



# Envision Alachua Task Force

## Summary of Task Force Meeting #5 December 14, 2011

prepared by

**MIG, Inc.**

February 2012

in support of the Envision Alachua  
process convened by Plum Creek





## **Background**

On December 14, 2011, Plum Creek convened the fifth Task Force meeting of the Envision Alachua process. Envision Alachua is a community planning process to discuss future economic, environmental and community opportunities in Alachua County on lands owned by Plum Creek. Plum Creek is the largest private landowner in Alachua County, with 65,000 acres. Nearly 24,000 of these acres are permanently conserved. The company's holdings are located throughout northern and eastern Alachua County. Plum Creek is considering future uses for its lands that could be aligned with community needs. The Envision Alachua process will explore potential opportunities for lands in East County that are suitable for uses other than timber.

The objectives for the fifth Task Force meeting were to:

- Provide an update on recent Envision Alachua planning process activities
- Get Task Force member input on emerging concepts for Plum Creek lands

This document summarizes the general discussion comments made by the facilitator, presenters and Task Force members during the December 14th meeting; it is not intended as a transcription of the meeting. Meeting materials, information about the process and a videotape of the meeting can be found at [www.envisionalachua.com](http://www.envisionalachua.com).

### **I. Welcome and Introductions**

Todd Powell, Real Estate Director, Plum Creek Florida, opened the meeting and thanked everyone for their participation. He noted that he has received a number of questions about where the process is going. He explained that the end product of the six Task Force meetings will be a document that presents the vision, goals and guiding principles for Plum Creek lands in the county, but that there will also likely be another phase that is currently being formulated. It is likely the Task Force will be brought back for an additional meeting to get input on some type of "bubble plan" or site plan. He stated that they do not want the vision document to sit on a shelf and not be used.

### **II. Brief Review of Planning Process**

Todd then turned the meeting over to Daniel Iacofano, lead facilitator for the Envision Alachua process.

Daniel briefly described the meeting format and agenda. He described how this meeting would revisit some of the concepts that the Task Force reviewed at the last meeting, as presented in the meeting summary, and look at some of the overall patterns and big picture findings.

Daniel provided a review of the project schedule and called out two upcoming activities: the next Task Force meeting, which will be held in the same location at the Gainesville Senior Center, and the fourth Educational Forum, which will feature the work of students from the University of Florida.

Daniel spent a few minutes reflecting on the presentation made by Bob Segar, Campus Planner from UC Davis, on the new West Village campus development. This innovative development covers a total of 205 acres and includes student housing, faculty housing, retail space, a satellite campus for Los Rios Community College, recreation fields and innovative sustainability features. Daniel briefly reviewed some of the slides that Bob presented at the Educational Forum. Bob's introductory slides highlighted several of the similarities between UC Davis and the University of Florida.

West Village is organized around a village square with a very compact footprint. Student apartments are located above retail. Faculty members are able to purchase homes in West Village, but they come with restrictive covenants to encourage their sale to future university staff. The West Village plan has a strong focus on water management, which is linked to recreation and open space protection. The project prominently features bicycle routes, including a bicycle roundabout to help manage bike traffic at a well-used intersection, and frequent transit service provided by Omnitrans, a student-run transit service.

Daniel described how UC Davis has demonstrated its commitment to leadership in environmental planning and design by creating this zero net energy community. This means that all the energy is supplied by the project, including bio-energy generated from campus food waste. Energy performance is monitored so that the project serves as a true living laboratory.

Daniel showed several slides of the development, several of which highlighted the energy conservation features and building orientation features that helped reduce energy needs. The project has received substantial media coverage from the LA Times, New York Times and Forbes.

### **III. Discussion of Emerging Concepts for Plum Creek Lands**

Prior to starting this agenda item, Daniel asked the participants to conduct self-introductions. A roster of Task Force members in attendance is attached as Appendix A. He then reviewed the maps and diagrams displayed at the front of the room that would be referenced in this next agenda item. The first map posted featured Plum Creek lands in Alachua County, totaling approximately 65,000 acres, which included Plum Creek lands covered by conservation easements, approximately 24,000 acres. Next to it was a map presenting the emerging concepts and land areas that reflected comments made at the previous Task Force meeting. Covering the front wall was a large map approximately 12' x 15' (scale 1" equals 500') that focused on Plum Creek's lands in East County where the emerging concept areas had been identified.

To convey the vastness of Plum Creek's holdings and ease with which economic development and conservation opportunities could be accommodated within, Daniel used scale cut-outs of various local projects and out of state developments. For example, using a cut-out of the 1,700-acre Gainesville Regional Airport site, he showed there was enough land to accommodate seven (7) similar airports. Similarly, the area could easily accommodate ten scale representations of the 1,385-acre University of Florida campus.

Daniel referenced the Research Triangle Park in North Carolina, which totals 6,900 acres. This is a world-class facility that includes vast acreage and an outdated, sprawling development style that would not be duplicated in current times. Brent Christensen commented that this site represents a 40-year build out. It took a while to get established. Substantial work had to be done to attract the businesses and facilities that are there. We can't assume that development opportunities will come automatically. Daniel highlighted a prominent local example, the 78-acre Shands Medical facility, which in the local context covers a significant area, and showed how similarly scaled facilities could easily be located on Plum Creek lands. Haile Plantation, a 1,700-acre property, was another example used.

Daniel then reviewed the emerging concepts diagram that was sent to Task Force members in advance of the meeting. The diagram described proposed land use concepts that would emphasize the following: Economic Development, Conservation, and secondary and supportive uses. Daniel asked the Task Force members if there any other projects they wanted to see compared by scale. One member mentioned the UPS Worldport facility, which covers 600 acres and provides 21,000 jobs. Another participant mentioned Disney World, noting that it covers 28,000 acres.

Following this, Daniel asked each Task Force member in turn to share their thoughts on the Emerging Land Use Concept document they had been asked to review in advance. Task Force members commented as follows:

Lindsay Krieg expressed her opinion that we are on the right track. However, she thought that the information being presented still seems basic and conceptual, and she was interested in having it more fully fleshed out. She also suggested that residential and recreation opportunities include amenities for children and families.

Justin Williams described his mixed emotions regarding the process and the emerging concepts. He expressed his deep passion for the land that he has nurtured and improved as a long-time member of the Cracker Boys Hunt Club, which has leased these lands for hunting for many years. He also brought with him the written remarks prepared by Mike Dykes, another long-term member of the Hunt Club, and read those to the group. Mike's comments emphasized his passion for the land and strong commitment to a

rural lifestyle. He noted that he would support and assist Plum Creek in whatever direction they decide to take regarding economic development and jobs creation on their property and that he believed Plum Creek could be trusted to do the right thing.

Mike's comments further noted that he considers the quality of life here to be priceless and he was not seeking the services and amenities that would be available if these lands became more urban in character. He suggested he was likely to consider leaving the area if he could no longer enjoy the way of life he has grown up with. He also commented on the Hunt Club's role in conservation activities on Plum Creek lands, noting the club has played a substantial role in conservation and natural resource protection activities on these lands over the past 40 years. He would support these emerging concepts if they didn't negatively affect the culture and heritage of the area and the sustainability of the lifestyle and quality of life that is enjoyed by many folks that call this area home.

Justin was then asked to share his comments on the emerging concepts. He described his mixed opinions on the emerging concepts: while he loves the ideas of jobs creation in East County and recognized the significant needs of the community, he also struggled with how the development will change the local culture he values so highly. Justin shared his passion for the land that is based on a strong connection to the land and the long-time effort he and his family have invested to promote the heritage and culture he values so highly. He doesn't believe this type of development would protect what he values. He suggested that the development opportunities be focused around the Hawthorne area, which has great need and has some of the infrastructure in place. Justin stated that he will support what Plum Creek decides, as he believes they have been very transparent throughout the process.

Justin described the poor condition of these lands and how the area was used as a dump before it was leased to the hunting club. Poaching activities were occurring and there was almost no conservation. Hunt club members spent years cleaning up the property and made substantial improvements.

He noted that we have plenty of parks in our community, a point reinforced by several participants at the community workshop. However, what people need are jobs. He also commented on how little usage he sees of the parks in the area. These areas are free to use. He noted the Hunt Club members do not use Plum Creek's property for free; lands are leased to the Hunt Club and members pay dues of \$2,300/year.

Referencing the emerging lands concept map, Justin suggested focusing on the Hawthorne area which has infrastructure, transportation routes to downtown Gainesville, the Gainesville-Hawthorne State Trail, parks and many community amenities.

Charles Lee asked what areas were leased for hunting, and Justin responded that they included Areas C, D and some of Area A. Areas B and E are not leased. He was suggested that lands near Area A include high ground that could be suitable for development.

Nona Jones commented that she would have loved to have seen that economic development and job creation is the top issue. There has to be a way that the needs of everyone can be met. Referencing the emerging concept diagram, she suggested that rather than a green circle encompassing everything, economic development should be shown in the diagram as the driver. She noted that we have a lot of conservation lands and resources in East County - what we don't have are jobs. The question we are trying the answer is, how much land are we trying to designate for each use?

Scott Koons commented that he concurs with Nona that the driving force is economic development and job creation. He described his agency's commitment to balancing economic development with conservation and quality of life. They are interdependent and he sees that in the concept. In general, he believes the location of these concept areas is on the right track. Area B builds on existing small town development in Hawthorne. All the concepts try to make use of the existing transportation network. Areas A, C and D try to be protective of the creek, and they might need to be smaller to accomplish that. He suggested taking a look at property east of B in lieu of C and D. Todd Powell replied that these lands were recently sold for conservation.

Daniel highlighted Lochloosa Creek on the map. The hydrology and elevation of the property is important and the differences in terrain are subtle.

Dug Jones commented that in addition to economic development and jobs creation, he wanted to underscore how training needs to be co-located with the jobs. However these lands are developed, it will require that we train and/or retrain our workforce to be prepared for these opportunities. When we look at job creation, we need to be as targeted as we can in terms of the types of jobs we want to attract. Within our options, we need to look for mid-range jobs - jobs that require some education or a certificate. The area near Hawthorne is where improved education access and opportunities would be welcome. He suggested that he likes the location of B and a smaller piece of A. He would differentiate based on the type of industry that was sited there. Area B is not too far from the highway. Scott Koons suggested that Area B would be a good location for a branch campus of Santa Fe College.

Charles Lee stated he would encourage the process in the direction of economic development and job creation. Based on his knowledge of the natural resources in the area and where he believes development would have the least impact on conservation, he would look at Area B and part of A. The challenge is that some of the lands are owned by other people. He suggested

doing a sector plan and bringing the other landowners into the process. The lands north of Area B appear to be some of the most impacted lands – bare, open pastures. You could then be talking about integrated concepts of all three areas on the map. He emphasized that the real estate mantra “location, location, location” must be heeded. The railroad that runs along 301 is a key determinant of industrial activity.

He is viewing this process at the ecological level, and the spatial extent is very important in these considerations. The process would yield a pretty good model if you developed all five sites and protected the lands in between. However, when we look at the rural values of the area as cited by previous speakers, we are looking at a model that calls for developing a much smaller area.

Charles asked if any of the landowners of nearby property were participating. Todd replied that some of the holdings have been acquired by Plum Creek. He further stated that to put this in perspective, there are land rights that allow density higher than Haile and would still be consistent with the current plan. There is a huge base density, and this process is about seeing if there is an “out of the box” approach that would achieve a better result for the community.

Brent Christensen commented that the development doesn’t happen overnight and that build out will take 30-40 years. Research Triangle Park in North Carolina is not a live, work, play environment and the traffic is horrible. That has worked against them. With appropriate planning, a similar development could be done on a lot less land. An advantage of a smaller site, like Stanford, is that you have the opportunity for “collisions” to happen between researchers who meet face to face. This doesn’t happen on a large site where companies are isolated from one another. Brent said he disagrees very little with what has been proposed.

Ed Dix commented that he agrees with the concept. He also agrees with the positions shared that people have been passionate about. He used UF as an example and noted that we are not going to build another university. The number one issue is jobs. He expressed agreement with Justin regarding the rural values of the area. He shared how when as a youth, development of lands in his neighborhood took away “his woods.” However, he realizes that as a result of this development about 500 people were able to buy homes and experience opportunity.

Ed further commented that about one-third of the area would be for jobs, leaving the remainder for conservation. This will likely be phased and refined over a long period of time as we move forward. He noted that people need jobs before they can enjoy the parks and conservation amenities. He suggested using 30-40 acres for education. If we focused on 1,000 acres, we could develop several significant economic development examples. We have spent 60% of the time in our previous meetings talking about conservation,

and our focus needs to be on creating opportunities that can bring the unemployment rate down. He believes Plum Creek will take a smart approach and bring quality to the process.

Daniel noted that Todd and others on the Plum Creek team were hoping to look at companies that might be a good fit for this effort. They want to get a jump on retaining the intellectual capital that is being produced in the area.

Vivian Filer shared that she is intrigued by all the comments and truly supportive of economic development activities, having been on the east side of town for many years. She reflected that we are finally getting curbs and gutters on 9th Street. She believes we can have a plan that pays attention to conservation and development over time and create jobs. She believes we should involve apprentices and trainees in this development and strongly supports having a community college campus included. She would like to see education that is accessible and affordable and allows someone to get a job without incurring huge debt. We need to find out how to keep the local talent and the jobs here.

Daniel provided an example from the Bay Area of how this might be done. He described how San Francisco Bay Area Rapid Transit (BART) is seeking to buy new rail cars - a \$3 billion investment. There is a proposal to build them locally at the former Nummi Plant (Toyota) that is now Tesla Motors.

Jane Adams believes that agriculture should be emphasized in these concepts. There is a good intersection between the University, IFAS and other educational institutions such as Santa Fe College.

Robert Hutchinson commented on the width of the corridor along the creek, noting that we have already have won the corridor protection. He noted the need to address downstream impacts. He also mentioned there is a group working to develop a community that includes an organic farm somewhere along Highway 301. They have integrated some agricultural potential with residential development, like the approach used for communities with golf courses, but with agriculture instead. He noted that he doesn't see land as the limiting factor for economic development. There are other issues that need to be addressed, such as creating an entrepreneurial environment and addressing low graduation rates.

Daniel commented that what drives investment decisions for venture capitalism is a high quality of life, an open minded culture, access to the outdoors and numerous other factors that are well-studied and documented.

Ed Regan shared that he was part of the group that visited several of the economic development sites and noted that what drives them is access to urban markets and urban amenities. He described how one of the problems with Progress Park is how removed it is from other development. Development responds to proximity to highways, rail and other

transportation infrastructure. Haile is close to two large employers and has a 30 year build-out. He commented that he didn't know how much you can extract from Areas A, B and C to make it worth Plum Creek's while. Daniel responded by suggesting that the concept be tested with some key employers to see what they need and what would attract them.

Charles Lee commented that we need to include time scale in the dialogue, noting this is not going to occur in the next 3 years. We are creating a long-term road map, and the economic dynamics of today will likely be different from those fifty (50) years from now. This makes him less concerned about what the market is like in the next three (3) years and more concerned about will this have lasting value for the community.

Rob Brinkman expressed that he wanted to unify the primary purpose as shown on the emerging concepts diagram, so that it shows economic and job development and protecting the environment as simultaneous. We need to get away from the thinking that it's one or the other. The economy is based on natural resources; they are required for all manufacturing. He supports locating people closer to their jobs. As he looks at the various parcels, he sees that if Areas C or D were intensely developed, we would essentially be creating a new city, which would not be good for Hawthorne. He recommends that we start at Area B because this could help revitalize Hawthorne. It should be annexed into Hawthorne. It is important that we create a complete community.

Richard Hilsenbeck expressed agreement with the comments shared and noted that he is fully behind jobs creation. The jobs need to be created in the right way and tied to high quality of life. High tech and agricultural jobs are desirable and we need to have a healthy environment, since it is essential to our economic success.

He suggested that we add ecosystem services to Concept 1B. These services are also referred to as nature's benefits and include aquifer recharge, pollution absorption, water supply protection and flood control. He thought Area A might be an aquifer recharge area and also be important for wildlife linkages to major conservation lands in the south, providing a strong north-south linkage. He commented that he likes the Venn diagram (of the emerging concepts) as a way to show this and believes it is balanced in its current format. He commented that a business doesn't have to be big to generate a lot of jobs. Agriculture is our second leading driver, with tourism as number one. He believed sustainable agriculture should be capitalized upon and enhanced.

Brad Pollits was unable to attend and provided written comments in advance of the meeting. Rose Fagler shared his comments with the Task Force. Brad stated that he agrees with the primary use concept since it provides jobs and leverages local infrastructure. We need to have clean jobs for economic stability.

He suggested that conservation could be achieved through land management and agriculture and expressed that he was very comfortable with forestry activities. He believes we should focus on habitat areas that support the O2O greenway. We should plan for workforce housing and become more organic in our planning. He agrees with including hunting, recreation, and access to the forest for education and youth programs. Programs to educate people about tree farming and silviculture would be good for the public.

Terry Tougaw opened his comments by sharing an experience about his son and moving furniture to Augusta while driving US 1. This route is part of the original highway system. He drove five hours and all he saw was small town after small town. The overall road system was good, but there wasn't a lot of activity. This is similar to Highway 301. He agrees with the concepts and that jobs are essential. He sees this as a long-term project, and he doesn't want to see something started that we don't follow through on, so we end up with a similar situation of small towns. The conversation has got to keep going, since it's going to take a while to come up with a solution. We have also got to have community buy-in and regulatory boards that are going to support what we are trying to do. This project requires the support of everyone to be successful. We are going to need UF and Santa Fe College to buy in to this concept. He notes that when we talk about recreation, he knows the County has reduced its support for these activities. These activities are developing through community support. Lastly, he suggested environmental education facilities. There are opportunities for camps and other activities to bring kids in, and enough property for it to happen.

Steven Seibert focused his comments on three main points. First, he expressed that he believes this process is about community values, and while he lives outside the area (about 150 miles away), he believes what has been drafted reflects the conversation heard. Second, he noted we need to craft something unique to move the market. We have excellent agricultural expertise and we should involve UF and IFAS in the design. Third, he recommends we use this group to talk about the future, and have a community conversation about the future and factors that will shape what might happen - for example, climate change, an aging population, and/or gas prices rising to \$7/gallon. We don't get the opportunity very often to have a conversation like this.

Tom Coward opened his comments by applauding Plum Creek for bringing down barriers in this process. His remarks come from a historical perspective, as he has lived in Gainesville his whole life, and probably longer than anyone else on the Task Force. He has also served on numerous boards and commissions during that time. He knows this is not a quick fix and hopes we go beyond rhetoric. He noted that numerous barriers have been found; some have been erased, some have restricted development. There is enough land that economic development and conservation can co-exist. We should start looking at Areas C, D and A for development. We should take

advantage of the unique features of each area. We will need an “anchor” in each area to make things happen. He noted that if you took UF and Shands away from the area, Gainesville would be a ghost town. We should concentrate on the uniqueness of those areas and determine what will draw people to the area.

Pete Johnson commented that the one thing missing that is key is a great public school system. The area will not succeed without good schools. He’s appalled that we accept a 78% graduation rate and consider it good. If we improve the schools, our economic development issues will improve. We don’t want to be like Atlanta, which offered a lot of incentives to create jobs on the south side, but has had no one staying there.

Kevin Thorpe noted that he would hate to see us miss the opportunity to create real systemic change as it relates to real economic development. His concern is with the type of manufacturing that we are looking at. The elephant in the room is that we are developing right near the lowest income part of the county. Will there be jobs for this population? It would be embarrassing if there were no opportunities for the community located right next to the development.

Kevin shared that he is a transplant from Jacksonville and his father provided for the family by working at a company in the drywall industry. This company provided over 600 jobs that allowed people to support their families. He inquired whether these types of jobs be available to benefit the lowest income, least educated community members. Historically, when he has participated in these types of discussions, he has heard that the more high tech jobs, the more restaurants, apartments, etc. This supposes that lower-skilled workers can get these jobs. This level of opportunity will not change things systemically.

Bobbi Walton commented that she has agreed with so many things said tonight. With everything she has heard, there should be something for everyone and every family and she hopes that’s what we get as an end product. She heard Mike and Justin’s passion for maintaining the quality of life we have in East County and keeping this as our little haven. She commented that this is not going to work for us. This is a great opportunity and Hawthorne may survive because of all of this. She expressed that she is pleased with the concepts and hopes she lives long enough to see it come to fruition.

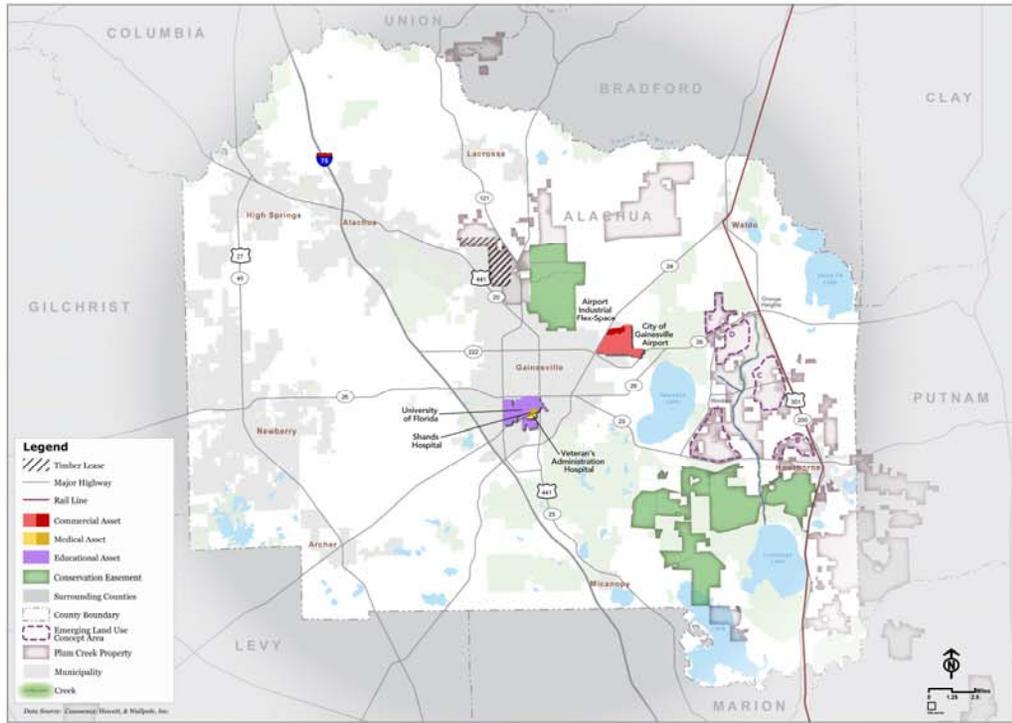
Bill Strassberger noted that jobs and conservation have to co-exist. There is infrastructure around Hawthorne. Congestion around Orange Heights is high. In Hawthorne, there are several cities within 20-30 minutes. If this is a job creation effort, it will have regional impacts. He believes the residential development will take care of itself. He commented on the aging population and noted there is a dialysis center in Hawthorne. It would be great if there were other medical and educational services nearby, such as a campus of

Santa Fe College. Businesses are interested in knowing “what can you do for me?” Hawthorne has been aggressively annexing lands. Bill wondered if there would be tax breaks and other incentives and if there would be advantages to being in Hawthorne or in the county.

#### **IV. Summary and Next Steps**

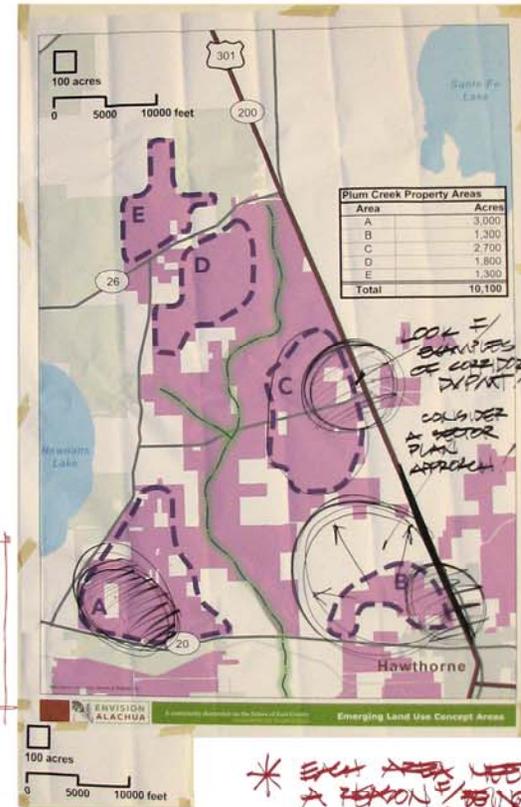
Daniel recapped the process and the topics we have covered. Our next steps will be to refine and modify the draft products we have and take them out to the community at the upcoming workshop on January 11. Following that is Educational Forum #4 on January 26 that will feature the work of UF students. We will take what we have heard at this meeting and the Community Workshop and incorporate it into a document that serves as the product of the Task Force process. The document will be reviewed at the next Task Force meeting to be held on February 15, 2012.

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ENVISION ALACHUA A community discussion on the future of East County  
 Emerging Land Use Concept Areas

GO BEYOND THE  
 RHETORIC:  
 MAKE THIS REAL!



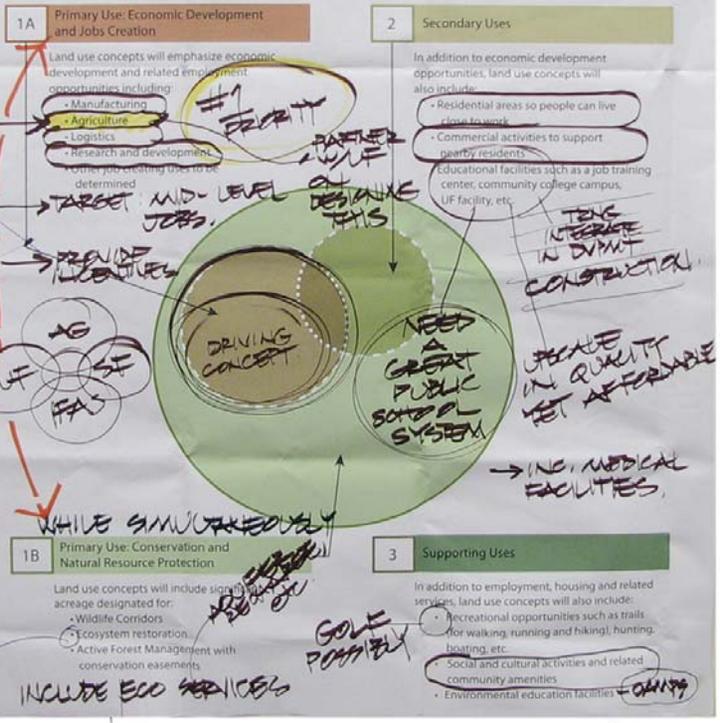
ID UNIQUE  
 QUALITIES  
 OF EACH  
 AREA

\* EACH AREA NEEDS  
 A PERSON / BUSINESS  
 & CAPITAL

### Envision Alachua Task Force Meeting #5 – December 14, 2011

**Emerging Concepts for Plum Creek Lands**

The proposed land use concepts for Plum Creek lands will emphasize the following:



2nd DELIVERY COMPANIES WANT QUALITY OF PLACE

▷ DU PC LANDS

▷ MAINTAIN PEACE = TRANQUILITY

▷ WE NEED A SYSTEMIC APPROACH TO EMPLOY THOSE NOW UNEMPLOYED

▷ MAINTAIN ACTIVE ROLE =/ COMMUNITY STEWARDSHIP

▷ WATER SYSTEMS

→ KEEP THIS CONVERSATIONAL GOING

→ INVOLVE THE ENTIRE COMMUNITY IN THE FUTURE

COMMENTS ON CONCEPT:

▷ FIRST OUT RESIDENTIAL INC. ADVENTURES = FAMILIES CHILDREN = FAMILIES

▷ MAKE IT COMPACT ——— CREATE THE INTERACTUAL SPACE!!  
• MAKE IT "SMART" DUMP!!

▷ PHASE IT OVER TIME!!  
↳ IT'S A LONG TERM PROJECT!!

▷ INCLUDE VIP HOMES

**Envision Alachua Task Force Meeting #5 – December 14, 2011**

## Appendix A: Roster of Task Force Members

\* denotes in attendance at December 14, 2011 meeting

**\* Jane Adams**

Vice President, University Relations  
The University of Florida

**Dr. Dale Brill**

President  
Florida Chamber Foundation

**\* Rob Brinkman**

Vice Chair of Citizens Advisory Committee to  
MTPO, Member of Rural Concerns Advisory  
Committee, Former Chair of Suwannee St. Johns  
Sierra Club

**Robert Castellucci**

Vice President, Marketing  
RoomSync

**\* Brent Christensen**

CEO  
Gainesville Area Chamber of Commerce & Council  
of Economic Outreach

**\* Dr. Karen Cole-Smith**

Executive Director  
East Gainesville Initiative & Community Outreach  
Santa Fe College

**\* Tom Coward**

Retired Alachua County Commissioner & Retired  
Lincoln High School Teacher

**\* Ed Dix**

Realtor, Developer  
Edix Investments, Inc.

**Mike Dykes**

Officer, Cracker Boys Hunt Club  
Senior Project Manager, CH2MHILL

**\* Vivian Filer**

Chair  
Cotton Club Museum & Cultural Center

**Eric Godet**

President & CEO  
Godet Industries

**\* Dr. Richard Hilsenbeck**

Director Conservation Projects  
Florida Chapter Office  
The Nature Conservancy

**\* Robert Hutchinson**

Director  
Alachua Conservation Trust

**\* Pete Johnson**

Former Board Member  
Gainesville Regional Airport Authority

**\* Dug Jones**

Assistant Vice President of Economic  
Development  
Santa Fe College  
Center for Innovation & Economic Development

**\* Nona Jones**

Community Relations Director  
GRU

**\* Lindsay Krieg**

Community Director  
March of Dimes  
North Central Florida Division

**\* Charles Lee**

Director of Advocacy  
Audubon Florida

**Eddie Lee Martin**

Former Vice Chair, NCFL Regional Planning  
Council &  
Commissioner City of Hawthorne

**Jack Payne**

Senior Vice President  
Institute of Food & Agricultural Sciences (IFAS)  
University of Florida

**Brad Pollitt**

Vice President of Facilities  
Shands Healthcare

**\* Ed Regan**

Assistant General Manager, Strategic Planning  
GRU

**\* Steven Seibert**

Senior Vice President & Director of Strategic  
Planning  
The Collins Center

**\* Bill Strassberger**

District Engineer  
Clay Electric

**Adrian Taylor**

Pastor  
Springhill Missionary Baptist Church

**\* Kevin Thorpe**

Senior Pastor  
Faith Missionary Baptist

**\* Terry Tougaw**

Director, Community Planning  
Alachua County Public Schools

**\* Bobbi Walton**

President Community Service for Windsor,  
Former Research Librarian for CH2MHILL  
and Environmental Science & Engineering

**\* Justin Williams**

Officer, Public Relations  
Cracker Boys Hunt Club

**Ex Officio Members**

**Rick Drummond**

Assistant County Manager  
Alachua County

**\* Scott Koons**

Executive Director  
NCF Regional Planning Council

**Participating Task Force Members  
Representing Plum Creek**

**\* Todd Powell**

Director, Real Estate  
Plum Creek

**\* Rose Fagler**

Manager Community Relations  
Plum Creek

**Plum Creek Resource Liaison to the  
Task Force**

**\* Jon Rashleigh**

Senior Resources Manager  
Plum Creek

**MIG, Inc.**

**\* Daniel Iacofano**

Principal & Lead Facilitator  
MIG, Inc.

**\* Joan Chaplick**

Principal  
MIG, Inc.

## Appendix B: Public Comment Cards



A community discussion on the future of East County  
CONVENED BY PLUM CREEK

### Task Force Meeting #5 Public Comment Card

Please write your comments regarding the *Envision Alachua* planning process below:

I've been attending the *Envision Alachua* discussions and presentations I think this was my fourth maybe my fifth. Thank you for this opportunity.

At this meeting I really appreciated the comments about preserving heritage and culture. Our lives are swamped with cold, ugly sprawl. We need to return to our roots in at least part of our lives. I agree that "ecosystem services," or "natural benefits" must be encouraged. I believe deeply, as we reach or nearly reach 390ppm of CO<sub>2</sub> in the atmosphere, that climate change must <sup>(over)</sup>

Name (optional): KARON ARRINGTON  
Please print

Please turn in this card to a project team member at the end of the meeting.  
Thank you for participating in the *Envision Alachua* planning process!

[www.envisionalachua.com](http://www.envisionalachua.com)

B2

be a part of every decision we make. A hot, unproductive, and socially unstable world will never foster a vibrant economy of any kind.

I believe development on the east side can foster such a green conscience that the rest of the county would take notice.

I do not think there is a need for a lot of new housing. Our country is swimming in vacant and old streets we should be fixing, renovating, and adaptively reusing what we have as much as possible. Older buildings often have more charm, history, and strong materials. If new buildings must be built they should comply with a green building certification system. I do believe a hospital is needed on the east side and more banks. Make them truly "green"!

Recently I read about a \$6.3 million award to UF to develop laboratories with high response levels to supplement fuel supplies and a \$20m grant to IFAS to develop laboratories more resistant to climate change that can sequester more carbon. I truly hope Plum Creek will really get involved. I'm sure you've already considered this at great length.



## Task Force Meeting #5 Public Comment Card

PJ<sup>3</sup>

Please write your comments regarding the *Envision Alachua* planning process below:

Though ~~though~~ I'm not on the Task Force, I would like to respond to the picture you requested to be voted by them. Here are my opinions!

Most Dislike  
ED-2, ED-4, ED-6  
ED-9, ED-10, ED-11  
ED-14, LU-4, EB-3,  
EB-4, EB-6

Most Like  
ED-1, ED-3, ED-7, ED-12, LU-14  
LU-6, LU-7, LU-10, LU-11  
(LU-11 actually allows enough room for structure)  
a) vision, convenience, water, recreation  
EB-5

Name (optional): KAREN ARRINGTON  
Please print

Please turn in this card to a project team member at the end of the meeting.

Thank you for participating in the *Envision Alachua* planning process!

[www.envisionalachua.com](http://www.envisionalachua.com)