

ANNUAL REPORT

2020/2021



NORTH FULTON
COMMUNITY IMPROVEMENT DISTRICT



LEADERSHIP



 North Fulton Community Improvement District Board of Directors and Staff



STAFF

Brandon Beach
Executive Director

Kristin Winzeler
Deputy Executive Director

Alex Battle
Program Coordinator

BOARD

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Chairman

Moses Brown
Vice Chairman

Tim Perry
Treasurer

John Bell

Chris Bearden

Greg Chapin

Bob Cheeley

Leslie Day-Harrell

Steve Massell

Al Nash

OUR IMPACT

WE HAVE INVESTED

\$28M



“The North Fulton CID continues to be a very important partner in the growth and success of Alpharetta.

– BOB REGUS
CITY OF ALPHARETTA



“The North Fulton CID prioritizes projects that enhance the quality of life - and the value of investments - in its district.

– KERRY ARMSTRONG
NFCID BOARD CHAIRMAN

TO BRING APPROXIMATELY
\$170M
IN INVESTMENT TO OUR DISTRICT.



As a property owner's representative in the North Fulton CID, we see the benefits and impact of the CID's projects firsthand.

– NICK NICOLosi
TRADEMARK PROPERTY COMPANY



The CID's investments help move crucial mobility projects forward, faster.

– BOB CHEELEY,
NFCID BOARD MEMBER

» PROJECTS

WINDWARD

STATUS

Completed
(Fall 2020)

CID CONTRIBUTION

\$1 Million

TOTAL PROJECT COST

\$7.18 Million

PROJECT PARTNERS

- » Georgia Department of Transportation
- » State Road & Tollway Authority
- » Fulton County
- » City of Alpharetta





PROJECT DETAILS

This project reduced congestion at the high-traffic Georgia 400 interchange at Windward Parkway by adding a triple-left-turn lane that extends westbound along Windward Parkway to Deerfield Parkway and Westside Parkway. The project is part of an ongoing effort to improve transportation for drivers along and entering Windward Parkway from Georgia 400 northbound, particularly during the afternoon and evening peak periods.

» PROJECTS

BUS SHELTER PROGRAM

STATUS
In Progress

CID CONTRIBUTION
\$350,000

TOTAL PROJECT COST
\$350,000



PROJECT PARTNERS

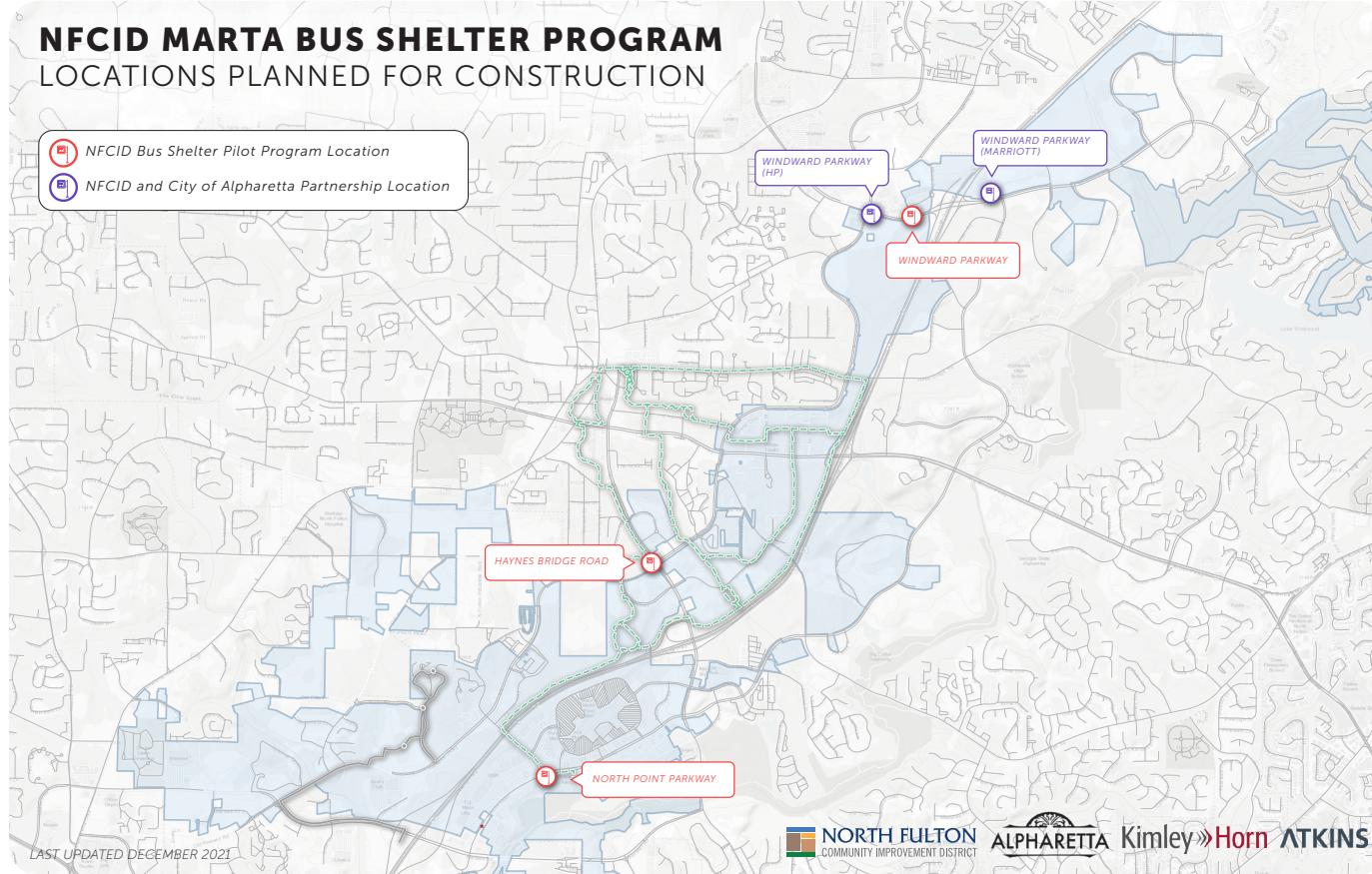
- » City of Alpharetta
- » MARTA



NFCID MARTA BUS SHELTER PROGRAM

LOCATIONS PLANNED FOR CONSTRUCTION

-  NFCID Bus Shelter Pilot Program Location
-  NFCID and City of Alpharetta Partnership Location



LAST UPDATED DECEMBER 2021

 NORTH FULTON
COMMUNITY IMPROVEMENT DISTRICT

 ALPHARETTA

 Kimley-Horn

 ATKINS

PROJECT DETAILS

The North Fulton CID Bus Shelter Program is a fund for CID members who are required, or choose to, improve existing or planned bus stops adjacent to their property and within the public right-of-way. To initiate the program, the North Fulton CID approved funding for three initial upgraded shelters to be built within its district on Haynes Bridge Road, North Point Parkway, and Windward Parkway. These locations were identified based on a variety of factors, including data indicating high average daily bus boardings and stops currently without a shelter. As a second step in the program, the North Fulton CID funded two additional shelters on Windward Parkway in partnership with the City of Alpharetta.

Remaining funds are intended to be used to reimburse bus shelter upgrades consistent with the shelter design standards approved by the CID Board of Directors and City of Alpharetta. The initial program, as approved, provides up to \$40,000 in reimbursement funds per installation. Not only does this program enhance the transit environment within the North Fulton CID to improve rider access and experience, but it also reinforces the CID's design character and contributes ongoing placemaking efforts to visually unify the district.



» PROJECTS

DAVIS DRIVE

STATUS
In Progress

CID CONTRIBUTION
\$800,000

TOTAL PROJECT COST
\$5 Million

PROJECT PARTNERS

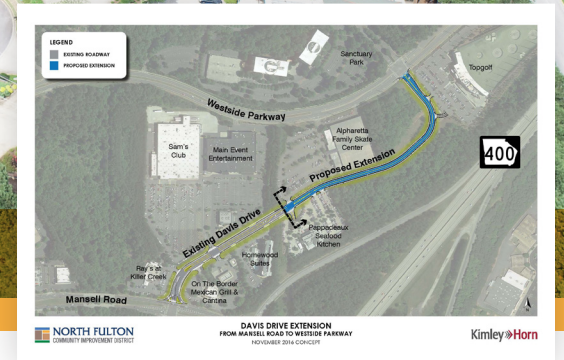
- » State Road & Tollway Authority
- » Rubenstein Partners
- » City of Alpharetta
- » Fulton County



Photo taken before project work began

PROJECT DETAILS

In partnership with the City of Alpharetta, the North Fulton CID is creating an extension of Davis Drive to Westside Parkway. Davis Drive is currently a dead-end street off Mansell Road, parallel to Georgia 400, that provides access to 5 restaurants, 1 hotel, 2 entertainment venues, and a Sam's Club in an area that has been a growing commercial and entertainment destination over the last 5-10 years. The Davis Drive Extension will improve mobility, connectivity, the local roadway network, pedestrian/bicycle mobility, and safety within the area. The project will provide greater mobility to existing businesses, potential development sites along the corridor that are currently landlocked, and provide a more direct roadway connection between Mansell Road and Westside Parkway.



The project will include enhanced pedestrian and bicycle connectivity through the provision of on street bicycle lanes and 5-6 foot sidewalks on both sides of the roadway. Bicycle lanes will bring direct connectivity to the Mansell Park and Ride lot and future connectivity to the Big Creek Greenway.

The CID's Blueprint North Fulton Master Plan determined the need for additional east-west connectivity between the GA 400 area and SR 9 between the Mansell Road corridor to the south and the Hembree Road Corridor to the north. Davis Drive will provide a direct connection from Mansell Road to Sanctuary Parkway, which in turn connects the North Point area to Old Roswell Road and its intersection with Old Ellis Road.

PROJECT DETAILS

Building upon the Sun Valley Phase 1 project, North Fulton CID and City of Roswell are designing an extension of Old Ellis Road from its current western terminus to connect with the recently constructed Sun Valley Drive. The project will include widening the existing Old Ellis Road from Old Roswell Road to its current dead end, incorporating a center turn lane and 4-foot bike lanes on either side.

The Old Ellis Extension is a critical cornerstone to building greater east-west connectivity between SR 9 and Westside Parkway/Mansell Road, along with recent investments in Davis Drive and Sun Valley Road. The project will improve local and regional mobility, multi-modal connectivity, system redundancy and reliability, and safety within the area.

It will also afford enhanced access to the North Point business district, which is expected to receive a high-capacity transit stop along GA 400. The shared use path and sidewalks will provide direct connectivity to the Mansell Road Corridor (served by MARTA bus route 140) and to Encore Parkway and the Big Creek Greenway, which are integral components of the regional trail system.

The \$20 million project is currently under design.



OLD ELLIS EXTENSION (DESIGN)

STATUS
In Progress

CID CONTRIBUTION
\$750,000

TOTAL PROJECT COST
\$1 Million

PROJECT PARTNERS

» City of Roswell

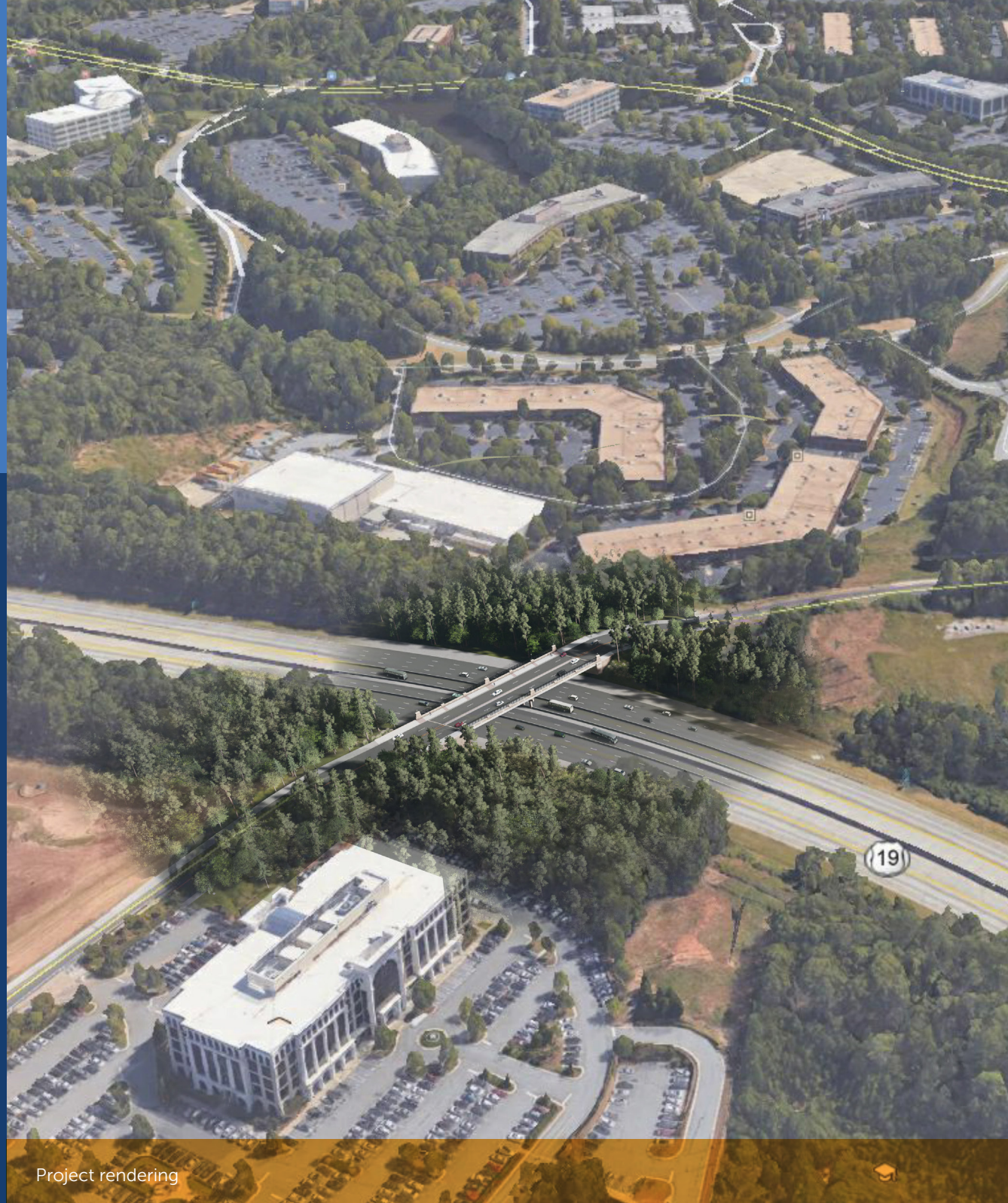
» PROJECTS

NFCID CONTRIBUTIONS TO BRIDGES

STATUS
In Progress

CID CONTRIBUTION
\$40,000

TOTAL PROJECT COST
\$5 Million



Project rendering



Project rendering

PROJECT DETAILS

The North Fulton CID, in partnership with the City of Alpharetta, funded aesthetic and mobility improvements to two bridge replacements and one new bridge that will be built as part of the Georgia Department of Transportation's (GDOT) Major Mobility Investment Program (MMIP). The planned addition of express and transit lanes to GA 400 necessitates a reconstruction of the Kimball Bridge Road and Webb Bridge Road bridges and the addition of a new bridge and express lane access point at Tradewinds Parkway within the City of Alpharetta.

Through a process that included multiple design charrettes and work sessions, a set of bridge design standards and guidelines were created, adopted by the City of Alpharetta, and included in the MMIP construction documents. These standards are to ensure that the designs of these three bridges are consistent with and reflect the character of the City and CID, specifically building upon the Encore Parkway bridge to enhance the overall visual quality and consistency of the community.



Project rendering

» PROJECTS

TSPLOST CONTRIBUTIONS

STATUS

Completed
(November 2021)

CID CONTRIBUTION

\$150,000

The North Fulton CID was pleased to support the education campaign associated with the renewal of Fulton County's Transportation Special Purpose Local Option Sales Tax (TSPLOST) in the Fall of 2021. With the passing of TSPLOST II, over **\$545 Million** in transportation investments will be made in Fulton County, including the North Fulton CID area, over the next five years.





ENCORE GREENWAY PARK AND GATEWAY

STATUS
In Progress

CID CONTRIBUTION
\$430,000

TOTAL PROJECT COST
\$660,000

PROJECT PARTNERS

» City of Alpharetta

PROJECT DETAILS

A primary goal of the City of Alpharetta and North Fulton CID is to connect the Alpha Loop and Encore Parkway to the Big Creek Greenway. To support this goal, the City is developing plans for a Greenway Park and Gateway to the east of the Encore Parkway/North Point Parkway intersection. The public park and gateway will include a connecting bridge to tie Alpha Loop on the west side of GA 400 to the Big Creek Greenway on the east side. This project will create a significant focal point along the North Point corridor and enhance accessibility to the area's multipurpose trails.



» PROJECTS

BLUEPRINT III

In 2021, the North Fulton CID updated its Blueprint Master Plan, first developed in 2007 (Blueprint 1.0) and updated previously in 2014 (Blueprint 2.0). Based on the completion of much of Blueprint 2.0's project list and significant economic changes over the last five years, a 7-year update to the CID's Master Plan was recommended to result in:



Refined land use, transportation, transit, and placemaking strategies, as well as opportunities to implement innovative technologies to sustain and enhance the area's exceptional quality of life and position as a desired business location



Input from CID stakeholders including CID members, elected officials, and prospective CID members to foster a greater understanding of property owner needs and priorities



An updated, prioritized list of projects and programs to guide CID efforts and investments



Identification of funding opportunities and models to implement envisioned improvements.



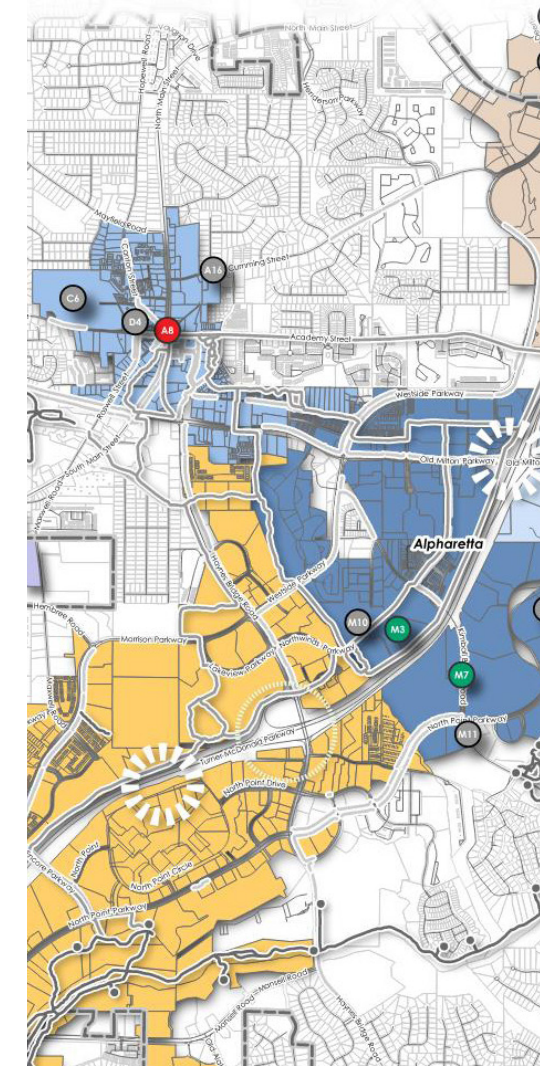
The Master Plan Update included a review of demographics, economics, and real estate in the North Fulton Market Area to determine trends affecting real estate demand in the CID, as well as an analysis of mobility trends and needs. The mobility assessment was completed using origin-destination data from Streetlight, a private data source that uses anonymized location records from smartphones and navigation devices in connected vehicles.

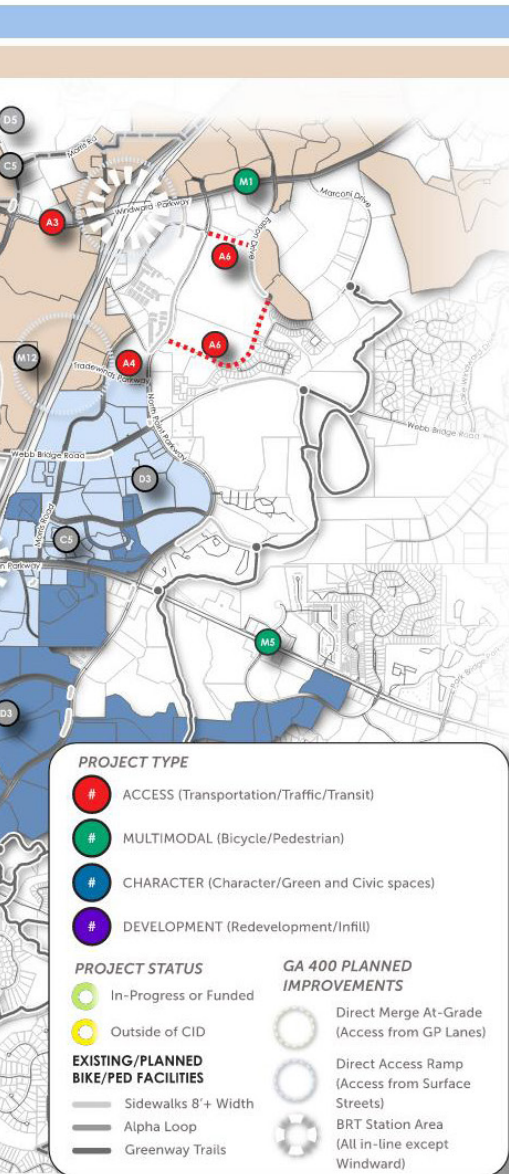
Blueprint III prioritizes 13 initiatives and 20 projects in the areas of access, character, multimodal enhancements, and development-oriented endeavors to be undertaken over the next 5-7 years. The CID is actively progressing implementation of the Master Plan Update's Short-Term Work Plan to create a more vibrant and connected North Fulton.

Master Plan

OLD MILTON PARKWAY

WINDWARD PARKWAY





North Fulton CID

Priority Projects

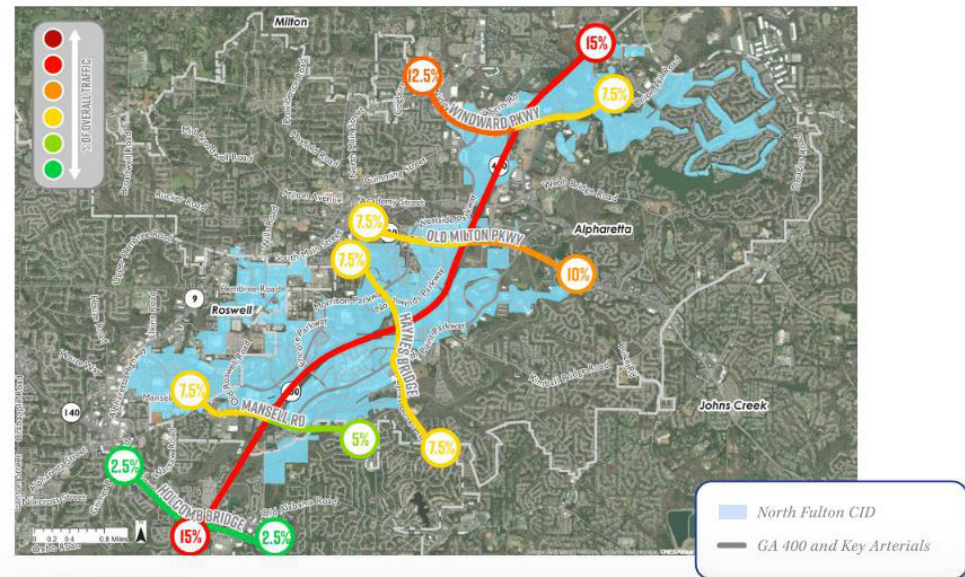
- A3 » Conduct a study on land use and transportation
- A4 » East-side intersection of Morris Road/
- A6 » Dryden Road
- A8 » Partner with
- M1 » Windward-M
- M3 » Partner to complete Jackson Hea
- M5 » Partner with City of Alpharetta on Old Milton roadway widening
- M7 » Complete section of pedestrian corridor (Substation)

Aspirational Projects

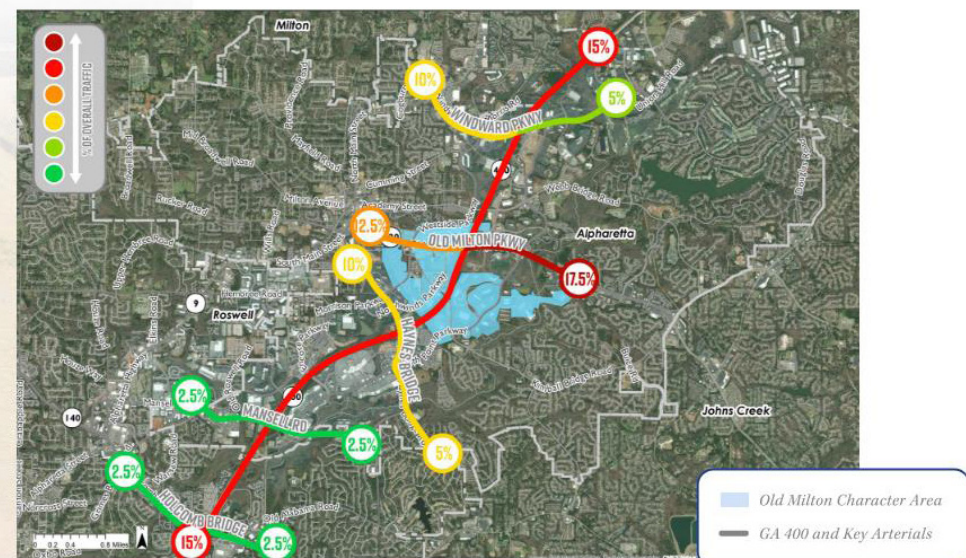
- A16 » City of Alpharetta Street connectivity
- M10 » Study pedestrian gap along North
- M11 » Add multiuse path to connect to E
- M12 » Tradewinds corridor GA 400 (tie into

Blueprint III Master

District-wide PM Peak (Outbound)



Old Milton Character Area PM Peak (Outbound)



OUR PARTNERS







WE'VE MOVED!

10000 Avalon Boulevard, Suite 100
Alpharetta, GA 30009

(678) 397-0570
www.northfultoncid.com