



GWINNETT COUNTY  
**BOARD OF COMMISSIONERS**

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GwinnettCounty.com

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

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



**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**

**AREA  
DEVELOPMENT**

THE WALL STREET JOURNAL  
**WSJ**

**FORTUNE**

**Atlanta**  
MAGAZINE

 **BioSpace**®

**URBANIZE**  
ATLANTA

**ATLANTA  
BUSINESS  
CHRONICLE**



**ROWEN**™

Just 35 miles from Athens, Atlanta and Gainesville sits Rowen – Georgia's largest knowledge community – where the dreamers, thinkers and doers of tomorrow converge.  
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**CISION**®  
PR Newswire

**SITE  
SELECTION**  
MAGAZINE

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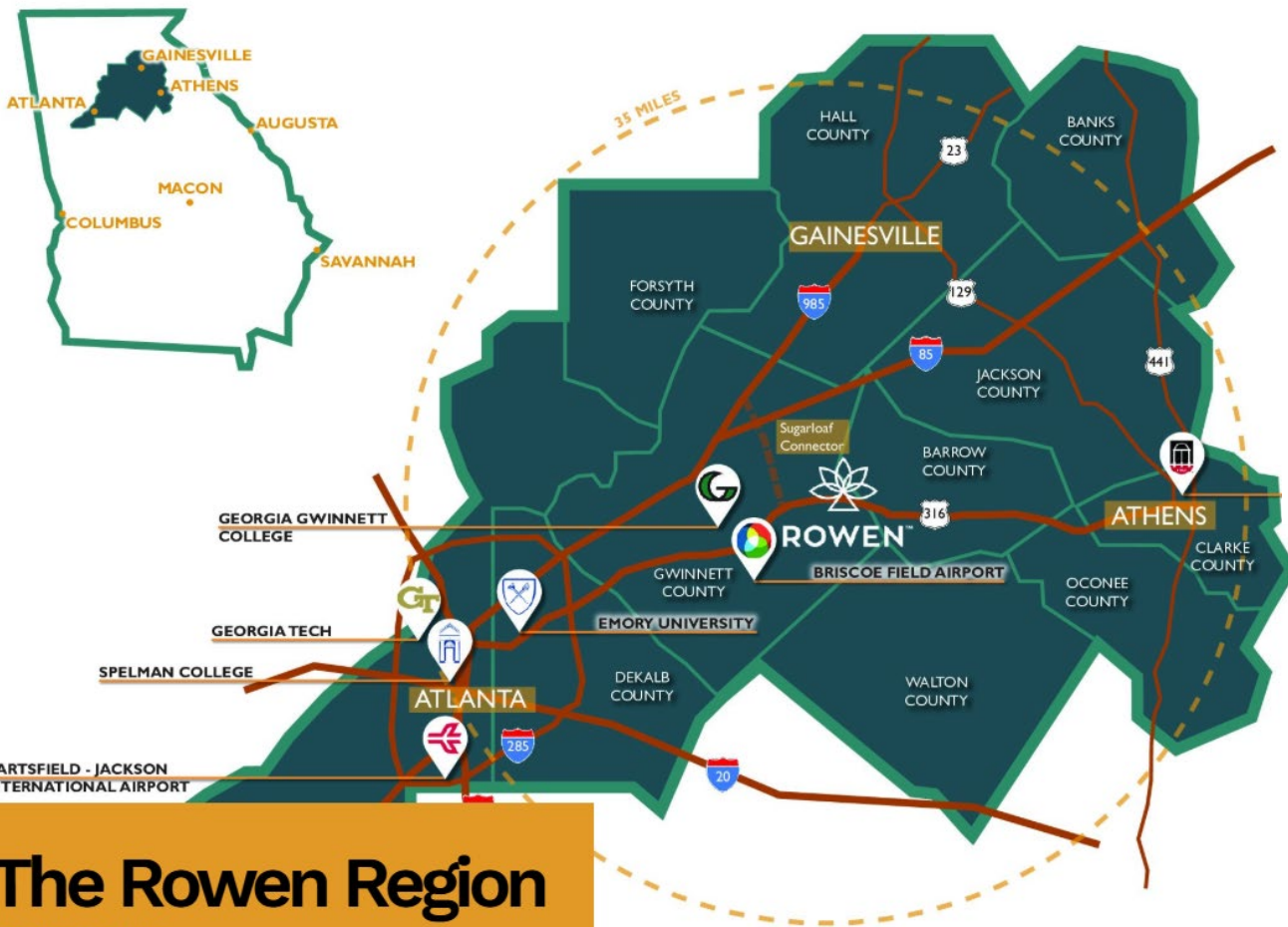


**The Atlanta  
Journal-Constitution**



**SEDC** | Southern Economic  
Development Council





# ROWEN GEORGIA

**43%** Population growth in Georgia 2023 - 2050 will occur in the Rowen Region

**46%** Growth in prime working age between 2025 - 2028 will be in the Rowen Region

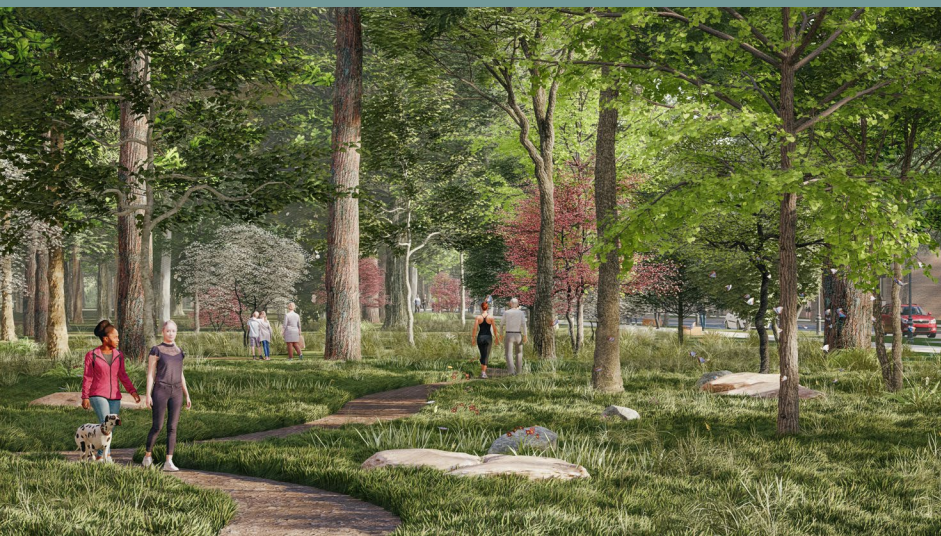
**85%** Once someone moves into the Rowen Region, they will remain

## The Rowen Region

The Rowen Region

# 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)

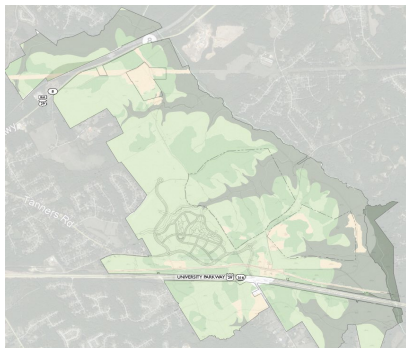
maintains high quality development, restricts  
uses, and attracts innovation tenants

# ENVIRONMENTAL FRAMEWORK

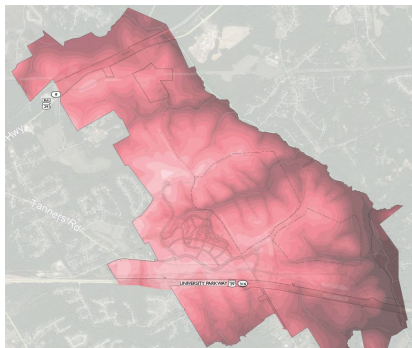
## PLAN

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

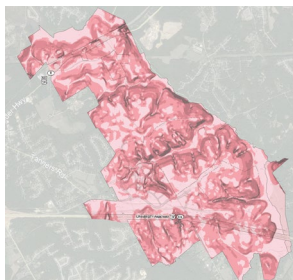
The resulting composite overlays identify areas of low and high vulnerability - guiding planning decisions that protect the most sensitive areas and maximize development potential.



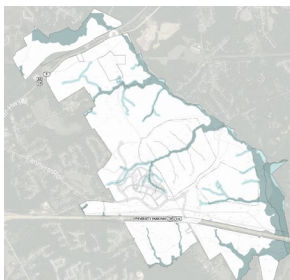
Vegetation Analysis



Elevation Analysis



Slope Analysis



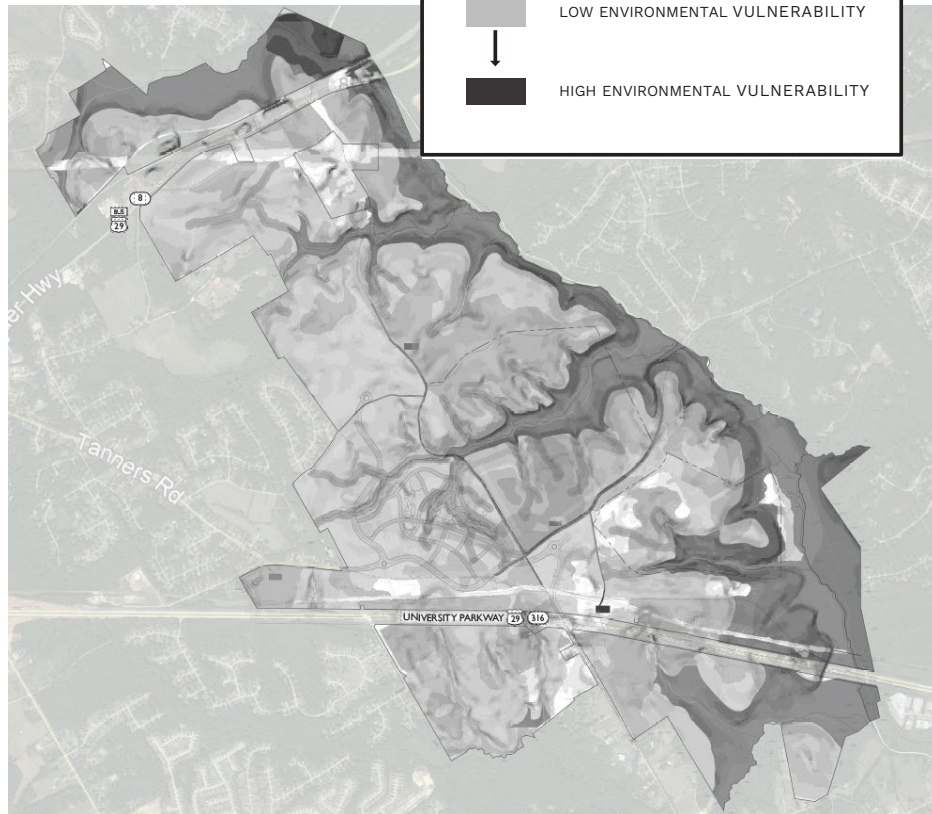
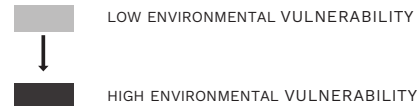
Hydrology Analysis



Cultural Significance Analysis

### MAP KEY

COLOR ENVIRONMENTAL VULNERABILITY





# 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

VIEW

**North Roundabout**



**View Northeast**

**Rowen Parkway**



# REAL ESTATE







## Scalable Sites & Going Vertical

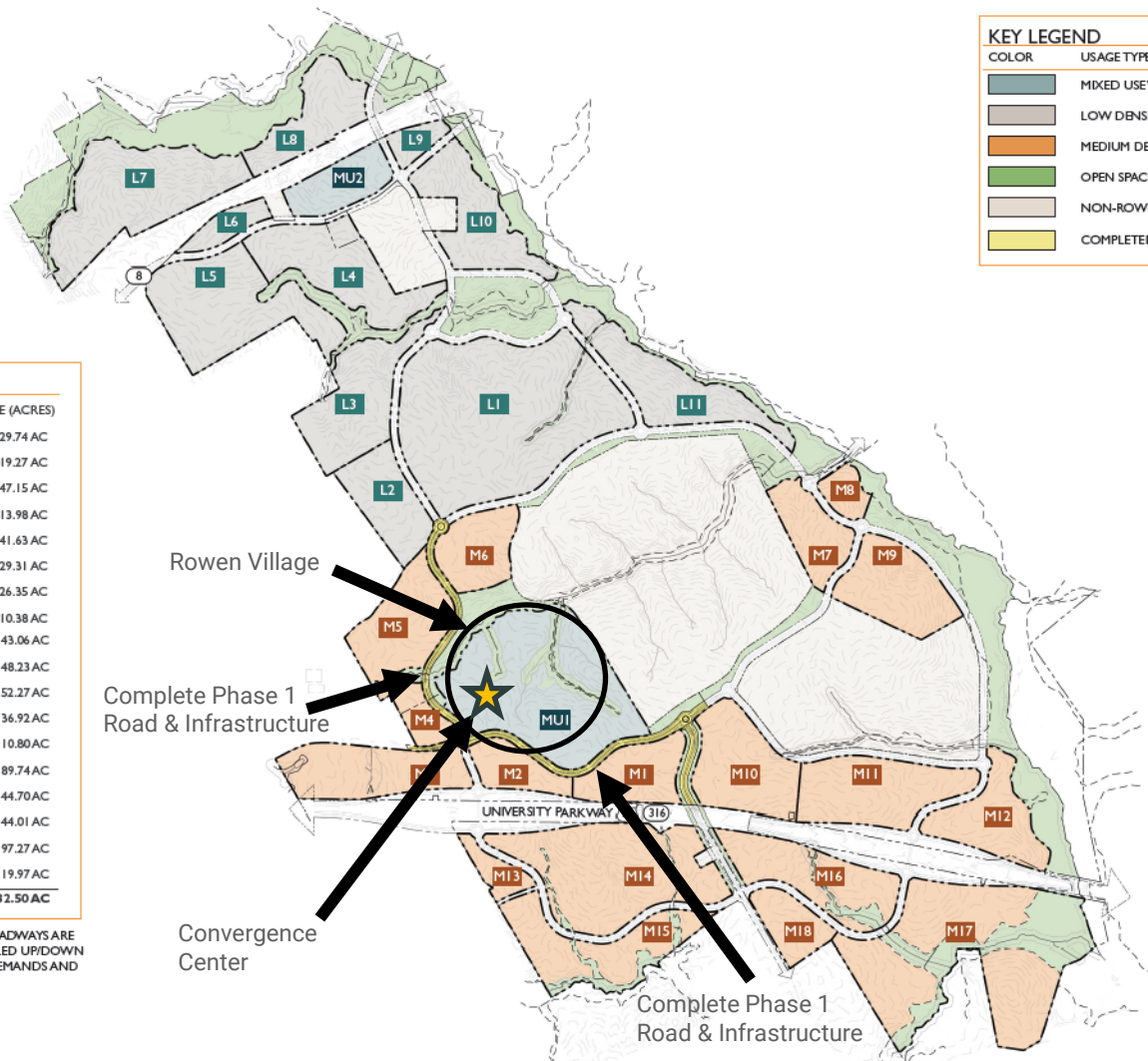
### PARCEL LEGEND

| PARCEL  | SIZE (ACRES) | PARCEL      | SIZE (ACRES) |
|---------|--------------|-------------|--------------|
| L1      | 160.82 AC    | M1          | 29.74 AC     |
| L2      | 33.29 AC     | M2          | 19.27 AC     |
| L3      | 50.24 AC     | M3          | 47.15 AC     |
| L4      | 54.65 AC     | M4          | 13.98 AC     |
| L5      | 72.53 AC     | M5          | 41.63 AC     |
| L6      | 11.76 AC     | M6          | 29.31 AC     |
| L7      | 78.07 AC     | M7          | 26.35 AC     |
| L8      | 36.85 AC     | M8          | 10.38 AC     |
| L9      | 9.19 AC      | M9          | 43.06 AC     |
| L10     | 45.55 AC     | M10         | 48.23 AC     |
| L11     | 49.97 AC     | M11         | 52.27 AC     |
| MU1     | 100.29 AC    | M12         | 36.92 AC     |
| MU2     | 16.92 AC     | M13         | 10.80 AC     |
|         |              | M14         | 89.74 AC     |
|         |              | M15         | 44.70 AC     |
|         |              | M16         | 44.01 AC     |
|         |              | M17         | 97.27 AC     |
|         |              | M18         | 19.97 AC     |
| TOTAL : |              | 1,432.50 AC |              |

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

### KEY LEGEND

| COLOR   | USAGE TYPE                       |
|---|----------------------------------|
|    | MIXED USE VILLAGE                |
|  | LOW DENSITY RESEARCH / OFFICE    |
|  | MEDIUM DENSITY RESEARCH / OFFICE |
|  | OPEN SPACE                       |
|  | NON-ROWEN PROPERTIES             |
|  | COMPLETED PHASE I ROADWAY        |





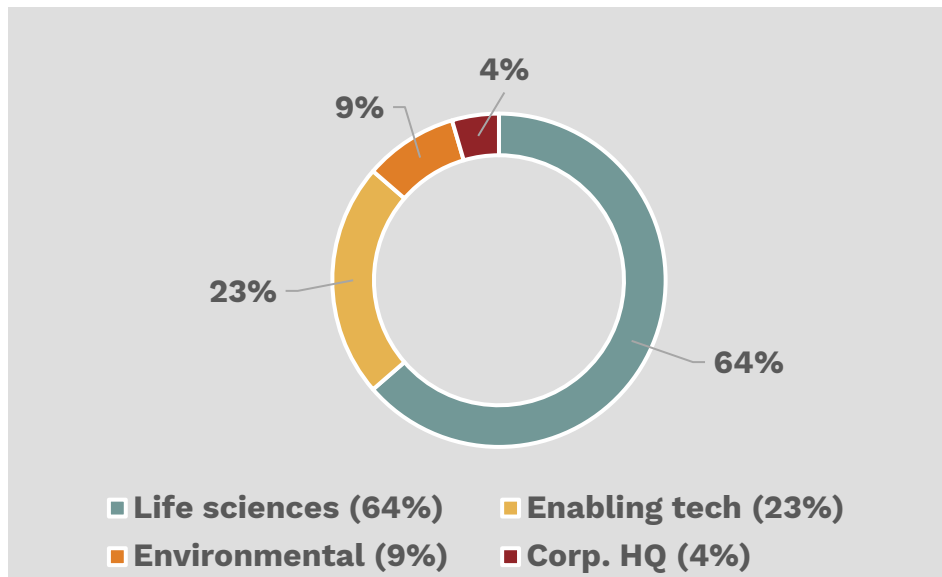
# PROSPECT ACTIVITY

## 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



WOODRUFF  
ARTS CENTER

UNIVERSITY SYSTEM  
OF GEORGIA



UNIVERSITY OF  
GEORGIA



EMORY  
UNIVERSITY



Curiosity Lab  
at Peachtree Corners



GEORGIA BIO™  
The Life Sciences Partnership



HIGH MUSEUM OF ART ATLANTA



J.P.Morgan

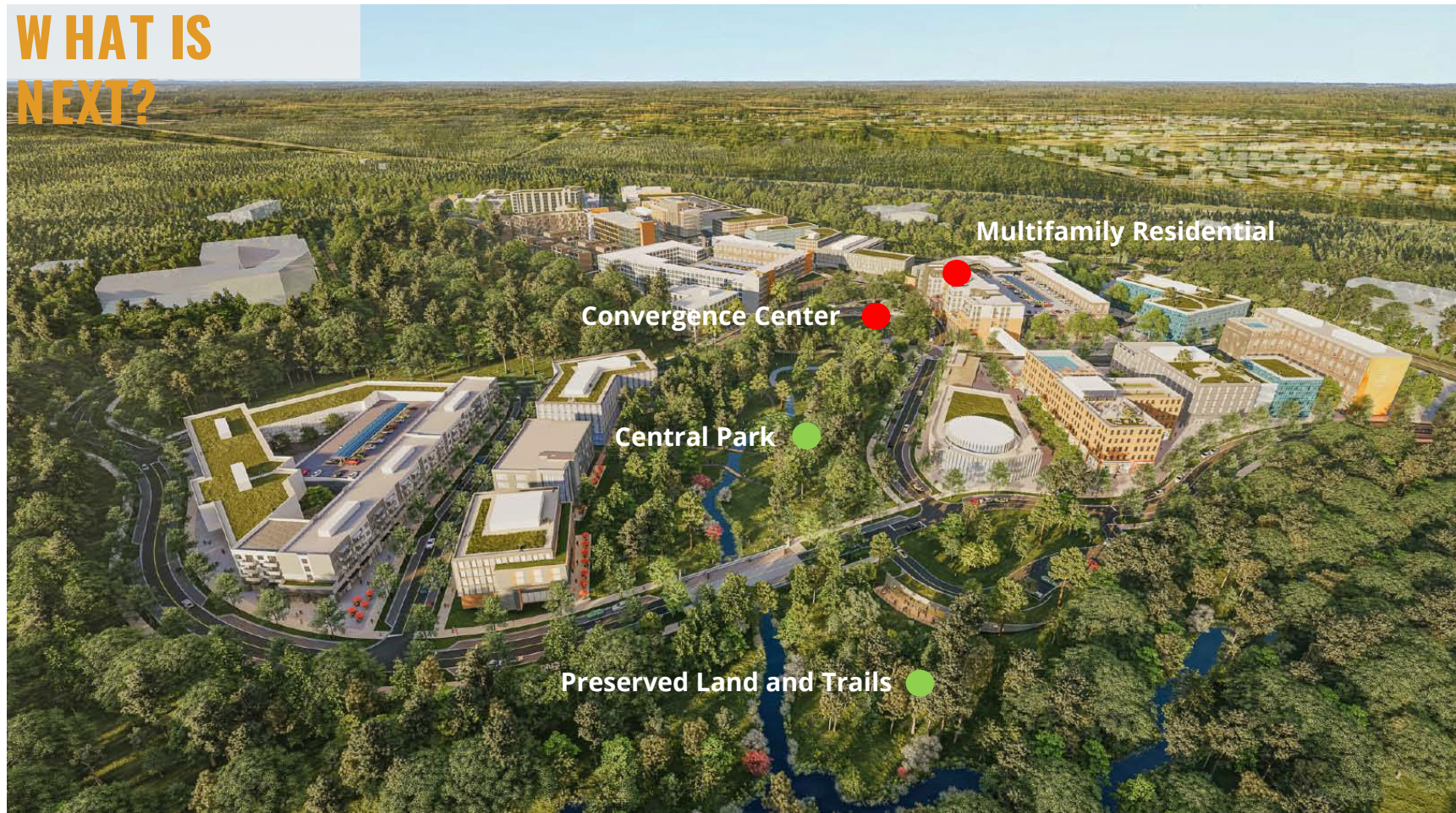


Children's  
Healthcare of Atlanta

- **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?





# ROW EN VILLAGE: 2026

CONSTRUCTION START 2026











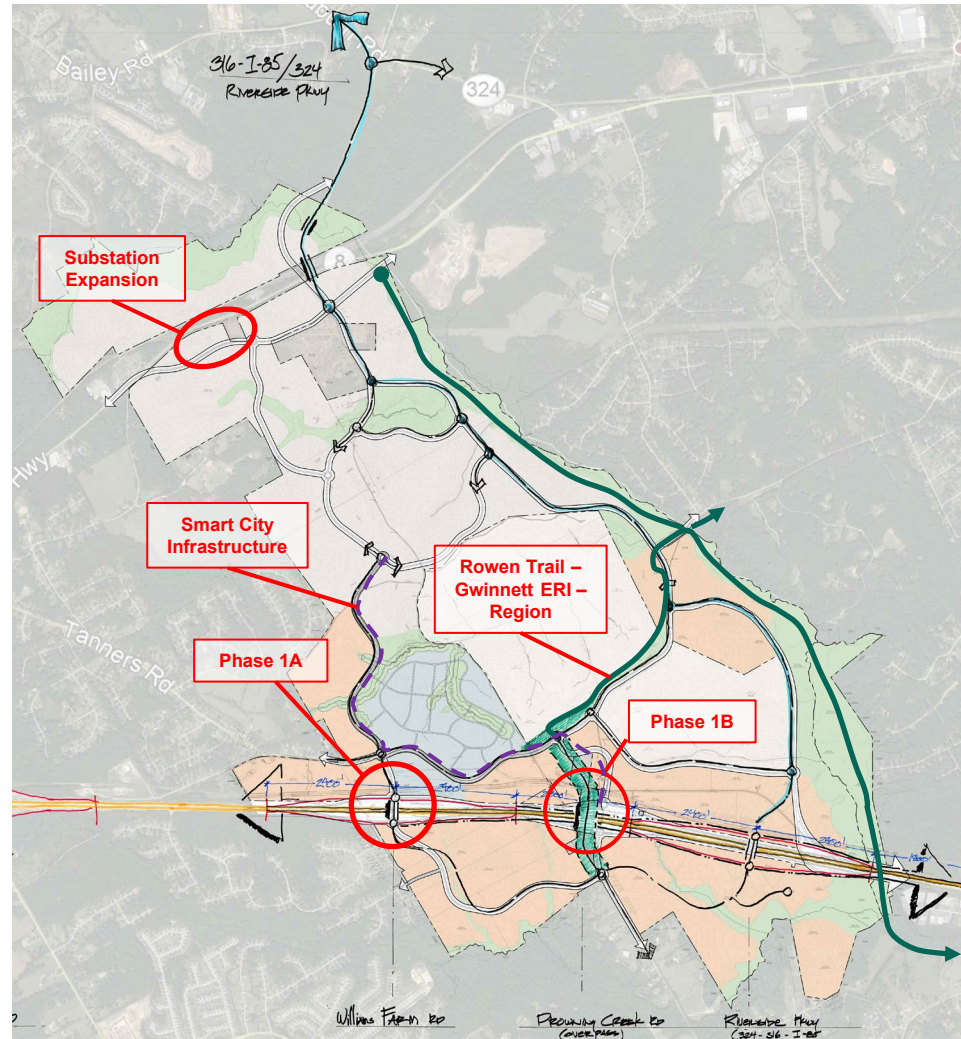






# 2026 & BEYOND

- ❑ **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<sup>TM</sup>

**GEORGIA'S LARGEST KNOWLEDGE COMMUNITY**

**Mason Allstock**

**President & CEO**

**[Mason@RowenFoundation.org](mailto:Mason@RowenFoundation.org)**

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