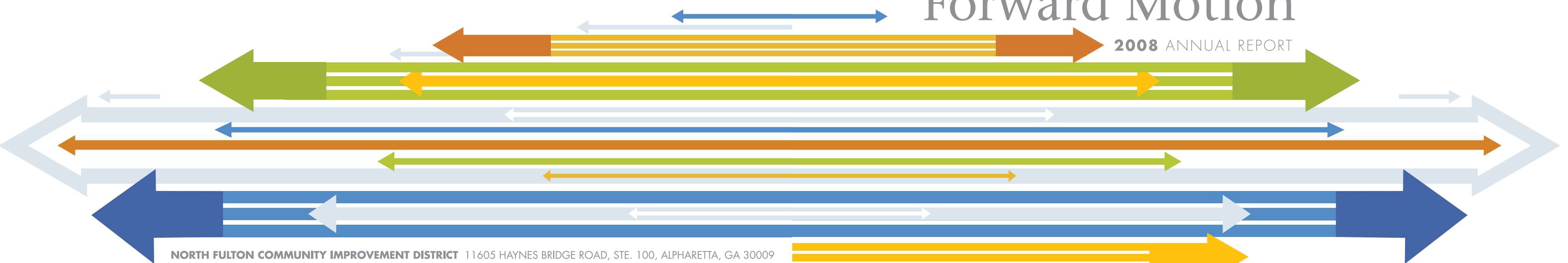


Forward Motion

2008 ANNUAL REPORT



NORTH FULTON COMMUNITY IMPROVEMENT DISTRICT 11605 HAYNES BRIDGE ROAD, STE. 100, ALPHARETTA, GA 30009



F O R W A R D M O T I O N

“ Thousands Learn CID’s Vision for the Future. ”

The North Fulton Community Improvement District (CID) kicked off 2008 by unveiling a “Blueprint” of North Fulton’s future to nearly 1,000 members of the Greater North Fulton Chamber of Commerce at the Chamber’s black-tie Gala. This set the stage for an outstanding year.

“We have worked diligently this year to study our area, map out a plan for future growth, and make sure we accommodate North Fulton’s needs while maintaining our community ambiance and pleasing our residents,” said Kerry Armstrong, Board Chairman for the North Fulton Community Improvement District. “Our goal is to promote positive change and improve the quality of life throughout the District.”

The North Fulton Community Improvement District encompasses the commercial corridor along Georgia Highway 400, running roughly from Mansell Road on the south to McGinnis Ferry Road at its northern terminus. A voluntary tax, paid by commercial property owners within the District’s boundaries, funds the CID’s efforts to improve the area.

In the last 12 months, the CID made significant strides on several essential projects. The narrow, two-lane bridge over Foe Killer Creek was closed, and a new, wider bridge is currently being constructed. Landscaping and pedestrian access along Mansell Road at Georgia 400 created a tree-lined gateway to North Fulton County. Construction began on Westside Parkway’s six-year expansion plans.

At the same time, the CID created a new vision for the future of the District. A comprehensive planning process with local government and citizen support has resulted in a “Blueprint” for North Fulton’s future. And the future looks bright, with enhanced transit opportunities, walkable neighborhoods connected to mixed-use business corridors, and increased business growth.

Since its inception in 2003, the North Fulton Community Improvement District has invested more than \$4 million in the local community. CID dollars have been leveraged by local and county governments to bring more than \$50 million in new infrastructure to the area.



CID Adds Rhythm to North Fulton’s Annual Gala

With nearly 1,000 of its neighbors attending a black-tie evening, the 2008 Chairman’s Gala was the perfect venue for the North Fulton CID to deliver its message of planned growth and enhanced transportation. The CID was the lead sponsor of the Greater North Fulton Chamber of Commerce’s annual event, held in January at the Georgia Aquarium. Tom LaDow, then Chairman of the CID board, provided insights into the CID’s mission, while CID Chief Operating Officer Ann Hanlon imparted its vision for the future.

\$4 million: CID Investment in North Fulton County, 2003-2008

\$50 million in New Infrastructure Created



M O V I N G C A R S



“ The CID recognized the importance of reshaping area intersections to keep traffic flowing. ”

CID Celebrates Westside Parkway Bridge Expansion at “Bridge Breaking”

North Fulton’s attractive cities of Alpharetta, Milton and Roswell, its superb amenities – including the Verizon Wireless Amphitheatre – and its strong quality of life make this area destined to grow even more.

Although good for business, growth is stressing the transportation infrastructure throughout the District. This is precisely why the North Fulton CID was created: to focus on transportation and move crucial projects forward.

WESTSIDE PARKWAY

Westside Parkway is becoming a new “Main Street” for business in North Fulton. Due to the efforts of the North Fulton CID, Westside Parkway is being expanded to the north and south, with an ongoing widening project along this route. The CID purchased right-of-way for the southern bridge replacement and is working closely with Alpharetta and Roswell on the expansion. All told, the CID has invested \$1.2 million in the \$25 million Westside Parkway project. Construction began in summer 2008 and project completion is scheduled in early 2010.

INTERSECTION IMPROVEMENTS

Intersections often cause traffic bottlenecks, so the CID is working hard to pop the intersection corks in North Fulton. Left-turn lanes have been added at the intersection of Hembree and Maxwell roads, and the CID has committed \$800,000 to the City of Alpharetta to relieve congestion at 10 intersections.

INTERSECTIONS BEING IMPROVED INCLUDE:

- Old Milton Parkway at North Point Parkway
- Canton Street at Mayfield Road
- Hembree Road at Maxwell Road
- Kimball Bridge Road at Waters Road
- Kimball Bridge Road at North Point Parkway
- Old Milton Parkway at Haynes Bridge Road
- Highway 9 at Vaughn Drive
- Webb Bridge Road at Shirley Bridge Road

INTERSECTION IMPROVEMENTS *continued* :

- Windward Parkway at Highway 9
- Windward Parkway at North Point Parkway

MANSELL ROAD

A new gateway to North Fulton was completed during 2008, with stone walls, landscaping and wide sidewalks welcoming cars and pedestrians along Mansell Road at Georgia 400. The CID partnered with the City of Alpharetta on the \$700,000 project, enabling people to safely walk from the parking lot at MARTA’s Mansell Park & Ride lot to the nearby retail areas for shopping and dining. It also completes the CID’s vision of making Mansell Road a gateway to North Fulton.

Efforts by the North Fulton CID in 2008 directly addressed the stresses being inflicted on the area’s transportation infrastructure by the growth of the North Fulton market.

More than 50 people attended the September 25th “Bridge Breaking” event celebrating the expansion of Westside Parkway. Roswell City Councilman Jerry Orlans (below, left to right) and Mayor Jere Wood joined CID board members Paul Folger and Kerry Armstrong, along with Greater North Fulton Chamber of Commerce President Brandon Beach and Alpharetta City Councilman Jim Paine in celebrating the Bridge Breaking.

“This project will really bring the two cities together,” Mayor Wood said at the event. “Due to the Herculean effort of the North Fulton CID, this project became a reality.”

Ceremonial sledge hammers were given to the project’s participants as part of the “Bridge Breaking” ceremony.

\$1.2 million: CID Investment in Westside Parkway

\$25 million Roadway Expansion Created



M O V I N G P E O P L E



“ The CID can step out of the box and study all the options. ”

CID Studies Commuter Shuttle Feasibility

A recent CID-sponsored survey of workers in the area asked what challenges they would most like to see addressed in the next 10 years. The answer: Transit.

Traffic congestion and the lack of transit ranked high on the minds of the people who work in North Fulton. That's why the CID funded two studies in 2008 that related to the possibility of more efficient mass transit.

The first study, by the metro Atlanta Transit Planning Board, examined how to increase transit options and ridership throughout the Atlanta region. This study will be a catalyst for enhancing mass transit options within the District, across North Fulton and throughout the entire region. The North Fulton CID funded \$15,000 of the \$200,000 study.

A second study, funded by the CID, considered aerial transit – evaluating the potential effectiveness of airborne gondolas to move North Fultonites up and out of traffic congestion. These 100-passenger sky trams would move people back and forth from the North Springs MARTA station to the Windward Parkway exit with stops at strategic points along the way. This initial study cost approximately \$25,000.



Courtesy of Atlanta Symphony Orchestra. Photo by Chris Lee.



According to a survey by the Transit Planning Board, many Atlanta-area residents are willing to put their money where their mouths are when it comes to transit. Conducted early in 2008, the study of 10 metro counties found that 85 percent of residents want to increase the investment in public transit. More than half of respondents even support a one percent sales tax to fund it.

The North Fulton CID took a leadership position on transit in 2008, issuing a request for proposals to study a commuter shuttle system in North Fulton. This effort is aimed at planning, promoting and implementing public transit, as encouraged by transportation elements identified in the Livable Centers Initiative, the ARC Regional Development Plan and the Fulton County Comprehensive Plan. The CID will incorporate those elements that are most appropriate for the North Fulton area.

\$15,000: CID Investment in Transit Planning Board Study

\$200,000 TPB Study is a Catalyst for Enhancing Transit Options



M O V I N G T H E R E G I O N

“The North Fulton Corridor is now connected with a common vision.”

Blueprint North Fulton is a land-use and development vision. Crafted to sustain and enhance the exceptional quality of life in North Fulton and maintain its robust business environment, Blueprint North Fulton creates a cohesive vision for growth and development along the Georgia 400 commercial corridor.

Sponsored by the North Fulton Community Improvement District, the plan was developed in cooperation with the cities of Alpharetta, Milton and Roswell to help plan, fund and accelerate infrastructure improvements. The CID funded Blueprint North Fulton at a cost of \$500,000.

Through preliminary research and an open, public input process, the CID gained a solid understanding of community sentiment. The CID held a series of public input meetings, involving community stakeholders and leaders, area businesses and local residents in the Blueprint process. Several community-based surveys also were conducted to gain additional insights.

Thanks to careful studies of residential growth, traffic flow, pedestrian access and area attitudes, the North Fulton corridor is now connected with a common vision for future development. In December 2008, the CID board adopted the Blueprint North Fulton plan and

its list of proposed projects. With an initial CID investment of \$12.4 million to move these projects forward, the North Fulton area could garner upwards of \$150 million in new projects for the region.

Future land-use patterns and new development must create a more integrated, walkable environment in North Fulton, especially in its commercial areas. While North Fulton blossomed with the construction of Georgia 400, this clogged artery's congestion could be detrimental to the area's future. The vision for a more integrated, mixed-use development approach will combat continued traffic congestion and enhance North Fulton's high quality of life.

“Thanks to the outstanding work of the CID board and its planning team, the Blueprint North Fulton master plan is now ready to move forward,” said Ann Hanlon. “Our Blueprint for the future of North Fulton includes greater access to regional and local transit, enhanced vehicular connectivity through an expanded grid of roadways, and enhanced walkability through expanded trail networks and improved land use practices.

“It's time to move our vision forward.”



The North Fulton Community Improvement District stretches along the Georgia 400 corridor from Mansell Road north.

\$700,000: CID Investment in Mansell Road Streetscape
Priceless New Gateway to North Fulton Created



M O V I N G A H E A D

“Our role is to jump-start infrastructure improvements.”

Five years ago, commercial property owners in North Fulton County created their own Community Improvement District to accelerate infrastructure projects within the District by offering a creative financing solution.

The CID's first project involved replacing a bridge just north of Mansell Road and widening Westside Parkway. The CID invested approximately \$1.2 million in Westside Parkway, which is today valued at \$25 million. This project was one of tremendous passion for the CID, and proved to be not only a smart investment by the private sector, but also a much-needed transportation artery for the North Fulton community. The road is now under construction and will be complete in 2010.

Thanks to the efforts of an outstanding Board of Directors and tremendous community feedback, 2008 was an exemplary year for the North Fulton CID. We not only accomplished the very project we set out to do, but we also leveraged a 13:1 return on our investments and completed a plan for the future of our region. Called Blueprint North Fulton, the plan is our way of ensuring our region is moving ahead in a positive direction.

In 2009, we will begin implementing the transportation projects identified in the Blueprint North Fulton plan. This February, the CID Board of Directors authorized spending \$2.6 million in design and engineering of 11 projects, proving we are already making progress. I look forward to a great year ahead, and am confident that the leadership of the CID and our partner cities will contribute to our District's success.




NORTH FULTON COMMUNITY IMPROVEMENT DISTRICT BOARD OF DIRECTORS AND STAFF

Seated (L-R): Moses Brown, Don Howard, Kerry Armstrong, Paul Folger, Tad Leithead. **Standing (L-R):** Jim Stevens, Lynn Rainey, David Baer, John Bell, Mario Mireles, Tom LaDow, Mark Hennessy, Brandon Beach, Ann Miller Hanlon

North Fulton CID Board of Directors 2008-2009



Kerry Armstrong, *CID Chairman*
Duke Realty Corporation

Paul Folger
MetLife

Tom LaDow

Don Howard
Bank of North Georgia

Mark Hennessy
Hennessy Automotive

David Baer
United Parcel Service

Mario Mireles
General Growth Properties

Tad Leithead
Cousins Properties, Inc.

John Bell
Crescent Resources

Moses Brown
Reed Elsevier/
LexisNexis

North Fulton CID Staff

Brandon Beach, *Executive Director*

Ann Miller Hanlon, *Chief Operating Officer*

Lynn Rainey, *Attorney*

Jim Stevens, *Accountant*

\$12.4 million: Proposed CID Investment in Future Projects

\$150 million in Potential Transportation Enhancements for the Region

