

PASSPORT

TO PROGRESS



Gwinnett Village

Community Improvement District

2013 ANNUAL REPORT

VISION • LEADERSHIP • PROGRESS



Chuck Warbington, Executive Director

An American Story

The story of Gwinnett Village is very much an American story. It's a story about bringing people together though they may have come from any number of points on the globe. That's what has made this country great. It seems that these days we are often defined more by our differences than by our commonalities. It's easy to forget that this is a nation of dreamers. A nation built by overcoming challenges and differences to accomplish extraordinary things.

It's a story in which we have the ability to write our next chapter, rather than sit idly to see what the future holds. An "American story" usually includes a protagonist who has pulled themselves up by their bootstraps to overcome some seemingly insurmountable obstacles. Gwinnett Village is full of these characters; people working day in and day out to make a better life for themselves and their families. Our goal at the CID is to build a community such people can be proud to call home.

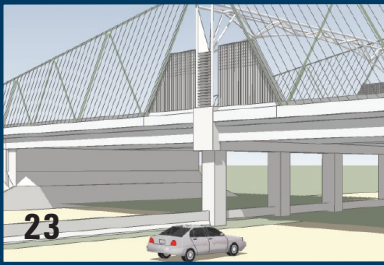
I believe that 2013 was a year we will look back on and say "that was the year this community turned the corner." In the past 12 months we've seen businesses continue to invest in the area, and those that have made that decision are thriving. Some of Gwinnett Village's largest projects to date have been completed or are under construction. And every day, we have more and more residents and business owners taking an interest in seeing this area flourish.

There is no place in the entire southeastern United States that has what the Village has: A community so rich in cultural diversity that it stands apart. We at the CID understand that this is quite possibly the greatest asset that we have at our disposal and we intend to highlight it for years to come.

If you are familiar with Gwinnett Village, I encourage you to stay engaged because the next few years will be something to behold. If you are not familiar, I encourage you to take a look at this annual report to see what we have going on and what this community is all about.

Projects






Completed & Pending



1. Jimmy Carter Blvd./I-85 Interchange Gateway Landscaping
2. Indian Trail/I-85 Interchange Gateway Landscaping
3. Beaver Ruin Rd./I-85 Interchange Gateway Landscaping
4. Beaver Ruin Rd. Landscaped Medians
5. Oakbrook Pkwy. Landscaped Medians
6. Live Oak Pkwy. Landscaped Medians
7. Thompson Pkwy. Landscaped Medians
8. McDonough Dr. Landscaped Medians
9. Buford Hwy. Phase 1 Sidewalks
10. Jimmy Carter Blvd. Gateway Project
11. Center Way Overpass Landscaping
12. Britt Rd. Sidewalks
13. Rockbridge School Rd. Sidewalks
14. Beaver Ruin Rd. Sidewalks
15. Jimmy Carter Blvd. Sidewalks
16. Oakbrook Pkwy. Curbs
17. Steve Reynolds Blvd. Sidewalks
18. N. Norcross Tucker Rd. Sidewalks
19. Brook Hollow Pkwy. Sidewalks
20. Pedestrian Bridge
21. Buford Hwy. Phase 2 Sidewalks
22. Brook Hollow Pkwy./Mitchell Rd. Gateway
23. Jimmy Carter Blvd. Diverging Diamond Interchange
24. Jimmy Carter Blvd. Bridge Replacement
25. Jimmy Carter Blvd./Singleton Rd. Intersection
26. Jimmy Carter Blvd./N. Norcross Tucker Rd. Intersection
27. Jimmy Carter Blvd./Buford Hwy. Intersection
28. Indian Trail Rd. Access Management
29. Buford Hwy. Access Management
30. Buford Highway Transit Improvements
31. Graves Rd./McDonough Dr. Intersection
32. I-85 Light Rail
33. Indian Trail Rd. Sidewalks
34. Satellite Blvd. Sidewalks
35. Willow Trail Sidewalks
36. Pinnacle Way Sidewalks
37. Western Hills Sidewalks
38. Live Oak Pkwy. Sidewalks
39. Graves Rd. Sidewalks
40. Satellite Blvd. Extension
41. Best Friend Road Sidewalks
42. McDonough Drive Sidewalks
43. Beaver Ruin Safe Routes to School
44. Indian Trail Multi-use Path
45. Harbins Road Sidewalks
46. Center Way Sidewalks
47. South Norcross Tucker Road Pedestrian Improvement Project
48. Brook Hollow and Indian Trail Intersection Improvements
49. Indian Trail/I-85 Interchange Improvements

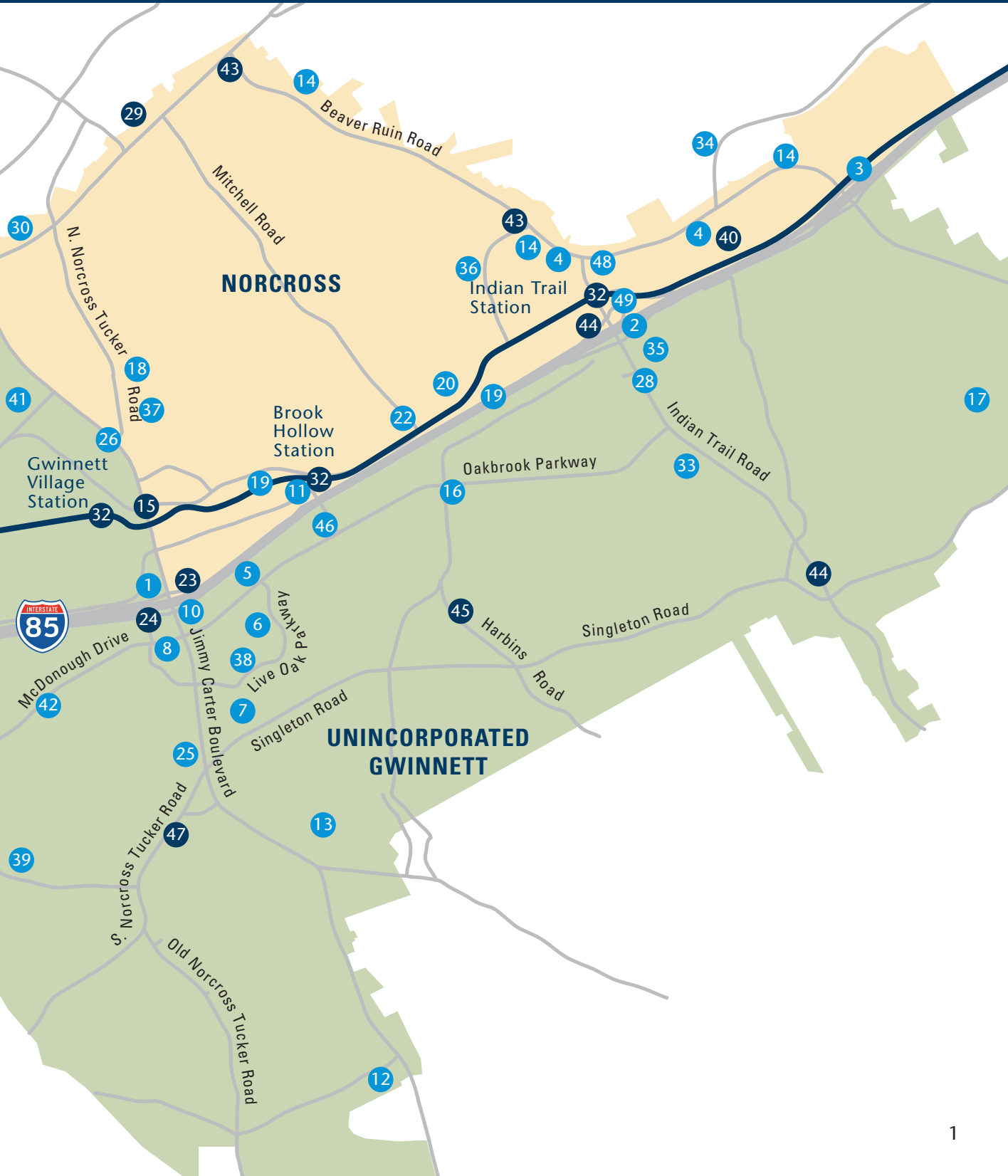


Map Legend

-  Completed Projects
-  Pending Projects
-  I-85 Light Rail Route
-  City of Peachtree Corners
-  City of Norcross

MISSION STATEMENT

To increase property values, promote business development and improve the quality of life for all those who live, work and play in the village.



1

Maximizing Property Owner Investment



"Now that we are seeing positive signs of an economic recovery, we stand ready to move Gwinnett forward."

Cooperation among different segments of the community is one of the keys to that effort, and we are fortunate to have partners like the Gwinnett Village Community Improvement District that are equally committed to improving the quality of life in our community. Gwinnett County is proud to work with Gwinnett Village CID, as well as the other Gwinnett CIDs, on projects that promote revitalization and redevelopment."

- Charlotte Nash,
Chairman, Gwinnett County Board of Commissioners



"I believe that the best partnerships are built on communications, trust and a shared vision. That is the type of partnership

that the City of Norcross shares with the Gwinnett Village CID. We work together on transportation, economic development, security, planning and landscaping, just to name a few. This working relationship benefits the community and citizens on a daily basis."

- Bucky Johnson,
Mayor City of Norcross



"I've lived in southwest Gwinnett for almost 30 years and have witnessed first-hand the amazing changes that have taken place in that time. The Gwinnett Village CID and City of Peachtree Corners were born of the same interest, to see our communities thrive and prosper in coming years. That shared goal drives us in collaboration to find innovative

ways to partner on initiatives that can have a positive impact on southwest Gwinnett County."

- Mike Mason, Mayor of City of Peachtree Corners



As an organization that is supported financially by more than 600 local commercial property owners, the CID takes great pride in stretching those dollars to the max. We work hard to leverage those funds to provide the maximum return on investment for our stakeholders.

Whether it's landscaping, security, transportation enhancements or planning for the future, the CID is hard at work. We develop strong partnerships with local, regional, state and federal partners to ensure that our property owners see the greatest possible return on their investment.



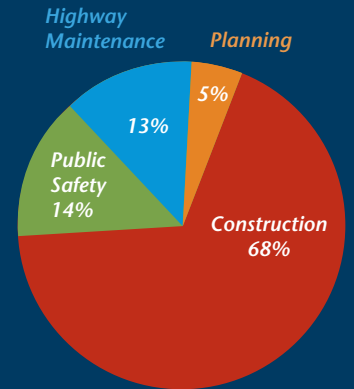


2013 Funding Highlights

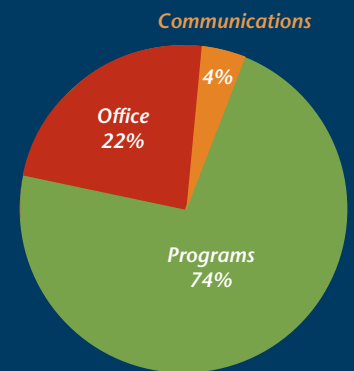
- Norcross to Lilburn Multi-Use Trail – Phase 1 (along Beaver Run Road)** – The Gwinnett Village CID received nearly \$1 Million from the Atlanta Regional Commission and \$129,000 for engineering, design and implementation. **Phase 2 (along Indian Trail Road)** – The Atlanta Regional Commission awarded the CID with a \$30,000 LCI supplemental study grant as well as a \$300,000 Transportation Alternatives Program grant to study the feasibility of the project and conduct preliminary engineering.
- Jimmy Carter Boulevard Diverging Diamond Interchange (at I-85)** – The Georgia State Road and Tollway Authority awarded the CID with a \$1 Million grant for construction of the Jimmy Carter DDI.
- Singleton Road and Jimmy Carter Boulevard Intersection Improvements** – The CID received support in the form of a \$1.5 Million dollar grant from the State Road and Tollway Authority as well as \$400,000 from a federal earmark.
- Bike and Pedestrian Masterplan** – The CID undertook a study that looked at bicycle and pedestrian improvements that could be made throughout the entire community. This study was funded by \$48,000 supplemental study grant from the Atlanta Regional Commission.

For every dollar put into Gwinnett Village, nearly \$5 will be invested in the local community.

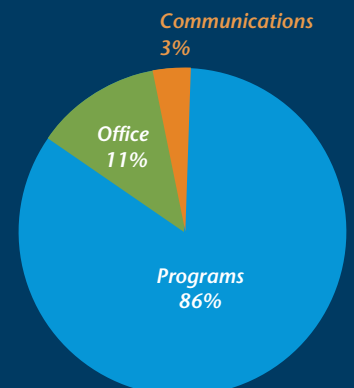
2013 Program Breakdown



2013 Spending Summary



2013 Projected Budget Summary



2

Improving Mobility



Indian Trail Access Management

One of the most successful projects completed to date is the Indian Trail Access Management project. This project is complete and performing as expected. Congestion at the intersection of Brook Hollow and Indian Trail, and the I-85-Indian Trail interchange has been significantly reduced thanks to the addition of lanes at both choke points.

This has been a watershed year for the Gwinnett Village CID when it comes to transportation improvements. Much of the first six years of the CID's existence was spent in planning and engineering, but in 2013 we saw construction of some of our largest projects to date.

The diverging diamond interchange (DDI) at Jimmy Carter Boulevard is underway and, given the success we've seen at other DDI locations in Georgia, we are confident congestion on this heavily traveled corridor will greatly improve when the project is completed in 2014.

As always, the CID has had an eye toward improvements in all modes of transportation. For those who say pedestrian improvements are a luxury, take a day to come visit our area and see the amount of pedestrian traffic. With this in mind, Gwinnett Village is in the midst of planning, engineering and implementing an ambitious bike and pedestrian connection between the cities of Norcross and Lilburn. Phase One of this project, along Beaver Run Road (from Buford Highway to Indian Trail Road), is already fully funded and underway.



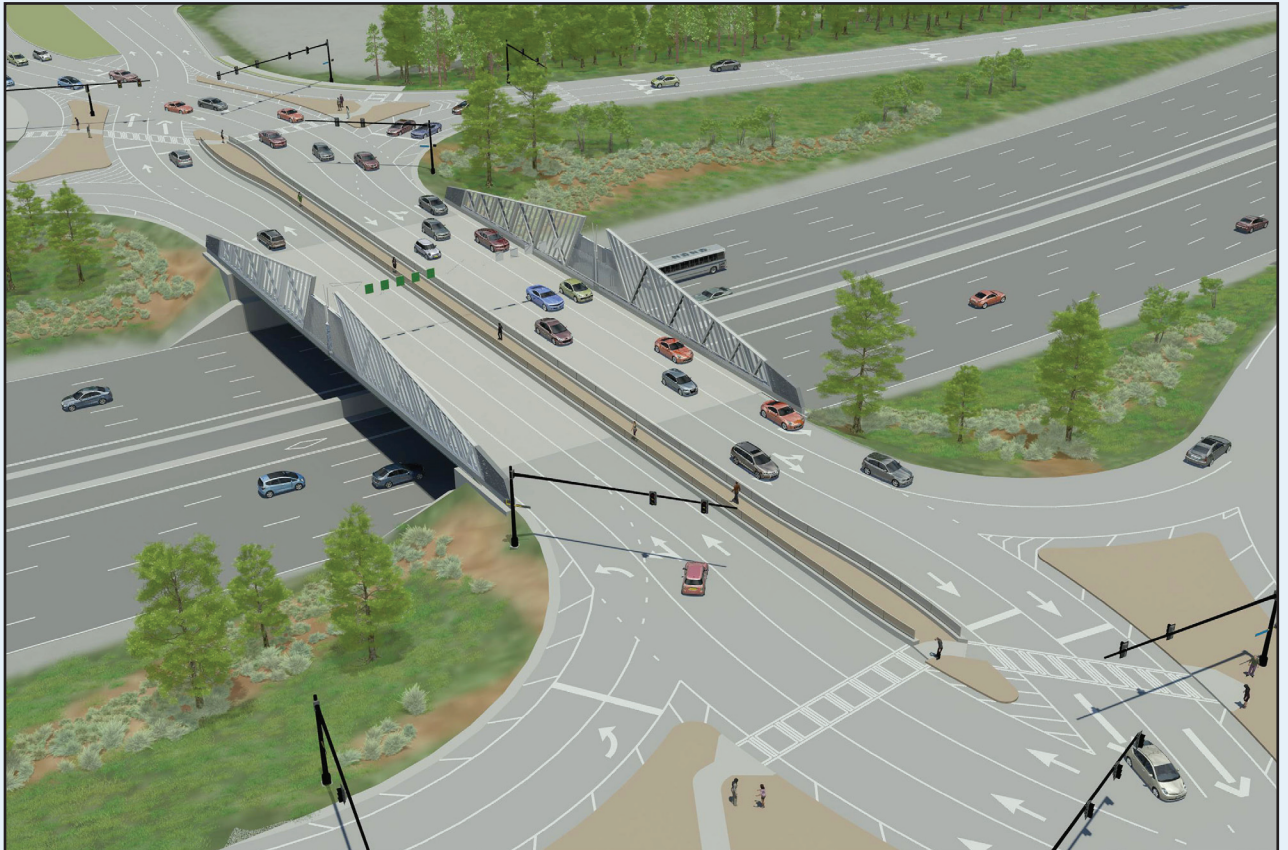
"The sixteen CID's in the Metro Atlanta have become the driving force in infrastructure investment and quality of life improvements throughout our Region. These self-taxing business centers truly knit our region together and over the past 25 years have become the major centers of business influence and job creation."

- Michael E. Paris,
President & CEO, Council for Quality Growth



"The Atlanta Regional Commission and CIDs share similar goals -- helping communities offer a better quality of life for residents and workers. It's been amazing to see how much has been accomplished by our Gwinnett Village CID partners and their CID colleagues throughout the Atlanta region. Local investments made by CIDs to improve transportation connectivity are especially critical to the future economic success of the Atlanta region."

- Douglas Hooker,
Executive Director, Atlanta Regional Commission



Diverging Diamond Interchange (DDI)

The CID started construction on the Jimmy Carter Boulevard/I-85 DDI this year; by Summer 2014 we anticipate completing the traffic crossover that will shift traffic from the right side of the boulevard to the left. This nearly \$6 million project will spark the revival of the once thriving corridor.



Multi-Use Path

Gwinnett Village partnered with the City of Norcross to begin the preliminary engineering to construct a multi-use path along Beaver Run Road. Not only is the project fully funded for construction when the engineering is finished, but we also received a last-mile connectivity grant from the Atlanta Regional Commission to complete it.

3

Encouraging Quality Redevelopment



Jimmy Carter Retail Redevelopment

Many remember the one of the area's most notorious eyesores at Jimmy Carter Boulevard and Live Oak Parkway- The Dragon Building. In the past year that building has been demolished to make way for a new retail/business center. New tenants including Metro Bank have already taken up residence in the new development. The CID is excited to see this kind of transformation taking shape in our community



Eagle Rock

Eagle Rock Distribution is a new company to the CID area. The organization moved from Stone Mountain to the corner of Jimmy Carter Boulevard and Best Friend Road. Eagle Rock is bringing 300 jobs with them to our community and investing almost \$19 Million into upgrades to the facility.

Times have changed. For years development patterns showed an unrelenting march away from the city as people flocked to find affordable housing with access to quality schools and other traditional suburban amenities. But research has shown that preferences have greatly changed in recent years. Two of the largest demographics, Millennials and Baby Boomers, are flocking to areas that are closer to city centers; denser development areas where they can live, work and play all in the same community.

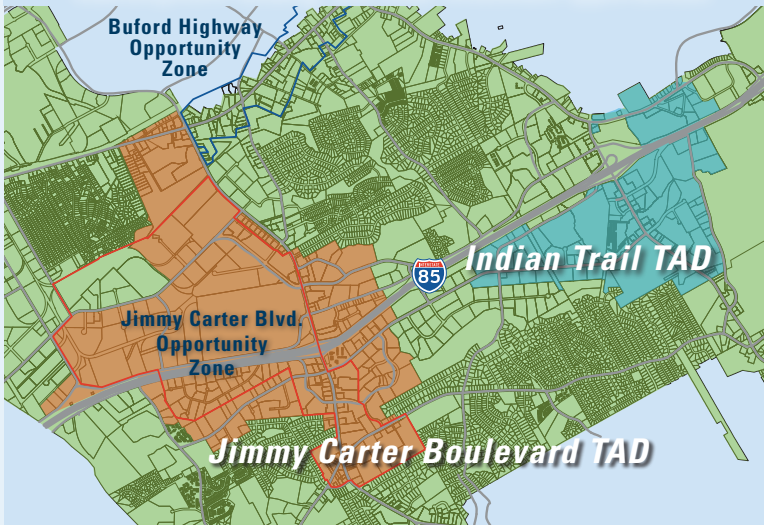
The future of Gwinnett Village is a densely developed area of commerce that will serve as a regionally significant activity center. Since the creation of the CID, we have been working to promote this kind of development to capitalize on the area's prime location and access to the City of Atlanta. As we've begun to inch out of the Great Recession, signs of widespread redevelopment have begun to emerge and signal a bright future for the Gwinnett Village community.



Rendering of Jacoby Development plan for the redevelopment of Jimmy Carter Boulevard at I-85. The development will include the creation of Atlanta Media Campus Studios, the largest movie studio campus in the Southeast.



In 2013, Gwinnett Village redevelopment initiatives included the following designations to attract new and expanding businesses, redevelopment funding, and other investment opportunities.



Walmart

Quality redevelopment has always been our goal and nowhere is it more apparent than at Greens Corner where Walmart is building a new Super Center. We have already seen new businesses spring up in the area now that there's a solid anchor tenant for that portion of the Jimmy Carter Blvd. corridor. The corridor will also be enhanced by infrastructure improvements at Jimmy Carter Blvd. and Singleton Road, thanks to funding from Gwinnett County, the State Road and Tollway Authority and the Federal government.



Canon

One of the CID's longtime businesses is Canon and we are happy to report that they are thriving. The company just expanded their facility off of Oakbrook Drive by 158,000 square feet and added 26 employees.

ATLANTA BUSINESS CHRONICLE

News People Events Jobs Resources Store

Gwinnett Market Report

New Jacoby project would have regional impact

Martin Sinderman, Contributing Writer

A well-credentialed developer is looking to leverage Georgia's flourishing film production industry, along with a prime redevelopment site, to create a unique mixed-use development on arguably the highest-profile interchange in Gwinnett County.

Well-known for complex multi-use projects such as Atlantic Station and Aerotropolis Atlanta, locally based Jacoby Development Inc. has announced it will redevelop excess land and buildings at the OFS optical fiber manufacturing site, located at the Interstate



Development of a 114-acre mixed-use project by Jacoby Development will include a 400,000-square-foot movie studio along Jimmy Carter Boulevard and Interstate 85. OFS optical fiber manufacturing, which is currently at the site, will continue to use 60 acres of the property.

4

Supporting Public Safety



"The Gwinnett Village and the Gwinnett County Police Department have been able to forge a tremendously

successful partnership. This partnership continues to make the Village a great place to live, work and play."

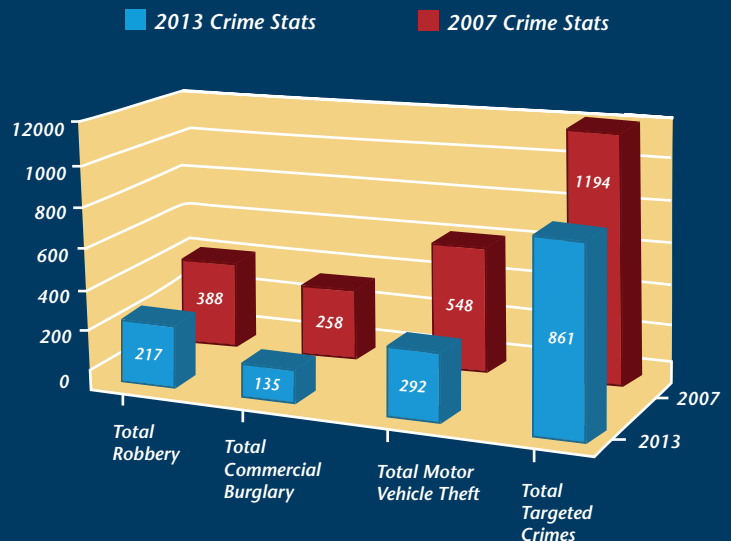
– **Charles M. Walters,**
Chief of Police,
Gwinnett County



Public safety is a top priority for the Gwinnett Village CID. Property owners and businesses have consistently ranked public safety as their chief concern. After all, how can they effectively run a business or promote the community as a good place to live and work without a strong sense of security?



Crime Statistics



Crime data courtesy of Gwinnett County Police Department. Declining Crime Trends.

Enhancing Community Identity

5



Identity Banners

The Gwinnett Village CID is planting its flag – so to speak. The CID has begun a branding campaign to help define what the boundaries of the CID. This includes CID banners along Jimmy Carter Boulevard and Indian Trail road to start with. At a later date the CID plans to install gateway signage at key access points around the community.



"In a community so rich in diversity it is important to have a unifying factor, something that brings people of various cultural backgrounds

together. Our hope is that the CID can fulfill that role by working with local business owners and residents to make this a premier place to live, work and play."

– **Shiv Aggarwal**
Chairman,
Gwinnett Village CID





Enhancing Community Identity

Many CIDs have the luxury of building on an existing community brand (i.e. Midtown, Downtown, Buckhead, etc.), but Gwinnett Village is building one from scratch. We are working to make an area that hovers between two historic cities (Lilburn and Norcross) feel like a community. Our very first project was to landscape the interchanges of Jimmy Carter Boulevard, Indian Trail Road and Beaver Run Road to give travelers, local businesses and residents a sense of place: a welcome mat laid out to announce that you have arrived in a community that cares about itself.

We understand that how a community looks and feels is very much a part of determining what that community will become. To that end we have continued to invest in our roadside aesthetic, including the landscaped medians along Indian Trail Road. We are working to make a community that residents, businesses and property owners can all be proud to call home.



Much like the I-85 interchange landscaping served as an initial focal point for Gwinnett Village, it is the hope of the CID that the design for the new Jimmy Carter Bridge will come to serve as a gateway into our community. The Eastern Continental Divide runs across the Jimmy Carter Blvd. bridge – this factor inspired the angular design of the new facade.

2013

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Community Improvement District

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