

APPENDIX E:

ENGAGEMENT MATERIALS



COMMUNITY ADVISORY COMMITTEE

Meeting #1 - March 20, 2023

11:00 AM -1:00 PM

Gwinnett Entrepreneur Center

AGENDA

- A. Welcome & Introductions
- B. Project Scope and Purpose
 - a. Goals
 - b. Elements
 - c. Small Area Plans
 - d. Public Involvement & Education
- C. Role of the Community Advisory Committee (CAC)
- D. Schedule
 - a. Meetings
 - b. Community Tours
- E. Engagement Activities & Discussion
- F. Land Use Discussion
 - a. Recap of Land Use Element Launch
 - b. Land Use Exercise (TBD—will be based on feedback received at launch)



COMMUNITY ADVISORY MEETING

CAC MEETING #1 – MARCH 30, 2023

Meeting Notes

Key Takeaways:

- Join us for upcoming engagement activities: 4/21 & 4/22 Atlanta International Night Market (Glow in the Park) at Suwanee Town Center
- Attend future CAC meetings – We value your input and perspectives! We will have three more meetings, one community tour, and one Developer Day event for the CAC members.
- Speaker Series sessions (3 total) will take place in May, June and July – stay tuned for more details!
- Community Workshops (5 total) will take place between May – August. Stay tuned for more details!
- CAC members generally support the 15-Minute Community concept but noted that we need to be thoughtful about the details for different communities in terms of how they measure well-being and what they value. What are the trade-offs? What are the unintended consequences of this type of development?
- Improving transportation, housing, and development and providing more opportunities for greenspace/conservation are priorities.
- Shorter length engagement activities and open house meeting formats are preferred for engagement. Workshops and Pop Ups formats were also favored over traditional Q&A formats.
- We should prioritize youth voices when possible – they provide a valuable perspective that isn't always heard.

Attendees:

- CAC Members (12 in Attendance)
 - Ben Archer, District 3 Planning Commission Rep
 - Roman Dakare, Economic Development
 - Nathan DeVoe, Gwinnett County Communications Dept, Community Programs Manager
 - Bill Diehl, Chairwoman's Appointee

- Neil Duggan, District 2 Commissioner Representative
 - Katrina Fellows, District 3 Commissioner Representative
 - Chris Franklin, District 4 Planning Commission Representative
 - Nicole Hendrickson, BOC Chairwoman
 - Ray Lunsford, District 4 Commissioner Representative
 - Imran Niazi, District 1 Planning Commission Representative
 - Nikkeshia Wilson, Gwinnett Citizen's 101 Academy Representative
 - Daniel Hilton (virtual), District 1 Commissioner Representative
 - Not present: Anthony Croster
- Gwinnett Planning & Development Staff
 - Matt Dickison, Assistant Planning Director
 - Mary Darby, Planning Manager
 - Calvin Abrams, Deputy Director
 - Dan Robinson, Planning Manager
 - Jocelyn Leitch, Section Manager
- Consultant Team
 - Allison Stewart-Harris, Project Manager & Land Use (TSW)
 - Nick Johnson, Deputy Project Manager & Land Use (TSW)
 - Amanda Hatton, Public Involvement & Sustainable Infrastructure (Blue Cypress)
 - Anna Johnson, Public Involvement & Sustainable Infrastructure (Blue Cypress)
 - Alan Chapman, Transportation (Atlas)
 - Dr. DJ (virtual), Education & Editing (The Writing Pad)
 - Eve Critton (virtual), Economic Development & Housing (Fourth Economy)
 - Not Present: Carlos Perez

Welcome & Introductions

Matt Dickison opened the meeting and welcomed attendees. He welcomed Chairwoman Hendrickson to the meeting and invited her to speak. She thanked everyone for participating and for their expertise.

Matt described the goal of this effort as taking the Unified Plan from a 20-piece puzzle to a more in-depth 1,000-piece puzzle that considers the context at a smaller scale.

Nick Johnson initiated introductions. Members of the CAC, county staff, and the consultant team introduced themselves and stated their

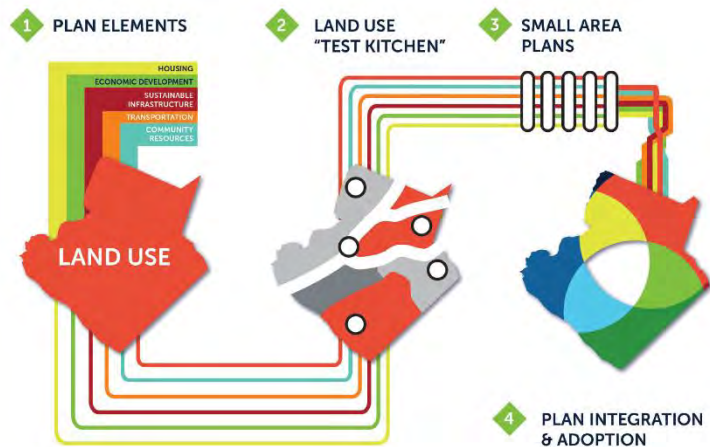


association with the project and with Gwinnett County. He also introduced members of the committee and project team who were not present.

Project Scope & Purpose

- 1) Nick provided a high-level overview of the 2045 Unified Plan planning process. He indicated the focus will be on what's working well and what needs adjustment.
- 2) This Plan sets the long-term vision for the county's future and is used as a decision-making tool by County staff and elected officials. The project team will interview local organizations and jurisdictions to make sure the Plan vision and goals are aligned. The planning process is expected to take about a year, with target adoption in February 2024.
- 3) Nick described how land use and future development will be a key focus of the planning process, influenced by all of the other elements.
- 4) Allison Stewart-Harris presented the "test kitchen" idea, where ideas would be tested in different areas of the county to understand what ideas work well and in which contexts.

- a) Test kitchens involve topics like creative redevelopment and infill development, new housing types, green infrastructure, walkability and alternative transportation, "village center" development and placemaking, preserving undeveloped land and concentrating development in areas with existing infrastructure...and more!



- 5) A "pattern book" approach will capture input and outcomes of the test kitchen process.
 - a) This approach will analyze these different types of communities (location, development patterns, context) to ensure the development of an implementable document. It also explores and identifies different geographic typologies of communities.
- 6) What is a 15-Minute Community? This concept was presented to the group, which is defined as a community in which a resident can access work, goods, and services within 15 minutes of their home. Allison asked the following questions:
 - a) How can we best communicate this concept to the public?
 - b) What kinds of development serve this process? (i.e., active gathering space, mixed retail/residential, etc.)
 - c) Responses indicated general support for the concept but noted that we need to be thoughtful about the details for different communities in terms of how they measure well-

being and what they value. What are the trade-offs? What are the unintended consequences of this type of development? Responses and discussion are below:

- i) Getting everything you need within a 15-minute walk without having to get in your car.
- ii) Is the 15-minute community relevant in Gwinnett? Is this realistic since it takes longer to get everywhere in the Atlanta metro area? Do residents in Gwinnett want a 15-minute community?
 - (1) This is really about where we WANT to be as a county, not necessarily where we are now.
 - (2) People might prefer the shorter timeframe, just because it takes longer than 15 minutes right now, doesn't mean that's not what people want. This concept is about getting people together and providing more opportunities for walkability, mobility – it's about creating choices – to get around walking, biking, or in a car.
 - (3) This would work well in the Rowen area.
 - (4) What about using Live, Work, Play since people are already familiar with that concept?
 - (a) This is a similar concept, but on a different scale.
 - (5) Cities in Gwinnett County have done a better job of implementing this concept, such as the Suwanee Town Center.
 - (6) The city piece of this is important – they have true examples of live, work, play. It is also important to make a distinction between jurisdictions of cities within Gwinnett and Gwinnett County.
 - (7) We also need to make sure we avoid the mistakes cities within the county have made. Buford put up new art center, but then allowed warehouse to be built across the street
 - (8) I like thinking about it as a destination – what do we like to do on vacation? We like to be able to walk to activities and restaurants. We have this in Gwinnett – destination communities. What is valuable to residents looking for these areas? What do people want out of these areas? People need visuals, understand Live Work Play – we need to see a visual of this concept. This is what we need, this is the value, this is how it could serve the community.
 - (9) When we talk about walkable development, we think about the area inside of mixed-use development. Europe was walkable in 1925; they have the infrastructure to support walkability. I live in Duluth, and they offer free Uber to get people downtown instead of investing in proper sidewalks and infrastructure to serve residents. We need to make sure future developments are not only walkable within the community but also connect to the community outside of the development.
 - (10) What is the value proposition to community members? What are they looking for? Young professionals want art; older communities may want access to

basic services, recreation, quality of life. People need graphics of what this means so it's easy to process. A visual will help.

- (11) We need to focus on meeting people where they are. Members of the Gwinnett Youth Commission (high school age) suggested walkability and resource equity needs in the county. We need to make sure we start in areas where we don't see an existing/foundation for "15-minute communities."
- (12) How do we implement this type of development in older parts of the county?
- (13) The Villages, a senior/retirement community, offers a good example of what we could expand on to provide all resources and services.
- (14) Each individual area is different, has different residents, and different needs – so it can't be a cookie cutter approach. How do we measure well-being, and what should be included in these communities? The measure of well-being will be different across different parts of the community.
- (15) Denser development also means we get to preserve greenspace.
- (16) These communities are nice, but often not affordable once completed. We will need to be able to communicate how we would navigate that and address affordability disparities. How do we make it accessible to all?
- (17) Are we creating a place that our children will want to live? Or that they will be able to afford? Are there employment opportunities for them to come back to Gwinnett to live?
- (18) We are working on creating long-term tools to address affordability and affordable housing. Equitable Redevelopment Plan for Reclaim Gwinnett. It's important to have a toolbox in place to address affordability and equity. We need to be mindful of our 14 to 17-year-old youth commission. Are these people going to be able to afford to live here based on decisions we make now?
- (19) It may be hard for our children to be able to afford to live here. Will your children want to move back/live here in 20 years?
- (20) The type of housing is important. In the past, housing has meant rent, while we really need more homeownership opportunities to move us in the right direction. Also, be mindful that traditional subdivision development tends to close people off – they are disconnected.
- (21) We need to work with the County, developers, and those that own the land. We need to help build affordable housing on available land. We do not have entry level homes anymore. If you are paying on a home, you are then invested in that community.
- (22) Instead of looking at just apartments and townhomes, we need to site these strategically. These should be located in more community-centric areas, not in rural areas. The County should work with County employees to find and develop workforce housing and smaller homes / starter homes. There aren't any entry

level homes anymore. We need to work with developers to provide this type of development.

- d) At the next CAC meeting, the project team will present an approach that reflects the ideas discussed today.
- 7) Nick reviewed the key elements of the Plan (Land Use, Housing, Transportation, Economic Development, Sustainable Infrastructure, and Community Resources) and explained how the project process will be structured around these elements. He noted that some elements will be paired together for outreach opportunities and project milestones. He then provided an overview of identified planning areas, which break the county into 5 subareas to structure conversations about how land use operates.

Role of CAC

- 1) Amanda Hatton discussed the role of the CAC in the 2045 Unified Plan planning process.
 - a) Help guide the planning process and ensure the project team is connecting with all community members.
 - b) Attend and promote our Speaker Series, which will be educational sessions (like a Ted Talk format) that cover key topics associated with Plan elements.
 - c) Help promote and distribute the community survey among your local network.
 - d) Attend the next 3 meetings! Your participation is key.
 - e) In addition to these regular meetings, we will also offer two educational engagements for the CAC, which include tours and other events. These will likely be later in the process once we've made progress on technical work.
 - i) The CAC Tour will identify areas where quality development has occurred.
 - ii) Developer Day will convene not only developers from Gwinnett, but also developers that were involved in creating places outside the county that the County would like to see built in Gwinnett. This would also provide an opportunity to showcase potential development or redevelopment areas to developers.
- 2) Amanda asked the group to confirm preferences for upcoming CAC meetings, in terms of preferred dates/times. Responses are provided below.
 - a) Avoid Fridays and Mondays; Lunch time is typically good.
 - b) The project team will circulate a poll to confirm the next meeting date.
- 3) Amanda reviewed engagement and outreach strategies, upcoming opportunities to get involved (dates, locations, potential components), and offered insight into how the CAC can participate and help distribute information. She opened the floor for discussion.
 - a) How do we get the cities involved, especially their city leadership?
 - i) Cities are on the same transmittal schedule as we are for comprehensive plan updates. There will be robust coordination efforts to collaborate with these communities in this planning process.
 - b) Amanda asked if CAC members had feedback on upcoming engagement opportunities?

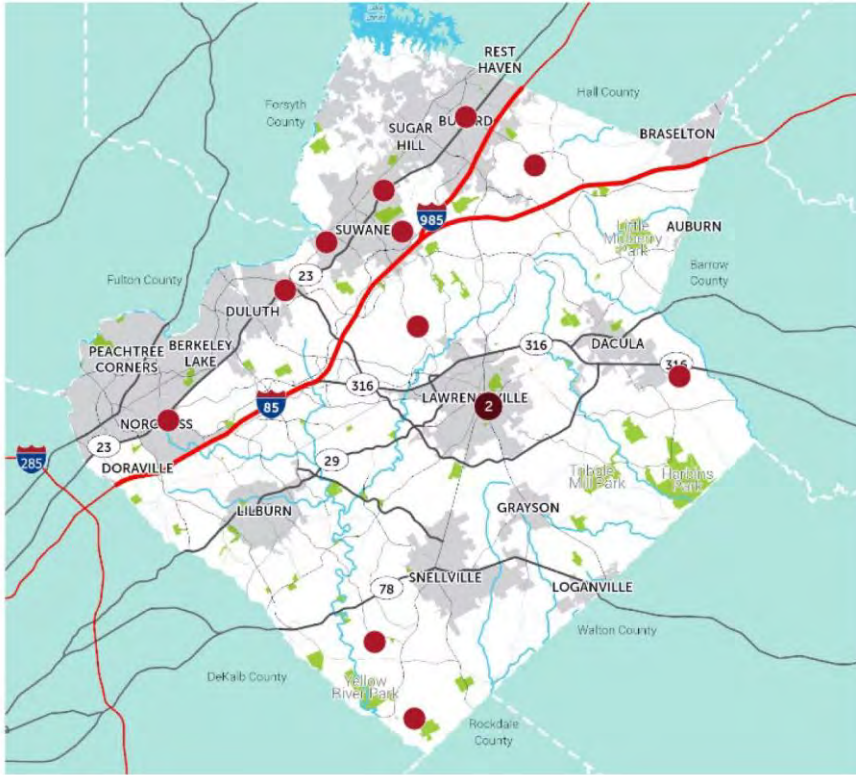
- i) Be sure to market the Atlanta International Night Market & Glow in the Park together.
- ii) Multicultural Fair – May 13th – need to have a presence here.
- iii) Plaza Las Americas
- iv) Dacula Memorial Day Parade
- v) For the 2040 Plan, we met at Dacula library for an open house where you could give input on each element, what you liked, didn't like, or wanted to see.
 - (1) We anticipate having similar types of meetings as part of our engagement, and will invite other Departments, other cities, CIDs, etc. to participate or come see our progress.
- c) We need to vet these ideas through our youth – they see things from a different perspective.
- d) Communicate with residents by using the Nextdoor application or some a similar way to communicate to these specific areas and neighborhoods.
 - i) CAC members can help us spread the word using this application as well.



Engagement Activities & Discussion

- 1) Amanda and Anna led discussion on engagement and outreach strategies. An online Mentimeter survey was activated, and CAC members participated using their phones. The results were reflected on the presentation screen in real-time. The full Mentimeter results are attached, and responses are summarized on the following pages.

- a) **Tell us about Yourself?** Respondents were asked to place a dot on the map where they live.

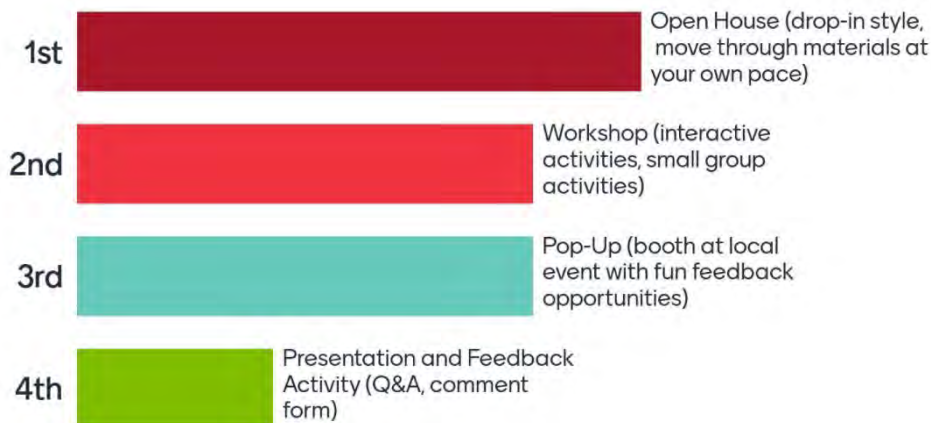


- b) **What are some upcoming local/community events in your area that we could have a presence at to promote the project?**
- i) Survey responses included: Suwanee Spring Festival, Multicultural Festival (5/13); Atlanta International Night Market (4/21-22), Dacula Memorial Day Parade, Lilburn City Park Food Trucks, Norcross Summer Concert Series, Peachtree Corners Festival, Library Events, Girl Scout Day Camps (Lawrenceville & Norcross), Gwinnett County Asian American and Pacific Islander (AAPI) cultural observance (5/16), Gwinnett County Pride Party, and Spring Plant Sale at Gwinnett Tech, Duluth food truck festivals, Comic Book Day (May), Environmental Heritage Center Camps, Gwinnett Summer Camps, athletic venues for youth (soccer, baseball, football), youth baseball associations
 - ii) Verbal discussion also noted that Anthony, who was not present, represents Lilburn and may have more insight into opportunities in that area.
- c) **Do you have ideas for other mailing lists or community newsletters we could use to promote the project?**
- i) Survey responses included: Social media – Facebook, Gwinnett County Facebook pages/groups (Gwinnett Women of Color, Gwinnett Plant Club); County newsletter; County water bill, church newsletters, neighborhood groups like MPCA (Mountain

Park), Centerville, etc., school networks, neighborhood alliances / HOAs, local Chamber of Commerce newsletters, notices to other committees that are related to this subject matter, county pools (bulletin boards, etc.), Parks & Recreation facilities, grocery stores, YMCA, Implement QR codes at locations throughout the county

d) Which public meeting format do you prefer?

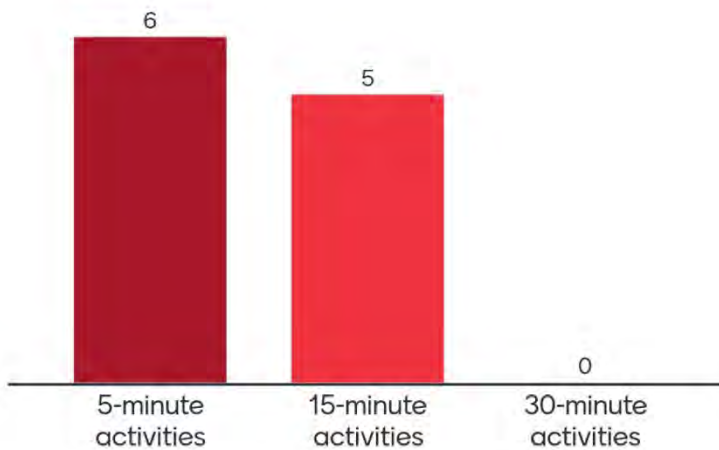
- i) Open House format received the most votes. This meeting style is drop-in style, where you can move through the presentation/project materials at your own pace.
- ii) Workshops were the second highest and were almost tied with Pop-ups. Workshops involve interactive, small group activities.
- iii) Pop-ups include a booth at a local event with fun feedback opportunities and project information.
- iv) Presentation Feedback Activity received the lowest votes. This meeting style is more traditional and includes a presentation, followed by Q&A.
- v) CAC members voiced the following about the different meeting options: Workshops require more commitment. Open houses are better for families. Pop-up events help get the word out about the project. A polling activity would work well at the public workshop.



e) What is the best way to collect feedback at workshops?

The responses indicated that CAC members prefer shorter activities at engagements. The votes were split between 5 and 15-minute activities, with 5-minute activities receiving the most votes. A question was asked about what types of activities are associated with each timeframe.

- i) 5-minute activities – These short activities include short online surveys/poll, 1 or 2 question preference or priority ranking activity. Information is generally kept at a high level to keep the activity length shorter.
- ii) 15-minute activities – These activities are similar to the ones listed above, but provide a little more detail. For example, exercises may include polling activities (like the one today!), visual preference exercises, community priority ranking activities, or other ways to provide feedback on certain items.
- iii) 30-minute activities – This category may include a short presentation followed by an interactive small group activity, such as a mapping activity where participants indicate where they want to see change or what areas should stay the same or be preserved. These longer activities may also be more Q&A-focused.



f) What needs/opportunities are most important to you and your community?

Respondents were asked to rank a list of potential needs/opportunities from 1 to 10, with 1 being lowest importance and 10 being highest importance. The graphic below indicates the average ranking for each item. The needs/opportunities were ranked as follows:

- i) Road Infrastructure & Traffic (8.9)
- ii) High Quality Development (8.7)
- iii) Access to Greenspace & Parks / Preservation of Tree Canopy (8.2)
- iv) Quality Employment Opportunities (8.1)
- v) Attainable & Affordable Housing / Diverse Housing Options (7.3)
- vi) Live-Work-Play Activity Centers (7.2)
- vii) Broadband Access (6.6)

viii) Pedestrian and Bicycling Facilities (6.4)



g) What else do you want to see reflected in the 2045 Unified Plan?

Responses indicated a variety of community priorities which will be explored in much more detail through this planning process.



h) What are some communication tools that you are familiar with or use that we can leverage to widen our reach in building project awareness and promoting events?

- i) Ray L (CAC) indicated he can send promo materials via social media if we provide the promo package.
- ii) Electronic signs and hand signs
 - (1) Gas South signs
- iii) Announce at County Hearings
- iv) Bulletin boards or free-standing boards are easy to interact with and people can move at their own pace.

Next Steps

- 1) Nick thanked everyone for attending and participating and summarized action items and next steps, and opened the floor for final questions.
- 2) Immediate next steps
 - a) Project team will send out a poll for to confirm meeting details for next CAC in June – sent 4/3
 - b) Atlanta International Night Market (Glow in the Park) is 4/21 and 4/22
- 3) Final questions?
 - a) A committee member asked if places like Amazon paid impact fees. Matt indicated that the County does not currently have impact fees. Another member noted that there are tradeoffs to consider with establishing impact fees.

Attachments

- 1) CAC Meeting #1 Presentation
- 2) Mentimeter polling questions & responses



Gwinnett County 2045 Unified Plan

Community Advisory Committee – Meeting #1

March 30, 2023

Agenda

1. Welcome & Introductions
2. Project Scope & Purpose
3. Role of the Community Advisory Committee
4. Outreach & Engagement Activities

Welcome & Introductions

Project Team

Planning & Development staff:

- Matt Dickison
Assistant Director
- Calvin Abram
Deputy Director
- Tarika Peeks
Division Director
- Jocelyn Leitch
Section Manager
- Mary Darby
Planning Manager
- Dan Robinson
Planning Manager

Project Team

Consultant team:

- Allison Stewart-Harris
Project Manager & Land Use Lead, TSW
- Nick Johnson
Deputy Project Manager, TSW
- Nathan Brown
Community Planner, TSW
- Amanda Hatton
Public Involvement & Sustainable Infrastructure Lead,
Blue Cypress
- Anna Johnson
Community Planner, Blue Cypress
- Dr. Deborah Johnson-Blake
Education & Editing Consultant, The Writing Pad LLC
- Eve Critton
Economic Development & Housing Lead, 4th Economy
- Alan Chapman
Transportation Lead, Atlas Engineering
- Carlos Perez
Parks & Greenspace Lead, Perez Planning + Design

Project Scope & Purpose

2045 Unified Plan

What role does the Plan have?

- Guides future land use and development decisions in unincorporated Gwinnett
- Provides direction for related elements (housing, transportation, infrastructure, etc.)
- Sets long-term vision for the County's future

What is the goal of this process?

- To acknowledge what is working well & what needs adjustment
- To ensure alignment with other plans for the County and its jurisdictions
- To become more people-centered and intentional with future development

General Process

1 PLAN ELEMENTS



2 LAND USE "TEST KITCHEN"



3 SMALL AREA PLANS



4 PLAN INTEGRATION & ADOPTION

What is the Gwinnett "test kitchen"?

Gwinnett is ready to try some new ideas related to:

- Creative redevelopment & infill development
- New housing types
- Green infrastructure
- Walkability and alternative transportation
- "Village center" development and placemaking
- Preserving undeveloped land and concentrating development in areas with existing infrastructure
- ...and more!

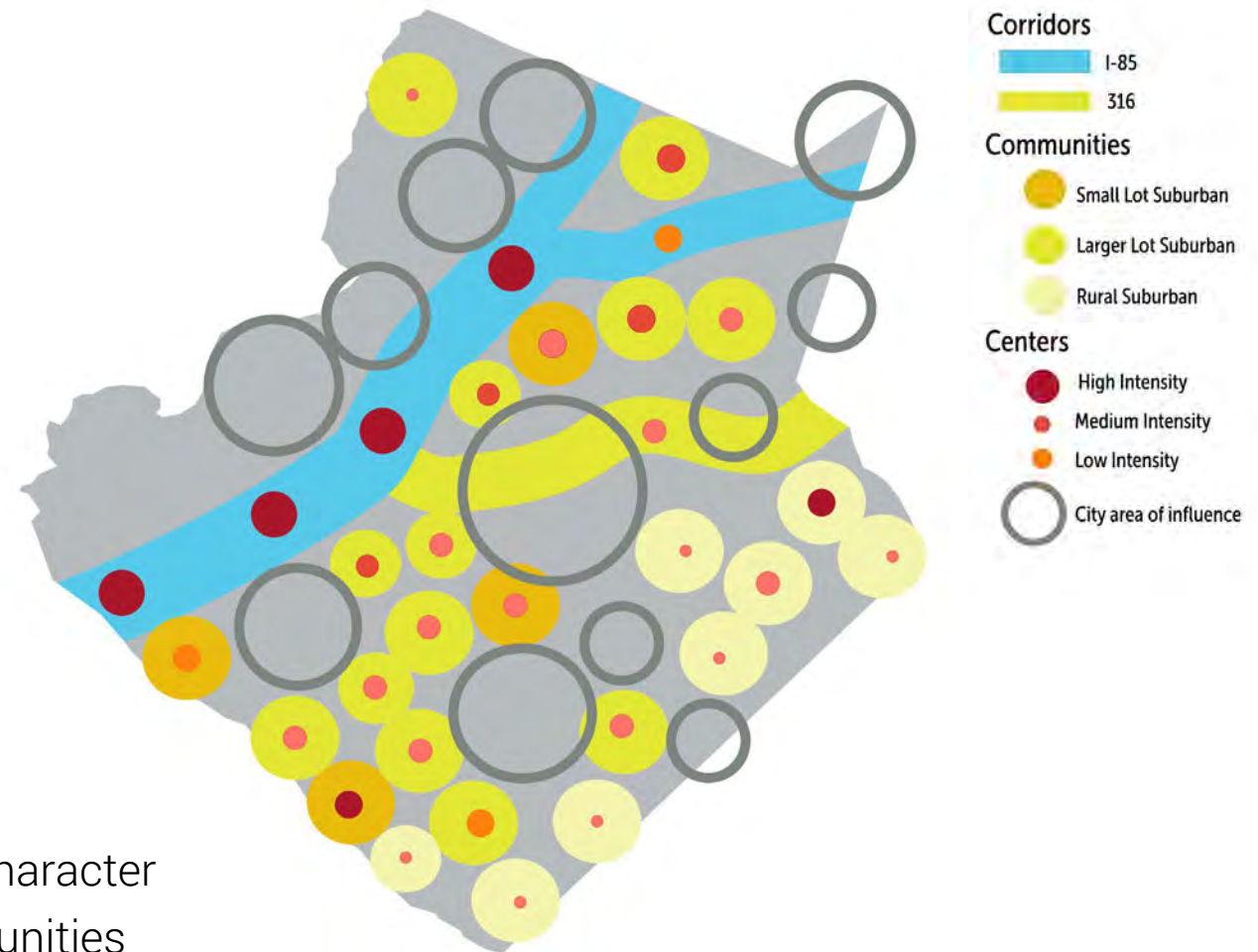
What is the Gwinnett "test kitchen"?

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- Creative redevelopment & infill development
- New housing types
- Green infrastructure
- Walkability and alternative transportation
- "Village center" development and placemaking
- Preserving undeveloped land and concentrating development in areas with existing infrastructure
- ...and more!

Goals:

- find out which ideas work where based on local character
- create a "pattern book" for certain types of communities based on their character and intensity



What is a “15-minute community”?

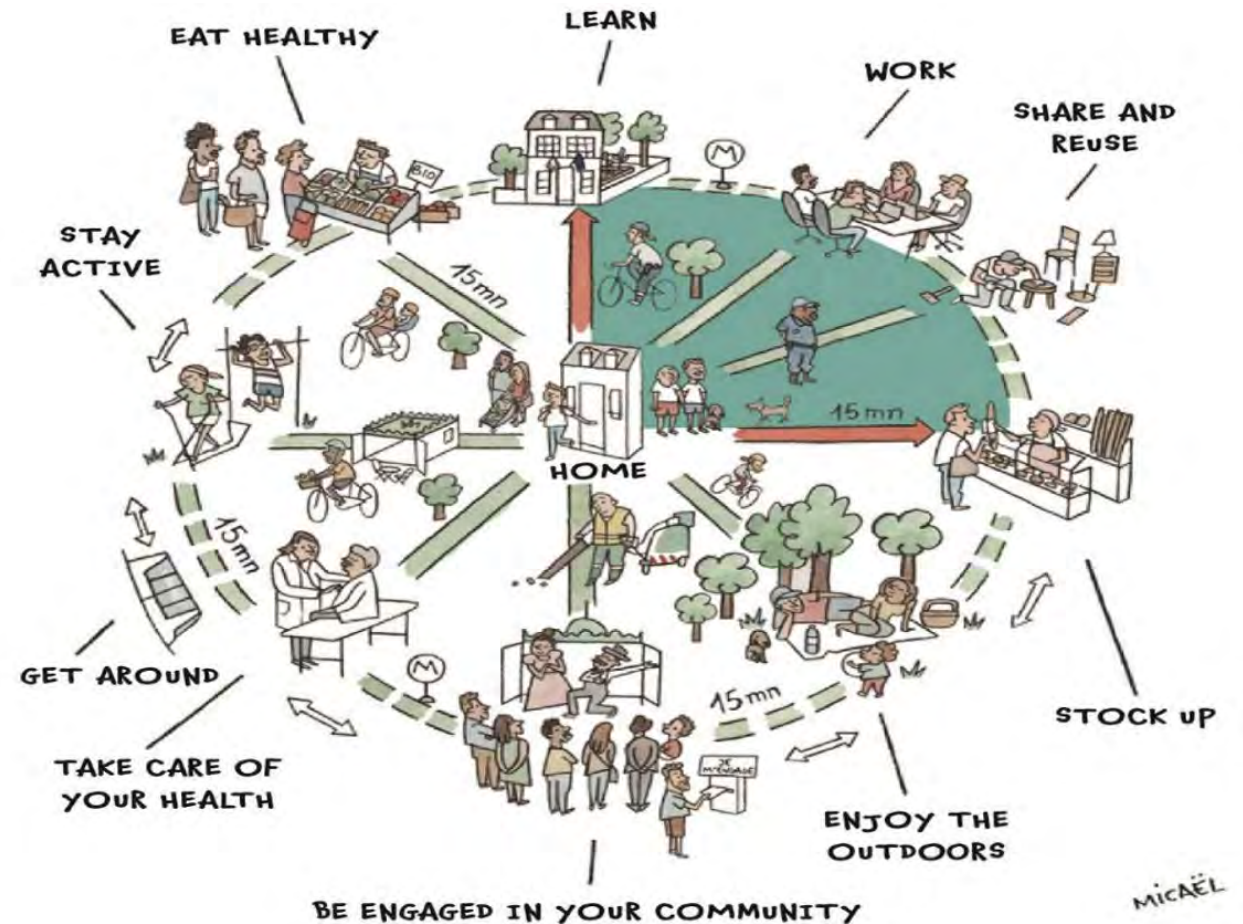
Definition:

A community in which a resident can access work, goods, and services within 15 minutes of their home.

- How can we best communicate this concept?
- What kinds of development serve this process? (i.e. active gathering space, mixed retail/residential, etc.)

Benefits:

- Less traffic
- More walkable destinations
- Public health
- Community strength



Elements of the Plan

Required:

- Land Use
- Economic Development
- Transportation
- Housing
- Broadband

Supplemental:

- Community Resources
- Infrastructure

Elements of the Plan

Required:

- Land Use
- Economic Development
- Transportation
- Housing
- Broadband (included in economic development)

Supplemental:

- Community Resources
- Infrastructure



Land Use Framework

1. Land Use Community Events for County Regions

Split the County into five areas to define communities (at the parcel level) and their pattern type.

2. Small Area Plans

Pick 5 representative communities (defined in land use workshops) as the “test kitchen” areas to refine pattern book and other Unified Plan elements. Develop more detailed plan with an eye towards making the process replicable for non-test kitchen areas.

1 *Propose overall corridors-and-communities framework*



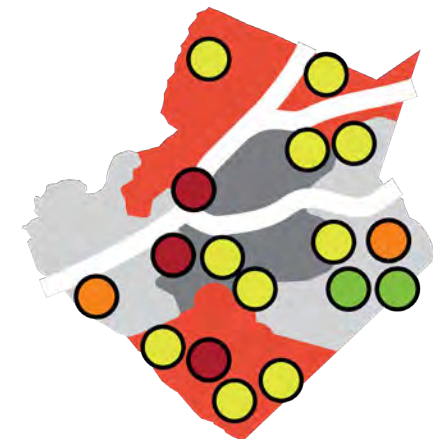
2 *Identify priority geographies*



3 *Experiment with small areas in “test-kitchen”*



4 *Provide “pattern book” that can be applied to other communities*



Public Involvement

Proposed activities:

- ATL International Night Market Pop-up (4/21-4/22)
- Virtual Stakeholder Meetings
- Community Education Sessions
- Land Use Community Events (5)
- Survey Tools (available in person and virtually)
- *Developers Day*



Role of the CAC

Coming Up:

Public Engagement:

- 4/21-4/22: ATL Night Market pop-up
- TBD: community education sessions (1/month)
- TBD: community survey
- TBD: land use community workshops (Late spring to mid-summer, TBD)

Element Focus Months:

- **April:** Economic Development & Housing
 - Launch scheduled for the week of 4/17
- **May:** Sustainable Infrastructure
- **June:** Transportation & Community Resources

Roles

How we picture your involvement:

1. Attend **4** CAC meetings and join for **up to 2** educational engagements
2. Provide feedback on our public engagement approach & activities
- 3. Help extend project awareness and reach among your network and area!**
4. Attend events if you can!
 1. ATL Night Market pop-up
 2. Community Education sessions
 3. Land Use Community Workshops
5. Review materials as the 2045 Unified Plan evolves

Important Dates to Schedule

4 CAC Meetings:

- #1: Late March (introduction)
- #2: Late June (element progress)
- #3: Late September ("test kitchen" ideas)
- #4: Mid-December (element conclusion)
 - Preferred times and dates?
 - Preferred locations?

1 CAC Tour:

- Early June

1 "Developer Day"

- TBD

Outreach + Engagement Activities

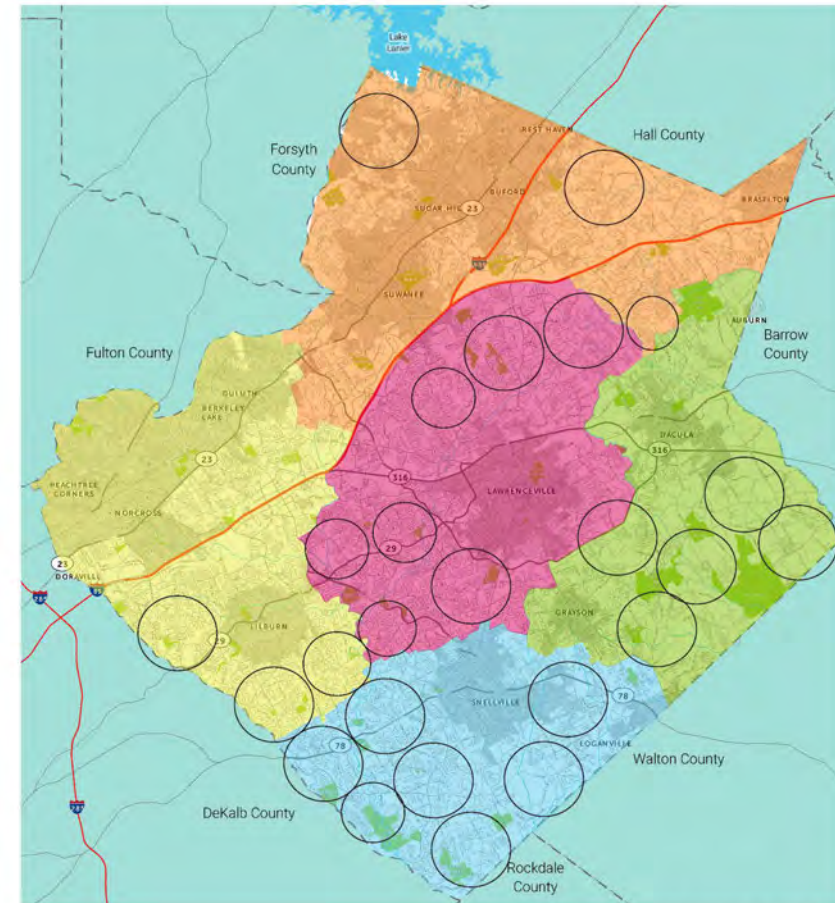
Outreach Strategies

- April pop-up event awareness building/handouts
- Social media
- Share graphics/flyers
- Email campaigns
- County newsletters
- Other CAC outreach
- **County website as information hub!**

Land Use Community Workshops

Workshop Dates/Locations

- 5 workshops, 1 in each planning area
- Held in centralized location within each planning area
- Opportunity to cohost with other County event(s) or community activities
- Partner with other County departments and planning efforts



DRAFT LAND USE PLANNING AREAS

- Land Use Meeting Area 1
- Land Use Meeting Area 2
- Land Use Meeting Area 3
- Land Use Meeting Area 4
- Land Use Meeting Area 5
- Preliminary Community Area

Land Use Community Workshops

Workshop Dates/Locations

- 5 workshops, 1 in each planning area
- Held in centralized location within each planning area
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Potential Workshop Components

- Registration Table
- Unified Plan 101 Booth
- Educational Boards/Presentation
- Interactive Input Activities
- Small Groups
- Tablets for Open Surveys
- Other County Department Tables
- Activities for Kids
- Refreshments
- Giveaways/Raffles
- **What else?**

Brainstorming Upcoming Engagement Activities

Instructions

Go to

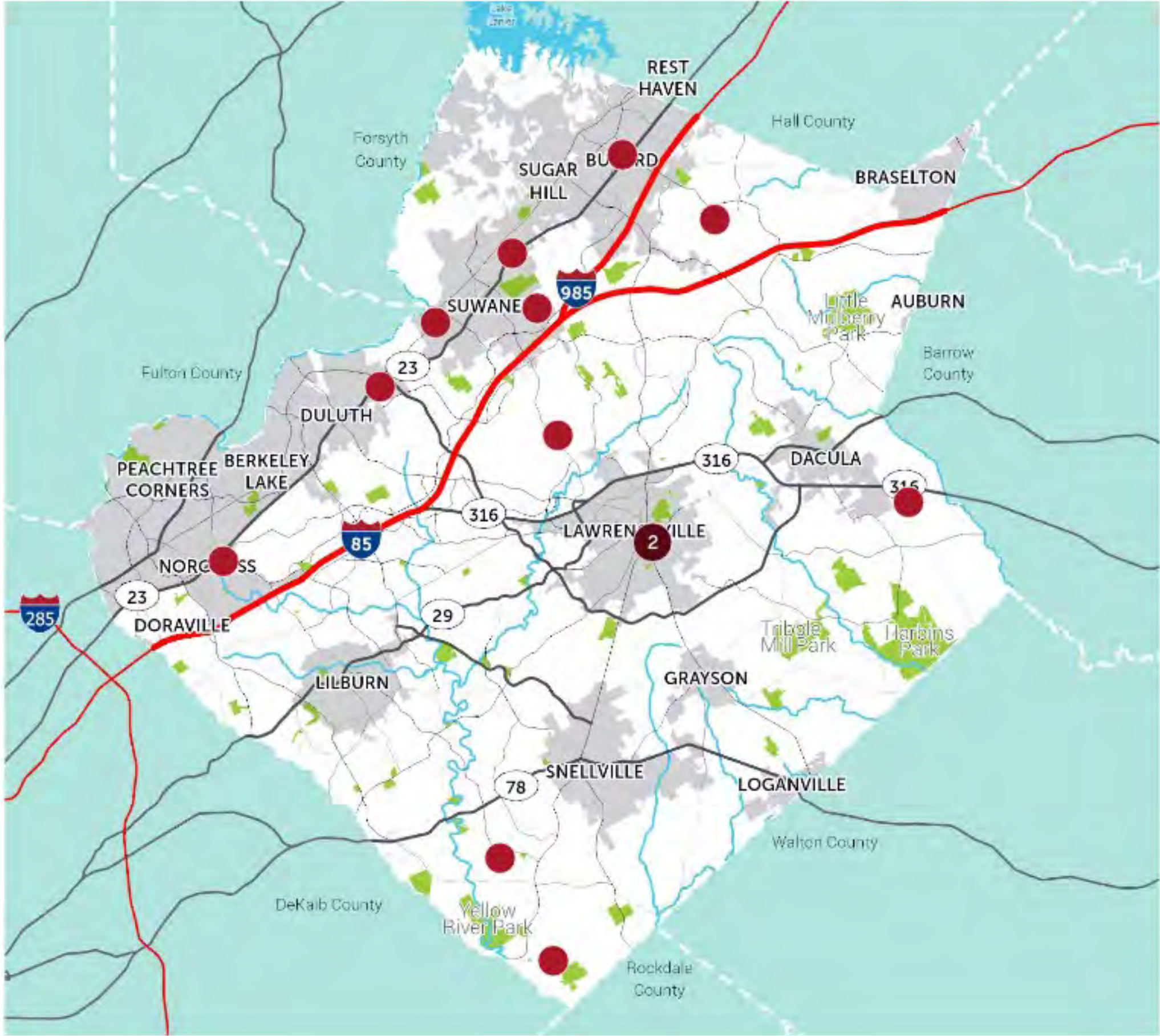
www.menti.com

Enter the code



Or use QR code

Tell us about yourself. Drop a pin in the approximate part of Gwinnett where you live.



What are some upcoming community/local events in your area that we could have a presence at to promote the project?

13 Answers

I would have to look into that first

Suwanee Spring Festival

Multicultural event. Night Market

Dacula Memorial Day Parade

Lilburn City Park Food Trucks

Norcross summer concert series.
Peachtree Corners Festival. Library events.

Spring Plant Sale at Gwinnett Tech

Gwinnett County AAPI cultural observance (May 16)
Gwinnett County PRIDE Party

Girl Scout Day Camps

What are some upcoming community/local events in your area that we could have a presence at to promote the project?

13 Answers

Duluth food truck festival

comic book day - may

Environmental Heritage Center
camps

Gwinnett summer camps

Do you have any ideas for other mailing lists or community newsletters we could use to promote project activities?

15 Answers

Social media - Facebook

Church newsletters

Neighborhood Alliances that consist of HOAs

County newsletter

Neighborhood groups like MPCA, Centerville, etc.

Local chamber of commerce newsletters

Water bill

schools

Notices to other committees that have to do with this subject matter

Do you have any ideas for other mailing lists or community newsletters we could use to promote project activities?

15 Answers

County pools

Parks and Rec

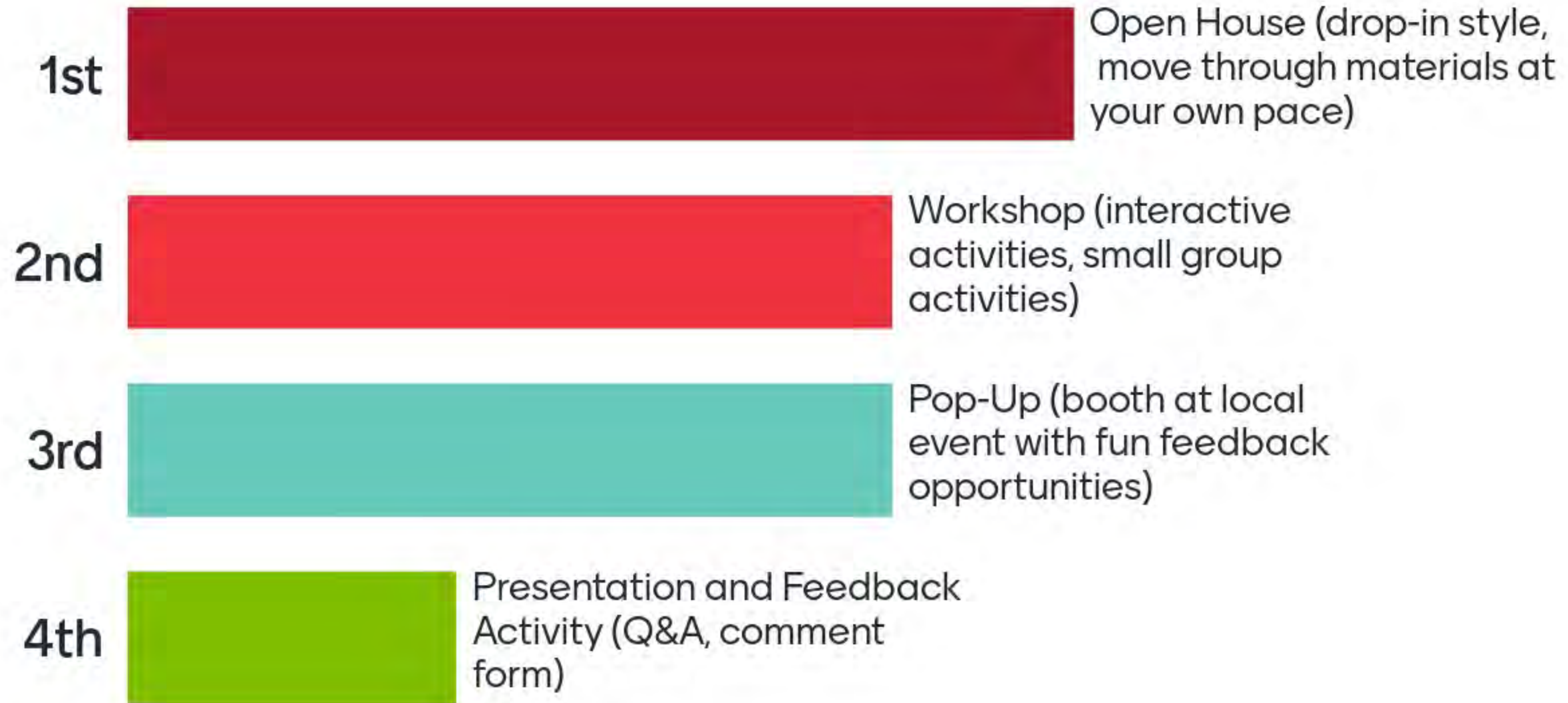
"Gwinnett" pages on Facebook
(Gwinnett Women of Color, Gwinnett Plant Club)

Grocery stores

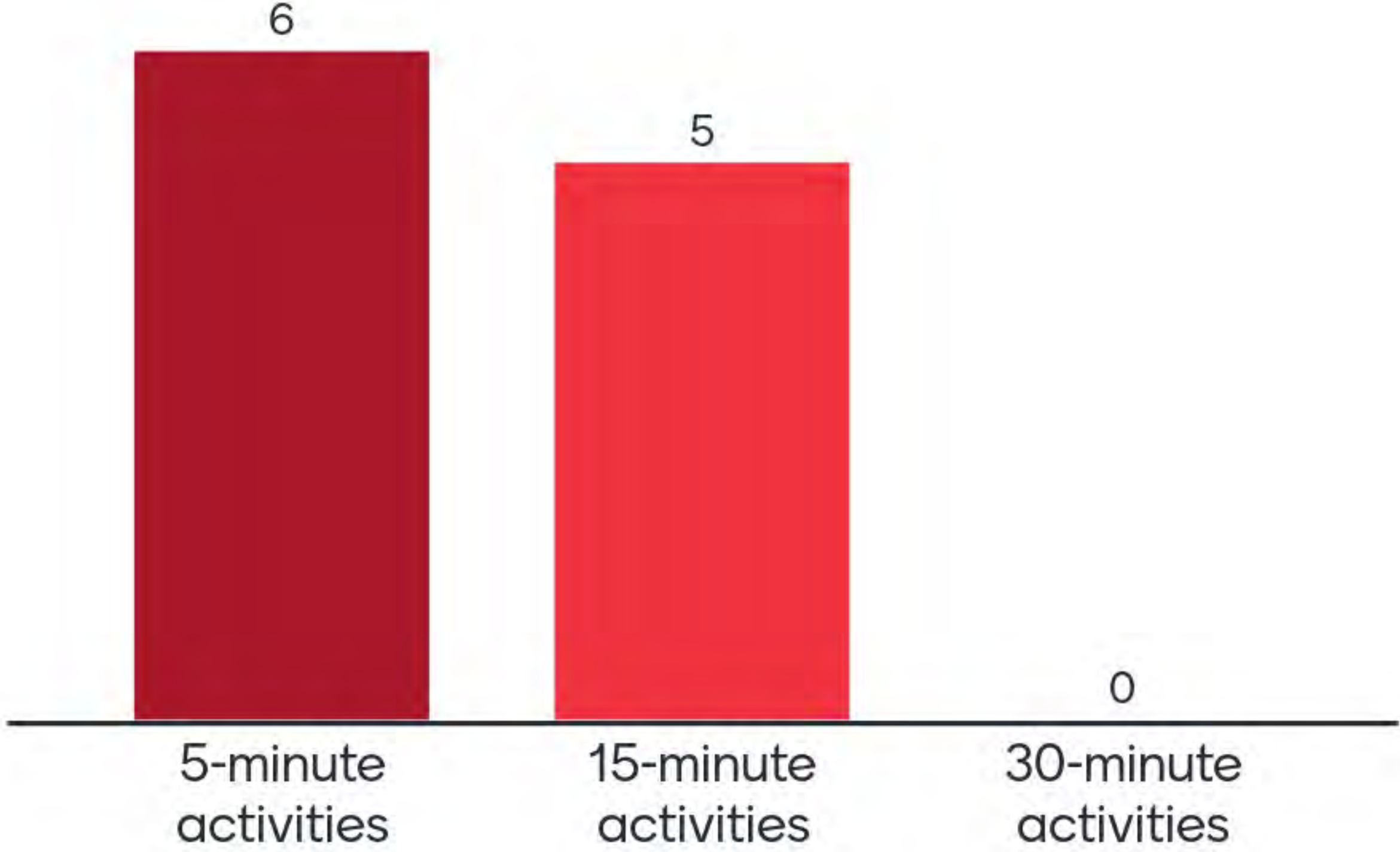
Implement QR codes at locations throughout the County

YMCA

Which public meeting format do you prefer?



What is the best way to collect feedback at these workshops?



What needs/opportunities are most important to you and your community? Rank each item on a scale of 1 to 10, where 1 is lowest and 10 is highest.



What else do you want to see reflected in the 2045 Unified Plan?

active living
city county cooperation
climate change
affordable housing
environment
sidewalks
sewer
stormwater run off
city to county interface
resource allocation equit
define walkability lwp
historic preservation
not everyone wants 15 min
more walk pla
preservation
senior housing
transit
paths
parking
traffic

GWINNETT 2045 UNIFIED PLAN

Community Advisory Committee

Meeting #1 – Thursday, March 30, 2023

NAME	ORGANIZATION/ DEPARTMENT	PREFERRED EMAIL ADDRESS	CONTACT #
Ben Archer	District 3 Planning Commission	[REDACTED]	[REDACTED]
Matt Dickson	P+D		
Dan Robinson	P+D		
AMANDA HATTON	BLUE CYPRESS		
NICK JOHNSON	TSW		
Kathrina Fellows	District 3	[REDACTED]	[REDACTED]

GWINNETT 2045 UNIFIED PLAN

Community Advisory Committee

Meeting #1 – Thursday, March 30, 2023

NAME	ORGANIZATION/ DEPARTMENT	PREFERRED EMAIL ADDRESS	CONTACT #
Allison Stewart - Infant	TSW	[REDACTED]	
ANNA JOHNSON	BLUE CYPRESS		
Mary Barbis Nathan Devoe	Gwinnett County Gwinnett County Community Outreach		
Jaclyn Lester	Gwinnett County Planning		
Calvin Abram	P&D		
Nicole Van Dickson	Gwinnett County BOC		

GWINNETT 2045 UNIFIED PLAN

Community Advisory Committee

Meeting #1 – Thursday, March 30, 2023

NAME	ORGANIZATION/ DEPARTMENT	PREFERRED EMAIL ADDRESS	CONTACT #
Neil Duggan	Water Park & Comm Assn		
IMRAN NIAZI	Planning Comm		
RAY LUNSFORD	CITIZEN COMAN KOLFCAMP		
Chris Frankel	Planning Commission		
Bill Diehl	Citizen		
NIRKESHIA WILSON	Gwinnett 101		



GWINNETT 2045 UNIFIED PLAN

Community Advisory Committee

6/28/23, 12:00-2:00

AGENDA

- | | |
|----------------------------------------|-------|
| A. Welcome & Re-Introductions | 12:00 |
| B. Recap of Project Scope & Approach | 12:05 |
| C. Progress Updates | 12:20 |
| a. Land Use Element | |
| b. Economic Development Element | |
| c. Housing Element | |
| d. Sustainable Infrastructure Element | |
| e. Transportation Element | |
| D. Future Development Deep Dive | 12:45 |
| a. Growth in Gwinnett County | |
| b. Redevelopment Suitability | |
| c. Daily Community Café Activities | |
| E. Upcoming Engagement Activities | 1:30 |
| a. Speaker Series & Land Use Workshops | |
| b. Quality Development Tour | |
| i. Options for site visits | |

Virtual Daily Community Café Activities:

Link: <https://forms.gle/pCtBvwwSSEcK0gNP9>

QR code:



Quality Development Tour Options:

Link: <https://forms.gle/Zrtn8L7SxuDnnCZF9>

QR code:





COMMUNITY ADVISORY COMMITTEE

Meeting #2 – June 28, 2023

Meeting Notes

Agenda

- A. Welcome & Re-Introductions
- B. Recap of Project Scope & Approach
- C. Progress Updates
- D. Future Development Deep Dive
- E. Upcoming Engagement Activities

Attendees

CAC Members (12 in Attendance)

- Ben Archer, District 3 Planning Commission Representative
- Bill Diehl, Attorney, Chairwoman's Appointee
- Neil Duggan, District 2 Commissioner Representative
- Katrina Fellows, District 3 Commissioner Representative
- Chris Franklin, District 4 Planning Commission Representative
- Ray Lunsford, District 4 Commissioner Representative
- Nikkeshia Wilson, Gwinnett Citizen's 101 Academy Representative
- Pinkie Farver, Planning Commission Chairwoman's Representative
- Allen Mendenhall, Development Advisory Committee Representative

Attended virtually:

- Roman Dakare, Economic Development (attended virtually)
- Anthony Crotser, District 2 Commissioner Representative
- Daniel Hilton, District 1 Commissioner Representative

Gwinnett County Planning & Development Staff

- Matt Dickison, Director
- Dan Robinson, Planning Division Deputy Director
- Jocelyn Leitch, Planning Division Director

- Charlie Hulett, Planning Intern
- Dineta O'Hara, Community Engagement Coordinator

Consultant Team

- Nick Johnson, Deputy Project Manager & Land Use (TSW)
- Roxanne Raven, Planner (TSW)
- Amanda Hatton, Public Involvement & Sustainable Infrastructure (Blue Cypress)
- Attended virtually:
 - Allison Stewart-Harris, Project Manager & Land Use (TSW)
 - Eve Critton (virtual), Economic Development & Housing (Fourth Economy)
 - Vince Edwards, Transportation (Atlas)

A. Welcome & Re-Introductions

Nick Johnson kicked off the meeting and welcomed everyone. Matt Dickison also welcomed the group and introduced himself as Director of Planning and Development.

Introductions of those in attendance (captured in the attendees list) were followed by a review of the meeting agenda and review of the planning team and roles.

B. Recap of Project Scope & Approach

Nick reviewed the two main themes of the planning process:

- 1) Become more people-centered and intentional when planning for future development.
- 2) Orient future development around the idea of the Daily Community.

Nick spoke to the planning process: We're still in the "testing" part of the process. He recapped what the Daily Community is and how the planning team has applied it to Gwinnett. We are looking for different types of spaces and different types of land use models. The benefits of the Daily Community include less traffic, improved public health, more amenities, and a more connected community, among others.

Nick showed the County's progress in the planning process via the schedule.

Committee Comments/Discussion:

- Katrina Fellows has seen us [the 2045 Unified Plan team] at several events around the county. She is not seeing us present information about all the things we should be thinking about. She mentioned "retrofitting suburbia". She is not seeing us collect or educate people about these things.
- Katrina noted that the details of zoning and demographics that drive development need to be shared. How can the committee help with this?
 - Nick noted that the planning team is focused on this, and Fourth Economy is particularly focused on equity.
- Katrina spoke to the idea that some of these zoning policies exist for a reason, but they may need to change. The CAC needs to see the next steps of what's included.

- Nick noted that policy will be driven by technical information and stakeholder input.
- Pinkie noted that she has shared workshop information with her HOA and our network. The stakeholder committee can help get people out.
- Matt noted that Dineta can help get word out to the community members that aren't being reached.
- Nick spoke to charrettes that will happen later for five different areas, representing a variety of planning contexts and scales, where certain ideas can be tested and refined.
- Nick noted that this is what we are using the workshops for, to collect input. Matt added that the pop-ups are to share info about the process. We will add more draft input as we move forward.
- There was a question about policy change: How do we shift from what's existed and merge it with new policy?

C. Progress Updates

Nick noted that the team would now give updates on each element. These presentations, with integrated Q&A from CAC, took up the bulk of the meeting.

Land Use Element

Nick spoke about the Land Use Element launch. He noted that a land use survey will be launched soon. Nick spoke to key takeaways from the land use work completed to date.

- 1) Available land for new housing supply is limited; redevelopment and different development patterns are a must.
- 2) Some Daily Communities are more established than others, but opportunities exist to create more connected neighborhoods throughout the County.
- 3) A set of "ideal criteria for quality (re)development" would be the most helpful tool for enforcing development standards that bring community benefit.
- 4) Internally, the biggest barrier involves sewer capacity. With the right investment, this can be aligned.

Committee Comments/Discussion

There was a question about whether land use recommendations include changing existing neighborhoods. Nick said no, but Matt clarified that there will be the need for some redevelopment based on age of housing. Matt noted that while the current comp plan looks at the community as a whole, the new plan is looking at the Gwinnett community neighborhood by neighborhood.

A CAC member asked about the cost of affordable housing.

- Nick spoke to the fact that the issue of providing affordable housing will need a variety of solutions and tactics.
- Matt noted that it will require many partners. We want affordable housing to be close to job centers and in walkable areas.

A CAC member spoke to members of the workforce, especially teachers and first responders, leaving the county: How can we make the County a place they will stay?

- Matt noted that this need is on the County's radar. It is not addressed in the Planning & Development Department but in another department.
- There is also money becoming available for housing renovations.
- UDO amendments are looking at ADUs and other tools to address needs.
- Eve Critton spoke about how affordable housing is thought about within the planning work.
- When they think about affordable housing, they are thinking about what's needed at different percentages of Area Median Income.
- This means creating housing options and affordability across multiple segments of the population.

Allen Mendenhall asked, what existing plans are we reviewing?

- Jurisdiction plans, Gwinnett County Unified Plan 2040, Housing Plans, Water and Sewer Plans, and Transportation Plans.
- Nick spoke at a high level to how we did development suitability analysis, which was covered later in the meeting in more detail as well.

Economic Development Element

Eve noted that the Economic Development Element is almost complete.

Eve shared key takeaways from economic development work to date:

- 1) Vibrant, connected redevelopments of underutilized parcels can help the county establish a unique identity and meet its growth potential.
- 2) Housing and transportation are critical barriers to future population and economic growth.
- 3) Innovation, entrepreneurship, and R&D can lead county growth, attracting a young, educated population that lives and works in the county.

Nikkeshia Wilson noted that it's important that we are talking to young people.

Allen Mendenhall asked if Partnership Gwinnet and the Chamber are involved.

- Nick confirmed this, saying the planning team has also talked with them as part of our stakeholder interview process.

Eve spoke about how recommendations are designed to be applied to different Daily Communities once the framework is sorted out and finalized.

Housing Element

Eve spoke about the various things that have been accomplished. They have a 70 percent complete housing draft. The team is waiting for feedback from the public on land use policy.

There was a question about who we've talked to. Eve noted the Rowen Foundation and others the team has met with. The CAC member noted that he didn't see anyone who has built a house in Gwinnett mentioned. There was discussion about how speaking with the development community is important and the team met with developers early in the process. The project team will circle up regarding Allen's comments to include more developer input in the plan update process to identify follow up actions.

Eve spoke to key takeaways from housing work to date:

- 1) Lessening the housing shortage will require intentional policies, funding measures, a focus on affordable housing, and shifts to development standards.
- 2) The County can further build out its housing governance systems to embed community involvement into decision-making.
- 3) Community preferences, from denser communities to the preservation of more rural areas, can still be accommodated while increasing housing development.

Katrina asked about how we have a shortage of housing, yet we have some vacancies. Nick stated that the shortage we are talking about is in the years ahead, based on how many people are anticipated to live here. Some vacancies are normal to maintain a healthy housing market that suits a variety of people's needs.

Sustainable Infrastructure

Amanda Hatton spoke to the Sustainable Infrastructure Element progress to date, as highlighted in the slide deck. The team is currently in the process of conducting stakeholder interviews and have completed initial review of documents and existing conditions. The Sustainable Infrastructure Element is focused on water infrastructure, green infrastructure, and natural resources. This element is largely focused on facilitating alignment between Department of Water Resources planning and policy and updates to the comprehensive plan; it does not include in-depth analysis or planning that DWR is already leading for wastewater, water, and stormwater infrastructure. Regional stormwater solutions, such as linear green infrastructure facilities along transportation corridors, are of interest.

Amanda spoke to top takeaways from sustainable infrastructure work to date:

- 1) There are challenges with sewer expansion in the southern area of the county due to the elevation changes, rock, and other concerns.
- 2) The County's Stormwater Management Program is strong. Stakeholders want more aesthetic green infrastructure BMPs as a requirement of development, particularly facilities that can serve as community assets.
- 3) Regional stormwater solutions, such as linear green infrastructure facilities along transportation corridors, are of interest.

Allen noted that we need to talk to developers/engineers about infrastructure requirements to accommodate change in development patterns. DAC's engineer was involved in Avalon and other

big developments and could potentially share insight. Stormwater infrastructure development requirements is an area that needs change.

Transportation

Vince Edwards spoke to some of the focus items for transportation and noted that the project team is coordinating closely with the transportation plan and the transit plan.

Vince spoke to top takeaways from transportation work to date:

- 1) Several existing and ongoing plans, including the CTP and Trails Master Plan, feature components that support the Daily Community concept.
- 2) The ongoing Gwinnett Transit Development Plan (TDP) also includes transit modes that support the Daily Community, including Micro Transit and Local Fixed Route Service. Organizing development around potential Transit Hubs and Stations could support local communities and the development of walkable and bikeable areas.
- 3) The Unified Plan will synergize the CTP, TDP, and Trails Master Plan findings as much as possible, focusing on the niche of how transportation modes affect land uses and vice versa.

Nikkeshia noted that kids don't want to drive, so we need other ways for people to get around.

D. Future Development Deep Dive

Nick walked through the methodology for talking about growth and where it occurs. Nick began by speaking about findings related to housing and population. There are roughly 18,000 acres of available, undeveloped land and 26,000 acres of redevelopment opportunity. We are 59,400 units short of housing – new policy is needed to make up the shortfall. This is based on the current future land use plan.

Matt noted that what gets developed is often less dense than what zoning allows.

Nick discussed how the future development growth analysis and projections feed into the Daily Community Café activities and how we are collecting input from the public. Committee members were invited to test out the Daily Community Café materials, although there was limited time to do this during the remaining time in the meeting.

Note: Further analysis has refined the numbers presented, and outcomes of our final analysis for the housing and land use elements will be shared in the next meeting.

E. Upcoming Engagement Activities

Amanda briefly highlighted completed and ongoing public and stakeholder engagement activities as well as upcoming activities, including two remaining speaker series events and land use workshops as highlighted in the slide deck. Nick and Amanda reminded the group that a long-form survey would be launched soon to collect more in-depth information from the residents and community members.

Amanda encouraged the CAC to help promote upcoming events by forwarding email campaigns to their network, resharing and liking the County's related social media posts, and otherwise getting the word out. CAC members were encouraged to attend the upcoming events as well.

Final Remarks

Nick thanked everyone for attending and their ongoing participation.

Attachment

CAC Meeting #2 Presentation

An aerial photograph of a wooden boardwalk or bridge structure winding through a dense forest. The boardwalk has a ramp section in the center where a person in a wheelchair is walking. The entire image is overlaid with a semi-transparent orange filter. The text 'Gwinnett County 2045 Unified Plan' is written in large, white, sans-serif font across the middle of the image.

Gwinnett County 2045 Unified Plan

Community Advisory Committee – Meeting #2

June 28, 2023

Agenda

1. Welcome & Re-Introductions
2. Recap of Project Scope & Approach
3. Progress Updates
4. Future Development Deep Dive
5. Upcoming Engagement Activities

Welcome & Re-Introductions

Project Team

Planning & Development staff:

- Matt Dickison
Planning Director
- Jocelyn Leitch
Planning Division Director
- Dan Robinson
Planning Division Deputy Director
- Sushmita Arjyal
Acting Planning Manager
- Nina Shabazz
Senior Planner
- Dineta O'Hara
Community Engagement Coordinator

Project Team

Consultant team:

- Allison Stewart-Harris
Project Manager & Land Use Lead, TSW
- Nick Johnson
Deputy Project Manager, TSW
- Roxanne Raven
Community Planner, TSW
- Amanda Hatton
Public Involvement & Sustainable Infrastructure Lead,
Blue Cypress
- Anna Johnson
Community Planner, Blue Cypress
- Dr. Deborah Johnson-Blake
Education & Editing Consultant, The Writing Pad LLC
- Eve Critton
Economic Development & Housing Lead, 4th Economy
- Alan Chapman
Transportation Lead, Atlas Engineering
- Carlos Perez
Parks & Greenspace Lead, Perez Planning + Design

Project Team

TSW

Project Management Lead
Land Use & Community Resources Element Lead

Blue Cypress Consulting

Community Engagement Lead
Sustainable Infrastructure Lead

Fourth Economy

Housing Element Lead
Economic Development Element Lead

Atlas Engineering

Transportation Element Lead

Perez Planning + Design

Parks & Greenspace Lead

The Writing Pad, LLC

QA/QC Lead & Community Engagement Support

Recap: Project Scope & Approach

2045 Unified Plan: Two Themes

1

To become more people-centered and intentional when planning for future development

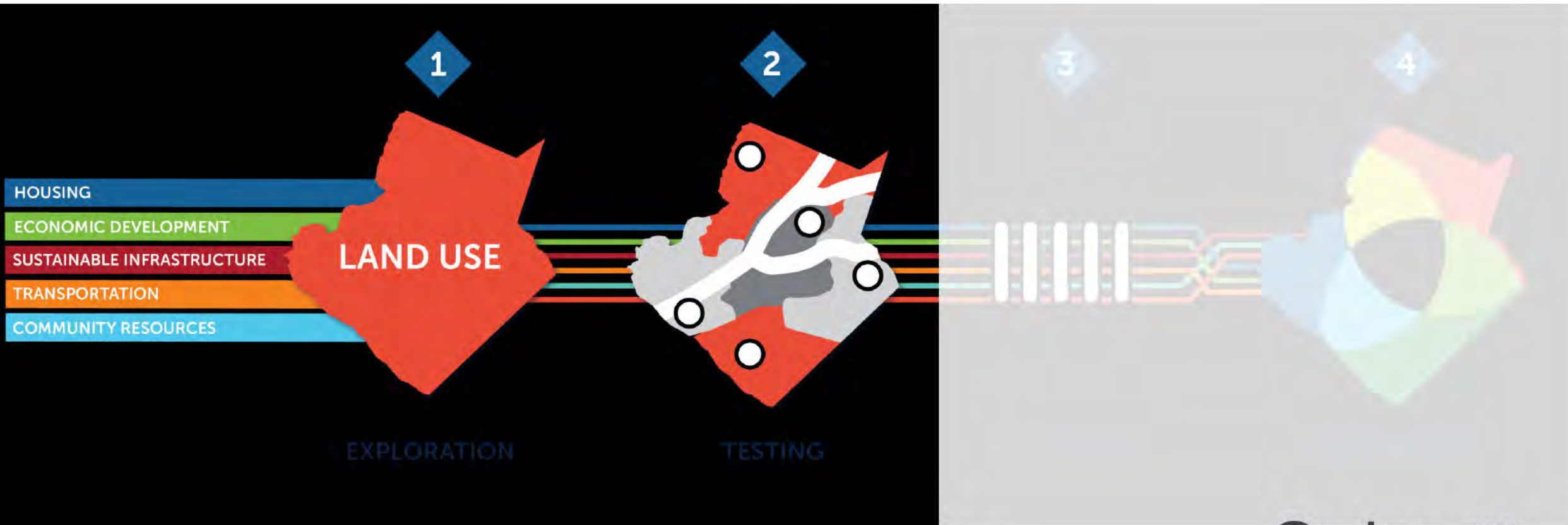
2

To orient future development around the idea of the Daily Community, strengthening neighborhoods and providing community anchors for Gwinnett's diverse neighborhoods

General Process



General Process



The "Daily Community"

Definition:

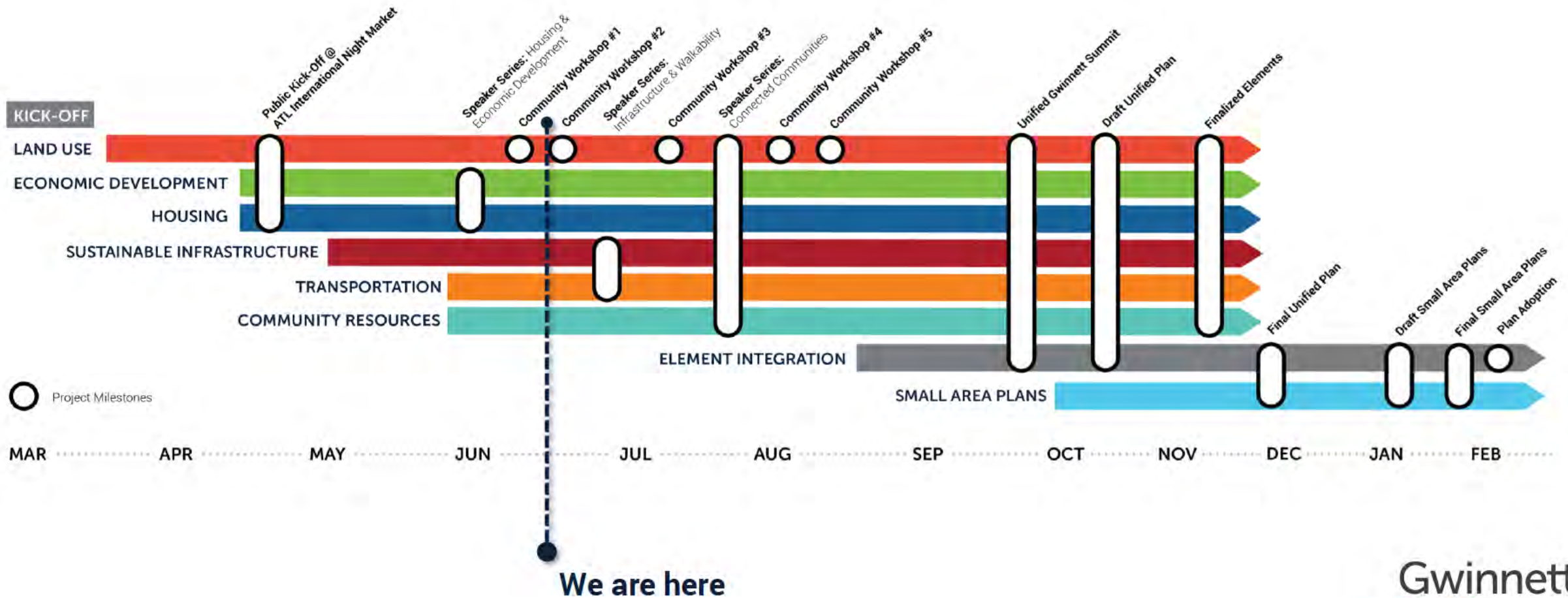
A community in which a resident can access work, goods, and services within a reasonable distance of their home (~15 minutes).

Benefits:

- Less traffic
- More walkable destinations
- Shorter commutes
- Public health
- Community strength
- Keeps \$\$ within Gwinnett
- More amenities/things to do



Project Timeline



Progress Report

Plan Elements

	ELEMENT	DEPARTMENTS	LAUNCH DATE
	LAND USE	Planning & Development (P&D)	March 23
	ECONOMIC DEVELOPMENT	Economic Development, P&D, Housing and Comm Development Division	April 20
	HOUSING	Housing and Comm Development Division, P&D, Economic Development	April 20
	SUSTAINABLE INFRASTRUCTURE	Water Resources, Building Division, P&D	May 25
	TRANSPORTATION	Department of Transportation, P&D, Community Services	June 14
	COMMUNITY RESOURCES	Community Services, Parks and Recreation, Emergency Services, Police, Sheriff's Office, P&D	July 12

Land Use Element



Element Components:

ITEM	STATUS
Launch Meeting	Complete
Stakeholder interviews	Complete
Review of existing plans/documents	Complete
Analysis Phase 1: Redevelopment Suitability	Complete
Analysis Phase 2: Growth Fair Share Analysis	In progress – areas #1 and #2 complete
Engagements:	
“Daily Community Café” workshops	In progress
Long-form survey	In progress
Speaker Series #3	Upcoming
Element Production	In progress (expected 8/31)

Land Use Element



Top takeaways so far:

1

Available land for new housing supply is limited; redevelopment and different development patterns are a must.

2

Some Daily Communities are more established than others, but opportunities exist to create more connected neighborhoods throughout the County.

3

A set of “ideal criteria for quality (re)development” would be the most helpful tool for enforcing development standards that bring community benefit.

4

Internally, the biggest barrier involves water/sewer capacity. With the right investment, this can be aligned.

Economic Development Element



Element Components:

ITEM	STATUS
Launch Meeting	Complete
Stakeholder interviews	Complete
Review of existing plans/documents	Complete
Economic development analysis – phase 1 & 2	Complete
Case study development	Complete
Engagements:	
"Burning Question" survey	In progress
Speaker Series #1 activities	Complete
Element Production	In progress (expected 6/30)

Economic Development Element



Top takeaways so far:

1

Vibrant, connected redevelopments of underutilized parcels can help the county establish a unique identity and meet its growth potential.

2

Housing and transportation are critical barriers to future population and economic growth.

3

Innovation, entrepreneurship, and R&D can lead county growth, attracting a young, educated population that lives and works in the county.

Housing Element



Element Components:

ITEM	STATUS
Launch Meeting	Complete
Stakeholder interviews	Complete
Review of existing plans/documents	Complete
Housing & growth projections analysis – phase 1 & 2	Complete
Case study development	Pending land use engagement results
Engagements:	
"Burning Question" survey	In progress
Speaker Series #1 activities	Complete
Element Production	In progress (expected 7/14)

Housing Element



Top takeaways so far:

1

Lessening the housing shortage will require intentional policies, funding measures, a focus on affordable housing, and shifts to development standards

2

The county can further build out its housing governance systems to embed community involvement into decision-making

3

Community preferences, from denser communities to the preservation of more rural areas, can still be accommodated while increasing housing development

Sustainable Infrastructure Element



Element Components:

ITEM	STATUS
Launch Meeting	Complete
Stakeholder interviews	In progress
Review of existing plans/documents	Complete
Water/sewer infrastructure analysis	In progress
Stormwater infrastructure analysis	In progress
Case study development	Pending land use engagement results
Engagements:	
"Burning Question" survey	In progress
Speaker Series #2 activities	Upcoming
Element Production	In progress (expected 7/31)

Sustainable Infrastructure Element



Top takeaways so far:

1

There are challenges with sewer expansion in the southern area of the county due to the elevation changes, rock, and other concerns.

2

The County's Stormwater Management Program is strong. Stakeholders want more aesthetic green infrastructure BMPs as a requirement of development, particularly facilities that can serve as community assets.

3

Regional stormwater solutions, such as linear green infrastructure facilities along transportation corridors, are of interest.

Transportation Element



Element Components:

ITEM	STATUS
Launch Meeting	Complete
Stakeholder interviews	In progress
Review of existing plans/documents	In progress
Transportation improvement project analysis	In progress
Case study development	Pending land use engagement results
Engagements:	
"Burning Question" survey	In progress
Speaker Series #2 activities	Upcoming
Element Production	In progress (expected 8/31)

Transportation Element



Top takeaways so far:

1

Several existing and ongoing plans, including the CTP and Trails Master Plan, include components that support the Daily Community concept.

2

The ongoing Gwinnett Transit Development Plan (TDP) also includes transit modes that support the Daily Community, including Micro Transit and Local Fixed Route Service. Organizing development around potential Transit Hubs and Stations could support local communities and the development of walkable and bikeable areas.

3

The Unified Plan will synergize the CTP, TDP, and Trails Master Plan findings as much as possible, focusing on the niche of how transportation modes affect land uses and vice versa.

Growth & Development: Findings to Date

Analytical Process

Population Projections & Market Demand

Land Analysis

Analytical Process

Population Projections & Market Demand

1

Identify growth projections most aligned with current reality

2

Break growth projection number down by: unit type, household size, household income, other key metrics

3

Compare growth rates to existing supply and rate of new construction

4

Identify difference (shortfall vs. surplus) and determine annual "need" for new housing

Land Analysis

Analytical Process

Population Projections & Market Demand

1

Identify growth projections most aligned with current reality

2

Break growth projection number down by: unit type, household size, household income, other key metrics

3

Compare growth rates to existing supply and rate of new construction

4

Identify difference (shortfall vs. surplus) and determine annual "need" for new housing

Land Analysis

1

Identify opportunities for new development and redevelopment

2

Calculate the current "carrying capacity" (i.e. expected supply) if a business-as-usual state is maintained

3

Divide up "carrying capacity" based on Daily Communities and ascribe a "fair share" of new housing

4

Ask community members & Gwinnett county leaders about form & scale of growth

Findings: Population & Housing

973k

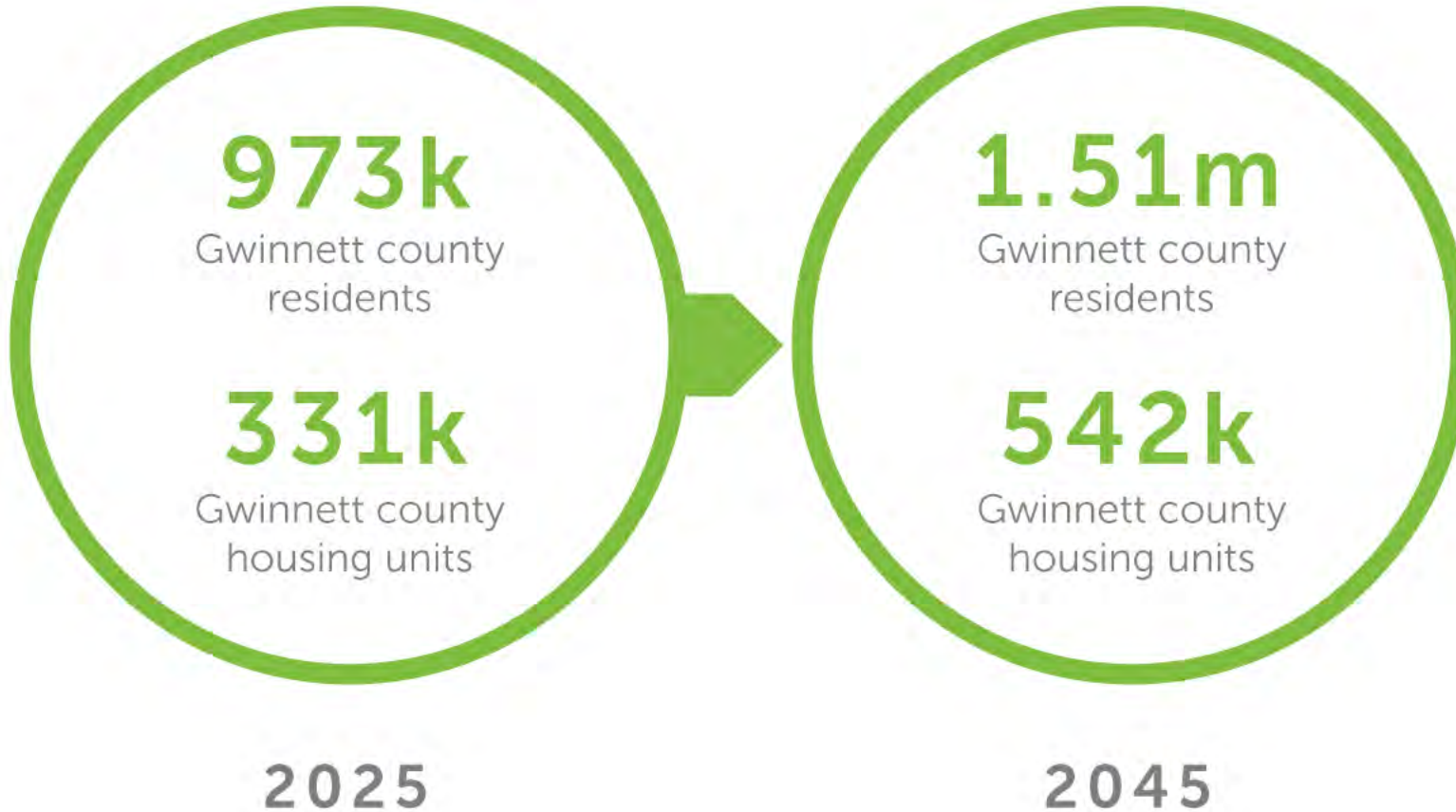
Gwinnett county
residents

331k

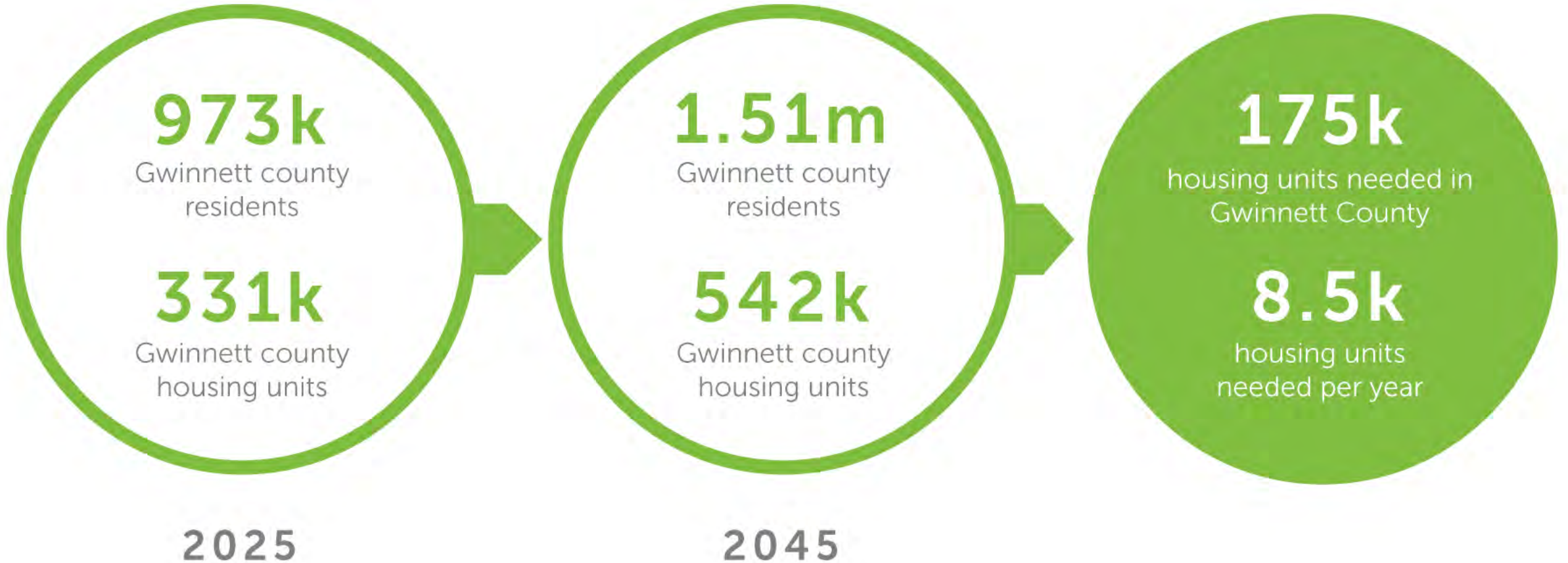
Gwinnett county
housing units

2025

Findings: Population & Housing



Findings: Population & Housing



Findings: Land Availability

~18k

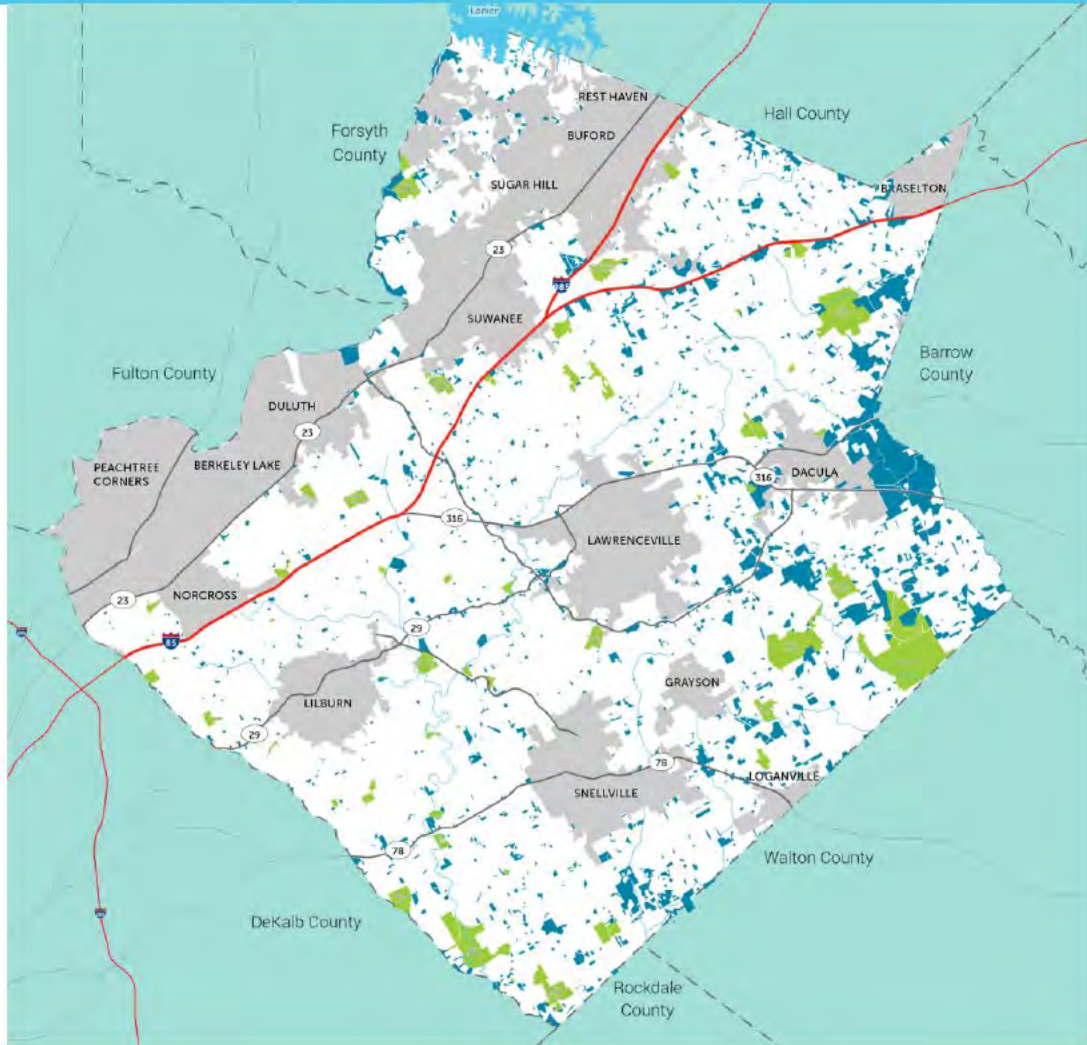
acres of available,
undeveloped land

~26k

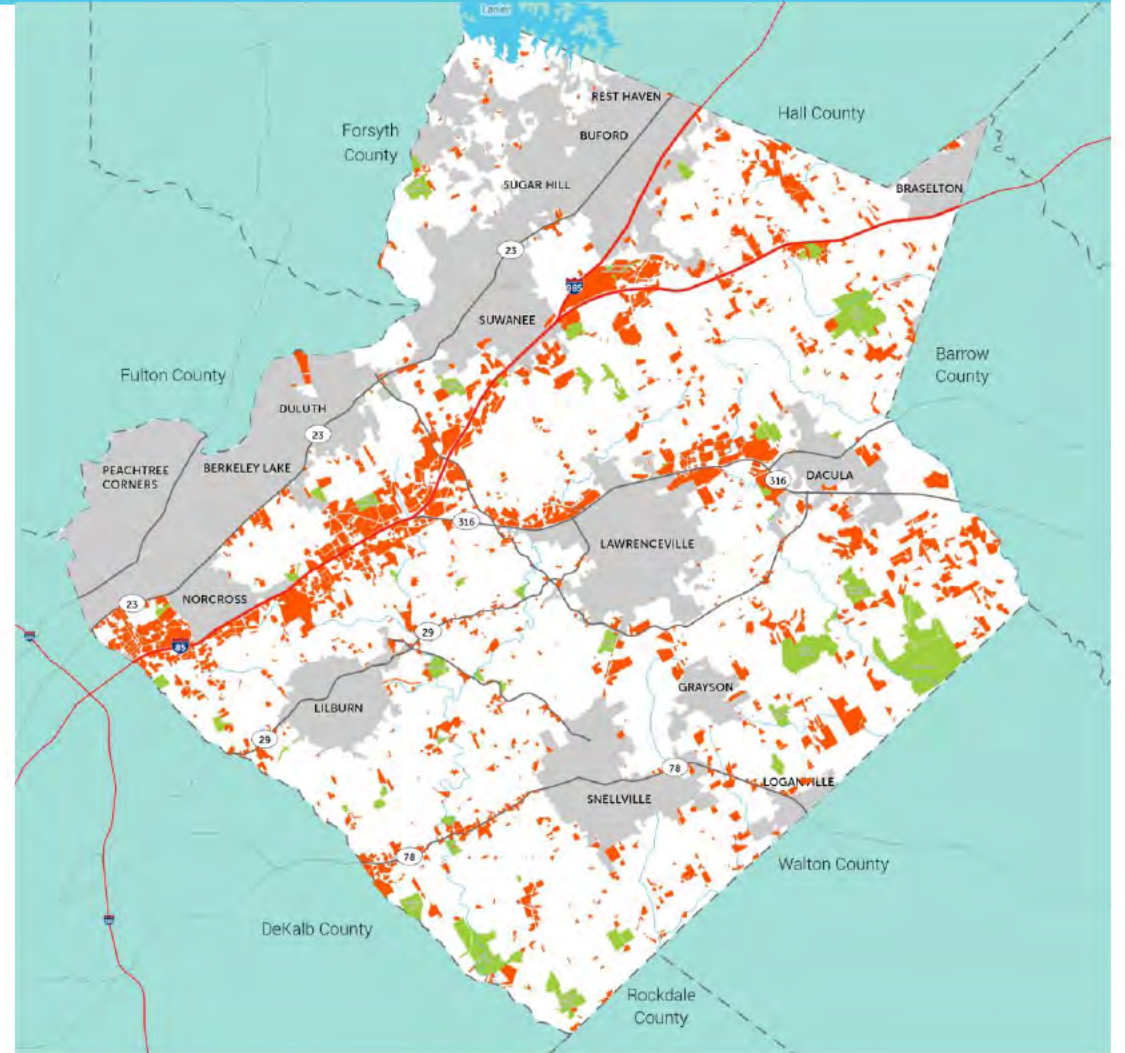
acres of available,
redevelopable land

land

Findings: Land Availability



development opps



redevelopment opps

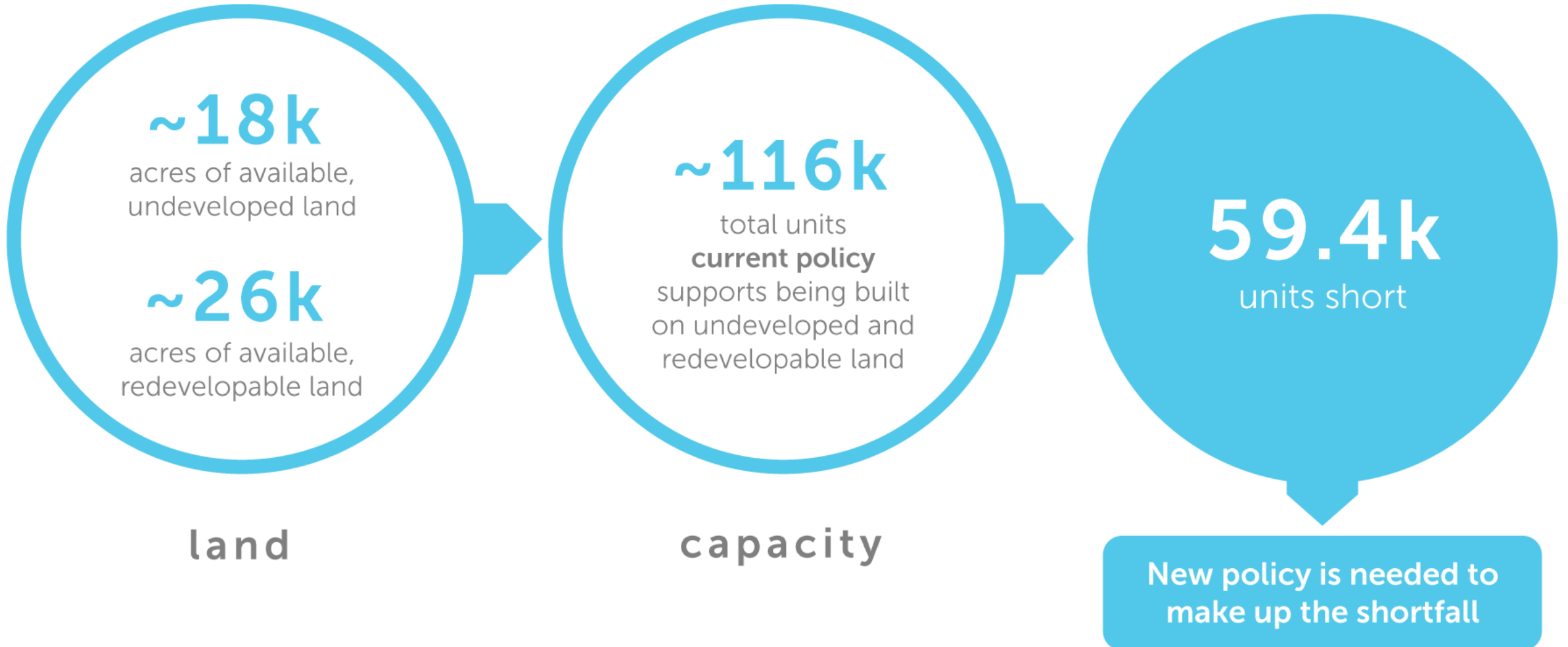
Findings: Land Availability



Findings: Land Availability



Findings: Land Availability

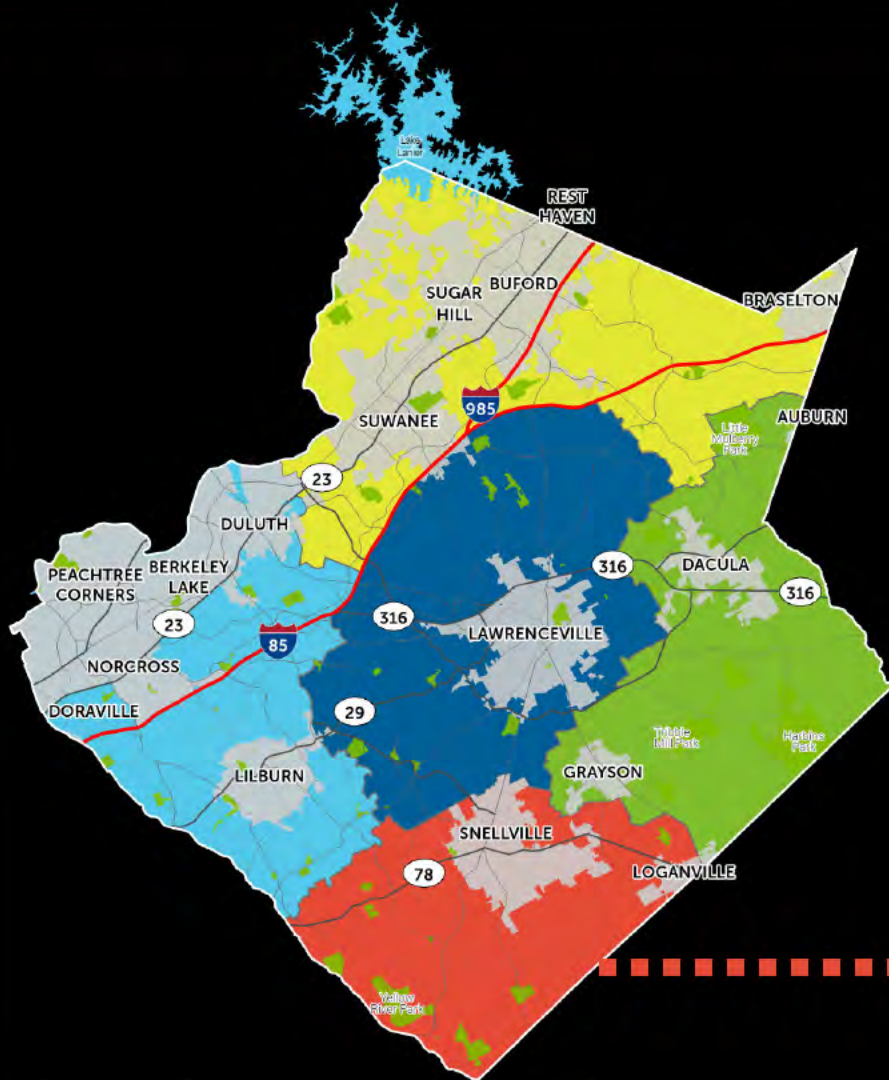


Analytical Process

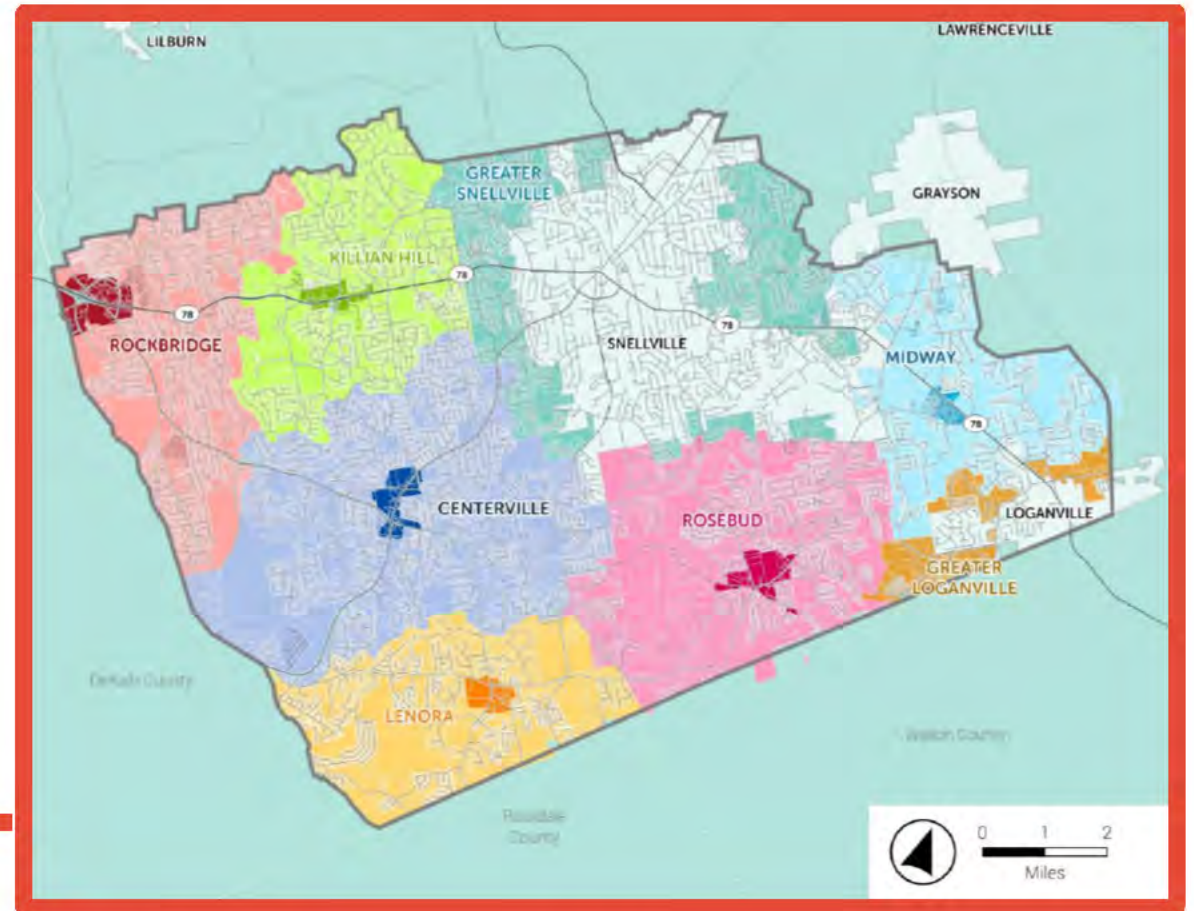
Where does the
Daily Community
idea fit into all of
this?



Analytical Process



land use planning areas



Daily Communities

Workshop Exercises

LENORA

Step 1

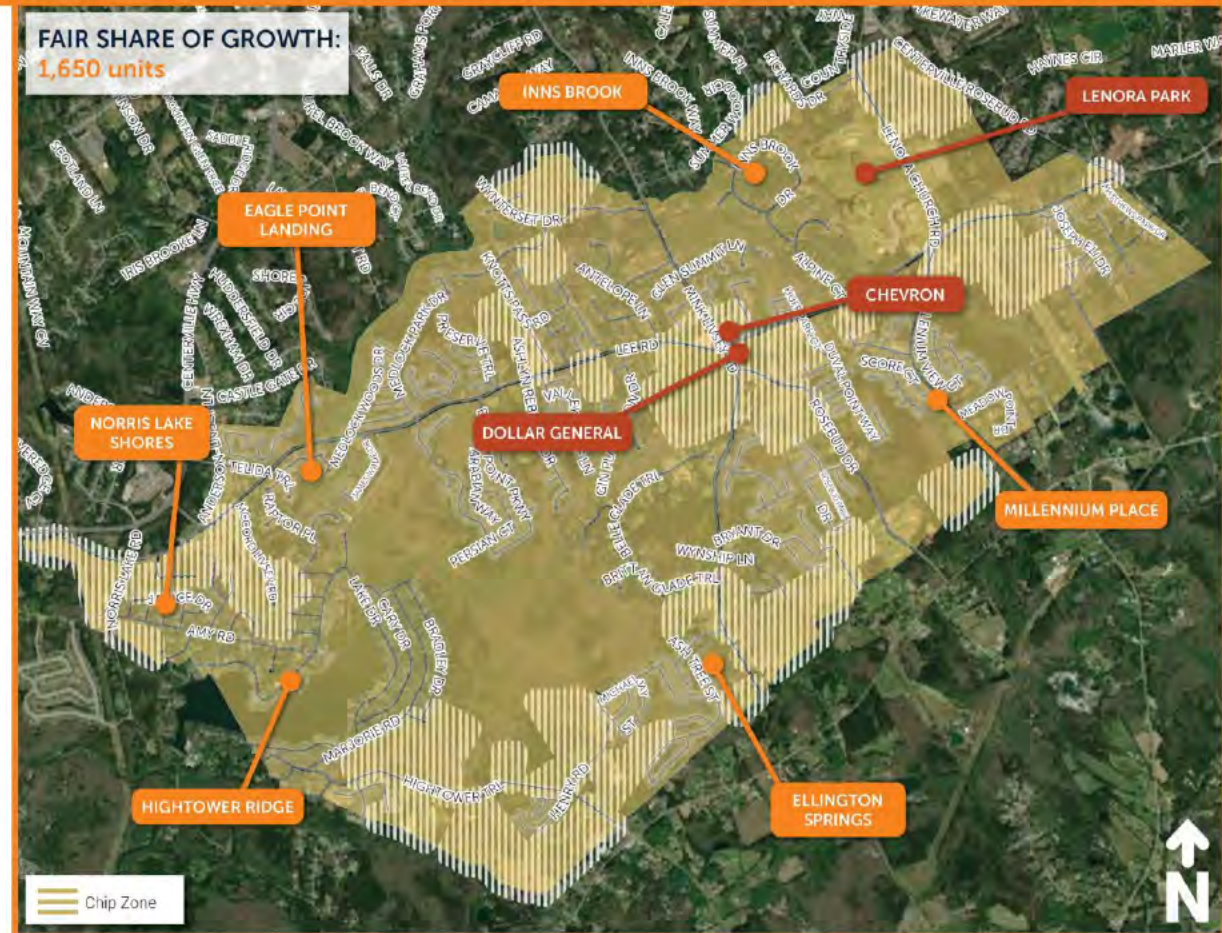
Identify the center of the community – and if there isn't one, where it could be and what scale?

Step 2

Adjust the boundaries of the neighborhoods – are there any you feel belong that aren't included? Or vice versa?

Step 3

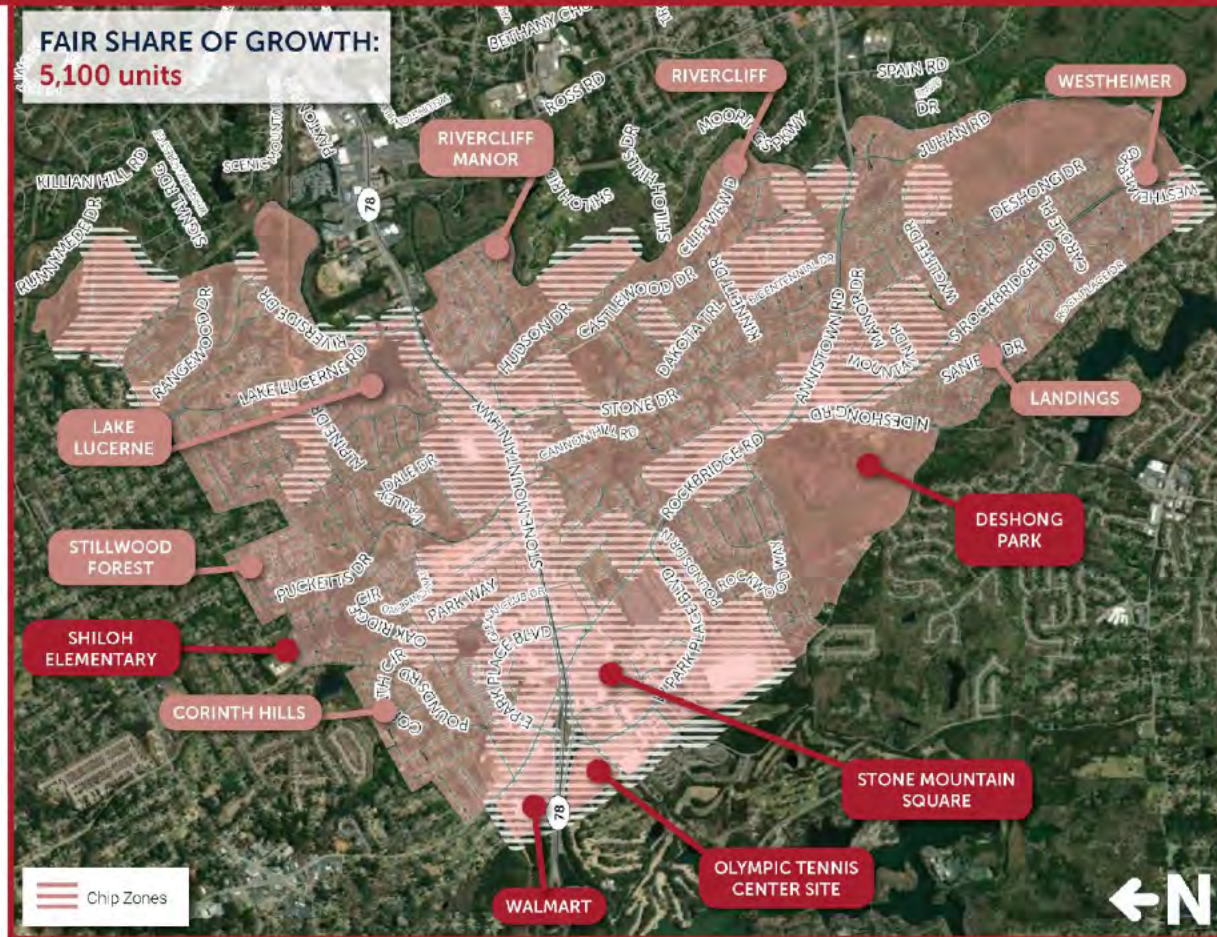
Determine where development and/or redevelopment is most appropriate



Workshop Exercises

ROCKBRIDGE

We're asking this of every Daily Community & Destination Area within unincorporated Gwinnett County



The Daily Community

Activities also include other elements:

- Economic Development
- Housing
- Transportation
- Community Resources



The Daily Community

Activities also include other elements:

- Economic Development
- Housing
- Transportation
- Community Resources

We want your feedback too!
What belongs in your ideal Daily Community?



APPETIZERS

Select up to four (4) elements of the plan for your first activity.



ECONOMIC DEVELOPMENT

The places we go to work, shop, dine, and be entertained. This element is packed with local flavor.

local restaurants | entertainment venues | small businesses & start-ups | clean industrial space | tourism | festivals & programming



HOUSING

Where we live, rest, and find comfort. This element is "soul food"—inspiring warmth and passion over how to do it right.

traditional neighborhoods | cottage courts | above-retail living | lofts | rent vs. own | starter homes | affordability



TRANSPORTATION

How we get from place to place. This element allows for a "tasting menu" of mobility options.

transit | sidewalks | multi-modal trail systems | bike lanes | walkability | micro-mobility | intersection improvements



COMMUNITY RESOURCES

Places and services that provide safety, education, and recreation. The "cherry on top" of a thriving community!

libraries | civic spaces | public art | parks & open space | community centers | aesthetic improvements | public safety

Outreach + Engagement Activities

Public & Stakeholder Activities

Completed:

- ✓ All Land Use Stakeholder Interviews (5)
- ✓ All Housing & Economic Development Stakeholder Interviews (8)
- ✓ **4/21:** Pop Up Event – Glow in the Park – Atlanta International Night Market (Suwanee)
- ✓ **5/13:** Pop Up Event – Multicultural Festival (Gwinnett Place Mall)
- ✓ **5/20:** Pop Up Event – Shoal Creek Filter Plant Open House & Festival (Buford)
- ✓ **5/21:** Pop Up Event – La Raza Festival
- ✓ **6/17:** Pop Up Event – Juneteenth Celebration
- ✓ Plus many, many others led by P&D!

In Progress:

- Community Survey & Burning Questions
- Land Use Community Workshops
- Stakeholder Interviews for Other Elements (ongoing)
- Quality Development Tour Planning

Upcoming Events: Speaker Series

SPEAK UP!

Big Ideas for Gwinnett & the Greater Metro

Join us for discussions on housing solutions, small-scale redevelopment, walkability, sustainability, and more!

Shaping Communities Through Housing & Investment

Thursday, June 1 | 6 PM – 8 PM
Central Gwinnett High School, Lawrenceville

How Infrastructure Can Keep Gwinnett Green & Healthy **TONIGHT!**

Thursday, June 28 | 6 PM – 8 PM
Central Gwinnett High School, Lawrenceville

Connecting Communities Through Redevelopment

Wednesday, July 12 | 6 PM – 8 PM
Red Clay Music Foundry, Duluth

J
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1



NATHAN WILDFIRE
The Missing Middle Housing Fund

KHALIFF DAVIS
Reinvestment Fund



*Shaping Communities
Through Housing & Investment*

J
U
N
E
28



KRISTIN IHNCHAK
Greenprint Partners

DAN BURDEN
Blue Zones



*How Infrastructure Can Keep
Gwinnett Green & Healthy*

J
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L
Y
12



JOE MINICOZZI
Urban3

TONY JORDAN
Parking Reform Network



*Connecting Communities
Through Redevelopment*

Upcoming Events: Pop Ups & Workshops

Pop-up Events

- **Concluded until:**
Saturday, September 10: Fiesta Mexicana

Land Use Community Workshops

- **Wednesday, June 21** | 5 PM – 7PM
Centerville Senior Center, Snellville
- **Thursday, June 29** | 5 PM – 7PM **TOMORROW!**
Lucky Shoals Park Community Recreation Center, Norcross
- **Thursday, July 20** | 5 PM – 7PM
Dacula Park Activity Building, Dacula
- **Wednesday, July 26** | 5 PM – 7PM
Lawrenceville Senior Center, Lawrenceville
- **Thursday, July 27** | 5 PM – 7PM
The Water Tower, Buford



Check out the website for meeting details:
GwinnettCounty.com/2045UnifiedPlan

Upcoming Activity: Survey

Community Survey

The community survey will be promoted on the project webpage and through social media. This survey will be designed to understand residents' preferred options for:

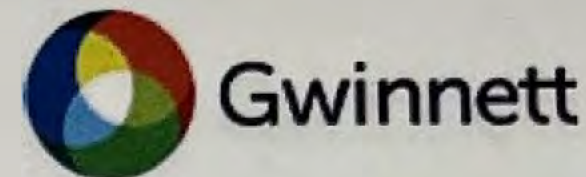
- how the County should invest in economic development in their Daily Community
- types and styles of new housing that belong in their Daily Community
- how they would prefer to get around their Daily Community
- what kinds of public space are needed in their Daily Community

The survey is anticipated to launch in July.



Questions & Discussion

GWINNETT 2045 UNIFIED PLAN



Community Advisory Committee

Meeting #2 — Wednesday, June 28, 2023

INITIALS	GROUP	NAME	EMAIL ADDRESS
Virtual	CAC	Nicole Hendrickson	
	CAC	Bill Diehl	
Virtual ✓	CAC	Daniel Hilton	
NDD	CAC	Neil Duggan	
PK	CAC	Katrina Fellows	
	CAC	Ray Lunsford	
	CAC	Imran Niazi	
Virtual ✓	CAC	Anthony Croster	
BA	CAC	Ben Archer	
PK	CAC	Pinkie Farver	
Virtual ✓	CAC	Roman Dakare	
	CAC	Nikkeshia Wilson	
	CAC	Allen Mendenhall	
✓	PMT	Matt Dickison	
	PMT	Marlo Dial	
DO	PMT	Dineta O'Hara	
✓	PMT	Dan Robinson	
✓	PMT	Jocelyn Leitch	



COMMUNITY ADVISORY COMMITTEE

Meeting #3 –September 6, 2023

Meeting Notes

Agenda

- A. Welcome
- B. Project Progress Overview
- C. Discussion of Plan Goals & Best Practices
- D. Upcoming Engagement Activities
- E. Small Area Plans

Attendees

CAC Members (10 in Attendance)

- Ben Archer, District 3 Planning Commission
- Anthony Crotser, District 2 Planning Commission
- Roman Dakare, Economic Development
- Bill Diehl, Attorney, Chairwoman's Appointee
- Neil Duggan, District 2 Commissioner Representative
- Chris Franklin, District 4 Planning Commission
- Pinkie Farver, Planning Commission Chairwoman's Representative
- Allen Mendenhall, Development Advisory Committee Representative
- Imran Niazi, District 1 Planning Commission
- Nikkeshia Wilson, Gwinnett Citizen's 101 Academy Representative

Not in attendance:

- Katrina Fellows, District 3 Commissioner Representative
- Daniel Hilton, District 1 Commissioner Representative
- Ray Lunsford, District 4 Commissioner Representative

Gwinnett County Planning & Development Staff

- Dan Robinson

- Jocelyn Leitch
- Dineta O'Hara
- Marlo Dial
- Cristian La Rosa
- Attended Virtually
 - Nina Shabazz

Consultant Team

- Allison Stewart-Harris, TSW
- Nick Johnson, TSW
- Roxanne Raven, TSW
- Anna Johnson, Blue Cypress
- Vince Edwards, Atlas
- Nick Stephens, Perez Planning + Design
- Attended virtually:
 - Eve Critton, Fourth Economy
 - Carlos Perez, Perez Planning + Design

A. Welcome & Introductions

Nick Johnson kicked off the meeting and welcomed everyone. Introductions were followed by a review of the meeting agenda and key topics of discussion.

B. Unified Plan Themes

Nick reviewed the key themes coming out of the plan which include becoming more people-oriented and intentional about development. He also reviewed the Daily Community concept and discussed how it could be applied in Gwinnett. He noted that this concept will provide the framework for how we approach the Small Area Plans.

C. Key Outcomes

Nick highlighted key outcomes of the plan, emphasizing the goal to develop a new Future Development Map that is more detailed and context specific. He noted that redevelopment is a key focus of the plan and suggested how redevelopment opportunities could be leveraged for strategic development. The goals and best practices from all of the plan elements will support different types of Daily Communities across Gwinnett County.

D. Project Timeline

Nick reviewed the project timeline, noting that we are on track for February 2024 adoption. We are about halfway through the project.

E. Element Production

All elements will be woven into land use concepts which will be illustrated through the Future Development Map. We have full drafts of all of the elements, some of which are under review

with Planning & Development and other Departments. The slide details the status of each element within the production process.

F. Today's Objectives

Nick reviewed key meeting objectives, which focused on discussion around draft preliminary goals and best practices, small area plan locations, and the fall engagement strategy.

G. Plan Goals & Best Practices

Element Structure

Nick described the element structure, noting each one contains four key sections: analysis of existing conditions, needs and opportunities, goals and best practices, and implementation. He indicated that analysis for each element focused on Gwinnett's greatest needs and opportunities at a countywide scale. Goals were developed from a higher-level perspective: "What are the top three goals that address most of the needs and opportunities?" The plan will include case studies for how these goals may be implemented.

Nick asked the committee to consider several questions for each proposed goal which are detailed on the slide.

Land Use

Nick reviewed the key goals for land use, which were each supported by two best practices indicated on the slide. He discussed the tradeoffs for development and how the project team came up with the goals and best practices presented.

Allison noted that comprehensive plans often have so many goals it's hard to implement them effectively. She acknowledged that while these goals may not capture every single thing the County wants to do, these goals will be relevant to help guide implementation over the next five years and potentially beyond.

- A committee member asked if these were countywide goals or district-specific?
 - Nick indicated that these are countywide goals.
- A committee member noted that there is often an issue with comprehensive plans where the goals are not supported by the Unified Development Ordinance (UDO). They noted that we are talking in generalities – the redevelopment ordinance has been circulating in the County for years but has not moved forward. There is never a roadmap to implementation with these comprehensive plans. When you try to take it and weave it into a plan to the county, it doesn't always work.
 - Nick responded that one of the outcomes of this plan will be a detailed rubric for how the future development plan could be developed.
 - The committee member emphasized that we need the comprehensive plan and UDO to be coordinated. He also noted that the county's stormwater plan is not as

strong as it should be. It ultimately leads to the development we are seeing that we are trying to get away from.

- Allison followed up that the project scope includes an analysis of potential UDO amendments and noted that part of the purpose of upcoming small area plans is implementing these goals on the ground to see what works and what doesn't.
- A committee member noted that elected and appointed officials rotate. Continuous education for these leaders is important due to the short-term nature of these positions. We need to highlight the *how* more – how would this work in reality? When we did the mini update to 2040 Plan last year, staff incorporated a chart that applied the Future Development Map to zoning districts, which specified appropriate zoning for each area.

Allison indicated that we may add a fourth land use goal that is more focused on developing undeveloped areas since the three proposed goals are focused on redevelopment.

Future Land Use Framework

Nick touched briefly on how the project team is approaching the future land use framework and building out the Future Development Map. He described the three key changes that would be applied countywide.

He reviewed the three key changes in more detail, which are covered on the slide. They include allowing gentle density controlled by property owners through allowing Accessory Dwelling Units and enabling strategic growth that supports community centers.

- A Committee member noted that there are a lot of multi-generational households here already. If we are going to do ADUs (accessory dwelling units), we should think about limiting it to R-75 and public streets. Otherwise, we may run into significant parking problems. The Committee member indicated they support the idea overall but think it would be more palatable with some additional restrictions.
- A Committee member asked if the consultant team found that the supplemental use permit requirement for an ADU is hindering people but building these already? Will this also come with guidelines for location and development?
 - Allison indicated that the current code doesn't allow ADUs by right, so this update would remove that bureaucratic step. She noted that there would be some sort of requirements in terms of location on the lots, setbacks, etc.
- Another Committee member indicated that Norcross allowed ADUs by right, but few have taken advantage of that. There are great modular products out there. It would be good to bring the price per square foot down so ADUs are more accessible.
- A Committee member asked: how do ADUs work with property taxes?
 - These would be considered. We want to stay away from putting too many restrictions.
- A Committee member mentioned that you may have to be on sewer to have ADUs by right, and recommended only allowing them on public roads to minimize issues with this.

Economic Development

Nick reviewed the Economic Development goals indicating that one of the key things learned through engagement and launch of this element was the major mismatch between job opportunities and local education levels. County residents are highly educated but there are not adequate jobs to support them, so they end up moving or commuting outside Gwinnett for work. Gwinnett has one of the largest amounts of new businesses in the emerging region. Economic Development goals seek to reinforce Daily Community concepts, creating communities where people can live, work, and go about their daily lives in a compact area.

- A Committee member noted that an important item is attracting young workers and providing housing for them. Being able to leverage county-owned properties to address this need is important.

Housing

Nick presented the key goals for housing and supporting best practices. Key themes were getting the County more involved in providing housing, streamlining permitting process, ensuring housing affordability, allowing housing choice, and more.

Nick asked the committee how they felt about these goals.

- A Committee member noted that they felt like these were the right direction, but the important need is to figure out how to achieve them.
- In terms of affordability, Committee members noted there are two sides. We need affordable housing, but people do not want low-income housing. How do we achieve mixed-income housing? A lot of the affordable housing developments in the county are LIHTC-only versus having a mix of incomes.

Allison emphasized the need for County resources to be funneled not only to large-scale developers (in terms of incentives or tax credits to build affordable housing) but also to homeowners so that they can build an ADU or make similar improvements to increase their home value.

- A Committee member noted that case studies on how the County could incentivize these types of resources would be helpful.
- Another Committee member suggested that the County offer development bonds for affordable housing (with certain parameters).
- For goal #4 – will the consultant team specify certain types of housing that should be supported in the UDO?
 - Nick indicated that we would indicate what would need to be changed in the UDO to support different housing types.
- A discussion about starter housing ensued, covering different types and price points. It was noted that people want different things. Even the cost of starter homes is relatively high. Financing condominiums (especially building them) is also quite difficult.

Allison noted that implementation for the housing element is key. Removing barriers and incentivizing what the County wants is an important piece.

Sustainable Infrastructure

Nick noted that this element is not required, but the County wanted to include it since infrastructure is closely connected to housing and future growth. He reviewed goals and best practices which focused on enabling strategic growth, preserving certain areas, and reducing impervious surfaces, and making green infrastructure elements part of standard development, then opened the floor to discussion.

- A Committee member noted that some of the goals may look different in different parts of the county. We need the tools to make necessary upgrades and improvements to infrastructure to accommodate development and redevelopment.

Nick clarified that development in various parts of the county will look different.

- A Committee member noted that they hear other community members want redevelopment.

Allison noted that if the County wants a certain type of development in certain areas, the citizens must advocate so that the County makes that public investment to support it. She described the difference between improvements versus full blown redevelopment.

Transportation

Nick reminded the Committee that there are two active transportation plans (Transit Development Plan and Comprehensive Transportation Plan). How do transportation goals from these other plans relate to and support the Daily Community concept? Nick reviewed goals and best practices, which are detailed on the slide.

Community Resources

The key focus for this element is how redevelopment can deliver new public spaces and amenities for people to enjoy when they spend time in their Daily Community. Resources cover a lot of topics related to urban form including wayfinding, art, streetlights, seating, etc.

During stakeholder interviews, we asked Gwinnet County Fire and Gwinnett County Police about increases in density and how it would impact their service areas. They are already exploring ways to accommodate growth which aligns with the goal to scale up services to align with projected growth. Key goals for Community Resources were removing private vehicle trips and integrating transit infrastructure where possible.

- A Committee member asked if public art will be tied back into recommendations. They noted that they tried to get a mural on a building, and it became an exceedingly difficult task. Something supporting public art in the recommendations would be welcome.
- Another Committee member noted that there are untapped resources we should consider as well, including partnerships with local organizations and faith-based organizations.
- There is an Arts and Culture plan underway, but not directly through the County.

- Signage ordinances will be analyzed when making recommendations for the UDO.
- An art maintenance plan in place is also needed.

Engagement Activities

Completed To Date

Anna reviewed all stakeholder and public engagement activities that have been completed to-date, including stakeholder interviews, pop-up events, Daily Community Cafés, updates to the Board of Commissioners, and committee meetings.

Anna highlighted the Daily Community Cafés (community workshops), which allowed participants to provide feedback through a unique and creative way to think about redevelopment in their own communities.

Key Engagement Takeaways

Anna presented key takeaways from engagement activities so far, indicating that many participants have been receptive to certain types of development and different housing options at scales appropriate for their communities. Scale of development was a key factor in participant's support.

Ongoing Activities

The survey will be active through the end of September.

Upcoming Activities

Allison reviewed upcoming activities for the remainder of 2023. She highlighted the upcoming Quality Development Tour and discussed the agenda.

Fall Engagement Strategy

Allison provided an overview of the revised approach for fall engagement. She noted how the Unified Gwinnett Summit will now be realized as two "Community Fairs," which will be tactical urbanism style demonstration events. Small area plans will be initiated through two-day charrettes in five different areas. The first two meetings will include a third day, where the Community Fair will take place.

Allison presented the proposed areas for the small area charrettes which focus on places that could support or redevelopment: 1) Killian Hill Rd & Highway 78; 2) Shannon Way & Highway 29; 3) Northbrook Parkway; 4) Venture Parkway & Satellite Point; 5) Oakbrook Parkway. Note that these locations were finalized after the CAC meeting, and the meeting summary was updated to reflect the final small area plan locations. The small area plans will be focused on implementation and seeing how proposed recommendations could work in different contexts. When we find goals or bigger picture elements that do not work, we can make adjustments.

She noted that the five focus areas are different by design. The purpose is to establish a rubric for different typologies which show how the plan applies to different contexts and geographies across Gwinnett. There will likely be some revisions to draft plan recommendations based on the outcome of these plans.

Allison encouraged attendees to stay tuned for details and be sure to attend an event and help spread the word. She also mentioned that the project team is interested in talking to developers about implementing developments in these areas. Stakeholder interviews and intercept surveys will be part of the charrette process.

- A committee member asked what's the best way to get involved.
 - Email the project team and stay tuned for more information on event timing and locations.
- How comprehensive are these small area plans?
 - They will consider all elements, so we are looking at the big picture. Short-term recommendations will feed into the Community Work Program.

Allison noted that these small area plans will have components that will be able to be implemented into similar communities in the unincorporated Gwinnett County.

Next Steps & Questions

Final announcements were made regarding upcoming events and then the meeting was closed. No additional questions were asked during this time.

Attachment

CAC Meeting #3 Presentation

An aerial photograph of a wooden boardwalk or ramp winding through a dense forest. A person in a wheelchair is visible on the boardwalk. The entire image is overlaid with a semi-transparent orange filter.

Gwinnett County 2045 Unified Plan

Community Advisory Committee – Meeting #3
September 6, 2023

Agenda

1. Project Progress Overview
2. Discussion of Plan Goals & Best Practices
3. Upcoming Engagement Activities
4. Small Area Plans

Project Progress

2045 Unified Plan Themes

1

To become more people-centered and intentional when planning for future development

2

To orient future development around the idea of the Daily Community, strengthening neighborhoods and providing community anchors for Gwinnett's diverse neighborhoods

The "Daily Community"

Definition:

A community in which a resident can access work, goods, and services within a reasonable distance of their home (~15 minutes).

Benefits:

- Less traffic
- More walkable destinations
- Shorter commutes
- Public health
- Community strength
- Keeps \$\$ within Gwinnett
- More amenities/things to do



Key Outcomes

1

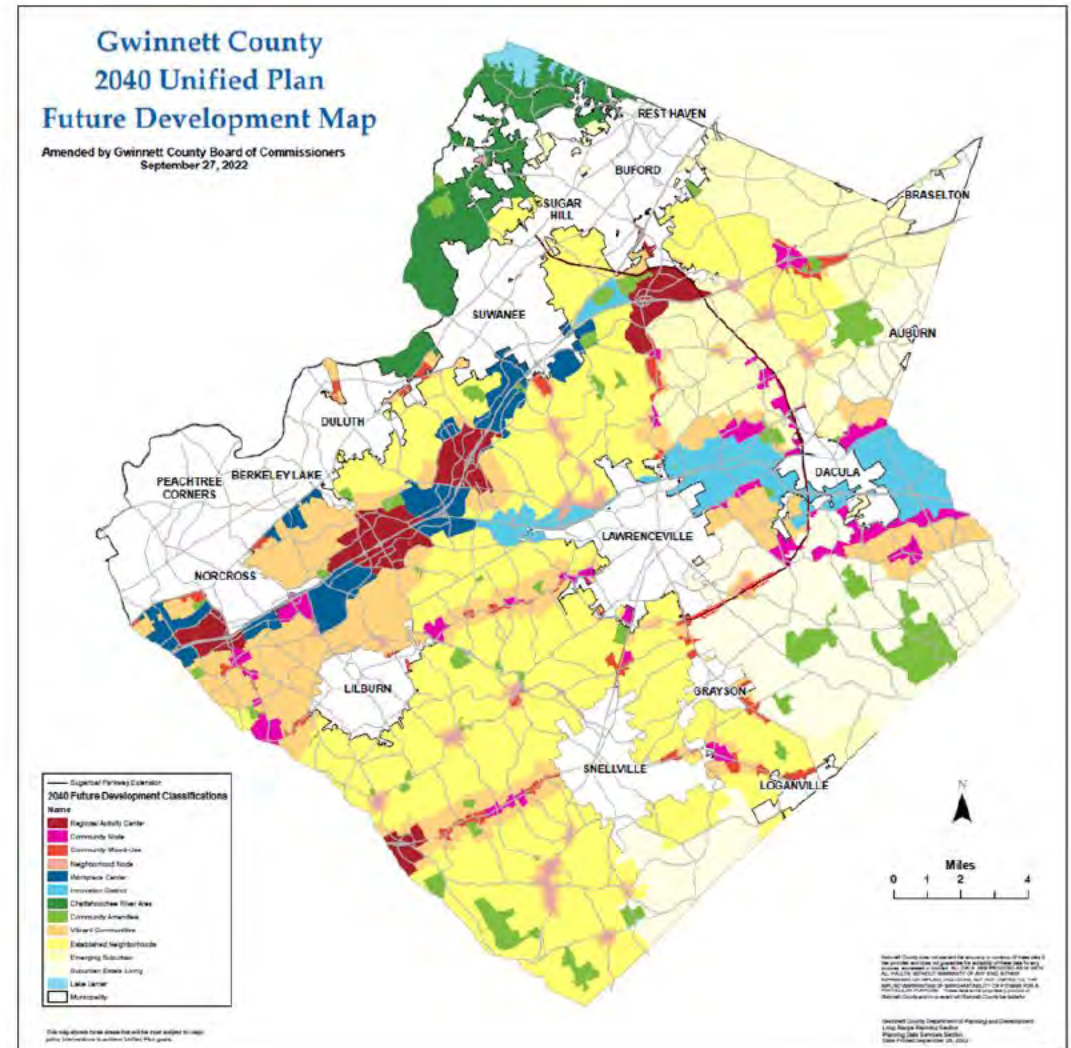
A new Future Development Map that is more descriptive, more accurate, and more user-friendly

2

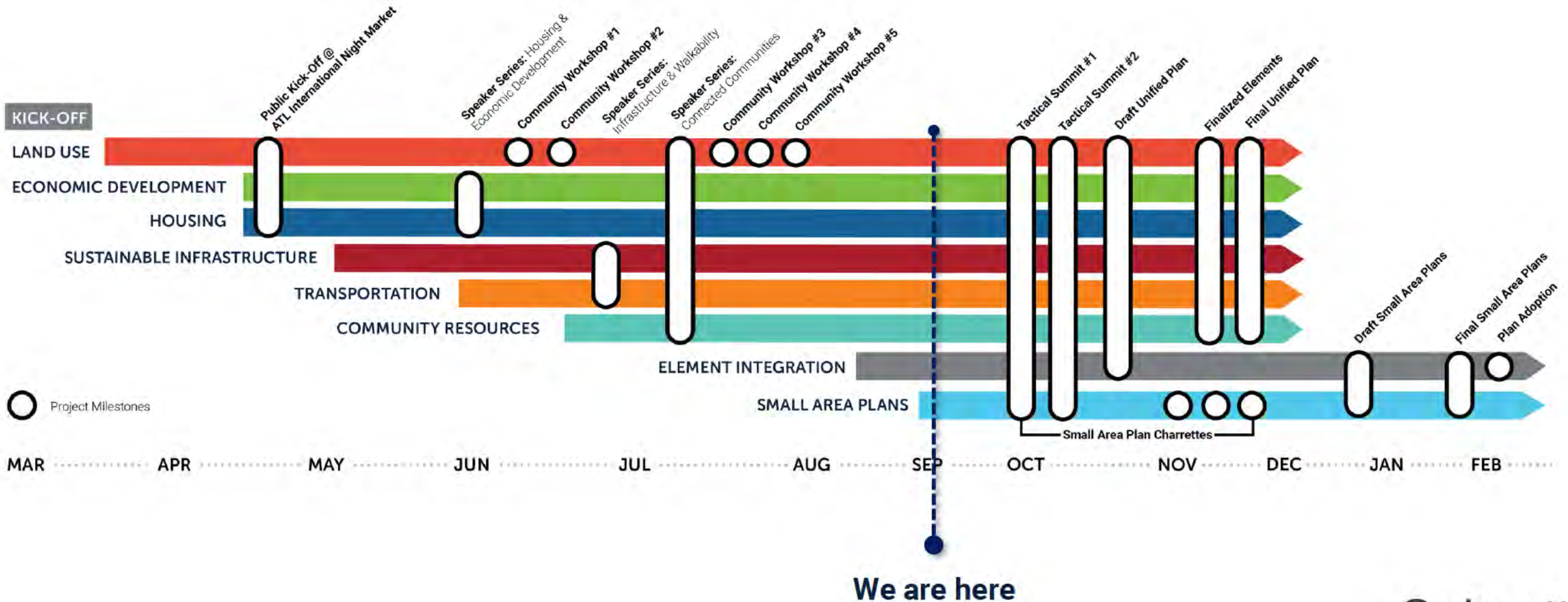
New land use concepts for areas appropriate for strategic development and redevelopment

3

Guiding principles and best practices from all plan elements that can support “Daily Communities” of different types across Gwinnett County



Project Timeline



Element Production

ELEMENT	DEPARTMENTS	STATUS
 LAND USE	Planning and Development (P&D)	2 nd draft
 ECONOMIC DEVELOPMENT	Economic Development Division, P&D, Housing and Comm Development Division	P&D Review
 HOUSING	Housing and Comm Development Division, P&D, Economic Development Division	P&D Review
 SUSTAINABLE INFRASTRUCTURE	Water Resources, Building Division, P&D	P&D Review
 TRANSPORTATION	Department of Transportation, P&D, Community Services	2 nd Draft
 COMMUNITY RESOURCES	Community Services, Parks and Recreation, Emergency Services, Police, Sheriff's Office, P&D	1 st Draft

Today's Objectives

1 **Share:** proposed goals and best practices for each element

Discuss: potential synergies and conflicts between them, barriers they may face during implementation

2 **Share:** locations targeted for Small Area Plans

Discuss: ideas for key stakeholders and programming

3 **Share:** updates on engagement strategy and next steps

Discuss: engagement takeaways so far

Plan Goals and Best Practices

Element Structure

Each element is comprised of 4 sections:

ANALYSIS OF EXISTING CONDITIONS

NEEDS AND OPPORTUNITIES

GOALS AND BEST PRACTICES

IMPLEMENTATION ACTIONS

Element Structure

Each element is comprised of 4 sections:

ANALYSIS OF EXISTING CONDITIONS

NEEDS AND OPPORTUNITIES

GOALS AND BEST PRACTICES

IMPLEMENTATION ACTIONS

For each proposed goal:

- How do these proposed goals resonate with you?
- What barriers do we need to consider?
- How do these proposed goals work in synergy or conflict with the others?

Land Use



Goal #1: Expand options for creative redevelopment.

- Incentivize redevelopment of underutilized land in “community centers.”
- Promote quality, connected urban design in new development or redevelopment.

Goal #2: Strengthen governance of development decisions

- Establish a rubric of “preferred criteria” for development, based on type and scale.
- Educate decision-makers on the proven benefits of new forms of development.

Goal #3: 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.

Future Land Use Framework

1

Implement Gwinnett County's version(s) of the Daily Community

2

Strategically accommodate growth to maximize benefits



3 BIG
MOVES

1. Allow Accessory Dwelling Units (ADUs) by right in all single-family districts.

2. Strategic growth that fuels community centers

3. Mixed urban corridors



**Fully Revised
Future
Development
Map**

Future Land Use Framework

1

Allow Accessory Dwelling Units (ADUs) by right in all single-family districts

- Gentlest, most flexible way to accommodate growth
- Consistent with diversity of Gwinnett's households
- Opens up income opportunities for residents

2

Strategic, walkable growth that fuels community centers

- All Daily Community centers analyzed to pin-point the optimal commercial center size based on:
 - Market reality – number of rooftops (households) that can be within $\frac{1}{4}$ to $\frac{1}{2}$ mile of community center, looking at the existing and potential for additional development
 - Infrastructure capacity – roadways, future transportation projects, sewer

3

Mixed urban corridors

- Remainder of growth not accommodated through gentle density growth of ADUs and commercial centers to be woven into mixed use urban corridors

Economic Development



Goal #1: Promote investment at the Daily Community scale

- Incentivize unique, attractive development that reinforces Daily Community concepts.
- Accommodate growth with housing and transportation infrastructure.

Goal #2: Attract new businesses and talent

- Establish a thriving job market that attracts young workers.
- Amplify Gwinnett County's brand.
- Connect businesses to market demand and data insights.

Goal #3: 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.

Housing



Goal #1: Build out housing governance

- Establish an Affordable Housing Action Committee.
- Organize town halls on housing.
- Garner support for housing funder coalition.

Goal #2: Streamline housing development

- Consider expediting permits and impact fee waivers for development that meets specific standards.
- Build out housing resource hubs for developers and County staff.

Goal #3: Ensure housing affordability

- Consider quasi-governmental solutions: affordable housing trust fund, housing land trust, etc.
- Explore affordable housing policies for new development: affordability impact statements, inclusionary zoning.
- Promote missing middle housing development.

Housing



Goal #4: Advocate for housing choices

- Align land use policy to accommodate for greater housing variety.
- Renew housing standards to include rehabilitation for older units.

Goal #5: Allocate funding to housing

- Explore funding structures that can boost housing development (TADs, SPLOST, Housing Opportunity Bonds).

Sustainable Infrastructure



Goal #1: Align water and sewer planning with Daily Community framework

- Use policy and rate-setting tools to incentivize growth in areas well-served by infrastructure.
- Promote community design choices that result in efficient water use.

Goal #2: Plan for resilient infrastructure systems that protect natural assets

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

Goal #3: Reduce impervious surfaces

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

Goal #4: Foster green infrastructure

- Develop a menu of best practices for green infrastructure.
- Provide transparency about how green infrastructure is performing.

Transportation



Goal #1: Increase adoption of active transportation

- Adopt standards to improve safety and comfort of pedestrians and cyclists in the road corridor.
- Integrate active transportation into developments, public transportation to create shorter routes.

Goal #2: Ensure private developments and public projects enable mobility for all

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

Goal #3: 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.

Goal #4: Improve transit to compete with private vehicle trip times

Goal #5: Integrate transit into land use and development planning

Align best practices with Transit Development Plan

Community Resources



Goal #1: Tailor built environment to support new resources

- Ensure all developments are accessible for all end users and service providers.
- Ensure new public spaces support comfort, safety, and sense of place.

Goal #2: Scale up services to align with anticipated population growth

- Coordinate across County Departments to ensure adequate level of service is provided to meet demand.
- Develop best practices for service delivery that do not force compromises of good community design.

Goal #3: Ensure community resources reflect diversity of Gwinnett County

- Coordinate with resident groups when planning for public art.
- Connect students with extracurricular activities outside school buildings.
- Introduce growth policies that promote aging in place.

Discussion

1

Based on the proposed element goals, what barriers do we need to consider?

2

How do these proposed goals work in synergy or conflict with the others?

Please refer to the supplemental sheet in front of you, which lists the goals covered in preceding slides.

Engagement Activities

Completed Activities

- ✓ **Stakeholder Interviews**: all elements
- ✓ **Pop Up Events** (April – June): 5 events led by project team (plus many others led by County staff)
- ✓ **Speaker Series** (June – July): 3 events
- ✓ **Land Use Community Workshops (Daily Community Cafés)** (June – July): 5 events
- ✓ **Board of Commissioners Update** (August)
- ✓ **Community Advisory Committee Meetings** (March, June, September)

The Daily Community Café

Summary

- ✓ 5 workshops, located throughout Gwinnett
- ✓ Series of activities, ordered from a menu by residents and facilitated by consultant team members and County staff

Goal

To understand:

- 1) which components of each element belong in residents' ideal Daily Communities
- 2) how an expected "fair share" of Gwinnett County's growth can be accommodated by each Daily Community—and in what form



Key Engagement Takeaways

1 Most participants are receptive to different housing types but would prefer they be at a scale appropriate for their communities.

2 Most participants agreed forms of development that support walkability, activity, and greater amenities were a priority.

3 Some participants expressed fears regarding the burden that growth will place on infrastructure and encouraged the team to explore how redevelopment could support improvements.

4 The approach of asking participants to provide detailed insights about their community generated creativity and enthusiasm.

Ongoing Activities

Help Encourage Survey Participation!

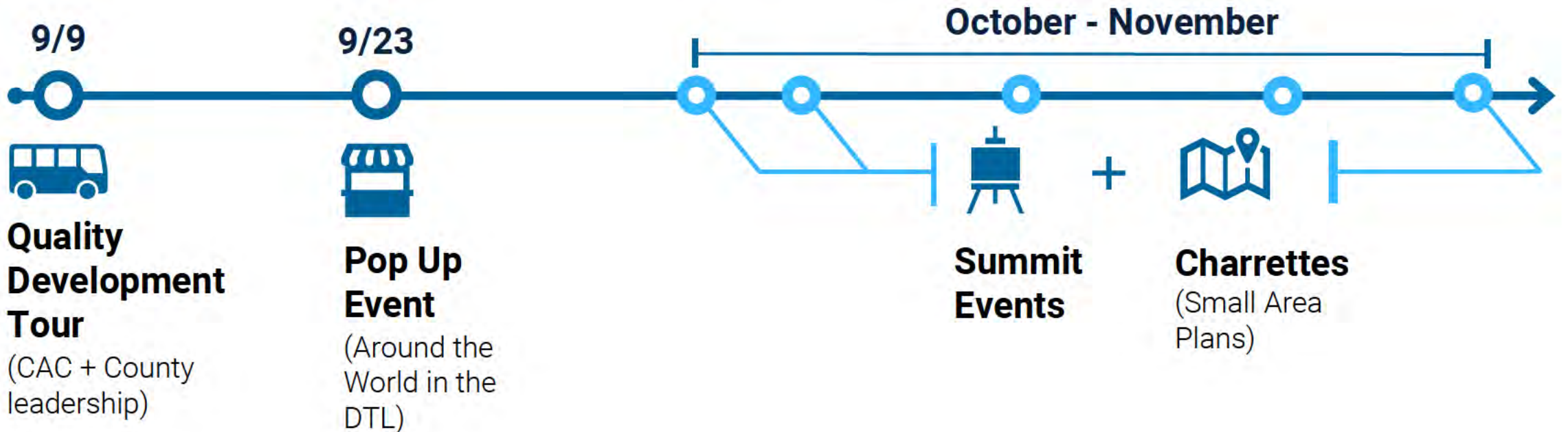
- » [Community Survey](#)
- » **Short, topic-focused surveys:**
 - [Housing & Small-Scale Economic Development](#)
 - [Sustainable Infrastructure & Transportation](#)
 - [Redevelopment & Community Resources](#)



Scan the QR Code to take
the community survey!

Upcoming Activities

Stakeholder & Community Events



Quality Development Tour

Coming up this Saturday, 9/9!



Depart from **Gwinnett Justice & Administration Center** at 9:00am

Glenwood Park (10:00am)

45 Moreland (10:40am)

Toco Hills Shopping Center (11:20am)

North Decatur Rd Suburban Transformation
(11:35am)

The Cottages on Vaughan (12:00pm)



See how
these have
transformed!



Fall Engagement Strategy

Originally:

1 UNIFIED
GWINNETT
SUMMIT

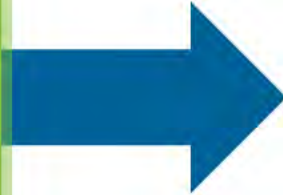
5 SMALL
AREA
CHARRETTES

Fall Engagement Strategy

Originally:

Now:

1 UNIFIED
GWINNETT
SUMMIT



2 SMALL AREA
COMMUNITY
FAIRS

5 SMALL
AREA
CHARRETTES

3 SMALL
AREA
CHARRETTES

Small Area Plans

2 SMALL AREA COMMUNITY FAIRS

- 2-day charrette
- Stakeholder & small group interviews
- Intercept surveys
- On-the-ground design work that responds to community input
- **An additional third day of design work and community engagement is focused on sharing recommendations from the Plan, with a specific focus on how redevelopment could be implemented.**

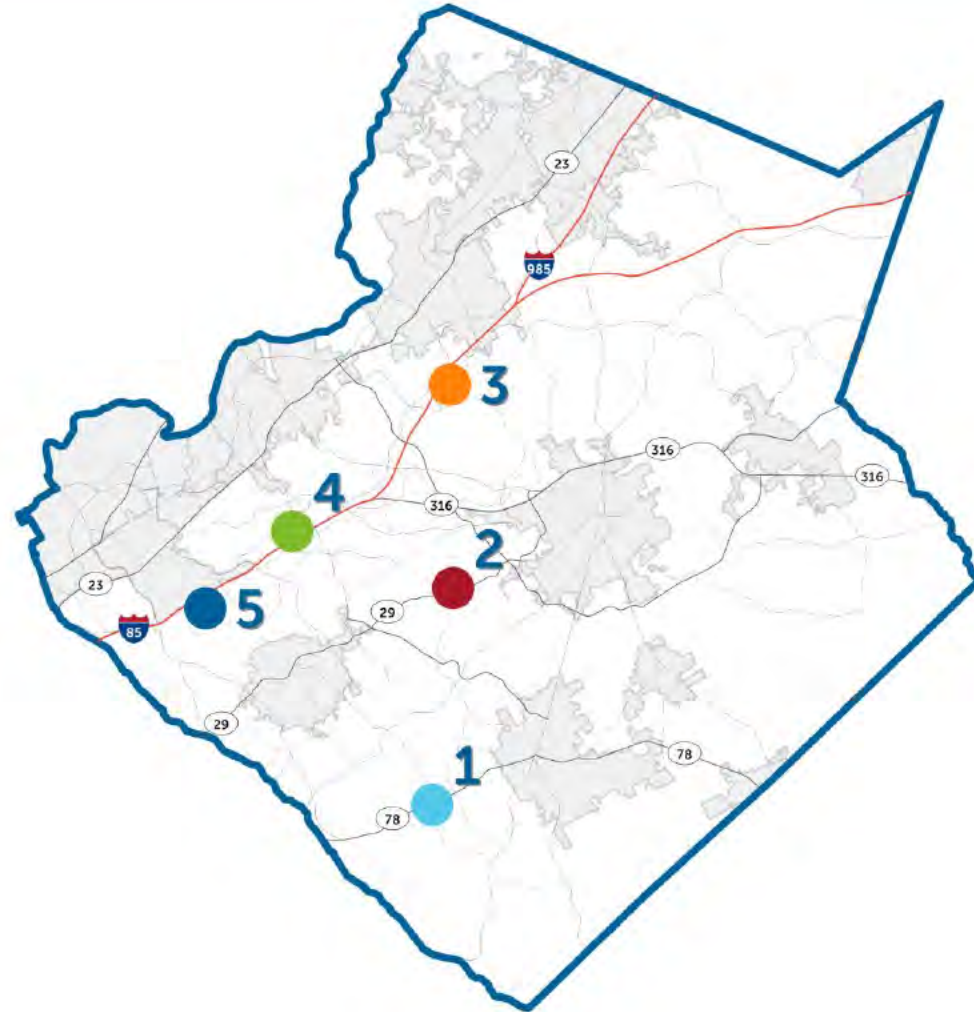
3 SMALL AREA CHARRETTES

- 2-day charrette
- Stakeholder & small group interviews
- Intercept surveys
- On-the-ground design work that responds to community input
- Open House at the end of each charrette

Small Area Plans

Proposed Areas

1. US-78 and Killian Hill Road
2. Lawrenceville Highway and Oakland Road
3. Northbrook Parkway
4. Venture Drive and Satellite Point
5. Oakbrook Parkway (parallel to I-85)



Future Land Use Framework

1

Allow Accessory Dwelling Units (ADUs) by right in all single-family districts

- Gentlest, most flexible way to accommodate growth
- Consistent with diversity of Gwinnett's households
- Opens up income opportunities for residents

2

Strategic, walkable growth that fuels community centers

- All Daily Community centers analyzed to pin-point the optimal commercial center size based on:
 - Market reality – number of rooftops (households) that can be within $\frac{1}{4}$ to $\frac{1}{2}$ mile of community center, looking at the existing and potential for additional development
 - Infrastructure capacity – roadways, future transportation projects, sewer

3

Mixed urban corridors

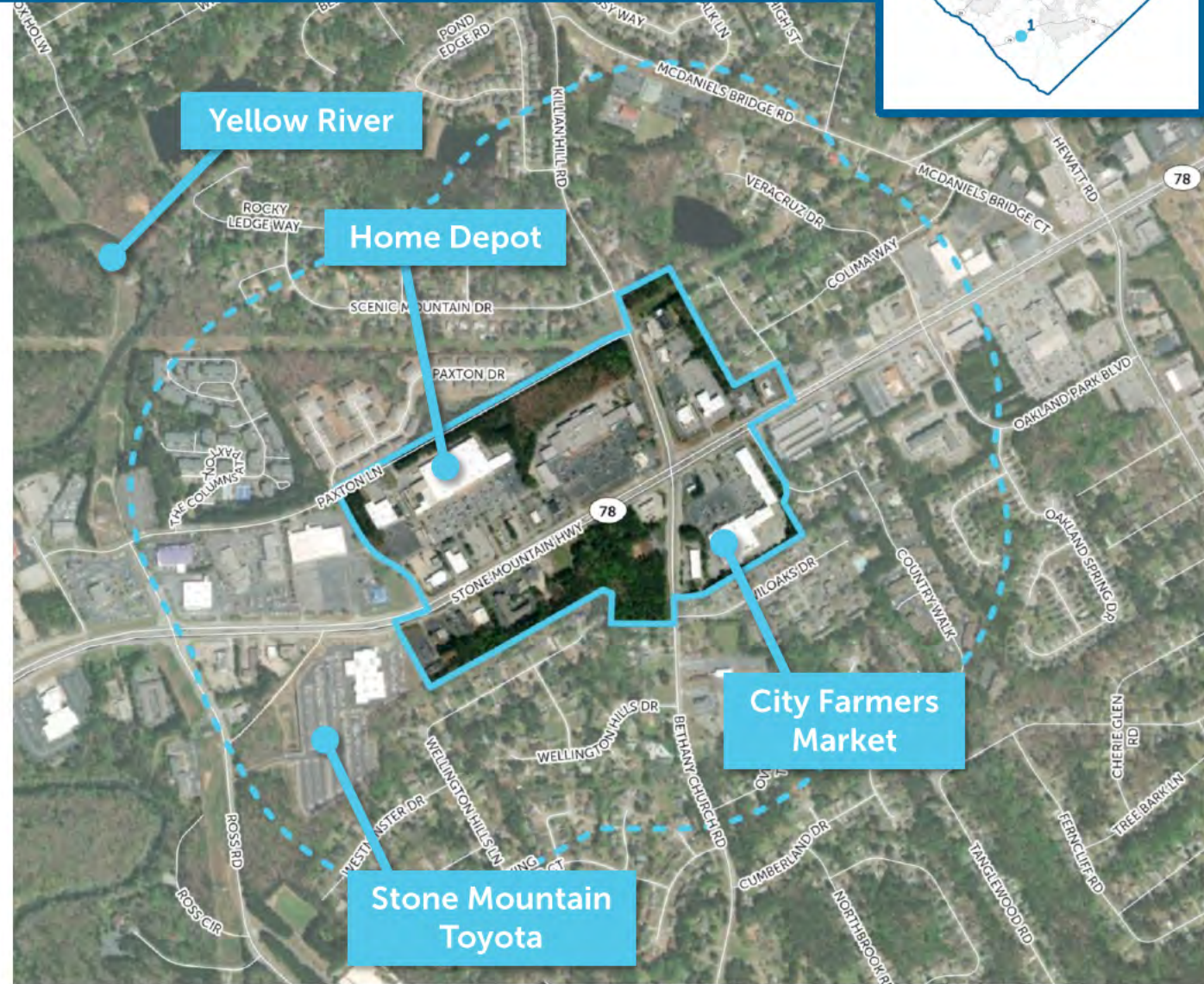
- Remainder of growth not accommodated through gentle density growth of ADUs and commercial centers to be woven into mixed use urban corridors

Small Area Plans



Proposed Areas

1. **US-78 and Killian Hill Road**
2. Lawrenceville Highway, Oakland Road, and Shannon Way
3. Northbrook Parkway
4. Venture Drive and Satellite Point
5. Oakbrook Parkway (parallel to I-85)



Small Area Plans



Proposed Areas

1. US-78 and Killian Hill Road
2. **Lawrenceville Highway, Oakland Road, and Shannon Way**
3. Northbrook Parkway
4. Venture Drive and Satellite Point
5. Oakbrook Parkway (parallel to I-85)

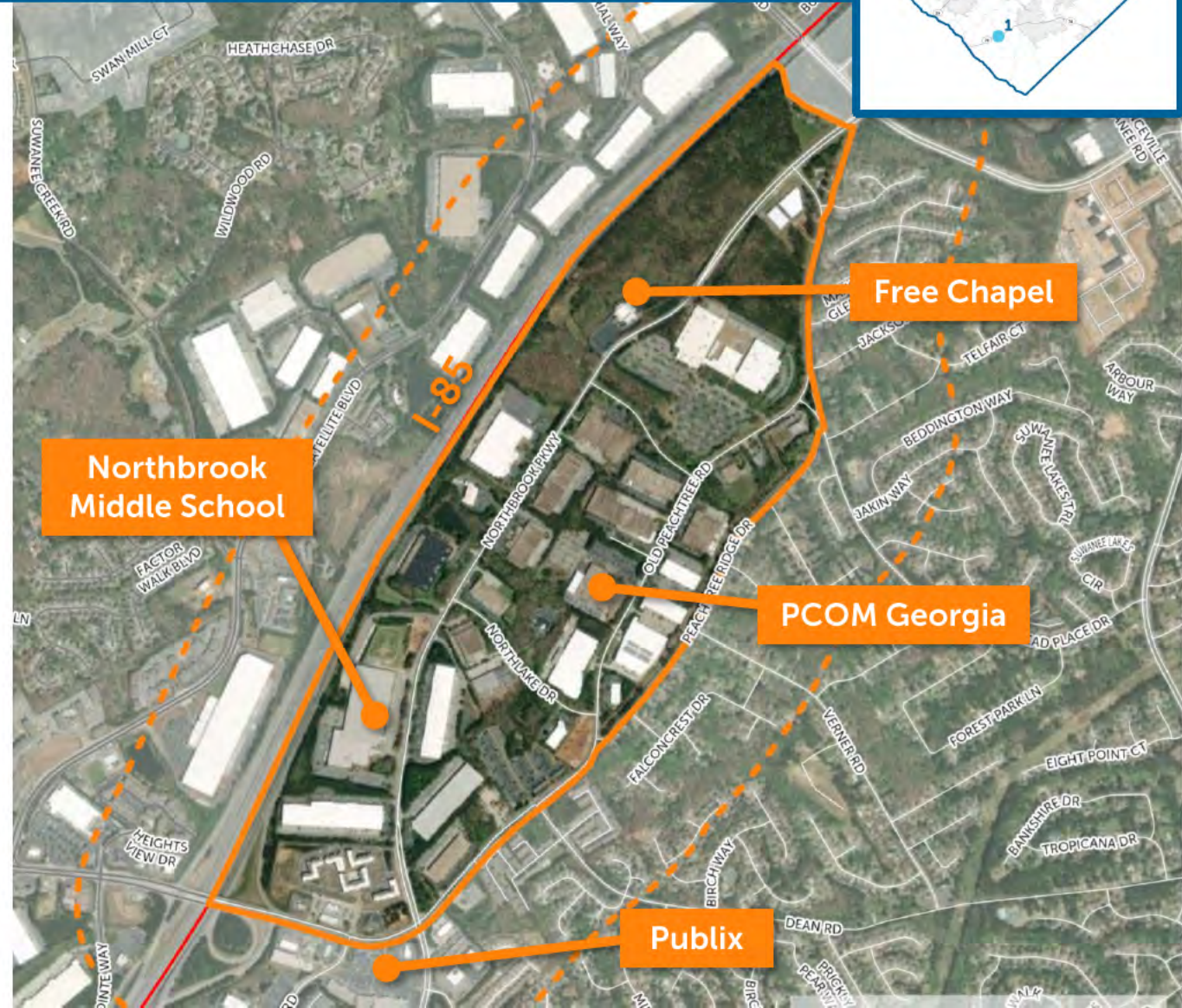


Small Area Plans



Proposed Areas

1. US-78 and Killian Hill Road
2. Lawrenceville Highway, Oakland Road, and Shannon Way
3. **Northbrook Parkway**
4. Venture Drive and Satellite Point
5. Oakbrook Parkway (parallel to I-85)



Small Area Plans



Proposed Areas

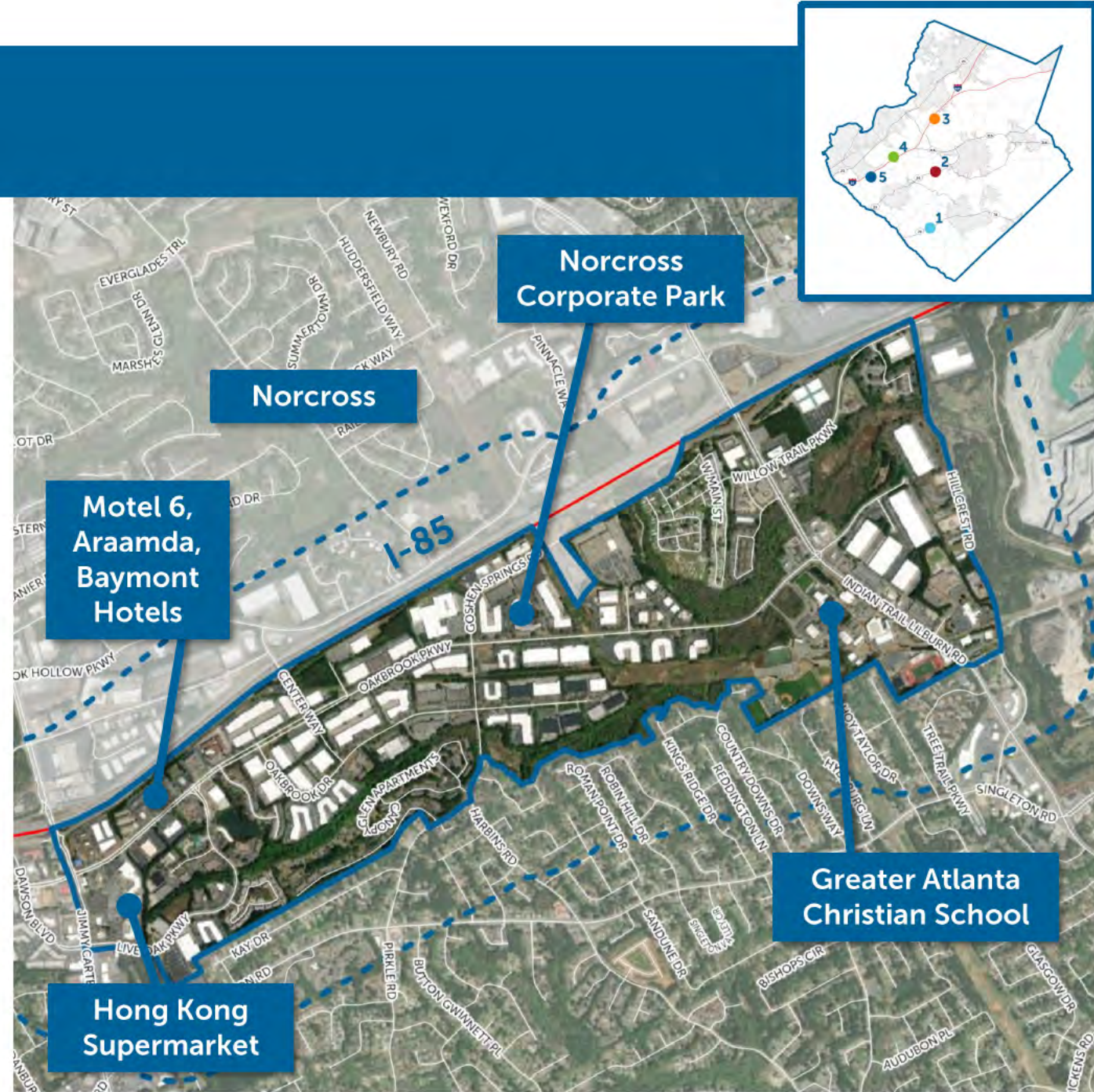
1. US-78 and Killian Hill Road
2. Lawrenceville Highway, Oakland Road, and Shannon Way
3. Northbrook Parkway
4. **Venture Drive and Satellite Point**
5. Oakbrook Parkway (parallel to I-85)



Small Area Plans

Proposed Areas

1. US-78 and Killian Hill Road
2. Lawrenceville Highway, Oakland Road, and Shannon Way
3. Highway 20 and Sugarloaf Parkway
4. Highway 124 and Old Peachtree Road
5. **Oakbrook Parkway (parallel to I-85)**

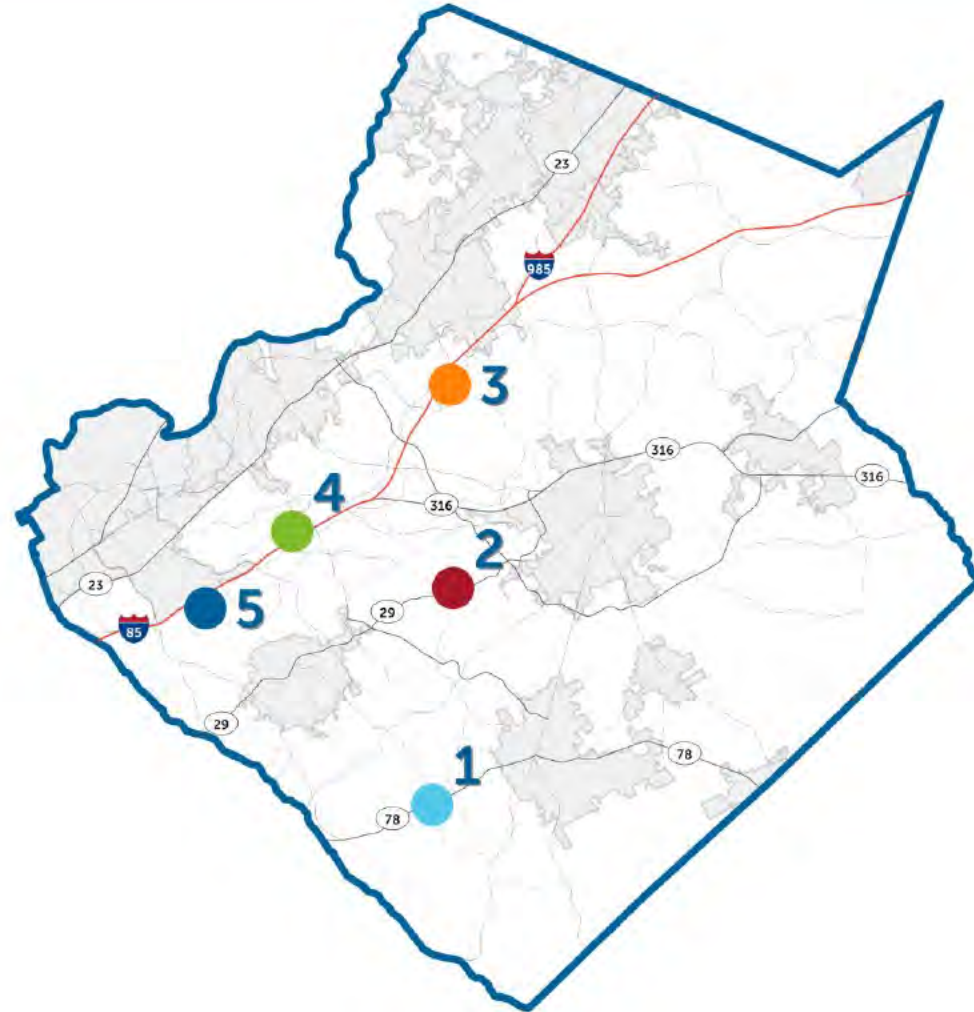


Small Area Plans

Programming Discussion

Are there stakeholders in these areas that would be interested in...

- joining us for a charrette?
- providing an interview?
- helping with the Small Area Community Fair?



Questions and Discussion

Next Steps

Today's minutes and presentation will be distributed as soon as possible.

- **9/9: Quality Development Tour**
We are very much looking forward to this!
Please join us if you can.
- **9/23:** Pop Up Event – Around the World in the DTL (Lawrenceville)
- **October – November:** Small Area Plan Charrettes and Community Fairs

CONTACT US!

Allison Stewart-Harris, TSW
astewart-harris@tsw-design.com

Nick Johnson, TSW
njohnson@tsw-design.com

Amanda Hatton, Blue Cypress
amanda.hatton@bluecypress-consulting.com

GWINNETT 2045 UNIFIED PLAN

Community Advisory Committee

Meeting #3 – Wednesday, September 6, 2023



INITIALS	GROUP	NAME	EMAIL ADDRESS
	CAC	Nicole Hendrickson	
BD	CAC	Bill Diehl	
	CAC	Daniel Hilton	
ND	CAC	Neil Duggan	
	CAC	Katrina Fellows	
	CAC	Ray Lunsford	
SN	CAC	Imran Niazi	
AMC	CAC	Anthony Croster	
BA	CAC	Ben Archer	
PA	CAC	Pinkie Farver	
RD	CAC	Roman Dakare	
NW	CAC	Nikkeshia Wilson	
	CAC	Allen Mendenhall	
	PMT	Matt Dickison	
DR	PMT	Dan Robinson	
JL	PMT	Jocelyn Leitch	
	PMT	Nina Shabazz Remote	
DO	PMT	Dineta O'Hara	

GWINNETT 2045 UNIFIED PLAN

Community Advisory Committee

Meeting #3 – Wednesday, September 6, 2023



INITIALS	GROUP	NAME	EMAIL ADDRESS
MD	PMT	Marlo Dial	
CR	PMT	Cristian La Rosa	
AH	PMT	Allison Stewart-Harris	
NJ	PMT	Nick Johnson	
	PMT	Roxanne Raven	
	PMT	Anna Johnson	
VE	PMT	Vince Edwards	
	PMT	Alan Chapman	
	PMT	Eve Critton Remote	
NS	PMT	Nick Stephens	
	PMT	Carlos Perez Remote	
CAF	CAC	Chris Franklin	



VIRTUAL TECH TEAM COFFEE BRIEF

Meeting #1 – March 31, 2023

Meeting Notes

Key Takeaways:

- Meeting times will be updated: 10am – 11am, last Friday of the Month – Next meeting is 4/28 at 10am!
 - There are several active projects across the Departments, so we need to coordinate to ensure we avoid creating community engagement burnout.
 - Amanda and Anna will follow up with DWR and Transportation Departments to coordinate on engagement opportunities and efforts.
 - Upcoming element focus:
 - April: Economic Development & Housing (Kicks off the week of 4/17)
 - May: Sustainable Infrastructure
 - June: Transportation & Community Resources
-

Agenda

1. Welcome & Introductions
2. Project Scope & Purpose
3. Role of the Tech Team
4. Progress To-Date
5. Upcoming Outreach & Engagement Activities
6. Next Steps
7. Questions & Discussion

Attendees

- Tech Team Members (Gwinnett County)
 - Todd Herget, Development, Division Director (P&D)
 - Lindsey Jorstad, Community Services-Deputy Director
 - Jerry Oberholtzer, Transportation-Section Manager
 - Alex Robinson, Economic Development County Administration
 - Tai Yi Su, Water Resources-Infrastructure Support
 - China Thomas, Transportation-Capital Projects Director

- Lisa Willis, Water Resources-Strategic Programming
- Gwinnett Planning & Development Staff (Project Team)
 - Matt Dickison, Assistant Planning Director
 - Mary Darby, Long Range Planning Manager
 - Jocelyn Leitch, Section Manager
- Consultant Team
 - Nick Johnson, Deputy Project Manager & Land Use (TSW)
 - Amanda Hatton, Public Involvement & Sustainable Infrastructure (Blue Cypress)
 - Anna Johnson, Public Involvement & Sustainable Infrastructure (Blue Cypress)
 - The following consultant team members are listed as a reference, but will not typically join these meetings: Allison Stewart-Harris, Project Manager & Land Use (TSW), Carlos Perez, Parks & Greenspace, (Perez Planning & Design), Alan Chapman, Transportation (Atlas), Dr. DJ (virtual), Education & Editing (The Writing Pad), Eve Critton (virtual), Economic Development & Housing (Fourth Economy)

Welcome & Introductions

- 1) Matt Dickison opened the meeting with a brief overview of purpose and expectations for the virtual coffee briefs. He asked the attendees to make sure that the project team is not missing anything important that applies to their areas of expertise. He emphasized that this is a collaborative effort to produce a high-quality plan that is effective and can be used by everyone.
- 2) Matt noted that we will have a core Tech Team, with others from County departments to be added as needed. He told the team to let us know if they would like to add anyone else.

Project Scope & Purpose

- 1) Nick Johnson provided an overview of the project role and goals and highlighted the importance of the 2045 Unified Plan as a guiding document for land use and development decisions in unincorporated Gwinnett County. He acknowledged that the 2040 plan had great ideas, but several need adjustments to support the fast-paced development and redevelopment occurring across the county. He described the process as going from a 20-piece puzzle to a 1000-piece puzzle.
- 2) Nick provided an overview of the planning process framework and approach, which will take us from a high-level view to a more detailed one. He indicated that the “test kitchen” approach will analyze what ideas work well and where, while small area plans will establish a pattern book for various geographic typologies that could be applied to different areas across the county.
- 3) Matt noted that DWR will be excited about this project because they are doing small-scale work that could feed into the 2045 Unified Plan.

- 4) Tai Yi Su mentioned that they are working on Sewer Basin Plans that feed into large River Basins. She indicated that their study area seems to align with the five planning areas Nick described earlier. She said they are also working on larger infrastructure plans to get a better understanding about where the county needs to focus on for infrastructure.
- 5) Lisa Willis commented that DWR currently uses the 2040 Unified Plan as amended to guide their decisions and said development decisions impact everyone. She noted that she is looking forward to the sustainability component of this project.
- 6) The task leads for Sustainable Infrastructure (Blue Cypress) will follow up with DWR on further coordinate once that element launches.

Role of Virtual Coffee Briefs

- 1) Amanda Hatton gave an overview of how we envision the role of this Tech Team. She highlighted that we will pull in certain committee members at strategic points in the planning process to review big decisions, especially those that may directly related to or directly impact that department.
- 2) Amanda indicated that the project team would like to coordinate with departments that have active planning projects that may impact or be impacted by the 2045 Unified Plan. She highlighted the Element Integration Workshop which will take place later in the year (Oct/Nov timeframe), noting that this would be an important opportunity to make sure the draft aligns with each department’s priorities.
- 3) The following table summarizes the elements that the project team will be focused on over the next several months.

ELEMENT	DEPARTMENTS	Element Launch
LAND USE	Planning & Development (P&D)	March 23
ECONOMIC DEVELOPMENT	Economic Development, P&D, Housing and Comm Development Division	Week of April 17
HOUSING	Housing and Comm Development Division, P&D, Economic Development	Week of April 17
SUSTAINABLE INFRASTRUCTURE	Water Resources, P&D	Mid May
TRANSPORTATION	Department of Transportation, P&D, Community Services	Mid June
COMMUNITY RESOURCES	Community Services, Parks and Recreation, Emergency Services, Police, Sheriff’s Office, P&D	Mid June

Progress To-Date

- 1) Anna Johnson provided a status update on public and stakeholder activities, noting that the current focus is on land use. She also noted that the project website and a variety of promotional materials were under development, in coordination with the County.

- 2) Anna then provided an update on technical work, noting items that had been completed and those that are still in progress. She indicated that mapping tasks were well underway and that the project team has begun “behind-the-scenes” tasks in preparation for upcoming element launches for economic development, housing, and sustainable infrastructure.
- 3) Key findings and decision points made to date were presented to the group. Nick described the geography-based approach to the future land use map. Anna explained the five planning areas that were identified to help structure outreach and engagement for upcoming workshops.

Upcoming Outreach and Engagement Activities

- 1) Anna Johnson provided an overview of upcoming engagement activities, which include land use stakeholder interviews (tentatively scheduled to kick off the week of 4/10), speaker series (May – June, 1 per month), land use community workshops (May – July; 5 total), survey tools (in development), and a Developer Day event.
- 2) Does your department have upcoming events or activities that we could partner with?
 - a) Lisa Willis indicated the upcoming Shoal Creek Filter Plan Spring Festival would be a good opportunity since it attracts a lot of families.
- 3) China Thomas indicated that she is leading the TDP effort and Jerry Oberholtzer is leading the CTP. She is interested in collaborating with the project team on this effort to avoid causing engagement fatigue for the community, noting that we need to have a coordination call between the Unified Plan / CTP / TDP.
 - a) Upcoming engagement for TDP/CTP efforts are the week of June 4, June 11, with the last phase of engagement on June 21 and 22. This timeframe includes five open houses. They are willing to share information as needed.
 - b) China said that they are planning to wrap up the CTP by early September.
 - c) China noted that their team is meeting with GDOT and Arcadis on the planning effort for the I-85 and 316 corridor on April 17.
- 4) Matt clarified that the transportation element in the 2045 Unified Plan will be heavily informed by the CTP / TDP. We will take those plans to a micro level to look at things like last mile connectivity, and others.
- 5) Amanda offered to help distribute CTP/TDP project information at the upcoming pop ups in April.

Next Steps

- 1) Amanda will send out the slide deck after this meeting – sent 3/31
- 2) Stay tuned for our communication tools to go live: website, survey and more!
- 3) Next Virtual Coffee Brief: 4/28 at 10 AM
 - a) Moved time to 10am and increased length to 1 hour.



VIRTUAL TECH TEAM COFFEE BRIEF

Meeting #2 – April 28, 2023

Meeting Notes

Key Takeaways:

- Dates for upcoming land use community workshops, speaker series, and pop-up events have been confirmed (see slides 14-16).
 - The purpose of the upcoming speaker series is to provide an educational forum for the public to learn about ideas and concepts related to land use, housing, jobs, sustainability, walkability, development, and more, that can be applied in unincorporated Gwinnett County.
 - The project team will continue to engage specific county departments as needed for each element. Active elements include Land Use, Housing and Economic Development. Sustainable Infrastructure kicks off on May 25, followed by Transportation in June.
 - Input collected at all public engagement events will help inform proposed recommendations of the 2045 Unified Plan.
 - Next Tech Team Coffee Brief meeting is Friday, May 26 at 10 AM (virtual, via Zoom).
-

Agenda

1. Welcome & Introductions
2. Project Status Overview
3. Progress to Date: Technical Work
4. Outreach & Engagement Coordination
5. Next Steps
6. Questions & Discussion

Attendees

- Tech Team Members (Gwinnett County)
 - Todd Herget, Development, Division Director (P&D)
 - Lindsey Jorstad, Community Services-Deputy Director
 - Jerry Oberholtzer, Transportation-Section Manager
 - Alex Robinson, Economic Development County Administration
 - Tai Yi Su, Water Resources-Infrastructure Support
 - China Thomas, Transportation-Capital Projects Director
 - Lisa Willis, Water Resources-Strategic Programming

- Gwinnett Planning & Development Staff (Project Team)
 - Mary Darby, Long Range Planning Manager
 - Chris Hayward, Deputy Director
 - Matt Elder, Housing & Community Development Division Director
- Consultant Team
 - Nick Johnson, Deputy Project Manager & Land Use (TSW)
 - Amanda Hatton, Public Involvement & Sustainable Infrastructure (Blue Cypress)
 - Anna Johnson, Public Involvement & Sustainable Infrastructure (Blue Cypress)

Welcome & Introductions

- 1) Amanda provided an overview of the meeting approach and content. She indicated the primary focus of the meeting is to ensure our approaches are aligned for both needs and outcomes of 2045 Unified Plan and related department plans and initiatives.
- 2) Amanda reviewed the project timeline and indicated that specific dates have now been identified for upcoming engagement activities.

Progress To-Date

- 1) Amanda reviewed the 2045 Unified Plan elements status. The current element focus is Housing and Economic Development, which kicked off on April 20. Next, the Sustainable Infrastructure element will kick off on May 25. Nick noted that the project team has been coordinating with DOT as they wrap up planning projects. He also indicated that all of the elements will roll up into the land use piece, which will be completed last.
- 2) **Land Use:**
 - a) Nick provided an overview of the status of the land use element. He noted that even though it was the first element to kick off, there is still a lot of work left to do. Completed tasks include, preliminary analysis (review of existing planning documents, including neighboring counties and internal cities), identification of five primary land use planning areas that will be used to organize public outreach, and confirmation of land use workshop dates.
 - b) Nick provided a high-level overview of the Daily Communities Approach for upcoming land use community workshops. These workshops will allow for a deep dive into land use in unincorporated areas in Gwinnett. Each planning area will be divided into “daily community” nodes centered around established communities and neighborhoods.
- 3) **Economic Development**
 - a) Amanda provided an overview of this element, which is being led by Fourth Economy. A joint element launch for Economic Development and Housing took place on April 20, which was a joint launch. To date, the project team has completed a preliminary data analysis and highlighted how these elements would impact future land use planning (see slide 10 – green box). For example, Gwinnett has a highly educated workforce, so how can the county attract and retain suitable jobs for its residents? Stakeholder interviews for Economic Development and Housing are anticipated over the next few weeks. The

Speaker Series for Economic Development and Housing will be on June 1 – more details will be provided.

- b) Chris Hayward suggested that the project team should review the county's Economic Development Strategic Plan, which was developed a few years ago and could be used as a foundation for this element.
- c) Alexandra Robinson indicated that her team is working on the Economic Development Strategic Plan update (different document than the one mentioned above).

4) Housing

- a) Amanda provided an overview of this element which is also being led by Fourth Economy. This element will occur in tandem with Economic Development. To date, the project team has completed a preliminary data analysis (reviewed Comprehensive Housing Study; Housing Action Plan). Insight into discussion topics from the element launch are included on slide 11 in the green box. Some questions discussed at the launch included how to accommodate the increased demand for rental housing and how to leverage available underutilized land in the county (greenfield & redevelopment) to address housing needs. In addition, the County is looking into how to provide incentives or tools for development/redevelopment to meet county land use/housing needs.
- b) A tech team member asked what is considered underutilized land for housing.
 - i) Nick responded that the project team is considering several metrics for this, and researching components that characterize underutilized land in Gwinnett County. Components under consideration include tax value per acre, the quality-of-life concept (considering the urban fabric, user experience walking or driving through a space), health benefits that could come from redevelopment; access to goods and services, and housing choice/ availability.
 - ii) Amanda noted that the project team is also considering underutilized parking lots. The team is currently analyzing parking lot size and characteristics compared to parcel size to help determine the highest and best potential use for property.
 - iii) A team member indicated that the county has seen churches, golf courses, and other uses convert parking areas to housing.
 - iv) Nick indicated that the project team will provide specific dates and details for the speaker series.

5) Sustainability Infrastructure

- a) Amanda provided an overview of the Sustainable Infrastructure element, which is being led by Blue Cypress. The element launch will take place May 25, and several members of the Tech Team and other county staff will be invited to the launch. The goal is to think about how the work on this element can advance planning work and meet county priorities and goals, environmental considerations for future planning, and alignment of sewer and future land use planning.

- b) A tech team member noted that for the upcoming launch, the project team should make sure they include stormwater staff who can speak to those issues in more detail. The project team will coordinate with the County prior to the launch to confirm all staff who should be included receive an invitation to the element launch.

Upcoming Outreach and Engagement Activities

- 1) Anna provided an update on past and upcoming public engagement activities (see slides 14-16 for details & dates). Tech Team members asked several questions about speakers series as follows.
- 2) Speaker Series Questions:
 - a) What is the format and purpose of the speaker series? How does the project team anticipate information at these sessions to be absorbed by the public?
 - i) Nick responded that the goal of speaker series is to share big ideas for each element with public and stakeholders, show local applicability of these ideas, and build local support. He noted that these events will be publicized beyond the county. He clarified that the speakers are aware that they will be speaking primarily to county residents, and they will consider context and similarities/differences with other communities.
 - ii) Nick noted that the format of the speaker series will be a moderated discussion with opportunities for questions. He mentioned that these sessions are designed to be idea generators and innovators that will inform key outcomes of the unified plan.
 - b) What is the desired outcome from speaker series and how the comments from these sessions will be used?
 - i) Nick responded that the speaker series are designed for community education to create a foundation for recommendations in the 2045 Unified Plan. He noted that there will be a Unified Plan 101 content booth at each event to ensure attendees also understand the planning process and how they can get involved and help disseminate information from a broader level. Questions and comments from these meetings will help inform and refine proposed recommendations.
 - c) Are the speakers sharing part of your team's analysis at these meetings? We need to be able to share with the public why these speaker series are beneficial for them.
 - i) The speakers will not be sharing analyses but will instead provide examples of "big ideas" from other communities that could be applied in Gwinnett County to address local challenges and community needs. Speakers will discuss challenges and ideas from other (similar) communities, such as how they found success in missing-middle housing. Ultimately, the goal is to introduce solutions that work in other areas that could address local challenges and needs in Gwinnett. These sessions are meant to spark new ideas, conversations, and innovative outcomes.

Final Remarks

- 1) Mary noted that the draft marketing plan for the speaker series will be available next week and that the project team is coordinating with the Communications Department on all aspects communicating project information with the public.
- 2) The project team will circulate meeting details for upcoming engagement activities to the Tech Team once confirmed (see slides 14-16 for specific dates).

Next Steps

- 1) The next meeting will take place Friday, May 26 (virtual). See slide deck for other upcoming events.

Attachments

- 1) Tech Team Meeting #2 Presentation (04-28-2023)



VIRTUAL TECH TEAM COFFEE BRIEF

Meeting #3 – May 26, 2023

Meeting Notes

Key Takeaways:

- Ongoing analysis for housing, economic development, sustainable infrastructure, and transportation will be integrated into the land use element. The Unified Gwinnett Summit this fall (10/14) will highlight how these elements are woven together.
- 6/1 Speaker Series recap: Thank you to Matt Elder and Chris Hayward for speaking at our first speaker series event! Thank you to Tai Yi Su and Alex Robinson for attending and showing your support.
- Join us at the upcoming Speaker Series event (**Wednesday, June 28**) and help spread the word. The event will take place at the Aurora Theater in Lawrenceville from 6:00 – 8:00pm! The final event in the series will take place on **July 12**. See slides for details!
- Daily Community Café land use workshops kick off June 21! We encourage you to participate and share your ideas. Additional workshops will be held 6/29, 7/20, 7/26, 7/27.

Agenda

1. Welcome & Project Status Overview
2. Progress to Date: Technical Work
3. Outreach & Engagement Coordination
4. Questions & Discussion
5. Next Steps

Attendees

- Tech Team Members (Gwinnett County)
 - Todd Herget, Development, Division Director (P&D)
 - Alex Robinson, Economic Development County Administration
 - Tai Yi Su, Water Resources-Infrastructure Support
 - China Thomas, Transportation-Capital Projects Director
 - Lisa Willis, Water Resources-Strategic Programming
 - J C Watson
 - Chris Hayward
 - Matt Elder

- Gwinnett Planning & Development Staff (Project Team)
 - Mary Darby
 - Nina Shabazz
 - Cristian La Rosa
 - Brian Ford
 - Jocelyn Leitch
 - Sushmita Arjyal
- Consultant Team
 - Nick Johnson, Deputy Project Manager & Land Use (TSW)
 - Amanda Hatton, Public Involvement & Sustainable Infrastructure (Blue Cypress)
 - Anna Johnson, Public Involvement & Sustainable Infrastructure (Blue Cypress)

Welcome & Introductions

- 1) Amanda provided an overview of the meeting approach and content and introduced a new P&D team member, Dineta O'Hara, who joined the Planning and Development (P&D) team and is working closely with Mary on community outreach/engagement.

Project Scope & Purpose

- 1) Amanda briefly reviewed the project timeline and noted that the planning team is on track with the schedule. The plan will start wrapping up towards the end of this year into early 2024.

Progress To-Date

See slide for more details.

1) Land Use:

- a) Nick provided an overview of progress made on the land use element, noting the following:
 - i) Over 18 stakeholder interviews have been conducted (county leaders, representatives from cities, CIDs, and local organizations and may extend the interview window to capture additional voices.
 - ii) The team completed analysis of new development opportunities and redevelopment opportunities.
 - iii) The team has refined the approach for our upcoming "Daily Community Café" land use workshops. We are focusing on how to adapt the concept of the "15-minute community" across unincorporated Gwinnett, understanding that these communities all look different and will require/desire different things. We will be finding out more about what components people think belong in their community, within a reasonable trip time, around 15 minutes. Using residents' feedback and our analysis, we will begin to build a typology of different kinds of "Daily Communities" across Gwinnett County.

Come to our café and order different communities off the menu to provide input on. This will be a fun and engaging way to collect feedback on future land use in Gwinnett!

iv) The community survey will be launched soon!

2) Economic Development

- a) Amanda provided an update on work that Fourth Economy has been leading for this element. They've been thinking about big ideas that could be applied to Gwinnett. See slide for details.
- b) 6/1 Speaker Series: Khaliff Davis, Reinvestment Fund – Focus on best practices for implementing small-scale redevelopment.

3) Housing

- a) Amanda noted that Fourth Economy is also leading the housing element and performing housing modeling to analyze historic and future housing demand. The team is working to identify what types of housing (size, product) Gwinnett needs in certain areas and how they could be implemented. This strategic analysis will eventually be integrated into the land use element.
- b) 6/1 Speaker Series: Nathan Wildfire, Missing Middle Housing Fund – focus on how to enable and implement housing choices.
- c) To what extent are we looking at housing continuum gaps, transitional housing, homelessness?
 - i) Analyzing housing gaps is a key part of Fourth Economy's work, so they are looking at these issues. Their analysis is still in progress. They will be thinking about how the County can align redevelopment goals with ensuring housing affordability and attainability are front and center.

4) Sustainability Infrastructure

- a) Amanda reviewed the sustainable infrastructure element, which just kicked off on 5/25 and included members of DWR and P&D. She provided an overview of the high-level sewer capacity analysis for redevelopment scenarios currently underway and indicated that this will be explored in more detail during the land use workshops, after which we will revisit this element as we start to develop recommendations. She indicated that data analysis and document policies review are ongoing.
- b) Amanda stated that part of this element will focus on how we can push the needle further on green infrastructure. She noted that part of that process is to consider the anticipated changes in the natural environment that would impact implementation.
- c) She indicated that stakeholder interviews will be kicking off shortly.
- d) DWR staff noted they are looking forward to seeing how this analysis is applied to the land use element and what policy recommendations come out of this process.
- e) P&D staff asked if this analysis includes direction for new infrastructure for subdivisions – fiscal impact of subdivision development.

- i) Nick noted that this is more of a land use redevelopment exercise, designed to think about the reality of development costs and how you incentivize. This type of question will be explored and highlighted during the Unified Gwinnett Summit later this year. The speaker series with Joe Minicozzi will explore this further.

5) Transportation

- a) Nick reviewed progress-to date on the transportation element, which will launch on 6/14. He noted that the project team is coordinating closely with the CTP and TDP teams to ensure efforts are aligned and information is shared. Part of the work in this element is to think about how transportation plans and programs impact land use policy and other aspects of the unified plan.
- b) 6/28 Speaker Series: Dan Burden, Blue Zones – focus on solutions for walkability.

Upcoming Outreach and Engagement Activities

Anna Johnson spoke to upcoming outreach and engagement activities.

- 1) Speaker Series: local and national experts on key planning issues
 - a) Big ideas – trends we are seeing across the county – how can these ideas be adapted to the context of Gwinnett?
 - b) There is an incentive program for Gwinnett County staff to participate in these events.
- 2) Land Use Community Workshops
 - a) Each workshop will take place in a different planning area, which were established at the beginning of the project to organize outreach and ensure we are hearing from community members in each area of the county. The content presented in the workshops will be focused on communities within each planning area.
 - b) Workshops will be promoted as Daily Community Cafés, where participants will “place an order” for the communities they would like to focus on. Next, they will provide input on the types of development they think are most appropriate in these areas. There will be activities for everyone in the family.
- 3) Community Survey
 - a) Anna reviewed the key survey goals, which are to understand what types of development people want to see in their area and what types of development are most appropriate in each area.

Q&A

- 1) Will there be visual preference surveys?
 - a) There will be some level of visual surveys to communicate concepts we are asking for feedback on.
- 2) Will there be an opportunity for staff to participate in these workshops?
 - a) Yes, County staff are encouraged to attend and participate! See slide for workshop dates and details!

- 3) Can we get more information about the Quality Development Tour?
 - a) Planning and logistics for this event are underway, and we will reach out with more details before the next tech team brief. The tour is anticipated to take place on 8/12.
- 4) Who is on the Community Advisory Committee (CAC) and how often are you meeting?
 - a) The CAC 4 times total. The first meeting took place in March during project initiation, and the next meeting takes place in late June. The CAC is comprised of about 12 representatives who were appointed by the BOC, including representatives from county leadership (including Chairwoman Hendrickson), Citizen's Academy 101, Development Advisory Committee, Planning Commission, and other county organizations.

Next Steps

- 1) Come to the June events and help spread the word!!
 - a) First two Speaker Series events: 6/1 & 6/28
 - b) Daily Community Café land use workshops: 6/21, 6/29

Attachments

- 1) Tech Team Meeting #3 Presentation



VIRTUAL TECH TEAM COFFEE BRIEF

Meeting #4 – June 30, 2023

Meeting Notes

Key Takeaways:

- Ongoing analysis for housing, economic development, sustainable infrastructure, and transportation will be coordinated and aligned with the land use element.
- The Unified Gwinnett Summit this fall (10/14) will highlight how these elements are woven together.

Agenda

1. Welcome & Project Status Overview
2. Progress to Date: Technical Work
3. Outreach & Engagement
4. Questions & Discussion
5. Next Steps

Attendees

- 1) Tech Team Members (8 in attendance)
 - a) Lindsay Jorstad
 - b) Alex Robinson
 - c) Tai Yi Su
 - d) China Thomas
 - e) Lisa Willis
 - f) Matt Elder
 - g) Jerry Oberholtzer
 - h) Cyndi Sloan
- 2) Gwinnett Planning & Development Staff (Project Team)
 - a) Nina Shabazz
 - b) Dineta O'Hara
 - c) Brian Ford
 - d) Jocelyn Leitch
 - e) Christian La Rosa

- f) Charlie Hulett
- 3) Consultant Team (Project Team)
 - a) Nick Johnson, TSW
 - b) Amanda Hatton, Blue Cypress
 - c) Anna Johnson, Blue Cypress

Welcome & Introductions

Amanda provided an overview of the meeting agenda and reviewed key discussion topics.

Project Scope & Purpose

Amanda briefly reviewed the project timeline and noted that the planning team is on track with the schedule. The plan will start wrapping up towards the end of 2023 with adoption anticipated by February 2024.

Progress To-Date

All of the elements are underway! Element production is in progress. Every element follows a similar structure, reviewing plans and docs, stakeholder interviews, analysis, and more. Quick updates of each element followed. See meeting slide deck for more details.

Land Use:

Nick reviewed key takeaways from Phase 1 of the land use analysis:

- a) There is limited land available for new housing and we must focus on redevelopment and different types of development (i.e., deemphasizing traditional single family home subdivisions).
- b) There are opportunities to take advantage of existing activity centers .
- c) A preliminary recommendation is to develop a set of ideal criteria for quality redevelopment that can be used to assess proposals for the community benefits they bring.

A Tech Team member asked if we could note that providing sewer capacity in select areas is also a challenge. Alignment with development is crucial to help minimize challenges in providing capacity.

Nick provided a recap of the Daily Community concept and how the planning team is integrating this concept into workshops to solicit feedback. Nick presented the graphic that depicts the planning areas and how each will be broken down for community workshops and analyzed in more detail.

1) Economic Development

Amanda provided an overview of the economic development element progress, making note that the County's robust economic development efforts already in action.

Leveraging redevelopment opportunities will be important. Housing and transportation are also key factors for attracting and maintaining companies and businesses as employers consider employees residential options and transportation choices when deciding to locate/relocate their business.

2) Housing

This element is in production and will be wrapped up after the community workshops to facilitate incorporation of public input from those meetings. As a part of this element and the future land use analysis, the consultant team has been implementing housing growth modeling to project growth in Gwinnett over the next 20 years. Draft strategies address the housing shortage by preserving some areas and redeveloping others, while also accommodating housing type preferences.

- a) Matt Elder asked how housing is woven into Daily Communities?
 - i) Nick responded that when developing preliminary areas, the planning team eliminated certain areas and highlighted where change is likely to occur. Lots of opportunities appear to exist within community centers (of what we consider the Daily Community). Housing must be baked into the Daily Community plans for them to be successful.
 - ii) Matt noted that from a housing perspective, conversion of underutilized buildings or properties to housing will be required.

3) Sustainable Infrastructure

Amanda reviewed the status of the sustainable infrastructure element, noting that it is in an earlier production phase and related stakeholder interviews are beginning in late June.

- a) Part of the workshop efforts is to ensure we have the right boundaries and identified core areas to align with sewer capacity and to identify sewer capacity expansion needs in collaboration with DWR.
- b) Stormwater is another component that is a key issue – especially how we think about stormwater management in terms of policy and development regulations. There's a need to balance perspectives of development community vs priorities of the County.
- c) Lisa – we look forward to collaborating with you all further. I think it's great to get the development community perspective as well.

4) Transportation

Amanda noted that for the transportation element the planning team is closely coordinating with ongoing planning efforts, including the County's Comprehensive Transportation Plan and Transit Development Plan updates.

A Tech Team member asked how they can weigh in on what should be happening in the area vs what actually gets delivered. Staff are hoping to have a stronger backbone to be able to provide

input and shape future development. They are looking forward to seeing plan recommendations that address this.

Upcoming Outreach and Engagement Activities

Anna Johnson spoke to upcoming outreach and engagement activities, including speaker series and community workshops occurring in July. Nick noted that we are also planning to add stakeholder interviews for other elements.

- 1) **Speaker Series:** local and national experts on key planning issues
 - a) Lisa commented that the Speaker Series #2 was a great event – well attended and diverse crowd.
 - b) Anna described how these events focus on “big ideas” or trends that we are seeing across the country and indicated that we are thinking about how these ideas could be adapted to the context of Gwinnett. We are taking a more detailed approach through the framework of Daily Communities.
 - c) There is an incentive program for Gwinnett County staff to participate in these events.
- 2) **Land Use Community Workshops (Daily Community Cafés)**
 - a) Focused workshops are taking place in five different planning sub areas, defined at the beginning of the project, to organize outreach and ensure we are hearing from community members in each area of the county. The content presented in the workshops is focused on communities within each planning area.
 - b) Nick noted that we are aiming to provide a virtual component of some of the workshop materials to expand the reach of these activities.
- 3) **Community Survey**
 - a) This survey builds off the community workshop and daily community concept, but questions are less open-ended with the intent of collecting more focused through multiple choice questions.
 - b) The survey is intended for people who both work and live in the county.

Q&A

- 1) Lisa noted that she has not received an interview request yet but is looking forward to following the progress of the sustainable infrastructure element other elements.

Next Steps

- 1) Come to the July events and help spread the word!
 - a) Final Speaker Series events: 7/12
 - b) Daily Community Café land use workshops: 7/20, 7/26, 7/27
- 2) Next Tech Team meeting will take place 7/28.

Attachments

- 1) Tech Team Meeting #4 Presentation



VIRTUAL TECH TEAM COFFEE BRIEF

Meeting #5 – July 28, 2023

Meeting Notes

Key Takeaways

- Technical work is ongoing with draft elements being completed over the next month.
- See next steps at end of document for ongoing web-based public outreach and upcoming project meetings.

Agenda

1. Welcome & Project Status Overview
2. Progress to Date: Element Production Status
3. Outreach & Engagement
4. Questions & Discussion
5. Next Steps

Attendees:

- Tech Team Members
 - Lindsey Jorstad
 - Todd Herget
 - Lisa Willis
- Gwinnett Planning & Development Staff (Project Team)
 - Dineta O'Hara
 - Brian Ford
 - Jocelyn Leitch
 - Cristian La Rosa
 - Dan Robinson
- Consultant Team
 - Nick Johnson, TSW
 - Anna Johnson, Blue Cypress

Welcome

Anna Johnson opened the meeting and provided an overview of the meeting agenda and reviewed key discussion topics on the agenda.

Project Scope & Purpose

Anna briefly reviewed the project timeline and noted that the planning team is on track with the schedule. The first round of public involvement has ended, and the team is preparing for additional engagement events this fall.

Charrettes are coming up in the fall, which will be an opportunity to apply ideas and recommendations collected to date to five small areas. These will be day long charrettes in certain areas where we experiment with applying recommendations to certain contexts. The planning process will wrap up at the end of 2023 with Unified Plan adoption anticipated by February 2024.

Progress To-Date

Element production is in progress, and we anticipate an initial draft of each to be completed by mid-August. A brief update of each element is provided below, with more detail provided in the attached slide deck. All elements are underway, but some are further along than others. We will share key takeaways from each element.

1) Land Use:

Nick reviewed the status of the land use element, noting that the community workshops wrapped up in late July.

- a) Phase 2 of the analysis for this element includes a housing analysis, which cross-references the land use analysis to document what each area of the county can expect in terms of growth and housing demand over the next 20 years.
- b) We are coordinating with DWR to ensure that areas expected to receive growth are adequately planned for – the same goes for transportation.

2) Economic Development and Housing

Nick noted that the economic development and housing elements were the first elements to kick off.

The first draft for ED is completed, and we've been working through comments internally to finalize in preparation for P&D review.

Nick discussed the status of the housing element and indicated it was also in production with an internal draft anticipated in early August. Responses collected at the community workshops will be integrated into the element as this element is closely linked with land use analysis. We are thinking about how to provide housing for existing and new Gwinnett County residents at different price points and a variety of housing types.

3) Sustainable Infrastructure

Anna provided an overview of the sustainable infrastructure element, which is in draft production. This element is currently undergoing internal review and updates. Key topics covered in the element include a high-level review of infrastructure systems, protection of natural environment, green infrastructure policy and programs, resiliency, and equity. Key takeaways to date are noted in the slide deck.

4) Transportation

Nick provided an overview of the transportation element and indicated that stakeholder interviews are underway. He noted that our team is corresponding with the Transit Development Plan (TDP) and Comprehensive Transportation Plan project teams to ensure alignment between the plans.

Nick described how TDP-identified transit opportunities, like micro-transit and on-demand services, would be a key for the success of Daily Communities in the county. In order to support and implement the Daily Community concept across Gwinnett, walking and biking infrastructure will need to be prioritized, especially around community nodes.

5) Community Resources

Nick reviewed the latest progress on the community resources element, indicating it is the last element to be completed. Stakeholder interviews are underway, and the project team is working to ensure alignment with other County plans related to community resources and services like the Parks and Recreation Master Plan.

This element will emphasize the role and importance of public spaces created as part of new development or redevelopment/infill opportunities. A central theme for this element is making services and resources accessible to residents in unincorporated Gwinnett.

Upcoming Outreach and Engagement Activities

Anna spoke about completed, ongoing, and upcoming outreach and engagement activities. Stakeholder interviews are still ongoing for some of the elements.

1) Speaker Series:

- a) Anna reviewed the speaker series events noting that the third and final event took place 7/12 in Duluth. Overall, these were very successful.
- b) Burning Question surveys (short, 2-question surveys) focused on topics presented at each speaker series event, are still live, and feedback collected so far is being incorporated into draft elements.

2) Land Use Community Workshops

Nick described how the Daily Community Cafés allowed the project team to zoom into certain areas and start determining what types of development or housing makes sense in this area

versus this area and why. The workshop setup lent itself to one-on-one and small group conversations, which enabled us to collect quality feedback.

- a) Daily Community Activity: Nick walked through the Daily Community exercise presented at the workshop. Using the analysis of the growth demand model and infrastructure analysis piece, he explained how we landed on a fair share of growth number to guide one of the activities.
 - i) After learning about the Daily Community concept and how it could be implemented in Gwinnett, participants requested their area of choice from a “menu” and were asked to determine if the area boundaries made sense to them as a Daily Community, given their familiarity with the area. They were then asked to adjust boundaries of neighborhoods and core/activity center area and confirm if the scale was correct.
 - ii) We presented a list of housing types, which corresponded to chips. We asked participants to then place the chips in the areas where development/redevelopment was appropriate.
 - iii) These activities will help us get a better sense of scale in specific areas of the County that will inform future development policy.

Lisa asked what type of feedback we were getting at these workshops.

- a) Nick responded that overall, attendees were receptive to the Daily Community concept. Even participants who typically didn't want change or more development eventually came around and understood how different types of development were appropriate in different areas. He continued that some people who were more resistant to change and different housing types acknowledged there was a need for it, but wanted to ensure those developments had certain conditions and were limited to certain areas.
- b) People were intrigued by “missing middle housing” and the various types of housing and context it covers. Many found it to be more palatable as part of redevelopment.

Lisa asked about ADUs (Accessory Dwelling Units) and shared that the recent AARP newsletter was focused on this type of development and how more communities are allowing it. She offered to share the article.

3) Community Survey

Anna and Nick provided an overview of the survey which seeks to collect feedback on preferences for Daily Community components. It will go live for public participation shortly after this meeting.

4) Upcoming Engagement Opportunities

Anna reviewed other upcoming engagement events, which will kick-off in September, including a pop-up event, Unified Gwinnett Summit, and small area plan charrettes. Anticipated dates for these activities are provided under Next Steps.

Next Steps

- 1) **Take the surveys!**
 - a) Community Survey is LIVE: <https://www.surveymonkey.com/r/DailyCommunity>
 - b) "Burning Question" Surveys are still open! Click the links below to share your opinions on each topic:
 - i) [Housing and Small-Scale Economic Development](#)
 - ii) [Sustainable Infrastructure and Transportation](#)
 - iii) [Redevelopment and Community Resources](#)
- 2) **8/25:** Next Tech Team meeting
- 3) **TBD:** Element Integration Workshop with county staff
- 4) **10/14:** Unified Gwinnett Summit – Come see how the elements are woven together!
- 5) **TBD:** Stay tuned for details on upcoming engagement in September and October, including a pop-up event, small area charrettes, and more.

Attachments

- 1) Tech Team Meeting #5 Presentation



VIRTUAL TECH TEAM COFFEE BRIEF

Meeting #6 – August 25, 2023

Meeting Notes

Key Takeaways

- **Take the surveys!**
 - Community Survey: <https://www.surveymonkey.com/r/DailyCommunity>
 - Short, topic-focused surveys related to the Speaker Series:
 - [Housing and Small-Scale Economic Development](#)
 - [Sustainable Infrastructure and Transportation](#)
 - [Redevelopment and Community Resources](#)
 - **9/23:** Pop Up Booth at Around the World in the DTL (Lawrenceville)
 - **9/29:** Next Tech Team meeting
 - **10/2:** Element Integration Workshop with county staff
 - **10/14:** Unified Gwinnett Summit – Come see how the elements are woven together!
 - **October/November:** Small Area Plan Charrettes & Community Fairs
-

Agenda

1. Project Status Overview
2. Progress To Date: Element Production Status
3. Outreach & Engagement
4. Questions & Discussion
5. Next Steps

Attendees:

- Tech Team Members
 - Roman Dakare
 - Matt Elder
 - Jerry Oberholtzer
 - Tai Yi Su
 - Cyndi Sloan
 - Chris Hayward
- Gwinnett Planning & Development Staff (Project Team)

- Brian Ford
- Dineta O'Hara
- Jocelyn Leitch
- Nina Shabazz
- Consultant Team
 - Nick Johnson, TSW
 - Roxanne Raven, TSW
 - Amanda Hatton, Blue Cypress
 - Anna Johnson, Blue Cypress

Welcome & Introductions

Amanda opened the meeting and provided an overview of the meeting agenda and reviewed key discussion topics on the agenda.

Project Scope & Purpose

Amanda briefly reviewed the project timeline and noted the team is preparing for another round of engagement events this fall, which includes small area plan charrettes and tactical summits where the community will be invited to review draft recommendations and see how they could be applied across the county. The planning process will wrap up at the end of 2023 with Unified Plan adoption anticipated by February 2024.

Nick noted a couple changes to the timeline, indicating the small area plan engagements – we've started rethinking our Fall engagement strategy to ensure it's more interpersonal where we can meet the community where they are instead of the traditional planning meeting approach. Some of this is still subject to change, but we have good direction and are in the process of refining dates.

Progress To-Date

Nick provided an overview of the status of each element draft. The Economic Development element has been submitted to P&D for review. Next up, housing, and sustainable infrastructure will be turned into the county for review next week.

Upcoming Outreach and Engagement Activities

Anna spoke about completed, ongoing, and upcoming outreach and engagement activities. Stakeholder interviews are still ongoing for some of the elements.

Have you all decided which communities you will be diving in deeper to? Nick noted that this is in progress and we are working with P&D to confirm. We are trying to get a sampling of different typologies (urban, rural, commercial, etc.). We are aiming to get as wide a sampling as possible.

1) Element Integration Workshops

- a) Internal meeting among consultant team and representatives from county departments
- b) Dig in to how the recommendations fit together, resolve discrepancies and- address potential areas of conflict or misalignment. Identify where we need more input from community members if there are items that can't be agreed upon.
- c) Identified Monday 10/2 as the date for this workshop.

2) Small Area Plan Charrettes:

- a) All elements will be complete and under review while these are going on. These plans will be added as an amendment to the plan after main portion is adopted
- b) Designed to take recommendations at broad level to see how they could be applied in different communities
- c) We are doing 5 plans total, which will represent different community typologies
- d) We will be doing background work in terms of existing conditions, we will come to the charrette even with general ideas, which will get refined through staff and community input. These will be heavily design-focused, but also include stakeholder interviews and intercept surveys (if you could design this place, what would it look like?). At the end of each event, there will be a visioning workshop
- e) These events are design to experiment with recommendations from different elements and apply them to different areas so that people can "see touch feel" what we are proposing

3) Tactical Summit

- a) This is the new approach for the Unified Gwinnett Summit. From previous engagements, we noted that we had much higher turnout at pop up events and speaker series. We realized that traditional style engagement wouldn't be the best type of feedback.
- b) This approach is attached to the first two small area plan charrettes, and will add a third day to the charrette
- c) Take place in a space that could be reimaged or redeveloped
- d) Offer more specific and tactile ways of engagement – show physically how recommendations could be implemented as redevelopment opportunities.

Questions

- 1) What types of locations do you have in mind for these events?
 - a) Visible location, likely at commercial nodes that are most suited for redevelopment opportunities. Nick noted that the exact locations are still being considered
- 2) What time of day will these events take place?
 - a) Public portion will be 3:00pm – 7:00pm on certain da(mix of weekdays and weekends)

Nick noted that we have had first presentation to BOC, received information very well and seemed excited about where we are heading. Ensure our approach reflects diversity of differe

Attachments

- 1) Tech Team Meeting #6 Presentation



VIRTUAL TECH TEAM COFFEE BRIEF

Meeting #7 – September 29, 2023

Meeting Notes

Key Takeaways

- Next Tech Team meeting will be rescheduled for **mid-November** (original scheduled for 10/27). A new calendar hold will be circulated for the new date.
- **10/2**: Element Integration Workshop – see you there!
- More community engagement opportunities are coming up in October & November, including Small Area Planning Charrettes & Community Fairs:
 - 10/12-10/13: Small Area Plan Charrette #1
 - 10/14: Community Fair #1
 - 10/26-10/27: Small Area Plan Charrette #2
 - 10/28: Community Fair #2
 - 11/1-11/2: Small Area Plan Charrette #3
 - 11/8-11/9: Small Area Plan Charrette #4
 - 11/15-11/16: Small Area Plan Charrette #5
- Draft document anticipated early December

Agenda

1. Project Status Overview
2. Progress to Date: Element Production Status
3. Outreach & Engagement
4. Questions & Discussion
5. Next Steps

Attendees:

- Tech Team Members
 - Alex Robinson
 - Roman Dakare
- Gwinnett Planning & Development Staff (Project Team)
 - Cristian La Rosa

- Dineta O'Hara
- Jocelyn Leitch
- Nina Shabazz
- Consultant Team
 - Nick Johnson, TSW
 - Roxanne Raven, TSW
 - Amanda Hatton, Blue Cypress
 - Anna Johnson, Blue Cypress

Welcome & Introductions

Anna Johnson opened the meeting and provided an overview of the meeting agenda. She also reviewed key discussion topics on the agenda.

Project Scope & Purpose

Anna briefly reviewed the project timeline and noted the team is preparing for another round of engagement events this fall, which includes small area plan charrettes and tactical summits where the community will be invited to review draft recommendations and see how they could be applied across the county. The planning process will wrap up at the end of 2023 with Unified Plan adoption anticipated by the DCA's deadline February 2024.

Progress To-Date

Nick provided an overview of the status of each element draft.

Land Use and Community Resources Element drafts are complete and in final formatting in preparation for submittal to P&D. The results from each element will be presented at the Element Integration Workshop. We will also discuss how these elements apply to land use framework and future development policies

Nick provided an update on the transmittal and adoption process timeline. The draft Unified Plan will be on the agenda for the December 12 BOC meeting, which will be a public hearing to review and approve the transmittal for regional commission review. The final Plan document will be submitted for BOC approval and adoption once comments from the regional commission are addressed. We are on track for adoption in February 2024.

Element Integration Workshop

Nick provided an overview of the approach for the Element Integration Workshop, covering the meeting structure and participant roles. A It was noted that P&D is undergoing changes to structure, and Economic Development is now part of Planning and Development.

Nick walked through the structure of the meeting.

- 1) The workshop will start with an overview of land use, including a high-level framework of development policies and the Future Development Map. The goal is to give the county a sense of how the project team is thinking about the plan integration, how all of the elements come together and influence the Future Development Map and related policies.
- 2) Next, the team will walk through each element – summary, analysis, goals, and best practices.
- 3) At the end of each element, we will think about how the goals for the element can be applied to the land use framework and policies. The Land Use Element context is organized around solving two key issues:
 - a) How to accommodate the large projected population growth
 - b) How to plan at a more detailed level, recognizing the diversity of Gwinnett County's communities

Nick noted that there will be some opportunities for interactive activities where we can brainstorm ideas and ask questions. He then reviewed participant roles.

- 1) Participants will serve as either advocates and scrutinizers for each element as a way to spark discussion and identify issues for each element.
- 2) Where do we want to end up? We want guidance for applying each element to land use based on the goals and best practices presented.

Next, Nick provided an example of how this part of the discussed would work for an element. The slide shows a table for the Housing Element, which shows how goals could be applied to daily communities or urban corridors throughout Gwinnett. See slide for more details.

Upcoming Outreach and Engagement Activities

Anna reviewed completed, ongoing, and upcoming outreach and engagement activities. Stakeholder interviews have been completed at this time.

1) Surveys

Anna announced that the survey will close in the first week of October. All four surveys (community survey and three short surveys) are still active. To-date, 512 responses have been collected across the survey. The slide provides a breakdown of responses for each survey and highlights emerging themes and key topics identified in survey responses and open-ended comments.

2) Stakeholder & Community Event Timeline

Stakeholder and public engagement opportunities are coming up this fall, which are detailed in the graphic below. The project team staffed a booth at the Around the World in the DTL event in downtown Lawrenceville on September 23. County staff included several different departments will convene October 2 for the Element Integration workshop. Small Area Plan charrettes and Community Fairs will kick off in mid-October.



3) Small Area Plan Charrettes:

Anna provided an overview of the approach and goals for the Small Area Plan Charrettes taking place in November and December. The project team shared tentative charrette locations, noting that some locations are not confirmed. As a reminder, these two day events will include stakeholder interviews and public drop in hours. In addition, the project team will canvas the study area to conduct intercept surveys.

Key goals:

- a) Apply ideas and recommendations collected to-date to five focus areas
- b) Experiment with applied recommendations to different geographical contexts
- c) Inform the pattern book that will guide land use policy

4) Community Fairs

Anna reviewed the approach for Community Fair events, which will be half-day, interactive events that showcase a demonstration project of how daily communities can be major attractors. The project team will transform underutilized parking areas into community spaces using turf grass, seating, yard games, arts and crafts, refreshments, and more! In addition, outcomes from the design charrettes in the area were displayed, alongside countywide recommendations for each element.

Key goals:

- a) Share summary recommendations from the overall Unified Plan
- b) Demonstrate how recommendations were applied to specific communities

5) Quality Development Tour Recap

Anna provided a debrief of the Quality Development Tour which took place in early September. She noted attendees included the project team, CAC, and some Tech Team members. This half-day bus tour showcased different examples of various types, scales, and intensities of redevelopment that could be applied in Gwinnett County.

Next Steps

Anna introduced next steps and noted that several public engagement opportunities were coming up in October and November. Specific dates are noted under Key Takeaways and in the slide deck.

- 1) **Mid-November:** Next Tech Team meeting
- 2) **October/November:** Small Area Plan Charrettes & Community Fair events!

Attachments

- 1) Tech Team Meeting #7 Presentation



VIRTUAL TECH TEAM COFFEE BRIEF

Meeting #8 – November 17, 2023

Meeting Notes

Key Takeaways

- The plan update is moving along as planned with adoption slated for February 2024.
- A full draft of the 2045 Unified Plan has been compiled and is undergoing review by P&D leadership. The plan is very thorough. Thanks to everyone's contributions reviewing different elements!
- Today is the final Tech Team coffee briefing, with a focus on the land use element. The Tech Team is encouraged to provide ongoing input to the plan review and refinement prior to adoption is encouraged.
- There are a few more public events as we near plan completion, including an open house in November (11/29) and final small area plan charrette in December (12/13 & 12/14).
- Over 3000 community members and stakeholders have contributed to the plan to date.

Agenda

1. Project Status Updates
2. Report Summary
3. Outreach & Engagement
4. Questions & Discussion
5. Next Steps

Attendees

- Tech Team Members
 - Lisa Willis
 - Tai Yi Su
 - Cyndi Sloan

- Todd Herget
- Gwinnett Planning & Development Staff (Project Team)
 - Brian Ford
 - Cristian La Rosa
 - Dineta O'Hara
 - Nina Shibazz
- Consultant Team
 - Nick Johnson, TSW
 - Roxanne Raven, TSW
 - Amanda Hatton, Blue Cypress
 - Anna Johnson, Blue Cypress

Project Status Updates

Amanda Hatton welcomed everyone to the meeting and noted that Nick Johnson and Anna would lead us through the bulk of the meeting.

Anna briefly reviewed the agenda and the project schedule, noting that one of the charrettes has been rescheduled for December and that there is a new open house in late November. We are still aiming for February 2024 plan adoption.

Report Summary

Document Production Status

Nick Johnson stated that we are excited to have a full plan document. He thanked several people for contributing to the different elements. It is a lengthy document. The plan is still under review by Planning and Development, so it is subject to change.

Four of the five small area plan charrettes are complete and their respective reports are being produced. The team worked hard to be thorough.

Key Findings from Element Work

Nick covered key findings from the elements reflected below:

Key Findings

<div style="border: 1px solid red; padding: 5px; margin-bottom: 5px;"> <p>More growth coming than policies can accommodate</p> </div> <div style="border: 1px solid red; padding: 5px; margin-bottom: 5px;"> <p>One-size-fits-all development no longer works</p> </div> <div style="border: 1px solid green; padding: 5px; margin-bottom: 5px;"> <p>Mismatch between resident education levels and high-skilled job opportunities</p> </div> <div style="border: 1px solid orange; padding: 5px;"> <p>Transportation plans moving in the right direction—but last mile connectivity is needed</p> </div>	<div style="border: 1px solid blue; padding: 5px; margin-bottom: 5px;"> <p>Low construction rates have led to a housing shortage</p> </div> <div style="border: 1px solid red; padding: 5px; margin-bottom: 5px;"> <p>Sewer and transportation infrastructure are the most important considerations for density</p> </div> <div style="border: 1px solid teal; padding: 5px; margin-bottom: 5px;"> <p>More amenities needed closer to people's homes</p> </div> <div style="border: 1px solid teal; padding: 5px;"> <p>Senior and youth populations projected to grow significantly</p> </div>
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LAND USE

ECONOMIC DEVELOPMENT

TRANSPORTATION

HOUSING

SUSTAINABLE INFRASTRUCTURE

COMMUNITY RESOURCES

Core Principles

Nick reviewed the Core Principles of the Daily Community framework, reflected below:

Core Principles

Through the Daily Community framework:

<p>1 Promote and facilitate redevelopment</p>	<p>5 Incentivize "missing middle" housing development</p>
<p>2 Encourage development of context-appropriate, mixed use community centers throughout the county</p>	<p>6 Support economic opportunities for Gwinnett County's diverse population through entrepreneurship and alternative transportation options</p>
<p>3 Direct density to areas with sewer capacity and multi-modal transportation investments</p>	<p>7 Invest in community amenities that people of all ages can enjoy</p>
<p>4 Cultivate a more diverse job market</p>	

Nick noted that not everyone has seen the land use element as they may have just reviewed the elements specific to their departments. To that end, Nick covered the land use element goals.

- Goal 1: Expand options for creative redevelopment.
- Goal 2: Strengthen governance of development decisions.
- Goal 3: Maintain high quality of life through investments in community centers.
- Goal 4: Develop a framework that protects remaining natural and rural parts of Gwinnett County from overdevelopment.

The goals shape the future development categories that Nick then explained.

Nick asked for feedback on whether the goals are on point. Comments (C) and Questions (Q) follow:

- C: Tai Yi loves it.
- Q, Tai Yi: “Preserve land with high ecological productivity” – what are you suggesting here?
 - Nick: One of the recommendations is for the County to do a scan for high priority conservation opportunities and partner with local organizations to explore possibilities for conservation. Alternatively, the County could create a land bank to hold land for strategic purposes (beyond just conservation). The goal is to identify land that is not developable or land we want to protect proactively. How do we accomplish that?
- C, Lisa, first, great job. She noted that Core Principles are on point with what’s been discussed.
- C, Lisa: We need to be careful with easements as it limits what you can do on land. Lisa gave the example of conservation on private land.
 - Nick noted that the Georgia Piedmont Land Trust and the County could serve as an acquisition agent. The conservation easement is one tool but there should be a framework in place.
- C, Lisa: Using sewer infrastructure as a growth management tool is a tricky statement for the Department of Water Resources (DWR). We have to be careful what we say in our planning documents about sewer. The wording matters.
 - Nick: The land use goals are directed at Community Development, not DWR. The goals are to facilitate alignment between P&D and DWR.
- Q, Tai Yi: What do we mean by creative development?
 - Nick; Examples of this can be found in the small area plans. We are recommending, under the new urban design framework, that we think more about these areas becoming community centers – incorporating public space, walkability, etc.

- Tai Yi: Everything is going to become tight -- multiple utilities in these areas may require rethinking how we do maintenance and how we construct.

Future Development Framework

Nick stated that the planning team spent a lot of time looking at all the parcels in Gwinnett County. We've mapped out 84 daily communities in Gwinnett County. Most of the time they follow the Daily Community Framework but there are some exceptions. The meeting slide deck provides more details about the three key typologies:

- **Urban Corridors** – The most infrastructure-rich parts of the county. Historically targeted for higher density. Additional density is appropriate, especially around multi-modal transportation corridors.
 - Q, Lisa: You are showing the whole footprint of the Rowen development as urban corridor.
 - Nick clarified that the main (overview) map does not distinguish the subareas, which provide more nuance for the Rowen development.
- **Villages** – Designed to meet the daily needs of residents within a 15-minute trip. Defined centers surrounded by neighborhoods. A rough 1-mile radius around each village center is targeted for pedestrian improvements.
- **Halos** – Areas of Gwinnett that are adjacent or very proximate to a city or neighboring county. Residents probably consider that city center their Daily Community. These vary widely based on which jurisdiction the parcel is near.

Nick shared an example of one of the future development designations – Urban Mix High – from the draft plan document. There are several items within each detailed Future Development Category. Nick also shared the Village Center – Medium as another example.

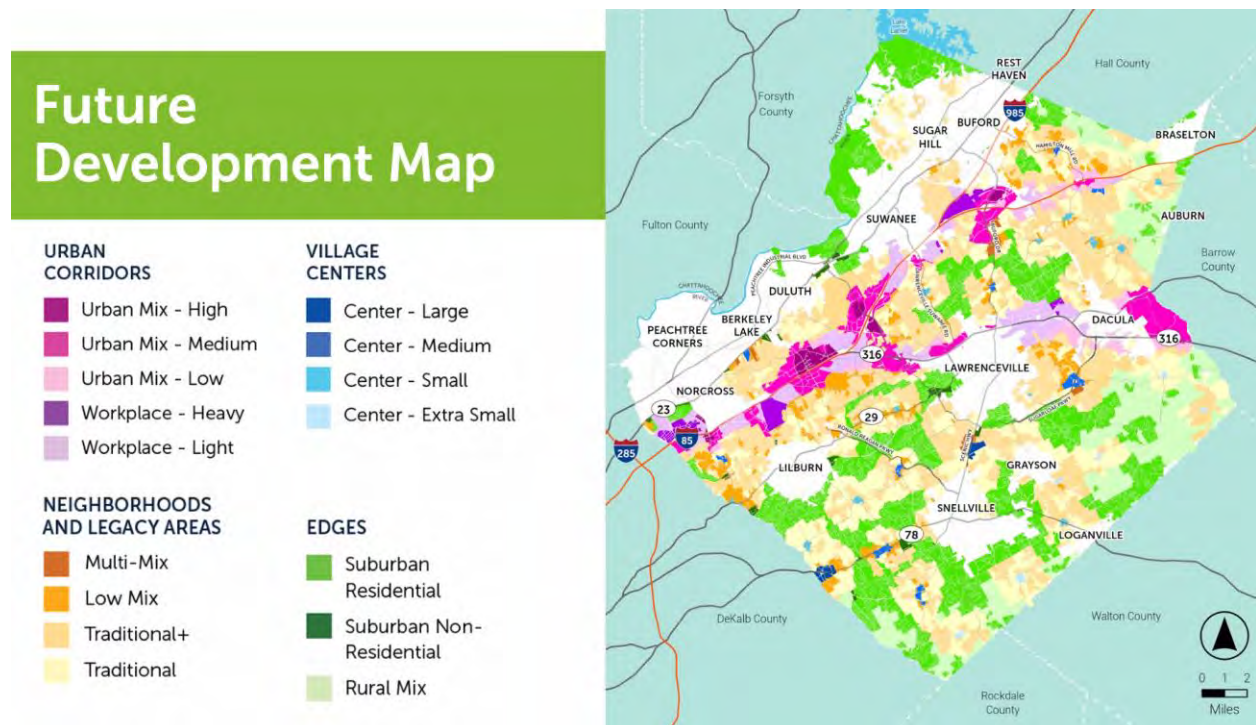
Nick asked for feedback:

- C, Lisa: This looks very helpful for future zoning decisions and asked that we look at more detail.
- Cyndi: Where it says mix of uses, a stronger word than “appropriate” may work better.
- Cyndi: The new UDO is moving away from density and toward Floor Area Ratio (FAR), and we should consider replacing density with FAR.
 - Nick noted that we have a section that explains FAR, including a helpful table.
 - Cyndi noted that the table is helpful.
 - Lisa stated that density is helpful for DWR as FAR is difficult for DWR to relate to.
- Cristian noted that the major roads should be added to the maps in the future development category pages.

- Cyndi noted that she looks forward to studying the document more. The mid, low, and high rise is consistent with the UDO update to go live soon. If a zoning application comes in, calculable density will still be possible under FAR.
- C, Q: Brian Ford:
 - Motel – exterior corridor no longer allowed in UDO, so motel should be deleted from the list of uses.
 - Where does assisted living fit into this?
 - Nick: We highlight R-SR, but we are focused more on form.
 - Use “Intensity” instead of “Density”
- Q, Tia Yi: When you talk about horizontal and vertical uses, how do you define that?
 - Ground floor retail and residential above is most common mixed-use traffic.
 - Types of buildings that can support several floors of office or residential is not the level of density we are showing support for in Gwinnett, in most cases.

Future Development Map

Nick briefly reviewed the draft Future Development Map. Industrial areas are largely buffered and self-contained. He made a few overall remarks.



- Q, Lisa: Did you all meet with anyone on Rowen team?
 - Nick: Yes. And we’ve had ongoing conversations with Matt and Roman about how to characterize the area.

- Lisa: A combination of urban mix and workplace might be the best mix for that area.
- Nick: It's worth asking which companies they are trying to attract.
- Lisa: Some of the nuances of the development don't seem to be reflected by the map.
- C, Lisa: This map will be very helpful.
- C. Tai Yi: Heavy Workplace is difficult to see on the map.
 - Nick: We'll double check all the colors. The coloring may have been affected when we transferred the map from InDesign to PPT.

Outreach & Engagement

Anna noted that we are nearing the end of our second round of engagement. We've been busy working on small area plan charrettes and two community fairs. The consultant team and P&D (Nina, Dineta, and Marlo) have been hard at work in the community as well. Anna thanked the P&D team for their support and additional outreach activities.

Public Participation Highlights

- 3000 people have participated to date. That includes everyone the project team interfaced with through social media, newsletters, and other digital outreach, as well as over 20 community events (pop-up events, daily community workshops, speaker series, small area plan charrettes, community fairs), upwards of 100 stakeholder interviews (group & individual), and other events facilitated by P&D.
- We had 4 surveys with 550 responses.
- We had 49 stakeholder interviews for the Comp Plan elements but there will be nearly 100 interviews as a part of the small area plans.
- 515 community members on outreach list.

Anna shared the updated October – December outreach schedule (below). The Small Area Plans are still in process.



Anna highlighted the Community Fairs, which shared recommendations of the Unified Plan and opportunities to see progress of the most recent small area plan charrette.

Nick highlighted that we heard from several people at the Community Fairs that would not have otherwise participated in the planning process.

Questions & Discussion

There were no additional questions and discussions.

Next Steps

- Anna highlighted next steps
- November 29 – Public Open House
 - December 13-14 – Northbrook Parkway Charrette

Amanda noted that this is the final Tech Team meeting. Nick noted that the plan will be available for public commentary in December. The Team will be notified when the plan is posted for public review.

The meeting adjourned at 11:02 pm.



SPEAK UP! SPEAKER SERIES

Event Summary
June – July 2023

OVERVIEW

Community education events took place through a three-part speaker series, which brought together local and national experts to discuss needs and opportunities in Gwinnett and potential strategies to address them. These Ted Talk style speaker series events, "*Speak UP! Speaker Series*," aimed to educate community leaders, implementation partners, and community members on planning trends, best practices, and future thinking considerations for the County's long-term sustainable and equitable growth.

Instead of traditional community education forums, this series offered a more intriguing approach to illustrate key planning concepts and outcomes that could be implemented in Gwinnett County. National and local experts were invited to Gwinnett to emphasize challenges and opportunities across certain topics in Gwinnett, Georgia, and throughout the nation.



KEY GOALS

- Educate & inspire the community about concepts that could be implemented in Gwinnett.
- Emphasize data-driven needs, challenges, and opportunities across various element topics.
- Showcase examples from other communities in Georgia and across the country that could be implemented in Gwinnett.

KEY TOPICS

Speaker Series topics focused on key elements from the Plan and were grouped to communicate the nexus between them:

- Housing & Economic Development (*Shaping Communities Through Housing and Investment*)
- Sustainable Infrastructure & Transportation (*How Infrastructure Can Keep Gwinnett Green and Healthy*)
- Land Use & Redevelopment (*Connecting Communities Through Redevelopment*).

EVENT DETAILS

1 **JUNE 1, 2023** | *Shaping Communities Through Housing and Investment*
Central Gwinnett High School, Lawrenceville | 6:00 PM – 8:00 PM
Khaliff Davis, [The Reinvestment Fund](#)
Nathan Wildfire, [The Missing Middle Housing Fund](#)

2 **JUNE 28, 2023** | *How Infrastructure Can Keep Gwinnett Green and Healthy*
Aurora Theatre, Lawrenceville | 6:00 PM – 8:00 PM
Kristin Ihnchak, [Greenprint Partners](#)
Dan Burden, [Blue Zones](#)

3 **JULY 12, 2023** | *Connecting Communities Through Redevelopment*
Red Clay Music Foundry, Duluth | 6:00 PM – 8:00 PM
Joe Minicozzi, [Urban3](#)
Tony Jordan, [Parking Reform Network](#)



SPEAKER BIOS

Event #1: Shaping Communities Through Housing and Investment



Khaliff Davis, Managing Director of Structured Finance | Reinvestment Fund

Khaliff Davis is the Managing Director of Structured Finance at Reinvestment Fund. He has over a decade of experience in mission-based investing and field-building initiatives in the education, housing, and social services sectors. As Managing Director, Mr. Davis leads the strategy, management, and expansion of the Reinvestment Fund's national lending and investment programs. Additionally, he leads the product development and innovation processes on behalf of Reinvestment Fund and RFIA, the Reinvestment Fund's registered investment advisor. He joined Reinvestment Fund in 2017 and has played various roles, including leading the K-12 education portfolio and establishing Reinvestment Fund's presence in the Southeast. Prior to joining Reinvestment Fund, he was an Associate at Capital Impact Partners. Mr. Davis is a Chartered Financial Analyst. He holds a Master of City and Regional Planning from the Georgia Institute of Technology and a B.A. in Economics from the University of Pennsylvania. He volunteers with LEAD Atlanta and serves on the board of Resurgence Hall, a K-8th school in South Atlanta. He is a member of the LEAD Atlanta Class of 2022 and regularly advocates for high-quality education in the Metro Atlanta area.



Nathan Wildfire, CEO | The Missing Middle Housing Fund

Nathan Wildfire has worked in community and economic development for almost 20 years in Pittsburgh, Vermont, and Oregon. He's passionate about the grassroots and personal connections of community building and the macro changes possible through creative, data-driven public policy. Nathan is privileged to have learned from incredible mentors throughout his career. Nathan is a choir leader, writer, and outdoor explorer of the incredible Pacific Northwest with his partner Gillian. Nathan is the CEO of The Missing Middle Housing Fund (MMHF) supports innovation that lowers the costs of developing housing. The high cost of housing prevents people, places, and economies from reaching their full potential. The MMHF directly supports housing development projects for those making between 80% and 120% of Area Median Income (AMI) or "workforce housing" and serves as an incubator for innovation that cuts the costs to deliver those new homes. Nathan also founded The Local Homes TM Network is evolving housing creation from projects to products by innovating the designs, materials, processes, and financing that deliver the world's most cost-efficient, sustainable housing solutions and develop a network of developers, architects, construction companies, product suppliers, materials suppliers, and educational institutions that will create the housing supply chain of the future.

Event #2: How Infrastructure Can Keep Gwinnett Green and Healthy



Kristin Ihnchak, Vice President, Equitable Planning | Greenprint Partners

Kristin is passionate about partnering with communities, particularly those that have historically been underrepresented, to create dynamic and accessible plans and tools that spur on-the-ground action. Her 16 years in the planning field have spanned both the public and private sectors, and areas of focus have included land use and zoning, sustainability, climate resilience, capacity building, and equity. Prior to joining Greenprint, Kristin worked for over ten years at the Chicago Metropolitan Agency for Planning, the Chicago region's metropolitan planning organization. She has a Masters in Urban Planning and Policy from the University of Illinois at Chicago and earned a BA in political science and metropolitan studies from Lake Forest College.



Dan Burden, Director of Innovation & Inspiration | Blue Zones

Dan leads the company in reinventing streets, neighborhoods, and towns with bike-ability solutions. He is the nation's most recognized authority on walkability, bicycle, and pedestrian programs, street corridor and intersection design, traffic flow & calming, road diets, and other city planning elements. The White House recognized him as one of the top ten Champions of Change in Transportation, TIME magazine called him "one of the six most important civic innovators in the world," and his peers at Planetizen list him as one of the 100 most significant urban thinkers of all time. He is the former Florida DOT Bicycle/Pedestrian Coordinator.

Event #3: Connecting Communities Through Redevelopment



Joe Minicozzi, Principal | Urban 3

Joseph Minicozzi, AICP is the principal of Urban3. Prior to creating Urban3, he served as the Executive Director for the Asheville Downtown Association. Joe is an urban planner imagining new ways to think about and visualize land use, urban design, and economics. Joe founded Urban3 to explain and visualize market dynamics created by tax and land use policies. Joe holds a Bachelor of Architecture from the University of Miami and a Master of Architecture and Urban Design from Harvard University. In 2017, Joe was recognized as one of the 100 Most Influential Urbanists ever. Before moving to Asheville, he was the primary administrator of the Form-Based Code for downtown West Palm Beach, Florida. Joe's cross-training in city planning in the public and private sectors, as well as private sector real estate finance, has allowed him to develop award-winning analytic tools that have garnered national attention in Planetizen, The Wall Street Journal, Planning, New Urban News, Realtor, Atlantic Cities and the Center for Clean Air Policy's Growing Wealthier report. Joe is a sought-after lecturer on city planning issues. His work has been featured at the Congress for New Urbanism, the American Planning Association, the International Association of Assessing Officers, and New Partners for SmartGrowth conferences as a paradigm shift for thinking about development patterns. Joe is a founding member of the Asheville Design Center, a non-profit community design center dedicated to creating livable communities across Western North Carolina.



Tony Jordan | The Parking Reform Network

Tony Jordan is president of the Parking Reform Network, an organization he co-founded in 2019 to help accelerate parking policy reforms worldwide. The Parking Reform Network educates the public about the impact of parking policy on climate change, equity, housing, and traffic. Tony is an organizer and advocates for parking reforms that combat climate change, allow more abundant and affordable housing, and reduce traffic casualties. He has served on Stakeholder Advisory Committees to develop parking policies in Portland for residential parking permits, performance-based parking management, and central city parking codes. His work highlights the economic and environmental folly of overbuilding new structured parking and has developed a base of informed citizens who now have a sophisticated understanding of parking. Since late 2018 he has been focused full-time on fighting the war on cars (and climate change) through parking reform work and he intends to help bring about a national parking reform movement. He has a degree in politics from UC Santa Cruz and has worked as a software engineer, union organizer, and bread baker. Tony grew up in San Pedro, California, and moved to Portland, Oregon, in 2002 where he lives with his wife and two school-age children, their dog Nova, and no cars.

ACTIVITIES & FEEDBACK

The entire event series attracted approximately 250 attendees making it one of the most well-attended engagement activities. The project team greeted guests as they arrived. The Unified Plan 101 booth was set up to promote the project and administer short (two questions), topic-focused surveys. Attendees were also invited to indicate where they live, work, or go to school on a map. Project flyers, event flyers, meeting agendas, and other materials were available for distribution.



Participants were also asked to provide feedback on the event topic, such as economic development, transportation, or redevelopment.

In addition, representatives from County Departments staffed tables to promote their services. Participating departments varied depending on the event topic.

Surveys

These event series were supplemented by digital outreach including project surveys that sought to gain further insight into community preferences on land use, housing, transportation, jobs, public amenities, and more. Survey results are summarized under the Key Takeaways section that follows, with the full response report provided in the Appendix.



Other Activities

For each event topic, a flyer was provided that gave local (Atlanta metro) examples of key topics (i.e., certain housing or development types, green infrastructure, and more!). Attendees were encouraged to go see these examples in-person to see first-hand what ideas could be implemented in Gwinnett.



KEY TAKEAWAYS

This section highlights key takeaways from each event, taken both from discussion with the speakers as well as survey responses.

Housing & Economic Development

(Shaping Communities Through Housing and Investment)

- Define missing middle housing types in the zoning ordinance, such as accessory dwelling units, cottage courts, and other small-scale housing types
- Leverage public-private partnerships (with local organizations, including faith-based organizations) to achieve housing options
- Incentivize small scale redevelopment through strategic partnerships and other techniques
- Primary concerns about new housing are increased traffic, loss of natural greenspace, and increased crime.
- Communities desire new dining and retail options followed by public spaces or plazas.

Sustainable Infrastructure & Transportation

(How Infrastructure Can Keep Gwinnett Green and Healthy)

- Integrate green infrastructure practices into redevelopment standards and incentivize sustainable development practices
- Create safer, more robust, and connected pedestrian and bicycle networks
- In order to improve walkability, the County should prioritize investments in 1) more sidewalks and bike lanes; 2) street trees for shade or visual appeal; 3) separation between sidewalks/bike lanes and roadways.
- Protecting drinking water quality is a top priority for residents, followed by wetlands and other environmentally sensitive areas.

Land Use & Redevelopment

(Connecting Communities Through Redevelopment).

- Promote compact development patterns and infill development; concentrate redevelopment around existing activity nodes
- Prioritize redevelopment of existing, underutilized areas (i.e., surface parking lots) over developing vacant land
- Enable more compact development patterns where various housing types, retail, dining, and commercial development are clustered; expansive parking areas in traditional shopping center developments are not as profitable for the county

PROMOTIONS

Events were promoted through County social media channels (Instagram, Facebook), County newsletters, and the County and project website:

GwinnettCounty.com/2045UnifiedPlan.

A Facebook event page was established for each event, with multiple posts across social media platforms to promote the event series. Each event was also video recorded by Gwinnett County's Communications Department. These [high-quality video recordings](#) were posted on the project webpage.

Additionally, partner organizations (Partnership Gwinnett, Explore Gwinnett) included promotional content in their newsletters to expand awareness about the speaker series through those networks. The project team managed an email campaign to promote each event as well.

Continuing education credits for certified (AICP) planners and architects (AIA) were also approved. This series was also promoted through Georgia Planning Association's biweekly newsletter and website for the duration of the series.

Examples of some of the promotions that were circulated during this event series are presented here, including a flyer, social media post, digital newsletter, an event program, which included an agenda and speaker bios, and the audio recordings from each event which were posted to the project webpage for community access.



SPEAK UP!

BIG IDEAS IN PRACTICE

Connecting Communities Through Redevelopment

an all-entirement speaker series supporting the



Brought to you by:



About SPEAK UP!

The Speaker Series has been organized as part of the 2045 Unified Plan's community engagement and education program.

Through this Speaker Series, Gwinnett County's Department of Planning & Development, together with the consultant team working on the project, is looking to bring bold, fresh, and innovative ideas (from national experts) that could be applicable to Gwinnett to consider as the County grows.

It's time for some big ideas!

About the Plan

Gwinnett County's Unified Plan provides guidance for how the County should grow and develop over the next 20 years. The planning team is asking you to join in on the conversation, and other stakeholders across the County to weigh in on how Gwinnett has evolved since the last Unified Plan was completed.



Join us for some of our upcoming events!

Learn more at:
GwinnettCounty.com/2045UnifiedPlan

Program

Opening Reception

Welcome

Dr. Deborah Johnson-Blake, The Writing Pad

Opening Remarks

Matt Dickson
 Director, Department of Planning & Development

Presentation #1

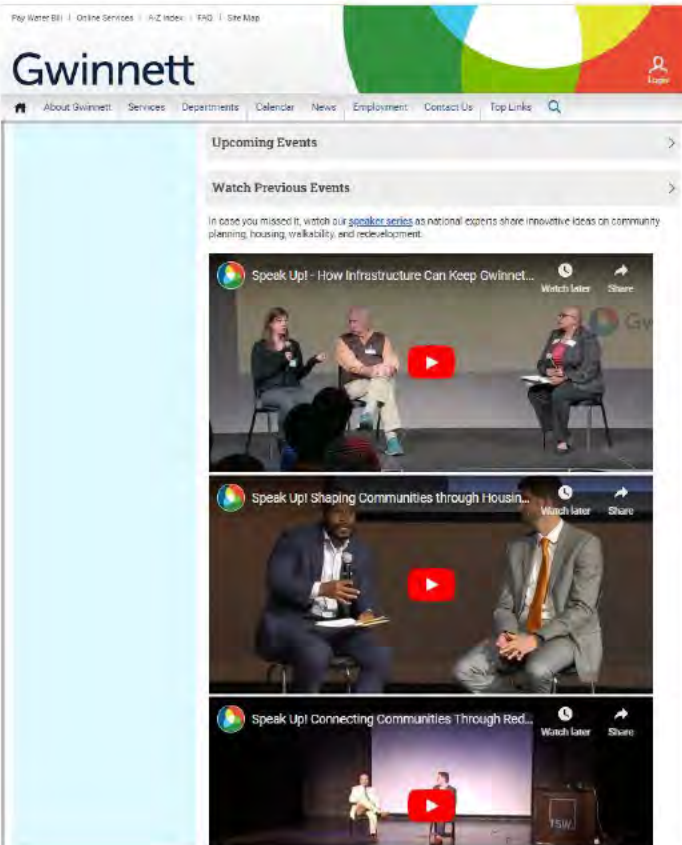
Tony Jordan
 Co-Founder, Parking Reform Network

Presentation #2

Joe Minicozzi
 Founder and Principal, Urban3

Q&A & Closing

Thank you to the Red Clay Music Foundry for hosting us this evening!



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Gwinnett

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Upcoming Events

Watch Previous Events

In case you missed it, watch our [speaker series](#) as national experts share innovative ideas on community planning, housing, walkability, and redevelopment.

- Speak Up! - How Infrastructure Can Keep Gwinnett...
- Speak Up! Shaping Communities through Housin...
- Speak Up! Connecting Communities Through Red...



Join us **tonight** for our final *Speak Up!* Speaker Series event at the Red Clay Music Foundry in Duluth at 6:00 pm. See details below - We hope to see you there!

SPEAK UP! Speaker Series #3

Connecting Communities Through Redevelopment

Date: Wednesday, July 12 (Tonight!)

Time: 6:00 pm - 8:00 pm

Location: Red Clay Music Foundry
 3116 Main St., Duluth, GA 30096

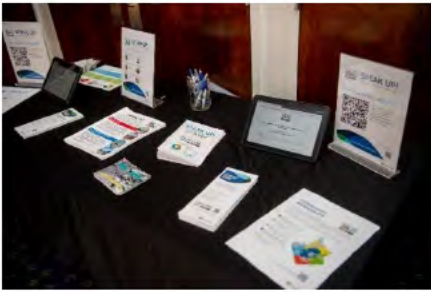
We are excited to welcome national experts, [Joe Minicozzi \(Urban3\)](#) and [Tony Jordan \(Parking Reform Network\)](#), to learn how their work has led to the creation of more people-focused communities through redevelopment. *This event is free and open to the public. AICP CM credits are available for certified planners.*

Missed the first two *Speak Up!* events?

You can view recordings from the past two events on the project webpage under *Watch Previous Events*: GwinnettCounty.com/2045UnifiedPlan.

You can also contribute by taking short surveys focused on topics covered at those events, which are linked below.

PHOTOS: SPEAK UP! SPEAKER SERIES






GWINNETT 2045 UNIFIED PLAN



Sign Up for Project Updates!

NAME	EMAIL ADDRESS
Brandon Johnson	
Catherine Long	
Helen Balch	
Richard Mumford	
Tracee Brown	
Samir Abdulle	
Rodney Graham	
Sayed Hussain	

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Sign Up for Project Updates!

NAME	EMAIL ADDRESS
SAY JONES	[REDACTED]
Paul Lorenc	
Aliza Gevirtz	
Regina Miller	
Odile Mendez (LAA)	
Penny Poole	

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Sign Up for Project Updates!

NAME	EMAIL ADDRESS
Roslyn Christopher	[REDACTED]
Daniel Robinson	
CYNTHIA SLOAN	

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Sign Up for Project Updates!

NAME	EMAIL ADDRESS
Joellen M. Wilson	
Chris Franklin	
Rick BARDIE	
EDWARD WALLACE	
Khoa Doung	
Tai Yi Su	
Jenny Simpkins	
Scott Simpkins	
Vinh Pham	
Gene Peitzel	
MARGIE POZIN	
Chris McGahree	
Art Sheldon	
Shameka Williams	
Afanence Barrett	

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Sign Up for Project Updates!

NAME	EMAIL ADDRESS
LISA WILLIS	
Vinh Pham	
MATT SMITH	
Rolf Schneider	
James York	
Hydia Gonzalez	
Gabriel Gonzalez	
Ryker J. Farver	
Lewis Cooksey	

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NAME	EMAIL ADDRESS
Manny Sims	
Doug Sims	
Neil Duggan	
Dana Duggan	
Carolyn Abrahams-Jederson	
Heather Sawyer	
Dan Fort Gaffels	
Odile Mendez (LAA)	
Victor Romero	

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NAME	EMAIL ADDRESS
Rodney Crabb	
Edgardo Aponte	
CYNDI SLOAN	

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Sign Up for Project Updates!

NAME	EMAIL ADDRESS
Kat Gurd	
Susan Pascali	
LINDA GIBBONS	
PATRICIA HUGUENARD	
Cynthia Hawkins	
Chris Franklin	
Nikeshia Wilson	
Caelin Wilson	
Joshua Washington	
Katina Patterson	
Tiffany Britt	
Lisamarie Bristol	
Leah Hightower	
PATRICIA CROPPER	
SHAWN CROPPER	

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Sign Up for Project Updates!

NAME	EMAIL ADDRESS
Vanessa Ching	
Misa Bradford	
Charles Bradford	
Kristy Ferrara	
Beth Smith	
Rob Blaney	
Aaja Christie	
Krupesh Patel	
Lori Edelkind	
Nick Stephens	
KELIN MIDDLEBROOKS	
MIKE MESTER	
Amanda Kellies	
Barbara Kellies	
Shayla LaCosta	

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Sign Up for Project Updates!

NAME	EMAIL ADDRESS
Ashley Still	
Sharvina Hill	
THOMAS WACSA	
Ben Archer	
Melanie Brooks	
Lekishia Avery-Carter	
Catherine Long	
Tai Yi Su	
Chris Hayward	
Theresa Cox	
Kathryn Braslin	
Jaye Dension	
Matthew Elko	
MARCUS CANADIA	
Rebecca She Han	

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NAME	EMAIL ADDRESS
OLIVE CHITTY	
Neil Duggan	
Alyssa Davis	
Rolf Schneider	
Kristy L. Ferard	
David Schlifka	
Chris Hardin	
Daniel Hilton	
Renée Haygood	
Chris Hayward	
Tai Yi Su	
PATRICIA HUGHENARD	
— Jon Allen	
Catherine Long	
LISA Willis	

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Sign Up for Project Updates!

NAME	EMAIL ADDRESS
Brent Brewer	
Alyssa Combs	
Olga Forman	
Brooke Robinson	
Carolyn G. Abraham-Jedera	
Clement Jedera	

GWINNETT 2045 UNIFIED PLAN



Sign Up for Project Updates!

NAME	EMAIL ADDRESS
Jay Samtani	[REDACTED]
Krupesh Patel	[REDACTED]



DAILY COMMUNITY CAFÉS

(Land Use Community Workshops)

Event Summaries
June – July 2023

OVERVIEW

Daily Community Café workshops focused on different geographies around Gwinnett County to enable a more detailed community assessment of land use and development patterns across unincorporated areas of the county and determine where there should be preservation or change.

These workshops invited participants to assess how Gwinnett is growing and discuss potential solutions to guide growth and create strong, more resilient communities. Participants were able to provide feedback on what components they wanted to see in their own “daily community” – where they go about their daily lives – where they live, work, dine, and seek entertainment.

PURPOSE & GOALS

These workshops provided an interactive environment for community members to think critically about specific needs and priorities in their own communities and what they envision for the future of Gwinnett County.

Ultimately, this feedback informed the Future Development Map that guides future land use policy. A key purpose of this Plan update is to develop a more descriptive map that strategically guides growth.

Key Goals:

- Educate the community about the Daily Community concept.
- Refine and confirm “daily community” boundaries within each planning area.
- Determine where in each community might be appropriate for growth and redevelopment (and determine what that growth might look like).
- Engage the community in a fresh, non-traditional format.

PLANNING AREAS

Given the vast land area of the county, the project team developed five strategic planning areas, in coordination with county staff, in order to organize engagement activities and provide more workable geographies for land use assessments. One land use workshop was conducted for each of the five planning areas so that each workshop focused on a different part of the county.

Each workshop followed the same format. The five planning areas are depicted in the image below.

EVENT DETAILS

- ① Daily Community Café #1**
Wednesday, June 21 | 5:00pm – 7:00pm
Centerville Senior Center, Snellville
- ② Daily Community Café #2**
Thursday June 29 | 5:00pm – 7:00pm
Lucky Shoals Park Community
Recreation Center, Norcross
- ③ Daily Community Café #3**
Thursday, July 20 | 5:00pm – 7:00pm
Dacula Park Activity Building, Dacula
- ④ Daily Community Café #4**
Wednesday, July 26 | 5:00pm – 7:00pm
Lawrenceville Senior Center, Lawrenceville
- ⑤ Daily Community Café #5**
Thursday, July 27 | 5:00pm – 7:00pm
The Water Tower, Buford



WHAT IS A DAILY COMMUNITY?

A Daily Community is a place where people go about their daily lives: it's the area where they live, shop, dine, and seek entertainment. Some people may work or go to school there too.

Ideally, a Daily Community isn't too big—it's just a few miles wide, and if there are sidewalks, a lot of the distance can be covered with an easy walk or bike ride.

Figure 1 illustrates key components of a daily community, emphasizing how different elements are integrated and the benefits of more compact, community-focused development.

Figure 1. What is a Daily Community?



ACTIVITIES & FEEDBACK

The Daily Community Cafés were designed to engage Gwinnett residents in a fun and unique format on the topic of planning for redevelopment and growth within their community. The workshop format incorporated a unique approach where it was facilitated in the style and environment of a restaurant or café. Approximately 48 people attended these events.

Set Up

Each workshop was set up in the style of a café, with family-style seating around dining tables, complete with flowers, a tablecloth, and placemats. Refreshments were also available for patrons.

The Unified Plan 101 booth was present at each event. The booth contained project information, flyers regarding upcoming events, and tablets for participants to take the community survey. After signing in, guests were led to the **host stand**. A project team member, or “server,” would then seat them for their “meal” (activities).

Daily Communities:

The following provides a breakdown of daily communities identified in each planning area. Daily communities contain two key pieces – a center and a neighborhood.

- **Planning Area 1:** Rockbridge, Centerville, Lenora, Rosebud, Greater Loganville, Midway, Greater Snellville, Killian Hill
- **Planning Area 2:** Mountain Park, Five Forks South, Jimmy Carter, Gwinnett Village, Beaver Ruin, Buford Highway, Greater Norcross, Gwinnett Place, Greater Lilburn
- **Planning Area 3:** Alcovy East, Greater Dacula, New Hope, Greater Grayson, Ozora, Tribble Mill, Indian Shoals, Harbins, Highway 316, Little Mulberry
- **Planning Area 4:** Collins Hill, I-85 Corridor, Chadwick Lake, Sugarloaf East, Shannon Oaks, Bethesda, Five Forks North, Webb Gin, Greater Lawrenceville, Old Peachtree
- **Planning Area 5:** I-85 Corridor, Greater Duluth, Greater Suwanee, Greater Sugar Hill, Greater Lake Lanier, Greater Buford, Thompson Hill, Greater Braselton/Duncan Hill, Hog Mountain,

Activity Components

Each workshop had four key components representing different types of interactive input activities.

1. Welcome & Orientation to the Daily Community Concept

Participants were greeted by a host and seated at a table. Wait staff (facilitators) brought menus to the table and explained the evening’s activities. Participants were able to choose from a list of communities (depending on the location of the meeting / planning area), with no limit for how many areas for which they could provide input

Once seated, a project team member would direct the participant’s attention to the placemat, which provided a visual depiction and brief description of the Daily Community concept. The “server” provided a more detailed overview of the Daily Community concept and highlighted ways in which Gwinnett might strengthen its centers and neighborhoods to build a sense of community.

15-Minute Trip

WHAT IS A "DAILY COMMUNITY"?

A Daily Community is a place where people go about their daily lives: it's the area where they live, shop, drive, and seek entertainment. Some people may work or go to school there too.

Ideally, a Daily Community isn't too big—it's just a few miles wide, and if there are sidewalks, a lot of the distance can be covered with an easy walk or bike ride.

At this café, we want you to picture your ideal Daily Community. What does it include? What does it leave out? Our appetizers and entrees are designed to give you some questions to chew on.

- What do the streets and buildings in my ideal Daily Community look like?
- How does it feel to get around? Can I walk and bike? Can I take transit?
- What types of housing do I see? Is there a mix? Is there housing close to retail?
- What kinds of businesses are there? Do they seem welcoming?
- Are there job opportunities in my fold nearby? Can I get to work easily?
- What kinds of public spaces belong there? Would I visit them?
- If people wanted to live here, would they be able to find a home?

ORDER FROM OUR MENU AND BEGIN DESIGNING YOUR DAILY COMMUNITY!

DAILY COMMUNITY CAFE

Put in your order today!
1 (800) 555-PLAN

Gwinnett 2045 UNIFIED PLAN

A GUIDE TO YOUR CAFE EXPERIENCE

Gwinnett County is one of the fastest-growing counties in Georgia. By 2045, the County is projected to be home to nearly 1.6 million people, an increase of over 500,000 from today's population.

Growth and change often go together. That change can be challenging, but it can also result in new amenities and community benefits. The goal of the 2045 Unified Plan is to balance this change with the values of Gwinnett's dynamic communities, in order to build a County where everyone thrives.

Our hope is that, in the course of your café experience, the County can learn your thoughts on the following questions:

- What belongs in your ideal community?
- How can we best accommodate new Gwinnett residents?
- What tools can we put in place to make sure communities grow the way they want?

COURSES

- 1 APPETIZER**
In this activity, we'll ask you what belongs in your ideal "Daily Community." What's a Daily Community? Your placement (and the next page) has some answers.
- 2 ENTREES**
A closer look at land use in your communities. This activity will focus on two themes:
 - **Defining the community:** What neighborhoods/areas are part of your daily community? What do we call it?
 - **How your community can grow and improve:** Growth is coming, where do we see it benefiting our community most?
- 3 DESSERT**
Imagine a future version of your Daily Community as a gathering place where you can spend time with family and friends. What does it look like, and what sorts of activities would you do there?

Gwinnett 2045 Unified Plan - Daily Community Café

THE DAILY COMMUNITY

In Gwinnett County, most of our Daily Communities are crafted from two main ingredients: neighborhoods and centers. These neighborhoods and centers can look different from community to community, but they often look similar to the pictures below.

NEIGHBORHOODS:

<p>TODAY</p> <p>Mostly single-family neighborhoods, with some public facilities, workplaces, and stores.</p>	<p>IN 2045...</p> <p>In the future, could there be other types of housing? More community facilities, like parks and commercial spaces?</p>
---------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------

CENTERS:

<p>Typically a suburban-style shopping center with stores and some services.</p>	<p>In the future, could each center be a true community gathering place? More places to sit, eat and shop?</p>
----------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------

Gwinnett 2045 Unified Plan - Daily Community Café

4. Dessert Activity: Public Space & Amenities

The Dessert course consisted of a single activity focused on activated public space. This activity focused on the kinds of public space that are most often associated with redevelopment. Participants were asked to provide feedback on their preferences for different types of public spaces.

Completed activities sheets are provided at the end of this document.



KEY TAKEAWAYS

The following summarizes high level takeaways from discussions and feedback received through the workshop series.

- Participants responded better to new ideas for redevelopment when they had a more complete understanding of potential development types (housing, neighborhood scale versus commercial scale, etc.).
- Identifying different types of daily communities across the county will allow for more strategic investment in and prioritization of development and redevelopment opportunities.
- Context-sensitive development, including housing types, is valued.


DAILY COMMUNITY SURVEY

A daily community survey was active between June – October 2023, which focused on defining daily communities for residents across the county. This provided an opportunity for community members to provide input online about their ideal daily community, especially if they were not able to attend a workshop in person. The survey further broke down different components of a daily community to understand preferences and current conditions for different communities.

Survey results are further broken down in the Survey section of this Appendix.

PROMOTIONS

Daily Community Café workshops were posted under Upcoming Events on the project webpage, promoted through the County's social media channels (Instagram and Facebook), County newsletters, and multiple email campaigns (e-blasts) via the project email to the community outreach list.



Greetings Gwinnett 2045 Unified Plan Stakeholders!
More Daily Community Café workshops, focused on different areas of the county, are coming up – mark your calendars for one of the dates below!


Join us this **Thursday, July 20** at the **Dacula Park Activity Building**. Drop in **any time between 5:00 pm – 7:30 pm**. We hope to see you there!

LAND USE COMMUNITY WORKSHOPS (Daily Community Cafes)

Daily Community Café #3, Thursday, July 20
5:00 pm – 7:30 pm (drop in anytime)
Dacula Park Activity Building
2735 Auburn Avenue, Dacula

Daily Community Café #4, Wednesday, July 26
5:00 pm – 7:30 pm (drop in anytime)
Lawrenceville Senior Center
225 Benson Street, Lawrenceville

Daily Community Café #5, Thursday, July 27
5:00 pm – 7:30 pm (drop in anytime)
The Water Tower
2500 Clean Water Court, Buford



gwinnettgov

19 likes

gwinnettgov Gwinnett County is growing — help us envision how our communities will thrive in the future! The first Daily Community Café workshop is happening tomorrow, June 21 from 5:00pm to 7:00pm at the Centerville Senior Center. We're excited to hear your ideas about the community's future! More workshops will be held on June 29, July 20, July 26, and July 27, focusing on different areas of the county. Visit the link in our bio for all the details!

June 20



COMMUNITY WORKSHOPS

Gwinnett 2045 UNIFIED PLAN

How would you spice up your community?

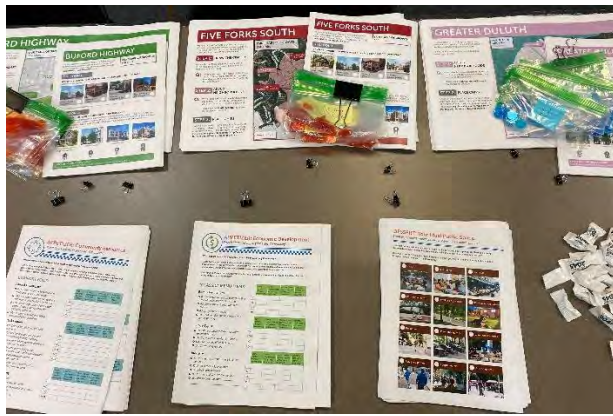
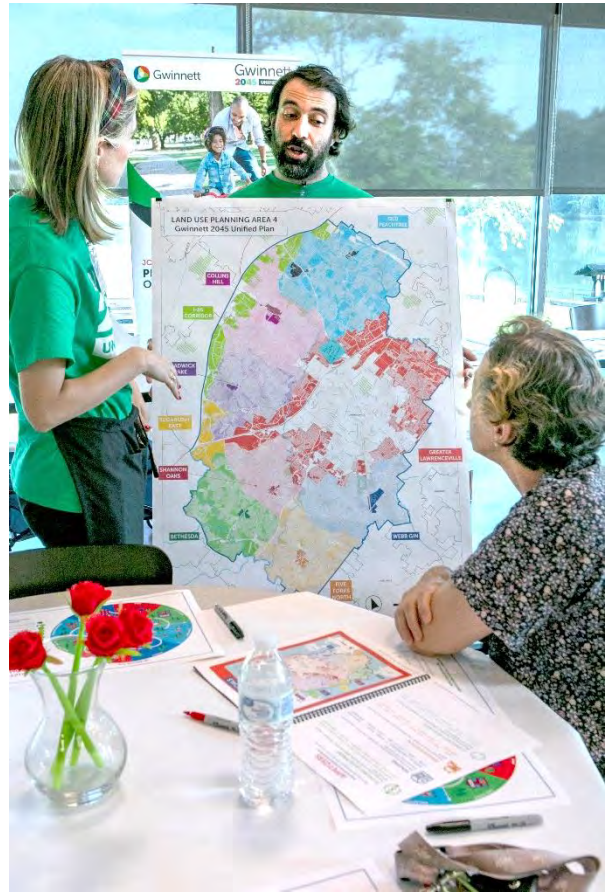
Come visit us at the **Daily Community Café**

JUNE 21
5 PM - 7 PM

Gwinnett

PHOTOS: DAILY COMMUNITY CAFÉS



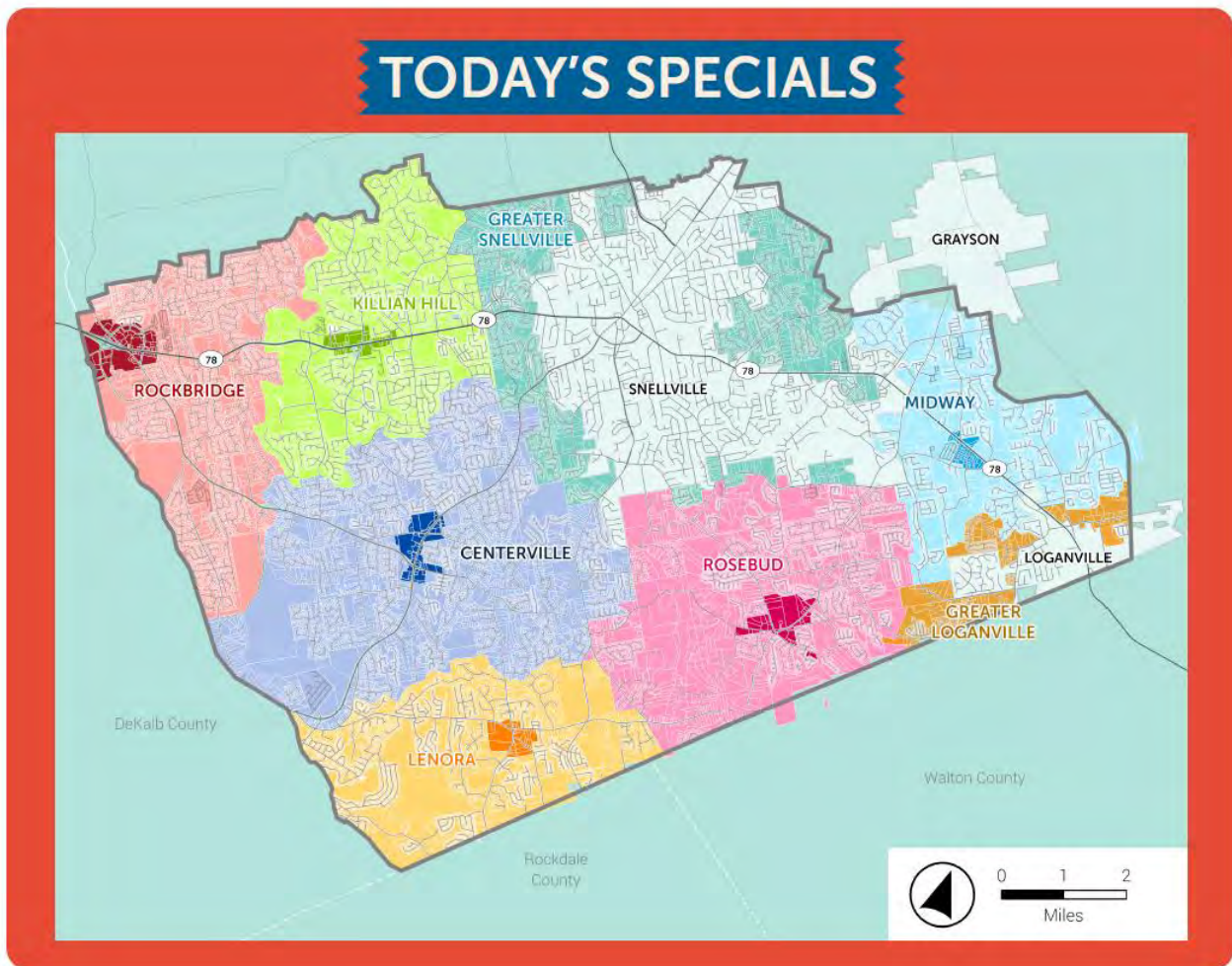


ACTIVITY RESULTS

The following pages present feedback collected for each planning area (1, 2, 3, 4, 5) during the workshop series. This feedback was woven into the final plan elements and influenced the future development map and related policy.

DAILY COMMUNITY CAFÉ #1

(Planning Area 1)



CENTERVILLE

We have identified areas (the "Chip Zone") that are more likely to develop or redevelop in the next 20 years. We expect these areas can support redevelopment into both **residential** and **non-residential** uses.

**FAIR SHARE OF GROWTH:
3,700 units**

QUESTION 1:

Which non-residential types are appropriate for the center you drew?

Check all that apply.



Anything we missed? Write it in: _____

QUESTION 2:

Which residential types are appropriate for this area?

Using the chips you've been given, help us identify where new housing can go to support the retail you chose. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map's "Chip Zone." Each chip is worth **100** housing units. (Chips are not to scale.)



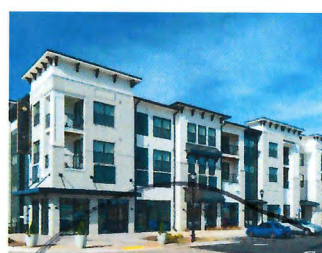
Missing Middle Housing
(2-16 unit buildings)

3



Townhomes

3



Multi-Family

4



Mixed Use

5

CHEF'S RECOMMENDED COMBO:

5 sets of missing middle, 3 sets of townhomes, 2 sets of multi-family, 1 set of mixed-use

CENTERVILLE

We have divided Gwinnett County up into a series of smaller communities so we can dig into details. This is our first pass on delineating the boundaries of the Centerville area. What do you think?

STEP 1: DRAW THE CENTER

We see the unofficial retail/community "center" in this area being the intersection of Centerville Highway and Centerville Rosebud Road. Many stores and churches are located in this area.

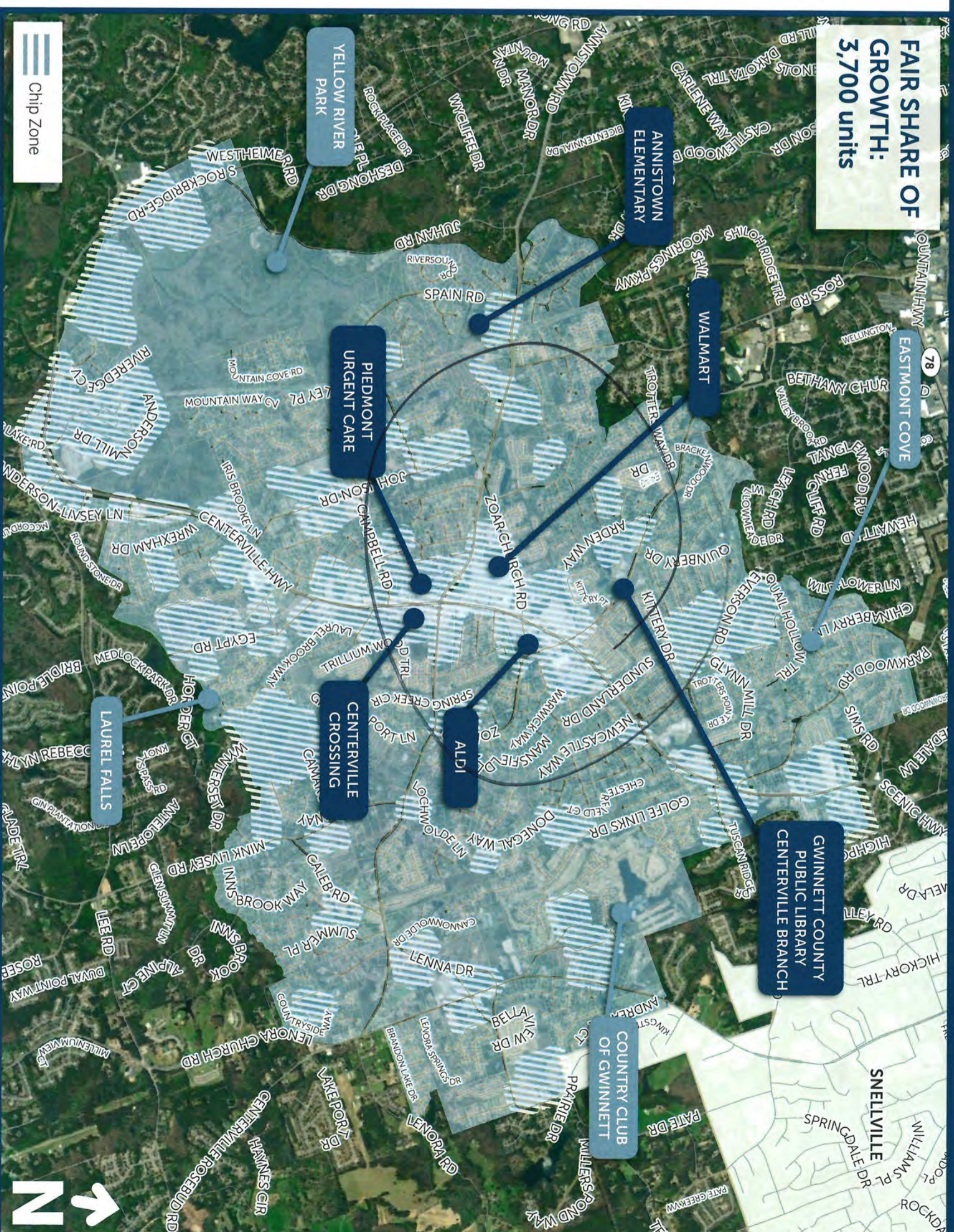
Q: What do you see as the center of Centerville? Take a **RED MARKER** and draw the boundary you think matches the "center" of this community.

STEP 2: ADJUST NEIGHBORHOODS

Q: We've identified several neighborhoods that could "feed" into this Daily Community. Do you think these boundaries are accurate? Please use the **BLACK MARKER** to make any suggested changes.

STEP 3: PLACE CHIPS

Based on our analysis, we believe Centerville can expect to absorb its "fair share" of the growth coming to Gwinnett. Help us figure out what that looks like! **Only place chips in the "Chip Zones."** Refer to your reference sheet for guidance.



CENTERVILLE

We have identified areas (the “Chip Zone”) that are more likely to develop or redevelop in the next 20 years. We expect these areas can support redevelopment into both **residential** and **non-residential** uses.

**FAIR SHARE OF GROWTH:
3,700 units**

QUESTION 1:

Which non-residential types are appropriate for the center you drew?
Check all that apply.



Small Corner Stores



Street-Facing Storefronts



Stand-Alone Offices



Walkable Shopping Areas

Anything we missed? Write it in: _____

QUESTION 2:

Which residential types are appropriate for this area?

Using the chips you’ve been given, help us identify where new housing can go to support the retail you chose. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map’s “Chip Zone.” Each chip is worth **100** housing units. (Chips are not to scale.)



Missing Middle Housing
(2-16 unit buildings)

3



Townhomes

3



Multi-Family

4



Mixed Use

5

CHEF’S RECOMMENDED COMBO:
5 sets of missing middle, 3 sets of townhomes, 2 sets of multi-family, 1 set of mixed-use

CENTERVILLE

We have identified areas (the "Chip Zone") that are more likely to develop or redevelop in the next 20 years. We expect these areas can support redevelopment into both **residential** and **non-residential** uses.

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Which non-residential types are appropriate for the center you drew?

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Small Corner Stores



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Stand-Alone Offices



Walkable Shopping Areas



Anything we missed? Write it in: _____

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Missing Middle Housing
(2-16 unit buildings)



Townhomes



Multi-Family



Mixed Use



CHEF'S RECOMMENDED COMBO:

5 sets of missing middle, 3 sets of townhomes, 2 sets of multi-family, 1 set of mixed-use

CENTERVILLE

We have divided Gwinnett County up into a series of smaller communities so we can dig into details. This is our first pass on delineating the boundaries of the Centerville area. What do you think?

STEP 1: DRAW THE CENTER

We see the unofficial retail/community "center" in this area being the intersection of Centerville Highway and Centerville Rosebud Road. Many stores and churches are located in this area.

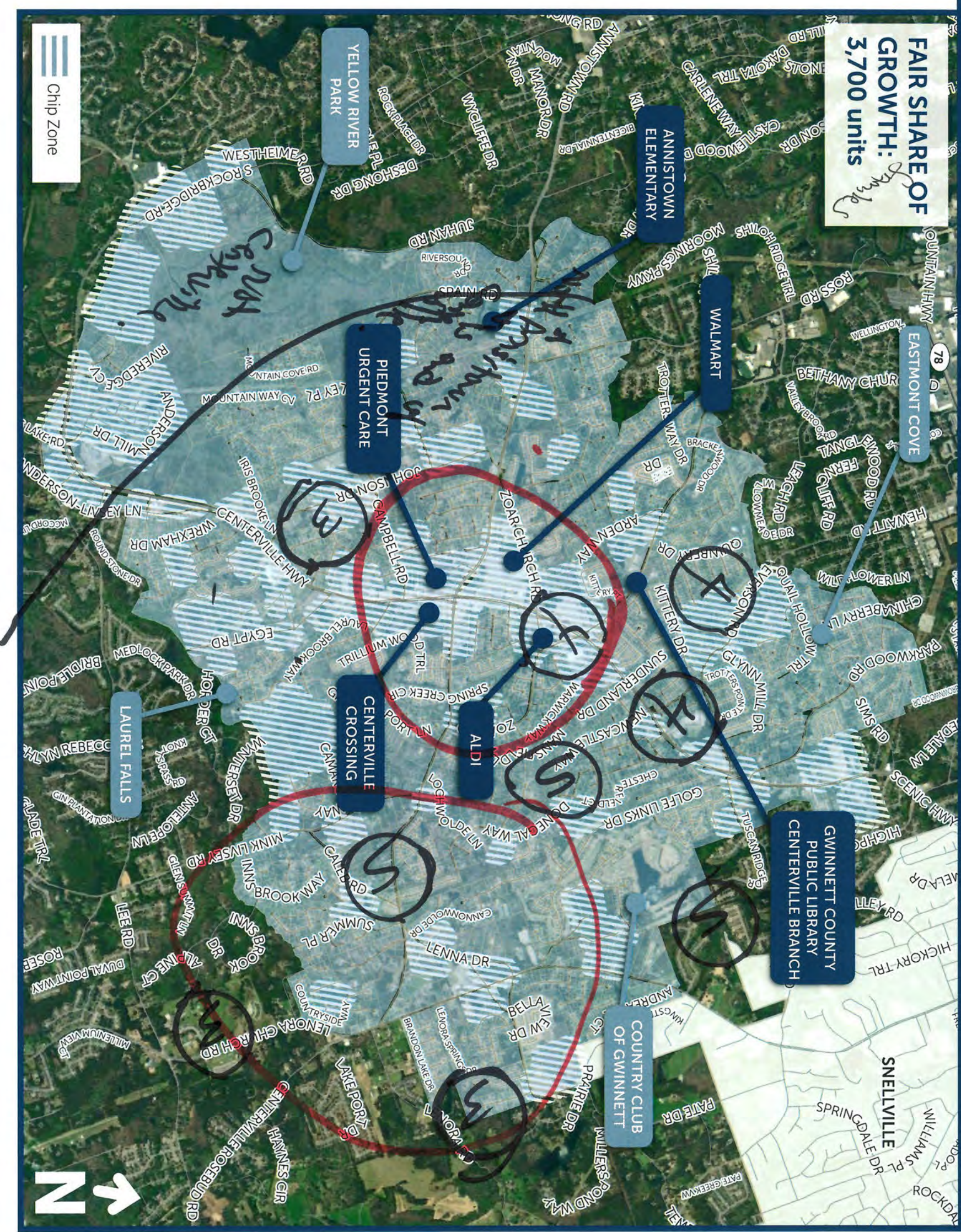
Q: What do you see as the center of Centerville? Take a **RED MARKER** and draw the boundary you think matches the "center" of this community.

STEP 2: ADJUST NEIGHBORHOODS

Q: We've identified several neighborhoods that could "feed" into this Daily Community. Do you think these boundaries are accurate? Please use the **BLACK MARKER** to make any suggested changes.

STEP 3: PLACE CHIPS

Based on our analysis, we believe Centerville can expect to absorb its "fair share" of the growth coming to Gwinnett. Help us figure out what that looks like! **Only place chips in the "Chip Zones."** Refer to your reference sheet for guidance.



CENTERVILLE

We have divided Gwinnett County ~~up~~ into a series of smaller communities so we can dig into details. This is our first pass on delineating the boundaries of the Centerville area. What do you think?



STEP 1: DRAW THE CENTER

We see the unofficial retail/community "center" in this area being the intersection of Centerville Highway and Centerville Rosebud Road. Many stores and churches are located in this area.

Q: What do you see as the center of Centerville? Take a **RED MARKER** and draw the boundary you think matches the "center" of this community.

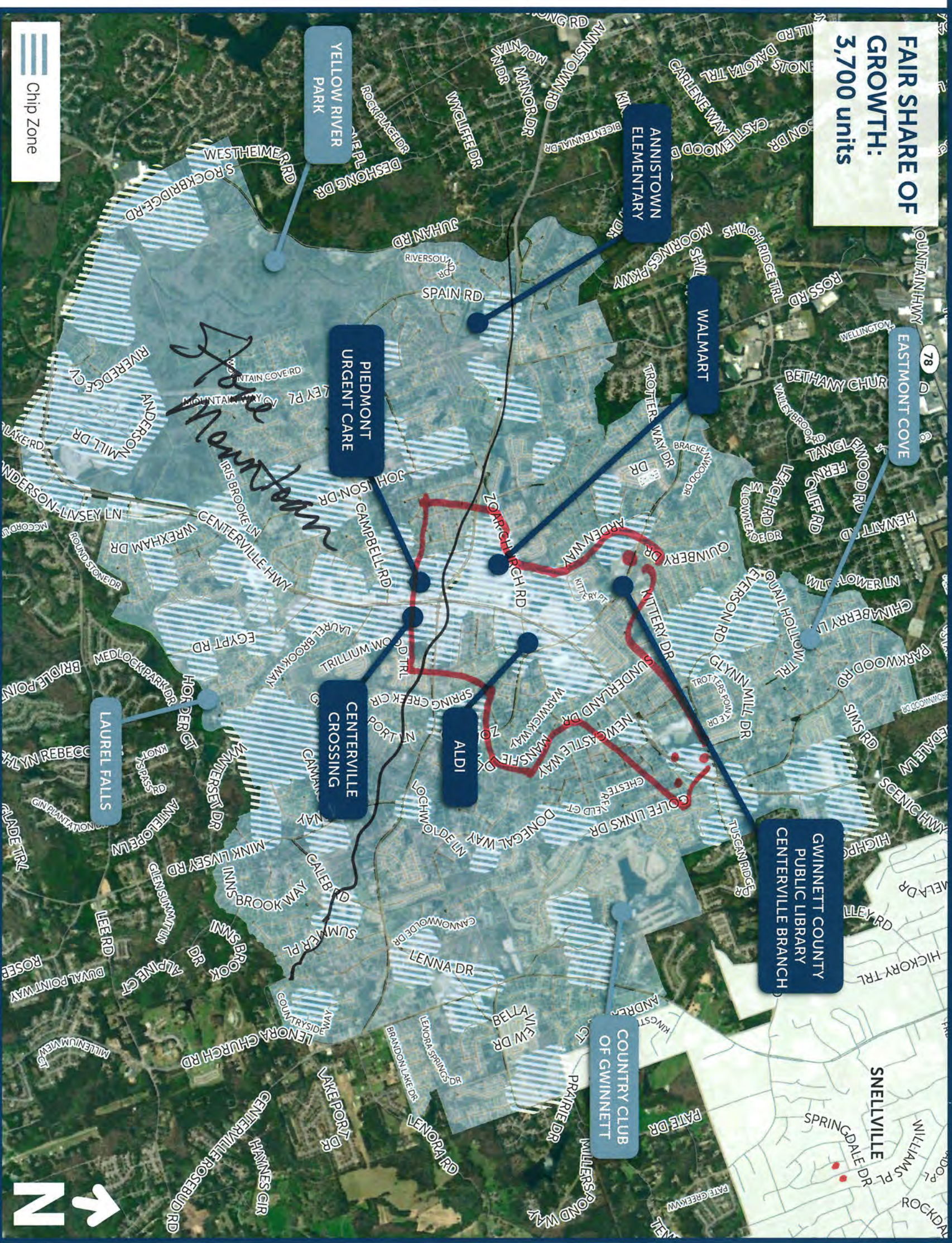
STEP 2: ADJUST NEIGHBORHOODS

Q: We've identified several neighborhoods that could "feed" into this Daily Community. Do you think these boundaries are accurate? Please use the **BLACK MARKER** to make any suggested changes.

STEP 3: PLACE CHIPS

Based on our analysis, we believe Centerville can expect to absorb its "fair share" of the growth coming to Gwinnett. Help us figure out what that looks like! **Only place chips in the "Chip Zones."** Refer to your reference sheet for guidance.

FAIR SHARE OF GROWTH: 3,700 units



(No chips)

GREATER SNELLVILLE

We have identified areas (the "Chip Zone") that are more likely to develop or redevelop in the next 20 years. We expect these areas can support potential redevelopment into **residential** and **non-residential** uses.

FAIR SHARE OF GROWTH:
1,600 units

QUESTION 1:


Do any of these non-residential uses belong in areas of Greater Snellville?
Consult your map and check all that apply.



Small Corner Stores



Street-Facing Storefronts



Stand-Alone Offices



Walkable Shopping Areas

Anything we missed? Write it in: _____

QUESTION 2:

Which residential types are appropriate for this area?

Using the chips you've been given, help us identify where new housing can go. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map's "Chip Zone." Each chip is worth **100** housing units. (Chips are not to scale.)



Missing Middle Housing
(2-16 unit buildings)

3



Townhomes

3



Multi-Family

4



Mixed Use

5

CHEF'S RECOMMENDED COMBO:
4 sets of missing middle, 1 set of multi-family

GREATER SNELLVILLE

There are areas of the County that would likely consider the incorporated cities as their "center"—like these neighborhoods around Snellville.

This is our first pass at determining that area. What do you think?

STEP 1: ADJUST NEIGHBORHOODS

Q: We've identified several neighborhoods that "feed" into Snellville. Do you think these boundaries are accurate?

Please use the **BLACK MARKER** to make any suggested changes.

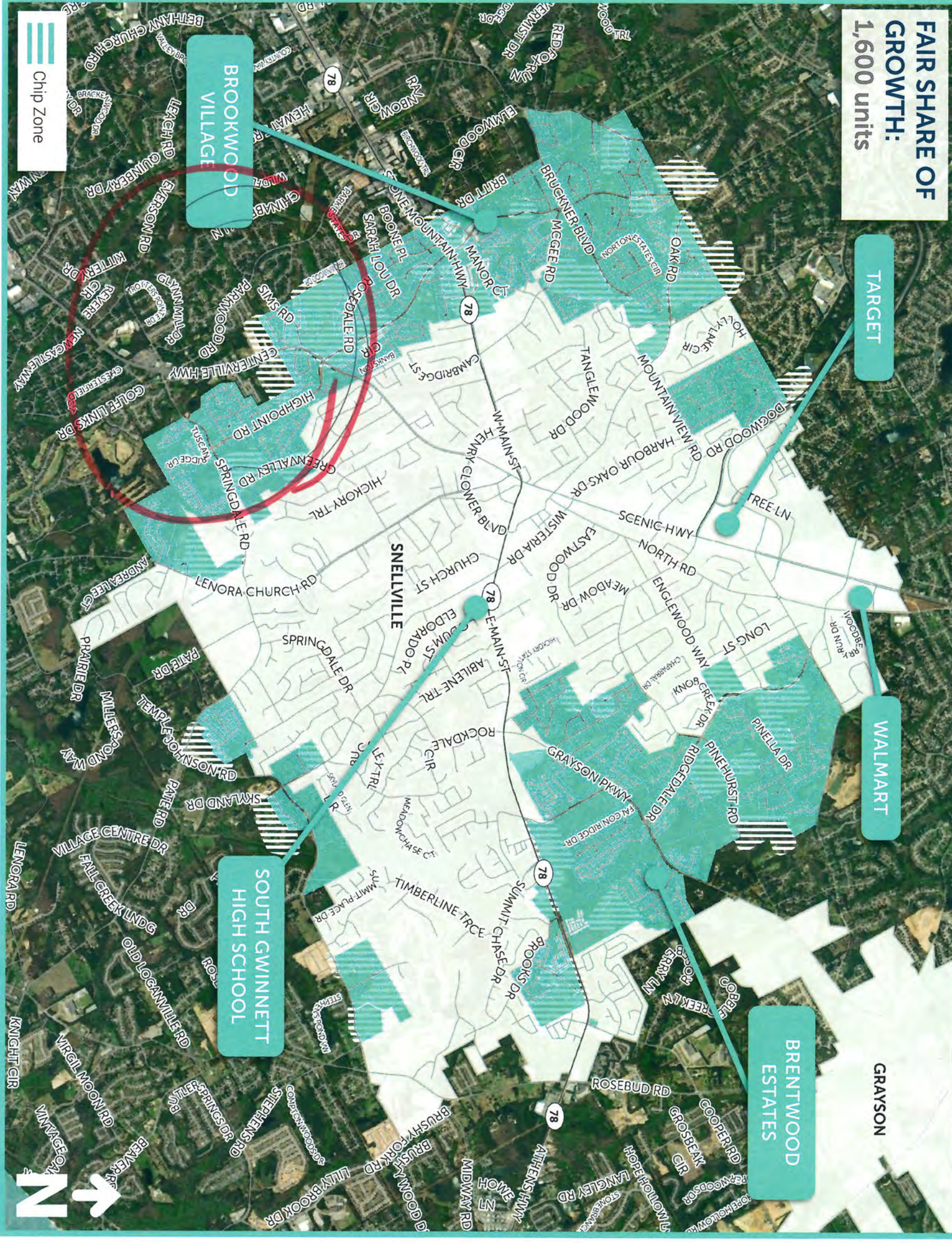
STEP 2: PLACE CHIPS

Based on our analysis, we believe Greater Snellville can expect to absorb its "fair share" of the growth coming to Gwinnett. Help us figure out what that looks like! **Only place chips in the "Chip Zones."** Refer to your reference sheet for guidance.

*Add mixed-use
old Ings shopping*

*Code enforcement to
standardize businesses
+ housing reqs—cleanliness*

*Commerce
↳ sit-down restaurants
↳ corporate jobs
↳ arts/venue
↳ sidewalks*



MORE MCH FAMILY + MIXED-USE!

GREATER SNELLVILLE

We have identified areas (the "Chip Zone") that are more likely to develop or redevelop in the next 20 years. We expect these areas can support potential redevelopment into **residential** and **non-residential** uses.

FAIR SHARE OF GROWTH:
1,600 units

QUESTION 1:


Do any of these non-residential uses belong in areas of Greater Snellville?
Consult your map and check all that apply.



Small Corner Stores



Street-Facing Storefronts



Stand-Alone Offices



Walkable Shopping Areas

Anything we missed? Write it in: _____

QUESTION 2:

Which residential types are appropriate for this area?

Using the chips you've been given, help us identify where new housing can go. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map's "Chip Zone." Each chip is worth **100** housing units. (Chips are not to scale.)




Missing Middle Housing
(2-16 unit buildings)



Townhomes



Multi-Family



Mixed Use

CHEF'S RECOMMENDED COMBO:
4 sets of missing middle, 1 set of multi-family

GREATER SNELLVILLE

There are areas of the County that would likely consider the incorporated cities as their “center”—like these neighborhoods around Snellville.

This is our first pass at determining that area. What do you think?

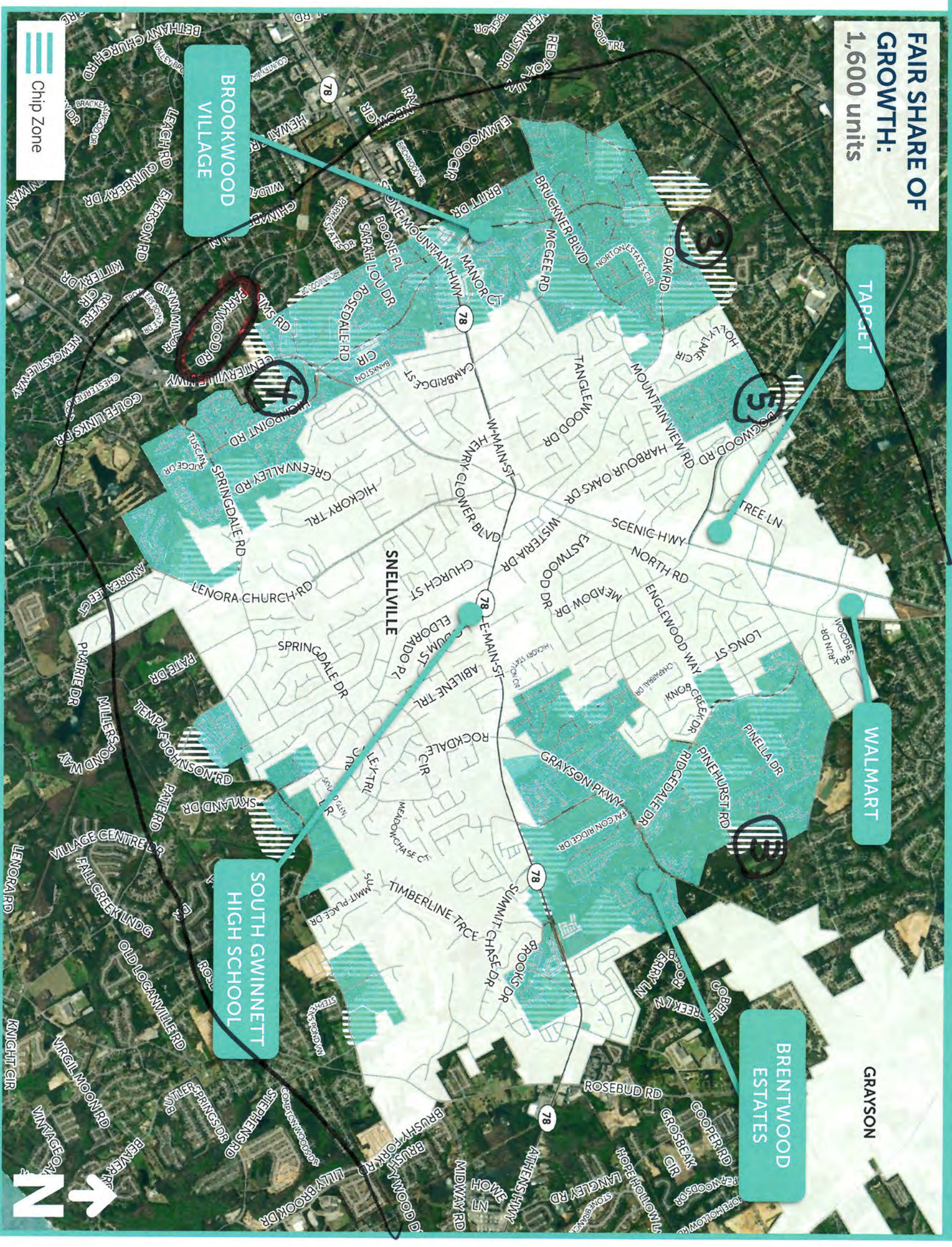
STEP 1: ADJUST NEIGHBORHOODS

Q: We've identified several neighborhoods that “feed” into Snellville. Do you think these boundaries are accurate?

Please use the **BLACK MARKER** to make any suggested changes.

STEP 2: PLACE CHIPS

Based on our analysis, we believe Greater Snellville can expect to absorb its “fair share” of the growth coming to Gwinnett. Help us figure out what that looks like! **Only place chips in the “Chip Zones.”** Refer to your reference sheet for guidance.



LENORA

We have divided Gwinnett County up into a series of smaller communities so we can dig into details. This is our first pass on what we are calling the Lenora area. What do you think?

STEP 1: DRAW THE CENTER

We see a potential community center being located where Mink Livsey Rd and Lee Rd intersect. Currently, there are two convenience stores and a small academy, surrounded by undeveloped land.

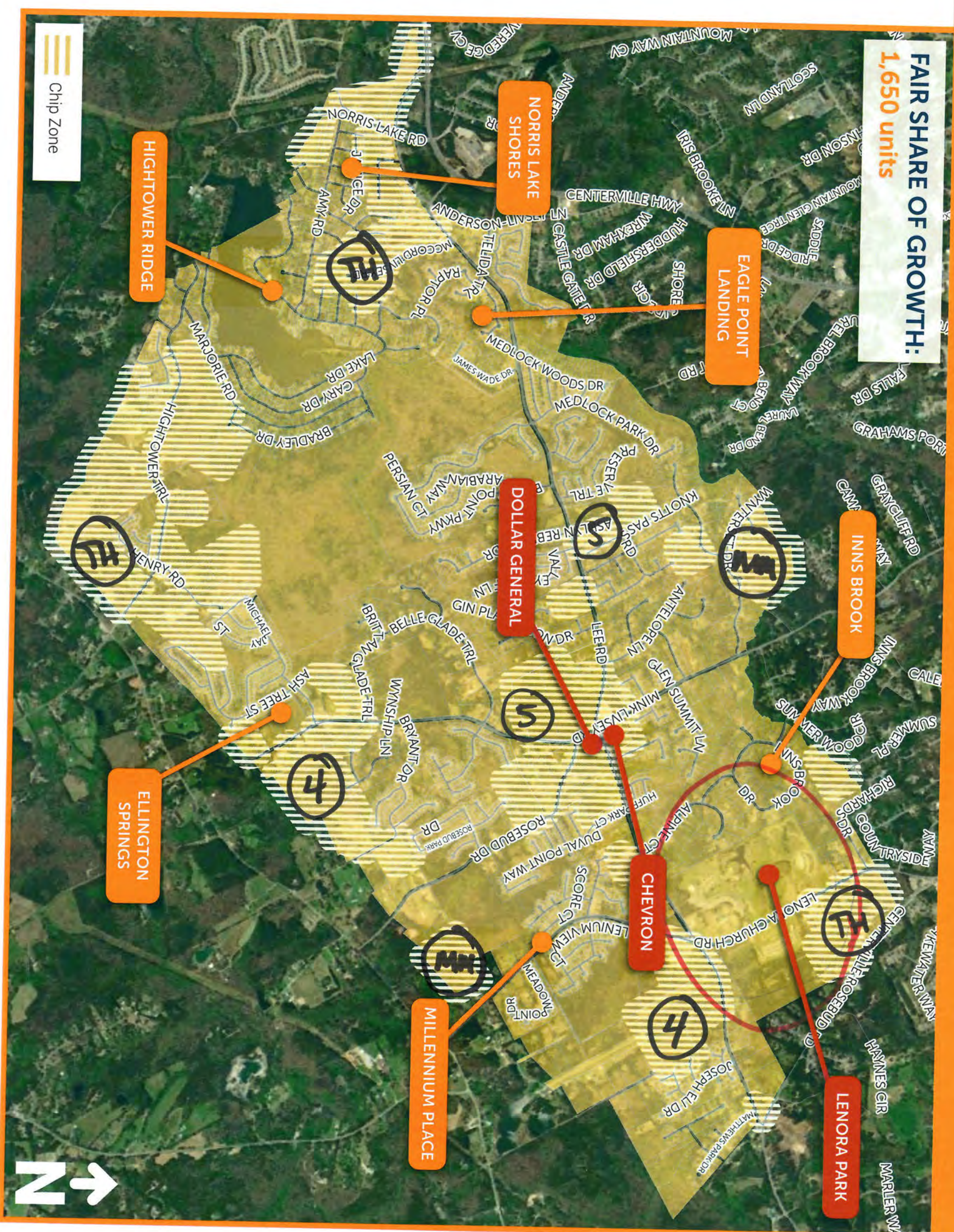
Q: Where do you see a potential center in the Lenora area? Take a **RED MARKER** and draw the boundary you think matches the "center" of this community.

STEP 2: ADJUST NEIGHBORHOODS

Q: We've identified several neighborhoods that could "feed" into this Daily Community. Do you think these boundaries are accurate? Please use the **BLACK MARKER** to make any suggested changes.

STEP 3: PLACE CHIPS

Based on our analysis, we believe Lenora can expect to absorb its "fair share" of the growth coming to Gwinnett. Help us figure out what that looks like! **Only place chips in the "Chip Zones."** Refer to your reference sheet for guidance.



LENORA

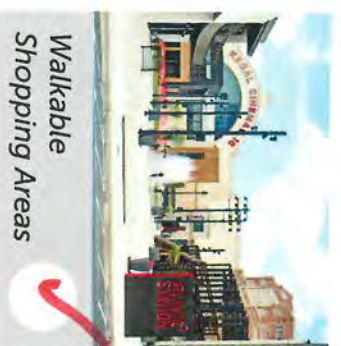
We have identified areas (the "Chip Zone") that are more likely to develop or redevelop in the next 20 years. We expect these areas can support redevelopment into both **residential** and **non-residential** uses.

FAIR SHARE OF GROWTH:
1,650 units

QUESTION 1:

Which non-residential types are appropriate for the center you drew?

Check all that apply.



Anything we missed? Write it in: _____

QUESTION 2:

Which residential types are appropriate for this area?

Using the chips you've been given, help us identify where new housing can go to support the retail you chose. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map's "Chip Zone." Each chip is worth **50** housing units. (Chips are not to scale.)



3

3

4

5

CHEF'S RECOMMENDED COMBO:
7 sets of missing middle, 4 sets of townhomes

ROSEBUD

We have divided Gwinnett County up into a series of smaller communities so we can dig into details. This is our first pass on what we are calling the Rosebud area. What do you think?

STEP 1: DRAW THE CENTER

Currently, there are few to no community-facing retail opportunities in this area. We see a potential community center located around Rosebud Elementary.

Q: What do you see as the center of Rosebud? Take a **RED MARKER** and draw the boundary you think matches the "center" of this community.

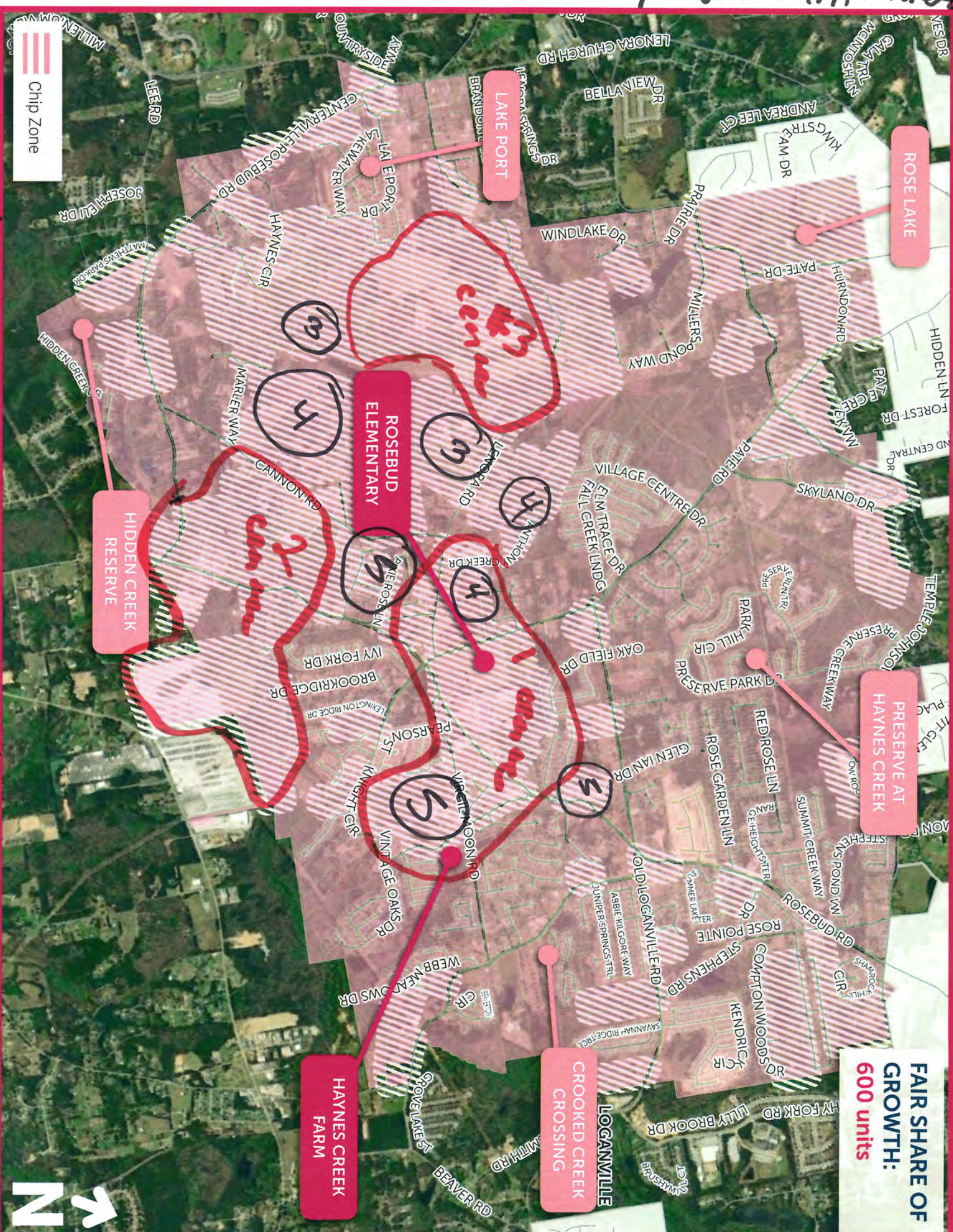
STEP 2: ADJUST NEIGHBORHOODS

Q: We've identified several neighborhoods that could "feed" into this Daily Community. Do you think these boundaries are accurate? Please use the **BLACK MARKER** to make any suggested changes.

STEP 3: PLACE CHIPS

Based on our analysis, we believe Rosebud can expect to absorb its "fair share" of the growth coming to Gwinnett. Help us figure out what that looks like! **Only place chips in the "Chip Zones."** Refer to your reference sheet for guidance.

tralleys or transport that compliments rural / Areas



** Sweet Brown Sugar (love'd cafe)*

ROSEBUD

We have identified areas (the "Chip Zone") that are more likely to develop or redevelop in the next 20 years. We expect these areas can support redevelopment into both **residential** and **non-residential** uses.

**FAIR SHARE OF GROWTH:
600 units**

QUESTION 1:

Which non-residential types are appropriate for the center you drew?

Check all that apply.

 <p>Small Corner Stores</p> <input checked="" type="checkbox"/>	 <p>Street-Facing Storefronts</p> <input checked="" type="checkbox"/>	 <p>Stand-Alone Offices</p> <input type="checkbox"/>	 <p>Walkable Shopping Areas</p> <input type="checkbox"/>
---------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------

Anything we missed? Write it in: _____

QUESTION 2:

Which residential types are appropriate for this area?

Using the chips you've been given, help us identify where new housing can go to support the retail you chose. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map's "Chip Zone." Each chip is worth **50** housing units. (Chips are not to scale.)

 <p>Missing Middle Housing (2-16 unit buildings)</p> <p>3</p>	 <p>Townhomes</p> <p>3</p>	 <p>Multi-Family</p> <p>4</p>	 <p>Mixed Use</p> <p>5</p>
---------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------

CHEF'S RECOMMENDED COMBO:

3 sets of missing middle, 1 set of townhomes



APPETIZER: Community Resources

Which items belong in your Daily Community?

Which community resources are important to have in your Daily Community?

The term "Community Resources" covers a lot: from services like public safety infrastructure and education to civic buildings, parks & greenspace, and other amenities. Take a look at the menu below and tell us which items could help cultivate a sense of wellbeing and belonging in your Daily Community

COMFORT FOOD

Parks & Greenspace

- PG1. Large nature parks with hiking trails and outdoor recreation
- PG2. Medium-sized community parks with high-quality facilities for sports
- PG3. Small neighborhood parks with plenty of space and facilities for gathering outdoors
- PG4. Pocket parks within walking distance of other activities

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
PG1		✓		
PG2	✓			
PG3		✓		
PG4		✓		

Arts & Culture

- AC1. Decorative public art (murals, sculptures)
- AC2. Functional public art (painted crosswalks, wayfinding signage)
- AC3. Events marking special occasions, like art fairs or concerts
- AC4. Regular events like pop-up markets, busking, or food truck festivals
- AC5. Educational establishments (libraries, museums)
- AC6. Entertainment establishments (concert halls, game venues)

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
AC1	✓			
AC2	✓	✓		
AC3				
AC4	✓	✓		
AC5		✓		
AC6	✓	✓		

Health & Safety

- HS1. Street lights
- HS2. Benches & street furniture
- HS3. Weather-related installations (shelter, cooling stations)
- HS4. Public restrooms

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
HS1		✓		
HS2	✓	✓		
HS3	✓			
HS4	✓			



APPETIZER: Economic Development

Which items belong in your Daily Community?

What should economic development look like in your Daily Community?

Large companies, small businesses, retail, and office—these are all classic flavors of economic development. Other community components that contribute to economic development include things like tourism, design improvements, entertainment, and celebrating local character.

This appetizer exercise includes various flavors of economic development. Please fill out the chart to let us know where they belong:

NEW DELICACIES

Tourism

- T1. Public art (murals, statues, etc.)
- T2. Aesthetic improvements to streetscapes & landscapes
- T3. Festivals & events
- T4. Farmers' and craft markets
- T5. Other: _____

	<i>In the center of my daily community</i>	<i>In the neighborhood of my daily community</i>	<i>Not in my daily community, but elsewhere in Gwinnett</i>	<i>Send this back to the kitchen! I don't like it.</i>
T1	X			
T2	X			
T3	X			
T4	X			

Innovative Businesses

- IB1. Start-ups and incubator spaces
- IB2. Food truck festivals
- IB3. Workshops for clean industry
- IB4. Studio spaces for rent
- IB5. Other: _____

	<i>In the center of my daily community</i>	<i>In the neighborhood of my daily community</i>	<i>Not in my daily community, but elsewhere in Gwinnett</i>	<i>Send this back to the kitchen! I don't like it.</i>
IB1	X			
IB2	X			
IB3	X			
IB4	X			

Entertainment Options

- E1. Concert venues & theatres
- E2. Sit-down restaurants
- E3. Casual restaurants
- E4. Fast food
- E5. Pubs & bars
- E6. Children's recreation (ex. splash pads, playgrounds, etc.)
- E7. Outdoor recreation (urban trails, hiking, biking, etc.)
- E7. Other: _____

	<i>In the center of my daily community</i>	<i>In the neighborhood of my daily community</i>	<i>Not in my daily community, but elsewhere in Gwinnett</i>	<i>Send this back to the kitchen! I don't like it.</i>
E1		X		
E2		X		
E3	X			
E4				
E5		X		
E6	X			
E7	X			
E8				



APPETIZER: Housing

Which items belong in your Daily Community?

What should housing look like in your Daily Community?

Housing makes up the majority of our community's footprint. Of all the appetizers, it is the one that is most customizable depending on the needs of its owners or tenants. You can order housing based on many different parameters: type, size, price point, and more. Below we've included a sampling of some of these. Please fill out the chart to tell us where they belong:

"BUILD-YOUR-OWN" HOUSING TYPE

Types

- T1. New single-family subdivisions
- T2. Multi-story apartment complexes
- T3. Mixed housing neighborhoods with townhomes, condos, and clustered single-family homes
- T4. Duplexes, triplexes, quadplexes
- T5. Mixed use buildings with a mix of housing, retail, and office
- T6. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1		✓		
T2				✓
T3			✓	
T4				✓
T5	✓			
T6				

Sizes

- S1. Studio/1-bedroom units
- S2. 2-bedroom units
- S3. 3+ bedroom units

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
S1			✓	
S2	✓			
S3		✓		

Attainability/Accessibility

- A1. Starter homes for new homeowners
- A2. High-quality short-term rentals
- A3. High-quality long-term rentals
- A4. Shared living options
- A5. Subsidized housing for low-income families
- A6. Accessory Dwelling Units (ADUs)
- A7. Senior Living
- A8. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1				
A2				✓
A3	✓		✓	
A4				✓
A5			✓	
A6			✓	
A7		✓		
A8				



APPETIZER: Community Resources

Which items belong in your Daily Community?

Which community resources are important to have in your Daily Community?

The term "Community Resources" covers a lot: from services like public safety infrastructure and education to civic buildings, parks & greenspace, and other amenities. Take a look at the menu below and tell us which items could help cultivate a sense of wellbeing and belonging in your Daily Community

COMFORT FOOD

Parks & Greenspace

- PG1. Large nature parks with hiking trails and outdoor recreation
- PG2. Medium-sized community parks with high-quality facilities for sports
- PG3. Small neighborhood parks with plenty of space and facilities for gathering outdoors
- PG4. Pocket parks within walking distance of other activities

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
PG1	X			
PG2	X			
PG3	X			
PG4	X			

Arts & Culture

- AC1. Decorative public art (murals, sculptures)
- AC2. Functional public art (painted crosswalks, wayfinding signage)
- AC3. Events marking special occasions, like art fairs or concerts
- AC4. Regular events like pop-up markets, busking, or food truck festivals
- AC5. Educational establishments (libraries, museums)
- AC6. Entertainment establishments (concert halls, game venues)

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
AC1	X			
AC2	X			
AC3	X			
AC4	X			
AC5	X			
AC6		X		

Health & Safety

- HS1. Street lights
- HS2. Benches & street furniture
- HS3. Weather-related installations (shelter, cooling stations)
- HS4. Public restrooms

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
HS1	X			
HS2	X			
HS3	X			
HS4		X		



APPETIZER: Economic Development

Which items belong in your Daily Community?

What should economic development look like in your Daily Community?

Large companies, small businesses, retail, and office—these are all classic flavors of economic development. Other community components that contribute to economic development include things like tourism, design improvements, entertainment, and celebrating local character.

This appetizer exercise includes various flavors of economic development. Please fill out the chart to let us know where they belong:

NEW DELICACIES

Tourism

- T1. Public art (murals, statues, etc.)
- T2. Aesthetic improvements to streetscapes & landscapes
- T3. Festivals & events
- T4. Farmers' and craft markets
- T5. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1			X	
T2		X		
T3		X		
T4		X		

Innovative Businesses

- IB1. Start-ups and incubator spaces
- IB2. Food truck festivals
- IB3. Workshops for clean industry
- IB4. Studio spaces for rent
- IB5. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
IB1			X	
IB2		X		
IB3			X	
IB4	X			

Entertainment Options

- E1. Concert venues & theatres
- E2. Sit-down restaurants
- E3. Casual restaurants
- E4. Fast food
- E5. Pubs & bars
- E6. Children's recreation (ex. splash pads, playgrounds, etc.)
- E7. Outdoor recreation (urban trails, hiking, biking, etc.)
- E7. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
E1			X	
E2	X			
E3	X			
E4	X			
E5		X		
E6		X		
E7		X		
E8				



APPETIZER: Housing

Which items belong in your Daily Community?

What should housing look like in your Daily Community?

Housing makes up the majority of our community's footprint. Of all the appetizers, it is the one that is most customizable depending on the needs of its owners or tenants. You can order housing based on many different parameters: type, size, price point, and more. Below we've included a sampling of some of these. Please fill out the chart to tell us where they belong:

"BUILD-YOUR-OWN" HOUSING TYPE

Types

- T1. New single-family subdivisions
- T2. Multi-story apartment complexes
- T3. Mixed housing neighborhoods with townhomes, condos, and clustered single-family homes
- T4. Duplexes, triplexes, quadplexes
- T5. Mixed use buildings with a mix of housing, retail, and office
- T6. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1		X		
T2				X
T3			X	
T4			X	
T5			X	
T6				

Sizes

- S1. Studio/1-bedroom units
- S2. 2-bedroom units
- S3. 3+ bedroom units

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
S1			X	
S2			X	
S3			X	

Attainability/Accessibility

- A1. Starter homes for new homeowners
- A2. High-quality short-term rentals
- A3. High-quality long-term rentals
- A4. Shared living options
- A5. Subsidized housing for low-income families
- A6. Accessory Dwelling Units (ADUs)
- A7. Senior Living
- A8. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1		X		
A2			X	
A3			X	
A4			X	
A5				X
A6				X
A7			X	
A8				



APPETIZER: Transportation

30014

Which items belong in your Daily Community?

What should transportation look like in your Daily Community?

The Daily Community is defined by the places we go within it, but it's also defined by how we get to those places. Within your ideal Daily Community, what does transportation look like? Could it include more opportunities to walk and bike? How does transit figure in? Take a look at our menu items below and tell us which ones belong.

"DAILY" SPECIALS

Transit

- T1. Bus routes with service between Gwinnett communities
- T2. Bus routes with commuter service outside Gwinnett
- T3. Shuttles to popular destinations
- T4. On-demand rides accessible through an easy-to-use app

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1		X		
T2		X		
T3		X		
T4	X			

Active Transportation (Walking, Biking)

- A1. Walking/biking trails surrounded by nature
- A2. Walking/biking trails surrounded by housing and businesses
- A3. Protected bike lanes along existing streets
- A4. Sidewalks connecting businesses
- A5. Sidewalks connecting neighborhoods

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1	X			
A2		X		
A3	X			
A4	X			
A5	X			

Vehicular Traffic

- V1. Wider roads to increase traffic flow
- V2. Speed reduction measures (like speed humps and bollards)
- V3. "Complete Streets" with space for vehicles, transit, walking, and greenery
- V4. On-street parking
- V5. Large parking decks/lots

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
V1		X		
V2	X			
V3		X		
V4	X			
V5		X		



APPETIZER: Community Resources

Which items belong in your Daily Community?

Which community resources are important to have in your Daily Community?

The term "Community Resources" covers a lot: from services like public safety infrastructure and education to civic buildings, parks & greenspace, and other amenities. Take a look at the menu below and tell us which items could help cultivate a sense of wellbeing and belonging in your Daily Community

COMFORT FOOD

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- PG2. Medium-sized community parks with high-quality facilities for sports
- PG3. Small neighborhood parks with plenty of space and facilities for gathering outdoors
- PG4. Pocket parks within walking distance of other activities

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
PG1			✓	
PG2		✓		
PG3	✓			
PG4	✓			

Arts & Culture

- AC1. Decorative public art (murals, sculptures)
- AC2. Functional public art (painted crosswalks, wayfinding signage)
- AC3. Events marking special occasions, like art fairs or concerts
- AC4. Regular events like pop-up markets, busking, or food truck festivals
- AC5. Educational establishments (libraries, museums)
- AC6. Entertainment establishments (concert halls, game venues)

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
AC1	✓			
AC2	✓	✓		
AC3			✓	
AC4	✓			
AC5	✓	✓	✓	
AC6		✓	✓	

Health & Safety

- HS1. Street lights
- HS2. Benches & street furniture
- HS3. Weather-related installations (shelter, cooling stations)
- HS4. Public restrooms

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
HS1	✓	✓	✓	
HS2	✓	✓		
HS3	✓	✓		
HS4	✓	✓	✓	



APPETIZER: Economic Development

Which items belong in your Daily Community?

What should economic development look like in your Daily Community?

Large companies, small businesses, retail, and office—these are all classic flavors of economic development. Other community components that contribute to economic development include things like tourism, design improvements, entertainment, and celebrating local character.

This appetizer exercise includes various flavors of economic development. Please fill out the chart to let us know where they belong:

NEW DELICACIES

Tourism

- T1. Public art (murals, statues, etc.)
- T2. Aesthetic improvements to streetscapes & landscapes
- T3. Festivals & events
- T4. Farmers' and craft markets
- T5: Other: _____

	<i>In the center of my daily community</i>	<i>In the neighborhood of my daily community</i>	<i>Not in my daily community, but elsewhere in Gwinnett</i>	<i>Send this back to the kitchen! I don't like it.</i>
T1	✓			
T2	✓	✓		
T3	✓	✓		
T4	✓	✓		

Innovative Businesses

- IB1. Start-ups and incubator spaces
- IB2. Food truck festivals
- IB3. Workshops for clean industry
- IB4. Studio spaces for rent
- IB5. Other: _____

	<i>In the center of my daily community</i>	<i>In the neighborhood of my daily community</i>	<i>Not in my daily community, but elsewhere in Gwinnett</i>	<i>Send this back to the kitchen! I don't like it.</i>
IB1	✓	✓		
IB2	✓	✓		
IB3			✓	
IB4			✓	

Entertainment Options

- E1. Concert venues & theatres
- E2. Sit-down restaurants
- E3. Casual restaurants
- E4. Fast food
- E5. Pubs & bars
- E6. Children's recreation (ex. splash pads, playgrounds, etc.)
- E7. Outdoor recreation (urban trails, hiking, biking, etc.)
- E7. Other: _____

	<i>In the center of my daily community</i>	<i>In the neighborhood of my daily community</i>	<i>Not in my daily community, but elsewhere in Gwinnett</i>	<i>Send this back to the kitchen! I don't like it.</i>
E1	✓			
E2	✓	✓		
E3	✓	✓		
E4			✓	
E5	✓			
E6	✓	✓		
E7	✓	✓	✓	
E8				



APPETIZER: Housing

Which items belong in your Daily Community?

What should housing look like in your Daily Community?

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Types

- T1. New single-family subdivisions
- T2. Multi-story apartment complexes
- T3. Mixed housing neighborhoods with townhomes, condos, and clustered single-family homes
- T4. Duplexes, triplexes, quadplexes
- T5. Mixed use buildings with a mix of housing, retail, and office
- T6. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1			✓	
T2	✓			
T3	✓			
T4		✓		
T5	✓			
T6				

Sizes

- S1. Studio/1-bedroom units
- S2. 2-bedroom units
- S3. 3+ bedroom units

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
S1	✓			
S2	✓			
S3	✓			

Attainability/Accessibility

- A1. Starter homes for new homeowners
- A2. High-quality short-term rentals
- A3. High-quality long-term rentals
- A4. Shared living options
- A5. Subsidized housing for low-income families
- A6. Accessory Dwelling Units (ADUs)
- A7. Senior Living
- A8. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1	✓		✓	
A2		✓		
A3	✓			
A4	✓			
A5			✓	
A6	✓	✓	✓	
A7		✓		
A8				



APPETIZER: Transportation

Which items belong in your Daily Community?

What should transportation look like in your Daily Community?

The Daily Community is defined by the places we go within it, but it's also defined by how we get to those places. Within your ideal Daily Community, what does transportation look like? Could it include more opportunities to walk and bike? How does transit figure in? Take a look at our menu items below and tell us which ones belong.

"DAILY" SPECIALS

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- T1. Bus routes with service between Gwinnett communities
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- T3. Shuttles to popular destinations
- T4. On-demand rides accessible through an easy-to-use app

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1	✓	✓	✓	
T2	✓	✓	✓	
T3	✓	✓	✓	
T4	✓	✓	✓	

Active Transportation (Walking, Biking)

- A1. Walking/biking trails surrounded by nature
- A2. Walking/biking trails surrounded by housing and businesses
- A3. Protected bike lanes along existing streets
- A4. Sidewalks connecting businesses
- A5. Sidewalks connecting neighborhoods

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1	✓	✓	✓	
A2	✓	✓	✓	
A3	✓	✓	✓	
A4	✓	✓	✓	
A5	✓	✓	✓	

Vehicular Traffic

- V1. Wider roads to increase traffic flow
- V2. Speed reduction measures (like speed humps and bollards)
- V3. "Complete Streets" with space for vehicles, transit, walking, and greenery
- V4. On-street parking
- V5. Large parking decks/lots

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
V1				✓
V2	✓	✓	✓	
V3	✓	✓		
V4	✓	✓		
V5				✓



APPETIZER: Community Resources

Which items belong in your Daily Community?

Which community resources are important to have in your Daily Community?

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PG1		✓		
PG2		✓		
PG3		✓		
PG4		✓		

Arts & Culture

- AC1. Decorative public art (murals, sculptures)
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AC2	✓			
AC3	✓			
AC4	✓			
AC5	✓			
AC6	✓			

Health & Safety

- HS1. Street lights
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T1		✓		
T2	✓			
T3	✓	✓		
T4	✓			

Innovative Businesses

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IB1	✓			
IB2		✓✓		
IB3			✓	
IB4				

Entertainment Options

- E1. Concert venues & theatres
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- E6. Children's recreation (ex. splash pads, playgrounds, etc.)
- E7. Outdoor recreation (urban trails, hiking, biking, etc.)
- E7. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
E1		✓		
E2		✓		
E3		✓		
E4		✓		
E5	✓✓			
E6	✓			
E7				
E8				



APPETIZER: Housing

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T2		✓		
T3		✓		
T4			✓	
T5		✓		
T6				

Sizes

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- S3. 3+ bedroom units

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
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S2		✓		
S3	✓			

Attainability/Accessibility

- A1. Starter homes for new homeowners
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- A7. Senior Living
- A8. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1	✓			
A2	✓			
A3	✓			
A4	✓			
A5	✓			
A6			✓	
A7		✓		
A8				



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T1		✓		
T2		✓		
T3		✓		
T4		✓		

Active Transportation (Walking, Biking)

- A1. Walking/biking trails surrounded by nature
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- A5. Sidewalks connecting neighborhoods

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A1	✓			
A2	✓			
A3	✓			
A4	✓			
A5	✓			

Vehicular Traffic

- V1. Wider roads to increase traffic flow
- V2. Speed reduction measures (like speed humps and bollards)
- V3. "Complete Streets" with space for vehicles, transit, walking, and greenery
- V4. On-street parking
- V5. Large parking decks/lots

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
V1	✓			
V2	✓			
V3	✓			
V4	✓			
V5	✓			

DESSERT: Your Ideal Public Space

What experiences would you like to have in new public spaces?

Gwinnett County is home to some fantastic public parks and open spaces, but there is a strong desire to have even more public space—especially space that is **activated** in some way.

Below is a box of “chocolates” full of experiences that you might have in activated public spaces. Check off which ones you’d most like to try!

<input checked="" type="checkbox"/> Read 	<input checked="" type="checkbox"/> Eat/picnic 	<input checked="" type="checkbox"/> Socialize 
<input checked="" type="checkbox"/> Work on a laptop 	<input type="checkbox"/> Walk a dog w/ leash 	<input type="checkbox"/> Play w/ a dog no leash 
<input checked="" type="checkbox"/> Be active 	<input type="checkbox"/> Play table games 	<input type="checkbox"/> Climb on structures 
<input checked="" type="checkbox"/> Play yard games 	<input type="checkbox"/> People watch 	<input checked="" type="checkbox"/> Attend events 



APPETIZER: Community Resources

Which items belong in your Daily Community?

Which community resources are important to have in your Daily Community?

The term "Community Resources" covers a lot: from services like public safety infrastructure and education to civic buildings, parks & greenspace, and other amenities. Take a look at the menu below and tell us which items could help cultivate a sense of wellbeing and belonging in your Daily Community

COMFORT FOOD

Parks & Greenspace

- PG1. Large nature parks with hiking trails and outdoor recreation
- PG2. Medium-sized community parks with high-quality facilities for sports
- PG3. Small neighborhood parks with plenty of space and facilities for gathering outdoors
- PG4. Pocket parks within walking distance of other activities

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
PG1	✓	✓		
PG2	✓	✓		
PG3	✓	✓		
PG4	✓	✓		

Arts & Culture

- AC1. Decorative public art (murals, sculptures)
- AC2. Functional public art (painted crosswalks, wayfinding signage)
- AC3. Events marking special occasions, like art fairs or concerts
- AC4. Regular events like pop-up markets, busking, or food truck festivals
- AC5. Educational establishments (libraries, museums)
- AC6. Entertainment establishments (concert halls, game venues)

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
AC1	✓	✓		
AC2	✓	✓		
AC3	✓			
AC4	✓	✓		
AC5	✓	✓		
AC6	✓			

Health & Safety

- HS1. Street lights
- HS2. Benches & street furniture
- HS3. Weather-related installations (shelter, cooling stations)
- HS4. Public restrooms

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
HS1	✓	✓		
HS2	✓	✓		
HS3	✓	✓		
HS4	✓			



APPETIZER: Economic Development

Which items belong in your Daily Community?

What should economic development look like in your Daily Community?

Large companies, small businesses, retail, and office—these are all classic flavors of economic development. Other community components that contribute to economic development include things like tourism, design improvements, entertainment, and celebrating local character.

This appetizer exercise includes various flavors of economic development. Please fill out the chart to let us know where they belong:

“CLASSIC” MENU ITEMS

Retail Destinations

- R1. Walkable, mixed-use districts with a mix of businesses and housing
- R2. Small “main streets” with niche stores
- R3. Large outdoor malls
- R4. Traditional shopping centers with ample parking

Office Types

- O1. Offices above commercial and/or residential uses
- O2. Converted single-family homes
- O3. Stand-alone office buildings
- O4. Co-working spaces

Industry

- I1. Jobs in the warehousing & logistics sectors
- I2. Jobs in technology sectors
- I3. Jobs in arts & media
- I4. Jobs in retail & customer service
- I5: Jobs in other sectors: Food

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
R1	✓	✓		
R2	✓	✓		
R3	✓		✓	
R4				✓

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
O1	✓	✓		
O2	✓	✓		
O3	✓	✓	✓	
O4	✓	✓		

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
I1			✓	
I2			✓	
I3	✓			
I4	✓		✓	
I5	✓			



APPETIZER: Housing

Which items belong in your Daily Community?

What should housing look like in your Daily Community?

Housing makes up the majority of our community's footprint. Of all the appetizers, it is the one that is most customizable depending on the needs of its owners or tenants. You can order housing based on many different parameters: type, size, price point, and more. Below we've included a sampling of some of these. Please fill out the chart to tell us where they belong:

"BUILD-YOUR-OWN" HOUSING TYPE

Types

- T1. New single-family subdivisions
- T2. Multi-story apartment complexes
- T3. Mixed housing neighborhoods with townhomes, condos, and clustered single-family homes
- T4. Duplexes, triplexes, quadplexes
- T5. Mixed use buildings with a mix of housing, retail, and office
- T6. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1				<input checked="" type="checkbox"/>
T2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
T3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
T4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
T5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
T6				

Sizes

- S1. Studio/1-bedroom units
- S2. 2-bedroom units
- S3. 3+ bedroom units

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
S1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
S2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
S3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		

Attainability/Accessibility

- A1. Starter homes for new homeowners
- A2. High-quality short-term rentals
- A3. High-quality long-term rentals
- A4. Shared living options
- A5. Subsidized housing for low-income families
- A6. Accessory Dwelling Units (ADUs)
- A7. Senior Living
- A8. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
A2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
A3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
A4	<input checked="" type="checkbox"/>			
A5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
A6	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
A7	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
A8				



APPETIZER: Transportation

Which items belong in your Daily Community?

What should transportation look like in your Daily Community?

The Daily Community is defined by the places we go within it, but it's also defined by how we get to those places. Within your ideal Daily Community, what does transportation look like? Could it include more opportunities to walk and bike? How does transit figure in? Take a look at our menu items below and tell us which ones belong.

"DAILY" SPECIALS

Transit

- T1. Bus routes with service between Gwinnett communities
- T2. Bus routes with commuter service outside Gwinnett
- T3. Shuttles to popular destinations
- T4. On-demand rides accessible through an easy-to-use app

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1	✓	✓		
T2	✓	✓		
T3	✓	✓		
T4	✓	✓		

Active Transportation (Walking, Biking)

- A1. Walking/biking trails surrounded by nature
- A2. Walking/biking trails surrounded by housing and businesses
- A3. Protected bike lanes along existing streets
- A4. Sidewalks connecting businesses
- A5. Sidewalks connecting neighborhoods

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1	✓	✓		
A2	✓	✓		
A3	✓	✓		
A4	✓	✓		
A5	✓	✓		

MULTI-USE PATHS AWAY FROM

ROADS

Vehicular Traffic

- V1. Wider roads to increase traffic flow
- V2. Speed reduction measures (like speed humps and bollards)
- V3. "Complete Streets" with space for vehicles, transit, walking, and greenery
- V4. On-street parking
- V5. Large parking decks/lots

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
V1				✓
V2	✓	✓		
V3	✓	✓		
V4				✓
V5	✓		✓	✓

lots



APPETIZER: Community Resources

Which items belong in your Daily Community?

Which community resources are important to have in your Daily Community?

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PG1	✓			
PG2				
PG3	✓			
PG4	✓			

Arts & Culture

- AC1. Decorative public art (murals, sculptures)
- AC2. Functional public art (painted crosswalks, wayfinding signage)
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	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
AC1				
AC2	✓			
AC3				
AC4				
AC5	✓			
AC6				

Health & Safety

- HS1. Street lights
- HS2. Benches & street furniture
- HS3. Weather-related installations (shelter, cooling stations)
- HS4. Public restrooms

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
HS1	✓			
HS2			✓	
HS3				
HS4				



APPETIZER: Economic Development

Which items belong in your Daily Community?

What should economic development look like in your Daily Community?

Large companies, small businesses, retail, and office—these are all classic flavors of economic development. Other community components that contribute to economic development include things like tourism, design improvements, entertainment, and celebrating local character.

This appetizer exercise includes various flavors of economic development. Please fill out the chart to let us know where they belong:

NEW DELICACIES

Tourism

- T1. Public art (murals, statues, etc.)
- T2. Aesthetic improvements to streetscapes & landscapes
- T3. Festivals & events
- T4. Farmers' and craft markets
- T5: Other: _____

	<i>In the center of my daily community</i>	<i>In the neighborhood of my daily community</i>	<i>Not in my daily community, but elsewhere in Gwinnett</i>	<i>Send this back to the kitchen! I don't like it.</i>
T1			✓	
T2	✓			
T3		✓		
T4			✓	

Innovative Businesses

- IB1. Start-ups and incubator spaces
- IB2. Food truck festivals
- IB3. Workshops for clean industry
- IB4. Studio spaces for rent
- IB5. Other: _____

	<i>In the center of my daily community</i>	<i>In the neighborhood of my daily community</i>	<i>Not in my daily community, but elsewhere in Gwinnett</i>	<i>Send this back to the kitchen! I don't like it.</i>
IB1		✓		
IB2			✓	
IB3		✓		
IB4			✓	

Entertainment Options

- E1. Concert venues & theatres
- E2. Sit-down restaurants
- E3. Casual restaurants
- E4. Fast food
- E5. Pubs & bars
- E6. Children's recreation (ex. splash pads, playgrounds, etc.)
- E7. Outdoor recreation (urban trails, hiking, biking, etc.)
- E7. Other: _____

	<i>In the center of my daily community</i>	<i>In the neighborhood of my daily community</i>	<i>Not in my daily community, but elsewhere in Gwinnett</i>	<i>Send this back to the kitchen! I don't like it.</i>
E1			✓	
E2	✓			
E3		✓		
E4				✓
E5			✓	
E6			✓	
E7	✓			
E8				



APPETIZER: Housing

Which items belong in your Daily Community?



What should housing look like in your Daily Community?

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- T1. New single-family subdivisions
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- T4. Duplexes, triplexes, quadplexes
- T5. Mixed use buildings with a mix of housing, retail, and office
- T6. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1		✓		
T2				✓
T3				✓
T4				✓
T5				✓
T6			✓	

Sizes

- S1. Studio/1-bedroom units
- S2. 2-bedroom units
- S3. 3+ bedroom units

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
S1				
S2				
S3				

Attainability/Accessibility

- A1. Starter homes for new homeowners
- A2. High-quality short-term rentals
- A3. High-quality long-term rentals
- A4. Shared living options
- A5. Subsidized housing for low-income families
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- A7. Senior Living
- A8. Other: _____

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A1	✓			
A2				✓
A3			✓	
A4	✓			
A5				
A6				
A7			✓	
A8				



APPETIZER: Transportation

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"DAILY" SPECIALS

Transit

- T1. Bus routes with service between Gwinnett communities
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- T3. Shuttles to popular destinations
- T4. On-demand rides accessible through an easy-to-use app

Marta down 78 to Athens

Active Transportation (Walking, Biking)

- A1. Walking/biking trails surrounded by nature
- A2. Walking/biking trails surrounded by housing and businesses
- A3. Protected bike lanes along existing streets
- A4. Sidewalks connecting businesses
- A5. Sidewalks connecting neighborhoods

Vehicular Traffic

- V1. Wider roads to increase traffic flow
- V2. Speed reduction measures (like speed humps and bollards)
- V3. "Complete Streets" with space for vehicles, transit, walking, and greenery
- V4. On-street parking
- V5. Large parking decks/lots

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1	✓			
T2	✓			
T3	✓			
T4		✓		

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A1	✓			
A2			✓	
A3	✓			
A4	✓			
A5	✓			

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V1	✓			
V2		✓		
V3	✓			
V4				
V5				✓

DESSERT: Your Ideal Public Space

What experiences would you like to have in new public spaces?

Gwinnett County is home to some fantastic public parks and open spaces, but there is a strong desire to have even more public space—especially space that is **activated** in some way.

Below is a box of “chocolates” full of experiences that you might have in activated public spaces. Check off which ones you’d most like to try!

Read

Eat/picnic

Socialize

Centerville Center

Work on a laptop

Walk a dog w/ leash

Play w/ a dog no leash

Centerville Library

Be active

Play table games

Climb on structures

Play yard games

People watch

Attend events



APPETIZER: Community Resources

Which items belong in your Daily Community?

Which community resources are important to have in your Daily Community?

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	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
PG1			✓	
PG2		✓		
PG3	✓			
PG4		✓		

Arts & Culture

- AC1. Decorative public art (murals, sculptures)
- AC2. Functional public art (painted crosswalks, wayfinding signage)
- AC3. Events marking special occasions, like art fairs or concerts
- AC4. Regular events like pop-up markets, busking, or food truck festivals
- AC5. Educational establishments (libraries, museums)
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AC1	✓			
AC2		✓		
AC3	✓			
AC4	✓			
AC5	✓			
AC6			✓	

Health & Safety

- HS1. Street lights
- HS2. Benches & street furniture
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HS2	✓			
HS3	✓			
HS4	✓			



APPETIZER: Economic Development

Which items belong in your Daily Community?

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Retail Destinations

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Office Types

- O1. Offices above commercial and/or residential uses
- O2. Converted single-family homes
- O3. Stand-alone office buildings
- O4. Co-working spaces

Industry

- I1. Jobs in the warehousing & logistics sectors
- I2. Jobs in technology sectors
- I3. Jobs in arts & media
- I4. Jobs in retail & customer service
- I5. Jobs in other sectors: _____

*K-12 education,
Collegiate*

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
R1		✓		
R2		✓		
R3			✓	
R4			✓	

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
O1		✓		
O2		✓		
O3		✓		
O4			✓	

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
I1			✓	
I2		✓		
I3	✓			
I4		✓		
I5		✓		



APPETIZER: Housing

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T2	✓			
T3		✓		
T4	✓			
T5		✓		
T6				

Sizes

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- S2. 2-bedroom units
- S3. 3+ bedroom units

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S1	✓			
S2		✓		
S3			✓	

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A1		✓		
A2			✓	
A3		✓		
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A7	✓			
A8				



APPETIZER: Transportation

Which items belong in your Daily Community?



What should transportation look like in your Daily Community?

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T2			✓	
T3		✓		
T4	✓			

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A1			✓	
A2		✓		
A3	✓			
A4		✓		
A5		✓		

Vehicular Traffic

- V1. Wider roads to increase traffic flow
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- V5. Large parking decks/lots

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V1			✓	
V2	✓			
V3	✓			
V4	✓			
V5	✓			

30096

DESSERT: Your Ideal Public Space

What experiences would you like to have in new public spaces?

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Read

Eat/picnic

Socialize

Work on a laptop

Walk a dog w/ leash

Play w/ a dog no leash

Be active

Play table games

Climb on structures

Play yard games

People watch

Attend events

↙
Soccer
B-ball
Baseball
V-ball



APPETIZER: Community Resources

Which items belong in your Daily Community?

Which community resources are important to have in your Daily Community?

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PG2		✓		
PG3		✓		
PG4		✓		

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- AC4. Regular events like pop-up markets, busking, or food truck festivals
- AC5. Educational establishments (libraries, museums)
- AC6. Entertainment establishments (concert halls, game venues)

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
AC1		✓		
AC2		✓		
AC3		✓		
AC4		✓		
AC5		✓		
AC6		✓		

Health & Safety

- HS1. Street lights
- HS2. Benches & street furniture
- HS3. Weather-related installations (shelter, cooling stations)
- HS4. Public restrooms

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
HS1		✓		
HS2		✓		
HS3		✓		
HS4			✓	

Cameras @ lights



APPETIZER: Economic Development

Which items belong in your Daily Community?

What should economic development look like in your Daily Community?

Large companies, small businesses, retail, and office—these are all classic flavors of economic development. Other community components that contribute to economic development include things like tourism, design improvements, entertainment, and celebrating local character.

This appetizer exercise includes various flavors of economic development. Please fill out the chart to let us know where they belong:

NEW DELICACIES

Tourism

- T1. Public art (murals, statues, etc.)
- T2. Aesthetic improvements to streetscapes & landscapes
- T3. Festivals & events
- T4. Farmers' and craft markets
- T5. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1		✓		
T2		✓		
T3		✓		
T4			✓	

Innovative Businesses

- IB1. Start-ups and incubator spaces
- IB2. Food truck festivals
- IB3. Workshops for clean industry
- IB4. Studio spaces for rent
- IB5. Other: Corporate Businesses

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
IB1		100% yes		
IB2		✓		
IB3		✓		
IB4		✓		

Entertainment Options

- E1. Concert venues & theatres
- E2. Sit-down restaurants
- E3. Casual restaurants
- E4. Fast food
- E5. Pubs & bars
- E6. Children's recreation (ex. splash pads, playgrounds, etc.)
- E7. Outdoor recreation (urban trails, hiking, biking, etc.)
- E7. Other: Educational entertainment like Legoland, Botanical Gardens

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
E1		✓		
E2		100% yes		
E3				✓
E4				✓
E5			✓	
E6		✓		
E7		✓		
E8				



APPETIZER: Housing

Which items belong in your Daily Community?

What should housing look like in your Daily Community?

Housing makes up the majority of our community's footprint. Of all the appetizers, it is the one that is most customizable depending on the needs of its owners or tenants. You can order housing based on many different parameters: type, size, price point, and more. Below we've included a sampling of some of these. Please fill out the chart to tell us where they belong:

"BUILD-YOUR-OWN" HOUSING TYPE

Types

- T1. New single-family subdivisions
- T2. Multi-story apartment complexes
- T3. Mixed housing neighborhoods with townhomes, condos, and clustered single-family homes
- T4. Duplexes, triplexes, quadplexes
- T5. Mixed use buildings with a mix of housing, retail, and office
- T6. Other: N/A

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1				✓
T2				✓
T3		✓		
T4		✓		
T5		✓		
T6				

Sizes

- S1. Studio/1-bedroom units
- S2. 2-bedroom units
- S3. 3+ bedroom units

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
S1				✓
S2		✓		
S3		✓		

Attainability/Accessibility

- A1. Starter homes for new homeowners
- A2. High-quality short-term rentals
- A3. High-quality long-term rentals
- A4. Shared living options
- A5. Subsidized housing for low-income families
- A6. Accessory Dwelling Units (ADUs)
- A7. Senior Living
- A8. Other: N/A

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1			✓	
A2		✓		
A3		✓		
A4		✓		
A5		✓		
A6		✓		
A7		✓		
A8				



APPETIZER: Transportation

Which items belong in your Daily Community?

What should transportation look like in your Daily Community?

The Daily Community is defined by the places we go within it, but it's also defined by how we get to those places. Within your ideal Daily Community, what does transportation look like? Could it include more opportunities to walk and bike? How does transit figure in? Take a look at our menu items below and tell us which ones belong.

"DAILY" SPECIALS

Transit

- T1. Bus routes with service between Gwinnett communities
- T2. Bus routes with commuter service outside Gwinnett
- T3. Shuttles to popular destinations
- T4. On-demand rides accessible through an easy-to-use app

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1		✓		
T2		✓		
T3		✓		
T4		✓		

Active Transportation (Walking, Biking)

- A1. Walking/biking trails surrounded by nature
- A2. Walking/biking trails surrounded by housing and businesses
- A3. Protected bike lanes along existing streets
- A4. Sidewalks connecting businesses
- A5. Sidewalks connecting neighborhoods

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1		✓		
A2		✓		
A3		✓		
A4		✓		
A5	✓			

Vehicular Traffic

- V1. Wider roads to increase traffic flow
- V2. Speed reduction measures (like speed humps and bollards)
- V3. "Complete Streets" with space for vehicles, transit, walking, and greenery
- V4. On-street parking
- V5. Large parking decks/lots

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
V1		✓		
V2				✓
V3		✓		
V4			✓	
V5		✓		

DESSERT: Your Ideal Public Space

What experiences would you like to have in new public spaces?

Gwinnett County is home to some fantastic public parks and open spaces, but there is a strong desire to have even more public space—especially space that is **activated** in some way.

Below is a box of “chocolates” full of experiences that you might have in activated public spaces. Check off which ones you'd most like to try!

<input checked="" type="checkbox"/> Read 	<input type="checkbox"/> Eat/picnic 	<input checked="" type="checkbox"/> Socialize 
<input checked="" type="checkbox"/> Work on a laptop 	<input checked="" type="checkbox"/> Walk a dog w/ leash 	<input type="checkbox"/> Play w/ a dog no leash 
<input type="checkbox"/> Be active 	<input type="checkbox"/> Play table games 	<input checked="" type="checkbox"/> Climb on structures 
<input checked="" type="checkbox"/> Play yard games 	<input type="checkbox"/> People watch 	<input checked="" type="checkbox"/> Attend events 



APPETIZER: Community Resources

Which items belong in your Daily Community?

Which community resources are important to have in your Daily Community?

The term “Community Resources” covers a lot: from services like public safety infrastructure and education to civic buildings, parks & greenspace, and other amenities. Take a look at the menu below and tell us which items could help cultivate a sense of wellbeing and belonging in your Daily Community

COMFORT FOOD

Parks & Greenspace

- PG1. Large nature parks with hiking trails and outdoor recreation
- PG2. Medium-sized community parks with high-quality facilities for sports
- PG3. Small neighborhood parks with plenty of space and facilities for gathering outdoors
- PG4. Pocket parks within walking distance of other activities

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
PG1	✓	✓		
PG2			✓	✓
PG3		✓	✓	
PG4	✓	✓		

Arts & Culture

- AC1. Decorative public art (murals, sculptures)
- AC2. Functional public art (painted crosswalks, wayfinding signage)
- AC3. Events marking special occasions, like art fairs or concerts
- AC4. Regular events like pop-up markets, busking, or food truck festivals
- AC5. Educational establishments (libraries, museums)
- AC6. Entertainment establishments (concert halls, game venues)

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
AC1		✓		
AC2			✓	
AC3			✓	
AC4			✓	
AC5			✓	
AC6			✓	

Health & Safety

- HS1. Street lights
- HS2. Benches & street furniture
- HS3. Weather-related installations (shelter, cooling stations)
- HS4. Public restrooms

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
HS1	✓	✓	✓	
HS2			✓	
HS3		✓		
HS4	✓	✓		



APPETIZER: Community Resources

Which items belong in your Daily Community?

Which community resources are important to have in your Daily Community?

The term "Community Resources" covers a lot: from services like public safety infrastructure and education to civic buildings, parks & greenspace, and other amenities. Take a look at the menu below and tell us which items could help cultivate a sense of wellbeing and belonging in your Daily Community

COMFORT FOOD

Parks & Greenspace

- PG1. Large nature parks with hiking trails and outdoor recreation
- PG2. Medium-sized community parks with high-quality facilities for sports
- PG3. Small neighborhood parks with plenty of space and facilities for gathering outdoors
- PG4. Pocket parks within walking distance of other activities

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
PG1		✓		
PG2		✓	✓	
PG3		✓		
PG4	✓	✓		

Arts & Culture

- AC1. Decorative public art (murals, sculptures)
- AC2. Functional public art (painted crosswalks, wayfinding signage)
- AC3. Events marking special occasions, like art fairs or concerts
- AC4. Regular events like pop-up markets, busking, or food truck festivals
- AC5. Educational establishments (libraries, museums)
- AC6. Entertainment establishments (concert halls, game venues)

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
AC1			✓	✓
AC2	✓	✓		
AC3		✓		
AC4		✓		
AC5	✓	✓		
AC6		✓		✓

Health & Safety

- HS1. Street lights
- HS2. Benches & street furniture
- HS3. Weather-related installations (shelter, cooling stations)
- HS4. Public restrooms

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
HS1	✓	✓		
HS2		✓		
HS3		✓		
HS4		✓		✓



APPETIZER: Economic Development

Which items belong in your Daily Community?

What should economic development look like in your Daily Community?

Large companies, small businesses, retail, and office—these are all classic flavors of economic development. Other community components that contribute to economic development include things like tourism, design improvements, entertainment, and celebrating local character.

This appetizer exercise includes various flavors of economic development. Please fill out the chart to let us know where they belong:

NEW DELICACIES

Tourism

- T1. Public art (murals, statues, etc.)
- T2. Aesthetic improvements to streetscapes & landscapes
- T3. Festivals & events
- T4. Farmers' and craft markets
- T5: Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1		✓	✓	
T2	✓			
T3			✓	
T4			✓	

Innovative Businesses

- IB1. Start-ups and incubator spaces
- IB2. Food truck festivals
- IB3. Workshops for clean industry
- IB4. Studio spaces for rent
- IB5. Other: *repurpose spaces*
vacant

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
IB1		✓		
IB2		✓		
IB3			✓	
IB4				

Entertainment Options

- E1. Concert venues & theatres
- E2. Sit-down restaurants
- E3. Casual restaurants
- E4. Fast food
- E5. Pubs & bars
- E6. Children's recreation (ex. splash pads, playgrounds, etc.)
- E7. Outdoor recreation (urban trails, hiking, biking, etc.)
- E7. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
E1			✓	
E2			✓	
E3		✓	✓	
E4			✓	
E5	✓		✓	
E6	✓			
E7	✓	✓		
E8				



APPETIZER: Economic Development

Which items belong in your Daily Community?

What should economic development look like in your Daily Community?

Large companies, small businesses, retail, and office—these are all classic flavors of economic development. Other community components that contribute to economic development include things like tourism, design improvements, entertainment, and celebrating local character.

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NEW DELICACIES

Tourism

- T1. Public art (murals, statues, etc.)
- T2. Aesthetic improvements to streetscapes & landscapes
- T3. Festivals & events
- T4. Farmers' and craft markets
- T5: Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1			✓	
T2		✓		
T3			✓	
T4			✓	

Innovative Businesses

- IB1. Start-ups and incubator spaces
- IB2. Food truck festivals
- IB3. Workshops for clean industry
- IB4. Studio spaces for rent
- IB5: Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
IB1		✓		
IB2			✓	
IB3		✓		
IB4				

Entertainment Options

- E1. Concert venues & theatres
- E2. Sit-down restaurants
- E3. Casual restaurants
- E4. Fast food
- E5. Pubs & bars
- E6. Children's recreation (ex. splash pads, playgrounds, etc.)
- E7. Outdoor recreation (urban trails, hiking, biking, etc.)
- E7: Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
E1			✓	
E2	✓	✓		
E3	✓	✓		
E4	✓	✓		
E5	✓	✓		
E6			✓	
E7			✓	
E8				



APPETIZER: Housing

Which items belong in your Daily Community?

What should housing look like in your Daily Community?

Housing makes up the majority of our community's footprint. Of all the appetizers, it is the one that is most customizable depending on the needs of its owners or tenants. You can order housing based on many different parameters: type, size, price point, and more. Below we've included a sampling of some of these. Please fill out the chart to tell us where they belong:

"BUILD-YOUR-OWN" HOUSING TYPE

Types

- T1. New single-family subdivisions
- T2. Multi-story apartment complexes
- T3. Mixed housing neighborhoods with townhomes, condos, and clustered single-family homes
- T4. Duplexes, triplexes, quadplexes
- T5. Mixed use buildings with a mix of housing, retail, and office
- T6. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1	✓			✓
T2			✓	
T3			✓	
T4			✓	
T5	✓			✓
T6		✓	✓	

Sizes

- S1. Studio/1-bedroom units
- S2. 2-bedroom units
- S3. 3+ bedroom units

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
S1			✓	
S2		✓		
S3		✓		

Attainability/Accessibility

- A1. Starter homes for new homeowners
- A2. High-quality short-term rentals
- A3. High-quality long-term rentals
- A4. Shared living options
- A5. Subsidized housing for low-income families
- A6. Accessory Dwelling Units (ADUs)
- A7. Senior Living
- A8. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1	✓	✓		
A2			✓	✓
A3		✓		
A4	✓	✓		
A5			✓	
A6	✓	✓		
A7		✓		
A8				



APPETIZER: Housing

Which items belong in your Daily Community?

What should housing look like in your Daily Community?

Housing makes up the majority of our community's footprint. Of all the appetizers, it is the one that is most customizable depending on the needs of its owners or tenants. You can order housing based on many different parameters: type, size, price point, and more. Below we've included a sampling of some of these. Please fill out the chart to tell us where they belong:

"BUILD-YOUR-OWN" HOUSING TYPE

Types

- T1. New single-family subdivisions
- T2. Multi-story apartment complexes
- T3. Mixed housing neighborhoods with townhomes, condos, and clustered single-family homes
- T4. Duplexes, triplexes, quadplexes
- T5. Mixed use buildings with a mix of housing, retail, and office
- T6. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1			✓	
T2			✓	
T3				✓
T4				✓
T5				✓
T6				

Sizes

- S1. Studio/1-bedroom units
- S2. 2-bedroom units
- S3. 3+ bedroom units

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
S1		✓		
S2		✓		
S3		✓		

Attainability/Accessibility

- A1. Starter homes for new homeowners
- A2. High-quality short-term rentals
- A3. High-quality long-term rentals
- A4. Shared living options
- A5. Subsidized housing for low-income families
- A6. Accessory Dwelling Units (ADUs)
- A7. Senior Living
- A8. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1		✓		
A2		✓		
A3		✓		
A4			✓	
A5			✓	
A6			✓	
A7	✓	✓		
A8				



APPETIZER: Transportation

Which items belong in your Daily Community?

What should transportation look like in your Daily Community?

The Daily Community is defined by the places we go within it, but it's also defined by how we get to those places. Within your ideal Daily Community, what does transportation look like? Could it include more opportunities to walk and bike? How does transit figure in? Take a look at our menu items below and tell us which ones belong.

"DAILY" SPECIALS

Transit

- T1. Bus routes with service between Gwinnett communities
- T2. Bus routes with commuter service outside Gwinnett
- T3. Shuttles to popular destinations
- T4. On-demand rides accessible through an easy-to-use app

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1		✓		
T2		✓		
T3		✓		
T4		✓		

Active Transportation (Walking, Biking)

- A1. Walking/biking trails surrounded by nature
- A2. Walking/biking trails surrounded by housing and businesses
- A3. Protected bike lanes along existing streets
- A4. Sidewalks connecting businesses
- A5. Sidewalks connecting neighborhoods

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1	✓			
A2	✓			
A3	✓	✓		
A4				
A5		✓		

Vehicular Traffic

- V1. Wider roads to increase traffic flow
- V2. Speed reduction measures (like speed humps and bollards)
- V3. "Complete Streets" with space for vehicles, transit, walking, and greenery
- V4. On-street parking
- V5. Large parking decks/lots

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
V1				✓
V2	✓			
V3				✓
V4				✓
V5			✓	✓



APPETIZER: Transportation

Which items belong in your Daily Community?

What should transportation look like in your Daily Community?

The Daily Community is defined by the places we go within it, but it's also defined by how we get to those places. Within your ideal Daily Community, what does transportation look like? Could it include more opportunities to walk and bike? How does transit figure in? Take a look at our menu items below and tell us which ones belong.

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- T4. On-demand rides accessible through an easy-to-use app

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1	↘	↘		
T2	↘	↘		
T3	↘	↘	↘	
T4	↘	↘	↘	

Active Transportation (Walking, Biking)

- A1. Walking/biking trails surrounded by nature
- A2. Walking/biking trails surrounded by housing and businesses
- A3. Protected bike lanes along existing streets
- A4. Sidewalks connecting businesses
- A5. Sidewalks connecting neighborhoods

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1		↘	↘	
A2		↘		
A3			↘	
A4			↘	
A5	↘	↘		

Vehicular Traffic

- V1. Wider roads to increase traffic flow
- V2. Speed reduction measures (like speed humps and bollards)
- V3. "Complete Streets" with space for vehicles, transit, walking, and greenery
- V4. On-street parking
- V5. Large parking decks/lots

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
V1	↘	↘	no extra lanes on major streets	
V2	↘	↘		
V3		↘	↘	
V4	↘	↘		
V5		↘	↘	



APPETIZER: Housing

Which items belong in your Daily Community?

30078

What should housing look like in your Daily Community?

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"BUILD-YOUR-OWN" HOUSING TYPE

Types

- T1. New single-family subdivisions
- T2. Multi-story apartment complexes
- T3. Mixed housing neighborhoods with townhomes, condos, and clustered single-family homes
- T4. Duplexes, triplexes, quadplexes
- T5. Mixed use buildings with a mix of housing, retail, and office
- T6. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1			✓	
T2	✓			
T3	✓			
T4	✓			
T5	✓			
T6	✓			

Sizes

- S1. Studio/1-bedroom units
- S2. 2-bedroom units
- S3. 3+ bedroom units

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
S1	✓			
S2		✓		
S3	✓			

Attainability/Accessibility

- A1. Starter homes for new homeowners
- A2. High-quality short-term rentals
- A3. High-quality long-term rentals
- A4. Shared living options
- A5. Subsidized housing for low-income families
- A6. Accessory Dwelling Units (ADUs)
- A7. Senior Living
- A8. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1			✓	
A2	✓			
A3		✓		
A4	✓			
A5				
A6	✓			
A7				✓
A8				



APPETIZER: Economic Development

Which items belong in your Daily Community?

What should economic development look like in your Daily Community?

Large companies, small businesses, retail, and office—these are all classic flavors of economic development. Other community components that contribute to economic development include things like tourism, design improvements, entertainment, and celebrating local character.

This appetizer exercise includes various flavors of economic development. Please fill out the chart to let us know where they belong:

NEW DELICACIES

Tourism

- T1. Public art (murals, statues, etc.)
- T2. Aesthetic improvements to streetscapes & landscapes
- T3. Festivals & events
- T4. Farmers' and craft markets
- T5: Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1	X			
T2	X			
T3		X		
T4	X			

Innovative Businesses

- IB1. Start-ups and incubator spaces
- IB2. Food truck festivals
- IB3. Workshops for clean industry
- IB4. Studio spaces for rent
- IB5: Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
IB1		X		
IB2		X		
IB3	X			
IB4			X	

Entertainment Options

- E1. Concert venues & theatres
- E2. Sit-down restaurants
- E3. Casual restaurants
- E4. Fast food
- E5. Pubs & bars
- E6. Children's recreation (ex. splash pads, playgrounds, etc.)
- E7. Outdoor recreation (urban trails, hiking, biking, etc.)
- E7: Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
E1			X	
E2		X		
E3		X		
E4			X	
E5		X		
E6		X		
E7	X			
E8				

DESSERT: Your Ideal Public Space

What experiences would you like to have in new public spaces?

Gwinnett County is home to some fantastic public parks and open spaces, but there is a strong desire to have even more public space—especially space that is **activated** in some way.

Below is a box of “chocolates” full of experiences that you might have in activated public spaces. Check off which ones you'd most like to try!

Read

 A public space featuring a white bookshelf on wheels with various books. People are sitting on white ottomans and reading. In the background, there's a playground and a blue canopy.

Eat/picnic

 A group of four people (two women and two men) are sitting around a white table, eating and talking. They are outdoors in a public space with buildings in the background.

Socialize

 An outdoor cafe or social area with many people sitting at tables. There are green awnings and a modern building in the background.

Work on a laptop

 Two people are sitting on a wooden bench outdoors. One person is using a laptop. There are trees and a white wall in the background.

Walk a dog w/ leash

 A woman in a white dress is walking a light-colored dog on a leash on a paved path in a park. There are trees and a black lamppost.

Play w/ a dog no leash

 A large, fluffy dog is lying on a grassy lawn at night. There are lights and people in the background, suggesting a dog park or event.

Be active

 Three children are playing in a park. One child is jumping, and two others are watching. There are trees and a building in the background.

Play table games

 People are sitting at an outdoor table playing board games. There are benches and trees in the background.

Climb on structures

 Children are playing on a playground structure with a blue slide and various climbing elements. There are trees and other people in the background.

Play yard games

 Two people are playing yard games in a park. One person is wearing a blue shirt and the other a dark hoodie. There are trees and a fence in the background.

People watch

 Two people are sitting on a bench, looking towards a crowd of people in a public space. There are trees and a building in the background.

Attend events

 A busy public space with many people walking around. There are trees, a building, and what looks like a market or event area.

DESSERT: Your Ideal Public Space

What experiences would you like to have in new public spaces?

Gwinnett County is home to some fantastic public parks and open spaces, but there is a strong desire to have even more public space—especially space that is **activated** in some way.

Below is a box of “chocolates” full of experiences that you might have in activated public spaces. Check off which ones you’d most like to try!

Read

Eat/picnic

Socialize

Work on a laptop

Walk a dog w/ leash

Play w/ a dog no leash

Be active

Play table games

Climb on structures

Play yard games

People watch

Attend events

DESSERT: Your Ideal Public Space

What experiences would you like to have in new public spaces?

Gwinnett County is home to some fantastic public parks and open spaces, but there is a strong desire to have even more public space—especially space that is **activated** in some way.

Below is a box of “chocolates” full of experiences that you might have in activated public spaces. Check off which ones you’d most like to try!

<input checked="" type="checkbox"/> Read 	<input checked="" type="checkbox"/> Eat/picnic 	<input type="checkbox"/> Socialize 
<input type="checkbox"/> Work on a laptop 	<input type="checkbox"/> Walk a dog w/ leash 	<input type="checkbox"/> Play w/ a dog no leash 
<input type="checkbox"/> Be active 	<input checked="" type="checkbox"/> Play table games 	<input type="checkbox"/> Climb on structures 
<input checked="" type="checkbox"/> Play yard games 	<input type="checkbox"/> People watch 	<input checked="" type="checkbox"/> Attend events 

DAILY COMMUNITY CAFÉ #2

(Planning Area 2)



* 35 in smaller areas

FIVE FORKS SOUTH

We have divided Gwinnett County up into a series of smaller communities so we can dig into details. This is our first pass on what we are calling the Five Forks South area. What do you think?

STEP 1: DRAW THE CENTER

We see the unofficial retail/community "center" in this area being at the intersection of Five Forks Trickum and Killian Hill Rd.

Q: What do you see as the center of Five Forks South? Take a **RED MARKER** and draw the boundary you think matches the "center" of this community.

STEP 2: ADJUST NEIGHBORHOODS

Q: We've identified several neighborhoods that could "feed" into this Daily Community. Do you think these boundaries are accurate?

Please use the **BLACK MARKER** to make any suggested changes.

STEP 3: PLACE CHIPS

Based on our analysis, we believe Five Forks South can expect to absorb its "fair share" of the growth coming to Gwinnett. Help us figure out what that looks like! **Only place chips in the "Chip Zones."** Refer to your reference sheet for guidance.



FAIR SHARE OF GROWTH:
650 units

5300
51, 52 *

FIVE FORKS SOUTH

Mtn Park East

We have divided Gwinnett County up into a series of smaller communities so we can dig into details. This is our first pass on what we are calling the Five Forks South area. What do you think?

STEP 1: DRAW THE CENTER

We see the unofficial retail/community "center" in this area being at the intersection of Five Forks Trickum and Killian Hill Rd.

Q: What do you see as the center of Five Forks South? Take a **RED MARKER** and draw the boundary you think matches the "center" of this community.

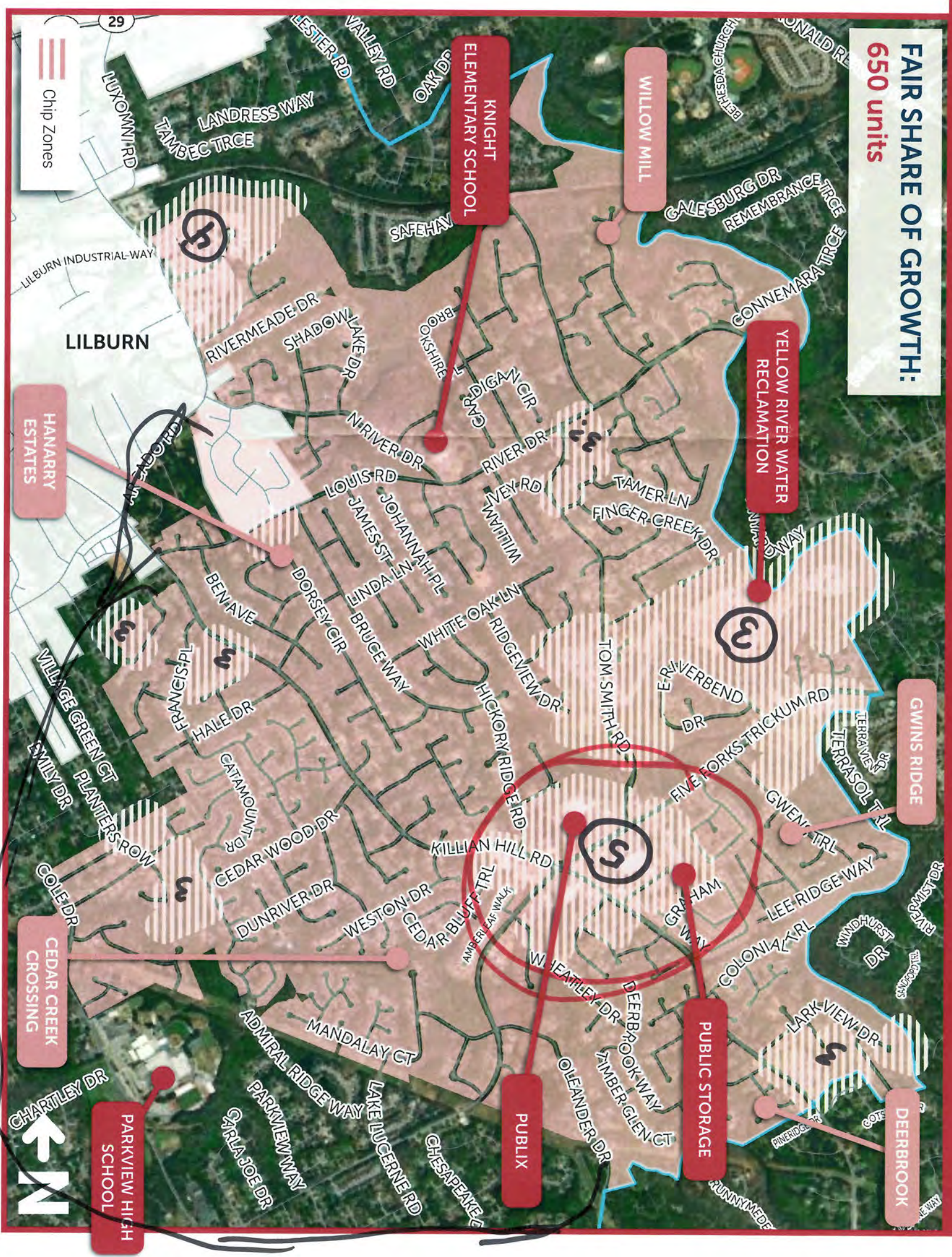
STEP 2: ADJUST NEIGHBORHOODS

Q: We've identified several neighborhoods that could "feed" into this Daily Community. Do you think these boundaries are accurate? Please use the **BLACK MARKER** to make any suggested changes.

STEP 3: PLACE CHIPS

Based on our analysis, we believe Five Forks South can expect to absorb its "fair share" of the growth coming to Gwinnett. Help us figure out what that looks like! **Only place chips in the "Chip Zones."** Refer to your reference sheet for guidance.

**FAIR SHARE OF GROWTH:
650 units**



We have identified areas (the "Chip Zone") that are more likely to develop or redevelop in the next 20 years. We expect these areas can support redevelopment into both **residential** and **non-residential** uses.

**FAIR SHARE OF GROWTH:
650 units**

QUESTION 1:

Which non-residential types are appropriate for the center you drew?

Check all that apply.



Small Corner Stores



Street-Facing Storefronts



Stand-Alone Offices



Walkable Shopping Areas

Anything we missed? Write it in: _____

QUESTION 2:

Which residential types are appropriate for this area?

Using the chips you've been given, help us identify where new housing can go to support the retail you chose. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map's "Chip Zone." Each chip is worth **50** housing units. (Chips are not to scale.)



Missing Middle Housing
(2-16 unit buildings)

3



Townhomes

3



Multi-Family

4



Mixed Use

5

FIVE FORKS SOUTH

We have identified areas (the “Chip Zone”) that are more likely to develop or redevelop in the next 20 years. We expect these areas can support redevelopment into both **residential** and **non-residential** uses.

**FAIR SHARE OF GROWTH:
650 units**

QUESTION 1:

Which non-residential types are appropriate for the center you drew?

Check all that apply.



Anything we missed? Write it in: ground floor retail with residential above

QUESTION 2:

Which residential types are appropriate for this area?

Using the chips you've been given, help us identify where new housing can go to support the retail you chose. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map's “Chip Zone.” Each chip is worth **50** housing units. (Chips are not to scale.)



3

3

4

5

CHEF'S RECOMMENDED COMBO:
3 sets of missing middle housing, 1 set of multi-family

There are areas of the County that would likely consider the incorporated cities as their “center”—like these neighborhoods around Lilburn, some of which are aligned with the Lilburn CID boundary.

This is our first pass at determining that area. What do you think?

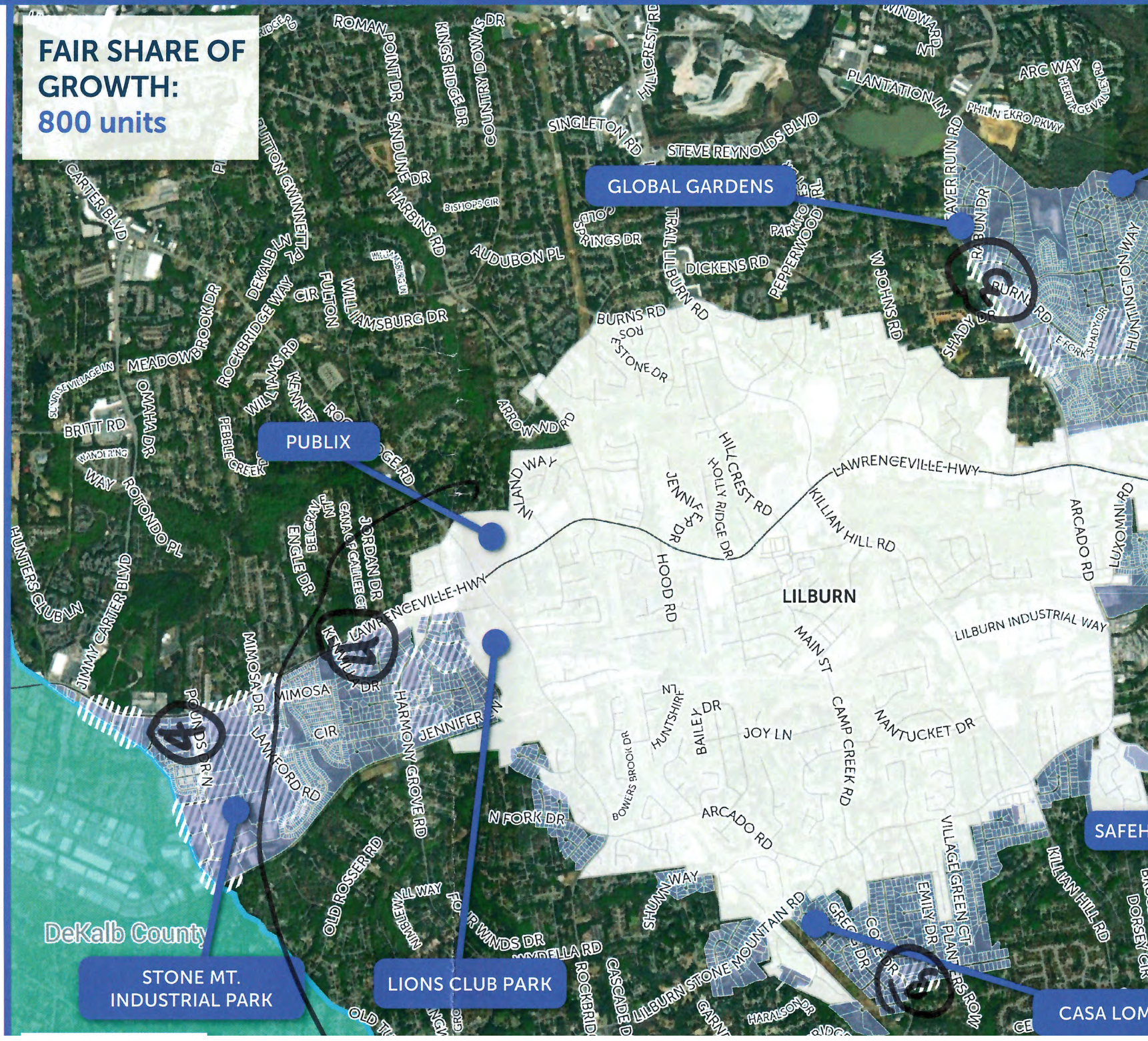
STEP 1: ADJUST NEIGHBORHOODS

Q: We’ve identified several neighborhoods that could “feed” into Lilburn. Do you think these boundaries are accurate?

Please use the **BLACK MARKER** to make any suggested changes.

STEP 2: PLACE CHIPS

Based on our analysis, we believe Greater Lilburn can expect to absorb its “fair share” of the growth coming to Gwinnett. Help us figure out what that looks like! **Only place chips in the “Chip Zones.” Refer to your reference sheet for guidance.**



FAIR SHARE OF GROWTH: 800 units

We have identified areas (the “Chip Zone”) that are more likely to develop or redevelop in the next 20 years. We expect these areas can support potential redevelopment into **residential** and **non-residential** uses.

QUESTION 1:

Do any of these non-residential uses belong in areas of Greater Lilburn?

Consult your map and check all that apply.



Small Corner Stores



Street-Facing Storefronts



Stand-Alone Offices



Walkable Shopping Areas



Anything we missed? Write it in: _____

QUESTION 2:

Which residential types are appropriate for this area?

Using the chips you've been given, help us identify where new housing can go. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map's “Chip Zone.” Each chip is worth **50** housing units. (Chips are not to scale.)



Missing Middle Housing
(2-16 unit buildings)

3



Townhomes

3



Multi-Family

4



Mixed Use

5

We've designated some areas of Gwinnett County as larger "destination areas." This is our first pass at delineating the borders of the Gwinnett Place area. What do you think?

STEP 1: DRAW THE CENTER

We see the unofficial retail "center" in this area being focused on the commercial areas around Gwinnett Place mall.

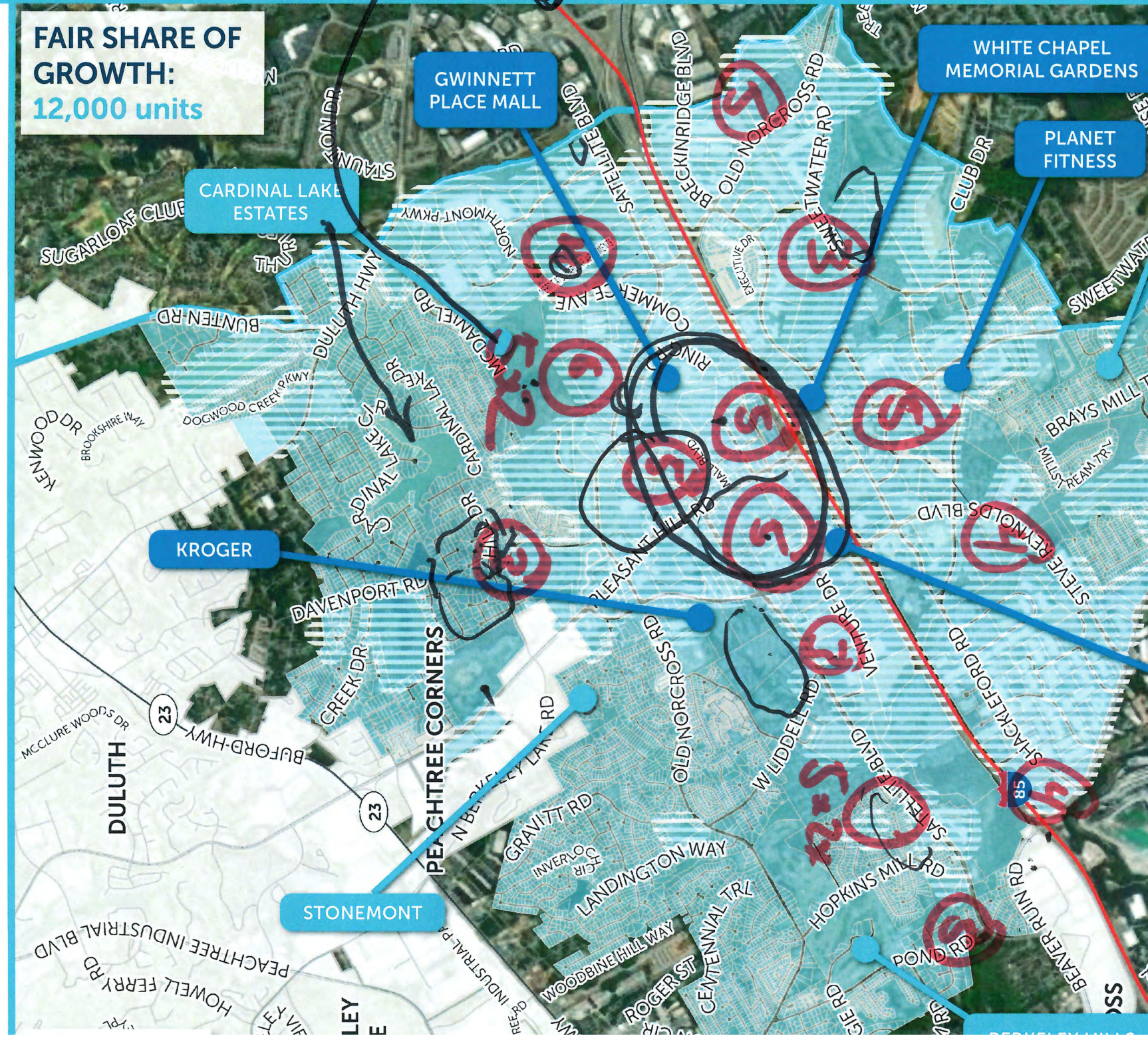
Q: What do you see as the center of Gwinnett Place? Take a **RED MARKER** and draw the boundary you think matches the "center" of this community.

STEP 2: ADJUST NEIGHBORHOODS

Q: We've identified several neighborhoods that could "feed" into the Gwinnett Place area. Do you think these boundaries are accurate? Please use the **BLACK MARKER** to make any suggested changes.

STEP 3: PLACE CHIPS

Based on our analysis, we believe Gwinnett Place can expect to absorb its "fair share" of the growth coming to Gwinnett. Help us figure out what that



FAIR SHARE OF GROWTH:
12,000 units

We have identified areas (the "Chip Zone") that are more likely to develop or redevelop in the next 20 years. We expect these areas can support redevelopment into both **residential** and **non-residential** uses.

QUESTION 1:

Which non-residential types are appropriate for the center you drew?

Check all that apply.

 <p>Street-Facing Storefronts</p> <input checked="" type="checkbox"/>	 <p>Stand-Alone Offices</p> <input checked="" type="checkbox"/>	 <p>Walkable Shopping Areas</p> <input type="checkbox"/>	 <p>Entertainment Destinations</p> <input type="checkbox"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------

Anything we missed? Write it in: _____

QUESTION 2:

Which residential types are appropriate for this area?

Using the chips you've been given, help us identify where new housing can go to support the retail you chose. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map's "Chip Zone." Each chip is worth **200** housing units. (Chips are not to scale.)

 <p>Missing Middle Housing (2-16 unit buildings)</p> <p>3</p>	 <p>Townhomes</p> <p>3</p>	 <p>Multi-Family</p> <p>4</p>	 <p>Mixed Use</p> <p>5</p>
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There are areas of the County that would likely consider the incorporated cities as their “center”—like these neighborhoods around Duluth.

This is our first pass at determining that area. What do you think?

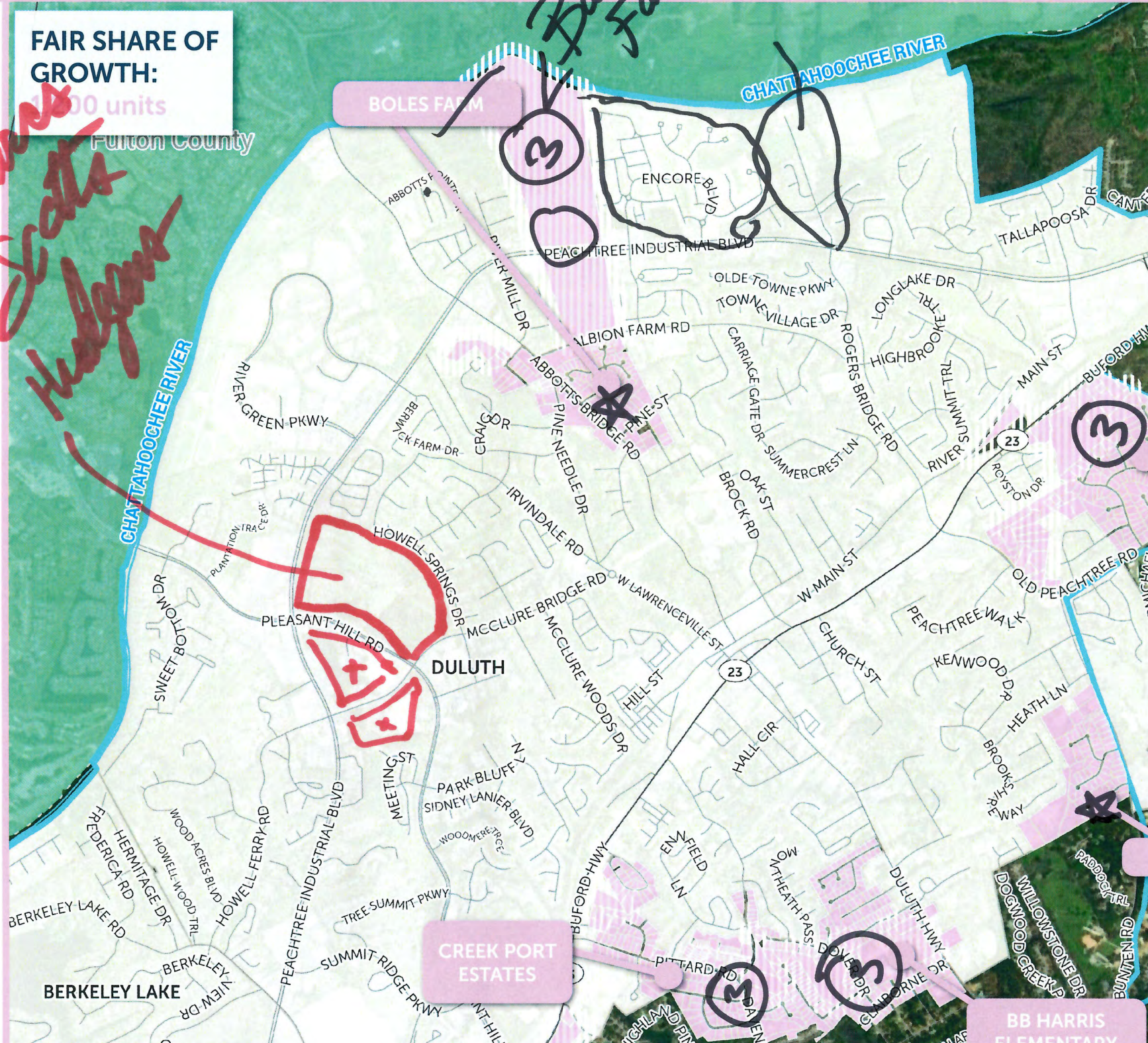
STEP 1: ADJUST NEIGHBORHOODS

Q: We’ve identified several neighborhoods that could “feed” into Duluth. Do you think these boundaries are accurate?

Please use the **BLACK MARKER** to make any suggested changes.

STEP 2: PLACE CHIPS

Based on our analysis, we believe Greater Duluth can expect to absorb its “fair share” of the growth coming to Gwinnett. Help us figure out what that looks like! **Only place chips in the “Chip Zones.” Refer to your reference sheet for guidance.**



FAIR SHARE OF GROWTH: 1,200 units

We have identified areas (the "Chip Zone") that are more likely to develop or redevelop in the next 20 years. We expect these areas can support potential redevelopment into **residential** and **non-residential** uses.

QUESTION 1:

Do any of these non-residential uses belong in areas of Greater Duluth?

Consult your map and check all that apply.



Anything we missed? Write it in:

QUESTION 2:

Which residential types are appropriate for this area?

Using the chips you've been given, help us identify where new housing can go. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map's "Chip Zone." Each chip is worth **100** housing units. (Chips are not to scale.)



Missing Middle Housing
(2-16 unit buildings)

3



Townhomes

3



Multi-Family

4



Mixed Use

5

There are areas of the County that would likely consider the incorporated cities as their “center”—like these neighborhoods around Duluth.

This is our first pass at determining that area. What do you think?

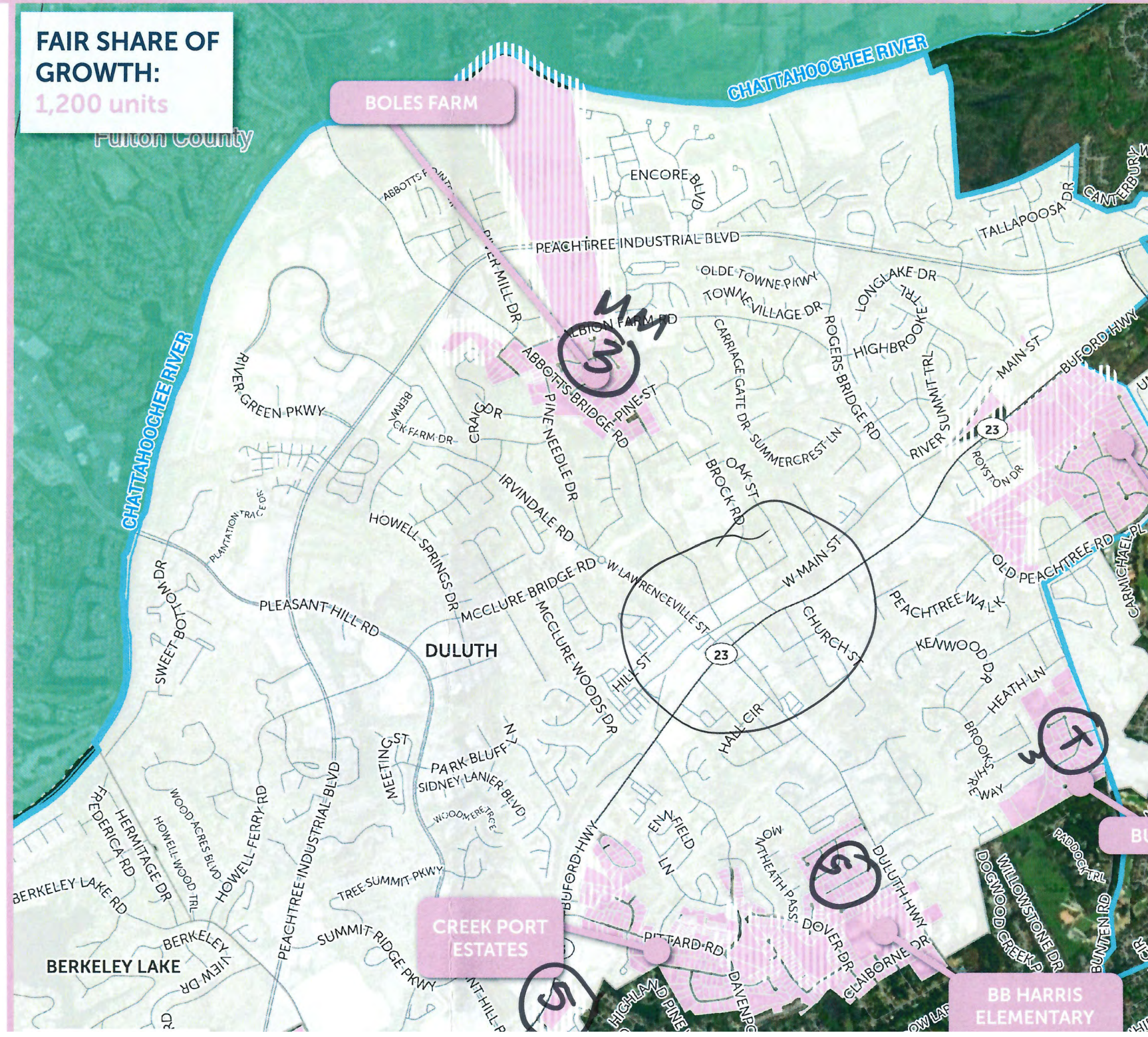
STEP 1: ADJUST NEIGHBORHOODS

Q: We’ve identified several neighborhoods that could “feed” into Duluth. Do you think these boundaries are accurate?

Please use the **BLACK MARKER** to make any suggested changes.

STEP 2: PLACE CHIPS

Based on our analysis, we believe Greater Duluth can expect to absorb its “fair share” of the growth coming to Gwinnett. Help us figure out what that looks like! **Only place chips in the “Chip Zones.” Refer to your reference sheet for guidance.**



FAIR SHARE OF GROWTH:
1,200 units

We have identified areas (the “Chip Zone”) that are more likely to develop or redevelop in the next 20 years. We expect these areas can support potential redevelopment into **residential** and **non-residential** uses.

QUESTION 1:

Do any of these non-residential uses belong in areas of Greater Duluth?

Consult your map and check all that apply.



Anything we missed? Write it in: _____

QUESTION 2:

Which residential types are appropriate for this area?

Using the chips you've been given, help us identify where new housing can go. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map's “Chip Zone.” Each chip is worth **100** housing units. (Chips are not to scale.)



We have divided Gwinnett County up into a series of smaller communities so we can dig into details. This is our first pass on what we are calling the Jimmy Carter Daily Community. What do you think?

STEP 1: DRAW THE CENTER

There are a few commercial hubs in the Jimmy Carter area -- we feel the most prominent one is located at the intersection of Jimmy Carter Boulevard and Rockbridge Rd.

Q: What do you see as the center of Jimmy Carter? Take a **RED MARKER** and draw the boundary you think matches the "center" of this community.

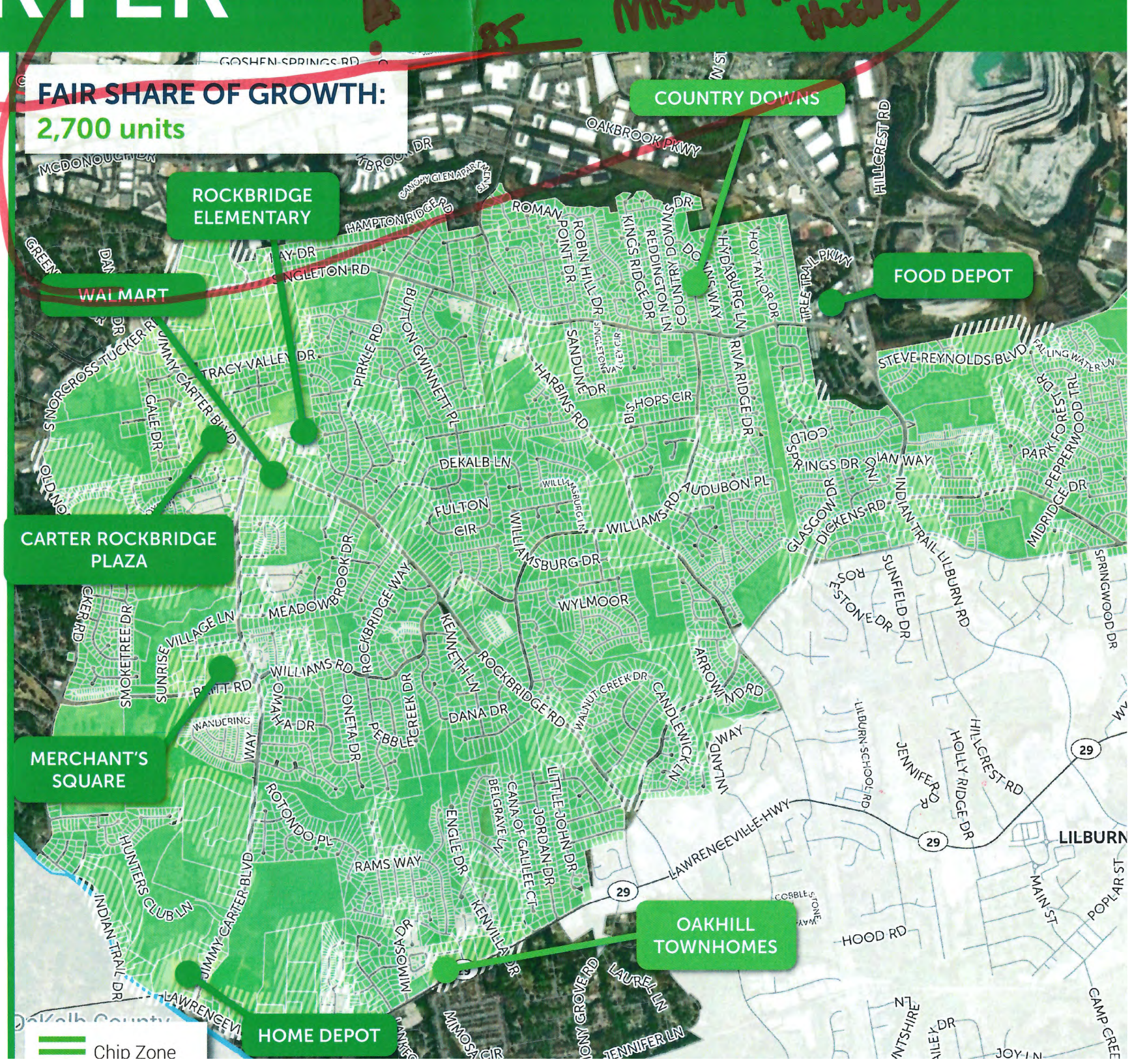
STEP 2: ADJUST NEIGHBORHOODS

Q: We've identified several neighborhoods that could "feed" into this Daily Community. Do you think these boundaries are accurate?

Please use the **BLACK MARKER** to make any suggested changes.

STEP 3: PLACE CHIPS

Based on our analysis, we believe Jimmy Carter can expect to absorb its "fair share" of the growth coming to Gwinnett. Help us figure out what that



We have identified areas (the "Chip Zone") that are more likely to develop or redevelop in the next 20 years. We expect these areas can support redevelopment into both **residential** and **non-residential** uses.

FAIR SHARE OF GROWTH:
2,700 units

QUESTION 1:

Which non-residential types are appropriate for the center you drew?

Check all that apply.



Small Corner Stores



Street-Facing Storefronts



Stand-Alone Offices



Walkable Shopping Areas

Anything we missed? Write it in: _____

QUESTION 2:


Which residential types are appropriate for this area?

Using the chips you've been given, help us identify where new housing can go to support the retail you chose. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map's "Chip Zone." Each chip is worth **100** housing units. (Chips are not to scale.)




Missing Middle Housing
(2-16 unit buildings)

3




Townhomes

3



Multi-Family

4



Mixed Use

5

-mult-family

Beaver Run - Hong Kong Supersat

Gender

Missing

Housing

Middle School

- Multifamily

- Senior Center

We have identified areas (the "Chip Zone") that are more likely to develop or redevelop in the next 20 years. We expect these areas can support redevelopment into both **residential** and **non-residential** uses.

FAIR SHARE OF GROWTH:
420 units

QUESTION 1:

Which non-residential types are appropriate for the center you drew?

Check all that apply.



Small Corner Stores



Street-Facing Storefronts



Stand-Alone Offices



Walkable Shopping Areas



Anything we missed? Write it in: _____

QUESTION 2:

Which residential types are appropriate for this area?

Using the chips you've been given, help us identify where new housing can go to support the retail you chose. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map's "Chip Zone." Each chip is worth **20** housing units. (Chips are not to scale.)



Missing Middle Housing
(2-16 unit buildings)

3



Townhomes

3



Multi-Family

4



Mixed Use

5

MOUNTAIN PARK

We have divided Gwinnett County up into a series of smaller communities so we can dig into details. This is our first pass on delineating the boundaries of the Mountain Park area. What do you think?

STEP 1: DRAW THE CENTER

We see the unofficial retail/community "center" in this area being the commercial core at the intersection of Five Forks Trickum and Rockbridge Rd.

Q: What do you see as the center of Mountain Park? Take a **RED MARKER** and draw the boundary you think matches the "center" of this community.

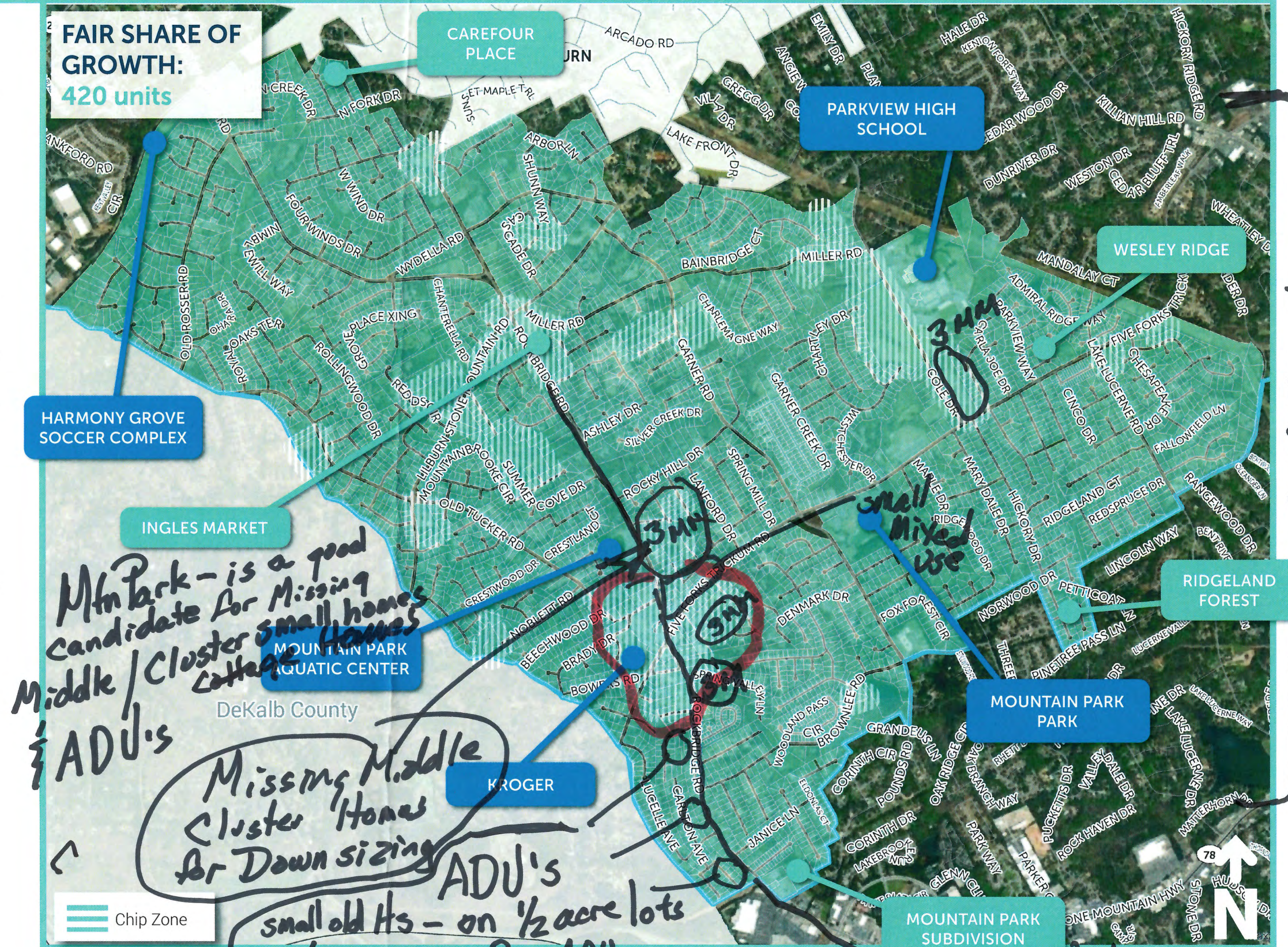
STEP 2: ADJUST NEIGHBORHOODS

Q: We've identified several neighborhoods that "feed" into this Daily Community. Do you think these boundaries are accurate?

Please use the **BLACK MARKER** to make any suggested changes.

STEP 3: PLACE CHIPS

Based on our analysis, we believe Mountain Park can expect to absorb its "fair share" of the growth coming to Gwinnett. Help us figure out what that looks like! **Only place chips in the "Chip Zones."** Refer to your reference sheet for guidance.



COMBINE w/ SPARK SOUTH

ALL The Way to US 78

We have identified areas (the "Chip Zone") that are more likely to develop or redevelop in the next 20 years. We expect these areas can support redevelopment into both **residential** and **non-residential** uses.

FAIR SHARE OF GROWTH:
420 units

QUESTION 1:

Which non-residential types are appropriate for the center you drew?

Check all that apply.



Small Corner Stores



Street-Facing Storefronts



Stand-Alone Offices



Walkable Shopping Areas



Anything we missed? Write it in: _____

QUESTION 2:

Which residential types are appropriate for this area?

Using the chips you've been given, help us identify where new housing can go to support the retail you chose. Each type is worth a certain number of chips. Take a look at the examples below and determine the best distribution of chips across the map's "Chip Zone." Each chip is worth **20** housing units. (Chips are not to scale.)



Missing Middle Housing
(2-16 unit buildings)



7 of middle cluster cottages



Townhomes



Multi-Family



Mixed Use



5 total



APPETIZER: Community Resources

Which items belong in your Daily Community?

Which community resources are important to have in your Daily Community?

The term “Community Resources” covers a lot: from services like public safety infrastructure and education to civic buildings, parks & greenspace, and other amenities. Take a look at the menu below and tell us which items could help cultivate a sense of wellbeing and belonging in your Daily Community.

COMFORT FOOD

Parks & Greenspace

- PG1. Large nature parks with hiking trails and outdoor recreation
- PG2. Medium-sized community parks with high-quality facilities for sports
- PG3. Small neighborhood parks with plenty of space and facilities for gathering outdoors
- PG4. Pocket parks within walking distance of other activities

	<i>In the center of my daily community</i>	<i>In the neighborhood of my daily community</i>	<i>Not in my daily community, but elsewhere in Gwinnett</i>	<i>Send this back to the kitchen! I don't like it.</i>
PG1	✓			
PG2	✓			
PG3	✓			
PG4	✓			

Arts & Culture

- AC1. Decorative public art (murals, sculptures)
- AC2. Functional public art (painted crosswalks, wayfinding signage)
- AC3. Events marking special occasions, like art fairs or concerts
- AC4. Regular events like pop-up markets, busking, or food truck festivals
- AC5. Educational establishments (libraries, museums)
- AC6. Entertainment establishments (concert halls, game venues)

	<i>In the center of my daily community</i>	<i>In the neighborhood of my daily community</i>	<i>Not in my daily community, but elsewhere in Gwinnett</i>	<i>Send this back to the kitchen! I don't like it.</i>
AC1	✓			
AC2	✓			
AC3	✓			
AC4	✓			
AC5	✓			
AC6	✓			

Health & Safety

- HS1. Street lights
- HS2. Benches & street furniture
- HS3. Weather-related installations (shelter, cooling stations)
- HS4. Public restrooms

	<i>In the center of my daily community</i>	<i>In the neighborhood of my daily community</i>	<i>Not in my daily community, but elsewhere in Gwinnett</i>	<i>Send this back to the kitchen! I don't like it.</i>
HS1	✓			
HS2	✓			
HS3	✓			
HS4	✓			



APPETIZER: Economic Development

Which items belong in your Daily Community?

What should economic development look like in your Daily Community?

Large companies, small businesses, retail, and office—these are all classic flavors of economic development. Other community components that contribute to economic development include things like tourism, design improvements, entertainment, and celebrating local character.

This appetizer exercise includes various flavors of economic development. Please fill out the chart to let us know where they belong:

NEW DELICACIES

Tourism

- T1. Public art (murals, statues, etc.)
- T2. Aesthetic improvements to streetscapes & landscapes
- T3. Festivals & events
- T4. Farmers' and craft markets
- T5. Other: _____

Innovative Businesses

- IB1. Start-ups and incubator spaces
- IB2. Food truck festivals
- IB3. Workshops for clean industry
- IB4. Studio spaces for rent
- IB5. Other: _____

Entertainment Options

- E1. Concert venues & theatres
- E2. Sit-down restaurants
- E3. Casual restaurants
- E4. Fast food
- E5. Pubs & bars
- E6. Children's recreation (ex. splash pads, playgrounds, etc.)
- E7. Outdoor recreation (urban trails, hiking, biking, etc.)
- E7. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1			✓	
T2			✓	
T3			✓	
T4			✓	

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
IB1	✓			
IB2			✓	
IB3			✓	
IB4			✓	

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
E1			✓	
E2			✓	
E3			✓	
E4			✓	
E5	✓			
E6	✓			
E7	✓			
E8				



APPETIZER: Housing

Which items belong in your Daily Community?

What should housing look like in your Daily Community?

Housing makes up the majority of our community's footprint. Of all the appetizers, it is the one that is most customizable depending on the needs of its owners or tenants. You can order housing based on many different parameters: type, size, price point, and more. Below we've included a sampling of some of these. Please fill out the chart to tell us where they belong:

"BUILD-YOUR-OWN" HOUSING TYPE

Types

- T1. New single-family subdivisions
- T2. Multi-story apartment complexes
- T3. Mixed housing neighborhoods with townhomes, condos, and clustered single-family homes
- T4. Duplexes, triplexes, quadplexes
- T5. Mixed use buildings with a mix of housing, retail, and office
- T6. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1	✓			
T2	✓			
T3		✓		
T4		✓		
T5		✓		
T6		✓		

Sizes

- S1. Studio/1-bedroom units
- S2. 2-bedroom units
- S3. 3+ bedroom units

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
S1	✓			
S2	✓			
S3	✓			

Attainability/Accessibility

- A1. Starter homes for new homeowners
- A2. High-quality short-term rentals
- A3. High-quality long-term rentals
- A4. Shared living options
- A5. Subsidized housing for low-income families
- A6. Accessory Dwelling Units (ADUs)
- A7. Senior Living
- A8. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1		✓		
A2		✓		
A3		✓		
A4	✓			
A5		✓		
A6		✓		
A7		✓		
A8				



APPETIZER: Transportation

Which items belong in your Daily Community?

What should transportation look like in your Daily Community?

The Daily Community is defined by the places we go within it, but it's also defined by how we get to those places. Within your ideal Daily Community, what does transportation look like? Could it include more opportunities to walk and bike? How does transit figure in? Take a look at our menu items below and tell us which ones belong.

"DAILY" SPECIALS

Transit

- T1. Bus routes with service between Gwinnett communities
- T2. Bus routes with commuter service outside Gwinnett
- T3. Shuttles to popular destinations
- T4. On-demand rides accessible through an easy-to-use app

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1	✓			
T2	✓			
T3	✓			
T4	✓			

Active Transportation (Walking, Biking)

- A1. Walking/biking trails surrounded by nature
- A2. Walking/biking trails surrounded by housing and businesses
- A3. Protected bike lanes along existing streets
- A4. Sidewalks connecting businesses
- A5. Sidewalks connecting neighborhoods

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1	✓			
A2		✓		
A3		✓		
A4	✓			
A5	✓			

Vehicular Traffic

- V1. Wider roads to increase traffic flow
- V2. Speed reduction measures (like speed humps and bollards)
- V3. "Complete Streets" with space for vehicles, transit, walking, and greenery
- V4. On-street parking
- V5. Large parking decks/lots

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
V1	✓			
V2		✓		
V3	✓			
V4	✓			
V5	✓			



APPETIZER: Community Resources

Which items belong in your Daily Community?

Which community resources are important to have in your Daily Community?

The term "Community Resources" covers a lot: from services like public safety infrastructure and education to civic buildings, parks & greenspace, and other amenities. Take a look at the menu below and tell us which items could help cultivate a sense of wellbeing and belonging in your Daily Community.

COMFORT FOOD

Parks & Greenspace

- PG1. Large nature parks with hiking trails and outdoor recreation
- PG2. Medium-sized community parks with high-quality facilities for sports
- PG3. Small neighborhood parks with plenty of space and facilities for gathering outdoors
- PG4. Pocket parks within walking distance of other activities

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
PG1	*	*		
PG2				
PG3	*	*		*
PG4	*	*		*

CORRIDOR STOPS TRUCKS

Arts & Culture

- AC1. Decorative public art (murals, sculptures)
- AC2. Functional public art (painted crosswalks, wayfinding signage)
- AC3. Events marking special occasions, like art fairs or concerts
- AC4. Regular events like pop-up markets, busking, or food truck festivals
- AC5. Educational establishments (libraries, museums)
- AC6. Entertainment establishments (concert halls, game venues)

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
AC1	*	*		*
AC2	*	*		*
AC3				
AC4	*	*		*
AC5	*			
AC6	*	*		*

Health & Safety

- HS1. Street lights
- HS2. Benches & street furniture
- HS3. Weather-related installations (shelter, cooling stations)
- HS4. Public restrooms

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
HS1	*			*
HS2	*	*		*
HS3		*		
HS4	*	.		



APPETIZER: Economic Development

Which items belong in your Daily Community?

What should economic development look like in your Daily Community?

Large companies, small businesses, retail, and office—these are all classic flavors of economic development. Other community components that contribute to economic development include things like tourism, design improvements, entertainment, and celebrating local character.

This appetizer exercise includes various flavors of economic development. Please fill out the chart to let us know where they belong:

NEW DELICACIES

Tourism

- T1. Public art (murals, statues, etc.)
- T2. Aesthetic improvements to streetscapes & landscapes
- T3. Festivals & events
- T4. Farmers' and craft markets
- T5: Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1	★			
T2	★	★		
T3	★			
T4	★			

ON CORRIDOR (5 Forks Trickle Rd)

Innovative Businesses

- IB1. Start-ups and incubator spaces
- IB2. Food truck festivals
- IB3. Workshops for clean industry
- IB4. Studio spaces for rent
- IB5. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
IB1	★			
IB2	★			
IB3				★
IB4	★	★		

Entertainment Options

- E1. Concert venues & theatres
- E2. Sit-down restaurants
- E3. Casual restaurants
- E4. Fast food
- E5. Pubs & bars
- E6. Children's recreation (ex. splash pads, playgrounds, etc.)
- E7. Outdoor recreation (urban trails, hiking, biking, etc.)
- E7. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
E1	★			
E2	★			
E3	★			
E4				★
E5	★			
E6	★			
E7	★	★		
E8				

★
★

30047 Mountain Park & Five Forks South
 & 30087 (combined = Mountain Park Community)



APPETIZER: Housing

Which items belong in your Daily Community?

What should housing look like in your Daily Community?

Housing makes up the majority of our community's footprint. Of all the appetizers, it is the one that is most customizable depending on the needs of its owners or tenants. You can order housing based on many different parameters: type, size, price point, and more. Below we've included a sampling of some of these. Please fill out the chart to tell us where they belong:

"BUILD-YOUR-OWN" HOUSING TYPE

Types

- T1. New single-family subdivisions
- T2. Multi-story apartment complexes
- T3. Mixed housing neighborhoods with townhomes, condos, and clustered single-family homes
- T4. Duplexes, triplexes, quadplexes
- T5. Mixed use buildings with a mix of housing, retail, and office
- T6. Other: _____

Sizes

- S1. Studio/1-bedroom units
- S2. 2-bedroom units
- S3. 3+ bedroom units

Attainability/Accessibility

- A1. Starter homes for new homeowners
- A2. High-quality short-term rentals
- A3. High-quality long-term rentals
- A4. Shared living options
- A5. Subsidized housing for low-income families
- A6. Accessory Dwelling Units (ADUs)
- A7. Senior Living
- A8. Other: _____

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
T1				<input checked="" type="checkbox"/>
T2			<input checked="" type="checkbox"/>	
T3	<input checked="" type="checkbox"/>			
T4				<input checked="" type="checkbox"/>
T5			<input checked="" type="checkbox"/>	
T6	<input checked="" type="checkbox"/>			

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
S1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
S2	<input checked="" type="checkbox"/>			
S3			<input checked="" type="checkbox"/>	

	In the center of my daily community	In the neighborhood of my daily community	Not in my daily community, but elsewhere in Gwinnett	Send this back to the kitchen! I don't like it.
A1				
A2				
A3				
A4	<input checked="" type="checkbox"/>			
A5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
A6	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
A7	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
A8				