

Gwinnett County, Georgia 2030 Unified Comprehensive Plan

Location:
Gwinnett County, GA

Client:
Gwinnett County
Department of Planning
and Development

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Gwinnett County, roughly 30 miles northeast of downtown Atlanta, exploded from 73,000 to more than 730,000 residents in less than four decades. This massive change brought with it increased traffic congestion, an affordable housing crunch, and the disappearance of open areas as well as heavy demands on local government resources and capabilities. These demands have been compounded by the new needs of an increasingly diverse population and the need to revitalize large areas built in Gwinnett's early boom years.

To better manage its planning challenges, in 2005 Gwinnett County retained PlaceMaking to lead a large multi-disciplinary team to create the County's first "Unified Plan" that will merge into one overall strategy the simultaneous updating of the County's comprehensive, transportation and housing plans.

Using a scenario-based approach, PlaceMaking worked collaboratively with County agencies and a citizens Planning Advisory Committee to structure three detailed alternative futures that respond in varying ways to the key challenges facing Gwinnett. The scenarios were rigorously tested using transportation, fiscal and sewer models with overall impact analysis managed via a Decision Support System known as PlanMaster. These results will yield a final plan which is expected to be adopted by mid-2008.

