

## Project Vision

Forest City Land Group and David Weekley Homes' vision for Murdock Village is to create a bold new mixed-use downtown where people will love to live, work and play. People from various walks of life will feel proud to call Murdock Village their own and Charlotte County will be able to present the community as its new downtown gem.

Forest City Land Group is the lead developer for Murdock Village. If Forest City is selected as the Murdock Village developer, we will form a partnership with David Weekley Homes during the negotiations for the developer agreement.

We see the traditions of landscape, architecture, and distinctive urban design coming together to deliver new settings for living, working, and playing. We will create a vibrant Town Center to meet both the shopping and gathering needs of the village and surrounding area; we will build neighborhoods that offer a wide variety of homes; we will provide amenities to keep our residents healthy and safe with ample opportunities to recreate, walk, and bicycle; and we will provide locations for businesses to thrive and citizens to work. Murdock Village will sustain its finances and honor the environment.

The County's vision for Murdock Village is "to create a mixed-use, high tech, energy efficient and environmentally friendly community that includes vibrant and attractive gathering places, five-minute walk access to parks, facilities and services, pedestrian friendly street network, and interior greenway and blueway open space linkages that integrate Murdock Village with existing County and community resources." We believe our vision aligns with the County's.

We recognize that meeting such planning endeavors are traditionally more difficult and complex and we accept these challenges because we understand the importance strong communities play in the overall fabric of American life. We have learned that for this redevelopment initiative to be successful, it must be a true partnership between Forest City Land Group and David Weekley Homes and the community we serve. We have 113 years of combined experience in redeveloping America's neighborhoods across the US.

## Smart Growth Principles

Charlotte County is embracing the concept of Smart Growth in its approach to developing Murdock Village. The newly created Murdock Village Mixed Use Zoning District reflects this approach as do the requirements for the request for proposal. Forest City Land Group and David Weekley Homes acknowledge and applaud this direction and we strongly believe that our proposal, in collaboration with Charlotte County, meets all the Smart Growth Principles listed below:

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair and cost effective
10. Encourage community and stakeholder collaboration in development decisions

## Concept Plan Overview

Our proposal for Murdock Village offers a sustainable mix and balance of land uses that will bring excitement and stability to Charlotte County. When Murdock Village is completed, the overall value is expected to be over \$1.7 billion. The existing features of the site - the canals, heritage trees, Regional Park, school site, transportation network, and



surrounding land uses are embraced in our design. The new uses are woven into the project fabric with sensitivity to compatibility and function. Architecturally, Murdock Village will be designed in the traditional Florida Vernacular style that is evident in the surrounding area, with an emphasis on waterfront views, southern charm, and activities for residents and visitors. The traditional urban block pattern will be the village's most important organizing element. A grid of narrow, tree-lined, interconnected streets will be the armature for development, into which a variety of retail, residential, employment, and civic uses will be configured.



We began the development design by establishing a roadway network that allows traffic to flow easily through and around the development. Toledo Blade Boulevard and Flamingo Boulevard provide access through Murdock Village with various internal connectors into the Town Center and neighborhoods. The canals are enhanced to form



natural waterways, or "blueways" that provide recreation, open space, and character to the development. Our goal is to meander the waterways around the preserved heritage trees. The Government Center is located on Toledo Blade in close, walkable proximity to a commercial grocery-anchored shopping center, Town Center, offices, parks, and workforce /affordable housing.

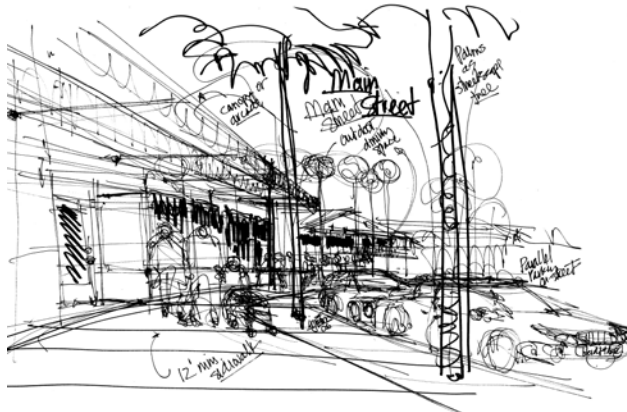
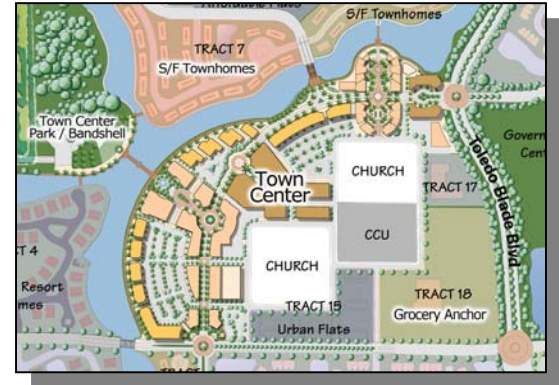
Interesting vistas are created at many locations, such as on the bridges over the

waterways, from the Town Center toward the park band shell, and from the various neighborhoods toward the regional park. Pedestrian trails provide linkages throughout the development to facilitate a multi-modal environment. A multitude of housing choices are offered, including single-family homes on larger homesites along the western property boundary, island resort-style homesites surrounded by waterways in the urban center, urban flats in the Town Center, and workforce/affordable housing near employment areas. Each of the many components of Murdock Village will be designed with safety in mind, using Crime Prevention Through Environmental Design (CPTED) techniques to allow for visibility and natural surveillance. The result is a finely crafted cohesive mixed-use community that will thrive and prosper.

## Town Center

The Town Center is the heart and soul of Murdock Village. The vigorous mix of retail and office (approximately 530,000 square feet), and residences (approximately 134 units) will keep the area active with people while the waterway that hugs the perimeter will soothe the environment.

As one enters the Town Center from US 41, Flamingo Boulevard intersects Toledo Blade Boulevard and directs traffic into the Town Center, acting as Main Street, with two- to three- story buildings hugging the wide sidewalks.



A striking “feature”, such as a clock tower or fountain will take a prominent position near the entrance of the Town Center to establish a strong expression of the new village.

A mix of retail and offices near the intersection of Toledo Blade Boulevard and Flamingo Boulevard will complement and support the Government Center, which is also located at this intersection. Office

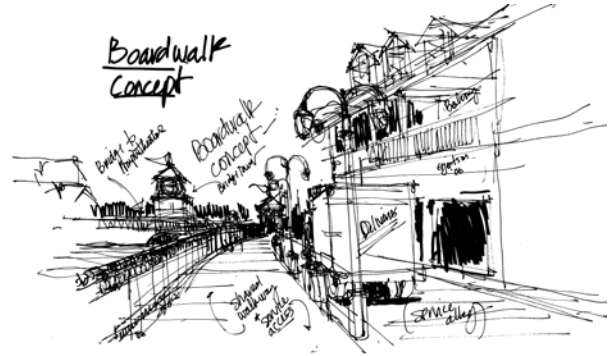
buildings and parking structures will be located between the existing churches and Flamingo Boulevard to assist in buffering the uses.

A promenade and boardwalk will flank the waterway at the core of the Town Center, creating a spectacular setting for pedestrians, outdoor restaurants, and water-based activities. A bustling collection of large and small shops and cafes will line Main Street. Condominium homes will frame a portion of the waterway, providing a unique opportunity for waterfront living. Parking is located behind the buildings, away from view of shopping streets and the waterway.



Urban and workforce/affordable flats are located on the periphery of the Town Center. A grocery-anchored shopping center, flanking one intersection of Toledo Blade Boulevard, is conveniently located to readily serve the residents, employees, and visitors of the Town Center and Murdock Village as a whole.

There will be different building types each with their own character along the different sections of the Town Center. A shared palette of street design elements will tie the sections together in a meaningful way and will help establish a singular identity. These elements will be described in the Urban Design Guidelines to be created as part of the Murdock Village Mixed Use Zoning District.



## Housing

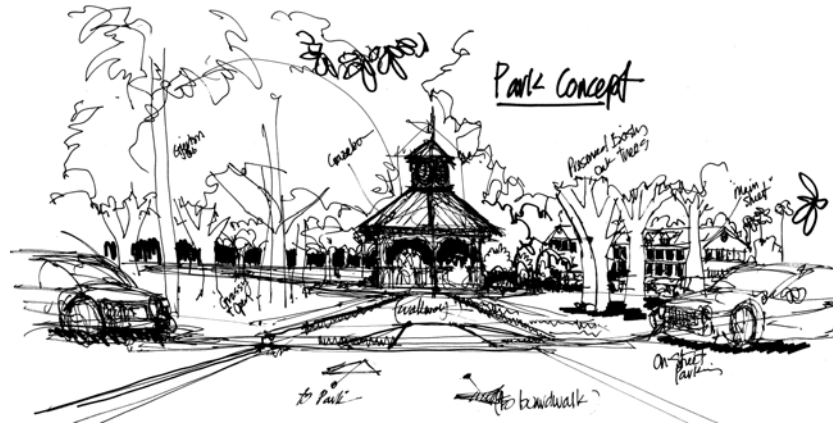
Besides retail and employment, perhaps the most essential ingredient for a successful community is a robust housing component. Many housing opportunities and choices are available in our proposed concept for Murdock Village. The Plan contains approximately 3700 residential units in the form of single-family residences, townhomes, coach homes, island resort homes, workforce/affordable flats, and condominium homes by the waterways.

The residential neighborhoods near the Town Center will be urban in scale and character; however, conventional single-family lot neighborhoods will be available in Tracts 1, 2, and 13, along the perimeter of the village. Most of the residential buildings will be two- to three-stories; the island resort homes located in Tracts 4, 5, and 6 will be four-stories over parking. The densities range from 3.3 dwelling units per acre for single-family detached homes to 15 units per acre for multi-family attached homes.

Rather than mimicking one single architectural style, residential construction will express a shared language of architectural features such as porches, decks, front stoops, and bay windows, as well as interesting roof lines, massing and shape. It is these features, more than architectural style, that will create a rich varied streetscape for Murdock Village. These features will be described in the Urban Design Guidelines to be created as part of the Murdock Village Mixed Use Zoning District. The Guidelines will also describe neighborhood hardscape products, such as lighting, signage, and landscaping.



New pocket parks and private courtyards will create a wide variety of neighborhood open space for both residents and visitors. Sidewalks along the roadways as well as multi-use pedestrian trails, for walking and bicycling, will be featured in each neighborhood.



### Affordable/Workforce Housing

Murdock Village will provide for a variety of living experiences, including suburban, small villages, big villages, and urban, each with its own distinct style and personality. The development plan will protect consumers' housing options throughout the County by providing a mix of choices (i.e., location, accessibility, housing types, and neighborhood character).

Our goal is to provide ten percent of the housing units that would qualify as workforce or affordable. We have accomplished this in the Murdock Village concept plan by offering Workforce /Affordable town homes and flats in Tracts 14, 15, 16 and 17. This will promote both owner-occupied and rental housing in Murdock Village and for Charlotte County.

The goal is to enhance the quality of community by improving the character of the built environment. This can include visually appealing architectural elements and streetscapes that encourage pedestrian travel, facilitate community interaction, and promote public safety. This will encourage the development of new neighborhoods that possess their own special sense of place, through attractive design; proximity to schools, parks and other services; and community festivals and events.



### Civic and Public

Murdock Village will be rich in its provision of public amenities that will create opportunities for community interaction. Adding to the site's existing public uses – North County Regional Park, and middle and elementary school – and the recreational opportunities in the surrounding area – the Charlotte County Stadium Park, Fairgrounds and Tippecanoe Environmental Preserve - the project will add a Government Center, boardwalk and promenade, plazas, parks, recreation centers, and a unifying waterway system. Additional lands, approximately 17 acres, are added to the northeastern side of the regional



park to accommodate a large public gathering place with band shell that will be linked to the Town Center via a pedestrian bridge. Neighborhoods will offer pocket parks and recreation centers for its residents. Plazas and courtyards will be incorporated into the Town Center and urban residential neighborhoods. And finally, the blueways will create opportunities for kayaking, fishing, or relaxing. These public and civic spaces can provide the venue for festivals, farmer's markets and block parties that will foster a distinctive, attractive community with a strong sense of place.

### County Administrative Complex

Approximately 15 acres has been designated and will be gifted to the County for the 150,000 square foot County Administrative Complex on Toledo Blade Boulevard near the entrance from US 41. The location will provide convenient access for employees and citizens needing to conduct business at the complex. Support services in proximity to the Complex include office and retail uses, a grocery-anchored shopping center, workforce/affordable housing, and access to parks and a multi-use trail. This site could also be used for an educational center that will provide information about sustainability and community functions.

### Community Services

A location for Community Services, approximately 4 acres in size, has been designated on the west side of the school site near an entrance to US 41. This location, gifted to the County, could be used for a library, community center, or emergency services.

### Connectivity and Walkability

Coupling a multimodal approach to transportation with supportive land use patterns that create a wider range of transportation options is an objective of Smart Growth and our proposed Murdock Village plan. Connecting the many uses throughout Murdock Village is vital to its vibrancy and sustenance. Successful mixed-use developments provide a finely-grained network for all modes of transportation - automobiles, pedestrians, bicyclists, mass transit and boaters. Our proposed concept plan accomplishes this effectively. A hierarchy of roads provides the ability to navigate either through the development without delay or to divert into its fabric. Connections are made to the Regional Park, school, neighborhoods, Town Center, and the adjacent areas, such as the Stadium Park south of SR 776. Transit stops for the County's Dial-A-Ride program can be designed into certain locations, such as in the Town Center and at the County Administrative Complex, to serve riders.

"Walkable communities are integral to achieving the goals of Smart Growth because they enhance mobility, reduce negative environmental consequences, strengthen economies, and support social interactions." (*Getting to Smart Growth*, The Smart Growth Network) Our Murdock Village plan proposes the utilization of a traditional urban block pattern with interconnected streets and sidewalks. Primary roadways will be paralleled by a meandering multi-use trail for pedestrians and cyclists and the internal



neighborhood streets will include tree-lined sidewalks. Residents and visitors will be able to comfortably and safely walk, bike, skate, or jog to each area of Murdock Village and surrounding areas.

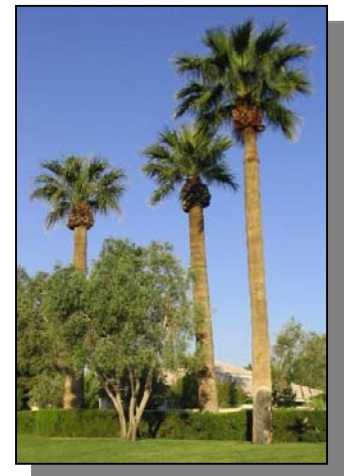
## Greenways and Blueways

The provision of greenways and blueways in Murdock Village address connectivity, recreation, smart growth as well as sustainability. A greenway system will accompany the primary roadways in the Village and will also branch into the neighborhoods and parks. An 8-10' wide, meandering multi-use trail will accommodate walkers, joggers, skaters, and bicyclists. Heritage trees and new landscaping will provide interest and shade, and CPTED principles will be observed for the safety of the trails users. The greenways will also link Murdock Village to the surrounding areas, such as the Stadium Park, Fairgrounds and US 41.



Water has the natural ability to draw people. Our Murdock Village concept plan capitalizes on this with the enhancement of the existing canals into languid cool

waterways as a primary feature. These blueways will still connect the flow of water through the project, but they will be curved and widened into waterways that draw people to view and use them. Areas for canoe and kayak launching will be part of the park system, as well as areas for fishing, relaxing and viewing. Beautiful vistas will be created over the waterway from the road and pedestrian bridges.

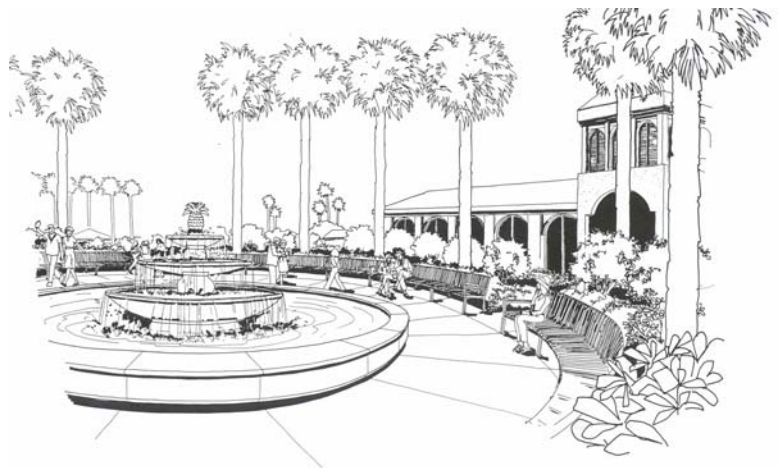


## Landscaping

The native landscape in Charlotte County is dominated by Cabbage Palm, Live Oak, Slash Pine, and Palmetto. It's important to preserve these trees and palms to the greatest extent possible so as to maintain the integrity of the site and sustain the environment. The Florida Vernacular theme chosen for Murdock Village is a measure to complement and support the existing environment. Murdock Village will be designed to preserve the numerous heritage trees that will grace the edges of the waterways and provide shade for the neighborhoods and trails.

Newly created landscapes will expand on the naturally occurring environment by using indigenous plant materials and those that thrive in the southwest Florida environment. The development will use a plant palette that requires minimal watering yet provides interesting textures and color.

The palette may include hibiscus, bougainvillea, Fakahatchee grass and



pentas for shrubs and perennials; live oaks, magnolias, yellow and pink tabebuia, and cypress for trees; and cabbage, Washingtonia, and Queen palm trees. The professional landscape architects at Heidt & Associates, who have design and implementation experience in Florida, will capitalize on the existing good qualities of the site and add lush plantings. Hardscape materials, such as pavers, signage, benches, fountains, and public art will complement the landscape and area they serve. The sense of place that will be created is of shade and tranquility, breezes and vistas, producing a look and feel as if the community has comfortably existed for quite awhile.

### Area A2

The commercial corridor on the south side of US 41 will be incorporated into the design of Murdock Village as properties are acquired in the future. The proposed designation for the area east of Flamingo Road will be for the future expansion of the proposed uses of Tracts 8, 12 and 16 for additional housing. The area west of Flamingo Road is designated for future general commercial uses.



Until properties can be acquired in quantities suitable for unified development, the compatibility of the existing commercial corridor with Murdock Village will be addressed through various urban design measures. The existing roadways that parallel US 41 will act as a buffer and will add to the landscaping and setbacks that will be described in the Urban Design Guidelines.

### Sustainability

Forest City Enterprises is committed to the principle of sustainability—it is one of our company's eight core values. As a national developer of real estate with \$7 billion in assets, these carefully selected core values are a critical component of our institutional fabric and serve as a guide for how we conduct business and build relationships.

**We are committed to the principle of sustainability. We will strategically and competitively balance environmental resources, economic objectives and social systems as we operate our business and invest in new opportunities.**



Sustainable development fosters sensitivity to the site, reduces resource consumption and minimizes a project's environmental footprint. It respects natural site conditions to the greatest degree feasible and takes into account global, local and site-specific impacts. Sustainable building practices can also translate into financial savings over time. Our company has developed projects that have included many of the best practices of sustainable design. We have experienced that while the initial cost for these elements is often greater, life cycle cost can be greatly reduced.

This willingness to increase our initial investment to create a better real estate product, and greater value over time, is characteristic of Forest City's attitude toward the projects we develop as well as our corporate investment horizon:

### David Weekley Homes

In 2001, David Weekley Homes made a commitment to build the healthiest, most energy-efficient homes in their price range. But we knew we couldn't do it alone. So we searched the country for an expert, someone who could help us re-examine how homes are built—from slab to shingles. We were looking for opportunities to improve air quality. We were searching for ways to reduce energy consumption. And—as if that weren't enough—we also wanted to enhance the comfort of our homes. It was a tall order. But we found our expert. Our Nationwide Search for an expert led us to the foremost Authority in air quality and moisture control.

Joseph Lstiburek is a forensic engineer and a principal of Building Science Corporation. He has been featured on the highly acclaimed PBS series, NOVA, in a program called "Can Buildings Make You Sick?" He is the author of numerous books and technical papers on building science, indoor air quality, durability, and energy efficiency. Over the last several years, Dr. Lstiburek has taught us to look at our homes as "whole home systems" and to recognize that the first step in building a healthy home is to control moisture and air flow throughout the entire home. Engineering homes this way makes them healthier and more energy efficient. Yes, it costs more. But we're one builder who happens to believe you're worth it.

### **Building Science Corporation**

*Architecture and Building Science*

We've also incorporated the following Healthy Home Features in our homes:

#### Third-Party Inspections

The more eyes, the better. Unbiased inspections are performed at the pre-drywall stage and at completion. These inspections not only cover the "nuts and bolts" but the esthetics as well.

#### Paper Removed From Insulation

By removing the kraft paper from our batt wall insulation we remove the biggest barrier to moisture vapor transmission. And that significantly reduces the conditions for mold growth.

#### Flowguard Gold Plumbing System

Would you want to take a drink from a copper coffee cup that's been outside for a year? Neither would we. So we looked at the alternatives to copper plumbing and came up with a product that is quiet, doesn't condensate in walls easily, certainly doesn't corrode and resists that old "bang, bang, bang" sound more commonly referred to as water hammer. Flowguard Gold plumbing is just another example of a high-quality, low maintenance product that we've included for you.

#### Jamb savers

Ever walked up to the front door of a home and noticed bottoms rotted away on the sides? This doesn't have to happen. We found a company that delivers door jambs where the last four to six inches of the legs are made of recycled plastic. With these plastic legs touching the concrete, rain doesn't wick up into the wood portion of the jamb and start rotting. Just another homeowner headache we've eliminated.

### James HardiE Tile Backer Board and Anti-fracture Membranes

This cement-based product reduces the opportunity for water damage in wall cavities behind tile surfaces in bathrooms. Unlike moisture-resistant drywall, this product has no paper surface to allow mold or mildew to attach to it. And we install two layers. After this second layer is installed we apply an anti-fracture membrane over each seam and fastener location. This eliminates the transmission of moisture through seams or fasteners into the wall cavity, doubling your protection.

### Air-Conditioning Design

With a superior building enclosure and more efficient ductwork, you're actually better off with a smaller AC system. The goal of air conditioning is more than just to lower temperatures—it should also increase comfort by de-humidifying. David Weekley AC systems are precisely engineered to avoid “short-cycling” so that they will not lower the temperature too rapidly and shut off before drying the air. This increases comfort and saves you money by cooling your energy-efficient home with a smaller system.

### Jump Ducts to Equalize Pressure, Temperature, and Humidity

A jump duct is a section of flexible duct that connects a hallway or common area to the bedroom, study, or any room separated from the common living area. This allows the movement of air from one room to another without the system operating. You can close your bedroom doors and stay comfortable in a David Weekley home. (Or you can settle for those large gaps between door and floor that other builders use.)

### Ductwork and Plenums Sealed with Hard Cast Mastic

Why should you go to all the trouble and expense of creating cold air, only to have a good portion of it leak out through the ductwork into the attic? Ordinary homes typically use a tape and duct strap method to attach their ductwork. We generously apply a silicate mastic to the metal connection collar, in addition to all corners, seams and crevices on plenums instead of just “duct taping” them. The result is a largely improved duct system with a very low leakage rate. Again, extra steps we take to save you money year after year.

### All-Metal Air Duct Supplies

We've removed the fiber board insulation supply registers and replaced them with an all-metal air supply head. This has eliminated duct board fibers from being distributed throughout our homes to keep your family healthier and happier.

All these features in our homes provide energy efficient, safe homes for our customers and help to sustain our environment.

### Past Projects

Forest City has a long history of developing high-density, urban infill and adaptive reuse projects—all inherently sustainable project types because of their location on already-developed land. In addition, many of our projects have achieved higher levels of sustainability and become benchmarks within the industry. For example, in 2002 Forest City's 4,700-acre adaptive re-use of the decommissioned Stapleton airport in Denver was awarded the Stockholm



Partnerships for Sustainable Cities Award by the King of Sweden. University Park at MIT and Central Station in Chicago are additional examples of large-scale urban projects that have received awards for sustainability.

Many of our residential projects have been recognized within the industry for their achievement in sustainability, preservation and community service. Central Station, Forest City's 80-acre downtown residential development on Michigan Avenue in Chicago, was awarded the Green Growth Award in 2000 by the Partners for Environmental Transportation.

Our company's commitment to sustainability extends beyond the new projects we build to the operations of our corporate offices and the ongoing management of our real estate portfolio. Forest City's property and asset management divisions focus on energy conservation, recycling, careful selection of surface finishes and cleaning products, and other sustainability measures. We do this not only because it is the right thing to do, but because it is in our best interest as a long-term owner of the real estate we build.



### Murdock Village

In a large, complex project such as Murdock Village, sustainability measures fall into several key categories. One of the most important is proper site selection—avoiding “green-field” development when possible and striving to reuse urban in-fill or contaminated sites. The Murdock Village project site clearly meets this important criterion. Further, this project's scale and location enable it to develop onto the fabric of the surrounding area and provide connectivity among formerly disconnected districts of the community. In addition to the project's location advantages, there are three other primary components of sustainability: water and energy conservation, resource effectiveness and indoor environmental quality. Forest City Land Group and David Weekley Homes will include measures in all of these categories in Murdock Village.

### **Urban Design**

“Design matters considerably, both for functional as well as aesthetic reasons. From a functional perspective, design can be a powerful influence on human behavior, such as promoting or deterring interaction. From an aesthetic point of view, design plays an important role in the quality of life assessments that we make on a daily basis, and it influences the locational choices and investment decisions of both residents and employers.” (*Designing New Jersey*, NJ Office of State Planning, 2000) This quote suitably describes the importance of design in our communities and the draft Murdock Village Mixed Use Zoning District begins to set the standard for urban design criterion that will be further developed during the review process.

The Urban Design Guidelines that will be developed will further define the minimum standards for the Town Center and neighborhoods. They will describe requirements for scale, parking, signage, landscaping, open space, and mass. They will not prescribe one certain style with specific design elements, but rather the Guidelines will set the framework for an image that is sought. We broadly define that image as Florida

Vernacular and elements that help to define this style include deep front porches, four square design, metal roofs, and broad overhangs.

We want Murdock Village to feel that it's naturally occurring in the area, that it's sensitive to its environment and surrounding area, and that its scale is comfortable to its residents and visitors. We will encourage creativity, energy efficiency, the use of recycled materials, proper orientation of buildings to capture light and air-flow, and resourceful use of space. Our development team has great experience in developing Urban Design Guidelines that will accomplish just that.

### Environment

We are experienced with the challenge of balancing the natural environment with the built environment. Where circumstances allow, it makes sense to propose development to avoid wetland or wildlife areas. However, under some circumstances, the natural features that the project design team works to preserve are damaged from the proximity of the proposed development. Many times it makes more sense to cluster or group the development on one portion of the site and preserve a mosaic of wetlands and uplands away from the more intensive use areas.

The environmental planning of Murdock Village will include an ecologically sensible, holistic approach, looking at the entire landscape. The questions we will ask include:

- Where are the sensitive environmental features located, and what are their proximity to the areas intended for higher use?
- What are the regulatory implications of relocating, preserving, or enhancing wetland areas to other parts of the site, or off site?
- What are the regulatory implications of relocating wildlife to onsite preserves or offsite mitigation?
- Are there opportunities to enhance or restore wildlife habitat or wetland areas?

The biologists at EarthBalance have a great deal of experience working with local, state, and federal regulatory agencies to obtain environmental regulatory authorizations. We understand the various regulatory agencies' requirements, and work with planners to develop a project plan that takes all environmental issues into consideration from the onset. It is our experience that this proactive approach to environmental permitting not only eliminates the expense of project revisions, but also best achieves the client's project goals.

### Wildlife Issues

A protected species survey was performed by others in September 2005. The two protected species noted in the Protected Species Report were the gopher tortoise and Florida scrub jay. The Request for Proposal and supporting documents indicate that Charlotte County staff will be obtaining approvals for impacts to scrub jay habitat by providing offsite habitat preservation.

Gopher tortoises coexist in habitat suitable for scrub jays. The tortoises generally utilize dry and sandy areas. A gopher tortoise survey was performed by others in September 2005, and gopher tortoises were found utilizing areas in the Murdock Village project. Our approach would be to relocate as many gopher tortoises as possible to the scrub jay preservation area. It is likely that there may not be enough room to accommodate all the

tortoises. The team will work with Charlotte County staff and the Florida Fish and Wildlife Conservation Commission (FWC) to find another receiving site or propose a combination of relocation and mitigation offsite through a gopher tortoise monetary contribution program.

### **Transportation**

As mentioned, the Forest City Land Group and David Weekley Homes team will be working to integrate the Murdock Village transportation system with the surrounding networks. Our vision is for a truly multi-modal network that will encourage the residents and visitors to explore options outside of the private automobile. This isn't to say that vehicular traffic will be restricted. It does mean that we intend to pay attention to pedestrians, bicycles, and transit services. The Forest City Land Group and David Weekley Homes team has included the transportation firm of McMahan Associates, Inc. to help implement this vision. The engineers and planners from McMahan have been providing transportation solutions to private and public groups throughout Florida and along the eastern seaboard for thirty years.

The existing site has a vested development plan with a mixture of residential and commercial mixes as party of the previously adopted DRI. Our proposed Murdock Village plan deviates slightly from the existing DRI. Our team will work with the County to determine whether the proposed plan works with the amount of vehicle trips currently vested. The change in the land-use mix affects how much traffic will be contained internal to the site and how much will impact the surrounding roadway network. The experts from McMahan are well versed in this sort of analysis and are currently helping Palm Beach County in determining the final location for the Scripps Institute.

The proposed land-use plan is similar in scale to the vested plan with a slight change in the balance between residential and commercial components. The vested traffic impacts are based upon this land-use mix. Therefore, any changes in the mix will require an investigation as to how much the change impacts the total number of trips. This is a fairly common procedure for dealing with previously approved DRI's. The goal of investigating the change will be to avoid the necessity of re-opening the DRI.

### **Utilities**

#### Potable Water

The existing Treatment facility is not proposed to be re-located as part of the Murdock Village Plan. The site layout takes into account the need to maintain the ability to provide service to the offsite facilities currently being served by the major transmission lines within the project area. Replacement transmission mains will be constructed in a sequence that will eliminate service interruption.

#### Sanitary Sewer

Per the RFP Document, Sanitary Sewer treatment will be directed to the Charlotte County Utilities East Port Water Reclamation Facility located on Loveland Boulevard. The capacity of the existing hydraulic infrastructure will require a detailed engineering analysis to determine the most economical means to serve this property. The Murdock Village Development Team will work closely with Charlotte County staff to upgrade the system in a manner that serves this project and provides for logical inclusion of future development areas.

### Re-Use Water

The project will be designed to incorporate re-use as an irrigation source. Preference will be given to a pressurized system over a recharge system; however, this will be based on the ability of the plant to guarantee that pressure. Alternatively selected Stormwater Ponds will be used as irrigation sources and recharged by the County's re-use infrastructure.

### **Soils**

According to the Soils Analysis prepared for the RFP, the onsite soils are suitable as fill for the proposed land uses. Care will be taken to insure that the less suitable materials are identified and used accordingly.

### **Demolition**

All of the existing structures in the project area will be demolished and disposed of as required by the County. As discussed above, care will be taken to insure Potable Water service is not disturbed during demolition of the existing on-site transmission mains. The existing roadway network will be pulverized in place and incorporated in the structural components of new pavement within the project.

### **Community Conversations**

"Good communication is vital during the process of decision-making among stakeholders of different backgrounds, technical knowledge, needs and agendas." (*Placemaking tools for community action*, Concern, Inc., 2002) The process of refining the concept plan, agency reviews, adoption, and implementation takes active and consistent open dialog with those involved and impacted by a project. The Forest City Land Group and David Weekley Homes development team is fully aware and ready to commit to this important element of the process.

Charlotte County should be commended for their level of community conversation that's been held to launch this project to its current stage. It's apparent by the materials available for the RFP – website, CD, written materials, and meetings – that open dialog is important to this community. The Sustainable Design Charrette held in 2004 is a great example how numerous representative groups, such as County staff, local business leaders, developers, and the general public came together to provide recommendations pertaining to sustainability and Murdock Village.

The Forest City Land Group and David Weekley Homes development team is experienced in participating in public conversations and have the right tools to assist in our communication. Illustrations, detailed plans, photographs, preference surveys, GIS, charts and tables, and accessibility will be utilized by the team to communicate and gather input from interested parties and stakeholders. The collaborative effort between the team and community will result in a development that meets our shared values and goals for Murdock Village.