

LEADING THE WAY

NORTH FULTON COMMUNITY IMPROVEMENT DISTRICT

2012

LEADING THE WAY

After a successful 2012, the North Fulton Community Improvement District has reason to celebrate its partnership approach for improving the North Fulton commercial corridor. In this second year of the new decade, the CID focused its efforts on laying the groundwork for the future. By helping plan, fund and accelerate infrastructure improvements, the North Fulton CID was able to invest in projects designed to enhance the area's quality of life, keeping North Fulton as a premier business and residential destination in metro Atlanta.

The North Fulton CID's 2012 programs included \$9 million in local CID investments to yield more than \$43 million in total area improvements. The CID amplified local funding to finish the Westside Parkway northern extension, completing one of its founding projects in grand fashion.

The CID also started new long-term projects in 2012, like the extension of Northwinds Parkway. Creating a thoroughfare alongside the future home of Gwinnett Technical College, this new roadway will open up the area south of Old Milton Parkway to future development and opportunity. Like many of the CID's projects, an extended Northwinds Parkway will also improve transportation mobility and access in and around the Georgia 400 corridor.

The CID has invested approximately \$16 million over the past nine years to support an estimated \$81 million in community improvement projects. The CID's funding and partnership approach are helping create an even more connected, vibrant and enjoyable community in North Fulton.

WELCOMING NEW LEADERSHIP



The 2012 North Fulton CID Board and Staff members (left to right, top to bottom): Don Howard, Mark Hennessy, Kerry Armstrong, Tad Leithead, John Bell, Jim Stevens, Kristin Rome, Brandon Beach, Keith Steinbrecher, Moses Brown, Tom LaDow, Mark Burkhalter, Ann Hanlon

The North Fulton CID's successes are only possible due to its active membership and strong leadership. The CID's Board consists of members who, along with government and civic leaders, meet on a monthly basis to move projects forward and vote on CID funding initiatives. In 2012, the CID Board welcomed exciting changes with the addition of Mark Burkhalter as a new director, and the promotion of board member Moses Brown to vice chairman. The CID Board is the anchor of the organization; it has a vested interest in bringing about change and positive momentum to the North Fulton commercial district.

\$9 Million in local **CID INVESTMENT** yielded more than **\$43 Million** in total **AREA IMPROVEMENTS**.

Over the past nine years, the CID has **COMMITTED \$16 Million** for an estimated **\$81 Million** for **COMMUNITY IMPROVEMENT PROJECTS**.

WHO WE ARE

The North Fulton CID is a group of commercial property owners within the District's boundaries who pay self-imposed taxes that fund improvements within the community. The cities of Alpharetta, Milton and Roswell fall within the District's boundaries, and all three cities partner with the CID on projects, plans and initiatives.

OUR MISSION

The CID plans, facilitates, constructs and accelerates infrastructure projects in North Fulton County.

OUR VISION

The CID is a catalyst for positive change that improves the quality of life in North Fulton County.



“The North Fulton CID made tremendous strides this year that will lead the way for future projects. Each of our initiatives positively impacted both commercial property owners and the community at large.”

— KERRY ARMSTRONG, CHAIRMAN, NORTH FULTON CID

WESTSIDE PARKWAY NORTHERN EXTENSION OPENING EVENT

To celebrate the road's completion, the North Fulton CID and the City of Alpharetta hosted a special opening event on April 23, 2012. After remarks from guest speakers and a ribbon-cutting ceremony, Westside Parkway was officially opened with a parade of vehicles heading north on the road.

Now crossing Old Milton Parkway, the finished, 1-mile section of Westside Parkway that was completed in 2012 has created a key transportation link. Westside Parkway now traverses the cities of Alpharetta, Milton and Roswell, opening up a new north-south access road parallel to Georgia 400.

CID Investment:

\$789,000

Georgia Department of Transportation Investment:

\$1,500,000

City of Alpharetta Investment:

\$2,561,000

Construction of Westside Parkway spanned more than 20 years — through bankruptcy, foreclosure and numerous changes in ownership.

In the final days of 2011, the North Fulton CID made a historic contribution of \$789,000, allowing the City to acquire crucial right-of-way, making a positive turn for this important road. Together with the City of Alpharetta and Georgia DOT, the North Fulton CID formed a public-private partnership that paved the way to completion of this crucial north-south connector, extending from Windward Parkway in Alpharetta to Holcomb Bridge Road in Roswell.



“Finishing the northern extension of Westside Parkway was an enormous victory for the CID in 2012. This closes an important chapter in the CID’s history - after all, we started with improvements to the southern end of Westside Parkway in 2003. We are proud to see the road fully complete.”

— DON HOWARD, NORTH FULTON CID BOARD MEMBER





Moses Brown, Vice Chairman, North Fulton CID

ACHIEVING OUR VISION

In 2008, the CID developed Blueprint North Fulton, its initial master plan, in cooperation with the cities of Alpharetta, Milton and Roswell. The plan outlined \$150 million in priority transportation and quality-of-life improvement projects for the Georgia 400 corridor. Each project included in the plan aligns with the CID's overarching vision for more sustainable development patterns in North Fulton, including mixed-use developments in key locations and transportation improvements designed to enhance connectivity within the community.

From 2008 to 2012, Blueprint North Fulton guided CID investments. The CID was able to address all of its priority projects, called "Tier 1" in the Blueprint document. These included:

- **Encore Parkway Corridor Funding**
- **Haynes Bridge Road Interchange Landscaping**
- **Mansell Road Landscaping**
- **Mansell Road at North Point Parkway Triple-Left-Turn Lane**
- **Old Milton Parkway Interchange Landscaping**
- **Westside Parkway Northern Extension**
- **Windward Parkway Interchange Landscaping**
- **Windward Parkway Right-Turn Lane**
- **Various Transportation Studies**



“Blueprint North Fulton was essential to the CID’s success in the last five years as we worked to enhance the quality of life and build a more connected community. We’re looking forward to digging deeper into Blueprint North Fulton 2.0 and devising a plan that will carry us into the next decade.”

– TAD LEITHEAD, NORTH FULTON CID BOARD MEMBER

Initiating in 2012, Blueprint North Fulton 2.0 will position the CID for continued success.



Mayor David Belle Isle of the City of Alpharetta and Mayor Jere Wood of the City of Roswell

WORKING TOGETHER

This past year, the CID partnered with a number of cities and organizations in North Fulton to move projects forward. Because the leaders of these CID partners share a similar vision for a successful North Fulton, these partnerships not only expedite projects, but become a driving force for protecting and enhancing the quality of life in North Fulton and the vibrancy of the commercial District.

“The opportunity to partner with entities in and around North Fulton is integral to our mission. We’re thankful to have strong partners like the cities of Alpharetta, Milton and Roswell, Georgia DOT, Fulton County and countless others who consistently support our efforts.”

– PENN HODGE, NORTH FULTON CID BOARD MEMBER

PARTNERSHIP PROJECTS

Encore Parkway Corridor

The CID is partnering with the Atlanta Regional Commission, the City of Alpharetta, the Georgia DOT and the State Road and Tollway Authority to fund corridor enhancements and reconstruction of the Encore Parkway Bridge over Georgia 400. The two-lane bridge will be expanded to include pedestrian and bicycle access, a planted median, landscaping and decorative stone work.

CID Investment:

\$4 million

Westside Parkway Northern Extension

The CID partnered with the City of Alpharetta and Georgia DOT to complete the final leg of Westside Parkway. After nearly 20 years of on and off construction, the completed Westside Parkway provides the residents of Alpharetta, Milton and Roswell with a much-needed north-south alternative to Georgia 400.

CID Investment:

\$789,000

Connect 400: Georgia 400 Transit Initiative

The CID supported MARTA by hosting meetings throughout the year, where the Connect 400 committee discussed research and the need for high-capacity transit connections in North Fulton.

Partners:



» NORTHWINDS PARKWAY

Envisioned nearly five years ago in the North Fulton CID's Blueprint North Fulton master plan, the extension of Northwinds Parkway took a step closer to becoming a reality when the CID board approved up to \$500,000 to engineer the new section of road in 2012. The extension will connect Northwinds Parkway to Old Milton Parkway, helping to accommodate traffic that the planned Gwinnett Technical College site will bring in the future. By completing the conceptual designs for the extension – in addition to approving the funds for engineering costs – the CID continued to advance the project timeline.



The new Encore Parkway corridor will feature landscaping, decorative stonework and bicycle and pedestrian amenities.

» ENCORE PARKWAY CORRIDOR

In 2012, the CID continued moving plans forward to redesign Encore Parkway, which received a \$1 million grant award from the State Road and Tollway Authority. Spanning a half-mile, the reconstructed corridor and bridge will improve connectivity between the Verizon Wireless Amphitheater at Encore Park and the Big Creek Greenway, offering turn lanes, bicycle and pedestrian pathways as well as upgraded traffic signal timing. The CID worked with consultants to complete preliminary design plans and environmental studies in 2012, which were approved by the Federal Highway Administration.

» INTERCHANGE LANDSCAPING

The North Fulton CID proceeded with plans to install more than \$400,000 in trees, shrubs and other landscaping enhancements at the Georgia 400 and Old Milton Parkway interchange in 2012. Now completed, the Old Milton Parkway landscaping aligns with that of the District's three other major interchanges: Haynes Bridge Road, Mansell Road and Windward Parkway. Together, the four interchanges will offer a unified appearance that promotes a cohesive look and feel to the District's gateway entrances.

» EXPANSION

As the North Fulton CID develops its Blueprint North Fulton 2.0 master plan, it will identify new projects throughout the District. In order to complete those future projects, as well as those just beyond the CID's borders, the CID will work to expand its boundaries at the request of city leaders in Alpharetta, Milton and Roswell. Along with this expansion will come additional funding, which will help advance projects in spite of limited availability of local, state and federal dollars.

For every dollar invested by CID members, more than six dollars of partner funds are committed to new projects that enhance quality of life, relieve congestion, improve property values and promote business success. The CID's initial investments jump-start projects, as a result making them available for additional outside funding. By partnering with the various funding sources to see projects through to completion, the CID plays a key role in creating a more enjoyable work-life experience for businesses and residents who have already invested in the North Fulton community. The CID's expansion is imperative to continue leading the way in improvements for the North Fulton commercial corridor.

“We are looking forward to continuing our positive growth within the District. By keeping our momentum, we can improve the quality of life in North Fulton.”

— TOM LADOW, NORTH FULTON CID





North Fulton Community Improvement District
11605 Haynes Bridge Road, Ste. 100
Alpharetta, GA 30009

www.NorthFultonCID.com