



Alliance of Tallahassee Neighborhoods

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ALLIANCE OF TALLAHASSEE NEIGHBORHOODS (ATN)

POSITION PAPER ON THE WELAUNEE MASTER PLAN DRAFT (September, 2020)

The development of the 4,800 acre Welaunee property will affect the entire community – including intown neighborhoods– fiscally, socio-economically, and environmentally. If the Arch property was laid over intown Tallahassee, it would reach from Florida State University to Tallahassee Memorial Hospital, and from Frenchtown to Betton Hills (see map).

For this reason, the Alliance of Tallahassee Neighborhoods (ATN) expressed concerns about the original proposed Welaunee master plan. Unfortunately, the most recent draft has failed to address most of ATN’s concerns.

Below are ATN’s recommended changes to the current draft master plan.

Issue: Welaunee should be predominantly self-supporting, rather than predominantly dependent on public funding for additional infrastructure.

Why this matters: BluePrint sales tax will build the roads making this private development possible. BluePrint will spend \$47 million on Welaunee roads by 2025 and about \$40 million of public money on an interstate interchange. Once public infrastructure (roads, sewer, stormwater ponds, etc.) is put in place, it becomes the City’s obligation to maintain it. The price of poorly designed projects and projects that don’t consider long-term maintenance costs significantly increases the tax burden for everyone.

What needs to change in the proposed master plan?

1. Include a requirement for a City-approved community facilities/infrastructure plan for the Arch that addresses, at a minimum:
 - a. projected long term maintenance costs;
 - b. standards for the construction of low-maintenance infrastructure; and
 - c. provision of land for community facilities to support the new population, including but not limited to stormwater, roads, schools, parks, libraries, and public safety facilities.
2. Require the community facilities/infrastructure plan to be approved prior to any development.

Issue: Welaunee should provide housing for diverse socio-economic groups.

Why this matters: Economic segregation has existed for decades in the community. Socio-economic conditions in the Southern Strategy area have not improved relative to the rest of the County. An economically integrated community in Welaunee will provide lower income residents with high quality schools, parks, and other facilities.

What needs to change in the proposed master plan?

1. Require that Welaunee provide housing for very low, low, and moderate-income households. A minimum of 25 percent of residential units should be one of these categories.
2. Require these units to be integrated throughout all residential areas.

Issue: Respect the character of Tallahassee by retaining mature, healthy forest and topography.

Why this matters: Clear cutting is permitted by City ordinance. The tree ordinance does not protect any tree from removal, it merely requires mitigation. The flattening of significant slopes is destroying the character of Tallahassee as a city of rolling hills. Development needs to maintain the character of Tallahassee.

What needs to change in the proposed master plan?

1. Include an urban forest plan for the Welaunee Arch consistent with the City's urban forestry plan.
2. Include policies and land development standards that direct how site plans and subdivisions will incorporate existing topographic features into their designs.

Carrie Litherland
ATN Chair
850.591.0007

Sean Nyberg
ATN Vice Chair
850.228.8544

INTOWN COMMERCIAL CENTERS AND COMMUNITY FACILITIES

Intown Characteristics (within "Arch" boundary) -
 * Area Acres: 4,654
 * Residential Units: 15,763
 * Non-Residential Square Feet: 23,027,423

Walaunes "Arch" Development Boundary Size and Shape

Center/Facility Type

- Government
- ▲ Recreation
- ▲ School
- Commercial



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