

**Case Study:
Southside DRI
Planning for Springs
Protection**

**Wakulla Springs Restoration
Workshop**

February 25, 2009

Presentation Objectives

- ✓ About Southside DRI
- ✓ Springs Protection Planning Process
- ✓ Springs Protection Major Land Use Recommendations
- ✓ Questions

About Southside DRI

- 1,625 acre Master Planned Mixed Use Project (Residential, commercial, office, hospital land uses)
- Located in Southeastern Tallahassee/Leon County: Tram Road, Woodville Highway, Capital Circle S.E.
- Planning process commenced over 3 years ago
- Planning process is on-going
- Inclusionary housing component
- Subject to DRI Review – State and Regional
- Predominantly in “Southeast Sector Plan” adopted by City/County
- Predominantly in “Planned Development” Future Land Use Category adopted by City/County
- CPA transmitted; DRI ADA Found Sufficient

“Planned Development” Future Land Use Category Requirements

- Designed for large, undeveloped tracts of land for which more detailed planning is required to establish the most appropriate mix and arrangement of land uses
- In order to provide for a more self-supporting development pattern, a minimum of 4 different land uses is required
- In order to reduce transportation demand, alternative modes of transportation are required and an appropriate mixture of residential and non-residential uses is required that at “build-out” result in a minimum of 20% of “internal trip capture”
- Planned Development Master Plan including a Stormwater Facilities Master Plan (SFMP) are required

Springs Protection Planning Process

- Early guidance from City and others: focus attention on springs protection
- Included Geologists, Geotechnical Scientists and Geotechnical Engineers as part of initial consultant team to guide land use planning process early in the process: before putting “pencil to paper”
- Actual field studies conducted; Ground Penetrating Radar (GPR), extensive soil borings and other field based analysis

Springs Protection Major Land Use Recommendations

- ✓ Connect to central potable water and sanitary sewer
 - Already available to the site – no extensions required

- ✓ Decentralized/distributive approach to stormwater management
 - No large, central or deep ponds
 - Higher number of smaller and shallower ponds
 - Mimic the existing natural hydrology; treat and attenuate stormwater closer to the source; do not convey stormwater across long distances
 - Fundamental different approach than the norm at the time

- ✓ Minimize development on the southern portion of project



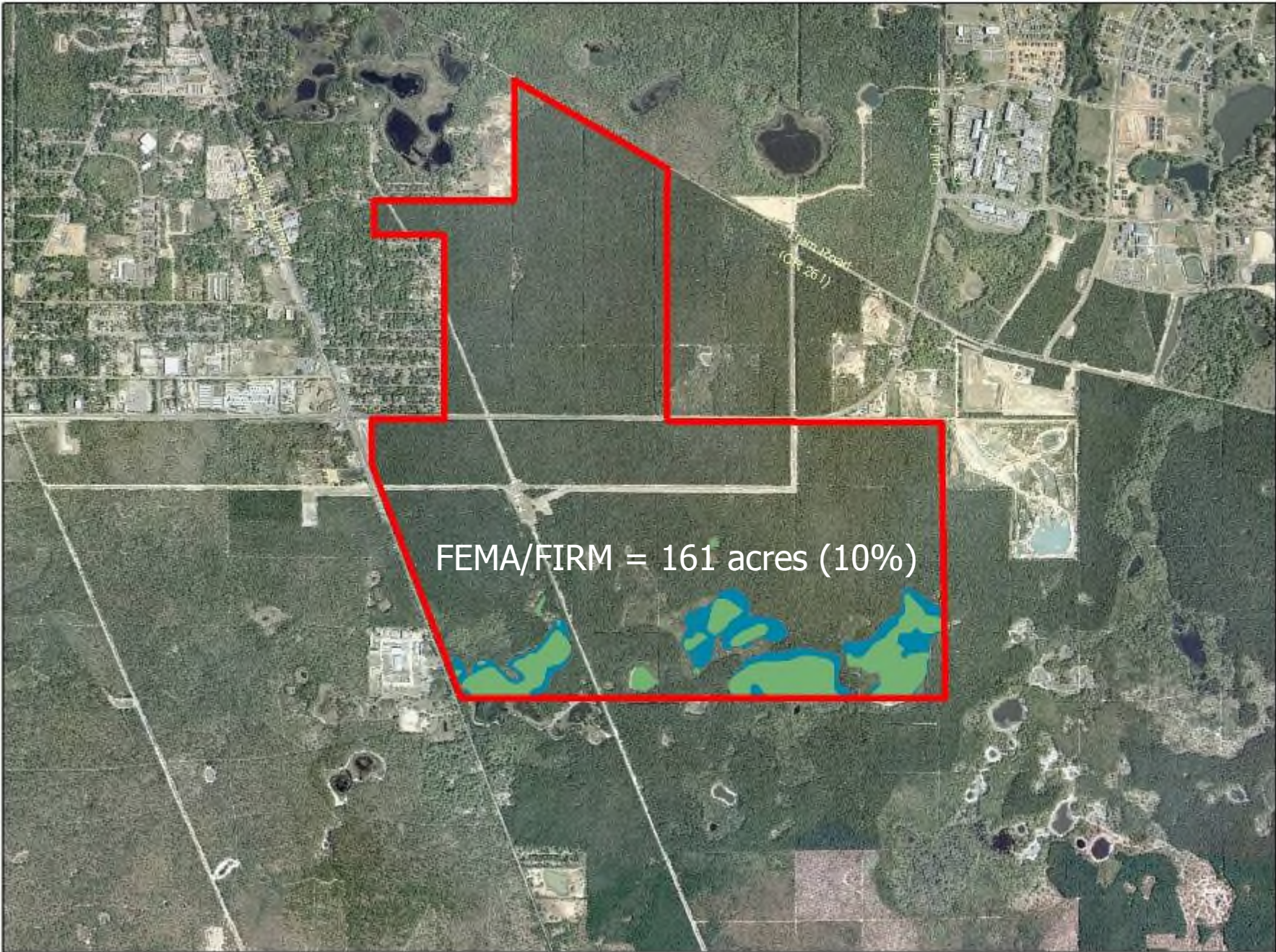






Wetlands = 106 acres (7%)





FEMA/FIRM = 161 acres (10%)





Open Space = 400 acres

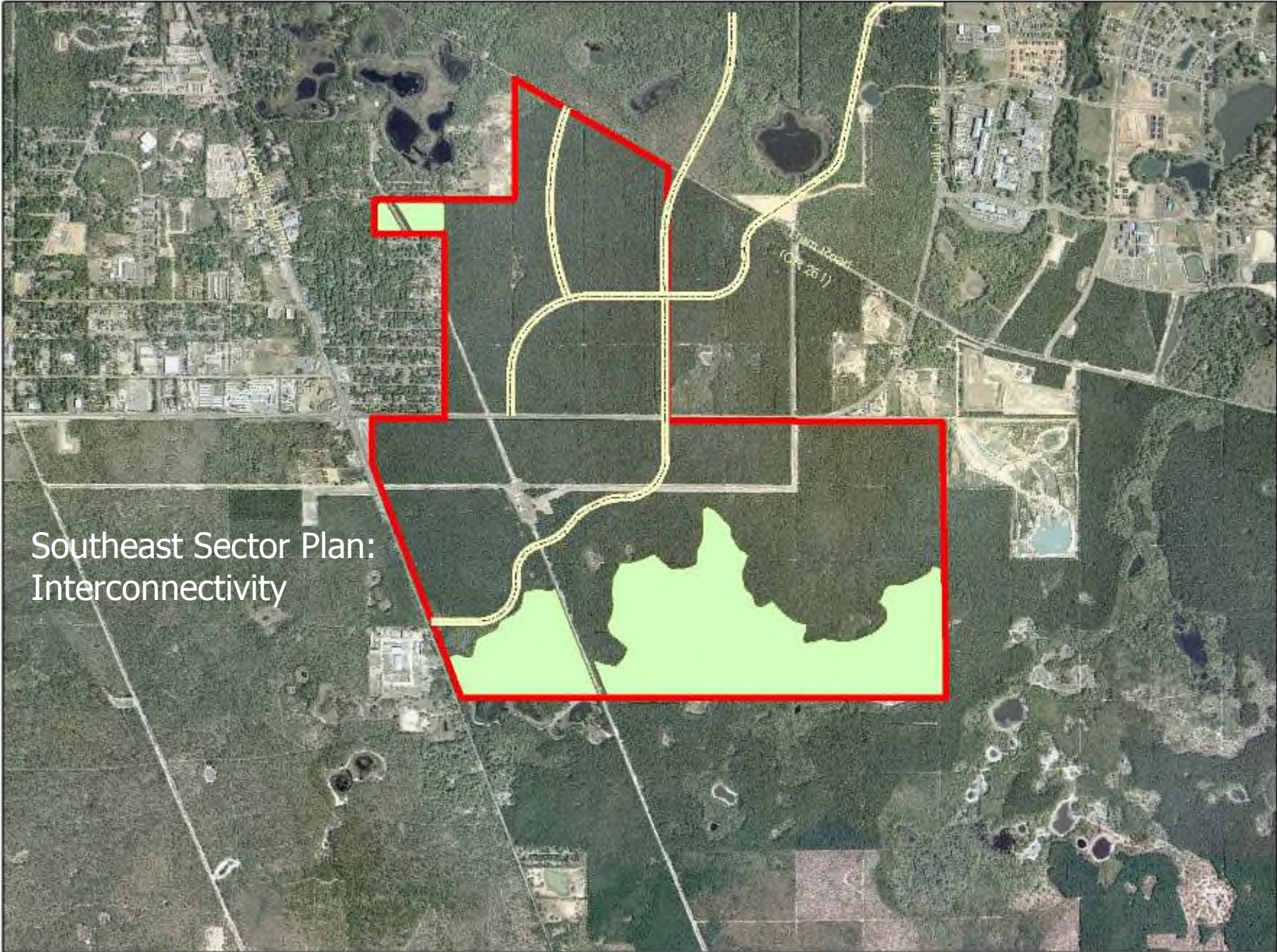




Long Range
Transportation Plan:
Extension of Paul
Russell Road



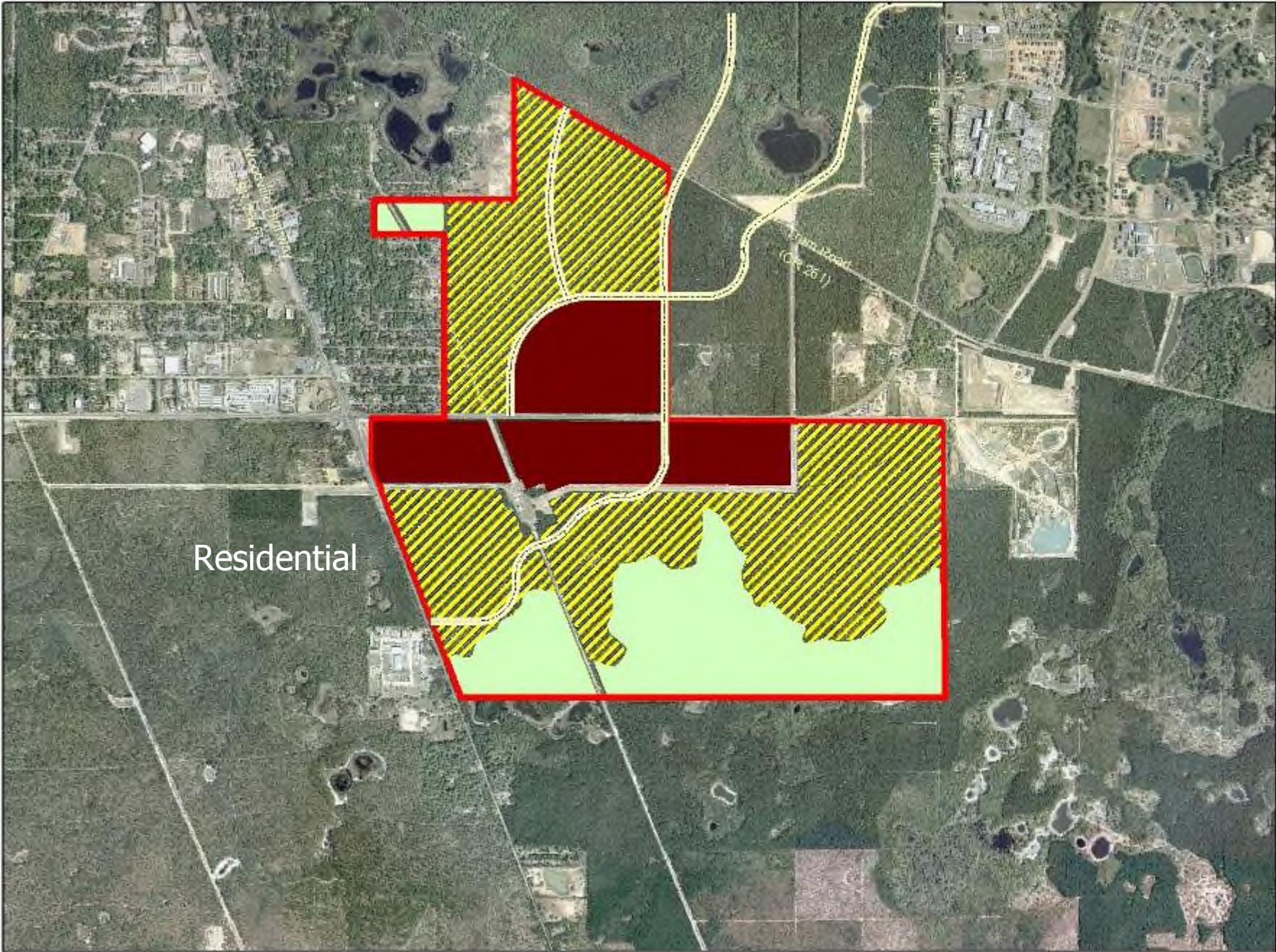




Southeast Sector Plan:
Interconnectivity







Residential

MOOREHEAD ROAD

(04 261)







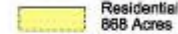

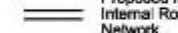
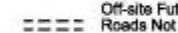
Southside DRI

Map H



Land Use Diagram

Legend

-  Boundary
Total: 1,625 Acres
-  Mixed Use
340 Acres
-  Residential
868 Acres
-  Open Space
417 Acres
-  Proposed Major Internal Road Network
-  Off-site Future Roads Not Part of this DRI

Note: Specific principal and accessory land uses allowed in each general land use category depicted in this map are set forth in the DRI DO and/or the P.U.D.

Note: Major internal road network and general land use configurations, locations, and acreages depicted in this map are approximate and subject to adjustments during subsequent P.U.D., Site Plan, and permitting processes.



FILE NAME: MAP-H.DWG

JERDE

Springs Protection Operational/Public Awareness BMP's

- Initiated discussion with Jim Stevenson and affiliated groups to develop a series of Best Management Practices (BMP's) that are appropriate to the property and the Southside DRI
- BMP's focus on the operational/public awareness components
- University of Florida's Florida Yards and Neighborhoods Program; Fertilization Use; Public Awareness/Education; Other Low Impact Development (LID) Approaches (i.e. when appropriate, use of swales for stormwater treatment)
- Discussions are on-going

Questions?