



**Questions and Answers about “Canopy”  
Tallahassee’s newest, walkable mixed-use community**

<b>What is Canopy?</b>	“Canopy” is the name of Tallahassee’s newest neighborhood community located on the southernmost tip of a tract of land known as Welaunee in northeast Tallahassee. It’s approximately 500 acres and is bound by Fleischmann, Centerville and Miccosukee Roads.
<b>What kind of a community will Canopy be?</b>	While plans are still preliminary, the community concept is based on what’s known as Traditional Neighborhood Development, or “TND.” In a TND, the emphasis is on designing homes, parks, sidewalks, roads and retail centers in such a way to promote walkability, open spaces and a sense of community connectedness you don’t necessarily experience in other kinds of neighborhoods.
<b>Where and when did Traditional Neighborhood Development begin?</b>	Traditional Neighborhood Development is part of a design concept called New Urbanism, which draws its principles from neighborhoods established before the proliferation of the automobile. Before people were so mobile, they walked to their jobs, to the corner grocery and to visit friends and family – and neighborhoods were created to accommodate that connectedness.
<b>What kind of homes will be built at Canopy?</b>	Initial concepts include a diverse mix of home options, from those suited to a more urban design such as live/work spaces, lofts, town homes and multi-family apartment homes to a wide variety of single-family homes on varied lot sizes.
<b>How many homes will be built in the community?</b>	The exact number of homes will be determined during the permitting process, but at full build-out, the community will likely have between 1,200 and 1,500 housing units, including apartment homes.
<b>What will the homes look like?</b>	Architectural plans are underway but are not quite ready to be shared. However, styles will be driven by both traditional homes found in greater Tallahassee and by other communities created in the TND concept.

<p><b>Why and how was the name “Canopy” selected?</b></p>	<p>The inspiration for the name came both from Tallahassee’s canopy roads and from the vision for what the community will become. Canopy roads are an intrinsic part of this area’s heritage and the name is designed to celebrate that connection. At the same time, a canopy provides shelter and protection, and through careful design and planning, the community will become a safe haven, a place where you know your neighbors, ride your bikes and walk to the grocery store.</p>
<p><b>Who is developing this community?</b></p>	<p>The developer is CNL Real Estate &amp; Development (CRED), led by long-time Tallahassee resident Tim Edmond and TND expert Joel Embry. The company has a highly qualified team that specializes in creating master-planned communities like Canopy. CRED is part of Orlando-based CNL Financial Group, one of the nation’s largest, privately held real estate investment companies.</p>
<p><b>When will construction begin?</b></p>	<p>Plans for the community are currently in the permitting process. Once the City of Tallahassee approves the plans and issues the necessary permits, construction on roads and utilities will begin. Homes construction could begin as early as fall 2008.</p>
<p><b>What impact will this development have on the environment?</b></p>	<p>While the land is framed by canopy roads and woods, aerial photography shows the majority of the interior of the property is actually pastureland, which will significantly reduce the environmental impact on the land itself. As for the canopy roads, traffic on Centerville and Micossukkee is projected to actually decrease when Welaunee Boulevard has been completed.</p>
<p><b>What schools are zoned for Canopy?</b></p>	<p>Residents of Canopy would be currently zoned for Walter T. Moore Elementary School, Cobb Middle School and Lincoln High School.</p>
<p><b>Is there a plan for a commercial center at Canopy?</b></p>	<p>Concepts for a village center and perhaps a smaller neighborhood center – like a “corner store” market or dry cleaner – have been included in the current plan. In the village center, restaurants, retail shops and professional offices – intermixed with residential homes like town homes and lofts – are being contemplated but will be dictated by future market conditions.</p>
<p><b>How can I get more information?</b></p>	<p>Log on to <a href="http://www.Tallahassee.CNL.com">www.Tallahassee.CNL.com</a> and register to receive more information as it becomes available.</p>