Developing Downtown Understanding & Managing Risk

Sugar Hill Policy Team

Mayor, Council, Manager and Clerk

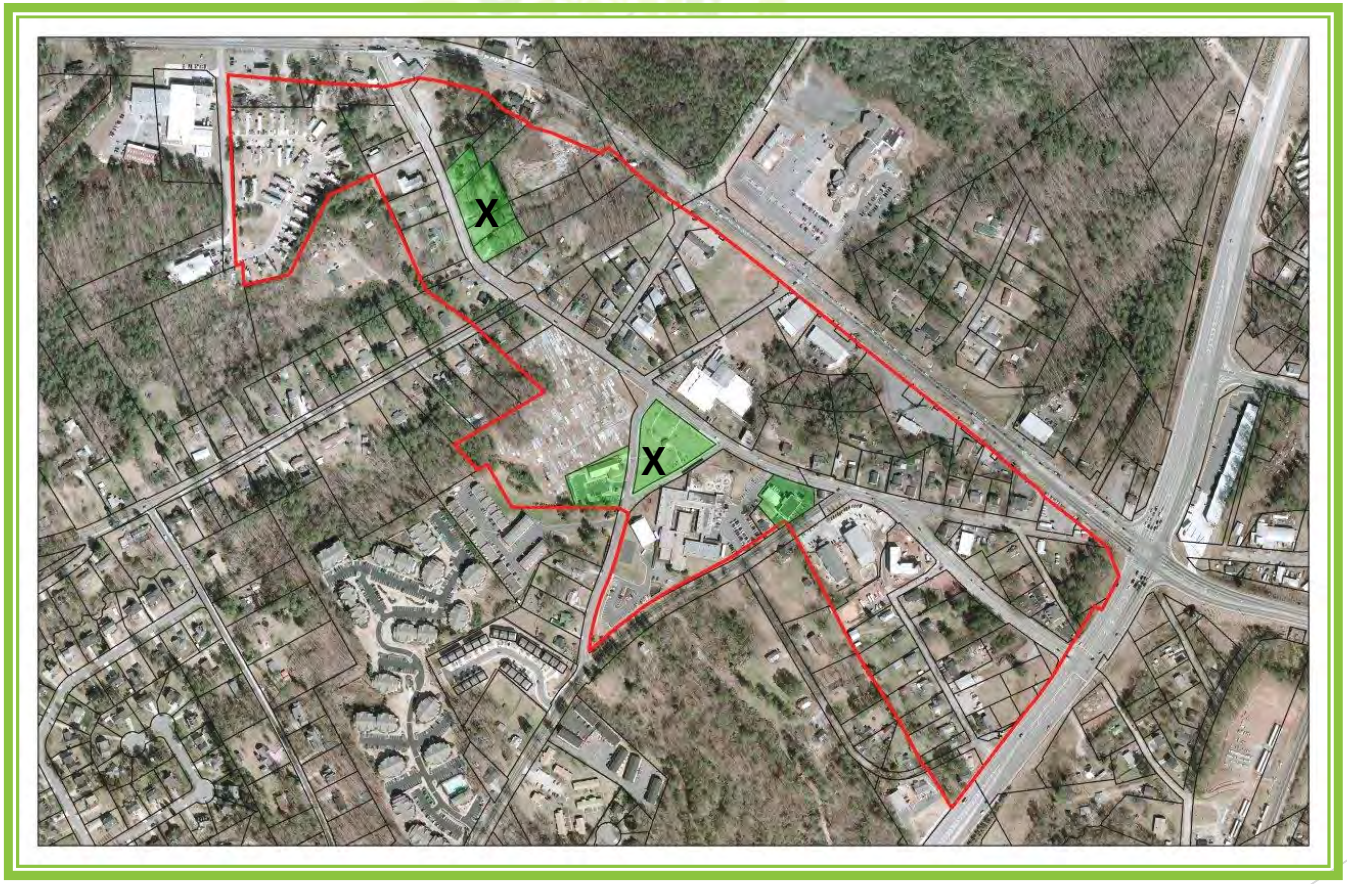
Sugar Hill – Crossroads of Investment

- Situated at Intersection of Highway 20 and PIB
- Highway 20 widening complete in 2016
  - New 4-lane east-west connector
  - Currently 30,000 vehicle trips a day – to 50,000
  - Residential corridor to become hubs for substantial commercial development
- City Had an Unwavering Commitment to Placemaking
  - Downtown to become a walkable residential/commercial/entertainment center
    Concerts, special events, traffic counts point to opportunity for downtown hotel
- As Form Follows Function so does Private Investment Follow Vision
  - $250 million private investment expected in next three years
  - Mix of rental units, senior living, condos, townhomes, office, grocery, restaurants, retail, hotel and convention space

Defining the Downtown Area

2000

An Emerging Public Space



2005

A Commitment to Infrastructure

2010

Streetscape / Stormwater Improvements

2011

$2,500,000 Public Investment

The Bones are Taking Shape

2012

A Grand Public Space Revealed

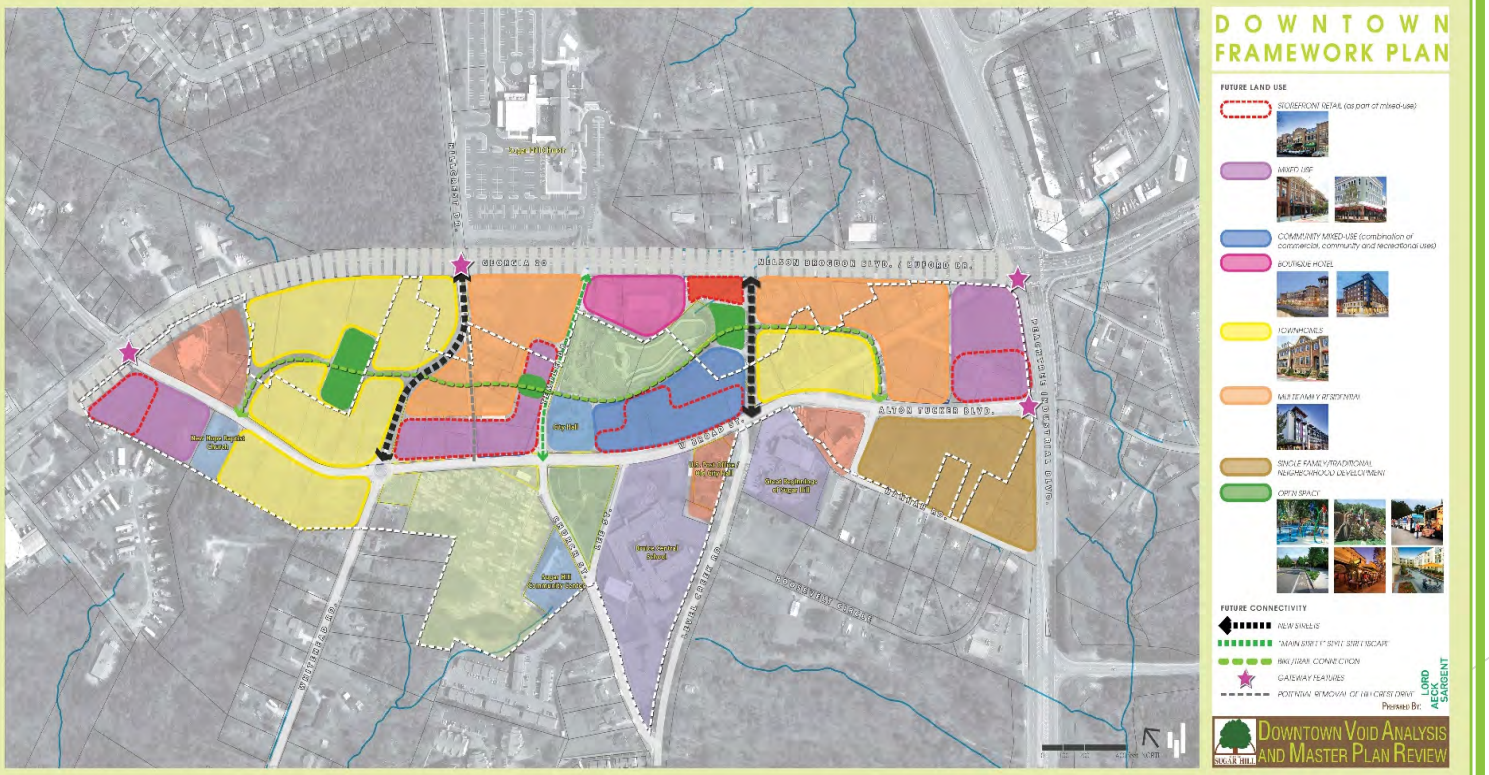
2013

Expanding and Enhancing the Core

2014

Refining the Vision
Downtown Master Plan

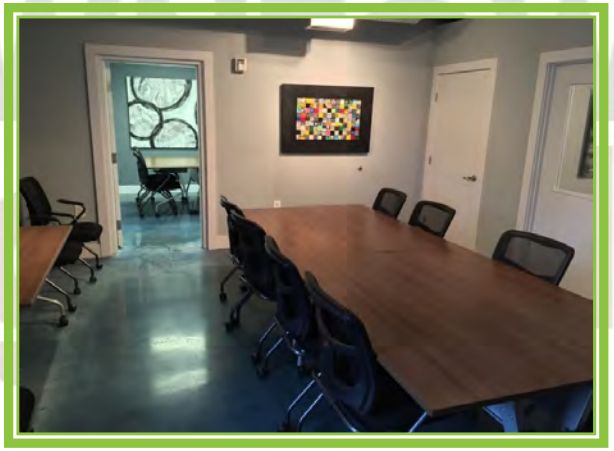
2014



An Emerging Downtown Marketplace

2015

Adaptive Reuse of Old City Hall



2014 and 2015

“The Suite Spot”

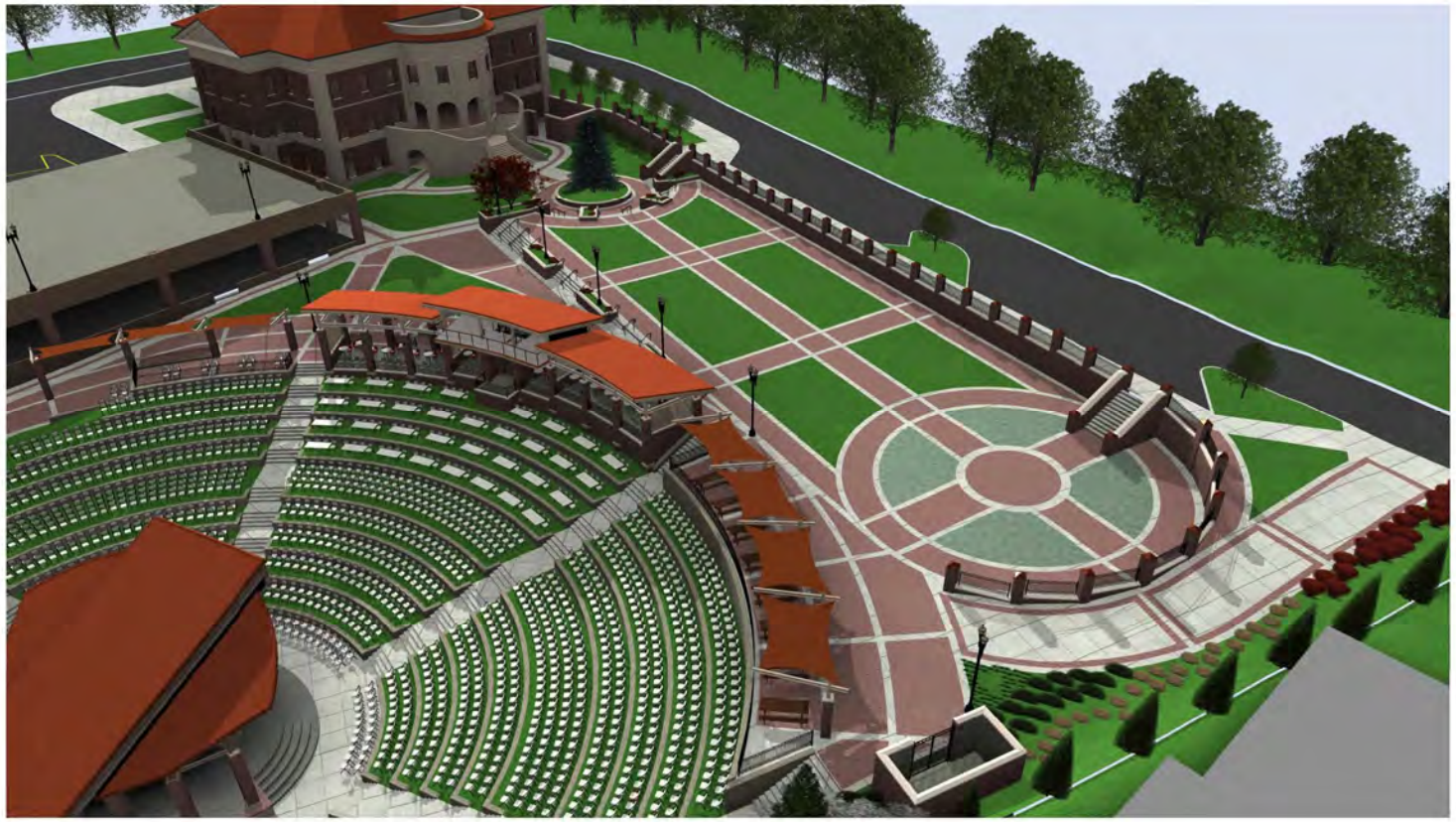
Seeking Excellence – Bowl Improvements

2016

$3,500,000 Public Investment

New Hardscape and Town Plaza View

A Grand Public Space Takes Shape



A Grand Public Space Takes Shape

A Grand Public Space Takes Shape

Concert View

Suites View

An “Epic” First Step – The EpiCenter

2016

$35,000,000 Public Mixed-Use Development

View from Level Creek

View from Highway 20

Theater Lobby

Recreation Lobby

Gymnasium

Private Sector Responds

Investment Factors

Community Vision
Commitment to Action
Understanding of Partnerships

The Holbrook – Highway 20 View

2016 Start

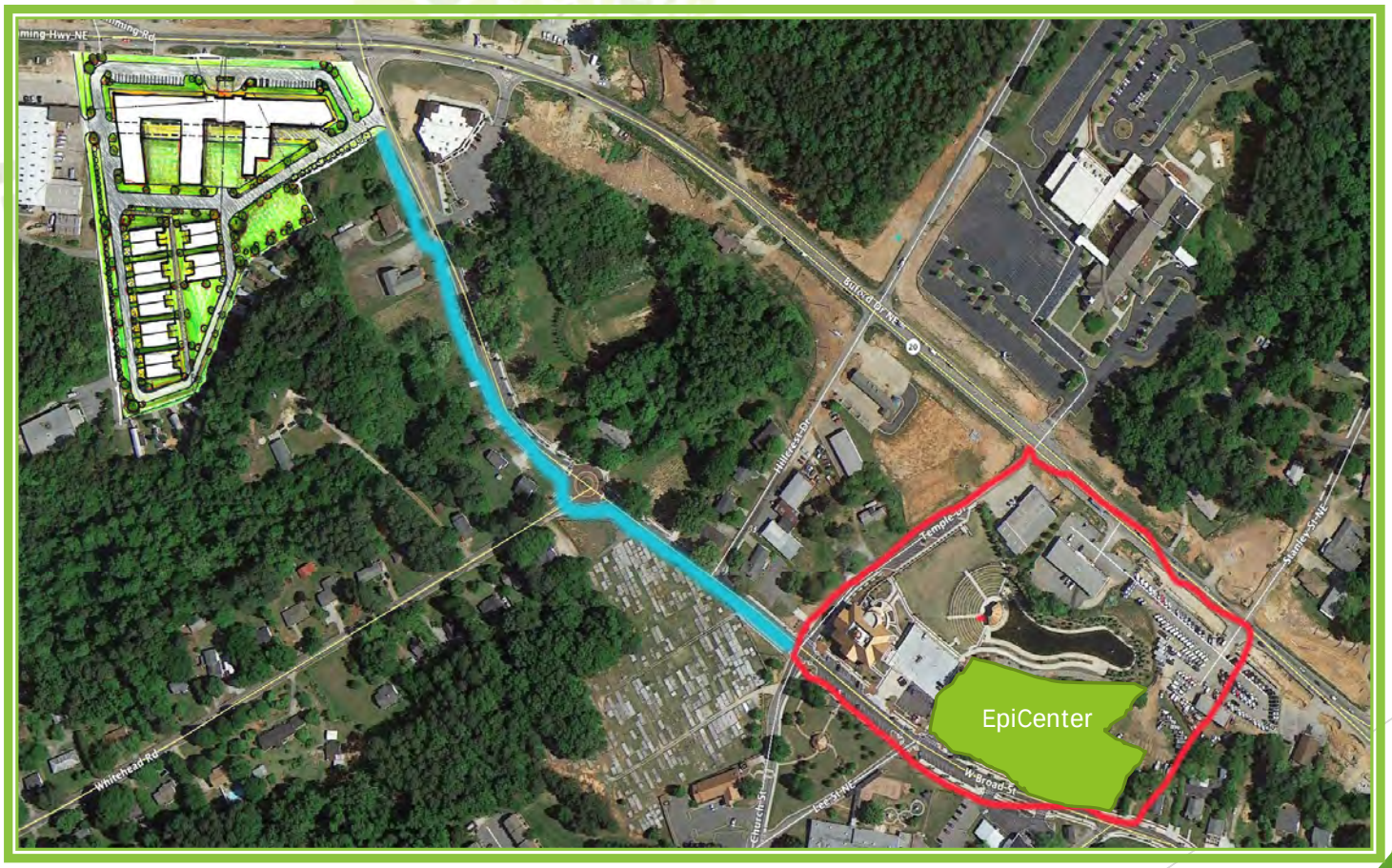
SOLOMON DEVELOPMENT SERVICES, LLC
www.solomondevelop.com

TRINITY Lifestyles MANAGEMENT
www.trinitylifestylesmanagement.com

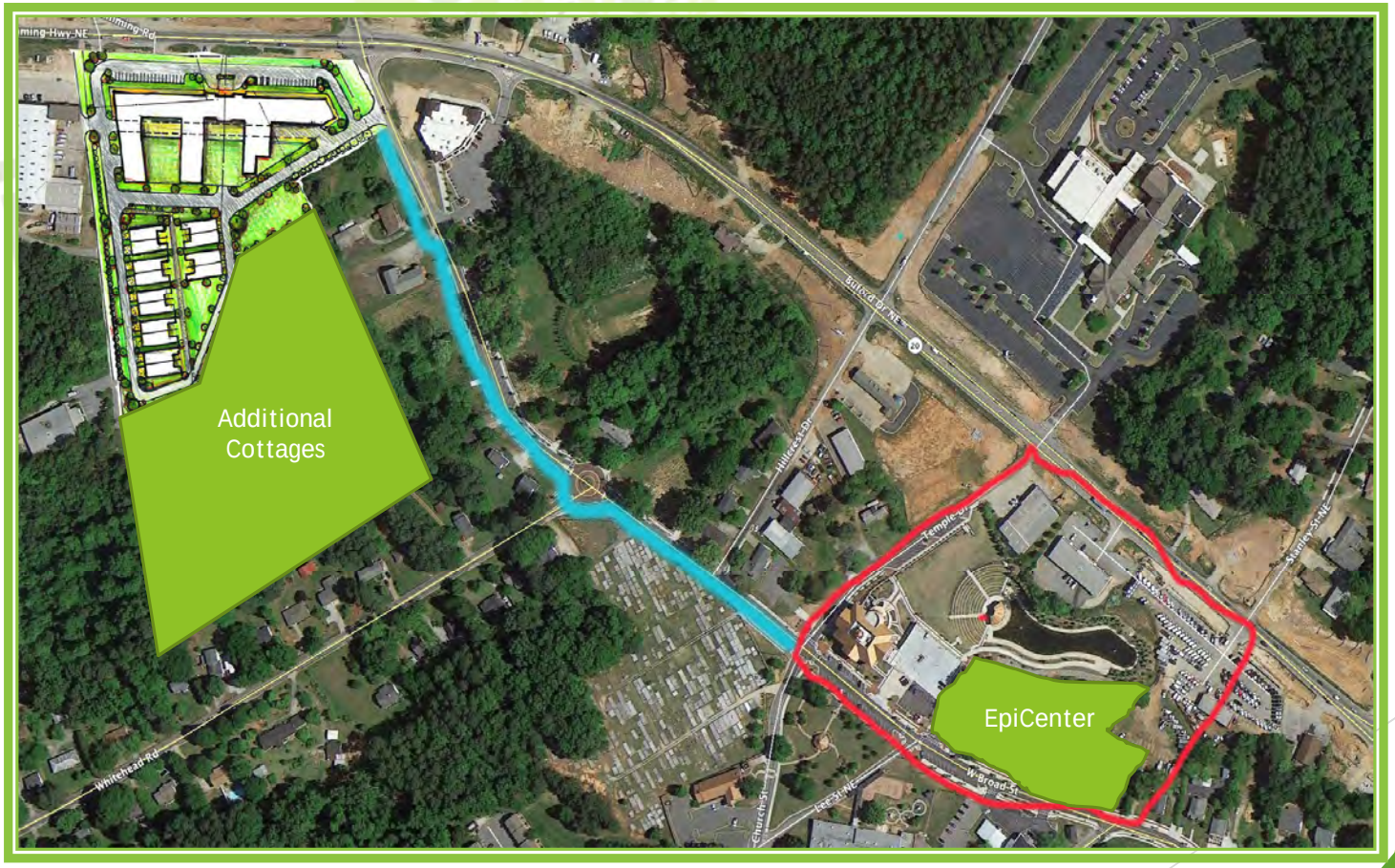
ABBEY HALL INTERIORS
www.abbeyhallinteriors.com

$65,000,000 Private Mixed-Use Development

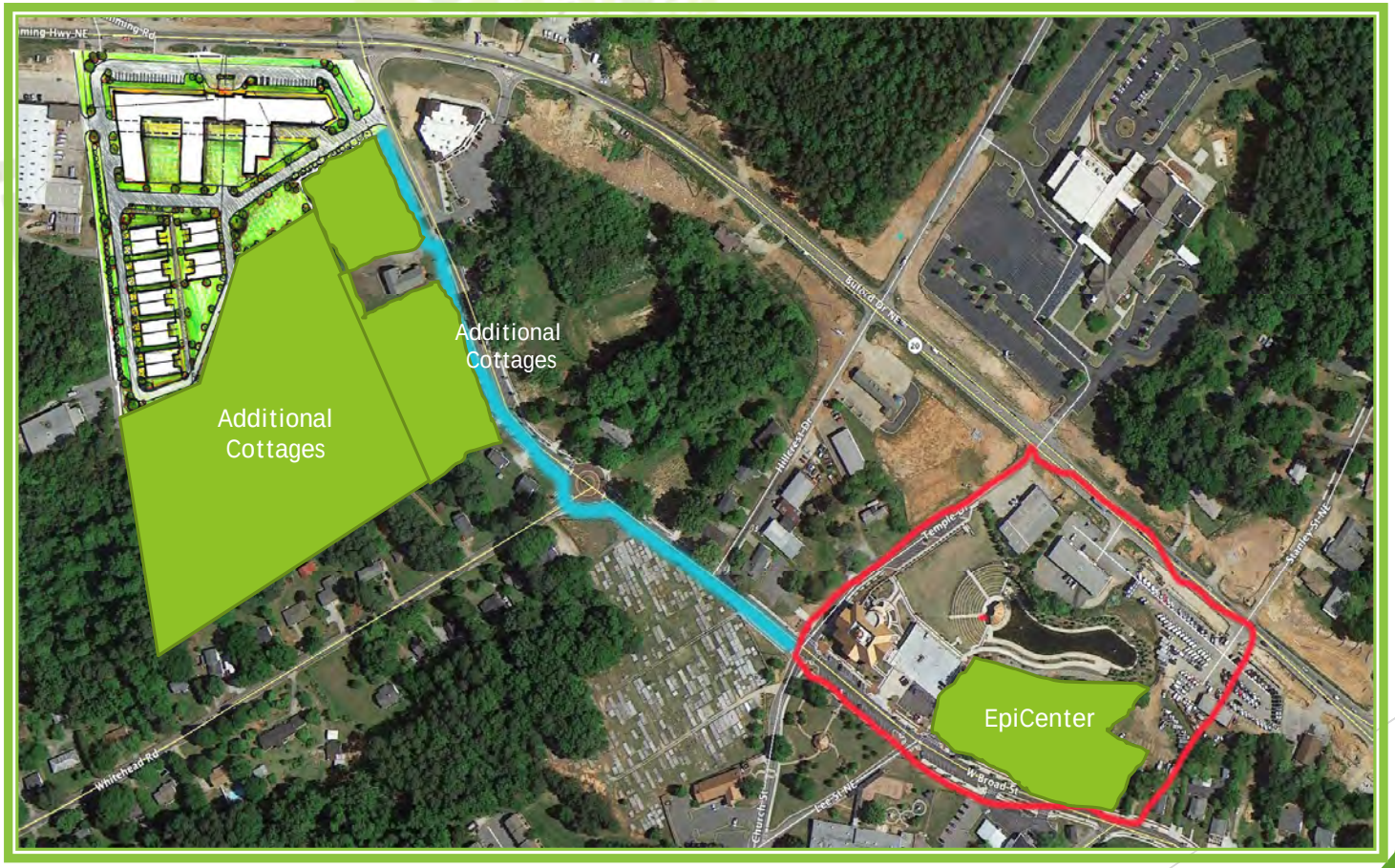
The Holbrook – Initial Site Location



The Holbrook – Expanded Site



The Holbrook – Evolving Site



Duplex Cottage Concept - 26 to 30 Units

The Holbrook – Program Overview

- **Multi-story Urban Style over Publically Accessible Commercial Space**
  - **175 units** of Independent Living
  - **25 units** of Assisted Living
  - **25 units** of Memory Care
  - Two-level **structured parking** below building for residents
  - 26-30 duplex **Independent Living Cottages** with single car garages
- **Building and Footprint Size**
  - Senior Living – **290,875 square feet**
  - Retail Space – **25,800 square feet**
  - Sits on **8.5 acres of land owned by the city** and 7.0 acres other
- **Amenities**
  - **Wellness clinic, full spa, Olympic size indoor salt water pool**
  - **Multiple dining, meeting & gathering venues, theater & store**
  - **Internal greenspace and pavilion**
  - **Easy walkable access to downtown Sugar Hill**

Prospect Hill Mixed-Use Development

2016

$50,000,000 Private Mixed-Use Development

Prospect Hill Mixed Use Development

- 125-150 Room full-service Wyndham Hotel
- Conference Center
- 80 luxury condominiums
- Imbedded multi-level parking structure
- 30,000sf of office space
- 40,000 sf of retail / restaurant space, including niche grocery store
- Total project will sit on 4.5 acres of land owned by the city overlooking the Bowl

Prospect Hill Mixed-Use Development

Prospect Hill Mixed-Use Development

Prospect Hill Mixed-Use Development

Prospect Hill Mixed-Use Development

The Buice Center Redevelopment

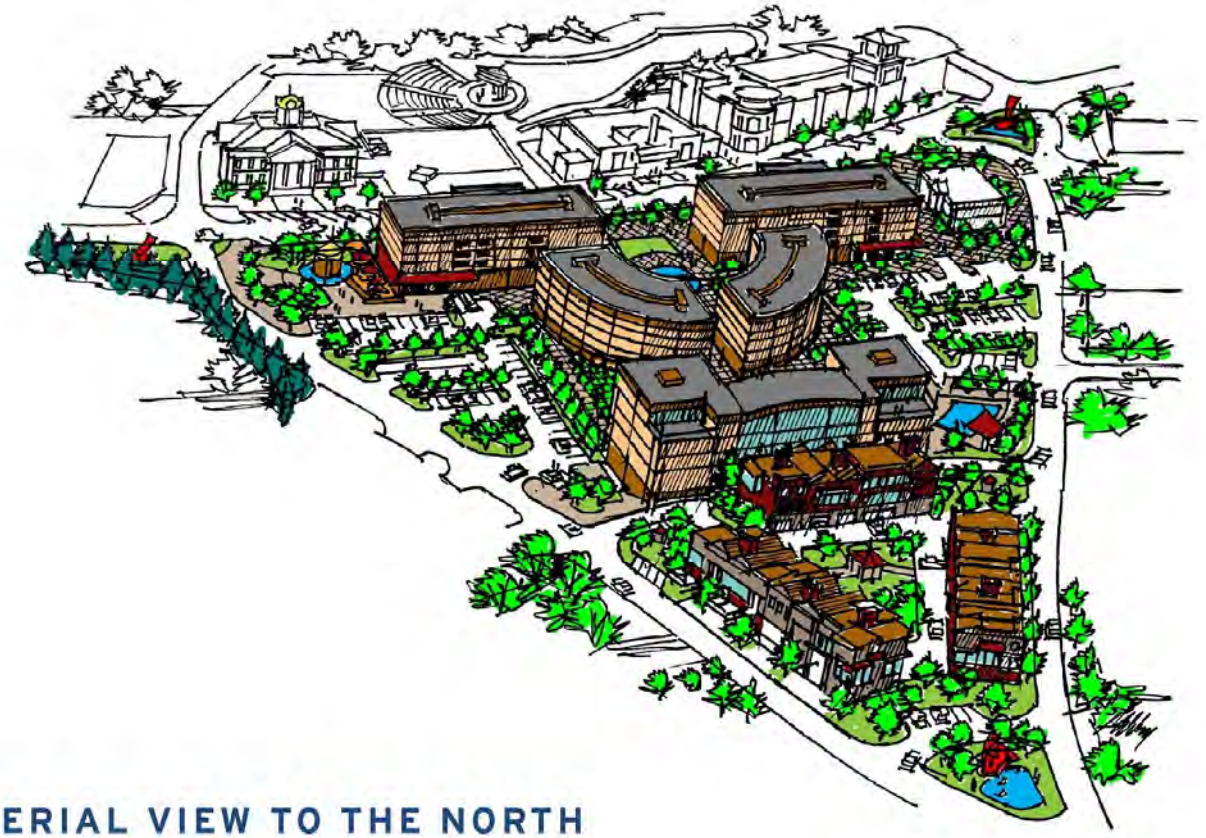
The Buice Redevelopment Footprint

Start Date 2016

$68,000,000 Private Mixed-Use Development

The Buice Redevelopment Concept Plan

Sugar Hill Town Center Conceptual Plan



AERIAL VIEW TO THE NORTH

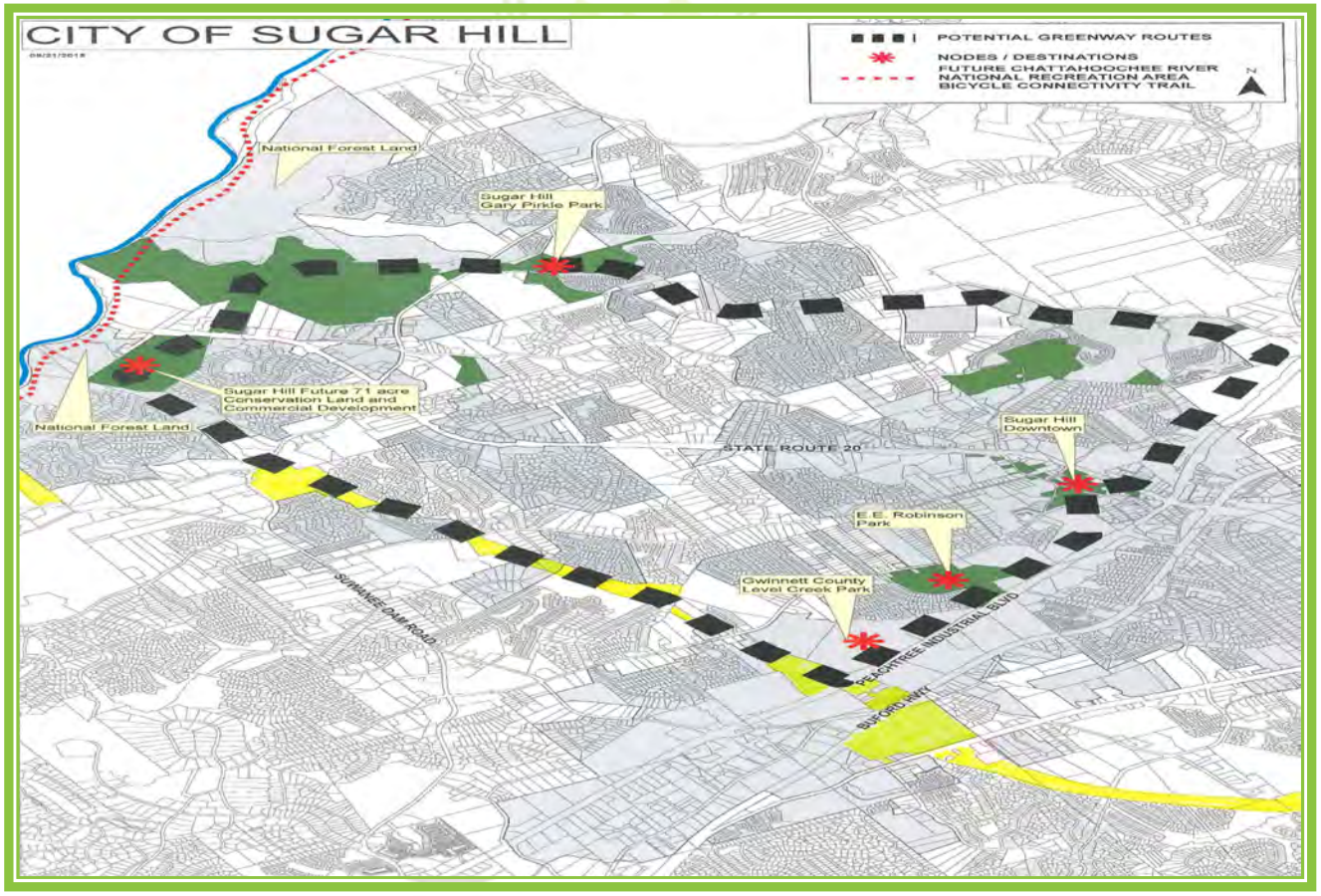
Sugar Hill Town Center Conceptual Plan

AERIAL VIEW TO THE WEST

Sugar Hill Town Center Program Overview

- 4-story structure with 200 luxury millennial housing units
- 22 high-end town homes
- Multi-level parking structure to serve site and city
- 96 Independent Living Units
- Joint use greenspace with public art and water features
- 20,000 square feet of retail/grocery/office/restaurant space
- 686 structured and surface parking spaces
- Total project will sit on about 7.5 acres of city-owned land

The Sugar Loop Greenway



$1,815,000 in property acquisition in 2015 for Start of Sugar Loop
$15,000,000 Projected Cost to Complete

2016 Start Date

Sugar Hill

Where Leaders and Residents Are

Passionate About the Brand

Committed to the Vision

&

Value Lasting Relationships