



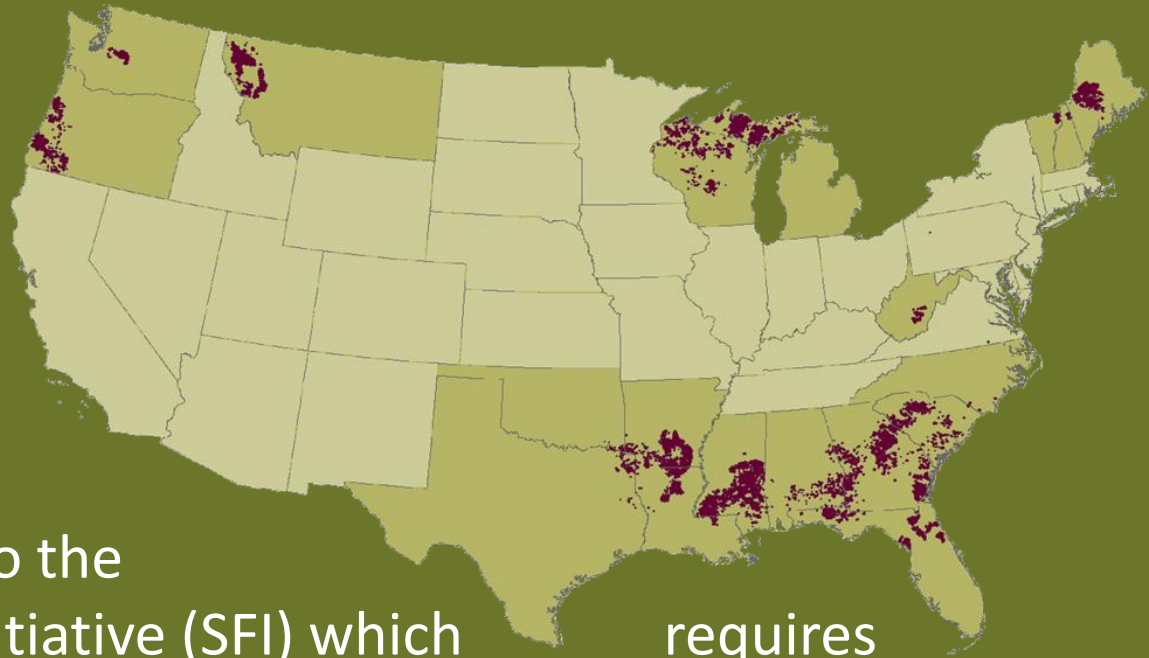
Orange Creek Water Basin Group

October 1, 2013

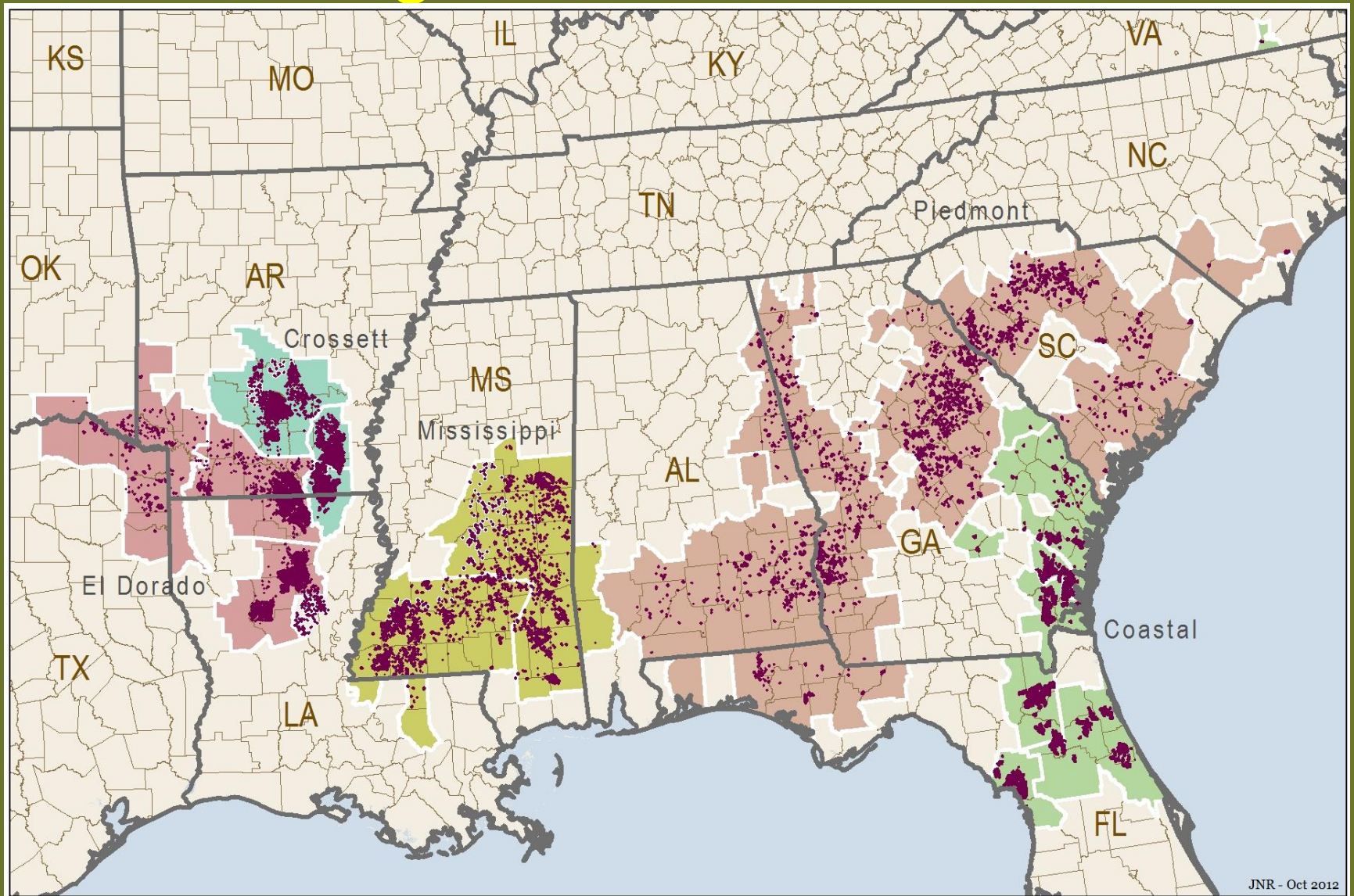
A community discussion on the future of East County

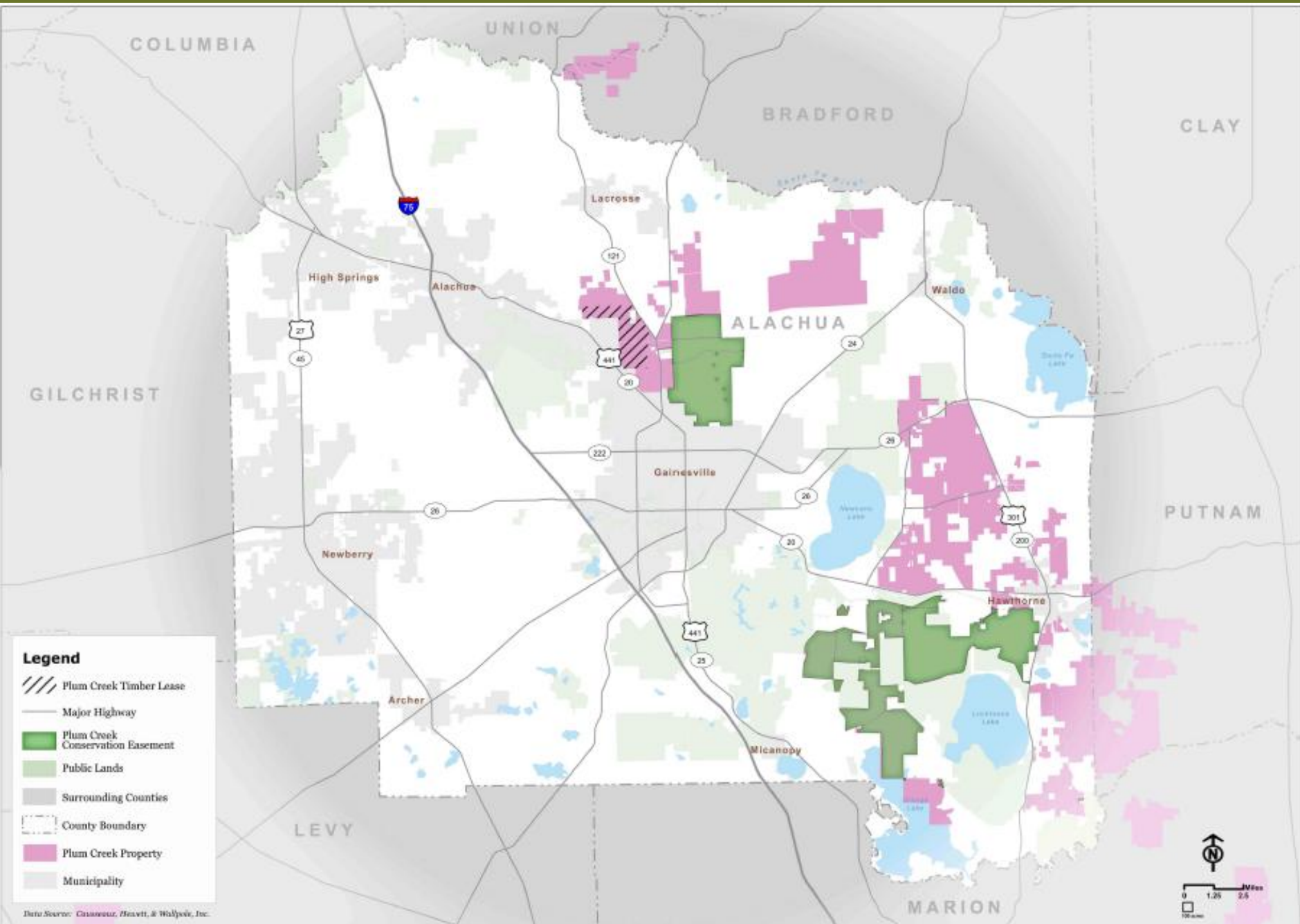
Plum Creek

- One of the largest private land owner in the nation with approximately 6.4 million acres in 19 States
- A publicly-traded real estate investment trust (REIT) managing:
 - Timber
 - Land & Real Estate
 - Manufacturing
 - Natural Resources
- Plum Creek conforms to the Sustainable Forestry Initiative (SFI) which requires third party audits to achieve and maintain certification
 - Recognized on the Dow Jones Sustainable Index



Southern Region



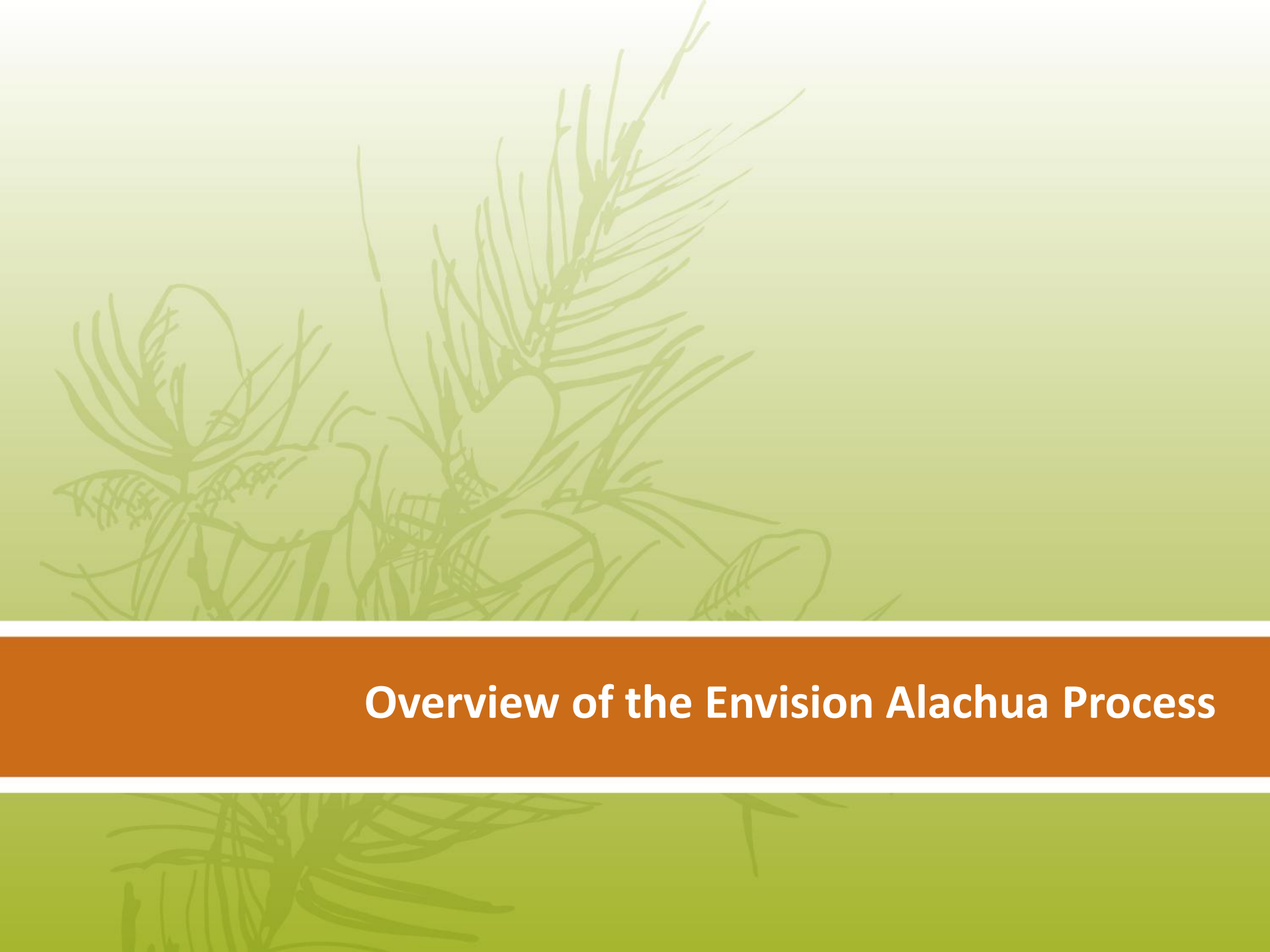


Envision Alachua: Where We Began

- Alachua County requested that Plum Creek prepare a master plan for all its lands – this was the reason Plum Creek started Envision Alachua
- Plum Creek owns 65,000 acres in Alachua County
 - 24,000 in permanent agriculture as conservation
 - 41,000 zoned agriculture for timber production
- Current land use and zoning allows 1 residential unit/per five acres (~8,000 residential units = 41,000 5)
- Community desires to focus on opportunities for the economy, the environment, a comprehensive and inclusive community

Plum Creek Lands in East Alachua County Offer A Unique Opportunity

- Plum Creek is the single largest land owner in the County
- UF is one of the nation's top 14 research universities and wants to be in the Top 10
- SFC is one of the nation's Top 10 community colleges
- Jobs are needed for ALL our residents *from the GED/high school degree to the PhD*
 - Top 5 worst income disparity gap in US, according to *US Census*
- Alachua County has unique environmental resources which are worth protecting
- Alachua County has a history of innovative planning and land conservation

A stylized, light green illustration of a plant with long, thin leaves and a central flower-like structure, set against a light green background. The illustration is positioned in the upper left quadrant of the slide.

Overview of the Envision Alachua Process

The Envision Alachua planning process to date has encompassed two phases:

Phase I: Community Vision, Goals & Guiding Principles

Spring 2011 – Spring 2012

Phase II: Long Term Master Plan Preparation

Spring 2012 – Fall 2013



ENVISION ALACHUA

A Community Discussion on the Future of East County

CONVENED BY PLUM CREEK



Web Portal

AUGUST 4



Educational Forum
(Economic Development)

SEPTEMBER 29



Educational Forum
(Conservation and Resource Management)

NOVEMBER 15



Educational Forum
(Community Design)

JANUARY 26



Educational Forum
(Univ. of Florida Community Design and Urban Agriculture Studio)

2011

2012

June

July

August

September

October

November

December

January

February

March

April

Envision Alachua Phase I Activities

- Community Task Force Meetings (6)
- Community Workshops (2)
- Educational Forums (4)
- UF Graduate School Design Classes (3)
- Public Tours of Plum Creek Lands
- EnvisionAlachua.com Website

Envision Alachua Task Force

- **Jane Adams**, University of Florida
- **Dr. Dale Brill**, ThinkSpot; Florida Chamber Foundation (former), Governor's Cabinet OTTED (former)
- **Rob Brinkman**, MTPO CAC, RCAC (former), Suwannee St. Johns Sierra Club (former)
- **Dorothy M Brown**, Windsor community
- **Edgar Campa-Palafox**, Alachua County
- **Robert Castellucci**, RoomSync
- **Dr. Karen Cole-Smith**, Santa Fe College
- **Ken Cornell**, Realtor, Broker
- **Tom Coward**, Alachua County BOCC (former), Lincoln High School (retired)
- **Edwin Dix**, Edix Investments, Inc.
- **Mike Dykes**, Cracker Boys Hunt Club, CH2MHILL
- **Rose Fagler**, Plum Creek
- **Vivian Filer**, Cotton Club Museum & Cultural Center; Shands (former); SFC (former)
- **Eric Godet**, Godet Industries
- **Tim Giuliani**, Gainesville Area Chamber of Commerce and Council of Economic Outreach
- **Dr. Richard Hilsenbeck**, The Nature Conservancy
- **Pete Johnson**, Gainesville Regional Airport Authority (former)

Envision Alachua Task Force

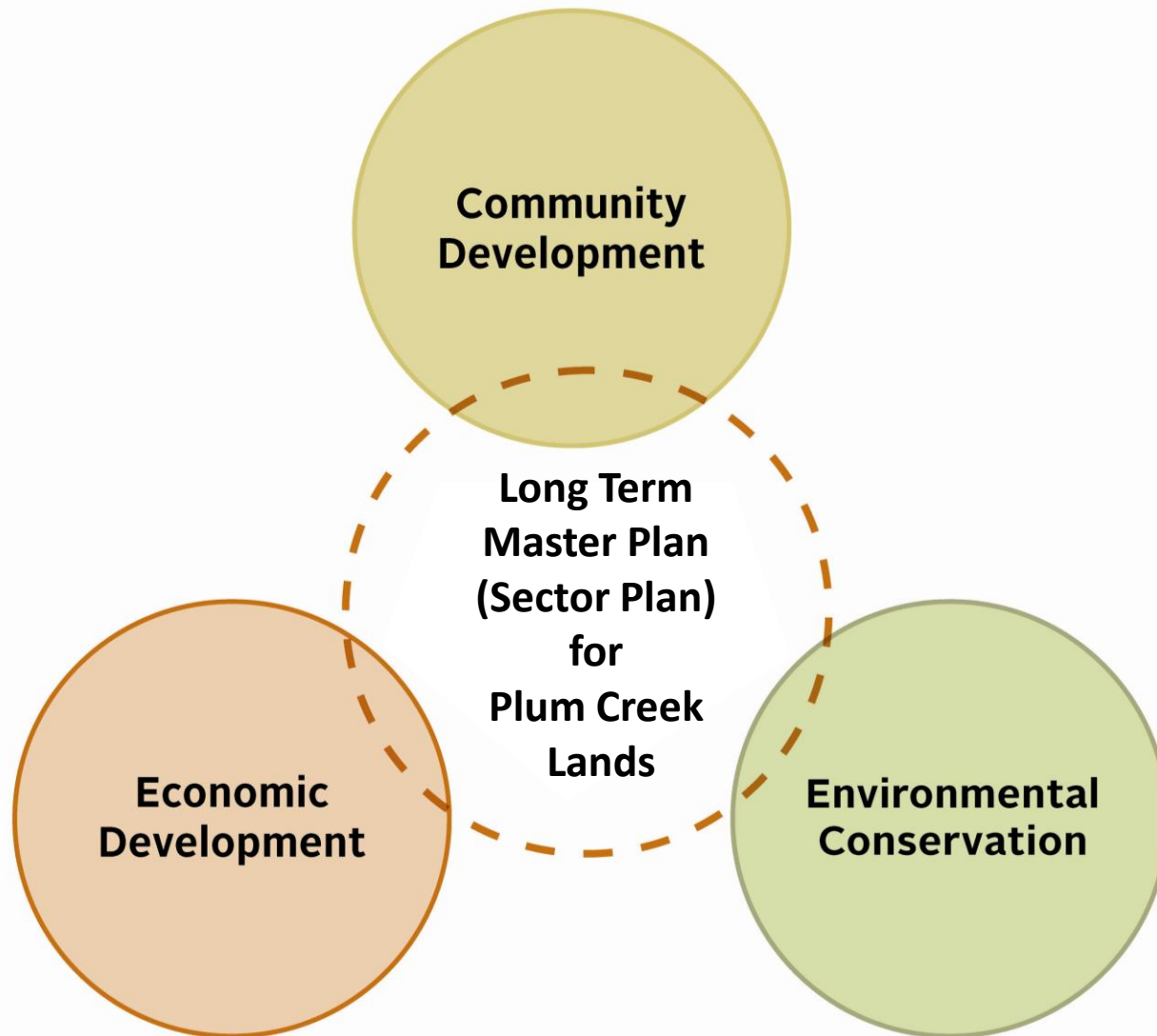
- **Dug Jones**, Santa Fe College
- **Nona Jones**, GRU
- **Scott Koons**, NCFL Regional Planning Council
- **Lindsay Krieg**, UF Health; Center for Obesity Surgery & Treatment (former); March of Dimes (former)
- **Charles Lee**, Audubon Florida
- **Steve Lachnicht**, Alachua County
- **Vicki Megrath**, Alachua County Public Schools (replacement for Terry Tougaw)
- **Jack Payne**, Institute of Food & Agricultural Sciences, University of FL
- **Brad Pollitt**, UF Healthcare (Shands)
- **Todd Powell**, Plum Creek
- **Jon Rashleigh**, Plum Creek
- **Ed Regan**, GRU (retired)
- **Steven Seibert**, The Seibert Law Firm; TriSect; The Collins Center (former), Secretary Department of Community Affairs (former)
- **Bill Strassberger**, Clay Electric
- **Adrian Taylor**, Springhill Missionary Baptist Church
- **Kevin Thorpe**, Faith Missionary Baptist Church
- **Bobbi Walton**, Community Service for Windsor
- **Helen Warren**, Audubon Florida Alachua County Chapter, Realtor
- **Justin Williams**, Cracker Boys Hunt Club, Clay Electric
- **Dr. Gladys Wright**, retired Alachua County School Board (replacement for Eddie Lee Martin)

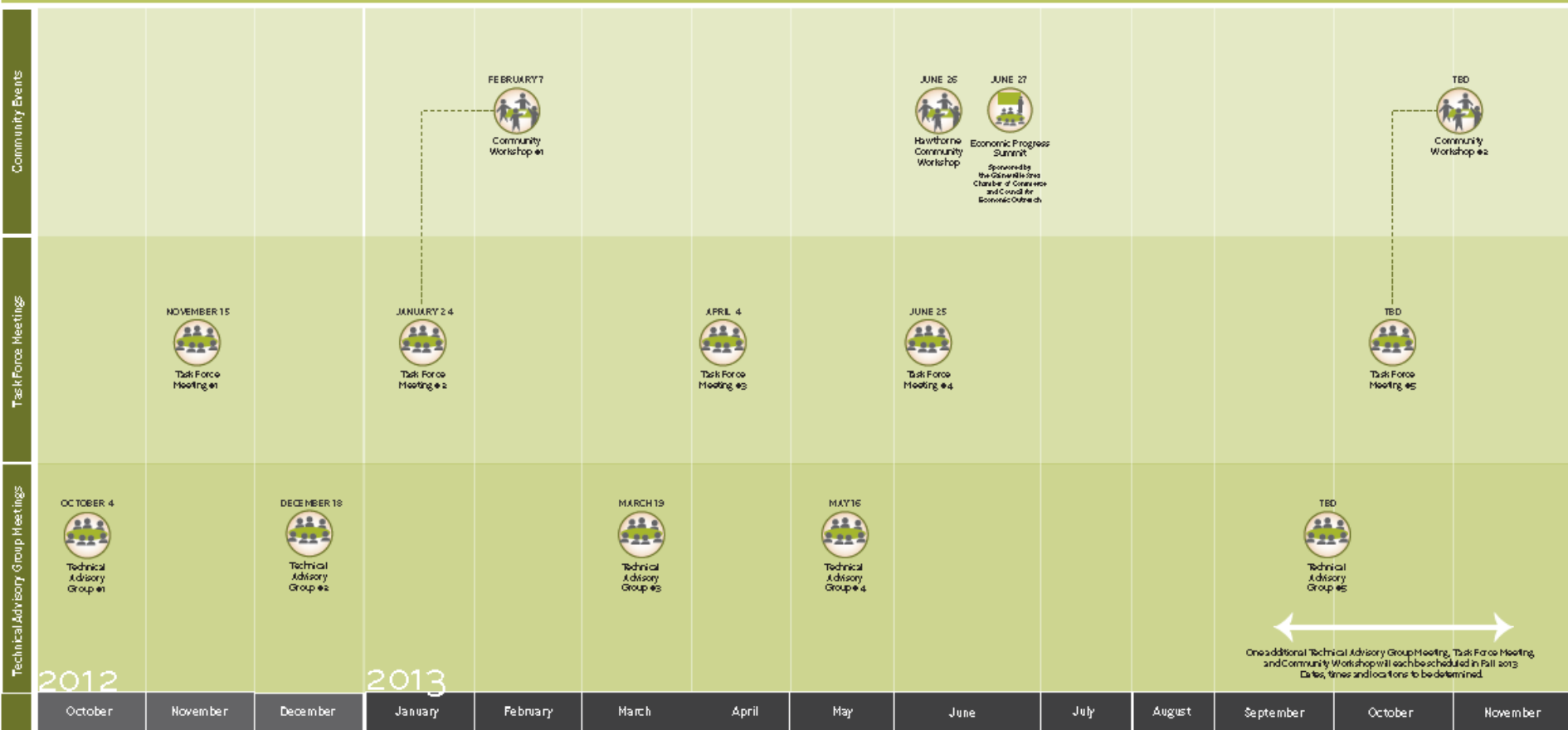
Envision Alachua Task Force

Former Phase 1 Members

- **Brent Christensen**, (former) Gainesville Area Chamber of Commerce, Council for Economic Outreach
- **Rick Drummond**, Alachua County (retired)
- **Robert Hutchinson**, Alachua Conservation Trust (former)
- **Eddie Lee Martin**, NCFL Regional Planning Council (former); City of Hawthorne (retired)
- **Terry Tougaw**, Alachua County Public Schools (retired)

The Envision Alachua Planning Process Framework





Envision Alachua Phase II Activities

- Community Task Force Meetings (5)
- Technical Advisory Group Meetings (5)
- Community Workshops (3)
- Public Tours of Plum Creek Lands
- EnvisionAlachua.com Website

Technical Advisory Group

- **Mike McDaniel** – The Florida Department of Economic Opportunity (DEO), formerly the Department of Community Affairs (DCA)
- **Ana Richmond** – Department of Economic Opportunity (DEO)
- **Laura DiGruttolo** – FL Fish & Wildlife Conservation Commission (FWC)
- **Greg Strong** – FL Department of Environmental Protection (FDEP)
- **Jim Maher** – FL Department of Environment Protection (FDEP)
- **Russell Simpson** – FL Department of Environment Protection (FDEP)
- **Robert Christianson** – St Johns River Water Management District (SJRWMD)
- **Bob Romig** – FL Department of Transportation (FDOT)
- **Jim Wood** – FL Department of Transportation (FDOT)
- **Rich Budell** – FL Department of Agriculture and Consumer Services (FDACS)
- **Darrell Smith** – FL Department of Agriculture and Consumer Services (FDACS)
- **Missy Daniels** – Alachua County Growth Management

Technical Advisory Group

- **Chris Bird** – Alachua County Environmental Protection Department (EPD)
- **Steve Hofstetter** – Alachua County Environmental Protection Department (EPD)
- **Jane Adams** – The University of Florida; Envision Alachua Task Force member
- **Vivian Filer** – Cotton Club & Cultural Museum; Envision Alachua Task Force Member
- **Justin Williams** – Cracker Boys Hunt Club, Clay Electric; Envision Alachua Task Force member
- **Brad Pollitt** – Shands Healthcare; Envision Alachua Task Force member
- **Ann Collett** – Gainesville Area Council of Economic Outreach
- **Steve Seibert** – TriSect, Seibert Law, former Secretary of the Department of Community Affairs (now DEO); Envision Alachua Task Force member
- **Charles Lee** – Audubon Florida; Envision Alachua Task Force member
- **Scott Koons** – NCFRPC; Ex-Officio member of Envision Alachua Task Force
- **Todd Powell** – Plum Creek
- **Daniel Iacofano** – Facilitator, MIG

Ongoing Activities

- Community Engagement, Design Studio, Educational Forums
- Economic Progress Initiative with Chamber of Commerce, UF and Santa Fe
- Application for Land Use Approval

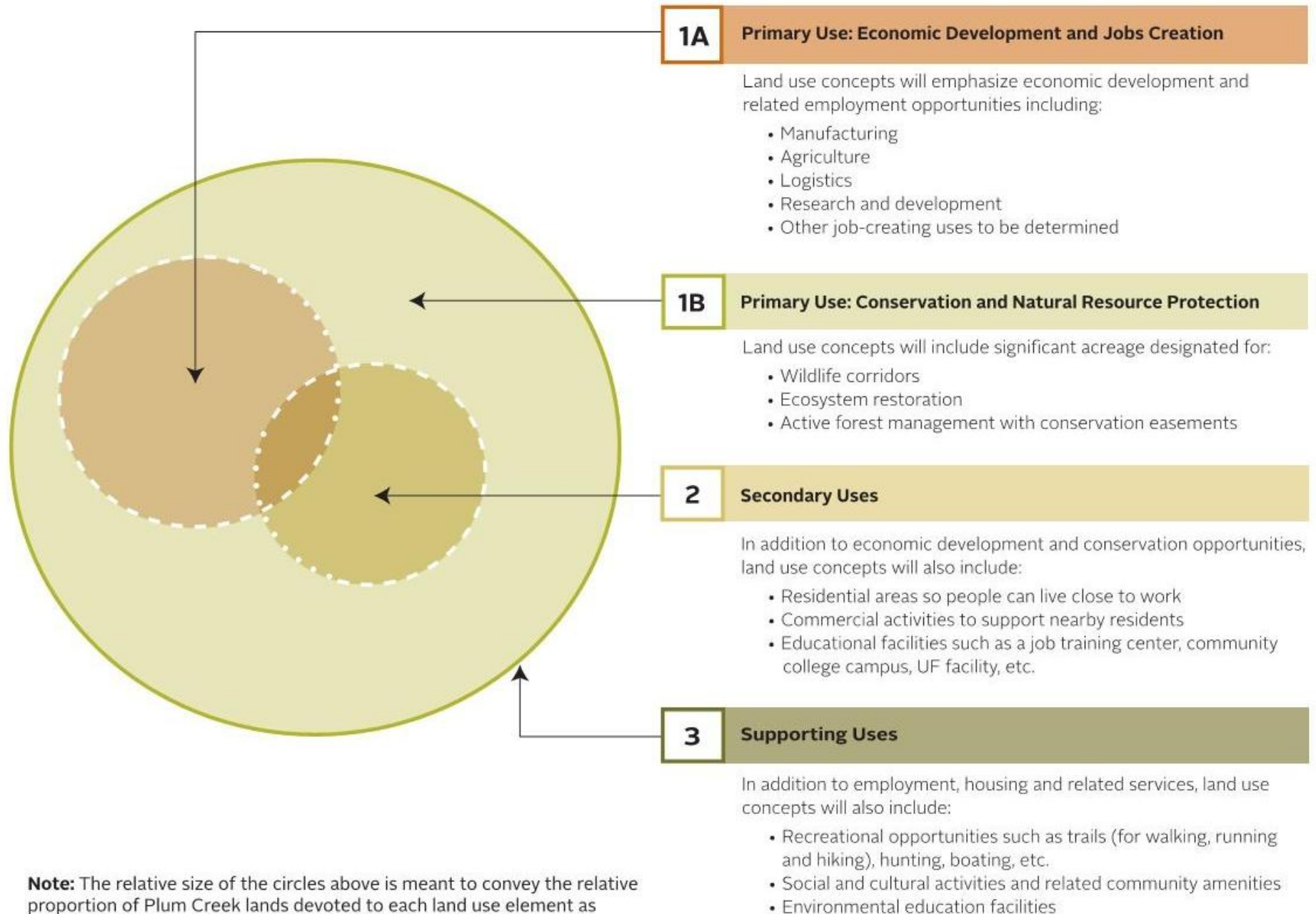
Economic Progress Initiative

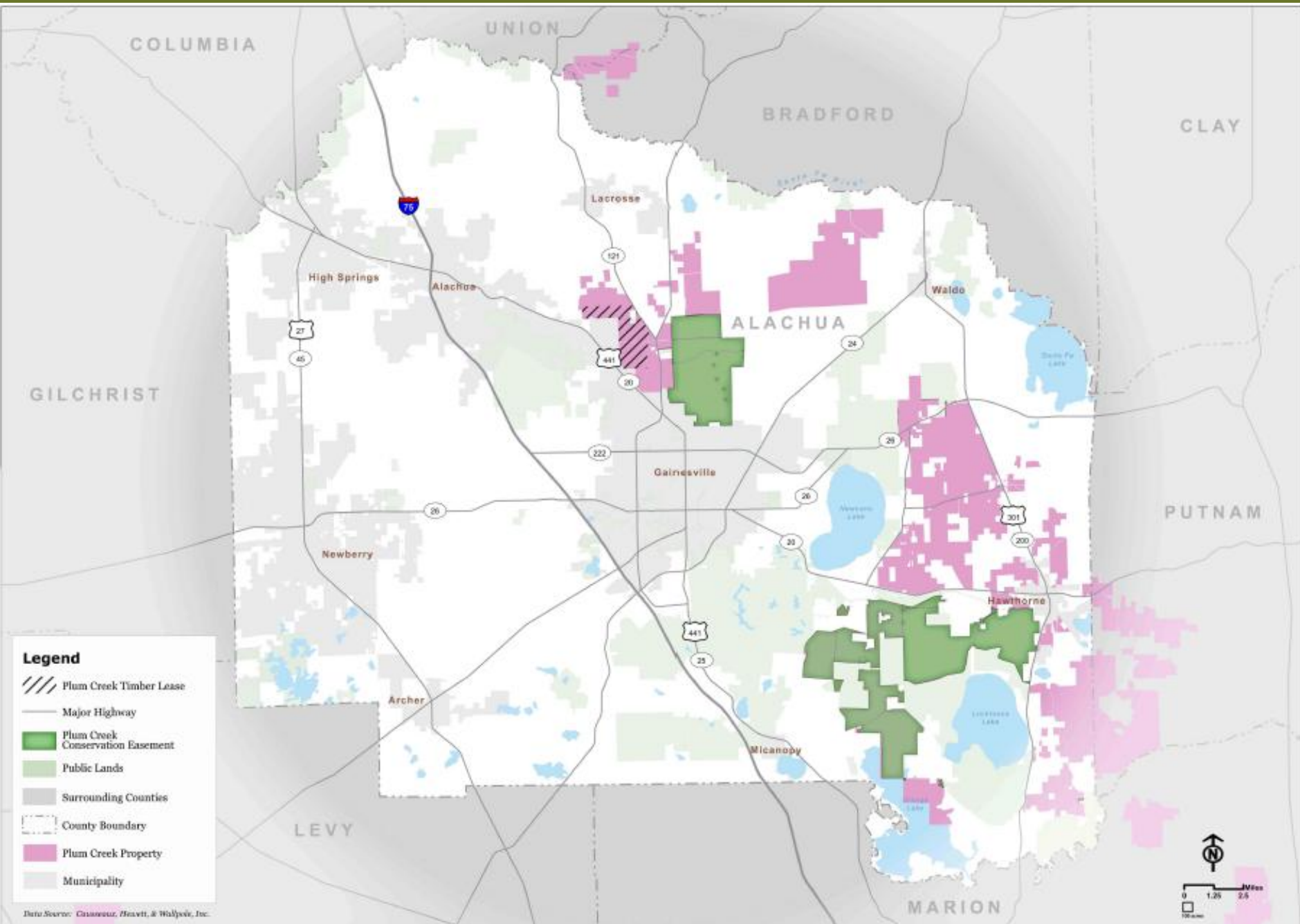
- Social and economic conditions assessment
- Inventory of economic and educational assets
- Work Sessions with leadership from the University of Florida (UF) and Santa Fe College (SFC) to identify research & development, technology opportunities, and potential new workforce development programs
- Economic Progress Forums
- Nation-wide outreach to business leaders, companies and entrepreneurs in science, technology and engineering – advanced manufacturing, agri-technology, interdisciplinary centers of excellence

A stylized, light green illustration of a plant with long, thin leaves and a central flower-like structure, set against a light green background. The illustration is positioned in the upper left quadrant of the slide.

Potential Long Term Master Plan Framework Map, Land Use Program and Patterns

The Envision Alachua Task Force Vision for Plum Creek lands emphasizes the following key land use elements:



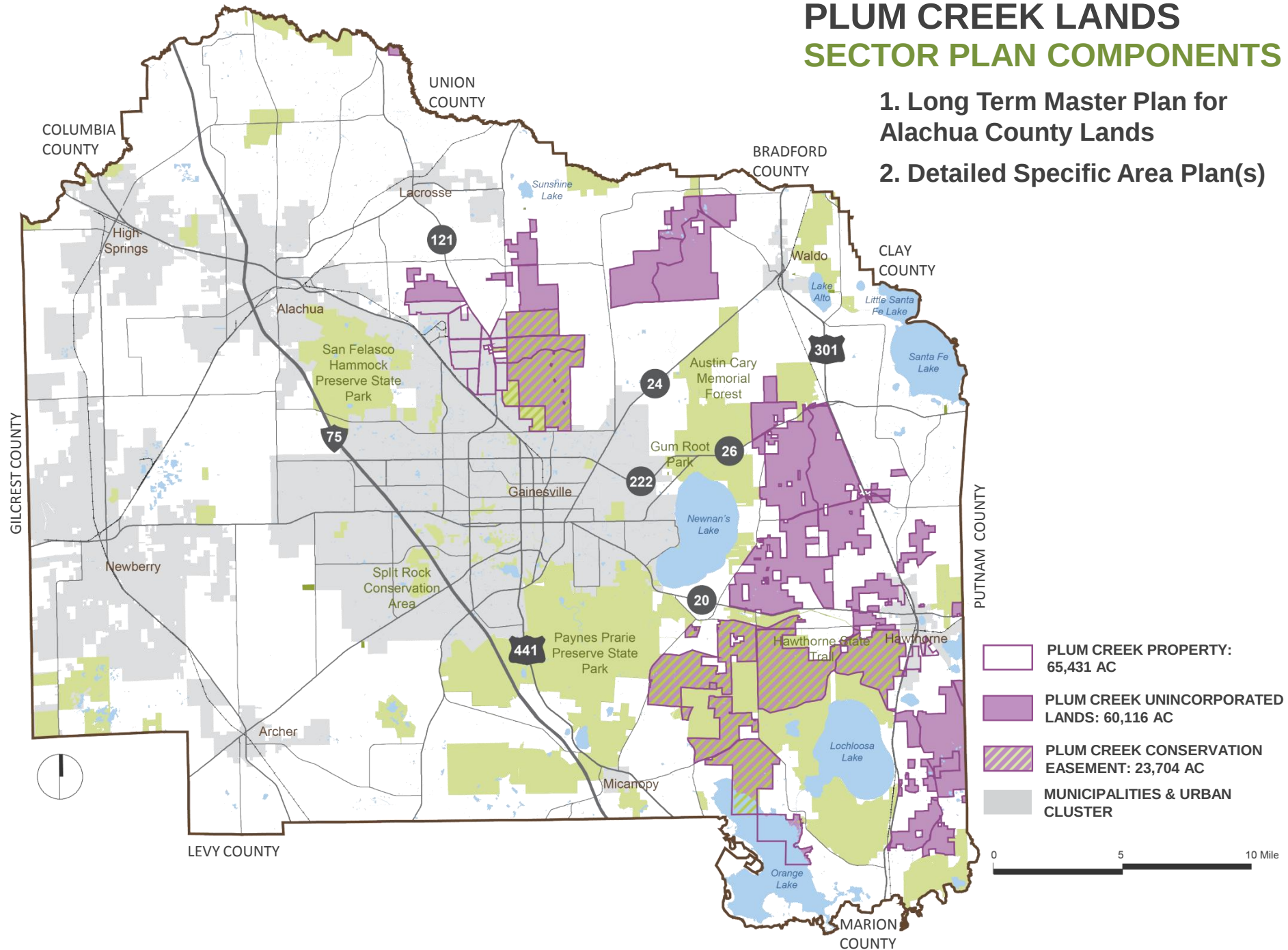


PLUM CREEK LANDS

SECTOR PLAN COMPONENTS

1. Long Term Master Plan for
Alachua County Lands

2. Detailed Specific Area Plan(s)



PLUM CREEK LANDS

LONG TERM MASTER PLAN

Framework Map:

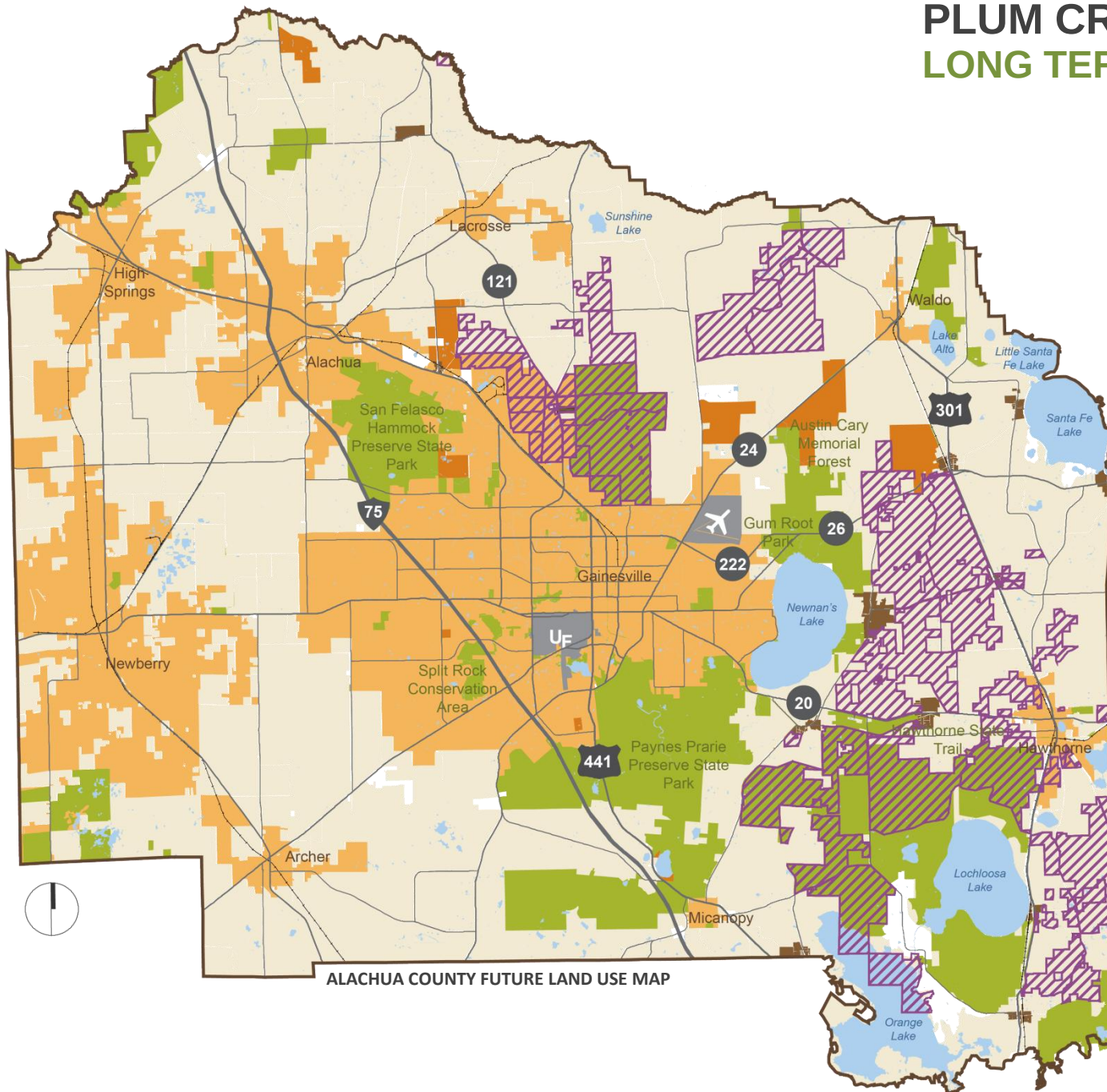
- Conservation
- Urban
- Rural
- Agriculture

Allowable uses

Max/Min Densities; Intensities

Development Pattern Framework

-  PLUM CREEK PROPERTY
-  RURAL & AGRICULTURE
-  URBAN
-  CONSERVATION
-  RURAL CLUSTER
-  INSTITUTIONAL

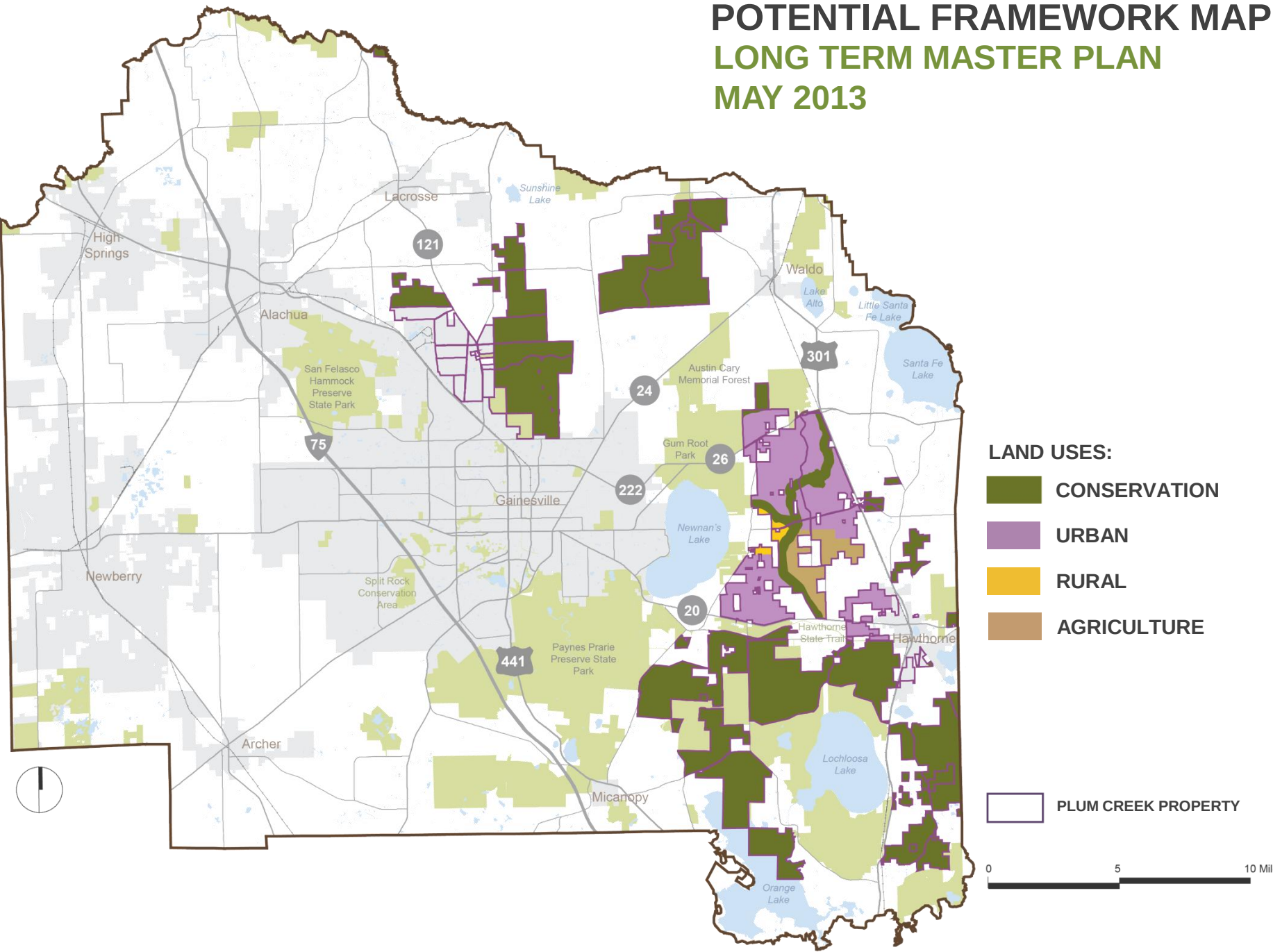


ALACHUA COUNTY FUTURE LAND USE MAP



0 5 10 Mile

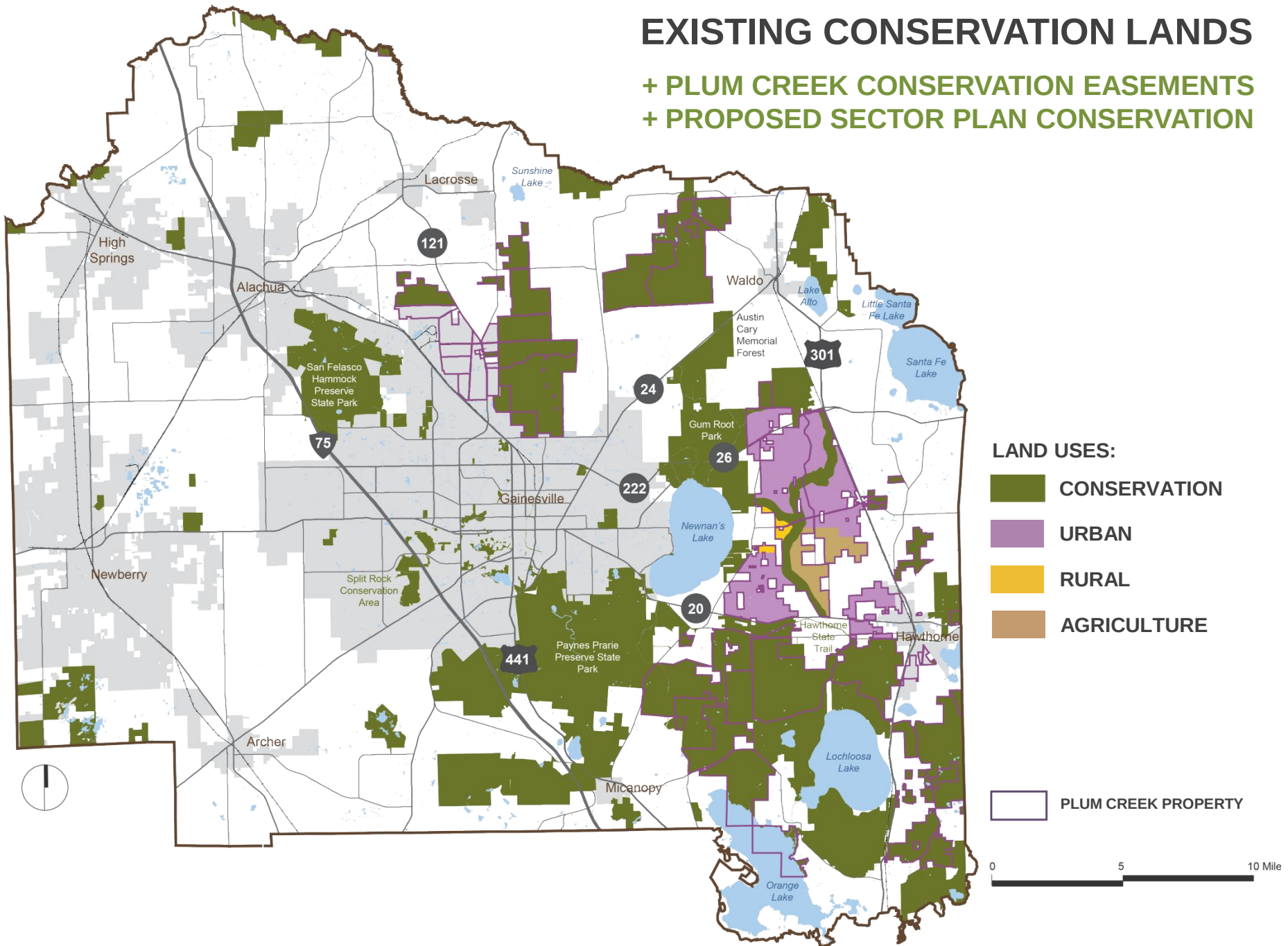
POTENTIAL FRAMEWORK MAP
LONG TERM MASTER PLAN
MAY 2013



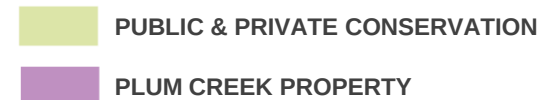
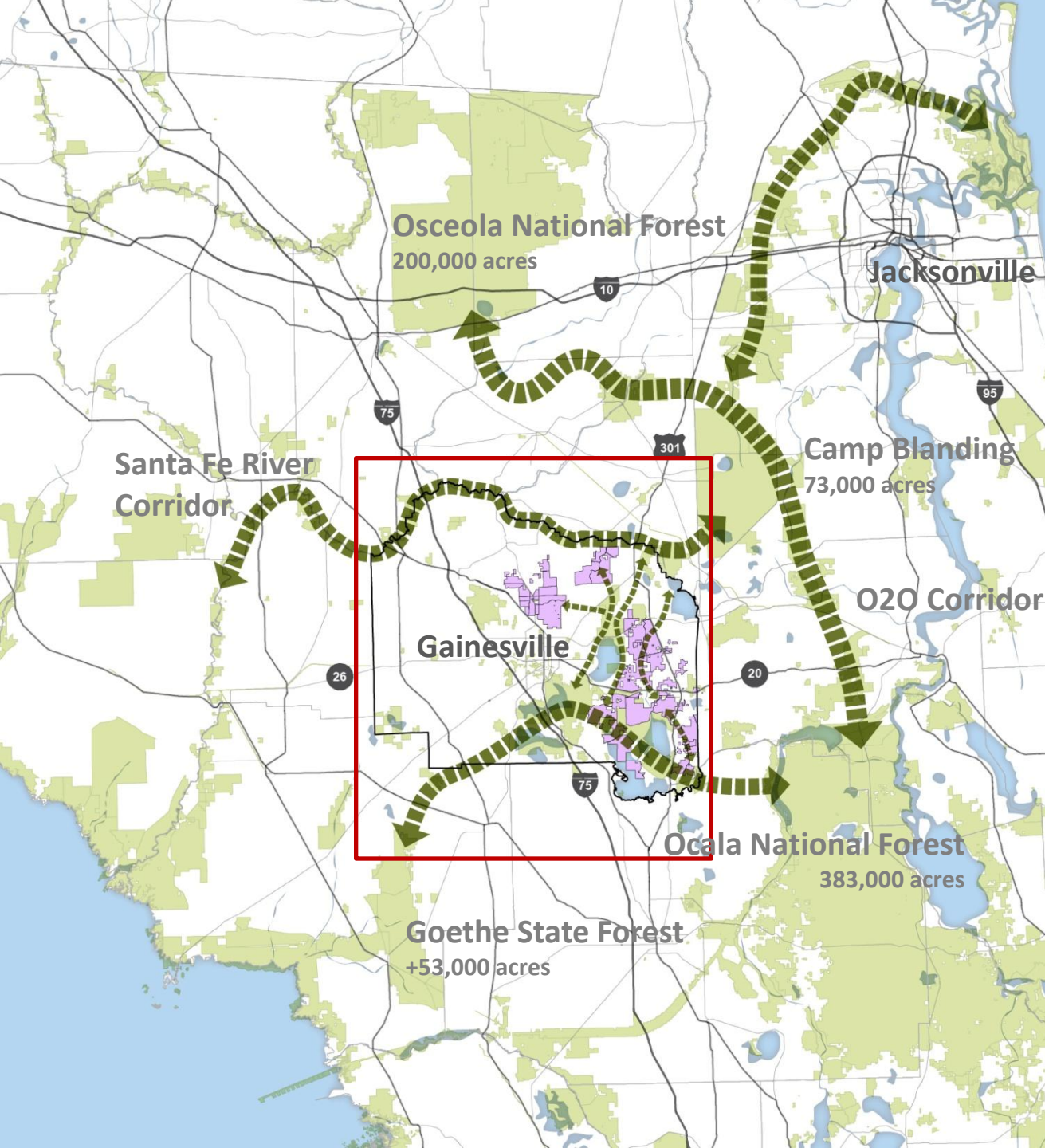
EXISTING CONSERVATION LANDS

+ PLUM CREEK CONSERVATION EASEMENTS

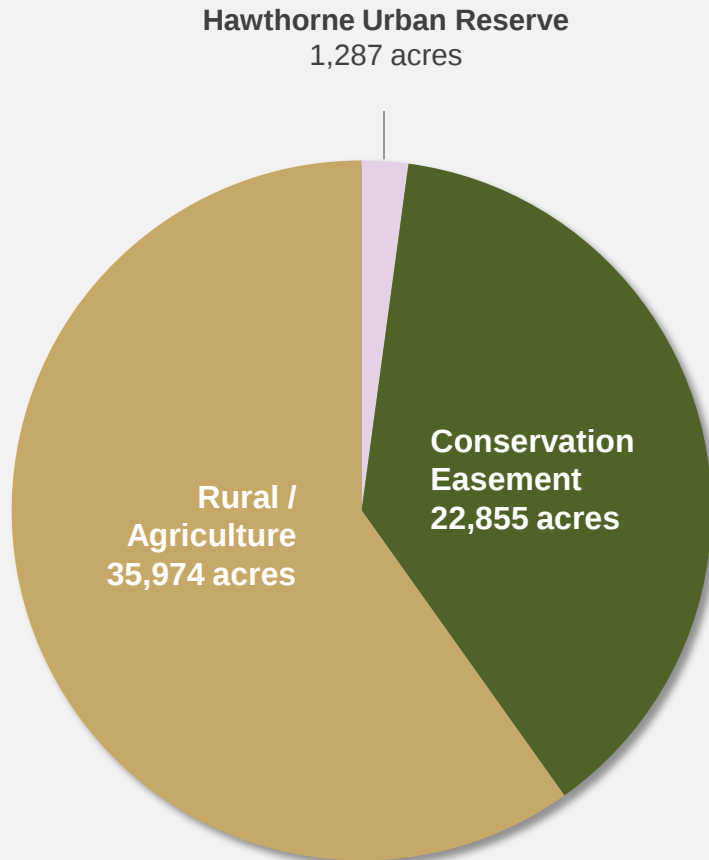
+ PROPOSED SECTOR PLAN CONSERVATION



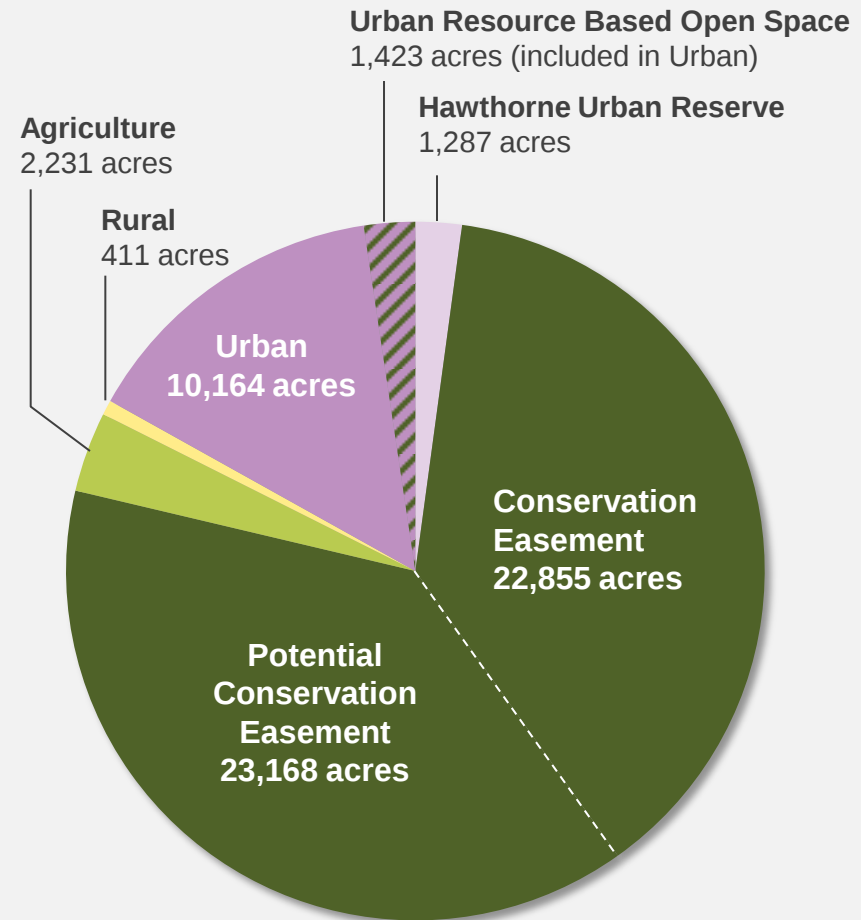
NORTHERN FLORIDA REGIONAL LANDSCAPE LINKAGES



Plum Creek Land Ownership: (60,116 acres) **EXISTING**



Long-Term Master Plan Framework: (60,116 acres) **FUTURE**



10%
Agriculture

35%
Open Space

55%
Development

Long-Term Master Plan Framework: (60,116 acres)

FUTURE

Agriculture
1,736 acres

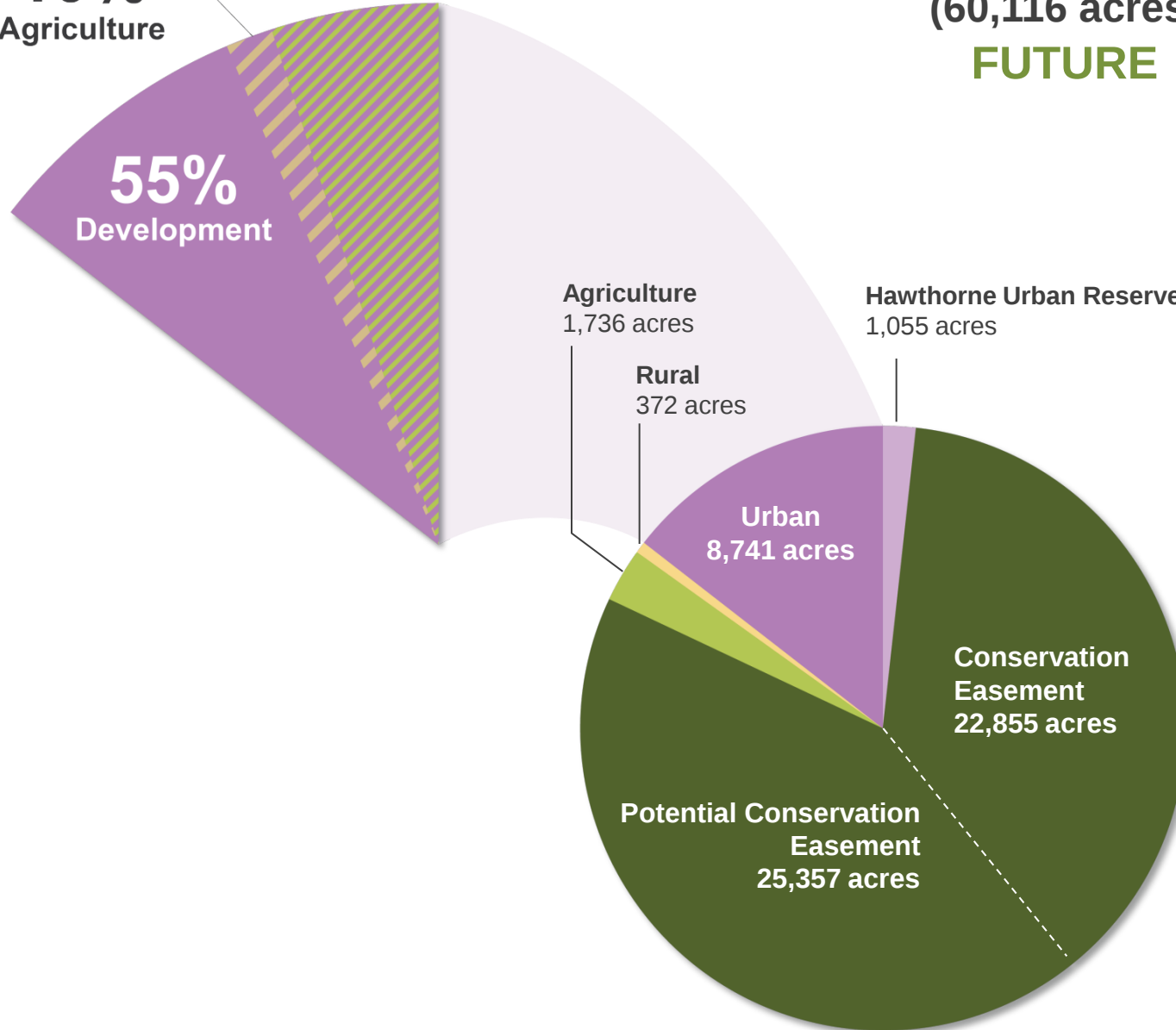
Rural
372 acres

Hawthorne Urban Reserve
1,055 acres

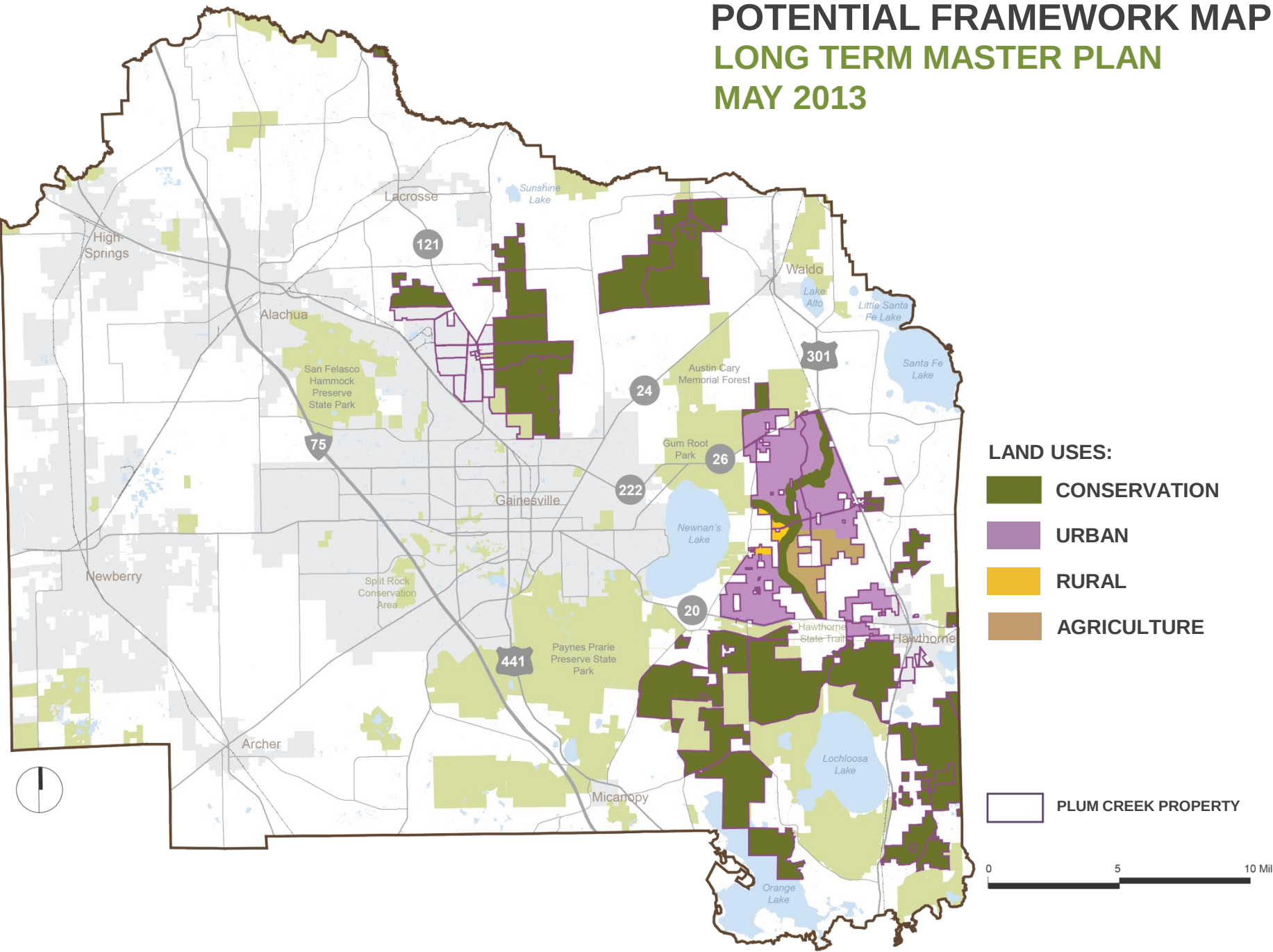
Urban
8,741 acres

Conservation
Easement
22,855 acres

Potential Conservation
Easement
25,357 acres



POTENTIAL FRAMEWORK MAP
LONG TERM MASTER PLAN
MAY 2013



PRELIMINARY ALLOWABLE USES

Conservation	Agriculture	Rural	Urban
• Preservation • Silviculture • Limited Ag consistent w/resource value • Environmental Services • Mitigation • Recreation • Roadway Connections	• 1 DU/40 acres • Silviculture • Conservation • Uses allowed in Rural/Ag Today • Environmental Services/Utilities • Related Research Facilities • Recreation • Roadway Connections	• Existing Zoning - Future Land Use • 1 DU/5 acres • Silviculture • Conservation • Recreation • Environmental Services/Utilities • Roadway Connections	• Uses allowed in the Urban Cluster • Agriculture • Conservation • Recreation • Silviculture • Environmental Services/Utilities

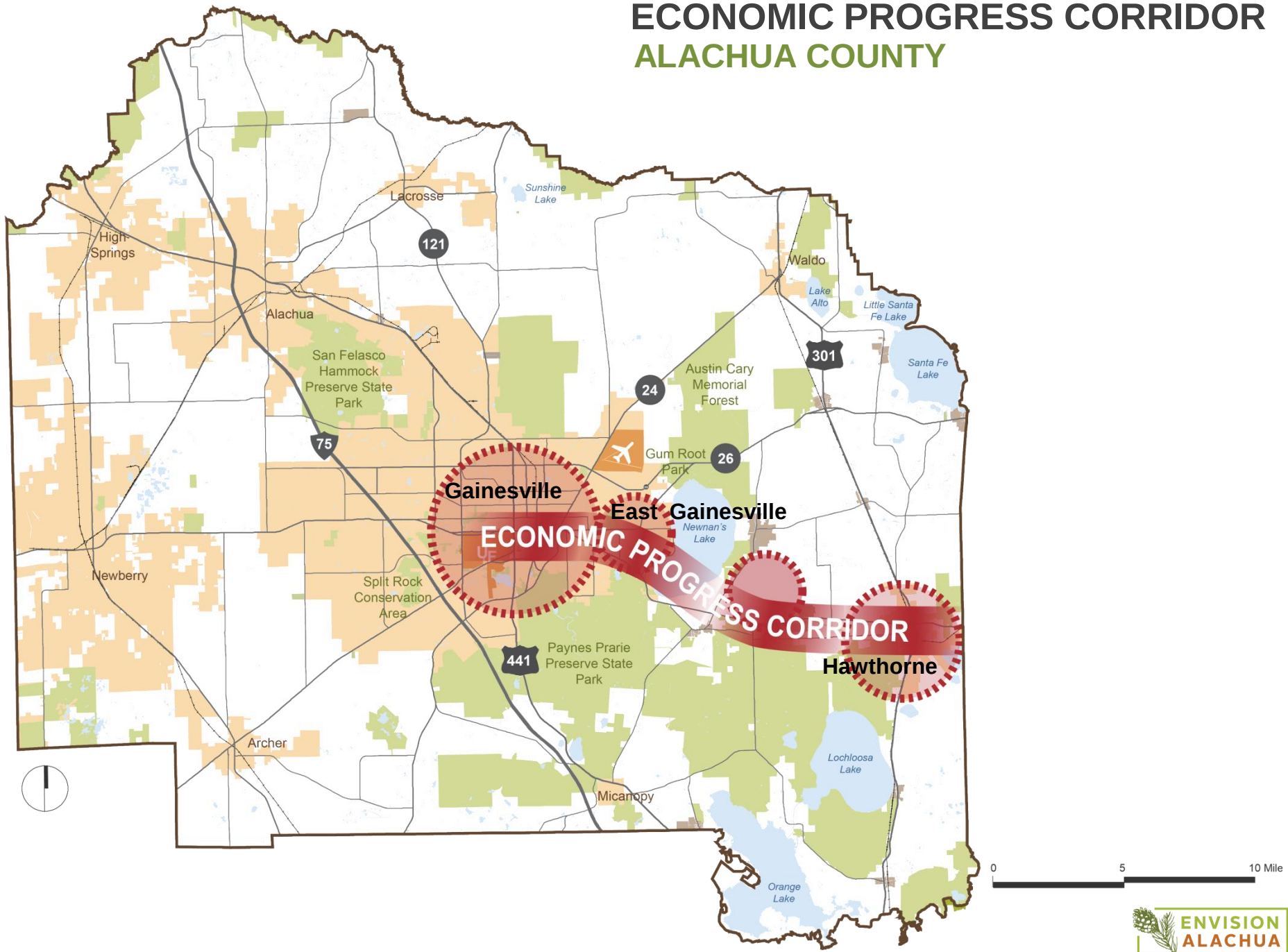
POTENTIAL URBAN LAND USE PROGRAM

50 YEARS

Urban Land Use	Program	Assumptions
ECONOMIC DEVELOPMENT		
• R&D/Office/Institutional	6,000,000 sf	Estimated 18,000 – 24,000 Jobs
• Advanced Manufacturing	8,000,000 sf	Estimated 6,000 – 12,000 Jobs
COMMUNITY		
• Residential	10,500 homes	3 jobs per household
• Retail/Service	1,000,000 sf	100 SF per household
• Schools		
• Civic Uses		Diverse community supporting uses
• Other community services		
ENVIRONMENT		
• Recreation & Open Space		35% open space

ECONOMIC PROGRESS CORRIDOR

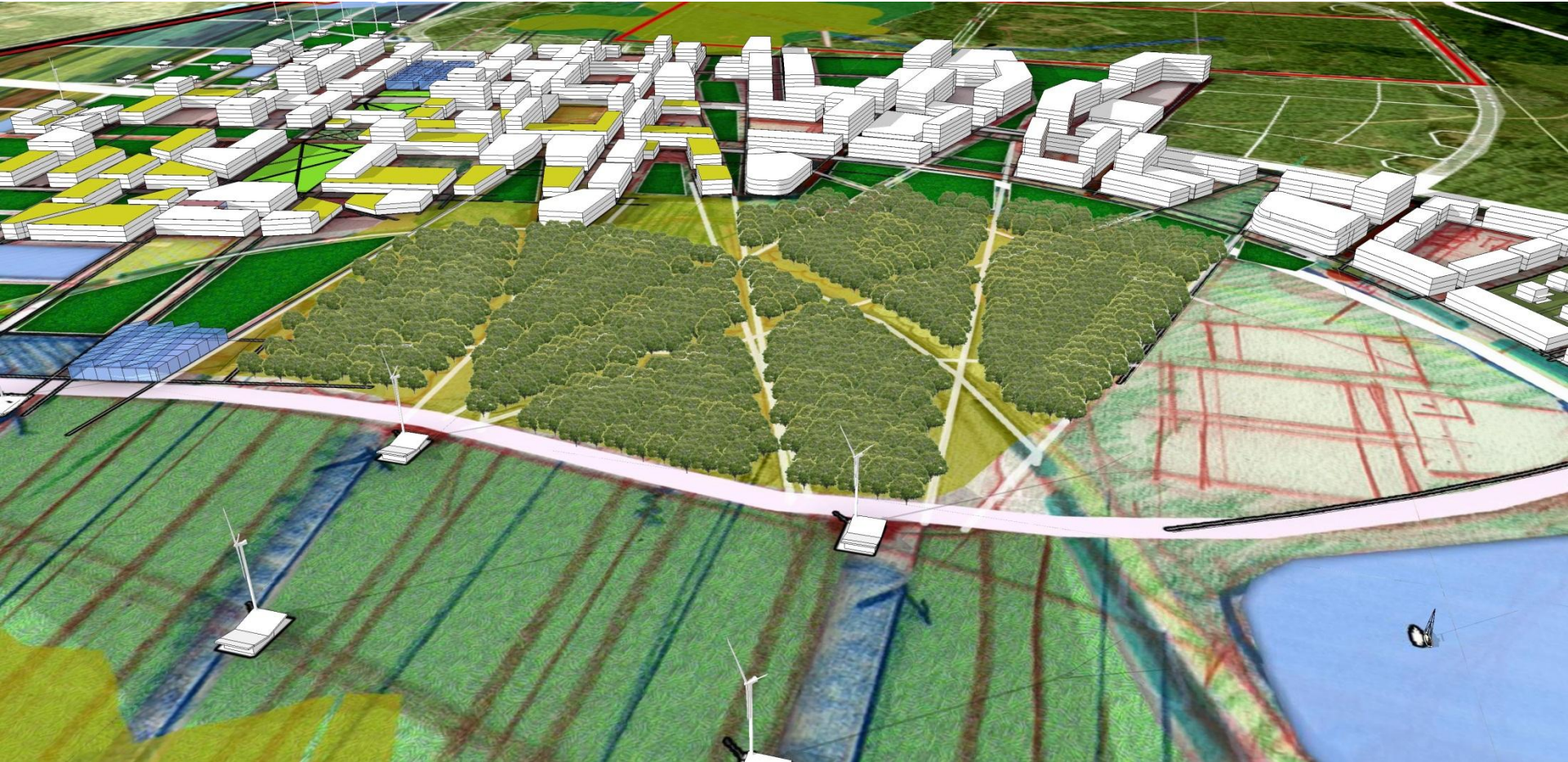
ALACHUA COUNTY





ACTIVITY CENTER

EXPERIMENTAL & COLLABORATION SPACE



PROMOTING R&D COLLABORATION

This aerial rendering illustrates a proposed university campus layout designed to promote research and development (R&D) collaboration. The campus is organized into several distinct zones and building clusters:

- Residential Zone (Yellow):** Located in the upper left, featuring "Student Housing / Retail" and "Residential" buildings.
- Academic and Administrative Core (Blue):** The central hub includes "Gen. Classrooms", "The Quad", "Administration", "Laboratory", "Library", "Stu. Union / Rec Center", and "AG. Research Center".
- Research and Development (R&D) Zone (Orange):** Situated in the lower left, containing multiple "R & D" buildings.
- Collaboration and Hospitality (Purple/Red):** A "Collaboration Workshop / Gallery" is located near the R&D zone, and a "Hotel" is situated adjacent to the academic core.
- Field and Agricultural Research (Green):** The right side of the campus features several "Field Experiment" plots and a "Nursery".

The campus is integrated with its natural surroundings, including green fields, trees, and a winding path. The layout emphasizes connectivity between different functional areas to foster interdisciplinary collaboration.

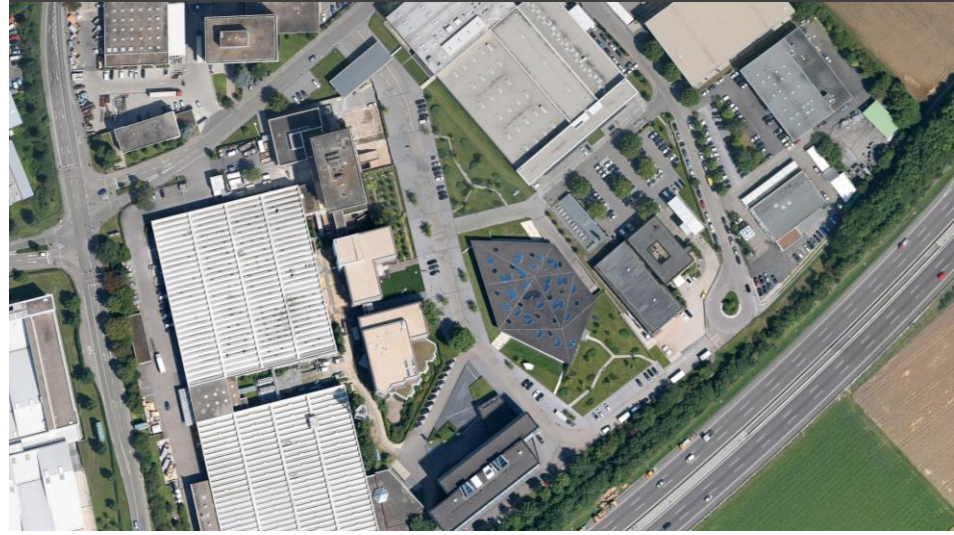
ENVISION
ALACHUA

EXAMPLE “CENTERS”

MIXED USE



MANUFACTURING



NEIGHBORHOOD



AGRICULTURE



EXAMPLE “CENTERS”

MIXED USE



MANUFACTURING



NEIGHBORHOOD



AGRICULTURE



EXAMPLE “CENTERS”

MIXED USE



MANUFACTURING



NEIGHBORHOOD



AGRICULTURE



POTENTIAL FRAMEWORK MAP
LONG TERM MASTER PLAN
MAY 2013

