

New Roadway Could Bring REDEVELOPMENT

The Evermore CID is planning a new road to allow east-to-west travel parallel to Highway 78, connecting Hewatt Road with Parkwood Road and continuing to Britt Road.

The overall design will increase driver safety throughout the Evermore corridor while improving mobility and access in the area. As preliminary planning and engineering efforts continue, the project should launch in late 2012 or early 2013.

In the meantime, the CID's Board of Directors recently agreed to investigate a possible extension of the parallel roadway to connect the intersection of Walton Court and Old U.S. 78 at Highway 78.

The extension would bring a new traffic signal and an intersection redesign to increase traffic flow and safety at the junction. The Walton Court realignment could also open access to undeveloped land representing significant potential commercial investment opportunities.

The CID is at the forefront of organizing all aspects of the parallel road effort, including providing assistance and coordination between the Georgia Department of Transportation, Gwinnett County transportation officials and the city of Snellville.

Evermore
formed in 2003
as the first CID
in Gwinnett County

Evermore has 503 property owners, mixing retail, commercial office and private business



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Evermore: Home to the **Best of Gwinnett** 2011



Readers of Gwinnett Magazine have made their voices heard. Many of their top choices for dining, shopping and other services are found right here in the Evermore CID. Congratulations to these winning businesses!

Best Mexican Food
Frontera

Best Bakery
Bill Rhodes

Best Salon
The 124 Group

Best Antiques Store
Ally's Attic

Best Place to Buy Flowers
A Daisy a Day

Best Auto Mechanic
CV Experts

Best Car Wash
Mr. Clean Carwash

Best Local Festival
Yellow Daisy Festival

Best Park
Stone Mountain

Best Summer Activity
Stone Mountain Laser Show

Best School Field Trip
Yellow River Game Ranch

Best Bank
Brand Bank

Best Supermarket
Kroger





evermore

Community Improvement District

January 2012



Holiday Inn Express Renovation Complete

The Patel family and its company, Exceptional Hospitality, recently celebrated the completion of a \$2 million renovation of their Holiday Inn Express-Stone Mountain, which is located in the Evermore CID.

The Holiday Inn Express is one of four properties the Patels own in the greater Stone Mountain area with their first location built in 1983. The Patels were also some of the first supporters of the Evermore effort during the CID's formation, and their renovation investment demonstrates their commitment to the area.

"They love this community, and their heart is right there," said Barbara Mullin, Exceptional Hospitality's regional director of sales and marketing. "Instead of selling and moving on to another area, they chose to put their money into their property. They feel there is still a strong future in the Stone Mountain area."

New and Improved Businesses in Evermore

- Dots Fashion – Moved, remodeled and rebranded
- American Kids – New
- Jiffy Lube – Remodeled and rebranded (both locations)
- TJ Applebee's – Remodeled and rebranded
- Wal-Mart at West Park Place – Remodeled
- Wal-Mart in Snellville – New
- McDonalds at Knollwood – Remodeled and rebranded
- Hardees at West Park Place – Remodeled and rebranded
- Ken Stanton at West Park Place – New
- Title Max – New
- Auto Title – New
- The Dublin Pub – New
- Hot Buys – New
- Mattress Firm – New
- Alahandro's Mexican Restaurant – New
- Red Lobster – Remodeled and rebranded
- State Farm – New to Ross Road
- Royal Flush Plumbing – New
- Cube Smart – Rebranded from U Store It
- Enzo's Pizza – New
- Kaiser Permanente – New
- Retail Center at Highways 78 & 124 New exterior treatment for plaza
- Sleep Cheap – New

New Wal-Mart Marketplace Coming Soon

A new Wal-Mart neighborhood market will open along Highway 78 near its intersection with Cambridge Drive and McGee Road. Plans call for a smaller store that focuses primarily on grocery and pharmacy needs with some limited general merchandise available.



The Wal-Mart will occupy space that once served as a dealership for recreational vehicles, but had been vacant for some time. The site was generally considered prime for redevelopment and substantial aesthetic upgrades.

Even before Wal-Mart announced its plans, CID leaders designated a roadway near the development for a much-needed transportation upgrade. This effort brought together the Georgia Department of Transportation, Gwinnett County, the City of Snellville and the CID to reconstruct and realign the Cambridge Drive-McGee Road intersection.

The improved travel pattern increases safety by eliminating the need for "u-turns" and provides easier entrance and exit from the future shopping center.

Please join the Evermore CID, City of Snellville leaders and the Gwinnett County Department of transportation on February 7, 2012 at 4:00 p.m. to celebrate the grand re-opening of the Cambridge Drive-McGee Road intersection.

Gateway Enhancements Planned



The CID is working with the Georgia Department of Transportation to increase lighting along the bridge and interchange of West Park Place Boulevard.

This signature roadway leading into the Evermore area could greatly benefit from high-mast lighting. Right now, drivers rely heavily on their own headlights for nighttime navigation.

Additionally, the CID is reviewing its landscaping plans for improvements along West Park Place Boulevard. Professionally installed and maintained plantings will provide a unique aesthetic boost for the area.

PROPERTY VALUE \$422 million

SECURITY 2011 2,300 hours

CID-funded Private Security Patrols

40% Decrease

from 2010-2011 in major crimes - theft, commercial burglaries and fraud.

LANDSCAPING 1,100 Hours

8,000 pounds Landscape maintenance of roadside litter and debris removed

Evermore has two of the five tax allocation districts (TADs) in Gwinnett County