

# **WELAUNEE PARK SYSTEM PROPOSAL**

## **FAIR TRADE FOR PUBLIC INVESTMENT AND CONVERSION OF RURAL LANDS TO URBAN**



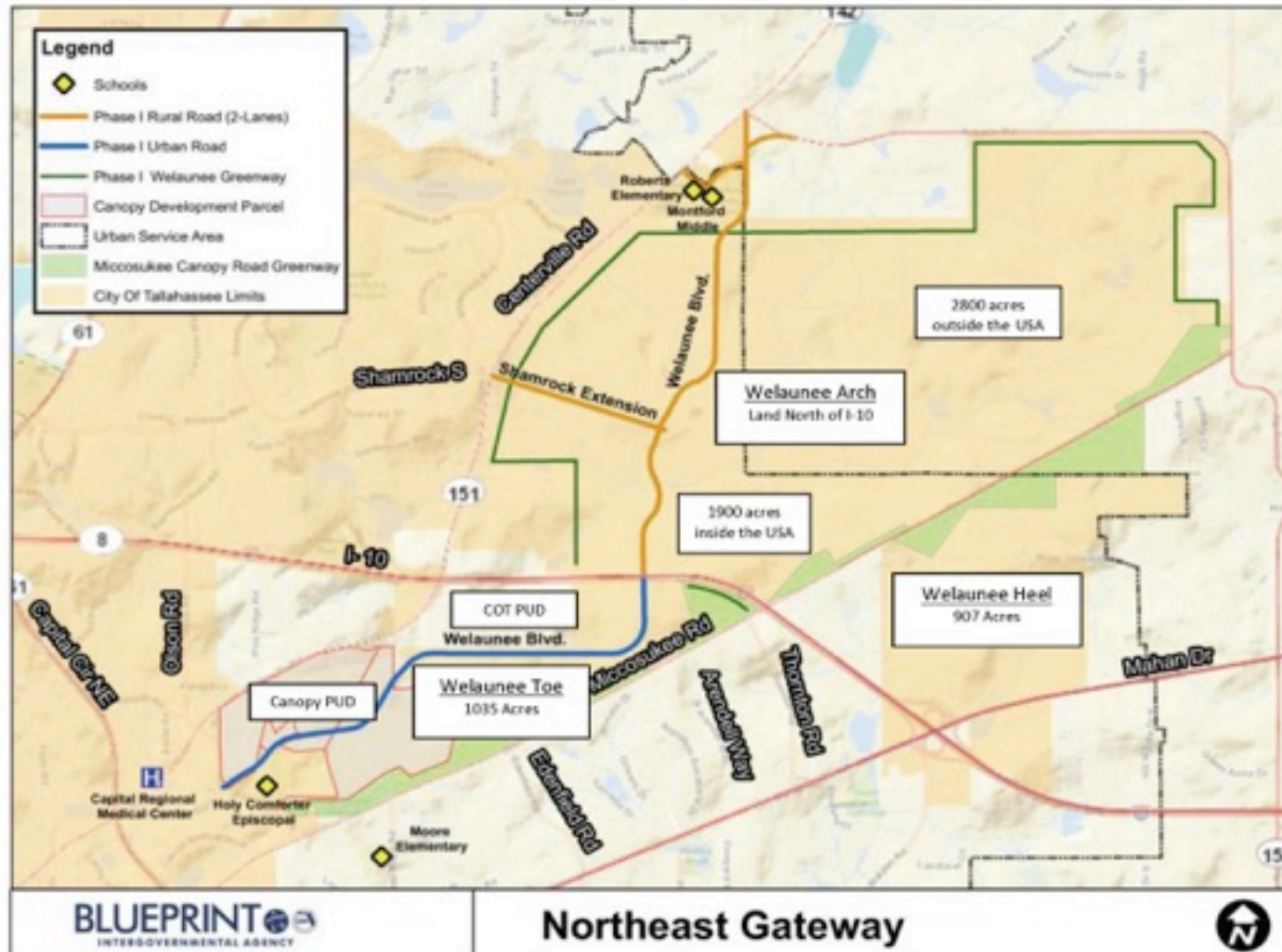
**ON BEHALF OF THE BOARD OF DIRECTORS OF KEEP IT RURAL**

**PAM HALL, BOARD MEMBER AND CHIEF ARCHITECT  
JEFF A. BLAIR, PRESIDENT**

# **KEY POINTS**

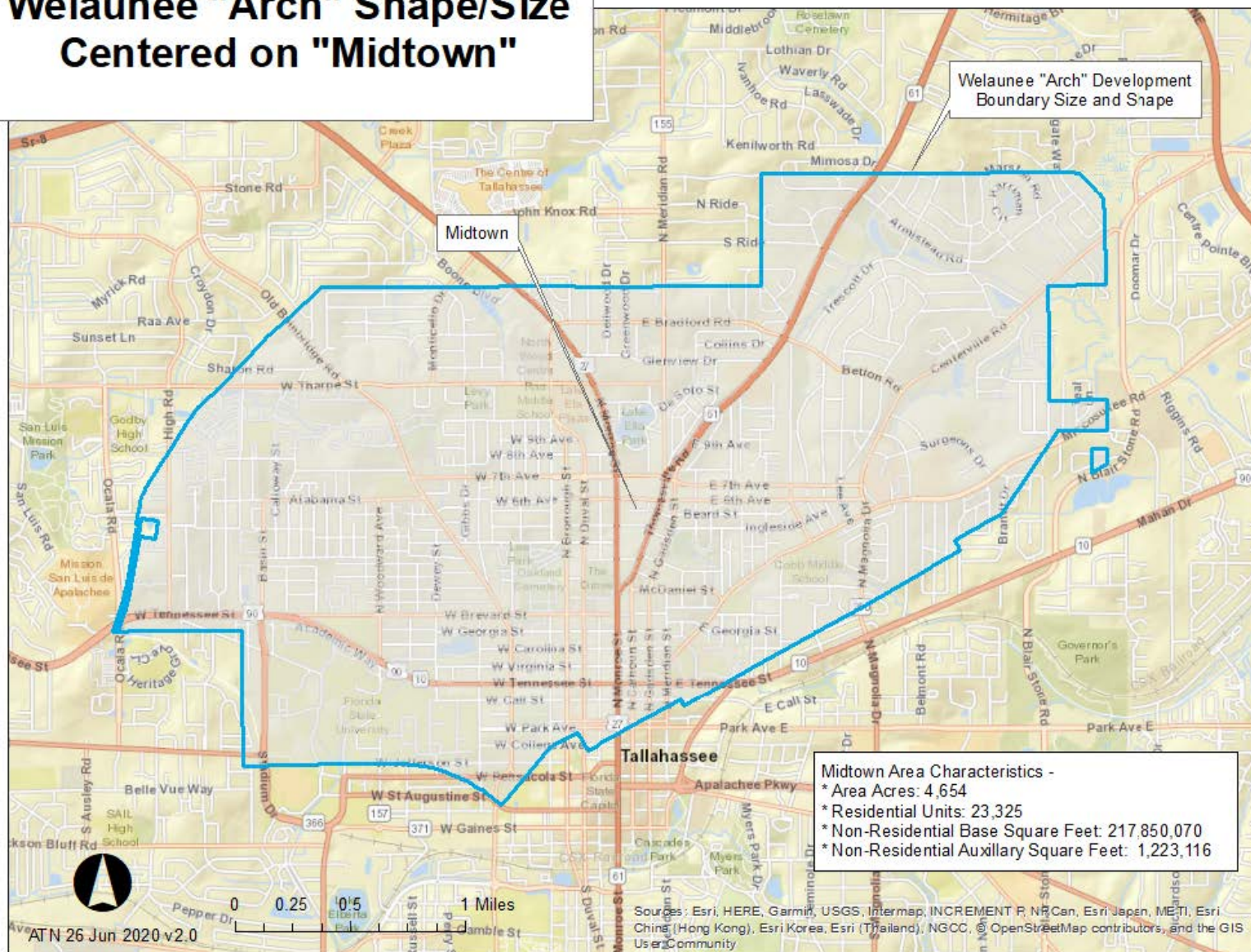
- **OVERVIEW OF THE ISSUE**
- **KEY TIMELINES AND MILESTONES**
- **THE TRANSMITTED MASTER PLAN**
- **KIR PARK PROPOSAL– FAIR TRADE FOR PUBLIC INVESTMENT**
- **EXISTING MASTER PLAN PROBLEMS**
- **PROCESS – HOW TO MAKE A DECENT MASTER PLAN**
- **CONTENT – WHAT A DECENT MASTER PLAN SHOULD HAVE**
- **PLEASE JOIN US – WHAT YOU CAN DO**

# The Welaunee Arch Overview





## Welaunee "Arch" Shape/Size Centered on "Midtown"





# WELAUNEE ARCH TODAY





# WELAUNEE CANOPY DEVELOPMENT



# WELAUNEE CANOPY DEVELOPMENT



# OVERVIEW

- City Comp Plan amendments up-zone 2800 acres from rural to high density suburban and mixed use and then combined it with other huge parcels for a total of **4700 acres of new development called the Welaunee Arch.**
- **Tax payers will spend \$47 million for roads and \$40 million for an interchange at I-10.**
- **In exchange the Welaunee landowners will provide ~\$2 million in right-of-way (ROW).**
- BTW – the Miccosukee Greenway was NOT a donation. It was a purchased for \$4.2M for 502 acres (and a good idea!).
- **Is this Development for the future of Tallahassee residents or for future of the landowners estate? Can't it benefit all of us and the landowner too? We are proposing a Win-Win-Win-Win.**

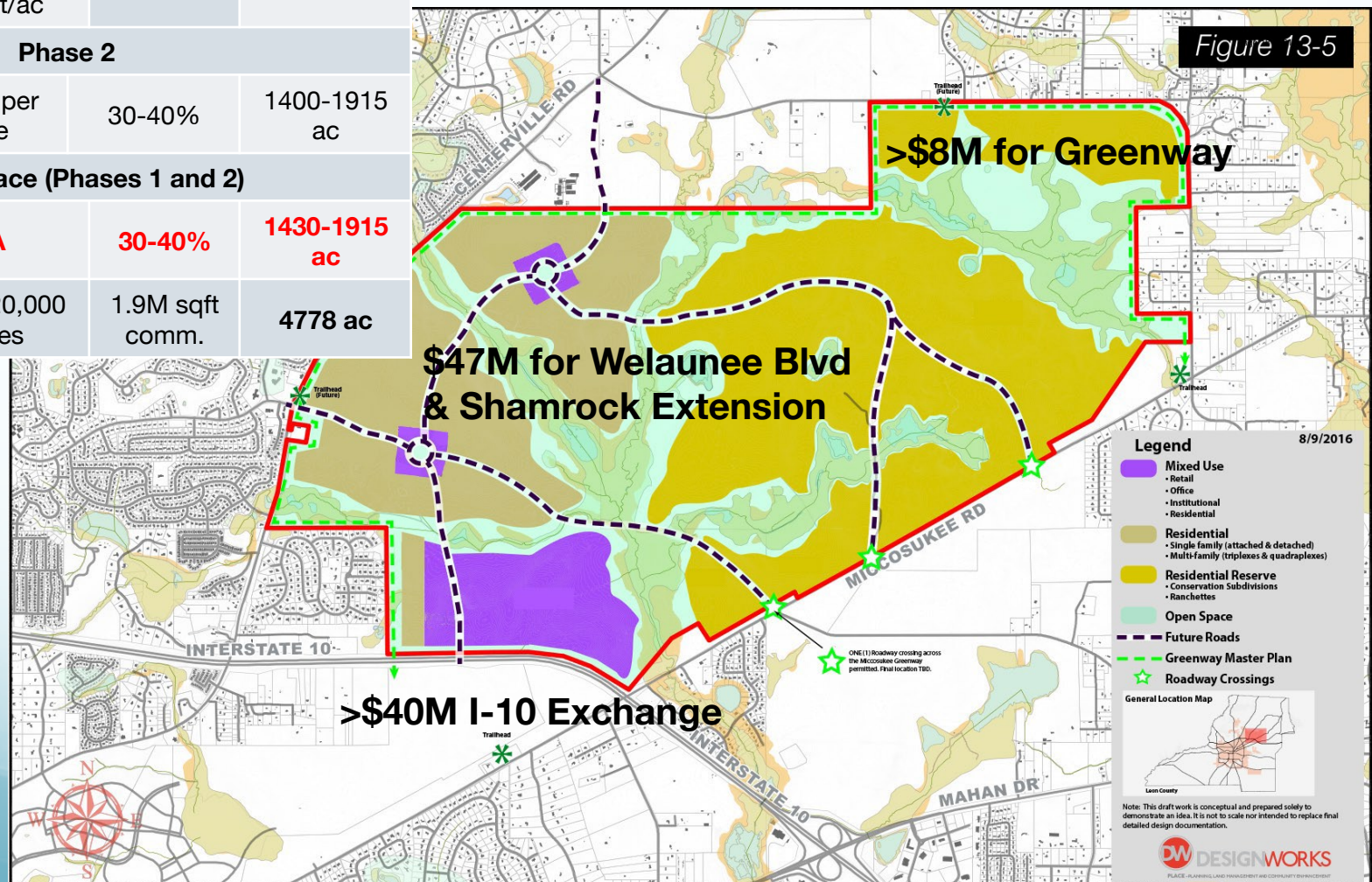


# TIMELINE

- **Welaunee and City sign multiple Urban Services Development Agreement** in 1990, 2006, 2016, and April 8, 2020 **each time in favor of the landowners and seldom for the Public's benefit.**
- Changes include requiring the City to submit and pay for all the expenses of Comp Plan amendments and Master Planning.
- April 8, 2020 amendment requires that the land donation for the I-10 Interchange and the **right-of-way (ROW) for the Northeast Gateway** be tied to adoption of Master Plan and up-zoning. **For the last 30 years these lands were a donation but now they are tied to ROW.**
- May 26, 2020 Joint City-County Commissions vote to transmit Welaunee Arch Comp Plan amendment to State for review.
- July – Aug. 2020 Planning Department staff hold charrettes on WAMP.
- Sept. 9, 2020 **City votes** to conduct Joint Workshop on October 13, 2020 **and to seek extension of adoption deadline from State.**
- Sept. 15, 2020 **County votes** to conduct Joint Workshop on October 13, 2020 **and to conduct the adoption hearing on Nov. 10, 2020.**

Land Use District	Maximum Density/ Intensity	Allocations of Land Use	Estimated Acreages
Phase 1			
Residential	10 DU/ac	15-25%	715-1200 ac
Mixed Use	20 DU/ac	5-10%	95 -195 ac
	4000-20,000 sqft/ac		140–290 ac
Phase 2			
Residential Reserve	6 Unit per Acre	30-40%	1400-1915 ac
Open Space (Phases 1 and 2)			
Open Space	N/A	30-40%	1430-1915 ac
TOTALS	15,000-20,000 houses	1.9M sqft comm.	4778 ac

# WELAUNEE MASTER PLAN LAND USE TRANSMITTED VERSION



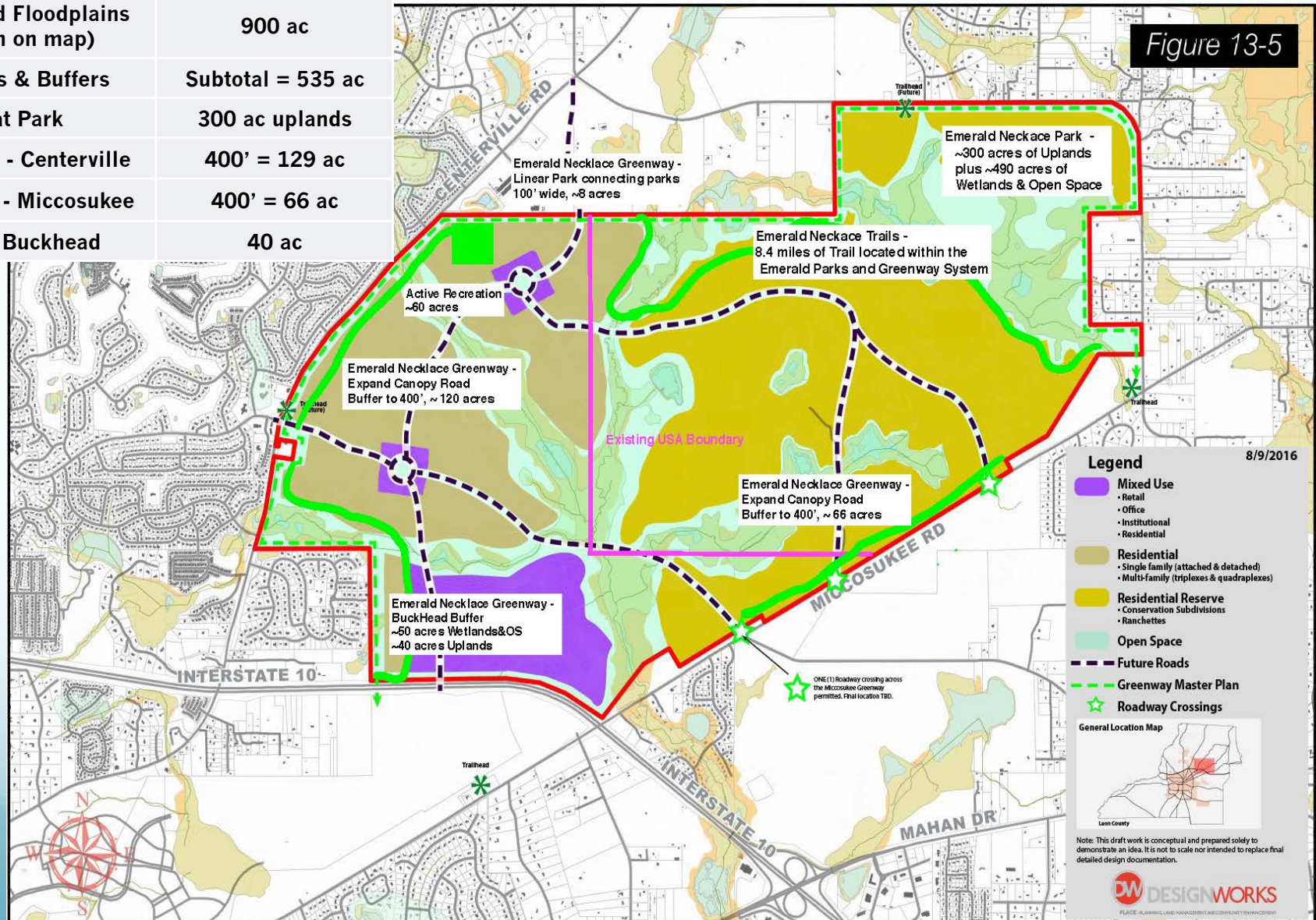
# FAIR TRADE FOR PUBLIC INVESTMENT

- Converting rural land to urban density must only be undertaken in fair trade for significant public benefit. The Welaunee Park System!
- **Open Space** 1400-1900 acres (30%-40%) as in the transmitted MP.
- **Habitat Park** 1400 acres minimum:
  - Preserves wetlands, floodplains and rare forest types;
  - Variety of habitat and corridors for wildlife, birds,
  - Prevents flooding, recharges aquifer, protects surface water; and
  - Provides recreation: hiking, walking, biking, horses.
- **Canopy Road Buffers:**
  - Connects to large parks to the west and south;
  - Adds at least 9 miles to Greenway Trails;
  - Adds huge value to homes in Welaunee; and
  - Greatly improves the Tallahassee park system for everyone.
- Buffers existing development – Buckhead.
- Prevents suburban push into Rural lands.
- Stormwater Management – Integrated with roads and open space.



# KEEP IT RURAL'S PROPOSED WELAUNEE PARK SYSTEM

Open Space Budget	Total 1400-1900 ac
Wetlands and Floodplains (as shown on map)	900 ac
KIR - Parks & Buffers	Subtotal = 535 ac
Habitat Park	300 ac uplands
Canopy Road - Centerville	400' = 129 ac
Canopy Road - Miccosukee	400' = 66 ac
Buffer for Buckhead	40 ac



# THE REVISED MASTER PLAN

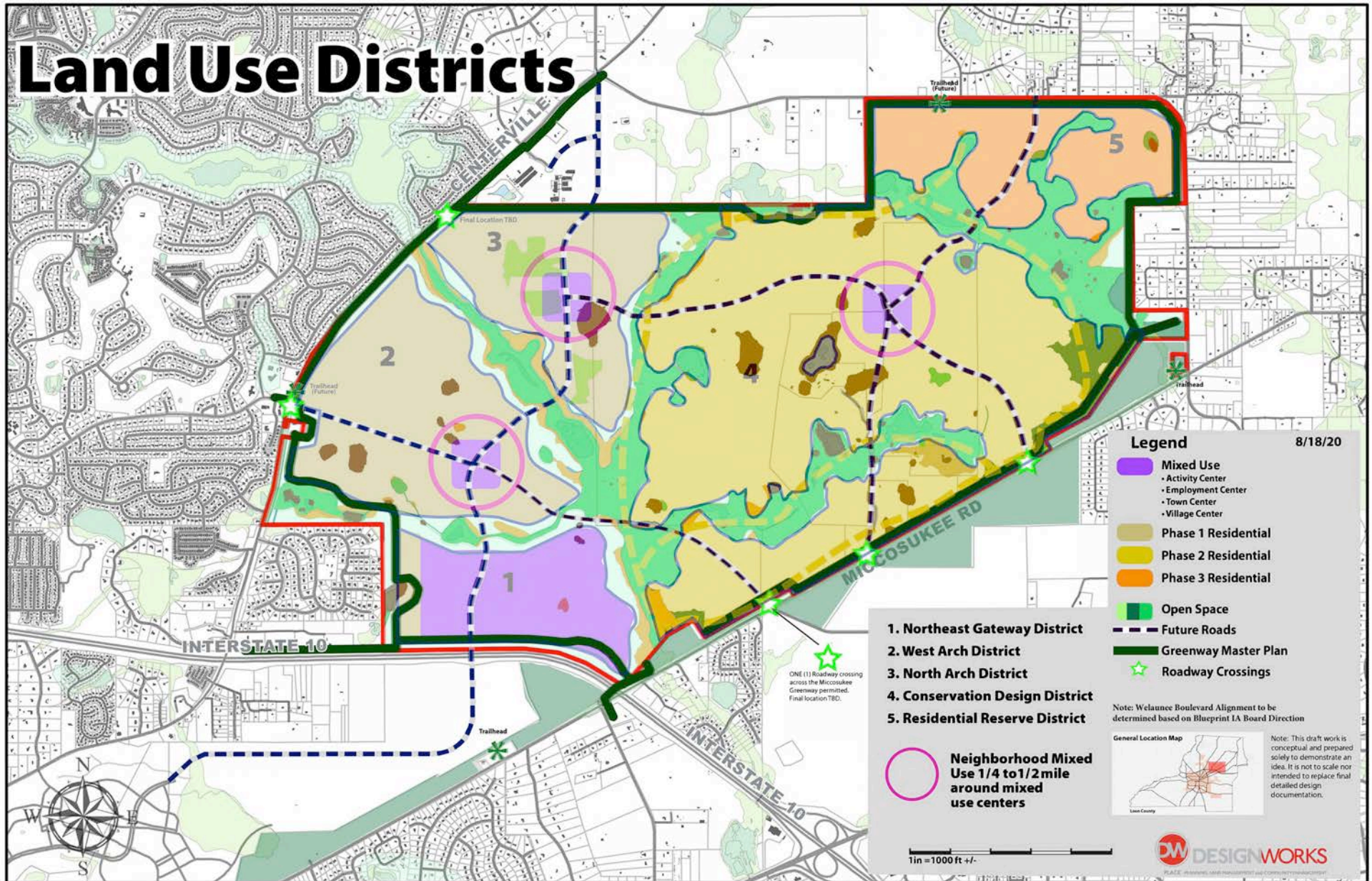
- **After** submittal to State and much lobbying from the public, Planning staff was directed to conduct virtual public charrettes and respond.
- Revisions are too vague, conceptual, and permissive about important policies and then much too regulatory about how to achieve these vague directives. Lots of “where feasible”, “as much as possible”, “as appropriate”, and went from 9 to 20 pages of text.
- Land Use Districts have HUGE range of allowable acreage, density/intensity and mixes – almost anything goes!
- Mostly done PUD by PUD – piecemeal for just about everything!
- Phasing: Actually Isn't !
  - Phase 1 is all on BP Roads and can begin immediately.
  - Phase 2 can begin when very little of Phase 1 is done.
  - Phase 3 is the same, when very little of Phase 2 is done.
  - Anywhere can be developed in 15 years no matter what!

# REVISED MASTER PLAN PROBLEMS

- **KIR Welaunee Park System ignored, Open Space requirements removed.**
- Requirement for total acreage for Open Space is **DELETED.**
- “Park” land is cobbled together from undevelopable land such as wetlands and floodplains and set asides from clustered subdivisions designs.
- Create “as development goes forward” – PUD by PUD.
- Can be public or privately held.
- Every piece will have a separate (and unequal!) Management Plan: how to do controlled burning to manage North Florida forest types due to patchiness of set asides and density of suburban development ??
- Stormwater done on PUD by PUD basis, too!
- No coordination with Blueprint funded road building.

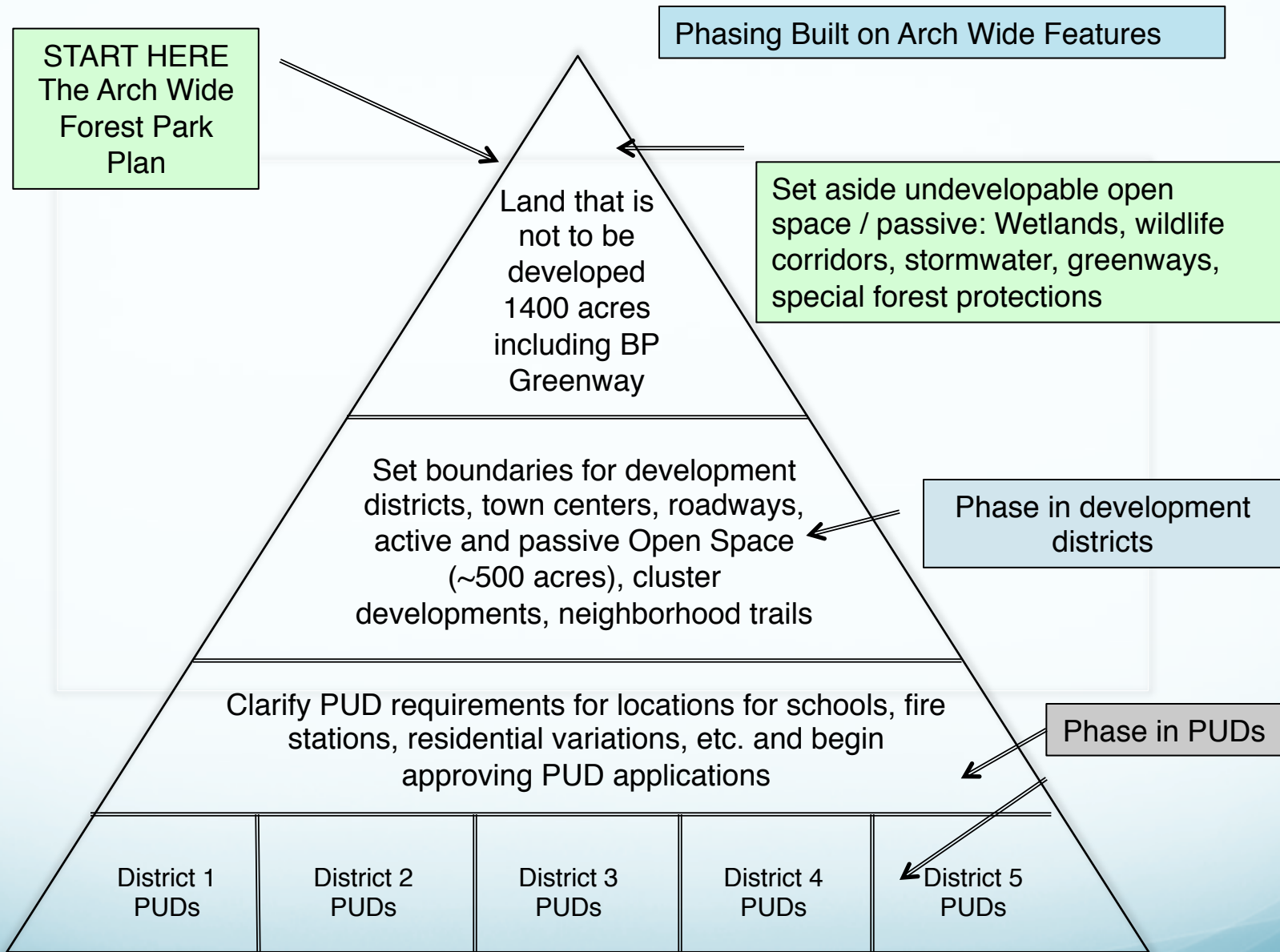


# REVISED MASTER PLAN LAND USE



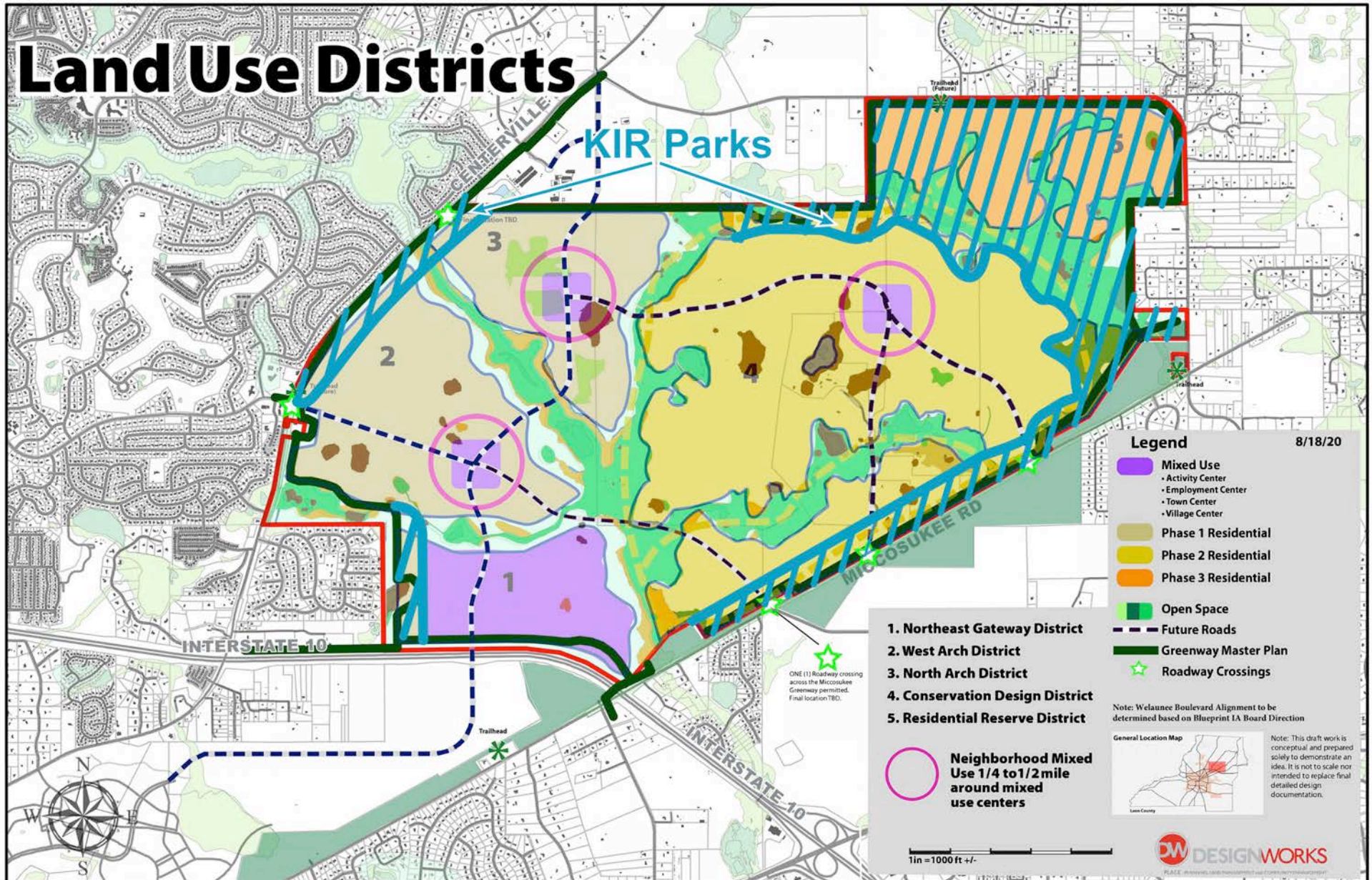
# CONTENT – WHAT A MASTER PLAN SHOULD HAVE

- **An Arch-wide Park System and Natural Features Preservation:**
  - 1400 acres of connected habitat park;
  - 500 acres of parks in residential/mixed use area;
  - Trails, bikes, horses and active recreation area;
  - Street trees EVERYWHERE; and
  - Designated BEFORE any PUD so it actually is achieved!
- **A Regional Stormwater Management System:**
  - Integrated with Blueprint roads;
  - Prevents flooding outside of Welaunee; and
  - Provided developers with more options for building.
- **Housing and Transportation for Diverse Socio-Economic Groups, Integrated Throughout the Development:**
  - Objective: 25% of all housing for median income and below;
  - Objective: 20% trip “capture” rate, lots of transit, fewer cars; and
  - A grid system like Mid-Town, not cul-de-sacs like Thomasville Rd.





# REVISED MASTER PLAN LAND USE WITH PARKS!



# PROCESS – MAKING A GOOD MASTER PLAN

- **For the Workshop October 13th:**
  - Staff analyze and summarize public opinion from the charrettes rather than the hard to understand staff text changes.
  - Commissioners set the overall direction and explicit components of the next WAMP revision:
    - Should there be a big natural park system?
    - Should stormwater be regional and coordinated with roads?
    - Should housing be affordable for average families?
    - Should there be viable alternatives to cars?
- Conduct a Joint City-County Commission meeting to evaluate and decide on staff's revisions - likely in November.
  - Once the revisions are sufficient, **only then** schedule the adoption hearing - likely in December.
- Allow real-time virtual public comment for all workshops/meetings even if they are conducted in-person.



# THE PLAN SHOULD BENEFIT THE COMMUNITY

- **In Summary:**
- We are asking that the workshop provide sufficient time for staff to summarize and prioritize public input, for the Commission to provide direction, and for the public to have the opportunity speak on the revised Welaunee Arch Master Plan (WAMP).
- We are asking that the Joint Commissions embrace an explicit policy that the conversion of rural land to urban density – in **ANY FORM** – shall only be undertaken in fair trade for significant public benefit.
- **The Welaunee Arch Master Plan:**
  - Should delineate and set aside a comprehensive, integrated system of conservation and park lands – **The Welaunee Park System**.
  - Require housing for diverse socio-economic groups, integrated throughout the development.
  - Provide alternatives to car reliant transportation.
  - Include a gridded interior road system.



# THE PLAN SHOULD BENEFIT THE COMMUNITY

- These lands must be set aside before they are sold off as small parcels and we lose the opportunity to protect habitat for animals, sensitive wetlands and parks for people.
- The WAMP should be amended to reflect this requirement in text and map formats, and codified accordingly in the Comprehensive Plan.
- The Northeast Gateway design should be coordinated with the WAMP to avoid fragmentation of the Welaunee Park System.
- KIR's **Welaunee Park System** is a **Win-Win-Win-Win-Win** proposition:
  - A win for the landowners;
  - A win for developers and builders;
  - A win for homeowners;
  - A win for the City and County; and
  - A win for the **entire Community!**

# PLEASE JOIN US

- Please join with Keep It Rural and advocate for the Welaunne Park System.
- Contact City and County commissioners and voice your support.
- Contact City and County managers and planning directors to voice your support.
- Contact friends, neighbors, and other sympathetic interest groups to voice their support.
- Submit official public comments on the Welaunee WAMP by Oct. 12, 2020.
- Register timely and provide real-time virtual public comment during the Oct. 13, 2020 workshop.
- Please visit our Facebook page: <https://www.facebook.com/keepitrural>
- Join our listserv: Google Keep It Rural Florida, click on “Stay Informed”  
<http://lists.curg.org/listinfo.cgi/keepitrural-curg.org>
- Thank You.

# QUESTIONS AND COMMENTS



**ON BEHALF OF THE BOARD OF DIRECTORS OF KEEP IT RURAL**

**JEFF A. BLAIR, PRESIDENT**  
**PAM HALL, BOARD MEMBER**