



Envision Alachua

Technical Advisory Group

Summary of Technical Advisory Group Meeting #1 October 4, 2012

prepared by

MIG, Inc.

November 2012

in support of the Envision Alachua
process convened by Plum Creek



Background

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. Phase I of the process yielded a community vision, goals and guiding principles to guide Plum Creek's decision making as it explores potential opportunities for lands in East County that are suitable for uses other than timber.

During Phase II of the process, Plum Creek will work with a Technical Advisory Group, Task Force and members of the community to identify more specific future land uses for its lands, including those that support economic development opportunities, environmental conservation and activities that meet community needs expressed during the Envision Alachua process.

This document provides the general discussion, presentation points and comments made by the facilitator, presenters, and Technical Advisory Group members during the October 4th meeting. It is intended only as a summary and should not be considered a transcription of the meeting. Meeting materials and information about the process can be found at www.envisionalachua.com.

I. Welcome and Introductions

Todd Powell, Senior Director, Real Estate, Plum Creek, opened the meeting by welcoming the participants and providing a brief history of the Envision Alachua process. Todd explained that a few years ago, Alachua County requested that Plum Creek develop a master plan for its 65,000 acres. There were few models for Plum Creek to follow, but they knew that extensive community outreach would be essential to the process. Last year, Plum Creek initiated Envision Alachua to develop a vision for its lands. The end product was a visioning document that included goals and planning principles for the future development and conservation of these lands.

The vision looks at these lands from the 30,000 foot level. In this next phase of the process, Plum Creek will be working to see how we can

bring the vision to the ground level. There is substantial interest from the University of Florida (UF), the East Gainesville community and conservation groups. Todd described how the scale of this effort allows Plum Creek to provide leadership and respond to issues such as water management on a regional level.

Todd then introduced Daniel Iacofano, CEO and Principal of MIG, Inc. and lead facilitator for Envision Alachua. Daniel briefly reviewed the agenda and meeting purpose. He noted the unique opportunity this process provides, with the land in single ownership and a landowner committed to implementing this process. The process is also taking place in a County known for planning innovation, so we are in an excellent position to proceed.

Daniel asked each of the TAG members to introduce themselves and briefly describe their interest in the process.

Greg Strong, Northeast District Director for the Department of Environmental Protection (DEP), has responsibilities for the Northeast District which covers 20 counties. DEP has worked with Plum Creek on other projects. He also introduced Jim Maher, who brings significant expertise on wetlands and a range of conservation topics.

Chris Bird is the Director of the Alachua County Department of Environmental Protection (DEP). He commented that being from local government, he often deals with a piece of land having constraints that require shoehorning the project into the property. In this case, we have substantial land that allows us to consider opportunities they don't normally see. He recommended that, given the scale of opportunity here, our approach be "why compromise when you can optimize?"

Laura DiGruttolo is a landscape ecologist with the Florida Fish and Wildlife Conservation Commission (FWCC). She and her colleagues are very interested in the process and have attended all the Envision Alachua Phase I meetings. Her team is interested in looking at things from the 30,000 foot level to identify the best opportunities for wildlife resources.

Robert Christianson is the Director, Operations and Land Resources with the St. Johns River Water Management District (SJRWMD). Robert shared that he has had a positive working relationship with Plum Creek on other projects, including easements and land acquisitions for

conservation. He hopes to bring to the group some out-of-the-box thinking.

Brad Pollitt, Vice President of Facilities, Shands Health Care, noted that he is very interested in this process and has been closely involved with Innovation Square, which is linked to this process. He also noted that he owns a small blueberry farm. (Envision Alachua includes a goal related to agriculture and local crops such as blueberries.)

Charles Lee is the Director of Advocacy, Audubon Florida. He shared that Audubon is looking for opportunities to collaborate with landowners and agencies to identify conservation and development opportunities. Charles shared an example of a project that involved 59,000 acres where 80% of the land was put under conservation easement. He noted that while development may not occur for 25 years, the conservation easements are in place.

Justin Williams is a member of the Envision Alachua Task Force and represents the Cracker Boys Hunt Club, a hunting club which has leased Plum Creek lands for many years and helped maintain a strong outdoor tradition in the region. The club has done a lot of work on these lands to improve habitat for wildlife and conditions have improved substantially over time. Justin offered to take anyone who is interested on a tour of the Hunt Club lands.

Missy Daniels is a Senior Planner with the Alachua County Growth Management Department. She shared that as a planner, she finds this a very exciting scale to explore opportunities, and she hopes the process yields a result that works for everyone.

Kathleen Neill, Director, Office of Policy Planning with the Florida Department of Transportation, described how their long range plans link land use, conservation and transportation. The scale of this project provides an opportunity to actually do this.

Scott Koons is the Executive Director of the North Central Florida Regional Planning Council and ex officio member of the Envision Alachua Task Force. The Council's mission is to improve the quality of life of the region's citizens by coordinating growth management, protecting regional resources, promoting economic development and providing technical services to local governments. He believes that economic development and environmental protection are inter-dependent objectives. Having one large landowner presents great opportunity to the region.

Mike McDaniel is the Chief, Office of Comprehensive Planning, Department of Economic Opportunity (DEO). He has been involved in the review of all but one of the Sector Plans that have been done to date. He clarified that a sector plan allows flexibility for the landowner to accommodate market demands and trends, while ensuring for the local governing jurisdiction and community how lands will be conserved and developed throughout the planning horizon. His focus during a Sector Plan review is that the statute requirements are met and that economic development and environmental opportunities are addressed.

Also in attendance at the TAG meeting were:

Greg Galpin, Plum Creek

April Salter, Salter Mitchell

Marlie Sanderson, North Central Florida Regional Planning Council

Steven Dopp, North Central Florida Regional Planning

Jim Maher, Department of Environmental Protection

Allison Megrath, Plum Creek

Tim Jackson, Kittelson and Associates

Joan Chaplick, MIG

Albert White, Community Consultant to Plum Creek

Randy Hamblin, Plum Creek

Kate Tate, Plum Creek

Rose Fagler, Plum Creek

Fred Merrill, Sasaki Associates

Awan Ward, Sasaki Associates

Alexandra Toteva, Sasaki Associates

Justin Fay, Sasaki Associates

Hernan Schlosman, Sasaki Associates

Following the introductions, Daniel reviewed the meeting outcomes:

- Orient participants to the Envision Alachua Planning Process
- Provide an overview of the Florida Sector Planning Process
- Identify key planning issues and opportunities associated with Plum Creek lands in Alachua County

II. Review of Technical Advisory Group Purpose and Charge

Daniel reviewed the TAG operating framework and purpose and charge to remind the group of their role in the process. The specific charge to this group is to:

- Identify technical issues to be addressed in the Plum Creek Lands Sector Plan; and
- Articulate local, state and regional development policies, regulations and guidelines

He also reviewed the schedule, which identifies a total of three meetings of the Technical Advisory Group. Given the complexity of these projects, he suggested that additional meetings may be needed, depending on the progress made by the group. He will check in with the group regarding this need and member willingness and ability to participate in additional meetings.

III. Overview of Plum Creek

Daniel provided a brief overview of Plum Creek, noting they are the one of the largest private landowners in the nation, with approximately 6.4 million acres in 19 states. Plum Creek is a publicly traded Real Estate Investment Trust (REIT). Plum Creek also conforms to the Sustainable Forestry Initiative (SFI), which requires third party audits to achieve and maintain certification.

He described the genesis of Envision Alachua, which was initiated in response to a request from the County that Plum Creek prepare a master plan for its lands. Plum Creek owns 65,000 acres in Alachua County, which include 24,000 acres in permanent agriculture as conservation and 41,000 acres zoned agricultural for timber production. The current zoning also allows rural residential at one unit per five acres. Any proposal to use the lands for other uses such as commercial or job-generating activities would require Plum Creek to request a change to the Comprehensive Plan.

Plum Creek's approach for the Envision Alachua process was based on adherence to the following principles:

- A holistic approach to sustainable conservation and economic development
- An opportunity for a unique partnership and collaboration between the public and private sectors
- An open dialogue with community leaders representing economic development, business, local government, education, environmental conservation and residents in Alachua County

IV. Brief Review of Envision Alachua Planning Process and Phase I Results

Daniel briefly summarized the activities conducted during Phase I, which covered a 10-month period. These included:

- Community Task Force Meetings (6)
- Community Workshops (2)
- Educational Forums (4)
- University of Florida Design Studio Projects
- Tours of Plum Creek Lands
- Project Website (www.envisionalachua.com)

Daniel then showed a short video summarizing the Phase I process. The video can also be found on the project website at www.envisionalachua.com.

Daniel reviewed the results of the first phase of the process and presented two conceptual diagrams. The first diagram shows how the concepts of economy, environmental conservation and community development are equally represented in the process. A second diagram, entitled *Emerging Land Use Concepts*, shows how the Task Force identified the primary, secondary and supporting land uses and their representative proportionality as desired by the community. The third graphic, the *Emerging Land Use Concept Areas Map*, illustrates the general areas of Plum Creek lands in East County where there seemed to be obvious opportunities to achieve the vision and goals of the process.

Daniel described how Phase II is the beginning of Plum Creek's effort to develop a Sector Plan application for its 65,000 acres in the County. Plum Creek is seeking assistance from TAG members to help identify relevant regulations, policies and planning issues that this process will need to address. Based on this information, Plum Creek will develop land use and conservation strategies for review by the Task Force and community, and then incorporate final land use and conservation strategies into the Sector Plan application.

Daniel invited questions from the group. Charles Lee inquired about the Sector Plan application and its coverage of 65,000 acres. He noted that the Task Force efforts resulted in focused discussion of East County lands and wanted to confirm that this process covered all of Plum Creek lands in the County. Daniel confirmed that the Sector Plan document covered all of Plum Creek's land holdings in the County.

V. Overview of the Florida Sector Planning Process

Tim Jackson, Kittleson and Associates, provided an overview of the Sector Planning Process. This process is unique to Florida and was put into effect by the Florida State legislature (Florida Statute 163.3245). The intent of the process is to achieve true long range planning for large geographic areas and focus on regionally significant resources, urban form and regionally significant facilities.

Tim noted that Plum Creek lands are designated as Rural Land Use, which accommodates 1 house per 5 acres. The land use designation allows clustering, but does not include job-generating uses.

Most Sector Plan processes have a single or small number of landowners involved. Conservation lands are typically a significant portion of the lands involved in these processes. They also accommodate urban uses, including a significant number of units and square footage for development.

Tim reviewed a summary of past sector plans that have been completed, and noted two future sector plans, as identified by the State of Florida's DEO, that are moving forward. One is in Hendry County and the other is this process in Alachua County.

Tim further explained there are two levels of planning that occur in the Sector Plan process. First is the long-term master plan, which results in a general identification of land uses. The next level is the Detail Specific Area Plan (DSAP).

The focus of this effort is primarily on the long-term master plan for Plum Creek's 65,000 acres. The master plan must be adopted by the County as an amendment to the Comprehensive Plan. The master plan is subject to the state-coordinated review process. The Sector Plan process allows the plan to exceed the current 2030 Alachua County planning horizon. The Envision Alachua planning effort will go beyond that time frame. No demonstration of need is required.

The DSAP is adopted by local ordinance and is exempt from Development of Regional Impact (DRI) review. It must be consistent with the long-term master plan and is rendered to the state land planning agency. A DSAP covers a minimum of 1,000 acres. Like the master plan, it can exceed the plan year horizon and no demonstration of need is required.

The long-term master plan results in a framework map which identifies conservation, urban, rural and agricultural land uses. For those land uses, it has to specify the allowable uses within that designation. It also specifies the maximum/minimum densities for these uses and the total intensity of development.

It must identify:

- Regionally Significant Natural Resources
- Water Needs and Supplies
- Regionally Significant Transportation Facilities
- Regionally Significant Public Facilities
- Principles for Urban Form

It must also address policies related to:

- Creation of jobs
- Protecting wildlife and natural areas
- Protection for permanent preservation
- Limiting urban sprawl
- Efficient use of land, resources
- Clean and healthy environment
- Quality communities, multi-modal transport
- Housing diversity
- Procedures for extra-jurisdictional impacts

The objective of the master plan effort is to take what the Task Force talked about and put it on a map.

The DSAP provides detailed analysis and identification, appropriate policies, and capital improvements addressing:

- Distribution of densities and intensities of land uses
- Water resource projects, conservation measures
- Transportation facilities
- Public facilities, both regional and project-specific
- Natural resource protection, including conservation easements
- Urban form, housing diversity, multi-modal transportation
- Jobs
- Extra-jurisdictional impacts

Tim invited questions from the group and was asked to describe the advantages of the Sector Plan process. He compared it to the state's Rural Land Stewardship process and described it as being less

complicated and, therefore, more attractive to the local government and the landowner.

Mike McDaniel emphasized that the master plan is adopted by the County. It is a long-range document that generally establishes four categories of land use and sets up performance standards for how the DSAPs are done. Based on his experience, he believes there will be tension between the County, citizens and the property owner who will have different preferences for the level of detail and certainty provided. The property owner will want to retain as much flexibility as possible. We will need to manage expectations in the process. He added further in response to earlier comments that the Sector Plan process does not require conservation easements to be in place until the DSAP is approved.

Robert Christianson asked a question about Farmton, a community that is doing large-scale planning. He inquired as to why they chose not to go through the Sector Plan process. The response was that it was not available at the time; however, they can convert their process to a Sector Plan if they choose.

Charles Lee noted that while the Sector Plan process doesn't require the conservation easements to be put into place early in the process, it does not preclude the landowner from doing so.

VI. Identification and Discussion of Relevant Planning, Regulatory and Policy Issues

Daniel invited the group to identify the relevant planning, regulatory and policy issues that Plum Creek should be aware of as it moves through this process.

Mike McDaniel commented that the master plan defines your conservation area. The issue of concern for most is when the easements get put into place. The statute says they don't have to be put in place until the DSAP is approved. However, the community wants guarantees that the land will be protected. There are other questions regarding with whom the easement is recorded.

Chris Bird added some clarification. The Sector Plan has to be approved by the County Commission and, once approved, it modifies the Comprehensive Plan (Comp Plan). The current Comp Plan has a conservation strategy. He noted that a significant amount of Plum

Creek land is covered by Strategic Ecosystem Overlay. The Comp Plan also includes policies for wetlands protection as well. We are starting this process from the viewpoint that these policies don't get trumped. He described how lands within the Strategic Ecosystem Overlay receive a density bonus for protecting the highest quality resources. There is an established framework that sets the hierarchy of what should be protected.

He continued and explained that by relying on existing information, we can get through a lot of the discussion without getting bogged down in the details. That being said, he described the County as being open to this process, since some of the policies in the Comp Plan were designed to address piecemeal development and the County is open to the opportunities presented by the scale of Plum Creek's lands.

Greg Strong commented that the DEP is seeking to avoid impacts to the greatest extent possible. He reflected on the pace of development in 2005, when his department was seeing one DRI per month! He noted that one of the best examples is Nocatee, a St. Johns County community.

Laura DiGruttolo commented that the Fish and Wildlife Conservation Commission (FWCC) is charged with the protection and conservation of wildlife and wildlife resources as important resources of the state and these are considered in numerous regulatory processes. The commission is also charged with specifically looking at threatened and endangered species in the state. She commented that her office likes to be proactive and engage with large landowners and local entities to look at large scale or regional opportunities for conservation of wildlife resources. She noted that about five years ago, they were dealing with an overwhelming number of DRIs and it was a significant task for FWCC to look at these for large scale conservation opportunities such as connectivity of wildlife corridors. FWCC would also look at adjacent lands for large-scale conservation opportunities.

Daniel asked if she could suggest any potential opportunities. She responded that Alachua County has done a great job identifying the lands in the Strategic Ecosystem Overlay and the opportunity to protect Lochloosa Creek. She noted that FWCC does a lot of GIS mapping to identify quality habitat and likely corridors. The next step is to consider what is happening in those adjacent lands and how they are being used.

Robert Christianson commented that he believes that conservation activities and planning have come far since the identification of important resources has been done over the past 20 years. He is interested in exploring water projects and looking at regional strategies to address water issues. The Water Management District owns property adjacent to Newnan's Lake and near Lochloosa Creek and holds most of the conservation easements.

He commented on Plum Creek's conservation easement that protects the regional well field located in the County. He noted it was probably the only easement of its type. He suggested that we take a look and see what we can do through this process to improve recharge areas and enhance and protect the wellfields.

He further suggested that we look at the built environment to identify innovations in water use, systems, etc. He wondered how we would estimate water needs for agriculture 50 years in the future. He did not know if water planners have matched water needs with water supply that far ahead. He suggested that we look for opportunities to protect water quality. He noted that we have impaired water bodies, such as Newnan's Lake, receiving drainage from some of the 65,000 acres. Water quality conditions at the lake are impacted by many variables. There may be some opportunities in this process to better understand how these issues came about and where possible, provide for mitigation.

Brad Pollitt, who works with Shands Healthcare, noted that he has no regulatory authority over these lands. However, he brings significant experience, having been involved in numerous projects in the County, including Innovation Gainesville. He emphasized that it was important to get the story out. We have to get all our residents involved and educated about this process. We span enough of the County that we can engage and inform broadly and communicate the uniqueness and scale of this opportunity.

Charles Lee stated that he agreed with Robert Christianson's comments and would suggest taking a closer look at the Lochloosa water system. We need to take a look at prior activities, such as ditching and draining, which have impacted the water table. There may be an opportunity to raise the water table and create a net gain in water resources. He also noted an issue that he believed is likely to frustrate the Sector Plan process. Plum Creek ownership is fragmented in parts of the County and includes numerous inholdings. He recommended drawing these landowners into the process so that their

lands are included. The inclusion of these lands could greatly enhance the Sector Plan process.

Finally, Charles described an approach used to address the timing of the conservation easements. This approach came from some of the planning work done in Farmton where they employed a "conservation covenant." The conservation covenant functions almost identical to an easement and is imposed on a 10-year rolling cycle. The covenant works by looking at the overlaying entitlements. As long as the overlaying entitlements remain in place, the conservation covenant remains in place, automatically re-imposing itself every 10 years. If the County rolls back the entitlements, the covenant is removed. Once the first DRI unit is approved, the conservation covenant converts to a perpetual easement. This technique helps respond to public skepticism regarding the validity of the easements while still providing the landowner needed flexibility.

Justin Williams suggested that we pay attention to the people on the east side who don't live in Gainesville. They may seem quiet or dormant, but they can be feisty when activated. He described folks in Hawthorne as being ready for an opportunity like this. He suggested that good conservation always includes hunting, noting there was little wildlife on Plum Creek lands until 1972, when the Hunt Club's lease began. He said that he likes the fact that Goal 11, Recreation, in the Vision document includes hunting, and hopes we can address some of the negative perceptions regarding hunting. The current club is well-established and respected and he believes we can strike a balance on many of the issues. Justin again offered to provide tours of Lochloosa Creek and the lands leased to the club for hunting.

Daniel made a follow-up comment noting that in the popular mind, hunting is associated with resource extraction. He described Justin's comments as coming from the perspective that hunters can help improve habitat and wildlife populations and support a sustainable, managed resource.

Missy Daniels commented favorably on the conservation covenant approach that Charles Lee described and the role it played in addressing the timing of the conservation easements. She agreed with Chris Bird's description of the Comp Plan process and noted the Comp Plan has a requirement that easements be put in place at the time of application or the amendment doesn't get approved.

Mike McDaniel explained that the County has the flexibility to create special policies that would support the Sector Plan process, noting that creative processes will be needed to get to our desired outcome.

Kathleen Neill appreciated being involved in the early stages of the process to help ensure that as the lands are planned and developed, it is done in a way that makes transit work and addresses transit connectivity. We need to consider what the transportation network will look like along with the needs of industry. There needs to be land set aside so that, looking out 50 years, we have considered how we will move people through the state and provided for the connectivity enhancements that will be needed.

Scott Koons provided a brief update on the launching of a regional planning process for North Central Florida that will include our 11 counties and neighboring counties. This process seeks to have a regional vision to frame and guide economic development for the region. Envision Alachua will be a key project. From a natural resources perspective, the Lochloosa watershed will be a key resource. The council has a regional plan which can be found on their website at www.ncfrpc.org.

Mike McDaniel commented that we should start with the most significant environmental areas and identify where it is most appropriate to focus development. The process should be concerned with scattered patterns of development, since it introduces roads and a variety of impacts that need to be addressed. We should consider focusing development where access is available. It will be important that we lay out the map and policies for how the DSAPs will be reviewed in the future. The State will be comparing it against the master plan and Comp Plan. We need to identify what we should be looking for in the DSAPs in a manner that addresses both the quality and pattern of the development.

Robert Christianson clarified that we are focused on the Sector Plan and not the DSAP. Todd Powell responded that we are starting at the Sector Plan master plan level. Todd said the first DSAP may happen concurrently to help see what they will get.

Daniel asked Mike to identify a high quality Sector Plan. He identified the plan done for Clear Springs in the City of Bartow which includes a substantial commitment to river restoration. They are also focused on citrus and blueberries, but not on housing.

Chris Bird noted that a Basin Management Action Plan (BMAP) for Orange Creek Basin was done on a 5 year cycle. Actions at the Gainesville Airport have caused impacts related to nutrients. When the airport was put in, they cut deep ditches to drain property. The ditches were cut into phosphatic clay which bleeds the phosphate out of the soil. In the future, it may be worth addressing these ditches as a way to address the nutrient issues. The BMAP may identify future mitigation opportunities in which Plum Creek can participate. Charles Lee asked if isotopic tracer studies had been done to determine the source of the phosphates. Chris replied they had research that tracked the phosphates from the ditches.

We should consider mapping the subwatersheds and put them in the context of this project and in the context of the broader basin. Greg Strong mentioned that one of the benefits of the plan is that it allows for trading of credits to get compliance assurance. Can we bring a credit trading component into this planning process?

Robert Christianson noted that there is a range of environmental services and ecosystem value enhancements that can be part of this process. He had some additional thoughts on water projects. There may be some aquifer recharge opportunities in Plum Creek's northernmost block of lands in the County. The groundwater systems are not aligned with surface waters, which makes the system more complex. The local clay soils mentioned earlier really hinder recharge. While the lands are a great catchment basin, they don't achieve a lot of recharge. The surface water model may be easier to understand if we want to explore these opportunities.

Charles Lee suggested that looking at a 50 year horizon, the way communities live and work may be very different. Fuel prices may be as high as \$12/15 gallon and technology will provide more flexibility in where we work. The visioning process needs to be responsive to the way we live and work in the future. We can't be prescriptive about the details of future development since our living and work spaces will likely change. We will need to have flexibility built in.

Robert Christianson put a question to the group regarding how we accommodate both people and nature. The reality is that more people want a comfortable experience in nature versus a more rugged experience. How do we address nature in the built out areas? How do we help people be more connected to nature?

Charles Lee provided an example of a project in Volusia County, the Restoration DRI. It included a rural village concept that featured a hamlet in the middle of the natural area to provide ready access to the natural environment. The developer's innovation was unfortunately considered as "sprawl." How do we evaluate these types of proposals in the regulatory environment?

Justin Williams commented that we have a responsibility to introduce our youth to nature and provide good quality first time experiences in the outdoors. It will be important to help people understand why lands are in conservation. Greg Strong mentioned the book "Last Child in the Woods" as a reference point for this topic.

Robert Christianson wanted clarification of a comment made earlier in the meeting - that we were not talking about creating a new city. Daniel responded that we were not locked into a pre-determined form. Some of the concepts might apply, but we were not necessarily going in this direction.

VII. Introduction of Envision Alachua Team Member – Sasaki Associates

Fred Merrill introduced the Sasaki Team and provided an introduction to the team's work. The firm was founded in 1953, on the principle of interdisciplinary practice, a concept that was novel at the time. He provided highlights of projects from around the world, many of which featured best practices that may be applicable to the Envision Alachua process. Some notable accomplishments include being named firm of the year by the American Planning Association in 2012 and winning the master plan competition for the 2008 Beijing Olympics, formerly known as "Olympic Green." He briefly highlighted several projects at different scales including:

- *The Tomorrow Plan: Central Iowa Regional Plan for Sustainable Development*, which is addressing the long-term vision for the 542-square-mile Des Moines Area Metropolitan Planning Organization jurisdiction area, and the actions necessary to make the vision a reality.
- *Innovista Master Plan*, which is a visionary framework for urban redevelopment of a 500 acre brownfield in downtown Columbia, SC—the state capital and home to the University of South Carolina. The plan envisions a new mixed-use, live/work district to link the downtown and the university

- *Strategic Development Plan* for a large corporate land owner on Vancouver Island, including assessment of the development potential for 800,000 acres of land. At the core of the plan are a series of principles that guide the overall development strategy, including a commitment to protecting a majority of lands as a natural and recreational resource, engaging community stakeholders, maintaining or improving the fiscal health of host communities, and providing a model for affordable and sustainable community building.
- *UMORE Park Strategic Plan* for University of Minnesota's 5,000 acre property, which identifies opportunities for a unique sustainable community for 20,000-30,000 people. The community is envisioned as a "living laboratory" for research, teaching, and outreach about contemporary best practices in agriculture, community health and land use planning on the urban-rural fringe of the Twin Cities. UMORE provides a model for university related community development that might be applicable to the University of Florida, Gainesville.
- *City of Huntsville, Alabama Western Land Annexation Master Plan*, which directs the future development of 10,000 acres of recently annexed land as a mixed use 'live-work-learn-play" community based around a mega-site for a new large scale industrial user that meets the city's long term growth and development needs.
- *Southwood*, a master planned community in Tallahassee, Florida which provides a range of residential opportunities in combination with an employment campus, town center and new public and private schools set within a natural ecological framework.
- *Lake Nona Master Plan*, Orlando, Florida, which has directed the development of over \$1.3 billion in new medical and health science institutional development, including the University of Central Florida Medical School, VA Hospital, Burnham Institute, Nemours Orlando Children's Hospital, and a University of Florida research facility, in addition to adjacent residential, commercial and civic uses.

Other projects discussed included the Auburn University Master Plan which creates a path for a more pedestrian friendly campus with the consideration of retaining nearby agricultural research fields and facilities, as well as international projects in South America, the Middle

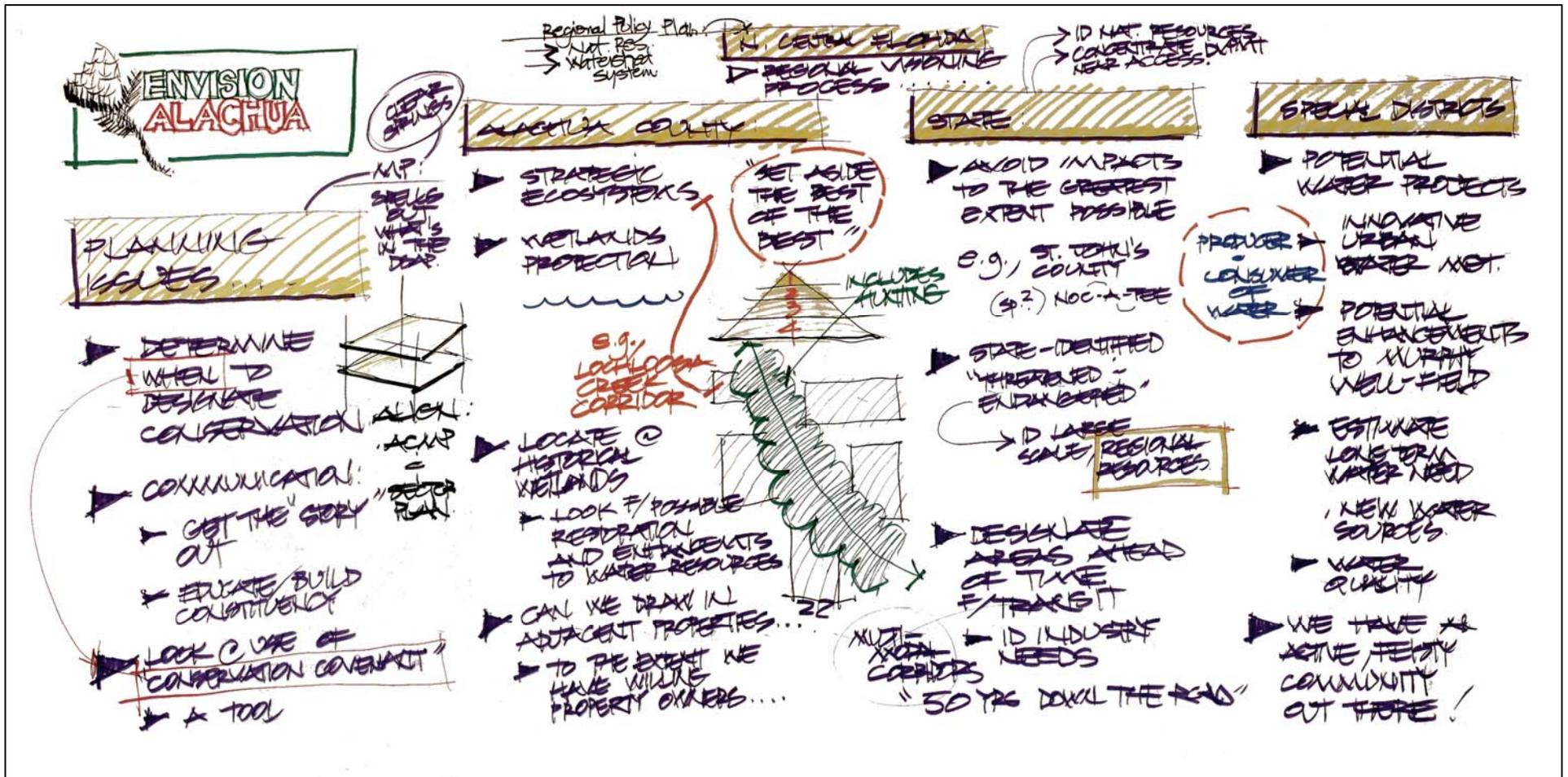
East, and East Asia. The Sasaki projects discussed were selected to highlight how many of the vision document goals have been realized in other projects throughout the US and internationally.

VIII. Summary and Next Steps

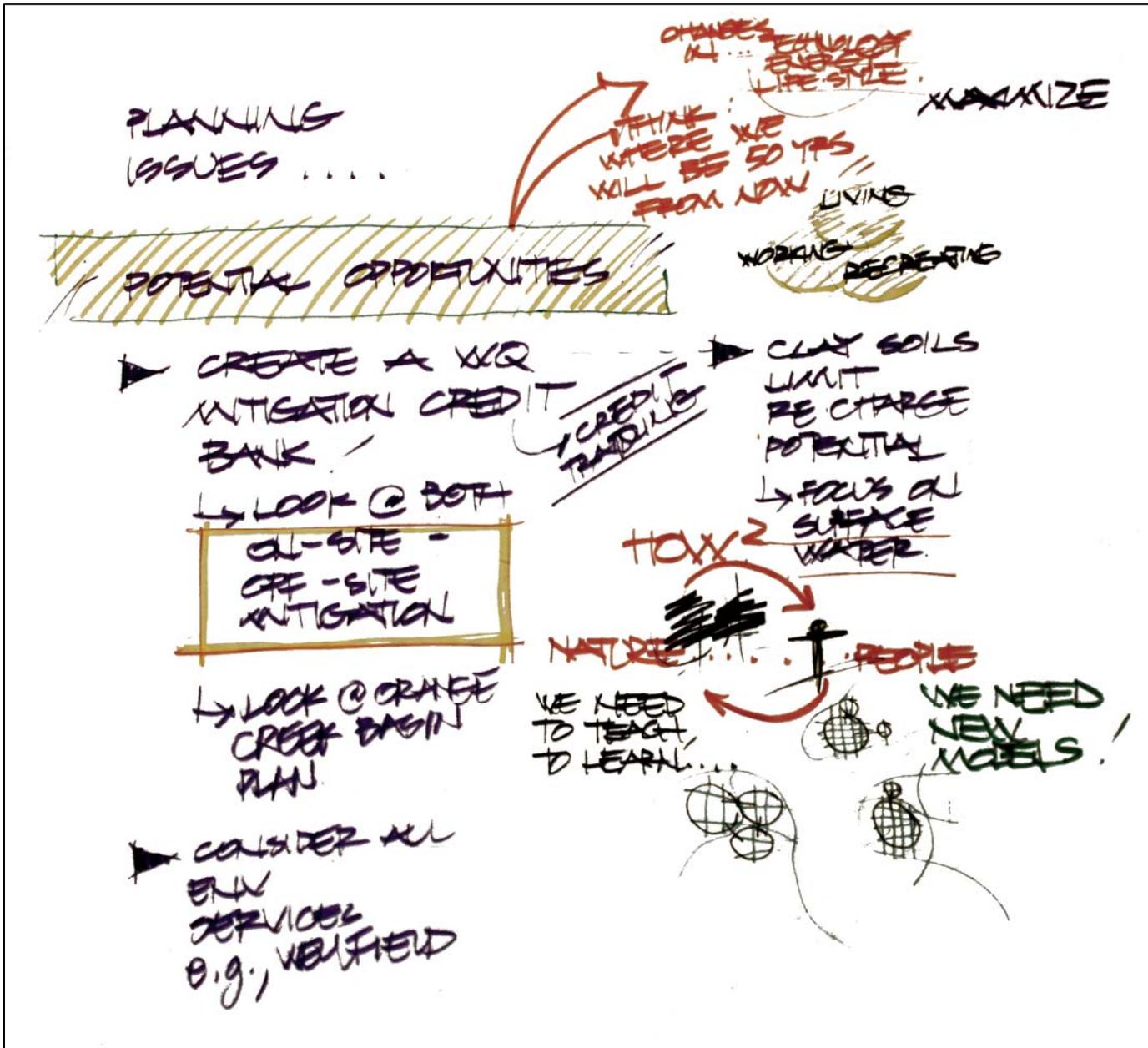
Daniel reviewed the process graphic and schedule for future TAG meetings. The next meeting is December 18th, and it will be held in this same location.

Daniel asked for any final comments or questions. Robert Christianson asked if there was a mechanism for helping Plum Creek explore some of these opportunities from a technical standpoint. Daniel replied that yes, Plum Creek is very open to following up on offers of assistance from the agencies and individuals involved to help identify potential opportunities and strategies to respond to some of the issues.

Todd Powell closed the meeting by thanking everyone for their participation.



Envision Alachua Technical Advisory Group
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 Wallgraphic #1



Envision Alachua Technical Advisory Group
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 Wallgraphic #2