

ATTACHMENT 1: EXCERPTS FROM ATN COMMENTS ON THE WELAUNEE MASTER PLAN COMPREHENSIVE PLAN

The Southern Strategy Area continues to experience the problems of poverty and lack of public and private investment first identified in 1998.

The Comprehensive Plan states: “The goal [of improving the Southern Strategy Area] is to be achieved through considered land development decisions, capital investments, and policies by all levels of government. Such decisions are to be based on a sound balance of social, economic, and physical development criteria that are designed to make better use of the available resources to the south, while lessening development pressure in the north and east” (Future Land Use Goal 11). The substantial expansion of the Urban Service Area to the northeast conflicts with this provision.

This analysis addresses long standing Comprehensive Plan policies intended to improve the quality of life for residents inside the Urban Service Area that have not been implemented. The status of the implementation of these policies should be considered before substantial new areas are brought into the Urban Service Area.

1. Public investment is being directed to an area just being brought into the Urban Service Area while there are properties that have been inside the Urban Service Area for 30 years still lack the urban services to fully develop. Comprehensive Plan Future Land Use Policy 1.1.5 defines the capital infrastructure for urban development as consisting of sewer and water, roads, mass transit, solid waste, drainage, and parks. There is a significant amount of land that has been in the Urban Service Area since the adoption of the Comprehensive Plan (1990) that still do not have the full complement of services.

Water and Sewer: Portions of the Urban Service Area that lack either central water or sewer, or both, are shown in Appendix F. The lack of water and sewer results in an inefficient development pattern, with densities and intensities lower than those that could be achieved with central services. Density is limited to two dwelling units per acre on sewer whereas densities up to six units per acre are allowed in the Residential Preservation future land use category. Owners of developable property who lack water and sewer are unable to fully realize the economic value of their investment. The entire community suffers as a result of decreased water quality when septic tanks are inadequate or not properly maintained.

The cost of projects needed to address water and sewer capital deficiencies is \$298 million. This includes \$60 million in projects for expanding water and sewer to the unincorporated Urban Service Area as required by the Comprehensive Plan and \$238 million for mitigation of ongoing problems which curtail infill and redevelopment capacity.

Transit: The availability of transit helps individuals without cars to get to school, work, grocery stores, doctor’s visits, and social events. Transit is not available within those parts of the Urban Service Area outside the City limits. This is despite Comprehensive Plan policies that call for the availability of transit. Mobility Objective 2.4 states: “By 2012, alternative and innovative funding sources shall be developed to support an effective transit system.” Further, Mobility Policy 2.4.1 states: “Transit shall be regarded as a vital public service with increased funding to

allow it to compete with the private automobile on an equal basis.” Sidewalks, a critical link for people to get to the bus stop, are lacking. The City’s March 2020 sidewalk priority list includes 290 projects, 210 of which are deemed “Tier 1”, areas with no existing sidewalks. The project cost for Tier 1 projects alone is \$94 million.

2. Development and public investment is being directed to an area just being brought into the Urban Service Area while the goals of the Southern Strategy have still not been met.

The Southern Strategy was adopted into the Comprehensive Plan in 22 years ago (1998). Its goals are to “. . . encourage quality land development and redevelopment which results in increased population growth toward the southern part of the Tallahassee urban area, to retain and increase employment opportunities, and to attain an income mix in the Southern Strategy Area that is comparable to the remainder of the urbanized County.” **This goal is also to be achieved through considered land development decisions, capital investments, and policies by all levels of government so as to serve as a catalyst for private sector investment in the area. Such decisions are to be based on a sound balance of social, economic, and physical development criteria that are designed to make better use of the available resources to the south, while lessening development pressure in the north and east.** (Future Land Use Element Goal 11.)

The most recent status report prepared by the City is dated January 27, 2016. Among the statistics provided in the report are the following:

Exhibit 6: Lack of Progress in Achieving Southern Strategy Goals Characteristic

	1990		2010	
	<i>Southern Strategy Area</i>	<i>Leon County</i>	<i>Southern Strategy Area</i>	<i>Leon County</i>
Percent of households with children headed by a single parent	51%	29%	79%	39%
Median income in 2010 dollars	\$36,524	\$61,729	\$36,447	\$66,157
Percent home owners	42%	57%	36%	54%