



GWINNETT COUNTY  
**BOARD OF COMMISSIONERS**

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[GwinnettCounty.com](http://GwinnettCounty.com)

Nicole L. Hendrickson, Chairwoman  
Kirkland Dion Carden, District 1  
Ben Ku, District 2  
Jasper Watkins III, District 3  
Matthew Holtkamp, District 4

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Official

## **Informal Presentation Minutes**

Tuesday, January 20, 2026 – 11:00 AM

Present: Nicole L. Hendrickson, Kirkland D. Carden, Ben Ku, Jasper Watkins III, Matthew Holtkamp

### **1. Board of Commissioners**

#### Rowen Update

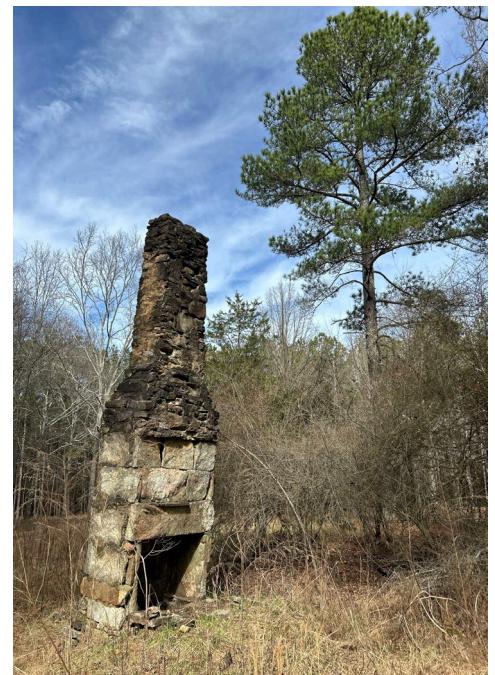
President and Chief Executive Officer of the Rowen Foundation, Mason Ailstock, provided the Board with an update on recent progress, reviewed completed infrastructure and highlighted next steps. No official action taken.

## PLACE

## PARTNERS

## PEOPLE

## PROGRAMS



Gwinnett



EMORY  
UNIVERSITY



Georgia Gwinnett  
COLLEGE



Georgia  
Power



Spelman College®



Technical College System of Georgia



UNIVERSITY  
OF  
GEORGIA



ROWEN WILL BE A GLOBALLY RECOGNIZED COMMUNITY OF INNOVATION WHERE CROSS  
DISCIPLINARY COLLABORATION SHAPES THE FUTURE, BOLDLY TACKLING CHALLENGES, FOSTERING  
GROUNDBREAKING PARTNERSHIPS, AND CREATING SHARED PROSPERITY FOR GENERATIONS TO  
COME





[Rowen Progress Video](#)

# ROWEN BUILDING A NATIONAL REPUTATION

**Forbes**

**Atlanta**  
MAGAZINE

 BioSpace®

**URBANIZE**  
ATLANTA

ATLANTA  
BUSINESS  
CHRONICLE

**AREA  
DEVELOPMENT**

THE WALL STREET JOURNAL  
**WSJ**



Just 35 miles from Athens, Atlanta and Gainesville sits Rowen – Georgia's largest knowledge community – where the dreamers, thinkers and doers of tomorrow converge.  
[rowenlife.com](http://rowenlife.com)

**CISION®**  
PR Newswire

# FORTUNE

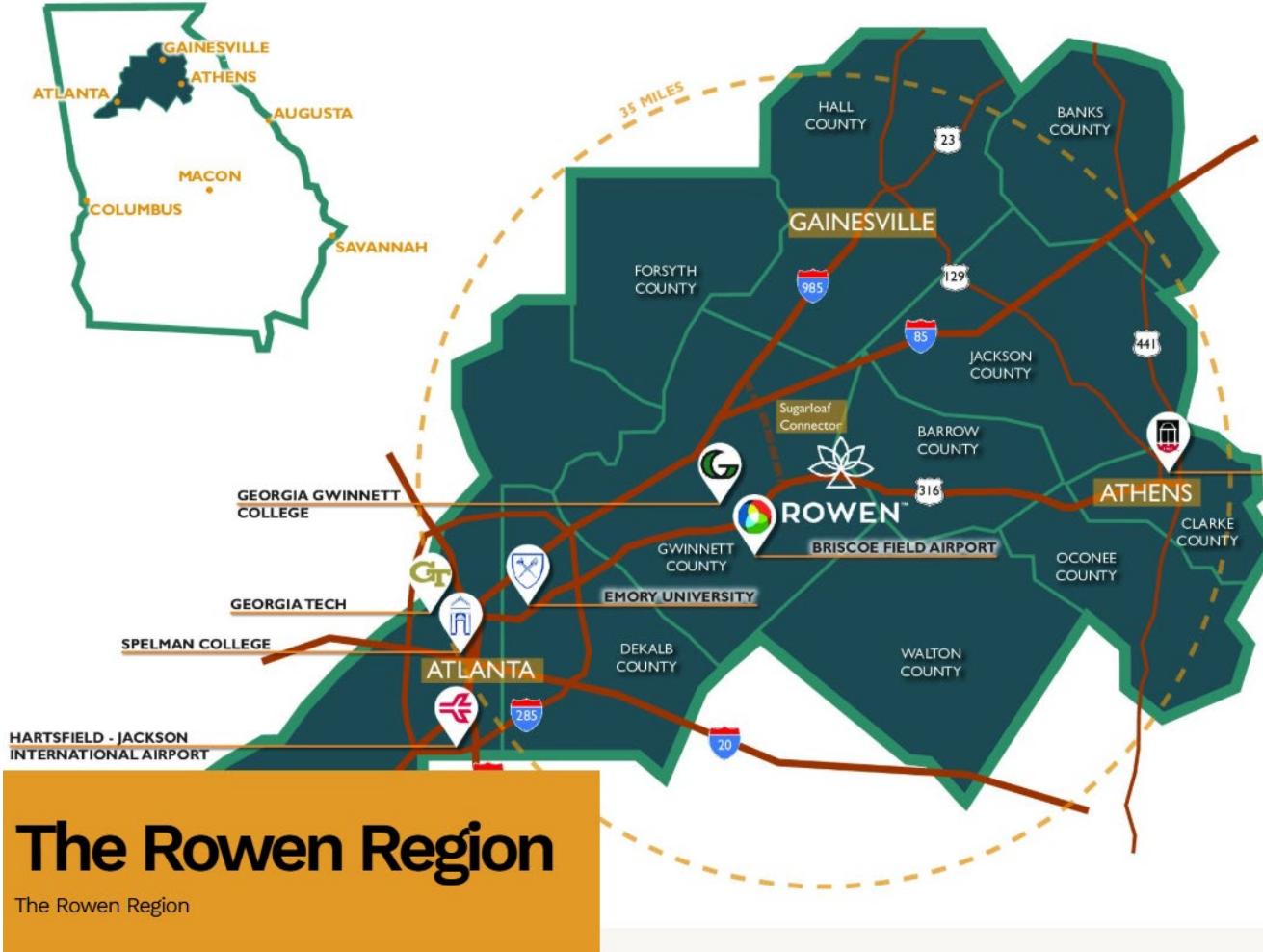
**SITE**  
SELECTION  
MAGAZINE

**PR Newswire®**

**AJC**

The Atlanta  
Journal-Constitution

 **SEDC** | Southern Economic  
Development Council



# ROWEN GEORGIA

Population growth in Georgia 2023 - 2050 will occur in the Rowen Region

43%

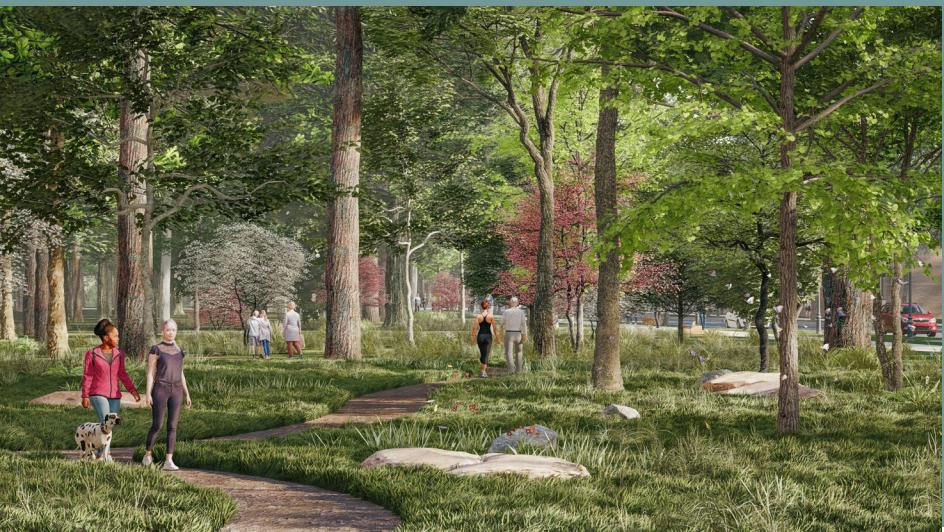
Growth in prime working age between 2025 - 2028 will be in the Rowen Region

46%

Once someone moves into the Rowen Region, they will remain

# RESPONSIBLE REAL ESTATE

THREE VALUE-DRIVEN GOVERNING  
DOCUMENTS GUIDING DEVELOPMENT



## Gwinnett County's Innovation Overlay Zoning District (IOZD)

zoning and regulatory framework for  
knowledge community mixed-use

## Rowen's Design Guidelines

sustainable development framework for all  
planning, design and placemaking

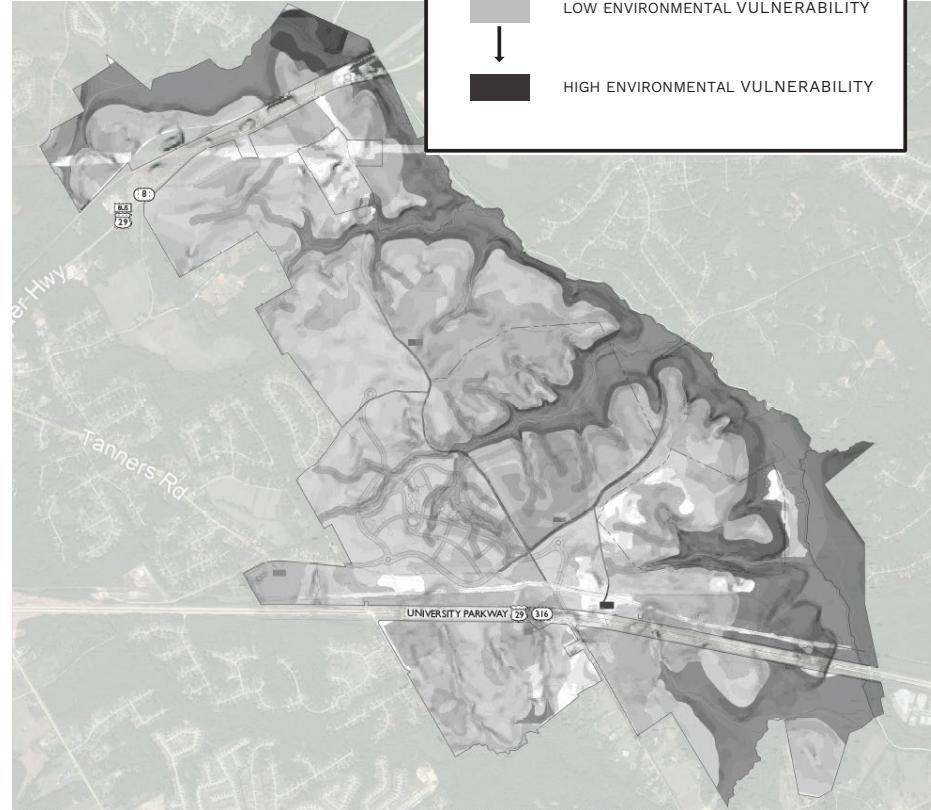
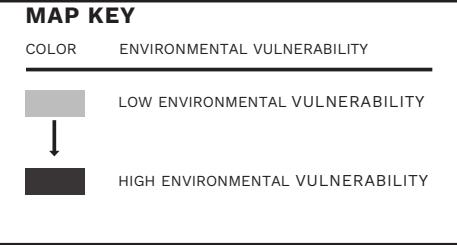
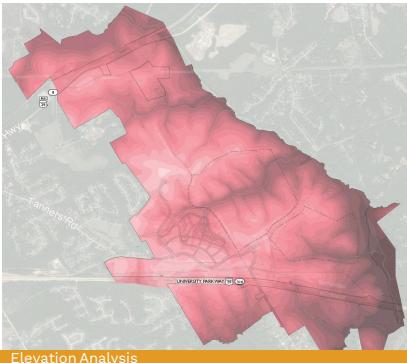
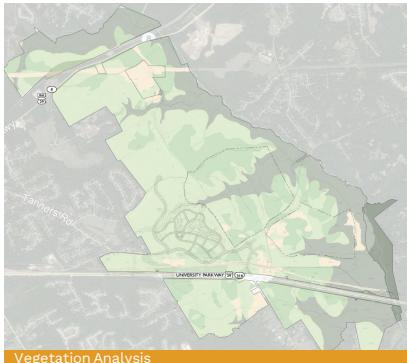
## Rowen's Covenants, Conditions and Restrictions (CC&Rs)

maintains high quality development, restricts  
uses, and attracts innovation tenants

# ENVIRONMENTAL FRAMEWORK

**PLAN** With environmental stewardship and health as key programmatic drivers, planning is undertaken with a sound knowledge of the existing environmental context.

The resulting composite overlays identify areas of low and high vulnerability - guiding planning decisions that protect the most sensitive areas and maximize development potential.



# RECENT PROGRESS

- \$32M Infrastructure Complete & Open
- \$15M Convergence Center Under Design
- Multi-Family Developer Selection Process
- Establishing Global Brand (*Competition RTP*)

## IDEAL LOCATION FOR

- Corporate HQs, office, research and development
- Product piloting and testing
- Laboratory and clean manufacturing
- Technology research and production
- Higher education collaborations



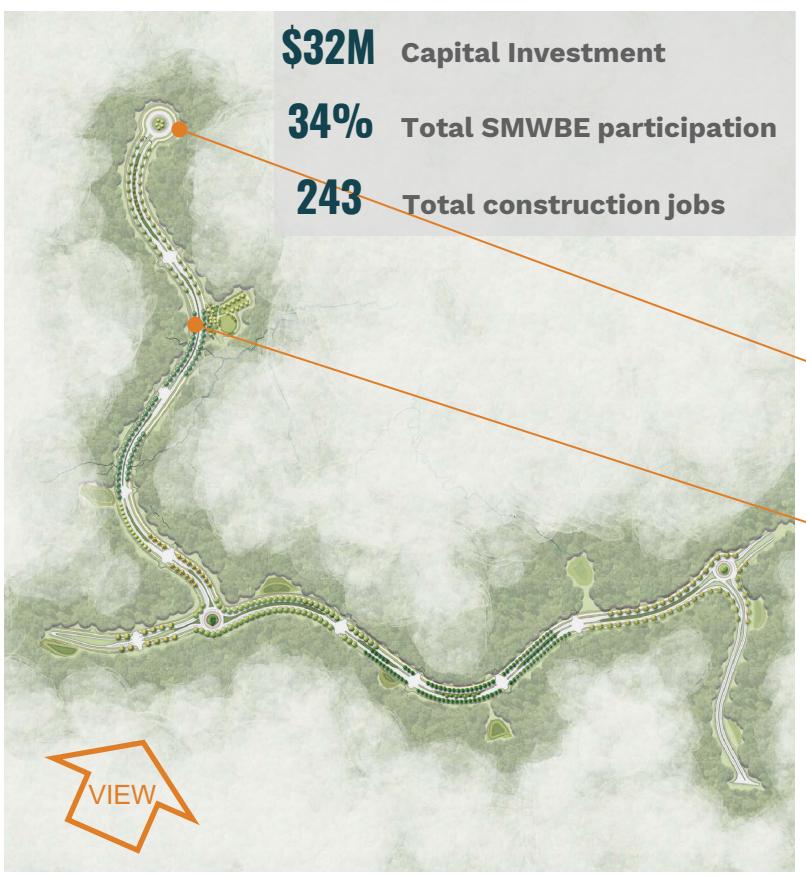
# COMPLETE INFRASTRUCTURE

*GreenRoads Certified Project*

**\$32M** Capital Investment

**34%** Total SMWBE participation

**243** Total construction jobs



**North Roundabout**



**View Northeast**

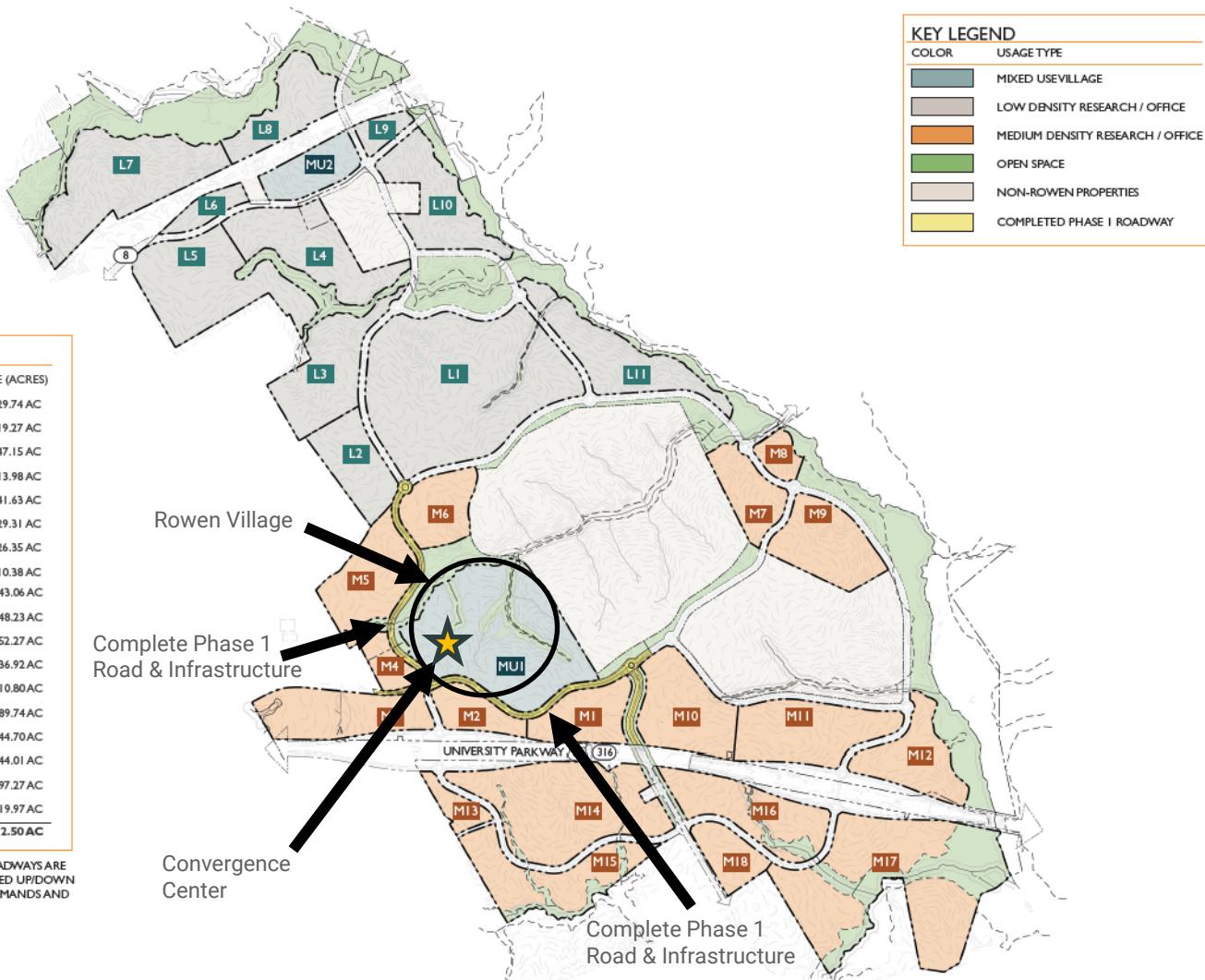


**Rowen Parkway**



# REAL ESTATE

## Scalable Sites & Going Vertical



\*ALL ROWEN PARCEL BOUNDARIES AND ROADWAYS ARE HIGHLY FLEXIBLE. ALL PARCELS MAY BE SCALLED UP/DOWN TO ENSURE THE IDEAL FIT FOR PROSPECT DEMANDS AND SITE EFFICIENCY

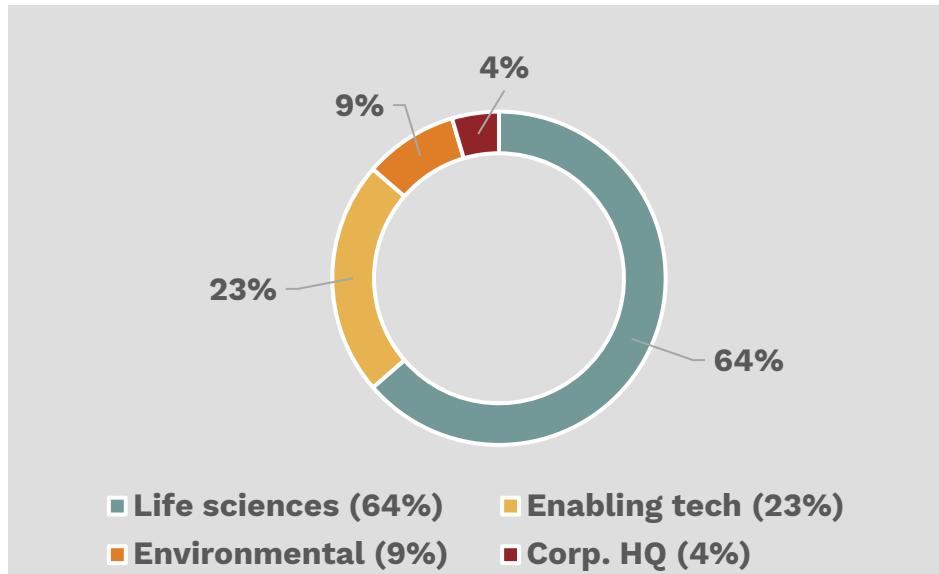
# PROSPECT ACTIVITY

## Market Response

### INDUSTRY PROSPECTS

- 20+ RFIs Gwinnett Economic Development & GDEcD
- \$20+ Billion Investment Potential
- 8,900+ Potential New Gwinnett Jobs
- Student & Faculty Industry Engagement

### PROSPECTS BY SECTOR



# STATEWIDE LEADERSHIP NETWORK

## Rowen Executive Advisory Council

A diverse group of statewide leaders providing valuable input serving as advisors to Rowen Foundation.



**Bert Brantley**

CEO, Savannah Area Chamber of Commerce

[View Bio](#)



**Chris Clark**

President, Georgia Chamber

[View Bio](#)



**Doug Hooker**

Retired CEO, Atlanta Regional Commission



**Dr. Russell T. Keen**

President, Augusta University

[View Bio](#)



**Dr. Tim Denning**

President and CEO, Georgia Research Alliance

[View Bio](#)



**Greg Dozier**

Commissioner, Technical College System of Georgia

[View Bio](#)



**Dr. Kyle Marrero**

President, Georgia Southern University

[View Bio](#)



**Teresa MacCartney**

COO, University System of Georgia

[View Bio](#)



**Kim Greene**

President and CEO, Georgia Power

[View Bio](#)



**Nicole Love Hendrickson**

Chairwoman, Gwinnett County Board of Commissioners

[View Bio](#)



**Misti Martin**

Deputy Commissioner, Global Commerce, Georgia Department of Economic Development

[View Bio](#)



**James C. McCurry, Jr.**

Chief Administrative Officer, Georgia Ports Authority

# LIVING LAB PROJECTS UNDERWAY



HIGH MUSEUM OF ART ATLANTA



J.P.Morgan



Children's  
Healthcare of Atlanta



- **Georgia E-Mobility Network:** UGA, GGC, Gwinnett Tech
- **Georgia AI Collaborative at Rowen:** Emory, Spelman, Morehouse
- **Convergence Summit:** Woodruff Arts, CHOA, Johns Hopkins, GT, UGA, High Museum, Georgia Research Alliance
- **Climate & Ecology Student Projects:** Southern Company, UGA, GGC, Gwinnett Tech
- **Smart City IOT MOU with Curiosity Labs**
- **Life Sciences Leadership Roundtable**
- **MAGNET Federal Funding Project:** Georgia, Mississippi, & Alabama

# WHAT IS NEXT?



# ROWEN VILLAGE: 2026

CONSTRUCTION START 2026



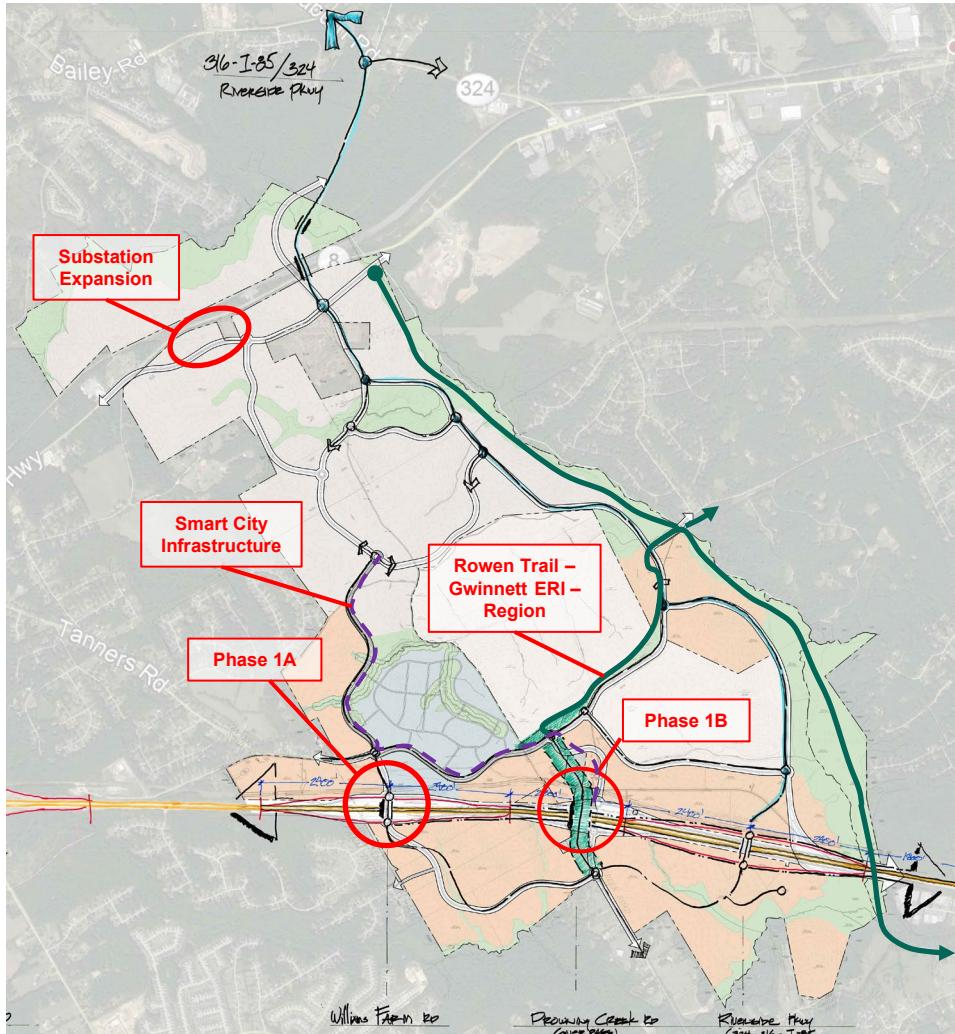






# 2026 & BEYOND

- **ECONOMIC DEVELOPMENT:** Ongoing Industry Recruitment & Building A Globally Competitive Brand
- **TRAILS & PARKS:** Advancing A Regional Trail Network Connecting Rowen, Gwinnett ERI, And Barrow
- **SMART CITY PARTNER:** Selecting A Fiber Technology Partner To Support Rowen In Our Living Lab & Smart City Efforts
- **POWER INFRASTRUCTURE:** Planned Electrical Substation Expansion
- **ROADWAY IMPROVEMENTS:** Hwy 316 Interchanges With Gwinnett DOT & GDOT



# QUESTIONS & DISCUSSION



# ROWEN™

GEORGIA'S LARGEST KNOWLEDGE COMMUNITY

Mason Allstock

President & CEO

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[www.RowenLife.com](http://www.RowenLife.com)