



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

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

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

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

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

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

City of Dacula Comprehensive Plan 2030 Community Agenda

Community Agenda Part E: Strategic Recommendations and Policies

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

City of Dacula Comprehensive Plan 2030 Community Agenda

Community Agenda Part E: Strategic Recommendations and Policies

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

City of Dacula Comprehensive Plan 2030 Community Agenda

Community Agenda Part E: Strategic Recommendations and Policies

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.
- b. Enhance connectivity between residential areas and jobs.

City of Dacula Comprehensive Plan 2030 Community Agenda

Community Agenda Part E: Strategic Recommendations and Policies

- 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 interconnected 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.
- 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.

City of Dacula Comprehensive Plan 2030 Community Agenda

Community Agenda Part E: Strategic Recommendations and Policies

- 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.
- 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.

City of Dacula Comprehensive Plan 2030 Community Agenda

Community Agenda Part E: Strategic Recommendations and Policies

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.
- 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.

City of Dacula Comprehensive Plan 2030 Community Agenda

Community Agenda Part E: Strategic Recommendations and Policies

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.
- 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

City of Dacula Comprehensive Plan 2030 Community Agenda

Community Agenda Part E: Strategic Recommendations and 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.

- 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.

City of Dacula Comprehensive Plan 2030 Community Agenda

Community Agenda Part E: Strategic Recommendations and Policies

- 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.

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.

City of Dacula Comprehensive Plan 2030 Community Agenda

Community Agenda Part E: Strategic Recommendations and Policies

- 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.