



*APPENDIX  
DRAFT*

SUGAR HILL LIVABLE CENTERS INITIATIVE  
**DOWNTOWN MASTER PLAN**  
2017-2018

# 5. Appendix





### Checklist

on the spot and place in walking distance

on the spot and place with walking trails

on the spot and place before its demolition

### Needs/Opportunities

on the spot and place in walking distance

on the spot and place with walking trails

on the spot and place before its demolition

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on the spot and place before its demolition



## 5.1 DOWNTOWN EVOLUTION

As opposed to the relatively small size and slow growth that the City experienced prior to 1990, Sugar Hill is now the fourth largest city in Gwinnett County with an estimated population of 22,197 people in 2016. The following graphics illustrate the evolution of the LCI area from 1964 to the current built environment.

- Year 1964: Between 1939 and 1960, the City's population almost doubled. The 1964 map shows that it was mostly a residential community with single family homes only on major streets (West Broad, Level Creek, Whitehead and Highway 20). The neighborhoods on the south side (along Lanier, 1st and 2nd Avenue) were connected to downtown when Peachtree Industrial Boulevard was not built yet.
- Year 1992: The county road, Peachtree Industrial Boulevard, was built in the late 80s and it disconnected downtown from the neighborhoods near the railroad. The residential growth continued in the city with more than 4,500 people in 1990, but very limited expansion occurred around downtown.
- Year 2002: Between 1990 and 2000, the city experienced the largest growth with an increase of 2.5 times population. A significant number of suburban style residential subdivisions were built immediately adjacent to the LCI area. Highway 20 and Buford Drive grew as the car-oriented commercial corridor. More businesses were established in downtown along West Broad Street and several community facilities (Sugar Hill Elementary School, Sugar Hill Church, Great Beginnings of Sugar Hill, and EE Robinson Park) were built near downtown.
- Year 2008: The high performing schools and improved quality of life continued to attract more people in Sugar Hill. By 2010, the city's population was 18,522 and it was one of the fastest growing cities in Gwinnett County. In order to plan the unprecedented growth of the City and downtown, Sugar Hill prepared their first downtown master plan in 2005. Using the master plan recommendations and the big vision of the City's leadership, the redevelopment of the downtown core started in 2010 with the site selection for a new city hall, Town Center Park, and major streetscape improvement plans for West Broad Street.
- Year 2014: The largest transformation of the downtown core occurred in the last 4-5 years. The new city hall, parking deck, the Bowl, Regional Detention & Neighborhood Park, and West Broad streetscape projects were all completed by 2014. The City continued to secure properties in strategic locations to plan the future growth of downtown. In 2016, the City revealed the E Center plans to offer much needed community amenities such as restaurants, retail, office, and recreational uses.



*City Hall*



*The Bowl*

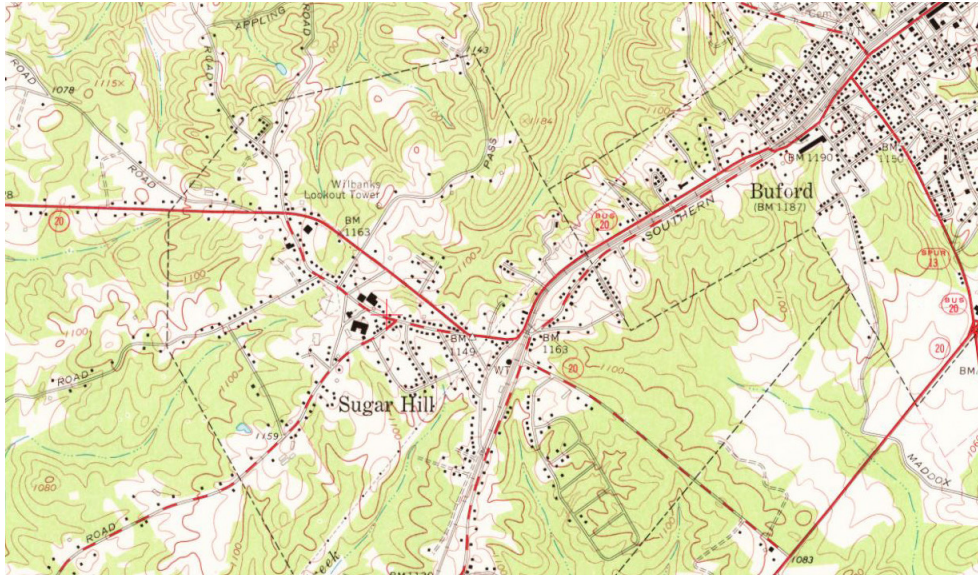


*West Broad Streetscape*

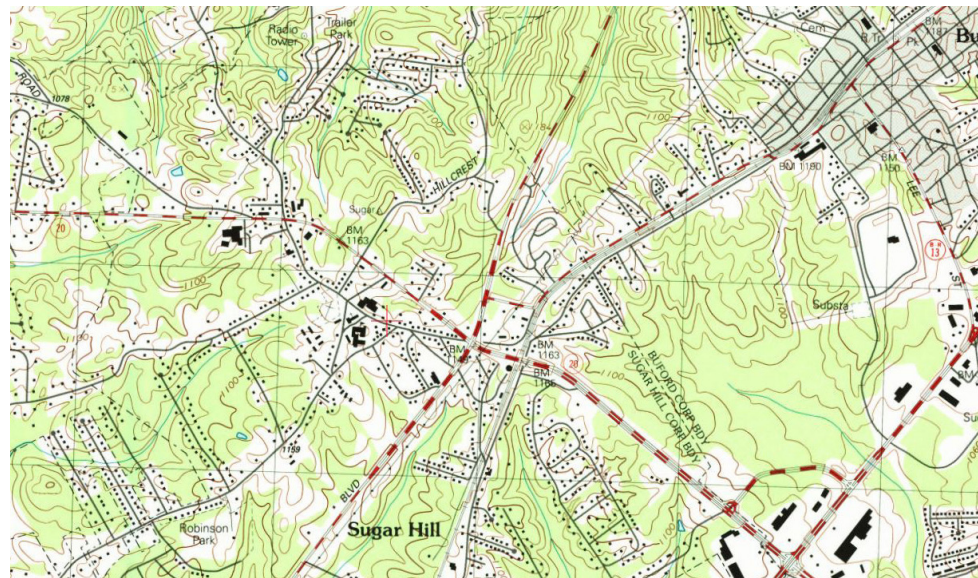


*Splash Pad*





1964



1992



2017

Source: USGS, Google Earth



## 5.2 PLANNING BACKGROUND AND PLANNED GROWTH

- Highway 20 Corridor Study, 2017
- Downtown Sugar Hill Traffic Study, 2016
- List of recommendations as they apply to the LCI area
- Sugar Loop Greenway Master Plan, 2016
- List of recommendations as they apply to the LCI area
- Sugar Hill Town Center Master Plan, 2005

Currently, E Center is under construction and is scheduled to complete in summer 2018. In addition, the City has lined up several large-scale mixed-use development projects in downtown that are scheduled to be built in the next five years. These include:

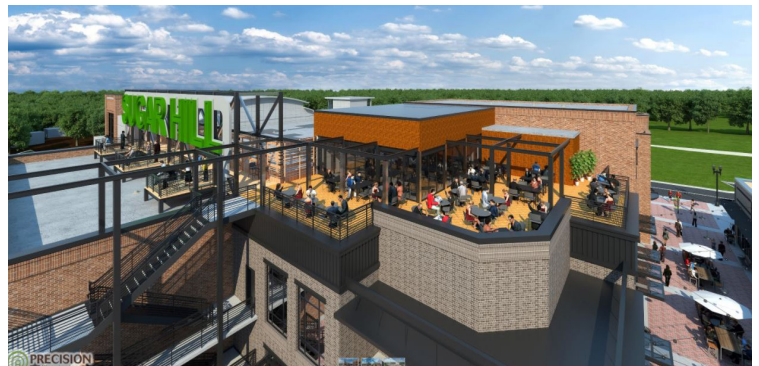
- Dogwood Forest: Assisted living and memory care facility with 130 units
- Broadstone: Mixed-use development with retail and 315 residential units condo/apartments
- Future Mixed-Use Project on Hillcrest: potential mixed-use development with grocery store, retail, office, restaurants, conference center, full service hotel, and residential condo/apartments.
- Sugar Hill Greenway: An 11.5-mile loop around the city is planned with multiuse trails. The first phase of the trail will go through the LCI area along Level Creek Road.

### Dogwood Forest Senior Living



Source: City of Sugar Hill

### E Center Renderings



Source: City of Sugar Hill