

## 2<sup>ND</sup> SUFFICIENCY RESPONSE FOR: ENVISION ALACHUA SECTOR PLAN / COMPREHENSIVE PLAN AMENDMENT

JUNE 24, 2014

*The Alachua County Staff prepared a letter dated April 9, 2014 requesting additional information as a part of their review and analysis for the Envision Alachua Sector Plan (EASP)/Comprehensive Plan Amendment. Prior to preparing additional data and analysis in response to this request, representatives from Plum Creek met with County staff in a series of meetings to discuss this request as well as to gain a more complete understanding of the questions staff had with regard to the proposed goals, objectives and policies for the EASP.*

*This response provides supplemental data and analysis as requested as an update to the application on file with Alachua County and directly responds to staff concerns regarding 1) the land use suitability analysis for the plan amendment; 2) the public infrastructure analysis for capital improvements; and 3) a clear articulation regarding the relationship of the EASP/Comprehensive Plan Amendment to the adopted Alachua County Comprehensive Plan. The response includes the following attachments:*

1. *Description of how the EASP differs from the adopted ACCP*
2. *Revised Section II.B                      Text Amendment*
3. *Revised Section III.A.1      Proposed Future Land Use Map*
4. *Addendum to Section IV.A   Land Use Suitability Analysis*
5. *Revised Section IV.D                      Public Infrastructure Analysis*
6. *Revised Section IV.D.1      Water Supply Analysis*
7. *Addendum to Section IV.E   The Challenge Posed by the Economic Element*
8. *Revised Section IV.F                      Environmental Resource Analysis*
9. *Revised Section IV.H.2      Phase II Summary*
10. *New Section IV.I                      Natural Resource Economics Assessment*
11. *New Section IV.J                      Fiscal Impact Analysis*

# 1. EASP PROVIDES AN ALTERNATIVE FUTURE TO THE ADOPTED COMPREHENSIVE PLAN

## ENVISION ALACHUA VISION

*The EASP envisions Gainesville and UF as a dynamic city and university at the forefront of the knowledge economy, rather than stagnating. In order to accomplish this new vision, the region will need a new engine of economic growth. The Alachua County Comprehensive Plan (ACCP) and the plans of municipalities within Alachua County do not contain adequate lands designated for employment-oriented uses to create this economic engine. In addition, there are no parcels of sufficient size to accommodate major manufacturing and industrial users within the ACCP Urban Cluster, nor within areas adjacent to it. If Alachua County wants to attract these uses, it must amend the ACCP in order to accomplish this goal.*

## ADOPTED PLAN

*The current Comprehensive Plan relies upon projections of economic growth in Gainesville and Alachua County under the status quo economic structure—in which growth depends almost entirely on traditional sources of UF revenue which are likely to remain under pressure in coming decades. Despite the fact that projections that extrapolate from past trends suggest slow growth in coming decades, growth well above those projections is very possible—though not certain—with appropriate state and local policies and investments.*

## SUMMARY:

The EASP creates an opportunity for an alternative economic future for Alachua County than the current adopted Comprehensive Plan

### 1. SEIZING THE OPPORTUNITY

*The Envision Alachua Sector Plan (EASP) provides an opportunity for the County to create a more balanced community by providing sites for large, job-generating development in Eastern Alachua County while also being compatible with the ACCP goals for land conservation and natural resource protection. As the largest private landowner in Alachua County, Plum Creek has the ability to permanently conserve and manage thousands of acres of timber land at no cost to the public. EASP development controls are equivalent to the development standards in the ACCP and will concentrate land uses into balanced mixed-use development areas with well-planned infrastructure and state-of-the-art water and energy saving development and construction techniques.*

### 2. ADDRESSING THE NEED

*In addition to lands for permanent Conservation, Agricultural uses and Rural uses, the EASP includes an urban land use category proposed as Employment Oriented Mixed Use (EA-EOMU). The proposed EA-EOMU provides an opportunity to establish large-scale, shovel-ready sites for industrial development. Currently there is a deficit of industrial sites within Alachua County, particularly sites of at least 500 acres and larger, or sites where major jobs centers can be developed. The proposed EA-EOMU is the only area in Alachua County with parcels of sufficient size, served by rail and major highways, which can accommodate this job opportunity. Of the approximate 658,000 acres within the County, less than one-half percent (0.5%) have industrial entitlements (See Section IV.B.1, EASP, Dec. 2013).*

### 3. SUITABILITY OF PROPOSED LOCATION

*The land uses within the EASP have been strategically positioned to 1) establish areas for Conservation Land Use based upon their contribution to regional landscape linkages, contiguity with existing conservation lands, and opportunity to contribute to the conservation and enhancement of natural resources, community watersheds, and natural preserves; 2) utilize existing infrastructure, including SR 20, SR 26, and US 301 and the CSX railroad; and 3) strategically position the EA-EOMU to support the protection and enhancement of existing communities including Windsor, City of Hawthorne, and East Gainesville. The City of Hawthorne is well positioned at the nexus of SR 20, US 301, and the CSX rail line for future economic development opportunities. Plum Creek's lands near the junction of 301 and SR 20 are already within Hawthorne's future growth area as established in Alachua County Comprehensive Plan. Similarly, East Gainesville, with its location between downtown Gainesville and East County, is well positioned for future expansion of economic opportunities.*