15 years (2005—2019) = 350/year (a rate of 1.0%)
- Trade area captured 7.5% of County's overall job growth (fair share) but had some key losses in jobs in office-using sectors like finance
- If 7.5% share is maintained, the trade area will have will have about 1,500 new jobs by 2030

Job growth hasn't been as strong in Gwinnett as a whole—the County has mostly been a bedroom community. Jobs around Gwinnett Place have grown slowly at a rate of about 1.0% per year over the past 15 years. By 2030, the area can expect probably only about 1,500 new jobs

WHAT IS THE MARKET FOR DEVELOPMENT?

People are a major driver of development, but it's also important to consider real estate market data. To under potential market demand the project team looked at housing and office development trends, shown at right.



Gwinnett Commerce Center

GWINNETT COUNTY

- Owner-occupancy is increasing: 65% (2010) to 68% (2026)
- 78% of County's housing stock is single-family (attached, detached)
- Average unit value: \$295,000
- Population growth is fueling a lot of new housing construction: 3,400+ new units started every year over the past 15 years (74% in unincorporated County)
- County absorbs 770 multi-family units/year past 15 years

HOUSING



TRADE AREA

- Owner-occupancy is increasing slightly: 30% (2010) to 31.5% (2026)
- Average unit value: \$226,000
- Very few new housing units built in recent years
- The area has historically absorbed about 100 multi-family rental units annually; this increased to 180 units annually past 5 years

- There is 35.8 million square feet (SF) of offices, including 5.0 million SF of vacant space (14% vacancy rate)
- Since 2007, only 3.3 million SF of space has been built
- Historically about 219,800 SF is "absorbed" every year in the past 15 years, which increased to 250,300 SF/year in the past 5 years
- At this pace though, it will take 13 years to fill up the vacant office space to a stable condition (usually defined as 5% vacancy)

OFFICE



- Around Gwinnett Place there is 4.8 million SF of office space, almost 1/4 of which is vacant (1.1 million SF)
- Vacancy rates consistently range between 15% to 31% since 2007 but even then some 437,400 SF have been built in recent years
- The Gwinnett Place area has about 13% of office inventory in the County, but has 23% of its vacancies
- "Absorption" is negative—more people are leaving their office spaces in the area, rather than new space filling up. The area is losing about 41,445 SF of office tenants every year for the past 5 years

Bottom line, there is almost no opportunity for new office to be built at Gwinnett Place in the near future

SO WHAT?



The housing market around Gwinnett Place is different than most places in unincorporated Gwinnett: it historically attracts fewer units and at more modest values. Almost all new units are multi-family rentals, but there is a big need for this type of housing across the County. Gwinnett Place is a good location for it!

RETAIL

The changes that ultimately led to the mall's closure are still underway—and in many ways, these changes have been put in overdrive by the COVID-19 pandemic. The ways we shop have changed profoundly in just a matter of twenty years.

Now there are two shopping models that are successful: online shopping and "experiential" retail. Experiential retail is a trend that goes beyond shopping and focuses on the whole experience of being in a fun, vibrant place full of life and activity.

Unfortunately, the retail built at and around Gwinnett Place reflects the old-school suburban

shopping norms. The mall itself has about 1.4 million square (SF) of retail, and there's another 1.25 million SF of big box stores and strip malls within 2 miles. New retail that better fits today's shoppers' needs is being built elsewhere in the County, leaving Gwinnett Place with high vacancy rates and empty storefronts.

But maybe the most concerning number is the average retail/food and beverage sales per square foot. Within the 2-mile ring of Gwinnett Place, it is just \$134 per SF. For a developer to come in and want to build new retail, usually this number needs to be at least \$200/SF, and ideally closer to \$300/SF.

SO WHAT?

Right now there is way too much outdated retail space at and around Gwinnett Place, and current sales numbers are too low to encourage building new, better space. So, it is unlikely that developers will be interested in constructing a lot of new retail at the site in the near term.



GET WITH THE PROGRAM

Big picture, housing is the type of development with the strongest demand around the Gwinnett Place Mall site. This is expected to be the case for at least the next 5 years, and possibly much longer depending on changes in how we work and shop.

With this in mind, the preliminary development program—basically a list of the most feasible development types—focuses on lots of new housing, with a sprinkling of new retail and office:

- » 2,700 – 3,800 housing units
- » 25,000 – 50,000 square (SF) of office
- » 50,000 – 100,000 SF of retail



Multi-family above ground-level retail at Avalon

The program also assumes that each of the existing mall anchors—Macy's, Mega Mart, and Beauty Master—continue to remain in their current buildings per their request.

This initial program, with input from the community, area stakeholders and property owners, and the starter vision synthesized from earlier plans, formed a critical foundation for development of the plan.

WHERE ARE THE TOWERS?

Why isn't there more density? There are two main reasons: the market numbers do not suggest demand for many thousand rental units at Gwinnett Place, at least not in the next 5 -10 years. This is most clearly seen in the average rate of absorption of about 180 new housing units every year in the Gwinnett Place area. Also, adding large amounts of density at the site would put a huge strain on area roadways, many of which—like Pleasant Hill Road—are already choked with traffic.

This is all consistent with other successful mall redevelopment projects around the country. The best ones, like Westminster and Belmar, max out at just 4 or 5 stories. These are densities that are proven to work well for new mixed use places in the suburbs.

That said, this does not have to be the "final" density. It is an average density based on current and projected market numbers; if and when the market shifts and there is demand for more development, the site definitely has the physical capacity to support more of everything—as long as the transportation network can keep up with the additional trips.

WHAT PEOPLE WANT



ENGAGEMENT OVERVIEW

Since the mall opened back in the 1980's, Gwinnett County experienced an incredible population boom. With that growth brought a tremendous shift in culture and demographics. Today, it is one of the most diverse communities in the southeast. It has a diversity index of 80.9%, meaning that if you picked two Gwinnettians at random, there is over an 80% chance they will be of two different races or ethnicities.¹

The Gwinnett Place area is no different. **About 38% Gwinnett Place area residents were born in another country, representing 47 different countries total.**² In creating the

action plan for the Gwinnett Place Mall site, it was critical to engage a diverse group of stakeholders and community members to understand the community's needs and vision. **Most materials were made available in English, Spanish, Mandarin, and Korean.**

Engagement occurred in four stages: early engagement, a concept workshop, community events, and concept consensus.

1. Partnership Gwinnett/ESRI Community Analyst, 2021
2. 2019 American Community Survey Estimates



EARLY ENGAGEMENT

The bulk of community engagement occurred in the early stages. At the outset of the project, the team released a two-minute survey to provide a quick way for people to provide input immediately. Stakeholder interviews and focus groups allowed the team to take a deeper dive with community members and topic experts. The team also popped up at various community events to meet Gwinnettians where they were. Virtually, gwinnettlacetobe.com served as an online hub for project information and engaged visitors with interactive exercises.

4 Main Methods

1 TWO-MINUTE SURVEY

2 STAKEHOLDER INTERVIEWS/ FOCUS GROUPS

3 COMMUNITY POP-UP EVENTS

4 ONLINE HUB EXERCISES

COMMUNITY POP-UPS

The team attended the following events to talk to the community about the future of the mall site.

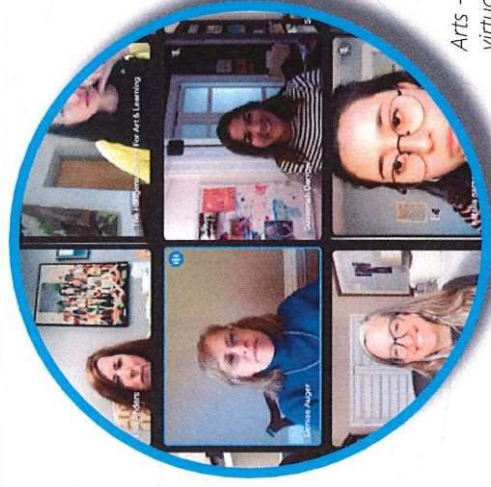
- Metro Atlanta Redevelopment Summit (MARS)
- Rotary Clubs
- BisNow: The Changing Landscape Of Gwinnett County
- Real Professionals Network Atlanta
- Harvest Homecoming Festival
- Lawrenceville Harvest Festival
- Glance Gwinnett
- Leadership Gwinnett
- Duluth Deck the Hall
- Suwanee Jolly Holly Day



STAKEHOLDER INTERVIEWS + FOCUS GROUPS

The team sat down with various stakeholders to chat about their vision for the Gwinnett Place to be. Some of these groups include:

- Local Korean-American leaders
- Pan-Asian Leaders
- Latinx Leaders
- Local Business and Owners
- McClure Health Science HS Students
- Inclusive Housing Experts
- Local Arts and Cultural Leaders



Arts + cultural leaders
virtual focus group

EARLY ENGAGEMENT

Through each of the four methods, the project team asked the community about three themes: land use and intensity, transportation and infrastructure, and art and creative placemaking. A summary of their responses is below.



GENERAL TAKEAWAYS

- Celebrate and support an **international mix of cultures**
- Be designed with **multi-generational families** in mind
- Be a place where you can **live, work, play, AND, eat!**
- Include **gathering spaces** for the community
- Capitalize on **public enthusiasm** for Gwinnett County ownership of the property

WHAT WE HEARD - KEY THEMES FROM THE COMMUNITY



Land Use + Intensity

- » Create an International Village where you can live, work, play, and eat!
- » More class A office, residential, and retail space
- » 5 stories is preferred
- » Prioritize transit-supportive uses
- » Encourage authentic, international restaurants and food incubator
- » Include affordable commercial/office space for entrepreneurs and non-profits working with multi-cultural communities
- » Provide affordable and market rate housing that caters to multi-generational families
- » There is concern over commercial gentrification
- » Development should be accompanied by business and workforce development programming
- » Incorporate health related services like pharmacies, primary care outpost, and/or urgent care



Transportation + Infrastructure

- » Bus rapid transit (BRT) is a priority
- » Include trails and bike facilities
- » Provide wide sidewalks with wide, landscaped buffer
- » Incorporate green infrastructure throughout, particularly along streets



Art + Creative Placemaking

- » Include an art and cultural center, particularly affordable event and performance space
- » Green space is a priority! Include large central green space with smaller pocket parks and community gardens
- » Include creative playscapes for children!
- » Create artist + food market

CONCEPT CONSENSUS

With a few more refinements, the team took the Cultural District concept on the road and online to solicit even more feedback. The Gwinnett Multicultural Festival held at Gwinnett Place Mall was the perfect opportunity. The team's booth represented the country of Senegal and engaged festival-goers in a large-scale game of mancala as well as with African drumming performed by Gwinnettian artists. People thought the concept was on the right track and stressed the need for inclusive housing and improved mobility.



Photos from Gwinnett County Multicultural Festival at Gwinnett Place Mall

WHAT ABOUT THE MALL ANCHORS?

Community input is important, but it was just as critical to involve the current property owners at the mall site. All four private sector property owners participated in developing the Gwinnett Place Mall Revitalization Strategy. Macy's, Mega Mart, and Beauty Master all expressed their strong desire to stay in business in their current locations, but were open to changes around them. Northwood Investors, the owner of the former Sears, was also supportive and wanted to see forward motion in the site's redevelopment.

TWO INITIAL CONCEPTS



TWO INITIAL CONCEPTS

Using the starter vision, community input, and the market analysis findings as a foundation, the project team got together in April, 2022 to develop two initial concepts: the Mixed-Use Town Center and the Cultural District. **Both concepts call for demolition of the County-owned portion of the mall building, as well as the old Sears that is no longer in business.**



Left and above: The project team and stakeholders discuss draft concepts at the Concept Workshop

#1 MIXED-USE TOWN CENTER CONCEPT

The Mixed-Use Town Center was the lower intensity concept of the two. Although it is heavily focused on new housing, it is similar in look and feel to other city and town centers in the County, like Suwanee and Lawrenceville.

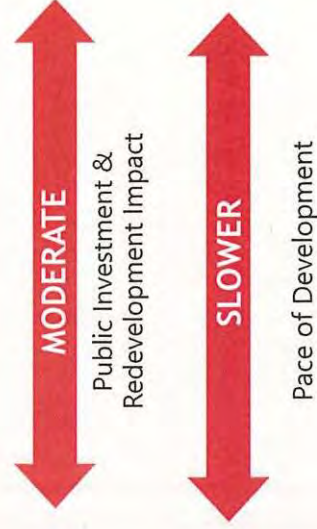


Commercial/Office
Residential
Parks + Open Space



KEY FEATURES

- » Mega Mart, Beauty Master, and Macy's buildings remain in place
- » Some small, local retail around a central green space
- » Mostly residential, averaging 3-4 stories in height
- » Flexible central green space with smaller parks throughout
- » Upgraded transit center, better sidewalks, bicycle facilities, and improved intersections



#2 CULTURAL CENTER CONCEPT


The Cultural District concept included a similar mix of uses but more of them – about twice as much office and retail, and about 1,400 more housing units. It also has more of a focus on culture and the arts, with a proposed cultural center, a high-end central park space, and a public parking garage to support everything.





- Commercial/Office
- Residential
- Parks + Open Space
- Public Facilities


KEY FEATURES


- » Mega Mart, Beauty Master, and Macy's buildings remain in place
- » Mostly residential, but some small/local retail along park
- » Large cultural center with lots of event spaces, programs, and support for non-profits and food entrepreneurs
- » Central, activated green space with arts/culture/event focus
- » Enhanced transit center, Ring Road greenway with trail, bicycle and pedestrian improvements, additional I-85 access


**RESIDENTIAL:**
3,800 Dwelling Units (DU)

**OFFICE:**
50,000 Square Feet (SF)

**RETAIL:**
100,000 SQFT

**PARKS:**
15.7 Acres

**PUBLIC FACILITIES:**
2.5 Acres

**4-6**
stories on average

HIGHER

Public Investment
Redevelopment Impact
Pace of Development

WHICH CONCEPT DID PEOPLE PREFER?

With two draft concepts to share, the project team went into the community to get input. There were four primary ways people could learn about the concepts and give their input:

- » The online hub
- » Festivals: International Night Market and the Gwinnett County Multicultural Festival
- » More stakeholder discussions and focus groups
- » Social media and traditional media
- » Pop up events

Overwhelmingly, the community liked the Cultural District better!

OUTREACH THROUGHOUT

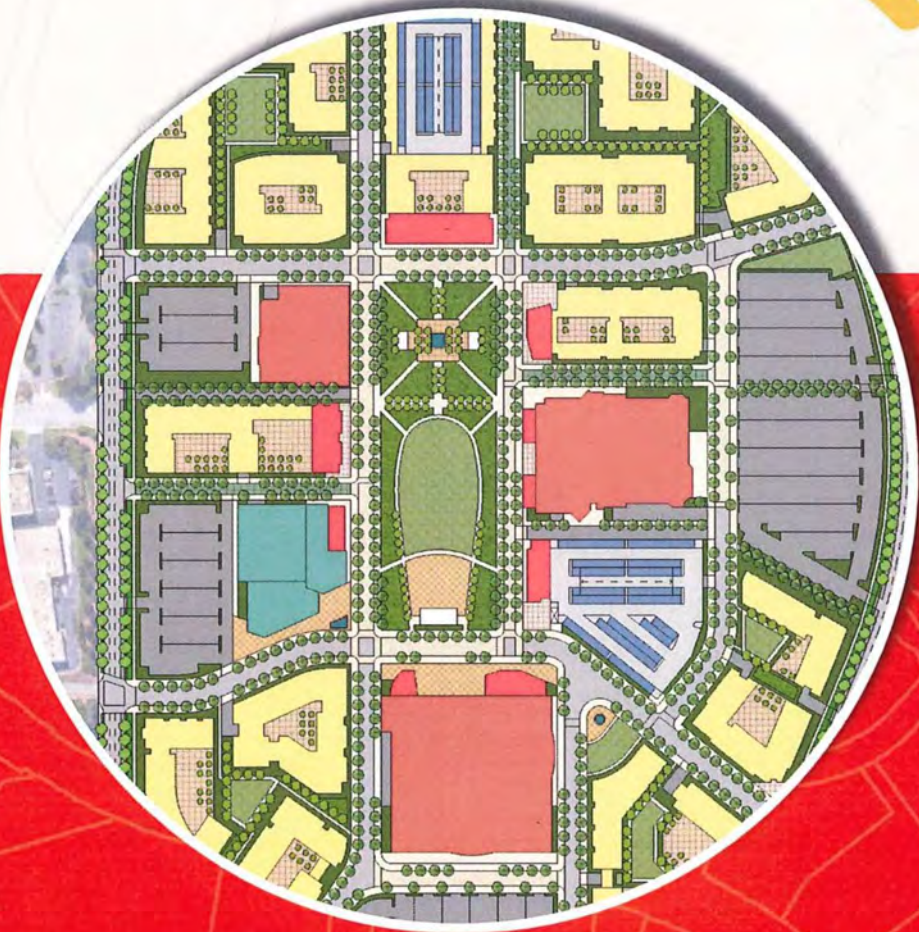
In total, we estimate that we engaged over 3,000 Gwinnettians and other stakeholders in the Revitalization Strategy process.

The next step? Add some detail to finalize the concept, and figure out all of the actions needed to the vision from paper...to possible.



The project team asks festival goers to vote on their preferred concept at the International Night Market

WELCOME TO THE GLOBAL VILLAGES



THE GLOBAL VILLAGES

With the stamp approval from the community, the action plan team took the Cultural District concept plan and ran with it. The result? A plan for a new, vibrant community of seven different villages oriented around a Central Park.

The Global Villages will focus mainly on housing, which will be connected by a series of green spaces and paths, with pops of art and fun. Per their request, Macy's, Mega Mart, and Beauty Master remain in place, but share park frontage with two important new public facilities: the International Community Cultural Center (ICCC) and a public parking garage. Encircling all of this is the Ring Road trail, a 1.25-mile greenway with wide sidewalks, a cycle track, and beautiful landscaping.

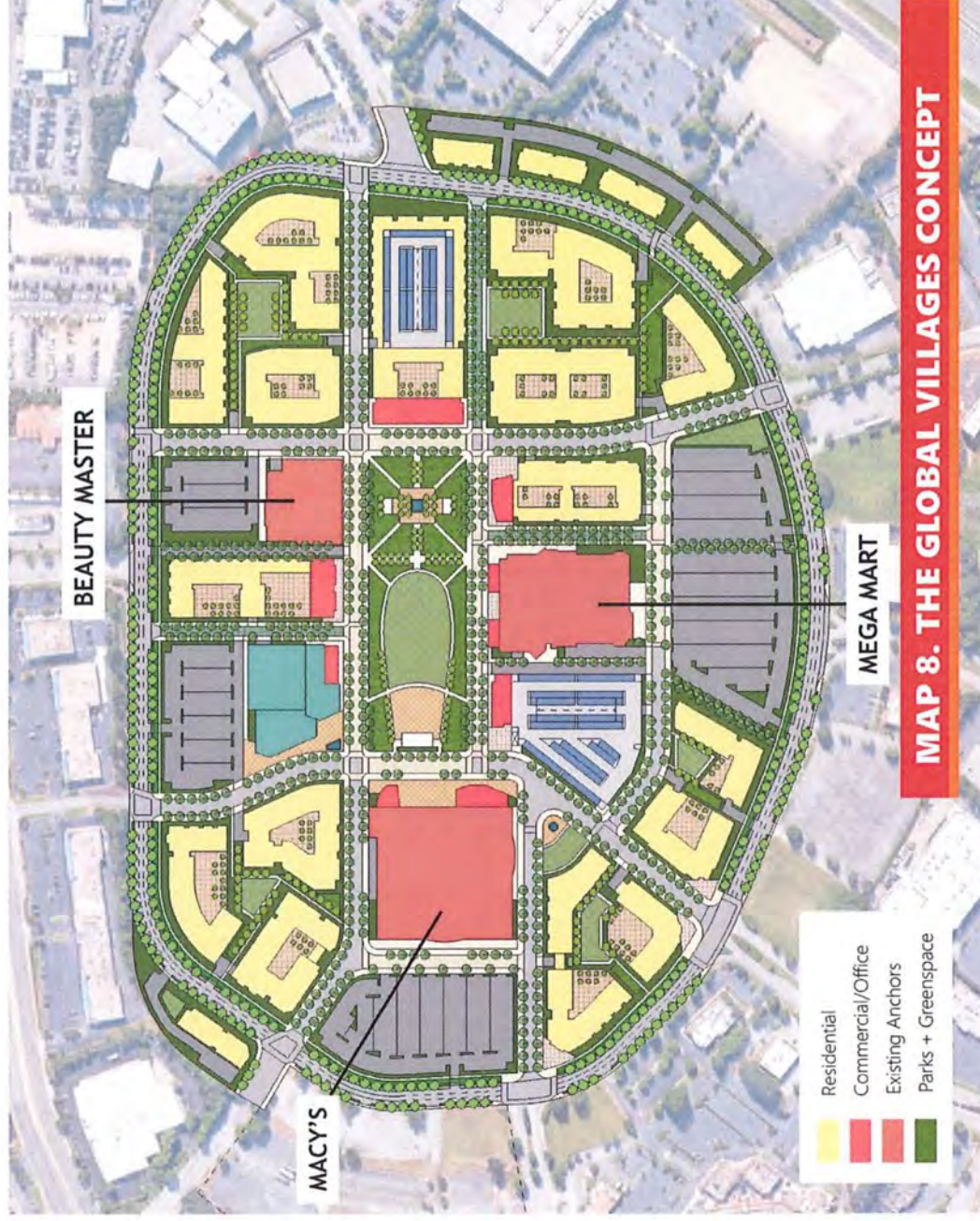
Private development will include:

- » Housing: 2,700 – 3,800 new units
- » New retail: 55,000 square feet (SF)
- » New office: 50,000 SF

Major public projects will include:

- » The Central Park
- » The International Community Cultural Center and public art
- » New roads, sidewalks, bike trails, and transit
- » Public parking garage

Let's take a tour of the concept and how it will be built.



HOUSING: THE SEVEN VILLAGES

A huge need for more housing is the main driver behind the Global Villages. New housing will be organized into seven villages, which will be the major private development investment at the site.

Although each village is different, they generally have:

- » Multi-family housing
- » A small neighborhood green space/plaza
- » A series of sidewalks and trails throughout the village, linking to the Central Park
- » Small-scale shops and/or offices, or an existing mall anchor store
- » A mix of structured and surface parking

Up to about 3,800 new units of housing are shown in the concept, using an average housing unit size of 825 SF as a rule of thumb. Building heights will be between 4 and 7 stories, and the larger buildings will have structured parking (either as a podium underneath or wrapped by housing units).

Many of these of these units will be rental—there is a strong market for this type of unit in Gwinnett Place, and the site is also one of the best locations for higher density housing in Gwinnett County. That said, owner-occupied housing is possible too in the form of townhouses (shown around the outside of Ring Road) and potential condos throughout the site. Townhouses were intentionally located on the outer edge of the Global Villages to support the transition from higher-density, rental residential and retail uses to

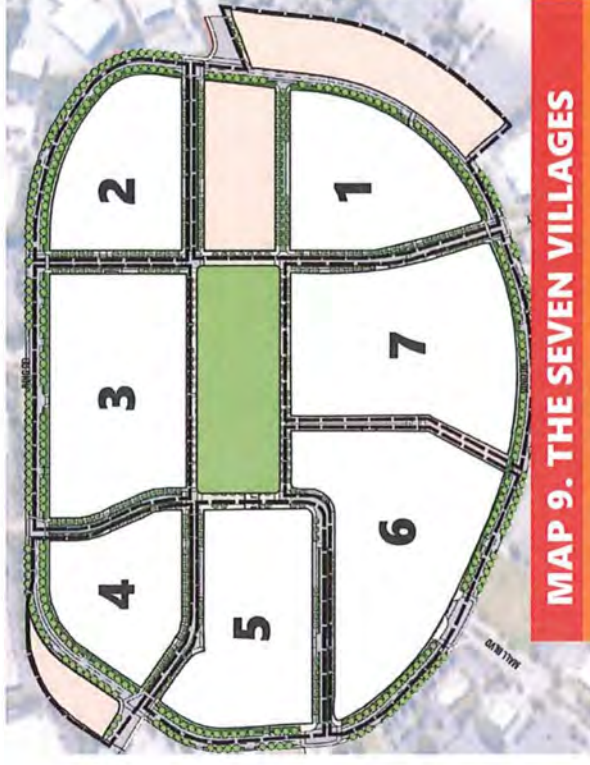


An example of multi-family housing

the surrounding neighborhoods. Taking a “step-up” approach puts the redevelopment in context of nearby single-family residential areas.

Like most parts of the region, there is a need for all types of housing for people and families with a range of incomes. Specifically, there is a need for housing, workforce and multi-generational households.

The project team assumes at least 10 percent of housing units at the Global Villages should be affordable, but ideally there should be more. For this need to be met, Gwinnett County will need to define its affordable housing goals, policies, and financing tools to help the development community meet the diverse needs of Gwinnettians.



An example of a pocket park in Midtown Atlanta

NEW RETAIL

For many years, Gwinnett Place Mall was the place to shop for Gwinnett County. Today's retail environment is very different from the 1980s, and the future of retail at the Global Villages will be much more low key—this is because there is already too much retail in the area, and not lot of demand for more in the coming years.

The Global Villages concept shows about 55,000 SF of new retail. This is in addition to the Macy's, Mega Mart, and Beauty Master stores already in place.

New retail is shown clustering around the Central Park space. As the Global Villages are starting to get built, these shops are envisioned to be temporary retail projects—an example would be pop-up shopping and restaurants in shipping containers.

Over time, more permanent retail is expected. In line with the theme of an international center, these retail opportunities are envisioned to center on food and culture.



Examples of retail in the future Global Villages

NEW OFFICE

Because there is so much empty office space in the area, there is only 50,000 SF of new office space shown in the Global Villages. These offices are not likely to be new corporate headquarters; instead, they will probably be filled by neighborhood- or community-serving businesses like doctors' offices, real estate agencies, and co-working spaces.

Ideally, there would be a lot more office like earlier plans envisioned. Although there isn't much demand for new office expected in the next 5 years or so, it is possible these conditions will change later. If this happens, some of the housing in the villages could develop as office instead.



Examples of coworking space



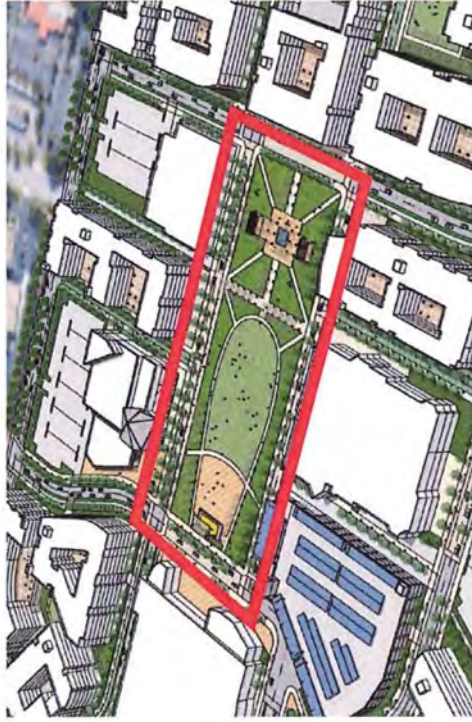
WHAT ABOUT OTHER TYPES OF DEVELOPMENT?

There is no demand for more hotels at this time, but a small hotel could be possible in the long term. Industrial uses are not compatible with surrounding development and so were not considered, but institutional uses like schools and hospitals could easily be part of the Global Villages.

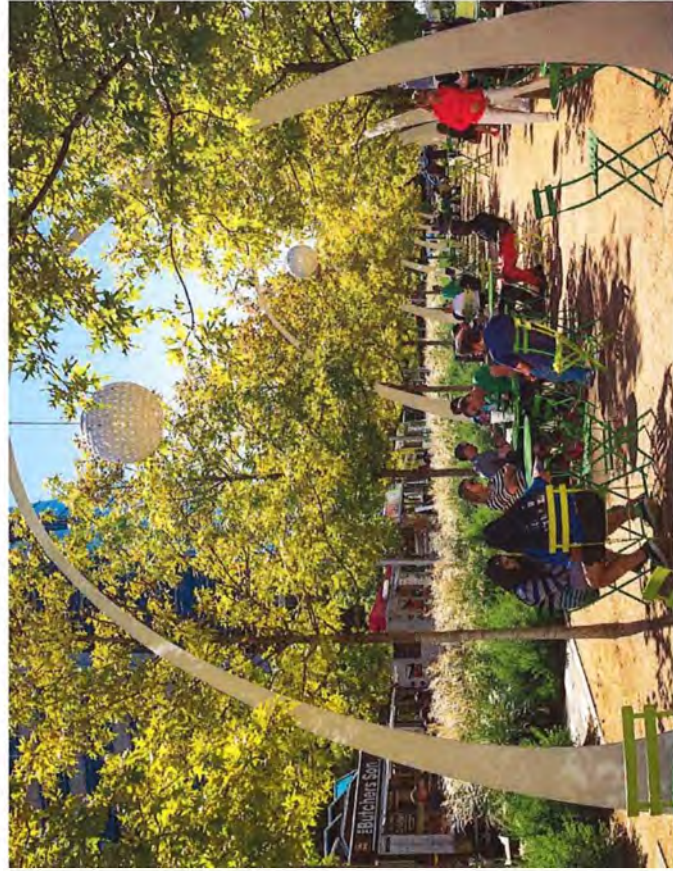
THE CENTRAL PARK

One of the big draws of the Global Villages will be a new Central Park. Although it would be just 4.4 acres in size, the vision is for a world-class park space with lots of outdoor "rooms," flexible spaces for gathering and festivals, and unique play areas for children.

Parks and green space don't stop there. All of the seven villages are envisioned to have a series of smaller, more intimate parks spaces, plazas, and pathways that connect to each other and back to the Central Park.



Creative playscape at Franconia Sculpture Park



Klyde Warren Park in Dallas, Texas as an example



Rendering of Central Park

THE INTERNATIONAL COMMUNITY CULTURAL CENTER AND PUBLIC ART

Probably the most unique feature of the Global Villages will be the International Community Cultural Center (ICCC). At about 52,000 SF in size, the cultural center will be a place where people can:

- » Gather together
- » Explore a diversity of cultures
- » Participate in the arts
- » Access education and training

The ICCC is also envisioned to be an affordable co-working space for arts and cultural organizations and non-profits: a sort of headquarters for small arts and culture organizations in the County.

The figure at right shows the concept for the center, which includes five main types of spaces: performances/exhibitions, incubators, exterior spaces, creative services, and education.



Savannah Cultural Arts Center

GLOBAL VILLAGES - ARTS HUB

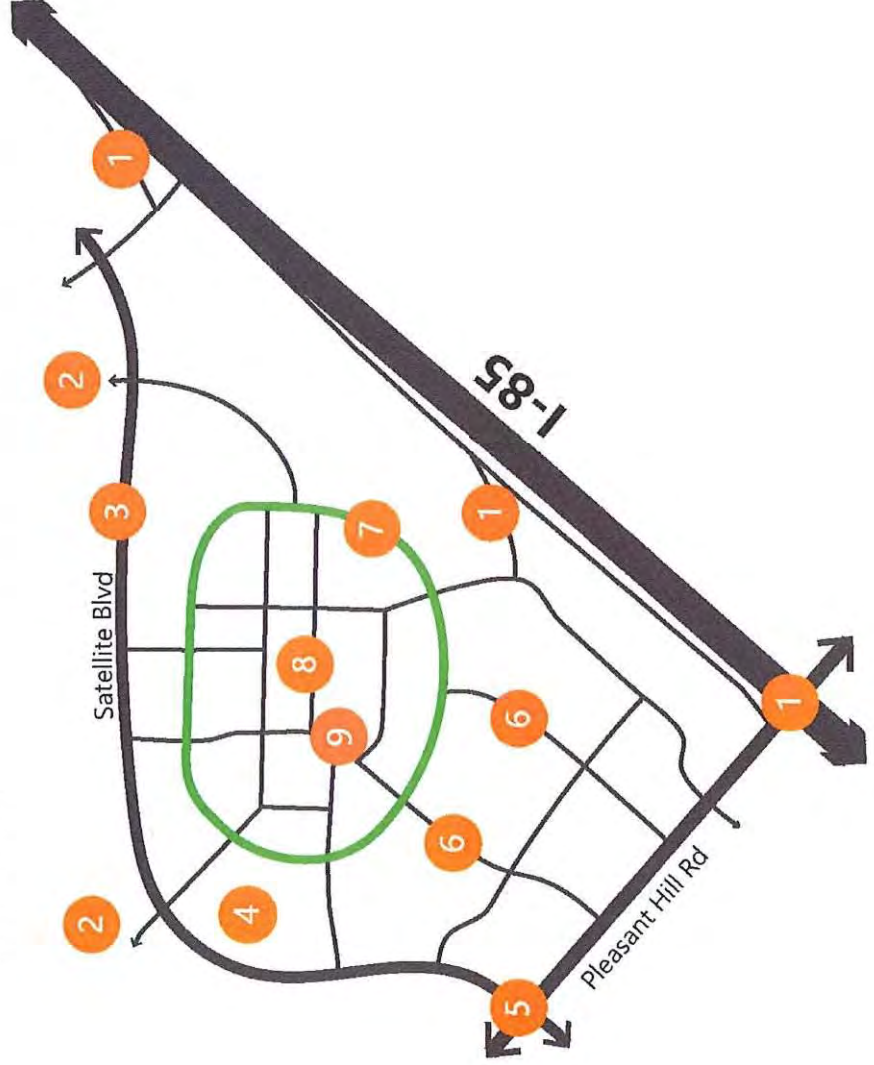
Although the ICCC will be the hub of arts and culture at the Global Villages, art is envisioned to happen through the site through art-based playgrounds, artistic landscaping, singing, festival, and both temporary and permanent art installations.

NEW ROADS, SIDEWALKS, BIKE TRAILS, AND TRANSIT

Making sure people can easily travel to, from, and around the Global Villages is a major goal. Although the Global Villages will have options for all modes—driving, walking, bicycling, and transit—most trips to and from the site are expected to happen by car.

Key Projects

To improve transportation at and around the Global Villages, the project team identified nine main projects. Although all of them are important, it is especially critical for there to be a better, quicker way to get to I-85 from the site. This is not only for the purpose of shorter, more direct trips, but also a way to keep even more cars from travelling on Pleasant Hill Road.

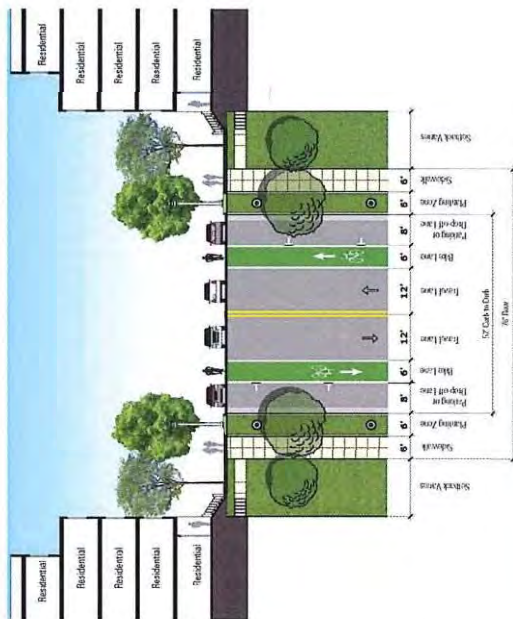


KEY MOBILITY IMPROVEMENTS

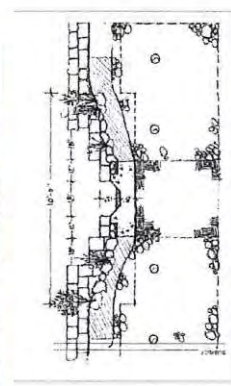
- 1 I-85 INTERCHANGE + ACCESS IMPROVEMENTS
- 2 TRAILS TO MCDANIEL FARM PARK
- 3 SATELLITE BOULEVARD BUS RAPID TRANSIT (BRT)
- 4 NEW TRANSIT CENTER
- 5 PLEASANT HILL ROAD + SATELLITE BOULEVARD INTERSECTION IMPROVEMENTS
- 6 COMPLETE STREETS: MALL BOULEVARD AND GWINNETT PLACE DRIVE
- 7 RING ROAD GREENWAY
- 8 NEW ROADWAYS
- 9 PARKING GARAGE

Complete Streets

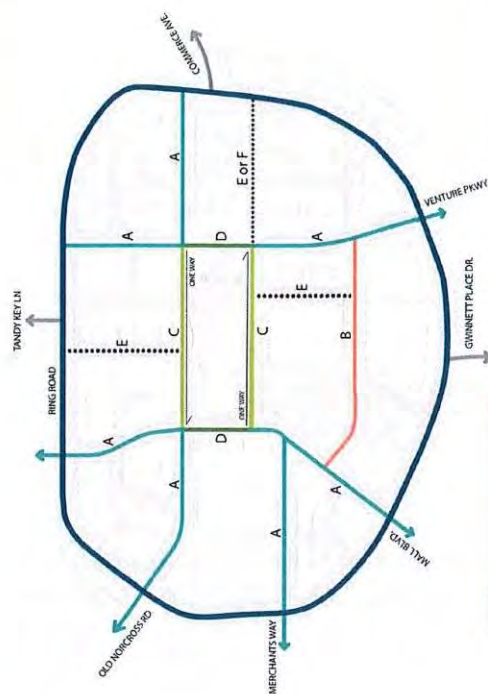
Some of the biggest mobility changes will happen within Ring Road. The County will need to build a whole new street grid to provide access to the Global Villages, for a total of 1.9 miles of new roads. All of these new roads will be "Complete Streets," which are roads designed for everyone regardless if they are driving, walking, bicycling, or taking transit.



Sample of new roadway cross-section



Examples of green infrastructure in corridors



MAP 11. STREET GRID

Complete Streets are also a chance to address stormwater challenges. By using green infrastructure design, each of the new streets with the Ring Road has a role to play in helping to provide stormwater quality services.

STORMWATER STORAGE

Stormwater quantity, or storage, will be handled by improvements Gwinnett County is already making to the detention pond along Venture Parkway.

Walking + Biking

The Complete Streets within Ring Road will have safe, enjoyable ways for people to walk and bike. But one of the biggest changes will be Ring Road itself, which is envisioned to become a 1.25-mile greenway.

The Ring Road Trail will not only be a fun trail in itself, but has a transportation function. It will help connect bigger trail projects to the Global Villages, including projects that will link the site to McDaniel Farm Park and two of Gwinnett County's Signature trails (The Loop and Piedmont Pathway).



Ring Road trail fits into a larger trail network



Rendering of Ring Road trail



Trail examples



Transit

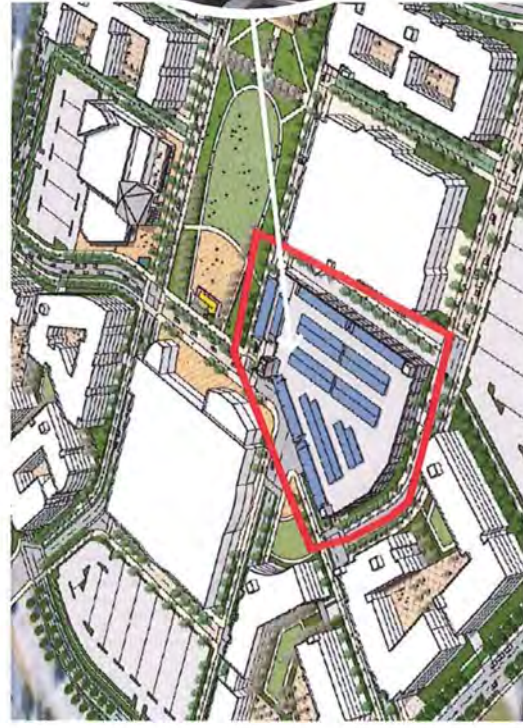
The Global Villages will benefit from two potential major projects to improve transit: the new Gwinnett Place Transit Center and the proposed Satellite Boulevard Bus Rapid Transit (BRT) line.

The Transit Center is envisioned as the major bus hub of Gwinnett County, serving multiple local bus lines. It may also include a park-and-ride, kiss-and-ride, transit center building, and a small conference center.

BRT is a high-quality type of transit sometimes called a "train on wheels." Gwinnett County and its partners are still studying the potential line on Satellite Boulevard, and where exactly its route should be around the Global Villages.



Example of BRT in Eugene, Oregon



Location of parking garage in the Global Villages - Example of art component from Durham, North Carolina



Public Parking Garage

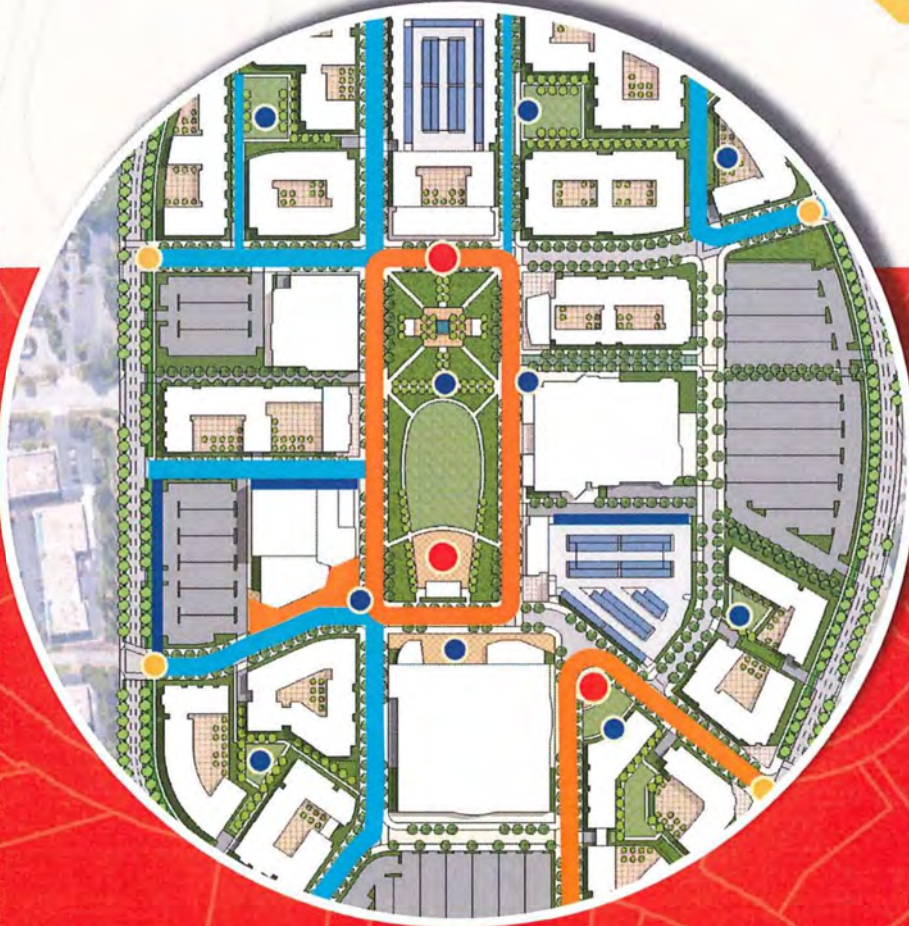
With many people still expected to drive to and from the Global Villages, they will need places to park. The concept calls for a new public parking garage with 700 to 800 spaces. It is envisioned to be more fun than the usual garage, with opportunities for murals and other public art. Retail and office uses will also partially hide the structure from view.

ALIGNMENT WITH THE EQUITABLE REDEVELOPMENT PLAN

Running parallel to the development of the Global Villages concept, Gwinnett County developed the Reclaim Gwinnett Place Mall Equitable Redevelopment Plan (ERP). The ERP looked at redeveloping the mall area at a high level, focusing on equitable themes around housing, neighborhood services, small businesses, jobs, and a cultural activity center. Here's how the two plans align:

	Equitable Redevelopment Plan Themes	Global Villages Concept Alignment
HOUSING	<ul style="list-style-type: none">» Ensure existing residents are able to stay in the area» Make sure affordable housing is part of redevelopment» Help Gwinnett residents become home owners	<ul style="list-style-type: none">» Looks at strategies to preserve naturally occurring affordable housing (NOAH) nearby» Concept shows 10% of new housing being affordable, with a recommendation to increase this as the County establishes programs and tools» Mix of rental and owner-occupied housing types
NEIGHBORHOOD SERVICES	<ul style="list-style-type: none">» Provide services that will meet the needs of a diverse population	<ul style="list-style-type: none">» The International Community Cultural Center (ICCC) concept includes space/programming for day care, senior services, continuing education, immigration services, and youth activities
SMALL BUSINESSES	<ul style="list-style-type: none">» Support small businesses	<ul style="list-style-type: none">» The ICCC concept includes space for a small business incubator and a ghost kitchen» The retail concept includes temporary retail opportunities that front the Central Park, which will have more affordable rents than traditional storefronts
JOBS	<ul style="list-style-type: none">» Redevelopment should create well-paying jobs with living wages» Show preference for development teams with small business certification and/or Minority Business Enterprise certification	<ul style="list-style-type: none">» Findings from the market study do not currently support building a lot of new office, but if/when the market changes, the concept can easily accommodate office uses
CULTURAL ACTIVITY CENTER	<ul style="list-style-type: none">» Recognize Gwinnett Place as a global hub» Provide space to celebrate diversity through food, art, and other programs» Improve transportation options, with a focus on Ring Road, connecting to trails, and supporting the planned Satellite Boulevard BRT	<ul style="list-style-type: none">» Spotlights the ICCC as a world-class cultural center that combines arts and community gathering spaces» Promotes transforming the Ring Road into a greenway trail» Complete Streets that connect to the County's planned Loop Trail and Piedmont Pathway» Supports the Satellite Boulevard BRT

THE ACTION PLAN



Gwinnett Place Mall Site Revitalization Strategy

IMPLEMENTATION STRATEGY

An Action Plan for Developing the Global Villages

THE ACTION PLAN

A vision for redevelopment is great, but how does it happen? Ultimately that's the goal of this action plan: to lay out that implementation process step by step. As part of this process, the project team created a detailed implementation guide for Gwinnett County and its partners. At over 120 pages - more than 300 with appendices - it is not light reading, but the main analysis and actions are summarized here in terms of plan feasibility, expected impacts, and recommended actions.

Feasibility

Once the project team put some detail to the Global Villages concept, it was time to test it. Specifically, could it be profitable enough for to attract developers to come build it?

Initially, the answer was no. The estimated total cost for building the residential, new retail, and office is \$935.8 million. At this price, developers would be hard pressed to make the standard amount of profit (at least 12%, but more ideally 15-20%) based on the expected rents the buildings could get.

There was a big financial gap that needed to be filled. The project team then looked at a scenario where the public sector would pick up the tab for parking at the seven villages. This increased the public investment from \$85.7 million (for the Central Park, ICCC, transportation projects, etc.) to \$158.2 million. With this shift in costs, the development of the Global Villages becomes much more attractive to the development community and is considered feasible.



Villages broken up for phasing



Klyde Warren Park in Dallas, Texas



Example of complete street near Amazon HQ in Seattle, Washington

THE ACTION PLAN

Impacts

The public investment of almost \$160 million is a steep price tag. Why spend the money? Not only will the Global Villages create a great place for all Gwinnettians in the strategic heart of Gwinnett, it will also have several positive impacts for the community both economically and financially.

From an economic standpoint, redevelopment means jobs. During construction of the Global Villages, the project team estimates about 14,700 temporary jobs will be created, which is equivalent to \$1.2 billion in wages. Once the Global Villages are all built, there will be an estimated 3,200 jobs created (including direct, indirect, and induced, equivalent to \$162.9 million in annual wages) with 920 of those jobs on the site itself.

Financial impacts are usually looked at from the perspective of taxes. How will the Global Villages impact tax revenues? Through 2050, building the Global Villages will generate approximately \$69.2 million of tax revenue for the Gwinnett County General Fund, along with \$61.5 million in state tax revenue and \$176 million in tax revenue to the Gwinnett County School District.

Table A has the details.

TABLE A: ANTICIPATED TAX REVENUE GENERATED DURING STABILIZED OPERATIONS

REVENUE SOURCE	GWINNETT COUNTY GENERAL FUND	GWINNETT COUNTY SCHOOL DISTRICT	STATE	COMBINED COUNTY, STATE, SCHOOL DISTRICT ANNUAL REVENUE
Sales Tax	\$464,790	\$372,499	\$2,165,034	\$3,002,323
Corporate Profit Tax	\$0	\$0	\$291,610	\$291,610
Property Tax	\$2,775,620	\$7,867,585	\$0	\$10,643,205
Income Tax	\$0	\$0	\$421,597	\$421,597
Annual Total	\$3,240,410	\$8,240,084	\$2,878,241	\$14,358,734
Cumulative Total (2023-2050)	\$69,242,439	\$176,077,583	\$61,503,458	\$306,823,481

IMPACTS GO BOTH WAYS

With the expected number of new housing units the Global Villages, the action plan team estimates that there could be up to 1,000 school-aged children at the site. This is equivalent to a new elementary school and significant additional space at middle and high schools.

THE ACTION PLAN

Actions + Phasing

The impacts mention a timeframe until 2050—that is because the process of building the Global Villages is expected to take at least 20 years, with another 10 or so for the development to be fully occupied and stable.

Why will it take so long? There are a few major reasons:

- ***The first phase is very complicated*** and requires a lot of negotiations between Gwinnett County and the other four property owners at the mall site regarding demolition and property boundaries. It will likely take about two years just to “untangle” the site from the complicated ownership pattern.
- ***Demolition is more than getting a bulldozer out there.*** Removing just part of a building, especially one attached to operating businesses, is tricky.
- ***Experienced staff, agencies, and organizations must be in place.*** Gwinnett County will need to build a development team focused on the project, as well staff up either its Development Authority or Redevelopment Authority; empower the existing Housing Authority; and start a Parking Authority.
- ***The pace of development depends on how fast units can be “absorbed.”*** Market data suggests that about 250 housing units per year could be “absorbed” at the site. If at least 3,000 units are built, that’s about 12 years right there.

BARRIERS

The number one barrier in revitalizing the Gwinnett Place Mall site is the lack of a dedicated, experienced organization and staff to move it forward. A priority recommendation from this planning process is for the County to hire an experienced development team to lead the charge. This team will likely be an outside team of consultants at first; while the consultant team works, the County should build its own internal capacity by staffing up either its Development Authority or its Redevelopment Authority to eventually take the baton and complete the project.

THE ACTION PLAN

The 20-Year Timeline

The timeline to the right is a high-level look at each of the nine proposed phases; Table B has some of the key actions/recommendations to occur in each.

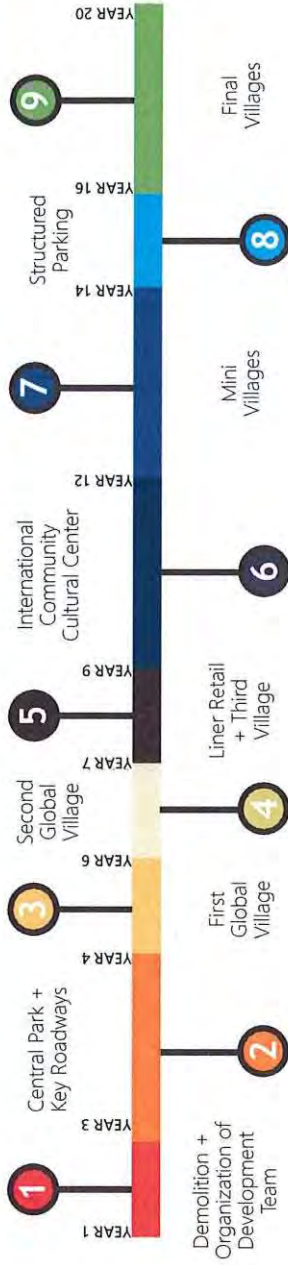


TABLE B: 20-YEAR TIMELINE		
PHASE	YEARS	KEY ACTIONS FOR GWINNETT COUNTY + PARTNERS
1. Demolition + Organization of Development Team	1 to 2	<ul style="list-style-type: none">» Gwinnett Board of Commissioners adopt the Gwinnett Place Mall Site Revitalization Strategy» Select and hire a development team» Negotiate property agreements with other anchor owners» Create an Engineering-level map of the site» Update zoning» Establish official County policy for affordable housing» Begin planning for additional school space» Demolish the site» Begin construction of Transit Center» Initiate study of the need for a new interchange with I-85» Begin hiring staff for the Development (or Redevelopment) Authority and the Housing Authority» Prepare to build Central Park and new roadways
2. Central Park + Key Roadways	3 to 4	<ul style="list-style-type: none">» Build Central Park» Build new roadways within Ring Road» Establish a Parking Authority» Complete negotiations with first anchor owner to redevelop» Start an art non-profit to manage the public art program» Work with anchor owner/development partners to build the first village» Start building the Ring Road Trail
3. First Village	4 to 5	<ul style="list-style-type: none">» Work with anchor owner/development partners to build the first village» Start building the Ring Road Trail
4. Second Village	6 to 7	<ul style="list-style-type: none">» Support development of the second village» Continue to build Ring Road Trail» Finish negotiations for next anchor owner to redevelop

THE ACTION PLAN

The 20-Year Timeline

The timeline to the right is a high-level look at each of the nine proposed phases; Table B has some of the key actions/recommendations to occur in each.

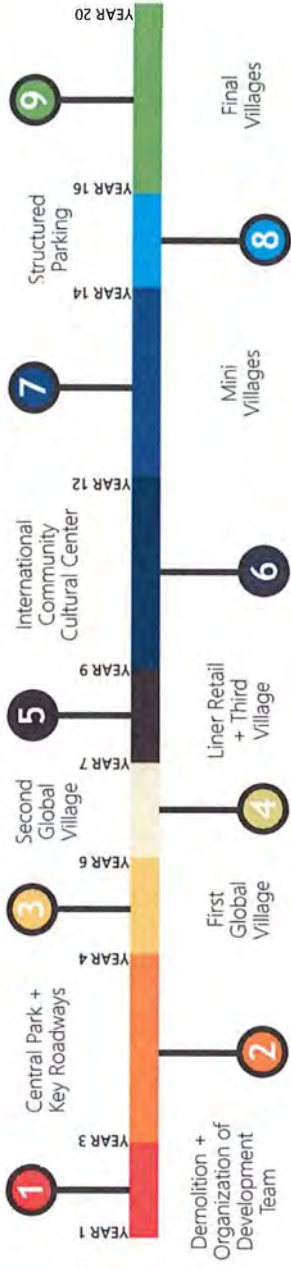


TABLE B: 20-YEAR TIMELINE

PHASE	YEARS	KEY ACTIONS FOR GWINNETT COUNTY + PARTNERS
5. Temporary Retail + Third Village	8 to 9	<ul style="list-style-type: none">» Implement temporary retail project around Central Park» Support development of the third village» Continue to build Ring Road Trail» Prepare to construct the ICCC
6. International Community Cultural Center (ICCC)*	10 to 12	<ul style="list-style-type: none">» Build the ICCC» Continue to build Ring Road Trail» Support development of more permanent retail
7 – Mini Villages (smaller residential projects next to operating anchor stores)	12 to 14	<ul style="list-style-type: none">» Work with remaining anchor owners to finish negotiations» Support building the Mini Villages» Continue to build Ring Road Trail» Prepare to construct the public parking garage» Continue to build Ring Road Trail
8 – Public Parking Garage*	15 to 16	<ul style="list-style-type: none">» Build the public parking garage
9 – Final Villages	17 to 20	<ul style="list-style-type: none">» Support development of the final villages» Complete the Ring Road Trail

*It should be noted that County projects like the ICCC and the public parking garage can start as soon as demolition is done; the phasing strategy however spaces these major investments out over time to give some breathing room for staff capacity and funding.

There are also several projects that can occur at any phase of constructing of Global Villages, mostly because they not dependent on other tasks/projects. These are mostly the transportation projects located outside of Ring Road that focus on improving connections with the broader transportation network in Gwinnett County. Also, studying and implementing ways to open up more access to I-85 will be an ongoing, multi-phase task.

THE ACTION PLAN

100-Day Action Plan

What happens now? We start with the 100-Day Action plan for tasks that can start right away. shown in Table C.

Stay Tuned, Stay Engaged!

Gwinnett County, the ARC, and the Gwinnett Place CID are committed to redeveloping the mall site into the Global Villages. Be sure to keep track of the project's progress by tuning into the CID's website (GwinnettPlaceCID.com) and social media, and keep us all accountable! Your engagement is important—you not only have a place at the future Global Villages, but a voice in the process.

TABLE C: 100-DAY ACTION PLAN



ACTION	LEADER	PARTNERS
Gwinnett County Board of Commissioners adopts the Gwinnett Place Mall Site Revitalization Strategy	Gwinnett BOC	County Administrator
Begin hiring for project manager	County Administrator	Economic Development
Complete a formal legal review of the existing property agreements with the other four property owners	County Law Department	Economic Development
Begin discussions with anchor owners	County Administrator	CID
Initiate process for developing Interchange Justification Report (IJR) to study need for a potential new interchange at I-85	CID	Gwinnett Department of Transportation
Integrate mobility project list into the County's Comprehensive Transportation Plan	Gwinnett Department of Transportation	CID



Temporary art installation for the International Night Market

Property Disposition

Another series of negotiations will be required to address property disposition. The Global Village boundaries are delineated according to urban design principles rather than property ownership, leading to complicated property ownership:

- Village 1, including the former Sears store and portions of its parking fields owned by Northwood Investors, but including County-owned land
- Village 2, with approximately 2/3 of the property controlled by the County and the remaining 1/3 owned by Northwood Investors
- Village 3, approximately half owned by the Beauty Master anchor store and the remaining half by Gwinnett County
- Village 4, about 2/3 owned by Gwinnett County and the remaining 1/3 owned by Macy's as part of their parking field
- Village 5, the Macy's anchor store and parking fields; Village 5 is immediately connected to the Transit Center site
- Village 6, owned by Macy's (part of the store's parking fields), Gwinnett County and Mega Mart parking fields
- Village 7, mostly owned by Mega Mart and including their anchor grocery and department store and parking fields, plus a smaller segment owned by Gwinnett County

The seven Villages surround the new Central Park and are linked by the planned new road network. The Global Villages concept provides multiple locations for future new residential and parking structures, with a limited amount of new retail and office space, primarily supported by new on-site residents in the multifamily residential structures and their needs.

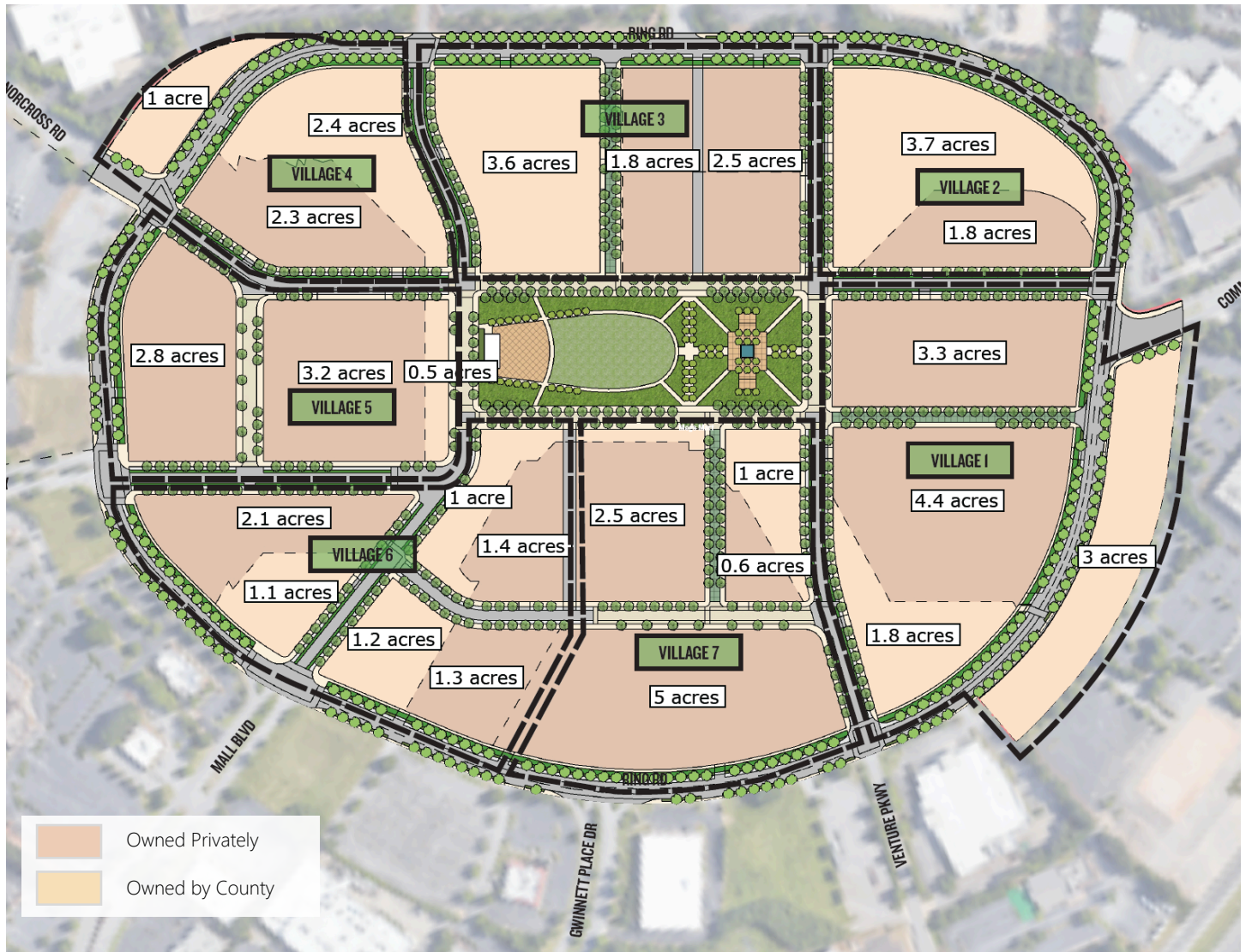
Because Northwood Investors is a well-established developer of high-end residential projects, as owners of Villages 1 and 2, they are positioned to undertake residential development as the logical place for Phase 1 of the implementation program (see [Phasing](#)). Other parcels owned by the County can most easily be redeveloped in the next phases due to existing site control. The future redevelopment of parcels owned by Beauty Master, Mega Mart and Macy's is less well determined, and may be shaped by unknown retail conditions, changes in land value, and timing of larger real estate decisions by their respective owners.

Another characteristic of the Global Village is the opportunity and challenge presented by the overlaps in land use (and in some cases) within the footprints of planned buildings because the underlying land is separately owned. Figure 2A below illustrates the property boundaries of the proposed Villages and the County-owned parcels (shown in the lighter peach color).

EXISTING ANCHORS – WHAT'S NEXT?

The uncertainty around the remaining anchors long-term actions should not be viewed as a negative condition. The fact that a substantial redevelopment program can be implemented while other longer-term conditions evolve means that future redevelopment beyond the current market-supportable build-out (projected to be about 20 years) can provide for longer term strategies and allow additional land capacity for that future growth to occur. Possible land uses beyond year 15 or 20 could include more multi-family residential projects, a 100-120 room hotel or incremental retail and/or office space which becomes supportable as more residents live, work, and play in the Global Villages.

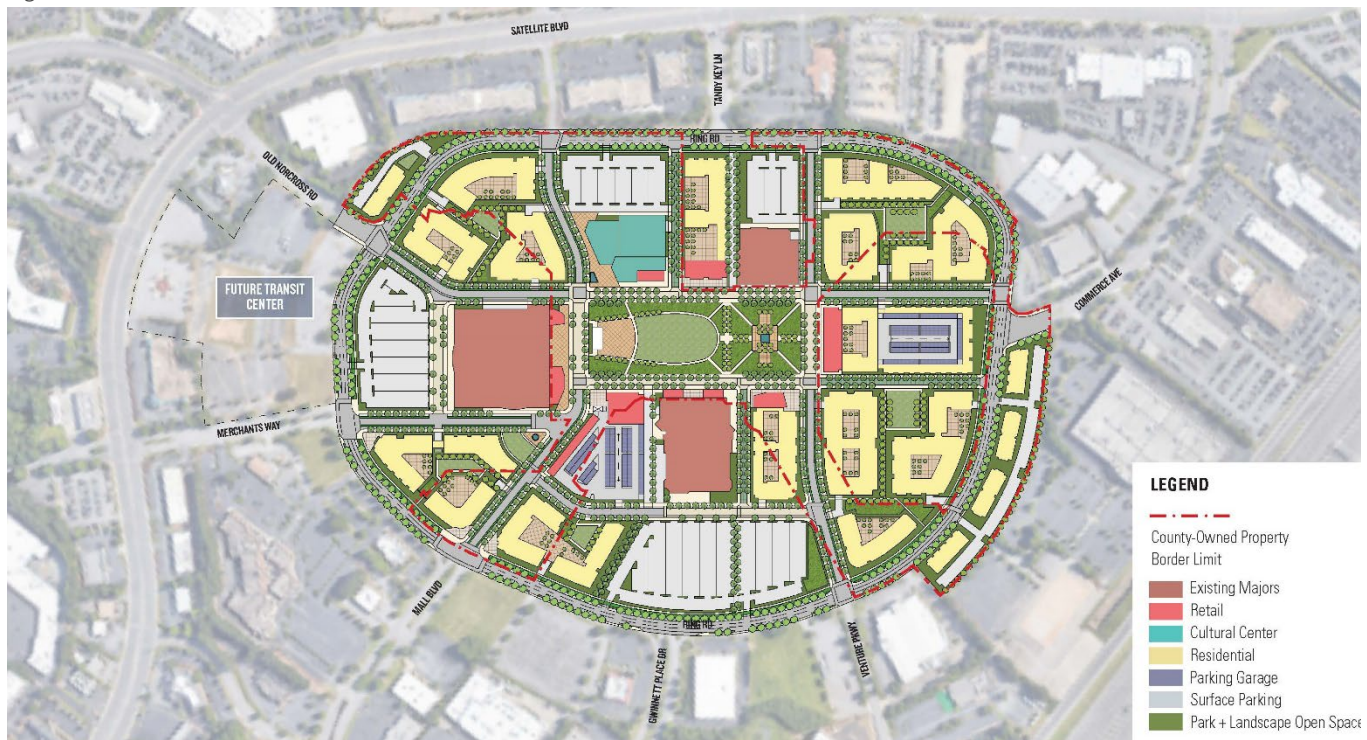
Figure 2A. Villages with Property Boundaries



The road network frames up a more logically organized series of development parcels relates to the property ownership conditions, and suggest how, after completion of the proposed market-supportable redevelopment program is built-out, there is remaining site capacity for further development. The governing characteristics of this future growth will be how the anchor store owners' real estate priorities may change over time, and how they may be interested in alternative site opportunities in the future.

Figure 2B illustrates how the proposed building outlines in the redevelopment plan relate to property lines and Village concept boundaries. The configuration and scale of the buildings are logical and based on existing examples from other mall redevelopment projects. They are 'developable' parcels that fit together into a coherent diagram for the site. However, implementing the plan will require a series of discussions, negotiations, and actions by Gwinnett County, both as plan managers for the implementation process and as an investor in the future value of the site.

Figure 2B. Site Plan - Blocks



To execute the plan, Gwinnett County can exercise different approaches to disposition of public land. There are multiple strategies that can be considered and completed:

- Gwinnett County acting as a developer of its land holdings
- Direct sale to developers of adjacent parcels
- Land-swaps that trade ownership to be more consistent with the boundaries of individual development parcels
- Ground leases of County-owned land for development of new buildings by others
- County participation as a joint-venture partner in property development (potentially contributing its land in exchange for a share overall profits and ownership)
- Public/private partnership
- A combination of one of more of these options

The matrix shown in Table 2A on the following pages summarizes how the County might consider disposition alternatives for its real estate and descriptions of the advantages and disadvantages of each approach. This matrix is intended to inform Gwinnett County in its future decisions regarding when and how to play a role in redevelopment of the site, both to reinforce the overall Global Village plan and to leverage County ownership to generate revenue for the County; to foster achieving public goals such as equitable and affordable housing; to attract new businesses and foster local entrepreneurship; and to bring vitality back to Gwinnett Place.

It should be noted that the Revitalization Strategy planning team does not foresee this as one single, large deal but a series of many smaller deals that address portions of the site as anchor owners became willing/motivated to redevelop.



TABLE 2A. PUBLIC LAND DISPOSITION MATRIX

LAND DISPOSITION ALTERNATIVES	ADVANTAGES	DISADVANTAGES	IMPLEMENTATION POLICY OPTIONS
<p>Government as Owner/ Developer:</p> <p>Designated Gwinnett County government entity serves as property developer, managing the redevelopment program, assuming costs and managing construction of the projects.</p>	<ol style="list-style-type: none"> 1. Government keeps all profits from operations and added value 2. Property control remains with local government throughout ownership; can be leveraged to meet specific public goals 3. Depending upon enabling legislation and ownership structure, may be able to use public financing at lower than market rates 4. Public components (Cultural Center, parking garage, Central Park, etc.) will be eligible for lower-cost public financing (GO and special-purpose bonds, Capital Improvement budgets, etc.) 	<ol style="list-style-type: none"> 1. No ad valorem property taxes generated unless government "pays itself" or PILOT 2. Requires experienced staffing to complete redevelopment and in-house (or contracted) management and operating services 3. Government assumes responsibility for ongoing infrastructure financing and maintenance 4. Not a traditional role for government; without specific experience in-house, can be very difficult to implement 5. Requires long-term role and funding by local government 6. Public actions/decisions require public review, approval and funding slows implementation schedule 7. Public review process may be viewed as slower than private interests require 8. Policies may become politicized around election cycles 9. Government often less able to tightly manage budgets, costs and change orders 10. Pressure to keep public costs low may lower quality of design and construction 	<ul style="list-style-type: none"> • Requires experienced government staff to be implemented successfully • Long-term policy and skilled staff funding commitment • Limited number of precedents/examples at this level of complexity • Administrative mechanism needed to negotiate, manage development process for County • Can County government provide and sustain long term roles? • How will current and future financing and public review processes incorporate the role of government as developer? • Delays in public review may frustrate developers' need for predictability • Election cycles may shift changing views about public sector roles in development and risk, priorities • Possible solution would be to hire a development and construction management team to represent the County • Voters may resist significant public expenditures as the County's annual budget grows



TABLE 2A. PUBLIC LAND DISPOSITION MATRIX (CONTINUED)

LAND DISPOSITION ALTERNATIVES	ADVANTAGES	DISADVANTAGES	IMPLEMENTATION POLICY OPTIONS
<p>Fee Simple Sale to a Private Developer:</p> <p>Gwinnett County sells property fee-simple to private developer (or developers) under agreement with redevelopment program and terms.</p>	<ol style="list-style-type: none"> 1. Immediate payback of public funds spent for purchase; up front boost in public revenues 2. Direct sale may be a faster process than other redevelopment strategies 3. Traditional approach, well-established and understood by development and real estate financing industries 4. Proven strategy to optimize incorporation of "public" goals like the ICCC and inclusive/affordable housing 	<ol style="list-style-type: none"> 1. Best if completed through transparent competitive public solicitation process 2. Sale may not reflect full value-added prospect for site over time 3. Once sold, public role is limited to regulatory enforcements; can limit public sector ability to negotiate inclusion of public goals after sale 4. Public sector often requires in-house or outside advisory services to maximize sales value, public returns 	<ul style="list-style-type: none"> • Administrative mechanism needed to negotiate, manage sale agreement for County • Most typical example of land deals with public owners • How can changing attitudes about public goals be incorporated into land sale negotiations? • Can use tools such as zoning, permitted bonus density/floor area ratios (FARs), public financing tools, developer proffers



TABLE 2A. PUBLIC LAND DISPOSITION MATRIX (CONTINUED)

LAND DISPOSITION ALTERNATIVES	ADVANTAGES	DISADVANTAGES	IMPLEMENTATION POLICY OPTIONS
<p>Ground/ Land Lease of Publicly Owned Land:</p> <p>Publicly owned land is leased to private interests for development of structures paid for and managed by private entities for a series of uses</p>	<ol style="list-style-type: none"> 1. Public sector retains land ownership, receives lease revenues perpetually without sale of public property 2. Less political outfall from disposition of a 'public asset' through sale 3. Can provide greater long term total public revenue potentials to government 4. Steady ground lease revenues can provide support for bond issues for designated public improvements like parking 5. Public sector can assume ownership of 'vertical' development and infrastructure at end of lease term 6. Projects can be completed with lower public investments 7. Depending on negotiated requirements, can obligate lessor to assume costs for goals such as open space, parks, other public benefits 	<ol style="list-style-type: none"> 1. Project financing for private partner can be more complicated without private ownership of underlying land 2. May require a minimum ground lease of 50 to 99 years for private project financing 3. Public land ownership means government shares in responsibility for maintenance, can add public liability for damages 4. Provision and responsibility for infrastructure is less clear than with direct private land ownership 5. If leasehold and/or vertical development is sold before ground lease term is reached, values may be lower than a sale with land 6. Private investors may be required to provide larger initial equity contributions without land ownership 7. Public sector is almost always placed in a subordinated position by lenders, may delay payback due to risk allocations 	<ul style="list-style-type: none"> • Administrative mechanism needed to negotiate, manage, and monitor ground lease terms and agreement for County • Long-term commitment by County for this structure to succeed • Administrative mechanism needed to negotiate, manage, and monitor ground lease terms and agreement for County • Minimum 30 year and up to 50-99 year length of ground lease affects life-cycle and capacity requirements of infrastructure. How can future flexibility and responsibilities for repair/replacement be included in ground lease terms? • Values of vertical development diminish over time, may affect future value at end of lease term

TABLE 2A. PUBLIC LAND DISPOSITION MATRIX (CONTINUED)

LAND DISPOSITION ALTERNATIVES	ADVANTAGES	DISADVANTAGES	IMPLEMENTATION POLICY OPTIONS
<p>Land Swap:</p> <p>Gwinnett County negotiates with private owners of adjacent properties for 'swap' exchange.</p>	<ol style="list-style-type: none"> 1. Would clarify ownership responsibilities and obligations within planned Global Villages development blocks 2. Opportunity to leverage public ownership to require private provision of goals such as affordable housing etc. 3. Allows redevelopment plan and program to override current property ownership issues/possible conflicts 4. Provides an alternative approach to other types of land disposition 	<ol style="list-style-type: none"> 1. Terms of land swaps require substantial documentation of residual property values and redevelopment potentials to provide a fair and equitable deal 2. Assumes that private property owners will be motivated to swap land 3. Swaps may require 'value rebalancing' if allocated different densities, need re-zoning, or pursue different development uses 4. Limited precedents 	<ul style="list-style-type: none"> • Assumes Gwinnett County as skilled negotiator (or has negotiating advisors) to protect public benefits • Administrative mechanism needed to negotiate, manage and monitor land swap terms and agreement for County • Both 'property swap' parties must understand long-term responsibilities for infrastructure, roads, etc. after swap is completed

TABLE 2A. PUBLIC LAND DISPOSITION MATRIX (CONTINUED)

LAND DISPOSITION ALTERNATIVES	ADVANTAGES	DISADVANTAGES	IMPLEMENTATION POLICY OPTIONS
Joint Venture Partnership: Gwinnett County negotiates agreement for some form of participation in a project	<ol style="list-style-type: none"> Public sector retains some share of negotiated interest in projects; could be equity, share of cash flow or other revenues. Can yield higher revenues, returns on public investment Publicly owned land can be included in 'public participation' in a JV agreement Joint Ventures can include public financing processes to reduce developer cost, risk; can be capitalized value of publicly-owned land 	<ol style="list-style-type: none"> Gwinnett County may be liable for potential costs/losses as well as gains Most of the risk, financing and net revenues typically go to private sector partner; public participation usually smaller Joint ventures obligate public sector to long-term agreements/obligations with private partners In case of private JV partner default, Gwinnett County potentially assumes property responsibility, debts State legislation may not allow governments to participate as limited or full partners Relatively few examples of public/private real estate joint ventures Public JV partnerships may restrict financing, with public side viewed as negative partners 	<ul style="list-style-type: none"> Administrative mechanism needed to negotiate, manage, and monitor joint venture deal terms and agreement for County Joint ventures require government to serve as a development partner Process can be politicized through changing elections and government philosophies How can future public sector obligations be incorporated and funded? Calculation/distribution of net profits may require careful monitoring of cash flows and/or distributions

TABLE 2A. PUBLIC LAND DISPOSITION MATRIX (CONTINUED)

LAND DISPOSITION ALTERNATIVES	ADVANTAGES	DISADVANTAGES	IMPLEMENTATION POLICY OPTIONS
Public/Private Partnership (P3): Gwinnett County negotiates agreement for some form of participation in a project	<ol style="list-style-type: none"> 1. Widest range of negotiable components and public/private development and financing opportunities; maximum flexibility, everything is negotiable 2. Flexible deal structures possible: private development equity, design/build contracts, build-and-transfer, project management, other combinations 3. Multiple properties and owners at GP site suggest that multiple Public Private Partnership (P3s) agreements can be structured 4. P3s allow public and private sectors to provide strengths of each: public sector to achieve public goals, and private sector to provide efficiency, management, and operating experience 5. Private involvement may increase quality of project(s) above what public sector projects can afford 	<ol style="list-style-type: none"> 1. Widest range of negotiable components 2. Terms of P3s require substantial documentation of residual property values, scale and types of public participation and funding, over time to provide a fair and equitable deals 3. Depending on the agreement, return on investment (ROI) is frequently based on the contract, but payouts are usually based on project performance 4. Real estate cycles over time can reduce returns to public and private sectors 5. P3s may require more 'patient' money than conventional deal structures for private investors 6. Election cycle risks may reduce desirability of projects to private developers 	<ul style="list-style-type: none"> • Administrative mechanism needed to negotiate, manage, and monitor P3 deal terms and agreement for County • Limited and inconsistent precedents between P3s and local governments • Negotiating public/private deal terms may result in developers carrying additional costs over time

Demolition

Although demolition may seem like a straight-forward task, it is much more complicated than it appears. There are multiple issues associated with demolition of the County-owned portion of the structure:

- Potential demolition and repair costs are not known, but Gwinnett County should be responsible for demolition costs
- Where and how will the County be liable for damages/security/accessibility into/out of the existing anchor store entries as an abutting property owner? This question is both legal and structural/physical, and may require inspection by architects/engineers to be documented to protect the interests of all owners
- Timing and construction responsibility for the Macy's, Mega Mart and Beauty Master stores will require separate discussions/legal agreements with each owner; agreements should be in place prior to any demolition activities near these abutting locations
- Costs and allocations for temporary and permanent building façade design and repairs to turn anchor locations into free-standing retail buildings will most likely be a negotiated resolution, depending upon timing and ownership
- The Global Villages concept proposes attaching new retail/office structures to the former Sears building (located within the Northwood Investors property, to the ICCC, two 'framing' retail spaces to the existing Macy's and Mega Mart buildings and included in mixed use residential structures and the public parking garage), all surrounding the new Central Park as 'activating uses'. These proposed spaces may also include professional office space on upper levels or in adjacent parcels. The final planning and development of these future elements will be affected by the uses to be included (specialized equipment for food services and/or possible medical offices), egress and fire safety, and the 'shared/overlapping' property ownership issues described elsewhere in this report
- Environmental remediation (such as asbestos encapsulation/removal) is not fully documented and its effects on demolition costs or timing are unknown, but could affect both

Recommended Actions for Untangling the Site

TABLE 2B. RECOMMENDATIONS FOR UNTANGLING THE SITE

ACTION	LEAD	PHASING								
	PARTNERS	1	2	3	4	5	6	7	8	9
Complete a formal legal review the existing REAs and conduct a search for deed restrictions and covenants. Working with either the County Attorney or a real estate attorney, perform a detailed review of each REA in preparation of discussions with anchor owners.	County - Law Department	*								
Begin discussions with anchors. Initiate first formal conversation with mall site property owners to discuss the property disposition strategy and the benefits they may achieve if they work with the County to make the project happen. The meeting should include a review current REAs and discussion of potential changes. This meeting should initiate a series of regular quarterly meetings with the property owners, to be attended by members of County Development team and the CID as a facilitator	County Administrator	*								
	CID									
Release an RFQ for an urban design, landscape, and civil engineering consultant team to develop an Engineering Map. This map will illustrate street rights-of-way (ROW), easements, and property parcels for each development village and open space by each ownership in greater detail. It is typically an entitlement-level document with conditions of approval typical of most development plans of this scale. This team should also develop demolition plans and street infrastructure plans for the extension of Mall Boulevard and Venture Parkway through Ring Road.	Development Team									
	CID									
Focus first on negotiations with Northwood Investors. Of the four anchor owners, Northwood Investors is the best positioned and most "ready" to begin redevelopment. Negotiations with the company should be the first focus for the County, particularly around land disposition strategies and addressing the costs of structured parking. Macy's may be the next most "ready" partner to negotiate land swaps with given their real estate experience, but it is possible Mega Mart or Beauty Master could be ready to participate in development earlier than expected.	Development Team									
Release an RFP for demolition of the County- and Northwood Investors-owned portion of the mall structure. Once the Engineering Map has been developed and the REAs are renegotiated, release an RFP for demolition and proceed as quickly as possible.	Development Team									
Explore and prepare to participate in appropriate public/private deal structures. In terms of land disposition, there is unlikely to be a single strategy that will work for the whole site; instead, the County should empower the development team (see Section 4) to negotiate deals on a project-by-project basis.	Development Team	Throughout project								
	County Administrator, BOC	Throughout project								

* = 100-Day Action