



Envision Alachua Technical Advisory Group

Summary of Technical Advisory Group Meeting #4 May 16, 2013

prepared by

MIG, Inc.

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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 is working with a Technical Advisory Group (TAG), the Task Force and members of the community to determine how to achieve the community's vision and goals that support economic development opportunities, environmental conservation and activities that meet community needs as expressed during the Envision Alachua process.

This document provides the general discussion, presentation points and comments made by the facilitator, presenters, and TAG members during the May 16, 2013 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, and will be posted following the upcoming Task Force meeting on June 25, 2013.

I. Welcome and Introductions

Todd Powell, Senior Director Real Estate, Plum Creek, opened the meeting and welcomed everyone. He thanked everyone for their participation to date, and noted that while this is the last meeting scheduled, there will likely be a meeting in the fall to provide final feedback to Plum Creek before finalizing their application. He introduced Daniel Iacofano, CEO and Principal of MIG, Inc. and lead facilitator for Envision Alachua. Daniel briefly reviewed the agenda and the schedule of upcoming activities, which include a meeting of the Task Force in June and two community workshops, one in Hawthorne on June 26 and one in Gainesville on July 25.

II. Presentation on Available Industrial Land in Alachua County

Gerry Dedenbach, a Senior Planner with CHW, Inc, provided a presentation that described the approach and results of a study of the available industrial lands in Alachua County. He did an evaluation of these lands a little less than a year ago in cooperation with Innovation Gainesville. The study looked at industrial lands throughout the County, with an emphasis on parcels larger than 500 acres. Gerry noted that there are some parcels scattered throughout the County outside of the Gainesville Metropolitan Statistical Area and Archer that could be available. He then suggested that, if you take into account the development constraints due to the lands being wetlands or located within the flood plain, there is less available land. When you apply the Strategic Ecosystem overlay, you start to see the formation of a "green chain" of lands suited for conservation.

He also suggested that to determine if lands are suitable for economic development, we must also consider other factors. One critical factor is a parcel's connections to roadways, rail and the airport. He showed a map with the available parcels in the context of transportation availability. It showed some lands in the eastern portion of the county that have good transportation proximity.

Gerry then reviewed how the available industrial lands are served by emergency, law enforcement and health care services. He showed a map that identified the parcels that met this criterion. The lands in the eastern portion of the county are better served by roads with more capacity.

Next, he reviewed a map identifying about 20 properties which are available in the market and ready to go. He then reviewed a list of properties of varying sizes. He briefly considered the different sectors of the economy that are well-represented in Florida, including: clean technology, life sciences, information technology, aviation/aerospace, logistics, defense/homeland security and financial/professional services. He described how his analysis matches the science of GIS with the art of planning to see how factors combine to make these marketable and viable properties.

Gerry called out a few parcels near the City of Newberry, totaling about 121 acres. Unfortunately, these lands are served only by a two-lane road and are located at the far edge of the county. They are also near lands that are already in industrial use.

In Alachua County, he pointed out the Springhill project is its northwest quadrant. There are a few parcels that are zoned industrial. They total 116 acres, but they are served by a two-lane road and there is no rail access.

He reviewed some properties in north and northeast Gainesville. In Gainesville, near Main Street, there is some small lot industrial use - about 24 acres. On NE Waldo Rd, near the Ironwood golf course, there are some small parcels zoned industrial. They are close to a four-lane road, but they only total 9 acres. There is a parcel zoned industrial at the edge of the airport runway, but it is a small parcel and not well located.

Gerry then reviewed a series of slides looking at the transportation access and size of specific parcels. He described some parcels along the former rail corridor in Southeast Gainesville, but they are fragmented and are just under 40 acres. They are close to town, but not close to the right elements.

Hawthorne had the best opportunities with two parcels. One is over 300 acres and a second parcel is 182 acres. The limiting factor for these parcels is infrastructure for water and sewer.

The City of Archer has a little under 70 acres, located off a two-lane road, but these also have no sewer service and limited water.

These limitations led to a new question. Gerry looked at the Chamber's Six Pillars concept, then assessed how each of the pillars applies. For Pillar 1, Talent Supply and Education, we have a strength in terms of degrees from UF and Santa Fe College. They are delivering a resource that can be capitalized upon. Pillar 2 is Innovation and Economic Development. We have an incubator but it is "land-locked," meaning there is little or no land for expansion. We are beginning to receive the accolades that can drive business to the area.

Pillar 3 is Infrastructure and Growth Leadership. We have a collective of individuals who have worked to identify where our opportunities are. Pillar 4 is Business Climate and Competiveness. We are very competitive. Factors are coming together to address the question of "Why here? Why now?" We are becoming a cradle of innovation.

In terms of Pillar 5, Civic and Governance Systems, we have ten regional entities working together. We can build off the strengths of

the radial network of these communities. These strengths include: health care, recreation and a strong network of social services.

As for Pillar 6, Quality of Life and Quality Places, there are some undisputed facts about our region, as follows:

- The cost of living is relatively low, making it a great place to live and educate your kids.
- Healthcare Services: we are extremely well-served by high quality health care.
- Social and Cultural Offerings: The region is rich in social and cultural offerings and facilities such as the Phillips Center for Performing Arts and Harn Museum of Art.
- Recreation: The area has strong sports and outdoor recreation offerings.

Following Gerry's presentation, Daniel asked the group for questions and comments.

Ann Collett commented that these tracts of land are what exist in the County, but they may not be available for development. Gerry explained the color-coding on the maps: if the lands were red, they were undeveloped. If they were orange, they have some development, some type of structure that may not maximize the use of the lands. The number of parcels has been reduced, and they continue to get nibbled up, one at a time, in a piecemeal way.

Steve Hofstetter asked if he could verify whether we were looking at totally undeveloped land. Gerry responded that there was some development on the land, but not necessarily the highest and best use. Many were not considered because they lacked access and/or infrastructure. Steve asked about ownership – do these lands have single or multiple owners? Gerry responded both; some are individuals and some are partners or family members. We looked at both connected and unconnected ownership.

Jim Maher asked about a property in the east that appeared to have some momentum. How does it connect to or impact the green corridor? In East Alachua County, there was enough land to avoid damage or impacts to the system, if planned properly.

Robert Christianson asked, how big is big enough for a land parcel? Gerry responded that our tipping point was 100 acres. Our general rule is that 50% is open space, parking, etc. and 50% could be the building.

They were looking at properties in the 400-acre range, so that there would be 200-250 acres to build on.

Charles Lee commented that this presentation echoes a concept that arose early in the Task Force process - that of synergy between different uses. He used Medical City as an example. You don't get synergy to accommodate this type of comprehensive planning until you are in the several thousand acre category. The conclusion is quickly reached that there is only one game in town – Plum Creek's lands. We have the potential to have multiple entities working together and sharing infrastructure, and achieve the collaboration to make things blossom. Gerry responded that if you already have a component of medical services, the surrounding communities could increase that strength by contributing their resources.

III. Summary of Technical Advisory Group Meeting #3

Daniel then recapped the results of TAG Meeting #3, which took place on March 19, 2013. The following plans were made for further action:

- Use this project to develop a comprehensive water strategy for the region
- Further delineate the potential conservation corridor
- Coordinate efforts on this project with ongoing regional transportation planning
- Address a key question: "Why here? Why now?"

Part of the answer to this key question is the industrial land, which is why Gerry's presentation was requested.

IV. Task Force Member Responses to the TAG Question: "Why Here, Why Now?"

Daniel then showed a video which documented the Task Force response to the question, "Why here? Why now?"

Daniel noted that the project team was, frankly, overwhelmed by their response. The Task Force is very invested in this project and has high expectations. We are on the path to meeting their goals for the process.

V. Update on the Envision Alachua Economic Progress Initiative

Next, Daniel introduced Dale Brill, Thinkspot, Inc., to provide an update on the Envision Alachua Economic Progress Initiative. Dale encouraged the group to ask questions throughout his presentation. His presentation focused on preliminary thoughts for the TAG's consideration. He suggested that we have plenty of data. We are in the midst of doing the educational asset analysis. We seek to combine quantitative with qualitative information. There may be some data gaps, and we are focused on filling them. It was asked whether we're hearing anything different than what the data suggests. Dale responded that we are hearing similar things, which is comforting, and that people have a good sense of what's happening. The analysis of UF and Santa Fe College is revealing enormous opportunities. The usual tendency is to do the analysis and then leave it sitting on a shelf, but in this project, this blueprint will serve as our action plan.

Dale called out Ann Collett's significant contribution for making introductions and building relationships, and then managing the logistics so that Dale's team could reach the right people. This is as a result of the partnership that Envision Alachua has formed with Innovation Gainesville.

He presented a slide showing the economic index by Florida County. The average for the index is 47.7%. The index is based on jobs, wages, poverty, inequity, assets, housing and internet access. Alachua County is below the average.

Next, Dale walked the group through some data slides that show what we are learning from the academic and entrepreneurship communities. He looked at data collected between 2006-2010 on the number of business establishments with any presence in the county versus the number of jobs. This data shows the birth, death and expansion of business or job numbers in the county. A lot happened between 2006 and 2010. 13,620 establishments opened, a few closed, and some chose to expand or contract. The net change in the number of establishments was a loss of 34 - not a big number, but it translates to 534 jobs. How do we keep the establishments that are here, especially those that are growing? There are also different growth rates at different stages – not all firms are created equal. Stage 2 firms have the most explosive growth rate, so when you are looking for job growth, you look for Stage 2 companies.

We are diving deep into these questions and meeting with UF leaders to align clusters with assets that are already here. We are changing the model from seeking anything that will grow to a focus on growing and expanding those businesses that fit into Alachua County. This is an entirely new concept. When we look at what fits into the region, we target progress, not just growth.

Dale noted that if TAG members have ideas regarding the process of where we are headed next and how they would like to be involved, he'd like to hear them. He requested that he be contacted via email, and provided his contact information.

Steve Seibert asked if they would make recommendations regarding specific industries to bring in. Dale responded that yes, they will. Steve asked how you deal with what you don't know, such as a new industry that is not yet well-defined. Dale replied that the umbrella answer is that we have to be very flexible. We will take advantage of serendipity, but we can't count on it happening accidentally – it's necessary to accelerate "collision points."

Ann Collett added that, while the process is very serendipitous, between our team's expertise and deep conversations, serendipity is much more likely to happen because we have positioned ourselves. Steve suggested using the term "Strategic Serendipity." Ann called out the June 27th regional economic development event, to which all TAG and Task Force members will receive an invite. For the event, the Chamber is bringing in Rebecca Ryan of Next Generation Consulting from Wisconsin. Rebecca has a book coming out, and is the voice for the next generation, inspiring people to think differently about the future.

Dale commented that industry clusters have lifecycles. Some may have a 10-15 year cycle, so we have to be ready and positioned for these cycles. Steve Seibert added that these cycles don't just affect industry, but skill sets as well. UF and Santa Fe College have been very open and involved in this conversation.

Ann added that the Chamber recently added Susan Davenport, who comes from the Austin, Texas Chamber. Daniel added that Austin is where they set out with intention to make something happen.

Robert Christensen added his reaction to the "Why here? Why now?" question. He reflected on the role of the TAG. As members of the TAG, our job is to probe the "why but" question. His thoughts center on the

suitability of the lands that are designed for agriculture. He understands the various elements that must be considered such as transportation, infrastructure, conservation outcomes, etc. Conservation has a strong base, and the community, societal, and economic development bases are strong. But he still has questions about the agricultural base. He understands why it is part of the vision, but questions how suitable the land is for agriculture. Does this land have the right footprint for conversion to agriculture?

Daniel commented on Robert's knack for framing critical questions, and noted that Pierce Jones would be talking to the group about some of these topics in the afternoon. Robert raised the question about long-term sustainability of agriculture in this area and what goes into successful agricultural operations.

Charles Lee noted that he regrets that Robert won't be here for the remainder of the discussions. He added that he wondered why Robert struggles with the "Why here? Why now" question. Charles thought we had accepted all these premises sometime ago, and was wondering why time is still being spent on this topic now. This is very reminiscent of what was covered in early Task Force meetings – why is it still being discussed? Daniel replied that there are still a few lingering questions, and we are still doing our due diligence to make sure we have covered all our bases. He noted that not everyone is at the same point that Charles is in terms of accepting these premises.

Robert noted that Charles wasn't present when the TAG raised this question at the last meeting. The discussion focused on how this would play out in front of the Board of County Commissioners. The advice was that we should be prepared to answer these two questions, and that was the focus of our efforts.

Daniel also responded there is a big difference between new and traditional agriculture, and we want to bring that distinction forward.

Robert continued with a few more questions, including asking the size of Area B. Tim Jackson answered that it's about 1,200 acres. Robert responded that the parcel is a workable size.

Daniel then directed the group to break for lunch, and noted that they would be asked to pose for a group photo during the break.

VI. Review and Discussion of Environmental Resource Study Components

To begin the afternoon's program, Daniel introduced Dr. Pierce Jones, Director for the Program for Resource Efficient Communities, IFAS, who talked about the analysis done for a project called "Restoration."

He told the story of Restoration, a 5,187-acre master-plan for 8,500 dwelling units in Edgewater, Florida. Restoration was fully entitled to create a mixed use, transit oriented community with 3.5 million square feet of commercial space.

The original design was a Dell Web, gated, active adult community with a golf course and standard suburban development. They started getting push back from the East Central Planning Council. They were concerned about getting their entitlements. In 2009, they decided to convert to a design that would get unanimous support. The new design still included the same number of units, but was more compact and included vertical development in the commercial areas.

Pierce's exercise was to measure and compare the impacts of both designs. He looked at the 50-year life expectancy of the roads, including maintenance, carbon footprint of construction and other factors. He compared the schedule for the 2006 project to the 2009 version. It went from having 72 miles of road to only 39 miles, and reduced impervious surfaces by 10 million square feet. Road infrastructure costs were reduced from \$383 million to \$238 million, and 5,855 metric tons of CO2 emissions were avoided per year. Overall, initial costs avoided totaled \$145,442,880.

After the community is built, it's possible to do a Vehicle Miles Traveled (VMT) analysis based on the number of trips and how far people travel each day. The analysis takes key destinations and road design into account.

The VMT analysis of Restoration showed that 40,700 metric tons of CO2 were avoided, as well as \$13 million in fuel costs (at \$3/gallon). These are the benefits to people living in this community. The numbers are big and the benefits are big, both on the front end and over the lifetime of the project. The 2009 design also provides the flexibility to connect to future transit. Other features in the community are designed to be walkable (these are not included in the analysis).

In terms of conventional land development and landscaping, pattern books specify how much lawn is included, plantings and other choices that are defined well in advance. Turf could be comprise up to 60% and will need an irrigation system and fertilizer – this is mandated by Homeowners' Association (HOA) requirements. Pierce shared an example of a man who was jailed because he didn't maintain his lawn. Charles added that some HOAs are foreclosing on homes where the landowners are not maintaining their lawns. Pierce mentioned that one of the responses to this issue is to build a desalinization plant to provide the water for lawns. The region's reliance on the desalination plant is increasing. It increased from 5% in 2007 to 17% in 2009. However, since the desalinization plant is so energy intensive, it greatly increases the carbon footprint for provision of water.

Pierce also reviewed the issues of landscaping and greenhouse gas (GhG) emissions. He commented on conventional practices such as mowing, which can be done an average of 35 times a year. He added that the carbon footprint from the use of pesticides is double that of mowing.

Looking at water use for irrigation, we see that groundwater is the lowest cost and desalinization is the most expensive and energy intensive. The GhG impact of using groundwater equals 1,479 metric tons CO2 per year – the equivalent of 500 homes equipped with solar panels.

This analysis made it clear that a more compact design with less landscaping would save money and reduce impacts. In the case of Restoration, they removed the expansive turfed landscapes from the design.

At this point in the Envision Alachua process, we are trying to quantify impacts and figure out what the long-term strategic implications of the design are, and how we are going to live in the community.

In East Alachua County, there are three possible land use scenarios:

- 1) Current zoning (5-acre lots with well and septic)
- 2) Business-as-Usual Development: Medium density (i.e., quarter-acre lots with sewer and conventional stormwater)
- 3) Resource Efficient Development: High density (i.e. clustered development, smart growth, transit-oriented development, agricultural urbanism, distributed stormwater treatment, etc.)

Pierce said that in the case of Restoration, he doesn't believe the developer even considered how much money could be saved on road construction alone with a more compact design. He also questioned how willing people would be to seek out rural development patterns when gas costs far exceed current costs. What happens when gas costs \$10 a gallon?

Charles Lee made several points. He said he did not hear talk about the advent of reclaimed water. He shared that he has migrated from being an early adopter of reclaimed water to a very firm belief that it's a snare and a delusion. He believes that we proceed to waste it and use it to perpetuate our current habits. Reclaimed water broadcasts the nutrients that pass through our water system across the landscape. We are putting these back into our aquifers. We need to rethink how we use reclaimed water. We need to break it down and return it to the whole system.

Few of us realize how lawn and landscape irrigation has fundamentally changed over the past 20-30 years. Irrigation used to be a luxury; it is now almost a mandatory inclusion in every home product. This has magnified water use throughout the state. We have moved the decimal in the wrong direction, and have to get away from this. In Phoenix, Tucson and Austin, the public utilities will come in to remove customers' lawns and re-landscape the whole house at no cost, since the water savings over time will more than cover it.

Steve Seibert asked Pierce what role the market plays in these choices. Pierce replied that the acceptance factor is an unknown. The millennial generation has changing attitudes about housing. For example, the number of people attracted to golf courses is declining. How do we respond to the people who like Wi-Fi and Starbucks?

Vivian Filer asked how private pools and car washes fit in to this. Pierce answered that he was sure they have an impact. Vivian inquired further to ask, when we look at higher density, are we also looking for a community that includes one pool? Pierce replied that his analysis simply shows the impacts; it doesn't dictate that you have to go one way or another.

Charles shared that some realtors are now looking at pools as undesirable and a cost sink. They perceive that if they want to move a house with a pool, they should fill in the pool since it's no longer a selling point. There is a thriving business in pulling permits and demolishing/filling in pools.

Pierce also invited TAG members to provide him with input to help shape his study, asking what each wanted to see within the study.

VII. Discussion of Potential Sector Plan Land Use Program and Development Patterns

For the next segment of the meeting, Daniel introduced Tim Jackson, Kittelson and Associates, to discuss the potential land use program and patterns. Tim was joined in his presentation by Mike Dennis of Breedlove, Dennis and Associates (BDA).

Tim reviewed the requirements of the Sector Plan process. He reviewed the long term master plan map from March 2013 which showed 4 land uses: urban, rural, conservation and agriculture. He reviewed the key conservation corridors and described the rationale behind the development of the map.

Mike Dennis went out in the field to check some of the lands and they got additional information from other processes, such as Farmton. He mentioned the importance of including resource-based open space, which is open space for the purposes of natural resources rather than recreation. Tim described how this has informed the evolution of our thinking since the last meeting. As a result, the May 2013 map maintains the same minimum number of acres within conservation, but takes a different approach.

Charles Lee noted that 25% would be in resource-based open space. This allows the opportunity to integrate walking or biking trails within the conservation lands.

Tim noted that of the 60,000 acres, 15% end up being urban. This previously included 1,500 acres in jurisdictional wetlands. The previous thinking was that connected wetlands and wetlands greater than 40 acres would be included.

Charles Lee pointed out that one driving point in Farmton was to look at the entire resource base, not just the wetlands, to ensure the best lands were protected.

Tim showed a map of the conservation lands in the County then added Plum Creek conservation lands. He then overlaid the proposed conservation lands from the Framework map to show what would be added as a result of the Sector Plan. The Sector Plan adds almost

25,000 acres of conservation. Next, Tim reviewed a map showing the statewide and regional linkages and how the framework map would support these efforts.

Tim then reviewed a chart of preliminary land uses. He noted that agriculture is included in all the land uses. Scott Koons questioned the inclusion of agriculture. Tim responded that it could just be silviculture. Daniel suggested we make more of a distinction between the two.

Charles responded that in Farmton, the types of agriculture and silviculture allowed were more narrowly defined. We definitely want to make sure the land is not split into one-house-per-five-acres. He assumes that Plum Creek will be in charge until the land is sold off or there is some agreement as to the development of these lands. They would remain in silviculture until then. Scott asked what the restrictions are on the easements in the Lochloosa area. Greg Galpin replied that there are none.

Daniel summarized the direction from the group as follows: we need to be more specific on the agriculture and silviculture uses in the land uses and we should add silviculture to the urban areas. Tim added that the only agriculture that would be allowed is agriculture that would respect the resource value of the land. If this wasn't possible, it would not be allowed.

Scott Koons commented that the line between conservation and agriculture seems very blurred. Charles responded that in Farmton, one of the features governing the sets and subsets of the permissible uses are things that are governed by the Conservation Management Plan (CMP), which has much more detail on what is allowed and how it is implemented. We don't want to have restrictions too tight, but they need to be tailored to the conditions on the ground. It may also include some "enforceable exceptions." Utilities were noted as an example (and they should be added to the list of uses). He commented on how solar power was accommodated.

Jim Maher responded that we need to maintain or enhance the environmental value of the land. We have to make sure it doesn't decrease.

Steve Hofstetter explained that we would be looking for similar details. Missy Daniels explained that the definition of agricultural use is currently broad and includes silviculture. A few things are not included

(i.e., hot lots). Steve Hofstetter recommends that urban includes silviculture.

Ana Richmond reminded the group that Farmton is doing an amendment. They are not doing a Sector Plan - it's a master incremental Development of Regional Impact (DRI).

Tim explained how the numbers would add up when the uses shown in the framework map are implemented. Today Plum Creek has 60,116 acres (in unincorporated Alachua County), of which 35,974 are rural/agricultural, 22,855 are in conservation easements and the remaining 1,287 acres comprise the Hawthorne Urban Reserve.

The long-term master plan framework removes the one-dwelling-unit-per-five-acres rights from the rural/agricultural land and converts it to conservation, which represents a potential additional conservation easement of 23,168 acres. At a minimum, 1,423 acres become urban resource-based open space. If we pull out the 10,164 acres of urban land, approximately 10% may be urban agriculture, 14% urban resource-based open space and 21% urban open space and recreation.

Scott Koons noted that at the end of the day, this plan doesn't increase the number of units entitled. Tim noted that this was not the approach taken; rather, our focus was economic development, but it appears that's how the numbers work out. It's a good result regardless of how it came about.

Charles Lee pointed out that in Farmton they created substantial additional residential uses. This design is more oriented to industrial and job creating uses. Daniel explained that this is why the Transfer of Development Rights (TDR) rationale doesn't apply.

Daniel noted that this points to a general issue, which is that when we think of development, there is a bias toward thinking of residential. We have even had to retrain our team to emphasize economic development instead. We also have to use different words since terms such as "industrial" conjure up a picture of 19th century industry, not 21st century progress.

Tim presented information about major linkages and where the properties promote regional connections. Once we've located these, we can look at the East County scale and what can be done there. We have identified major linkages and the creek system. At some point, we have to put a plan together and get it approved, and we have to

have certain specificity to accomplish this. We need to look at several things. We don't have jurisdictional determinations on the wetlands yet, so we are working with the best information we have. We also don't yet have the details of the actual design for the lands as they are used by people versus the natural environment.

Mike also presented some aerial photos which showed the major landscape linkages in this area (on the east side of the lands available). They are not areas of the highest value, although there may be some upland areas that are of high value. This assessment will likely be done by the design team. He did field work and looked at studies. He noted an existing wetland and a ridge. The wetlands drain into a series of ditches. This is not as significant a linkage as some others; however, it is an area that merits special consideration.

There has always been a management plan book that lays out what will and will not be done. It's not sound policy to color an area green for conservation and not describe how it will be managed long-term. He envisions that there will be a management plan developed for the green areas, and it will include the other DSAP areas. The guide will have the benefit of being informed by additional information and studies.

One last thing Mike noted was that in looking at the entire framework, there were a few areas that had potential for other activities. For instance, he identified an area that had environmental qualities. As we move forward, we can look at this area and others like it in more detail. First, we have to get the Sector Plan approved and start working on the detail in the DSAPs.

Steve Hofstetter asked the data source for identifying the wetlands. Mike stated that we used the St John's land use map and wetland layer. We have also done a revision based on photo interpretation and ground truthing.

Jim Maher asked whether Mike envisions including any mitigation banks in these conservation lands. Mike replied that it hasn't really been discussed. Wetland impacts will need to be assessed, and there will need to be mitigation for these impacts. The opportunity is to figure out meaningful, quality mitigation to achieve no net loss of wetland function. It will even go beyond that and put the landscape back together so that it is sustainable long-term. Tim reminded the group that we have 60,000 acres to work with.

Mike noted that there is another whole scope that has to do with the environmental permitting part of the process, and how this is dealt with from a regulatory standpoint.

Steve Hofstetter challenged them on the need to look at the western connector. This is where the corridor is most highly functioning today. There should be some connector through that area. If we are channeling everything into this corridor, the weakest part of the corridor is the narrowest point.

Mike replied that there's not a "big green" sector plan type of link. Daniel pointed out that Plum Creek doesn't own some of the land needed and can't speak for these landowners. Steve Hofstetter said some protection standards are in place. Highway 20 is really wide, and some animals can cross it since it is really quiet. But that may not continued to be the case as it develops, so he wants to see strategies for improved corridor crossings. Mike added that there was one small culvert area that had an 8-foot alligator in it.

Laura DiGruttolo added that, even if there is nothing obvious or ideal that came out of the field work, there is value in including upland areas around the isolated wetlands to provide opportunity for wildlife passage. Even if it remains in silviculture, there are natural areas to maintain the connections. Mike noted that the key is determining what it is being designed for, and what is the width - 2,000 feet has been suggested so far. Passages are also species dependent.

Ana Richmond noted that the Sector Plan process is a two-step process. The conservation areas we are identifying upfront are shown on the framework map. We can add a framework that describes a potential corridor when further planning is done. We can include it as a policy.

Charles Lee noted that the long-term viability of wetlands in an urban setting is determined by their manageability. Thirty years later, you may not have saved much. A much better approach is to start with a manageable plan that considers hydrology and stormwater systems, and can be put into a management plan.

Justin Williams commented that we seem to keep missing the point that Plum Creek is willing to trade off all of this conservation. Justin described a previous experience that involved a wetland, in which there was a price set at the expense of the wetland. Here we have an opportunity for a trade and can look at what we will get for filling in

some green on the southwest corner. Jim Maher replied that's why he suggested the mitigation bank strategy.

Charles Lee said that this moves us away from the Sector Plan process and into the permitting process. He noted that preservation gets you very little credit; you have to meet the UMAM (Uniform Mitigation Assessment Method) requirements. You have to do something to generate credits. You may not have to set up a bank, but it will require "lift" which you get by restoring wetlands and bringing water back to the land.

VIII. Potential Land Use Program

Daniel introduced Fred Merrill from Sasaki, who reviewed the mix of land uses that had been discussed and how we created a development program. He reviewed a chart that described the program and related assumptions, and showed a comparison to other "brain hub" cities. ("Brain Hub" cities boast a large concentration of highly-educated workers, especially scientists, engineers and business entrepreneurs holding bachelor's degrees or higher. They are home to at least one major research university. Brain Hub cities become magnets for venture capital from local and national firms that identify and invest in university-related spin-off companies and business incubators. The case study on "Brain Hub Cities" is posted on the Envision Alachua website.)

Fred noted that this is going to be a new type of Sector Plan, one that is driven by economic development rather than residential development. He then reviewed the economic progress corridor, which is in the early action part of the project. He reviewed the draft DSAP shown in March. Comments made by the Task Force indicated that we should have more mixed use and less residential development along the road. Next, Fred reviewed a revised version of the draft map and related numbers. This will become the basis for the future DSAP.

Allowed uses in the mixed use zone will include:

- Research and development
- Institutional / educational
- Commercial
- Logistics / warehousing
- Advanced manufacturing / light industrial
- Agri-technology
- Retail

- Residential
- Civic

Fred went on to show a chart giving the proposed densities for the various urban land uses, including dwellings per acre and floor area ratio (FAR). The chart did not include single-family dwellings, since this is not an emphasis, but they should probably be added.

Charles Lee commented that density is the friend of the environment and of efficiency. Daniel said that it works as long as the market will accept it. Charles noted that we can conserve more land if we do more with each acre we develop.

Vivian Filer stated that she supports the density issue. She asked, how do we take into account how people can grow their own food? The reply was that urban agriculture is included in these areas.

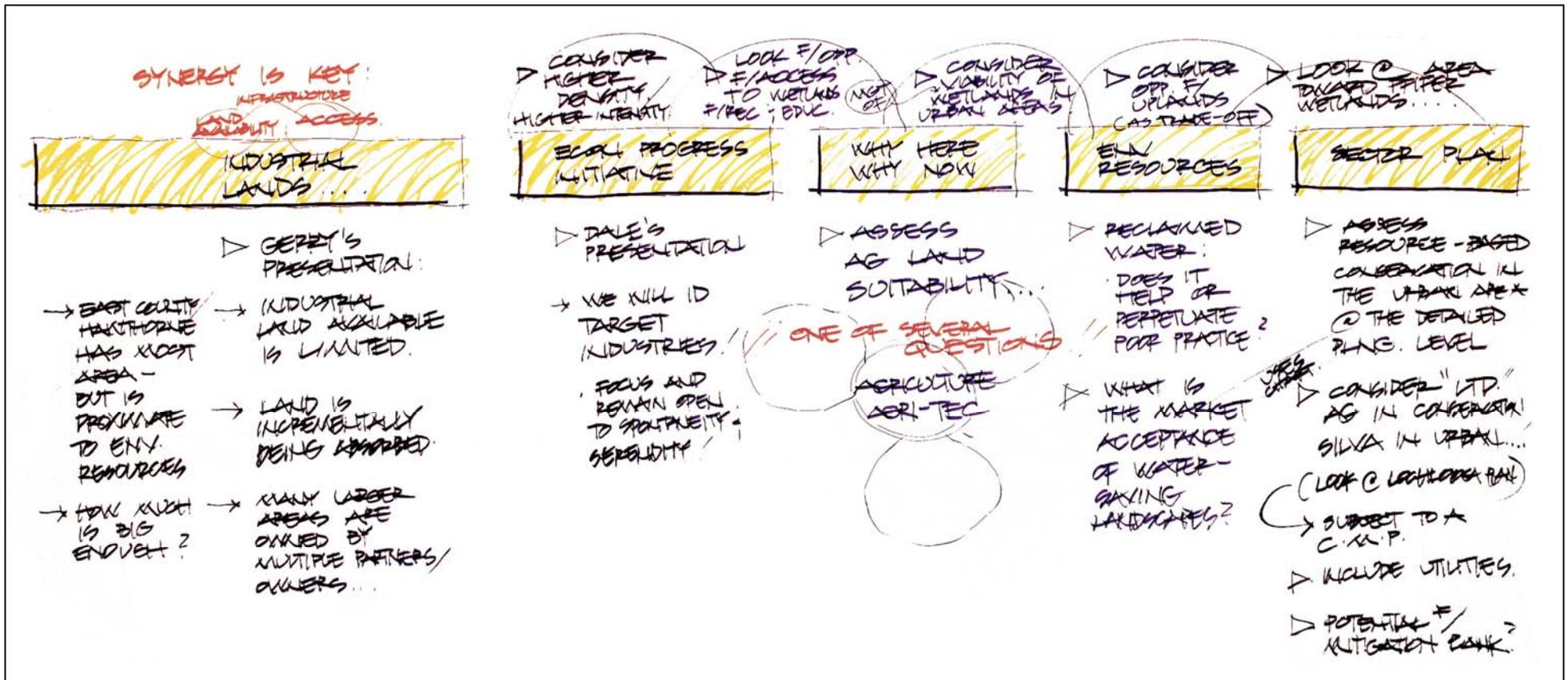
Fred presented a new vocabulary that has been developed for the group's consideration, consisting of the following development patterns:

- Major center
- Minor center
- Agriculture center
- Corridor

Fred then reviewed some conceptual drawings of these development patterns. He noted that this will be a new type of place, with all these distinct developments assembled together. That's what will make it unlike any other place in the country. He explained how it includes the notion of integrated uses with connections and linkages to the natural environment.

IX. Summary and Next Steps

Daniel showed some of the recent media coverage of Envision Alachua and brought the meeting to a close. Todd thanked everyone for their participation, and reminded the group that a fifth TAG meeting will likely take place in the fall when will have our materials for the application ready.



Envision Alachua Technical Advisory Group
Meeting #4 – May 16, 2013