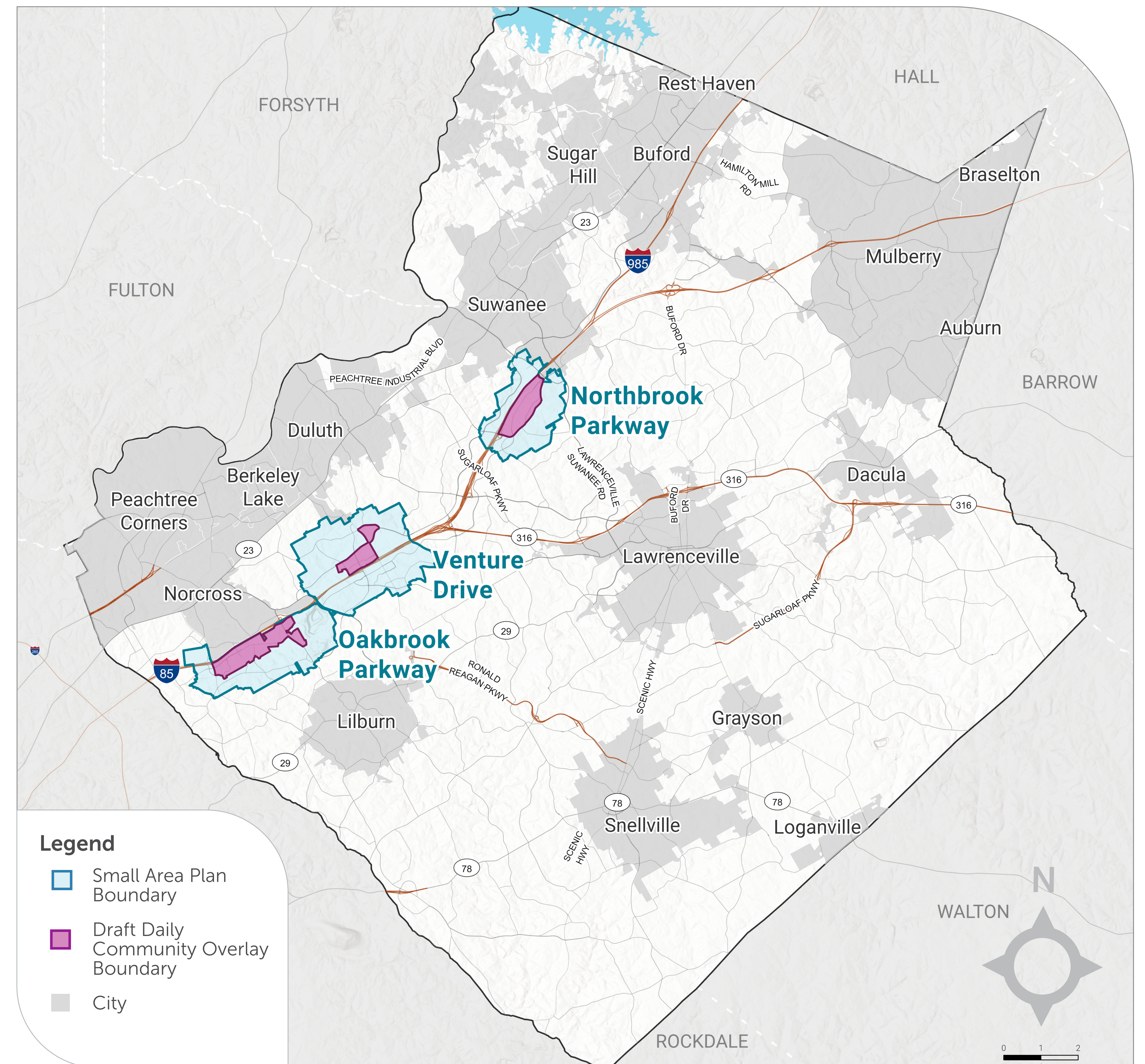


# Welcome!

**Today's informational session will guide you through Gwinnett County's Draft Daily Community Overlay.**

This overlay will be a major tool for implementing the County's Daily Community vision for all residents to live within a 15-minute trip of their daily activities. The goal is to apply this overlay to areas across the county, but the first three areas include:

- Venture Drive
- Oakbrook Parkway
- Northbrook Parkway

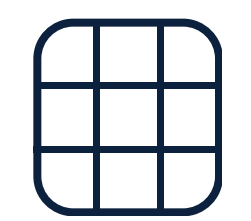


# What Is a Zoning Overlay District?

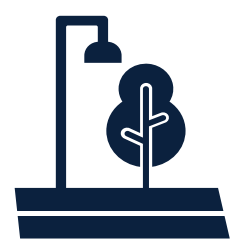
## PURPOSE

- 1 Create development regulations limited to a particular area.
- 2 Provide developers with clear guidance on community desires.
- 3 Catalyze redevelopment by streamlining the approval process.
- 4 Improve the built environment.

## How the overlay will improve development quality:



Block length and connectivity



Streetscape design and landscaping



Orienting the building to the street



Building design including materials, windows, form, and more

## Venture Drive

Today



Overlay-Guided Redevelopment



## Centerville

Today

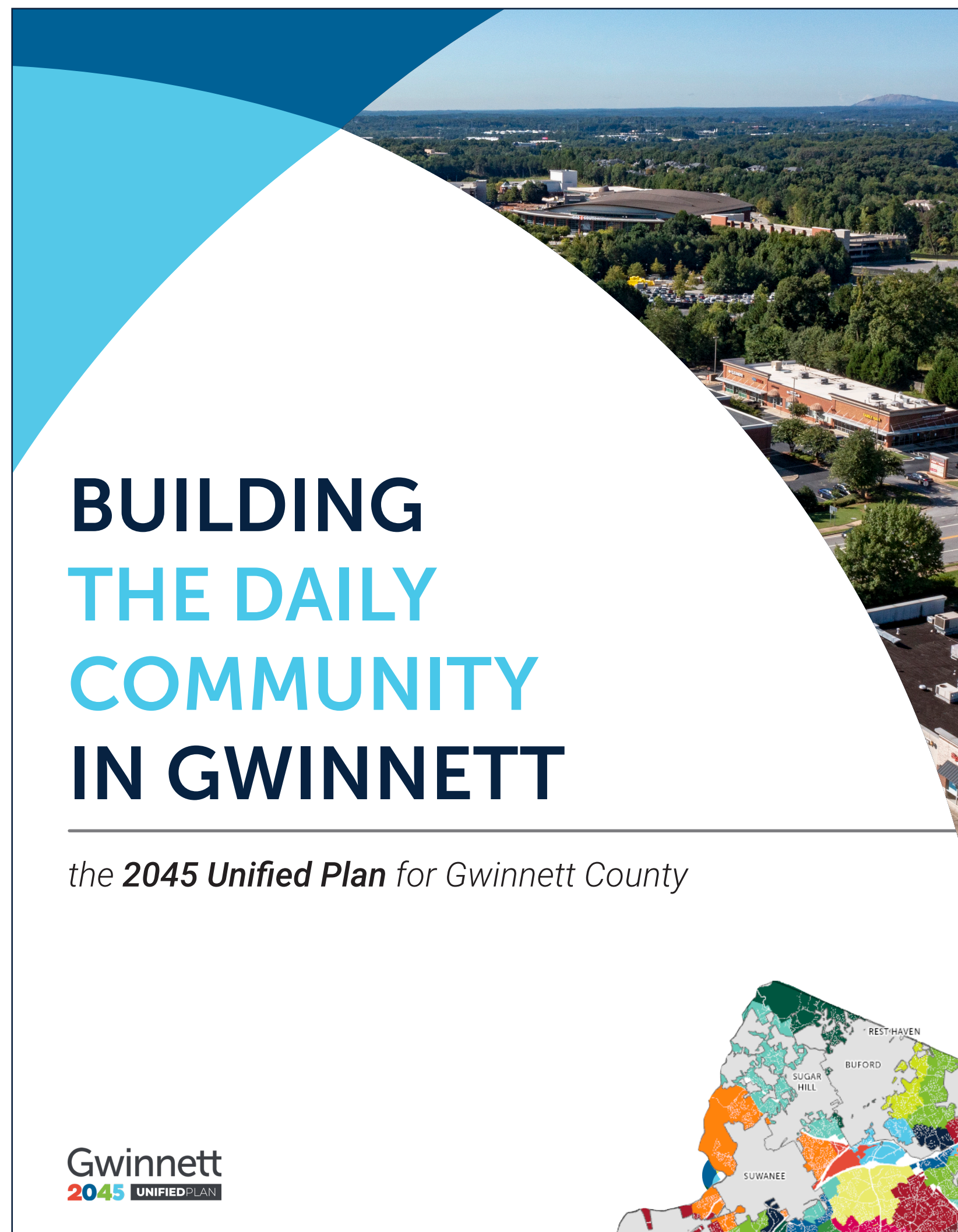


Overlay-Guided Redevelopment



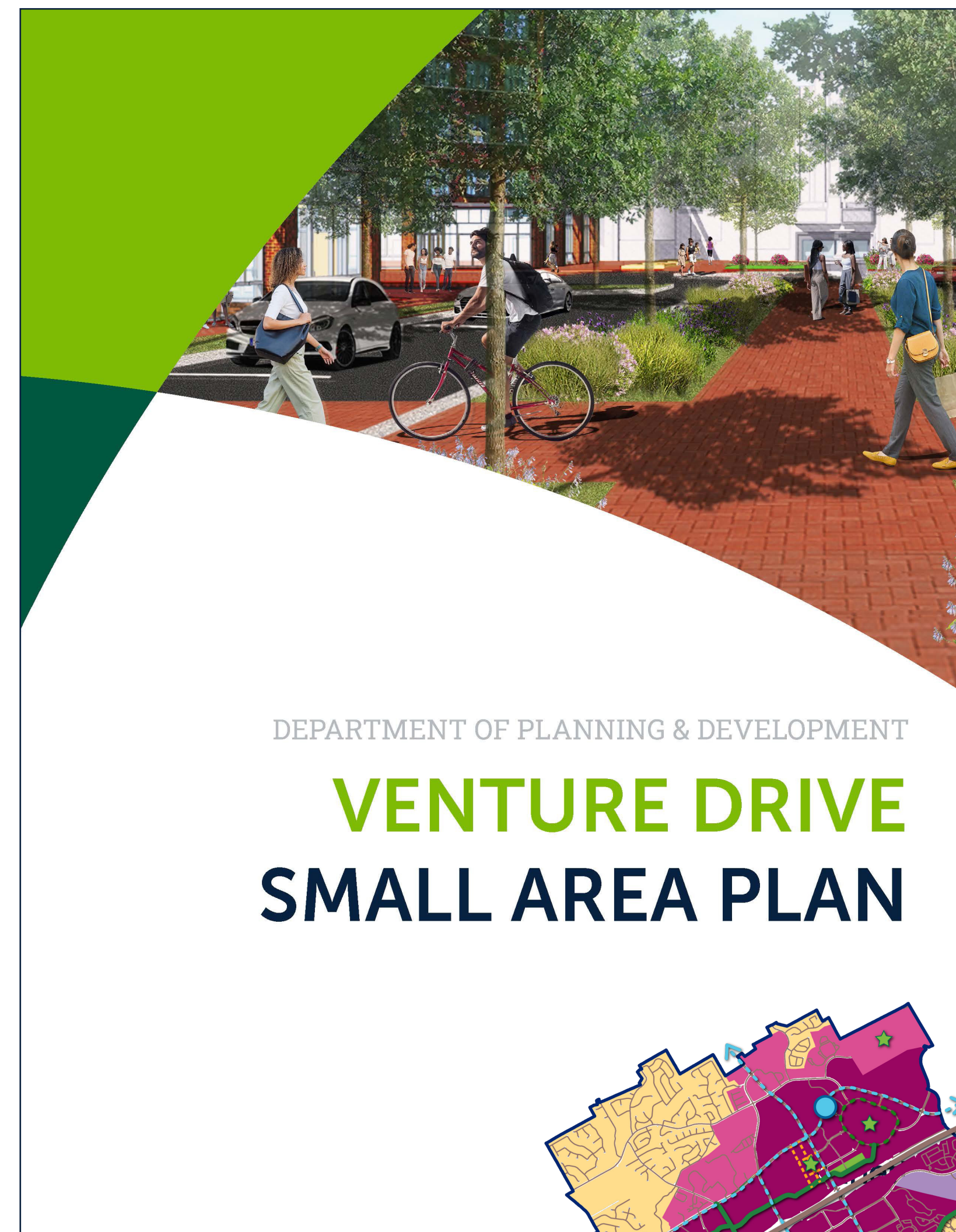
# From Vision to Reality

## 2045 UNIFIED PLAN



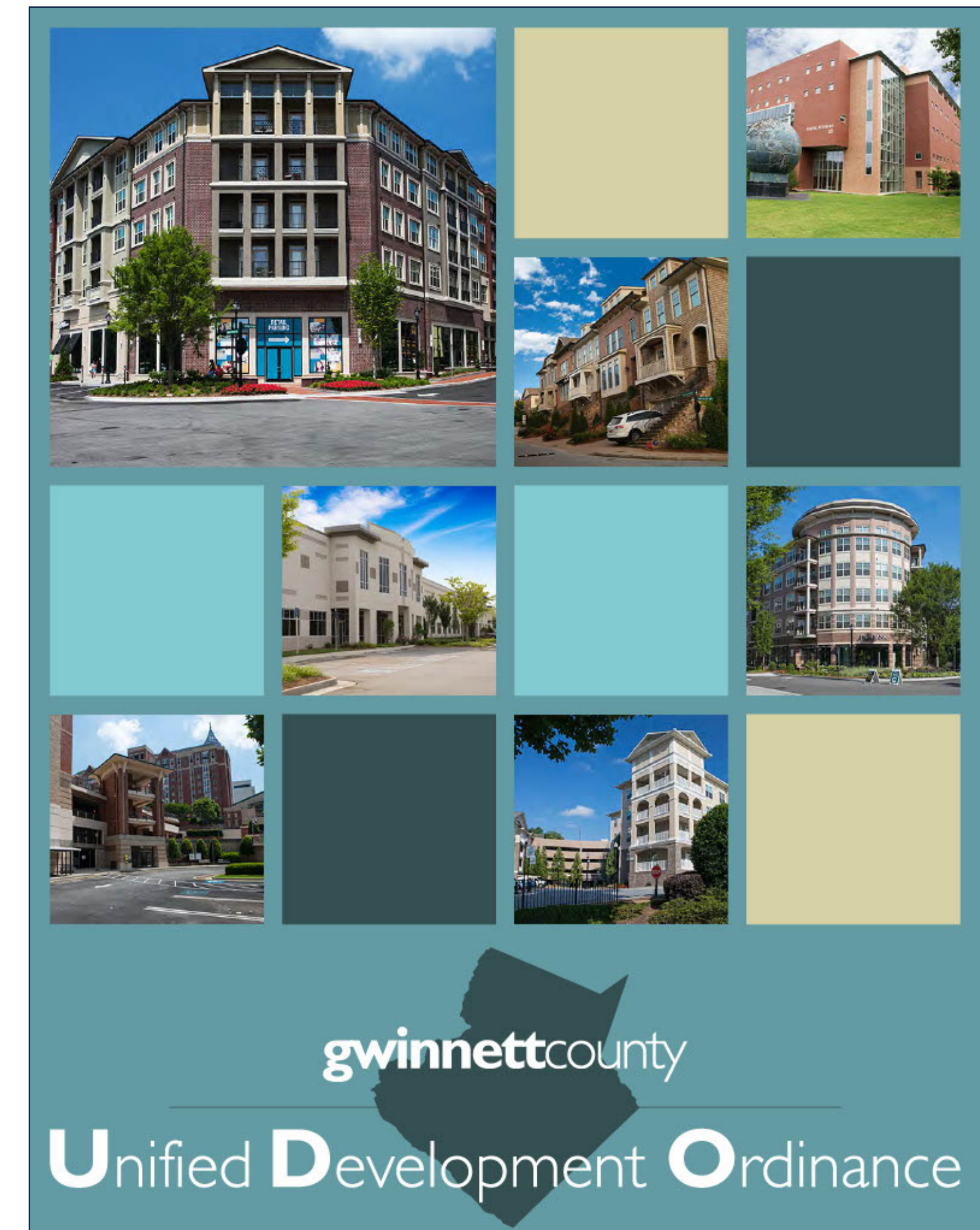
Adopted in 2024, this 20-year plan **guides Gwinnett's growth**. Formed through community input, the plan sets overall goals and **identifies more than 80 smaller Daily Communities**.

## SMALL AREA PLANS



These plans build on the 2045 Unified Plan, detailing strategies and **shaping a clearer vision for each area**.

## OVERLAY DISTRICT



The zoning overlay **implements the detailed vision** and acknowledges the high level policy established in the 2045 Unified Plan.

# Thoughtful Development

New development can offer several benefits, such as:

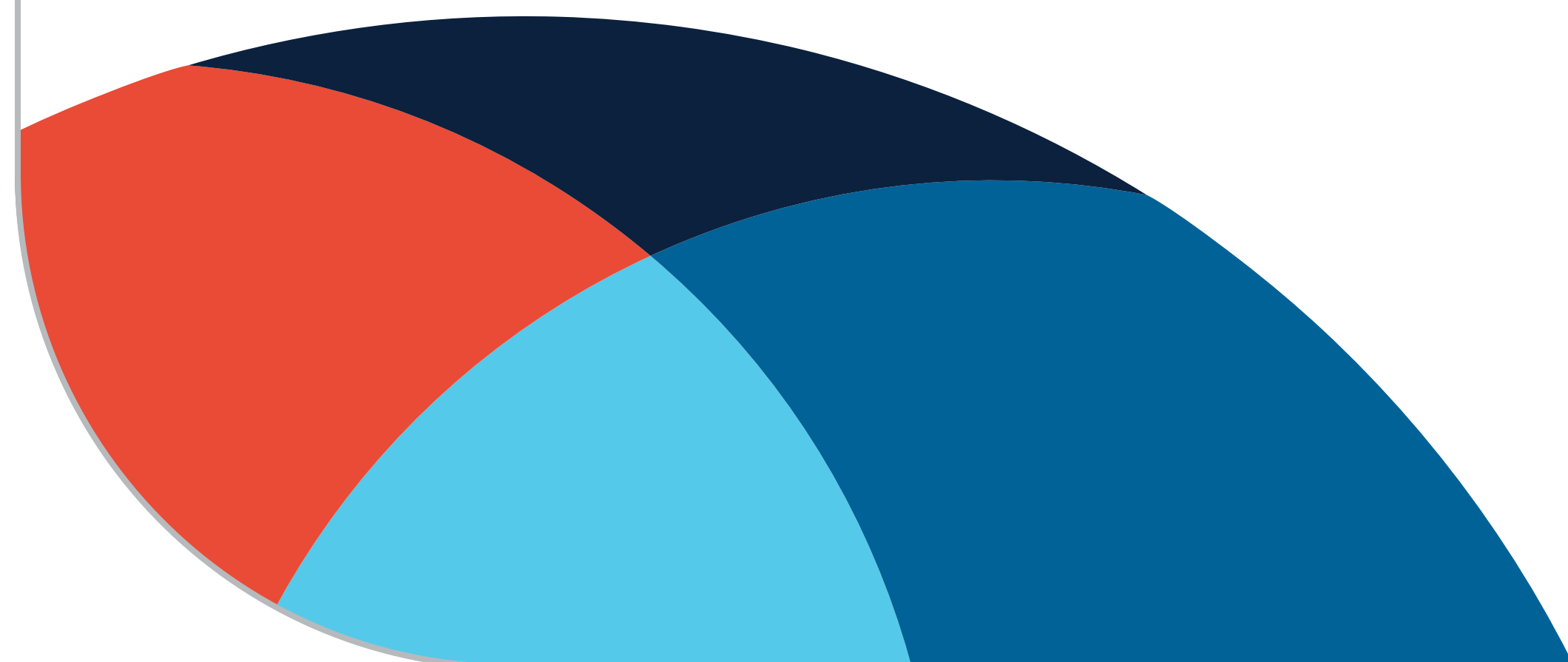
- More jobs and economic opportunities
- Better mobility
- Greater housing variety
- More shops and amenities
- Shorter everyday trips
- More places to walk and bike to

## DEVELOPMENT BY DESIGN

One of the key goals of the overlay is to ensure new development is designed to fit its surroundings, not overwhelm them. It is designed to place the right type and scale of development in the right locations, based on the community's adopted vision from the small area plan.

## Transitioning Intensities

The overlay is designed to taper development intensities to match their surrounding context. The highest intensity development is focused in activity centers and along major corridors. As development moves outward, building height and density step down, creating a gradual transition to protect nearby, established neighborhoods.





# Greater Housing Variety

Whether you are a young professional, a family, an empty nester, or are somewhere in between, the overlay promotes housing options that fit your lifestyle. The images below illustrate the range of housing types that could be allowed in your Daily Community.

**TOWNHOUSE**



**FOURPLEX**



**MULTIPLEX**



**LIVE/WORK**



**MULTIFAMILY**



**DORMITORY**



**VERTICAL MIXED-USE**



# Mix of Uses

Imagine a community where you could access most of what you need in one trip – whether by walking, biking, or driving. Mixing a variety of uses and bringing them closer together can help make neighborhoods more convenient and active. Residential and some non-residential uses can mix together on a single site or within one cohesive development. There are two main types of mixed use, vertical and horizontal.

## VERTICAL

This is where uses “stack” on top of each other.



## HORIZONTAL

Horizontal mixing is when different uses sit side by side.



# Placemaking

The overlay zoning would encourage new development to include open spaces that people can truly enjoy — places to walk, sit, gather, or relax.

**Plazas, greens, squares, and small parks open to the public**



**Outdoor dining areas connected to sidewalks or paths**



**Rooftop decks, patios, porches, or balconies designed for shared use**



**Pedestrian paths with landscaping, seating, and lighting**



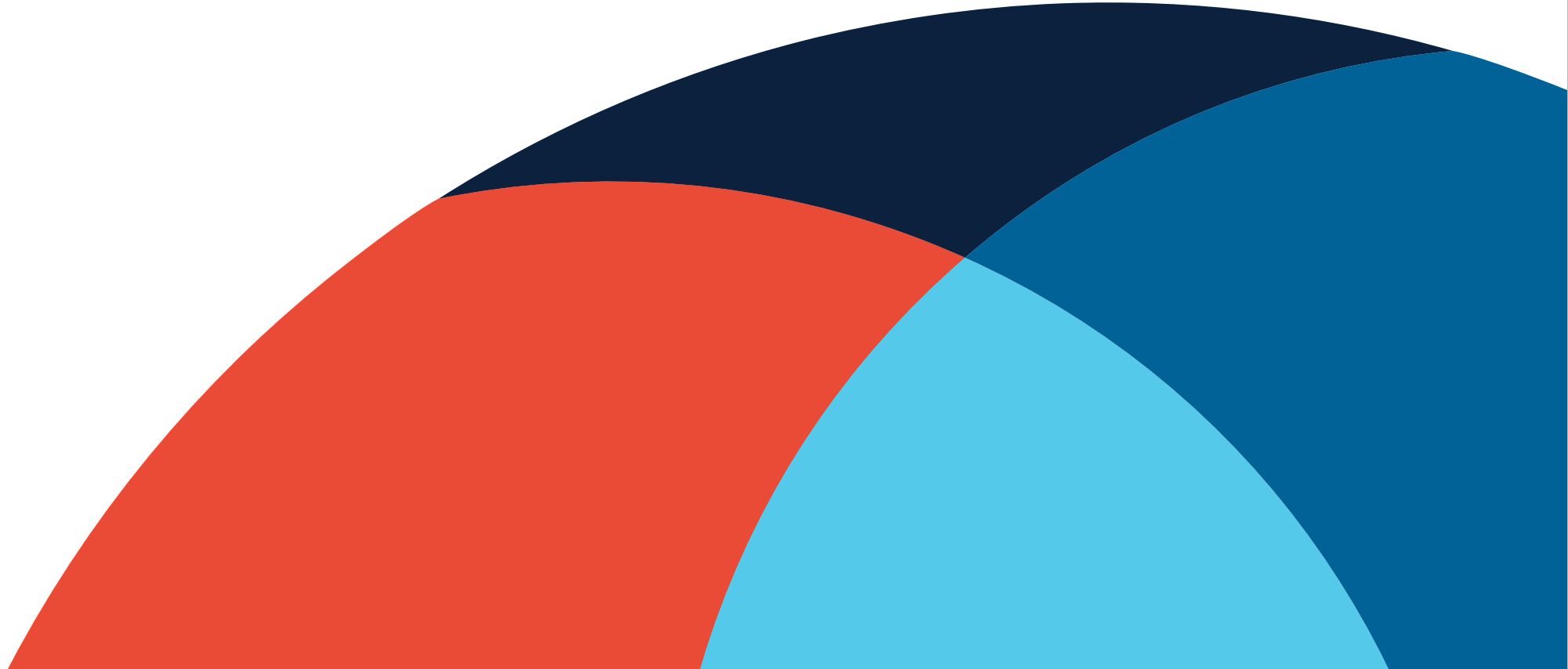
**Shared courtyards or common spaces for residents or workers**



**Stormwater areas designed as public amenities**



Gwinnett County considers placemaking as **thoughtful community investments** that enhance the character and highlight the identity of specific areas.



# Draft Standards

The draft overlay focuses on form, or what a place looks and feels like. Here are some of the key aspects of form that the overlay will regulate.

## DIMENSIONAL STANDARDS

These standards determine where a building can be built on a lot and how much space or volume it can occupy.

- Building height ranges from 35 feet in low intensity districts to 125 feet in the highest
- Front setbacks (the space between the sidewalk and a building's front facade) are short, mostly ranging from 0 feet to 20 feet
- At least 5% of a site has to be a usable amenity space like a pocket park or plaza

## BLOCKS AND ACCESS

Block and access standards will create walkable blocks with plenty of route options, particularly for pedestrians.

- Cul-de-sacs are not allowed
- New development must incorporate existing or new streets that end at other existing or new streets to form an interconnected network with a maximum block perimeter (2,000 feet in the denser districts).
- Pedestrian ways should be at least 30 feet wide and incorporate landscaping, seating, and lighting



Front setback of 0 feet



Usable amenity space



Connected roadway network



Pedestrian way

# Draft Standards

## STREETSCAPE

The streetscape standards will require four main elements: a grass strip (or trees in tree wells), street trees, pedestrian lighting, and sidewalks with comfortable widths. The specific dimensions of these elements will vary by district.



Streetscape on new road

## PARKING

The overlay will regulate where parking is located and prevent overbuilding surface parking lots.

- There are no minimum parking requirements, except for residential uses that are not part of a bigger mixed-use development projects
- No parking is allowed between the street and the front of a building, except for on-street parking with bulb-outs
- Residences (except single-family) must be accessed by an alley
- Parking structures should not be taller than their associated buildings, and should be located behind the building



On-street parking with bulb-out



Alley access to parking

## BUILDINGS

Buildings will need to conform to the following best practices for facade design:

- Maximum facade length of 200 feet
- Sufficient percentages of the facades being windows (fenestration), ranging from 15% for residential in low intensity districts to up to 70% for shopfronts in higher intensity districts
- Clear pedestrian access points from the sidewalk
- Variation in the facade to break up long lengths of wall, both horizontally and vertically



Building facade with ample windows, a clear entry, and variation in design between floors

# Northbrook Parkway Daily Community

## SMALL AREA PLAN KEY COMPONENTS

The Northbrook Parkway Small Area Plan used the Daily Community Framework to guide future development, including the following key components:



### Support the Area's Growth

The area's industrial and institutional core is going strong and has room to grow. Redevelopment on the edges of the study area can expand mixed-use concepts, bringing residential and retail within proximity of these employment and education centers, reducing traffic.



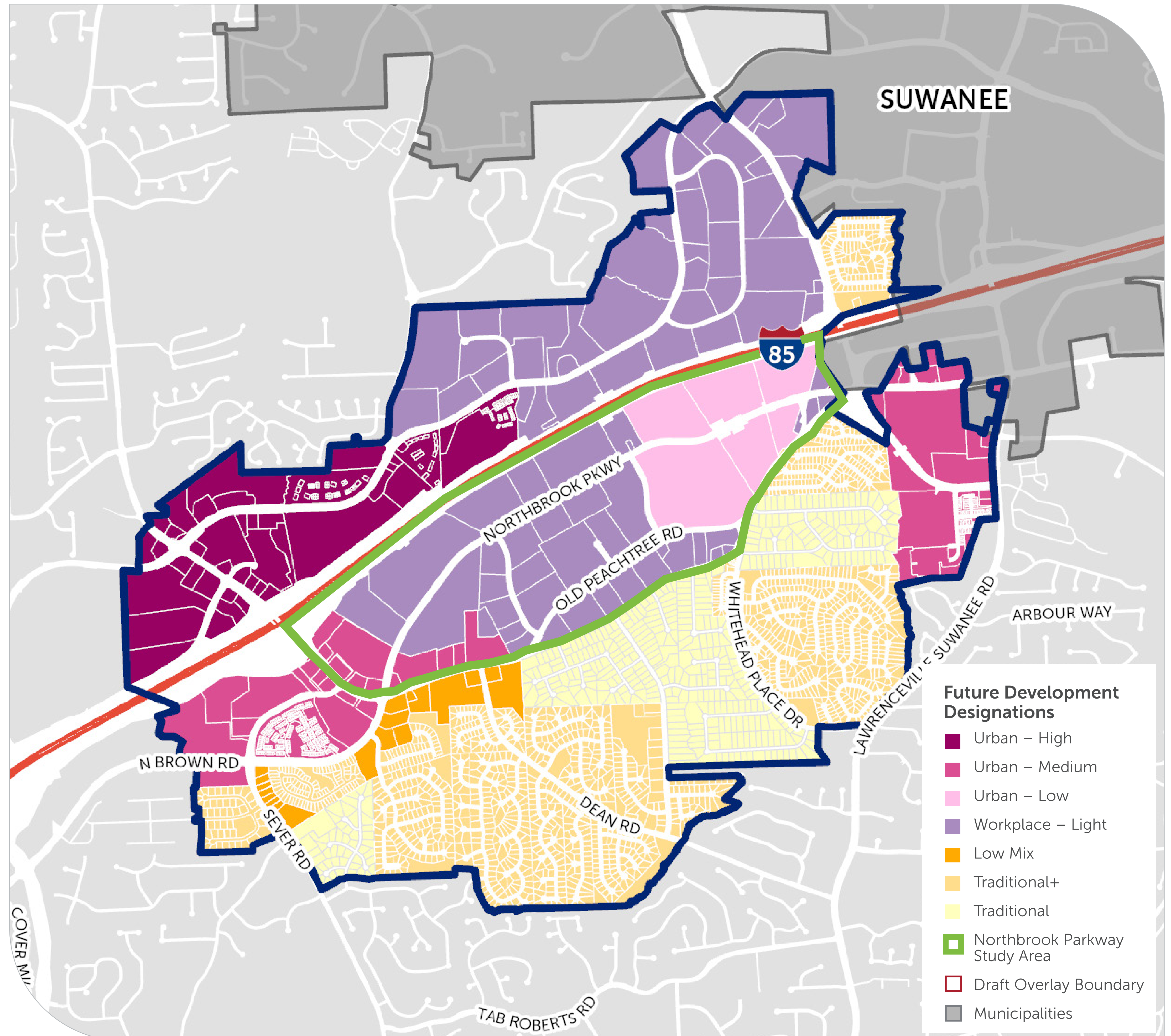
### Expand Transit and Trails

Multiple stakeholders highlighted the need for better connectivity throughout Northbrook Parkway. Beyond the central trail, additional pedestrian connections can make this area easier to travel within and through.



### Promote Infill Housing

Students in the area have to travel fairly far to reach school. Promoting housing infill in this area could serve college students particularly well, and those rooftops could support greater retail amenities.



# Northbrook Parkway Small Area Plan

## Redevelopment Concept



**Multifamily**



**Mixed-Use – Flats over Retail**



**Public Space**



# Better Places and Spaces for Everyone

Gwinnett County is home to hundreds of unique places and communities. Are there places in this community that need special considerations or regulations?

**Write these places on a sticky note!  
Please include what you'd like the  
future of these places to be.**

