

# CITY OF DACULA

## 2030 COMPREHENSIVE PLAN

**DRAFT**

August 13, 2008



## Community Agenda

Prepared by





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**CITY OF DACULA**

**RESOLUTION TO TRANSMIT**

**WHEREAS**, the City Council of the City of Dacula has completed the Community Agenda document as part of the 20-year Comprehensive Plan Update.

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on July 22, 2008 at 6:30 p.m. at Dacula City Hall.

**BE IT THEREFORE RESOLVED**, that the City Council of the City of Dacula does hereby transmit the Community Agenda portion of the 20-year Comprehensive Plan Update to the Atlanta Regional Commission and the Georgia Department of Community Affairs for official review.

By: \_\_\_\_\_

*Jimmy Wilbanks*

Jimmy Wilbanks - Mayor

ATTEST: \_\_\_\_\_

*Jim Osborn*

Jim Osborn - City Administrator

Adopted this 7<sup>th</sup> day of August, 2008

**"CITY OF HOMES"**



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## **Community Agenda Introduction**

Comprehensive local government planning in Georgia emphasizes the Community Agenda as one of the three critical documents in the planning process and as the actual document that lays out the local planning priorities and recommendations. State of Georgia comprehensive planning regulations adopted in May 2005 establish the Community Agenda as the document required to convey the community's vision for the future, the strategies and priorities that must be addressed, and the proposed program needed to implement the actions recommended by the strategic plan.

The Community Agenda documents the community's local aspirations for the future and establishes the City's plan to marry strategic goals and priorities with specifically identified tactical objectives and action programs. The general goals and priorities provide the framework of the plan for use by the City Council, City staff, advisory bodies, interested investors, and the general public. Specific policies and recommendations help to form systematic phases of plan development and actions that can be monitored and measured to ensure that the outcomes are consistent with the community's goals and objectives. Efficient use of staff and resources is encouraged by the concentration of activities and resources into logical phases, and the information regarding public policy provides stakeholders with substantive information for planning private investments.

The comprehensive planning process outlined by the May 2005 rules of the Georgia Department of Community Affairs (DCA) delimit the amount of material a local elected body must review and adopt. It also emphasizes fair and effective public participation and establishes the Community Agenda as the planning document that combines the community's vision, priorities, and programs with protection of the physical and financial resources of the community.

The Dacula 2030 Comprehensive Plan includes an illustrative account of the City's vision for the areas immediately adjacent to the City that may be annexed or would otherwise be affected by the City's actions. These recommendations serve as a basis for discussion and negotiation with Gwinnett County to ensure that the areas on both sides of local boundaries are coordinated so that services are available but not duplicated.

The City of Dacula 2030 Comprehensive Plan ties together many of the complex, interrelated plans for land use, economic development, environmental protection, transportation, housing, natural resources, public infrastructure, and financial investment.

Strategic plans generally include a problem statement, general goals, and actions needed to realize the strategic vision. The vision defines where the City wants to be in the future and is considered to reflect the optimistic view of the City's future.





## **Part A**

### **Community Vision**

The Future Development Areas Narrative provides a description of the types of development the City of Dacula will encourage over the life of the 2030 Comprehensive Plan. The narrative uses the concept of character areas as a tool to describe the vision the City has for its future. Character Area designations help identify distinct areas which together make up the larger community. By examining the aesthetic and functional characteristics of these areas, planners and officials can gain an understanding of how each area of the community serves to promote a cohesive, healthy community. The Future Development Map located on the following page illustrates the boundaries for each Character Area.

The narrative describes each character area type with a brief description plus a catalogue of appropriate land uses, Quality Community Objectives addressed, and applicable implementation measures. These are supplemented by visual examples of each type of development taken from Dacula and other areas. The combination of these elements should serve to give a clear vision of Dacula's goals for future development.

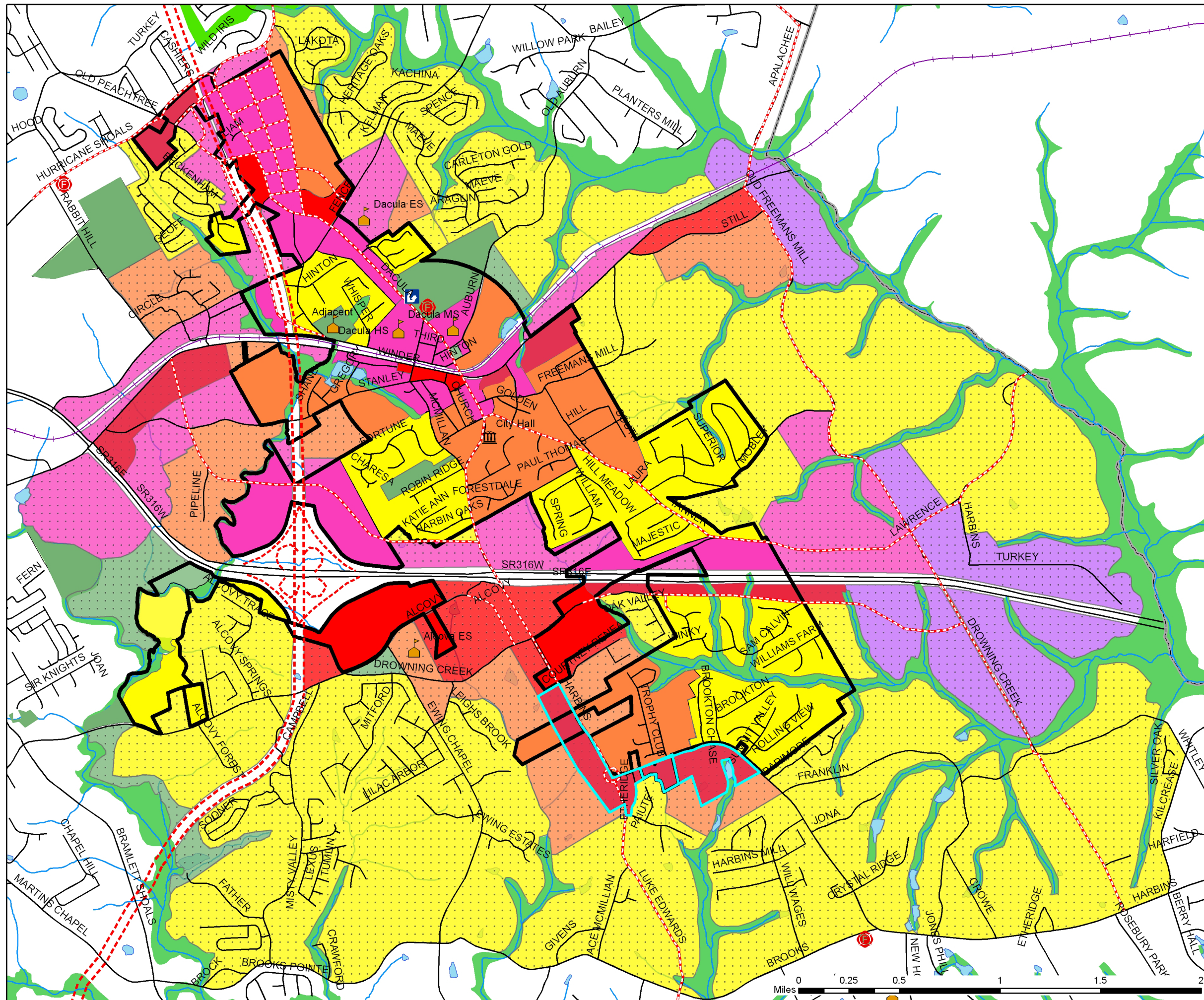
While the Future Development Areas Narrative serves as a guide to the types of development encouraged within each character area type, more detailed inventories of land uses, Quality Community Objectives, and implementation measures can be found in the Community Assessment portion of the plan and elsewhere in the Community Agenda.





## City of Dacula 2030 Future Development

- Library
- Dacula City Hall
- Fire Stations
- Schools
- Sugarloaf Extension
- Other Proposed Improvements
- Railroads
- Roads
- Rivers/Streams
- 2007 City Boundaries
- County Boundary
- Lakes/Ponds
- Parks & Greenspace
- Suburban Residential (1-3 u/a)
- Village Residential (4-6 u/a)
- Industrial
- Mixed Use
- Community Activity Center
- Neighborhood Activity Center
- Possible Future Annexation Area
- Floodplain







## **Defining Narrative**

### **Suburban Residential**

#### **Description**

Suburban Residential areas are generally characterized by relatively larger houses with greater setbacks from roads and from each other. Located further away from commercial or mixed use centers than Village Residential, Suburban Residential areas are considered to be more oriented toward the private realm. This sense is furthered by the fact that typical Suburban Residential development often includes cul-de-sac road systems rather than providing options for interconnectivity.

Suburban Residential areas are likely to include solely residential uses and are likely to be somewhat separated from activity centers, though they may still be in somewhat close proximity. Suburban Residential areas' separation from activity centers provides protection from large amounts of traffic and the imposition of undesirable or incompatible uses. Some nonresidential uses which might be appropriate adjacent to Suburban Residential areas are smaller churches, libraries, parks, or other uses which complement suburban development.

Suburban Residential areas will make up a large portion of the City of Dacula. As the City's population grows rapidly in upcoming years, new residents will require housing, and Suburban Residential areas are likely to absorb much of that growth. While some of these areas have already been developed, others will be built in areas which are currently characterized by rural development along road corridors.

#### **Land Uses to be Allowed**

- Low-density single family detached residential (1-3 units per acre)
- Institutional
- Parks, recreation, and greenspace

#### **Quality Community Objectives Addressed**

##### *Development Patterns*

- Some of our children can and do walk to school safely.
- Some of our children can and do bike to school safely.
- We require that new development connect with existing development through a street network, not a single entry/exit.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part A: Community Vision**

- We have a sidewalk ordinance in our community that requires new development to provide user-friendly sidewalks.
- We require that newly-built sidewalks connect to existing sidewalks wherever possible.
- We have a plan for bicycle routes through our community.

#### *Social and Economic Development*

- We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.

#### **Implementation Measures**

- We will eliminate substandard or dilapidated housing in our community.
- We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- We will encourage housing policies, choices and patterns that increase opportunities for people to move into affordable owner-occupied housing.
- We will be open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We will encourage the efficient use of land to avoid potential costs and problems associated with urban sprawl.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.



# City of Dacula Comprehensive Plan 2030 Community Agenda

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## Community Agenda Part A: Community Vision

### Suburban Residential Examples



### **Village Residential**

#### **Description**

Village Residential areas are neighborhoods which are in close proximity to activity centers and are relatively dense compared to Suburban Residential areas. These areas often follow the principles of Traditional Neighborhood Development (TND), which favors homes on smaller lots with shorter setbacks from the street. TND also favors the connectivity of a network of blocks with interconnected streets and sidewalks rather than cul-de-sac development.

The connectivity provided by Village Residential development means that residents are more likely to walk or bike to nearby centers rather than being forced to rely on automobiles. Consequently, these areas require additional infrastructure oriented toward pedestrians such as high-quality sidewalks, crosswalks, and paths in combination with traffic calming measures in order to increase pedestrian safety. Furthermore, activity centers adjacent to Village Residential areas should provide pedestrian infrastructure in order to accommodate foot traffic from local neighborhoods.

#### **Land Uses to be Allowed**

- Medium density residential (4-6 units per acre)
- Traditional Neighborhood Development
- Senior housing
- Parks and recreation
- Small-scale institutional

#### **Quality Community Objectives Addressed**

##### *Development Patterns*

- Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.
- Some of our children can and do walk to school safely.
- Some of our children can and do bike to school safely.
- We require that new development connect with existing development through a street network, not a single entry/exit.
- We have a good network of sidewalks to allow people to walk to a variety of destinations.
- We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.
- We require that newly-built sidewalks connect to existing sidewalks wherever possible.
- We have a plan for bicycle routes through our community.

##### *Resource Conservation*

# City of Dacula Comprehensive Plan 2030 Community Agenda

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## Community Agenda Part A: Community Vision

- We want new development to complement our historic development, and we have ordinances in place to ensure this.

### *Social and Economic Development*

- We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small scale neighborhoods.
- We have options available for loft living, downtown living, or “neotraditional” living.
- We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.

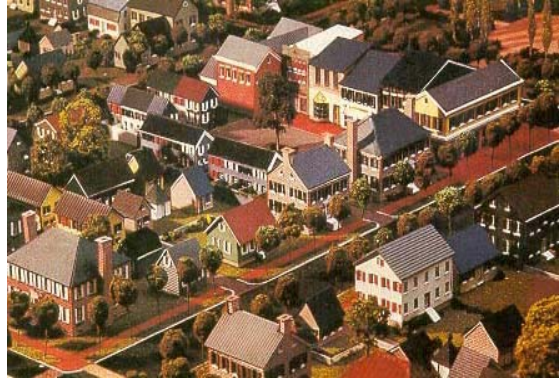
### **Implementation Measures**

- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other
- We will consider access to housing and impacts on transportation when considering economic development projects.
- We will encourage more compact development of land in order to preserve natural resource areas and preserve green open spaces.
- We will stimulate infill housing development in existing neighborhoods.
- We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have attractive, low-energy access options to schools, parks, and necessary services (grocery store, drug store).
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We will support the development of residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the density.
- We will encourage walking, biking, car-pooling, and other alternative transportation choices in making development decisions.
- We will promote connectivity of our road network through fostering a grid network of streets in newly developing areas and establishing multiple local street access connections between residential subdivisions.

# City of Dacula Comprehensive Plan 2030 Community Agenda

## Community Agenda Part A: Community Vision

### Village Residential Examples





### **Industrial Employment Center**

#### **Description**

Industrial Employment Center areas in the City of Dacula may include light industrial, industrial office, distribution/warehousing, and other clean industrial uses. While Industrial areas may be appropriate in a number of locations within the City, it is important to limit the types of industrial uses in order to minimize impacts on adjacent areas. For instance, while industrial office space might be appropriate in somewhat close proximity to some types of residential development, the noise and freight traffic associated with distribution/warehousing necessitates a buffer between it and any type of residential use.

Because it is located at the nexus of several major highways and roads and a major rail line, Dacula has the opportunity to create a strong and diverse economy which includes industrial areas. Dacula's population is expected to increase rapidly over the next two decades, and locating jobs within the City will help it to maintain a favorable jobs/housing balance. The City of Dacula will foster the growth of industrial areas primarily along Georgia Highway 316 because of its importance as a freight corridor as well as the rail corridor which passes through the City.

#### **Land Uses to be Allowed**

- Light industrial
- Industrial office
- Distribution/warehouse
- Other clean industrial uses

#### **Quality Community Objectives Addressed**

##### *Social and Economic Development*

- Our economic development organization has considered our community's strengths, assets, and weaknesses, and has created a business development strategy based on them.
- Our economic development organization has considered the types of businesses already in our community and has a plan to recruit businesses or industries that will be compatible.
- We recruit firms that provide or create sustainable products.
- We have a diverse jobs base, so that one employer leaving would not cripple our economy.
- Our community has jobs for skilled labor.
- Our community has jobs for unskilled labor.
- Our community has professional and managerial jobs.

#### **Implementation Measures**

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part A: Community Vision**

- We will support programs that retain, expand and create businesses that provide a good fit for our community's economy in terms of job skills required and links to existing businesses.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- We will encourage new development to locate in suitable locations close to transportation and infrastructure resources in order to protect environmentally sensitive areas and valuable historic, archaeological or cultural resources from encroachment.
- We will seek ways for new growth to pay for public infrastructure and services to support the development to the maximum extent possible.
- We will use planned infrastructure expansion to support development in areas identified as suitable for such development in the Comprehensive Plan.
- We will encourage development that provides appropriate employment opportunities to serve our current and future population.

# City of Dacula Comprehensive Plan 2030 Community Agenda

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## Community Agenda Part A: Community Vision

### Industrial Employment Center Examples



### Mixed Use

#### **Description**

Mixed Use areas provide a variety of uses in close proximity to each other in order to draw residents to the area. They are designed as pedestrian-oriented areas which attract pedestrians from nearby areas as well as visitors who will drive to the center, park, and then experience the center as a pedestrian.

Mixed Use areas include commercial (retail, smaller offices, restaurants, etc.), some types of residential (apartment/condo, town homes). They are appropriate adjacent to commercial/office areas and Village Residential areas in order to ensure pedestrian access. The redevelopment of declining commercial or institutional areas into Mixed Use areas will bring new life to these areas and create amenities for residents.

In Dacula, Mixed Use areas will be encouraged in the vicinity of major road corridors, especially at the intersection of major road corridors, in order to draw a large base of visitors to the centers. This includes areas adjacent to Sugarloaf Parkway extension corridor and highways GA-316 and US-29. Mixed Use areas should be located adjacent to parks, residential, and institutional uses in order to improve their success and attractiveness.

#### **Land Uses to be Allowed**

- Townhomes
- Lofts/Condos
- Institutional
- Parks, recreation, other gathering spaces

#### **Quality Community Objectives Addressed**

##### *Development Patterns*

- If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.
- Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.
- In some areas errands can be made on foot, if so desired.
- Some of our children can and do walk to school safely.
- Some of our children can and do bike to school safely.
- Our community is actively working to promote greyfield development.
- We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).
- Our community allows small lot development (5,000 square feet or less) for some uses.



# City of Dacula Comprehensive Plan 2030 Community Agenda

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## Community Agenda Part A: Community Vision

- We have ordinances to regulate the aesthetics of development in our highly visible areas.
- We have ordinances to regulate the size and type of signage in our community.
- We require that new development connect with existing development through a street network, not a single entry/exit.
- We have a good network of sidewalks to allow people to walk to a variety of destinations.
- We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.
- We require that newly built sidewalks connect to existing sidewalks wherever possible.
- We allow commercial and retail development to share parking areas wherever possible.
- Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.

### *Resource Conservation*

- We want new development to complement our historic development, and we have ordinances in place to ensure this.

### *Social and Economic Development*

- We have clearly understandable guidelines for new development.
- We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small-scale neighborhoods.
- We have options available for loft living, downtown living, or “neotraditional” living.
- We have vacant land developable land available for multifamily housing.
- We allow multifamily housing to be developed in our community.
- We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.

### **Implementation Measures**

- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will encourage more compact development of land in order to preserve natural resource areas and preserve green open spaces.
- We will encourage new development to locate in suitable locations close to transportation and infrastructure resources in order to protect environmentally sensitive areas and valuable historic, archaeological or cultural resources from encroachment.
- We will encourage development of housing opportunities that enable residents to live close to their places of employment.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part A: Community Vision**

- We will encourage development that provides appropriate employment opportunities to serve our current and future population.
- We will encourage development of a rational network of commercial activity centers to meet the service needs of our citizens while avoiding unattractive and inefficient strip development along major roadways.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- We will encourage mixed-use developments that are human-scale and less auto-oriented.
- We will encourage the development of downtown Dacula as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We will be open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We will encourage the efficient use of land to avoid potential costs and problems associated with urban sprawl.
- We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have attractive, low-energy access options to schools, parks, and necessary services (grocery store, drug store).
- We will encourage walking, biking, car-pooling, and other alternative transportation choices in making development decisions.

# City of Dacula Comprehensive Plan 2030 Community Agenda

## Community Agenda Part A: Community Vision

### Mixed Use Examples



### **Neighborhood Activity Center**

#### **Description**

Neighborhood Activity Center areas are small nodes of commercial activity within neighborhoods with service areas generally limited to that neighborhood. They might include uses such as local cafés, small shops, or small offices. These centers are small in size (ten acres or less) and should serve as an amenity to the neighborhood without interfering with residential activity.

Because of the prevalence of Commercial and Mixed Use areas expected in Dacula as it grows, there will be relatively little development of Neighborhood Centers compared to Community Activity Centers and Mixed Use areas. These centers will be primarily limited to areas where they will serve as buffers between residential neighborhoods and uses which are incompatible with residential, such as light industrial.

#### **Land Uses to be Allowed**

- Medium-density residential
- Local retail
- Professional office
- Institutional
- Parks

#### **Quality Community Objectives Addressed**

##### *Development Patterns*

- If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.
- Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.
- In some areas several errands can be made on foot, if so desired.
- We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).
- Our community allows small lot development (5,000 square feet or less) for some uses.
- We have ordinances to regulate the size and type of signage in our community.
- We require that new development connect with existing development through a street network, not a single entry/exit.
- We have a good network of sidewalks that allow people to walk to a variety of destinations.
- We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.
- We require that newly built sidewalks connect to existing sidewalks wherever possible.



## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part A: Community Vision**

- We allow commercial and retail development to share parking areas wherever possible.

#### *Resource Conservation*

- We have designated historic districts in our community.
- We want new development to complement our historic development, and we have ordinances in place to ensure this.

#### *Social and Economic Development*

- Our economic development organization has considered our community's strengths, assets, and weaknesses, and has created a business development strategy based on them.
- Our economic development organization has considered the types of businesses already in our community and has a plan to recruit businesses or industries that will be compatible.
- Our community has jobs for skilled labor.
- Our community has jobs for unskilled labor.
- Our community has professional and managerial jobs.

#### **Implementation Measures**

- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will encourage new development to locate in suitable locations close to transportation and infrastructure resources in order to protect environmentally sensitive areas and valuable historic, archaeological or cultural resources from encroachment.
- We will encourage development that is sensitive to the historic context, sense of place, and overall setting of the community and will contribute to our community's character and sense of place.
- We will encourage development that provides appropriate employment opportunities to serve our current and future population.
- We will encourage development of a rational network of commercial activity centers to meet the service needs of our citizens while avoiding unattractive and inefficient strip development along major roadways.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

# City of Dacula Comprehensive Plan 2030 Community Agenda

## Community Agenda Part A: Community Vision

### Neighborhood Activity Center Examples



### **Community Activity Center**

#### **Description**

Community Activity Centers are relatively larger nodes than Neighborhood Centers and which serve a larger base of visitors. While they may include some mixing of uses, Community Activity Centers are primarily commercial areas which cater to the community as a whole rather than a very localized area surrounding the center. These centers are developed at major intersections and along major corridors and may include both auto- and pedestrian-oriented development.

While denser residential may be appropriate in close proximity to Community Activity Centers, most types of residential should be provided a buffer to protect them from encroachment of commercial traffic into neighborhoods. In order to further separate the most intense uses within Community Activity Centers from adjacent areas, the highest-intensity development should be in heart of the Community Activity Center and the least intense uses should be located along the edges of the center.

#### **Land Uses to be Allowed**

- Retail commercial
- Office/professional
- Other commercial
- Institutional

#### **Quality Community Objectives Addressed**

##### *Development Patterns*

- Our community is actively working to promote greyfield development.
- We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).
- We have ordinances to regulate the aesthetics of development in our highly visible areas.
- We have ordinances to regulate the size and type of signage in our community.
- We require that new development connect with existing development through a street network, not a single entry/exit.
- We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.
- We allow commercial and retail development to share parking whenever possible.
- Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.

##### *Resource Conservation*

- We want new development to complement our historic development, and we have ordinances in place to ensure this.

# City of Dacula Comprehensive Plan 2030 Community Agenda

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## Community Agenda Part A: Community Vision

### *Social and Economic Development*

- Our economic development organization has considered our community's strengths, assets, and weaknesses, and has created a business development strategy based on them.
- Our economic development organization has considered the types of businesses already in our community and has a plan to recruit businesses or industries that will be compatible.
- Our community has jobs for skilled labor.
- Our community has jobs for unskilled labor.
- Our community has professional and managerial jobs.

### **Implementation Measures**

- We will support programs that retain, expand and create businesses that provide a good fit for our community's economy in terms of job skills required and links to existing businesses.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will consider impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- We will encourage new development to locate in suitable locations close to transportation and infrastructure resources in order to protect environmentally sensitive areas and valuable historic, archaeological or cultural resources from encroachment.
- We will promote low impact site development that encourages maintaining the natural topography and existing vegetation on a site when feasible.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- We will use planned infrastructure expansion to support development in areas identified as suitable for such development in the Comprehensive Plan.
- We will encourage development that provides appropriate employment opportunities to serve our current and future population.
- We will encourage development of a rational network of commercial activity centers to meet the service needs of our citizens while avoiding unattractive and inefficient strip development along major roadways.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part A: Community Vision**

- We will be open to land planning and development concepts that may be new to our area but have been tried successfully in other places.
- We will encourage the efficient use of land to avoid potential costs and problems associated with urban sprawl.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We will target transportation improvements to support desired development patterns for the community.



# City of Dacula Comprehensive Plan 2030 Community Agenda

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## Community Agenda Part A: Community Vision

### Community Activity Center Examples



### **Parks, Recreation, and Greenspace**

Parks, Recreation, and Greenspace areas are important assets to communities for many reasons including the mental and physical well-being of the community and quality of life in general. Because of the wide variety of types of parks and greenspace, these areas may be appropriate in proximity to most other areas. Parks, Recreation, and Greenspace areas are particularly important to residential areas.

While the City of Dacula operates relatively little park space within the community, there are several Gwinnett County-owned facilities in the area. Perhaps the most notable of these is Dacula Park, which features both active and passive recreation opportunities.

### **Land Uses to be Allowed**

- Active recreation
- Passive recreation
- Greenspace

### **Quality Community Objectives Addressed**

#### *Resource Conservation*

- Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.
- We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.
- Our community has a comprehensive natural resources inventory.
- We use this resource to steer development away from environmentally sensitive areas.
- We have identified our defining natural resources and taken steps to protect them.
- Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.
- We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).

#### *Government Regulations*

- We participate in regional environmental organizations and initiatives, especially regarding water quality and conservation issues.

### **Implementation Measures**

- We will encourage more compact development of land in order to preserve natural resource areas and preserve green open spaces.
- We will encourage new development to locate in suitable locations close to transportation and infrastructure resources in order to protect environmentally

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part A: Community Vision**

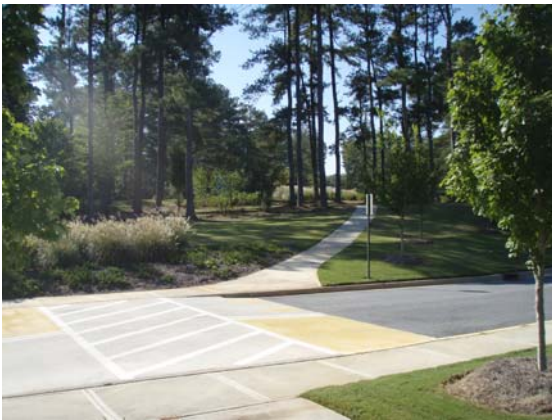
- sensitive areas and valuable historic, archaeological or cultural resources from encroachment.
- We will consider potential impacts on air and water quality in making decisions on new developments and transportation improvements and steer new development away from sensitive natural resource areas.
  - We will promote the protection and maintenance of trees and green open space in new development.
  - We will protect ground and surface water sources to promote the maintenance of safe and adequate supplies of water.
  - We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.

# City of Dacula Comprehensive Plan 2030 Community Agenda

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## Community Agenda Part A: Community Vision

### Parks, Recreation and Greenspace Examples





## **Part B**

### **Community Issues and Opportunities**

#### **Final List**

The Gwinnett Unified Plan Joint County-Cities Community Assessment identified numerous countywide planning challenges to be addressed by the updated Comprehensive Plan. As required by the Georgia Department of Community Affairs (DCA), eight separate sections were addressed. The Community Assessment went on to identify unique local issues and opportunities that needed to be addressed by each of the nine cities that participated in the County-wide Community Assessment.

The Community Agenda process for the City of Dacula examined the list of issues and opportunities that related specifically to the city of Dacula and to the County-wide list as it applied to the City. The potential issues and opportunities list on the Georgia DCA website was used as a tool to introduce the City of Dacula Comprehensive Plan Steering Committee to the planning process and to assist in confirming the issues and opportunities that should be considered in the City's Comprehensive Plan.

The Steering Committee worked in small groups with a guiding worksheet to review each issue or opportunity and consider how they applied to Dacula. The Steering Committee was also asked to identify any potential priorities, opportunities, or threats that might affect the City's health, safety, and welfare.

The Steering Committee ranked each issue or opportunity in order of importance, striking issues that were not considered applicable within the City and focusing on those issues deemed most important to the community through the Community Agenda process and in considering recommendations for future capital investments, transportation, land use, zoning, development, and construction codes.

**Sidebar:** *The Atlanta Regional Commission (ARC) identified the Dacula area as the edge of a “mega-corridor” for growth along Georgia 316 in the ARC Unified Growth Policies Plan draft map prepared in 2007. The surrounding areas were identified as “suburban neighborhoods” by ARC, and much of the area is also designated as an environmentally sensitive area.*

The committee noted that the City is at the edge of the Georgia State Route 316 “mega-corridor” and discussed the ARC mega-corridor designation of the area in terms of potential opportunities and threats to Dacula that could be attributed to mega-corridor growth.



# **City of Dacula Comprehensive Plan 2030 Community Agenda**

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## **Community Agenda Part B: Issues and Opportunities**

### **1. Population and Demography**

- Although County population will increase at a slower pace than in the past few decades, the City of Dacula provides a location where the projected 42% County population increase by 2030 can still occur.
- The population will become more diverse in Dacula as it will throughout the County and the Atlanta Region.
- The increasing elderly population will create new planning priorities regarding housing options, recreation opportunities, and social services needs.
- The anticipated future population of the City will change with decisions regarding the annexation of land for development and choices for the types, location, and density of future residential development.

### **2. Land Use and Development Patterns**

- The City of Dacula is located near the point where several regional transportation facilities come together. The addition of the Sugarloaf Extension will increase accessibility to and from the City. The improvements to accessibility will support more intensive development options.
- The City's zoning and development regulations should require new development to contribute to needed future infrastructure, and high environmental and aesthetic quality growth for the City.
- The City lacks a strong local identity and needs improvements to the existing aesthetic environment.
- As older developed areas age, they may suffer economic decline that may spread to other areas of the County.
- The City's zoning and development regulations should provide incentives to encourage redevelopment of depressed areas.
- The County's reserve of developable land will be consumed over the next 25 years and in concert with rising land values will slow the rate of growth or significantly increase densities.
- Segregation of different land uses adds trips to the transportation system.
- Mixed use development where high income residents live generates favorable tax revenue.
- The City will become more urban and should plan to reduce the impacts of local higher intensity development on the rest of the County by providing a combination of places to live, places to work, and places to play.
- A community level mixed use and commercial center is proposed along Harbins Road south of SR 316 between the Alcovy Road and Ace McMillan Road intersections. This area is



## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part B: Issues and Opportunities**

designated as the Alcovy Center Character Area on the City of Dacula Future Development Map.

- A community level mixed use and commercial center is developing along Dacula Road between Fence Road and Hurricane Shoals Road. This area is designated as the North Town Center on the City of Dacula Future Development Map.
- The development of two mixed use and commercial centers to the north and to the south of the City provides an axis for development with Downtown Dacula at the center and the two community level centers at either end. Together, these two community centers can reduce the number of local north/south trips through the City and permit Dacula's downtown to develop as the cultural and educational center for the City.
- Redevelopment of Downtown Dacula requires a plan to address narrow streets and traffic demands into and around the schools and across the CSX Railroad.
- The potential development of an Employment Center at the Drowning Creek interchange with SR 316 will provide a location with access to SR 316 for research, office or light industrial development and potential access to the CSX Rail corridor.
- Future development patterns should encourage interaction with neighbors.
- Appropriate design and signage standards can support the City's efforts to rehabilitate areas which are unattractive.

### **3. Economic Development**

- The County's employment base is expected to increase by 53% adding 169,000 jobs. Land is available along SR 316 to accommodate some of that growth in employment.
- The County will try to attract more research centers to support higher paying technology jobs, and since Dacula is located on the University Parkway/Brain Train corridor, the City is in a positive position to attract such development.
- Dacula should work with Gwinnett County's efforts to attract affluent and educated singles to the County and assume a combination of support systems for families and singles.
- The City should take advantage of the growth of Georgia Gwinnett University to offer a location for administrators, teachers and students to live, work and play.
- Dacula should emphasize its ability to establish relatively compact urban services close to highway, rail and airport facilities.
- Dacula should try to maintain a balance between auto-oriented commercial centers and neighborhood and community level centers to promote a variety of commercial structures to meet local demand. There should also be active encouragement of maintenance or replacement of older shopping areas. This may include specific architectural standards to



## City of Dacula Comprehensive Plan 2030 Community Agenda

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### Community Agenda Part B: Issues and Opportunities

encourage design quality and sustainability and include location of curb cuts, vehicle parking, and outside display elements in the design review process to enhance appearance and desirability.

- New commercial areas can be developed that reflect current market choices for buildings, access, and design.
- The construction industry will become less influential as residential developers move from Gwinnett into adjacent counties.
- Dacula would benefit from the identification of new economic development opportunities for mixed use, office park, or industrial development areas in and around the City. These may include sites that have access to the CSX Railroad line that passes through the City.
- Dacula should establish and maintain “Gateways” for the community to promote visitor awareness and citizen pride and commitment. Gateways should provide visual information to new arrivals that they are entering a “unique” place and “way-finding” resources that help promote events, citizen pride, and visitor awareness.
- Dacula needs to create more jobs and economic opportunities for local residents to provide fewer travel trips, reduce travel congestion, and serve local commercial and employment needs.
- Too little competition for too many stores may result in vacant structures as businesses relocate to minimize leasing costs.
- The City supports creating well-designed, sustainable commercial centers through ensuring that new construction meets or exceeds local standards and balances the short term costs of construction with the long term costs of maintaining operational sustainability.

#### **4. Transportation**

- Many existing roadways are at or near capacity as measured by “Level of Service” for the corridors, and the cost to build all the lane miles necessary to relieve congestion problems is prohibitive.
- Transportation safety, circulation, and congestion can be improved by selective lane widening, turn lanes, additional traffic signals, and improved timing of signals. Better coordination of transportation and road investments with land use decisions will also improve transportation efficiency.
- Transportation improvements need to be made concurrent with development.
- The City needs some specific incentives to encourage developers to build quality roadways in that exceed minimal requirements (especially on future arterial and collector corridors).



## City of Dacula Comprehensive Plan 2030 Community Agenda

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### Community Agenda Part B: Issues and Opportunities

- The City needs to improve the internal and external connections between activity centers, neighborhoods, and local residential streets.
- As automobile travel becomes more constrained by increased operational and congestion costs, alternate means of mobility may be needed to maintain existing relationships of local residents with schools, churches, social clubs, and neighborhood organizations.
- The CSX Railroad provides an opportunity to develop some additional industrial uses along the rail corridor.
- A regional commuter rail corridor may also provide a boost to ancillary development for residential and “live-work-play” growth along the rail corridor through its links with Atlanta and Athens. A commuter rail station located in or adjacent to the City would increase the accessibility of Dacula to regional metropolitan centers.
- Access across the CSX Railroad should be improved with new grade separated crossings and additional connecting corridors between northern Gwinnett and SR 316.
- Context-sensitive design for roadway corridors would allow additional access and reduce congestion at intersections, curved sections of roadway, or other locations where the design can significantly improve traffic flow without requiring the widening of the entire corridor. These improvements include providing better signage to maintain appropriate connectivity and design speeds.
- The City wishes to create appropriate requirements to minimize obtrusive signage and undesired visual clutter along roadways to encourage attractive aesthetics and protect buffers for residential and commercial development.
- Dacula supports multi-modal access to commercial centers that includes bicycle, pedestrian, transit, and other means in addition to the automobile to allow persons with limited mobility choices (i.e. too young or old to drive, those without cars, etc.) to access goods and services which would otherwise be beyond their reach.
- Regional/county-wide road improvements should be expedited to acquire rights of way and complete engineering and design. Construction of these regional improvements should be priorities for the County’s transportation system. Specific improvements include:
  - Georgia State Route 316 should be reconstructed as a grade-separated, limited access highway from the Apalachee River to State Route 120 in Lawrenceville. In addition to other interchanges to the west, new interchanges should be provided at Winder Highway/SR 8, Sugarloaf Parkway Extension, Harbins Road, and Drowning Creek Road.
  - The Sugarloaf Parkway Extension Phase One should be built as a limited access, grade separated highway to provide access from SR 316 to Grayson Highway and beyond. Interchanges should include access to SR 316 and Campbell Road.
  - The Sugarloaf Parkway Extension Phase 2 should be built as a limited access, grade separated highway from SR 316 to I-85 near the Mall of Georgia with interchanges at SR 316, Winder Highway/SR 8, and Hurricane Shoals Road. The design of this corridor should allow east west connections to stay open at (or near) Stanley Road, Fence Road, and a relocated connection to Old Peachtree Road. This road should be

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part B: Issues and Opportunities**

constructed as an alternative to increased traffic and less viable services along Old Peachtree and Dacula Roads.

- Frontage Roads (including connecting segments of existing roads) should be built on the northern and southern sides of the improved SR 316 corridor.
- The County should continue to explore commuter rail to improve air quality and reduce potential traffic on the road corridors. A Commuter Rail Station for the “Brain Train” between Atlanta and Athens should be located on the CSX Railroad/Winder Highway corridor between SR 316 and the Apalachee River. A specific site needs to be selected and coordinated with ground access improvements.
- Opportunities for additional pedestrian and bicycle mobility should be explored along new connecting corridors or improved existing corridors or along the Apalachee River corridor and its tributaries. Connecting links should be identified and preserved as development occurs.
- Roadway improvements should be designed to be context-sensitive to allow improved level of service, reduce the congestion bottlenecks at intersections and other locations that may impede safe traffic flow. Improvements can include a variety of measures from providing better signage to deliver information about what to expect around the next bend to physical reconstruction to allow vehicles to travel safely at design speeds.
- Dacula is subject to relatively high volumes of through trips compared to the volume of traffic generated by the local population. It is adjacent to US 29 (Winder Hwy), GA 316 (University Parkway), and other major roadways. Furthermore, a Sugarloaf Parkway extension is slated to bring even more traffic through the vicinity of the City. The most immediate local issue affecting mobility is congestion at many of the local intersections and the inadequate pedestrian infrastructure.
- On-street parking in urban areas offers many benefits relative to surface parking lots. Surface parking interrupts the urban fabric, is hostile to pedestrians, and results in vast expanses of impervious surface. On-street parking reduces the need for surface parking, provides a buffer of parked cars along the roadway between automobile traffic and sidewalks, and encourages travelers to reduce their speeds through congested areas.
- The City should develop dedicated bicycle and pedestrian infrastructure to promote alternate travel modes.

#### **5. Housing and Social Services**

- Single family, large lot developments will not address all future housing needs.
- Zoning and development regulations should accommodate the anticipated mix of diverse housing needs.
- Special needs for seniors, smaller households, low-income households are expected to increase throughout the next two decades.





## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part B: Issues and Opportunities**

- The City would like to create mixed use districts that include mixed types of housing that promote revitalization in designated areas.
- Research is needed to identify the types of future housing needed in and adjacent to the City of Dacula and if they are being provided through current resources.
- The City needs to coordinate with other governments and with non-profit, public, and private sector providers to deliver appropriate social services.
- The City needs to identify and support public, private, and non-profit services that provide shelter, housing, and accompanying services to homeless persons (specifically including single female parents with children) that help them become self-sufficient.
- Owner occupied housing is increasing as a percentage of total households and, although rents in Dacula are lower than in other parts of the County, they are increasing.

#### **6. Natural and Cultural Resources**

- Existing trends of low density residential infill on one-acre lots will consume more land per household unit and may limit accessibility of the remaining woodlands, pastures, stream corridors, and steep slopes that are included in one-acre lots to private use.
- The City owns one park (Maple Creek Park), but has access to County parks both within and outside of the City.
- The County has acquired a number of significant open and green spaces near Dacula that will provide a diverse choice of natural and recreational experiences.
- The Apalachee River corridor and its tributaries provide a potential “greenway” corridor on the east edge of the County that could complement the Chattahoochee River greenway on the west.
- The City has adopted the use of Stormwater Best Management Practices to comply with water quality regulatory requirements and enhance stream quality.
- The City lacks a traditional downtown square.
- The current City Hall is located on Harbins Road approximately 1 mile from “downtown” Dacula.
- The terrain in the vicinity of the Alcovy and Apalachee River basins provides dramatic ridgeline views of the surrounding countryside. Preservation of the existing scenic pastures, wooded areas, and other resources requires a balance between preservation and development. The identification of existing scenic views that should be preserved must be documented before the community can weigh whether new development uses the scenic resource or obstructs it.
- Members of the community have expressed interest in a community center or cultural arts facility as an amenity to the City similar to the Aurora Theater in nearby Lawrenceville.



## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part B: Issues and Opportunities**

- Trees can provide shade for the southern or western side of the house, reducing air-conditioning costs in the summer, intercepting and reducing water flow, and moderating the heat-island effect caused by extensive pavement and buildings.
- The leaves on deciduous trees absorb or deflect radiant energy from the sun during the summer and allow the sun to shine through in winter providing a more temperate micro-climate and indirect economic benefits through lowered electric bills for energy users and providers.
- Natural vegetative areas along stream corridors and adjacent wetlands provide diverse wildlife and vegetative cover for songbirds and small amphibians, reptiles and mammals, and provide a natural filter for pollutants introduced into the ecosystem. Wooded stream corridors also provide visual barriers that provide better privacy for adjacent development and create corridors for wildlife to travel across the built environment.
- Knowledge regarding potential losses before they occur provides the opportunity to demand that future development limit its impact on the aesthetic nature of the community by promoting appropriate development that enhances the scenic views and pastoral feel of the community instead of development that detracts from the existing landscape.

### **7. Community Facilities and Services**

- New sources for funding new infrastructure facilities and expanding existing ones should be explored.
- A more balanced and productive tax base is needed to fund appropriate facilities to serve the needs of the local population and employment.
- A strong commercial property tax base will help avoid over reliance on residential property taxes.
- Maintaining a strong bond rating will help local government keep the costs of financing new facilities affordable.
- Timely acquisition of land needed for future public facilities will help to keep costs down and preserve needed land before it becomes scarce and more expensive.
- The City desires the expansion of Gwinnett County sewer lines, pump stations, and force main lines to wastewater treatment facilities within the City and adjacent areas to reduce reliance on septic tank systems and to create the opportunity for development of the SR 316 corridor between Winder Highway/SR 8 and the Apalachee River.
- Stormwater and its impacts on the environment will become increasingly important and will require coordination between the City and the County.
- Fire and police services will require additional personnel and facilities as the population and development grow in and adjacent to the City.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part B: Issues and Opportunities**

#### **8. Intergovernmental Coordination**

- The City needs to better coordinate its land use, economic, housing, annexation, and environmental priorities and actions.
- Future land uses and the provision and timing of infrastructure development in the sphere of influence around the City should be coordinated between the City and the County.
- The City is interested in working with Gwinnett County, Barrow County, and the City of Auburn to address issues regarding water and sewer infrastructure, land use, transportation, and protection of the environment along the Apalachee River between Harbins/Patrick Mill Road and SR 324/Auburn Road. Water, wastewater and environmental issues also require participation by the North Georgia Metropolitan Water District and the two regional development centers (ARC and Northeast Georgia).
- The City desires to maintain water, sewer, fire, police, health, and other services through continued service delivery agreements with the County as long as the value provided by the County meets with the desires of the City's residents.
- The City desires to maintain a positive working relationship with the Gwinnett County Board of Education to serve local education needs and maintain the health, safety and welfare of the schools and school attendance districts located in and adjacent to the City.
- Intergovernmental relationships such as those between fire, police, EMS, and other services provide redundancies in order to ensure residents' health and well-being.
- Maintaining cooperative agreements with utility providers, planning agencies, and regulators such as Georgia Power, MARTA, the Metropolitan North Georgia Water Planning District, the Atlanta Regional Commission, GRTA, GDOT, GCT, and other elements of State and federal agencies will encourage coordination between providers in deciding on shared infrastructure are shared and promote the best interests of citizens.



## **Part C**

### **Implementation Program: New Short Term Work Program**

The City of Dacula Short Term Work Program (STWP) identifies specific improvements to be accomplished by the City of Dacula and other entities for the first five years of the planning period. This includes community improvements or investments, ordinances, administrative systems (such as site plan review, design review, overlay districts, incentive programs, etc.), financing arrangements, and any other programs or initiatives to implement the Comprehensive Plan. The STWP includes a brief description of the proposed activity, the proposed time frame for implementation, the responsible party, the estimated costs, and the funding sources for each activity. The STWP includes projects and programs affecting the City of Dacula that would be carried out by the City or by the following potential partners of the City:

Atlanta Regional Commission  
Barrow County Board of Commissioners  
Barrow County Water Authority  
City of Auburn, Georgia  
Georgia Dept. of Industry and Trade  
Georgia Dept. of Natural Resources Environmental Protection Division  
Georgia Dept. of Transportation  
Georgia Regional Transportation Authority  
Gwinnett Chamber of Commerce  
Gwinnett Clean and Beautiful  
Gwinnett County Board of Commissioners  
Gwinnett County Board of Education  
Gwinnett County Dept. of Health & Human Services  
Gwinnett County Dept. of Parks and Recreation  
Gwinnett County Dept. of Planning and Development  
Gwinnett County Dept. of Transportation  
Gwinnett County Fire and Emergency Services  
Gwinnett County Police  
Gwinnett County Public Library  
Gwinnett County Sheriff  
Gwinnett County Tax Assessors Office  
Gwinnett County Transit  
Gwinnett County Water Resources  
Metropolitan Atlanta Regional Transportation Authority  
Metropolitan North Georgia Water Planning District



### City of Dacula Short Term Work Program 2009 - 2013

Plan	Project Description	Five Year STWP by FY					Responsible Agency	Cost Estimate	Funding Source(s)
Element		2009	2010	2011	2012	2013			
Economic Development									
LC-1	Propose & Carry Out an LCI (Livable Centers Initiative) Planning Study for the designated Dacula/Sugarloaf LCI Study Area		PLAN				Dacula	\$125,000	ARC/USDOT (LCI Funding) - Local Match is 20% from City
LC-2	Plan & Construct an Enhanced Downtown Streetscape with Park or Plaza Gathering Space, Parking & Ped. Improvements		PLAN				Dacula	\$135,000	CID or USDOT (LCI Funding)
LC-3	Plan & Construct a small Park in the North Town Center Mixed Use Community Character Area		PLAN	Acq			Dacula	\$360,000	City
LC-4	Plan & Construct a small Park in the Alcovy Center Mixed Use Community Character Area		PLAN			Acq	Dacula	\$210,000	City
G-01	Plan & Construct Dacula Gateway Improvements along Hurricane Shoals Rd. between Old Peachtree & Dacula Rds (& including the Sugarloaf Extension Phase 2 interchange).			PLAN		CST	Dacula	\$80,000	City
G-02	Plan & Construct Gateway Improvements at Fence Rd near the Apalachee River Bridge					PLAN	Dacula	\$5,000	City
G-02	Plan & Construct Gateway Improvements at Winder Hwy near Old Freemans Mill Rd and New Apalachee Rd					PLAN	Dacula	\$5,000	City
G-03	Plan & Construct Gateway Improvements at SR 316 near Winder Hwy			PLAN	CST		Dacula	\$50,000	City
G-04	Plan & Construct Gateway Improvements at SR 316 near the Apalachee River			PLAN	CST		Dacula	\$50,000	City
G-05	Plan & Construct Gateway Improvements at Alcovy Road near the Sugarloaf Parkway and Campbell Road interchange			PLAN		CST	Dacula	\$50,000	City
G-06	Plan & Construct Gateway Improvements at Harbins Road & Luke Edwards Rd			PLAN		CST	Dacula	\$50,000	City
G-07	Plan & Construct Gateway Improvements at Drowning Creek Road south of Drowning Creek					PLAN	Dacula	\$5,000	City
ID-1	Create Dacula Infrastructure Development District (IDD) to create revenues for development of infrastructure which will promote industrial development in targeted areas	PLAN			X		Dacula	N/A	City
ID-2	Create industrial development incentives along SR 316 East Corridor @ Drowning Creek Rd.		PLAN		X		Dacula	N/A	City & IDD
ID-3	Create industrial development incentives along SR 316 Corridor between Winder Hwy (SR 8)/ CSX RR and Harbins Road		PLAN		X		Dacula	N/A	City & IDD
ID-4	Create Industrial development incentives along CSX/Winder Highway Corridor between Apalachee River & Franklin Drive		PLAN		X		Dacula	N/A	City & IDD

### City of Dacula Short Term Work Program 2009 - 2013

Plan Element	Project Description	Five Year STWP by FY					Responsible Agency	Cost Estimate	Funding Source(s)
		2009	2010	2011	2012	2013			
<b>TOTAL:</b>	<b>Economic Development</b>							\$1,125,000	
<b>Natural &amp; Historic Resources</b>									
NH-1	Construct Phase 2 Recreation Improvements at Maple Creek Park			CST			SPLOST/Dacula	\$45,000	
NH-4a	Freeman's Mill Park restoration of the mill, site, and interpretative areas	X					Gwinnett Parks	\$2,625,000	Local funds/SPLOST
NH-4b	Freeman's Mill Park orientation plaza, interpretative building and restoration of mill pond, dam and river including overlook decks.			X			Gwinnett Parks	\$1,407,800	Local funds/SPLOST
NH-5	Protect greenspace areas along the Apalachee River and around a potential Apalachee Lake/Reservoir by encouraging Gwinnett County acquisition of high-priority/threatened greenway routes (Assume 10% of program in 2007 County Parks & Recreation CIP)	PLAN		Acquire			Gwinnett Parks	\$163,000	SPLOST
NH-6	Acquire and protect linear Alcovy River Greenway Section 2 from Freeman's Mill to Rock House Road 2.54 miles))	PLAN			Acquire	CST	Gwinnett Parks	\$5,769,000	Local funds/SPLOST
NH-7	Stream Corridor Improvements to Protect Water Quality	PLAN	x	x	x	x	Gwinnett Stormwater Utility	\$200,000	Gwinnett Water Resources
NH-8	Survey of Historic Churches, Cemeteries, and Houses				SURVEY		Dacula & Gwinnett County	\$90,000	City, Grants, Gwinnett County
NH-9	Redevelopment of Old Downtown Buildings		PLAN		X		Dacula & Private Developers	\$400,000	Private Funds
NH-10a	Construct New Gymnasium at Dacula Park		X				Gwinnett Parks	\$3,144,000	Local funds/SPLOST
NH-10b	Construct playground and shelter at western edge of Dacula Park			X			Gwinnett Parks	\$233,000	Local funds/SPLOST
NH-10c	Remove outdoor lane pool at Dacula Park in conjunction with development of an outdoor family aquatics complex at Mountain View Park.				X		Gwinnett Parks	\$0	Local funds/SPLOST
NH-11a	Acquire and protect Rabbit Hill Greenway from Rabbit Hill Park to Dacula Park (1.80 miles)	X					Gwinnett Parks	\$4,089,000	Local funds/SPLOST
NH-11b	Construct 4 tennis courts and covered roller sports rink at Rabbit Hill Park		X				Gwinnett Parks	\$1,787,000	Local funds/SPLOST
NH-11c	Construct soccer complex expansion at Rabbit Hill Park in conjunction with development of the new Mountain View Community Park.				X		Gwinnett Parks	\$1,576,000	Local funds/SPLOST
NH-11d	Construct seniors court area with sheltered bocce courts and horseshoe pits at Rabbit Hill Park					X	Gwinnett Parks	\$263,000	Local funds/SPLOST
NH-12	Elisha Winn House architectural evaluation, site master plan, repairs/capital maintenance and building/site improvements			X			Gwinnett Parks	\$263,000	Local funds/SPLOST

### City of Dacula Short Term Work Program 2009 - 2013

Plan Element	Project Description	Five Year STWP by FY					Responsible Agency	Cost Estimate	Funding Source(s)
		2009	2010	2011	2012	2013			
NH-13	New Park Site Acquisition to serve the new school cluster to be established in 2013/14 (Site to be determined and may not be in the study area).					X	Gwinnett Parks	\$5,600,000	Local funds/SPLOST
<b>TOTAL:</b>	<b>Natural &amp; Historic Resources</b>							\$27,654,800	
<b>Community Facilities</b>									
CF-1	Design & Construct a New City Equipment Maintenance Facility		X				Dacula	\$185,000	SPLOST (City responsible for 100%)
CF-2a	Needs Assessment to Expand or Build a New City Hall					PLAN	Dacula	\$35,000	City
CF-3	New Community Center/Cultural Facility					PLAN	Dacula	\$40,000	City
CF-4	Expansion of Gwinnett County East Facility and Improvements to East Precinct and adjunct Facilities on Alcovy Road						Gwinnett	\$500,000	Gwinnett County
CF-5	Fire Station (Maintenance Building Relocation)				X		Gwinnett County Fire Services	\$1,400,000	Gwinnett SPLOST
ED-1	Archer HS (153.57 ac site)	CST					Gwinnett BOE	\$50,610,000	SPLOST III & State Capital Outlay
ED-2	Alcova Relief ES					X	Gwinnett BOE	\$2,100,000	2008 GO Bond Referendum
ED-3	Dyer ES Replacement (66.84 ac site)	CST					Gwinnett BOE	\$1,579,850	SPLOST III & State Capital Outlay
WR-1	Dacula Area Water Line Expansions	X	X	X	X	X	Gwinnett Water Resources	\$2,500,000	Developers & Gwinnett Water Resources
WR-2	Coordinate Planning for Apalachee Lake (Reservoir) & Linear Greenspace community amenity		PLAN				Barrow Co. & Gwinnett Water Resources	\$100,000	Local Funds
WS-1	Tuller Development Sewer Improvements	X					Private Entity	\$1,705,000	WTP is built with additional capacity
WS-2	Consolidate sewer systems and pump stations in the Apalachee River basin north of Winder Highway			PLAN			Gwinnett Water Resources	\$3,040,000	Developers & Local Funds shared costs
WS-4	Provide Regional Sewer Pump Station near confluence of Apalachee River & Drowning Creek and extend sewers up Apalachee River and tributary to serve the area on the north side of SR 316 and both sides of Drowning Creek/Old Freemans Mill Road between Mobley Road and Whitley Road.		PLAN	CST			Gwinnett Water Resources	\$11,467,000	Developers, Dacula IDD & Local Funds shared costs

### City of Dacula Short Term Work Program 2009 - 2013

Plan Element	Project Description	Five Year STWP by FY					Responsible Agency	Cost Estimate	Funding Source(s)
		2009	2010	2011	2012	2013			
WS-5	Extend new Sewers along Drowning Creek from the Apalachee River to Williams Farm Rd to encourage Industrial Development (Phase 1)		PLAN			CST	Developers, Dacula (IDD) & Gwinnett Water Resources	\$3,880,000	Developers, Dacula IDD & Local Funds share costs
WS-7	Extend Sewer on the west side of Harbins Rd - south of 316 to serve commercial development			X			Developers & Gwinnett Water Resources	\$6,007,000	Developers & Local Funds shared costs
WS-8	Extend Sewer development on the east side of Harbins Rd - south of 316 to serve commercial development		X				Developers & Gwinnett Water Resources	\$1,460,000	Developers & Local Funds shared costs
WS-9	Consolidate Pump Alcovy River Gravity Main and Pump Stations	X					Developers & Gwinnett Water Resources	\$9,680,000	Developers & Local Funds shared costs
WS-10	Provide sewer and pump station on Stanley Road / Pipeline Creek Phase 1	X					Gwinnett Water Resources	\$2,702,000	Developers, Dacula & Local Funds shared costs
WS-11	Pipeline Creek Phase 2					X	Gwinnett Water Resources	\$9,650,000	Developers, Dacula IDD & Local Funds share costs
UT-1	Gas Line Extensions	X	X	X	X	X	Developers & Private Utility	N/A (External supply on demand)	Utility & IDD
UT-2	Electric Power	X	X	X	X	X	Developers & Georgia Power	N/A (External supply on demand)	Utility & IDD
UT-3	Stormwater Management Improvements	X	X	X	X	X	Gwinnett Water Resources & City of Dacula	\$200,000	Gwinnett Water Resources Utility
<b>TOTAL:</b>	<b>Community Facilities</b>							\$108,840,850	
<b>Transportation - Streets &amp; Highways</b>									
TC-1 (RTP/GW-261)	Portion of Countywide Intersection Improvements	X	X	X	X	X	Gwinnett Co	\$276,700	Local Funds
TC-2 (RTP/GW-263)	Portion of Countywide Safety & Alignment Improvements	X	X	X	X	X	Gwinnett Co	\$413,400	Local Funds
TC-3 (RTP/GW-265)	Portion of Countywide Bridge improvements	X	X	X	X	X	Gwinnett Co	\$165,660	Local Funds
T-01 (RTP/GW-308A3)	Sugarloaf Parkway Extension: Phase 1-A Construction		CST				Gwinnett DOT	\$30,000,000	Local Funds
T-02 (RTP/GW-308B3)	ROW Acquisition Sugarloaf Extension Phase 2 from SR 316 to SR20/Mall of Georgia (ROW in FY 2008 budget)	ROW	ROW	ROW			FHWA/GDOT	\$130,000,000	SAFETEA-LU, Local Funds
T-03a (RTP/GW-AR-249E)	Widen SR 316 from SR 20/124 to Barrow County Line (Advance ROW Purchase)	ROW					FHWA/GDOT	\$4,000,000	National Hwy System Funds



















### City of Dacula Short Term Work Program 2009 - 2013

Plan Element	Project Description	Five Year STWP by FY					Responsible Agency	Cost Estimate	Funding Source(s)
		2009	2010	2011	2012	2013			
T-03b (RTP/GW-AR-249E)	Widen SR 316 from SR 20/124 to Barrow County Line (Advance ROW Purchase)	ROW					FHWA/GDOT	\$2,000,000	National Hwy System Funds
T-05a (RTP/GW-295)	Winder Highway Bridge Upgrade at Apalachee River (Gwinnett/Barrow Co. line)		ROW				GDOT	\$72,000	GDOT
T-06	2nd Ave Widening to 2 lanes & Streetscape between Dacula Rd. & Wilson Rd.		ROW	CST			SAFETEA-LU	\$242,200	ISTEA-LU Grant & SPLOST
T-07	McMillan Rd. Widening/Safety Improvements (Widen to 2 standard lanes w/curb - includes \$50,000 added from FY2007 - Connects with Broad St. to provide alternative N/S access parallel to Harbins/Dacula Roads - City responsible for \$125,000).	CST					Dacula	\$1,054,000	CDBG
T-08	Broad Street Widening/Safety Improvements (Widen to 2 standard lanes w/curb - Would help provide alternative to Dacula Road and could be used with McMillan to cross CSX Railroad).	CST					Dacula	\$440,000	CDBG/ SPLOST
T-13	Winder Hwy @ Harbins Road Turn Lanes - intersection improvement					X	GDOT	\$1,400,000	Local Funds
T-17	Construct E/W Access Rd. on south side of 316 extending from Harbins Road to Drowning Creek Rd (Design & CST required as part of SR 316 improvements to replace subdivision access directly onto SR 316 from Oak Valley and Williams Farm Roads, CST is part of longer term projects).					X	Developers or GDOT	\$4,482,000	National Highway Funds, GDOT, or Developers
T-25	Construct pedestrian friendly grid system of local streets in the North Town Center Mixed Use area north of Fence Road	X	X	X			Private developer	\$10,084,500	Developer
T-26	Widen Drowning Creek Rd from Lawrence Rd to new Frontage Road extending across SR 316					X	Gwinnett	\$3,400,000	Local Funds or IDD
T-27	Create a one-way pair Hebron Church Rd. and Dacula Rd.		X				Dacula	\$100,000	Local Funds
T-28	New N/S Connector Rd. Parallel to Harbins Rd between Alcovy Rd and West Drowning Creek Rd (relieves Alcovy intersection wit Harbins Road close to SR316/Harbins Road interchange).			X	X		Private developer	\$871,500	Developer, IDD; SAFETEA-LU
T-29	Construction of Centennial Parkway West Extension to Winder Hwy from Stanley Rd - west of Pipeline Rd.					X	Private developer	\$1,593,600	IDD or Developer
T-30	Construction of Centennial Parkway from Harbins Road to Pipeline Rd				X		Private developer	\$3,486,000	IDD or Developer
T-31	Extend Centennial Parkway east from Drowning Creek Road on north side of SR316 to provide a parallel local access frontage road on new alignment and extending eastward along West Drowning Creek and Lawrence Roads to Old Freemans Mill Rd.					X	Private developer	\$5,552,700	IDD or Developer
T-40	Harbins Road Widening (CST in RTP)		PE				Developers & Gwinnett DOT	\$2,720,000	Developers & Local Funds
T-43	Straighten, Widen & Provide Intersection Improvements on Golden Ave., Franklin Dr., Tanner Rd. and Sanjo Drive (Project in 2005 SPLOST - City is responsible for \$385,000 to help correct 30' narrow ROW).		X				City	\$2,278,000	SPLOST/ CDBG

### City of Dacula Short Term Work Program 2009 - 2013

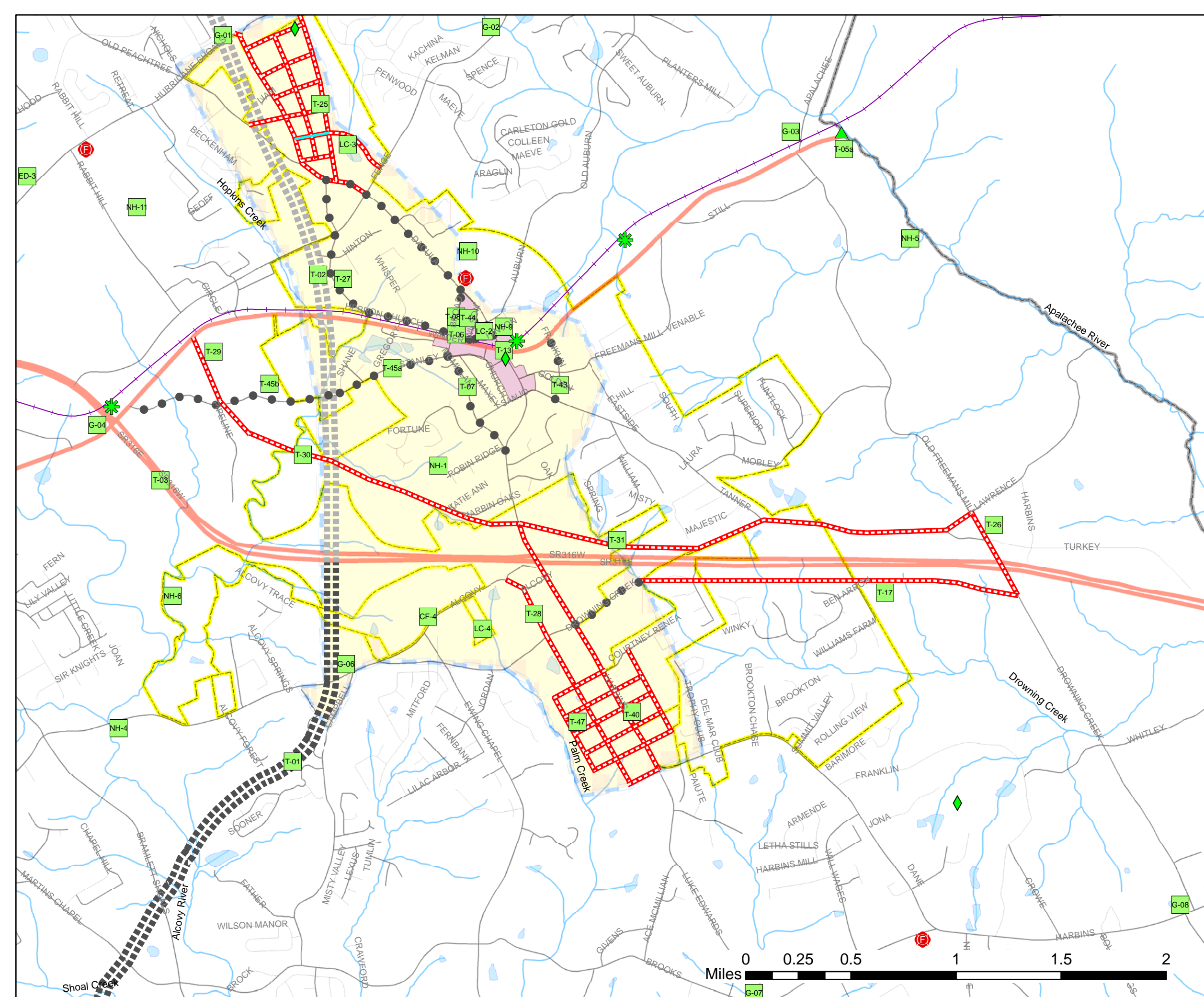
Plan Element	Project Description	Five Year STWP by FY					Responsible Agency	Cost Estimate	Funding Source(s)
		2009	2010	2011	2012	2013			
T-44	Widen & make Safety improvements on Third Avenue, Wilson Street & Auburn Avenue (Project in 2005 SPLOST - City is responsible for \$120,000 to correct narrow ROW).			X			City	\$645,400	SPLOST/ CDBG
T-45a	Widen & make Safety Improvements on Stanley Rd. from Harbins Road to Bridge over "Pipeline" Creek	X					City	\$1,302,000	SPLOST/ CDBG
T-45b	Pave & Make Safety Improvements on Stanley Rd. from Bridge over "Pipeline" Creek to SR8/Winder Hwy (Coordinate project with design/construction of Sugarloaf Parkway Extension Phase 2).					X	Private developer	\$1,876,000	Developer
T-47	Create Grid System of Local Streets in the Alcovy Mixed Use Area south of West Drowning Creek Road to create pedestrian friendly streets for mixed use development (Coordinate pedestrian friendly street grid as activity area develops).					X	Private developer	\$8,767,539	Developer
<b>TOTAL:</b>	<b>Streets &amp; Highways</b>							\$217,223,199	
<b>Transportation - Other</b>									
TA-1	Design and Pave Sidewalks in urban areas of the City (Assumes 1.8 miles paved over 5 years)	X	X	X	X	X	Dacula	\$342,000	City
TA-5 (Gwinnett CTP)	Commuter Rail Station Site Selection (Three sites)			PLAN			USDOT/ GDOT	\$175,000	Federal Transit Admin. (FTA) funding for intermodal facilities
TA-6 (Gwinnett CTP)	Commuter Rail Station (Design)					X	USDOT/ GDOT	\$250,000	Federal Transit Admin. (FTA) funding for intermodal facilities
<b>TOTAL:</b>	<b>Other Transportation</b>							\$767,000	
<b>Housing</b>									
H-01	CDBG Improvements	X	X	X	X	X	City	\$150,000	Community Development Block Grants
H-02	Substandard Housing Improvements			X			City	\$150,000	IDD funds
<b>TOTAL:</b>	<b>Housing</b>							\$300,000	
<b>Land Use &amp; Other Considerations</b>									
AX-1	Create and coordinate Annexation Plan with Gwinnett County and Property owners	X	X	X	X	X	Mayor, Council, & City Staff	\$80,000	City
LU-1	Update Comprehensive Plan 2013-2018 (Partial Update)					X	Mayor, Council, & City Staff	\$50,000	City
<b>TOTAL:</b>	<b>Land Use &amp; Other Considerations</b>							\$130,000	
<b>TOTAL:</b>	<b>City of Dacula Totals</b>							\$355,960,849	

# City of Dacula STWP Projects

-  STWP - Under Construction
-  STWP - PE/ROW
-  STWP - Road Projects
-  STWP - Safety Improvements
-  Recommended LCI Study Area
-  Proposed Bridge Construction/Upgrade
-  Proposed Intersection Improvements
-  Potential Commuter Rail Station Location
-  STWP Project ID Numbers
-  Fire Stations
-  Railroads
-  Downtown/City Center
-  Lakes/Ponds
-  Rivers/Streams
-  County Boundary
-  City Boundary






Map Updated: July 21, 2008
















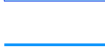
# Sewer System Future Expansion City of Dacula

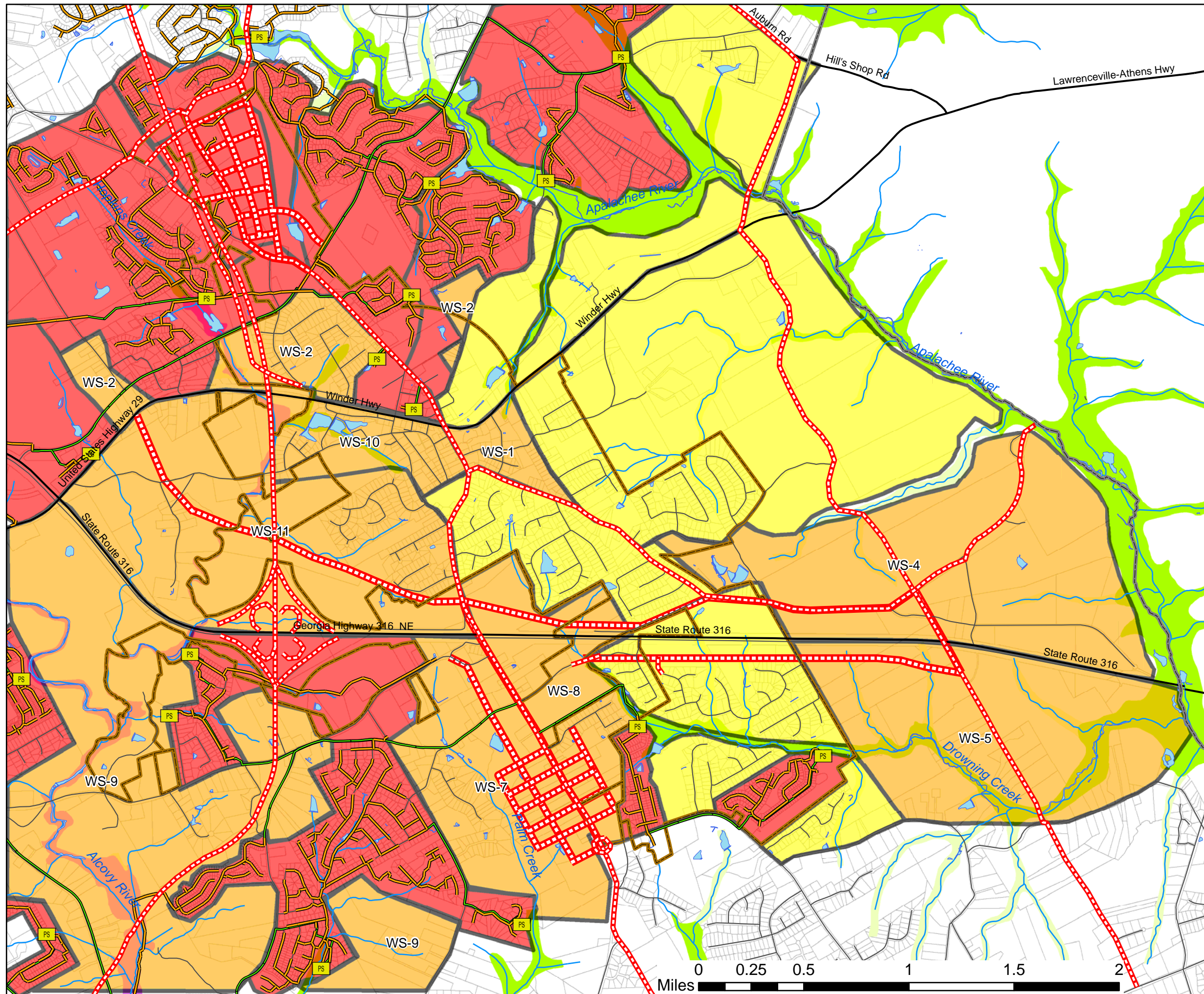
-  Sewer Pump Station
-  Gravity Sewer Main
-  Pressurized Sewer Main

## SEWER Status

-  Existing Sewer Service Areas
-  Future Sewer Lines - STWP
-  Future Sewer Lines - LTWP

## FLOODPLAINS

-  100-Year
-  500-Year
-  Proposed Transportation Improvements
-  Existing Roads
-  Parcel Boundaries
-  City Boundaries
-  County Boundary
-  Lakes and Ponds
-  Rivers and Streams







## **Part D**

### **Implementation Program: Report of Accomplishments**

The City of Dacula Comprehensive Plan includes a brief report on the accomplishments of the previous comprehensive planning cycle. This Report of Accomplishments describes the status of the projects that were identified in the City of Dacula Short Term Work Program for the years 2003 – 2008 and reports on actions which have been taken in the past five years.

In addition, the attached report was expanded to identify the status of relevant transportation projects undertaken by the County and the State and relevant school system projects undertaken by the Gwinnett County Public Schools system over the past five years to illustrate major projects that have affected the City. This Report of Accomplishments includes projects and programs that were relevant to the decision processes for the development of the City of Dacula and for the 2030 Comprehensive Plan. Additional information regarding the strategic planning process for the City of Dacula is included in the Strategies and Policies section (see Section E).

Report of Accomplishments/City of Dacula Short Term Work Program 2003-2008						
Product or Activity	Status of Project or Activity				Responsible Party	Explanation for Status if Postponed or Not Accomplished
	Completed	Currently underway	Postponed	Not Accomplished		
Economic Development						
Advertise Dacula with "Stay and Shop Dacula" campaigns		X			Dacula Business Association	DBA has provided advertising at events and been active in supporting the proposed TAD Allocation Referendum
Apply for Grants for Downtown Dacula Revitalization		X			City Staff	Continuing Program has been successful in securing SAFETEA-LU and CDBG Grants
Natural and Historic Resources						
Adopt Tree Ordinance		X			Mayor, Council, & City Staff	Buffer, Landscape and Tree Ordinance is being reviewed and is scheduled for adoption in August 2008.
Community Facilities						
Provide Sewer Service to the Dacula Area		X			Mayor, Council, & Staff	City working with Gwinnett Water Resources and developers to identify projects and financial resources to extend sewer lines
Continue Sidewalk Expansion and Improvements		X			City Staff & Consultant	Continuing program includes coordination with Gwinnett Department of Transportation using local funds.
Improve Roadway Safety and Drainage for Existing Transportation Infrastructure		X			City Staff & Consultant	Continuing program includes coordination with Gwinnett Department of Transportation using local funds.
Acquire and Develop Land for Mini-Parks in the City				X	Mayor, Council, & Staff	Funding sources were not available.
Increase City Staff as Needed to Meet Demand		X			Mayor, Council, & Staff	Continuing Program

Report of Accomplishments/City of Dacula Short Term Work Program 2003-2008						
Product or Activity	Status of Project or Activity				Responsible Party	Explanation for Status if Postponed or Not Accomplished
	Completed	Currently underway	Postponed	Not Accomplished		
Actively Coordinate Water and Sewer Improvements with Gwinnett County		X			Mayor, Council, & Staff	Continuing Program includes coordination with Gwinnett County Water Resources Dept.
Continue Resurfacing Streets as Needed		X			City Staff (Street Dept.)	Continuing program includes coordination with Gwinnett Department of Transportation using local funds.
Continue and Expand Drainage (Curb & Gutter) Improvements as Needed		X			City Staff (Street Dept.)	Continuing Program
Develop New Maple Creek Park		X			City Staff & Consultant	Phase 1 completed as part of 2005 SPLOST. Phase 2 to be included with next SPLOST.
Create/Implement Streetscape Plan for Downtown Area and Main Corridors		X			Mayor, Council, & Staff	Funding was delayed. However, City is working with Georgia DOT and Gwinnett County to coordinate an SAFETEA-LU Grant for streetscape project on Second Ave.
Pursue State and Federal Financial Assistance Programs		X			City Staff	Continuing Program to pursue available Federal and other grants.
<b>Land Use</b>						
Update Comprehensive Plan to discuss Growth Strategies for Future of the City		X			City Staff & Consultant	Being accomplished as part of the Comprehensive Plan update
Conduct Land Use Study of Highway 316 in Vicinity of Harbins Road Intersection		X			City Staff	Being accomplished as part of the Comprehensive Plan update
Conduct Fringe Area Study to Determine Priority Areas for Annexation and Land Use Classifications for those Areas		X			Mayor, Council, & Staff	Being accomplished as part of the Comprehensive Plan update

## Report of Accomplishments/City of Dacula Short Term Work Program 2003-2008

Product or Activity	Status of Project or Activity				Responsible Party	Explanation for Status if Postponed or Not Accomplished
	Completed	Currently underway	Postponed	Not Accomplished		
Annex Property along Georgia State Route 316 and around Harbins Road Interchange				X	Mayor, Council, & Staff	Portions of the hairpins Road corridor have been annexed, but the intersection remains outside the City limits
Zone Georgia Route 316 Annexed Property for Industrial/Wholesale, Office/Institutional, and Commercial Uses				X	Mayor, Council, & Staff	Portions of the Harbins Road corridor have been annexed, but the intersection remains outside the City limits
Annual Update of Comprehensive Plan		X			City Staff	Continuing Program on annual cycle. Being accomplished in Plan update
Amend Development Regulations and Zoning Ordinance as Necessary	X				Mayor, Council, & Staff	Major update completed. City will continue to make updates to meet City needs.
Discuss & Coordinate Annexation Plans with Gwinnett County		X			Mayor & Staff	Continuing Program to negotiate annexation, services and land uses with the County

*End of Dacula 2003-2008 STWP*

*1-Jul-08*

### Transportation (from the County Transportation Plan)

Sugarloaf Parkway Extension: Phase I ROW Preservation		X	FY 2007		Gwinnett Transportation	Delayed by lack of Funding Availability
Sugarloaf Parkway Ext: Phase II - A			FY 2006		Gwinnett Transportation	Delayed by lack of Funding Availability
Sugarloaf Parkway Ext: Phase II - B			FY 2006		Gwinnett Transportation	Delayed by lack of Funding Availability
Widen SR 316 (from Cedars Road to Drowning Creek Rd)			FY 2007		Gwinnett Transportation	Delayed by lack of Funding Availability
SR 316 (from SR 20/124 to Barrow County Line)			FY 2006		Gwinnett Transportation	Delayed by lack of Funding Availability



Report of Accomplishments/City of Dacula Short Term Work Program 2003-2008						
Product or Activity	Status of Project or Activity				Responsible Party	Explanation for Status if Postponed or Not Accomplished
	Completed	Currently underway	Postponed	Not Accomplished		
US 29 Bridge Upgrade at Alcovy River			X		Gwinnett Transportation	Delayed by lack of Funding Availability
US 29 @ Harbins Road Turn Lanes			X		Gwinnett Transportation	Delayed by lack of Funding Availability
<b>Education (from Gwinnett County Public Schools)</b>						
Mulberry ES - New School	X				Gwinnett Co. Public Schools	New school completed June 2008
Dacula HS - Addition	X				Gwinnett Co. Public Schools	Addition completed June 2008
Alcova ES - New School	X				Gwinnett Co. Public Schools	New Construction completed May 2007
Harbins ES - Addition	X				Gwinnett Co. Public Schools	Addition completed May 2007
Dacula MS - Addition	X				Gwinnett Co. Public Schools	Addition completed May 2007
Dacula ES - Addition	X				Gwinnett Co. Public Schools	Addition completed May 2007



## **Part E**

### **Implementation Program: Strategic Recommendations and Policies**

#### **1. Strategic Plan Recommendations**

The Dacula 2030 Comprehensive Plan provides an overview of historic and existing conditions and trends, projections of future economic development and social trends, an analysis of the Community's existing and anticipated future issues and opportunities, a vision statement regarding the City's desired future character, and recommendations regarding the facilities and services needed to accomplish the City's Vision over the next 22 years. The City's Short Term Work Program (STWP) provides a listing of projects that can be accomplished over the next five years. This section notes some of the key strategic planning recommendations of the Comprehensive Plan and identifies the general policies and strategies that have been adopted by the City to accomplish the City's goals.

Over the years several annexations have extended the City beyond the historic core area formed by the original 1905 city limits, and the City has grown to include more than 2200 acres. This type of growth through annexation is common in Georgia, and the driving factors appear to be the desire for higher levels of service and more responsive government. According to the 2006 Annexation Report of the Georgia Municipal Association, approximately 96,808 acres were annexed in Georgia between 2001 and 2005 with most cities with a high level of annexation activity being found in the Atlanta metropolitan area. The 2030 Comprehensive Plan assumes that the City of Dacula will continue to receive requests to annex parcels into the City over the next 22 years and has included conceptual recommendations to define the areas that may be included and ensure that appropriate public services are available to accommodate the anticipated growth.

Therefore, the Dacula 2030 Comprehensive Plan provides the Comprehensive Development Plan recommendations for the area encompassed by the existing city limits. However, the 2030 Plan also provides a conceptual plan for the several specific unincorporated areas in Gwinnett County located immediately outside the existing city boundaries that will be affected by the City's land use and development decisions. Although specific plan recommendations are illustrated on the Future Development Plan map for the unincorporated areas immediately outside the City, these recommendations are provided as a guide to illustrate the community's expectations regarding development, and to signal the City's intentions to work with property owners, developers, and the diverse resources of Gwinnett County to ensure that the resources of

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

all parties are appropriately allocated to maximize the sustainability of both public and private investors.

## **2. Comprehensive Plan Policies**

The following policies provide the stated recommendations of the community regarding how future development should be provided for the City of Dacula. The policy statements below identify general goals for the rational growth of the City. Specific strategies provide help to define how the City will accomplish these goals and objectives through local efforts and working with other local governments, institutions and private interests, the State, and the Federal government.

### **2.1. Economic Development Policies**

#### **2.1.1. We will support programs that retain, expand and create businesses that provide a good fit for our community's economy in terms of job skills required and links to existing businesses.**

- a. Work with Gwinnett County, Chamber of Commerce, Georgia Industry and Trade and other organizations to encourage expansion and retention of professional and technical jobs in Gwinnett County.
- b. Identify sites inside and adjacent to the City that can provide locations for professional and technical employment centers
- c. Support local and regional efforts to brand the SR 316 corridor as a "high tech" corridor connecting UGA, GGC, and Atlanta
- d. Support efforts to expedite development of the Georgia "Brain Train" commuter rail line.

#### **2.1.2. We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other**

- a. Support development of diverse housing stock, densities, types, and price points to accommodate different income and family requirements.
- b. Encourage development of employment centers close to transportation corridors.

#### **2.1.3. We will consider access to housing and impacts on transportation when considering economic development projects.**

- a. Support higher densities for residential development close to transportation resources (specifically including sites that provide proximity to SR 316

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

interchanges, Sugarloaf Extension interchanges, the commuter rail station, or Downtown and Community Center activity areas.

- b. Existing subdivisions should be protected with adequate buffers between existing residential development and new development. This includes buffering adjacent single family land uses when higher density residential is located next to existing developed properties.

#### **2.1.4. We will consider impacts on infrastructure and natural resources in our decision making on economic development projects.**

- a. Create an information database of economic development resources including a list of vacant buildings and available commercial properties that can be identified and managed by a GIS system.
- b. Support the expansion of water, sewer, and power infrastructure services to commercial and mixed use areas.
- c. Support cooperative efforts with Gwinnett County, utility providers, and developers to define and construct sustainable and economic infrastructure systems.
- d. Encourage adaptive re-use of existing facilities to accommodate new commercial and industrial enterprises.

#### **2.1.5. We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.**

- a. Prioritize expansion of facilities and services into development areas that are close to existing resources first before extending utilities and services to areas that require longer extensions.
- b. Support the use of planning studies, value studies, cost/benefit studies and analyses of sustainability to identify cost effective projects.

#### **2.1.6. We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.**

- a. Recruit diverse and environmentally sensitive industries that will provide jobs for residents.
- b. Support the growth of knowledge based industries in new development areas.
- c. Work with County and regional agencies to encourage business education support to small business owners.
- d. Strengthen cooperative efforts with Georgia Gwinnett College and Gwinnett Tech to identify training resources to train and re-train local residents for prospective industries.

## **2.2. Natural and Cultural Resource Policies**

### **2.2.1. We will encourage more compact development of land in order to preserve natural resource areas and preserve green open spaces.**

- a. Support projects that protect and/or integrate the preservation of natural areas, stream corridors, and green space as amenities.
- b. Consider adoption of transfer of development rights (TDRs) to support compact mixed-use areas.
- c. Encourage development of compact infill development in the downtown activity center and new mixed-use compact development in the North Town Center and Alcovy Road community level activity centers.

### **2.2.2. We will encourage new development to locate in suitable locations close to transportation and infrastructure resources in order to protect environmentally sensitive areas and valuable historic, archaeological or cultural resources from encroachment.**

- a. Identify existing natural, historic, archeological, and cultural resources that have value in being preserved and map them in the GIS system.
- b. Support development projects that provide increased density close to SR316, SR8 (Winder Highway), and other transportation resources.
- c. Consider transportation resources as a key element in accepting the adoption and use of transfer of development rights (TDRs) to exchange the development rights for parcels of land that include sensitive historic, archeological, cultural or natural resources at normally permitted densities for higher density at appropriate receiving parcels of land close to transportation resources.
- d. Support development of mixed-use centers rather than strip commercial development.

### **2.2.3. We will consider potential impacts on air and water quality in making decisions on new developments and transportation improvements and steer new development away from sensitive natural resource areas.**

- a. Support new development projects that commit to providing water, storm water, solid waste, and air pollution control facilities that fully meet and exceed current standards.
- b. Support changes to current codes that address air and water quality improvements and/or which provide flexible design that results in a reduction of air or water quality impacts.



## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

#### **2.2.4. We will promote the protection and maintenance of trees and green open space in new development.**

- a. Adopt and educate development applicants regarding the City's new tree, buffer and landscape standards.
- b. Educate property owners and developers regarding the advantages of tree and green space preservation.
- c. Offer incentives to developers to preserve green space through property tax reductions and conservation easements.
- d. Adopt incentives to leave existing trees undisturbed and to protect trees during construction
- e. Protect existing tree canopy along scenic streets and other public rights of way.

#### **2.2.5. We will promote low impact site development that encourages maintaining the natural topography and existing vegetation on a site when feasible.**

- a. Educate property owners and developers regarding the economic value and sustainability of green space preservation and maintenance of existing vegetative cover.
- b. Offer incentives to developers to preserve existing vegetation and topography through property tax reductions and conservation easements.

#### **2.2.6. We will protect ground and surface water sources to promote the maintenance of safe and adequate supplies of water.**

- a. Adopt appropriate recommendations to protect existing water quality recommended by the Metropolitan North Georgia Water Planning District, ARC, and Gwinnett County Water Resources that protect ground and stream water quality.
- b. Educate property owners and developers regarding stormwater management, best management practices, and drought resistant sustainable plant selection and landscaping practices.
- c. Increase public awareness of litter, fertilizers, pesticides, petroleum products, sediment, and other non-point water pollution sources.
- d. Require developers to meet and maintain stringent water quantity and water quality management requirements.
- e. Encourage on-site solutions to stormwater issues through incentives and credits.
- f. Encourage regular inspection and maintenance of septic systems including certification of systems when property is sold.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

### **Community Agenda Part E: Strategic Recommendations and Policies**

- g. Consider expansion of riparian buffers for sites affected by topography, soils, wetlands or other conditions that may accelerate groundwater or surface water intrusion.
- h. Minimize impervious surfaces.
- i. Support systems that re-use “graywater” from roofs or paved surfaces through incentives or credits.
- j. Identify and map recharge areas on GIS systems.
- k. Coordinate programs of Gwinnett Water Resources to conserve outdoor water use.

#### **2.2.7. We will promote enhanced solid waste reduction and recycling initiatives.**

- a. Update the City’s Solid Waste Management Plan
- b. Coordinate solid waste management with Gwinnett County and other cities in the County.
- c. Encourage private waste management contractors to provide curbside recycling options.
- d. Reduce the volume of waste entering the solid waste disposal system by sponsoring recycling education and providing opportunities and incentives to sort plastics, paper, glass, metals, and other materials.
- e. Use sources of free labor to help pick up litter.
- f. Educate residents and visitors regarding solid waste management programs and sustainability and economic advantages of better managed waste disposal.

### **2.3. Facilities and Services Policies**

#### **2.3.1. We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.**

- a. Prepare resource information to educate property owners, developers, and the public regarding the advantages of compact urban development close to transportation and public infrastructure resources.
- b. Support appropriate creative design plans that concentrate development on the portions of property sites that are best able to accommodate them and allow site variances that preserve green open space and natural resources when appropriate.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

#### **2.3.2. We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.**

- a. Adopt and educate development applicants regarding the City's new tree, buffer and landscape standards.
- b. Educate property owners and developers regarding the advantages of tree and green space preservation.
- c. Offer incentives to developers to preserve green space through property tax reductions and conservation easements.

#### **2.3.3. We will consider potential impacts on air and water quality in making decisions on new developments and transportation improvements.**

- a. Develop new infrastructure networks to steer new development away from sensitive natural resource areas and towards compact development along major transportation corridors.
- b. Consider the development of bicycle and pedestrian transportation modes to provide alternative travel modes for short trips.
- c. Consider the creation of transit facilities to provide a modal choice for persons seeking to make long distance trips into Atlanta and the surrounding region.
- d. Encourage the use of sound design practices to reduce energy consumption created by inefficient building design, HVAC systems, site locations, and infrastructure.
- e. Encourage the capture and re-use of treated gray water and runoff from impervious surfaces for appropriate purposes such as outdoor watering.

#### **2.3.4. We will promote the protection and maintenance of trees and green open space in new development.**

- a. Adopt and educate development applicants regarding the City's new tree, buffer, and landscape standards.
- b. Educate property owners and developers regarding the advantages of tree and green space preservation.
- c. Offer incentives to developers to preserve green space through property tax reductions and conservation easements.
- d. Adopt incentives to leave existing trees undisturbed and to protect trees during construction.
- e. Protect existing tree canopy along new streets and public rights of way.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

#### **2.3.5. We will promote low impact site development that encourages maintaining the natural topography and existing vegetation on sites that are being developed.**

- a. Educate property owners and developers regarding the economic value and sustainability of low impact site development and maintaining existing vegetative cover and topography.
- b. Offer incentives to developers to preserve existing vegetative cover during site preparation and construction.

#### **2.3.6. We will direct development pressure away from agricultural areas and encourage development to occur close to transportation opportunities.**

- a. Provide urban development opportunities in the town center, community activity centers and the Drowning Creek employment center along SR 316 and Winder Highway as an alternative to large lot development south of Drowning Creek.
- b. Establish a clear delineation between the urban and suburban land uses provided by the City of Dacula and the rural land uses located in unincorporated Gwinnett County south of Drowning Creek.

#### **2.3.7. We will invest in parks and open space to enhance the quality of life for our citizens.**

- a. Complete the development of proposed facilities at the existing Maple Creek Park.
- b. Identify and acquire small urban properties for urban neighborhood parks in the downtown, North Town Center and the Alcovy Road character areas.
- c. Encourage the Gwinnett County Parks to provide community parks, regional parks, and large active and passive recreation facilities to serve City residents and visitors.
- d. Encourage the County to acquire stream corridors along the Alcovy and Apalachee River corridors and their tributaries to provide floodway protection, natural habitat corridors, and passive recreation resources.

#### **2.3.8. We will work with the Gwinnett Public Schools to encourage school location decisions that support overall growth and development plans of the community.**

- a. Encourage the Gwinnett County Public Schools to improve access and egress into the existing school properties to minimize traffic disruption and congestion.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

- b. Encourage Gwinnett County Public Schools to locate future facilities outside the downtown core area of the City.

#### **2.3.9. We will seek ways for new growth to pay for public infrastructure and services to support the development to the maximum extent possible.**

- a. Encourage the development of public infrastructure through working with private developers to build key sections connecting existing infrastructure to new development sites while meeting public design criteria for size and quality of construction.
- b. Encourage the adoption and use of Impact Fees for specific infrastructure improvements as allowed by State law.
- c. Identify opportunities to create a Community Improvements District (CID) to assist the City's downtown redevelopment, the new development of North Town Center and/or the Alcovy Road community activity character area.
- d. Work with property owners to identify the possibility of creating an Infrastructure Development District (IDD) to create an employment center at the Drowning Creek interchange with SR316.

#### **2.3.10. We will use planned infrastructure expansion to support development in areas identified as suitable for such development in the Comprehensive Plan.**

- a. Encourage the staged development of the Downtown, North Town Center, Alcovy Road Community Activity Center, and Drowning Creek Employment Center sites.
- b. Encourage staged development as a method of maintaining sustainability.

## **2.4. Housing Policies**

#### **2.4.1. We will stimulate infill housing development in existing neighborhoods.**

- a. Identify and support financial resources for homebuyers and the rehabilitation of existing housing stock.
- b. Develop affordable housing repair and infill programs to assist homeowners, buyers, and landlords to focus on basic shelter, building envelope and major systems (electric, plumbing, & mechanical).
- c. Provide support and technical assistance to neighborhoods and organizations that provide nonprofit housing development assistance such as Community Development Corporations.



## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

- d. Protect and improve public resources such as local access streets, public stormwater drainage facilities, neighborhood parks, and sidewalks.

#### **2.4.2. We will eliminate substandard or dilapidated housing in our community.**

- a. Identify and support financial resources for homebuyers and the rehabilitation of existing housing stock.
- b. Use Federal, State, and regional assistance programs and funding to help carry out neighborhood revitalization and affordable housing initiatives appropriate to Dacula and Gwinnett County.
- c. Protect public landscaping, stormwater management facilities and canopy trees from adverse impacts such as road improvements or adjacent development and replace or repair aging facilities that no longer fulfill their function.
- d. Assist aging owners, disabled residents, and other housing occupants through coordination of volunteer clean up and repair efforts.

#### **2.4.3. We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.**

- a. Integrate housing, transportation and land use plans to improve mobility to and from jobs and other primary destinations.
- b. Encourage profit and nonprofit collaboration on mixed income, mixed use housing development to serve a complete range of local population groups.
- c. Assist homeowners and home buyers in finding information regarding federal or other tax credits.

#### **2.4.4. We will encourage development of housing opportunities that enable residents to live close to their places of employment.**

- a. Encourage compact development and urban housing initiatives that integrate housing into mixed use development to provide compact communities with opportunities to live, work and play within the same community.
- b. Increase and expand mobility with more bicycle and pedestrian options.
- c. Construct more sidewalks that connect homes to work and shopping facilities.

#### **2.4.5. We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.**

- a. Create a diverse mix of housing types, densities and amenities in new housing subdivisions and development projects to accommodate a mix of income and family needs.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

- b. Integrate housing, transportation and land use plans to improve mobility to and from jobs and other primary destinations.

#### **2.4.6. We will encourage housing policies, choices and patterns that increase opportunities for people to move into affordable owner-occupied housing.**

- a. Provide more housing choices in addition to large lot single family detached residential at appropriate locations. These may include apartments, town homes, condominiums, and single family homes with smaller footprints on smaller lots close to transportation resources and activity centers.
- b. Support transit options in urban neighborhoods along the Harbins and Dacula Road corridor connecting the Alcovy Road Community Activity Center, Downtown Dacula, and the North Town Center Community Activity Center.

## **2.5. Land Use Policies**

#### **2.5.1. We will encourage development that is sensitive to the historic context, sense of place, and overall setting of the community and will contribute to our community's character and sense of place.**

- a. Obtain broad support for the Comprehensive Plan from community leaders and the public through education initiatives and consensus-building meetings.
- b. Adopt a downtown strategic master plan with guiding principles for implementation.
- c. Identify future pedestrian, transit, and parking facilities that will support growth.
- d. Ensure that the new zoning provides for uses, building envelopes, and design standards that accommodate modern development while achieving public safety and health goals.
- e. Identify “brownfields” for redevelopment in the urban core area of the City.
- f. Identify appropriate timing for major changes to infrastructure to allow transition and protection of public and private investments.
- g. Protect natural areas, floodplains, wetlands, and tree canopy through strict adherence to codes during site preparation and construction.

#### **2.5.2. We will encourage development that provides appropriate employment opportunities to serve our current and future population.**

- a. Protect potential future employment center and activity center areas from prematurely developing in lower density housing uses that would create barriers to future non-residential development.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

- b. Enhance connectivity between residential areas and jobs.
- c. Increase collaboration between educational institutions, local government, and recruiters to identify current and future job requirements and educational/training needs to maintain jobs that provide self sufficiency for local residents.

#### **2.5.3. We will encourage development of a rational network of commercial activity centers to meet the service needs of our citizens while avoiding unattractive and inefficient strip development along major roadways.**

- a. Establish community activity centers to the north and south of the City to service the existing and future residential areas.
- b. Emphasize the development of smaller, pedestrian oriented streets, shops and parking in the downtown core area of the City to support maintenance of existing structures in appropriate commercial uses.
- c. Consider the development of small neighborhood activity areas at satellite locations around the City.
- d. Encourage developers to establish a grid system of streets and/or internal inter-connected driveways in the community activity centers to provide an alternative to strip shopping center construction.

#### **2.5.4. We want development whose design, landscaping, lighting, signage, and scale add value to our community.**

- a. Establish a mixed use town center district for downtown Dacula.
- b. Encourage the development of a Livable Communities Initiative (LCI) program study and funding to design and construct streets, sidewalks and others places between the buildings to enhance the pedestrian experience and provide the desired clientele for restaurants, boutiques, and shops.
- c. Provide incentives to rehabilitate existing buildings and to construct new buildings that are compatible with the period and feel of the existing exterior architecture.

#### **2.5.5. We will create gateways and corridors to establish a "sense of place" for our community.**

- a. Create consistent images to help “brand” Dacula as a unique and desirable community on street signs, public buildings, and public vehicles, which is incorporated into City documents, special event signage, and gateways to the City.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

- b. Identify prospective sites for public signs at the major portals to the City and acquire rights to place a substantial gateway sign that conveys pride and sense of place.
- c. Develop context sensitive standards for protecting and enhancing scenic corridors into the City.
- d. Identify specific design standards for public gateway investments including sidewalks, lighting and street furnishings.

#### **2.5.6. We will seek opportunities to provide pleasant, accessible public gathering places and parks throughout the community.**

- a. Identify sites of 0.5 to 2 acres in the Downtown, North Town Center and Alcovy Road Community Activity Centers for the location of small urban parks or plazas to provide places for small public gatherings, benches, fountains, artwork, and opportunities for rest, relaxation or reflection to establish a public destination or “Place” to serve as the focal point for a mixed use pedestrian activity center.
- b. Improve the existing Maple Creek Park as a neighborhood park facility.
- c. Coordinate with Gwinnett County Parks and Recreation to provide community level and regional park facilities and public natural areas.
- d. Identify opportunities to create other neighborhood park facilities and work with property owners, neighborhoods, and developers to identify appropriate locations and access to neighborhood facilities.
- e. Work with Gwinnett County Public Schools to identify opportunities to use recreational fields during periods when the schools are not using the facilities.

#### **2.5.7. We will encourage mixed-use developments that are human-scale and less auto-oriented.**

- a. Emphasize small, human-scale urban center parks and neighborhood parks as City priorities for parks.
- b. Coordinate infrastructure design to provide walkable connections between activity centers, institutions and residential neighborhoods.
- c. Integrate housing, transportation and land use plans to reduce distances between homes, jobs, shopping, schools, churches, the library, and other institutions.

#### **2.5.8. We will encourage the development of downtown Dacula as a vibrant center of the community in order to improve overall attractiveness and local quality of life.**

- a. Support mixed use development in the downtown core of the City.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

- b. Consider the distance to schools and churches in all development decisions to determine if future use conflicts would arise because of setback requirements.
- c. Consider the relocation of the City Hall into the Downtown Activity Center to provide an anchor for other development.

#### **2.5.9. We will support new land uses that contribute to protecting the environment and preserving meaningful open space.**

- a. Identify users that can locate near the Apalachee and Alcovy floodways with minimal impacts on water quality and aesthetic appearance.
- b. Encourage new land uses to integrate the rivers and streams and environmental aesthetics into their planning and design.

#### **2.5.10. We will be open to land planning and development concepts that may be new to our area but have been tried successfully in other places.**

- a. Identify and consider the application of new land use, zoning, and development ordinances that may be in use in other cities in Gwinnett or elsewhere in Georgia or the US that can assist the City in meeting its goals to encourage positive development and/or restrict decisions that do not support the goals and policies of the City.

#### **2.5.11. We will encourage the efficient use of land to avoid potential costs and problems associated with urban sprawl.**

- a. Encourage the development of compact mixed-use development in the Downtown Activity Center and in the North Town Center and Alcovy Road community level activity centers.
- b. Identify areas for the extension of public services and size infrastructure requirements accordingly.
- c. Encourage developers to incorporate urban amenities such as sidewalks, shallow front setbacks, porches, street lights, and furnishings in grid-style TND development patterns close to existing transportation and community facility infrastructure.

#### **2.5.12. We will support new land uses that enhance housing options in our community.**

- a. Encourage compact development and urban housing initiatives that integrate housing into mixed use developments to provide compact communities with opportunities to live, work and play within the same community.



## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

- b. Consider apartments, town homes, small lot development and other land uses that provide a transition from suburban to urban land uses for locations in Dacula close to transportation and community facilities.

#### **2.5.13. We are committed to creating walkable, safe, and attractive neighborhoods throughout the community, where people have attractive, low-energy access options to schools, parks, and necessary services (grocery store, drug store).**

- a. Increase and expand low-energy mobility with more bicycle and pedestrian options including more sidewalks to connect homes to work and shopping facilities.
- b. Provide compact development options that place emphasis on positive design assets to promote social interaction within the neighborhood and the community rather than distance buffers to meet minimum criteria.
- c. Expedite the construction of sidewalks and safe pedestrian travelways to provide connectivity.
- d. Encourage street lighting initiatives to improve security and safety in residential neighborhoods.

#### **2.5.14. We support appropriate residential and non-residential infill development and redevelopment in ways that complement surrounding areas.**

- a. Identify infill opportunities within ½ mile of the Broad Street/McMillan Street intersection with SR8 and within ½ mile of the Library to establish the availability of redevelopment opportunities in the Town Center area.
- b. Support infill development on the local streets.
- c. Encourage infill of existing subdivisions and development projects as a priority before constructing new residential subdivisions.
- d. Provide local street (or pedestrian) connections between existing and new subdivisions in addition to access to primary streets to encourage local access.

#### **2.5.15. We will support the development of residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the density.**

- a. Provide education programs for developers and property owners to use attractive community design as a means to enhance environmental protection and support the extension of community facility infrastructure.
- b. Support higher density residential land uses in mixed use areas close to transportation and water and sewer trunk lines.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

- c. Establish mixed use areas as potential receiving areas for the transfer of development rights from locations which are farther away.

## **2.6. Transportation Policies**

### **2.6.1. We will encourage walking, biking, car-pooling, and other alternative transportation choices in making development decisions.**

- a. Provide education programs to encourage the development of alternative transportation modes to provide more choices to local residents and visitors.
- b. Support the inclusion of sidewalks and bicycle lanes in the design of local and collector streets.
- c. Support the development of bicycle lanes and sidewalks along Winder Highway and the Harbins and Dacula Road corridors to provide an alternative mode for short local trips to the activity centers and institutions along these corridors.
- d. Encourage the design of the Sugarloaf Parkway extension and SR316 to incorporate frontage roads with bicycle lanes and pedestrian sidewalks to allow alternative modes for potential short-distance trips.

### **2.6.2. We will target transportation improvements to support desired development patterns for the community.**

- a. Identify, encourage, and protect desirable land uses and development patterns along transportation corridors and coordinate context sensitive road design with development design.
- b. Encourage and/or require developers to construct transportation improvements to sustainable long-term standards of design that can be properly maintained by City and County forces without requiring onerous reconstruction.

### **2.6.3. We will require that our new and reconstructed roadways be appropriately designed using context sensitive design considerations to enhance community aesthetics and to minimize environmental impacts**

- a. Identify standards for design using Federal, State, and County standards as a guide to ensure new roads and other transportation facilities meet the City's 22 year requirements for design, traffic demand, and sustainability.

### **2.6.4. We will encourage our new and reconstructed roadways be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, and public transit as well as local vehicular circulation.**

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

- a. Work with developers and State and County officials to identify anticipated traffic flow demand, operations, turn movements, weight loads, parking needs, and potential accident locations, congestion, and choke points to establish appropriate transportation facilities.
- b. Locations with less than 4 units per acre are assumed to be too sparsely populated to require transit services. Areas with more than 4 units per acre will be considered appropriate for transit.
- c. Establish priorities for sidewalks and bicycle lanes and identify criteria for their development.

#### **2.6.5. We will promote connectivity of our road network through fostering a grid network of streets in newly developing areas and establishing multiple local street access connections between residential subdivisions.**

- a. Identify appropriate locations for establishing a grid network and traditional neighborhood development (TND) in the vicinity of the Town Center and Community Level activity centers.
- b. Encourage additional local street connections between existing subdivisions and new developments to provide local access as an alternative to using the primary roads to provide sole access and egress.

#### **2.6.6. We support creation of a community-wide pedestrian/bike path network.**

- a. Work with ARC, Gwinnett County, and profit/non-profit organizations to connect pedestrian and bicycle paths together using a combination of local streets, bike lanes on collectors and thoroughfares, and separate rights of way.
- b. Coordinate special events, education materials, and the production and distribution of information and data resources with bicycle and trails groups, youth and health organizations, and transportation resources.

#### **2.6.7. We will encourage new development to tie in with planned public transit options in the community.**

- a. Identify transit resources and encourage communications between developers, transportation providers, and with State, Regional and local institutions to expand mobility along major corridors to the primary activity centers (Downtown Dacula, North Town Center, and Alcovy Road) with future extensions to the new employment center at SR316 and Drowning Creek.
- b. Coordinate planning for a new commuter rail station with State, regional, and County transportation resources to ensure that the location can be accommodated.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Community Agenda Part E: Strategic Recommendations and Policies**

#### **2.6.8. We will use traffic calming, signage, and other design considerations to limit the impacts of excessive vehicular traffic on the peaceful nature of our existing residential neighborhoods.**

- a. Protect existing neighborhoods from traffic impacts along travel corridors through traffic calming methods such as signage, lane markings, warning signals, speed humps, reduced speed limits, pairing two parallel corridors into a one-way pair, or other means.
- b. Establish a petition method for neighborhoods to seek recommendations and (if supported by evidence and criteria) implementation of specific traffic calming methods.

### **2.7 Intergovernmental Coordination Policies**

**2.7.1.** We will seek opportunities to share facilities and services with neighboring jurisdictions when they would be mutually beneficial.

**2.7.2.** We will work with neighboring jurisdictions to develop shared solutions for regional issues (such as growth management, watershed protection).

**2.7.3.** We will work with neighboring jurisdictions to pursue joint processes for collaborative planning and decision-making.

**2.7.4.** We will consult with Gwinnett County and other public entities in our area when making decisions that are likely to impact them

**2.7.5.** We will provide input to Gwinnett County and other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.

**2.7.6.** We will engage in cooperative planning between the City of Dacula, Gwinnett County, and Gwinnett County Public Schools in regard to the appropriate location and use of schools as community facilities.



## **Appendix 1-1 Population Allocation Rationale**

The Gwinnett County Unified Plan Community Assessment includes population projections that illustrate the continued growth of the County. The majority of this growth in eastern Gwinnett County is projected to occur in the unincorporated portions of the County rather than in the City of Dacula. However, there has been a historical growth of the City in both land area and population within those areas annexed. It may be inferred that the population projections for the City do not assume any annexations, but are limited to the “known” land area of the City. This is most likely due to the number of unknowns regarding where and when such annexations may be located, and although the Community Assessment identifies an area for potential annexation on the maps depicting Areas Requiring Special Attention, the population projections do not reflect this potential growth.

A review of the Community Assessment population projections indicates that uncontrolled development would result in continued sprawl if economic conditions remain the same or relatively similar to historic trends that have occurred since the 1960’s. However, the issues and opportunities section of the Unified Plan Community Assessment also notes that these trends may change and that the sprawl of development leads to congestion of transportation arteries, inefficiencies of land absorption, and increased costs for public services. Based on their review of the Community Assessment, the City of Dacula Comprehensive Plan Steering Committee asked that the population projections be reconsidered in terms of how they would be allocated if the City took a positive stance in promoting more compact development close to the transportation resources of the existing State Route 316, the future Sugarloaf Parkway Extension, and the Commuter rail along the CSX Railroad.

Based on the following review, the City of Dacula re-evaluated the demographic projections contained in the County’s Unified Plan and recommended that the City and areas immediately surrounding the City that may be annexed during the life of the Plan, be developed more densely.

### **Dacula 2030 Population Projections**

The City of Dacula will seek to accommodate current and future residents with facilities adequate to serve the population of the City and its economic service area. Although the Draft Joint County-Cities Community Assessment prepared as part of the Gwinnett Unified Plan identified population projections, the City of Dacula Steering Committee expressed concern that the County projections relied on assumptions that differed from the City’s expectations and that the City wanted to evaluate different options for future growth. BRPH, Inc. formulated alternate population projections based on five different methods.



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### Population Allocation Rationale

#### **METHOD #1: Gwinnett Unified Plan**

The population projections for the Gwinnett County 2030 Unified Plan were prepared by Dr. Thomas Hammer and included the 20-county jurisdiction of the Atlanta Regional Commission (ARC) as part of the process to establish projections for Gwinnett County's Plan. Table 5.2 on page 5-2 of the Draft Gwinnett County-Cities Community Assessment (prepared in January 2007) provides decennial results of the U.S. Census from 1970 through 2000 and estimated population for 2005. Table 5-3 on page 5-3 illustrates the 2000 Census and projections for 2010, 2020, and 2030 for each city and the County as a whole. The numbers for Dacula and for Gwinnett County follow below:

<b>Population Projections: 2000 – 2030</b>				
<b>Area</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
City of Dacula	3,848	4,712	5,162	5,495
<i>Change by Decade</i>	<i>N/A</i>	<i>22.4%</i>	<i>9.6%</i>	<i>6.5%</i>
Gwinnett County	588,448	795,444	920,660	1,019,166
<i>Change by Decade</i>	<i>N/A</i>	<i>35.2%</i>	<i>15.7%</i>	<i>9.9%</i>

*Source: Gwinnett County 2030 Unified Plan, 2007 (Change by decade added by BRPH, Inc.)*

This projection shows that the County assumes that Dacula's share of the total County population is expected to decline from 0.65% to 0.51%.

#### **METHOD #2: Gwinnett Unified Plan Age Cohorts**

The Draft Gwinnett County-Cities Community Assessment also provided age projections by cohort for the County and each City including the following projections for the City of Dacula. As may be seen, the cohort projections provide a total population that is slightly higher than Method #1.

## City of Dacula Comprehensive Plan 2030 Community Agenda

### Population Allocation Rationale

Population Projections by Age Cohort, 2000-2030				
City of Dacula				
Population Cohort	2000	2010	2020	2030
0-4 years old	316	407	498	589
5-13 years old	644	826	1,008	1,190
14-17 years old	164	186	207	229
18-20 years old	153	184	215	246
21-24 years old	144	161	177	194
25-34 years old	648	821	993	1,166
35-44 years old	772	1,057	1,341	1,626
45-54 years old	497	668	839	1,010
55-64 years old	260	343	426	509
65 and over	250	333	415	498
<b>Totals</b>	<b>3,848</b>	<b>4,986</b>	<b>6,119</b>	<b>7,257</b>

Source: Gwinnett County 2030 Unified Plan, 2007

### METHOD #3: Straight Line Projection Using Average Change Past Thirty Years

A third method used straight line projections to assume that the average rate of growth for the past 20 years will continue for the next 20 years. This effort identified an average change in the population of Dacula by 60% per decade.

City of Dacula								
Historical Population Change: 1970 - 2000								
	1970	Difference 1970-80'	1980	Difference 1980-90	1990	Difference 1990-2000'	2000	Avg. Difference by Decade
	782	795	1,577	640	2,217	1631	3,848	1022
	1970	Percentage Change 1970 -80	1980	Percentage Change 1980-90	1990	Percentage Change 1990-2000	2000	Avg. Percentage Change by Decade
	782	50%	1,577	71%	2,217	58%	3,848	60%
Projected Population Change: 2000-2030								
	2000	Percentage Change 2000-2010	2010	Percentage Change 2010-2020	2020	Percentage Change 2020-2030	2030	Avg. Percentage Change by Decade
	3,848	60%	6,156	60%	9,849	60%	15,758	60%

Source: BRPH, Inc. Projections, 2008

### METHOD #4: Interpolation of ARC Population Projections by Census Tract

The proportion of the population living within the incorporated boundaries of Dacula has decreased from 29.58% (according to the 2000 Census count) to 15.97% by 2007 estimations. This trend is expected to continue in the future as unincorporated East Gwinnett develops at a

## City of Dacula Comprehensive Plan 2030 Community Agenda

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### Population Allocation Rationale

faster rate than the City of Dacula. This trend assumes the existing boundaries for the City and does not consider possible annexation. Therefore, two methods were identified to allow consideration of the City's growth in land area through annexation as well as expected normal population increase.

The Atlanta Regional Commission prepared population projections by census tract as part of the Atlanta Regional Plan for each five-year interval between 2000 and 2030. The following table illustrates ARC's projections for Census Tract 506.02 which includes the City of Dacula and much of the surrounding area:

Census Tract	Year	Households	Population	Change in Households	Change in Population
506.02	2000	4,382	13,010	N/A	N/A
506.02	2005	7,691	22,443	3,309	9,433
506.02	2010	9,063	26,517	1,372	4,074
506.02	2015	11,328	32,479	2,265	5,962
506.02	2020	13,164	37,119	1,836	4,640
506.02	2025	15,311	42,549	2,147	5,430
506.02	2030	17,269	47,651	1,958	5,102
	2000-2030			12,887	34,641

*Source: ARC*

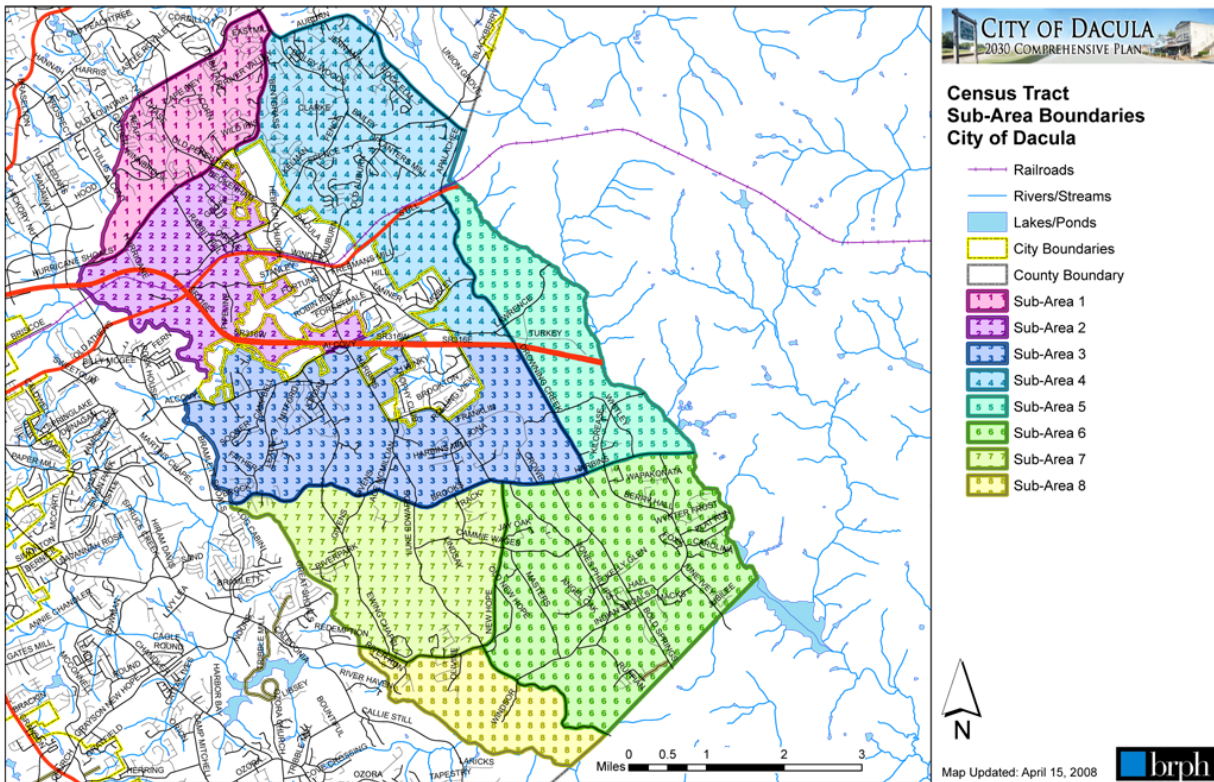
BRPH, Inc. assumed that if these projections for the Census Tract could be subdivided into the existing City and areas likely to be annexed by the City, future population estimates could be made on five year intervals that would include the population for the existing City of Dacula plus the areas that may have been annexed by the City at that time.

A count of existing housing units was generated through data analysis in a GIS. The analysis was performed by overlaying existing parcel boundary data, road layout and type data, and aerial photography with the sub-area boundary delineations. The resulting approximate household count located in each sub-area could then be compared with the ARC 2005 population and household estimates.

The unincorporated area of Census Tract 206.02 was divided into eight Sub-areas. The following map illustrates the Sub-area boundaries:

# City of Dacula Comprehensive Plan 2030 Community Agenda

## Population Allocation Rationale



- Sub-area 1 is located north of Hurricane Shoals Road.
- Sub-area 2 is located west of Dacula between Hurricane Shoals Road and Alcovy Road.
- Sub-area 3 is south of the City limits and State Route 316 and north of Brooks Road/Harbins Road between the Alcovy River and Drowning Creek Road.
- Sub-area 4 is east of Dacula, north of State Route 316, and west of Drowning Creek Road.
- Sub-area 5 is bounded by Drowning Creek Road, Winder Highway, the Apalachee River, and Harbins Road on both sides of State Route 316.
- Sub-area 6 is south of Harbins Road and east of New Hope Road and Luke Edwards Road.
- Sub-area 7 is south of Brooks Road, east of the Alcovy River and northwest of New Hope Road.
- Sub-area 8 is east of the Alcovy River, south of New Hope Road and west of Luke Edwards Road.

These projections do not consider the ability of each sub-area to accommodate the statistical growth. Therefore, the existing land use map prepared as part of the Gwinnett 2030 Unified Plan was consulted to identify whether each sub-area could accommodate the potential population increase and if the projected population for that sub-area should be reallocated differently into each of the other sub-areas.

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Population Allocation Rationale**

Sub-area 1 is located north of Hurricane Shoals Road, and much of this land area is already developed. A substantial portion of the sub-area will be used for the extension of the Sugarloaf Parkway to the north and for access improvements along Hurricane Shoals Road; the area is not considered a viable annexation prospect for the City of Dacula. However, approximately 80% of Sub-area 1 is developed already. Therefore Sub-area 1 would be able to accommodate 40% of the growth that has been assigned to it. 50% of the remainder of the growth in Sub-area 1 can be accommodated in the remaining area; and 30% of the growth originally assigned to Sub-area 1 will be allocated to other areas which may be annexed in the future.

Sub-area 2 includes areas which will be significantly affected by the northern extension of Sugarloaf Parkway. It includes Rabbit Hill Park and large industrial development areas along State Route 316, difficult terrain, steep slopes, and floodplains along the Alcovy River and its tributaries.

Sub-area 3 has steep slopes along the Alcovy River and will also lose some area to the extension of Sugarloaf Parkway. However, the area has substantial property that can be used for infill development between the Sugarloaf corridor and Drowning Creek Road. An activity center has been developed along Alcovy Road that includes government and school facilities as well as commercial development. The northeastern corner of the sub-area may also be a possible location for an employment center or industrial property with close access to State Route 316 via Drowning Creek Road.

Sub-areas 4 and 5 include large areas that could accommodate future growth of residential development with the exception of the location of the old City of Dacula landfill off Old Auburn Road in Sub-area 4. However, portions of these two sub-areas along State Route 316 may be more desirable for use as an employment center or industrial development.

Sub-areas 3, 4, and 5 are located within the potential annexation boundaries for the City of Dacula according to the Gwinnett 2030 Unified Plan.

The final three sub-areas (6, 7, and 8) are all located south of Brooks Road, approximately three miles or more to the south of the existing Dacula city limits. This distance is great enough to assume that these areas are unlikely candidates for future annexation by the City. Therefore, they were considered only to determine if they could accommodate the projected population and if some of that population should be included in the areas affected by the City.

Approximately 60% of Sub-area 8 and about 10% of both sub-areas 6 and 7 are park lands. Most of the remainder of Sub-area 8 is already developed as residential subdivisions. However, Sub-areas 6 and 7 have substantial areas of agricultural land and woodland that appear suitable to accommodate the projected growth for these three sub-areas. Therefore, none of this growth was reallocated into the potential annexation areas at this time.

Portions of sub-areas 2, 3, 4, and 5 are open and readily available for development, and there is a strong opportunity for the City of Dacula to annex within these areas in the future. A portion of the population projection for Sub-area 1 was also reallocated to the potential annexation area.



## City of Dacula Comprehensive Plan 2030 Community Agenda

### Population Allocation Rationale

The population projections for the portion of Sub-area 1 and all of sub-areas 2 through 5 are listed below.

The following table illustrates the sub-area calculations based upon percentage share of the census tract population according to the ARC projections. Whereas ARC projected more than 47,600 persons in the census tract in 2030, the share within the Dacula potential annexation area was 28,401.

<b>Population by Year</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
30% Reallocated from Sub-area 1	668	1,591	2,332	3,076
Sub-area 2	830	1,975	2,895	3,819
Sub-area 3	1,398	3,327	4,876	6,432
Sub-area 4	1,864	4,436	6,502	8,577
Sub-area 5	218	519	760	1,003
<b>Census Tract 506.02 Sub-areas 1 (part), 2, 3, 4, and 5</b>	<b>4,979</b>	<b>11,848</b>	<b>17,365</b>	<b>22,906</b>
Dacula population	3,848	4,712	5,162	5,495
<b>Projected Population in Area of Potential Annexation by Dacula</b>	<b>8,827</b>	<b>16,560</b>	<b>22,527</b>	<b>28,401</b>
ARC Census Tract 506.02 Total Population Projection	13,010	26,517	37,119	47,651

Source: BRPH, Inc., 2007

### **METHOD #5: Interpolation of Gwinnett County Total Growth within Census Tract 506.02**

This method uses the same process as Method #4 but uses the Gwinnett County Unified Plan projections to establish a basis for estimating existing and future population within the area of potential annexation by the City of Dacula. In Method #4 above, the existing and future estimates for the City were given. The population estimate by decade for the County as a whole was provided in the Unified Plan. Whereas the County projections established a rate of population growth for the County that was different from the City in each decade, the County projections by percentage were used for the unincorporated areas.

Using the same assumptions as above to identify the areas that should be included and the areas that were outside the potential annexation area, existing and potential future land uses that constrained population growth were considered in the projection for each sub-area. 30% of Sub-area 1 is assumed to be likely to reallocate into the potential annexation area in the same way as in Method #4.

The following table applies the average Gwinnett County growth rate by decade to the Census Tract sub-areas:

## City of Dacula Comprehensive Plan 2030 Community Agenda

### Population Allocation Rationale

<b>Allocation of Growth Evenly Over all Sub-areas*</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
Gwinnett County Population	588,448	795,444	920,660	1,019,166
Tract 506.02/total	9,140	12,357	14,297	15,712
30% Reallocated from Tract 506.02/Subarea 1	669	904	1,046	1,151
Tract 506.02/Subarea 2	830	1,122	1,298	1,427
Tract 506.02/Subarea 3	1,398	1,890	2,187	2,404
Tract 506.02/Subarea 2	1,864	2,520	2,916	3,204
Tract 506.02/Subarea 3	218	295	341	375
<b>Census Tract 506.02 sub-areas 1 (part), 2, 3, 4, and 5</b>	<b>4,979</b>	<b>6,831</b>	<b>7,788</b>	<b>8,561</b>
Dacula Population	3,848	4,712	5,162	5,495
<b>Projected Population in Dacula including Area of Potential Annexation</b>	<b>8,827</b>	<b>11,543</b>	<b>12,950</b>	<b>14,056</b>

Source: BRPH, Inc., 2007

### ANALYSIS

The projections for Method #1 show the City growing at a rate slightly less than 2/3 the growth rate for the County as a whole. City of Dacula staff noted that several recent annexations have brought additional land into the City that is proposed for residential development. The Gwinnett 2030 Unified Plan does not appear to include population gains that may be added by annexation. Therefore, the City projection prepared as part of the Gwinnett Unified Plan is assumed to represent the projected population for the city limits as they exist in 2006 or earlier, and these projections may be consider as a very low estimate for the actual 2030 population in Dacula.

We assumed that the growth rate of Gwinnett County provided by the Unified Plan could be used to estimate the projected growth in the sub-areas adjacent to the city limits of Dacula that potentially could be annexed.

<b>Projected Population</b>	<b>2000 Estimate</b>	<b>2010 Projection</b>	<b>2020 Projection</b>	<b>2030 Projection</b>
<b>City + Annexation Area Method 1</b>	3,848	4,712	5,162	5,495
<b>City + Annexation Area Method 2</b>	3,848	4,986	6,119	7,257
<b>City + Annexation Area Method 3</b>	3,848	6,156	9,849	15,758
<b>City + Annexation Area Method 4</b>	3,848	16,560	22,527	28,401
<b>City + Annexation Area Method 5</b>	3,848	11,543	12,950	14,056

Source: BRPH, Inc. Planning Analysis

## **City of Dacula Comprehensive Plan 2030 Community Agenda**

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### **Population Allocation Rationale**

Based on the above analysis, the annexation of all or part of the unincorporated areas represents a significant expansion of the City from 0.65% of the County total to as much as 2.8% of the County total. The high estimate is approximately five times higher than the low estimate for 2030. In addition, the methodology for the fourth and fifth sets of projections allows the City to consider annexing areas less than the boundaries established by this study. Assuming the City annexes only 50% of the potential annexation area, the 2030 population may be approximately 16,948 persons.

Since the first two methods do not include City annexation, it was determined that the population figures resulting from these methods were artificially low. Method #4 provides the highest estimate and is based on ARC projections for the Census Tract. Although these figures may be high, they do provide a basis for estimating the maximum facilities that may be required in the planning effort.

Method #3 uses historical trends, and Method #5 considers the County-wide estimate and allocates a similar number to the City and the potential annexation area. Both projections are compatible with the assumption that the City will be able to annex about half the population projected by ARC. The closeness of the results of these two methods lends validity to the resulting projection numbers. Thus the most likely future population scenario for the City of Dacula for 2030 would be a number between 14,000 and 17,000 persons.



## **Appendix 2-1 Long Term Work Program (LTWP) Projects Discussion**

The City of Dacula Community Agenda provides an extensive program of projects anticipated to be completed in the period between 2009 and 2013. However, additional improvements are needed within the City and the proposed areas for the expansion of the City to accommodate the growth that is anticipated through 2030. The Long Term Work Program map illustrates a system of projects that should be included as “aspirations” projects and considered in the Gwinnett County and Atlanta Regional Commission transportation plans for modeling and implementation in the period between 2013 and 2030.

The following list of projects may not have the priority to be included in the Short Term Work Program but will be needed to meet the transportation and community infrastructure needs of the Dacula community in 2030.

City of Dacula Long Term Work Program 2014 - 2030							
Plan Element	Project Description	Responsible Agency	Cost Estimate	City's Amount	Funding Source(s)	Extended Plan	Notes
<b>Economic Development</b>							
LC-2	Plan & construct an enhanced downtown streetscape with park or plaza gathering space, parking & pedestrian improvements	Dacula			CID or USDOT (LCI Funding)		Provides central gathering space and pedestrian/bicycle origin and destination based on downtown streetscape
LC-3	Plan & construct a small park in the North Town Center mixed use community character area	Dacula			City	CST	Provides central gathering space and pedestrian/bicycle origin and destination based on North Town Center pond
LC-4	Plan & construct a small park in the Alcovy Center mixed use community character area	Dacula			City	CST	Provides central gathering space and pedestrian/bicycle origin and destination based around Alcova Elementary School
G-01	Plan & construct Dacula gateway improvements along Hurricane Shoals Rd. between Old Peachtree & Dacula Rds. (& including the Sugarloaf Extension phase 2 interchange)	Dacula			City	CST	Provides gateways and streetscape between Old Peachtree and Dacula Roads including Sugarloaf interchange with signage and wayfinding information for visitors
G-02	Plan & construct gateway improvements at Fence Road near the Apalachee River Bridge	Dacula			City	CST	Includes signage and wayfinding information for visitors
G-02	Plan & construct gateway improvements at Winder Hwy near Old Freemans Mill Road and New Apalachee Road	Dacula			City	CST	Includes signage and wayfinding information for visitors
G-03	Plan & construct gateway improvements at SR 316 near Winder Hwy	Dacula			City	CST	Assumes Fence Road at SR 316 is eliminated by grade separation improvements/includes signage and wayfinding
G-04	Plan & construct gateway improvements at SR 316 near the Apalachee River	Dacula			City	CST	Includes signage and wayfinding information for visitors
G-05	Plan & construct gateway improvements at Alcovy Road near the Sugarloaf Parkway and Campbell Road interchange	Dacula			City	CST	Includes signage and wayfinding information for visitors
G-06	Plan & construct gateway improvements at Harbins Road & Luke Edwards Road	Dacula			City	CST	Assume that potential roundabout or intersection provides site/Includes signage and wayfinding info for visitors
G-07	Plan & construct gateway improvements at Drowning Creek Road south of Drowning Creek	Dacula			City	CST	Includes signage and wayfinding information for visitors
ID-1	Create Dacula Infrastructure Development District (IDD) to generate revenues for new infrastructure that will support industrial development	Dacula			City		Provides the legislation for City to develop industrial employment center
ID-2	Create infrastructure development incentives along SR 316 east corridor @ Drowning Creek Road	Dacula			City & IDD	CST	IDD would be a self-taxing district within the City that would generate revenue to support industrial development
ID-3	Create industrial development incentives along SR 316 corridor between Winder Hwy (SR 8)/ CSX RR and Harbins Road	Dacula			City & IDD	CST	IDD would be a self-taxing district within the City that would generate revenue to support industrial development



City of Dacula Long Term Work Program 2014 - 2030							
Plan Element	Project Description	Responsible Agency	Cost Estimate	City's Amount	Funding Source(s)	Extended Plan	Notes
ID-4	Create industrial development incentives along CSX/Winder Highway corridor between Apalachee River & Franklin Drive	Dacula			City & IDD	CST	IDD would be a self-taxing district within the City that would generate revenue to support industrial development
<b>TOTAL:</b>			\$0	\$0			
<b>Natural &amp; Historic Resources</b>							
NH-1	Construct Phase 2 recreation improvements at Maple Creek Park	Dacula					Recreation and amphitheater improvements
NH-2	Dacula County Park improvements	Gwinnett Parks			SPLOST	X	See County Parks & Rec. Master Plan
NH-3	Rabbit Hill County Park improvements	Gwinnett Parks			SPLOST	X	See County Parks & Rec. Master Plan
NH-4	Freeman's Mill County Park improvements	Gwinnett Parks			SPLOST		County Master Plan shows prospective improvements for visiting & interpretation
NH-5	Protect greenspace areas along the Apalachee River and around a potential Apalachee Lake/Reservoir	Dacula			SPLOST	CST	
NH-6	Protect the linear greenspace along Alcovy River south of 316 - west of Sugarloaf Pkwy extension				SPLOST	CST	
NH-7	Stream corridor improvements to protect water quality	Gwinnett Stormwater Utility				CST	See County policies
NH-8	Survey of historic churches, cemeteries, and houses	Dacula					
NH-9	Redevelopment of old downtown buildings	Dacula & Private Developers					
<b>TOTAL:</b>			\$0	\$0			
<b>Community Facilities</b>							
CF-1	Design & construct a new city equipment maintenance facility	Dacula		\$1,500,000	SPLOST		Replaces existing use of old City Hall and provides efficient facility for maintaining City assets
CF-2a	Needs assessment to expand or build a new city hall	Dacula					Could be considered as part of LCI project
CF-2b	Construction of new city hall and disposition of existing city hall	Dacula			SPLOST	CST	Could be considered as part of LCI project
CF-3	New community center/cultural facility	Dacula				CST	Could be considered as part of LCI project
CF-4	Expansion of Gwinnett County east facility and improvements to east precinct and adjunct facilities on Alcovy Road	Gwinnett		\$0			Depends on County schedule - current uses include East Precinct, school bus storage
CF-5	Fire station (maintenance building relocation)	Gwinnett County Fire Services			Gwinnett SPLOST	X	Depends on County schedule
ED-1	Archer HS (153.57 ac site)	Gwinnett BOE	\$50,610,000	\$0	SPLOST III & State Capital Outlay		Relieves southern portion of Dacula HS district creating new Cluster including Harbins ES, Cooper ES, and Lovin ES - site acquired for \$9.18M.

City of Dacula Long Term Work Program 2014 - 2030							
Plan Element	Project Description	Responsible Agency	Cost Estimate	City's Amount	Funding Source(s)	Extended Plan	Notes
ED-2	Alcova relief ES	Gwinnett BOE		\$0	2008 GO Bond Referendum	CST	Absorbing SW cluster in fall 2009. A new school may be more likely than expanding in the Alcovy mixed use community character area.
ED-3	Dyer ES replacement (66.84 ac site)	Gwinnett BOE	\$1,579,850	\$0	SPLOST III & State Capital Outlay		Relieves NW portion of Dacula ES district and will become part of Mountain View HS cluster. Property acquired (\$7.655M) and being cleared & graded as of 5/08
ED-4	Twin Rivers MS	Gwinnett BOE		\$0	SPLOST III & State Capital Outlay		Relieves NW portion of Dacula MS district and will become part of Mountain View HS cluster. Facilities are under construction - Open 2009
ED-5	Mountain View HS	Gwinnett BOE		\$0	SPLOST III & State Capital Outlay		Relieves NW portion of Dacula HS district and will become part of Mountain View HS Cluster. Project under construction as of 6/08.
WR-1	Dacula area water line expansions	Gwinnett Water Resources			Developers & Gwinnett Water Resources	X	Water lines are constructed by developers to County standards and tap onto the County system. Pressurized systems are located along road corridors expanding access to water throughout the entire planning area
WR-2	Apalachee Lake (Reservoir) & linear greenspace	Barrow Co. & Gwinnett Water Resources			SPLOST	X	Requires coordination with water authorities in both Counties and (possibly) with the City of Auburn
WS-1	Tuller development sewer improvements	Private Entity			WTP is built with additional capacity		1.5KGD in use - facility has capacity to accept 10KGD.
WS-2	Consolidate sewer systems and pump stations in the Apalachee River basin north of Winder Highway	Gwinnett Water Resources			Developers & Local Funds shared costs	X	Sewer services north of the CSX RR are being provided along Apalachee River by sewer lines and pump stations constructed by developers. Force mains are sized
WS-3	Provide new sewers and pump stations to serve development in the Apalachee basin between Winder Hwy and Mobley Road	Gwinnett Water Resources			Developers, Dacula & Local Funds shared costs	X	Provides sewer services along Apalachee River basin on south side of Winder Hwy
WS-4	Provide regional sewer pump station near confluence of Apalachee River & Drowning Creek and extend sewers up Apalachee River and tributary to serve the area on the north side of SR 316 and both sides of Drowning Creek Road/Old Freemans Mill Road between Mobley Road and Whitley Road	Gwinnett Water Resources			Developers, Dacula IDD & Local Funds shared costs	X	Provides sewer collection along Apalachee River to serve area east of Drowning Creek Road and provides pump station near Whitley Road that will return effluent to the Alcovy or Brooks Regional Pump Stations.
WS-5	Extend new sewers along Drowning Creek from the Apalachee River to Williams Farm Road (Phase 1)	Developers, Dacula (IDD) & Gwinnett Water Resources			Developers, Dacula IDD & Local Funds share costs		Provide sewer along Apalachee River tributaries from Drowning Creek and Old Freemans Mill Rds to Williams Farm Road to serve southern side of SR 316 corridor.
WS-6	Apalachee basin new sewers & treatment to serve Drowning Creek to Harbins Road (Phase 2)	Private Developers & Gwinnett Water Resources			Developers & Local Funds shared costs	X	Extends sewer along Apalachee River tributaries west of Williams Farm Road serving both sides of SR 316 corridor. Connection may be constrained by dedicated TPL property. Project would consolidate sewer on Drowning Creek
WS-7	Extend sewer on the west side of Harbins Road - south of 316	Private Developers & Gwinnett Water Resources			Developers & Local Funds shared costs		Extends sewer system along northern Palm Creek sub-basin of Alcovy basin to pump station at Chapel Estates Rd.

City of Dacula Long Term Work Program 2014 - 2030							
Plan Element	Project Description	Responsible Agency	Cost Estimate	City's Amount	Funding Source(s)	Extended Plan	Notes
WS-8	Extend sewer development on the east side of Harbins Rd - south of 316	Private Developers & Gwinnett Water Resources			Developers & Local Funds shared costs		Anticipate initial use of pump stations with later tie in to Drowning Creek sub-basin of Apalachee River basin if and when available.
WS-9	Consolidate pump Alcovy River gravity main and pump stations	Private Developers & Gwinnett Water Resources		0	Developers & Local Funds shared costs		Connects mains along Apalachee River north of Winder Hwy to service NW Dacula to relieve pump station and force mains north of CSX RR into single system to Gwinnett WTP
WS-10	Provide sewer and pump station on Stanley Road / Pipeline Creek Phase 1	Gwinnett Water Resources			Developers, Dacula & Local Funds shared costs		North segment along south side of Winder Hwy from downtown Dacula to bridge on Stanley Road
WS-11	Pipeline Creek Phase 2	Gwinnett Water Resources			Developers, Dacula IDD & Local Funds share costs		South segment south of Stanley Road serves west expansion area on both sides of Sugarloaf Phase 2 Ext.
WS-12	Extend sewer along Drowning Creek to consolidate existing pump stations	Gwinnett Water Resources & City of Dacula			Gwinnett Water Resources Utility	X	Ties into Drowning Creek sewer system and provides relief to consolidate two existing pump stations and development on east side of Harbins Road into regional pump station at Drowning Creek & the Apalachee River.
WD-1	Stormwater management improvements	Gwinnett Water Resources & City of Dacula			Gwinnett Water Resources Utility	X	Continuing program to reduce stormwater runoff and potential accompanying non-point source pollution
UT-1	Gas line extensions	Private Developers & Private Utility			Utility & IDD	X	Continuing program to expand services to serve new development. Industrial expansion may require development of service to sites
UT-2	Electric power	Private Developers & Georgia Power			Utility & IDD	X	Continuing program to expand services to serve new development. Industrial expansion may require development of service to sites
<b>TOTAL:</b>							
<b>Transportation - Streets &amp; Highways</b>							
TC-1 (RTP/ GW-261)	Portion of countywide intersection improvements	Gwinnett Co			Local Funds	X	Continuing program to be authorized by local gov't. (0.65% of Estimated \$42,569,000)
TC-2 (RTP/ GW-263)	Portion of countywide safety & alignment improvements	Gwinnett Co			Local Funds	X	Continuing program to be authorized by local gov't. (0.65% of Estimated \$63,600,000)
TC-3 (RTP/ GW-265)	Portion of countywide bridge improvements	Gwinnett Co			Local Funds	X	Continuing program to be authorized by local gov't. (0.65% of Estimated \$25,486,000)
T-01 (RTP/ GW-308A3)	Sugarloaf Parkway extension: Phase 1-A construction	Gwinnett DOT		\$0	Local Funds		ROW is complete
T-02 (RTP/ GW-308B3)	Construct Sugarloaf Parkway extension Phase 2 from SR 316 to SR20/Mall of Georgia (ROW in FY 2008 budget)	FHWA/GDOT		\$0	SAFETEA-LU, Local Funds	CST	ROW included in FY 2008 budget (\$17,000,000 in local funds and \$7,000,000 in SAFETEA-LU Earmark). Construction estimate was \$130,000,000 for FY2014-2030 RTP.
















City of Dacula Long Term Work Program 2014 - 2030							
Plan Element	Project Description	Responsible Agency	Cost Estimate	City's Amount	Funding Source(s)	Extended Plan	Notes
T-03a (RTP/GW-AR-249E)	Widen SR 316 from SR 20/124 to Barrow County line (advance ROW purchase)	FHWA/GDOT		\$0	National Hwy System Funds		CST for GW-AR-249E not in RTP
T-03b (RTP/GW-AR-249E)	Widen SR 316 from SR 20/124 to Barrow County line (advance ROW purchase)	FHWA/GDOT		\$0	National Hwy System Funds		CST for GW-AR-249E not in RTP
T-03c (RTP/GW-AR-249E)	Widen SR 316 from SR 20/124 to Barrow County line (construction)	FHWA/GDOT		\$0	National Hwy System Funds	CST	CST for GW-AR-249E not in RTP
T-04 (RTP/GW-AR-204A)	Widen SR 316 from 4 lanes to 6 lanes & grade separation (Cedars Road to Drowning Creek Road)	FHWA/GDOT		\$0	National Hwy System Funds	X	\$25,526,000 for ROW + \$26,004,000 for CST in RTP
T-09 (Gwinnett CTP-20 B)	Construct new alignment & bridge across the Apalachee River and CSX RR to Winder Hwy at Old Freemans Mill Road	Gwinnett			Local Funds	X	Set setback & ROW dedication reqts.
T-10 (Gwinnett CTP-20 C)	Realign, pave & widen (2 lanes) Old Freemans Mill Road from Winder Hwy to Drowning Creek Road @ SR 316	Gwinnett			Local Funds	X	Set setback & ROW dedication reqts.
T-11 (Gwinnett CTP-22)	Widen Winder Hwy by 2 lanes to 4 lanes w/median from SR 124 to SR 316	Gwinnett			Local Funds	X	Set setback & ROW dedication reqts.
T-12	Widen Winder Hwy by 2 lanes to 4 lanes w/median from SR 316 to Barrow County line	Gwinnett/ Dacula			Local Funds	X	Set setback & ROW dedication reqts.
T-14 (Gwinnett CTP - 113)	Widen Dacula/Harbins Road from 2 to 4 lanes with median thru City of Dacula	Gwinnett				X	Could be changed to creation of one-way pair with Broad & McMillan
T-15	Widen Tanner Road to 4 lane boulevard with median from Harbins Road to W. Drowning Creek Road	Dacula			Local Funds	X	
T-16	Widen W. Drowning Creek Road to 4 lane Boulevard with median from Tanner Road to Old Freeman Mill Road	Local + Private Developers			Developers or IDD	X	
T-18	Improve Harbins Road east of Luke Edwards Road - system improvements	Gwinnett		\$0	Local Funds	X	
T-19	Improve Alcovy Road/West Drowning Creek Road from Sugarloaf Pkwy to Harbins Road - safety improvements	Gwinnett			Local Funds; SAFETEA-LU	X	
T-20	Improve Alcovy Road west of Sugarloaf Pkwy - safety improvements	Gwinnett			Local Funds	X	
T-21	Improve Fence Road from Rabbit Hill Road to Apalachee River - safety improvements	Gwinnett			partial IDD	X	
T-22	Improve Hebron Church Road from Old Peachtree/Dacula Road to Whisper Way - safety improvements	Gwinnett			IDD	X	

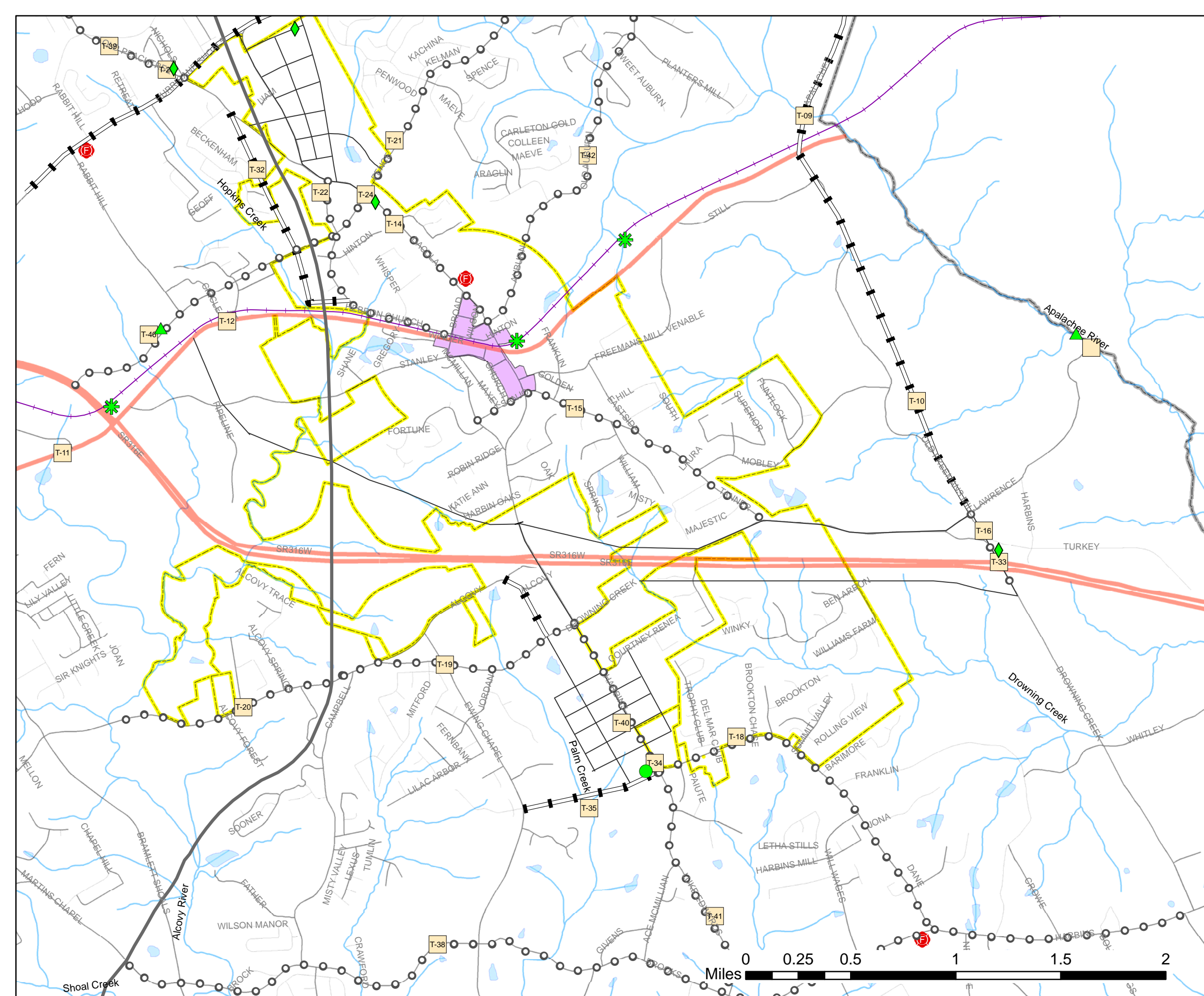
City of Dacula Long Term Work Program 2014 - 2030							
Plan Element	Project Description	Responsible Agency	Cost Estimate	City's Amount	Funding Source(s)	Extended Plan	Notes
T-23	Realign intersection of Old Peachtree Road at Hurricane Shoals Road	Gwinnett			IDD	X	Coordinate with Sugarloaf Ext. Phase 2 & intersection
T-24	Intersection Improvements @ Dacula & Fence Roads	Gwinnett			IDD	X	
T-32	Old Peachtree Extension south of Hurricane Shoals Road to Fence Road	GDOT				X	Needed in conjunction with Sugarloaf Extension Phase 2 to reduce congestion at Sugarloaf Ext @ Hurricane Shoals Rd
T-33	SR 316 interchange @ Drowning Creek Road	FHWA/GDOT		\$0		X	May be included with Project #3
T-34	Harbins Road roundabout @ Luke Edwards Road	Gwinnett			Local Funds	X	Gateway roundabout anchors south end of Harbins commercial corridor
T-35	Chapel Estates Road extension to Harbins Road @ Luke Edwards Road	Private developers		\$0	Local Funds	X	Adds to E/W access south of Alcovy activity area
T-36	New bridge at Apalachee River @ Lawrence Road/Brown Bridge Road	Gwinnett & Barrow County DOTs		\$0	Local Funds	X	Alternate access across Apalachee River
T-38	Martins Chapel/ Brooks/Harbins Road safety improvements	Gwinnett DOT			Local Funds	X	2 lane safety improvements from US29 to Apalachee River (Patrick Mill Road)
T-39	Old Peachtree Road safety improvements north of Hurricane Shoals Road	Gwinnett DOT			Local Funds	X	2-lane safety improvements from Fountain Road to Hurricane Shoals & Ext. to Fence Road
T-40	Harbins Road widening (construction)	Private Developers & Gwinnett DOT			Developers & Local Funds	CST	4-lane from Centennial Parkway to Luke Edwards Road
T-41	Luke Edwards Road safety improvements	Gwinnett DOT			Local Funds	X	2-lane safety improvements from Harbins Road roundabout to Brooks Road
T-42	Make safety improvements on Auburn Road from Hinton Circle to Bailey Road	Gwinnett			Local Funds	X	Safety improvements include intersection and road alignment
T-46	Connect Fence Road to Winder Hwy - with new bridge construction over CSX RR	GDOT			SPLOST/ FHWA	CST	Project needed with grade separation improvements of SR 316 - replaces Fence Road intersection with SR 316 with a tie in to Winder Hwy (SR 8) - access would be via new SR 8 interchange with SR 316.
<b>TOTAL:</b>			\$0	\$0			
<b>Transportation - Other</b>							
TA-1	Design and pave sidewalks in urban areas of the City	Dacula			City	X	Continuing program - extend throughout the City
TA-2	Bikeways/trails on major corridors (Winder Hwy, Dacula/Harbins Road, Alcovy Road, Tanners Road, Drowning Creek Road, Old Freemans Mill Road, & Hurricane Shoals Road) or parallel alternates	Dacula and Gwinnett			Local Funds, Grants	X	Access to activity centers, schools, parks, employment centers, commuter rail, etc.
TA-3	Bikeway/Trail along Apalachee River Corridor from Dacula Road to Kilcrease Road with access to Dacula Park	Dacula and Gwinnett			Local Funds, Grants	X	
TA-4	Bikeway/Trail from Rabbit Hill Park to Harbins Road via Centennial Parkway	Dacula and Gwinnett			Local Funds, Grants	X	Adds access to activity centers, schools, parks, employment centers



City of Dacula Long Term Work Program 2014 - 2030							
Plan Element	Project Description	Responsible Agency	Cost Estimate	City's Amount	Funding Source(s)	Extended Plan	Notes
TA-5 (Gwinnett CTP)	Commuter rail station site selection (three sites)	USDOT/ GDOT			Federal Transit Admin. (FTA) funding for intermodal facilities		Pilot project commuter rail system between Atlanta & Athens will include a commuter station at Cedars Road or in the vicinity of Dacula. Plan recommends location study to evaluate access and improvement reqts. Location 1 - Close to SR 316/Winder Hwy interchange Location 2 - Downtown - east of Dacula Rd Location 3 - On Winder Hwy 1 mile east of downtown core
TA-6 (Gwinnett CTP)	Commuter rail station (design)	USDOT/ GDOT			Federal Transit Admin. (FTA) funding for intermodal facilities		Pilot Project Commuter Rail System between Atlanta & Athens will include a commuter station in vicinity of Dacula. Plan recommends location study to evaluate access and improvement reqts.
TA-7 (Gwinnett CTP)	Commuter rail station (construction)	USDOT/ GDOT			Federal Transit Admin. (FTA) funding for intermodal facilities	X	Pilot Project Commuter Rail System between Atlanta & Athens will require Commuter Station in vicinity of Dacula. Plan recommends location study to evaluate access and improvement reqts.
<b>TOTAL:</b>				\$0			
<b>Housing</b>							
H-01	CDBG improvements	City				X	Provide road, drainage & utility infrastructure in designated areas
H-02	Substandard housing	City					Some located in potential annexation areas
H-03	Subsidized housing	City					None identified
<b>TOTAL:</b>				\$0			
<b>Land Use &amp; Other Considerations</b>							
AX-1	Annexation	Mayor, Council, & City Staff			City	X	Annexation possibilities to be reviewed as part of an LCI

# City of Dacula LTWP Transportation Projects

-  LTWP - Road Projects
-  LTWP - Safety Improvements
-  Proposed Roundabout
-  Proposed Bridge Construction
-  Proposed Intersection Improvements
-  Potential Commuter Rail Station Location
-  LTWP Project ID Numbers
-  Roads
-  Railroads
-  Downtown/City Center
-  Fire Stations
-  Lakes/Ponds
-  Rivers/Streams
-  County Boundary
-  City Boundary





## Appendix 3-1 Quality Growth Objectives Matrix

The Quality Community Objectives Table illustrates how each type of Character Area will work with the Quality Community Objectives established by the Georgia Department of Community Affairs:

<b>City of Dacula 2030 Comprehensive Plan Quality Community Objectives</b>	<b>Mixed Use Activity Center</b>	<b>Community Activity Center</b>	<b>Neighborhood Center</b>	<b>Industrial Employment Center</b>	<b>Village Residential</b>	<b>Suburban Residential</b>	<b>Conservation Area and Greenspace</b>
<b>Development Patterns</b>							
<b>Traditional Neighborhoods</b> Traditional neighborhood development patterns should be encouraged, including construction of human scale development, compact development, mixing of uses within easy walking distance of one another, and developments which facilitate pedestrian activity.	◆	◆	◆		◆	◆	
<b>Infill Development</b> Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery. Development or redevelopment of sites closer to the downtown or traditional urban core of the community should be encouraged.	◆	◆	◆		◆	◆	
<b>Sense of Place</b> Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, activity centers should be developed that serve as community focal points. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.	◆	◆	◆	◆	◆	◆	◆
<b>Transportation Alternatives</b> Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.	◆	◆	◆	◆	◆		◆
<b>Regional Identity</b> Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.	◆	◆	◆	◆	◆		◆

# City of Dacula Comprehensive Plan 2030 Community Agenda

## Quality Growth Objectives Matrix

Resource Conservation							
<b>Heritage Preservation</b> The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.	◆	◆	◆		◆		◆
<b>Open Space Preservation</b> New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.	◆	◆	◆		◆		◆
<b>Environmental Protection</b> Ecologically sensitive areas should be protected from the negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, natural terrain, drainage, and vegetation should be preserved.	◆				◆		◆
Social and Economic Development							
<b>Growth Preparedness</b> Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer, etc.) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.	◆	◆	◆	◆	◆		
<b>Appropriate Businesses</b> The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.	◆	◆	◆	◆			
<b>Employment Options</b> A range of job types should be provided in each community to meet the diverse needs of the local workforce.	◆	◆	◆	◆			
<b>Housing Choices</b> A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances). A mixture of income and age groups in each community should be promoted; and a range of housing choice to meet market needs should be provided.	◆	◆	◆		◆	◆	
<b>Educational Opportunities</b> Educational and training opportunities should be readily available in each community to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.	◆	◆	◆				

## City of Dacula Comprehensive Plan 2030 Community Agenda

### Quality Growth Objectives Matrix

Governmental Relations							
<b>Regional Solutions</b> Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.	◆	◆			◆		◆
<b>Regional Cooperation</b> Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.					◆		◆