

MOORE BASS/CLAY CAMPBELL FEATURED IN EVENING ROSE POST ARTICLE

INSTANT GRATIFICATION

MOORE BASS CONSULTING WORKS AS LIAISON WITH THE CITY TO GET THE JOB DONE RIGHT AND ON TIME

By Post Staff

Developing a new mixed-use residential and commercial community based on cutting-edge principles isn't for the timid, especially when it comes to building a Traditional Neighborhood Development like Evening Rose. And when developer David Wamsley of K2 Urbancorp needed rapid approval of permits he turned to the professionals of Moore Bass Consulting.

"When you have a good project and have the kind of 'green' community the city wants, you've got to have a team of experienced professionals across all different categories, so it's very feasible to expedite and fast-track a project," Wamsley said.

Wamsley's main liaison with the city of Tallahassee's growth management department is **Clayton Campbell**, a civil engineer in the Tallahassee office of Moore Bass, which has been serving the needs of local developers since 1991.

"We are a multi-discipline firm which, through the years of hard work and good client relationships, has expanded our offices into other markets like Atlanta, Destin and Panama City," Campbell said. "We have a complement of disciplines in the office. Civil engineering is our main focus, but we also provide land planning, landscape architecture, land surveying, transportation planning and biological consulting."



Clayton A. Campbell, P.E.

With that much experience at hand, Moore bass seemed a natural choice to help plan Evening Rose. Inspired by New Urbanism, Evening Rose will be a haven for families looking to move back toward the urban center, yet live in a walkable, friendly community where neighbors wave to one another from the spacious and airy front porches.

"This is something a little different than what anybody has done in Tallahassee," Campbell said.

Different is good, but Evening Rose has been challenging.

"One of the challenges involved getting the city's review staff out of their comfort zone," Campbell said. "It's different in that it's more compact. SouthWood, for example, is comparable to it, but on a much larger scale. Evening rose is on a much smaller scale, and it's been a lot more challenging because of the limited space you have to work with. It's challenging to fit on site all the big ideas that Dave has."

"City ordinances don't necessarily conform with what we want," Wamsley said. "And that's where Moore Bass is so helpful."

Despite challenges, Moore Bass has been able to expedite the permitting process. Campbell said that within a week of submitting the Evening rose site plans to the city's growth management department, the development received its first site plan review and conditional approval.

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“Usually on a project this complicated, you would not get conditional approval in a week’s time,” he said.



A K2 Urbancorp Cottage similar in design to those of Evening Rose

“It could take months to work through,” Wamsley added. “But because of the partnership with the city, doing the kind of development they want, and how well Moore Bass can navigate the system, it was quick.”

“We have the horsepower in our office to be able to pull a project of this magnitude in a short amount of time,” Campbell said.

Evening Rose is a 36-acre community currently under construction just north of Mahan Drive and inside Capital Circle Northeast. It will feature 138 homes and a 120,000-square-foot “Town Center” for shopping, dining and strolling.

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