

**From:** Marina Khoury <marina@dpz.com>

**Subject: Re: DPZ recommendations**

**Date:** January 11, 2021 at 3:51:40 PM CST

**To:** Theresa Blackwell <theresa.blackwell@gmail.com>

**Cc:** Jordan\_Conti@navyfederal.org, John Kellas <jhnkellas@gmail.com>, "Bill\_Pearson@navyfederal.org" <bill\_pearson@navyfederal.org>, John Porter <jporter@bhcpns.org>, Kara\_Cardona@navyfederal.org, Travis Peterson <travis@impactcampaigns.com>, Mike Weich <mike@dpz.com>, Peter Bazeli <pbazeli@weitzmanusa.com>

Hi all,

Glad you are mobilizing to make your voices heard.

A few recommendations for your consideration:

1. Instead of “no commerce park”, you should consider “Not **only** a commerce park” as having high paying jobs on the site should be welcome. But the site is too large to only accommodate amenities and office jobs with no housing.
2. Ask the Commissioners to consider how much land is reasonable to set aside for commerce only. The workplace is evolving, and COVID has course accelerated some changes including the rise of hybrid workplaces. Flex hours are here to stay for many, meaning a mixed-use environment will only increase in appeal.
3. Reach out to prominent business organizations or leader outside of Beulah for their recommendations as this is supposed to be a county-wide project. Our team are reaching out to other commercial brokers for their recommendations too.
4. Advocate for some housing on the site too, as if not here, where else in Beulah?

We remain hopeful that the Feb 11 meeting will give us enough time to work though many issues with the Commissioners as we will not be hurried for time.

Regards,

Marina Khoury RA CNU LEED

Partner **DPZ CoDESIGN**

[marina@dpz.com](mailto:marina@dpz.com)

C. 305 299 8129

T. 301 948 6223

On Jan 11, 2021, at 1:05 PM, Theresa Blackwell <[theresa.blackwell@gmail.com](mailto:theresa.blackwell@gmail.com)> wrote:

Hi Jordon,

Just talked with Bill Pearson about our organization going forward and he agreed that it should fall out like this:

- We continue as the Beulah Coalition, adding a few good candidates as they emerge during this effort. I will continue to help groups get started as I can, but we need to work at a different level than the groups.
- Nature Trail can continue to try to bring the subdivisions together, be a coordinating point for subdivision actions. But the individual subdivisions will be autonomous for the most part, making a difference in the ways that they choose. (No top-down orders from Nature Trail).
- I will help residents who are not in a subdivision and want to form groups, like the ones on Frank Reeder Road. And if someone who actually lives in a subdivision wants to work with a non-subdivision group, that's fine, too. They will represent just themselves at that point.

Thanks so much for being involved in this and bringing more Keystone Subdivision residents into the fold. It is all important at this point. The Huntington ----- subdivision off Mobile Highway wants to join us, and I will be talking with the principal of Brown Barge elem? there, who wants to bring his subdivision along, too. A few others besides our Beulah Coalition are working behind the scenes (in some mysterious way so far), so we'll see what develops there.

Our main goal at this point is speakers for the next BCC meeting public forum - 8:30 a.m. Jan. 21, next Thursday. We need to show that we are organizing and growing and will bring it to them. Letters to the editor would be great, too, to publicly embarrass them. Whatever we can do publicly is great. Working on getting signs, too. Our main unifying message is "No Commerce Park", meaning no plan that is primarily commerce park, as you explained well in the last public forum. We can go further in our own individual ways as we like and as time allows. It is a bad idea for these reasons...and here's what we need and what will be successful.

Thanks so much,  
Theresa Blackwell

On Mon, Jan 11, 2021 at 9:10 AM <[Jordan.Conti@navyfederal.org](mailto:Jordan.Conti@navyfederal.org)> wrote:  
Hi Theresa,

I will check with them to make sure they're okay with me sharing their contact information. I will get back

with you soon.

**Thank you,**

**Jordan Conti**

Assistant Manager | NMLS # 643443

t: 850.473.4744 | m: 850.377.3689

e: [jordan\\_conti@navyfederal.org](mailto:jordan_conti@navyfederal.org) | M-F, 8:00am-4:30pm CST

Navy Federal Credit Union | 5550 Heritage Oaks Blvd | Pensacola, FL 32526

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From: Theresa Blackwell <[theresa.blackwell@gmail.com](mailto:theresa.blackwell@gmail.com)>

To: [Jordan.Conti@navyfederal.org](mailto:Jordan.Conti@navyfederal.org)

Date: 01/08/2021 04:10 PM

Subject: [External] Contact names, phone numbers, email

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Hi Jordon,

Thank you so much for speaking and bringing other interested Keystone residents with you. We are getting a list together of all our members, supporters and prospects so we have a way to contact them. I would appreciate it if you could send that to me for the three who came with you, and we also welcome any other suggestions of people to include.

We are in the process of setting up a Facebook group for people interested in learning more about us or being involved in moving our goals forward to stop a commerce park, actually a commerce park plan, to be more specific. I think you outlined our goal clearly last night.

As ever, we are moving forward quickly in the group, so would appreciate it if you can get that to me soon.

Thank you,  
Theresa