



EXECUTIVE SUMMARY

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INTRODUCTION

Gwinnett County's Unified Plan is the County's blueprint for the future. It sets the policy agenda for growth and development over the next 20 years by examining the County's current opportunities and challenges and anticipating new ones. Most of all, it is a tool that provides guidance for County staff, elected officials, and other leaders as they work to improve Gwinnett County for all its residents.

Gwinnett County is no stranger to change. It has grown quickly and steadily over the past several decades, transforming from a primarily rural and suburban county on the outskirts of Atlanta to an urbanizing place with a distinct identity. This plan focuses on how to accommodate Gwinnett's growing population while maintaining its high quality of life, encouraging development that is intentional and beneficial for communities. To that end, the plan is oriented around the idea of the Daily Community—a framework that imagines how Gwinnett's shopping centers and hubs of activity could be redeveloped to support new housing, connections, and amenities.

Using this framework, the 2045 Unified Plan explores issues related to land use, economic development, housing, transportation, sustainable infrastructure, and community resources. Within each element, guidance is provided on key issues, needs and opportunities, goals and strategies to address them, and key implementation actions. The plan builds upon the County's other studies and planning efforts, both completed and ongoing, especially in the realms of housing, transportation, and parks and open space.

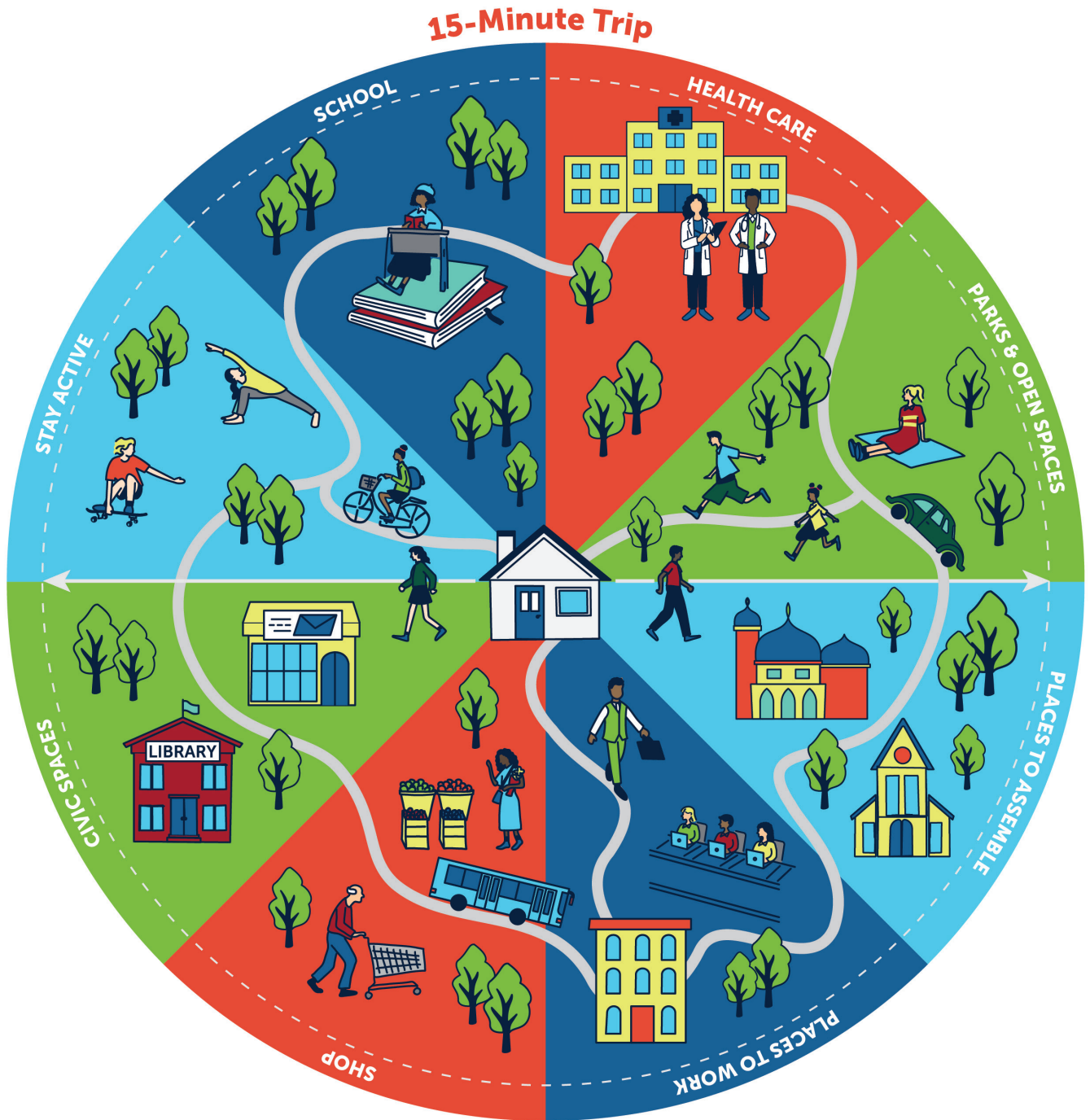
The findings from each element were tested and revised through five design workshops in areas across Gwinnett. These Small Area Plans envision how specific areas of Gwinnett, of diverse character and intensity, could implement some of the 2045 Unified Plan's big ideas. Drawing from existing conditions and redevelopment potential, each plan explores draft redevelopment concepts that emphasize a mix of land uses, walkability, and creating memorable community centers for Gwinnett residents.

THE DAILY COMMUNITY

Since the 1980s, Gwinnett's growth has followed a suburban development pattern: most of its housing consists of single family neighborhoods anchored by strip style retail and commercial centers. But while Gwinnett has a lot of existing centers already, there has been a desire to reimagine these spaces to better serve community needs. What would it look like for housing to be located within walking distance of retail and entertainment? What would it take to make it safe to walk or bike to the store as opposed to drive? What could a neighborhood park within walking distance look like?

The 2045 Unified Plan attempts to answer these questions through the Daily Community framework. Loosely inspired by the 15-Minute City concept, the Daily Community is one in which a resident can access work, goods, and services within a 15-minute trip of their home. This framework recognizes and makes space for the diversity of residents and places within Gwinnett County. By zooming in to the community scale, this plan provides clearer, more specific land use guidance. This approach creates great places, accommodates growth, and strengthens communities according to their preferences and needs.

CONCEPT GRAPHIC FOR THE DAILY COMMUNITY



PLAN ELEMENTS

The 2045 Unified Plan makes recommendations on six different but connected elements: land use, economic development, housing, sustainable infrastructure, transportation, and community resources. To envision where the County is headed, it is crucial to understand where the County is now regarding each of these elements.

LAND USE

For the past several decades, Gwinnett County's population and economic growth has been swift and tremendous. Currently, Gwinnett is home to approximately 972,000 residents. That number is expected to increase to just over 1.5 million by 2045. Future housing unit demand is expected to grow accordingly. Today, Gwinnett faces two main issues:

- 1 Gwinnett County has more growth coming than its current policies can accommodate
- 2 One size fits all development no longer works in Gwinnett County

Planning for future growth requires Gwinnett to rethink its approach to development. Of the less than 10 percent of Gwinnett's land that is undeveloped, approximately 73 percent is zoned for single family detached residential. Recent development still generally favors single family residential, although denser forms of housing are on the rise.

To accommodate growth, the County must make it easier to redevelop existing areas to provide new forms of housing that embrace density and provide amenities. By doing so, Gwinnett will add more housing types that better reflect the needs of a diverse population.

ECONOMIC DEVELOPMENT

Gwinnett is an economic powerhouse, boasting generally high household incomes and over 470,000 jobs in prized sectors such as healthcare, retail trade, transportation, and administrative fields. It is well connected to other jurisdictions within the Atlanta region, but maintains a distinct presence within the economic landscape. Gwinnett also has a strong entrepreneurial spirit, with an average business birth rate of 15.9, over four points higher than the nationwide average.

Gwinnett faces some economic development challenges. Notably, 60 percent of its residents commute outside the County for work. One driving factor is the misalignment of education levels and high skill job opportunities: 65 percent of Gwinnett residents have a secondary education or higher, while the majority of jobs in Gwinnett only require a high school diploma. At the same time, the median household income in the county is declining. To address these issues, Gwinnett must work to attract a broader range of high quality job opportunities within its borders.

HOUSING

Gwinnett currently faces a significant housing shortage. Most of the County's housing units were built between 1970-2000; like many other jurisdictions across the state and nation, new development in the County has not kept pace with demand. While Gwinnett's owner occupancy rate is healthy (66 percent), the vacancy rate fell to 4 percent in 2021. High demand for housing has pushed home values and rents higher, exacerbating affordability challenges and cost burden. In recent years, the County has taken a

more active role in addressing housing issues. In 2022, its new Housing and Community Development Division released a Housing Action Plan that outlines strategies for the development of affordable housing. The County should continue to build out its governance by establishing partnerships with developers and exploring funding sources that allow for direct intervention. To meet the demand, about 8,500 housing units are needed every year. Gwinnett must embrace more housing of different types—especially missing middle housing, which would add gentle density in scale with Gwinnett’s neighborhoods. The County must also facilitate higher density development in targeted areas where it can be supported by infrastructure.

SUSTAINABLE INFRASTRUCTURE

For many years, Gwinnett has been a leader in thoughtful and sustainable water and wastewater infrastructure. The stewardship of Lake Lanier and the Chattahoochee River is important for both Gwinnett and communities downstream. The County manages 4,000 miles of water distribution pipes and 3,220 miles of wastewater collection pipes. Though smaller in size, the wastewater collection system is incredibly complex and provides services to approximately 180,000 accounts, while 74,000 are served by private septic systems.

Despite its sizable investment in infrastructure, development has created challenges for Gwinnett’s infrastructure maintenance and led to disparities in environmental equity. Disadvantaged communities in Gwinnett have fewer trees and more impervious surfaces than others, and they face a greater flood risk from climate change impacts. To address this, the County has launched initiatives to study how these issues affect its resources.

TRANSPORTATION

Transportation is an essential element in the lives of everyone who lives, works, conducts business, and passes through Gwinnett County. Interstates 85 and 985 and Highway 316 provide vehicular access across Gwinnett and have driven economic growth for decades. About 74 percent of Gwinnett commuters drive alone to work, while 11 percent carpool and 11 percent work from home; although this is a better balance of modes than many parts of the Atlanta region, it still signals an overreliance on single occupancy vehicles and creates considerable congestion at peak periods.

While surface transportation is the main method of travel in Gwinnett, the County has made significant strides toward expanding its active and public transportation infrastructure as well. The 2017 Countywide Trails Plan identifies a future core trail network, as well as other aspirational trails. The recently adopted Transit Development Plan will facilitate the growth of Gwinnett County’s fixed route and microtransit services, such that every resident will have access to transit. Lastly, the Comprehensive Transportation Plan identifies roadway safety and capacity improvements. The 2045 Unified Plan integrates all of these visions and focuses on how to build last mile connections that serve Daily Communities. The County must commit to implementing these far reaching plans, and ensure that land use decisions align with the densities that these projects are intended to support.

COMMUNITY RESOURCES

Gwinnett County is known throughout the Atlanta metropolitan region for its high quality of life, and the scale of the County’s community resources is impressive. The County manages 10,000 acres of parkland across 51 parks, with 145 miles of multiuse paths. The Gwinnett County Public School district includes 142 schools organized

into 20 clusters, with a robust Key Performance Indicator tracker to evaluate current progress. County led health and wellness services include the OneStop program and senior centers, which serve thousands of residents.

The challenge Gwinnett will face through 2045 is how to provide more resources at scale with its

growth. Two subsets of the population—youth and seniors—are projected to grow significantly, requiring intentional planning for scaling up services. Additionally, future development should incorporate some community resources into its designs, especially related to public space.

CORE PRINCIPLES

Through the Daily Community concept, the 2045 Unified Plan sets goals and recommends actions based on the following core principles:

- 1 Promote and facilitate redevelopment
- 2 Encourage development of context appropriate, mixed use community centers throughout the county
- 3 Direct density to areas with sewer capacity and anticipated multimodal transportation investments
- 4 Cultivate a more diverse job market

- 5 Incentivize the development of more housing and a broader range of housing types
- 6 Promote economic mobility by supporting entrepreneurship and expanded transportation options
- 7 Invest in community amenities that people of all ages and abilities can enjoy

These core principles guide the development of each element, ensuring their recommendations work in service of a unified vision.

NEEDS, OPPORTUNITIES, AND GOALS

Each element follows a similar format designed to offer a holistic look into Gwinnett County's current conditions and future needs and opportunities.

- 1 Analysis of Existing Conditions
- 2 Needs and Opportunities

- 3 Goals and Best Practices
- 4 Implementation Actions

By analyzing existing conditions and incorporating public feedback, the planning team identified key needs and opportunities for each element. These insights then informed the development of goals and recommended actions for the County to advance.

LAND USE

MAIN FINDINGS

- 1 **GWINNETT HAS MORE GROWTH COMING THAN ITS CURRENT POLICIES CAN ACCOMMODATE**
- 2 **ONE SIZE FITS ALL FORMS OF DEVELOPMENT NO LONGER WORK FOR GWINNETT**

NEEDS

- 1 Strategic development and redevelopment
- 2 Alignment of growth with infrastructure
- 3 Amenities, retail, and workplaces closer to residences
- 4 Protection of natural resources
- 5 Recognition of Gwinnett's unique communities
- 6 Clear, balanced, flexible land use policy framework
- 7 Increased coordination with cities regarding future land use planning

OPPORTUNITIES

- 1 Reducing barriers to redevelopment
- 2 Capitalizing on benefits of new development
- 3 Increasing housing mix
- 4 Planning for land use at the community scale
- 5 Transforming underutilized parcels into enjoyable places
- 6 Making desirable development types buildable by right



GOALS AND BEST PRACTICES



EXPAND OPTIONS FOR CREATIVE REDEVELOPMENT

- Incentivize redevelopment of underutilized sites in and around suburban commercial centers
- Promote quality, connected urban design in new development and redevelopment



STRENGTHEN ADMINISTRATIVE CONTROLS OF DEVELOPMENT DECISIONS

- Establish preferred criteria for development, based on type and scale
- Establish a Microdevelopment Program and make desired development types permitted by right
- Educate decisionmakers on the proven benefits of new forms of development



MAINTAIN HIGH QUALITY OF LIFE THROUGH INVESTMENTS IN COMMUNITY CENTERS

- Identify low hanging fruit opportunities for incremental redevelopment ideas
- Partner with diverse communities to ensure representation and avoid commercial gentrification



DEVELOP A FRAMEWORK THAT PROTECTS REMAINING NATURAL AND RURAL PARTS OF GWINNETT COUNTY FROM OVERDEVELOPMENT

- Conserve land with high ecological productivity, difficult development challenges, or both
- Cluster new development around community services and amenities
- Use sewer and road infrastructure as a growth management tool

KEY IMPLEMENTATION ACTIONS

- Develop a Gwinnett County Land Bank with three priorities: (1) provide public private investment for redevelopment projects, (2) hold easements for pedestrian and transit connections, and (3) identify potential options for housing on land currently owned by the County
- Create design guidelines that promote denser forms of development, prioritizing good urban design principles that incrementally help stitch together suburban neighborhoods
- Develop preferred ranges for design criteria tailored to each community using the future development framework of the 2045 Unified Plan
- Identify funding sources for facelift activities, including façade improvements, code compliance projects, and small scale public space creation for underperforming properties
- Develop neighborhood level plans for other community centers in Gwinnett County using the 2045 Unified Plan's Small Area Plans as a model
- Develop partnerships with conservation organizations to identify first tier conservation projects
- Update Unified Development Ordinance to align with recommended land use categories and facilitate redevelopment in appropriate areas

ECONOMIC DEVELOPMENT

MAIN FINDINGS

- 1 **GWINNETT'S TARGET INDUSTRIES ARE IN FLUX**
- 2 **INVESTMENT IN THE BUILT ENVIRONMENT IS CRUCIAL**
- 3 **ENTREPRENEURSHIP SHOULD BE A COUNTYWIDE FOCUS**

NEEDS

- 1 Higher wage jobs for educated populations
- 2 Realignment of target industries
- 3 Retention of younger, educated talent
- 4 Thoughtful redevelopment of existing assets
- 5 Stronger racial equity
- 6 Housing affordability
- 7 More robust transportation and connectivity
- 8 Resources for businesses to scale
- 9 Workforce development
- 10 Support for small businesses

OPPORTUNITIES

- 1 Tapping into countywide entrepreneurial spirit
- 2 Strengthening economic development alignment
- 3 Leveraging concentration of college graduates
- 4 Continuing investment into innovation assets
- 5 Exploring redevelopment and retrofitting
- 6 Increasing connectivity and walkability
- 7 Leveraging Georgia's strong outdoor economy
- 8 Investing in arts and culture
- 9 Creating a more global brand

GOALS AND BEST PRACTICES



PROMOTE INVESTMENT AT THE DAILY COMMUNITY SCALE

- Incentivize and facilitate unique attractive development
- Accommodate growth through housing and transportation infrastructure



ATTRACT NEW BUSINESSES AND TALENT

- Establish a thriving job market
- Amplify Gwinnett's brand
- Connect businesses to market demand and data insights



PROMOTE ECONOMIC GROWTH AND MOBILITY

- Foster a culture of innovation and creativity
- Develop targeted programs to support underrepresented communities
- Connect workforce development to the county's shifting economy

KEY IMPLEMENTATION ACTIONS

- Steer investment toward commercial redevelopment areas to create more people scaled, mixed use Daily Community centers
- Utilize strong but flexible land use guidelines to dictate which areas are primed for Daily Community infrastructure investment and which should be preserved as more traditionally suburban and exurban
- Explore incentives for housing development, such as density bonuses and Tax Allocation Districts
- Continue to expand multimodal options into the transportation system, with an emphasis on walkability
- Develop a comprehensive program that offers financial support for young workers and graduates to live and work in Gwinnett County
- Identify and implement targeted incentives that foster the growth of research and development and innovation oriented companies, creating a thriving ecosystem for such industries
- Continue to build out the existing Gwinnett Entrepreneur Center, both in its geographical presence(s) and service offerings
- Assemble support for a business incubator program and pilot with local startups
- Develop mentorship and resource sharing programs that connect entrepreneurs and small business owners to experienced business leaders and professional service providers
- Explore physical community entrepreneurship hubs for home-based small business owners to use in selling their goods

HOUSING

MAIN FINDINGS

- 1 **GWINNETT HAS A SIGNIFICANT HOUSING SHORTAGE**
- 2 **DEMAND IN GWINNETT REMAINS HIGH DESPITE DEVELOPMENT CHALLENGES**
- 3 **TRENDS ARE MOVING AWAY FROM TRADITIONAL, SINGLE FAMILY NEIGHBORHOODS**

NEEDS

- 1 More housing development
- 2 Larger supply of lower income housing
- 3 Increase in missing middle housing options
- 4 Higher volume of multifamily development in the right places
- 5 Increased support for nonprofit housing development
- 6 More formalized housing governance infrastructure
- 7 Education for housing developers
- 8 Variety of housing types
- 9 Increased housing for seniors
- 10 Innovative solutions for infill and redevelopment
- 11 Increased funding for mixed income and affordable housing projects

OPPORTUNITIES

- 1 Capitalizing on demand for new housing development
- 2 Catalyzing projects from regional housing developers
- 3 Reducing barriers to housing development
- 4 Growing the new Housing and Community Development Division
- 5 Involving stakeholders in housing governance
- 6 Incentivizing housing development
- 7 Encouraging high quality housing development
- 8 Embedding affordability into future development
- 9 Prioritizing density and Daily Community concepts
- 10 Redeveloping and retrofitting existing developments
- 11 Tying housing to infrastructure

GOALS AND BEST PRACTICES



BUILD OUT HOUSING GOVERNANCE

- Convene a group of community stakeholders focused on affordable housing
- Develop educational programming related to housing development and its relationship to affordability
- Garner support for housing coalition



STREAMLINE HOUSING DEVELOPMENT

- Consider expediting permits and waiving fees for development that meets specific standards
- Build out housing resource hubs for developers and County staff



ENSURE HOUSING AFFORDABILITY

- Consider quasigovernmental solutions like affordable housing trust funds or land trusts
- Explore affordable housing policies for new development, such as affordability impact statements and inclusionary zoning
- Promote missing middle housing development



ADVOCATE FOR HOUSING CHOICES

- Align land use policies and regulations to accommodate more housing variety
- Renew housing standards to encourage rehabilitation for older units



ALLOCATE FUNDING TO HOUSING

- Explore funding structures that can boost development, such as TADs and Housing Opportunity Bonds

KEY IMPLEMENTATION ACTIONS

- Partner with community groups to build out educational programming, including town halls on housing and presentations to elected officials and residents
- Found an Accessory Dwelling Unit Resource Center that encourages homeowners to build ADUs on their property and offers resources to help interested homeowners navigate the process
- Build partnerships with community members and organizations developing offmarket housing for seniors, unhoused individuals, and others
- Align housing priorities with land use policy and make updates to the Unified Development Ordinance where appropriate

SUSTAINABLE INFRASTRUCTURE

MAIN FOCUS AREAS

- 1 EXPANSION OF INFRASTRUCTURE BASED ON SMART GROWTH
- 2 CHALLENGES OF RAPID URBANIZATION
- 3 RESILIENCY AND EQUITY

NEEDS

- 1 Alignment between land use policy and sewer basin plans
- 2 Inclusion of climate change effects in infrastructure planning
- 3 Protection of sensitive environmental areas
- 4 Alignment of stormwater regulations with mixed use development realities
- 5 Consistent distribution of tree canopy
- 6 Expansion of green infrastructure
- 7 Improved management of stormwater Best Management Practices (BMPs) on private property

OPPORTUNITIES

- 1 Improving infrastructure to accommodate infill and redevelopment
- 2 Coordinating between departments to strengthen development review process
- 3 Strengthening wetlands and watershed protection
- 4 Expanding tree canopy on private lands
- 5 Investing in legacy Environmental Justice communities
- 6 Pursuing sustainable design for projects across sectors

GOALS AND BEST PRACTICES



ALIGN WATER, WASTEWATER, AND STORMWATER PLANNING WITH DAILY COMMUNITY FRAMEWORK

- Use policy and rate setting tools to incentivize growth in areas well served by infrastructure
- Adjust stormwater regulations to promote creative solutions for redevelopment projects
- Promote community design choices that result in efficient water use



PLAN FOR RESILIENT INFRASTRUCTURE SYSTEMS THAT PROTECT NATURAL ASSETS

- Utilize climate data to inform infrastructure facility planning
- Implement best practices from the Metro Water District's 2022 Water Resources Management Plan



REDUCE IMPERVIOUS SURFACES

- Promote retrofit opportunities of surface parking
- Encourage tree planting
- Build capacity for maintenance of private green stormwater systems



FOSTER GREEN INFRASTRUCTURE

- Develop a menu of best practices for green infrastructure within private development
- Provide transparency for how green infrastructure is performing

KEY IMPLEMENTATION ACTIONS

- Ensure that P&D staff coordinate with DWR to discuss findings of the Sewer Basins Studies
- Update the calculations within the water and sewer planning studies using the growth projections from the 2045 Unified Plan
- Adjust infrastructure plans to prioritize improvements in locations where the 2045 Unified Plan anticipates more intense development/redevelopment
- Upon completing Gwinnett's wetlands inventory, evaluate the need for a new overlay district or other regulatory tool and present the findings to the Board of Commissioners
- Study social sustainability metrics, like the availability of green spaces, and identify solutions to address disparities observed between areas; metrics should include areas prone to flooding, heat island effect, limited tree canopy, and other related items
- Identify and map environmentally sensitive areas for use as a cross-reference when proposed developments are under review

TRANSPORTATION

MAIN FOCUS AREAS

- 1 ACTIVE TRANSPORTATION
- 2 SURFACE TRANSPORTATION
- 3 PUBLIC TRANSPORTATION

NEEDS

- 1 Safer walking and bicycling environment
- 2 Greater mix of destinations accessible by shorter trips
- 3 More roadways designed for all users
- 4 Slower roadway speeds
- 5 More alternatives to single occupancy vehicle trips
- 6 Stronger last mile connectivity
- 7 New development that supports transit

OPPORTUNITIES

- 1 Provide a safe, comfortable walking and biking environment
- 2 Promote land use patterns that support active transportation
- 3 Utilize redevelopment projects to add Complete Street features
- 4 Improve safety and reduce speeding along major corridors
- 5 Invest in transit to reduce trip times
- 6 Provide last mile transit connections
- 7 Align land use policies with transit planning and service implementation

GOALS AND BEST PRACTICES



INCREASE ACTIVE TRANSPORTATION OPTIONS

- Adopt standards to improve safety and comfort of pedestrians and cyclists
- Integrate active transportation into developments and public transportation to create shorter routes



ENSURE PRIVATE AND PUBLIC PROJECTS ENABLE MOBILITY FOR ALL

- Establish standards for transit improvements identified in TDP
- Review and consider enhancing current Complete Streets policy



CONTINUE COUNTERMEASURES TO REDUCE SPEEDING AND ACCIDENTS

- Develop safety action plan, possibly through Safe Streets and Roads for All grant
- Pursue GDOT lump sum safety program funds for improvements



IMPROVE TRANSIT TO COMPETE WITH PRIVATE VEHICLE TRIPS

- Implement and evaluate TDP recommendations and adjust services based on performance



INTEGRATE TRANSIT INTO LAND USE AND DEVELOPMENT PLANNING

- Incorporate transit access within designs for redevelopment and new development
- Target growth along major transit corridors and around transit stations

TRANSPORTATION STRATEGY FOR THE DAILY COMMUNITY

- Follow action items for full implementation of the CTP, TDP, and Trails Plan
- Fully coordinate and collaborate with all regional transit service providers, especially on fares and schedules
- Provide dedicated staff time for coordinating multiple forms of transportation, such as on demand ride services, biking, paratransit, and other first/last mile options in new developments
- Take advantage of technology, apps, and social media to promote alternative modes and provide realtime information on services
- Identify high priority, customer facing improvements such as reduced wait times and service availability
- Review development regulations and overlay districts to ensure multiple modes are addressed
- Incorporate Complete Street principles into new roadway projects and development
- Secure new, dedicated revenue to meet Ride Gwinnett's capital and operating needs.
- Secure new, dedicated revenue to pay for additional active transportation safety features within the roadway right of way
- Revise streetscape standards and typical details to encourage a higher quality environment for walking and biking

COMMUNITY RESOURCES

MAIN FOCUS AREAS

- 1 SCALING SERVICES FOR ANTICIPATED GROWTH
- 2 STRENGTHENING CONNECTIONS BETWEEN DEPARTMENTS

NEEDS

- 1 Maintain public safety response times
- 2 Dedicate staff for arts and culture
- 3 Provide specialized support for seniors
- 4 Adjust public space policy
- 5 Integrate education within Daily Communities

OPPORTUNITIES

- 1 Tying new public space creation with redevelopment
- 2 Requiring public art within Daily Community centers
- 3 Promoting accessibility for all
- 4 Utilizing County buildings for multiple purposes
- 5 Sharing technology and data to aid in safety planning
- 6 Improving youth experiences outside of school

GOALS AND BEST PRACTICES



COLLABORATE BETWEEN DEPARTMENTS AND PARTNERS TO SCALE UP COMMUNITY RESOURCES

- Increase collaboration with partners to deliver quality services
- Ensure new public spaces support comfort, safety, and sense of place for all residents



INFUSE COMMUNITIES WITH CONTEXT APPROPRIATE GREENSPACE

- Incentivize quality public spaces within private redevelopment
- Expand shared space within the public realm, including in street rights of way
- Expand and connect new public spaces along linear corridors, including trails



MAINTAIN RESPONSE TIMES AMIDST INCREASES IN CALL VOLUME

- Share resources across departments
- Increase public safety access into redevelopment designs through eyes on the street



STRENGTHEN DAILY COMMUNITY IDENTITIES THROUGH ARTS AND CULTURE

- Identify underutilized assets in active areas
- Provide dedicated staff time and funding for artistic and cultural workflows



INVEST IN SCHOOLS AS COMMUNITY CENTERS

- Establish strong connections between Daily Community centers, neighborhoods, community facilities, and schools
- Find ways for educators to live in the neighborhoods they serve



DEVELOP THE BUILT ENVIRONMENT TO INCREASE HEALTH AND WELLNESS

- Pursue policies that create accessibility/promote aging in place
- Create more opportunities for active transportation

KEY IMPLEMENTATION ACTIONS

- Develop a cross-departmental program that promotes information sharing that makes new building types possible, such as mixed use projects and increasingly vertical buildings
- Complete a feasibility study for implementing park impact fees
- Develop public realm and greenspace pattern book, design guidelines, and standards.
- Establish policies and procedures that systematically integrate the Parks and Recreation Division into projects led by other Gwinnett Departments
- Update design guidelines with input from public safety officials and distribute them to local developers
- Hire an Arts and Culture Manager to ensure Gwinnett's focus on arts and culture is organized and formalized
- Begin exploring educator supportive housing programs such as vouchers or the creation of new housing types close to schools
- Invest in regular programming that temporarily or permanently protects active transportation facilities from cars to promote health and change perceptions about nonvehicular movement

FUTURE DEVELOPMENT FRAMEWORK

The Daily Community concept is the foundation of Gwinnett’s Future Development Policy and Future Development Map. This framework sorts every parcel within Gwinnett into one of three types: urban corridors, villages, or halos. Figure 1 shows how these types are distributed across Gwinnett County.

URBAN CORRIDORS describe areas along Gwinnett’s major highways that have the highest intensities of growth. These include retail, industrial, office, institutional, and residential uses.

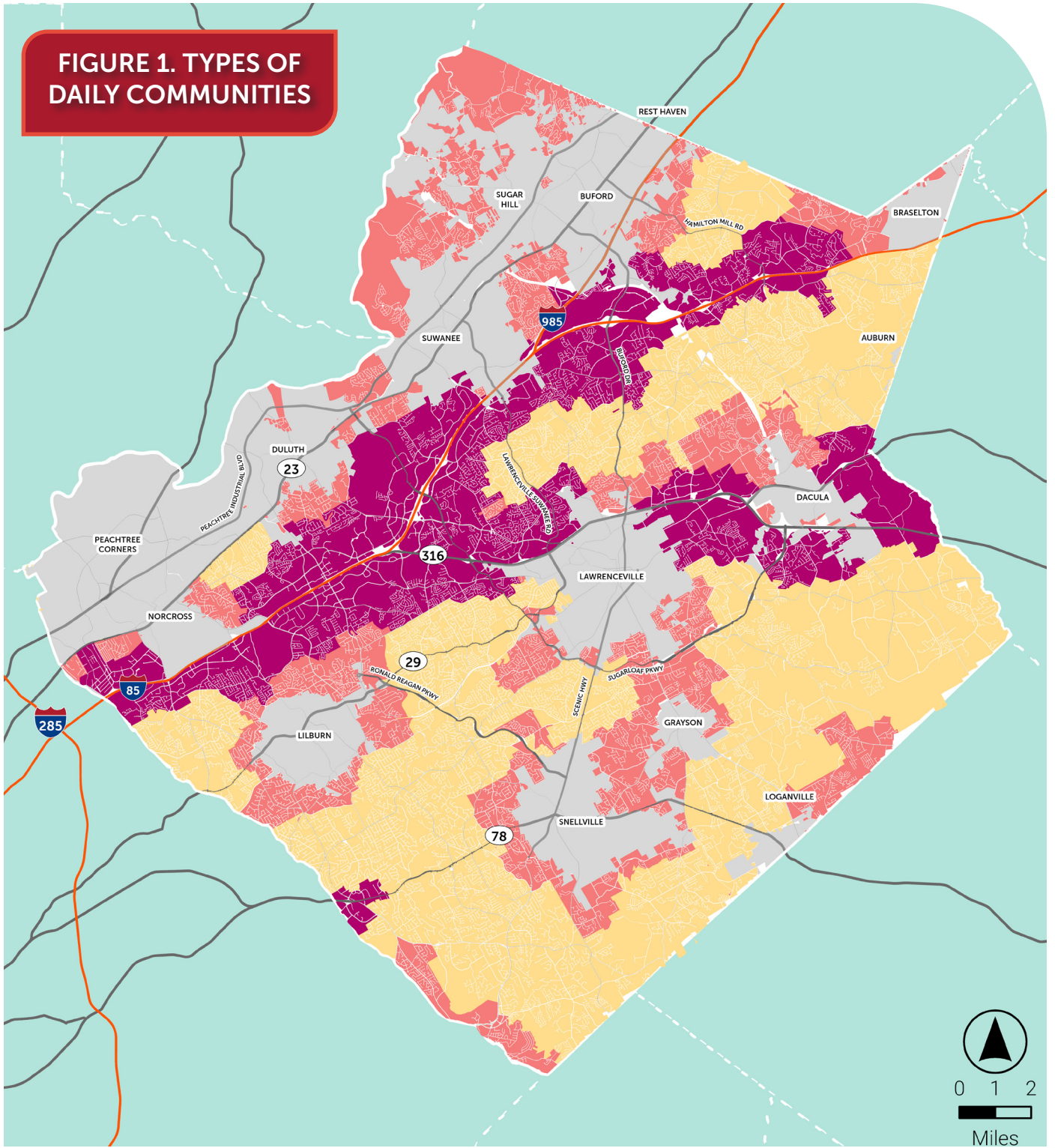
VILLAGES describe areas of the County designed to meet residents’ daily needs. They include a center and surrounding neighborhoods where pedestrian connectivity is a high priority.

HALOS are typically adjacent to one of Gwinnett’s 16 incorporated areas; they function like villages, but most are oriented toward centers in incorporated areas.

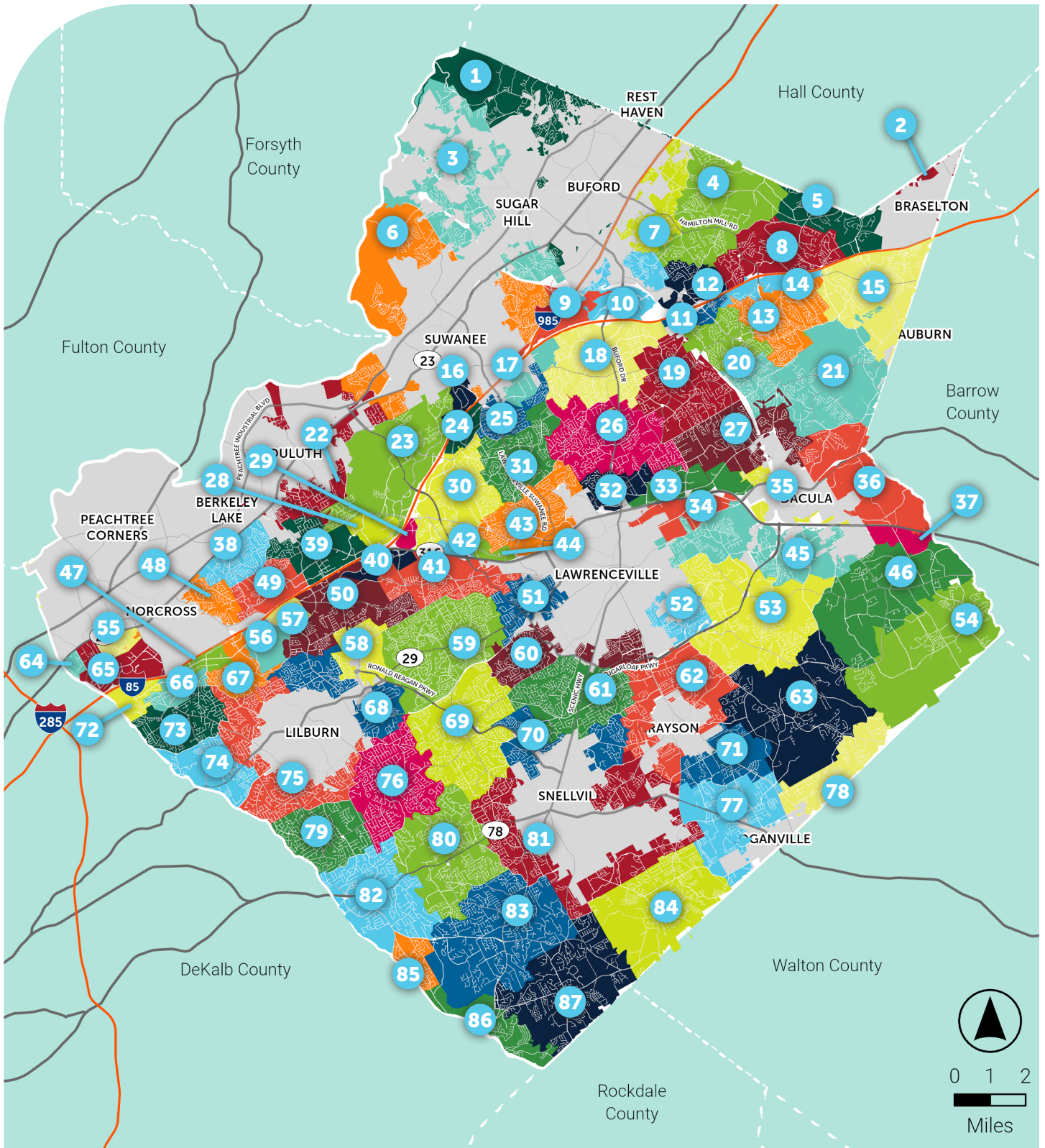
All Urban Corridors, Villages, and Halos are divided into distinct Daily Communities based on their geography (Figure 2, page ES-26). Furthermore, each parcel within each Daily Community is assigned a specific future land use category based on several parameters, including existing character, infrastructure access, proximity to future transit, and proximity to future trail corridors. (More information on specific land use categories can be found on pages 29-89.)



FIGURE 1. TYPES OF DAILY COMMUNITIES



- Urban Corridors
- Villages
- Halos
- Incorporated Areas



**FIGURE 2.
GWINNETT'S DAILY
COMMUNITIES**

GWINNETT'S DAILY COMMUNITIES

- 1 Buford Halo
- 2 Braselton Halo
- 3 Sugar Hill Halo
- 4 Thompson Mill
- 5 Duncan Creek
- 6 Suwanee Halo
- 7 Bogan
- 8 Sardis Church
- 9 Wayne Hill
- 10 Mall of Georgia
- 11 Little Ivy
- 12 Gravel Springs
- 13 Hamilton Mill
- 14 Mill Creek
- 15 Wheeler Creek
- 16 Satellite North
- 17 Horizon Industrial
- 18 Coolray
- 19 Old Peachtree
- 20 Mountain Crossing
- 21 Mulberry
- 22 Duluth Halo
- 23 Gas South
- 24 Northbrook
- 25 Horizon Village
- 26 Ridgewood
- 27 Dacula Village
- 28 Northmont Boggs
- 29 Newpoint
- 30 Sugarloaf
- 31 Dean Taylor
- 32 Allendale
- 33 Progress Center
- 34 Airport Industrial
- 35 Dacula Halo
- 36 Rowen
- 37 Drowning Creek
- 38 Pinckneyville
- 39 Gwinnett Place
- 40 Breckinridge
- 41 Sweetwater
- 42 Gwinnett Tech
- 43 Riverside Market
- 44 Lakes Parkway
- 45 Alcovy
- 46 Harbins
- 47 Oakbrook Parkway
- 48 Norcross Halo
- 49 Satellite South
- 50 Pleasant Hill
- 51 Monfort
- 52 Simonton
- 53 Martins Chapel
- 54 Bold Springs
- 55 Mechanicsville
- 56 Quarry
- 57 Shackelford
- 58 Plaza Las Americas
- 59 Bethesda
- 60 South Lawrenceville
- 61 Webb Gin
- 62 Grayson Halo
- 63 Ozora
- 64 Doraville Halo
- 65 Gateway
- 66 Jimmy Carter
- 67 Indian Trail
- 68 Berkmar
- 69 Five Forks
- 70 Scenic Highway
- 71 Grayson Village
- 72 Gwinnett Village
- 73 Rockbridge
- 74 Crossings
- 75 Lilburn Halo
- 76 Parkview
- 77 The Lakes
- 78 Loganville Halo
- 79 Mountain Park
- 80 Killian Hill
- 81 Snellville Halo
- 82 Park Place
- 83 Centerville
- 84 Rosebud
- 85 Waters Edge
- 86 Stonebridge
- 87 Lenora

URBAN CORRIDORS

Gwinnett’s Urban Corridors—loosely defined as the areas near I-85, I-985, and SR 316—are the most infrastructure rich parts of the county. Historically, they have been targeted for the highest intensity. They are targeted for further investment, particularly around future plans for improved multimodal transportation.

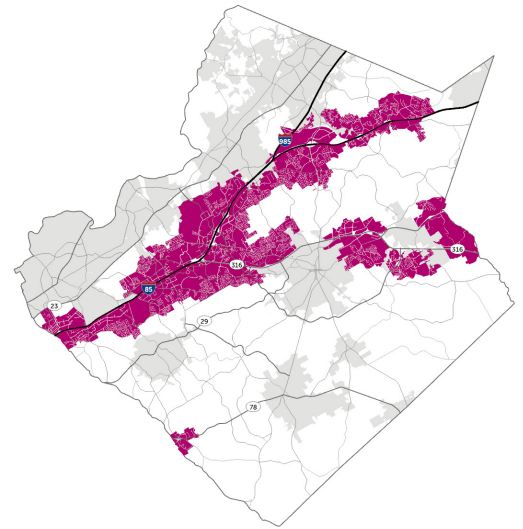
URBAN CORRIDOR FUTURE DEVELOPMENT TYPES

Category	Description
Urban	A mix of housing, retail, and workplaces
High	Higher intensity development in centers near major transportation infrastructure
Medium	Relatively high intensity corridors with medium scale housing types
Low	The least intensive Urban community—a transition in intensity to single family neighborhoods or other lower density uses

Category	Description
Workplace Center	Areas restricted to workplaces only
Heavy	Reserved for intense industrial uses that need to be buffered from other nonindustrial uses
Light	Areas envisioned to be a mix of light industrial, flex, and office spaces

Category	Description
Legacy	Mostly residential areas with some nonresidential uses where appropriate
Low Mix	A mix of housing: primarily missing middle types and limited nonresidential opportunities
Traditional+	Residential areas on sewer within 1 mile of a Village Center or Urban Corridor, with allowances for gentle density through Accessory Dwelling Units
Traditional	Residential areas similar to Traditional+ but without current sewer access

MAP OF URBAN CORRIDORS



VILLAGES

The bulk of unincorporated Gwinnett has been organized into Villages that aim to meet the daily needs of residents within a 15 minute trip (by the mode of transportation most liked used based on the level of the center). These Villages have defined centers and are surrounded by neighborhoods where pedestrian improvements are a priority.

VILLAGES FUTURE DEVELOPMENT TYPES

Category	Description
Center	Mixed use cores at the heart of each Daily Community
Large	Higher density development with a rich mix of housing, retail, and office
Medium	Medium density development with a modest mix of housing, retail, and office
Small	Lower density suburban development with some retail with abundant housing
Rural	Rural in character, with cottages and some nonresidential options

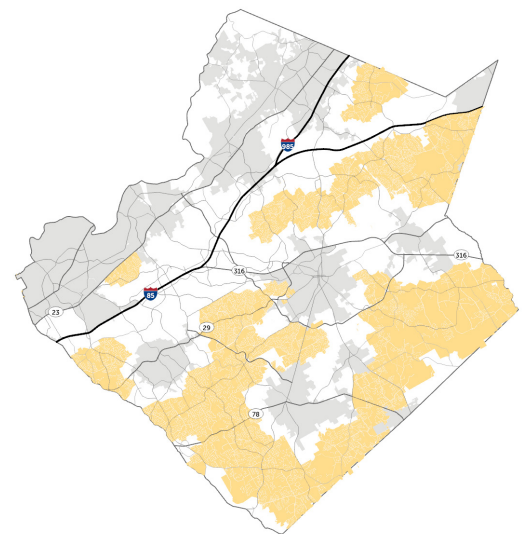
Category	Description
Neighborhoods	Residential areas surrounding centers
High Mix	A full mix of uses around large/medium centers, closer to urban corridors and cities
Low Mix	A mix of housing: primarily missing middle types and limited retail opportunities
Traditional+	Residential areas on sewer, with allowances for gentle density through ADUs
Traditional	Residential areas similar to Traditional+ but without current sewer access

Category	Description
Edges	The outskirts of Villages and Halos, beyond a walkable distance to the center
Suburban Residential	Developed, residential areas without sewer unlikely to change
Suburban Nonresidential	Nonresidential areas that developed in a traditional suburban pattern
Rural	Areas that are currently undeveloped, large lot residential, or farmland

CONCEPTUAL GRAPHIC FOR VILLAGES



MAP OF VILLAGES

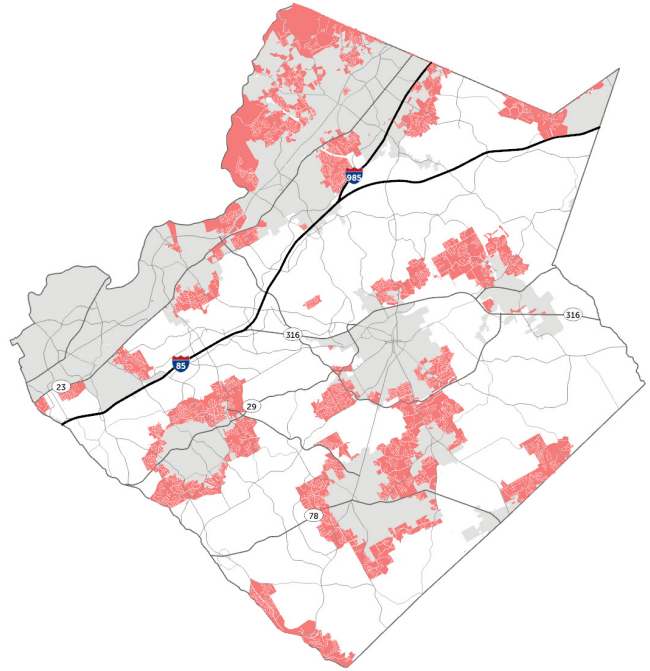


HALOS

Halos are areas of incorporated Gwinnett that are adjacent or very proximate to a city or neighboring county. The thought is that residents and workers in these areas probably consider that city center their daily community.

The future development type in Halos can vary widely based on which jurisdiction the parcel is near. For more urbanized cities in south and west Gwinnett, the future development type can be an urban corridor type or a denser village neighborhood type. For less intensively developed parts of the county, neighborhood and edge future development types are more common.

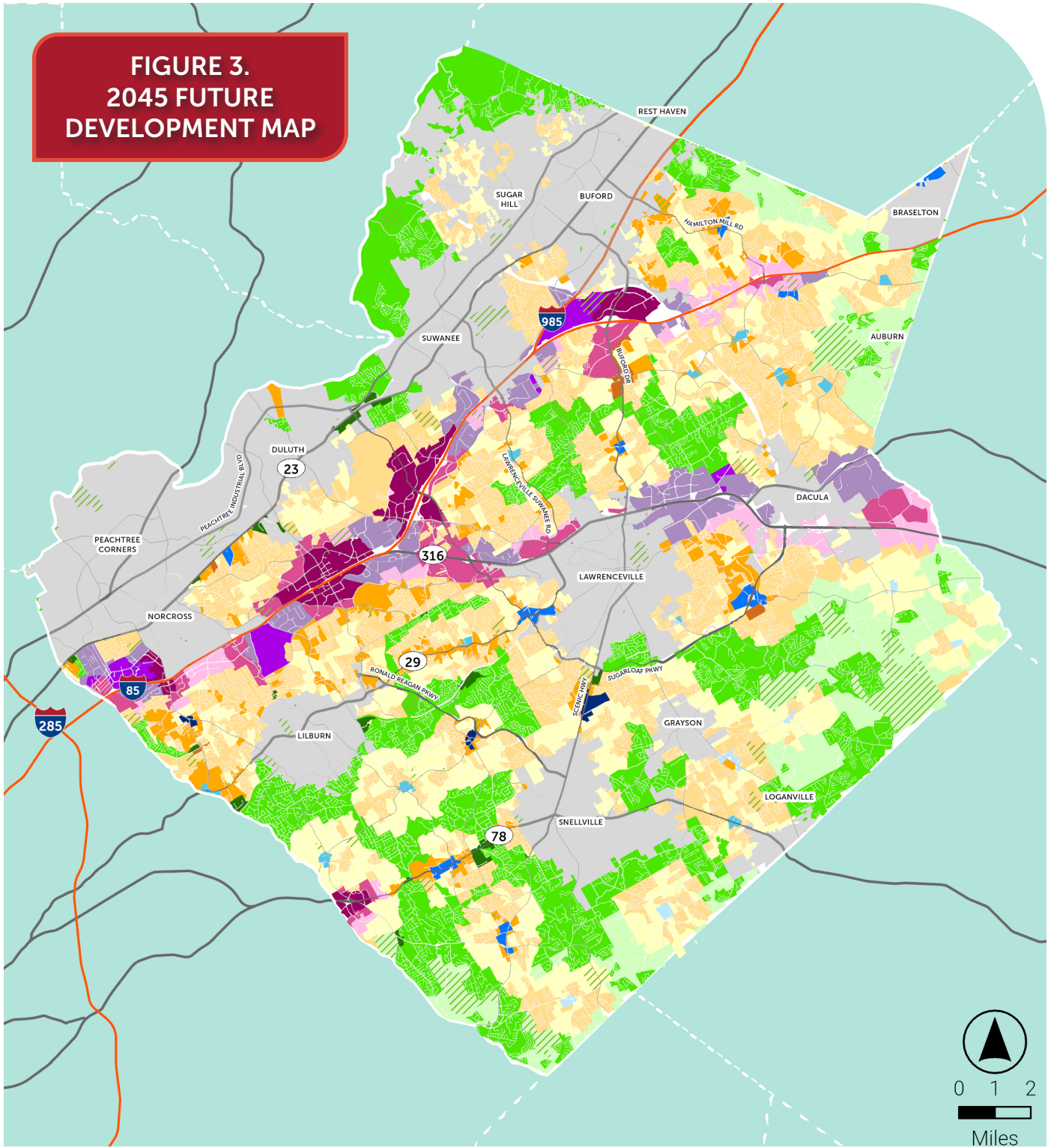
Halos can also have flares. These occur where a smaller type of commercial center (not the downtown) is located closer to the edge of the city. Due to its geography, it acts as a Village Center for residents of unincorporated Gwinnett.



FUTURE DEVELOPMENT MAP

Using this framework, the Future Development Map provides a future development vision for Gwinnett County. Figure 2 (page ES-26) shows the kaleidoscope of Gwinnett’s Daily Communities, while Figure 3 adds another layer of detail by assigning a category to every parcel within each Daily Community.

**FIGURE 3.
2045 FUTURE
DEVELOPMENT MAP**



Future Development Type

- | | | | |
|---|---|--|---|
| Urban - High | Center - Large | High Mix | Suburban Residential |
| Urban - Medium | Center - Medium | Low Mix | Suburban Nonresidential |
| Urban - Low | Center - Small | Traditional+ | Rural |
| Workplace - Heavy | Center - Rural | Traditional | |
| Workplace - Light | | | |