

Gwinnett County Sustainability Commission**Thursday, February 16, 2023 – 4:30pm**

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046
Conference Room B (Second Floor)

Present: Laura Hernandez, Daniel Hilton, Robert Blatecky, Krupesh Patel, Dr. Marshall Shepherd

1. Call to Order
Laura Hernandez, Chairperson, called the meeting to order and welcomed everyone at 4:30pm.
2. Approval of Agenda
{Action: Approved: Patel; Second: Hilton; Vote: 3-0; Hernandez-Yes; Hilton-Yes; Patel-Yes; Absent: Blatecky; Absent: Shepherd}
3. Approval of Minutes
The January 18, 2023 meeting minutes were approved.
{Action: Approved: Patel; Second: Hilton; Vote: 3-0; Hernandez-Yes; Hilton-Yes; Patel-Yes; Absent: Blatecky; Absent: Shepherd}
4. Overview of Rowen Development
Mason Ailstock, President and CEO of the Rowen Foundation along with Steve Sanchez, Principal and environmental specialist of landscape architect firm HGOR, presented an overview of the Rowen development in Gwinnett. Rowen will include research facilities, offices, labs, public spaces, and support amenities to enable collaboration and knowledge exchange among entrepreneurs, Fortune 1000 companies and researchers from more than 50 nearby research institutions. Ailstock and Sanchez discussed the environmental considerations and goals of the Rowen project.
5. Discussion on Advisory Committees
Laura Hernandez proposed the formation of subcommittees/advisory committees comprised of citizens and led by GCSC members. Advisory committees may organize around topics of greatest citizen concern in the 2022 sustainability public input survey and/or GCSC members' areas of expertise. David Mogge will inquire with Law on questions surrounding use of advisory committees; interactions with other boards, authorities, and commissions; and appointment of a youth commission member. Commission members will consider if they may be interested in participating in any advisory committees and will establish initial committee(s) at the next meeting.

6. Public Comments

- Scott Presson, with Sierra Club Ready for 100, suggested that the County leverage government programs such as the Inflation Reduction Act to help fund objectives in any potential future Sustainability Plan and Clean Energy Plan.

Dr. Marshall Shepherd, on behalf of the GCSC members, thanked County staff for their time supporting the GCSC in addition to their regular jobs.

David Mogge will follow up with Human Resources regarding the process and status for hiring the Environmental Sustainability Officer position.

7. Adjournment

The meeting was adjourned at 6:15pm.

{Action: Approved: Patel; Second: Shepherd; Vote: 5-0; Hernandez-Yes; Hilton-Yes; Patel-Yes; Blatecky-Yes; Shepherd-Yes}



ROWENTM

GEORGIA'S LARGEST KNOWLEDGE COMMUNITY

Rowen Mission

To be a catalyst for **EDUCATION,**
RESEARCH, INNOVATION,
and **TRANSFORMATION**

through the creation of a global destination
which recognizes **STEWARDSHIP**
OF THE LAND as the cornerstone
of an inspired community.

**We Are Known for The Place
That We Create...**

- **A place of natural beauty** where design, planning, and programming inspire
- **A place of stewardship** where all assets are managed consistently and respectfully
- **A place that supports, fosters and leverages** resources and talents
- **A place that fully recognizes and integrates** components promoting inspired and productive lives
- **A place in a unique setting** which includes research facilities, corporations and residential living

Organization



Knowledge Community

Non-profit foundation generating innovation, education, technology, social impact, and knowledge

Universities, HBCUs, colleges, P-12, state & federal labs, non-profit R&D institutions

- Research and innovation partners and programs
- Flow of diverse talent
- Exchange of ideas
- Access to space and specialized equipment

Private companies, startups, VC & entrepreneurs, investors

Growth of economic opportunity

Enhanced community access

Solutions to local & global challenges

Location



PURPOSE-DRIVEN REAL ESTATE

What is Rowen?

PEOPLE + IDEAS + INSPIRATION



Rowen is a campus where natural beauty is woven into life and design. It offers an unforgettable sense of place. An accessible, networked community, Rowen is anchored by three industry sectors: **medical, environmental and agricultural** — and the many enabling technologies.

Rowen will include research facilities, offices, labs, public spaces and supporting amenities to enable collaboration and knowledge exchange among entrepreneurs, Fortune 1000 companies and researchers from more than 50 nearby research institutions.

PLACE

2000+ PLANNED ACRES
with flexible site options

More than
**22 MILLION SF OF
DEVELOPMENT**

Commitment to **GREEN ENERGY
& ESG* GOALS**

*Environmental, Social, and Corporate Governance

PEOPLE

30% SMWBE*
participation goal

*Small, Minority, and Women-Owned Business Enterprises

Top research institutions &
75K+ ANNUAL GRADUATES

Workforce of the future with over
80K DIVERSE JOBS
at full buildout

BIG STATS, BOLD VISION.

ROWEN VISION: A Second Harvest



The name Rowen refers to a “second harvest” or second cutting of a field. The Rowen project will embrace best-in-design practices to create a knowledge community remaining true to its natural beauty while creating opportunities for all Georgians.



Unifying Principles

Be respectful of the natural contour of the land and its' native plant communities.

Be collaborative to support programing for innovation as well as the arts, music and education.

Be authentic with a true narrative based upon the place.

Be inspirational where people experience something special.

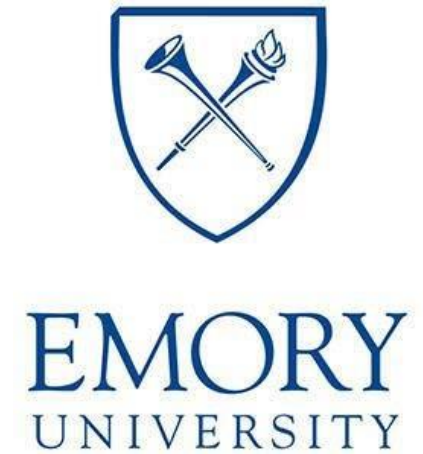
Be accessible and inclusive to a wide variety of people, companies and institutions.

Partners

Building on the exceptional strengths of our anchor institutions, Rowen serves as a connector, catalyst and convener for research and innovation.

Georgia Tech  **#1** Most Engineering Bachelor's Degrees Awarded

#2 Most Public Health Master's Degrees Awarded to Minorities



#2 In Reliability and Quality Engineering (Based on Research Performance) in the World



#2 Graduate Nursing School for Master's Degrees

#5 Agricultural Engineering (Based on Research Performance) in North America

ROWENTM

#3 Most Innovative Schools

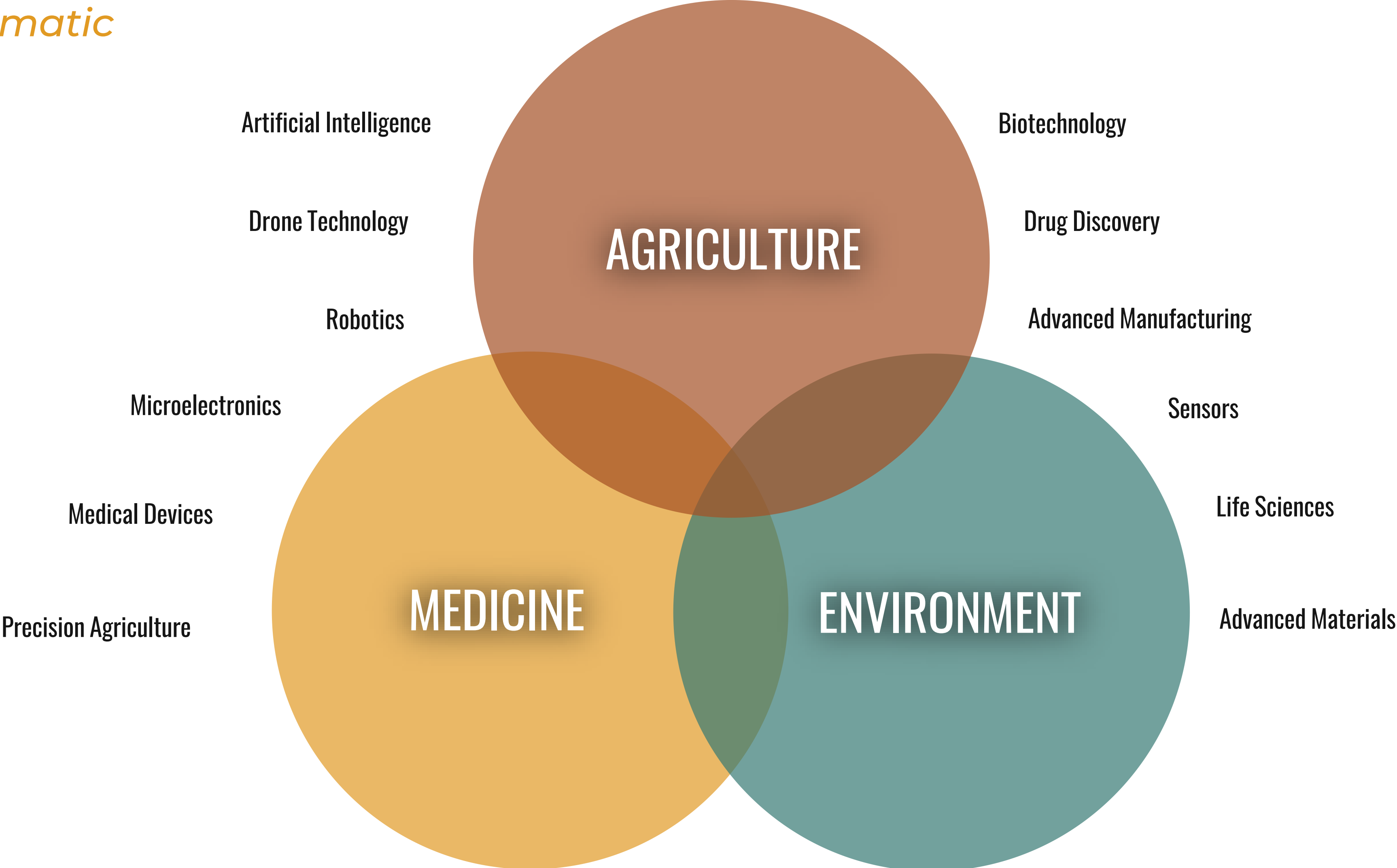


Georgia Gwinnett COLLEGE

#1

#5 Most Business/Commerce, General Bachelor's Degrees awarded to African Americans

Programmatic Drivers



Enabling & Related Technologies



Economic Impact

Ongoing Economic Impact – State of Georgia*

	By 2035	By 2050 Direct Economic Impact – 50% Build-Out	Full Build-Out Potential**
Economic Activity	\$3.8 Billion	\$6.6 Billion	\$11.3 Billion
Construction Value	\$1.1 Billion	\$3.4 Billion	\$6.9 Billion
Ongoing Jobs Supported	18,500 Jobs	55,000 Jobs	80,000 to 100,000 Jobs
Ongoing Labor Income	\$1.7 Billion	\$5.0 Billion	\$8.0 - \$10.0 Billion

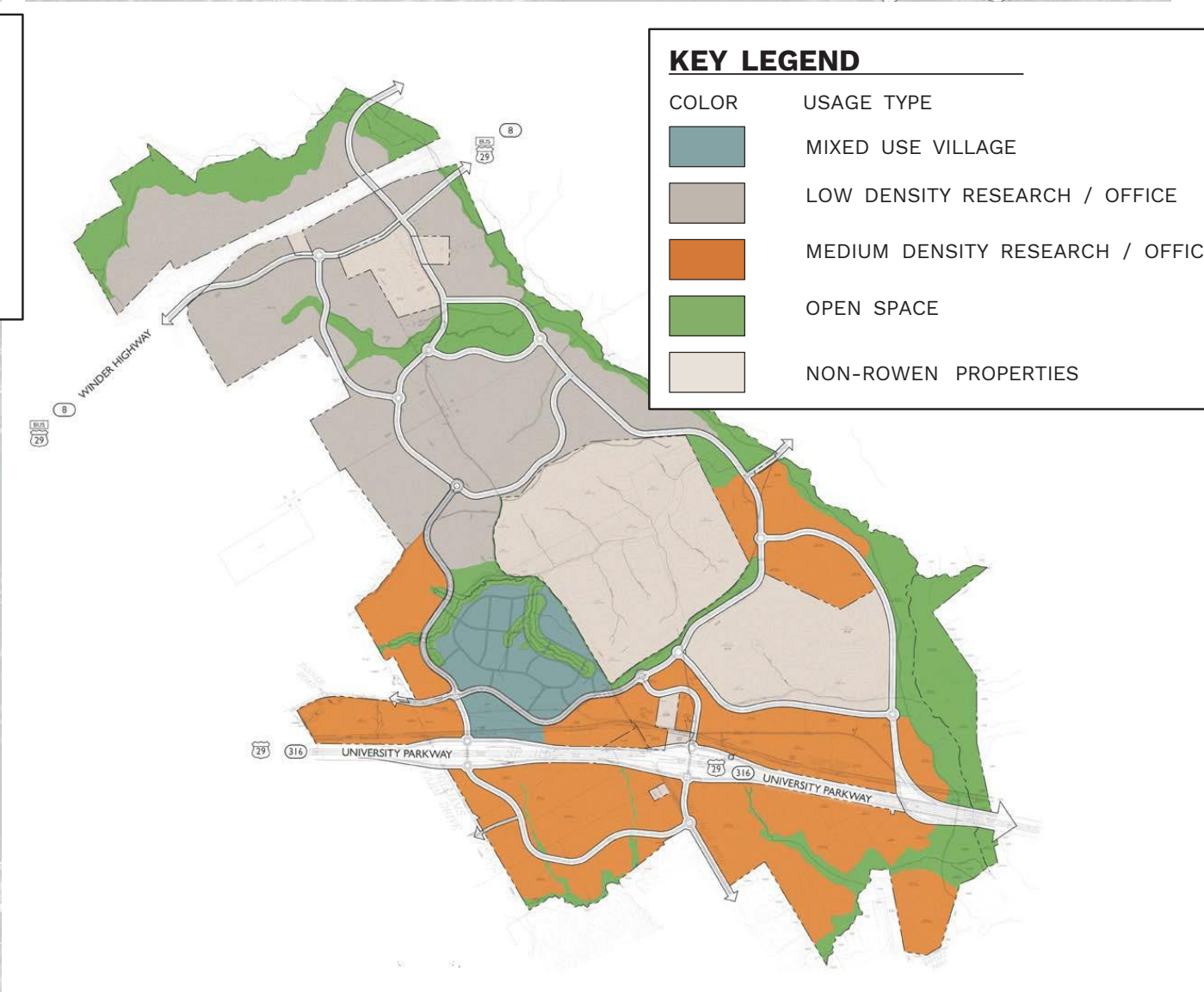
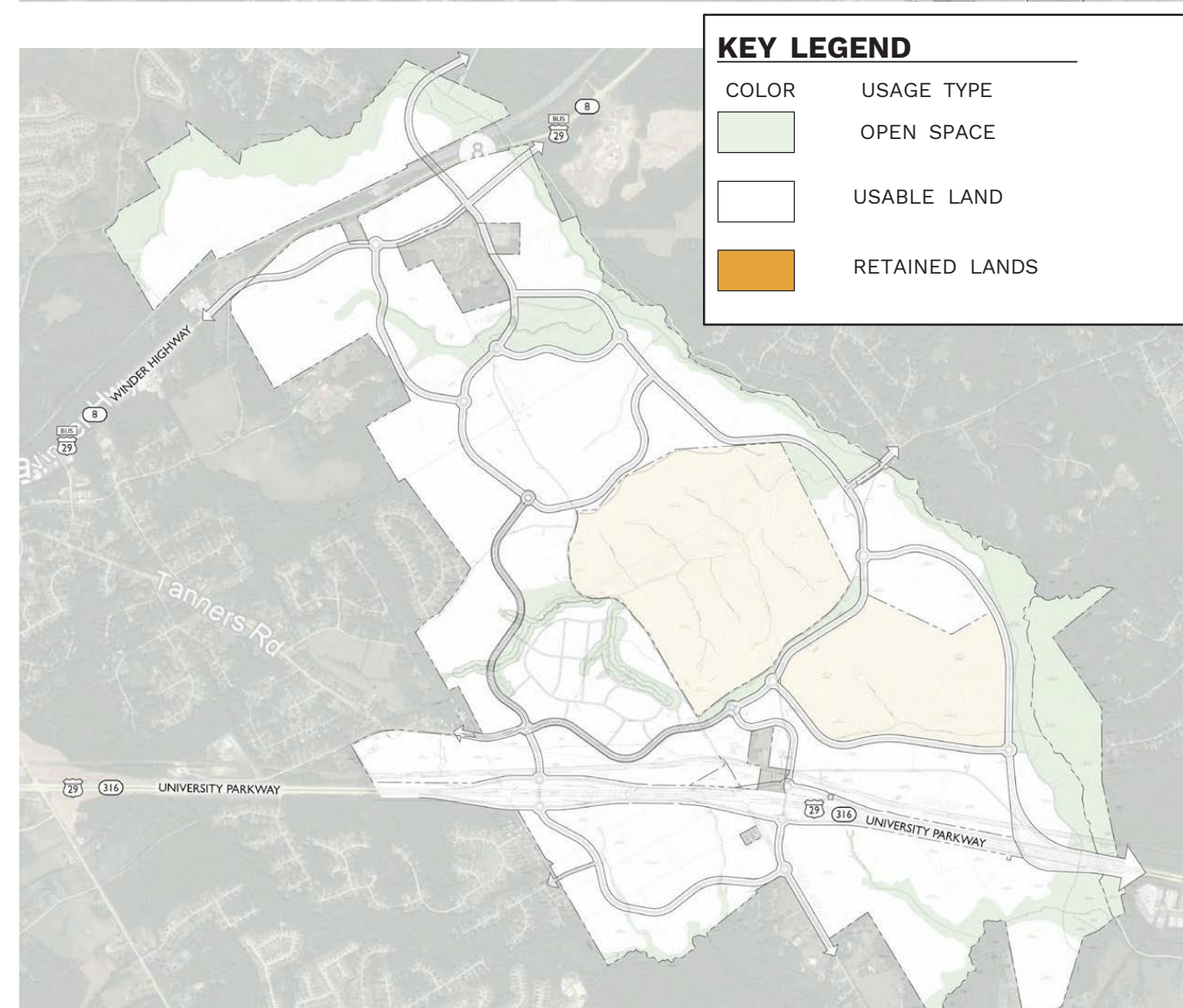
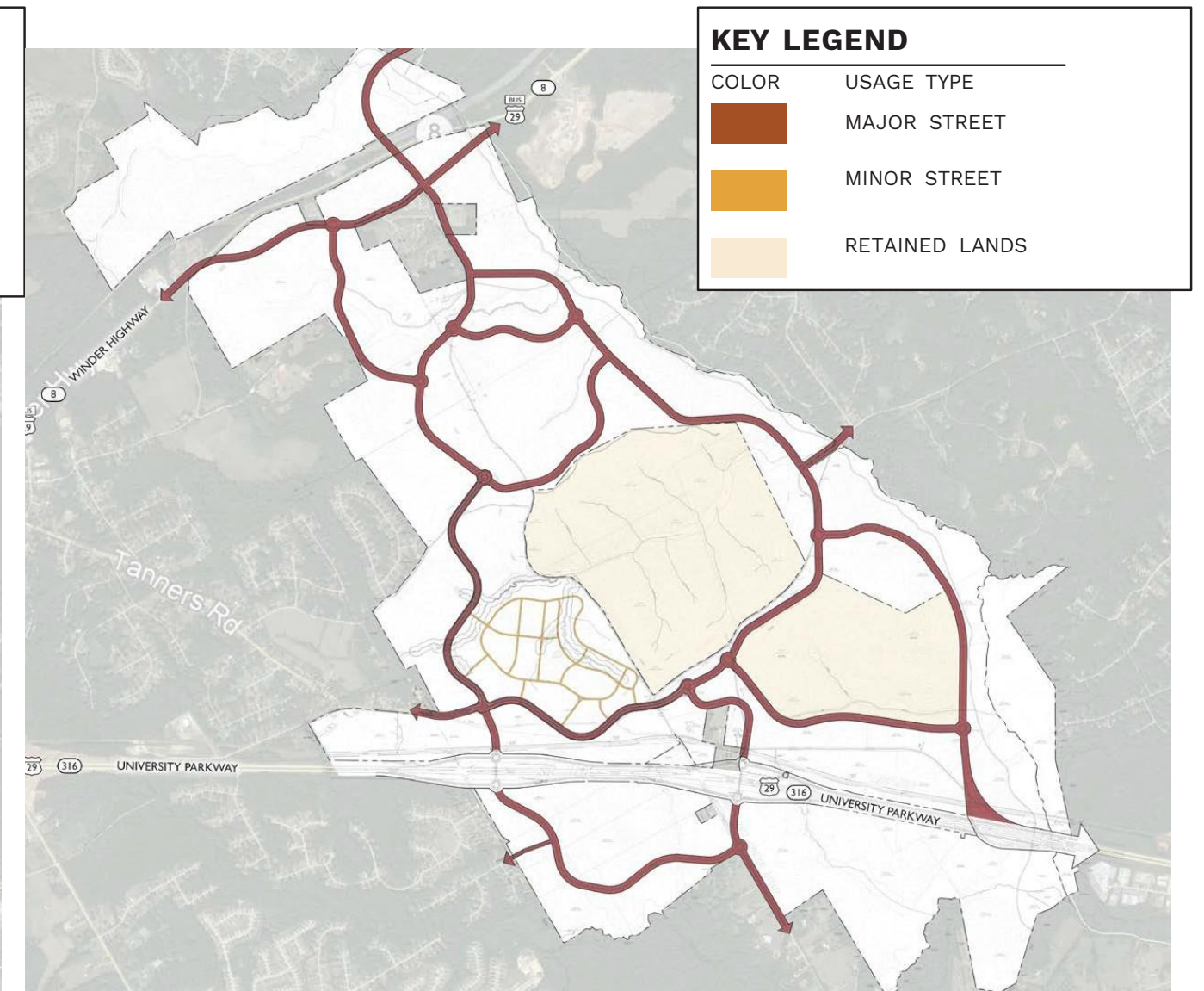
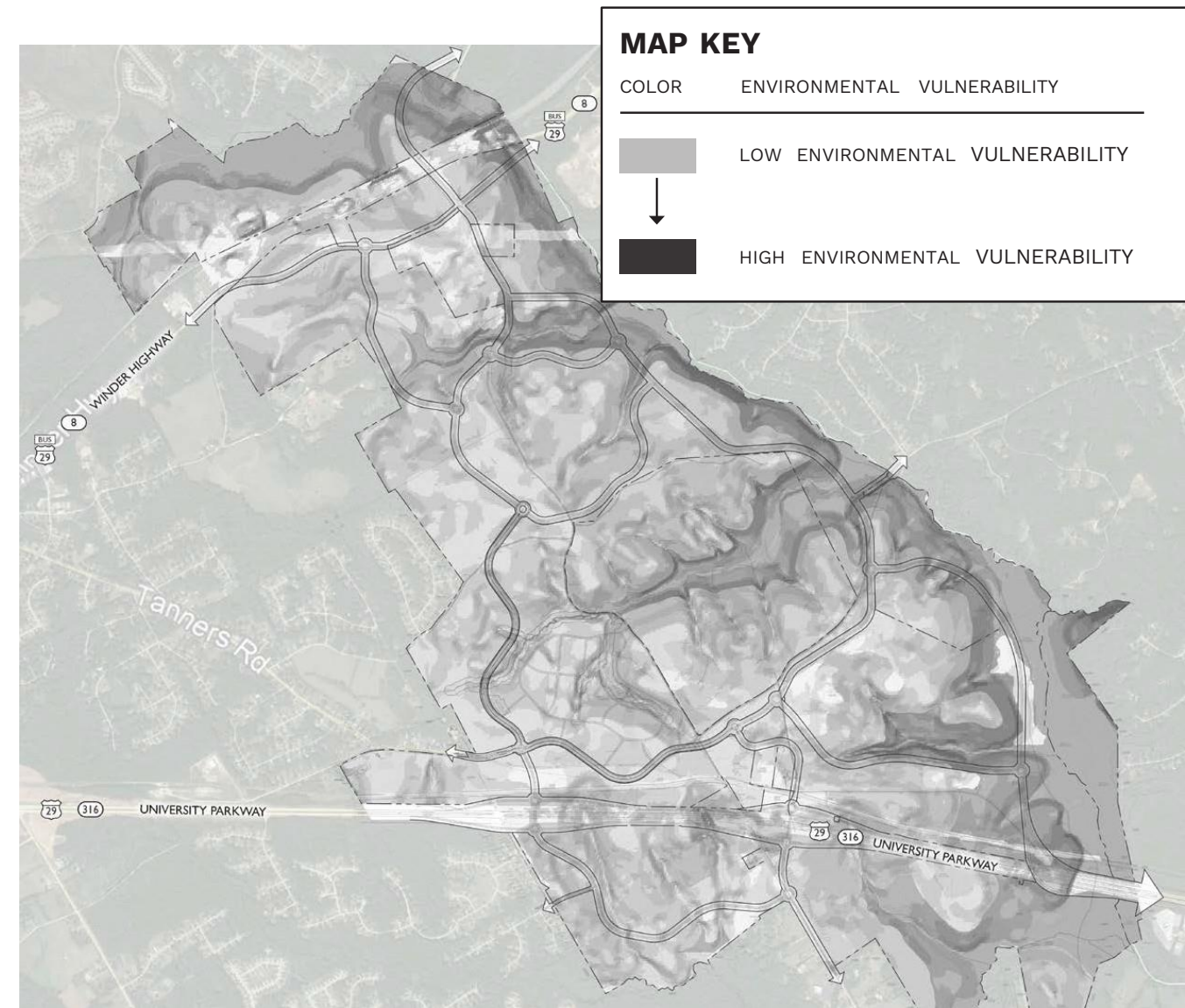
Master Plan Requirements

I. Environmental Framework Plan

II. Comprehensive Transportation Network Plan

III. Public / Open Space Plan

IV. Regulating Plan



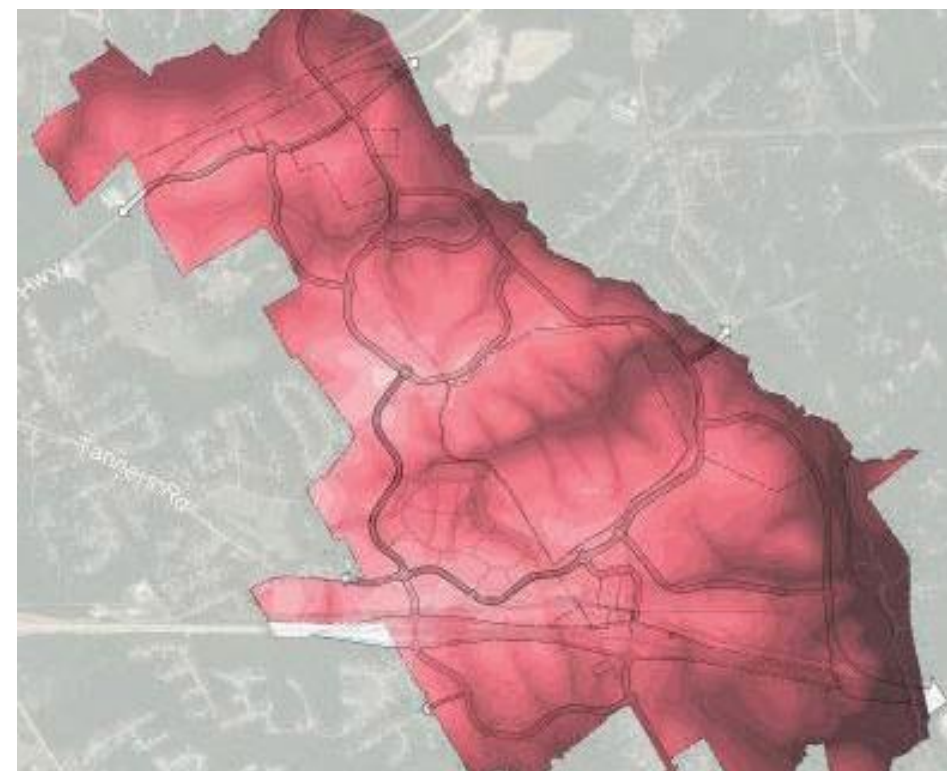
Environmental Framework Plan

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

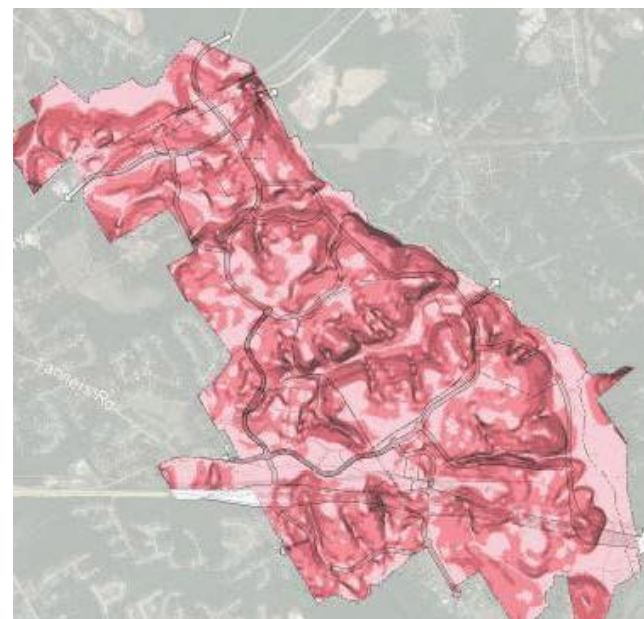
The resulting composite overlays identify areas of low and high vulnerability - guiding planning decisions in a matter that protects the most sensitive areas.



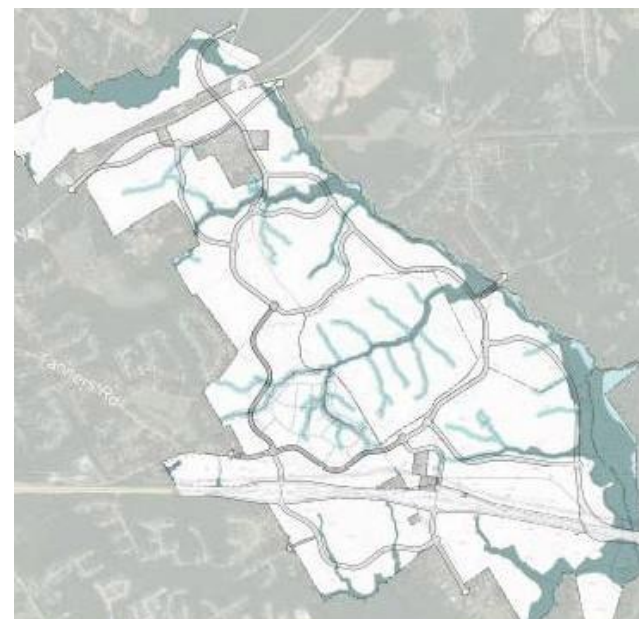
Vegetation Analysis



Elevation Analysis



Slope Analysis





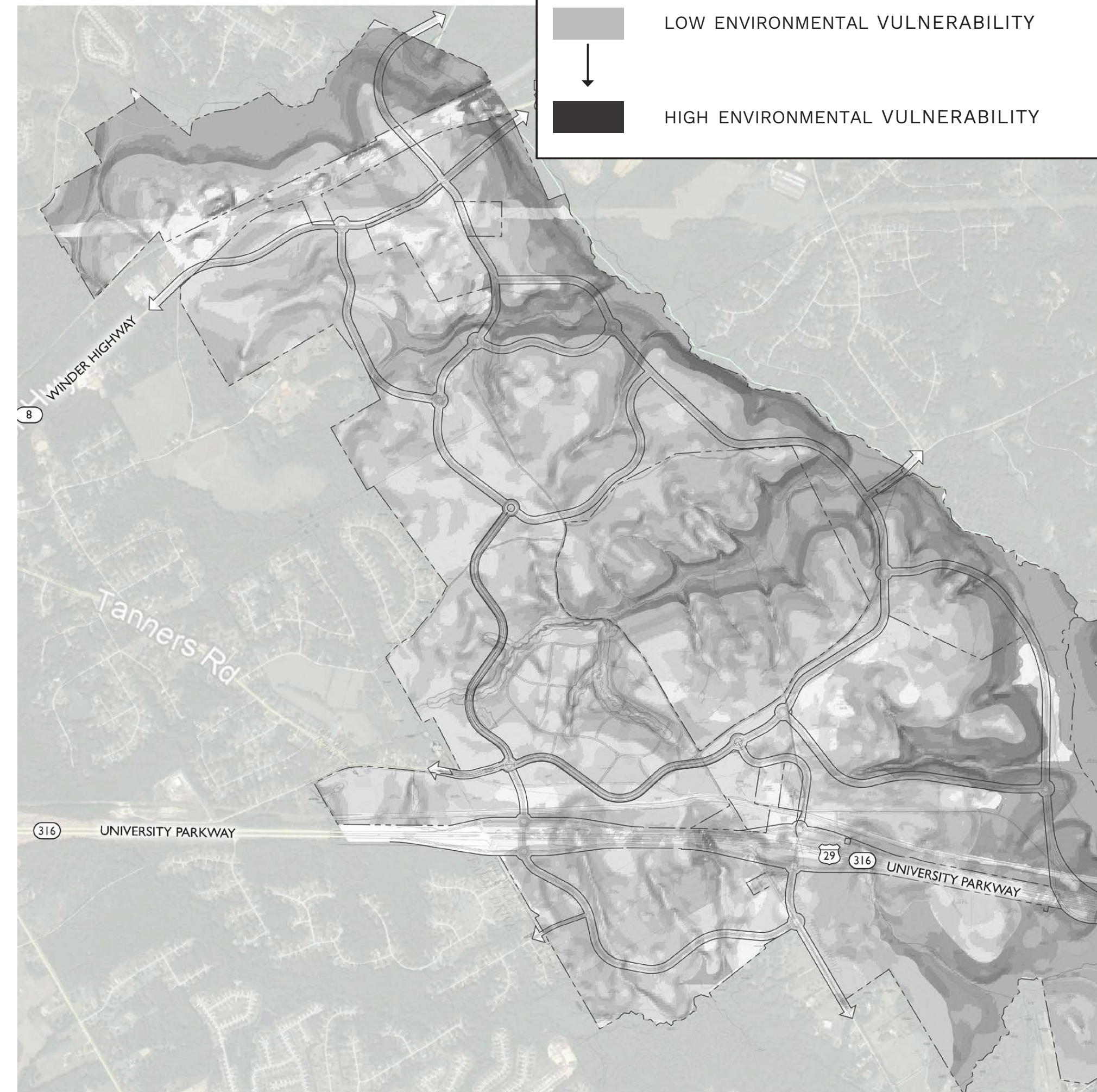
Hydrology Analysis



Cultural Significance Analysis

MAP KEY

COLOR	ENVIRONMENTAL VULNERABILITY
	LOW ENVIRONMENTAL VULNERABILITY
	HIGH ENVIRONMENTAL VULNERABILITY



Sustainability

Sustainability within Rowen shall address a hierarchy of elements including:

- Health and Wellbeing which focus on both a visual and physical connection to nature.
- Connectivity and Transportation ensure an understanding of their dual role in reducing congestion as well as greenhouse gases.
- Sustainable Water Practices ensure all sources of water work together to address needs while employing strategies that reduce resource impacts over time.
- Energy, where the use of clean energy sources and a net neutral energy goal drive design.
- Embodied Carbon, where choices of materials and preservation of tree cover can work to reduce emissions during any construction activity.
- Functioning Landscapes through preservation and restoration seek to mimic, support, and enhance habitat, biodiversity, carbon sequestration and water quality as found in nature.
- Climate Action and Resilience, where all aspects listed above come together to mitigate human-induced influences brought about by altering nature for human benefit.





SUMMER



WINTER



FALL

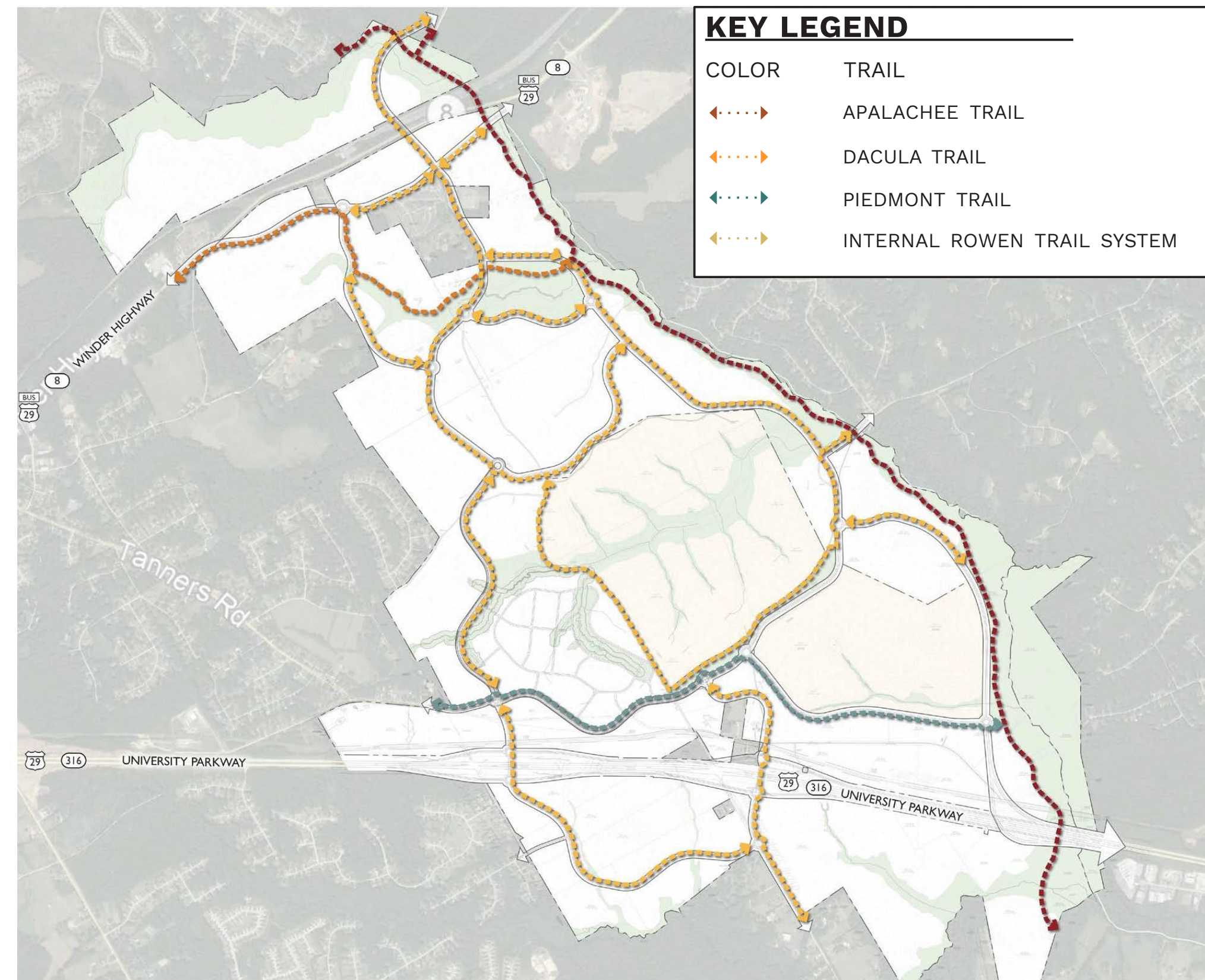
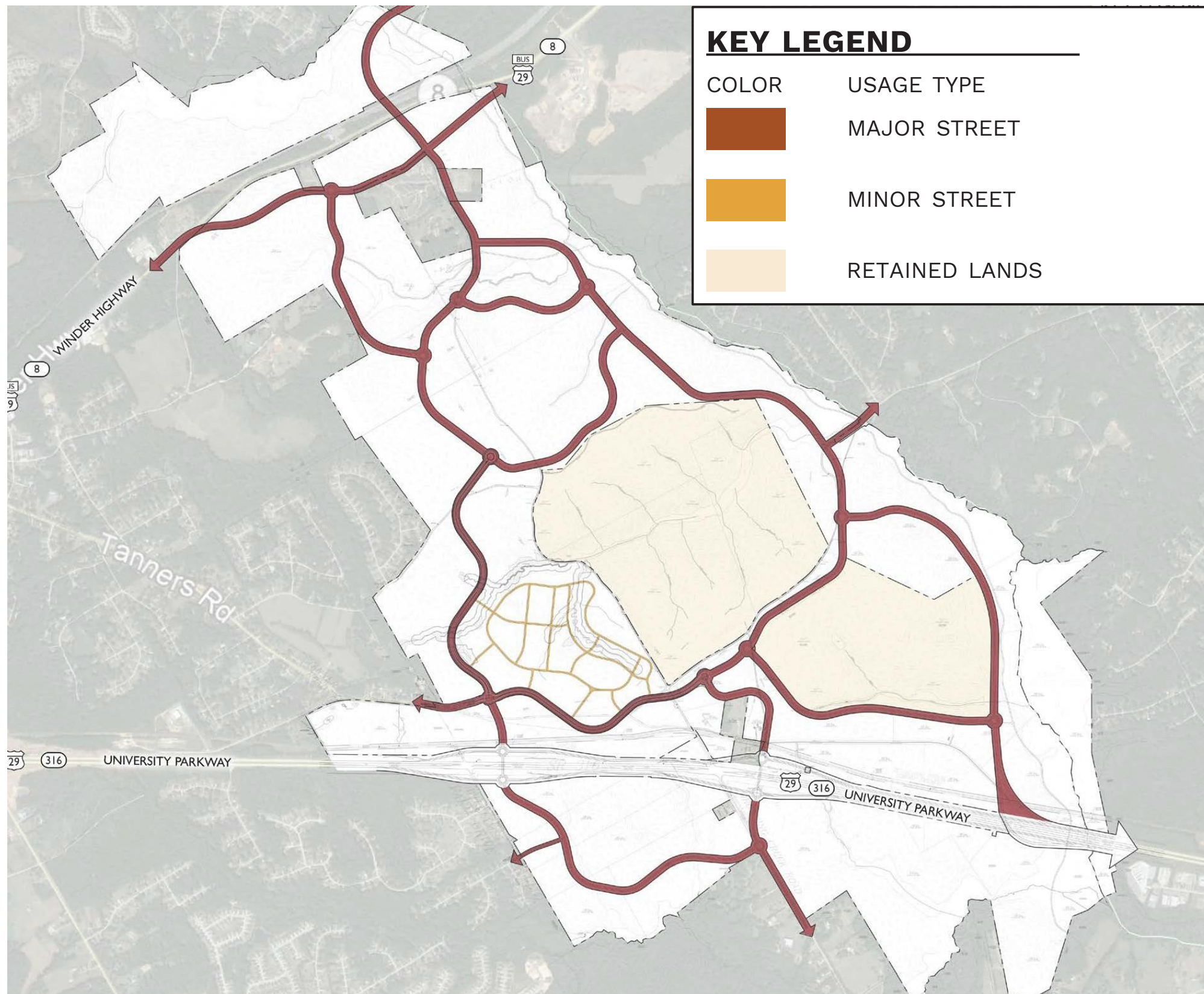


SPRING



Comprehensive Transportation Network Plan

A clear hierarchy of multi-level transportation and connectivity is critical both within and to Rowen. Rowen will develop and update as appropriate a transportation plan that includes an integrated network of complete streets, transit options and a multi-modal trail system. The transportation plan itself should be thought of as a laboratory to test new methods of transportation and new technologies for transportation management.

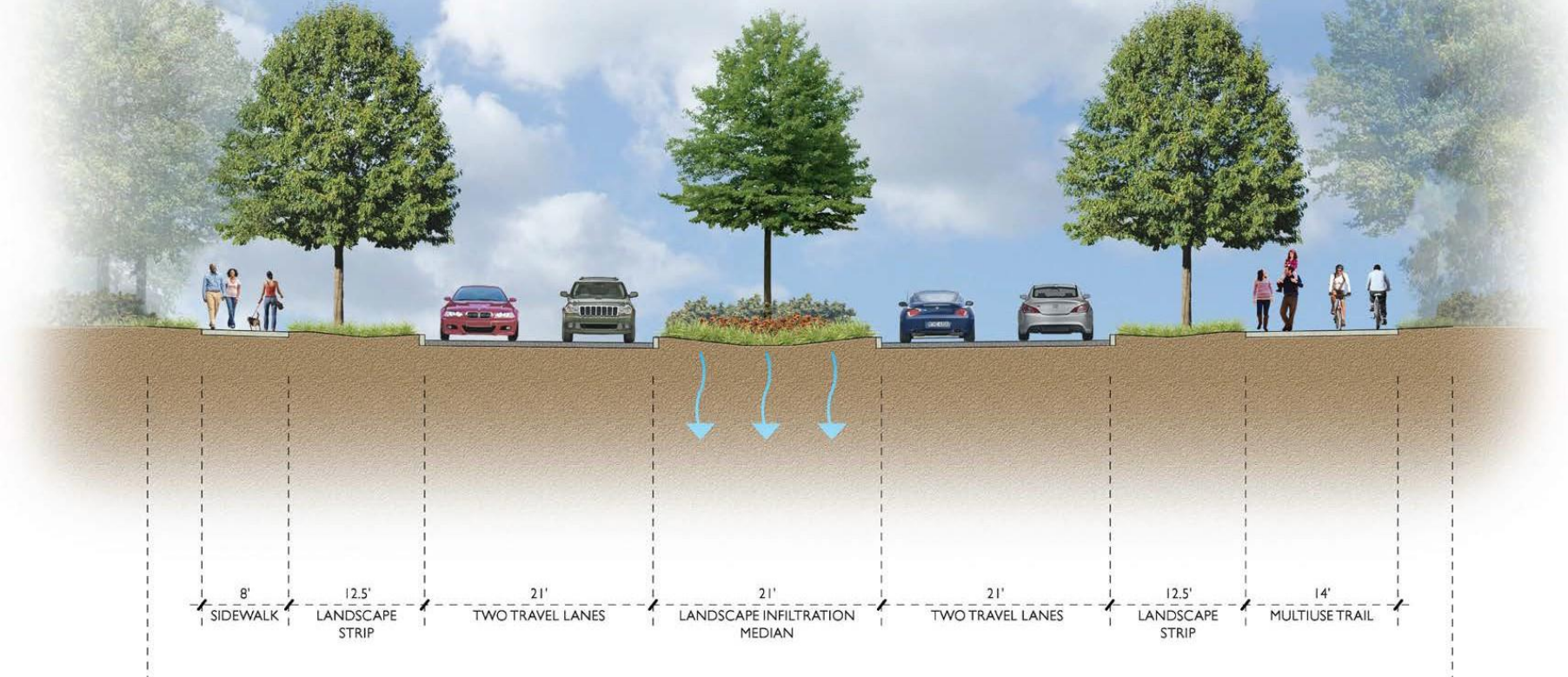


Transportation Network, Complete Streets and Walkability

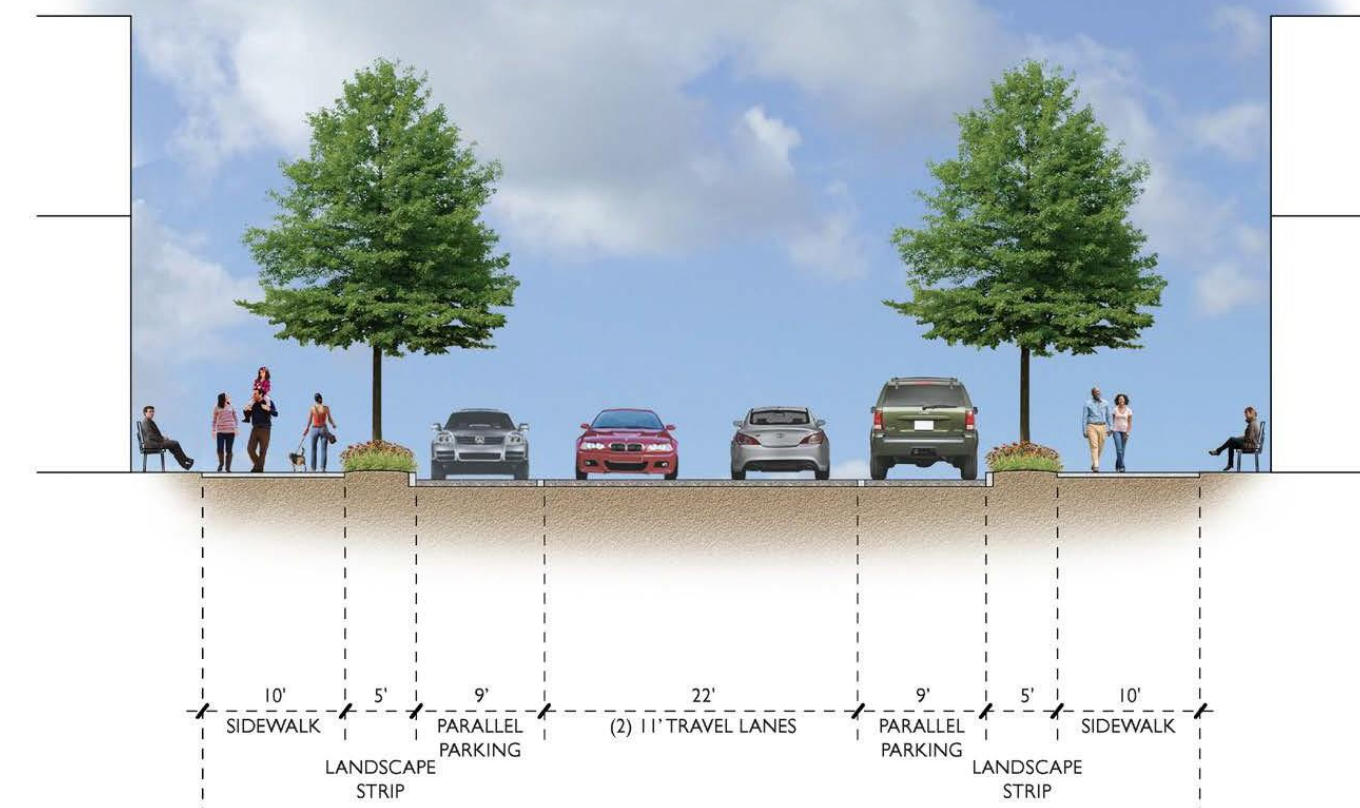
The transportation network should...

- support connectivity within Rowen and to the surrounding district
- value and seek to advance alternative forms of transportation
- consider walking a vital form of transportation
- be complete streets, including facilities for bike, pedestrian and transit
- design speed for streets to be 30 MPH and shall be designed to promote traffic calming
- address walkability: reasons to walk, pedestrian safety, pedestrian comfort, and pedestrian interest along all walkways
- provide for multiple modes of transportation afford areas for landscape enhancements, including opportunities for areas of formal street tree plantings and environmental restoration
- be considered as a laboratory for appropriately testing, measuring, and validating innovative concepts in all forms of transportation and last-mile connectivity

Major Street



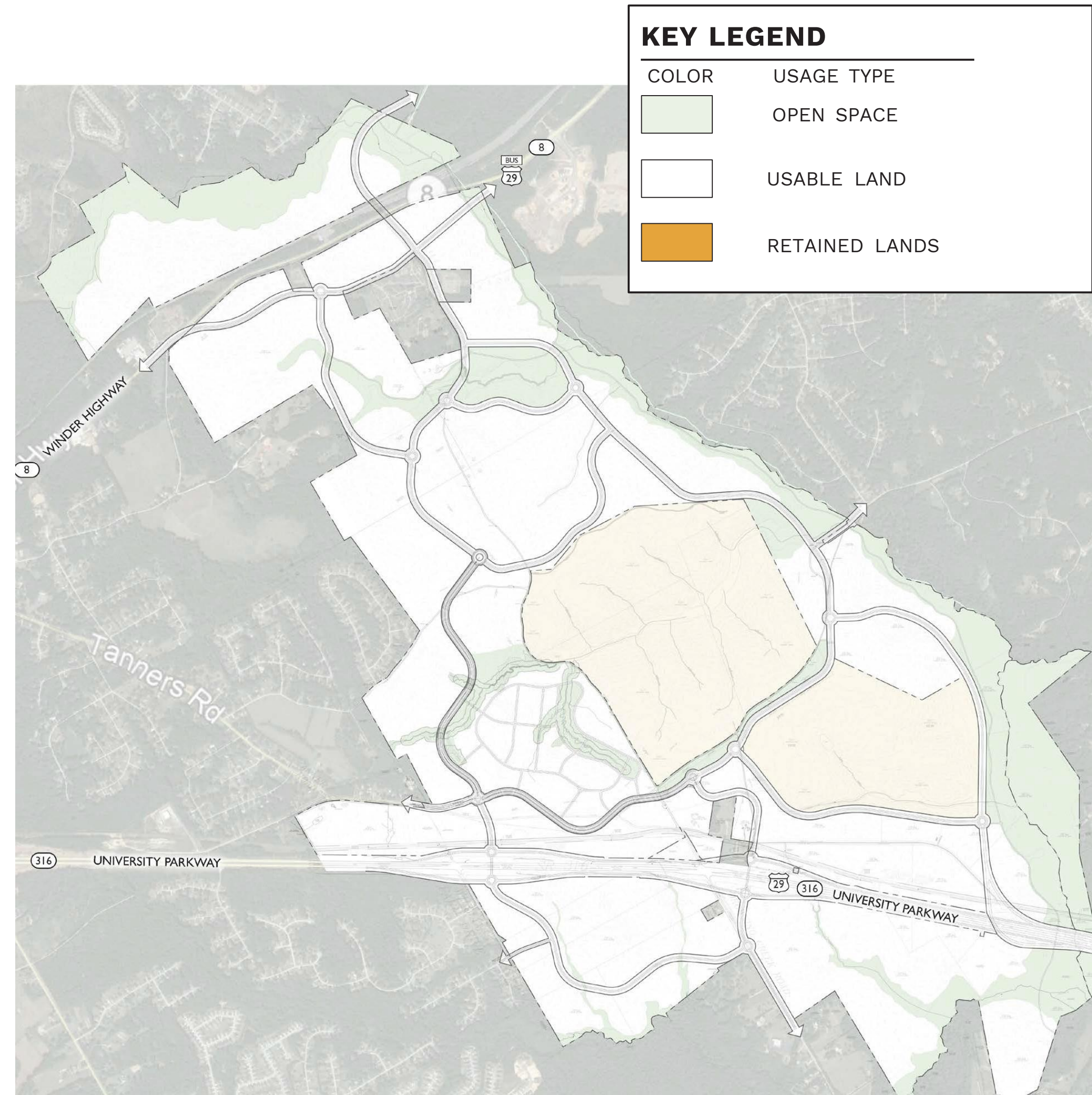
Minor Street



Public / Open Space Plan

Guided by the Environmental Framework Plan and in conjunction with the Comprehensive Transportation Network Plan, the Public / Open Space Plan should provide a series of connected places which protect key areas of the property.

Designated and designed spaces should preserve sensitive environmental areas and provide components that accommodate gathering active programming and demonstration agricultural gardens.



Bringing Phase I to Life

PHASE I INFRASTRUCTURE

Targeting **SITES Platinum**
Certification

Containing 100% **Native**
Plant Material

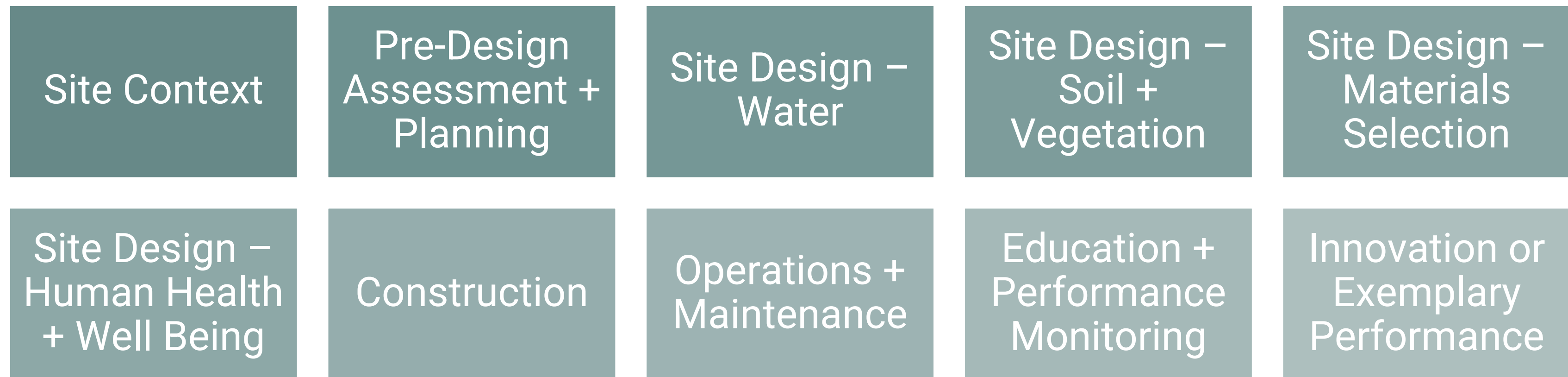
Opening **800 Acres** of Land



ROWEN IS PURSUING SITES CERTIFICATION FOR THE PHASE 1

SITES establishes a common framework to define sustainable development.

SITES offers a comprehensive rating system designed to distinguish sustainable landscapes, measure their performance and elevate their value. SITES is used by landscape architects, designers, engineers, planners, ecologists, architects, developers, and policy-makers to align land development and management with innovative sustainable design.





FUTURE DEVELOPMENT