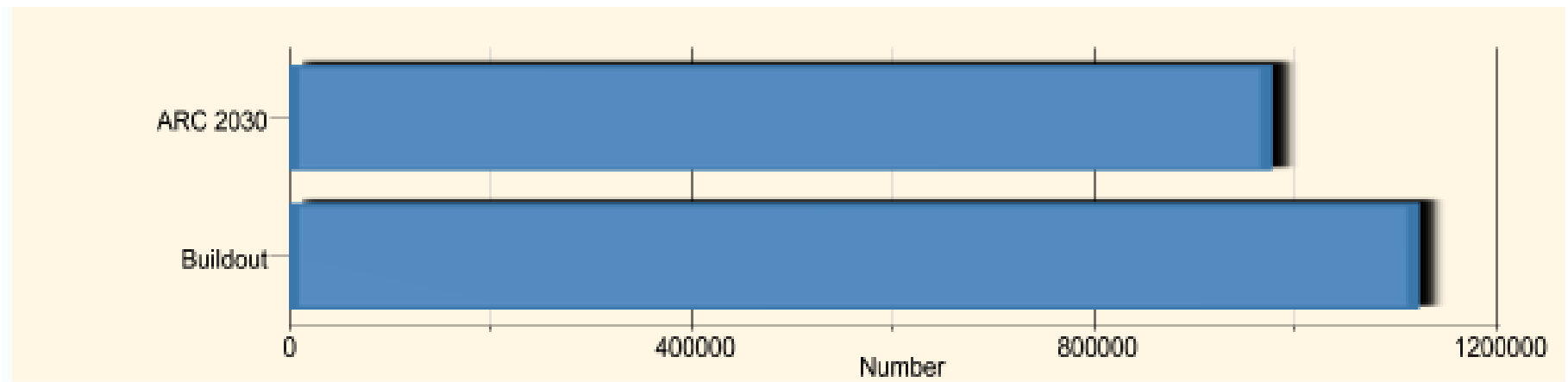
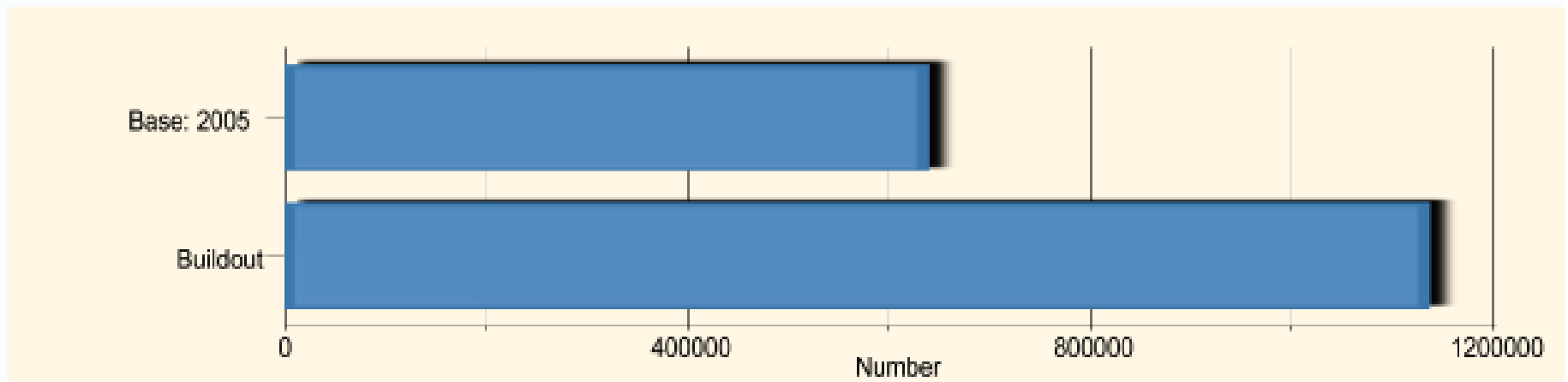


# Population

## Total Population ⓘ



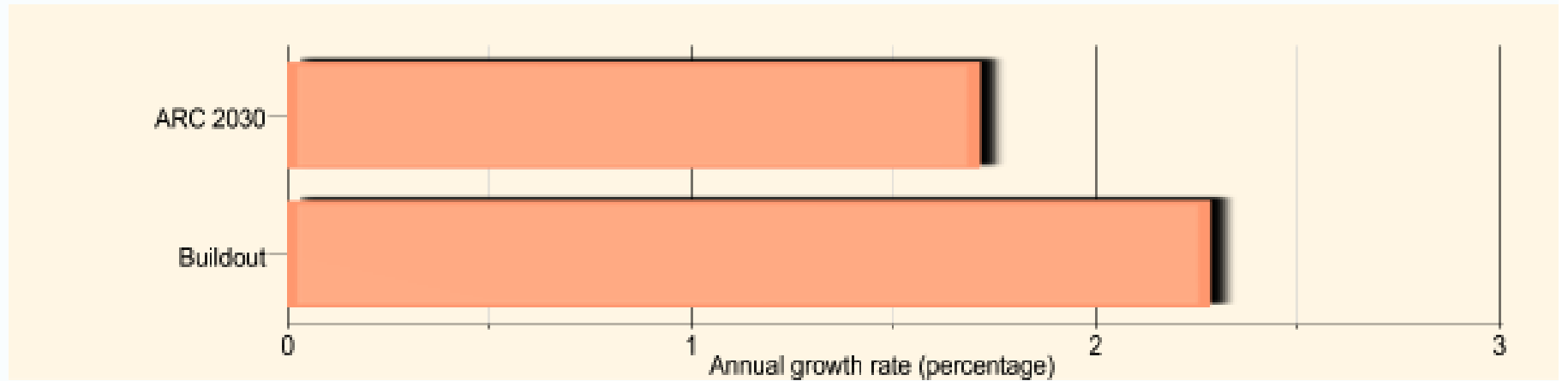
# Population Density

Population Density (considering gross acreage) ⓘ



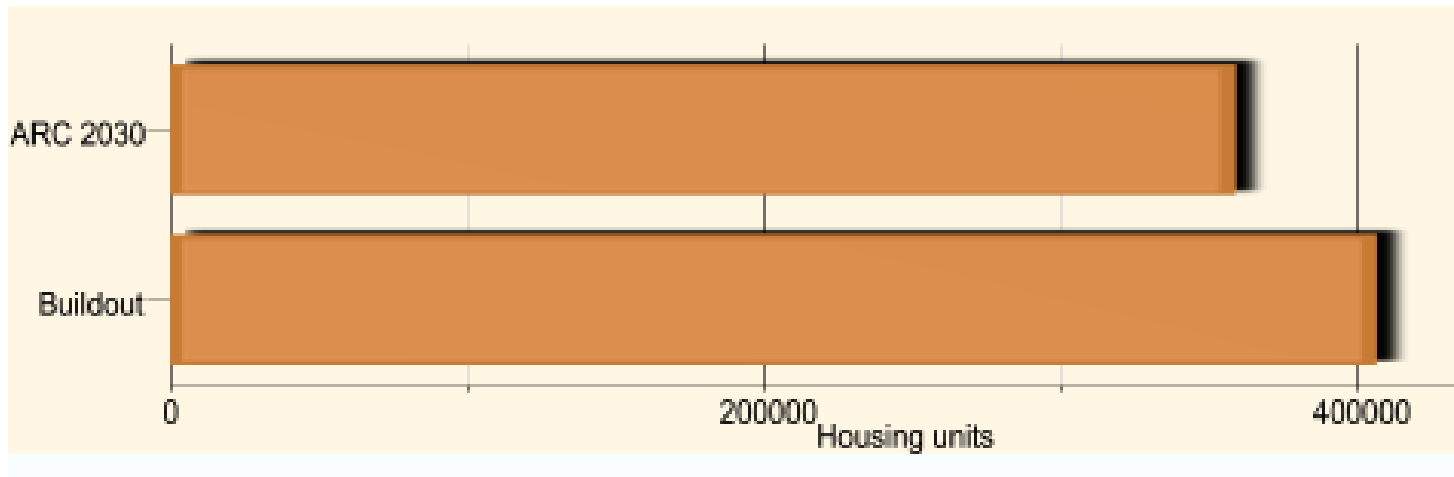
# Population Growth Rate

Annual Compound Population Growth Rate (Assuming total value is reached in 25 years) ⓘ



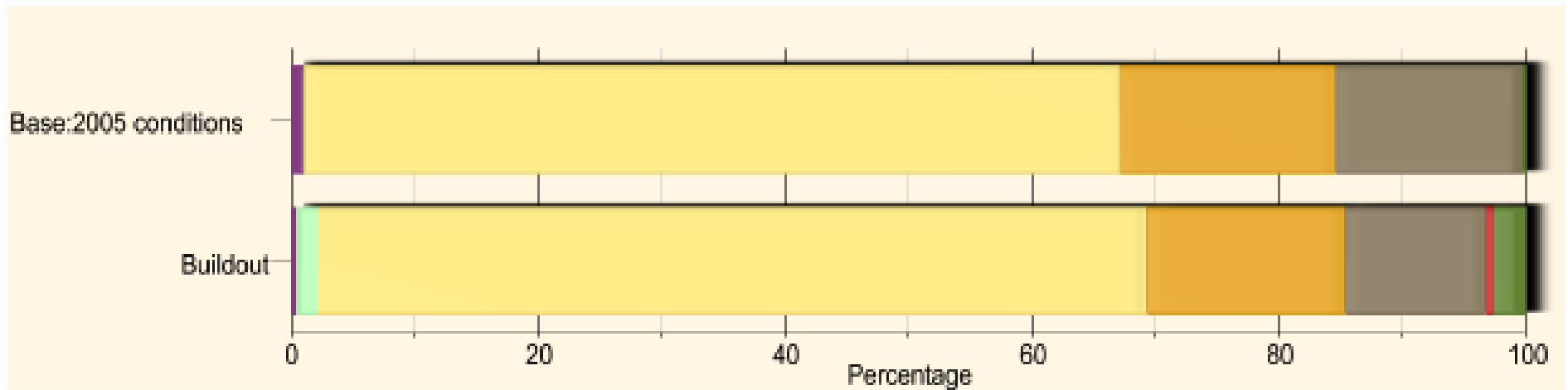
# Total Number of Housing Units

## Total Number of Living Units ⓘ



# Housing Mix

Percentage of different housing types 



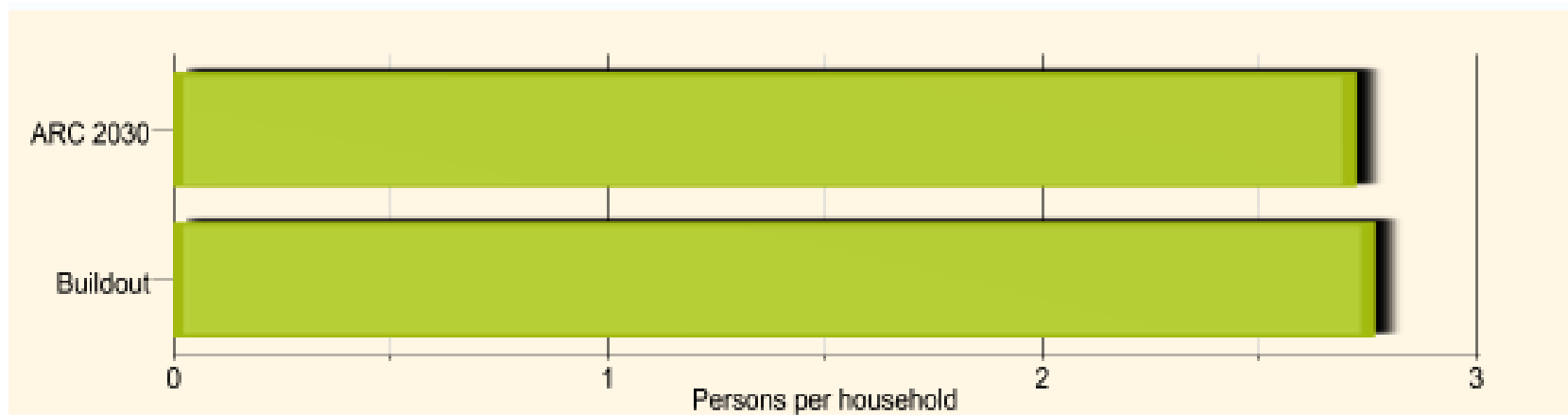
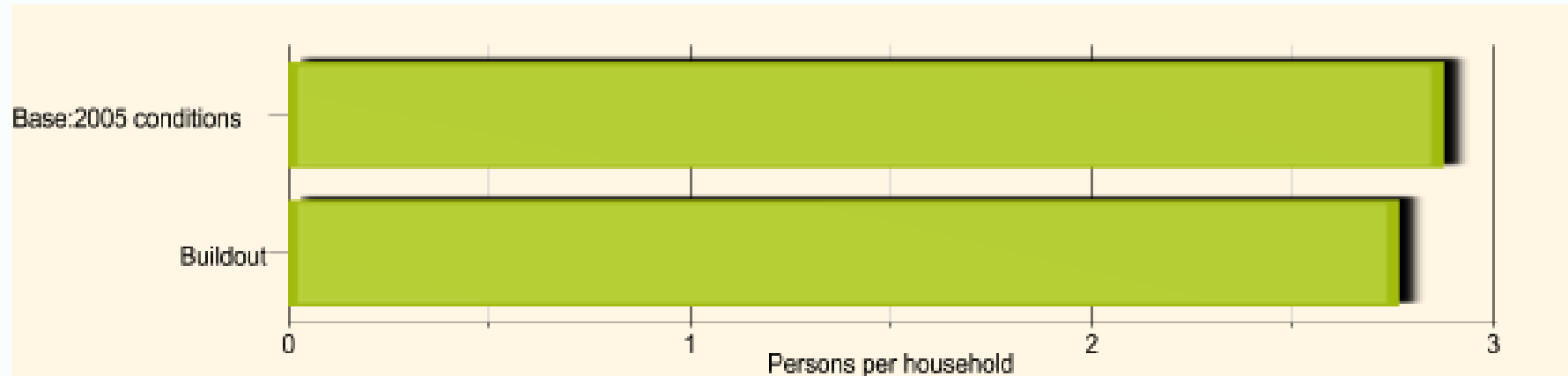
Based on number of units in each category.

## Housing Types

- EST
- RUR
- LDR
- MDR
- HDR
- MUR
- MU

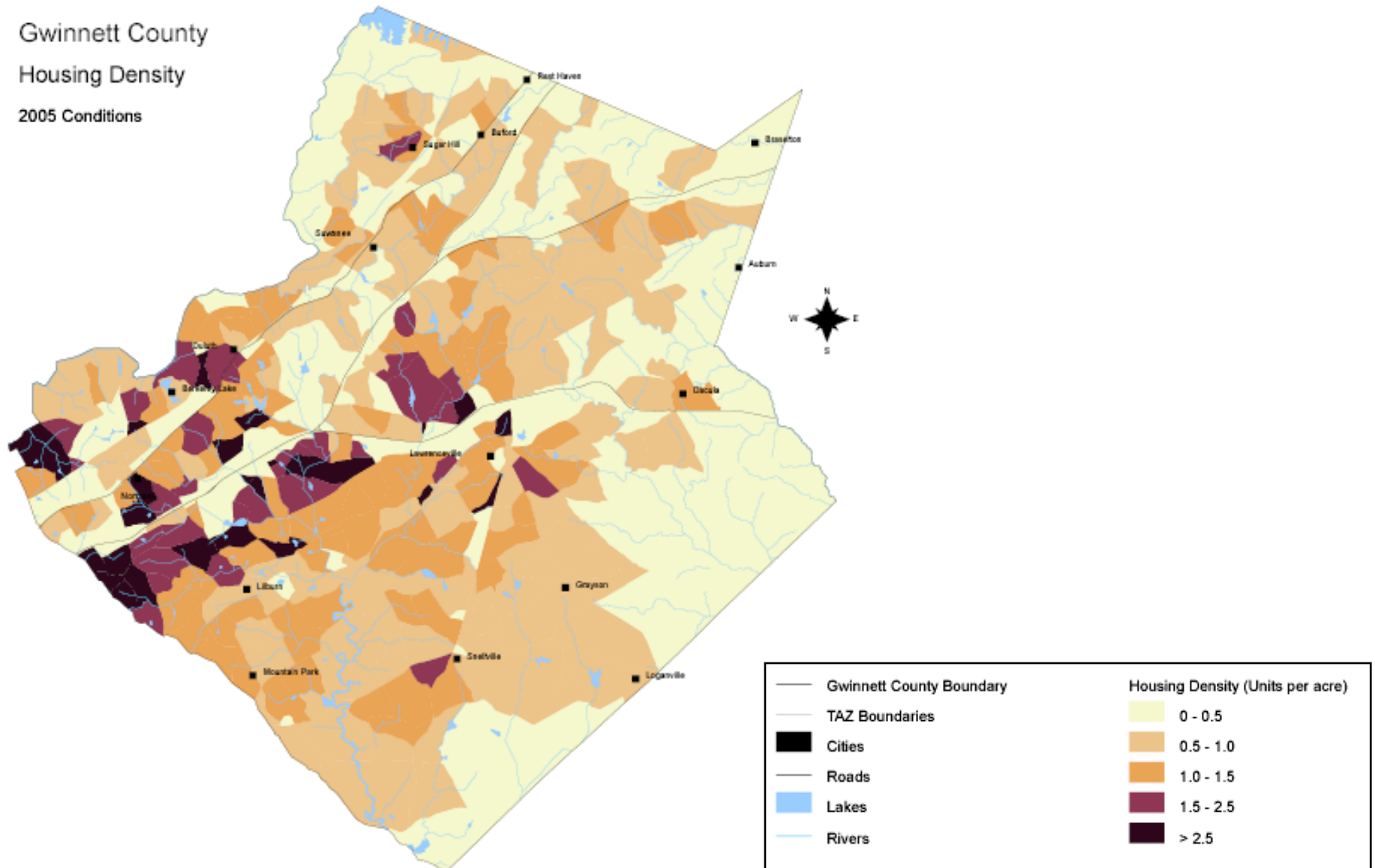
# Household Size

Average number of persons per household ⓘ



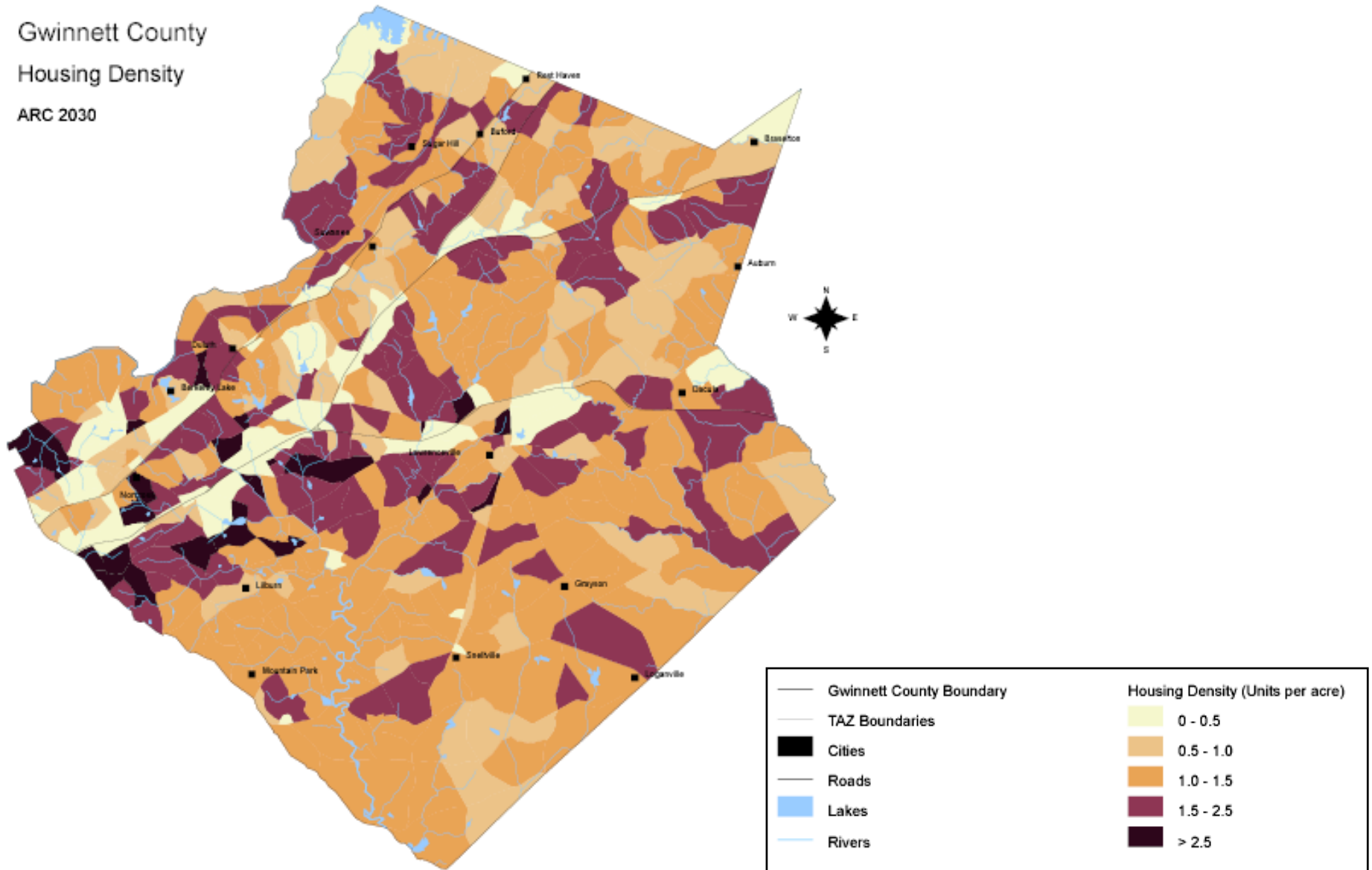
# Housing Density Map – Conditions in 2005

Gwinnett County  
Housing Density  
2005 Conditions



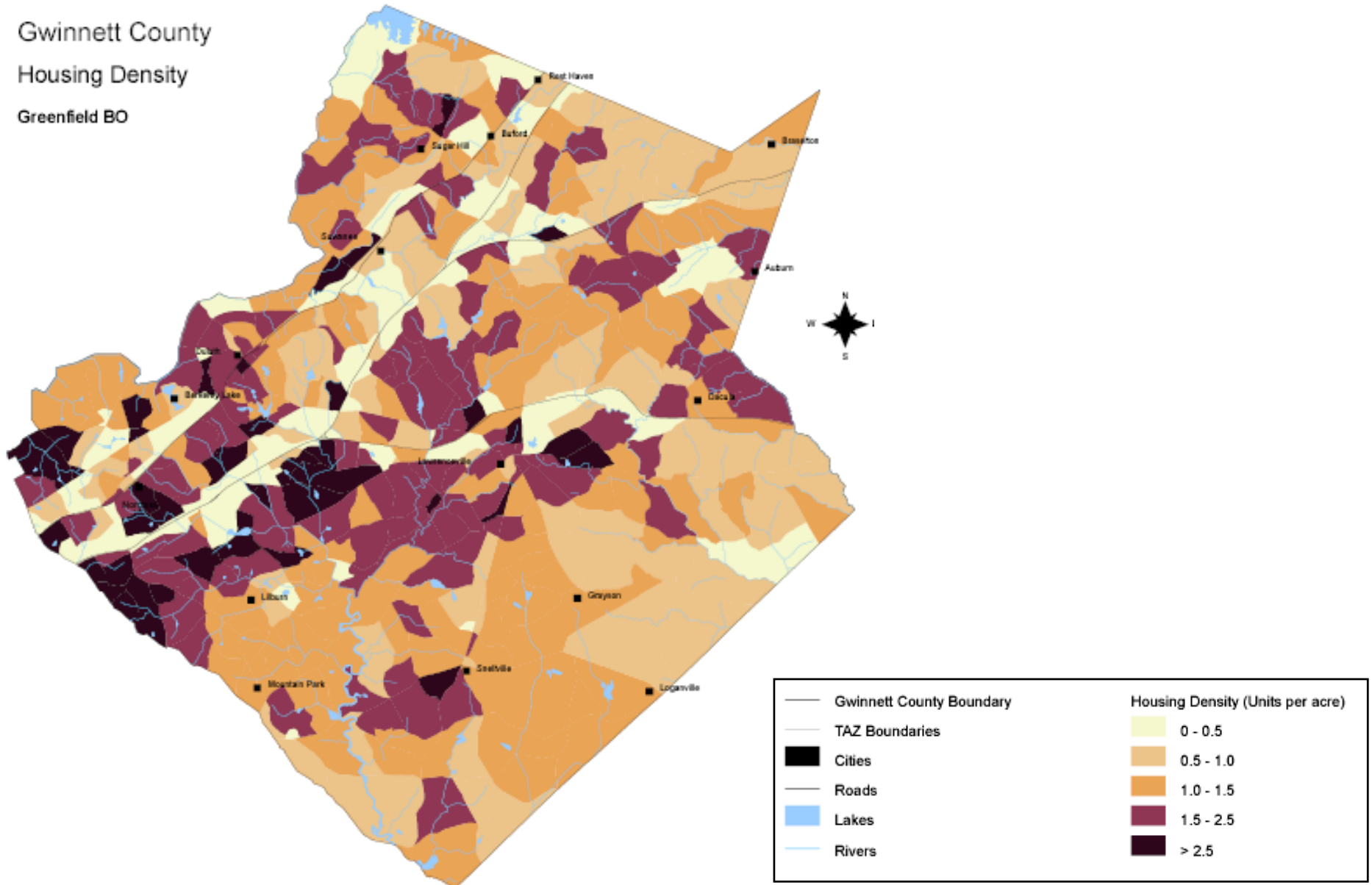
# Housing Density Map – 2030 ARC Forecasts

Gwinnett County  
Housing Density  
ARC 2030



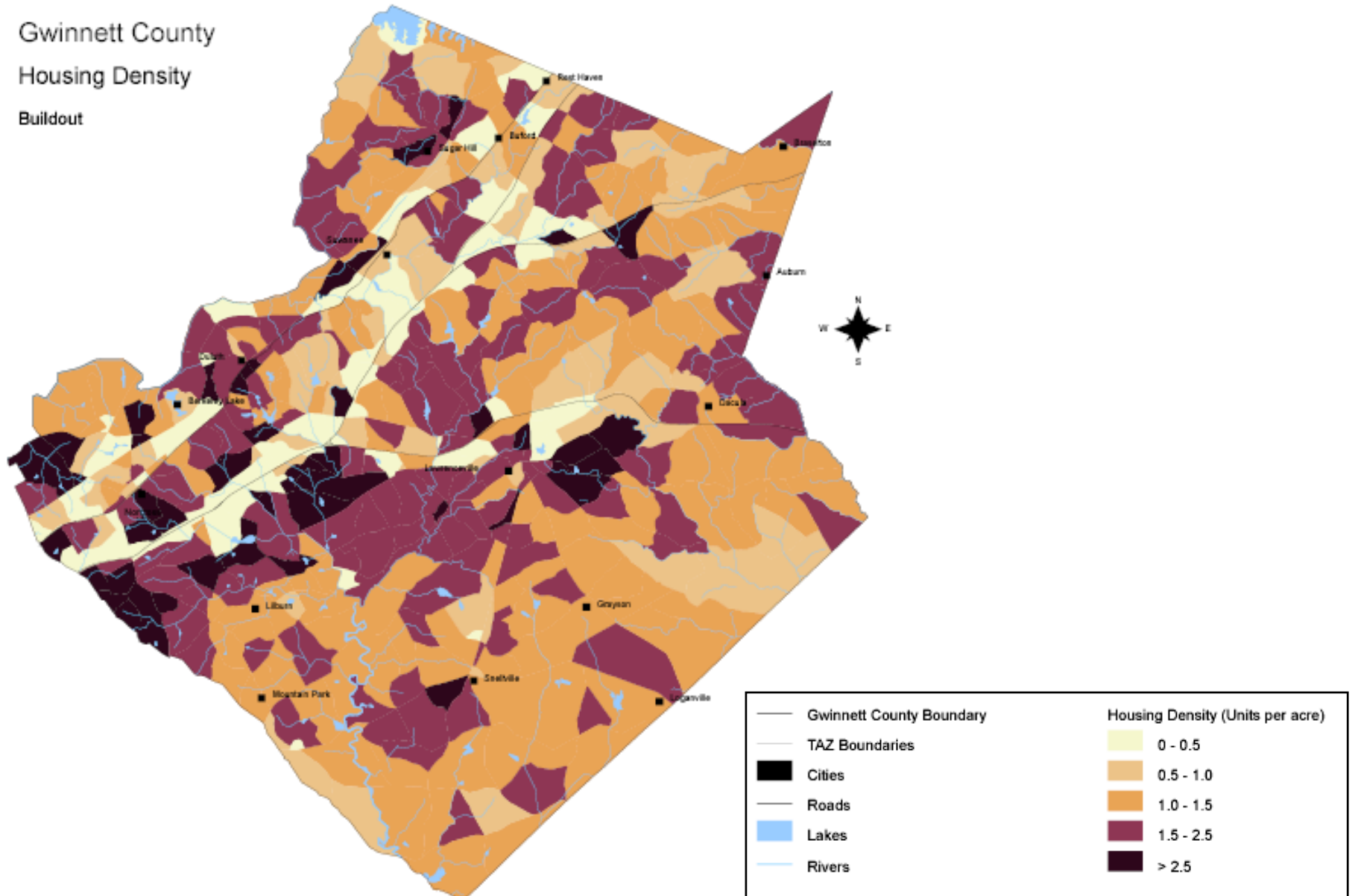
# Housing Density Map – Buildout on Greenfields only

Gwinnett County  
Housing Density  
Greenfield BO



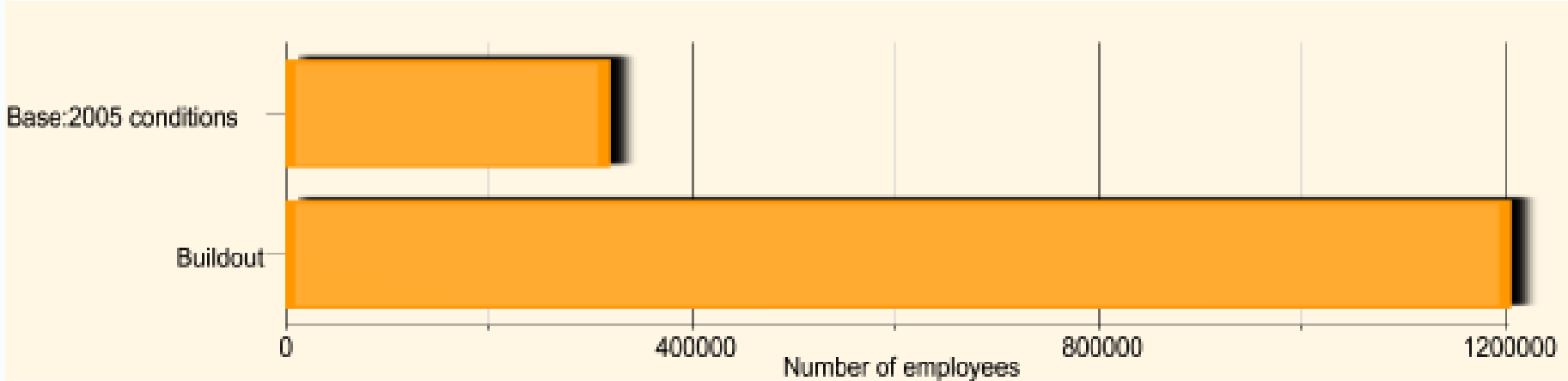
# Housing Density Map – Buildout on all Developable Land

Gwinnett County  
Housing Density  
Buildout



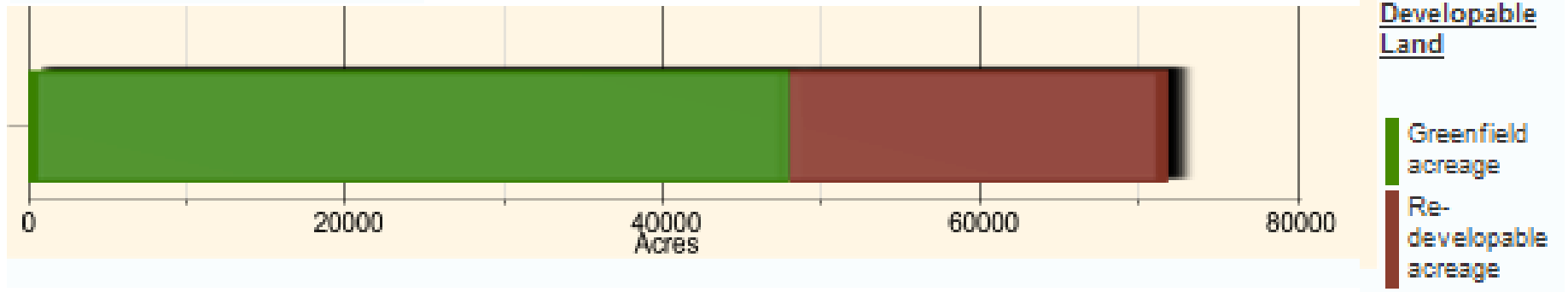
# Employment Totals (Capacity)

Employment Totals (Capacity) ⓘ

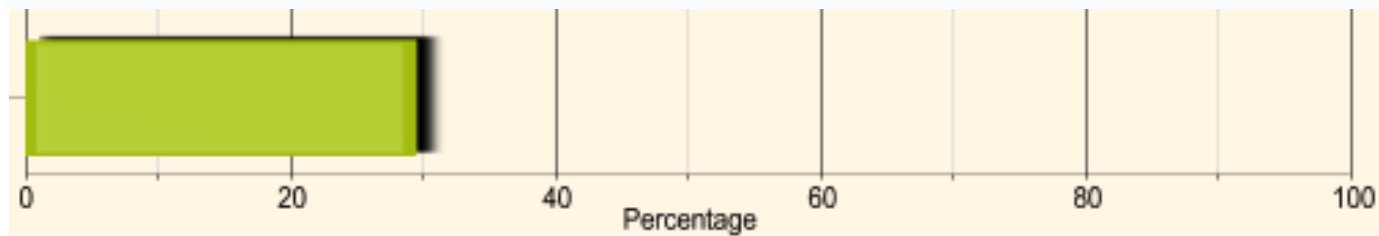


# Developable Land Inventory

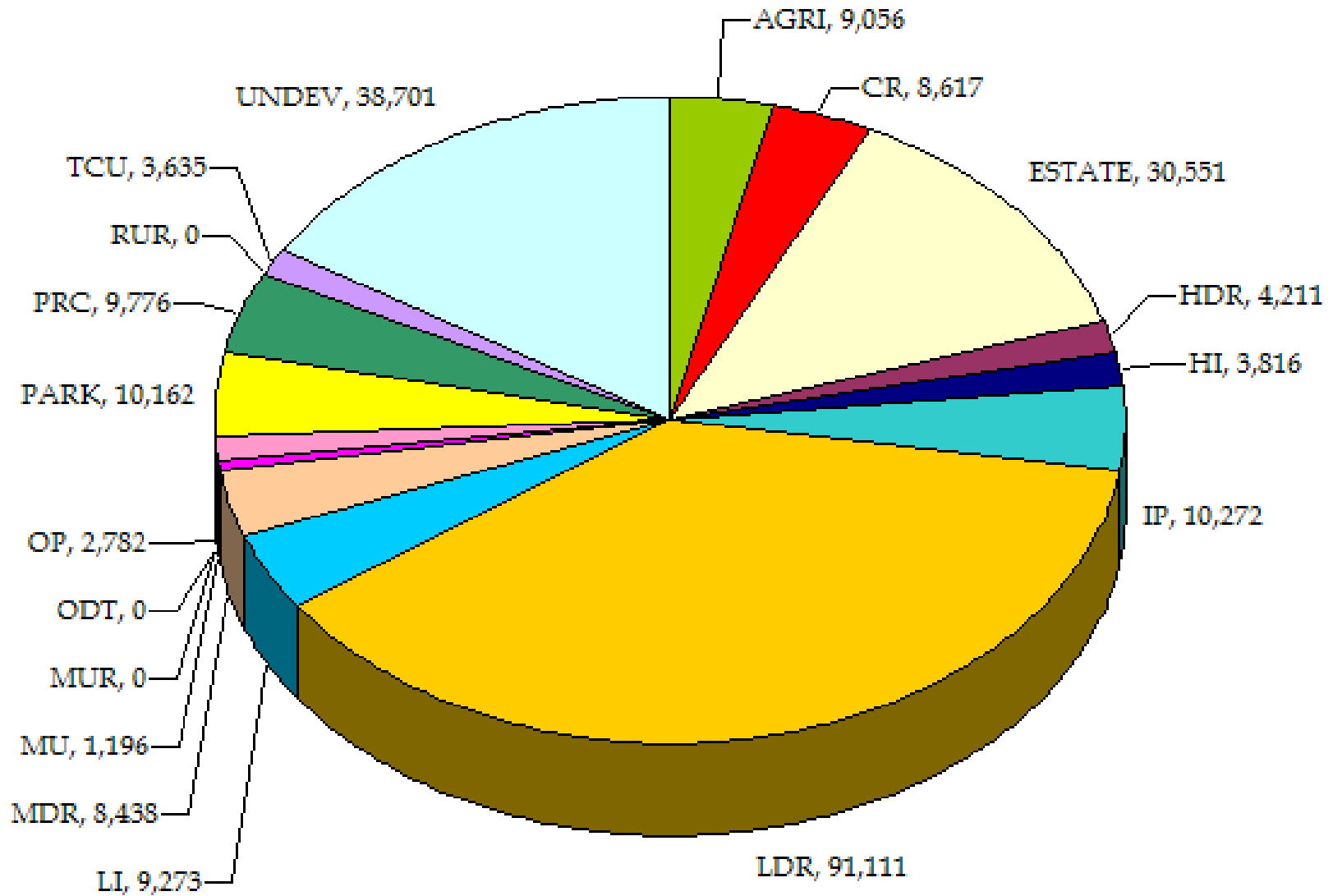
Developable Land Acreage ⓘ



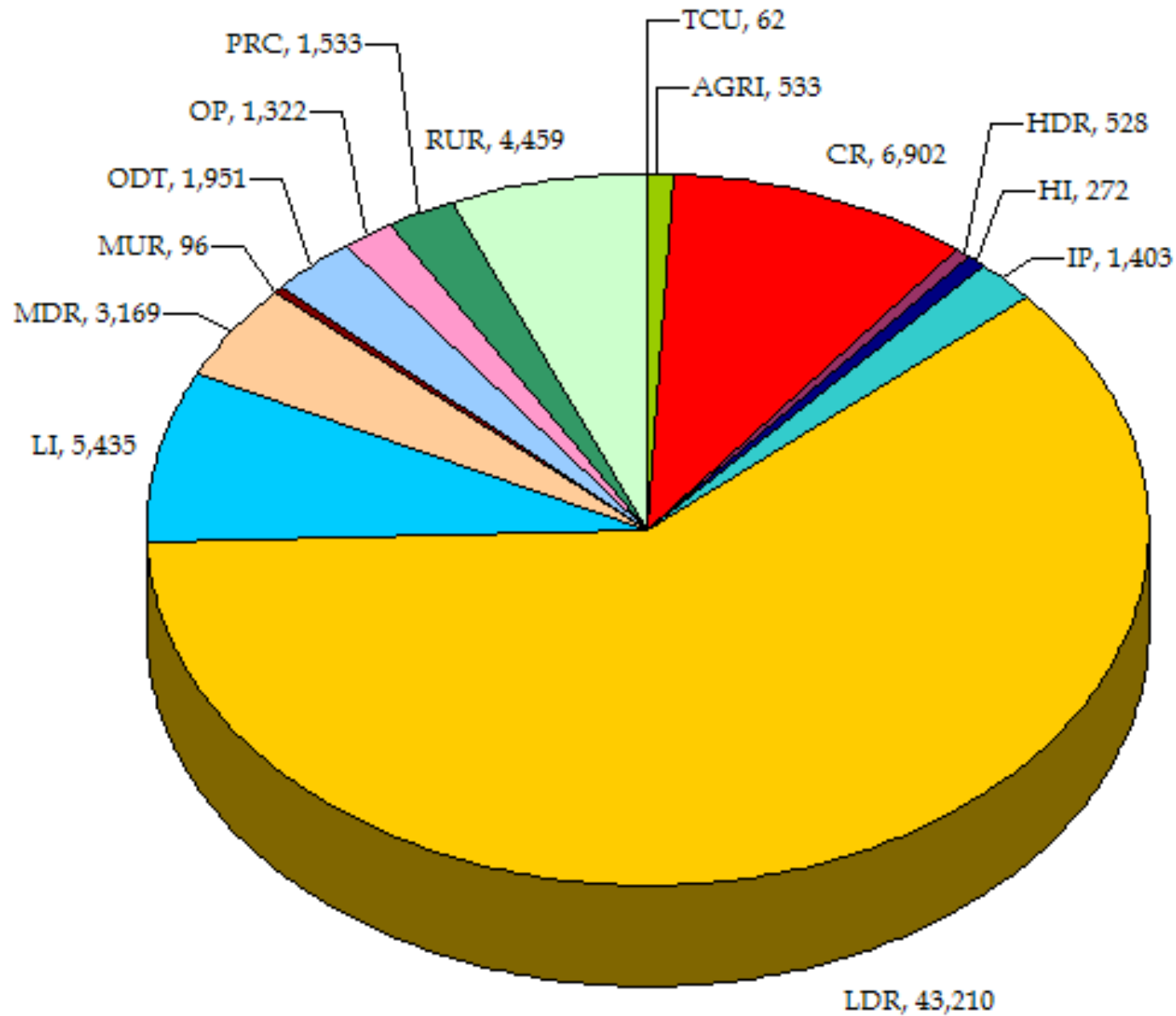
Developable land as a ratio of the Total County Area ⓘ



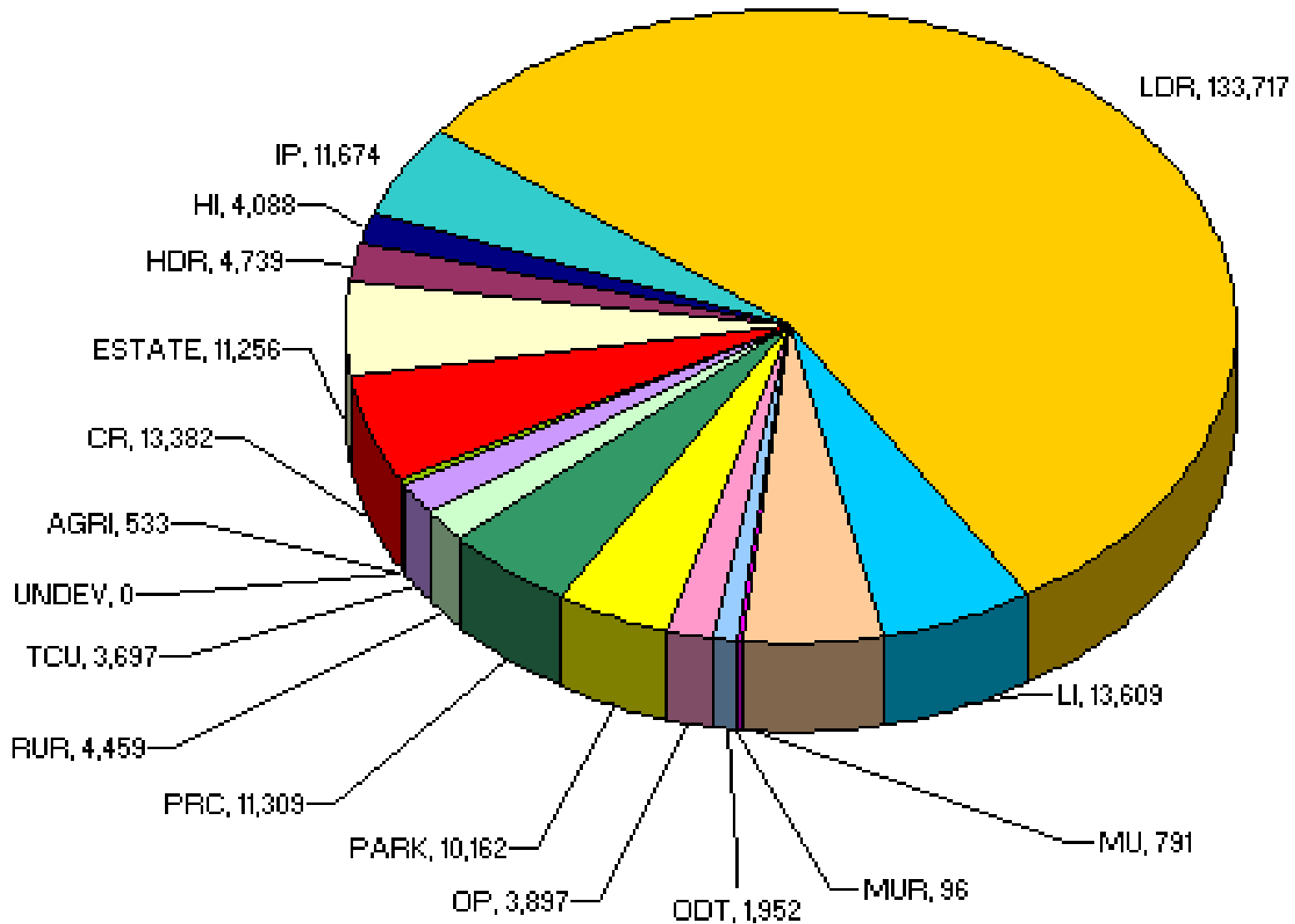
# Land Use by Land Use Type – Current Conditions (acres)



# Developable Land by Land Use Type (acres)

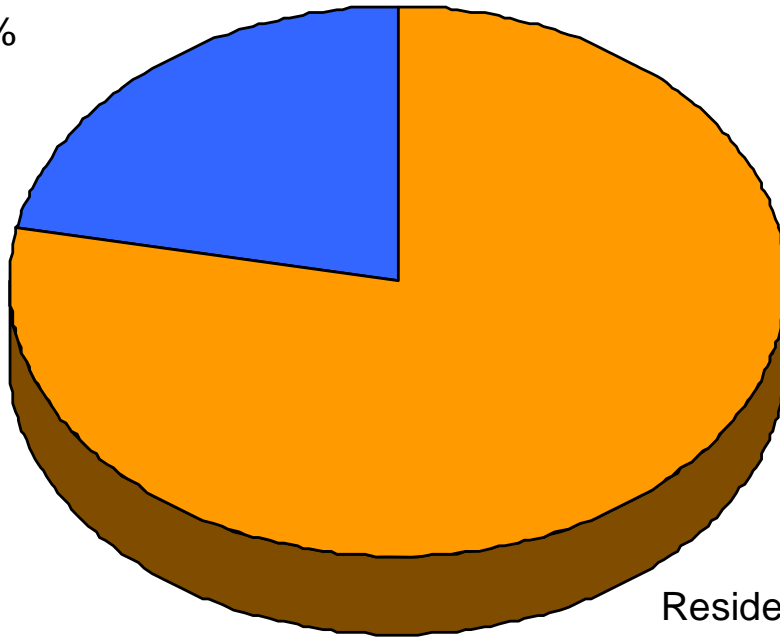


# Land Use by Land Use Type – At Buildout (acres)



# Residential and Commercial Land Acreages – Current Conditions

Commercial Land,  
38,393 Acres  
22%



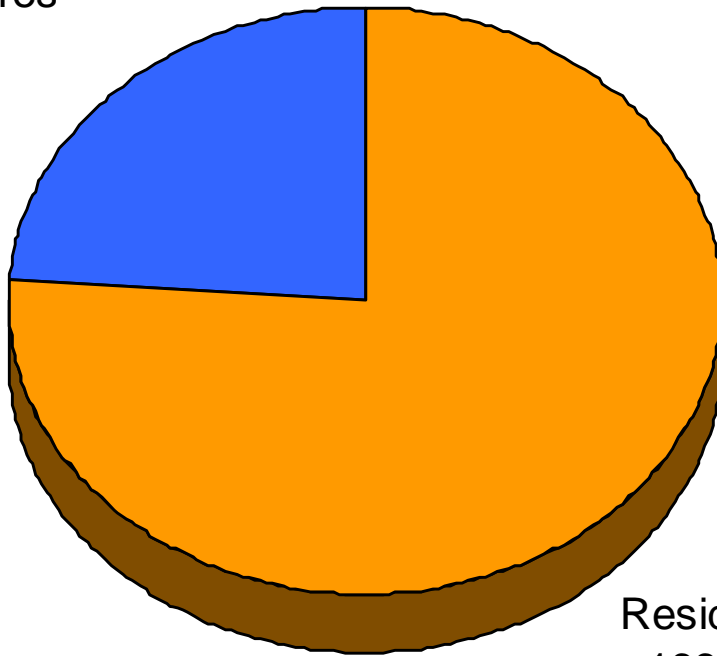
Residential Land,  
135,506 Acres  
78%

**Total Land Usage:  
173,899 Acres**

# Residential and Commercial Land Acreages – At Buildout

**Total Land Usage:  
218,964 Acres**

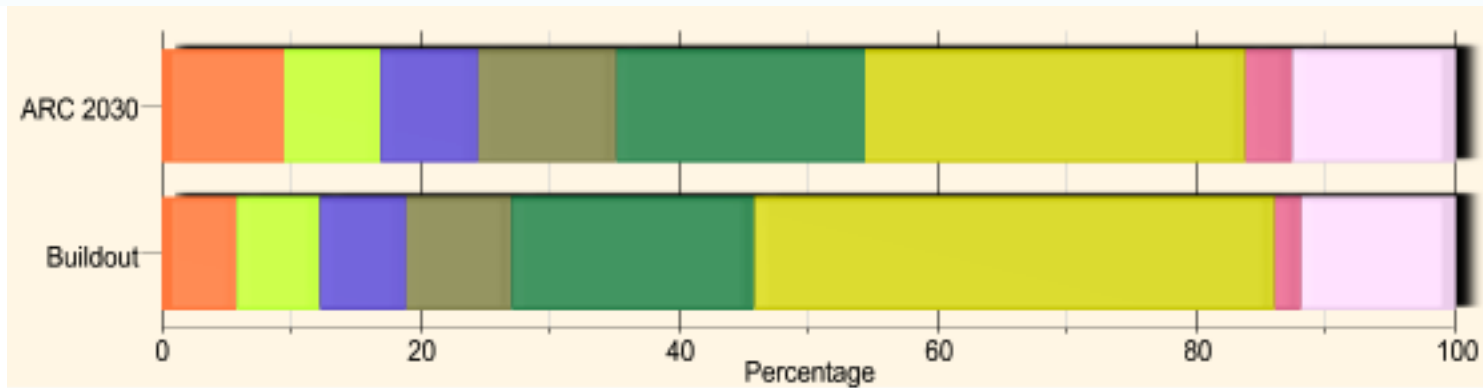
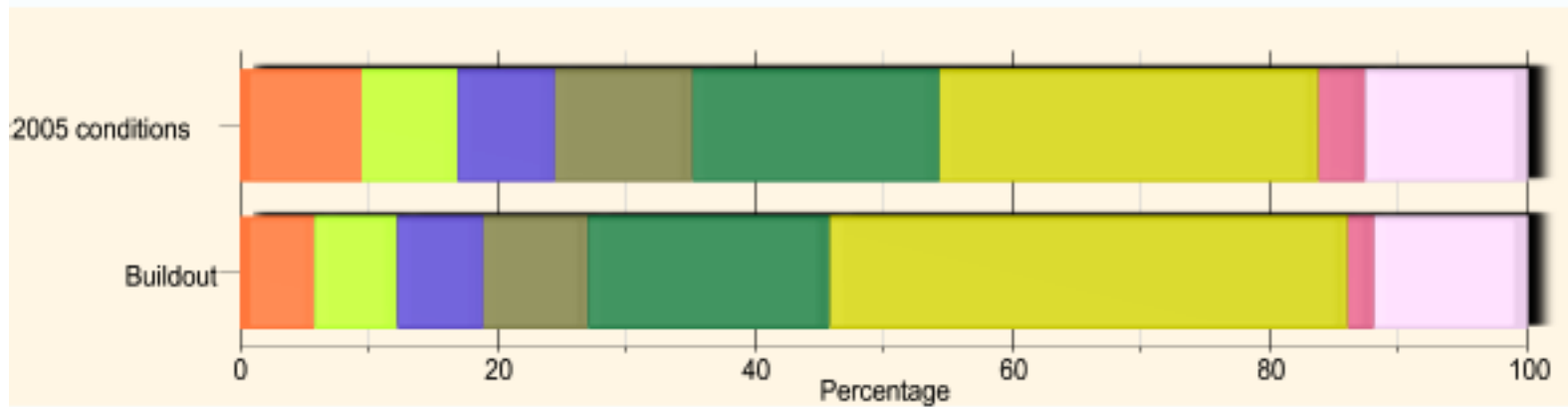
Commerical Land,  
52,299 Acres  
24%



Residential Land,  
166,665 Acres  
76%

# Breakdown of Employment by Job Categories

Breakdown of jobs by employment category

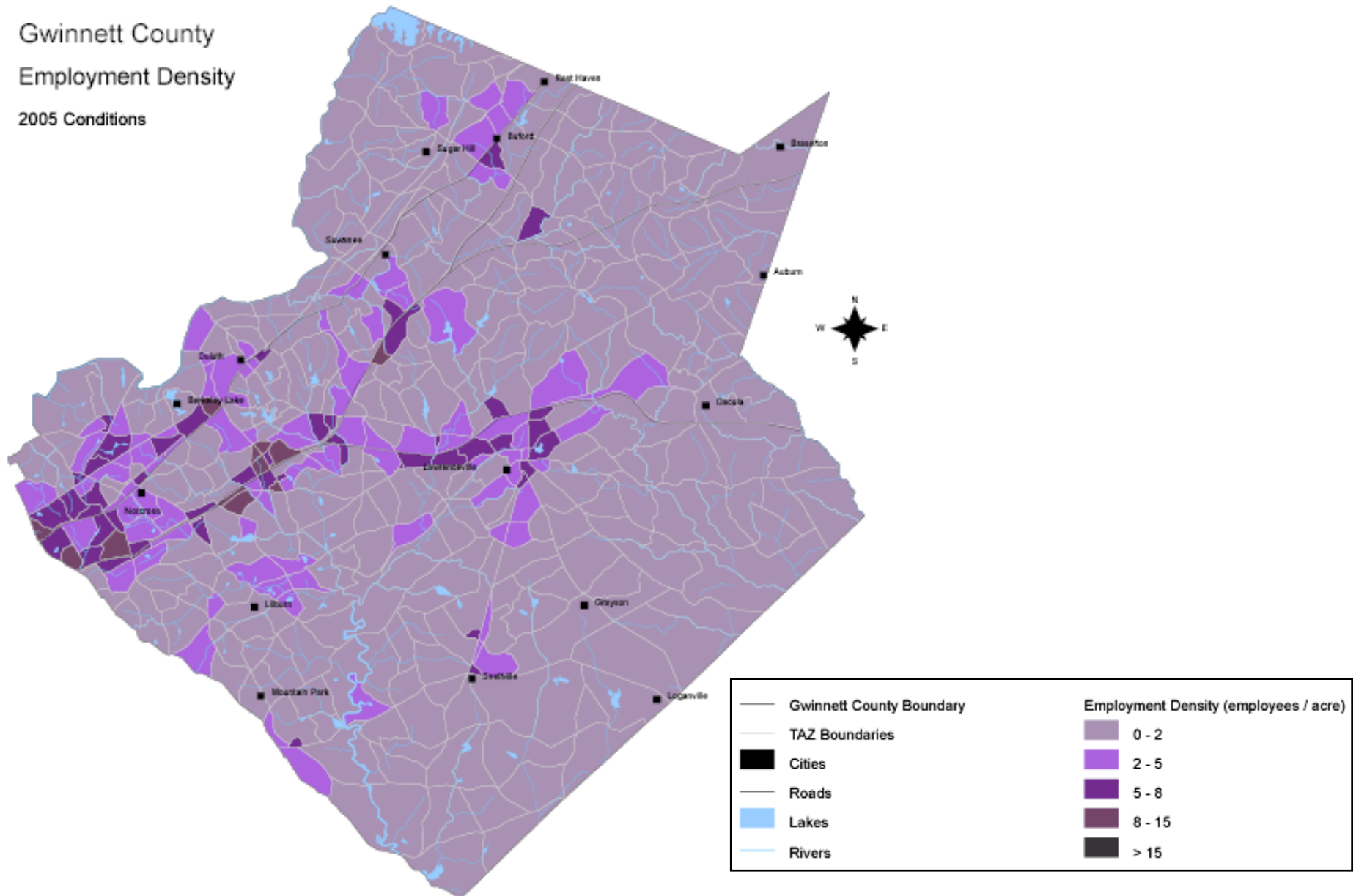


Employment Categories

- Construction
- FIRE
- Government
- Manufacturing
- Retail
- Service
- TCU
- Wholesale

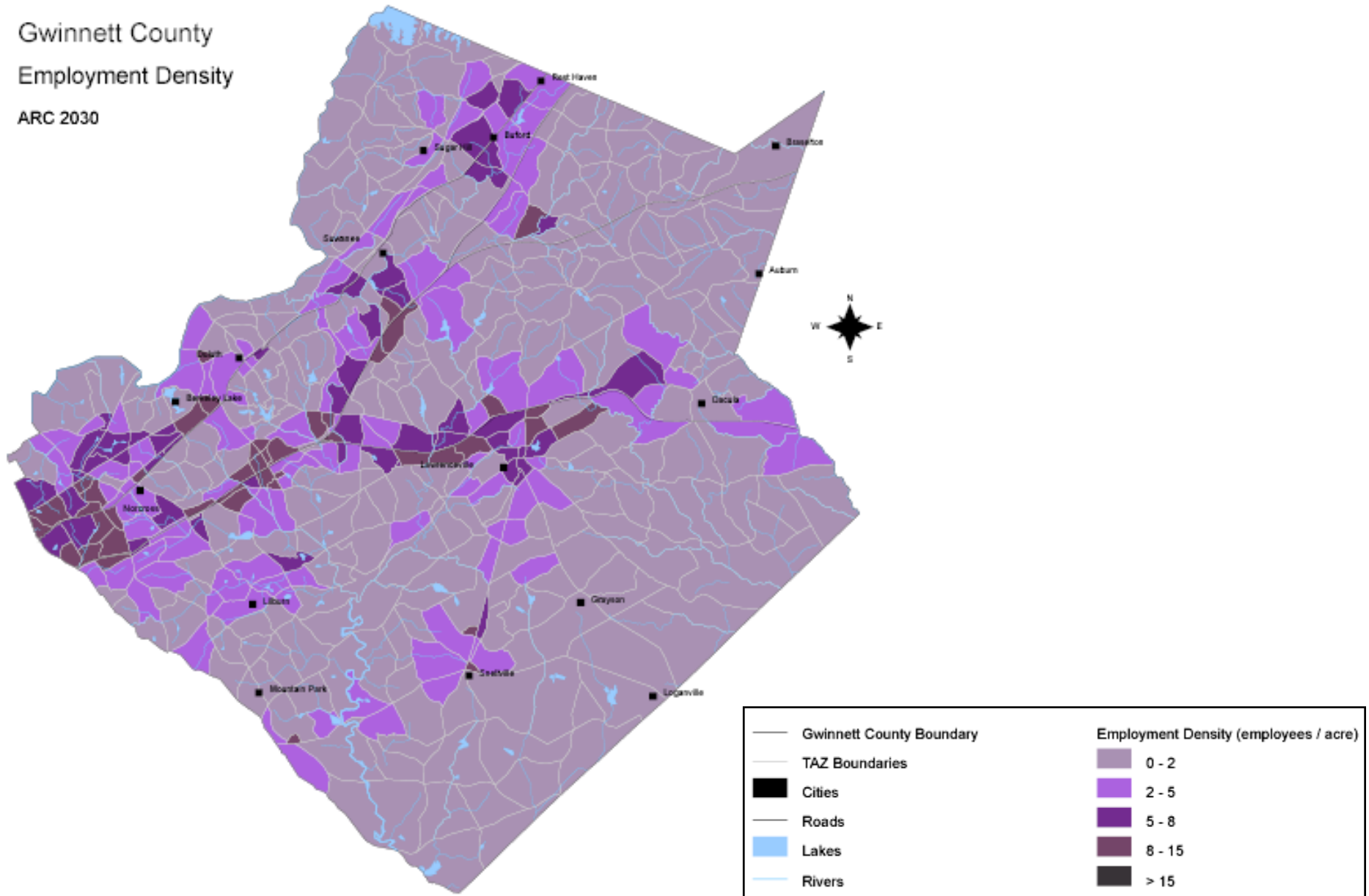
# Employment Density Map – 2005 Conditions

Gwinnett County  
Employment Density  
2005 Conditions



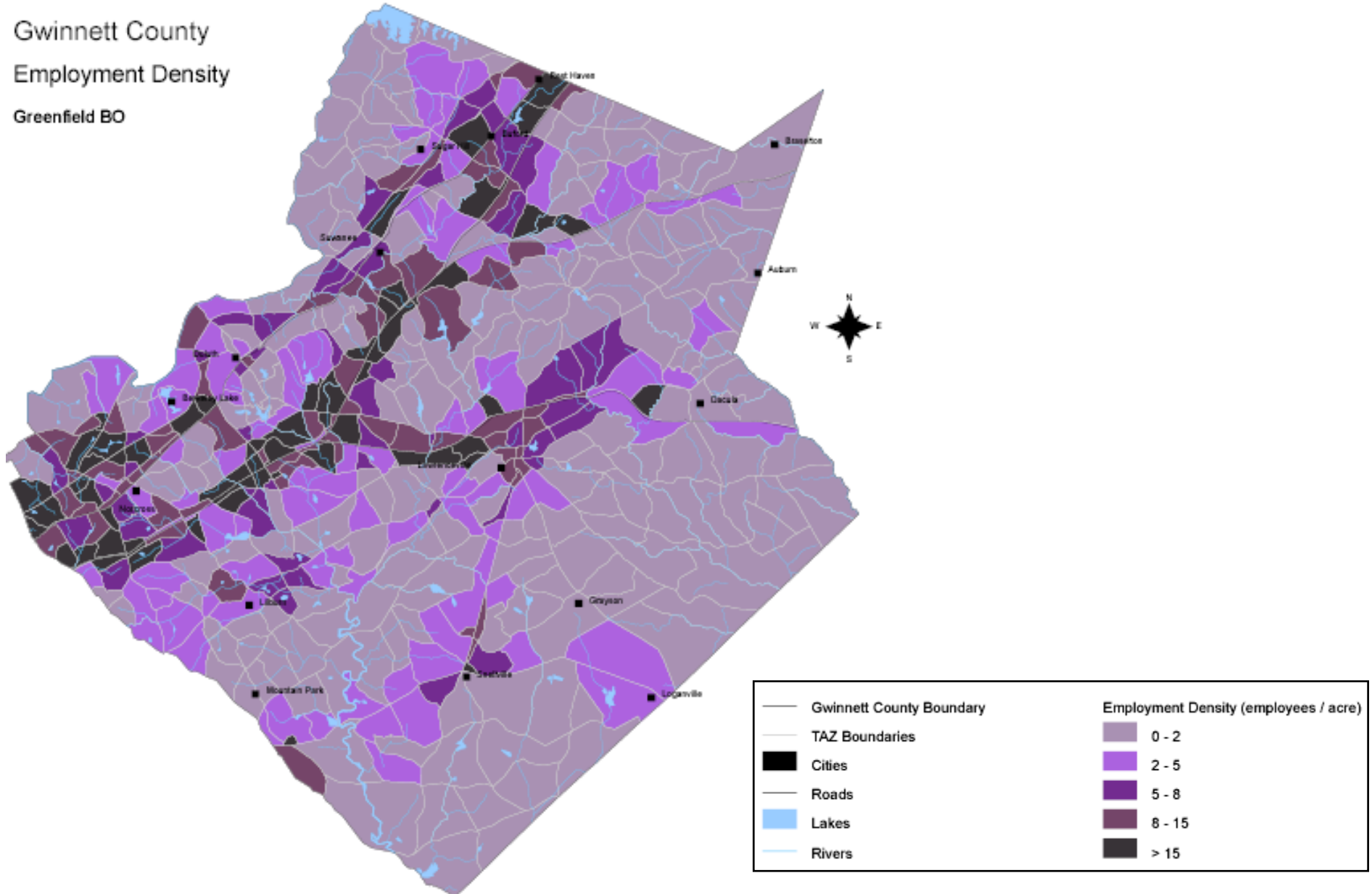
# Employment Density Map – 2030 ARC Forecasts

Gwinnett County  
Employment Density  
ARC 2030



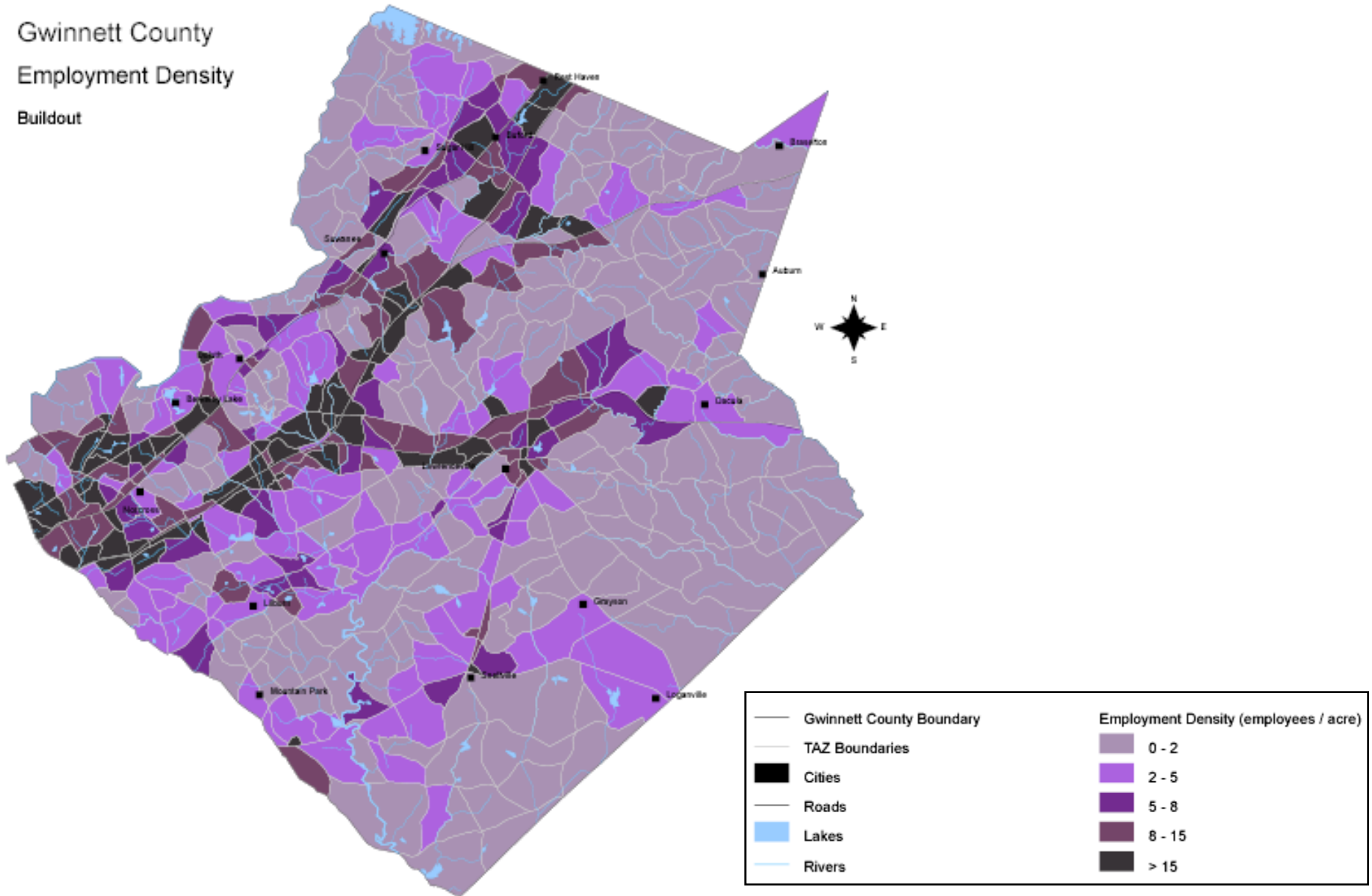
# Employment Density Map – Buildout on Greenfields only

Gwinnett County  
Employment Density  
Greenfield BO



# Employment Density Map – Buildout on all Developable Land

Gwinnett County  
Employment Density  
Buildout



# Summary of the Methodology - I

- Developable land was taken as the sum of greenfields and under-developed land.
- Greenfields were defined as vacant land with a land value per sq. ft. > \$0.20 and all agricultural land.
- Underdeveloped residential land was defined as
  - Parcels greater than 5 acres (identified as ESTATE in the existing land use code) which have a building value per square foot smaller than or equal to 25 cents.
  - Parcels smaller than 5 acres (identified as LDR, MDR, HDR or MU in the existing land use code) and which have a building value per square foot smaller than or equal to 20 cents.
- Developed land was assumed to retain their existing improvements (dwelling units, commercial space).

## Summary of the Methodology - II

- In building out greenfields and under-developed land in areas earmarked for residential categories as per the 2005 update of the Comprehensive Plan, dwelling units were allocated based on the following densities.
  - Areas identified as major activity centers in the 2005 Area Plan Policy Map were assumed to be developed at a higher intensity than the rest of the county. The dwelling unit yields per acre used for each land use category are as follows.
    - RUR - 2
    - LDR - 3
    - MDR - 8
    - HDR (within activity centers)- 40
    - MUR - 32
    - HDR (outside of activity centers) - 0.3

## Summary of the Methodology - III

- In building out greenfields and under-developed land in areas earmarked for non-residential categories as per the 2005 update of the Comprehensive Plan, floor areas were allocated based on the following FARs.
  - Areas identified as major activity centers in the 2005 Area Plan Policy Map were assumed to be developed at a higher intensity than the rest of the county. The Floor Area Ratios used for each land use category areas are as follows.
    - PRC - 0.007
    - TCU - 0.04
    - LI - 0.3
    - HI - 0.1
    - IP - 0.1
    - ODT - 0.5
    - OP (within activity centers) - 2.0
    - CR (within activity centers) - 0.5
    - OP (outside of activity centers) - 0.3
    - CR (outside of activity centers) - 0.3

## Summary of the Methodology - IV

- Employees were allocated based on the following FARs.
  - Areas identified as major activity centers in the 2005 Area Plan Policy Map were assumed to be developed at a higher intensity than the rest of the county. The square feet per employee values used for each land use category are as follows.
    - PRC - 568
    - TCU - 295
    - LI - 400
    - HI - 500
    - IP - 415
    - ODT - 350
    - OP (within activity centers) - 175
    - CR (within activity centers) - 350
    - OP (outside of activity centers) - 250
    - CR (outside of activity centers) - 350

## Summary of the Methodology - V

- In assigning people to households the size of the household was assumed to be a function of the type of dwelling unit. The following average household sizes were assumed.
  - RUR - 3.5
  - LDR - 3
  - MDR - 2.5
  - HDR - 2
  - MUR - 2
  - EST - 3.5