

Board of Commissioners

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Charlotte J. Nash, Chairman
Jace W. Brooks, District 1
Lynette Howard, District 2
Tommy Hunter, District 3
John Heard, District 4



Official

Informal Briefing Minutes

Tuesday, September 5, 2017 - 10:30 AM

Present: Charlotte J. Nash, Jace Brooks, Lynette Howard, Tommy Hunter
Absent: John Heard

I. County Administration

Sugarloaf CID Update

Sugarloaf CID Executive Director Alyssa Davis provided an overview of the CID and upcoming projects. No Official Action Taken.



SUGARLOAF
COMMUNITY IMPROVEMENT DISTRICT

Gwinnett County
Board of Commissioners Briefing

September 5, 2017



SUGARLOAF PARKWAY

SATELLITE BLVD



NORTH BROWN RD

INFINITE ENERGY CENTER

MEADOW CHURCH RD

SUGARLOAF MILLS

DULUTH HWY

DULUTH HWY



SATELLITE BLVD

SUGARLOAF PARKWAY



An aerial photograph of a large, modern campus. The image shows several multi-story buildings, extensive parking lots with many cars, and well-maintained green spaces with trees and lawns. A major road or highway runs through the upper portion of the image. The overall scene depicts a large-scale institutional or corporate facility.

But why do
you
need a CID?

Sugarloaf CID Facts

- Formed in 2016
- 62 parcels
- Millage rate: 3.5
- Revenue: \$306,135





Infinite Energy Center

2016 Attendance
1,028,358

Annual Ticket Sales
\$15 M

Events in 2016
1,642

Top Ten Regional Employment Centers

		Jobs			Businesses		
Regional Center	Acres	Total	Density	Rank	Total	Density	Rank
City Center	1,456	121,939	83.7	1	4,183	2.9	1
Perimeter	2,320	63,380	27.3	2	2,763	1.2	4
Buckhead	1,114	60,411	54.2	3	3,193	2.9	2
Sugarloaf/Gwinnett Place	8,410	52,845	6.3	4	2,855	0.3	3
Midtown	854	50,226	58.8	5	2,623	3.1	5
Cumberland	2,199	45,388	20.6	6	2,252	1.0	6
Peachtree Corners	2,873	25,170	8.8	7	1,445	0.5	7
Town Center	3,364	18,014	5.4	8	1,100	0.3	8
Fulton Industrial	5,163	17,574	3.4	9	797	0.2	11
Windward	1,647	16,282	9.9	10	493	0.3	13



8000

*Built for
the next
generation
of
customers.*

8000

New Development

the
cosmetic
market

sunglass hut

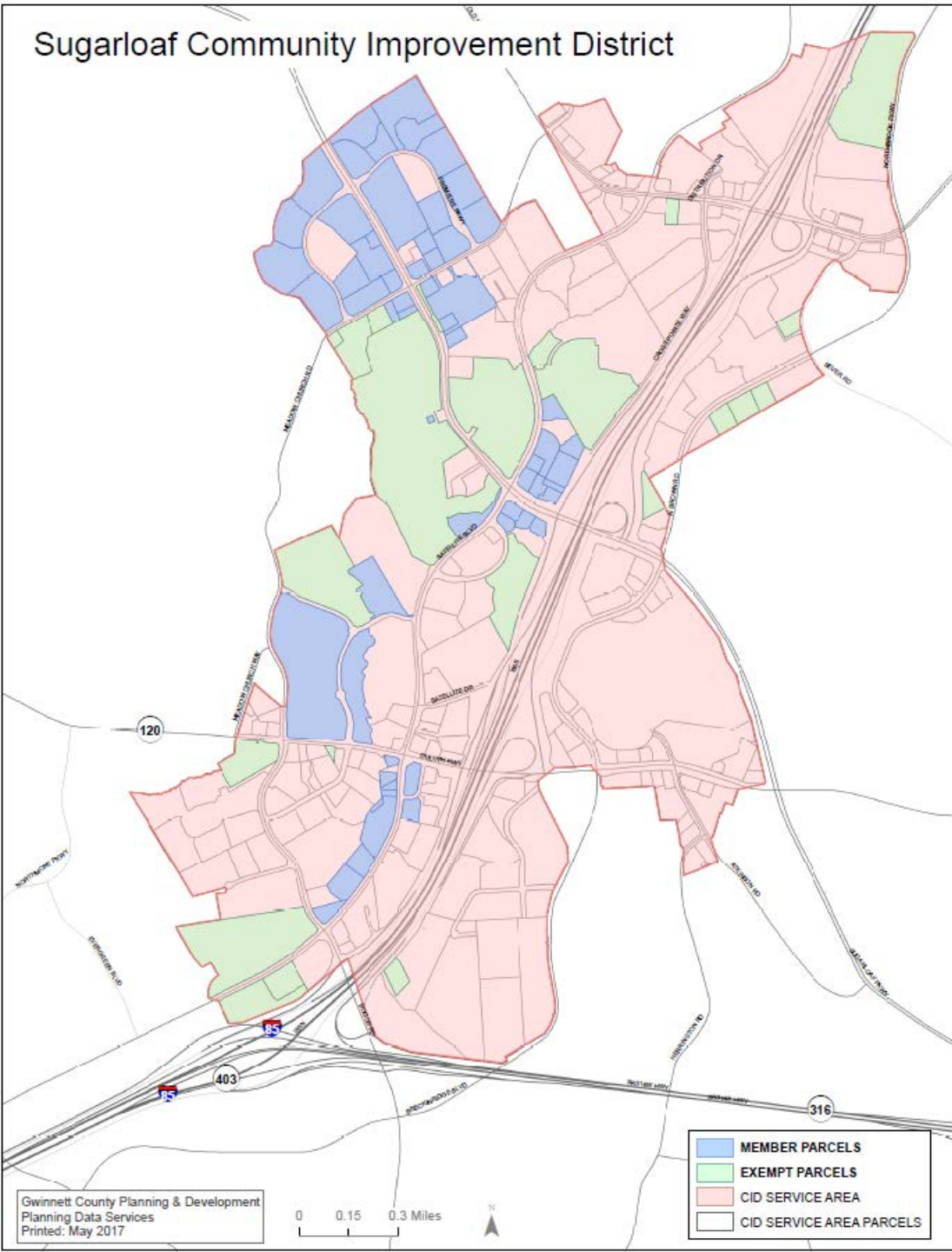
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mael

An aerial photograph of a university campus. The image shows several multi-story academic buildings, large parking lots filled with cars, and extensive green spaces with trees. A major road with a bridge spans across the top of the image. The overall scene is a well-developed campus environment.

2017 Progress Report

Sugarloaf Community Improvement District



CID Expansion

2016 Assessed Value
\$54,252,720

2017 Assessed Value
\$87,467,192

➤ 61% increase





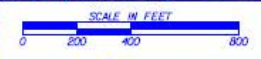
Intersection Studies

Sugarloaf Pkwy @ Satellite Blvd
Sugarloaf Pkwy @ Meadow Church Rd
Sugarloaf Pkwy @ Premiere Pkwy

Old Peachtree Rd @ Satellite Blvd
Old Peachtree Rd @ Meadow Church Rd
SR 120 @ Satellite Blvd



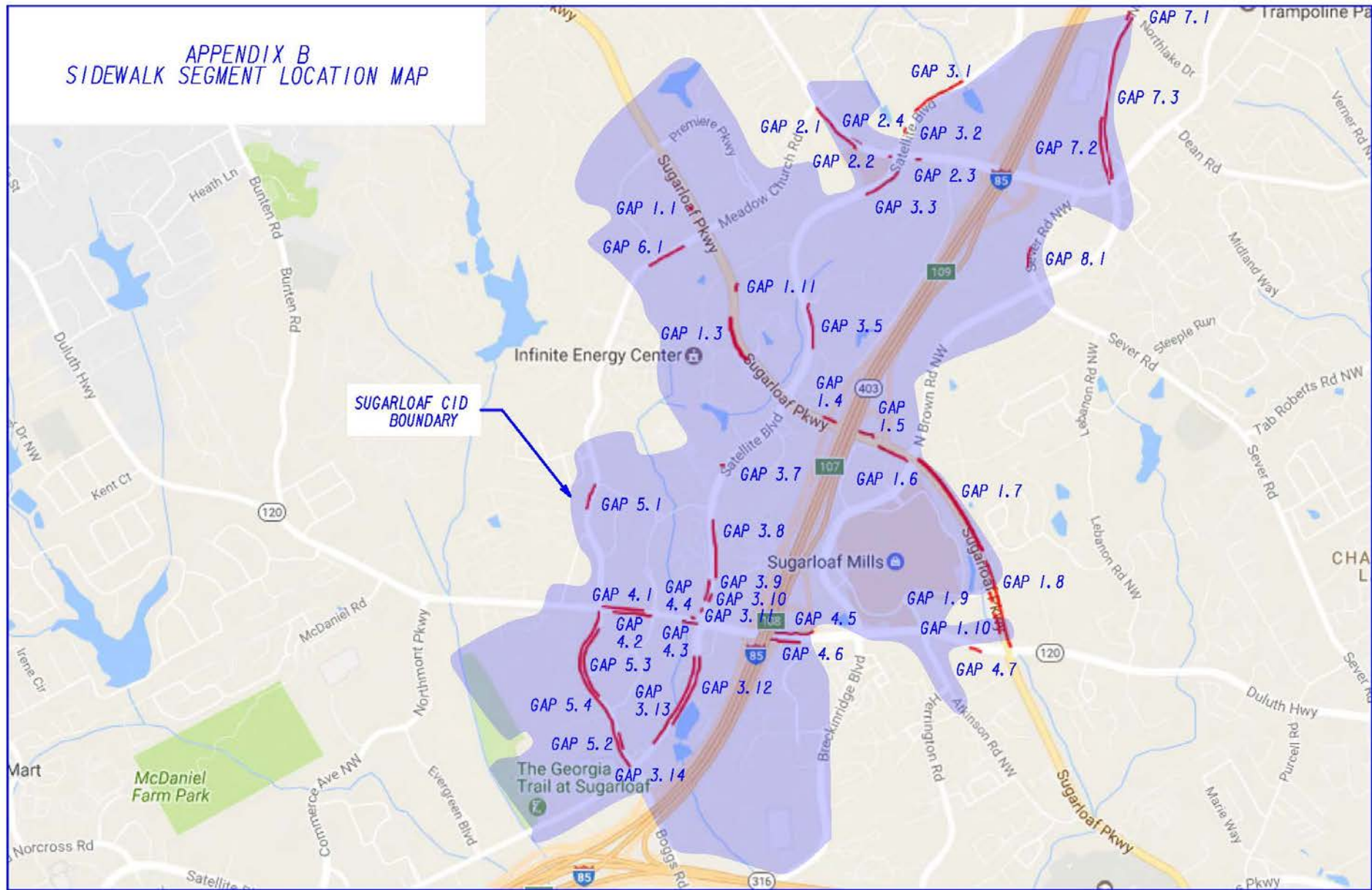
SUGARLOAF PARKWAY
INTERSECTION IMPROVEMENTS



LEGEND

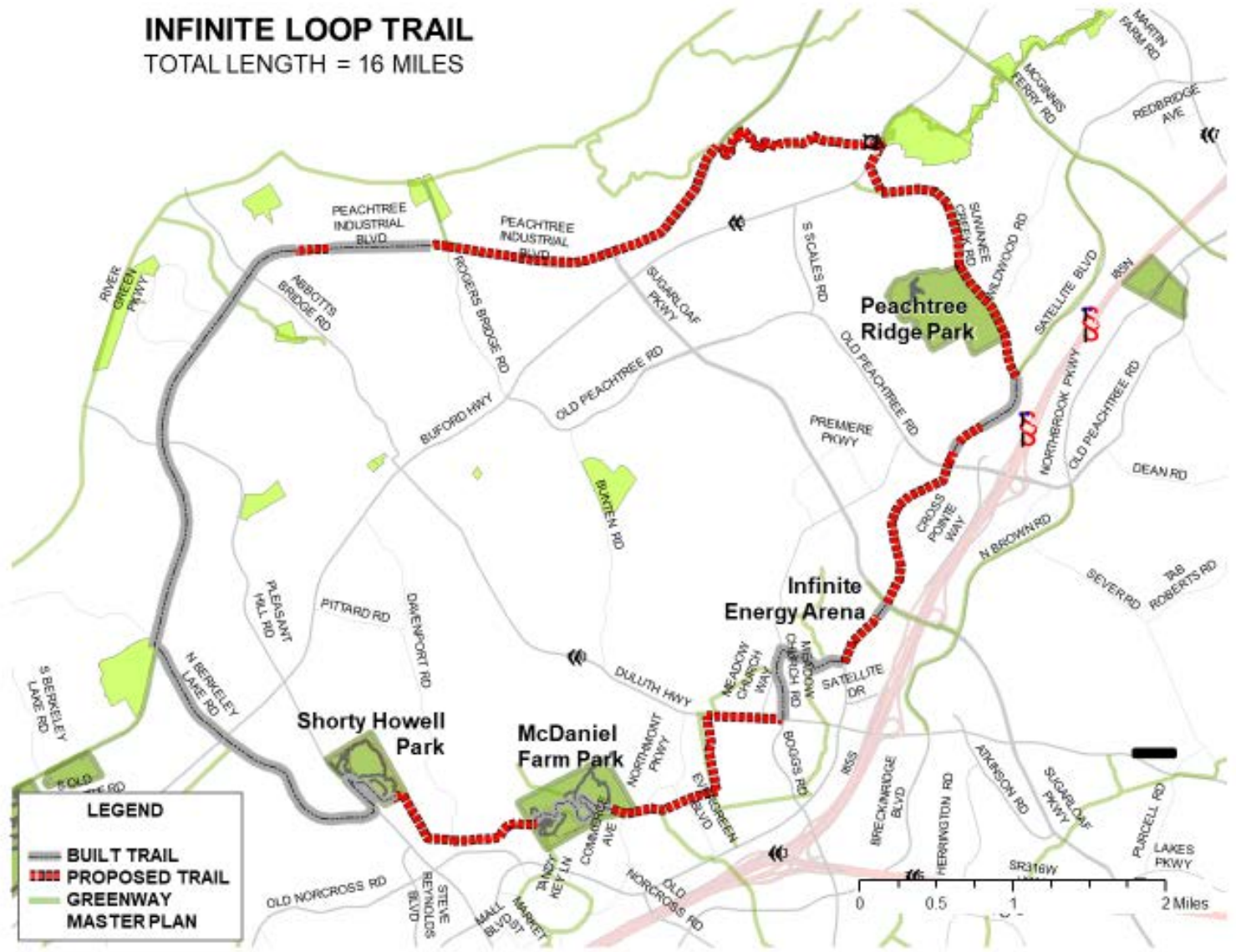
- Proposed Sidewalk
- Proposed Edge of Pavement, Curb & Gutter
- Proposed Pavement
- Proposed Raised Median
- Proposed Grass Median
- Proposed Wall
- - - Proposed Future Third Lane
- Proposed Right of Way
- Existing Right-of-Way or Property Line
- Proposed Signal

APPENDIX B
SIDEWALK SEGMENT LOCATION MAP



INFINITE LOOP TRAIL

TOTAL LENGTH = 16 MILES





SPLOST Funding

Projects in the Sugarloaf CID

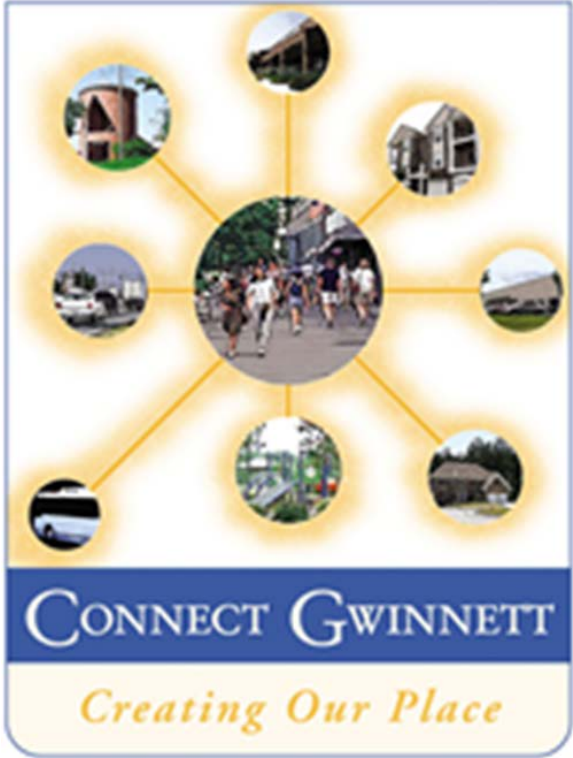
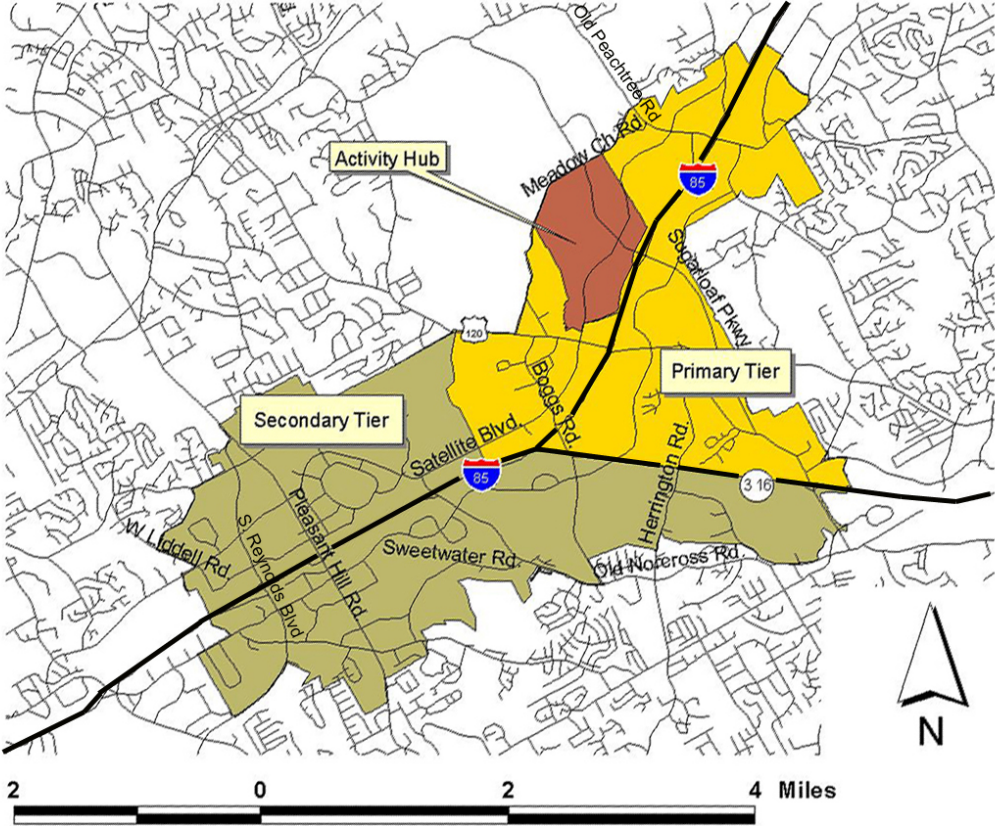
Roadway Projects

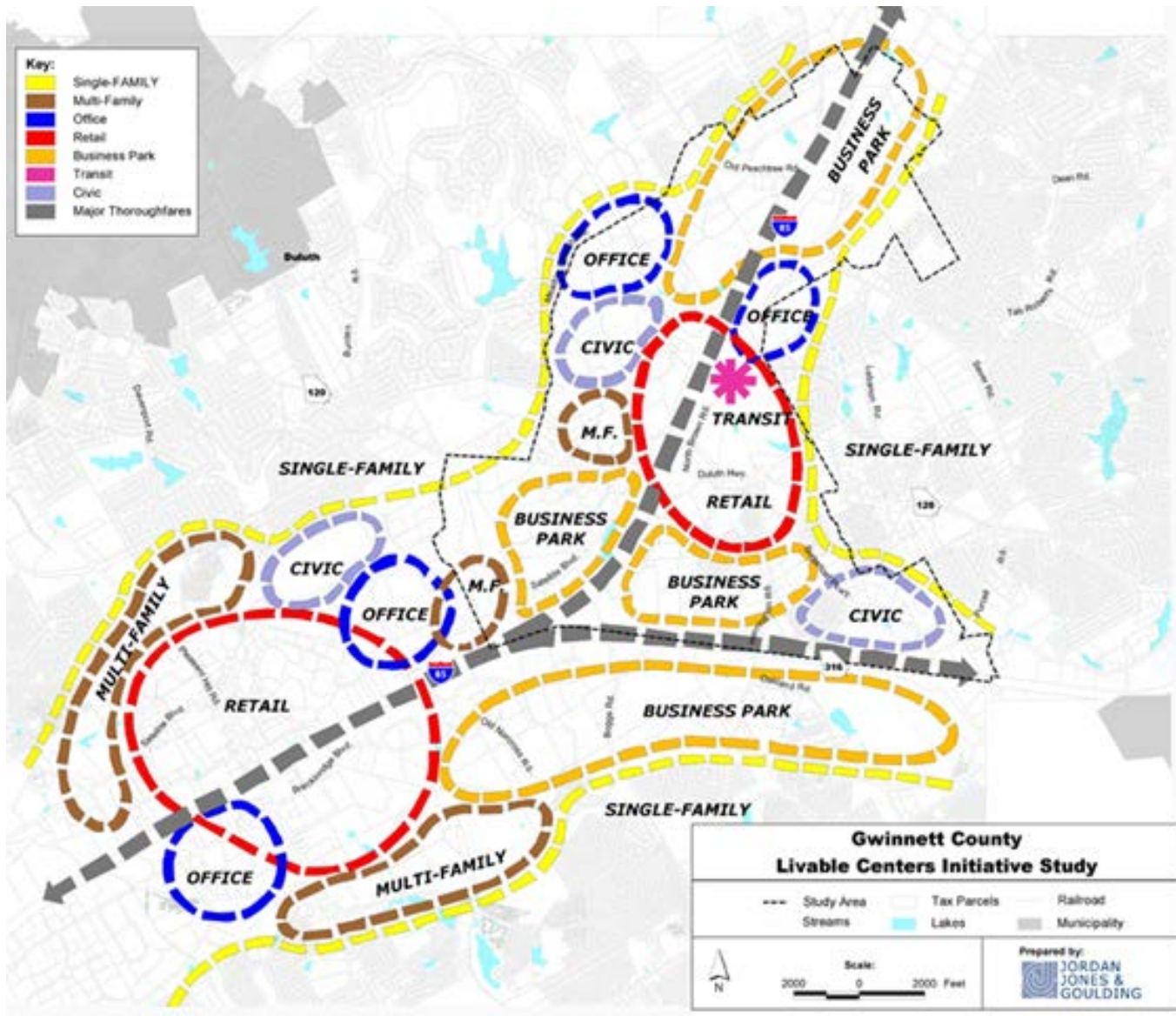
- Satellite at Old Peachtree Intersection Improvements - \$500,000
- Sugarloaf at Satellite/Meadow Church/Premiere Pkwy Intersection Improvements - \$3,000,000
- Sugarloaf widening between Meadow Church and Satellite - \$1,000,000 in Tier I and \$1,000,000 in Tier II

Sidewalk and Trail Projects

- Satellite Boulevard from Boggs Road to Stephens Center Drive - \$645,000
- Satellite Boulevard from Sugarloaf Centre to Cross Pointe Church - \$259,722
- Boggs Road (east side) from QuikTrip to A&D Foods Driveway - \$85,861
- Infinite Loop Trail - \$500,000
- Satellite Boulevard (other side) from Boggs Road to Stephens Center Drive - \$471,667 in Tier II

Gwinnett Livable Centers Initiative (LCI) Study





An aerial architectural rendering of a modern urban development. The scene features a large, multi-story parking garage filled with cars, a prominent circular building with a glass facade, and a winding waterway with a paved promenade. The architecture is contemporary with clean lines and a mix of materials. The background shows a dense residential or commercial area under a clear sky.

Gwinnett's Premiere Business and Entertainment District

SUGARLOAF

COMMUNITY IMPROVEMENT DISTRICT

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