

Additional Information for Public Hearing Agenda Item #1 for November 10, 2020

Revised Attachments:

1. Proposed Leon County Ordinance Amending the 2030 Tallahassee-Leon County Comprehensive Plan. (Welaunee Arch Master Plan and USA)
2. Proposed City of Tallahassee Ordinance 20-O-35 (Welaunee Arch Master Plan and USA)
7. Strike/Add Version of the Welaunee Arch Master Plan Showing Proposed Edits Based on the Joint Workshop



Leon County Government

INTEROFFICE MEMO

DATE: November 10, 2020

TO: Vincent S. Long, County Administrator

FROM: Artie White, Administrator – Comprehensive Planning

THROUGH: Benjamin H. Pingree, Director, PLACE
Cherie Bryant, Director, Tallahassee-Leon County Planning Dept.

SUBJECT: Comprehensive Plan Amendment TTA 2020 013 – Updated Attachments #1, #2 and #7

Attachments #1, #2, and #7 have been updated to reflect changes that address the issues raised by Keep it Rural, Killlearn Homeowners Association and the Buckhead neighborhood since the release of the original agenda. With these updated attachments, staff recommendation remains Option #1.

Following the publication of the agenda materials for the Welaunee Comprehensive Plan amendments, several community groups requested last-minute edits to the Welaunee Arch Master Plan. Community groups that submitted requests were:

- Buckhead Neighborhood
- Killlearn Homeowners Association
- Keep It Rural

Staff reviewed the requests and incorporated minor edits where appropriate and as shown below:

Buckhead Neighborhood Request

The language currently included in the Town Center and Village Center policies would be also added to the Activity Center and Employment Center policies as shown below:

The [Activity/Employment] center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.

Killearn Homeowners Association Request

The Transportation System policy would be edited as shown below:

Policy 13.2.17: Transportation System. The Welaunee Arch shall be served by a transportation system designed to optimize mobility. Major thoroughfares shall be generally located as depicted on Welaunee Arch Transportation Map, Figure 13-7, with the final location and design to be based upon site-specific environmental, engineering, and related considerations. Thoroughfares connecting through the Arch to areas beyond the Arch shall be arterials designed as boulevards for high vehicular capacity and moderate speeds not to exceed a design speed of 45 miles per hour with sidewalks on both sides of the roadway and bicycle facilities. Thoroughfares connecting mixed use areas within the Arch shall be collectors designed as avenues with high vehicular capacity and low to moderate speeds not to exceed a design speed of 30 miles per hour with sidewalks on both side of the roadway and bicycle facilities. On thoroughfares, a shared use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for the sidewalk on one side of the road and the bike lanes for that facility. Within mixed-use centers and neighborhoods, where feasible based on engineering design criteria and the protection of environmental features, a grid of interconnected streets will provide alternative travel paths. Energy efficiency shall be accomplished in areas that are intended for greater densities and intensities through support of frequent transit service and providing a safe, comfortable and attractive environment for pedestrians and cyclists. Transportation facility needs, including planned future corridors and projected deficiencies on existing facilities surrounding the Arch, resulting from projected development in the Arch as identified through traffic models completed as part of the I-10 Interchange PD&E and/or updates to MPO Long Range Transportation Plans shall be adopted into the applicable Mobility Element policies and/or figures and updates to the Capital Improvements Element when applicable.

Keep It Rural Request

Policy 13.2.44 (1)(B) would be edited as shown below:

Policy 13.2.44 (1)(B) The reserve area requirements for cluster residential zones in Phase 2 shall be offset concurrently with the open space requirements for any PUD Concept Plan including a cluster subdivision. ~~The reserve area in any cluster residential zone shall be no less than 35% of that zone.~~

This edit from Keep It Rural along with edit requested by Buckhead included above address the changes noted in the attached letter from Keep It Rural. In addition to the requests above, Keep It Rural submitted "Consistency of Language" matrix. Staff reviewed each point in the matrix and determined that no changes to the Welaunee Arch Master Plan were needed because the points had already been addressed by other edits, the suggested language would be more detailed than is appropriate for the Comprehensive Plan, or the suggestions would be more appropriately addressed in updates to land development regulations that apply community-wide. A detailed assessment of suggestions offered by Keep It Rural regarding consistency of language is attached.

Encl: Attachments #1, #2 & #7

1 **LEON COUNTY ORDINANCE NO. 2020-**
2

3 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF**
4 **LEON COUNTY, FLORIDA, AMENDING THE 2030 TALLAHASSEE-LEON**
5 **COUNTY COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE**
6 **FUTURE LAND USE ELEMENT; PROVIDING FOR APPLICABILITY AND**
7 **EFFECT; PROVIDING FOR CONFLICTS; PROVIDING FOR**
8 **SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE**
9 **TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND**
10 **PROVIDING FOR AN EFFECTIVE DATE.**

11 **RECITALS**
12

13 WHEREAS, Chapters 125 and 163, Florida Statutes, empowers the Board of County
14 Commissioners of Leon County to prepare and enforce comprehensive plans for the development of
15 the County; and

16 WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning
17 Act, empowers and requires the Board of County Commissioners of Leon County to (a) plan for the
18 County's future development and growth; (b) adopt and amend comprehensive plans, or elements or
19 portions thereof, to guide the future growth and development of the County; (c) implement adopted or
20 amended comprehensive plans by the adoption of appropriate land development regulations; and (d)
21 establish, support, and maintain administrative instruments and procedures to carry out the provisions
22 and purposes of the Act; and

23 WHEREAS, Ordinance 90-30 was enacted on July 16, 1990, to adopt the Tallahassee-Leon
24 County 2010 Comprehensive Plan for the unincorporated area of Leon County. The City of Tallahassee
25 also adopted a plan for its municipal area by separate ordinance; and

26 WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now
27 2030 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2030 Comprehensive
28 Plan; and

1 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
2 Commissioners of Leon County has held several public work sessions, public meetings, and public
3 hearings on the proposed amendment to the comprehensive plan, with due public notice having been
4 provided, to obtain public comment, and has considered all written and oral comments received during
5 said work sessions, public meetings and public hearings; and

6 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
7 Commissioners of Leon County transmitted copies of the proposed amendment to the comprehensive
8 plan to the Department of Economic Opportunity as the State Land Planning Agency and other state
9 and regional agencies for written comment; and

10 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
11 Commissioners of Leon County held a public hearing with due public notice having been provided on
12 the proposed amendment to the comprehensive plan; and

13 WHEREAS, the Board of County Commissioners of Leon County further considered all oral
14 and written comments received during such public hearing, including the data collection and analyses
15 packages, the recommendations of the Tallahassee-Leon County Local Planning Agency, and the
16 Objections, Recommendations, and Comments Report of the Department of Economic Opportunity;
17 and

18 WHEREAS, in exercise of its authority, the Board of County Commissioners of Leon County
19 has determined it necessary and desirable to adopt the amendment to the comprehensive plan to
20 preserve and enhance present advantages; encourage the most appropriate use of land, water and
21 resources, consistent with the public interest; overcome present handicaps; and deal effectively with
22 future problems that may result from the use and development of land within Leon County, and to meet
23 all requirements of law;

1 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON
2 COUNTY, FLORIDA, that:

3 **Section 1. Purpose and Intent.**

4 This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the
5 authority set out in the Community Planning Act, Sections 163.3161 through 163.3215, Florida
6 Statutes, as amended.

7 **Section 2. Text Amendment.**

8 The Ordinance does hereby adopt the following portion of the text attached hereto as Exhibit
9 “A,” and made a part hereof, as an amendment to the Tallahassee-Leon County 2030 Comprehensive
10 Plan, as amended, and does hereby amend “The Tallahassee-Leon County 2030 Comprehensive Plan,”
11 as amended, in accordance therewith, being an amendment to the following Plan element:

12 Text Amendment TTA 2020013, which relates to the Future Land Use Element.

13 **Section 3. Applicability and Effect.**

14 The applicability and effect of this amendment to the 2030 Comprehensive Plan shall be as
15 provided by the Community Planning Act, Sections 163.3161 through 163.3215, Florida Statutes, and
16 this Ordinance, and shall apply to all properties under the jurisdiction of Leon County.

17 **Section 4. Conflict with Other Ordinances and Codes.**

18 All ordinances or parts of ordinances of the Code of Laws of Leon County, Florida, in conflict
19 with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

20 **Section 5. Severability.**

21 If any word, phrase, clause, section, or portion of this Ordinance is declared by any court of
22 competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and
23 portions of this Ordinance shall remain in full force and effect.

24 **Section 6. Copy on File.**

1 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a
2 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County
3 2030 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon
4 County Planning Department. The Planning Director shall also make copies available to the public for
5 a reasonable publication charge.

6 **Section 7. Effective Date.**

7 The plan amendment shall be effective upon adoption by the Leon County Board of County
8 Commissioners and the Tallahassee City Commission and as further provided by the applicable statutes
9 and regulations pertaining thereto.

10 DONE, ADOPTED AND PASSED by the Board of County Commissioners of Leon County,
11 Florida, this 10th day of November, 2020.

12
13 LEON COUNTY, FLORIDA
14

15
16 By: _____
17 Bryan Desloge, Chairman
18 Board of County Commissioners
19

20 ATTESTED BY:
21 Gwendolyn Marshall, Clerk of the Court
22 & Comptroller, Leon County, Florida
23

24
25 By: _____
26

27 APPROVED AS TO LEGAL SUFFICIENCY:
28 Chasity H. O'Steen, County Attorney
29 Leon County Attorney's Office
30

31
32 By: _____

Exhibit A

WELAUNEE ARCH MASTER PLAN

Objective 13.2: Development of Remainder of Welaunee Critical Planning Area (EFF. 12/10/02)

Planning studies for the Toe and Heel, which provided the basis for Land Use Objective 13.1 and its supporting policies, were based on a systems approach that considered linkages and functions of natural and man-made systems extending into the remaining portions of the Welaunee Critical Planning Area (other than the Toe and Heel) and beyond. In addition, the existing Urban Services Development Agreement addresses certain planning and public facility issues for these remaining portions of the Welaunee Critical Planning Area. Prior to development of these remaining areas, the studies required by Land Use Policy 6.2.2 shall be performed and an amendment to this comprehensive plan shall be adopted.

Objective 13.2: Development Concept for the Welaunee Arch. The intent of the Welaunee Arch Master Plan is to provide an area-wide plan for the portion of the Welaunee Critical Planning Area located north of Interstate-10 and west of Miccosukee Road (i.e. the “Arch”). This master plan sets the standards and guidelines to coordinate one or more implementing development plans such that the development of the Arch results in a new, integrated community with a variety of land uses, diverse neighborhoods and mixed-use centers, a region-serving activity center, active and passive recreational options, and abundant open space. The development of the Arch consistent with this master plan shall be implemented in phases, connected by a multi-modal transportation system, served by regional, master planned stormwater facilities, and designed in ways that protect natural resources.

Policy 13.2.1: Concept. This Welaunee Arch Master Plan satisfies the requirements of the Tallahassee-Leon County Comprehensive Plan for a planned development master plan in order to foster development on the Welaunee Arch with a region-serving, mixed-use activity center; residential areas with a strong sense of place and a range of diverse housing choices; transportation choices with linkage to commercial services and jobs; and planned recreation and open space.

Policy 13.2.2: Discourage Urban Sprawl. The Welaunee Arch is located wholly within the Urban Services Area. Development within the Arch will discourage urban sprawl by, among other things, directing growth to a next-in-line area identified for future urban development since 1990; promoting walkable, connected neighborhoods that support a range of housing choices; implementing a multimodal transportation system that supports the internal capture of transportation trips; creating a balance of residential and nonresidential land uses through integrated, mixed-use centers and diverse housing types in close proximity to nonresidential uses; promoting the efficient and cost-effective provision or extension of public facilities and services; protecting and preserving natural resources; protecting environmentally sensitive lands; and providing public recreation and open space.

Policy 13.2.3: Implementation. The Welaunee Arch Master Plan shall be implemented by one or more Planned Unit Development (PUD) Concept Plans, Regulating Plans with Form-based Codes, or other implementing plan as allowed by the Comprehensive Plan at the time of development. All such plans are referred to herein as Planned Development Concept Plans or PUD Concept Plans. Such PUD Concept Plans shall be consistent with this master plan and contain guidelines and requirements for land use categories, transportation facilities, access management, and other specific design standards. All PUD Concept Plans shall be consistent with the stormwater facility master plan and with transportation plans for the Phase of the Arch in which they are located, as developed and approved prior to or concurrent with the initial PUD Concept Plan for that Phase. The phasing of development in the Arch shall be consistent with necessary infrastructure and supporting services and the phasing requirements of Policy 13.2.5. Development Phases and PUD Concept Plans shall consider previously approved PUD Concept Plans within the Arch and anticipated development based on Figures 13-5 through 13-7 such that open space, stormwater, and transportation systems are planned and implemented consistent with the Policies in this Welaunee Arch Master Plan portion of the Welaunee Critical Area Plan.

A PUD Concept Plan may address only a portion of a Phase or may address more than one Phase. The minimum size for the initial PUD Concept Plan for any Phase of the Arch shall be 350 acres. Subsequent PUD Concept Plans shall be implemented consistent with this Master Plan and the applicable implementing plan standards allowed by the Comprehensive Plan at the time of development.

LAND USE

Policy 13.2.4: Land Use Districts. The Master Plan forms the basis upon which organizing elements are oriented to convey the overall urban form. Lands within the Welaunee Arch shall be planned for the generalized land uses described in this Policy and Table 1. As depicted on Figure 13-5, the Welaunee Arch shall be designed with the following land use districts:

- (1) Northeast Gateway District** – The intent of the Northeast Gateway District is to provide an area that capitalizes on the location of a potential future interchange with Interstate-10 and Welaunee Boulevard by including well-designed, region-serving commercial and employment uses. The Northeast Gateway District as identified on Figure 13-5 shall be comprised of:
 - a. **Activity Center.** An activity center zone shall be a mixed-use zone including between 75 and 280 acres. The activity center zone shall be located east of the residential zone, as generally depicted on Figure 13-5, and no closer than 1,000 feet from the Buckhead subdivision. This zone shall contain a diverse mixture of region-serving commercial, office, hotel, and other non-residential uses with a trade area extending beyond the Welaunee Arch. This zone may also contain higher-density residential and public and civic uses that can contribute to the center’s vitality and sustainability. Residential densities in this zone shall have a minimum of 10 dwelling units per acre and a maximum of 20 dwelling units per

- acre for residential development not in vertically mixed-use buildings. Non-residential intensities shall range from 4,000 square feet per acre to 30,000 square feet per acre. The mixture of uses shall be 10% to 55% residential and community services uses and 45% to 90% non-residential uses. The activity center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.
- b. **Employment Center.** An employment center zone shall be a mixed-use zone located proximate to major transportation arteries in order to provide jobs for residents as well as regional employment opportunities and shall contain 75 to 280 acres. Employment centers are intended to contain a mix of uses and not be a single-use environment. Allowable uses include office, hotels and inns, light industrial, warehousing and distribution, laboratories, research, printing, banks, retail, restaurants and cafes, infrastructure including stormwater management facilities, civic, religious and institutional uses and educational uses. Residential uses shall not be allowed in Employment Center zones except when located above the ground floor in mixed-use buildings. Development intensities of non-residential uses in the employment center zone shall range from 8,000 square feet per acre to 40,000 square feet per acre. This zone shall be designed with shared parking opportunities for nonresidential uses that have peak parking demands other than during normal office hours. The development of a PUD Concept Plan that includes this zone shall include coordination with Star Metro to include preliminary plans for transit connectivity between this zone and other mixed-use zones in the Arch. The employment center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.
- c. **Residential.** A residential zone shall be located between the Buckhead subdivision and the mixed-use zones as generally depicted on Figure 13-5. This residential zone shall include between 30 and 100 acres. Residential development density shall be no less than 2 dwelling units per acre and not exceed 6 dwelling units per acre. Accessory dwelling units shall not count towards the residential density in this zone.

- d. **Open Space/Greenway.** The Open Space and Greenway area within the Northeast Gateway District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with the development standards of Policy 13.2.37. Specifically, an open space zone shall be located along the border with the established Buckhead Neighborhood serving as a buffer between the existing Buckhead Neighborhood and new development in the Arch. This zone shall be no less than 250 feet wide and will include the Welaunee Greenway and existing utility easements. In total, a minimum of 20% of the gross area in Phase 1 shall be designated as Open Space.

(2) West Arch District – The intent of the West Arch District is to provide an area with a mixed-use center that serves residents of both Welaunee via Welaunee Boulevard and Killearn Neighborhoods via Shamrock South. It is the intent of this District to allow the highest density and intensity development within the mixed-use center, gradually transitioning to lower densities and intensities as distance from the mixed-use center increases. The West Arch District as identified on Figure 13-5 shall be comprised of:

- a. **Mixed-Use Center.** Development of the West Arch District shall include a single mixed-use center designated as either a Town Center zone or Village Center zone.
- b. **Town Center.** A town center zone shall be a mixed-use development planned as a compact, efficient node between 20 and 120 acres in size. A town center shall contain uses that serve surrounding neighborhoods as well as those traveling through the area. Allowable uses include office, retail, restaurants, bed and breakfasts, hotels and inns, theaters and other entertainment venues, specialty retail, grocery stores, residential, home occupational uses, open space, and civic, religious and institutional uses (including day care services for children and adults). The Town Center shall include uses mixed horizontally and vertically. It is the design intent to plan for multiple storefronts and multiple retailers in the town center, so all of the available retail space is not aggregated into one or two “big-box” stores.

Development intensities in the town center shall range from 4,000 square feet per acre up to 30,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 50,000 gross square feet. Residential densities shall be no less than 8 dwelling units per acre up to a maximum of 20 dwelling units per acre for residential development not in vertically mixed-use buildings. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. The mixture of uses shall be 10% to 55% residential and community services and 45% to 90% non-residential uses. Town centers shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and

drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center. Community open space in the form of public squares and greens or urban forest canopy areas shall be planned as a focal point for a town center. No minimum on-site open space shall be required on each preliminary plat; however, exceptional specimen trees, patriarch trees, and trees of significant size for its species that are in very good health shall be protected.

- c. **Village Center.** A village center zone shall allow small retail, specialty retail, office, restaurants, services, open space, residential and other uses (including day care services for children and adults) that support residential uses within the District. This zone is also intended to function as a neighborhood focal point and is envisioned to have churches, town squares, and other civic, religious, and institutional uses. The village center zone shall range in size from 5 to 50 acres and shall be designed to create a pedestrian-friendly environment. Traffic calming measures, such as on-street parking, buildings up close to the road with parking in back, streetscape with street trees and landscaping, and other such solutions, shall be utilized to create a pedestrian-friendly, walkable center. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages.

The mixture of uses shall be 0% to 50% residential and community services and 50% to 100% non-residential uses. Development intensities in the village center zone shall range from 4,000 square feet per acre to 20,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 30,000 gross square feet. Residential development in the Village Center shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre for residential development not in vertically mixed-use buildings. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Community open space in the form of village squares and village greens or urban forest canopy areas shall be planned as the focal point of a village center. No minimum on-site open space shall be required for each preliminary plat; however, exceptional specimen trees, patriarch trees, and trees of significant size for its species that are in very good health shall be protected.

- d. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to

meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In the neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall not exceed 10,000 gross square feet.

- e. **Residential.** The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use zones that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone is intended to provide a transition from the mixed-use center and neighborhood zones to existing development in the Killearn neighborhoods. Residential development shall be limited to a minimum of 2 dwelling units per acre with a maximum density of 10 dwelling units per acre, comparable to the maximum density of the Urban Residential land use category, mixed with open spaces and compatible with protected areas such as the Welaunee Greenway.
- f. **Open Space/ Greenway.** The Open Space and Greenway area within the West Arch District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37. In total, a minimum of 20% of the gross area in Phase 1 shall be designated as Open Space.

(3) North Arch District – The intent of the North Arch District is to provide an area with a mixed-use center that serves residents of Welaunee, Killearn, and the residents along Roberts Road and Crump Road. The North Arch District as identified on Figure 13-5 shall be comprised of:

- a. **Mixed-Use Center.** Development of the North Arch District shall include a single mixed-use center designated as either a Town Center zone or Village Center zone as defined in the West Arch District policy.
- b. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In this neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall be not exceed 10,000 gross square feet.
- c. **Residential.** The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use districts that

include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. Residential development shall be a minimum of 2 dwelling units per acre and shall not exceed a density of 10 dwelling units per acre, comparable to the maximum density of the Urban Residential land use category, mixed with open spaces and compatible with protected areas such as the Welaunee Greenway. This zone is intended to provide a transition from the mixed-use center and neighborhood zones to existing development in the Killlearn neighborhoods.

- d. **Open Space/ Greenway.** The Open Space and Greenway area within the North Arch District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37. In total, a minimum of 20% of the gross area in Phase 1 shall be designated Open Space.

Additionally, high quality native forests in the North Arch District shall be protected, preserved, and included in the open space area. Trails shall be planned around the high-quality successional forests/native forest areas to serve as both recreational facilities and as fire breaks when these areas are managed with prescribed fires. Potential locations of high-quality successional forests/native forests are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

- e. **Regional Park.** A regional park with active recreation may be located in the North Arch District. If a regional park is designated within this District, it shall be designed to include connectivity with the trail system around any high-quality successional forests/native forests as described in the open space zone for this District.

(4) Conservation Design District - The intent of the Conservation Design District is to provide an area that is primarily residential in nature with a small village center. The residential development is intended to be arranged as cluster subdivisions in order to maximize the efficiency of infrastructure and to preserve environmental features and open spaces. The village center is intended to include non-residential uses in a location that minimizes the number of miles residents drive to meet their daily needs and promote the internal capture of vehicular trips. The Conservation Design District as identified on Figure 13-5 shall be comprised of:

- a. **Clustered Residential.** The cluster residential zone shall be comprised of clustered development that sets aside a minimum of 50% open space as a reserve area, comprised of such things as special development zones, preservation and conservation features, undeveloped uplands, oak-hickory forest, significant trees, passive recreation areas, and stormwater facilities designed as a community amenity. Adjacent open space as designated on Figure

13-5 and consistent with Policy 13.2.37 may be included in the Conservation Design District reserve area calculations for cluster development. The development area shall be the area not set aside as reserve area and shall comprise no more than 50% of the total conservation design district. Within this district, development area shall be located on the least environmentally sensitive areas; be contiguous to the greatest extent practicable; and allow maximum open space to be easily maintained in the reserve area. The development area shall be developed at a minimum of two dwelling units per acre and a maximum of 12 dwelling units per acre. Planned Unit Developments may provide for a density bonus up to 20 dwelling units per acre where more area is set aside than required or where greenways, trails, or other passive recreational opportunities are provided in the reserve area.

The conservation design district shall contain a mixture of housing types. Allowable housing types include single family detached homes, single family attached homes, duplexes, triplexes, fourplexes, courtyard buildings (a 1 to 3.5 story detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards), and cottage courts (a group 1 to 1.5-story detached structures arranged around a shared court visible from the street). The conservation design district shall not contain greater than 80% of any one housing type. Accessory dwelling units are allowable per City of Tallahassee land development code. Accessory dwelling units do not count towards the overall density and do not count as a different housing type for the purpose of requiring a mixture of housing types. Design standards for this District shall include Dark Sky principles to prevent and reduce light pollution.

The acreage of the reserve area shall be preserved as open space consistent with Policy 13.2.37, shall incorporate existing or planned public or private open space and greenspace to the greatest extent practicable, and shall be of sufficient size and buffered to ensure the protection of all critical on-site resources that are to be preserved and to accommodate authorized uses which includes natural open space, passive recreation uses (e.g., greenways, picnic areas or open fields), stormwater facilities, or other environmental conservation purposes.

All preservation areas, special development zones, conservation areas, archaeological sites and view-shed areas within designated protection zones for canopy roads shall be incorporated into the reserve area to the greatest extent practicable.

Stormwater management facilities which are otherwise permissible are allowed in the reserve area provided that the facilities are located outside of preservation areas, canopy road zones, naturally forested areas, special development zones, and meet either of the applicable following two standards:

- (1) Stormwater management facilities shall have side slopes of flatter than 4:1, and/or
- (2) Stormwater management facilities shall have appropriate tree and plant species that visually integrates the stormwater facility into the overall reserve area.

All such facilities shall be designed as community amenities, with trails, observation decks, or platforms where appropriate.

- b. **Village Center.** The Conservation Design District shall include a Village Center Zone subject to the design standards for a Village Center zone in the West Arch District Policy.
- c. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In this neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall not exceed 10,000 gross square feet.
- d. **Open Space/ Greenway.** The Open Space and Greenway area within the Conservation Design District includes all open space and reserve area within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37 and shall be included in the reserve area calculations for cluster development. At a minimum 50% of this District shall be designated as Open Space.

High quality successional forests and native forests as defined in the Tallahassee-Leon County Comprehensive Plan Glossary in the Conservation Design District shall be protected and preserved and included in the open space area. Trails shall be planned around the high-quality successional forests/native forest areas to serve as both recreational facilities and as fire breaks when these areas are managed with prescribed fires. Potential locations of high-quality successional forests/native forests are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

Core canopy or core forests, as defined in the City of Tallahassee's Urban Forest Master Plan, that is part of the fragmentation class of Core Canopy (>500 acres) and shown on the Preliminary Environmental Map (Figure 13-6), shall be protected, included in the open space area, and shall be connected to greenways

and open space that function as wildlife corridors. These areas may be included in the reserve area calculations for cluster development. Potential locations of core forest areas that are part of the fragmentation class of Core Canopy (>500 acres) are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

(5) Residential Reserve District - The Residential Reserve District as identified on Figure 13-5 is intended to be residential in nature, arranged as cluster subdivisions in order to maximize the efficiency of infrastructure and to preserve environmental features and open spaces. This District is also intended to maintain compatibility with established residential development along Roberts Road and Crump Road. The Residential Reserve District shall be subject to the Clustered Residential policy of the Conservation Design District with a maximum density of 6 dwelling units per acre and a minimum reserve area requirement of 60%. The Residential Reserve District shall include open space buffers of a minimum width of 250 feet to Roberts Road and Crump Road that may include the Welaunee Greenway system, open space, and reserve area from cluster subdivision development. The Residential Reserve District may alternatively be established as Open Space through an optional Alternative Development Program as established in Policy 13.2.44.

(6) Open Space - Open Space area shall be incorporated into each District. Districts shown in Figure 13-5 include the adjacent open space. The Primary Open Space System shall be designed as a connected network of open space as generally depicted on Welaunee Arch Map, Figure 13-5, which shall include Conservation and Preservation areas as generally depicted on the Preliminary Environmental Features Map, Figure 13-6, aesthetic open space, Greenways, and the Perpetual Drainage Easement held by the City and County. A minimum of 20% of Phase 1, 50% of Phase 2, 60% of Phase 3, and 40% of the total gross area of the Arch shall be designated Open Space unless offset through the Alternative Development Program in Policy 13.2.44. Conservation and Preservation Areas as defined in Policy 1.3.1 and 1.3.4 of the Conservation Element account for approximately 19% of the overall gross area of the Welaunee Arch. The remainder of the designated open space, which will include approximately 21% of the overall gross area, shall consist of open space incorporated into the development plan for each District or part of the Primary Open Space System. The Open Space Area shall be subject to the design and development criteria in Policy 13.2.37. The Conservation and Preservation Areas shall be subject to the design and development criteria of Policy 13.2.38.

Policy 13.2.5: Phasing. Development of the Arch shall be implemented in phases consistent with this plan and necessary infrastructure (including water and sewer) and supporting services (including adequate schools, police and fire service). Phase 1 shall include the Gateway District, West Arch District, and the North Arch District. Phase 2 shall include the Conservation Design District. Phase 3 shall include the Residential Reserve District. A PUD Concept Plan may address only a portion of a phase or may address more than one phase.

Phase 1 of the Welaunee Arch must include one Town Center Zone and one Village Center Zone, either of which can be located in the West Arch District or North Arch District.

Phase 2 shall not be developed until 1,500 dwelling units and 150,000 square feet of non-residential uses have been constructed in Phase 1.

Phase 3 shall not be developed until at least 70% of the gross acreage of Phase 2 is included in an adopted PUD Concept Plan. Sub phases or stages of each phase may be developed in separate PUD Concept Plans.

It is the intent that infrastructure improvements occur contemporaneous with development. This timing of infrastructure with development prevents stranded or early investment in infrastructure.

Table 1. Land Uses in the Welaunee Arch

<u>District</u>	<u>Zone</u>	<u>Size</u>	<u>Nonresidential Intensity</u>	<u>Residential Density</u>	<u>Mixture</u>
<u>Northeast Gateway District (Phase 1)</u>	<u>Activity Center</u>	<u>75-280 acres</u>	<u>4,000-30,000 SF/acre</u>	<u>10-20 DU/acre</u>	<u>10-55% residential 45-90% nonresidential</u>
	<u>Employment Center</u>	<u>75-280 acres</u>	<u>8,000-40,000 SF/acre</u>	<u>n/a¹</u>	<u>n/a¹</u>
	<u>Residential</u>	<u>30-100 acres</u>	<u>n/a</u>	<u>2-6 DU/acre</u>	<u>n/a</u>
	<u>Open Space</u>	<u>Min. 20% of gross area in Phase 1</u>			
<u>West Arch District (Phase 1)</u>	<u>Town Center²</u>	<u>20-120 acres</u>	<u>4,000-30,000 SF/acre</u>	<u>8-20 DU/acre</u>	<u>10-55% residential 45-90% nonresidential</u>
	<u>Neighborhood</u>	<u>¼-½ mile from Town Center</u>	<u>Max 20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>n/a</u>
	<u>Residential</u>		<u>n/a</u>	<u>2-10 DU/acre</u>	<u>n/a</u>
	<u>Open Space</u>	<u>Min. 20% of gross area in Phase 1</u>			
<u>North Arch District (Phase 1)</u>	<u>Village Center²</u>	<u>5-50 acres</u>	<u>4,000-20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>0-50% residential 50-100% nonresidential</u>
	<u>Neighborhood</u>	<u>¼-½ mile from Village Center</u>	<u>Max 20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>n/a</u>
	<u>Residential</u>		<u>n/a</u>	<u>2-10 DU/acre</u>	
	<u>Open Space</u>	<u>Min. 20% of gross area in Phase 1</u>			

<u>Conservation Design District (Phase 2)</u>	<u>Village Center</u>	<u>5-50 acres</u>	<u>4,000-20,000 SF/acre</u>	<u>4-14 DU/acre</u>	
	<u>Neighborhood</u>	<u>¼-½ mile from Village Center</u>	<u>Max 20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>n/a</u>
	<u>Conservation Design Clustered Residential</u>	<u>Maximum 50% of Conservation Design District</u>	<u>n/a</u>	<u>2-12 DU/acre</u>	
	<u>Open Space</u>	<u>Min. 50% gross area as Reserve Area in Phase 2.</u>			
<u>Residential Reserve (Phase 3)</u>	<u>Residential Reserve Clustered Residential</u>	<u>40% of Residential Reserve District</u>	<u>n/a</u>	<u>0-6 DU/acre</u>	
	<u>Open Space</u>	<u>60% gross area as Reserve Area in Phase 3.</u>			
<u>Open Space^{3,4}</u>	<u>Open Space</u>	<u>Minimum of 20% of Phase 1; 50% of Phase 2; no less than 60% of Phase 3; and no less than 40% of total area in Welaunee Arch. Open Space includes Conservation and Preservation Areas, Reserve Area, and Primary Open Space Areas.</u>			
	<u>Conservation/ Preservation⁵</u>	<u>Approximately 900 acres (19% of the Arch)</u>			
	<u>Other Open Space</u>	<u>Approximately 1000 acres (21% of the Arch)</u>			

1. Residential uses permitted only above ground floor in mixed-use buildings
2. Town Center Zone and Village Center Zone are permitted in West Arch District and North Arch District, provided one of each zone is located in Phase 1.
3. Open Space, including Conservation and Preservation Areas and Greenways shall be incorporated into all development Phases.
4. Open Space requirements apply unless offset through the Alternative Development Program in Policy 13.2.44.
5. Precise size and location of Conservation and Preservation Areas to be determined through a Natural Features Inventory.

Policy 13.2.6: Development Totals. Densities and intensities for development of the Arch shall be consistent with Policy 13.2.4 and other policies of this master plan. The maximum development for the Arch shall not exceed 12,500 residential units and 3,000,000 square feet of non-residential development.

Policy 13.2.7: Development Standards for Mixed-Use Zones. The Activity Center, Employment Center, Town Center, and Village Centers (collectively “Mixed-Use Zones”) shall be subject to the following development standards in addition to the requirements of Policy 13.2.4:

- (1) PUD Concept Plans that include mixed-use zones shall include specific design standards, public facility standards, and building standards, such that the district develops as a compact, walkable urban district. At a minimum, the form-based code or design standards shall address relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Design standards shall also minimize driveway cuts along sidewalks facilities by requiring alleys, shared access points, and/or structured parking facilities.
- (2) Development in the Mixed-Use Zones may request a waiver from the requirements in the Environmental Management Ordinance for natural area, landscaping and buffers for the purpose of maximizing intensity and density within the mixed-use zone.
- (3) Stormwater detention and treatment facilities for Mixed-Use Zones shall be designed in accordance with applicable standards and should be located outside of a Mixed-Use Zones in order to promote a compact pedestrian-oriented arrangement of land uses. Stormwater facilities may be located within mixed-use zones if alternative sites are not reasonably available outside of mixed-use zones or where stormwater facilities can be integrated with pedestrian friendly environments. PUD Concept Plans shall include design standards for stormwater facilities that are consistent with the intent of the zone.
- (4) Building heights in mixed-use centers shall not exceed 65 feet from grade.

Policy 13.2.8: Inclusionary housing. Development within the Welaunee Arch shall comply with any ordinances in effect at the time of development that address the need for affordable or inclusionary housing. Each PUD Concept Plan shall include a Housing Plan designed to achieve compliance with the City's Inclusionary Housing Ordinance, or other affordable and inclusionary housing ordinances in effect, by buildout of the area governed by that Concept Plan.

Policy 13.2.9: Housing affordability. In addition to complying with ordinances in effect at the time of development that address the need for affordable or inclusionary housing, a range of housing choices shall be provided to accommodate diverse income levels, age groups, people with a range of abilities, and housing needs. Granny flats, garage apartments, and other accessory dwelling units will not be included in unit or density calculations or transportation impact analyses. The range of housing options provided shall be based on the land use districts and zones within each District. No land use district or zone within a district that allows residential development shall limit housing types to only single-family detached homes.

In order to promote a range of housing types and choices, the City of Tallahassee shall incentivize the development of workforce housing within ¼-mile of mixed-use zones or transit hubs. The City shall also incentivize the provision of housing for low-income and very-low income families, seniors, and/or people with disabilities. Incentives shall be incorporated into PUD Concept Plans and may include increases in building height, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for

Concept Plans and site development plans, and similar measures such as the incentives allowed in the City's Inclusionary Housing Ordinance.

Policy 13.2.10: Community Facilities. Community Services, Light Infrastructure, Community Parks, and Neighborhood Parks shall be allowed uses in any land use district or zone consistent with the intent of each district and zone.

Policy 13.2.11: Essential Services. Mixed-use centers and residential neighborhoods shall be designed to facilitate essential services, such as fire, police, and emergency medical services consistent with generally accepted response times. PUD Concept Plans shall include the locations of essential services upon request by and through coordination and formal agreement with the City of Tallahassee and/or the Leon County School Board.

Policy 13.2.12: Landscaping. All landscaped areas, except athletic playing fields and golf course fairways and greens, shall utilize drought-resistant native plant materials from the "Florida Friendly Landscaping™ Guide to Plant Selection and Landscape Design" or other regionally appropriate plant material guide approved by the City. Landscaping may not include invasive species listed by the Florida Exotic Pest Plan Council. Landscaping in mixed-use and neighborhood zones shall include shade trees planted as street trees. PUD concept plans may include incentives, such as reduced tree mitigation, for shade trees planted as street trees outside of mixed use and neighborhood zones.

Policy 13.2.13: Crime prevention through design. Integrated mixtures of uses shall be located and designed consistent with comprehensive crime prevention strategies of natural surveillance, territorial reinforcement, and natural access control.

Policy 13.2.14: General Compatibility. Development in the Welaunee Arch shall be compatible with adjoining land uses through measures including but not limited to density and height limitations, setbacks, and vegetative and open space buffers. Unless otherwise specified in this master plan, buffers are not required between or within land use districts in the Welaunee Arch.

Policy 13.2.15: Compatibility with Existing Residential Development. To facilitate compatibility with the existing residential developments located east of Centerville Road and west of Miccosukee Road that are designated as Residential Preservation or Urban Residential-2 on the Future Land Use Map, land in the Welaunee Arch that is within 1,000 feet of such neighborhoods as measured from the boundary of the neighborhood shall be limited to open space, greenways, and residential uses with a maximum density of 6 dwelling units per acre comparable to the Residential Preservation Land Use Category. Mixed Use Land Use districts shall extend no closer than 1,000 feet from these existing residential developments. The location and size of each specific use category shall be depicted on a Planned Unit Development (PUD) Concept Plan.

Policy 13.2.16: Interim Uses. Agricultural and silvicultural uses, whether existing or new, shall be an allowed interim use in any area of the Welaunee Arch on which development is planned to occur, up to and until the start of actual construction on the applicable land.

TRANSPORTATION

Policy 13.2.17: Transportation System. The Welaunee Arch shall be served by a transportation system designed to optimize mobility. Major thoroughfares shall be generally located as depicted on Welaunee Arch Transportation Map, Figure 13-7, with the final location and design to be based upon site-specific environmental, engineering, and related considerations. Thoroughfares connecting through the Arch to areas beyond the Arch shall be arterials designed as boulevards for high vehicular capacity and moderate speeds not to exceed a design speed of 45 miles per hour with sidewalks on both sides of the roadway and bicycle facilities. Thoroughfares connecting mixed use areas within the Arch shall be collectors designed as avenues with high vehicular capacity and low to moderate speeds not to exceed a design speed of 30 miles per hour with sidewalks on both side of the roadway and bicycle facilities. On thoroughfares, a shared use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for the sidewalk on one side of the road and the bike lanes for that facility. Within mixed-use centers and neighborhoods, where feasible based on engineering design criteria and the protection of environmental features, a grid of interconnected streets will provide alternative travel paths. Energy efficiency shall be accomplished in areas that are intended for greater densities and intensities through support of frequent transit service and providing a safe, comfortable and attractive environment for pedestrians and cyclists. Transportation facility needs, including planned future corridors and projected deficiencies on existing facilities surrounding the Arch, resulting from projected development in the Arch as identified through traffic models completed as part of the I-10 Interchange PD&E and/or updates to MPO Long Range Transportation Plans shall be adopted into the applicable Mobility Element policies and/or figures and updates to the Capital Improvements Element when applicable.

Policy 13.2.18: Internal Trip Capture. The transportation system, along with the mixture of uses, shall be designed to achieve an internal capture of at least 20% of the vehicular trips generated on-site at buildout. To achieve this minimum internal capture rate, mixed-use and neighborhood zones shall be developed with a mixture of uses and higher density residential development located adjacent to non-residential uses. Residential zones shall be connected to mixed use zones by a network of sidewalks, shared use paths, and bicycle facilities designed to provide safe, comfortable transportation options. Transit facilities shall be coordinated with Star Metro to ensure infrastructure that supports connectivity to various transit routes.

Policy 13.2.19: Northeast Gateway/Welaunee Boulevard. The Northeast Gateway, which is a major infrastructure project for the entire Welaunee Critical Planning Area, consists of region-serving roads to distribute traffic north, south, east and west from a potential I-10 interchange at Welaunee Boulevard, which was recommended in the Florida Department of Transportation (FDOT) Master Plan Update on February 28, 2013. North of I-10, the roadways that make up the Northeast Gateway include the extension of Welaunee Boulevard from south of I-10 north through the Arch, and the extension of Shamrock South from Centerville Road to U.S. 90 (Mahan Drive). Welaunee Boulevard and Shamrock South

Extension are programmed to be constructed by the Blueprint Intergovernmental Agency consistent with the voter-approved Northeast Gateway project and may be phased based upon trip demand. Within the Arch, both Welaunee Boulevard and Shamrock South Extension shall be designed to function as a complete street to promote mobility for multiple users—pedestrians, bicyclists, motorists, and transit riders of all ages. No residential driveways shall connect directly to Welaunee Boulevard or Shamrock South Extension.

Policy 13.2.20: I-10 Flyover or Interchange. Welaunee Boulevard shall connect to a flyover across I-10 or a potential interchange, if approved by the Federal Highway Administration, in order to facilitate vehicular movement to Welaunee Boulevard south of I-10. Any flyover or potential interchange shall meet federal requirements to ensure the safe and efficient use of I-10.

Welaunee Boulevard shall connect to a potential interchange with Interstate-10, subject to approval by the Federal Highway Administration and the Florida Department of Transportation. The potential interchange of Welaunee Boulevard and Interstate-10 shall be designed consistent with a federally approved Interchange Justification Report. It is the intent to allow for the design of an interchange that supports a gridded street network and city blocks on the north side of Interstate-10. The gridded street system shall serve to divert traffic onto a network of town center streets and shall support an environment that prioritizes pedestrian mobility. Welaunee Boulevard may pass over Interstate-10 unless and until such time that a potential interchange is approved and constructed.

Policy 13.2.21: Right-of-Way Reservation. The landowner shall reserve for future conveyance the right-of-way for Welaunee Boulevard, the Shamrock South Extension, and the I-10 Flyover or Interchange as generally depicted on Welaunee Arch Transportation Map, Figure 13-7. The terms of such reservation shall be consistent with the Urban Services-Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990, as restated and amended. Rights-of-way shall be restricted to transportation facilities and compatible infrastructure.

Policy 13.2.22: Complete Streets. The transportation system shall be designed with complete streets in accordance with Objective 1.2 [M] and associated policies in the Mobility Element. A PUD Concept Plan shall provide in mixed-use centers for complete streets that include safe and convenient pedestrian facilities reasonably free from hazards and adequately separated from streets that carry high volumes of vehicular traffic and create a reasonable and direct route between destinations. Sidewalks shall be provided on both sides of local streets in mixed-use zones. Sidewalks shall be provided on at least one side of local streets in zones that allow only residential development.

Policy 13.2.23: Bicycle Facilities. A PUD Concept Plan shall include a network of bicycle facilities, including on-street and off-street facilities, which should be coordinated with the open space areas of the Arch. The intent is to provide safe and convenient movement for bicycles reasonably free from hazard and providing a reasonable and direct route between destinations. Bicycle facilities shall be designed where practical to connect to similar

facilities in other PUD Concept Plans. Where feasible, a shared-use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for sidewalks and bike lanes. Protected bicycle lanes may be incorporated where feasible. Where bicycle, pedestrian, and/or shared use path facilities intersect the Welaunee Greenway, opportunities shall be provided to access the Greenway.

Policy 13.2.24: Parking in Mixed-Use Centers. In mixed-use centers, vehicular parking shall be located on the street, in parking structures, or off-street at the street level. Off-street parking shall be provided in the rear of buildings where feasible based on engineering design standards and the protection of environmental features, or on the side of buildings and shall be limited in size and scale through such measures as shared parking, parking credits, and maximum parking limits. PUD Concept Plans may include incentives, such as reduced parking or setback requirements, for the use of building-mounted solar systems on parking structures.

Policy 13.2.25: Canopy Roads. Direct access to Canopy Roads shall not be permitted for any residential or nonresidential uses except parks or open space. Road access to the Welaunee Arch shall be provided from Miccosukee Road at no more than three locations. Road access to the Arch shall be provided from Centerville Road in no more than two locations. Canopy Road Zones shall be provided along Miccosukee Road and Centerville Road in addition to the Welaunee Greenway. PUD Concept Plans may include incentives, such as reduced tree mitigation, in return for new roadways being designed and planted with shade trees consistent with the requirements for future canopy road designation.

Policy 13.2.26: Transit. Mixed use centers are intended to be designed with transit as a component of the multimodal transportation system in the Welaunee Arch. As PUDs are developed, coordination with Star Metro shall occur to ensure the plan accommodates necessary infrastructure to support anticipated transit service. PUDs shall address connectivity between mixed use zones and the transit hub identified in Policy 13.1.4.

Policy 13.2.27: Electric, Connected and Automated Vehicles. As PUDs are developed, coordination with the Planning Department and the City's Public Infrastructure departments shall occur to ensure the plan accommodates necessary infrastructure to support charging infrastructure for electric vehicles and infrastructure to support Connected and Automated Vehicles (CAV). PUDs may include incentives, such as reduced parking and setback requirements, for development that is electric vehicle capable or electric vehicle ready by providing for the future installation and use of Electric Vehicle Supply Equipment (EVSE) in accordance with the National Electrical Code. Incentives will be greater for electric vehicle-ready than for electric vehicle-capable developments.

Policy 13.2.28: Transportation Concurrency. Prior to approval, PUD Concept Plans shall be required to demonstrate sufficient capacity of concurrency facilities to meet the standards for level of service for the existing population, previously permitted development and for the proposed development plan in accordance with the City of Tallahassee Concurrency requirements. This demonstration shall include a transportation analysis for limited access, arterial, and collector roads, including the Northeast

Gateway/Welaunee Boulevard, in accordance with the City Concurrency Management System Policy and Procedures Manual. If the City's transportation concurrency system is replaced with a Mobility Fee or another alternative mobility funding system, PUD Concept Plans shall comply with the mobility funding system in place at the time.

PUBLIC FACILITIES AND SERVICES

Policy 13.2.29: Adequate Public Facilities and Services. The supply and delivery of safe and adequate public facilities shall accommodate existing and future development consistent with the Comprehensive Plan. Development in the Welaunee Arch shall be served by adequate public facilities and services as required by law and consistent with the Welaunee Urban Services-Development Agreement, as restated and amended. Public facilities and services may be phased and financed, constructed, owned, operated, or maintained by any entity allowed by law, including but not limited to independent or dependent special districts, property owner associations, homeowner associations, or any combination of such entities. Any such entity may finance public facilities through any means allowed by law.

Policy 13.2.30: Utilities. Potable water, sanitary sewer, and electricity service shall be provided by the City pursuant to the Welaunee Urban Services-Development Agreement, as restated and amended. Private providers shall provide telecommunications services. The installation of utilities may be phased consistent with the level-of-service and availability standards of the Tallahassee-Leon County Comprehensive Plan. Utility infrastructure improvements shall occur consistent with the general timing of development, instead of the infrastructure being provided well before development occurs. This timing of infrastructure with development is intended to ensure that there is no stranded or early investment in infrastructure waiting for future development to occur.

Policy 13.2.31: Clean Energy. PUD Concept Plans may incorporate strategies and standards that are consistent with the City of Tallahassee's Clean Energy Resolution or any clean energy plan adopted by the City subsequent to the resolution. PUD Concept Plans shall comply with applicable clean energy and renewable energy ordinances in effect at the time of development. PUDs may include additional incentives to encourage energy efficiency.

Policy 13.2.32: Energy Efficient Environmental Design. Planned Unit Development Concept Plans may provide for incentives such as increases in building height, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for Concept Plans and site development plans, and similar measures in each District where developments incorporate Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green certifications and/or provide building-mounted solar systems that generate threshold MW levels of electricity. Alternatively, PUD Concept Plans may provide for utility fee or other similar exaction offsets commensurate to estimated energy efficiency gains from incorporating Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green

certifications and/or provide building-mounted solar systems that generate threshold MW levels of electricity. This policy does not apply to the Residential Reserve Zone.

Policy 13.2.33: Stormwater Management. Prior to approval of the first PUD Concept Plan, a Stormwater Facilities Master Plan (SFMP) shall be prepared for the entirety of the Welaunee Arch. The Stormwater Facilities Master Plan must be reviewed and approved by the City before PUD Concept Plans can be approved. For areas not included in a PUD, the stormwater plan may be conceptual and generalized based upon the projected development allowed by this master plan accounting for non-developable areas.

The SFMP shall take into consideration stormwater flows from full build out conditions from any upstream, off-site property. However, nothing herein shall relieve the upstream, off-site properties from complying with applicable environmental ordinances or standards. The SFMP shall, at a minimum, identify regional impacts to flood extents and stormwater conveyance; establish infrastructure requirements necessary to manage stormwater in compliance with local, state, and federal regulations; document the phasing, implementation, and easement reservations necessary to serve projected full build out; and facilitate environmental and stormwater permitting. To accomplish these goals, the SFMP shall provide analysis and design of the primary stormwater system based on detailed hydrologic and hydraulic modeling of existing and post-development conditions. The analysis shall incorporate existing land uses, soils and topographic data, and the conceptual land use plan (Figures 13-5 through 13-7). The design shall provide general parameters associated with the primary stormwater management facilities, drainage easements and conservation easements necessary to serve the development under projected full build-out conditions. Flood extents delineated by the SFMP shall identify the 100-year flood exclusion area under the full build-out condition. No habitable structures shall be constructed within the post-development, full build-out 100-year floodplains or 100-year flood exclusion areas. The SFMP shall incorporate low-impact design best management practices to encourage the disconnection of impervious surfaces and increase the removal of nutrients from stormwater discharges. The SFMP shall also evaluate the existing nutrient pollutant loading to Class III surface water resources and ensure net improvement in the post development condition. The SFMP scope of work must be approved by the City prior to development of the SFMP.

The Stormwater Facilities Master Plan shall identify the feasibility and location of regional stormwater facilities and how they should be designed and constructed as amenities within parks or publicly accessible areas. Stormwater facilities shall be located outside wetlands and floodplains. Stormwater facilities may be located in Open Space that is not wetland or floodplain subject to design standards in a PUD Concept Plan and consistent with protection of conservation and preservation lands required by the comprehensive plan and the Environmental Management Ordinance.

Wetlands and Floodplains. Development shall minimize encroachment into wetland habitat areas by ensuring that public and private roads avoid crossing wetlands or require that such crossings are cited at the narrowest point of a wetland allowing for an efficient transportation design while maintaining the continuity of identified wildlife corridors. No

net reduction in floodplain storage shall be permitted within the 100-year floodplain. Otherwise floodplains shall be managed consistent with the Comprehensive Plan Conservation Element.

Wetland acreage and function within the Welaunee Arch shall be protected through compliance with local, state, and federal environmental permitting requirements. For purposes of permanent protection of Conservation and Preservation lands designated on Figure 13-6 the delineation of wetlands shall be based upon the jurisdictional determination by the governing agency.

Wetlands depicted on Figure 13-6 utilized for mitigation within the Welaunee Arch shall be made subject to conservation easements consistent with the requirements of the authorizing regulatory agency. These easements will be defined in a manner that serves as permitted mitigation for wetland and other impacts or species relocation. To the extent authorized by federal, state, and local permitting agencies, Conservation and Preservation Lands association with the PUD Concept Plan under consideration may be utilized for achieving any mitigation requirements. The mitigation conservation easement area shall allow passive recreation facilities and shall be subject to a management plan.

Policy 13.2.34. Florida Springs and Aquifer Protection. Wakulla Spring is an impaired first magnitude Outstanding Florida Springs. Planned development for the Welaunee Arch is within the springshed boundaries of the Upper Wakulla River and Wakulla Spring Basin Management Action Plan. Development activities associated with the project have the potential to impact water quality; therefore, PUD Concept Plans shall mitigate potential nutrient loadings by implementing measures such as proper treatment and disposal of wastewater, stormwater, and the implementation of adequate sediment and erosion control practices to mitigate any surface water impacts.

Policy 13.2.35: Schools. Each PUD Concept Plan shall be analyzed for impacts on public schools based upon then-applicable pupil generation rates utilized by Leon County Schools. Schools shall be located in relation to neighborhoods in order to serve residents, provide a focal point for the neighborhoods, and be safely accessible by pedestrians and bicyclists. The co-location of schools, civic spaces, and active parks is encouraged. The City and County shall adhere to the Public School Concurrency and Facility Planning Interlocal Agreement, as required by Section 1013.33, F.S., which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation. Prior to site plan approval of the 500th residential dwelling unit in Phase 1, a 10-acre site shall be reserved for future dedication to the Leon County School Board proximate to residential areas, a Town or Village center and the primary open space system with off-site stormwater management provided through a regional system. Impacts to existing public schools shall be addressed during the development review process as required by this comprehensive plan, provided that the fair market value of the school site, any off-site stormwater treatment and storage capacity and any other land or improvement to support a public school shall be a credit, on a dollar-for-dollar basis, against any fee or exaction for public school impacts.

Policy 13.2.36: Fire and Emergency Services. Upon request of the City, PUD Concept Plans shall include identified sites for fire and/or emergency services in coordination and formal agreement with the City.

RECREATION, OPEN SPACE and CONSERVATION

Policy 13.2.37: Primary Open Space System. The intent of the Open Space and Conservation strategy is to identify, conserve, manage, restore, and protect significant natural resources during and after development of the Welaunee Arch in accordance with the Conservation Element of the Tallahassee-Leon County Comprehensive Plan and consistent with this Master Plan. No less than 40% (no less than 37% if the Alternative Development Program is utilized per Policy 13.2.44) of the gross area in the Welaunee Arch shall be designated Open Space which shall include the Primary Open Space System, Conservation and Preservation Areas, Greenways, and other designated open space in each development District.

Open Space shall comprise no less than 40% (no less than 37% if the Alternative Development Program is utilized per Policy 13.2.44) of the total gross area within the Welaunee Arch, or approximately 1,900 acres. Of the Open Space, approximately 900 acres (19% of the total gross area of the Welaunee Arch) are designated Conservation or Preservation Areas as defined in policies 1.3.1 and 1.3.4 of the Conservation Element. The precise size and location of Conservation and Preservation Areas shall be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes such Conservation and Preservation area. The remainder of the Open Space, approximately 1,000 acres (21% of the total gross area of the Welaunee Arch), shall be open space incorporated into the development plan for each District or part of the Primary Open Space System.

Open Space shall include Conservation Areas and Preservation Areas, Canopy Road Zones, Greenways, and aesthetic open space. Outside of these designated areas, the additional Open Space shall prioritize additional buffers around Conservation and Preservation Features, areas that provide continuous and contiguous connectivity of Open Space, additional buffers for Canopy Road Zones, additional areas around the Core canopy or core forests that are part of the fragmentation class of Core Canopy (>500 acres), additional areas that support the network of wildlife corridors, undeveloped uplands, oak-hickory forest, significant trees, passive recreation areas, priority planting areas identified in the Urban Forest Master Plan, and stormwater facilities designed as a community amenity.

The Welaunee Arch shall contain a primary open space system concept that will contain the majority of the open space requirements within a connected corridor as depicted on Figure 13-5. This connected, continuous network of open space constitutes a fundamental building block of the Arch and is intended to serve multiple purposes including but not limited to protection of conservation and preservation areas. The Primary Open Space System shall include Conservation and Preservation areas. Primary Open Space may also include buffers for residential areas and canopy roads, greenways, environmentally

sensitive areas, including wildlife corridors, aesthetic open space, active and passive recreation areas, and community gathering spaces. The Primary Open Space may be incorporated into any PUD Concept Plan to satisfy requirements of the Environmental Management Ordinance. Constructed stormwater facilities consistent with Policy 13.2.33 may be utilized to satisfy open space requirements in a PUD Concept Plan.

Primary open space systems, together with other open space and green spaces set aside to meet the urban forest and landscape requirements shall also meet the requirements of the Tallahassee-Leon County Comprehensive Plan and Chapter 5 - Environmental Management, Tallahassee Land Development Code. The intent of this policy will be achieved through the following:

- (1) Credits for open space requirements, wetland mitigation, slope mitigation, stormwater management and/or urban forest requirements may be requested outside of individual parcels or tracts under review but elsewhere within the Arch.
- (2) Areas with severe and significant slopes that are not located in the open space systems shall be protected in site-specific plans in accordance with the Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code.
- (3) The Open Space systems shall be open to the general public and be designed to include and provide connections with the Miccosukee Canopy Road Greenway and Welaunee Greenway at multiple locations and to integrate internal recreational multi-use paths with the greenways trails. Connections to future regional greenways shall be considered in the design of open space.
- (4) The open space systems shall be designed to provide additional buffering for existing designated canopy road zones.
- (5) Open space may be privately owned or dedicated to the public by conveyance to a general-purpose or special-purpose local government entity; or be designated a part of a statewide system of greenways and trails pursuant to state law. Privately owned open space/greenways shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development. All required conservation easements will be placed over the Conservation and Preservation areas in accordance with local government regulations.
- (6) The open space systems shall be governed by one or more management plans approved by the City in order to protect the values for which they were designated. The management plans may be adopted in phases so long as they are consistent with one another. Protection of Conservation and Preservation areas shall be provided by conservation easements and other measures consistent with Chapter 5 – Environmental Management, Tallahassee Land Development Code. Conservation and Preservation areas placed in conservation easements may be used towards satisfying the urban forest and landscaping requirements of Chapter 5 –

Environmental Management, Tallahassee Land Development Code. A single management plan may be adopted for all open space and conservation and preservation area lands.

- (7) Any Open Space area located within the geographic boundary of a PUD Concept Plan Shall be included in the lands to be designated as Open Space/Greenway as a result of approval of that PUD Concept Plan. If additional Open Space area are required to meet the minimum Open Space area for that Phase set forth in Policy 13.2.4(6) then such additional land will be designated as such from the adjacent Primary Open Space system as shown in Figure 13-5. To the extent that a PUD Concept Plan provides Open Space acreage beyond the required minimum, subsequent PUD Concept Plans are entitled to a credit for the additional acreage provided in proceeding PUD Concept Plans.
- (8) Acreage in the primary open space system shall be counted towards satisfying the open space requirements established in PUD Concept Plans.
- (9) The following guidelines shall apply to uses within the open space system as established in PUD Concept Plans:
- (A) Passive recreation improvements that are natural resource-oriented, such as hiking, biking, and riding trails and passive parks, may be constructed in the primary open space systems. Also allowable are community facilities such as bandshells, amphitheaters, gazebos and other improved gathering places if designed for non-vehicular access only, provided these activities are located such that impacts to conservation and preservation areas are minimized and the overall purpose of the conservation easement is maintained.
 - (B) Active Recreation uses may be constructed in the open space area within each development district and in the primary open space system outside of Conservation and Preservation areas.
 - (C) Wildlife management areas may be included in the primary open space systems protective measures addressed in the management plans, including a wildlife habitat management plan, in accordance with Chapter 5 – Environmental Management, Tallahassee Land Development Code.
 - (D) Public roads and utilities may cross through the open space systems and buffers if the impacts are minimized. The location of the roads shown on Figure 13-5 are approximate.
 - (E) Stormwater Management facilities may be located in the open space systems subject to design criteria in the PUD Concept Plans and consistent with protection of conservation and preservation features pursuant to Chapter 5 – Environmental Management, Tallahassee Land Development Code. Each stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Tallahassee-Leon County Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code. If stormwater facilities are contained in the open space system, the public and/or private entities responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each

facilities level of service. The SFMPs shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within conservation or preservation areas.

- (10) To promote creation of the open space systems and their integration into the planned mixed-use communities with appropriate credit, PUD Concept Plans shall establish an open space requirement that includes credit for the open space system, protected preservation and conservation areas, areas of constructed landscape, and the minimum onsite landscaping required for individual sites set forth in Policy 13.2.12. Specific landscape standards and requirements shall be established in PUD Concept Plans. Such standards and requirements shall be designated to meet or exceed, on a cumulative basis, the Landscape and Urban Forest requirements in Chapter 5 – Environmental Management, Tallahassee Land Development Code. These landscape standards shall include, but not be limited to, standards for provision of street trees in mixed use zones, along public roadways, shade trees and landscaped islands within parking lots, and patriarch tree preservation. These standards will be developed to reflect the intent that town and neighborhood centers will be developed in an urban context with minimal setbacks and an emphasis on dense, mixed use development. Various land uses in the Arch shall satisfy the Urban Forest/Landscaping requirements based on thresholds established in the PUD Concept Plans. Such requirements shall be designed to meet or exceed, on a cumulative basis, the landscaping and urban forest requirements in Chapter 5 – Environmental Management, Tallahassee Land Development Code.
- (11) The portion of the Arch bordering Miccosukee Road shall be designated as Open Space and shall include the Canopy Road Zone for Miccosukee Road. An additional area with a minimum width of 75 feet along the length of the Canopy Road Zone shall be designated as open space. The Canopy Road Zone and contiguous Open Space area shall serve as a wildlife corridor that terminates in the core forest area that is part of the fragmentation class of Core Canopy (>500 acres) in the Conservation Design District as shown on the Preliminary Environmental Map (Figure 13-6). This area may serve as a greenway as long as the greenway does not preclude the ability of the area to serve as a wildlife corridor.

Policy 13.2.38: Conservation and Preservation Lands. Lands identified for permanent preservation and conservation are shown generally on the Preliminary Environmental Map (Figure 13-6) as Designated Wetlands, 100-year Floodplains, and High-Quality Successional forests/Native Forest. These protected areas create a regionally significant environmental and open space framework that protects the natural flows of water and preserves wildlife habitat while allowing limited, low-impact human access to natural spaces, where appropriate.

These allocations are intended to protect significant environmental resources on the Welaunee Arch and account for approximately 900 acres or approximately 19% of the total gross area of the Welaunee Arch. The precise size and location of Conservation and Preservation Lands shall be determined through a Natural Features Inventory to be

conducted prior to or concurrent with the initial PUD Concept Plan for each Phase of the Welaunee Arch in which the feature is located. Additional environmental resources will be designated as Open Space as addressed in this Master Plan.

Conservation and Preservation lands shall be subject to a management plan to be reviewed and approved concurrent with the PUD Concept Plan that includes the applicable Conservation and Preservation lands. Such management plan shall address wildlife preservation, maintenance of native species diversity, management of the natural environment, restoration of environmental resources where warranted, and responsibility for long term management. Such management plan shall include measures to protect the values for which such lands were designated, including wildlife habitat and corridors, and may include conservation easements and other measures consistent with the Environmental Management Ordinance. Conservation and Preservation lands may be utilized for public access, including trails, subject to the Environmental Management Ordinance. To the extent allowed by local, state, or federal law, Conservation or Preservation lands may be utilized to achieve mitigation required by permits. A single management plan may be adopted for all open space and conservation and preservation area lands.

Lands that are not otherwise identified as Conservation and Preservation Lands on Figure 13-6 and are identified as areas suitable for future development may contain areas of natural upland or wetland communities. These resources will be identified through the Natural Features Inventory process and protected as required by the Comprehensive Plan's Conservation Element and will be incorporated into the lands identified as Open Space and Greenways consistent with the overall conservation and development strategy for the Welaunee Arch planning area.

Conservation easements for Conservation and Preservation lands shall be effective before or concurrent with the effective dates of the PUD Concept Plan for which they are granted. Protection of the lands identified in the Preliminary Environmental Features Map shall be phased or staged in coordination with the PUD Concept Plans. The required preservation of both Conservation and Preservation Lands within the Welaunee Arch will occur in conjunction with the PUD Concept Plan approvals and will be in place in advance of actual physical development within the PUD for which the Conservation and Preservation Lands are being protected. All identified Conservation and Preservation Lands within the Preliminary Environmental Features Map shall be subject to permanent preservation no later than the date of actual physical development commencing within the final PUD Concept Plan for the Welaunee Arch.

Policy 13.2.39: Recreation Areas. A PUD Concept Plan shall provide for reasonable public access to parks, recreation areas, natural areas, and open space. A multi-use trail system will be included that will link these areas where feasible to residential neighborhoods, mixed-use centers, schools, civic spaces, employment, recreation and open space, parks, and the Welaunee Greenway and Miccosukee Canopy Road Greenway.

Policy 13.2.40. Historic and Cultural Resources. Through the completion of Natural Features Inventories, Planned Unit Developments shall identify historic and cultural resources including archaeological sites, historic structures and districts, and historic cemeteries. PUDs shall include standards sensitive to locating, assessing, and avoiding potential adverse impacts to these resources. At a minimum, these standards shall comply with applicable state and local regulations. Where feasible based on the geographic location of the resource and appropriate given the historic and cultural context of resource, informational and interpretive signage may be considered for these resources.

Policy 13.2.41: Natural Area Resident Notifications. PUD Concept Plans will include notification requirements for informing residents, once development is completed, with information on how to avoid human-bear conflicts and notices of proximity to areas that are actively managed with prescribed fires.

Policy 13.2.42: Perpetual Drainage Easement. The Perpetual Drainage Easement across the Welaunee Arch shall be subject to the Order Clarifying Definition of Perpetual Drainage Easement, entered by Leon County Circuit Court on March 13, 1997. Lands within the Perpetual Drainage Easement shall be considered Open Space and may be utilized for active and passive recreation facilities and activities, including but not limited to, walking and bicycle trails, and playgrounds associated with development of lands owned by the landowner within the altered or undisturbed floodplains so long as the function of the easement is not impaired.

Policy 13.2.43: Welaunee Greenway. The Welaunee Greenway shall consist at a minimum of an 8.4-mile-long shared-use trail corridor along the northeast, north, and west perimeter of the Arch, and shall be developed consistent with adopted local government plans, including the Greenways Master Plan. As defined in the Tallahassee-Leon County Greenways Master Plan, "The Greenway will range from approximately 75' to 150' in width in much of the corridor with greater widths in select areas due to wetlands and stream flow ways. This corridor will be comprised of the existing edge canopy and understory and the Welaunee firebreak road which may provide a readymade trail alignment. The preserved canopy and understory along the other side of the firebreak road will be preserved to provide privacy from adjacent roadways and homes." The final design of the Welaunee Greenway shall be determined through the Blueprint Intergovernmental Agency's Northeast Gateway project and may consider other, non-paved trail surface treatments consistent with the Greenways Master Plan. Trail crossings and trailheads may be located in the Canopy Road Zone and the design of such facilities shall strive to minimize impacts to the tree canopy. The Welaunee Greenway shall connect to the existing Miccosukee Canopy Road Greenway to create a 17-mile linear park loop and a pedestrian bridge across Interstate-10. Connections shall be provided to and from the Greenway from interior multi-use trails along roadways or from other open space areas. The Welaunee Greenway shall be subject to a management plan approved by the City that is consistent with the policies of this master plan. A single management plan may be adopted for all open space, conservation and preservation area lands, and the Welaunee Greenway. Public roadways and utilities may cross through the Welaunee Greenway at points specified as road crossings on the land use and transportation maps, or at additional points if necessary.

provided the crossing includes restoration of the Greenway and open space area. PUD Concept Plans that include or are adjacent to the Welaunee Greenway or Miccosukee Canopy Road Greenway shall provide access to those facilities. Development of the Arch should be incentivized through the PUD process to provide pedestrian and bicycle connectivity to the Greenway, particularly where it interfaces with Open Space areas and associated trail systems.

Policy 13.2.44: Alternative Development Program. Notwithstanding any other provision of this Master Plan, at the election of the PUD applicant, PUD Concept Plans in Phase 1 and Phase 2 may offset open space and urban forest mitigation requirements through an optional alternative development program that preserves additional open space area within the Residential Reserve District (Phase 3). The intent of this Alternative Development Program is to incentivize preservation of a large area of open space in the northeast area of the Welaunee Arch that may be designated as a wildlife habitat area. Participation in this alternative development program is optional and must be agreed to by the PUD Concept Plan applicant and the owner of the property that would be used for the offset. Participation in this alternative development program is subject to all of the following provisions:

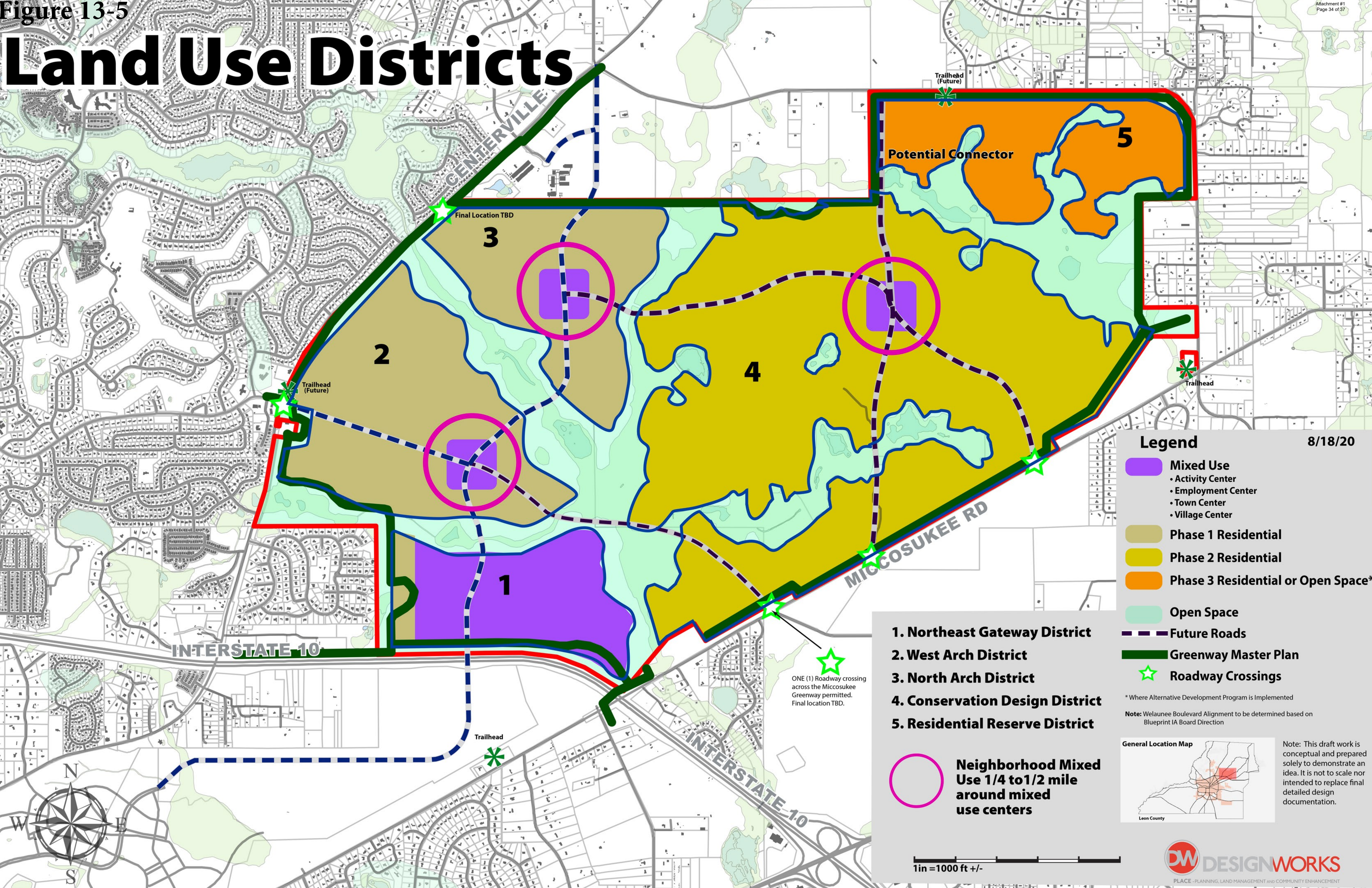
- (1) Open Space Requirement Offset. PUD Concept Plans in any District of Phase 1 or Phase 2 may offset the open space requirements for that District by preserving lands in the Residential Reserve District (Phase 3) as open space.
 - (A) The offset shall be calculated on a per acre basis with a 15% bonus, resulting in an exchange of a 1.15-acre reduction in the open space requirement of the receiving District for each 1-acre of preserved open space in the Residential Reserve District. This exchange shall reduce the overall open space requirement for the Welaunee Arch by the net bonus amount (0.15 acres for each 1 acre preserved).
 - (B) The reserve area requirements for cluster residential zones in Phase 2 shall be offset concurrently with the open space requirements for any PUD Concept Plan including a cluster subdivision.
 - (C) Under the Alternative Development Program, preservation or conservation areas in the Residential Reserve District may count towards the open space requirements in the Conservation Design District. Conservation and Preservation areas in the Residential Reserve District shall be integrated with the Welaunee Habitat Park.
 - (D) If this Alternative Development Program is exercised, total Open Space in Phase 1 shall not be less than 15%, the total Open Space in Phase 2 shall not be less than 25%, and the overall total Open Space in the Arch at buildout shall not be less than 37%.
 - (E) The open space offset shall not apply within the area 1,000 feet from the Buckhead Neighborhood as identified in Policy 13.2.15.

- (2) Urban Forest Mitigation Offset. PUD Concept Plans in Phase 1 and Phase 2 may offset required urban forest mitigation requirements in any District by preserving lands in the Residential Reserve District (Phase 3) as open space.
- (A) The urban forest mitigation requirement offset through this program is exchanged based on the urban forest mitigation value of the land being established as Open Space in the Residential Reserve District. The mitigation value of the preserved open space shall be calculated with an additional 10% mitigation credits which may offset urban forest impacts in Phase 1 and Phase 2.
- (3) All lands located in the Residential Reserve District, designated as Phase 3 on the Land Use Districts Map (Figure 13-5), are eligible for preservation under this alternative development program. Priority for preservation under this program shall be in the following order: 1) lands in the Residential Reserve District (Phase 3) that do not meet the definition of a preservation area or conservation area 2) any designated conservation and preservation areas in Residential Reserve District (Phase 3) as generally depicted on the Preliminary Environmental Features Map or as determined through a subsequent natural feature inventory. Priority shall be given to property along the eastern boundary of the Residential Reserve District with subsequent lands preserved under this alternative development program being contiguous with this area.
- (4) Protection of the open space area in the Residential Reserve District (Phase 3), including any preservation or conservation areas, shall be provided by conservation easements, covenants, or other measures consistent with City Growth Management Department's adopted regulations. The lands preserved as open space under this alternative development plan shall be subject to the criteria of Policy 13.2.38 regarding Conservation and Preservation Areas. Any conservation easements established under this alternative development program shall be issued to the City of Tallahassee as the sole grantee and beneficiary. While open space area in the Residential Reserve District remains in private ownership, any conservation easements, covenants, or other measures shall allow for continued use of the preserved open space for silviculture operations of planted pine stands which adhere to Florida Division of Forestry Best Management Practices. Lands preserved under this development program for urban forest mitigation offsets may not be utilized for silviculture operations.
- (5) Welaunee Habitat Park. Notwithstanding the phasing requirements in policy 13.2.5, at such time when all lands in in the Residential Reserve District have been preserved as open space under this alternative development program, or at such time when the final PUD Concept Plan for the Welaunee Arch is approved, the preserved Open Space in the Residential Reserve District, including the Conservation and Preservation lands, shall be designated as a Habitat Park. The Habitat Park shall be subject to the requirements of Policies 13.2.37 and 13.2.38. Prior to establishment of the Habitat Park, the existing uses of the property shall

- be permitted. Any previously established conservation easements shall remain in effect on lands in the Habitat Park. Passive recreation improvements that are natural resource-oriented, such as hiking, biking and riding trails and passive parks, may be constructed in the Welaunee Habitat Park. Active Recreation uses are not permitted in the Welaunee Habitat Park.
- (6) By adoption of a separate ordinance, the City may create and administer a Welaunee Habitat Park credit bank. The Welaunee Habitat Park credit bank would facilitate the purchase of lands in the Residential Reserve District (Phase 3) and the sale of open space and tree mitigation credits in accordance with this development program. The Welaunee Habitat Park credit bank may be established independent of and prior to the creation of the Welaunee Habitat Park. If the City creates a Welaunee Habitat Park credit bank, consideration may be given to utilizing the credit bank to offset open space requirements and urban forest mitigation requirements associated with the development of properties located in other growth priority areas inside the Urban Services Area.
- (7) If stormwater facilities are contained within the Residential Reserve District, then the public or private agency responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each facility's level of service. The Stormwater Facilities Master Plan shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within preserved open space and conservation or preservation areas.
- (8) Any lands in the Residential Reserve District not preserved as open space in accordance with this alternative development plan may be included in a PUD Concept Plan and development under the Residential Reserve District development guidelines in Policy 13.2.4(4). Development of the Residential Reserve District on remaining lands shall be clustered in the portion of the site that will result in the least environmental impact. Lands preserved as open space offset under this Alternative Development Program shall not count towards the 60% reserve area requirements for development of any remaining developable land in the Residential Reserve District.

Figure 13-5

Land Use Districts



Legend 8/18/20

- Mixed Use
 - Activity Center
 - Employment Center
 - Town Center
 - Village Center
- Phase 1 Residential
- Phase 2 Residential
- Phase 3 Residential or Open Space*
- Open Space
- Future Roads
- Greenway Master Plan
- Roadway Crossings

1. Northeast Gateway District
2. West Arch District
3. North Arch District
4. Conservation Design District
5. Residential Reserve District

Neighborhood Mixed Use 1/4 to 1/2 mile around mixed use centers

* Where Alternative Development Program is Implemented

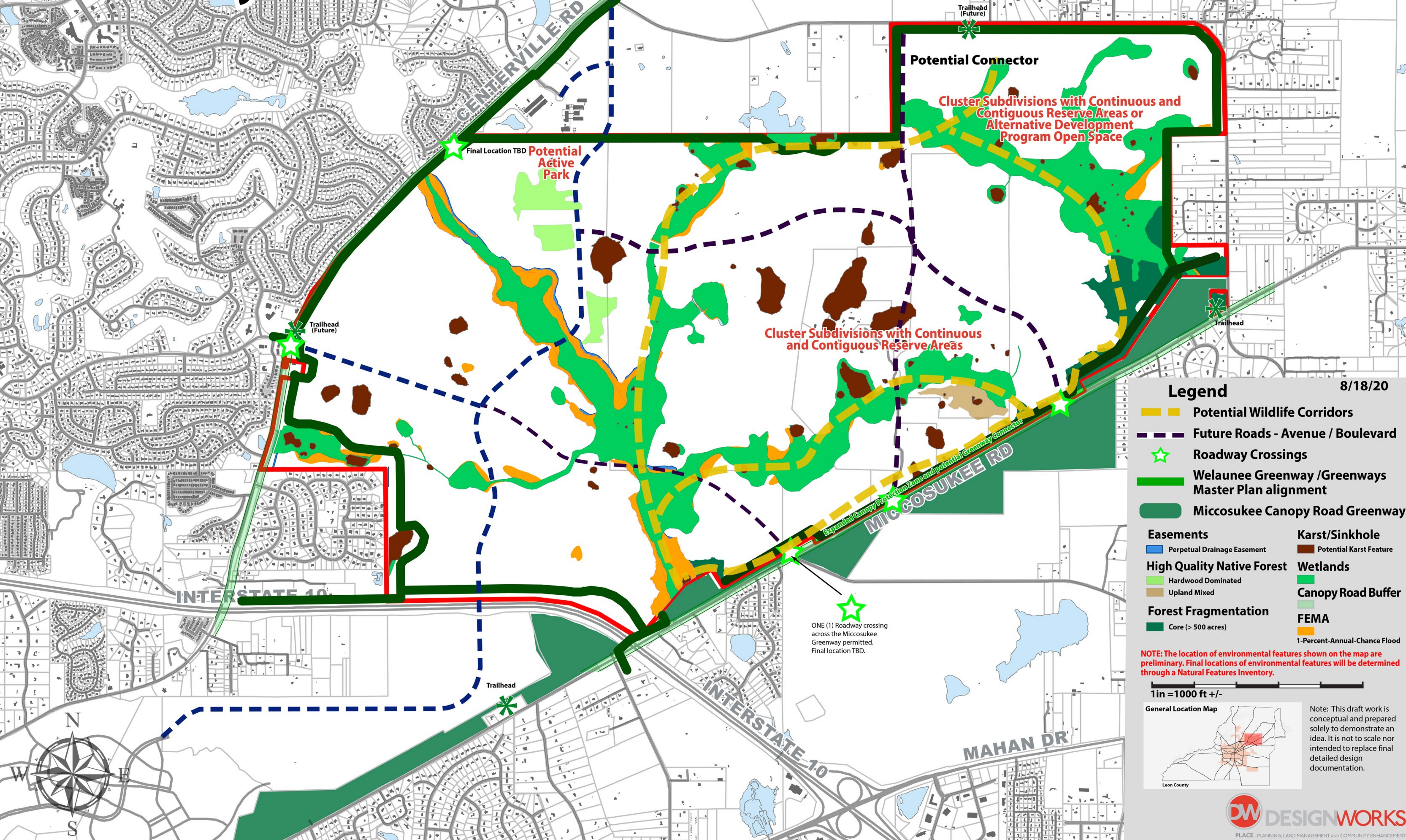
Note: Welaunee Boulevard Alignment to be determined based on Blueprint IA Board Direction



Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation.

1 in = 1000 ft +/-

Figure 13-6 Preliminary Environmental Features

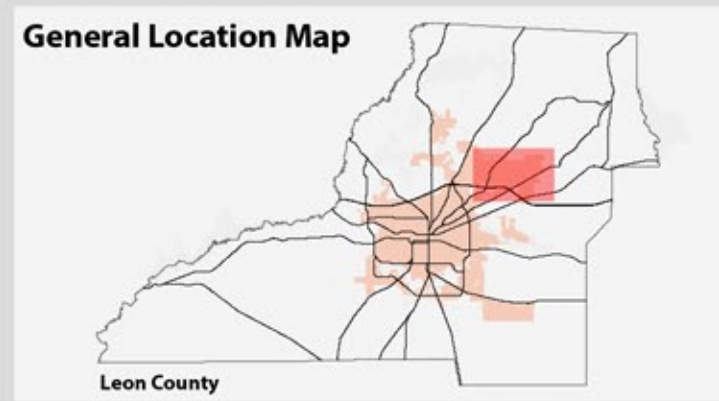


8/18/20

- Legend**
- Potential Wildlife Corridors
 - Future Roads - Avenue / Boulevard
 - Roadway Crossings
 - Welaunee Greenway / Greenways Master Plan alignment
 - Micosukee Canopy Road Greenway
- | | |
|-----------------------------------|-------------------------------|
| Easements | Karst/Sinkhole |
| Perpetual Drainage Easement | Potential Karst Feature |
| High Quality Native Forest | Wetlands |
| Hardwood Dominated | Canopy Road Buffer |
| Upland Mixed | FEMA |
| Forest Fragmentation | 1-Percent-Annual-Chance Flood |
| Core (> 500 acres) | |

NOTE: The location of environmental features shown on the map are preliminary. Final locations of environmental features will be determined through a Natural Features Inventory.

1 in = 1000 ft +/-

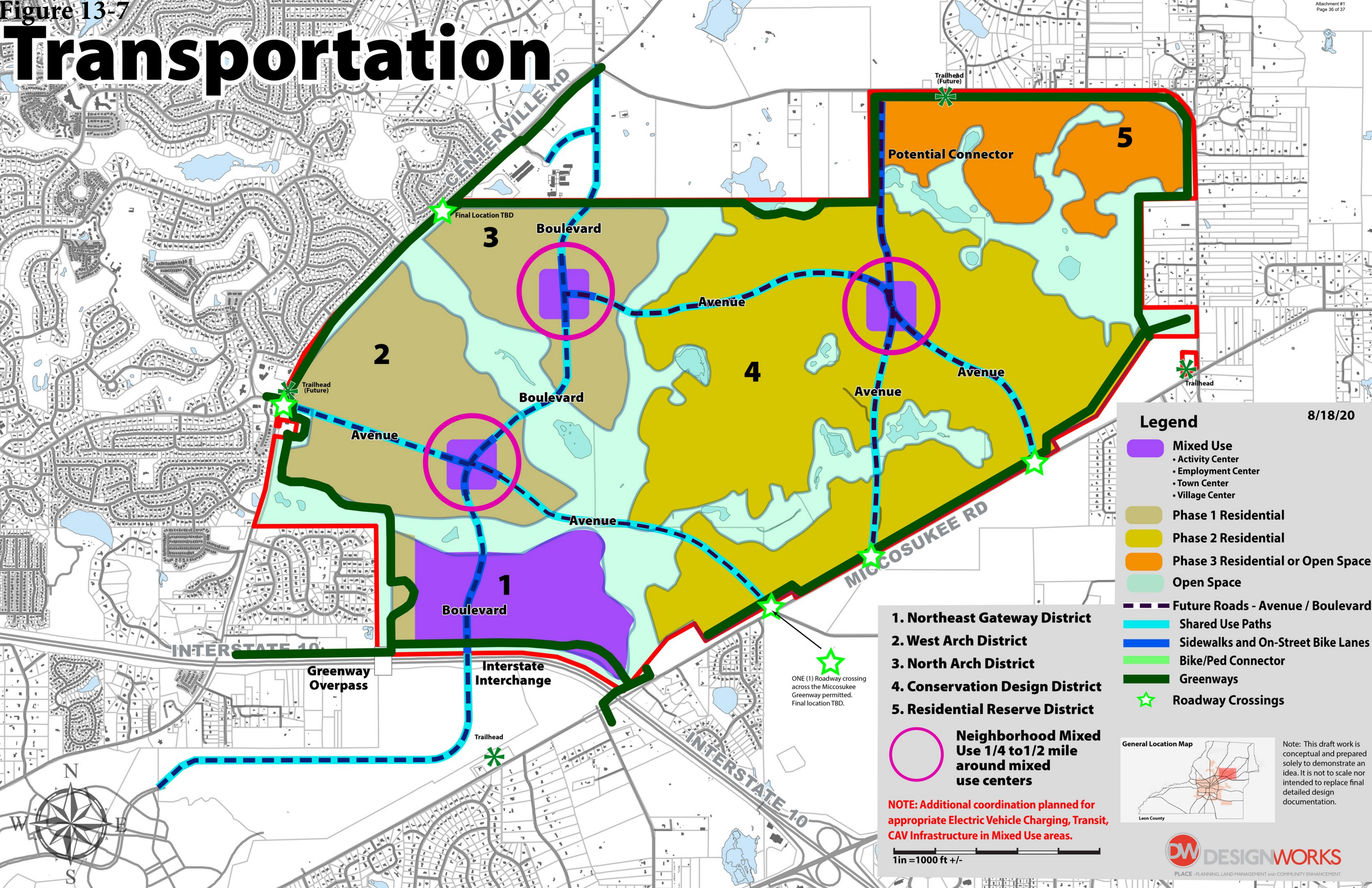


Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation.



Figure 13-7

Transportation



8/18/20

Legend

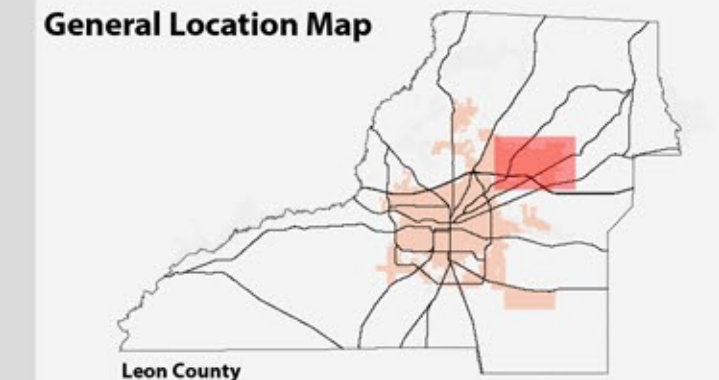
- Mixed Use**
 - Activity Center
 - Employment Center
 - Town Center
 - Village Center
- Phase 1 Residential**
- Phase 2 Residential**
- Phase 3 Residential or Open Space**
- Open Space**
- Future Roads - Avenue / Boulevard**
- Shared Use Paths**
- Sidewalks and On-Street Bike Lanes**
- Bike/Ped Connector**
- Greenways**
- Roadway Crossings**

- 1. Northeast Gateway District**
- 2. West Arch District**
- 3. North Arch District**
- 4. Conservation Design District**
- 5. Residential Reserve District**

Neighborhood Mixed Use 1/4 to 1/2 mile around mixed use centers

NOTE: Additional coordination planned for appropriate Electric Vehicle Charging, Transit, CAV Infrastructure in Mixed Use areas.

ONE (1) Roadway crossing across the Micosukee Greenway permitted. Final location TBD.



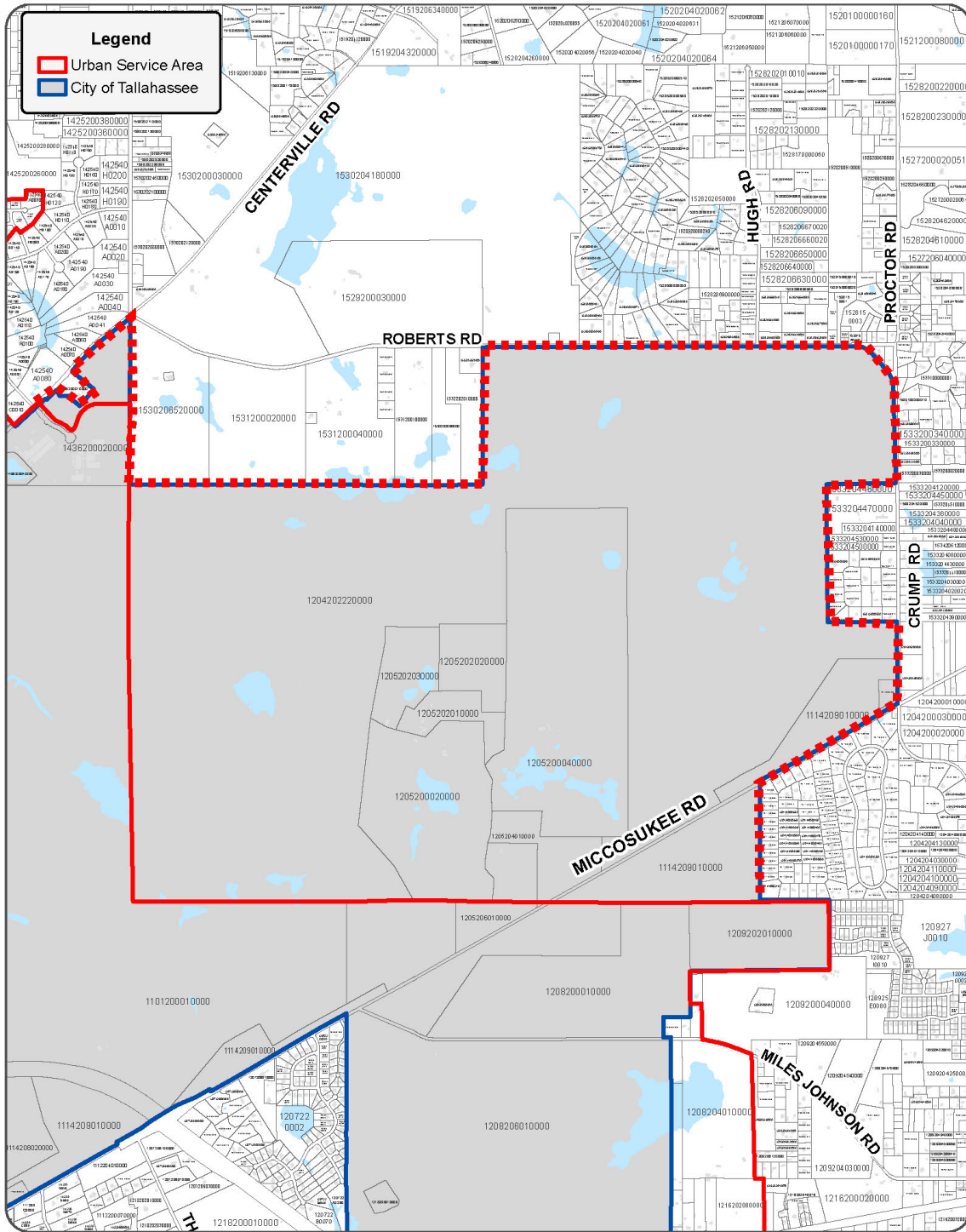
Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation.



1in = 1000 ft +/-

Text Amendment TTA 2020 013

Update Map 2: Future Land Use Map, Tallahassee Urban Area and Map 3: Future Land Use Map, Leon County to include the area depicted with the dashed red line below inside the Urban Services Area



PLANNING DEPARTMENT
 Map Created: November 19, 2019

**Urban Service Area/
 City of Tallahassee**



Note: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained within is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



ORDINANCE NO. 20-O-35-AA

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING A TEXT AMENDMENT TO THE 2030 TALLAHASSEE/LEON COUNTY COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the City of Tallahassee to prepare and enforce comprehensive plans for the development of the City; and,

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for the City's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and,

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of Tallahassee has held several public work sessions, public meetings and several public hearings with due public notice having been provided, on these amendments to the Comprehensive Plan; and,

WHEREAS, on May 26, 2020, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of Tallahassee transmitted copies of the proposed amendments of the comprehensive plan to the Department of Economic Opportunity and other state and regional agencies for written comment; and,

WHEREAS, the City Commission of the City of Tallahassee considered all oral and written comments received during public hearings, including the data collection and analyses packages, the recommendations of the Local Planning Agency/Planning Commission; and,

1 WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee has
2 determined it necessary and desirable to adopt these amendments to the comprehensive
3 plan to preserve and enhance present advantages; encourage the most appropriate use of
4 land, water and resources, consistent with the public interest; overcome present handicaps;
5 and deal effectively with future problems that may result from the use and development of
6 land within the City of Tallahassee, and to meet all requirements of law.

7 NOW THEREFORE, BE IT ENACTED by the People of the City of Tallahassee, Florida, as
8 follows, that:

9 **Section 1. Purpose and Intent.**

10 This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority
11 set out in, Sections 163.3161 through 163.3215, Florida Statutes, the Community Planning Act.

12 **Section 2. Text Amendment.**

13 The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit
14 "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2030
15 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2030
16 Comprehensive Plan," as amended, in accordance therewith, being an amendment to the following
17 Plan element:

18 Text Amendment TTA2020013 which relates to the Land Use Element.

19 **Section 3. Conflict With Other Ordinances and Codes.**

20 All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee, Florida,
21 in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

22 **Section 4. Severability.**

23 If any provision or portion of this ordinance is declared by any court of competent
24 jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and

1 portions of this Ordinance shall remain in full force and effect.

2 **Section 5. Copy on File.**

3 To make the Tallahassee-Leon County 2030 Comprehensive Plan available to the public, a
4 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon
5 2030 Comprehensive Plan and these amendments thereto, shall also be located in the Tallahassee-
6 Leon County Planning Department. The Planning Director shall also make copies available to
7 the public for a reasonable publication charge.

8 **Section 6. Effective Date.**

9 The effective date of these Plan amendments shall be according to law and the applicable statutes
10 and regulations pertaining thereto.

11 INTRODUCED in the City Commission on the 28th day of October, 2020.

12 PASSED the City Commission on the 10th day of November, 2020.

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CITY OF TALLAHASSEE

By: _____
John E. Dailey, Mayor

ATTEST:

APPROVED AS TO FORM:

BY: _____
James O Cooke, IV
City Treasurer-Clerk

By: _____
Cassandra K. Jackson, City Attorney

Exhibit A

WELAUNEE ARCH MASTER PLAN

Objective 13.2: Development of Remainder of Welaunee Critical Planning Area (EFF. 12/10/02)

Planning studies for the Toe and Heel, which provided the basis for Land Use Objective 13.1 and its supporting policies, were based on a systems approach that considered linkages and functions of natural and man-made systems extending into the remaining portions of the Welaunee Critical Planning Area (other than the Toe and Heel) and beyond. In addition, the existing Urban Services Development Agreement addresses certain planning and public facility issues for these remaining portions of the Welaunee Critical Planning Area. Prior to development of these remaining areas, the studies required by Land Use Policy 6.2.2 shall be performed and an amendment to this comprehensive plan shall be adopted.

Objective 13.2: Development Concept for the Welaunee Arch. The intent of the Welaunee Arch Master Plan is to provide an area-wide plan for the portion of the Welaunee Critical Planning Area located north of Interstate-10 and west of Miccosukee Road (i.e. the "Arch"). This master plan sets the standards and guidelines to coordinate one or more implementing development plans such that the development of the Arch results in a new, integrated community with a variety of land uses, diverse neighborhoods and mixed-use centers, a region-serving activity center, active and passive recreational options, and abundant open space. The development of the Arch consistent with this master plan shall be implemented in phases, connected by a multi-modal transportation system, served by regional, master planned stormwater facilities, and designed in ways that protect natural resources.

Policy 13.2.1: Concept. This Welaunee Arch Master Plan satisfies the requirements of the Tallahassee-Leon County Comprehensive Plan for a planned development master plan in order to foster development on the Welaunee Arch with a region-serving, mixed-use activity center; residential areas with a strong sense of place and a range of diverse housing choices; transportation choices with linkage to commercial services and jobs; and planned recreation and open space.

Policy 13.2.2: Discourage Urban Sprawl. The Welaunee Arch is located wholly within the Urban Services Area. Development within the Arch will discourage urban sprawl by, among other things, directing growth to a next-in-line area identified for future urban development since 1990; promoting walkable, connected neighborhoods that support a range of housing choices; implementing a multimodal transportation system that supports the internal capture of transportation trips; creating a balance of residential and nonresidential land uses through integrated, mixed-use centers and diverse housing types in close proximity to nonresidential uses; promoting the efficient and cost-effective provision or extension of public facilities and services; protecting and preserving natural resources; protecting environmentally sensitive lands; and providing public recreation and open space.

Policy 13.2.3: Implementation. The Welaunee Arch Master Plan shall be implemented by one or more Planned Unit Development (PUD) Concept Plans, Regulating Plans with Form-based Codes, or other implementing plan as allowed by the Comprehensive Plan at the time of development. All such plans are referred to herein as Planned Development Concept Plans or PUD Concept Plans. Such PUD Concept Plans shall be consistent with this master plan and contain guidelines and requirements for land use categories, transportation facilities, access management, and other specific design standards. All PUD Concept Plans shall be consistent with the stormwater facility master plan and with transportation plans for the Phase of the Arch in which they are located, as developed and approved prior to or concurrent with the initial PUD Concept Plan for that Phase. The phasing of development in the Arch shall be consistent with necessary infrastructure and supporting services and the phasing requirements of Policy 13.2.5. Development Phases and PUD Concept Plans shall consider previously approved PUD Concept Plans within the Arch and anticipated development based on Figures 13-5 through 13-7 such that open space, stormwater, and transportation systems are planned and implemented consistent with the Policies in this Welaunee Arch Master Plan portion of the Welaunee Critical Area Plan.

A PUD Concept Plan may address only a portion of a Phase or may address more than one Phase. The minimum size for the initial PUD Concept Plan for any Phase of the Arch shall be 350 acres. Subsequent PUD Concept Plans shall be implemented consistent with this Master Plan and the applicable implementing plan standards allowed by the Comprehensive Plan at the time of development.

LAND USE

Policy 13.2.4: Land Use Districts. The Master Plan forms the basis upon which organizing elements are oriented to convey the overall urban form. Lands within the Welaunee Arch shall be planned for the generalized land uses described in this Policy and Table 1. As depicted on Figure 13-5, the Welaunee Arch shall be designed with the following land use districts:

(1) Northeast Gateway District - The intent of the Northeast Gateway District is to provide an area that capitalizes on the location of a potential future interchange with Interstate-10 and Welaunee Boulevard by including well-designed, region-serving commercial and employment uses. The Northeast Gateway District as identified on Figure 13-5 shall be comprised of:

- a. **Activity Center.** An activity center zone shall be a mixed-use zone including between 75 and 280 acres. The activity center zone shall be located east of the residential zone, as generally depicted on Figure 13-5, and no closer than 1,000 feet from the Buckhead subdivision. This zone shall contain a diverse mixture of region-serving commercial, office, hotel, and other non-residential uses with a trade area extending beyond the Welaunee Arch. This zone may also contain higher-density residential and public and civic uses that can contribute to the center's vitality and sustainability. Residential densities in this zone shall have a minimum of 10 dwelling units per acre and a maximum of 20 dwelling units per

- acre for residential development not in vertically mixed-use buildings. Non-residential intensities shall range from 4,000 square feet per acre to 30,000 square feet per acre. The mixture of uses shall be 10% to 55% residential and community services uses and 45% to 90% non-residential uses. The activity center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.
- b. **Employment Center.** An employment center zone shall be a mixed-use zone located proximate to major transportation arteries in order to provide jobs for residents as well as regional employment opportunities and shall contain 75 to 280 acres. Employment centers are intended to contain a mix of uses and not be a single-use environment. Allowable uses include office, hotels and inns, light industrial, warehousing and distribution, laboratories, research, printing, banks, retail, restaurants and cafes, infrastructure including stormwater management facilities, civic, religious and institutional uses and educational uses. Residential uses shall not be allowed in Employment Center zones except when located above the ground floor in mixed-use buildings. Development intensities of non-residential uses in the employment center zone shall range from 8,000 square feet per acre to 40,000 square feet per acre. This zone shall be designed with shared parking opportunities for nonresidential uses that have peak parking demands other than during normal office hours. The development of a PUD Concept Plan that includes this zone shall include coordination with Star Metro to include preliminary plans for transit connectivity between this zone and other mixed-use zones in the Arch. The employment center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.
- c. **Residential.** A residential zone shall be located between the Buckhead subdivision and the mixed-use zones as generally depicted on Figure 13-5. This residential zone shall include between 30 and 100 acres. Residential development density shall be no less than 2 dwelling units per acre and not exceed 6 dwelling units per acre. Accessory dwelling units shall not count towards the residential density in this zone.

- d. **Open Space/Greenway.** The Open Space and Greenway area within the Northeast Gateway District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with the development standards of Policy 13.2.37. Specifically, an open space zone shall be located along the border with the established Buckhead Neighborhood serving as a buffer between the existing Buckhead Neighborhood and new development in the Arch. This zone shall be no less than 250 feet wide and will include the Welaunee Greenway and existing utility easements. In total, a minimum of 20% of the gross area in Phase 1 shall be designated as Open Space.

(2) West Arch District – The intent of the West Arch District is to provide an area with a mixed-use center that serves residents of both Welaunee via Welaunee Boulevard and Killearn Neighborhoods via Shamrock South. It is the intent of this District to allow the highest density and intensity development within the mixed-use center, gradually transitioning to lower densities and intensities as distance from the mixed-use center increases. The West Arch District as identified on Figure 13-5 shall be comprised of:

- a. **Mixed-Use Center.** Development of the West Arch District shall include a single mixed-use center designated as either a Town Center zone or Village Center zone.
- b. **Town Center.** A town center zone shall be a mixed-use development planned as a compact, efficient node between 20 and 120 acres in size. A town center shall contain uses that serve surrounding neighborhoods as well as those traveling through the area. Allowable uses include office, retail, restaurants, bed and breakfasts, hotels and inns, theaters and other entertainment venues, specialty retail, grocery stores, residential, home occupational uses, open space, and civic, religious and institutional uses (including day care services for children and adults). The Town Center shall include uses mixed horizontally and vertically. It is the design intent to plan for multiple storefronts and multiple retailers in the town center, so all of the available retail space is not aggregated into one or two “big-box” stores.

Development intensities in the town center shall range from 4,000 square feet per acre up to 30,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 50,000 gross square feet. Residential densities shall be no less than 8 dwelling units per acre up to a maximum of 20 dwelling units per acre for residential development not in vertically mixed-use buildings. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. The mixture of uses shall be 10% to 55% residential and community services and 45% to 90% non-residential uses. Town centers shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and

drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center. Community open space in the form of public squares and greens or urban forest canopy areas shall be planned as a focal point for a town center. No minimum on-site open space shall be required on each preliminary plat; however, exceptional specimen trees, patriarch trees, and trees of significant size for its species that are in very good health shall be protected.

- c. **Village Center.** A village center zone shall allow small retail, specialty retail, office, restaurants, services, open space, residential and other uses (including day care services for children and adults) that support residential uses within the District. This zone is also intended to function as a neighborhood focal point and is envisioned to have churches, town squares, and other civic, religious, and institutional uses. The village center zone shall range in size from 5 to 50 acres and shall be designed to create a pedestrian-friendly environment. Traffic calming measures, such as on-street parking, buildings up close to the road with parking in back, streetscape with street trees and landscaping, and other such solutions, shall be utilized to create a pedestrian-friendly, walkable center. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages.

The mixture of uses shall be 0% to 50% residential and community services and 50% to 100% non-residential uses. Development intensities in the village center zone shall range from 4,000 square feet per acre to 20,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 30,000 gross square feet. Residential development in the Village Center shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre for residential development not in vertically mixed-use buildings. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Community open space in the form of village squares and village greens or urban forest canopy areas shall be planned as the focal point of a village center. No minimum on-site open space shall be required for each preliminary plat; however, exceptional specimen trees, patriarch trees, and trees of significant size for its species that are in very good health shall be protected.

- d. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to

- meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In the neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall not exceed 10,000 gross square feet.
- e. **Residential.** The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use zones that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone is intended to provide a transition from the mixed-use center and neighborhood zones to existing development in the Killearn neighborhoods. Residential development shall be limited to a minimum of 2 dwelling units per acre with a maximum density of 10 dwelling units per acre, comparable to the maximum density of the Urban Residential land use category, mixed with open spaces and compatible with protected areas such as the Welaunee Greenway.
 - f. **Open Space/ Greenway.** The Open Space and Greenway area within the West Arch District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37. In total, a minimum of 20% of the gross area in Phase 1 shall be designated as Open Space.

(3) North Arch District – The intent of the North Arch District is to provide an area with a mixed-use center that serves residents of Welaunee, Killearn, and the residents along Roberts Road and Crump Road. The North Arch District as identified on Figure 13-5 shall be comprised of:

- a. **Mixed-Use Center.** Development of the North Arch District shall include a single mixed-use center designated as either a Town Center zone or Village Center zone as defined in the West Arch District policy.
- b. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In this neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall be not exceed 10,000 gross square feet.
- c. **Residential.** The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use districts that

include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. Residential development shall be a minimum of 2 dwelling units per acre and shall not exceed a density of 10 dwelling units per acre, comparable to the maximum density of the Urban Residential land use category, mixed with open spaces and compatible with protected areas such as the Welaunee Greenway. This zone is intended to provide a transition from the mixed-use center and neighborhood zones to existing development in the Killlearn neighborhoods.

- d. **Open Space/ Greenway.** The Open Space and Greenway area within the North Arch District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37. In total, a minimum of 20% of the gross area in Phase 1 shall be designated Open Space.

Additionally, high quality native forests in the North Arch District shall be protected, preserved, and included in the open space area. Trails shall be planned around the high-quality successional forests/native forest areas to serve as both recreational facilities and as fire breaks when these areas are managed with prescribed fires. Potential locations of high-quality successional forests/native forests are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

- e. **Regional Park.** A regional park with active recreation may be located in the North Arch District. If a regional park is designated within this District, it shall be designed to include connectivity with the trail system around any high-quality successional forests/native forests as described in the open space zone for this District.

(4) Conservation Design District - The intent of the Conservation Design District is to provide an area that is primarily residential in nature with a small village center. The residential development is intended to be arranged as cluster subdivisions in order to maximize the efficiency of infrastructure and to preserve environmental features and open spaces. The village center is intended to include non-residential uses in a location that minimizes the number of miles residents drive to meet their daily needs and promote the internal capture of vehicular trips. The Conservation Design District as identified on Figure 13-5 shall be comprised of:

- a. **Clustered Residential.** The cluster residential zone shall be comprised of clustered development that sets aside a minimum of 50% open space as a reserve area, comprised of such things as special development zones, preservation and conservation features, undeveloped uplands, oak-hickory forest, significant trees, passive recreation areas, and stormwater facilities designed as a community amenity. Adjacent open space as designated on Figure

13-5 and consistent with Policy 13.2.37 may be included in the Conservation Design District reserve area calculations for cluster development. The development area shall be the area not set aside as reserve area and shall comprise no more than 50% of the total conservation design district. Within this district, development area shall be located on the least environmentally sensitive areas; be contiguous to the greatest extent practicable; and allow maximum open space to be easily maintained in the reserve area. The development area shall be developed at a minimum of two dwelling units per acre and a maximum of 12 dwelling units per acre. Planned Unit Developments may provide for a density bonus up to 20 dwelling units per acre where more area is set aside than required or where greenways, trails, or other passive recreational opportunities are provided in the reserve area.

The conservation design district shall contain a mixture of housing types. Allowable housing types include single family detached homes, single family attached homes, duplexes, triplexes, fourplexes, courtyard buildings (a 1 to 3.5 story detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards), and cottage courts (a group 1 to 1.5-story detached structures arranged around a shared court visible from the street). The conservation design district shall not contain greater than 80% of any one housing type. Accessory dwelling units are allowable per City of Tallahassee land development code. Accessory dwelling units do not count towards the overall density and do not count as a different housing type for the purpose of requiring a mixture of housing types. Design standards for this District shall include Dark Sky principles to prevent and reduce light pollution.

The acreage of the reserve area shall be preserved as open space consistent with Policy 13.2.37, shall incorporate existing or planned public or private open space and greenspace to the greatest extent practicable, and shall be of sufficient size and buffered to ensure the protection of all critical on-site resources that are to be preserved and to accommodate authorized uses which includes natural open space, passive recreation uses (e.g., greenways, picnic areas or open fields), stormwater facilities, or other environmental conservation purposes.

All preservation areas, special development zones, conservation areas, archaeological sites and view-shed areas within designated protection zones for canopy roads shall be incorporated into the reserve area to the greatest extent practicable.

Stormwater management facilities which are otherwise permissible are allowed in the reserve area provided that the facilities are located outside of preservation areas, canopy road zones, naturally forested areas, special development zones, and meet either of the applicable following two standards:

- (1) Stormwater management facilities shall have side slopes of flatter than 4:1, and/or
- (2) Stormwater management facilities shall have appropriate tree and plant species that visually integrates the stormwater facility into the overall reserve area.

All such facilities shall be designed as community amenities, with trails, observation decks, or platforms where appropriate.

- b. **Village Center.** The Conservation Design District shall include a Village Center Zone subject to the design standards for a Village Center zone in the West Arch District Policy.
- c. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In this neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall not exceed 10,000 gross square feet.
- d. **Open Space/ Greenway.** The Open Space and Greenway area within the Conservation Design District includes all open space and reserve area within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.37 and shall be included in the reserve area calculations for cluster development. At a minimum 50% of this District shall be designated as Open Space.

High quality successional forests and native forests as defined in the Tallahassee-Leon County Comprehensive Plan Glossary in the Conservation Design District shall be protected and preserved and included in the open space area. Trails shall be planned around the high-quality successional forests/native forest areas to serve as both recreational facilities and as fire breaks when these areas are managed with prescribed fires. Potential locations of high-quality successional forests/native forests are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

Core canopy or core forests, as defined in the City of Tallahassee's Urban Forest Master Plan, that is part of the fragmentation class of Core Canopy (>500 acres) and shown on the Preliminary Environmental Map (Figure 13-6), shall be protected, included in the open space area, and shall be connected to greenways

and open space that function as wildlife corridors. These areas may be included in the reserve area calculations for cluster development. Potential locations of core forest areas that are part of the fragmentation class of Core Canopy (>500 acres) are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

(5) Residential Reserve District - The Residential Reserve District as identified on Figure 13-5 is intended to be residential in nature, arranged as cluster subdivisions in order to maximize the efficiency of infrastructure and to preserve environmental features and open spaces. This District is also intended to maintain compatibility with established residential development along Roberts Road and Crump Road. The Residential Reserve District shall be subject to the Clustered Residential policy of the Conservation Design District with a maximum density of 6 dwelling units per acre and a minimum reserve area requirement of 60%. The Residential Reserve District shall include open space buffers of a minimum width of 250 feet to Roberts Road and Crump Road that may include the Welaunee Greenway system, open space, and reserve area from cluster subdivision development. The Residential Reserve District may alternatively be established as Open Space through an optional Alternative Development Program as established in Policy 13.2.44.

(6) Open Space - Open Space area shall be incorporated into each District. Districts shown in Figure 13-5 include the adjacent open space. The Primary Open Space System shall be designed as a connected network of open space as generally depicted on Welaunee Arch Map, Figure 13-5, which shall include Conservation and Preservation areas as generally depicted on the Preliminary Environmental Features Map, Figure 13-6, aesthetic open space, Greenways, and the Perpetual Drainage Easement held by the City and County. A minimum of 20% of Phase 1, 50% of Phase 2, 60% of Phase 3, and 40% of the total gross area of the Arch shall be designated Open Space unless offset through the Alternative Development Program in Policy 13.2.44. Conservation and Preservation Areas as defined in Policy 1.3.1 and 1.3.4 of the Conservation Element account for approximately 19% of the overall gross area of the Welaunee Arch. The remainder of the designated open space, which will include approximately 21% of the overall gross area, shall consist of open space incorporated into the development plan for each District or part of the Primary Open Space System. The Open Space Area shall be subject to the design and development criteria in Policy 13.2.37. The Conservation and Preservation Areas shall be subject to the design and development criteria of Policy 13.2.38.

Policy 13.2.5: Phasing. Development of the Arch shall be implemented in phases consistent with this plan and necessary infrastructure (including water and sewer) and supporting services (including adequate schools, police and fire service). Phase 1 shall include the Gateway District, West Arch District, and the North Arch District. Phase 2 shall include the Conservation Design District. Phase 3 shall include the Residential Reserve District. A PUD Concept Plan may address only a portion of a phase or may address more than one phase.

Phase 1 of the Welaunee Arch must include one Town Center Zone and one Village Center Zone, either of which can be located in the West Arch District or North Arch District.

Phase 2 shall not be developed until 1,500 dwelling units and 150,000 square feet of non-residential uses have been constructed in Phase 1.

Phase 3 shall not be developed until at least 70% of the gross acreage of Phase 2 is included in an adopted PUD Concept Plan. Sub phases or stages of each phase may be developed in separate PUD Concept Plans.

It is the intent that infrastructure improvements occur contemporaneous with development. This timing of infrastructure with development prevents stranded or early investment in infrastructure.

Table 1. Land Uses in the Welaunee Arch

<u>District</u>	<u>Zone</u>	<u>Size</u>	<u>Nonresidential Intensity</u>	<u>Residential Density</u>	<u>Mixture</u>
<u>Northeast Gateway District (Phase 1)</u>	<u>Activity Center</u>	<u>75-280 acres</u>	<u>4,000-30,000 SF/acre</u>	<u>10-20 DU/acre</u>	<u>10-55% residential 45-90% nonresidential</u>
	<u>Employment Center</u>	<u>75-280 acres</u>	<u>8,000-40,000 SF/acre</u>	<u>n/a¹</u>	<u>n/a¹</u>
	<u>Residential</u>	<u>30-100 acres</u>	<u>n/a</u>	<u>2-6 DU/acre</u>	<u>n/a</u>
	<u>Open Space</u>	<u>Min. 20% of gross area in Phase 1</u>			
<u>West Arch District (Phase 1)</u>	<u>Town Center²</u>	<u>20-120 acres</u>	<u>4,000-30,000 SF/acre</u>	<u>8-20 DU/acre</u>	<u>10-55% residential 45-90% nonresidential</u>
	<u>Neighborhood</u>	<u>¼-½ mile from Town Center</u>	<u>Max 20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>n/a</u>
	<u>Residential</u>		<u>n/a</u>	<u>2-10 DU/acre</u>	<u>n/a</u>
	<u>Open Space</u>	<u>Min. 20% of gross area in Phase 1</u>			
<u>North Arch District (Phase 1)</u>	<u>Village Center²</u>	<u>5-50 acres</u>	<u>4,000-20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>0-50% residential 50-100% nonresidential</u>
	<u>Neighborhood</u>	<u>¼-½ mile from Village Center</u>	<u>Max 20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>n/a</u>
	<u>Residential</u>		<u>n/a</u>	<u>2-10 DU/acre</u>	
	<u>Open Space</u>	<u>Min. 20% of gross area in Phase 1</u>			

<u>Conservation Design District (Phase 2)</u>	<u>Village Center</u>	<u>5-50 acres</u>	<u>4,000-20,000 SF/acre</u>	<u>4-14 DU/acre</u>	
	<u>Neighborhood</u>	<u>¼-½ mile from Village Center</u>	<u>Max 20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>n/a</u>
	<u>Conservation Design Clustered Residential</u>	<u>Maximum 50% of Conservation Design District</u>	<u>n/a</u>	<u>2-12 DU/acre</u>	
	<u>Open Space</u>	<u>Min. 50% gross area as Reserve Area in Phase 2.</u>			
<u>Residential Reserve (Phase 3)</u>	<u>Residential Reserve Clustered Residential</u>	<u>40% of Residential Reserve District</u>	<u>n/a</u>	<u>0-6 DU/acre</u>	
	<u>Open Space</u>	<u>60% gross area as Reserve Area in Phase 3.</u>			
<u>Open Space^{3,4}</u>	<u>Open Space</u>	<u>Minimum of 20% of Phase 1; 50% of Phase 2; no less than 60% of Phase 3; and no less than 40% of total area in Welaunee Arch. Open Space includes Conservation and Preservation Areas, Reserve Area, and Primary Open Space Areas.</u>			
	<u>Conservation/ Preservation⁵</u>	<u>Approximately 900 acres (19% of the Arch)</u>			
	<u>Other Open Space</u>	<u>Approximately 1000 acres (21% of the Arch)</u>			

1. Residential uses permitted only above ground floor in mixed-use buildings
2. Town Center Zone and Village Center Zone are permitted in West Arch District and North Arch District, provided one of each zone is located in Phase 1.
3. Open Space, including Conservation and Preservation Areas and Greenways shall be incorporated into all development Phases.
4. Open Space requirements apply unless offset through the Alternative Development Program in Policy 13.2.44.
5. Precise size and location of Conservation and Preservation Areas to be determined through a Natural Features Inventory.

Policy 13.2.6: Development Totals. Densities and intensities for development of the Arch shall be consistent with Policy 13.2.4 and other policies of this master plan. The maximum development for the Arch shall not exceed 12,500 residential units and 3,000,000 square feet of non-residential development.

Policy 13.2.7: Development Standards for Mixed-Use Zones. The Activity Center, Employment Center, Town Center, and Village Centers (collectively “Mixed-Use Zones”) shall be subject to the following development standards in addition to the requirements of Policy 13.2.4:

- (1) PUD Concept Plans that include mixed-use zones shall include specific design standards, public facility standards, and building standards, such that the district develops as a compact, walkable urban district. At a minimum, the form-based code or design standards shall address relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Design standards shall also minimize driveway cuts along sidewalks facilities by requiring alleys, shared access points, and/or structured parking facilities.
- (2) Development in the Mixed-Use Zones may request a waiver from the requirements in the Environmental Management Ordinance for natural area, landscaping and buffers for the purpose of maximizing intensity and density within the mixed-use zone.
- (3) Stormwater detention and treatment facilities for Mixed-Use Zones shall be designed in accordance with applicable standards and should be located outside of a Mixed-Use Zones in order to promote a compact pedestrian-oriented arrangement of land uses. Stormwater facilities may be located within mixed-use zones if alternative sites are not reasonably available outside of mixed-use zones or where stormwater facilities can be integrated with pedestrian friendly environments. PUD Concept Plans shall include design standards for stormwater facilities that are consistent with the intent of the zone.
- (4) Building heights in mixed-use centers shall not exceed 65 feet from grade.

Policy 13.2.8: Inclusionary housing. Development within the Welaunee Arch shall comply with any ordinances in effect at the time of development that address the need for affordable or inclusionary housing. Each PUD Concept Plan shall include a Housing Plan designed to achieve compliance with the City's Inclusionary Housing Ordinance, or other affordable and inclusionary housing ordinances in effect, by buildout of the area governed by that Concept Plan.

Policy 13.2.9: Housing affordability. In addition to complying with ordinances in effect at the time of development that address the need for affordable or inclusionary housing, a range of housing choices shall be provided to accommodate diverse income levels, age groups, people with a range of abilities, and housing needs. Granny flats, garage apartments, and other accessory dwelling units will not be included in unit or density calculations or transportation impact analyses. The range of housing options provided shall be based on the land use districts and zones within each District. No land use district or zone within a district that allows residential development shall limit housing types to only single-family detached homes.

In order to promote a range of housing types and choices, the City of Tallahassee shall incentivize the development of workforce housing within ¼-mile of mixed-use zones or transit hubs. The City shall also incentivize the provision of housing for low-income and very-low income families, seniors, and/or people with disabilities. Incentives shall be incorporated into PUD Concept Plans and may include increases in building height, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for

Concept Plans and site development plans, and similar measures such as the incentives allowed in the City's Inclusionary Housing Ordinance.

Policy 13.2.10: Community Facilities. Community Services, Light Infrastructure, Community Parks, and Neighborhood Parks shall be allowed uses in any land use district or zone consistent with the intent of each district and zone.

Policy 13.2.11: Essential Services. Mixed-use centers and residential neighborhoods shall be designed to facilitate essential services, such as fire, police, and emergency medical services consistent with generally accepted response times. PUD Concept Plans shall include the locations of essential services upon request by and through coordination and formal agreement with the City of Tallahassee and/or the Leon County School Board.

Policy 13.2.12: Landscaping. All landscaped areas, except athletic playing fields and golf course fairways and greens, shall utilize drought-resistant native plant materials from the "Florida Friendly Landscaping™ Guide to Plant Selection and Landscape Design" or other regionally appropriate plant material guide approved by the City. Landscaping may not include invasive species listed by the Florida Exotic Pest Plan Council. Landscaping in mixed-use and neighborhood zones shall include shade trees planted as street trees. PUD concept plans may include incentives, such as reduced tree mitigation, for shade trees planted as street trees outside of mixed use and neighborhood zones.

Policy 13.2.13: Crime prevention through design. Integrated mixtures of uses shall be located and designed consistent with comprehensive crime prevention strategies of natural surveillance, territorial reinforcement, and natural access control.

Policy 13.2.14: General Compatibility. Development in the Welaunee Arch shall be compatible with adjoining land uses through measures including but not limited to density and height limitations, setbacks, and vegetative and open space buffers. Unless otherwise specified in this master plan, buffers are not required between or within land use districts in the Welaunee Arch.

Policy 13.2.15: Compatibility with Existing Residential Development. To facilitate compatibility with the existing residential developments located east of Centerville Road and west of Miccosukee Road that are designated as Residential Preservation or Urban Residential-2 on the Future Land Use Map, land in the Welaunee Arch that is within 1,000 feet of such neighborhoods as measured from the boundary of the neighborhood shall be limited to open space, greenways, and residential uses with a maximum density of 6 dwelling units per acre comparable to the Residential Preservation Land Use Category. Mixed Use Land Use districts shall extend no closer than 1,000 feet from these existing residential developments. The location and size of each specific use category shall be depicted on a Planned Unit Development (PUD) Concept Plan.

Policy 13.2.16: Interim Uses. Agricultural and silvicultural uses, whether existing or new, shall be an allowed interim use in any area of the Welaunee Arch on which development is planned to occur, up to and until the start of actual construction on the applicable land.

TRANSPORTATION

Policy 13.2.17: Transportation System. The Welaunee Arch shall be served by a transportation system designed to optimize mobility. Major thoroughfares shall be generally located as depicted on Welaunee Arch Transportation Map, Figure 13-7, with the final location and design to be based upon site-specific environmental, engineering, and related considerations. Thoroughfares connecting through the Arch to areas beyond the Arch shall be arterials designed as boulevards for high vehicular capacity and moderate speeds not to exceed a design speed of 45 miles per hour with sidewalks on both sides of the roadway and bicycle facilities. Thoroughfares connecting mixed use areas within the Arch shall be collectors designed as avenues with high vehicular capacity and low to moderate speeds not to exceed a design speed of 30 miles per hour with sidewalks on both side of the roadway and bicycle facilities. On thoroughfares, a shared use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for the sidewalk on one side of the road and the bike lanes for that facility. Within mixed-use centers and neighborhoods, where feasible based on engineering design criteria and the protection of environmental features, a grid of interconnected streets will provide alternative travel paths. Energy efficiency shall be accomplished in areas that are intended for greater densities and intensities through support of frequent transit service and providing a safe, comfortable and attractive environment for pedestrians and cyclists. Transportation facility needs, including planned future corridors and projected deficiencies on existing facilities surrounding the Arch, resulting from projected development in the Arch as identified through traffic models completed as part of the I-10 Interchange PD&E and/or updates to MPO Long Range Transportation Plans shall be adopted into the applicable Mobility Element policies and/or figures and updates to the Capital Improvements Element when applicable.

Policy 13.2.18: Internal Trip Capture. The transportation system, along with the mixture of uses, shall be designed to achieve an internal capture of at least 20% of the vehicular trips generated on-site at buildout. To achieve this minimum internal capture rate, mixed-use and neighborhood zones shall be developed with a mixture of uses and higher density residential development located adjacent to non-residential uses. Residential zones shall be connected to mixed use zones by a network of sidewalks, shared use paths, and bicycle facilities designed to provide safe, comfortable transportation options. Transit facilities shall be coordinated with Star Metro to ensure infrastructure that supports connectivity to various transit routes.

Policy 13.2.19: Northeast Gateway/Welaunee Boulevard. The Northeast Gateway, which is a major infrastructure project for the entire Welaunee Critical Planning Area, consists of region-serving roads to distribute traffic north, south, east and west from a potential I-10 interchange at Welaunee Boulevard, which was recommended in the Florida Department of Transportation (FDOT) Master Plan Update on February 28, 2013. North of I-10, the roadways that make up the Northeast Gateway include the extension of Welaunee Boulevard from south of I-10 north through the Arch, and the extension of Shamrock South from Centerville Road to U.S. 90 (Mahan Drive). Welaunee Boulevard and Shamrock South

Extension are programmed to be constructed by the Blueprint Intergovernmental Agency consistent with the voter-approved Northeast Gateway project and may be phased based upon trip demand. Within the Arch, both Welaunee Boulevard and Shamrock South Extension shall be designed to function as a complete street to promote mobility for multiple users—pedestrians, bicyclists, motorists, and transit riders of all ages. No residential driveways shall connect directly to Welaunee Boulevard or Shamrock South Extension.

Policy 13.2.20: I-10 Flyover or Interchange. Welaunee Boulevard shall connect to a flyover across I-10 or a potential interchange, if approved by the Federal Highway Administration, in order to facilitate vehicular movement to Welaunee Boulevard south of I-10. Any flyover or potential interchange shall meet federal requirements to ensure the safe and efficient use of I-10.

Welaunee Boulevard shall connect to a potential interchange with Interstate-10, subject to approval by the Federal Highway Administration and the Florida Department of Transportation. The potential interchange of Welaunee Boulevard and Interstate-10 shall be designed consistent with a federally approved Interchange Justification Report. It is the intent to allow for the design of an interchange that supports a gridded street network and city blocks on the north side of Interstate-10. The gridded street system shall serve to divert traffic onto a network of town center streets and shall support an environment that prioritizes pedestrian mobility. Welaunee Boulevard may pass over Interstate-10 unless and until such time that a potential interchange is approved and constructed.

Policy 13.2.21: Right-of-Way Reservation. The landowner shall reserve for future conveyance the right-of-way for Welaunee Boulevard, the Shamrock South Extension, and the I-10 Flyover or Interchange as generally depicted on Welaunee Arch Transportation Map, Figure 13-7. The terms of such reservation shall be consistent with the Urban Services-Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990, as restated and amended. Rights-of-way shall be restricted to transportation facilities and compatible infrastructure.

Policy 13.2.22: Complete Streets. The transportation system shall be designed with complete streets in accordance with Objective 1.2 [M] and associated policies in the Mobility Element. A PUD Concept Plan shall provide in mixed-use centers for complete streets that include safe and convenient pedestrian facilities reasonably free from hazards and adequately separated from streets that carry high volumes of vehicular traffic and create a reasonable and direct route between destinations. Sidewalks shall be provided on both sides of local streets in mixed-use zones. Sidewalks shall be provided on at least one side of local streets in zones that allow only residential development.

Policy 13.2.23: Bicycle Facilities. A PUD Concept Plan shall include a network of bicycle facilities, including on-street and off-street facilities, which should be coordinated with the open space areas of the Arch. The intent is to provide safe and convenient movement for bicycles reasonably free from hazard and providing a reasonable and direct route between destinations. Bicycle facilities shall be designed where practical to connect to similar

facilities in other PUD Concept Plans. Where feasible, a shared-use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for sidewalks and bike lanes. Protected bicycle lanes may be incorporated where feasible. Where bicycle, pedestrian, and/or shared use path facilities intersect the Welaunee Greenway, opportunities shall be provided to access the Greenway.

Policy 13.2.24: Parking in Mixed-Use Centers. In mixed-use centers, vehicular parking shall be located on the street, in parking structures, or off-street at the street level. Off-street parking shall be provided in the rear of buildings where feasible based on engineering design standards and the protection of environmental features, or on the side of buildings and shall be limited in size and scale through such measures as shared parking, parking credits, and maximum parking limits. PUD Concept Plans may include incentives, such as reduced parking or setback requirements, for the use of building-mounted solar systems on parking structures.

Policy 13.2.25: Canopy Roads. Direct access to Canopy Roads shall not be permitted for any residential or nonresidential uses except parks or open space. Road access to the Welaunee Arch shall be provided from Miccosukee Road at no more than three locations. Road access to the Arch shall be provided from Centerville Road in no more than two locations. Canopy Road Zones shall be provided along Miccosukee Road and Centerville Road in addition to the Welaunee Greenway. PUD Concept Plans may include incentives, such as reduced tree mitigation, in return for new roadways being designed and planted with shade trees consistent with the requirements for future canopy road designation.

Policy 13.2.26: Transit. Mixed use centers are intended to be designed with transit as a component of the multimodal transportation system in the Welaunee Arch. As PUDs are developed, coordination with Star Metro shall occur to ensure the plan accommodates necessary infrastructure to support anticipated transit service. PUDs shall address connectivity between mixed use zones and the transit hub identified in Policy 13.1.4.

Policy 13.2.27: Electric, Connected and Automated Vehicles. As PUDs are developed, coordination with the Planning Department and the City's Public Infrastructure departments shall occur to ensure the plan accommodates necessary infrastructure to support charging infrastructure for electric vehicles and infrastructure to support Connected and Automated Vehicles (CAV). PUDs may include incentives, such as reduced parking and setback requirements, for development that is electric vehicle capable or electric vehicle ready by providing for the future installation and use of Electric Vehicle Supply Equipment (EVSE) in accordance with the National Electrical Code. Incentives will be greater for electric vehicle-ready than for electric vehicle-capable developments.

Policy 13.2.28: Transportation Concurrency. Prior to approval, PUD Concept Plans shall be required to demonstrate sufficient capacity of concurrency facilities to meet the standards for level of service for the existing population, previously permitted development and for the proposed development plan in accordance with the City of Tallahassee Concurrency requirements. This demonstration shall include a transportation analysis for limited access, arterial, and collector roads, including the Northeast

Gateway/Welaunee Boulevard, in accordance with the City Concurrency Management System Policy and Procedures Manual. If the City's transportation concurrency system is replaced with a Mobility Fee or another alternative mobility funding system, PUD Concept Plans shall comply with the mobility funding system in place at the time.

PUBLIC FACILITIES AND SERVICES

Policy 13.2.29: Adequate Public Facilities and Services. The supply and delivery of safe and adequate public facilities shall accommodate existing and future development consistent with the Comprehensive Plan. Development in the Welaunee Arch shall be served by adequate public facilities and services as required by law and consistent with the Welaunee Urban Services-Development Agreement, as restated and amended. Public facilities and services may be phased and financed, constructed, owned, operated, or maintained by any entity allowed by law, including but not limited to independent or dependent special districts, property owner associations, homeowner associations, or any combination of such entities. Any such entity may finance public facilities through any means allowed by law.

Policy 13.2.30: Utilities. Potable water, sanitary sewer, and electricity service shall be provided by the City pursuant to the Welaunee Urban Services-Development Agreement, as restated and amended. Private providers shall provide telecommunications services. The installation of utilities may be phased consistent with the level-of-service and availability standards of the Tallahassee-Leon County Comprehensive Plan. Utility infrastructure improvements shall occur consistent with the general timing of development, instead of the infrastructure being provided well before development occurs. This timing of infrastructure with development is intended to ensure that there is no stranded or early investment in infrastructure waiting for future development to occur.

Policy 13.2.31: Clean Energy. PUD Concept Plans may incorporate strategies and standards that are consistent with the City of Tallahassee's Clean Energy Resolution or any clean energy plan adopted by the City subsequent to the resolution. PUD Concept Plans shall comply with applicable clean energy and renewable energy ordinances in effect at the time of development. PUDs may include additional incentives to encourage energy efficiency.

Policy 13.2.32: Energy Efficient Environmental Design. Planned Unit Development Concept Plans may provide for incentives such as increases in building height, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for Concept Plans and site development plans, and similar measures in each District where developments incorporate Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green certifications and/or provide building-mounted solar systems that generate threshold MW levels of electricity. Alternatively, PUD Concept Plans may provide for utility fee or other similar exaction offsets commensurate to estimated energy efficiency gains from incorporating Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green

certifications and/or provide building-mounted solar systems that generate threshold MW levels of electricity. This policy does not apply to the Residential Reserve Zone.

Policy 13.2.33: Stormwater Management. Prior to approval of the first PUD Concept Plan, a Stormwater Facilities Master Plan (SFMP) shall be prepared for the entirety of the Welaunee Arch. The Stormwater Facilities Master Plan must be reviewed and approved by the City before PUD Concept Plans can be approved. For areas not included in a PUD, the stormwater plan may be conceptual and generalized based upon the projected development allowed by this master plan accounting for non-developable areas.

The SFMP shall take into consideration stormwater flows from full build out conditions from any upstream, off-site property. However, nothing herein shall relieve the upstream, off-site properties from complying with applicable environmental ordinances or standards. The SFMP shall, at a minimum, identify regional impacts to flood extents and stormwater conveyance; establish infrastructure requirements necessary to manage stormwater in compliance with local, state, and federal regulations; document the phasing, implementation, and easement reservations necessary to serve projected full build out; and facilitate environmental and stormwater permitting. To accomplish these goals, the SFMP shall provide analysis and design of the primary stormwater system based on detailed hydrologic and hydraulic modeling of existing and post-development conditions. The analysis shall incorporate existing land uses, soils and topographic data, and the conceptual land use plan (Figures 13-5 through 13-7). The design shall provide general parameters associated with the primary stormwater management facilities, drainage easements and conservation easements necessary to serve the development under projected full build-out conditions. Flood extents delineated by the SFMP shall identify the 100-year flood exclusion area under the full build-out condition. No habitable structures shall be constructed within the post-development, full build-out 100-year floodplains or 100-year flood exclusion areas. The SFMP shall incorporate low-impact design best management practices to encourage the disconnection of impervious surfaces and increase the removal of nutrients from stormwater discharges. The SFMP shall also evaluate the existing nutrient pollutant loading to Class III surface water resources and ensure net improvement in the post development condition. The SFMP scope of work must be approved by the City prior to development of the SFMP.

The Stormwater Facilities Master Plan shall identify the feasibility and location of regional stormwater facilities and how they should be designed and constructed as amenities within parks or publicly accessible areas. Stormwater facilities shall be located outside wetlands and floodplains. Stormwater facilities may be located in Open Space that is not wetland or floodplain subject to design standards in a PUD Concept Plan and consistent with protection of conservation and preservation lands required by the comprehensive plan and the Environmental Management Ordinance.

Wetlands and Floodplains. Development shall minimize encroachment into wetland habitat areas by ensuring that public and private roads avoid crossing wetlands or require that such crossings are cited at the narrowest point of a wetland allowing for an efficient transportation design while maintaining the continuity of identified wildlife corridors. No

net reduction in floodplain storage shall be permitted within the 100-year floodplain. Otherwise floodplains shall be managed consistent with the Comprehensive Plan Conservation Element.

Wetland acreage and function within the Welaunee Arch shall be protected through compliance with local, state, and federal environmental permitting requirements. For purposes of permanent protection of Conservation and Preservation lands designated on Figure 13-6 the delineation of wetlands shall be based upon the jurisdictional determination by the governing agency.

Wetlands depicted on Figure 13-6 utilized for mitigation within the Welaunee Arch shall be made subject to conservation easements consistent with the requirements of the authorizing regulatory agency. These easements will be defined in a manner that serves as permitted mitigation for wetland and other impacts or species relocation. To the extent authorized by federal, state, and local permitting agencies, Conservation and Preservation Lands association with the PUD Concept Plan under consideration may be utilized for achieving any mitigation requirements. The mitigation conservation easement area shall allow passive recreation facilities and shall be subject to a management plan.

Policy 13.2.34. Florida Springs and Aquifer Protection. Wakulla Spring is an impaired first magnitude Outstanding Florida Springs. Planned development for the Welaunee Arch is within the springshed boundaries of the Upper Wakulla River and Wakulla Spring Basin Management Action Plan. Development activities associated with the project have the potential to impact water quality; therefore, PUD Concept Plans shall mitigate potential nutrient loadings by implementing measures such as proper treatment and disposal of wastewater, stormwater, and the implementation of adequate sediment and erosion control practices to mitigate any surface water impacts.

Policy 13.2.35: Schools. Each PUD Concept Plan shall be analyzed for impacts on public schools based upon then-applicable pupil generation rates utilized by Leon County Schools. Schools shall be located in relation to neighborhoods in order to serve residents, provide a focal point for the neighborhoods, and be safely accessible by pedestrians and bicyclists. The co-location of schools, civic spaces, and active parks is encouraged. The City and County shall adhere to the Public School Concurrency and Facility Planning Interlocal Agreement, as required by Section 1013.33, F.S., which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation. Prior to site plan approval of the 500th residential dwelling unit in Phase 1, a 10-acre site shall be reserved for future dedication to the Leon County School Board proximate to residential areas, a Town or Village center and the primary open space system with off-site stormwater management provided through a regional system. Impacts to existing public schools shall be addressed during the development review process as required by this comprehensive plan, provided that the fair market value of the school site, any off-site stormwater treatment and storage capacity and any other land or improvement to support a public school shall be a credit, on a dollar-for-dollar basis, against any fee or exaction for public school impacts.

Policy 13.2.36: Fire and Emergency Services. Upon request of the City, PUD Concept Plans shall include identified sites for fire and/or emergency services in coordination and formal agreement with the City.

RECREATION, OPEN SPACE and CONSERVATION

Policy 13.2.37: Primary Open Space System. The intent of the Open Space and Conservation strategy is to identify, conserve, manage, restore, and protect significant natural resources during and after development of the Welaunee Arch in accordance with the Conservation Element of the Tallahassee-Leon County Comprehensive Plan and consistent with this Master Plan. No less than 40% (no less than 37% if the Alternative Development Program is utilized per Policy 13.2.44) of the gross area in the Welaunee Arch shall be designated Open Space which shall include the Primary Open Space System, Conservation and Preservation Areas, Greenways, and other designated open space in each development District.

Open Space shall comprise no less than 40% (no less than 37% if the Alternative Development Program is utilized per Policy 13.2.44) of the total gross area within the Welaunee Arch, or approximately 1,900 acres. Of the Open Space, approximately 900 acres (19% of the total gross area of the Welaunee Arch) are designated Conservation or Preservation Areas as defined in policies 1.3.1 and 1.3.4 of the Conservation Element. The precise size and location of Conservation and Preservation Areas shall be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes such Conservation and Preservation area. The remainder of the Open Space, approximately 1,000 acres (21% of the total gross area of the Welaunee Arch), shall be open space incorporated into the development plan for each District or part of the Primary Open Space System.

Open Space shall include Conservation Areas and Preservation Areas, Canopy Road Zones, Greenways, and aesthetic open space. Outside of these designated areas, the additional Open Space shall prioritize additional buffers around Conservation and Preservation Features, areas that provide continuous and contiguous connectivity of Open Space, additional buffers for Canopy Road Zones, additional areas around the Core canopy or core forests that are part of the fragmentation class of Core Canopy (>500 acres), additional areas that support the network of wildlife corridors, undeveloped uplands, oak-hickory forest, significant trees, passive recreation areas, priority planting areas identified in the Urban Forest Master Plan, and stormwater facilities designed as a community amenity.

The Welaunee Arch shall contain a primary open space system concept that will contain the majority of the open space requirements within a connected corridor as depicted on Figure 13-5. This connected, continuous network of open space constitutes a fundamental building block of the Arch and is intended to serve multiple purposes including but not limited to protection of conservation and preservation areas. The Primary Open Space System shall include Conservation and Preservation areas. Primary Open Space may also include buffers for residential areas and canopy roads, greenways, environmentally

sensitive areas, including wildlife corridors, aesthetic open space, active and passive recreation areas, and community gathering spaces. The Primary Open Space may be incorporated into any PUD Concept Plan to satisfy requirements of the Environmental Management Ordinance. Constructed stormwater facilities consistent with Policy 13.2.33 may be utilized to satisfy open space requirements in a PUD Concept Plan.

Primary open space systems, together with other open space and green spaces set aside to meet the urban forest and landscape requirements shall also meet the requirements of the Tallahassee-Leon County Comprehensive Plan and Chapter 5 - Environmental Management, Tallahassee Land Development Code. The intent of this policy will be achieved through the following:

- (1) Credits for open space requirements, wetland mitigation, slope mitigation, stormwater management and/or urban forest requirements may be requested outside of individual parcels or tracts under review but elsewhere within the Arch.
- (2) Areas with severe and significant slopes that are not located in the open space systems shall be protected in site-specific plans in accordance with the Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code.
- (3) The Open Space systems shall be open to the general public and be designed to include and provide connections with the Miccosukee Canopy Road Greenway and Welaunee Greenway at multiple locations and to integrate internal recreational multi-use paths with the greenways trails. Connections to future regional greenways shall be considered in the design of open space.
- (4) The open space systems shall be designed to provide additional buffering for existing designated canopy road zones.
- (5) Open space may be privately owned or dedicated to the public by conveyance to a general-purpose or special-purpose local government entity; or be designated a part of a statewide system of greenways and trails pursuant to state law. Privately owned open space/greenways shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development. All required conservation easements will be placed over the Conservation and Preservation areas in accordance with local government regulations.
- (6) The open space systems shall be governed by one or more management plans approved by the City in order to protect the values for which they were designated. The management plans may be adopted in phases so long as they are consistent with one another. Protection of Conservation and Preservation areas shall be provided by conservation easements and other measures consistent with Chapter 5 – Environmental Management, Tallahassee Land Development Code. Conservation and Preservation areas placed in conservation easements may be used towards satisfying the urban forest and landscaping requirements of Chapter 5 –

Environmental Management, Tallahassee Land Development Code. A single management plan may be adopted for all open space and conservation and preservation area lands.

- (7) Any Open Space area located within the geographic boundary of a PUD Concept Plan Shall be included in the lands to be designated as Open Space/Greenway as a result of approval of that PUD Concept Plan. If additional Open Space area are required to meet the minimum Open Space area for that Phase set forth in Policy 13.2.4(6) then such additional land will be designated as such from the adjacent Primary Open Space system as shown in Figure 13-5. To the extent that a PUD Concept Plan provides Open Space acreage beyond the required minimum, subsequent PUD Concept Plans are entitled to a credit for the additional acreage provided in proceeding PUD Concept Plans.
- (8) Acreage in the primary open space system shall be counted towards satisfying the open space requirements established in PUD Concept Plans.
- (9) The following guidelines shall apply to uses within the open space system as established in PUD Concept Plans:
- (A) Passive recreation improvements that are natural resource-oriented, such as hiking, biking, and riding trails and passive parks, may be constructed in the primary open space systems. Also allowable are community facilities such as bandshells, amphitheaters, gazebos and other improved gathering places if designed for non-vehicular access only, provided these activities are located such that impacts to conservation and preservation areas are minimized and the overall purpose of the conservation easement is maintained.
 - (B) Active Recreation uses may be constructed in the open space area within each development district and in the primary open space system outside of Conservation and Preservation areas.
 - (C) Wildlife management areas may be included in the primary open space systems protective measures addressed in the management plans, including a wildlife habitat management plan, in accordance with Chapter 5 – Environmental Management, Tallahassee Land Development Code.
 - (D) Public roads and utilities may cross through the open space systems and buffers if the impacts are minimized. The location of the roads shown on Figure 13-5 are approximate.
 - (E) Stormwater Management facilities may be located in the open space systems subject to design criteria in the PUD Concept Plans and consistent with protection of conservation and preservation features pursuant to Chapter 5 – Environmental Management, Tallahassee Land Development Code. Each stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Tallahassee-Leon County Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code. If stormwater facilities are contained in the open space system, the public and/or private entities responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each

facilities level of service. The SFMPs shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within conservation or preservation areas.

- (10) To promote creation of the open space systems and their integration into the planned mixed-use communities with appropriate credit, PUD Concept Plans shall establish an open space requirement that includes credit for the open space system, protected preservation and conservation areas, areas of constructed landscape, and the minimum onsite landscaping required for individual sites set forth in Policy 13.2.12. Specific landscape standards and requirements shall be established in PUD Concept Plans. Such standards and requirements shall be designated to meet or exceed, on a cumulative basis, the Landscape and Urban Forest requirements in Chapter 5 – Environmental Management, Tallahassee Land Development Code. These landscape standards shall include, but not be limited to, standards for provision of street trees in mixed use zones, along public roadways, shade trees and landscaped islands within parking lots, and patriarch tree preservation. These standards will be developed to reflect the intent that town and neighborhood centers will be developed in an urban context with minimal setbacks and an emphasis on dense, mixed use development. Various land uses in the Arch shall satisfy the Urban Forest/Landscaping requirements based on thresholds established in the PUD Concept Plans. Such requirements shall be designed to meet or exceed, on a cumulative basis, the landscaping and urban forest requirements in Chapter 5 – Environmental Management, Tallahassee Land Development Code.
- (11) The portion of the Arch bordering Miccosukee Road shall be designated as Open Space and shall include the Canopy Road Zone for Miccosukee Road. An additional area with a minimum width of 75 feet along the length of the Canopy Road Zone shall be designated as open space. The Canopy Road Zone and contiguous Open Space area shall serve as a wildlife corridor that terminates in the core forest area that is part of the fragmentation class of Core Canopy (>500 acres) in the Conservation Design District as shown on the Preliminary Environmental Map (Figure 13-6). This area may serve as a greenway as long as the greenway does not preclude the ability of the area to serve as a wildlife corridor.

Policy 13.2.38: Conservation and Preservation Lands. Lands identified for permanent preservation and conservation are shown generally on the Preliminary Environmental Map (Figure 13-6) as Designated Wetlands, 100-year Floodplains, and High-Quality Successional forests/Native Forest. These protected areas create a regionally significant environmental and open space framework that protects the natural flows of water and preserves wildlife habitat while allowing limited, low-impact human access to natural spaces, where appropriate.

These allocations are intended to protect significant environmental resources on the Welaunee Arch and account for approximately 900 acres or approximately 19% of the total gross area of the Welaunee Arch. The precise size and location of Conservation and Preservation Lands shall be determined through a Natural Features Inventory to be

conducted prior to or concurrent with the initial PUD Concept Plan for each Phase of the Welaunee Arch in which the feature is located. Additional environmental resources will be designated as Open Space as addressed in this Master Plan.

Conservation and Preservation lands shall be subject to a management plan to be reviewed and approved concurrent with the PUD Concept Plan that includes the applicable Conservation and Preservation lands. Such management plan shall address wildlife preservation, maintenance of native species diversity, management of the natural environment, restoration of environmental resources where warranted, and responsibility for long term management. Such management plan shall include measures to protect the values for which such lands were designated, including wildlife habitat and corridors, and may include conservation easements and other measures consistent with the Environmental Management Ordinance. Conservation and Preservation lands may be utilized for public access, including trails, subject to the Environmental Management Ordinance. To the extent allowed by local, state, or federal law, Conservation or Preservation lands may be utilized to achieve mitigation required by permits. A single management plan may be adopted for all open space and conservation and preservation area lands.

Lands that are not otherwise identified as Conservation and Preservation Lands on Figure 13-6 and are identified as areas suitable for future development may contain areas of natural upland or wetland communities. These resources will be identified through the Natural Features Inventory process and protected as required by the Comprehensive Plan's Conservation Element and will be incorporated into the lands identified as Open Space and Greenways consistent with the overall conservation and development strategy for the Welaunee Arch planning area.

Conservation easements for Conservation and Preservation lands shall be effective before or concurrent with the effective dates of the PUD Concept Plan for which they are granted. Protection of the lands identified in the Preliminary Environmental Features Map shall be phased or staged in coordination with the PUD Concept Plans. The required preservation of both Conservation and Preservation Lands within the Welaunee Arch will occur in conjunction with the PUD Concept Plan approvals and will be in place in advance of actual physical development within the PUD for which the Conservation and Preservation Lands are being protected. All identified Conservation and Preservation Lands within the Preliminary Environmental Features Map shall be subject to permanent preservation no later than the date of actual physical development commencing within the final PUD Concept Plan for the Welaunee Arch.

Policy 13.2.39: Recreation Areas. A PUD Concept Plan shall provide for reasonable public access to parks, recreation areas, natural areas, and open space. A multi-use trail system will be included that will link these areas where feasible to residential neighborhoods, mixed-use centers, schools, civic spaces, employment, recreation and open space, parks, and the Welaunee Greenway and Miccosukee Canopy Road Greenway.

Policy 13.2.40. Historic and Cultural Resources. Through the completion of Natural Features Inventories, Planned Unit Developments shall identify historic and cultural resources including archaeological sites, historic structures and districts, and historic cemeteries. PUDs shall include standards sensitive to locating, assessing, and avoiding potential adverse impacts to these resources. At a minimum, these standards shall comply with applicable state and local regulations. Where feasible based on the geographic location of the resource and appropriate given the historic and cultural context of resource, informational and interpretive signage may be considered for these resources.

Policy 13.2.41: Natural Area Resident Notifications. PUD Concept Plans will include notification requirements for informing residents, once development is completed, with information on how to avoid human-bear conflicts and notices of proximity to areas that are actively managed with prescribed fires.

Policy 13.2.42: Perpetual Drainage Easement. The Perpetual Drainage Easement across the Welaunee Arch shall be subject to the Order Clarifying Definition of Perpetual Drainage Easement, entered by Leon County Circuit Court on March 13, 1997. Lands within the Perpetual Drainage Easement shall be considered Open Space and may be utilized for active and passive recreation facilities and activities, including but not limited to, walking and bicycle trails, and playgrounds associated with development of lands owned by the landowner within the altered or undisturbed floodplains so long as the function of the easement is not impaired.

Policy 13.2.43: Welaunee Greenway. The Welaunee Greenway shall consist at a minimum of an 8.4-mile-long shared-use trail corridor along the northeast, north, and west perimeter of the Arch, and shall be developed consistent with adopted local government plans, including the Greenways Master Plan. As defined in the Tallahassee-Leon County Greenways Master Plan, "The Greenway will range from approximately 75' to 150' in width in much of the corridor with greater widths in select areas due to wetlands and stream flow ways. This corridor will be comprised of the existing edge canopy and understory and the Welaunee firebreak road which may provide a readymade trail alignment. The preserved canopy and understory along the other side of the firebreak road will be preserved to provide privacy from adjacent roadways and homes." The final design of the Welaunee Greenway shall be determined through the Blueprint Intergovernmental Agency's Northeast Gateway project and may consider other, non-paved trail surface treatments consistent with the Greenways Master Plan. Trail crossings and trailheads may be located in the Canopy Road Zone and the design of such facilities shall strive to minimize impacts to the tree canopy. The Welaunee Greenway shall connect to the existing Miccosukee Canopy Road Greenway to create a 17-mile linear park loop and a pedestrian bridge across Interstate-10. Connections shall be provided to and from the Greenway from interior multi-use trails along roadways or from other open space areas. The Welaunee Greenway shall be subject to a management plan approved by the City that is consistent with the policies of this master plan. A single management plan may be adopted for all open space, conservation and preservation area lands, and the Welaunee Greenway. Public roadways and utilities may cross through the Welaunee Greenway at points specified as road crossings on the land use and transportation maps, or at additional points if necessary.

provided the crossing includes restoration of the Greenway and open space area. PUD Concept Plans that include or are adjacent to the Welaunee Greenway or Miccosukee Canopy Road Greenway shall provide access to those facilities. Development of the Arch should be incentivized through the PUD process to provide pedestrian and bicycle connectivity to the Greenway, particularly where it interfaces with Open Space areas and associated trail systems.

Policy 13.2.44: Alternative Development Program. Notwithstanding any other provision of this Master Plan, at the election of the PUD applicant, PUD Concept Plans in Phase 1 and Phase 2 may offset open space and urban forest mitigation requirements through an optional alternative development program that preserves additional open space area within the Residential Reserve District (Phase 3). The intent of this Alternative Development Program is to incentivize preservation of a large area of open space in the northeast area of the Welaunee Arch that may be designated as a wildlife habitat area. Participation in this alternative development program is optional and must be agreed to by the PUD Concept Plan applicant and the owner of the property that would be used for the offset. Participation in this alternative development program is subject to all of the following provisions:

- (1) Open Space Requirement Offset. PUD Concept Plans in any District of Phase 1 or Phase 2 may offset the open space requirements for that District by preserving lands in the Residential Reserve District (Phase 3) as open space.
 - (A) The offset shall be calculated on a per acre basis with a 15% bonus, resulting in an exchange of a 1.15-acre reduction in the open space requirement of the receiving District for each 1-acre of preserved open space in the Residential Reserve District. This exchange shall reduce the overall open space requirement for the Welaunee Arch by the net bonus amount (0.15 acres for each 1 acre preserved).
 - (B) The reserve area requirements for cluster residential zones in Phase 2 shall be offset concurrently with the open space requirements for any PUD Concept Plan including a cluster subdivision.
 - (C) Under the Alternative Development Program, preservation or conservation areas in the Residential Reserve District may count towards the open space requirements in the Conservation Design District. Conservation and Preservation areas in the Residential Reserve District shall be integrated with the Welaunee Habitat Park.
 - (D) If this Alternative Development Program is exercised, total Open Space in Phase 1 shall not be less than 15%, the total Open Space in Phase 2 shall not be less than 25%, and the overall total Open Space in the Arch at buildout shall not be less than 37%.
 - (E) The open space offset shall not apply within the area 1,000 feet from the Buckhead Neighborhood as identified in Policy 13.2.15.

- (2) Urban Forest Mitigation Offset. PUD Concept Plans in Phase 1 and Phase 2 may offset required urban forest mitigation requirements in any District by preserving lands in the Residential Reserve District (Phase 3) as open space.
 - (A) The urban forest mitigation requirement offset through this program is exchanged based on the urban forest mitigation value of the land being established as Open Space in the Residential Reserve District. The mitigation value of the preserved open space shall be calculated with an additional 10% mitigation credits which may offset urban forest impacts in Phase 1 and Phase 2.

- (3) All lands located in the Residential Reserve District, designated as Phase 3 on the Land Use Districts Map (Figure 13-5), are eligible for preservation under this alternative development program. Priority for preservation under this program shall be in the following order: 1) lands in the Residential Reserve District (Phase 3) that do not meet the definition of a preservation area or conservation area 2) any designated conservation and preservation areas in Residential Reserve District (Phase 3) as generally depicted on the Preliminary Environmental Features Map or as determined through a subsequent natural feature inventory. Priority shall be given to property along the eastern boundary of the Residential Reserve District with subsequent lands preserved under this alternative development program being contiguous with this area.

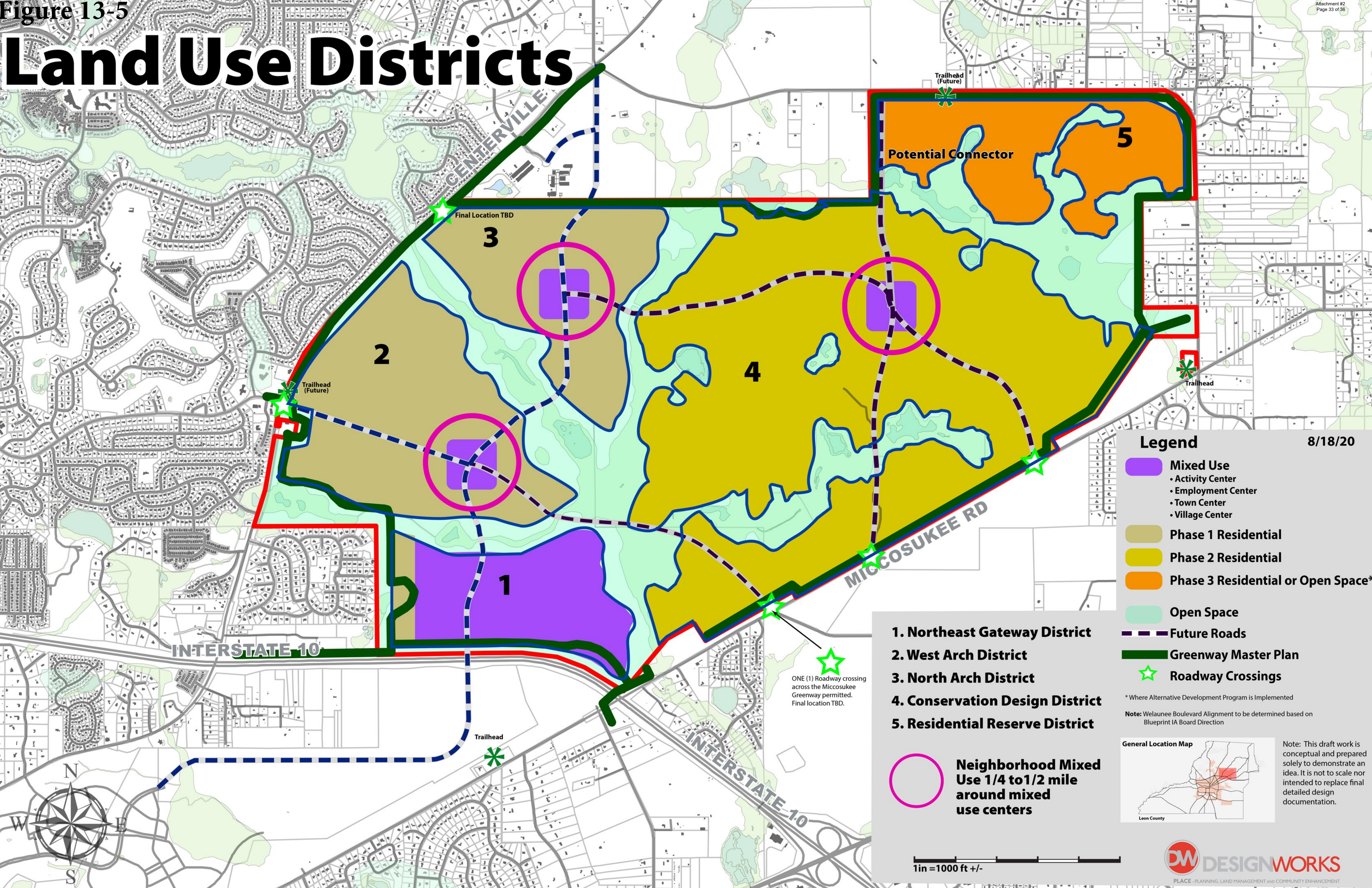
- (4) Protection of the open space area in the Residential Reserve District (Phase 3), including any preservation or conservation areas, shall be provided by conservation easements, covenants, or other measures consistent with City Growth Management Department's adopted regulations. The lands preserved as open space under this alternative development plan shall be subject to the criteria of Policy 13.2.38 regarding Conservation and Preservation Areas. Any conservation easements established under this alternative development program shall be issued to the City of Tallahassee as the sole grantee and beneficiary. While open space area in the Residential Reserve District remains in private ownership, any conservation easements, covenants, or other measures shall allow for continued use of the preserved open space for silviculture operations of planted pine stands which adhere to Florida Division of Forestry Best Management Practices. Lands preserved under this development program for urban forest mitigation offsets may not be utilized for silviculture operations.

- (5) Welaunee Habitat Park. Notwithstanding the phasing requirements in policy 13.2.5, at such time when all lands in in the Residential Reserve District have been preserved as open space under this alternative development program, or at such time when the final PUD Concept Plan for the Welaunee Arch is approved, the preserved Open Space in the Residential Reserve District, including the Conservation and Preservation lands, shall be designated as a Habitat Park. The Habitat Park shall be subject to the requirements of Policies 13.2.37 and 13.2.38. Prior to establishment of the Habitat Park, the existing uses of the property shall

- be permitted. Any previously established conservation easements shall remain in effect on lands in the Habitat Park. Passive recreation improvements that are natural resource-oriented, such as hiking, biking and riding trails and passive parks, may be constructed in the Welaunee Habitat Park. Active Recreation uses are not permitted in the Welaunee Habitat Park.
- (6) By adoption of a separate ordinance, the City may create and administer a Welaunee Habitat Park credit bank. The Welaunee Habitat Park credit bank would facilitate the purchase of lands in the Residential Reserve District (Phase 3) and the sale of open space and tree mitigation credits in accordance with this development program. The Welaunee Habitat Park credit bank may be established independent of and prior to the creation of the Welaunee Habitat Park. If the City creates a Welaunee Habitat Park credit bank, consideration may be given to utilizing the credit bank to offset open space requirements and urban forest mitigation requirements associated with the development of properties located in other growth priority areas inside the Urban Services Area.
- (7) If stormwater facilities are contained within the Residential Reserve District, then the public or private agency responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each facility's level of service. The Stormwater Facilities Master Plan shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within preserved open space and conservation or preservation areas.
- (8) Any lands in the Residential Reserve District not preserved as open space in accordance with this alternative development plan may be included in a PUD Concept Plan and development under the Residential Reserve District development guidelines in Policy 13.2.4(4). Development of the Residential Reserve District on remaining lands shall be clustered in the portion of the site that will result in the least environmental impact. Lands preserved as open space offset under this Alternative Development Program shall not count towards the 60% reserve area requirements for development of any remaining developable land in the Residential Reserve District.

Figure 13-5

Land Use Districts



Legend 8/18/20

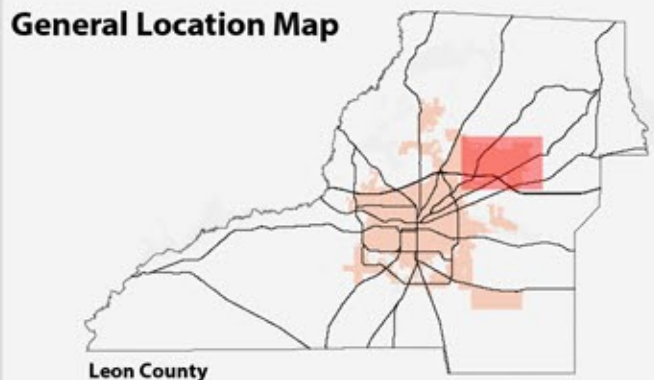
- Mixed Use
 - Activity Center
 - Employment Center
 - Town Center
 - Village Center
- Phase 1 Residential
- Phase 2 Residential
- Phase 3 Residential or Open Space*
- Open Space
- Future Roads
- Greenway Master Plan
- Roadway Crossings

* Where Alternative Development Program is Implemented

Note: Welaunee Boulevard Alignment to be determined based on Blueprint IA Board Direction

1. Northeast Gateway District
2. West Arch District
3. North Arch District
4. Conservation Design District
5. Residential Reserve District

Neighborhood Mixed Use 1/4 to 1/2 mile around mixed use centers

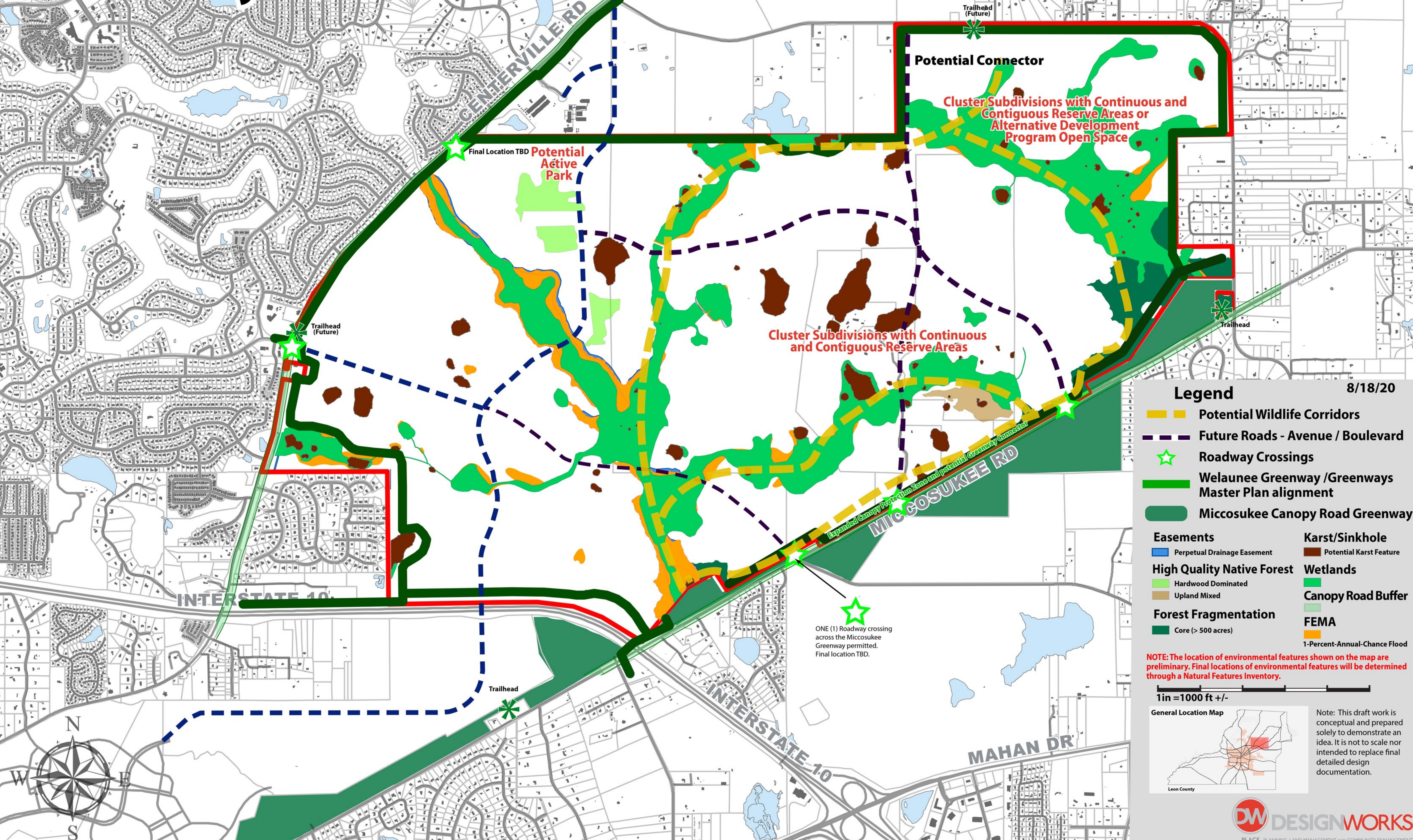


Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation.



1 in = 1000 ft +/-

Figure 13-6 Preliminary Environmental Features

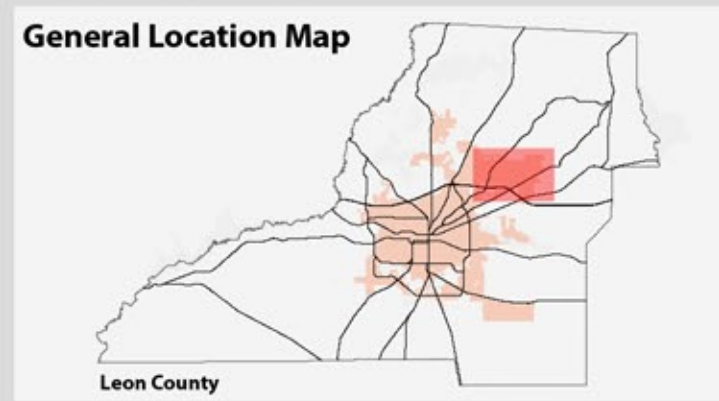


8/18/20

- Legend**
- Potential Wildlife Corridors
 - - - Future Roads - Avenue / Boulevard
 - ★ Roadway Crossings
 - Welaunee Greenway / Greenways Master Plan alignment
 - Miccosukee Canopy Road Greenway
- | | |
|---|---|
| Easements | Karst/Sinkhole |
| — Perpetual Drainage Easement | — Potential Karst Feature |
| High Quality Native Forest | Wetlands |
| — Hardwood Dominated | — Wetlands |
| — Upland Mixed | — Canopy Road Buffer |
| Forest Fragmentation | FEMA |
| — Core (> 500 acres) | — 1-Percent-Annual-Chance Flood |

NOTE: The location of environmental features shown on the map are preliminary. Final locations of environmental features will be determined through a Natural Features Inventory.

1 in = 1000 ft +/-

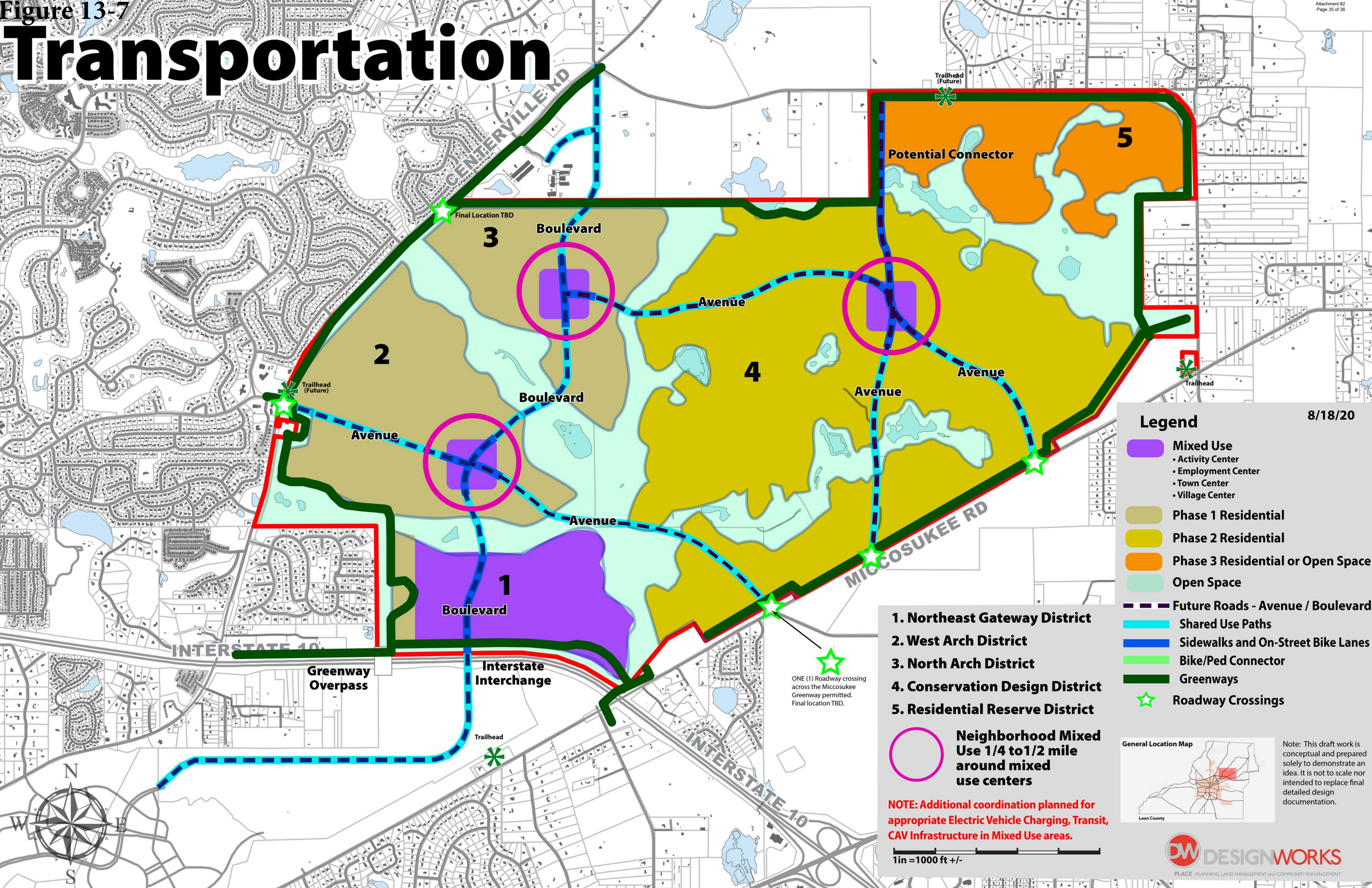


Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation.



Figure 13-7

Transportation



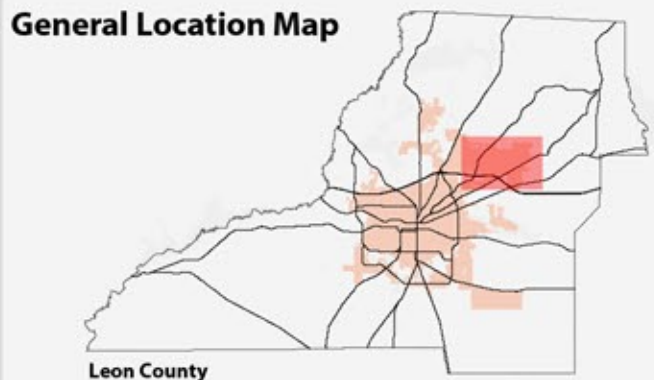
Legend 8/18/20

- Mixed Use
 - Activity Center
 - Employment Center
 - Town Center
 - Village Center
- Phase 1 Residential
- Phase 2 Residential
- Phase 3 Residential or Open Space
- Open Space
- Future Roads - Avenue / Boulevard
- Shared Use Paths
- Sidewalks and On-Street Bike Lanes
- Bike/Ped Connector
- Greenways
- Roadway Crossings

1. Northeast Gateway District
2. West Arch District
3. North Arch District
4. Conservation Design District
5. Residential Reserve District

Neighborhood Mixed Use 1/4 to 1/2 mile around mixed use centers

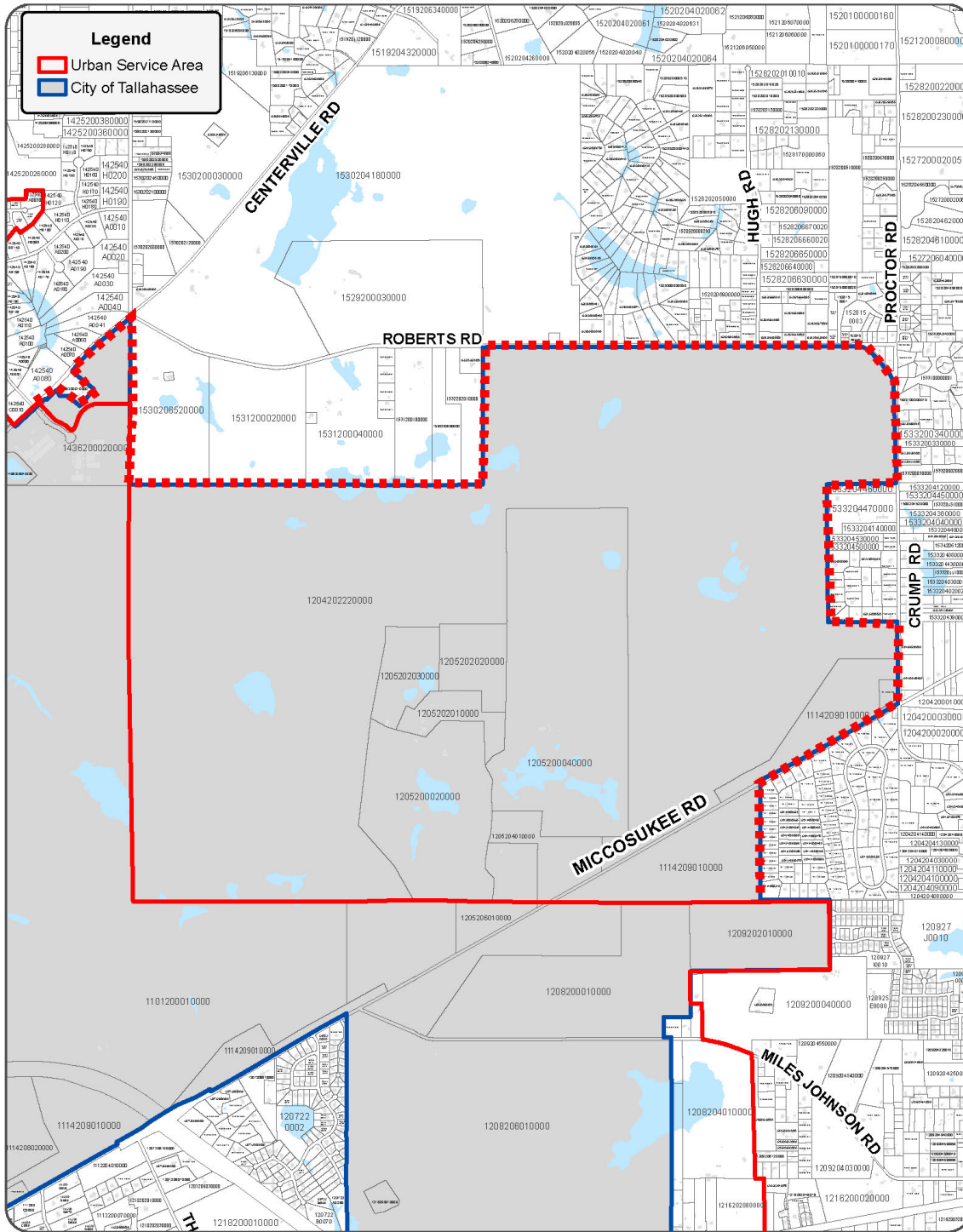
NOTE: Additional coordination planned for appropriate Electric Vehicle Charging, Transit, CAV Infrastructure in Mixed Use areas.



Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation.

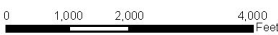
Text Amendment TTA 2020 013

Update Map 2: Future Land Use Map, Tallahassee Urban Area and Map 3: Future Land Use Map, Leon County to include the area depicted with the dashed red line below inside the Urban Services Area



PLANNING DEPARTMENT
Map Created: November 19, 2019

Urban Service Area/
City of Tallahassee



Note: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained within is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



WELAUNEE ARCH MASTER PLAN

Objective 13.2: Development of Remainder of Welaunee Critical Planning Area (EFF. 12/10/02)

Planning studies for the Toe and Heel, which provided the basis for Land Use Objective 13.1 and its supporting policies, were based on a systems approach that considered linkages and functions of natural and man-made systems extending into the remaining portions of the Welaunee Critical Planning Area (other than the Toe and Heel) and beyond. In addition, the existing Urban Services Development Agreement addresses certain planning and public facility issues for these remaining portions of the Welaunee Critical Planning Area. Prior to development of these remaining areas, the studies required by Land Use Policy 6.2.2 shall be performed and an amendment to this comprehensive plan shall be adopted.

Objective 13.2: Development Concept for the Welaunee Arch.

The intent of the Welaunee Arch Master Plan is to provide an area-wide plan for the portion of the Welaunee Critical Planning Area located north of Interstate-10 and west of Miccosukee Road (i.e. the "Arch"). This master plan sets the standards and guidelines to coordinate one or more implementing development plans such that the development of the Arch results in a new, integrated community with a variety of land uses, diverse neighborhoods and mixed-use centers, a region-serving activity center, active and passive recreational options, and abundant open space. The development of the Arch consistent with this master plan shall be implemented in phases, connected by a multi-modal transportation system, served by regional, master planned stormwater facilities, and designed in ways that protect natural resources.

Policy 13.2.1: Concept. This Welaunee Arch Master Plan satisfies the requirements of the Tallahassee-Leon County Comprehensive Plan for a planned development master plan in order to foster development on the Welaunee Arch with a region-serving, mixed-use activity center; residential areas with a strong sense of place and a range of diverse housing choices; transportation choices with linkage to commercial services and jobs; and planned recreation and open space.

Policy 13.2.2: Discourage Urban Sprawl. The Welaunee Arch is located wholly within the Urban Services Area. Development within the Arch will discourage urban sprawl by, among other things, directing growth to a next-in-line area identified for future urban development since 1990; promoting walkable, connected neighborhoods that support a range of housing choices; implementing a multimodal transportation system that supports the internal capture of transportation trips; creating a balance of residential and nonresidential land uses through integrated, mixed-use centers and diverse housing types in close proximity to nonresidential uses; promoting the efficient and cost-effective provision or extension of public facilities and services; protecting and preserving natural resources; protecting environmentally sensitive lands; and providing public recreation and open space.

Policy 13.2.3: Implementation. The Welaunee Arch Master Plan shall be implemented by one or more Planned Unit Development (PUD) Concept Plans, Regulating Plans with Form-based Codes, or other implementing plan as allowed by the Comprehensive Plan at the time of development. All such plans are referred to herein as Planned Development Concept Plans or PUD Concept Plans. Such PUD Concept Plans shall be consistent with this master plan and contain guidelines and requirements for land use categories, transportation facilities, access management, and other specific design standards. All PUD Concept Plans shall be consistent with the stormwater facility master plansplan and with transportation plans for the Phase of the Arch in which they are located, as developed and approved prior to or concurrent with the initial PUD Concept Plan for that Phase. The phasing of development in the Arch shall be consistent with necessary infrastructure and supporting services and the phasing requirements of Policy 13.2.5. Development Phases and PUD Concept Plans shall consider previously approved PUD Concept Plans within the Arch and anticipated development based on Figures 13-5 through 13-7 such that open space, stormwater, and transportation systems are planned and implemented consistent with the Policies in this Welaunee Arch Master Plan portion of the Welaunee Critical Area Plan.

A PUD Concept Plan may address only a portion of a Phase or may address more than one Phase. The minimum size for the initial PUD Concept Plan for any Phase of the Arch shall be 350 acres. Subsequent PUD Concept Plans shall be implemented consistent with this Master Plan and the applicable implementing plan standards allowed by the Comprehensive Plan at the time of development.

LAND USE

Policy 13.2.4: Land Use Districts. The Master Plan forms the basis upon which organizing elements are oriented to convey the overall urban form. Lands within the Welaunee Arch shall be planned for the generalized land uses described in this Policy and Table 1. As depicted on Figure 13-5, the Welaunee Arch shall be designed with the following land use districts:

(1) Northeast Gateway District - The intent of the Northeast Gateway District is to provide an area that capitalizes on the location of a potential future interchange with Interstate-10 and Welaunee Boulevard by including well-designed, region-serving commercial and employment uses. The Northeast Gateway District as identified on Figure 13-5 shall be comprised of:

- a. **Activity Center.** An activity center zone shall be a mixed-use zone including between 75 and 280 acres. The activity center zone shall be located east of the residential zone, as generally depicted on Figure 13-5, and no closer than 1,000 feet from the Buckhead subdivision. This zone shall contain a diverse mixture of region-serving commercial, office, hotel, and other non-residential uses with a trade area extending beyond the Welaunee Arch. This zone may also contain higher-density residential and public and civic uses that can contribute to the center's vitality and sustainability. Residential densities in this zone shall have a minimum of 10 dwelling units per acre and a maximum of 20 dwelling units per

- acre for residential development not in vertically mixed-use buildings. Non-residential intensities shall range from 4,000 square feet per acre to 30,000 square feet per acre. The mixture of uses shall be 10% to 55% residential and community services uses and 45% to 90% non-residential uses. The activity center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.
- b. **Employment Center.** An employment center zone shall be a mixed-use zone located proximate to major transportation arteries in order to provide jobs for residents as well as regional employment opportunities and shall contain 75 to 280 acres. Employment centers are intended to contain a mix of uses and not be a single-use environment. Allowable uses include office, hotels and inns, light industrial, warehousing and distribution, laboratories, research, printing, banks, retail, restaurants and cafes, infrastructure including stormwater management facilities, civic, religious and institutional uses and educational uses. Residential uses shall not be allowed in Employment Center zones except when located above the ground floor in mixed-use buildings. Development intensities of non-residential uses in the employment center zone shall range from 8,000 square feet per acre to 40,000 square feet per acre. This zone shall be designed with shared parking opportunities for nonresidential uses that have peak parking demands other than during normal office hours. The development of a PUD Concept Plan that includes this zone shall include coordination with Star Metro to include preliminary plans for transit connectivity between this zone and other mixed-use zones in the Arch. The employment center shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center.
- c. **Residential.** A residential zone shall be located between the Buckhead subdivision and the mixed-use zones as generally depicted on Figure 13-5. This residential zone shall include between 30 and 100 acres. Residential development density shall be no less than 2 dwelling units per acre and not exceed 6 dwelling units per acre. Accessory dwelling units shall not count towards the residential density in this zone.

- d. **Open Space/Greenway.** The Open Space and Greenway area within the Northeast Gateway District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with the development standards of Policy 13.2.3637. Specifically, an open space zone shall be located along the border with the established Buckhead Neighborhood serving as a buffer between the existing Buckhead Neighborhood and new development in the Arch. This zone shall be no less than 250 feet wide and will include the Welaunee Greenway and existing utility easements. In total, a minimum of 2520% of the gross area in Phase 1 shall be included indesignated as Open Space or the Greenway.

(2) West Arch District – The intent of the West Arch District is to provide an area with a mixed-use center that serves residents of both Welaunee via Welaunee Boulevard and Killearn Neighborhoods via Shamrock South. It is the intent of this District to allow the highest density and intensity development within the mixed-use center, gradually transitioning to lower densities and intensities as distance from the mixed-use center increases. The West Arch District as identified on Figure 13-5 shall be comprised of:

- a. **Mixed-Use Center.** Development of the West Arch District shall include a single mixed-use center designated as either a Town Center zone or Village Center zone.
- b. **Town Center.** A town center zone shall be a mixed-use development planned as a compact, efficient node between 1520 and 125120 acres in size. A town center shall contain uses that serve surrounding neighborhoods as well as those traveling through the area. Allowable uses include office, retail, restaurants, bed and breakfasts, hotels and inns, theaters and other entertainment venues, specialty retail, grocery stores, residential, home occupational uses, open space, and civic, religious and institutional uses (including day care services for children and adults). UsesThe Town Center shall beinclude uses mixed horizontally and vertically to the maximum extent feasible. It is the design intent to plan for multiple storefronts and multiple retailers in the town center, so all of the available retail space is not aggregated into one or two “big-box” stores.

Development intensities in the town center shall range from 4,000 square feet per acre up to 30,000 square feet per acre. Individual building footprints for non-residential uses shall be limited to 25not exceed 50,000 gross square feet. Residential densities shall be no less than 8 dwelling units per acre up to a maximum of 20 dwelling units per acre for residential development not in vertically mixed-use buildings. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. The mixture of uses shall be 10% to 55% residential and community services and 45% to 90% non-residential uses. Town centers shall be planned on a block system with a gridded road network to facilitate connectivity. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet.

Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages. Traffic calming measures such as on-street parking, buildings close to the road with parking in back, streetscapes with street trees and landscaping, and other such solutions shall be utilized to create a pedestrian-friendly, walkable center. Community open space in the form of public squares and greens or urban forest canopy areas shall be planned as a focal point for a town center. No minimum on-site open space shall be required on each preliminary plat-; however, exceptional specimen trees, patriarch trees, and trees of significant size for its species that are in very good health shall be protected.

- c. **Village Center.** A village center zone shall allow small retail, specialty retail, office, restaurants, services, open space, residential and other uses (including day care services for children and adults) that support residential uses within the District. This zone is also intended to function as a neighborhood focal point and is envisioned to have churches, town squares, and other civic, religious, and institutional uses. The village center zone shall range in size from 5 to 50 acres and shall be designed to create a pedestrian-friendly environment. Traffic calming measures, such as on-street parking, buildings up close to the road with parking in back, streetscape with street trees and landscaping, and other such solutions, shall be utilized to create a pedestrian-friendly, walkable center. Block lengths shall generally be less than 500 feet with block perimeters generally being less than 3,000 feet. Bicycle and Pedestrian paths and drive aisles that directly connect to the parallel street may count as block end points, provided they include pedestrian facilities and accommodations that are required along frontages.

The mixture of uses shall be 0% to 50% residential and community services and 50% to 100% non-residential uses. Development intensities in the village center zone shall range from 4,000 square feet per acre to 20,000 square feet per acre. Individual building footprints for non-residential uses shall not exceed 30,000 gross square feet. Residential development in the Village Center shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre for residential development not in vertically mixed-use buildings. Residential uses shall be encouraged above ground-floor retail and other nonresidential uses. Community open space in the form of village squares and village greens or urban forest canopy areas shall be planned as the focal point of a village center. No minimum on-site open space shall be required for each preliminary plat; however, exceptional specimen trees, patriarch trees, and trees of significant size for its species that are in very good health shall be protected.

- d. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to

- meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the ~~town~~ mixed-use center zone. In the neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall ~~be limited to~~ not exceed 10,000 gross square feet.
- e. **Residential.** The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use zones that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone is intended to provide a transition from the mixed-use center and neighborhood zones to existing development in the Killearn neighborhoods. Residential development shall be limited to a minimum of 2 dwelling units per acre with a maximum density of 10 dwelling units per acre, comparable to the maximum density of the Urban Residential land use category, mixed with open spaces and compatible with protected areas such as the Welaunee Greenway.
 - f. **Open Space/ Greenway.** The Open Space and Greenway area within the West Arch District ~~includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.3637. In total, a minimum of 2520% of the gross area in Phase 1 shall be included~~ ~~indesignated as Open Space or the Greenway.~~

(3) North Arch District – The intent of the North Arch District is to provide an area with a mixed-use center that serves residents of Welaunee, Killearn, and the residents along Roberts Road and Crump Road. The North Arch District as identified on Figure 13-5 shall be comprised of:

- a. **Mixed-Use Center.** Development of the North Arch District shall include a single mixed-use center designated as either a Town Center zone or Village Center zone as defined in the West Arch District policy.
- b. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In this neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall be ~~limited to~~ not exceed 10,000 gross square feet.
- c. **Residential.** The Residential zone is intended to provide the opportunity for a range of housing choices in proximity to mixed-use land use districts that

include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. Residential development shall be a minimum of 2 dwelling units per acre and shall not exceed a density of 10 dwelling units per acre, comparable to the maximum density of the Urban Residential land use category, mixed with open spaces and compatible with protected areas such as the Welaunee Greenway. This zone is intended to provide a transition from the mixed-use center and neighborhood zones to existing development in the Killlearn neighborhoods.

- d. **Open Space/ Greenway.** The Open Space and Greenway area within the North Arch District includes all open space within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.3637. In total, a minimum of 2520% of the gross area in Phase 1 shall be ~~included in~~ ~~designated~~ Open Space ~~or the Greenway.~~

Additionally, high quality native forests in the North Arch District shall be protected ~~and~~ preserved, and included in the open space area. Trails shall be planned around the high-quality successional forests/native forest areas to serve as both recreational facilities and as fire breaks when these areas are managed with prescribed fires. Potential locations of high-quality successional forests/native forests are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

- e. **Regional Park.** A regional park with active recreation may be located in the North Arch District. If a regional park is designated within this District, it shall be designed to include connectivity with the trail system around any high-quality successional forests/native forests as described in the open space zone for this District.

(4) Conservation Design District - The intent of the Conservation Design District is to provide an area that is primarily residential in nature with a small village center. The residential development is intended to be arranged as cluster subdivisions in order to maximize the efficiency of infrastructure and to preserve environmental features and open spaces. The village center is intended to include non-residential uses in a location that minimizes the number of miles residents drive to meet their daily needs and promote the internal capture of vehicular trips. The Conservation Design District as identified on Figure 13-5 shall be comprised of:

- a. **Clustered Residential.** The ~~conservation design~~cluster residential zone shall be comprised of clustered development that sets aside a minimum of ~~60~~ percent50% open space as a reserve area, comprised of such things as special development zones, preservation and conservation features, undeveloped uplands, oak-hickory forest, significant trees, passive recreation areas, and stormwater facilities designed as a community amenity. Adjacent open space as

designated on Figure 13-5 and consistent with Policy 13.2.3637 may be included in the Conservation Design District reserve area calculations for cluster development. The development area shall be the area not set aside as reserve area and shall comprise no more than ~~40 percent~~50% of the total conservation design district. Within this district, development area shall be located on the least environmentally sensitive areas; be contiguous to the greatest extent practicable; and allow maximum open space to be easily maintained in the reserve area. The development area shall be developed at a minimum of two dwelling units per acre and a maximum of 12 dwelling units per acre. Planned Unit Developments may provide for a density bonus up to 20 dwelling units per acre where more area is set aside than required or where greenways, trails, or other passive recreational opportunities are provided in the reserve area.

The conservation ~~subdivision zone~~design district shall contain a mixture of housing types. Allowable housing types include single family detached homes, single family attached homes, duplexes, triplexes, fourplexes, courtyard buildings (a 1 to 3.5 story detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards), and cottage courts (a group 1 to 1.5-story detached structures arranged around a shared court visible from the street). The conservation design district shall not contain greater than 80% of any one housing type. Accessory dwelling units are allowable per City of Tallahassee land development code. Accessory dwelling units do not count towards the overall density and do not count as a different housing type for the purpose of requiring a mixture of housing types. Design standards for this District shall include Dark Sky principles to prevent and reduce light pollution.

The acreage of the reserve area shall be preserved ~~through the creation of conservation or preservation easements~~as open space consistent with Policy 13.2.37, shall ~~be contiguous with or proximal to~~incorporate existing or planned public or private ~~open space and~~ greenspace to the greatest extent practicable, and shall be of sufficient size and buffered to ensure the protection of all critical on-site resources that are to be preserved and to accommodate authorized uses which includes natural open space, passive recreation uses (e.g., greenways, picnic areas or open fields), stormwater facilities, or other environmental conservation purposes.

All preservation areas, special development zones, conservation areas, archaeological sites and view-shed areas within designated protection zones for canopy roads shall be incorporated into the reserve area ~~even if total acreage exceeds the minimum requirement of 60 percent of the total parcel; other open space areas shall be incorporated into the reserve area~~ to the greatest extent practicable.

Stormwater management facilities which are otherwise permissible are allowed in the reserve area provided that the facilities are located outside of preservation areas, canopy road protection-zones, naturally forested areas, special development zones, and meet either of the applicable following two standards:

- (1) Retention pondsStormwater management facilities shall have side slopes of flatter than 4:1, and/or
- (2) Retention pondsStormwater management facilities shall have appropriate tree and plant species that visually integrates the stormwater facility into the overall reserve area.

All such facilities shall be designed as community amenities, with trails, observation decks, or platforms where appropriate.

- b. **Village Center.** The Conservation Design District shall include a Village Center Zone subject to the design standards for a Village Center zone in the West Arch District Policy.
- c. **Neighborhood.** The neighborhood zone is intended to provide the opportunity for a range of housing choices integrated with neighborhood scale, non-residential uses in proximity to a mixed-use land use districts that include nonresidential uses which can provide commercial shopping opportunities to meet daily needs. This zone shall be located within ¼ to ½ mile from the edge of the mixed-use center zone. In this neighborhood zone, residential development shall be no less than 4 dwelling units per acre and not exceed 14 dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall not exceed10,000 gross square feet.
- e.d. **Open Space/ Greenway.** The Open Space and Greenway area within the Conservation Design District includes all open space and reserve area within the district and may incorporate the adjacent primary open space system as depicted on Figure 13-5. This area shall be consistent with Policy 13.2.3637 and shall be included in the reserve area calculations for cluster development. At a minimum 6050% of Phase 2 and 3this District shall be designated as Open Space and Greenway.

Additionally, highHigh quality successional forests and native forests as defined in the Tallahassee-Leon County Comprehensive Plan Glossary in the Conservation Design District shall be protected and preserved, and included in the open space area. Trails shall be planned around the high-quality successional forests/native forest areas to serve as both recreational facilities and as fire breaks when these areas are managed with prescribed fires. Potential locations of high-quality successional forests/native forests are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be

determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

Core canopy or core forests, as defined in the City of Tallahassee's Urban Forest Master Plan, that is part of the fragmentation class of Core Canopy (>500 acres) and shown on the Preliminary Environmental Map (Figure 13-6), shall be protected, included in the open space area, and shall be connected to greenways and open space that function as wildlife corridors. These areas may be included in the reserve area calculations for cluster development. Potential locations of core forest areas that are part of the fragmentation class of Core Canopy (>500 acres) are shown on the Preliminary Environmental Map (Figure 13-6). The location of protected areas will be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes this District.

~~d.(5)~~ **Residential Reserve Zone District** - The Residential Reserve Zone of the Conservation Design District as identified on Figure 13-5 is intended to be residential in nature, arranged as cluster subdivisions in order to maximize the efficiency of infrastructure and to preserve environmental features and open spaces. This zone District is also intended to maintain compatibility with established residential development along Roberts Road and Crump Road. The Residential Reserve Zone District shall be subject to the Clustered Residential policy above of the Conservation Design District with a maximum density of 6 dwelling units per acre, and a minimum reserve area requirement of 60%. The Residential Reserve zone District shall include open space buffers of a minimum width of 250 feet to Roberts Road and Crump Road that may include the Welaunee Greenway system-, open space, and reserve area from cluster subdivision development. The Residential Reserve District may alternatively be established as Open Space through an optional Alternative Development Program as established in Policy 13.2.44.

~~(5)(6)~~ **Open Space** - The Open Space district area shall be incorporated into each District. Districts shown in Figure 13-5 include the adjacent open space. The Primary Open Space System shall be designed as a connected network of open space as generally depicted on Welaunee Arch Map, Figure 13-5, which shall include Conservation and Preservation lands areas as generally depicted on the Preliminary Environmental Features Map, Figure 13-6, aesthetic open space, Greenways, and the Perpetual Drainage Easement held by the City and County. PUD Concept Plans shall incorporate and account for that portion of the Open Space area within the boundaries of the PUD and may include that portion of Open Space adjacent to one of the development districts if such district is included in the PUD. By the completion the final PUD Concept Plan for each Phase, all Open Space within such Phase shall be included in a PUD Concept Plan and subject to the implementation requirements of this Master Plan. At a minimum, 25 of 20% of Phase 1, 50% of Phase 2, 60% of Phase 2 and 3, and 40% of the total gross area of the Arch shall be designated Open Space, unless offset through the Alternative Development Program in Policy 13.2.44. Conservation and Preservation Areas as defined in Policy 1.3.1 and 1.3.4 of the Conservation Element account for

~~approximately 19% of the overall gross area of the Welaunee Arch. The primary remainder of the designated open space system, which will include approximately 21% of the overall gross area, shall consist of open space incorporated into the development plan for each District or part of the Primary Open Space System. The Open Space Area shall be subject to the design and development criteria in Policy 13.2.3637. The Conservation and Preservation Areas shall be subject to the design and development criteria of Policy 13.2.38.~~

~~Passive Recreation Facilities may be constructed in the Open Space land use district. In addition, bandshells, gazebos, and other improved gathering places may be allowed in such lands if designed for pedestrian access only and subject to a management plan approved by the City.~~

~~The Open Space areas shall be open to the general public and be designed to include and provide access to the Miccosukee Canopy Road Greenway and the Welaunee Greenway at multiple locations. Open Space areas shall include and provide additional buffering for designated Canopy Roads where feasible. Open Space may be privately owned or be dedicated to the public by conveyance to a general or special purpose local governmental entity. Public roads and utilities may cross through the Open Space district if no alternative route can be secured and impacts are minimized.~~

~~(1) The portion of the Arch bordering Miccosukee Road shall be designated as Open Space district and shall include the Canopy Road Protection Zone for Miccosukee Road. An additional area with a minimum width of 75 feet along the length of the Canopy Road Protection Zone shall be designated as open space. The Canopy Road Protection Zone and contiguous Open Space area shall serve as a wildlife corridor that terminates in the core forest area that is part of the fragmentation class of Core Canopy (>500 acres) in the Conservation Design District as shown on the Preliminary Environmental Map (Figure 13-6). This area may serve as a greenway as long as the greenway does not preclude the ability of the area to serve as a wildlife corridor.~~

~~Open Space shall comprise a minimum of 40% of the total area within the Welaunee Arch, or approximately 1,900 acres. Open Space shall include Conservation Areas and Preservation Areas, Canopy Road Protection Zones, Greenways, and aesthetic open space. The additional Open Space shall prioritize additional buffers around Conservation and Preservation Features, areas that provide continuous and contiguous connectivity of Open Space, additional buffers for Canopy Protection Zones, additional areas around the Core canopy or core forests that are part of the fragmentation class of Core Canopy (>500 acres), additional areas that support the network of wildlife corridors, undeveloped uplands, oak-hickory forest, significant trees, passive recreation areas, priority planting areas identified in the Urban Forest Master Plan, and stormwater facilities designed as a community amenity.~~

Policy 13.2.5: Phasing. Development of the Arch shall be implemented in phases consistent with this plan and necessary infrastructure (including water and sewer) and supporting

services (including adequate schools, police and fire service). Phase 1 shall include the Gateway District, West Arch District, and the North Arch District. Phase 2 shall include the Conservation Design District ~~less the Residential Reserve zone.~~ Phase 3 shall include the Residential Reserve ~~zone of the Conservation Design~~ District. A PUD Concept Plan may address only a portion of a phase or may address more than one phase. Phase 1 of the Welaunee Arch must include one Town Center Zone and one Village Center Zone, either of which can be located in the West Arch District or North Arch District.

Phase 2 shall not be developed until 1,500 dwelling units and 150,000 square feet of non-residential uses have been constructed in Phase 1.

Phase 3 shall not be developed until at least 500 units have been constructed in 70% of the gross acreage of Phase 2: is included in an adopted PUD Concept Plan. Sub phases or stages of each phase may be developed in separate PUD Concept Plans. ~~This phasing schedule shall expire on January 1, 2035, the plan horizon year of the Tallahassee Leon County Comprehensive Plan.~~

~~Upon expiration of the phasing policy, all land use districts may be developed subject to availability of necessary infrastructure and supporting services.~~ It is the intent that infrastructure improvements occur contemporaneous with development. This timing of infrastructure with development prevents stranded or early investment in infrastructure.

Table 1. Land Uses in the Welaunee Arch

District	Zone	Size	Nonresidential Intensity	Residential Density	Mixture
Northeast Gateway District (Phase 1)	Activity Center	75-280 acres	4,000-30,000 SF/acre	10-20 DU/acre	10-55% residential 45-90% nonresidential
	Employment Center	75-280 acres	8,000-40,000 SF/acre	n/a*a ¹	n/a*a ¹
	Residential	30-100 acres	n/a	2-6 DU/acre	n/a
	Open Space	Min. 25 20% of gross area in Phase 1			
	Center**Center ²	15-125 20-120 acres	4,000-30,000 SF/acre	8-20 DU/acre	10-55% residential

<u>West Arch District (Phase 1)</u>					<u>45-90% nonresidential</u>
	<u>Neighborhood</u>	<u>¼-½ mile from Town Center</u>	<u>Max 20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>n/a</u>
	<u>Residential</u>		<u>n/a</u>	<u>2-10 DU/acre</u>	<u>n/a</u>
	<u>Open Space</u>	<u>Min. 2520% of gross area in Phase 1</u>			
<u>North Arch District (Phase 1)</u>	<u>Village Center**Center²</u>	<u>5-50 acres</u>	<u>4,000-20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>0-50% residential</u> <u>50-100% nonresidential</u>
	<u>Neighborhood</u>	<u>¼-½ mile from Village Center</u>	<u>Max 20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>n/a</u>
	<u>Residential</u>		<u>n/a</u>	<u>2-10 DU/acre</u>	
	<u>Open Space</u>	<u>Min. 2520% of gross area in Phase 1</u>			
<u>Conservation Design District (Phase 2)</u>	<u>Village Center</u>	<u>5-50 acres</u>	<u>4,000-20,000 SF/acre</u>	<u>4-14 DU/acre</u>	
	<u>Neighborhood</u>	<u>¼-½ mile from Village Center</u>	<u>Max 20,000 SF/acre</u>	<u>4-14 DU/acre</u>	<u>n/a</u>
	<u>Conservation Design Clustered Residential</u>	<u>Maximum 50% of Conservation Design District</u>	<u>n/a</u>	<u>2-12 DU/acre</u>	
	<u>Open Space</u>	<u>Min. 50% gross area as Reserve Area in Phase 2.</u>			
<u>Residential Reserve (Phase 3)</u>	<u>Residential Reserve (Phase 3) Clustered Residential</u>	<u>40% of Residential Reserve District</u>	<u>n/a</u>	<u>0-6 DU/acre</u>	
	<u>Open Space</u>	<u>60% gross area as Reserve Area in Phase 3.</u>			
	<u>Open Space***Space^{3,4}</u>	<u>Minimum of 2520% of Phase 1; 50% of Phase 2; no less than 60% of Phase 2 and 3; and minimum of no less than 40% of total area in Welaunee Arch shall be. Open Space includes Conservation and Preservation Areas, Reserve Area, and Primary Open Space Areas.</u>			
	<u>Conservation/ Preservation**** Preservation⁵</u>	<u>Approximately 900 acres (19% of the Arch)</u>			
	<u>Other Open Space</u>	<u>Approximately 1000 acres (21% of the Arch)</u>			

*1. Residential uses permitted only above ground floor in mixed-use buildings

**2. Town Center Zone and Village Center Zone are permitted in West Arch District and North Arch District, provided one of each zone is located in Phase 1.

***3. Open Space, including Conservation and Preservation Areas and Greenways shall be incorporated into all development Phases.

***4. Open Space requirements apply unless offset through the Alternative Development Program in Policy 13.2.44.

5. Precise size and location of Conservation and Preservation LandsAreas to be determined through a Natural Features Inventory.

Policy 13.2.6: Development Totals. Densities and intensities for development of the Arch shall be consistent with Policy 13.2.4 and other policies of this master plan. The maximum development for the Arch shall not exceed 12,500 residential units and 3,000,000 square feet of non-residential development.

Policy 13.2.7: Development Standards for Mixed-Use Zones. The Activity Center, Employment Center, Town Center, and Village Centers (collectively “Mixed-Use Zones”) shall be subject to the following development standards in addition to the requirements of Policy 13.2.4:

- (1) PUD Concept Plans that include mixed-use zones shall include specific design standards, public facility standards, and building standards, such that the district develops as a compact, walkable urban district. At a minimum, the form-based code or design standards shall address relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Design standards shall also minimize driveway cuts along sidewalks facilities by requiring alleys, shared access points, and/or structured parking facilities.
- (2) Development in the Mixed-Use Zones may request a waiver from the requirements in the Environmental Management Ordinance for natural area, landscaping and buffers for the purpose of maximizing intensity and density within the mixed-use zone.
- (3) Stormwater detention and treatment facilities for Mixed-Use Zones shall be designed in accordance with applicable standards and should be located outside of a Mixed-Use Zones in order to promote a compact pedestrian-oriented arrangement of land uses. Stormwater facilities may be located within mixed-use zones if alternative sites are not reasonably available outside of mixed-use zones or where stormwater facilities can be integrated with pedestrian friendly environments. PUD Concept Plans shall include design standards for stormwater facilities that are consistent with the intent of the zone.
- (4) Building heights in mixed-use centers shall not exceed 65 feet from grade.

Policy 13.2.8: Inclusionary housing. Development within the Welaunee Arch shall comply with any ordinances in effect at the time of development that address the need for affordable or inclusionary housing. Each PUD Concept Plan shall include a Housing Plan designed to achieve compliance with the City’s Inclusionary Housing Ordinance, or other affordable and inclusionary housing ordinances in effect, by buildout of the area governed by that Concept Plan.

Policy 13.2.9: Housing affordability. In addition to complying with ordinances in effect at the time of development that address the need for affordable or inclusionary housing, a range of housing choices shall be provided to accommodate diverse income levels, age groups, people with a range of abilities, and housing needs. Granny flats, garage apartments, and other accessory dwelling units will not be included in unit or density calculations or transportation impact analyses. The range of housing options provided shall be based on the land use districts and zones within each District. No land use district or zone within a district that allows residential development shall limit housing types to only single-family detached homes.

In order to promote a range of housing types and choices, the City of Tallahassee shall incentivize the development of workforce housing within ¼-mile of mixed-use zones or transit hubs. The City shall also incentivize the provision of housing for low-income and very-low income families, seniors, and/or people with disabilities. Incentives shall be incorporated into PUD Concept Plans and may include increases in building height, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for Concept Plans and site development plans, and similar measures such as the incentives allowed in the City's Inclusionary Housing Ordinance.

Policy 13.2.10: Community Facilities. Community Services, Light Infrastructure, Community Parks, and Neighborhood Parks shall be allowed uses in any land use district or zone consistent with the intent of each district and zone.

Policy 13.2.11: Essential Services. Mixed-use centers and residential neighborhoods shall be designed to facilitate essential services, such as fire, police, and emergency medical services consistent with generally accepted response times. PUD Concept Plans shall include the locations of essential services upon request by and through coordination and formal agreement with the City of Tallahassee and/or the Leon County School Board.

Policy 13.2.12: Landscaping. All landscaped areas, except athletic playing fields and golf course fairways and greens, shall utilize drought-resistant native plant materials from the "Florida Friendly Landscaping™ Guide to Plant Selection and Landscape Design" or other regionally appropriate plant material guide approved by the City. Landscaping may not include invasive species listed by the Florida Exotic Pest Plan Council. Landscaping in mixed-use and neighborhood zones shall include shade trees planted as street trees. PUD concept plans may include incentives, such as reduced tree mitigation, for shade trees planted as street trees outside of mixed use and neighborhood zones.

Policy 13.2.13: Crime prevention through design. Integrated mixtures of uses shall be located and designed consistent with comprehensive crime prevention strategies of natural surveillance, territorial reinforcement, and natural access control.

Policy 13.2.14: General Compatibility. Development in the Welaunee Arch shall be compatible with adjoining land uses through measures including but not limited to density

and height limitations, setbacks, and vegetative and open space buffers. Unless otherwise specified in this master plan, buffers are not required between or within land use districts in the Welaunee Arch.

Policy 13.2.15: Compatibility with Existing Residential Development. To facilitate compatibility with the existing residential developments located east of Centerville Road and west of Miccosukee Road that are designated as Residential Preservation or Urban Residential-2 on the Future Land Use Map, land in the Welaunee Arch that is within 1,000 feet of such neighborhoods as measured from the boundary of the neighborhood shall be limited to open space, greenways, and residential uses with a maximum density of 6 dwelling units per acre comparable to the Residential Preservation Land Use Category. Mixed Use Land Use districts shall extend no closer than 1,000 feet from these existing residential developments. The location and size of each specific use category shall be depicted on a Planned Unit Development (PUD) Concept Plan.

Policy 13.2.16: Interim Uses. Agricultural and silvicultural uses, whether existing or new, shall be an allowed interim use in any area of the Welaunee Arch on which development is planned to occur, up to and until the start of actual construction on the applicable land.

TRANSPORTATION

Policy 13.2.17: Transportation System. The Welaunee Arch shall be served by a transportation system designed to optimize mobility. Major thoroughfares shall be generally located as depicted on Welaunee Arch Transportation Map, Figure 13-7, with the final location and design to be based upon site-specific environmental, engineering, and related considerations. Thoroughfares ~~connection~~connecting through the Arch to areas beyond the Arch shall be arterials designed as boulevards for high vehicular capacity and moderate speeds not to exceed a design speed of 45 miles per hour with sidewalks on both sides of the roadway and bicycle facilities. Thoroughfares connecting mixed use areas within the Arch shall be collectors designed as avenues with high vehicular capacity and low to moderate speeds not to exceed a design speed of 30 miles per hour with sidewalks on both side of the roadway and bicycle facilities. On thoroughfares, a shared use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for the sidewalk on one side of the road and the bike lanes for that facility. Within mixed-use centers and neighborhoods, where feasible based on engineering design criteria and the protection of environmental features, a grid of interconnected streets will provide alternative travel paths. Energy efficiency shall be accomplished in areas that are intended for greater densities and intensities through support of frequent transit service and providing a safe, comfortable and attractive environment for pedestrians and cyclists. Transportation facility needs, including planned future corridors and projected deficiencies on existing facilities surrounding the Arch, resulting from projected development in the Arch as identified through traffic models completed as part of the I-10 Interchange PD&E and/or updates to MPO Long Range Transportation Plans shall be adopted into the applicable Mobility Element policies and/or figures and updates to the Capital Improvements Element when applicable.

Policy 13.2.18: Internal Trip Capture. The transportation system, along with the mixture of uses, shall be designed to achieve an internal capture of at least 20-percent% of the vehicular trips generated on-site at buildout. To achieve this minimum internal capture rate, mixed-use and neighborhood zones shall be developed with a mixture of uses and higher density residential development located adjacent to non-residential uses. Residential zones shall be connected to mixed use zones by a network of sidewalks, shared use paths, and bicycle facilities designed to provide safe, comfortable transportation options. Transit facilities shall be coordinated with Star Metro to ensure infrastructure that supports connectivity to various transit routes.

Policy 13.2.19: Northeast Gateway/Welaunee Boulevard. The Northeast Gateway, which is a major infrastructure project for the entire Welaunee Critical Planning Area, consists of region-serving roads to distribute traffic north, south, east and west from a potential I-10 interchange at Welaunee Boulevard, which was recommended in the Florida Department of Transportation (FDOT) Master Plan Update on February 28, 2013. North of I-10, the roadways that make up the Northeast Gateway include the extension of Welaunee Boulevard from south of I-10 north through the Arch, and the extension of Shamrock South from Centerville Road to U.S. 90 (Mahan Drive). Welaunee Boulevard and Shamrock South Extension are programmed to be constructed by the Blueprint Intergovernmental Agency consistent with the voter-approved Northeast Gateway project and may be phased based upon trip demand. Within the Arch, both Welaunee Boulevard and Shamrock South Extension shall be designed to function as a complete street to promote mobility for multiple users—pedestrians, bicyclists, motorists, and transit riders of all ages. No residential driveways shall connect directly to Welaunee Boulevard or Shamrock South Extension.

Policy 13.2.20: I-10 Flyover or Interchange. Welaunee Boulevard shall connect to a flyover across I-10 or a potential interchange, if approved by the Federal Highway Administration, in order to facilitate vehicular movement to Welaunee Boulevard south of I-10. Any flyover or potential interchange shall meet federal requirements to ensure the safe and efficient use of I-10.

Welaunee Boulevard shall connect to a potential interchange with Interstate-10, subject to approval by the Federal Highway Administration and the Florida Department of Transportation. The potential interchange of Welaunee Boulevard and Interstate-10 shall be designed consistent with a federally approved Interchange Justification Report. It is the intent to allow for the design of an interchange that supports a gridded street network and city blocks on the north side of Interstate-10. The gridded street system shall serve to divert traffic onto a network of town center streets and ~~should~~shall support an environment that prioritizes pedestrian mobility. Welaunee Boulevard may pass over Interstate-10 unless and until such time that a potential interchange is approved and constructed.

Policy 13.2.21: Right-of-Way Reservation. The landowner shall reserve for future conveyance the right-of-way for Welaunee Boulevard, the Shamrock South Extension, and the I-10 Flyover or Interchange as generally depicted on Welaunee Arch Transportation

Map, Figure 13-7. The terms of such reservation shall be consistent with the Urban Services-Development Agreement between the City of Tallahassee and Powerhouse, Inc. dated April 15, 1990, as restated and amended. Rights-of-way shall be restricted to transportation facilities and compatible infrastructure.

Policy 13.2.22: Complete Streets. The transportation system shall be designed with complete streets in accordance with Objective 1.2 [M] and associated policies in the Mobility Element. A PUD Concept Plan shall provide in mixed-use centers for complete streets that include safe and convenient pedestrian facilities reasonably free from hazards and adequately separated from streets that carry high volumes of vehicular traffic and create a reasonable and direct route between destinations. Sidewalks shall be provided on both sides of local streets in mixed-use zones. Sidewalks shall be provided on at least one side of local streets in zones that allow only residential development.

Policy 13.2.23: Bicycle Facilities. A PUD Concept Plan shall include a network of bicycle facilities, including on-street and off-street facilities, which should be coordinated with the open space areas of the Arch. The intent is to provide safe and convenient movement for bicycles reasonably free from hazard and providing a reasonable and direct route between destinations. Bicycle facilities shall be designed where practical to connect to similar facilities in other PUD Concept Plans. Where feasible, a shared-use path of adequate width to accommodate bicycle and pedestrian traffic may substitute for sidewalks and bike lanes. Protected bicycle lanes may be incorporated where feasible. Where bicycle, pedestrian, and/or shared use path facilities intersect the Welaunee Greenway, opportunities shall be provided to access the Greenway.

Policy 13.2.24: Parking in Mixed-Use Centers. In mixed-use centers, vehicular parking shall be located on the street, in parking structures, or off-street at the street level. Off-street parking shall be provided in the rear of buildings where feasible based on engineering design standards and the protection of environmental features, or on the side of buildings and shall be limited in size and scale through such measures as shared parking, parking credits, and maximum parking limits. PUD Concept Plans may include incentives, such as reduced parking or setback requirements, for the use of building-mounted solar systems on parking structures.

Policy 13.2.25: Canopy Roads. Direct access to Canopy Roads shall not be permitted for any residential or nonresidential uses except parks or open space. Road access to the Welaunee Arch shall be provided from Miccosukee Road at no more than three locations. Road access to the Arch shall be provided from Centerville Road in no more than two locations. Canopy ~~Protections~~ Road Zones shall be provided along Miccosukee Road and Centerville Road in addition to the Welaunee Greenway. PUD Concept Plans may include incentives, such as reduced tree mitigation, in return for new roadways being designed and planted with shade trees consistent with the requirements for future canopy road designation.

Policy 13.2.26: Transit. Mixed use centers are intended to be designed with transit as a component of the multimodal transportation system in the Welaunee Arch. As PUDs are

developed, coordination with Star Metro shall occur to ensure the plan accommodates necessary infrastructure to support anticipated transit service. PUDs shall address connectivity between mixed use zones and the transit hub identified in Policy 13.1.4.

Policy 13.2.27: Electric, Connected and Automated Vehicles. As PUDs are developed, coordination with the Planning Department and the City's Public Infrastructure departments shall occur to ensure the plan accommodates necessary infrastructure to support charging infrastructure for electric vehicles and infrastructure to support Connected and Automated Vehicles (CAV). PUDs may include incentives, such as reduced parking and setback requirements, for development that is electric vehicle capable or electric vehicle ready by providing for the future installation and use of Electric Vehicle Supply Equipment (EVSE) in accordance with the National Electrical Code. Incentives will be greater for electric vehicle-ready than for electric vehicle-capable developments.

Policy 13.2.28: Transportation Concurrency. Prior to approval, PUD Concept Plans shall be required to demonstrate sufficient capacity of concurrency facilities to meet the standards for level of service for the existing population, previously permitted development and for the proposed development plan in accordance with the City of Tallahassee Concurrency requirements. This demonstration shall include a transportation analysis for limited access, arterial, and collector roads, including the Northeast Gateway/Welaunee Boulevard, in accordance with the City Concurrency Management System Policy and Procedures Manual. If the City's transportation concurrency system is replaced with a Mobility Fee or another alternative mobility funding system, PUD Concept Plans shall comply with the mobility funding system in place at the time.

PUBLIC FACILITIES AND SERVICES

Policy 13.2.2829: Adequate Public Facilities and Services. The supply and delivery of safe and adequate public facilities shall accommodate existing and future development consistent with the Comprehensive Plan. Development in the Welaunee Arch shall be served by adequate public facilities and services as required by law and consistent with the Welaunee Urban Services-Development Agreement, as restated and amended. Public facilities and services may be phased and financed, constructed, owned, operated, or maintained by any entity allowed by law, including but not limited to independent or dependent special districts, property owner associations, homeowner associations, or any combination of such entities. Any such entity may finance public facilities through any means allowed by law.

Policy 13.2.2930: Utilities. Potable water, sanitary sewer, and electricity service shall be provided by the City pursuant to the Welaunee Urban Services-Development Agreement, as restated and amended. Private providers shall provide telecommunications services. The installation of utilities may be phased consistent with the level-of-service and availability standards of the Tallahassee-Leon County Comprehensive Plan. Utility infrastructure improvements shall occur consistent with the general timing of development, instead of the infrastructure being provided well before development occurs. This timing of

infrastructure with development is intended to ensure that there is no stranded or early investment in infrastructure waiting for future development to occur.

Policy 13.2.3031: Clean Energy. PUD Concept Plans may incorporate strategies and standards that are consistent with the City of Tallahassee’s Clean Energy Resolution or any clean energy plan adopted by the City subsequent to the resolution. PUD Concept Plans shall comply with applicable clean energy and renewable energy ordinances in effect at the time of development. PUDs may include additional incentives to encourage energy efficiency.

Policy 13.2.3132: Energy Efficient Environmental Design. Planned Unit Development Concept Plans may provide for incentives such as increases in building height, waiver or reduction of mobility and impact fees, reduction of parking and setback requirements, reservation of infrastructure capacity without cost, expedited processing of applications for Concept Plans and site development plans, and similar measures in each District where developments incorporate Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green certifications and/or provide building-mounted solar systems that generate threshold MW levels of electricity. Alternatively, PUD Concept Plans may provide for utility fee or other similar exaction offsets commensurate to estimated energy efficiency gains from incorporating Leadership in Energy and Environmental Design (LEED) standards or similar industry-recognized green certifications and/or provide building-mounted solar systems that generate threshold MW levels of electricity. This policy does not apply to the Residential Reserve Zone.

Policy 13.2.3233: Stormwater Management. Prior to approval of the first PUD Concept Plan, a Stormwater Facilities Master Plan (SFMP) shall be prepared for the entirety of the Welaunee Arch. The Stormwater Facilities Master Plan must be reviewed and approved by the City before PUD Concept Plans can be approved. For areas not included in a PUD, the stormwater plan may be conceptual and generalized based upon the projected development allowed by this master plan accounting for non-developable areas.

The SFMP shall ~~accommodate~~take into consideration stormwater flows from full build out conditions from any upstream-offsite, off-site property ~~within~~. However, nothing herein shall relieve the Archupstream, off-site properties from complying with applicable environmental ordinances or standards. The SFMP shall, at a minimum, identify regional impacts to flood extents and stormwater conveyance; establish infrastructure requirements necessary to manage stormwater in compliance with local, state, and federal regulations; document the phasing, implementation, and easement reservations necessary to serve projected full build out; and facilitate environmental and stormwater permitting. To accomplish these goals, the SFMP shall provide analysis and design of the primary stormwater system based on detailed hydrologic and hydraulic modeling of existing and post-development conditions. The analysis shall incorporate existing land uses, soils and topographic data, and the conceptual land use plan (Figures13-5 through 13-7). The design shall provide general parameters associated with the primary stormwater management facilities, drainage easements and conservation easements necessary to serve the development under projected full build-out conditions. Flood extents delineated by the

SFMP shall identify the 100-year flood exclusion area under the full build-out condition. No habitable structures shall be constructed within the post-development, full build-out 100-year floodplains or 100-year flood exclusion areas. The SFMP shall incorporate low-impact design best management practices to encourage the disconnection of impervious surfaces and increase the removal of nutrients from stormwater discharges. The SFMP shall also evaluate the existing nutrient pollutant loading to Class III surface water resources and ensure net improvement in the post development condition. The SFMP scope of work must be approved by the City prior to development of the SFMP.

The Stormwater Facilities Master Plan shall identify the feasibility and location of regional stormwater facilities and how they should be designed and constructed as amenities within parks or publicly accessible areas. Stormwater facilities shall be located outside wetlands and floodplains. Stormwater facilities may be located in Open Space that is not wetland or floodplain subject to design standards in a PUD Concept Plan and consistent with protection of conservation and preservation lands required by the comprehensive plan and the Environmental Management Ordinance.

Wetlands and Floodplains. Development shall minimize encroachment into wetland habitat areas by ensuring that public and private roads avoid crossing wetlands or require that such crossings are cited at the narrowest point of a wetland allowing for an efficient transportation design while maintaining the continuity of identified wildlife corridors. No net reduction in floodplain storage shall be permitted within the 100-year floodplain. Otherwise floodplains shall be managed consistent with the Comprehensive Plan Conservation Element.

Wetland acreage and function within the Welaunee Arch shall be protected through compliance with local, state, and federal environmental permitting requirements. For purposes of permanent protection of Conservation and Preservation lands designated on Figure 13-6 the delineation of wetlands shall be based upon the jurisdictional determination by the governing agency.

Wetlands depicted on Figure 13-6 utilized for mitigation within the Welaunee Arch shall be made subject to conservation easements consistent with the requirements of the authorizing regulatory agency. These easements will be defined in a manner that serves as permitted mitigation for wetland and other impacts or species relocation. To the extent authorized by federal, state, and local permitting agencies, Conservation and Preservation Lands association with the PUD Concept Plan under consideration may be utilized for achieving any mitigation requirements. The mitigation conservation easement area shall allow passive recreation facilities and shall be subject to a management plan.

Policy 13.2.3334. Florida Springs and Aquifer Protection. Wakulla Spring is an impaired first magnitude Outstanding Florida Springs. Planned development for the Welaunee Arch is within the springshed boundaries of the Upper Wakulla River and Wakulla Spring Basin Management Action Plan. Development activities associated with the project have the potential to impact water quality; therefore, PUD Concept Plans shall mitigate potential nutrient loadings by implementing measures such as proper treatment

and disposal of wastewater, stormwater, and the implementation of adequate sediment and erosion control practices to mitigate any surface water impacts.

Policy 13.2.3435: Schools. Each PUD Concept Plan shall be analyzed for impacts on public schools based upon then-applicable pupil generation rates utilized by Leon County Schools. Schools shall be located in relation to neighborhoods in order to serve residents, provide a focal point for the neighborhoods, and be safely accessible by pedestrians and bicyclists. The co-location of schools, civic spaces, and active parks is encouraged. The City and County shall adhere to the Public School Concurrency and Facility Planning Interlocal Agreement, as required by Section 1013.33, F.S., which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation. Prior to site plan approval of the 500th residential dwelling unit in Phase 1, a 10-acre site shall be reserved for future dedication to the Leon County School Board -proximate to residential areas, a Town or Village center and the primary open space system with off-site stormwater management provided through a regional system. Impacts to existing public schools shall be addressed during the development review process as required by this comprehensive plan, provided that the fair market value of the school site, any off-site stormwater treatment and storage capacity and any other land or improvement to support a public school shall be a credit, on a dollar-for-dollar basis, against any fee or exaction for public school impacts.

Policy 13.2.3536: Fire and Emergency Services. Upon request of the City, PUD Concept Plans shall include identified sites for fire and/or emergency services in coordination and formal agreement with the City.

RECREATION, OPEN SPACE and CONSERVATION

Policy 13.2.3637: Primary Open Space System. The intent of the Open Space and Conservation strategy is to identify, conserve, manage, restore, and protect significant natural resources during and after development of the Welaunee Arch in accordance with the Conservation Element of the Tallahassee-Leon County Comprehensive Plan and consistent with this Master Plan. At a minimum, 40%No less than 40% (no less than 37% if the Alternative Development Program is utilized per Policy 13.2.44) of the gross area in the Welaunee Arch shall be designated Open Space andwhich shall include the Primary Open Space System, Conservation and Preservation Areas, Greenways, and other designated open space in each development District.

Open Space shall comprise no less than 40% (no less than 37% if the Alternative Development Program is utilized per Policy 13.2.44) of the total gross area within the Welaunee Arch, or approximately 1,900 acres. Of the Open Space, approximately 900 acres (19% of the total gross area of the Welaunee Arch) are designated Conservation or Preservation Areas as defined in policies 1.3.1 and 1.3.4 of the Conservation Element. The precise size and location of Conservation and Preservation Areas shall be determined through a Natural Features Inventory approved by the City prior to approval of a PUD Concept Plan that includes such Conservation and Preservation area. The remainder of the

Open Space, approximately 1,000 acres (21% of the total gross area of the Welaunee Arch), shall be open space incorporated into the development plan for each District or part of the Primary Open Space System.

Open Space shall include Conservation Areas and Preservation Areas, Canopy Road Zones, Greenways, and aesthetic open space. Outside of these designated areas, the additional Open Space shall prioritize additional buffers around Conservation and Preservation Features, areas that provide continuous and contiguous connectivity of Open Space, additional buffers for Canopy Road Zones, additional areas around the Core canopy or core forests that are part of the fragmentation class of Core Canopy (>500 acres), additional areas that support the network of wildlife corridors, undeveloped uplands, oak-hickory forest, significant trees, passive recreation areas, priority planting areas identified in the Urban Forest Master Plan, and stormwater facilities designed as a community amenity.

The Welaunee Arch shall contain ~~an~~ a primary open space system concept that will contain the majority of the open space requirements within a connected corridor as depicted on Figure 13-5. This connected, continuous network of open space constitutes a fundamental building block of the Arch and is intended to serve multiple purposes including but not limited to protection of conservation and preservation areas. ~~Open Space may include but are not limited to conservation and preservation lands.~~The Primary Open Space System shall include Conservation and Preservation areas. Primary Open Space may also include buffers for residential areas and canopy roads, greenways, environmentally sensitive areas, including wildlife corridors, aesthetic open space, active and passive recreation areas, and community gathering spaces. The Primary Open Space may be ~~applied to~~ incorporated into any PUD Concept Plan to satisfy requirements of the Environmental Management Ordinance. Constructed stormwater facilities consistent with Policy 13.2.3233 may be utilized to satisfy open space requirements in a PUD Concept Plan.

Primary open space systems, together with other open space and green spaces set aside to meet the urban forest and landscape requirements shall also meet the requirements of the Tallahassee-Leon County Comprehensive Plan and Chapter 5 - Environmental Management, Tallahassee Land Development Code. The intent of this policy will be achieved through the following:

- (1) Credits for open space requirements, wetland mitigation, slope mitigation, stormwater management and/or urban forest requirements may be requested outside of individual parcels or tracts under review but elsewhere within the Arch.
- (2) Areas with severe and significant slopes that are not located in the open space systems shall be protected in site-specific plans in accordance with the Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code.
- (3) The Open Space systems shall be open to the general public and be designed to include and provide connections with the Miccosukee Canopy Road Greenway and Welaunee Greenway at multiple locations and to integrate internal recreational

multi-use paths with the greenways trails. Connections to future regional greenways shall be considered in the design of open space.

- (4) The open space systems shall be designed to provide additional buffering for existing designated canopy road ~~protection~~ zones.
(4)
- (5) Open space may be privately owned or dedicated to the public by conveyance to a general-purpose or special-purpose local government entity; or be designated a part of a statewide system of greenways and trails pursuant to state law. Privately owned open space/greenways shall, at a minimum, guarantee designated public trail access in perpetuity at the time of development. All required conservation easements will be placed over the ~~conservation~~Conservation and ~~preservation~~Preservation areas in accordance with local government regulations.
(5)
- (6) The open space systems shall be governed by one or more management plans approved by the City in order to protect the values for which they were designated. The management plans may be adopted in phases so long as they are consistent with one another. Protection of ~~conservation~~Conservation and ~~preservation~~Preservation areas shall be provided by conservation easements and other measures consistent with Chapter 5 – Environmental Management, Tallahassee Land Development Code. Conservation and ~~preservation~~Preservation areas placed in conservation easements may be used towards satisfying the urban forest and landscaping requirements of Chapter 5 – Environmental Management, Tallahassee Land Development Code. A single management plan may be adopted for all open space and conservation and preservation area lands.
- (7) Any Open Space area located within the geographic boundary of a PUD Concept Plan Shall be included in the lands to be designated as Open Space/Greenway as a result of approval of that PUD Concept Plan. If additional Open Space area are required to meet the minimum Open Space area for that Phase set forth in Policy 13.2.4(56) then such additional land will be designated as such from the adjacent Primary Open Space ~~areassystem~~ as shown in Figure 13-5. To the extent that a PUD Concept Plan provides Open Space acreage beyond the required minimum, subsequent PUD Concept Plans are entitled to a credit for the additional acreage provided in proceeding PUD Concept Plans.
- (8) Acreage in the primary open space system shall be counted towards satisfying the open space requirements established in PUD Concept Plans.
- (9) The following guidelines shall apply to uses within the open space system as established in PUD Concept Plans:
- (A) Passive recreation improvements that are natural resource-oriented, such as hiking, biking, and riding trails and passive parks, may be constructed in the primary open space systems. Also allowable are community facilities such as bandshells, amphitheaters, gazebos and other improved gathering places if designed for non-vehicular access only, provided these activities are located

such that impacts to conservation and preservation areas are minimized and the overall purpose of the conservation easement is maintained.

(B) Active Recreation uses may be constructed in the open space area within each development district and in the primary open space system outside of Conservation and Preservation areas.

~~(B)~~(C) Wildlife management areas may be included in the primary open space systems protective measures addressed in the management plans, including a wildlife habitat management plan, in accordance with Chapter 5 – Environmental Management, Tallahassee Land Development Code.

~~(C)~~(D) Public roads and utilities may cross through the open space systems and buffers if the impacts are minimized. The location of the roads shown on Figure 13-5 are approximate.

~~(D)~~(E) Stormwater Management facilities may be located in the open space systems subject to design criteria in the PUD Concept Plans and consistent with protection of conservation and preservation features pursuant to Chapter 5 – Environmental Management, Tallahassee Land Development Code. Each stormwater management facility must be evaluated in terms of impacts and meet the requirements of the Tallahassee-Leon County Comprehensive Plan and Chapter 5 – Environmental Management, Tallahassee Land Development Code. If stormwater facilities are contained in the open space system, the public and/or private entities responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each facilities level of service. The SFMPs shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within conservation or preservation areas.

(10) To promote creation of the open space systems and their integration into the planned mixed-use communities with appropriate credit, PUD Concept Plans shall establish an open space requirement that includes credit for the open space system, protected preservation and conservation areas, areas of constructed landscape, and the minimum onsite landscaping required for individual sites set forth in Policy 13.2.12. Specific landscape standards and requirements shall be established in PUD Concept Plans. Such standards and requirements shall be designated to meet or exceed, on a cumulative basis, the Landscape and Urban Forest requirements in Chapter 5 – Environmental Management, Tallahassee Land Development Code. These landscape standards shall include, but not be limited to, standards for provision of street trees in mixed use zones, along public roadways, shade trees and landscaped islands within parking lots, and patriarch tree preservation. These standards will be developed to reflect the intent that town and neighborhood centers will be developed in an urban context with minimal setbacks and an emphasis on dense, mixed use development. Various land uses in the Arch shall satisfy the Urban Forest/Landscaping requirements based on thresholds established in the PUD Concept Plans. Such requirements shall be designed to meet or exceed, on a cumulative basis, the landscaping and urban forest requirements in Chapter 5 – Environmental Management, Tallahassee Land Development Code.

(11) The portion of the Arch bordering Miccosukee Road shall be designated as Open Space and shall include the Canopy Road Zone for Miccosukee Road. An additional area with a minimum width of 75 feet along the length of the Canopy Road Zone shall be designated as open space. The Canopy Road Zone and contiguous Open Space area shall serve as a wildlife corridor that terminates in the core forest area that is part of the fragmentation class of Core Canopy (>500 acres) in the Conservation Design District as shown on the Preliminary Environmental Map (Figure 13-6). This area may serve as a greenway as long as the greenway does not preclude the ability of the area to serve as a wildlife corridor.

Policy 13.2.3738: Conservation and Preservation Lands. Lands identified for permanent preservation and conservation are shown generally on the Preliminary Environmental Map (Figure 13-6) as Designated Wetlands, 100-year Floodplains, High Quality Native Forest, and core forest areas that are part of the fragmentation class of Core Canopy (>500 acres), and High-Quality Successional forests/Native Forest. These protected areas create a regionally significant environmental and open space framework that protects the natural flows of water and preserves wildlife habitat while allowing limited, low-impact human access to natural spaces, where appropriate. These allocations are intended to protect significant environmental resources on the Welaunee Arch and account for approximately 900 acres or approximately 19% percent of the total gross area of the Welaunee Arch. The precise size and location of Conservation and Preservation Lands shall be determined through a Natural Features Inventory to be conducted prior to or concurrent with the initial PUD Concept Plan for each Phase of the Welaunee Arch in which the feature is located. Additional environmental resources will be designated and protected as Open Space as addressed in this Master Plan.

Conservation and Preservation lands shall be subject to a management plan to be reviewed and approved concurrent with the PUD Concept Plan that includes the applicable Conservation and Preservation lands. Such management plan shall address wildlife preservation, maintenance of native species diversity, management of the natural environment, restoration of environmental resources where warranted, and responsibility for long term management. Such management plan shall include measures to protect the values for which such lands were designated, including wildlife habitat and corridors, and may include conservation easements and other measures consistent with the Environmental Management Ordinance. Conservation and Preservation lands may be utilized for public access, including trails, subject to the Environmental Management Ordinance. To the extent allowed by local, state, or federal law, Conservation or Preservation lands may be utilized to achieve mitigation required by permits. A single management plan may be adopted for all open space and conservation and preservation area lands.

Lands that are not otherwise identified as Conservation and Preservation Lands on Figure 13-6 and are identified as areas suitable for future development may contain areas of natural upland or wetland communities. These resources will be identified through the

Natural Features Inventory process and protected as required by the Comprehensive Plan's Conservation Element and will be incorporated into the lands identified as Open Space and Greenways consistent with the overall conservation and development strategy for the Welaunee Arch planning area.

Conservation easements for Conservation and Preservation lands shall be effective before or concurrent with the effective dates of the PUD Concept Plan for which they are granted. Protection of the lands identified in the Preliminary Environmental Features Map shall be phased or staged in coordination with the PUD Concept Plans. The required preservation of both Conservation and Preservation Lands within the Welaunee Arch will occur in conjunction with the PUD Concept Plan approvals and will be in place in advance of actual physical development within the PUD for which the Conservation and Preservation Lands are being protected. All identified Conservation and Preservation Lands within the Preliminary Environmental Features Map shall be subject to permanent preservation no later than the date of actual physical development commencing within the final PUD Concept Plan for the Welaunee Arch.

Policy 13.2.3839: Recreation Areas. A PUD Concept Plan shall provide for reasonable public access to parks, recreation areas, natural areas, and open space. A multi-use trail system will be included that will link these areas where feasible to residential neighborhoods, mixed-use centers, schools, civic spaces, employment, recreation and open space, parks, and the Welaunee Greenway and Miccosukee Canopy Road Greenway.

Policy 13.2.3940. Historic and Cultural Resources. Through the completion of Natural Features Inventories, Planned Unit Developments shall identify historic and cultural resources including archaeological sites, historic structures and districts, and historic cemeteries. PUDs shall include standards sensitive to locating, assessing, and avoiding potential adverse impacts to these resources. Where feasible and appropriateAt a minimum, these standards shall comply with applicable state and local regulations. Where feasible based on the geographic location of the resource and appropriate given the historic and cultural context of resource, informational and interpretive signage may be considered for these resources.

Policy 13.2.4041: Natural Area Resident Notifications. PUD Concept Plans will include notification requirements for informing residents, once development is completed, with information on how to avoid human-bear conflicts and notices of proximity to areas that are actively managed with prescribed fires.

Policy 13.2.4142: Perpetual Drainage Easement. The Perpetual Drainage Easement across the Welaunee Arch shall be subject to the Order Clarifying Definition of Perpetual Drainage Easement, entered by Leon County Circuit Court on March 13, 1997. Lands within the Perpetual Drainage Easement shall be considered Open Space and may be utilized for active and passive recreation facilities and activities, including but not limited to, walking and bicycle trails, and playgrounds associated with development of lands owned by the

landowner within the altered or undisturbed floodplains so long as the function of the easement is not impaired.

Policy 13.2.4243: Welaunee Greenway. The Welaunee Greenway shall consist at a minimum of an 8.4-mile-long shared-use trail corridor along the northeast, north, and west perimeter of the Arch, and shall be developed consistent with adopted local government plans-, including the Greenways Master Plan. As defined in the Tallahassee-Leon County Greenways Master Plan, “The Greenway will range from approximately 75’ to 150’ in width in much of the corridor with greater widths in select areas due to wetlands and stream flow ways. This corridor will be comprised of the existing edge canopy and understory and the Welaunee firebreak road which may provide a readymade trail alignment. The preserved canopy and understory along the other side of the firebreak road will be preserved to provide privacy from adjacent roadways and homes.” The final design of the Welaunee Greenway shall be determined through the Blueprint Intergovernmental Agency’s Northeast Gateway project and may consider other, non-paved trail surface treatments consistent with the Greenways Master Plan. Trail crossings and trailheads may be located in the Canopy Road Zone and the design of such facilities shall strive to minimize impacts to the tree canopy. The Welaunee Greenway shall connect to the existing Miccosukee Canopy Road Greenway to create a 17-mile linear park loop and a pedestrian bridge across Interstate-10. Connections shall be provided to and from the Greenway from interior multi-use trails along roadways or from other open space areas. The Welaunee Greenway shall be subject to a management plan approved by the City that is consistent with the policies of this master plan. A single management plan may be adopted for all open space, conservation and preservation area lands, and the Welaunee Greenway. Public roadways and utilities may cross through the Welaunee Greenway at points specified as road crossings on the land use and transportation maps, or at additional points if necessary, provided the crossing includes restoration of the Greenway and open space area. PUD Concept Plans that include or are adjacent to the Welaunee Greenway or Miccosukee Canopy Road Greenway shall provide access to those facilities. Development of the Arch should be incentivized through the PUD process to provide pedestrian and bicycle connectivity to the Greenway, particularly where it interfaces with Open Space areas and associated trail systems.

Policy 13.2.44: Alternative Development Program. Notwithstanding any other provision of this Master Plan, at the election of the PUD applicant, PUD Concept Plans in Phase 1 and Phase 2 may offset open space and urban forest mitigation requirements through an optional alternative development program that preserves additional open space area within the Residential Reserve District (Phase 3). The intent of this Alternative Development Program is to incentivize preservation of a large area of open space in the northeast area of the Welaunee Arch that may be designated as a wildlife habitat area. Participation in this alternative development program is optional and must be agreed to by the PUD Concept Plan applicant and the owner of the property that would be used for the offset. Participation in this alternative development program is subject to all of the following provisions:

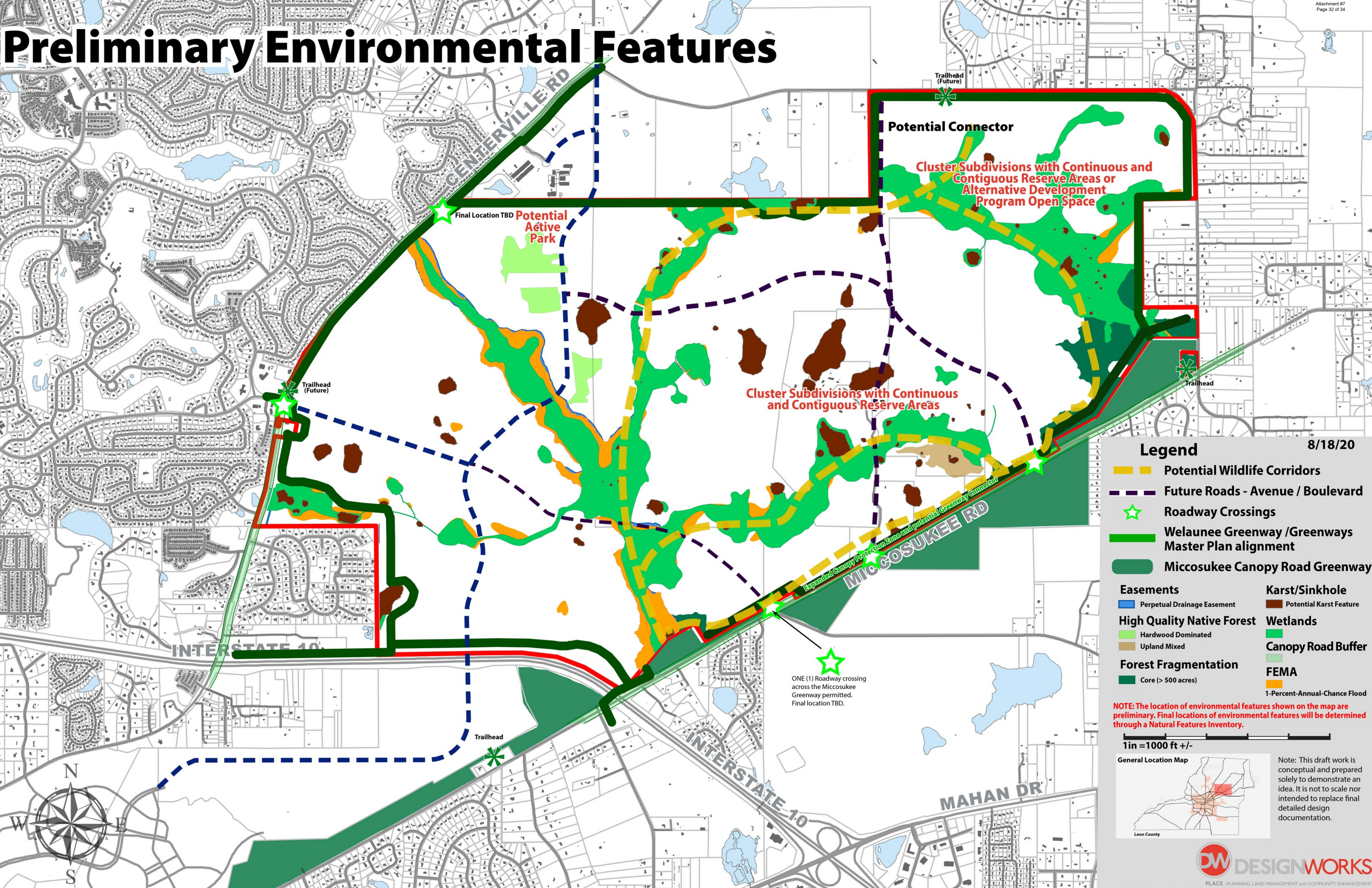
- (1) Open Space Requirement Offset. PUD Concept Plans in any District of Phase 1 or Phase 2 may offset the open space requirements for that District by preserving lands in the Residential Reserve District (Phase 3) as open space.
- (A) The offset shall be calculated on a per acre basis with a 15% bonus, resulting in an exchange of a 1.15-acre reduction in the open space requirement of the receiving District for each 1-acre of preserved open space in the Residential Reserve District. This exchange shall reduce the overall open space requirement for the Welaunee Arch by the net bonus amount (0.15 acres for each 1 acre preserved).
 - (B) The reserve area requirements for cluster residential zones in Phase 2 shall be offset concurrently with the open space requirements for any PUD Concept Plan including a cluster subdivision.
 - (C) Under the Alternative Development Program, preservation or conservation areas in the Residential Reserve District may count towards the open space requirements in the Conservation Design District. Conservation and Preservation areas in the Residential Reserve District shall be integrated with the Welaunee Habitat Park.
 - (D) If this Alternative Development Program is exercised, total Open Space in Phase 1 shall not be less than 15%, the total Open Space in Phase 2 shall not be less than 25%, and the overall total Open Space in the Arch at buildout shall not be less than 37%.
 - (E) The open space offset shall not apply within the area 1,000 feet from the Buckhead Neighborhood as identified in Policy 13.2.15.
- (2) Urban Forest Mitigation Offset. PUD Concept Plans in Phase 1 and Phase 2 may offset required urban forest mitigation requirements in any District by preserving lands in the Residential Reserve District (Phase 3) as open space.
- (A) The urban forest mitigation requirement offset through this program is exchanged based on the urban forest mitigation value of the land being established as Open Space in the Residential Reserve District. The mitigation value of the preserved open space shall be calculated with an additional 10% mitigation credits which may offset urban forest impacts in Phase 1 and Phase 2.
- (3) All lands located in the Residential Reserve District, designated as Phase 3 on the Land Use Districts Map (Figure 13-5), are eligible for preservation under this alternative development program. Priority for preservation under this program shall be in the following order: 1) lands in the Residential Reserve District (Phase 3) that do not meet the definition of a preservation area or conservation area 2) any designated conservation and preservation areas in Residential Reserve District (Phase 3) as generally depicted on the Preliminary Environmental Features Map or as determined through a subsequent natural feature inventory. Priority shall be given to property along the eastern boundary

- of the Residential Reserve District with subsequent lands preserved under this alternative development program being contiguous with this area.
- (4) Protection of the open space area in the Residential Reserve District (Phase 3), including any preservation or conservation areas, shall be provided by conservation easements, covenants, or other measures consistent with City Growth Management Department's adopted regulations. The lands preserved as open space under this alternative development plan shall be subject to the criteria of Policy 13.2.38 regarding Conservation and Preservation Areas. Any conservation easements established under this alternative development program shall be issued to the City of Tallahassee as the sole grantee and beneficiary. While open space area in the Residential Reserve District remains in private ownership, any conservation easements, covenants, or other measures shall allow for continued use of the preserved open space for silviculture operations of planted pine stands which adhere to Florida Division of Forestry Best Management Practices. Lands preserved under this development program for urban forest mitigation offsets may not be utilized for silviculture operations.
- (5) Welaunee Habitat Park. Notwithstanding the phasing requirements in policy 13.2.5, at such time when all lands in in the Residential Reserve District have been preserved as open space under this alternative development program, or at such time when the final PUD Concept Plan for the Welaunee Arch is approved, the preserved Open Space in the Residential Reserve District, including the Conservation and Preservation lands, shall be designated as a Habitat Park. The Habitat Park shall be subject to the requirements of Policies 13.2.37 and 13.2.38. Prior to establishment of the Habitat Park, the existing uses of the property shall be permitted. Any previously established conservation easements shall remain in effect on lands in the Habitat Park. Passive recreation improvements that are natural resource-oriented, such as hiking, biking and riding trails and passive parks, may be constructed in the Welaunee Habitat Park. Active Recreation uses are not permitted in the Welaunee Habitat Park.
- (6) By adoption of a separate ordinance, the City may create and administer a Welaunee Habitat Park credit bank. The Welaunee Habitat Park credit bank would facilitate the purchase of lands in the Residential Reserve District (Phase 3) and the sale of open space and tree mitigation credits in accordance with this development program. The Welaunee Habitat Park credit bank may be established independent of and prior to the creation of the Welaunee Habitat Park. If the City creates a Welaunee Habitat Park credit bank, consideration may be given to utilizing the credit bank to offset open space requirements and urban forest mitigation requirements associated with the development of properties located in other growth priority areas inside the Urban Services Area.
- (7) If stormwater facilities are contained within the Residential Reserve District, then the public or private agency responsible for maintenance shall be allowed to perform necessary maintenance of these facilities consistent with each

facility's level of service. The Stormwater Facilities Master Plan shall identify areas where drainage easements will be needed for proper maintenance of stormwater conveyances located within preserved open space and conservation or preservation areas.

(8) Any lands in the Residential Reserve District not preserved as open space in accordance with this alternative development plan may be included in a PUD Concept Plan and development under the Residential Reserve District development guidelines in Policy 13.2.4(4). Development of the Residential Reserve District on remaining lands shall be clustered in the portion of the site that will result in the least environmental impact. Lands preserved as open space offset under this Alternative Development Program shall not count towards the 60% reserve area requirements for development of any remaining developable land in the Residential Reserve District.

Preliminary Environmental Features

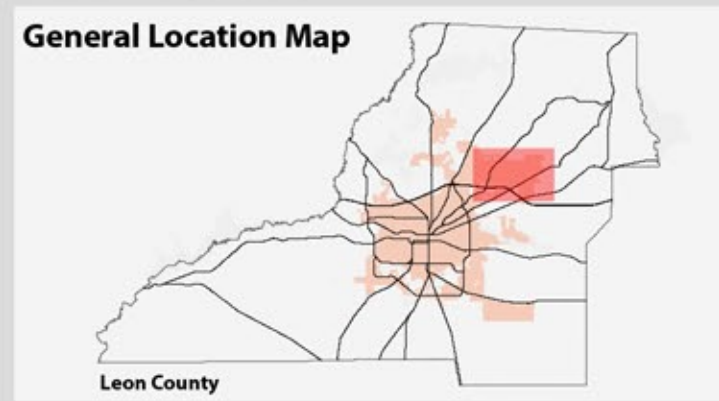


8/18/20

- Legend**
- Potential Wildlife Corridors
 - - - Future Roads - Avenue / Boulevard
 - ★ Roadway Crossings
 - Welaunee Greenway / Greenways Master Plan alignment
 - Miccosukee Canopy Road Greenway
- | | |
|---|---|
| Easements | Karst/Sinkhole |
| — Perpetual Drainage Easement | — Potential Karst Feature |
| High Quality Native Forest | — Wetlands |
| — Hardwood Dominated | — Canopy Road Buffer |
| — Upland Mixed | — FEMA |
| Forest Fragmentation | — 1-Percent-Annual-Chance Flood |
| — Core (> 500 acres) | |

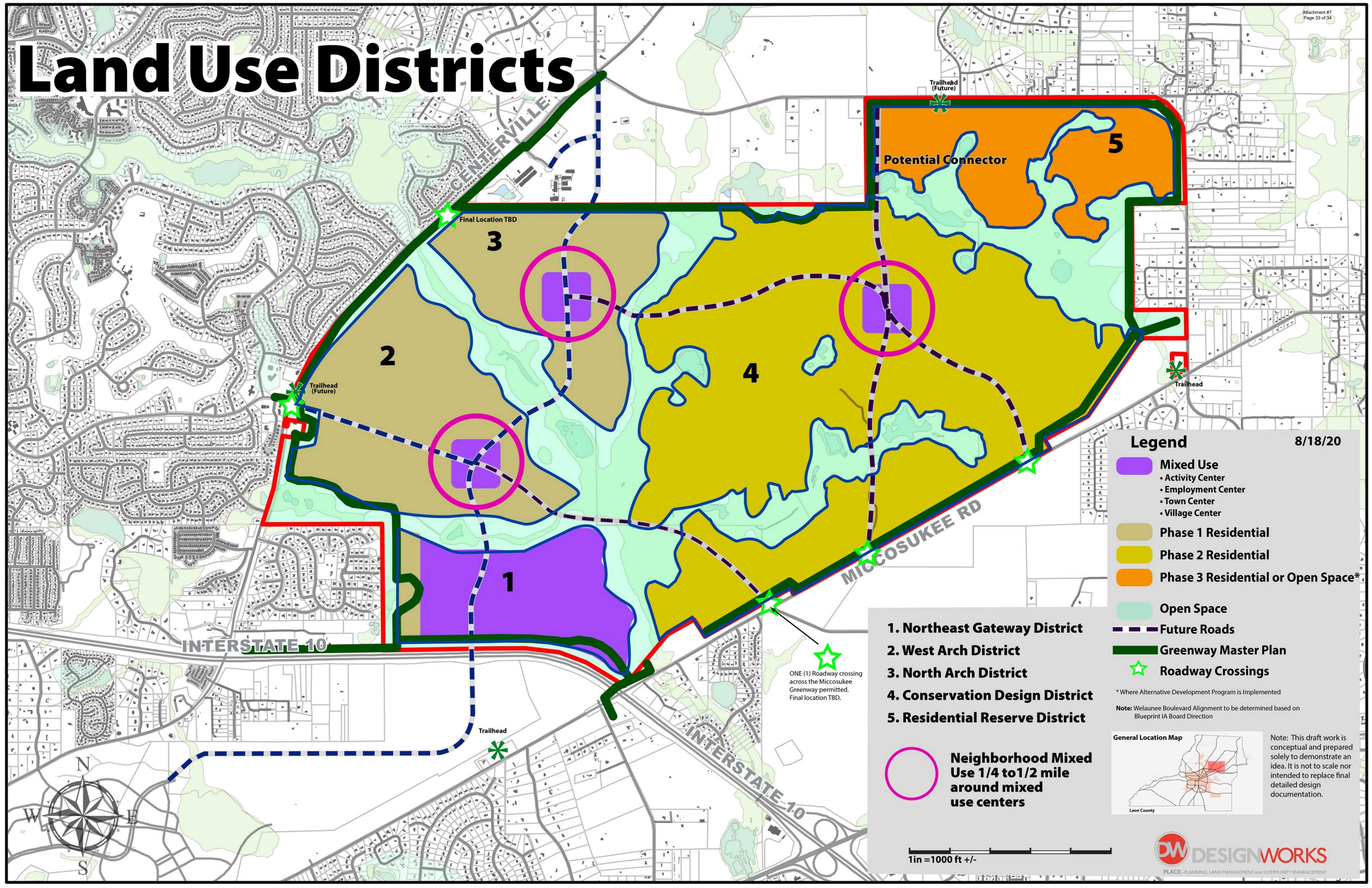
NOTE: The location of environmental features shown on the map are preliminary. Final locations of environmental features will be determined through a Natural Features Inventory.

1 in = 1000 ft +/-



Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation.

Land Use Districts



Legend 8/18/20

- Mixed Use**
 - Activity Center
 - Employment Center
 - Town Center
 - Village Center
- Phase 1 Residential**
- Phase 2 Residential**
- Phase 3 Residential or Open Space***
- Open Space**
- Future Roads**
- Greenway Master Plan**
- Roadway Crossings**

* Where Alternative Development Program is Implemented

Note: Welaunee Boulevard Alignment to be determined based on Blueprint IA Board Direction

- 1. Northeast Gateway District**
- 2. West Arch District**
- 3. North Arch District**
- 4. Conservation Design District**
- 5. Residential Reserve District**

Neighborhood Mixed Use 1/4 to 1/2 mile around mixed use centers

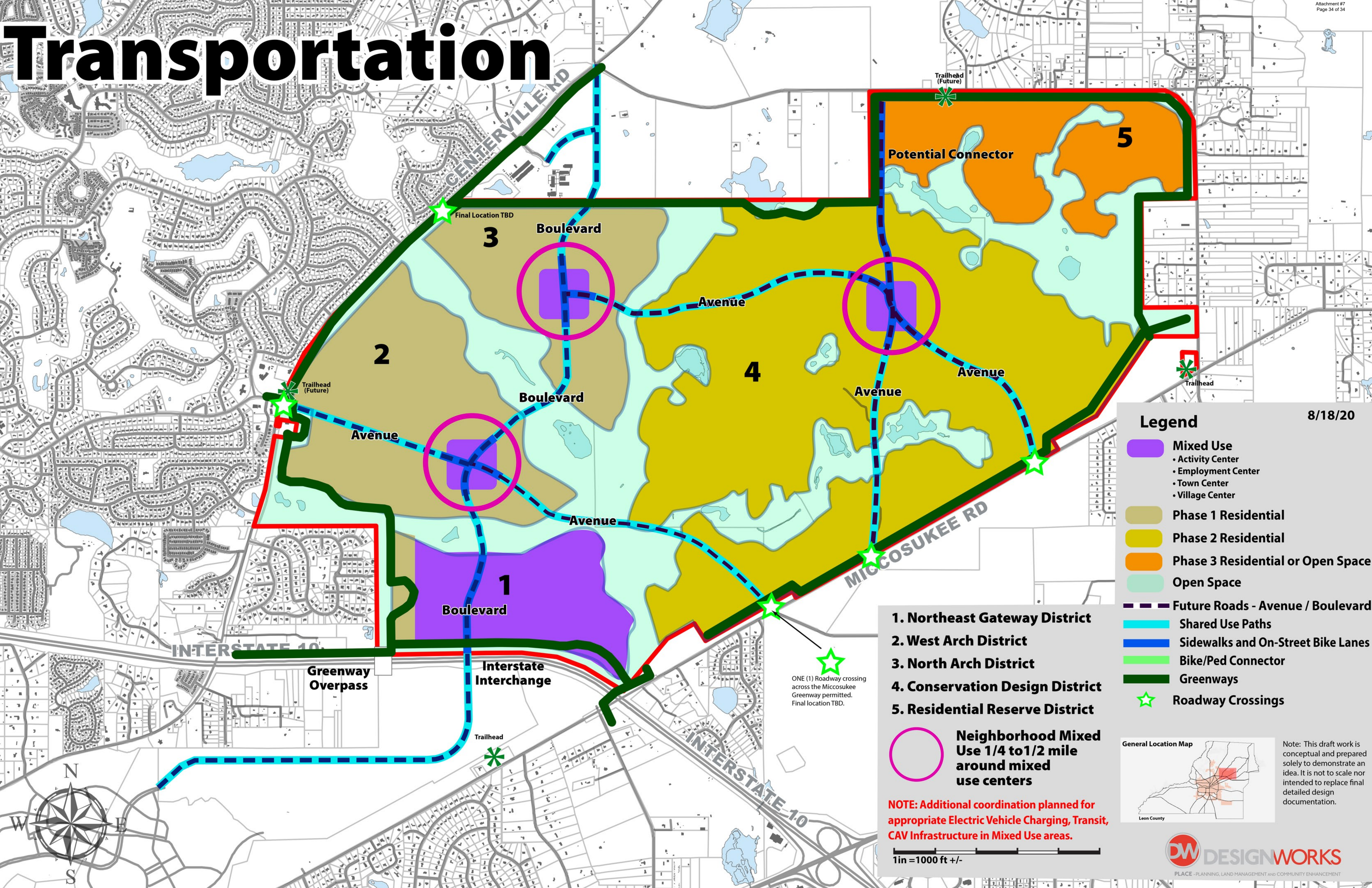


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1 in = 1000 ft +/-

Transportation



8/18/20

Legend

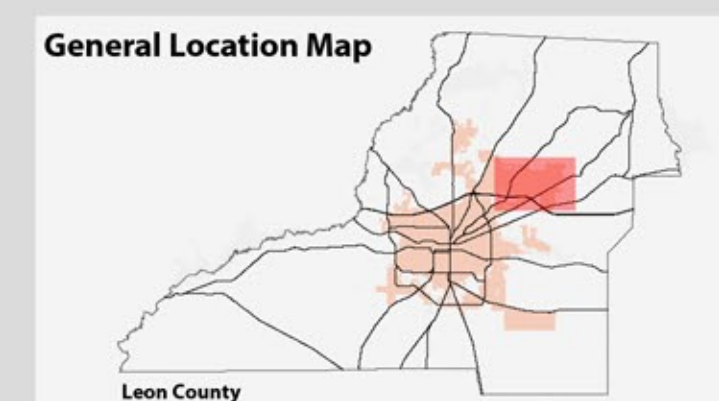
- Mixed Use**
 - Activity Center
 - Employment Center
 - Town Center
 - Village Center
- Phase 1 Residential**
- Phase 2 Residential**
- Phase 3 Residential or Open Space**
- Open Space**
- Future Roads - Avenue / Boulevard**
- Shared Use Paths**
- Sidewalks and On-Street Bike Lanes**
- Bike/Ped Connector**
- Greenways**
- Roadway Crossings**

- 1. Northeast Gateway District**
- 2. West Arch District**
- 3. North Arch District**
- 4. Conservation Design District**
- 5. Residential Reserve District**

Neighborhood Mixed Use 1/4 to 1/2 mile around mixed use centers

NOTE: Additional coordination planned for appropriate Electric Vehicle Charging, Transit, CAV Infrastructure in Mixed Use areas.

ONE (1) Roadway crossing across the Miccosukee Greenway permitted. Final location TBD.



Note: This draft work is conceptual and prepared solely to demonstrate an idea. It is not to scale nor intended to replace final detailed design documentation.



1in = 1000 ft +/-