



Welcome to the Sugar Hill Riverlands Open House!

What are the Sugar Hill Riverlands?

The City of Sugar Hill stewards 85 acres of land north of Highway 20 and 70 acres south of Highway 20 near the Chattahoochee River which together make up **the Sugar Hill Riverlands**.

The Riverlands Master Plan will guide the design of this backyard retreat for our whole community to enjoy.

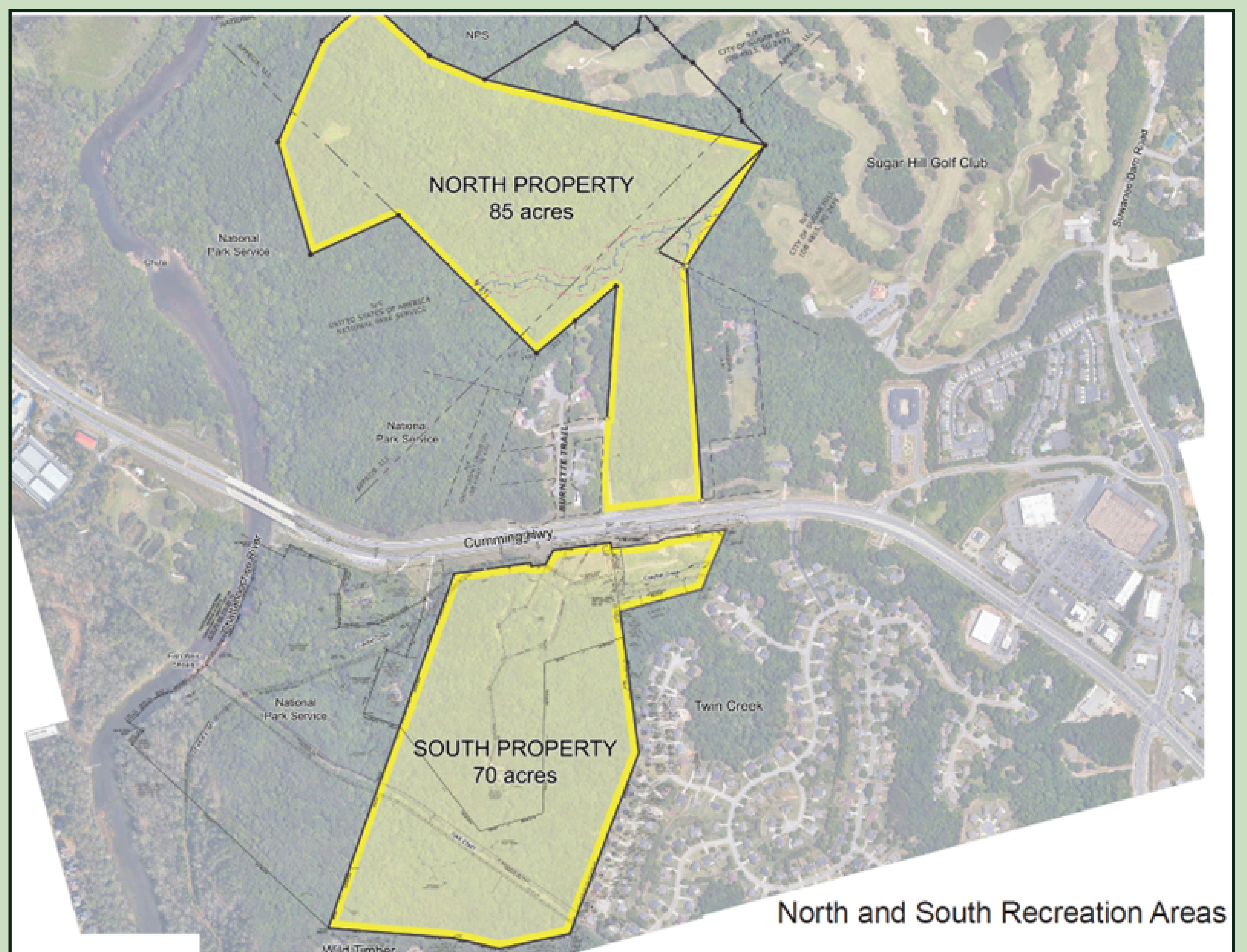
The Riverlands Authority is a seven-member board tasked with managing the Sugar Hill Riverlands. The Authority meets the second Wednesday of every month at City Hall.

Northern Property

The 85 acres North of Hwy 20 are currently unused. This land was previously used as a spray field for treated sewer water prior to its' acquisition by the City in 1988.

Southern Property

The 70 acres south of Hwy 20 were acquired in 2015 in a partnership with the Trust for Public Land. In this agreement, the City agreed to conserve approximately 40 acres. This property also features the Orr's Ferry house with an access driveway and Crayfish Creek.



The Riverlands Master Plan will be designed by Thomas and Hutton utilizing public input, market data, and programming analyses.

A second round of public involvement is anticipated for later this summer.



Parks, Recreation, and Greenspace Master Plan

Public involvement, completed in 2022, was comprised of a survey and stakeholder interviews. Key takeaways include:

Top 5 activities respondents are most likely to participate in:

1. Walking
2. Hiking
3. Swimming
4. Dog Park
5. Playground

86% of respondents chose the following as the greatest benefit of greenspace preservation:

Access to nature or escape from urbanized environment.

Top 5 amenities respondents would like to see at parks:

1. Trails/Paths
2. Shade and Trees
3. Bottle Filler Water Fountain
4. Dog Park
5. Bathrooms



ENVISION100 Comprehensive Plan Update

Public involvement, completed in 2023, was comprised of a survey, community roundtable conversations, and open houses. Key takeaways include:

66% of survey respondents chose Parks and Greenspace as what they love most about their daily life in Sugar Hill.

48% of survey respondents chose Parks and Greenspace for ways daily life in Sugar Hill could be better.

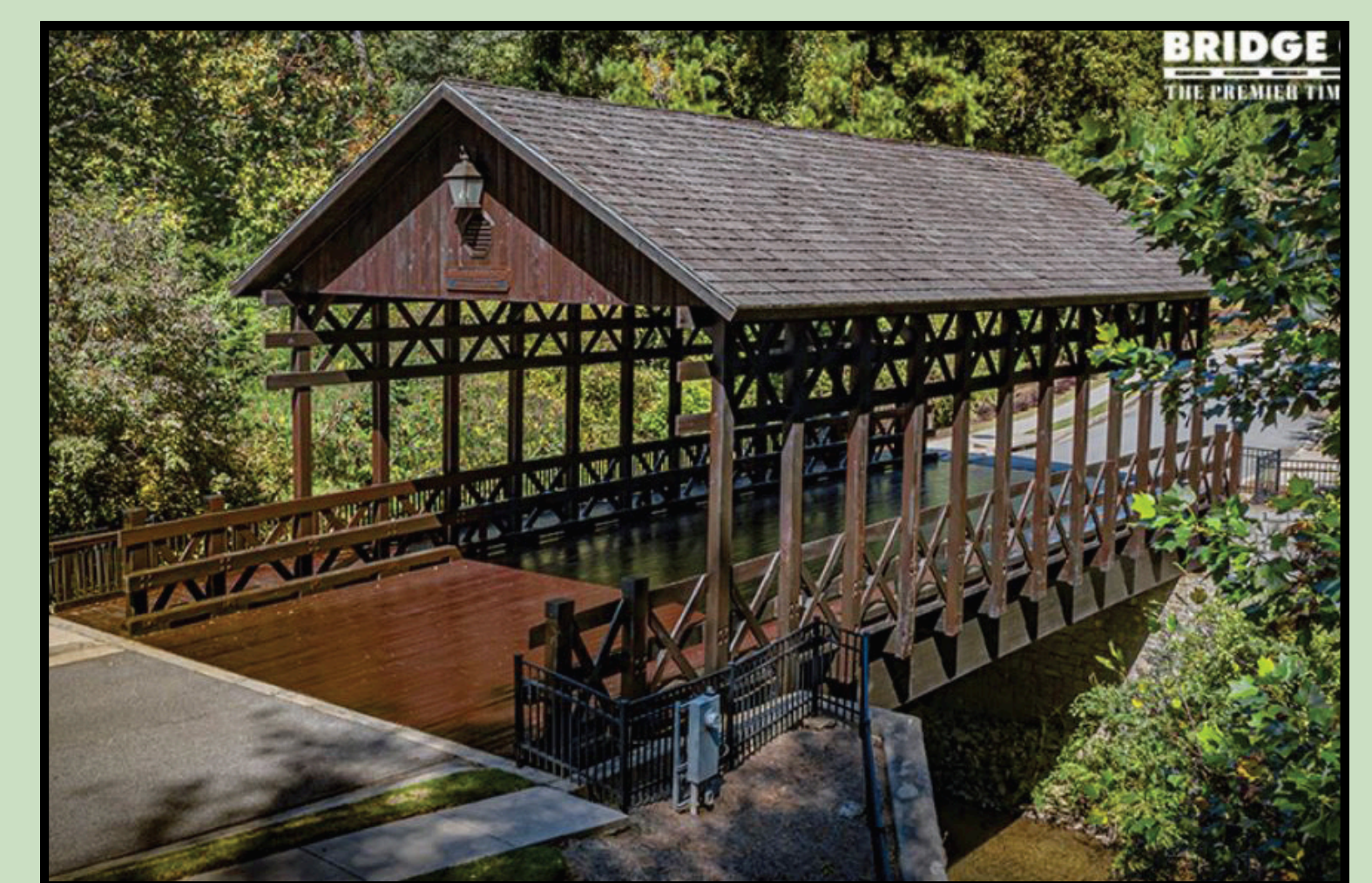
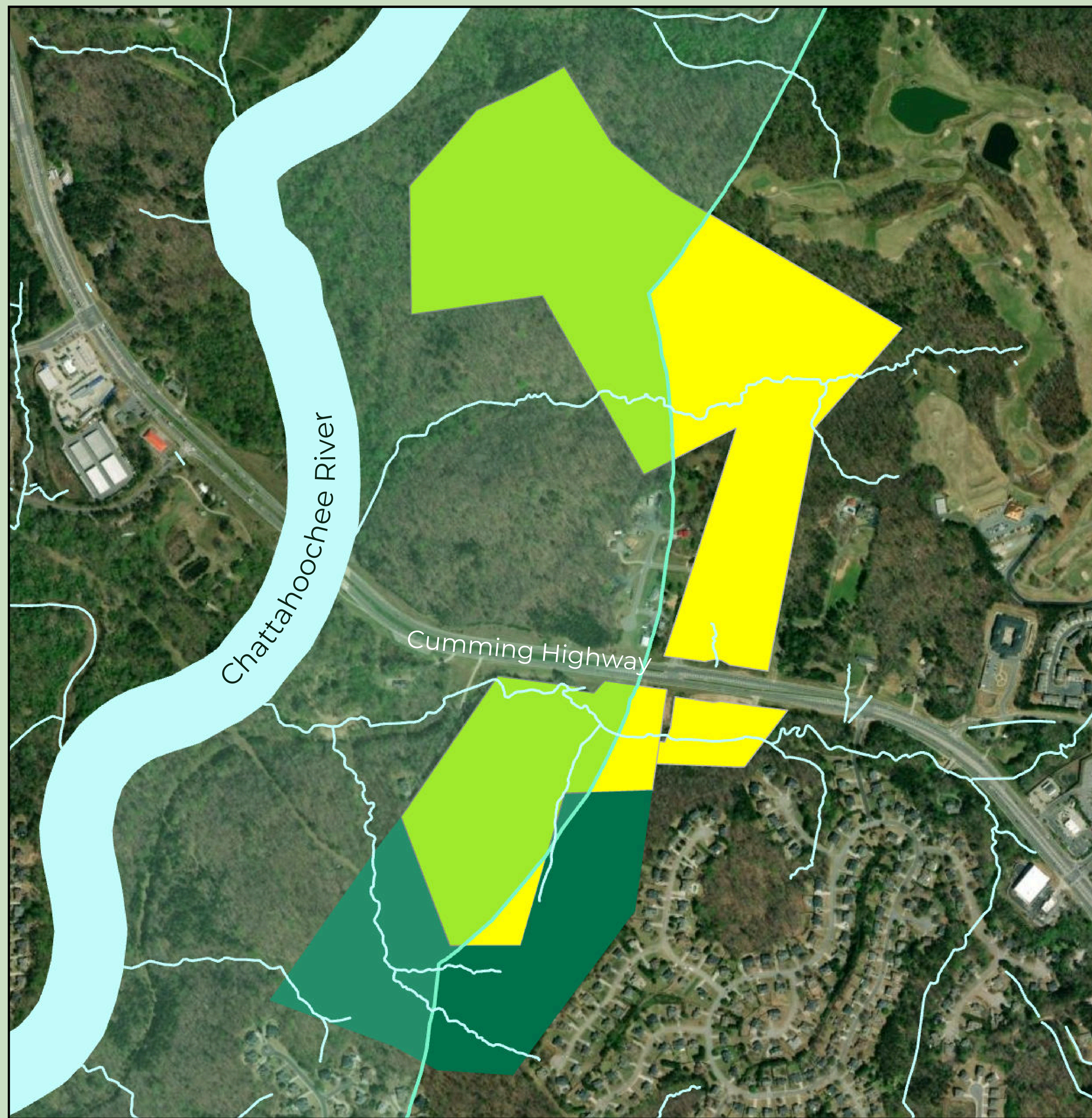
76% of survey respondents chose Parks and Greenspace as high for personal level of importance.

“Trees and Wildlife” was the top choice for being most significant over the next 15 years to survey respondents at 88%.

Open house participants overall supported more greenspace and enhanced usability of existing greenspace.

Open house participants and roundtable participants showed support for passive recreation such as walking or jogging.

The Riverlands Master Plan will explore a variety of uses to best welcome our community to this neighborhood resource.



The map above shows the different levels of limitations across the different areas of the Riverlands.

- Dark Green - Most Restrictions
- Light Green - Some Restrictions
- Yellow - Least Restrictions
- Blue Line - MRPA Boundary

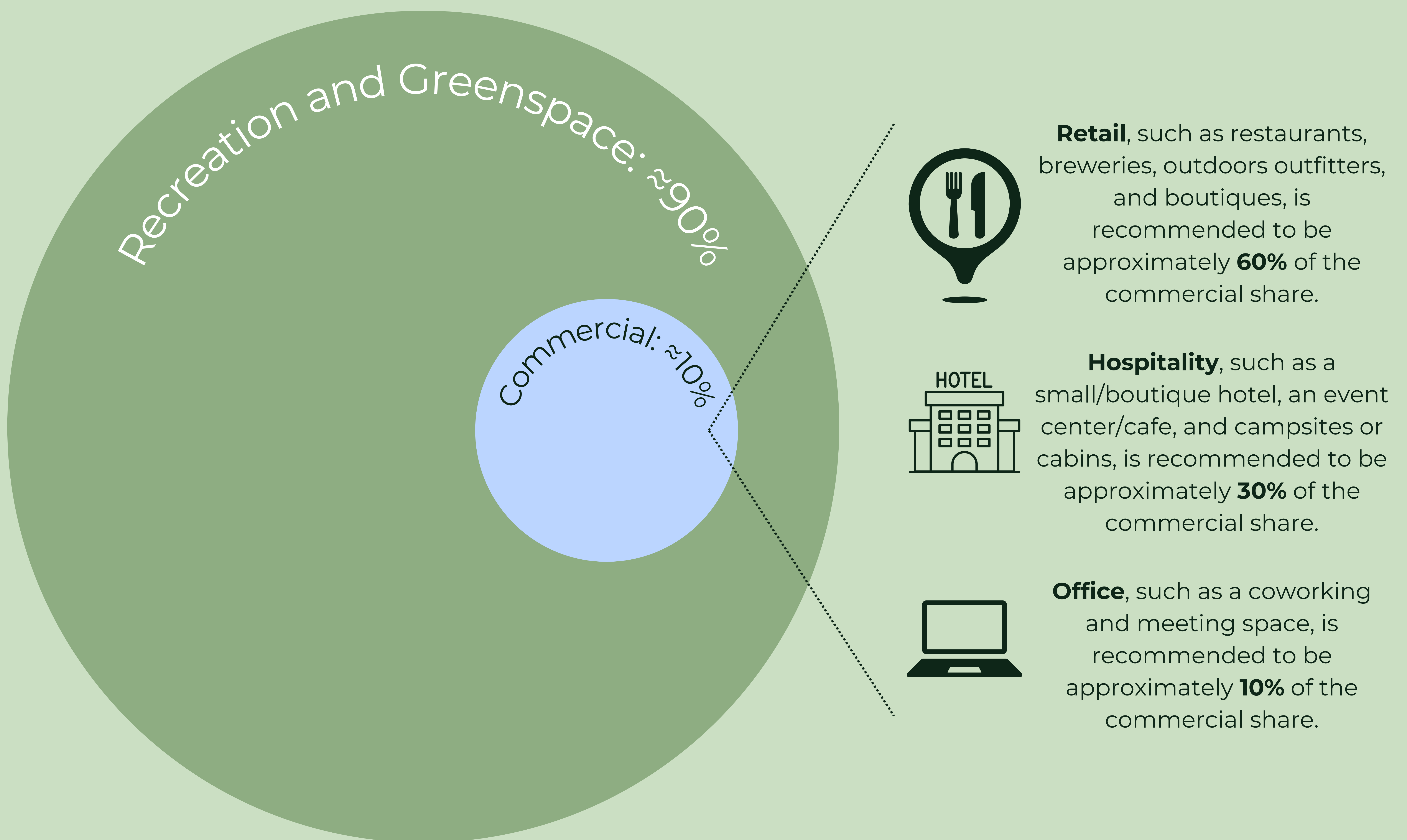
For both recreation and commercial uses, there are a variety of factors influencing how we access the Riverlands.

- The **Metropolitan River Protection Act (MRPA)** regulates all construction activities within 2,000 feet of the Chattahoochee River. This is particularly pertinent for the southern property.
- Topography, streams, and other natural conditions influence what is able to be planned for these properties.
- The beauty of this land and ecological significance are important considerations for all recreational programming and commercial development.
- Other organizations, such as the Trust for Public Land and the National Park Service, have trail systems planned to be near the Sugar Hill Riverlands. There may be opportunities to partner or coordinate with our neighbors in the future.

Thoughtful Commercial Options

As shown below, the pieces of property with the opportunity for commercial uses occupy just a small portion of the Sugar Hill Riverlands. That being said, it will be important to ensure that commercial uses are in alignment with the overall programming of the Sugar Hill Riverlands.

KB Advisory Group performed a market analysis focusing on the Riverlands to provide direction for commercial uses. For the commercial land, different types of uses are recommended to be distributed as follows:



In public involvement for ENVISION100, community members advocated for more restaurant options during the community roundtables and the survey.