Capital Cascade Sector Plan

Tallahassee-Leon County Planning Department

Capital Cascade Sector Plan

Executive Summary

Introduction

The Tallahassee-Leon County Planning Department has completed the Capital Cascade Sector Plan in partial fulfillment of the Blueprint 2000 and Beyond Report and the Comprehensive Plan. Both the City and County Commissions directed planning staff to pursue sector planning within the community. Sector planning is recommended in the Blueprint 2000 report and is mandated by the Southern Strategy policies in the Comprehensive Plan. Specifically, Future Land Use Policy 11.2.2 directs that sector plans be prepared for the Southern Strategy area. This document sets forth a community vision and set of implementing recommendations for the Capital Cascade Sector Plan Area. This sector planning effort was unique in that it contains the Capital Cascade Trail infrastructure project.

In 2000, residents of Leon County passed a one-cent, 15 year sales tax extension. Most of these funds were earmarked to implement projects that were developed within the Blueprint 2000 and Beyond report, a report developed by a diverse group of citizens called the Economic and Environmental Consensus Committee (EECC) representing various community interests including business, environmental and neighborhood. This report focused on planning and providing infrastructure in a holistic manner, including transportation, stormwater, greenways and the implementation of sector planning throughout the community. One transportation initiative identified the proposed rebuilding of Franklin Boulevard as an attractive boulevard that includes sidewalks, bike paths, transit amenities and an attractive median. The Capital Cascade Trail project was also included within this report incorporating a number of stormwater and greenway improvement projects. This project is divided into four segments within the Blueprint 2000 and Beyond Report: Segment 1 stretches from Tennessee Street at Franklin Boulevard to Apalachee Parkway; Segment 2 from Apalachee Parkway through Cascades Park to South Monroe Street; Segment 3 from South Monroe Street to Gamble Street; and Segment 4 from Gamble Street to Springhill Road to the confluence with Munson Slough. This project will develop the engineering related specifics necessary to achieve the initial vision proposed within the Blueprint 2000 and Beyond Report by building community consensus regarding both the required technical solutions for stormwater management systems, and the desired open space and recreational fabric of the areas surrounding these systems

Existing Conditions

This Sector Plan contains an existing conditions analysis that maps the area's important characteristics and provides a narrative description of the existing study area profile. This analysis considers the area's history, land uses, natural features, and context within the City/County Comprehensive Plan. Specifically, this anlysis provides base line information including and analysis of existing land uses, current Future Land Use Map designations, current zoning map districts, planned or proposed developments, environmental features, housing conditions, key socioeconomic indicators, historical/archaeological sites, existing and proposed community facilities (fire, police, schools, libraries, parks) existing and proposed utilities, the existing road network, and current and future transportation maps.

For purposes of this work the Sector Plan boundary was divided into two sections, northern and southern, that are analyzed independently along with the overall analysis. The northern and southern portions of the sector plan boundary are distinct in terms of socio-economic indicators and land use types making this separate analysis useful.

Public Involvement

The sector planning process began by asking the community how they wanted their local community to function and look based on the unique characteristics and resources currently in the sector and the resident's needs and desires for the future of community. During the first community workshop held on August 24th , 2004, 85 citizens from the sector voiced their ideas and opinions about the sector and hundreds of comments were categorized into five priority issue areas:

- Infrastructure;
- Land Use / Urban Design;
- Neighborhood Aesthetics / Quality of Life;
- Community Safety; and
- Education.

The second community workshop was held on September 28th, 2004. During this workshop Planning Department Staff interacted with the community to verify the five priority areas that were developed during the first community workshop. Attendees confirmed that these priority areas were valid and emphasized the importance of the education priority issue.

The final workshop with the community was held on March 31st, 2005 at the Bond Community Health Center. There were 37 citizens who lived or operated businesses in the south portion of the sector while no residents from the northern portion attended. During this workshop, Planning Department Staff presented a brief overview of the previous workshops including the 5 priority areas. The staff provided information gathered from various city departments and agencies describing the ongoing and future infrastructure projects that are consistent with the concerns of the sector residents. Recommendations to address the 5 priority issues were also communicated to the attendees. Also, the preliminary design for the Capital Cascade Trail was illustrated and presented along with a strategy to maximize the utility of the future amenity in ways that are consistent with the priority issues including connectivity to schools and parks, a possible overlay zoning category to create a desirable urban design, and the attraction of compatible commercial uses.

Plan Reconciliation

There are several other planning initiatives and existing plans that have implications for the Capital Cascade Sector Plan. One of the main objectives of this Sector Plan was to coordinate the Capital Cascade Trail with other planning initiatives such as the Gaines Street Redevelopment Plan, Providence Neighborhood Plan, South Monroe Street Sector Plan, FAMU Master Plan, and/or other neighborhood oriented planning initiatives.

Recommendations

Through public input processes and Planning Department staff analysis a set of recommendations was developed. The Sector Plan provides general recommendations that will require an implementation plan and additional work over the next year. Several of these recommendations are related to the Southern Strategy initiative and are neighborhood specific or not directly related to the Capital Cascade Trail and Greenway. However, many of the recommendations included within the Plan specifically considered the development of the trail. An overarching principle that was predominant in the sector planning process was the use of the Capital Cascade Trail and Greenway as part of the Southern Strategy initiative. This infrastructure enhancement project provides recreational opportunities to the Southern Strategy Area as well as enhanced aesthetics, making the project itself a contribution towards fulfilling the goals of the Southern Strategy initiative. The challenges of utilizing the trail and greenway as a major catalyst for redevelopment are very real, however. These challenges include neighborhood issues, incompatible land uses, public safety, and general blight in the more southern areas the trail transverses. In order for this truly wonderful infrastructure project to be a success that is enjoyed by many of our citizens the surrounding land use, safety and compatibility issues must be addressed through sector planning or considered during the design of the trail. These recommendations also provide the link between the development of the trail and its surrounding environment that was part of the initial Blueprint 2000 and Beyond vision. The following summarizes all of the recommendations contained in this document:

- **Infrastructure Priority Issue Area**
  - o Recommendation #1 Continue to fund City stormwater projects
  - o Recommendation #2 Co-locate a City Park at Pineview Elementary School
  - o Recommendation # 3 Trail Linkages: Implementation of the Dr. Charles Billings Greenway as identified in the Tallahassee - Leon County Greenways Master Plan. This two-mile long trail will connect the Capital Cascade Greenway Trail east through Jake Gaither Golf Course and Four Points Park to the St. Marks Trail and connection of the The Georgia-Florida-Alabama (GFA) trail to the Capital Cascade Trail.
  - o Recommendation #4 Recommend roadway and design related improvements to Orange Ave west of Monroe
  - o Recommendation #5 Recommend traffic calming on Eugina Rd.
  - o Recommendation # 6 Mass Transit stop improvements within the Sector Plan Area

- **Urban Design Priority Issue Area**
  - o Recommendation #1 Promote commercial opportunities along Lake Bradford Rd. and Orange Avenue
  - o Recommendation # 2 Encourage redevelopment along the Capital Cascade Trail through the implementation of a Capital Cascade Trail Overlay District
  - o Recommendation # 3 Relocate the Florida Department of Corrections

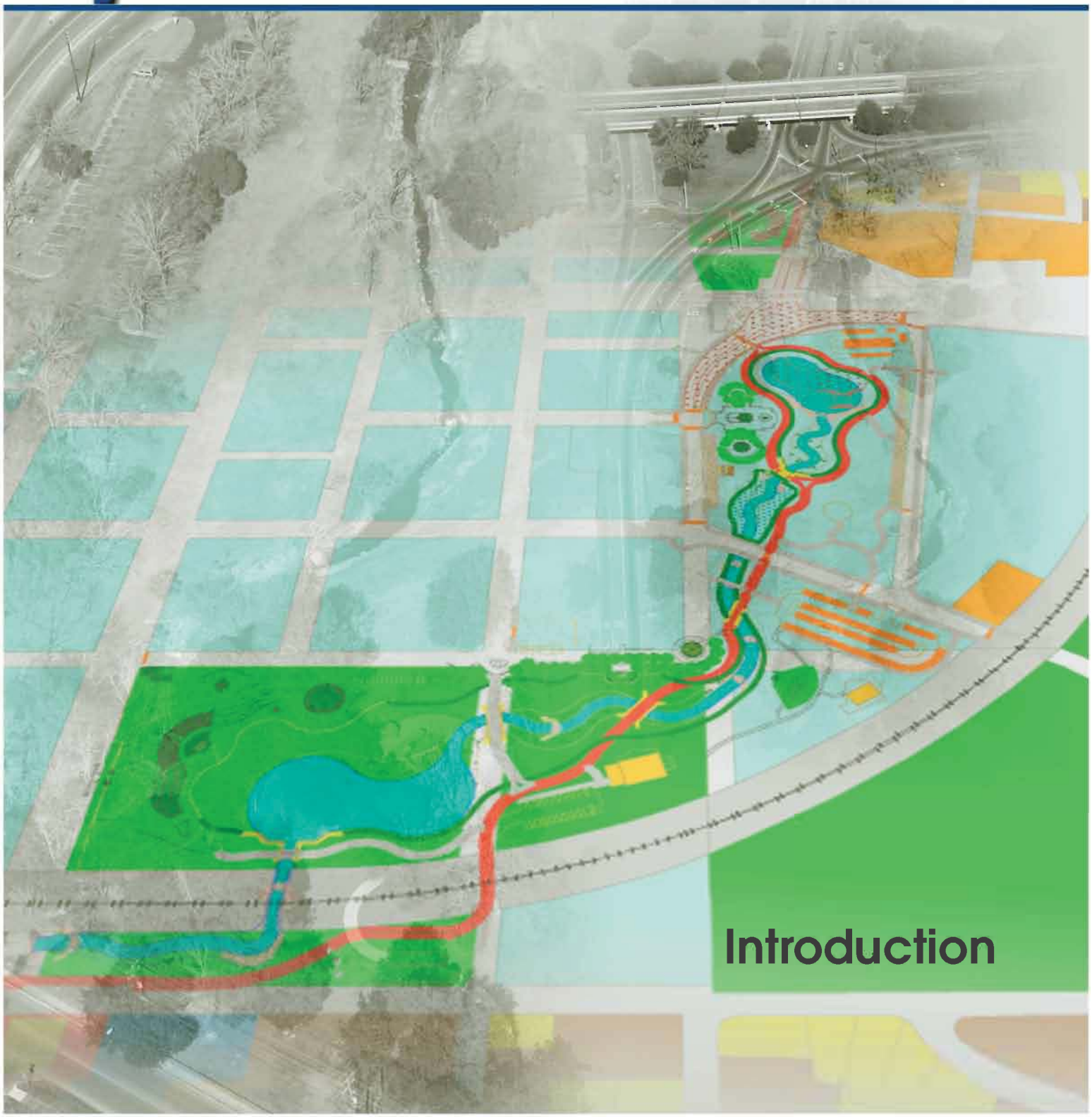
Road Prison and Work Release Center or Design Trail to Compensate for this Land Use
- o Recommendation # 4 Facilitate the redevelopment of former downtown state office buildings to residential or mixed use developments
- o Recommendation # 5 Continue to enforce USA boundary to encourage redevelopment and development in the South side.
- o Recommendation #6 Work with the Gaines Street Committee and the Community Redevelopment Agency to facilitate a new vision and the redevelopment of the Stearns Mosely area north of the rail road near Coal Shute Park.

- **Neighborhood Aesthetics / Quality of Life Priority Issue Area**
  - o Recommendation # 1 Continue neighborhood level planning within the City of Tallahassee, especially within the Sector Plan areas.

- **Community Safety Priority Issue Area**
  - o Recommendation # 1 Utilize CPTED principles on trail design and fund additional policing
  - o Recommendation #2 Improve street lighting in trail neighborhoods

- **Education Priority Issue Area**
  - o Recommendation #1 Integrate the trail into the FAMU Master Plan once completed
  - o Recommendation # 2 Continue to require the development of the English property school

Capital Cascade Sector Plan



Introduction

The Tallahassee-Leon County Planning Department has completed the Capital Cascade Sector Plan in partial fulfillment of the Blueprint 2000 and Beyond Report and the Comprehensive Plan. This document sets forth a community vision and set of implementing recommendations that includes the following project goals:

- The following guiding principles served as the foundation for work conducted under the Capital Cascade Sector Plan initiative:

- Seek out and develop an action plan for the accomplishment of redevelopment opportunities;

- Develop linkages from the Capital Cascade Trail to amenities, neighborhoods or points of interest within the study area or vicinity such as the Central Core Area;

- Coordinate the Capital Cascade Trail with other planning initiatives such as the Gaines Street Redevelopment Plan, Providence Neighborhood Plan, South Monroe Street Sector Plan, FAMU Master Plan, and/or other neighborhood oriented planning initiatives;

- Encourage and provide forums for the involvement of neighborhood residents and other citizens interested in the redevelopment and enhancement of the Sector Plan area;

- Eliminate regulatory barriers to desirable redevelopment; and

- Create incentives for economic development and redevelopment within the study area.

- The project provides the holistic land planning approach intended to complement the Capital Cascade Trail project as described within the Blueprint 2000 and Beyond Report as well as the Comprehensive Plan goals established for the Southern Strategy area.

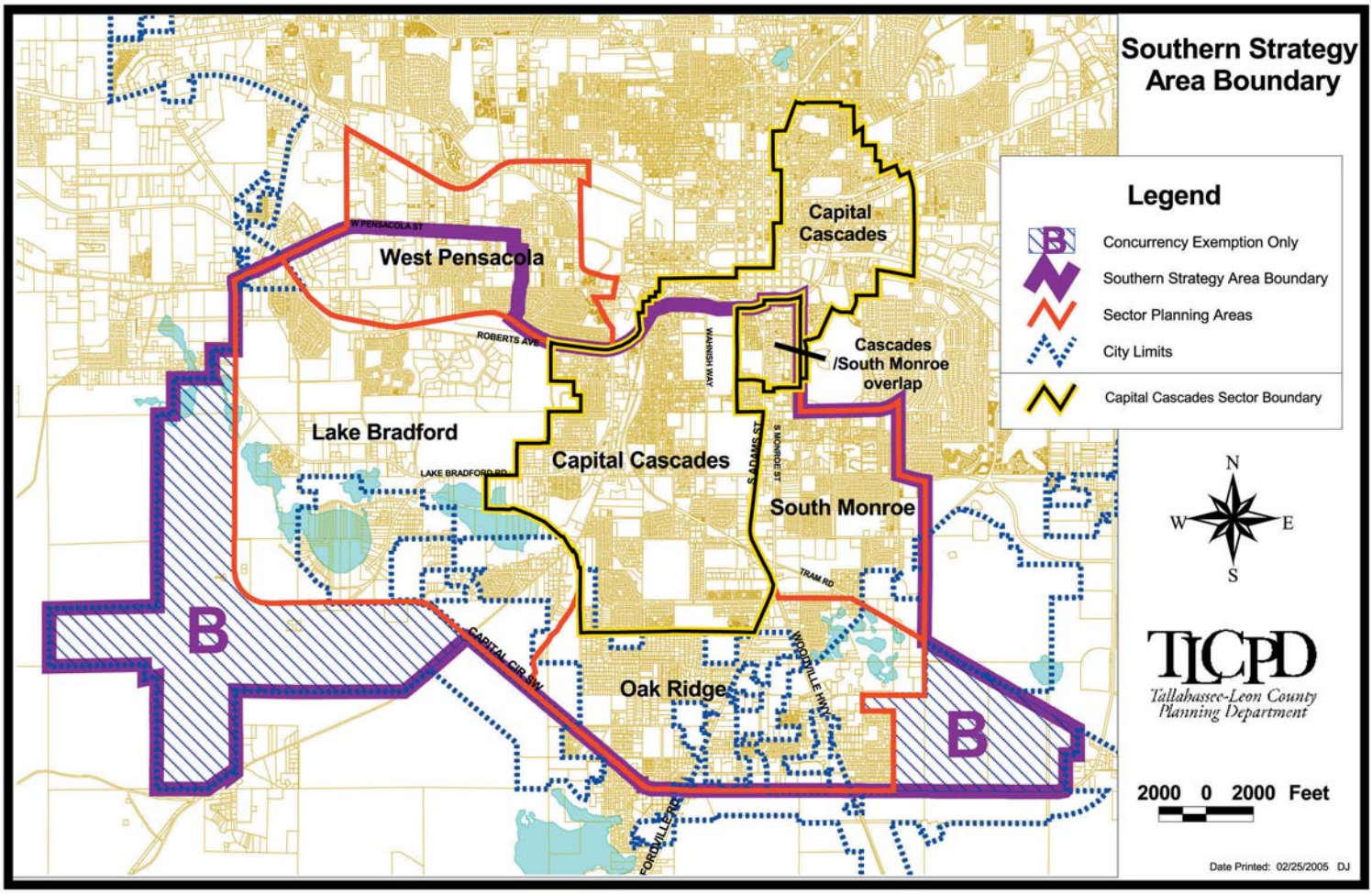
In 2000, residents of Leon County passed a one-cent, 15 year sales tax extension. Most of these funds were earmarked to implement projects that were developed within the Blueprint 2000 and Beyond report, a report developed by a diverse group of citizens called the Economic and Environmental Consensus Committee (EECC) representing various community interests including business, environmental and neighborhood. This report focused on planning and providing infrastructure in a holistic manner, including transportation, stormwater, greenways and the implementation of sector planning throughout the community. One transportation initiative identified the proposed rebuilding of Franklin Boulevard as an attractive boulevard that includes sidewalks, bike paths, transit amenities and an attractive median. The Capital Cascade Trail project was also included within this report incorporating a number of stormwater and greenway improvement

projects. This project is divided into four segments within the Blueprint 2000 and Beyond Report: Segment 1 stretches from Tennessee Street at Franklin Boulevard to Apalachee Parkway; Segment 2 from Apalachee Parkway through Cascades Park to South Monroe Street; Segment 3 from South Monroe Street to Gamble Street; and Segment 4 from Gamble Street to Springhill Road to the confluence with Munson Slough. This project will develop the engineering related specifics necessary to achieve the initial vision proposed within the Blueprint 2000 and Beyond Report by building community consensus regarding both the required technical solutions for stormwater management systems, and the desired open space and recreational fabric of the areas surrounding these systems.

The Capital Cascades Sector Plan also partially implements the comprehensive plan directive to sector plan the Southern Strategy area and is one of the five sector plan areas delineated within the Southern Strategy Area (Map 1). The focus of the Southern Strategy is to make this part of the community a desirable

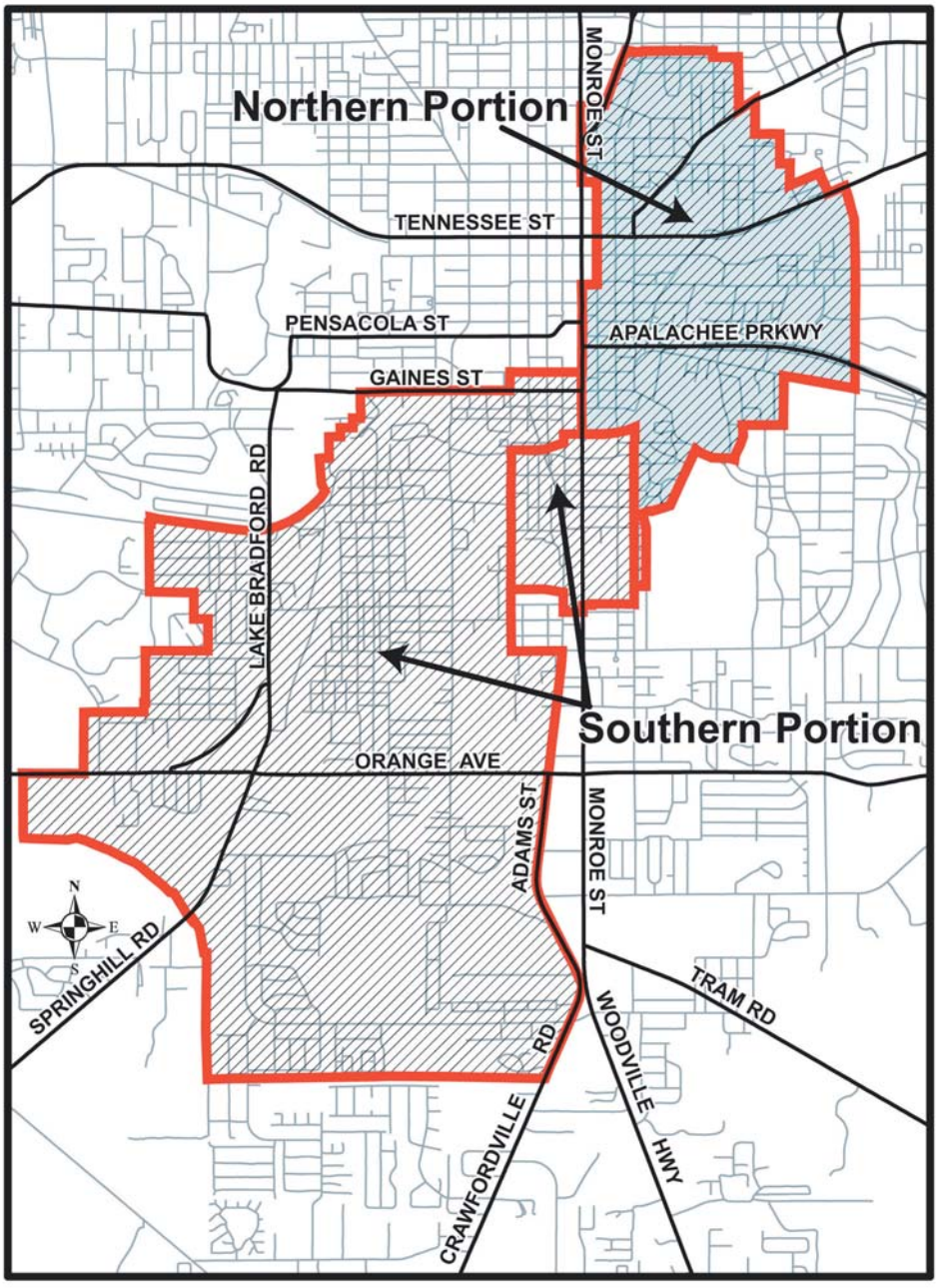
residential location for people of all incomes. To achieve this goal, the Southern Strategy seeks to reverse the trend of population loss in the urban core area, reverse the continued increase of families that are living below the poverty level in this area and to attain an income mix in the Southern Strategy area that is similar to the remainder of the urbanized County, retain and increase employment opportunities, and to stop the further physical deterioration of this vital part of the community. This area contains many community assets such

MAP 1

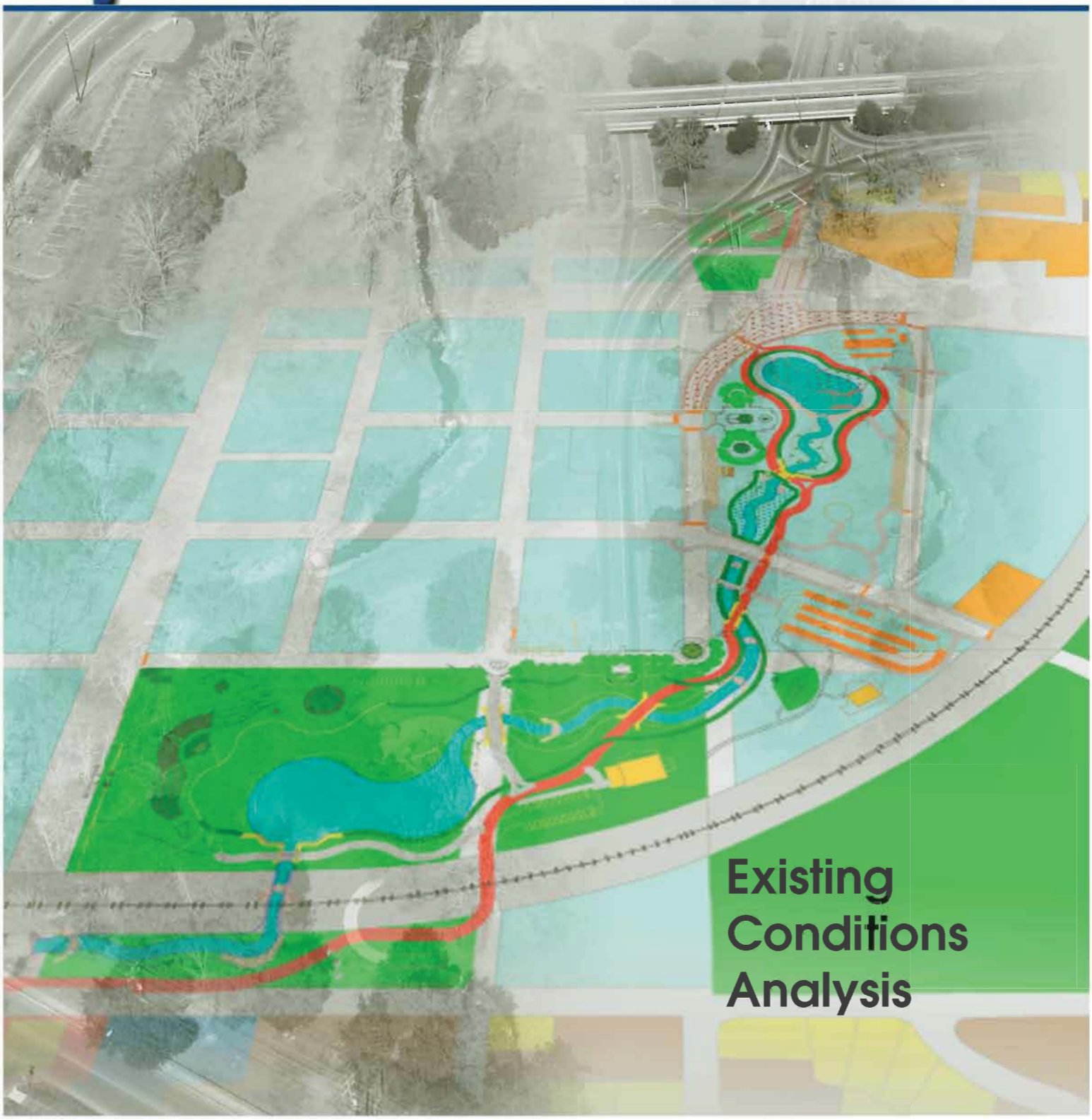


as close proximity to jobs and downtown, walk-to commercial, neighborhood schools and parks, and affordable housing. The Southern Strategy Area has been subdivided into five distinct sector planning areas and to date, work is underway on all five of the plans. Map 2 shows the location and boundaries of the Capital Cascade Sector Plan area which are based on the watershed for the Capital Cascade greenway and trail project. The northern boundary of the South Monroe Street Sector Plan includes a portion of the Capital Cascade Trail Project and the Capital Cascades Sector Plan area overlaps the Monroe Street Sector Plan area because of this.

MAP 2



Capital Cascade Sector Plan

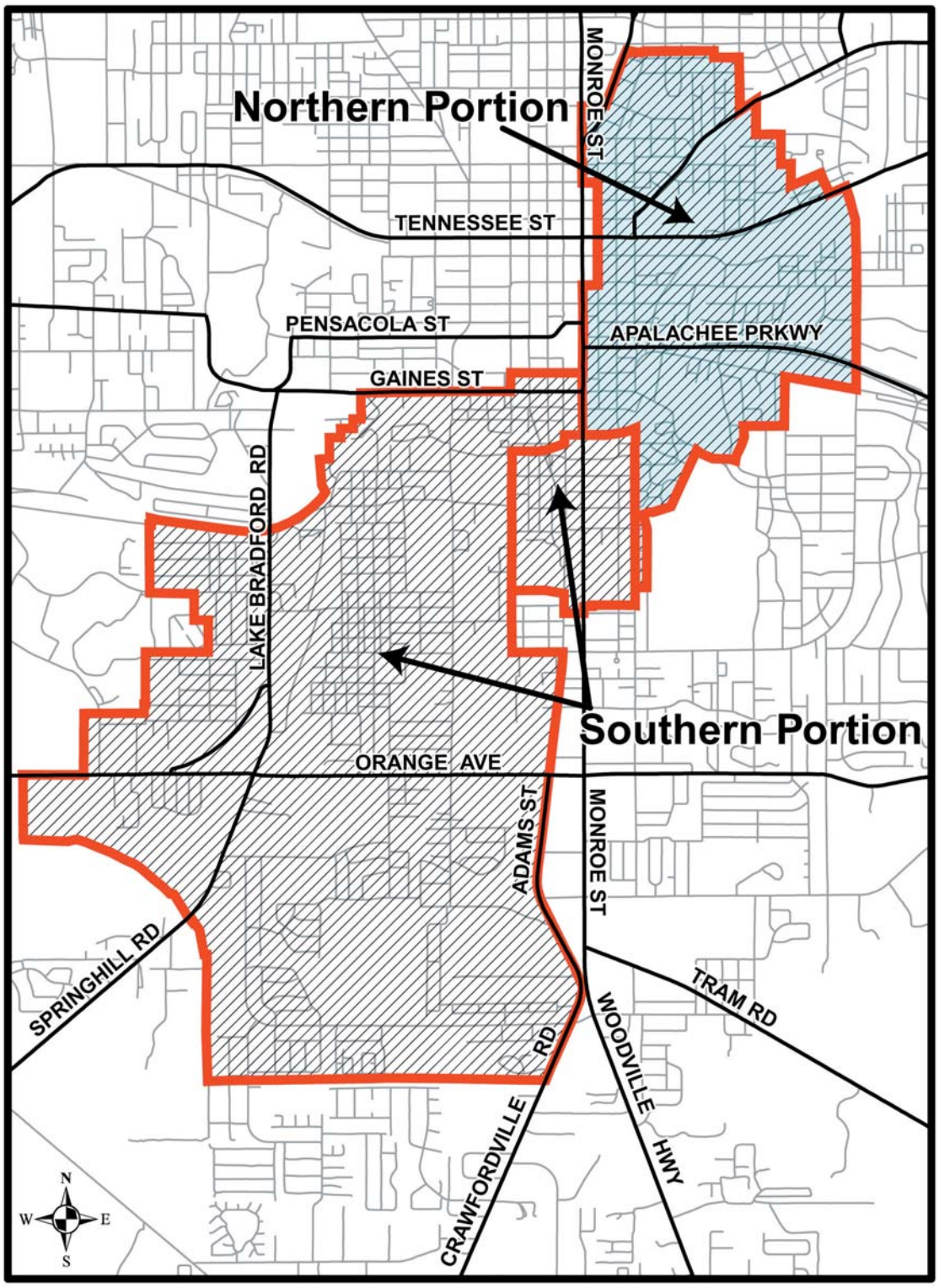


Existing Conditions Analysis

This section of the Sector Plan contains maps of the area's important characteristics and a narrative description of the existing study area profile. This analysis considers the area's history, land uses, natural features, and context within the City/County Comprehensive Plan. Specifically, this section provides base line information including and analysis of existing land uses, current Future Land Use Map designations, current zoning map districts, planned or proposed developments, environmental features, housing conditions, key socioeconomic indicators, historical/archaeological sites, existing and proposed community facilities (fire, police, schools, libraries, parks) existing and proposed utilities, the existing road network, and current and future transportation maps.

For purposes of this analysis the Sector Plan boundary has been divided into two sections, northern and southern, that are analyzed independently along with the overall analysis. The northern and southern portions of the sector plan boundary are distinct in terms of socio-economic indicators and land use types making this separate analysis useful. Map 3 shows how the entire Sector Plan has been broken down into the northern and southern portions for purposes of analysis.

MAP 3



ANALYSIS SECTIONS

1.1 Existing Land Use Analysis

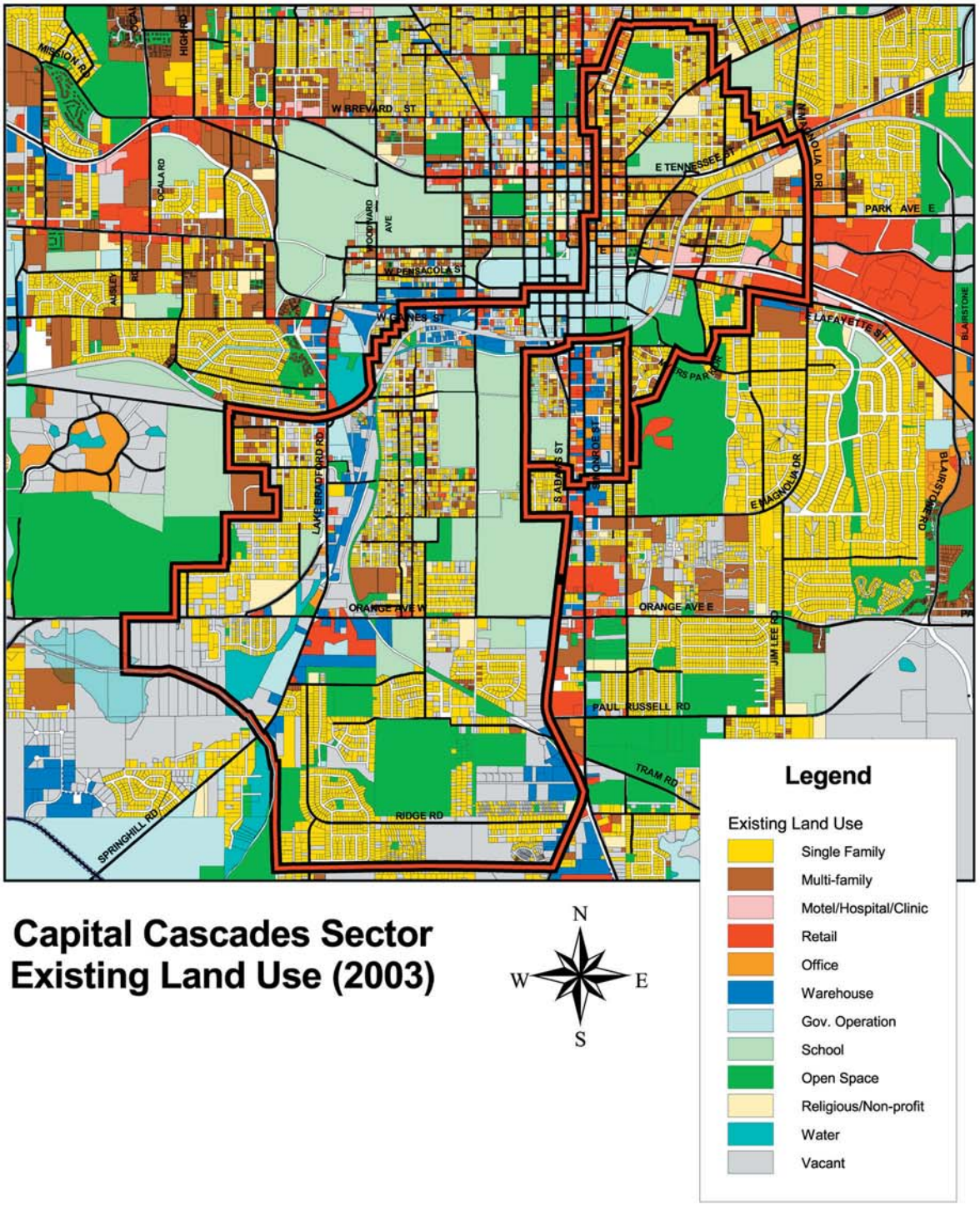
Existing land uses for the Sector Plan area were analyzed to gain and understanding of what was actually built within the Plan boundaries today. The following table and summary provides a breakdown of what is actually on the ground in the sector now. Map 4 shows the location of these existing- land uses.

Table A: Capital Cascades Sector Existing Land Use Acreages

Land Use	Northern Portion	Southern Portion	Total
Government Operation	52	99	151
Motel/Hotel/Clinic	15	0	15
Multi-Family Residential	83	100	183
Office	97	30	127
Open Space	89	312	401
Religious/ Non-Profit	23	56	79
Retail	36	60	96
School	30	426	456
Single-Family	254	653	907
Vacant	55	547	602
Warehouse	3	162	165
Other	35	86	121
Total	**772**	**2,531**	**3,303**

Note: Existing land use acreages rounded to the nearest acre. Estimated acreage values vary cross data sets.

MAP 4



Capital Cascades Sector Existing Land Use (2003)

As can be seen in Table A above, the northern portion of the sector is largely residential with nearly 44% of the total acreage dedicated to either single-family or multi-family residential land uses. Neighborhood associations are established in this portion of the Capital Cascades Sector and include the Lafayette Park Neighborhood Association, Hillcrest Court Home Owners Association, Old Town Neighborhood Association, Franklin-Call Street Neighborhood Association, Magnolia Heights Neighborhood Association, and the Myers Park Neighborhood Association. While a majority of the residential parcels in this section fall within the boundaries of an established neighborhood association, there are many residential parcels on the eastern area between Mahan Drive and Park Avenue that do not. Generally, the multi-family uses are spread consistently throughout the northern portion.

Nearly 13% of the existing land uses in the northern portion are currently dedicated to office use. These parcels are mixed along sections of the principal and minor arterials that traverse the sector, especially near downtown and along Park Avenue. The northern portion contains approximately 89 acres of open space including Layafette Park, Genevieve Randolph Park, Lewis Park, Cascades Park, and a portion of Myers Park. Also, 7% of the northern portion is vacant and not classified as open space. These parcels are scattered throughout this portion of the sector. Another characteristic of the northern portion includes a large cluster of Government Operation use near the Capital Building. The western part of this cluster was analyzed as part of South Capital Cascades.

Like the northern portion of the Sector, the southern portion of the Capital Cascades Sector has a greater percentage of residential land use than any other single use. However, only 4% of residential land use is dedicated towards multi-family use. The southern portion is attributed with 426 acres of school use including FAMU, Pineview Elementary, Bond Elementary, and Nims Middle School. The southern portion also has 312 acres of open space with the Jake Gaither Golf Course north of Ridge Road being the single largest park in the sector. Four Points Park, Springsax Park, the Walker Ford Community Center. Liberty Park, Okaloosa Street Pond, Coal Chute Park, and Doug Burnette Park are also located within the southern portion .

Residential Uses in the Northern and Southern Portions

A majority of the residential dwelling units in the northern portion are multi-family. Out of the 2,412 dwelling units, 1,555 are multi-family while 857 are detached single-family units. Many of the multi-family dwelling units are clustered along Gadsden Street and Park Avenue and mixed between existing office uses. Single-family housing comprises 254 acres of the northern portion and makes up the majority of the land north of E. Tennessee Street.

In contrast to the northern portion, the southern portion is has a majority of single-family dwelling units. Large blocks of single-family residential use are found on the southern and western portions of this area while mixed multi-family residential use neighborhoods are located near the FAMU campus. Single-family residential use is expected to increase as vacant parcels within plats are developed. Table B below provides a break down of residential uses by type within the northern and southern portions of the sector plan area.

Table B: Residential Structures

Structure Type	Northern Portion Dwelling Units	Southern Portion Dwelling Units	Total Dwelling Units
Single-Family	857 DUs	2,493 DUs	3,350 DUs
Multi-Family	1,555 DUs	1,721 DUs	3,276 DUs
Total Dwelling Units	**2,412 DUs**	**4,214 DUs**	**6,626 DUs**

Table C provides a composition analysis of the residential land uses within the Sector. Within the northern portion of the Sector Plan area a higher percentage (66.2%) of the homes are rented, compared to Leon County as a whole (43%). In the northern portion of the sector, 31% of the homes were built prior to 1950 and the median home value of homes is greater than it is for the county whole while median monthly rent is lower.

The housing composition of the southern portion only differs slightly from that of the county. While the southern portion has a higher percentage of multi-family dwelling units and fewer mobile homes, the percentage of single-family dwelling units is relatively close to the county, 53.5% to 58.1% respectively. The age composition of the dwelling units between the two areas shows that 54.5 % of the dwelling units in Leon County were built after 1980 and only 21.6% of the southern portion dwelling units were built during the same time period. Most of the dwelling units in the southern portion were built between 1960 and 1980, comprising 50.2% of the dwelling units as of the year 2000. Little residential construction has occurred in the southern portion over the last 20 years. The US Census Bureau also reports that the medium home value within the southern portion is significantly lower than the county level.

Table C: Housing Composition

	Northern Portion	Southern Portion	Leon County
Single-Family Homes	42.20%	53.50%	58.10%
Multi-Family Homes	57.10%	41.10%	30.90%
Mobile Homes	0.70%	5.40%	10.80%
Vacancy Rate	9.10%	17.10%	7.20%
Owners	33.80%	40.20%	57.00%
Renters	66.20%	59.80%	43.00%
Median Home Value	$125,149	$64,328	$110,900
Median Monthly Rent	$445	$342	$606
Dwelling Unit built 1990 or later	3.7%	7.6%	28.2%
Dwelling Unit built between 1980-1989	12.1%	13.6%	26.3%
Dwelling Unit built between 1970-1979	23.7%	29.2%	23.0%
Dwelling Unit built between 1960-1969	12.6%	21.0%	10.7%
Dwelling Unit built between 1950-1959	16.9%	14.8%	7.0%
Dwelling Unit built before 1950	31.0%	13.8%	4.9%

Source: US Census Bureau, 2000

Based on the sales of single family detached (SFD) residential units sold at or above assessed market value, building values have increase in the northern portion and slightly decreased in the southern portion over the past six years (Tables D and E). It is important to note that these statistics only consider single family detached dwelling units sold at or above the assessed market value defined by the Leon County Property Appraiser's Office.

Table D: Average Sale Price for Single Family Detached Residential Units Sold At or Above Assessed Market Value in 1998 and 2004

	1998	2004
Northern Portion	$86,753	$139,494
Southern Portion	$104,017	$102,615

Source: Leon County Property Appraiser's Office

Table E: Number of All SFD Residential Units Sold and SFD Residential Units Sold At or Above Assessed Market Value, 1998 and 2004

	Northern Portion		Southern Portion	
Year	All SFD Sales	Units Sold Above Assessed Market Value	All SFD Sales	Units Sold Above Assessed Market Value
1998	32 SFD Units	17 SFD Units	42 SFD Units	6 SFD Units
2004	85 SFD Units	81 SFD Units	157 SFD Units	46 SFD Units

Many homes are sold below the assessed market value in both portions of the sector, but far more in the southern portion. This may be indicative of family homes being passed down to children or other relatives. Out of the 157 SFD residential unit sales in the southern portion during 2004, only 46 units were sold at or above assessed market value. When including all sales in the southern portion during 1998 and 2004, average sales prices are considerably lower, being $44,667 and $41,305. Again this shows a decrease in sale price over the past 6 years. As shown in Table F below, both the northern portion and the southern portion average sale per square foot have decreased over the past 6 years.

Table F: Average Sale for Single Family Detached Residential Units Sold at or Above Assessed Value in 1998 and 2004

	1998	2004
Northern Portion	$56.89 per Sq. Ft.	$55.23 per Sq. Ft.
Southern Portion	$50.63 per Sq. Ft.	$49.29 per Sq. Ft.

Source: Leon County Property Appraiser's Office

Non-residential Uses in the Northern and Southern Portions

There are 231 office buildings in the northern portion. The buildings run along the north-south roads of Gadsden Street, Meridian Street, Calhoun Street, Thomasville Road, and east-west along Park Avenue and E. Tennessee Street. Most of the Retail structures are located along Thomasville Road or on Apalachee Parkway. The northern portion of the sector only contains three warehouse sites, two of which are on Magnolia Drive and the other near downtown.

The Monroe, Gaines and Mill Street corridors are lined with warehouse structures in the southern portion. Retail is primarily clustered between Monroe Street and S. Adams Street while there are several retail structures along W. Gaines Street and Lake Bradford Road. Government Operation structures are clustered between the north and south portions of the sector near downtown. Table G below provides a break down of non-residential land uses by type in the northern and southern portions of the sector plan area.

Table G: Non-Residential Structures

Structure Type	Northern Portion Structures	Southern Portion Structures	Total Structures
Retail	52	133	185
Office	231	55	286
Warehouse	3	219	471
Government Operation	25	30	55
Total Structures	311	437	997

Vacant Land in the Northern and Southern Portions

As shown in Table H below, the northern portion contains 55 acres of vacant land. Out of this land, 33 acres are platted and 22 are not. Out of all the vacant parcels in the northern portion, only 3 parcels are larger than 4 acres. Some of the vacant land is constrained by environmental features such as having a location within the 100-year flood plain, being a wetland, or containing a steep slope. The northern portion contains 7 acres that are partially constrained. This accounts for 13 % of vacant land in the northern portion.

Table H: Northern Portion Vacant Parcels

	Number of Parcels	Sum of Acres	Average Size of Parcel
Not Platted	21 Parcels	22 Acres	1.0 Acres
Platted	75 Parcels	33 Acres	.4 Acres
Total	96 Parcels	55 Acres	

Note: Existing land use acreages rounded to the nearest acre. Estimated acreage values vary across data sets.

Nearly 547 acres or 22% of the southern portion is vacant with many clusters of vacant land lying within this area. Table I below provides that when compared to the northern portion, there is a significant amount of vacant platted parcels. This suggests residential developments in the southern portion have not yet reached build-out. Additionally, there are large vacant parcels between Lake Bradford Road and the St. Marks Trail as well as mixed between the residential neighborhoods south of Orange Avenue. Vacant land provides opportunity for infill development and the enhancement of the Sector as a whole. Because of the topography of the land in the southern portion, there are 167 acres of land that are environmentally constrained. This accounts for 31% of vacant land in the southern portion. There are also 20 vacant parcels that are over 5 acres in size.

Table I: Southern Portion Vacant Parcels

	Number of Parcels	Sum of Acres	Average Size of Parcel
Not Platted	191 Parcels	329 Acres	1.6 Acres
Platted	787 Parcels	218 Acres	.27 Acres
Total	978 Parcels	547 Acres	

Note: Existing land use acreages rounded to the nearest acre. Estimated acreage values vary across data sets.

Historic Land Uses

The Capital Cascade Sector contains 1,207 historical buildings or buildings which are at least 50 years old. Out of these buildings, 107 are listed in the local historic registry and 57 are listed in the national registry. The remainder of the buildings have yet to be evaluated. Layafette Park, Hillcrest Court, and Franklin/ Call neighborhood associations contain many historic structures within their boundaries. These homes and structures, in part, make up the unique character and urban form of these places.

As shown in Table J below, there are 714 historic parcels within the sector totaling 683 acres. The two largest of these parcels comprise the majority of the FAMU campus and total 365 acres. Historically significant parcels can be designated by being the location of a historic event, the location of a related historic structure, or have archeological importance.

Table J: Historic Parcels

	Number of Parcels	Acreage
Historically Significant, not on Register	432 parcels	293 acres
Local Register	179 parcels	95 acres
National Register	103 parcels	295 acres
Total	**714 parcels**	**683 acres**

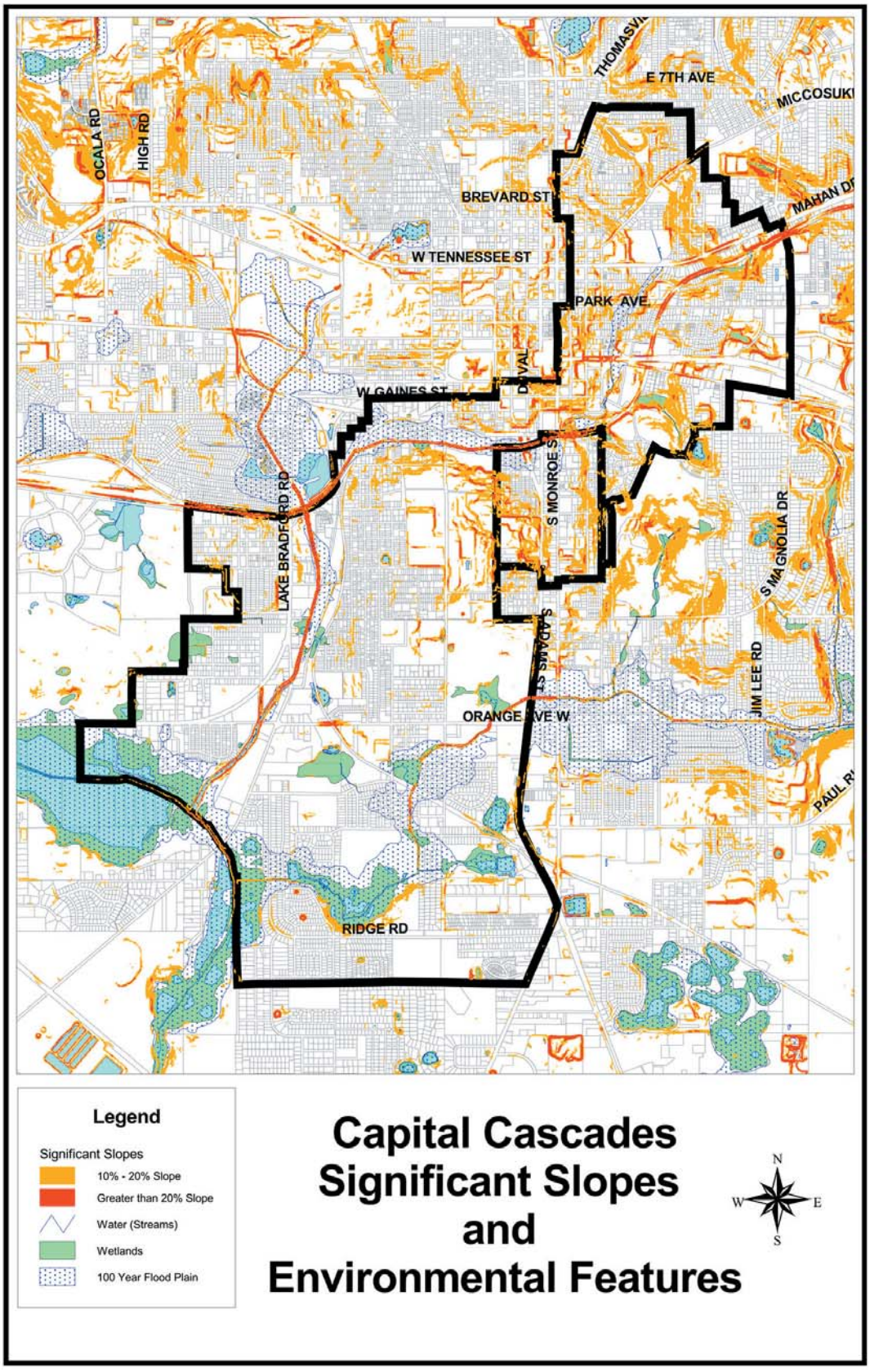
Environmental Features

The Capital Cascades Sector contains land attributed with 10%-and-greater slopes, numerous wetland areas, and land within the 100-year flood plain. The majority of slopes are located in the Northern Portion near downtown as well as the FAMU campus, adding unique character to these areas. The Southern Portion contains relatively few steep slopes. While steep slopes may possibly constrain development, the mentioned areas do contain residential neighborhoods, businesses, and office buildings.

The 100-year flood plain runs along Franklin Boulevard and along the parcels selected for the Capital Cascades Trail and park system adjacent to Myers Park. The construction of retention and detention parks will serve to protect the area from flooding while provide an aesthetically pleasing amenity for city residents and visitors. The flood plain also runs parallel to the CSX railroad immediately south of Gaines Street and westward toward Lake Elberta. Much of FSU campus is within the flood plain, north of the sector.

The 100-year flood plain also surrounds the numerous wetlands found in the Southern Portion of the sector. The Black Swamp, located on the southwest border of the sector, encroaches Orange Avenue and Springhill Road. Many of the parcels north of the Black Swamp are constrain development due to the existence of wetlands. Considerable residential development has occurred in the floodplain and adjacent to wetlands along Ridge Road contributing to poor drainage and occasional flooding. Also, parts of the University Park and Tuskegee neighborhoods are located in the 100-year flood plain. Parcels along the eastern section of Bragg Road, Four Points Road, and the Jake Gaither Golf Course contain both wetlands features and are within the flood plain.

MAP 5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LAKE BRADFORD RD
S MAGNOLIA DR
JIM LEE RD
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II.2 Future Land Use Map and Zoning Map Analysis

The Tallahassee-Leon County Comprehensive Plan is a long-range planning document that provides policy intended to promote the appropriate location of land uses as shown on the Future Land Use Map (FLUM) and regulation of development density and intensity based upon:

(1) protection of conservation and preservation features;

(2) compatibility with adjacent existing and future residential land uses;

(3) access to transportation facilities in keeping with their intended function; and

(4) the availability of infrastructure. In order to fulfill this intent, the Land Use Plan establishes policies and guidance for the mapping of Future Land Use Categories which are depicted on the Future Land Use Map. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community. The Future Land Use Categories are implemented by a series of zoning districts that are found within the County's land development regulations.

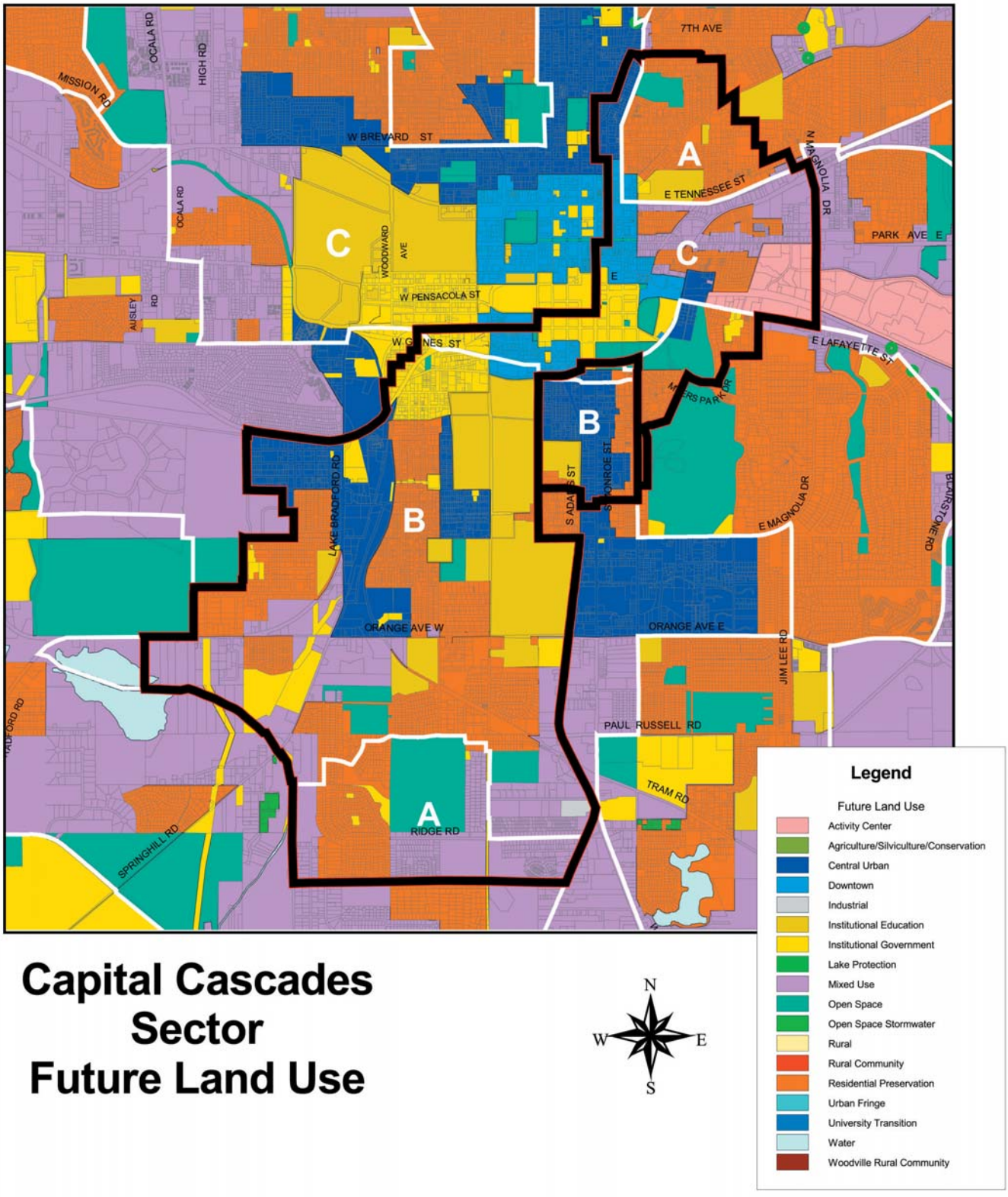
Some of the Future Land Use Map categories promote a mixture of land use and rely upon performance and suitability concepts to assure that individual uses are appropriately related to adjacent properties and the community as a whole. Other Future Land Use Map categories are exclusionary in that they are intended to allow only certain land uses within a designated area.

The current Future Land Use Map depicts large areas of Tallahassee and Leon County in the Mixed Use Future Land Use Category. The Land Use Element of the Plan provides direction for differentiation of the Mixed Use Future Land Use Category into eleven development patterns, which are to be implemented through zoning and land development regulations.

Along with the Future Land Use Map the Tallahassee-Leon County Comprehensive Plan contains an Urban Service Area strategy established to guide and coordinate land use densities and intensities with the availability of capital infrastructure and to discourage urban sprawl. The entire Capital Cascade Sector Plan area is located within the Urban Service Area boundary.

Map 6 shows the current Future Land Use Map designations for the Sector Plan area and the following Tables G and H provide a summary of this map.

MAP 6



Capital Cascades Sector Future Land Use

Table G: Quantity of Lots for Future Land Use Categories

FLUM Category	Northern Portion Lots	Southern Portion Lots	Total Lots	Percentage of Total Lots
AC	32	0	32	0.53%
CU	135	797	932	15.36%
DT	169	136	305	5.03%
I	0	1	1	0.02%
IE	1	13	14	0.23%
IG	23	58	81	1.34%
MU	239	773	1,012	16.68%
OS	14	9	23	0.38%
ROW	3	3	6	0.10%
RP	1,052	2,342	3,394	55.95%
UT	0	266	266	4.39%
Total	**1,668**	**4,398**	**6,066**	**100.00%**

Table H: Future Land Use Designations by Acreage

FLUM Category	Northern Portion Acreage	Southern Portion Acreage	Total Acreage	Percentage of Total Acreage
AC	72	0	72	2.18%
CU	51	348	399	12.08%
DT	53	41	94	2.85%
I	0	8	8	0.24%
IE	29	415	444	13.44%
IG	48	186	234	7.08%
MU	107	568	675	20.44%
OS	85	182	267	8.08%
ROW	35	30	65	1.97%
RP	291	665	956	28.94%
UT	0	89	89	2.69%
Total	771	2,532	3,303	100.00%

Approximately 29% of the Capital Cascades Sector has been designated as Residential Preservation on the currently adopted Future Land Use Map and more than half of the 6,066 parcels in the sector have this use designation. In the southern portion, the Residential Preservation designation is also placed on neighborhoods that are comprised mostly of single-family residences, with the exception of the neighborhoods adjacent to FAMU that have a greater proportion of multi-family residences. Most of the residences in the northern portion that belong to a neighborhood association have the Residential Preservation land use designation with the exception of the parcels that have

frontage on Monroe Street, Thomasville Road, E. Tennessee Street, and Park Avenue.

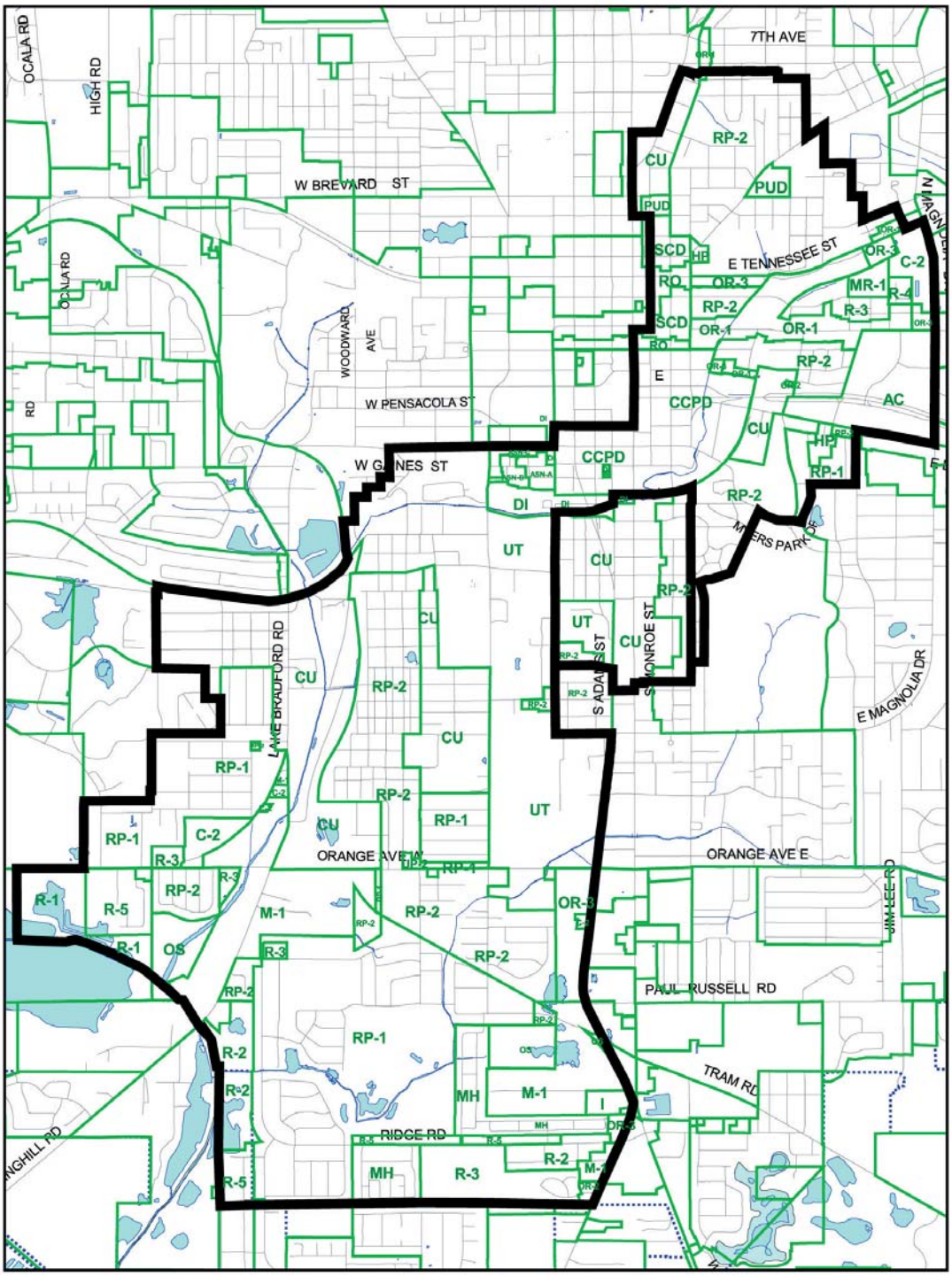
While the northern portion of the Capital Cascades Sector has a smaller area than the southern portion, it has a similar spatial arrangement of Future Land Use Map designations to it's counterpart. The northern portion also has an Activity Center designation along the Eastern most section between Park Avenue and Lafayette Street that is adjoined to the large commercial area that continues towards Blairstone Road. A large portion of the land between E. Tennessee Street and Park Avenue is designated Mixed Use, with exception of several small areas of Residential Preservation Future Land Use Map designation. A large block of land designated Central Urban encroaches on the northern portion of the sector. Approximately 19 city blocks of Downtown use are present on the western boarder of the northern portion of the sector. The land that immediately surrounds the State Capital buildings are designated Institutional Government land use and connect the northern and southern portion of the sector.

The southern portion contains a large area of Institutional Education use that encompasses FAMU campus and parcels in which Nims Middle School and Bond Elementary are located. The Central Urban use is designated along the commercial areas along S. Adams Street, S. Monroe Street, and between Lake Bradford Road and Mill Street. There is also a portion of land designated Central Urban to the west of the FAMU campus. A large area designated University Transition falls between the FAMU campus and the FSU campus. Much of the lower half of the southern portion is designated Mixed Use, Residential Preservation, or Open Space as is the land immediately outside the sector boundary.

Zoning Map Analysis

The Future Land Use Map described above is implemented by the currently adopted Zoning Map. The complex character of the Capital Cascades Sector is apparent through the zoning layout as shown on Map 7. Much of the sector is zoned primarily for single-family use, comprising 1,486 acres. The RP-1 and RP-2 zoning categories are assigned to 893 acres or nearly 27 % of the entire sector. Nearly half of the northern portion is zoned RP-2, encompassing all of the land within existing neighborhood associations. The Office Residential (OR-1) zoned parcels along Franklin Boulevard, Tennessee Street, and Park Avenue help maintain the architectural and functional attributes of the northern portion. The Capital Center Planning District separates the northern portion and the southern portion near downtown and contains many of the state office buildings. Like the northern portion, the southern portion is largely residential in nature but also contains the FAMU campus. The FAMU campus is zoned University Transition (UT) and makes up half of the eastern border for the southern portion, along with Central Urban (CU) commercial district in the South Adams / Monroe area. The land that is best known as Railroad Square and the parcels to the immediate west are zoned UT, connecting the FAMU and FSU campus with common allowable uses. The southern portion is also attributed with 216 acres of Light Industrial (M-1) land. Much of the land in this zoning category is vacant, leaving opportunity for development. Tables I – K below provide a summary of the zoning districts shown on Map 7 .

MAP 7



Capital Cascades Sector Zoning

Table I: Acreage by Zoning Category

Zoning Category	Zoning Abbreviation	Northern Portion		Southern Portion		Capital Cascades Sector	
		Acreage	Percentage of Total Acreage	Acreage	Percentage of Total Acreage	Total Acreage	Percentage of Total Acreage
Activity Center	AC	72	2.19%	0	0.00%	72	2.19%
All Saints Zoning District - A	ASN-A	0	0.00%	7	0.23%	7	0.23%
All Saints Zoning District - B	ASN-B	0	0.00%	4	0.14%	4	0.14%
All Saints Zoning District - C	ANS-C	0	0.00%	5	0.14%	5	0.14%
General Commercial	C-2	18	0.55%	20	0.60%	38	1.14%
Capital Center Planning District	CCPD	82	2.49%	32	0.96%	114	3.46%
Central Urban	CU	47	1.41%	406	12.29%	453	13.70%
Institutional/Cultural/University Transition	DI	14	0.44%	33	1.00%	47	1.44%
Historic Preservation	HP	9	0.26%	0	0.00%	9	0.26%
Industrial	I	0	0.00%	8	0.23%	8	0.23%
Light Industrial	M-1	0	0.00%	216	6.55%	216	6.55%
Mobile Home Park	MH	0	0.00%	85	2.56%	85	2.56%
Medium Density Residential	MR-1	9	0.27%	0	0.00%	9	0.27%
Office Residential	OR-1	61	1.84%	0	0.00%	61	1.84%
Office Residential - Low Density	OR-2	0	0.01%	3	0.08%	3	0.09%
Office Residential - Medium Density	OR-3	12	0.37%	35	1.07%	48	1.45%
Open Space	OS	0	0.00%	60	1.83%	60	1.83%
Planned Unit Development	PUD	12	0.37%	0	0.00%	12	0.37%
Single Family Detached R-1	R-1	0	0.00%	54	1.64%	54	1.64%
Single Family Detached R-2	R-2	0	0.00%	65	1.98%	65	1.98%
Single Family Detached R-3	R-3	18	0.54%	78	2.36%	96	2.91%
Single, Two, and Multi-Family Residential	R-4	6	0.17%	0	0.00%	6	0.17%
Manufactured Home and Single Family Residential	R-5	0	0.00%	67	2.04%	67	2.04%
Targeted Retail/Office Growth	RO	11	0.34%	0	0.00%	11	0.34%
Residential Preservation-1	RP-1	22	0.66%	543	16.45%	565	17.11%
Residential Preservation-2	RP-2	357	10.79%	350	10.59%	706	21.39%
Special Character District	SCD	22	0.68%	0	0.00%	22	0.68%
Urban Pedestrian-2	UP-2	0	0.00%	4	0.13%	4	0.13%
University Transition	UT	0	0.00%	453	13.72%	453	13.72%
Total		772	23.38%	2,530	76.61%	3,303	100.00%

Table J: Number of Lots by Zoning Category

Zoning Category	Zoning Abbreviation	Northern Portion		Southern Portion		Capital Cascades Sector	
		# of Lots	Percentage of Lots in Northern Portion	# of Lots	Percentage of Lots in Southern Portion	# of Lots	Percentage of Lots Sector
Activity Center	AC	32	0.53%	0	0.00%	32	0.53%
All Saints Zoning District - A	ASN-A	0	0.00%	32	0.53%	32	0.53%
All Saints Zoning District - B	ASN-B	0	0.00%	16	0.26%	16	0.26%
All Saints Zoning District - C	ANS-C	0	0.00%	26	0.43%	26	0.43%
General Commercial	C-2	10	0.16%	8	0.13%	18	0.30%
Capital Center Planning District	CCPD	86	1.42%	39	0.64%	125	2.06%
Central Urban	CU	128	2.11%	812	13.39%	940	15.50%
Institutional/Cultural/University Transition	DI	1	0.02%	42	0.69%	43	0.71%
Historic Preservation	HP	5	0.08%	0	0.00%	5	0.08%
Industrial	I	0	0.00%	1	0.02%	1	0.02%
Light Industrial	M-1	0	0.00%	88	1.45%	88	1.45%
Mobile Home Park	MH	0	0.00%	403	6.64%	403	6.64%
Medium Density Residential	MR-1	2	0.03%	0	0.00%	2	0.03%
Office Residential	OR-1	153	2.52%	0	0.00%	153	2.52%
Office Residential - Low Density	OR-2	1	0.02%	2	0.03%	3	0.05%
Office Residential - Medium Density	OR-3	28	0.46%	8	0.13%	36	0.59%
Open Space	OS	0	0.00%	3	0.05%	3	0.05%
Planned Unit Development	PUD	8	0.13%	0	0.00%	8	0.13%
Single Family Detached R-1	R-1	0	0.00%	12	0.20%	12	0.20%
Single Family Detached R-2	R-2	0	0.00%	63	1.04%	63	1.04%
Single Family Detached R-3	R-3	86	1.42%	116	1.91%	202	3.33%
Single, Two, and Multi-Family Residential	R-4	19	0.31%	0	0.00%	19	0.31%
Manufactured Home and Single Family Residential	R-5	0	0.00%	84	1.38%	84	1.38%
Targeted Retail/Office Growth	RO	47	0.77%	0	0.00%	47	0.77%
Residential Preservation-1	RP-1	46	0.76%	1,125	18.55%	1,171	19.30%
Residential Preservation-2	RP-2	954	15.73%	1,232	20.31%	2,186	36.04%
Special Character District	SCD	62	1.02%	0	0.00%	62	1.02%
Urban Pedestrian-2	UP-2	0	0.00%	8	0.13%	8	0.13%
University Transition	UT	0	0.00%	278	4.58%	278	4.58%
Total		1,668	27.50%	4,398	72.50%	6,066	100.00%

Table K: Vacant Land Zoning Categories, Number of Parcels, and Acreage

Zoning Category	Zoning Abbreviation	Number of Vacant Parcels	Acreage
Activity Center	AC	7	13
All Saints Zoning District - A	ASN-A	13	3
All Saints Zoning District - B	ASN-B	8	2
All Saints Zoning District - C	ASN-C	8	1
General Commercial	C-2	2	3
Capital Center Planning District	CCPD	12	3
Central Urban	CU	192	105
Institutional/Cultural/University Transition	DI	13	2
Light Industrial	M-1	35	76
Mobile Home Park	MH	162	25
Medium Density Residential	MR-1	2	9
Office Residential	OR-1	2	1
Office Residential - Low Density	OR-2	3	3
Office Residential - Medium Density	OR-3	10	22
Single Family Detached R-1	R-1	11	54
Single Family Detached R-2	R-2	7	10
Single Family Detached R-3	R-3	73	69
Single, Two, and Multi-Family Residential	R-4	4	0
Manufactured Home and Single Family Residential	R-5	22	35
Targeted Retail/Office Growth	RO	10	2
Residential Preservation-1	RP-1	125	57
Residential Preservation-2	RP-2	268	77
Special Character District	SCD	5	1
University Transition	UT	97	30
Totals	**Total**	**1091**	**603**

The greatest amount of vacant land in the sector is zoned Central Urban (CU). Several large parcels are located between Mill Street and the St. Mark's Trail. Much of this land is the location of the proposed Capital Cascades Trail and stormwater project. Thirty of the remaining vacant parcels zoned CU are located in the Providence Neighborhood located just east of Innovation Park. There are also several parcels near the northeast portion of the FAMU campus between South Adams Street and South Monroe Street. The Normal School Neighborhood also contains 31 vacant parcels zoned CU. Nearly all the vacant parcels in subdivisions are not constrained by environmental features and provide opportunity for infill residential development.

There are 76 vacant acres zoned for light industrial use (M-1) in the southern portion of the sector. The industrial park along Four Points way contains 11 unconstrained parcels and 1 partially constrained parcel offering opportunity for industrial development or a change in the zoning category that is more conforming to the residential neighborhoods adjacent to this land. Land lying immediately north of these parcels is environmentally constrained by wetlands and the 100-year flood plain. Additional vacant M-1 parcels run along Springhill Road.

Out of the 1,486 acres that are primarily zoned for single-family residential use (R-1, R-2, R-3, RP-1, and RP-2) 526 acres are vacant. Other than the R-1 zoned parcels northeast of the Black Swamp, the vacant parcels are mostly unconstrained by environmental features. There are 26 vacant parcels with these zoning categories in the northern portion while the remaining parcels are located in the southern portion. The Bond Subdivision west of the FAMU campus contains approximately 130 vacant parcels zoned RP-2 that are unconstrained. The Callen Neighborhood contains 54 vacant RP-2 parcels, 5 of which are partially constrained. There are two large vacant parcels zoned R-3 adjacent to Ridge Road totaling 52 acres leaving opportunity for residential development in the southern portion of the sector. In addition to single-family zoning categories, the Manufactured Home category (MH) attributes 162 vacant parcels concentrated in the southeastern portion of the sector along Ridge Road and Crawfordville Highway.

II.3 Socio-Demographic Data

Population, Race, and Age

Table L below summarizes the race and age characteristics of the people living within the Capital Cascades Sector Plan area. The demographics of the northern portion of the Capital Cascades Sector are similar to the County's. While both areas are predominately White, the northern portion of the sector has a higher percentage of whites, being 77.9%. The northern portion also has a higher percentage of people over the age of 25 at 68.4%. Like the southern portion, there is a greater percentage of single parent families in the northern portion than the county as a whole.

The southern portion of the Capital Cascades Sector has a distinct demographic composition compared to Leon County as a whole and the northern portion of the sector plan area. With a population of 11,197, the southern portion has a younger population, most likely due to the number FAMU students that reside in the area. 39.5% of southern portion residents are college-aged people between the ages of 18 and 24, compared to 21.4% of the county. The southern portion also consists of a predominately minority population, nearly 96%, while the county has a 34% minority population.

Table L: Population, Race, and Age

	Northern Portion	Southern Portion	Leon County
Total Population	4,579	11,197	239,452
White	77.9%	4.1%	66.4%
Black	16.5%	94.2%	29.1%
Other	5.5%	1.6%	4.5%
Hispanic	3.7%	1.1%	4.4%
Under 5 years old	3.3%	5.9%	5.7%
Age 5-17	8.6%	12.7%	15.6%
Age 18-24	19.7%	39.5%	21.4%
Age 25-44	36.4%	21.5%	28.9%
Age 45-64	21.6%	12.7%	20.0%
Age 65 and over	10.4%	7.7%	8.3%
Percent of Population Currently Enrolled in College	19.6%	35.4%	21.3%
Of Families with Children, Percent that are Single Parent	49.9%	67.0%	35.0%
Source: US Census Bureau, 2000			

Income, Unemployment, and Poverty Level

Residents of the northern portion of the Capital Cascades Sector have similar income levels compared to the county including Per Capita Income and Median Family Income. The percentage of Persons below the Poverty Level is slightly higher in the sector compared to the county as a whole. The US Census reports that only 2.0% of families in the northern portion are below the poverty level.

The US Census Bureau reports that nearly 4,031 southern portion residents, or 36.0%, fall below the poverty line. 30% percent of adult residents do not have a high school diploma. Per Capita Income is $9,410 annually, slightly above the 2003 national poverty threshold of $9,393. The median household income and median family income of southern portion residents are less than half the county levels. In addition to low income levels, the southern portion also has a higher unemployment level at 33.2%.

Table M: Income, Unemployment, and Poverty Level

	Northern Portion	Southern Portion	Leon County
Per Capita Income	$24,597	$9,410	$21,024
Median Household Income	$30,063	$16,443	$37,517
Median Family Income	$51,856	$23,266	$52,962
Census Unemployment Rate	6.1%	33.2%	5.7%
Percent of Persons below the Poverty Level	20.1%	36.0%	18.2%
Percent of Families below the Poverty Level	2.0%	27.6%	9.4%
Source: US Census Bureau, 2000			

Quality of Life

Quality of Life indicators in the northern portion of the sector show lower percentages of housing units lacking telephone service, plumbing, and kitchen facilities than the county. There is a higher percentage of households without vehicles in the northern portion, but not to the extent found in the southern portion. Workers in the southern portion also use public transportation more so than the county.

Transportation issues in the southern portion differ greatly than the county as a whole. The southern portion has almost three times as many households without a vehicle than the county. Also, residents of the southern portion rely on public transportation to get to work more so than both the entire sector and the county. The southern portion also has more housing units lacking telephone service and complete plumbing and kitchen facilities compared to the county.

Table N: Northern Portion Quality of Life Indicators from the Year 2000 US Census

	Northern Portion	Southern Portion	Leon County
Percent of Households with No Vehicles Available	13.4%	20.9%	7.1%
Percent of Workers Taking Public Transportation to Work	2.6%	6.0%	1.6%
Percent of Occupied Housing Units Lacking Telephone Service	1.1%	5.3%	1.6%
Percent of Housing Units Lacking Complete Plumbing Facilities	0.3%	2.6%	0.5%
Percent of Housing Units Lacking Complete Kitchen Services	0.2%	2.8%	0.7%
Source: US Census Bureau, 2000			

Crime Data

The following tables illustrate crime data for the Capital Cascades Sector and the City of Tallahassee during 2004. This information was provided by the Tallahassee Police Department. Information pertaining to Leon County is not available. Also, disaggregated crime data is not available for the northern or southern portion of the Capital Cascades Sector.

Table O: Commercial and Automotive Crime Within the Capital Cascades Sector, 2004

Crimes for 2004	Capital Cascades Sector	City of Tallahassee	Percentage of Tallahassee Crime
Auto Theft	154	1,010	15.25%
Auto Burglaries	144	1,046	13.77%
Commercial Burglaries	92	404	22.77%
Totals	**390**	**2,460**	**15.85%**

NOTE: The 2004 data reflects the time period of January 1, 2004 – December 31, 2004
Source: TPD Printrak CAD and Omega Crimeview

Table P: Crimes Per 1,000 Residents Within the Capital Cascades Sector and Tallahassee, 2004

Crime Type	Capital Cascades Crimes per 1,000 Residents	Tallahassee Crimes per 1,000 Residents
Violent Crimes	29	19
Burglaries	28	20
Sex Crimes	3	2
Other Crimes	212	146
Total Crimes	**273**	**186**

NOTE: Population estimates retrieved from U.S. Census 2000

There is more crime per 1,000 residents in the Capital Cascades Sector than the in Tallahassee as a whole in every crime type as categorized by the Tallahassee Police Department. There are approximately 46% more crimes per 1,000 residents in the Capital Cascades Sector than in Tallahassee. Most markedly, there are approximately 52% more violent crimes per 1,000 residents in the Capital Cascades Sector than in Tallahassee.

Table Q: Commercial and Automotive Crime Per 1,000 Residents Within the Capital Cascades Sector and Tallahassee, 2004

Theft Type	Capital Cascades Crimes per 1,000 Residents	Tallahassee Crimes per 1,000 Residents
Auto Theft	10	7
Auto Burglaries	9	7
Commercial Burglaries	6	3
Total Crimes	**25**	**16**
NOTE: Population estimates retrieved from U.S. Census 2000		

Similarly, there is more auto and commercial crime in the Capital Cascades Sector when comparing the number of crimes per 1,000 residents. One car out of every 100 residents in the Capital Cascades Sector was stolen in 2004.

II.4 Infrastructure within the Sector Plan

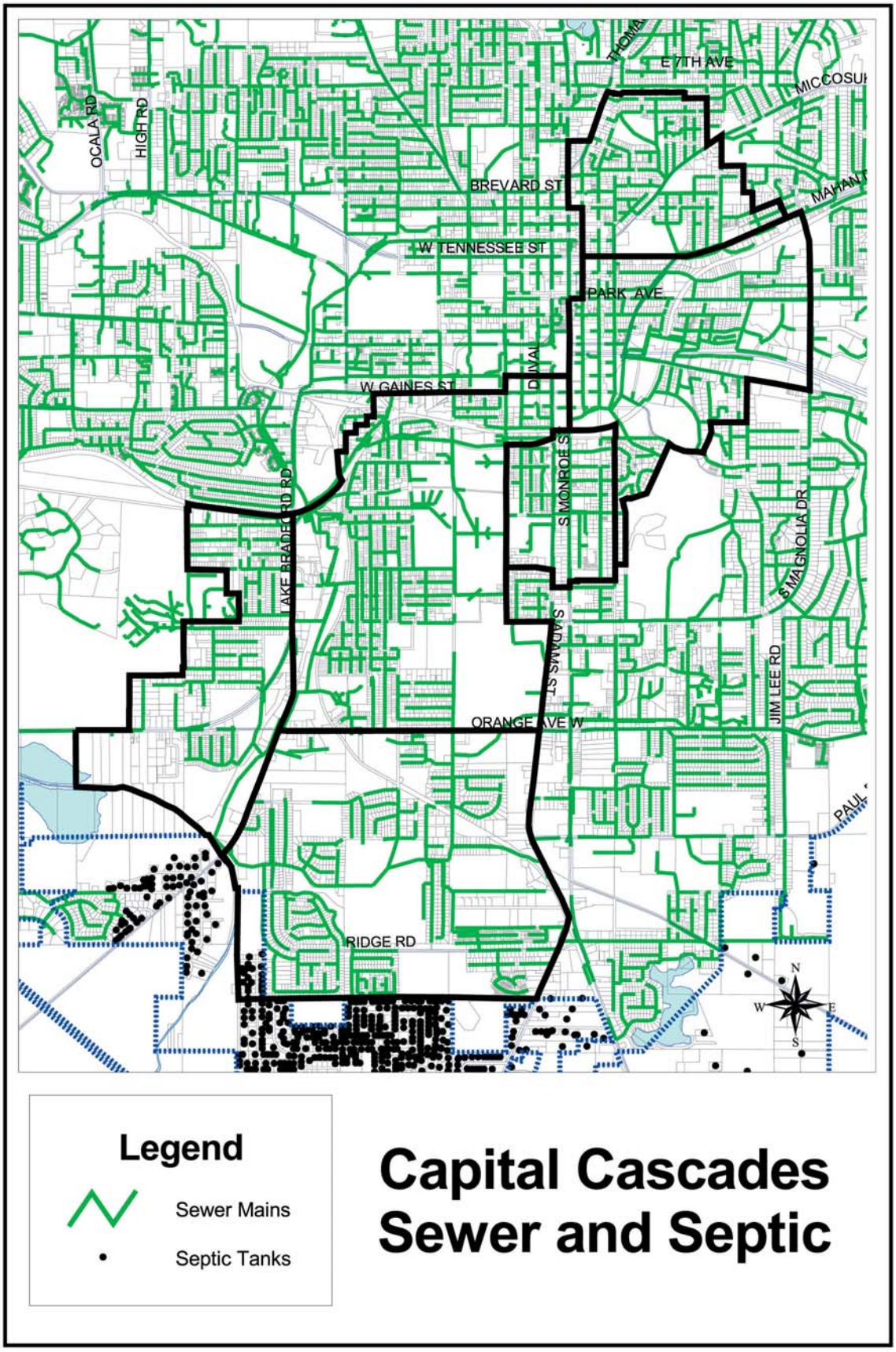
Transportation

The Sector contains two important roadway corridors, portions of Orange Avenue and Lake Bradford Road.

Water and Sewer

Map 8 depicts the location of central sewer lines and septic tanks within the Sector. As can be seen on the map there are very few septic tanks located within the Sector and they are concentrated within the Fairfax Estates neighborhood located in the southwestern most corner of the Sector. This area is also located within the unincorporated County. For the most part the entire Sector is served by central City of Tallahassee water and sewer.

MAP 8


E 7TH AVE
OCALA RD
HIGH RD
BREVARD ST
W TENNESSEE ST
PARK AVE
W GAINES ST
S MONROE ST
S ADAMS ST
S MAGNOLIA DR
JIM LEE RD
ORANGE AVE W
RIDGE RD
N
W
E
S
Legend
Sewer Mains
Septic Tanks
Capital Cascades
Sewer and Septic

Parks and Recreation

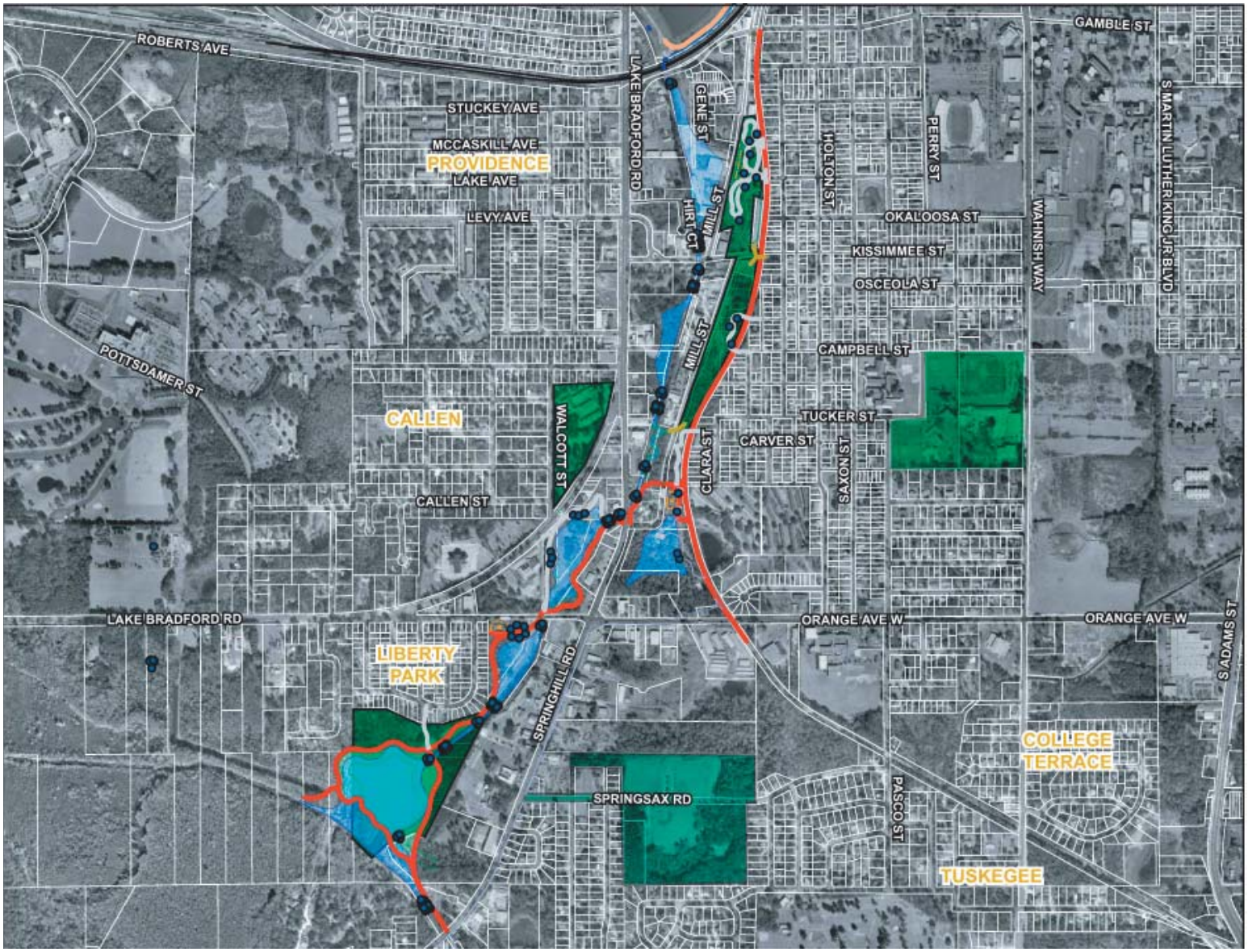
The Capital Cascades Sector contains 13 city parks totaling approximately 282.65 acres. 5 of the parks are located within the Northern Portion of the sector while the remaining eight are located in the Southern Portion and total approximately 211 acres. Jake Gaither Golf Course is attributed with the greatest amount of land followed by Myers Park. The Myers Park Golf Course falls outside the sector but is located less than a quarter mile from the sector boundary.

Table R: Parks and Recreational Facilities In and Near the Sector

Name of Facility	Portion of Sector	Number of Acres
Four Points Park	South	27.10
Jake Gaither Golf Course	South	130.18
Springsax Park	South	35.39
Pearlie Mae Butler Play Ground	South	0.48
Walker Ford Community Center	South	12.47
Speed Spencer Stevens Park	South	2.39
Coal Chute Park	South	1.27
Doug Burnette Park	South	0.74
Myers Park	North	42.00
Cascades Park	North	8.64
Lewis Park	North	0.61
Genevieve Randolph Park	North	0.61
Layafettte Park	North	20.77
Total Acreage		**282.65**

In addition to the city parks located inside the sector boundaries, public schools inside the sector offer open space and sports facilities. Nine additional city parks are located approximately a quarter mile from the border of the northern portion. There are no parks outside the western or southern border of the Southern Portion. The Fairgrounds add additional green space to the area southeast of the sector but there are currently plans to redevelop the fairgrounds. MAP 9 depicts the recreational resources of the sector.

MAP 9 NEIGHBORHOOD RECREATIONAL RESOURCES



Schools

In addition to the Florida Agricultural and Mechanical University (FAMU) there are four public schools located within the Sector: Bond Elementary, Nims Middle School, Pineview Elementary and Leon High School. These schools comprise approximately 83 acres of the Sector.

Stormwater

As a major infrastructure improvement project, the Capital Cascades Trail and stormwater project is being designed as a community amenity and to provide stormwater relief to areas adjacent to the trail. Flooding along Franklin Boulevard was part of the initial concern that sparked the project over 10 years ago. Much of the future site for the Capital Cascades Trail and stormwater project lies in the 100-year flood plain. Improvements to the existing ditch and drainage network along the future site will help prevent flooding as well as provide aesthetic improvements to the area.

Both wetlands and the 100-year flood plain are features in the Ridge Road neighborhoods and the neighborhoods near Emory Court and Dupont Drive. City engineers have analyzed Ridge Road and ranked the project according to criteria that considers flooding in residential areas. Stormwater issues have also been addressed in Jasmine Estates. Homes have been acquired and relocated on Notre Dame, Tropicaire, and Fleetwood. Improvements for flooding in Emory Court and Dupont Drive area have been made. The planning phase of the project will be underway in 2005 and followed by engineering design, land acquisition, and the construction of the improvements over the next 5 years. Non-appropriated programmed CIP funding currently projects $2,550,000 in improvement costs.

Capital Cascade Sector Plan

Public Involvement in the Sector Planning Process

The sector planning process is driven by citizen participation. The opinions, desires, needs, and ideas of participants are used to focus the scope of the sector plan by identifying the issues and concerns of the community. Planning Department staff used public participation input to analyze the sector and draft recommendations.

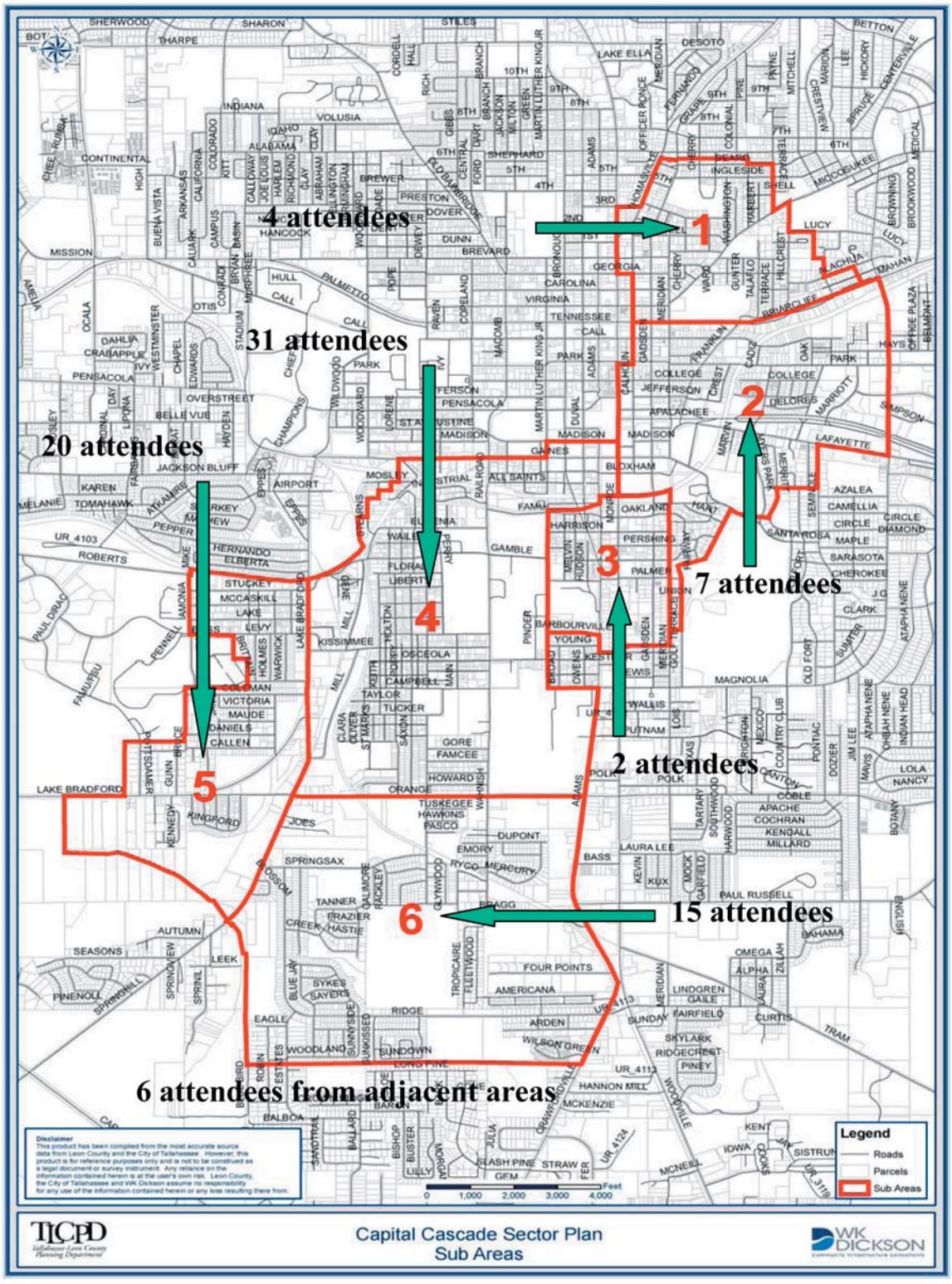
Three community workshops were held during the creation of the Capital Cascades Sector Plan. The first community workshop focused on gathering participant comments and ideas through a series of exercises. The second community workshop was used as an opportunity to communicate the outcome of the first workshop back to the community and to gather additional ideas and comments. The final recommendations of the Sector Plan were then presented to the community at a third workshop. The following is a summary of the three community workshops held in order to create the Capital Cascades Sector Plan.

The First Community Workshop, August 24th 2004

The sector planning process began by asking the community how they wanted their local community to function and look based on the unique characteristics and resources currently in the sector and the resident's needs and desires for the future of community. During the first community workshop held on August 24th , 2004, 85 citizens who owned property througthout the sector (see Map 10) voiced their ideas and opinions about the sector and hundreds of comments were categorized into five priority issue areas:

- Infrastructure;
- Land Use / Urban Design;
- Neighborhood Aesthetics / Quality of Life;
- Community Safety; and
- Education.

Map 10


4 attendees
31 attendees
20 attendees
7 attendees
2 attendees
15 attendees
6 attendees from adjacent areas
1
2
3
4
5
6
Legend
Roads
Parcels
Sub Areas
Capital Cascade Sector Plan
Sub Areas

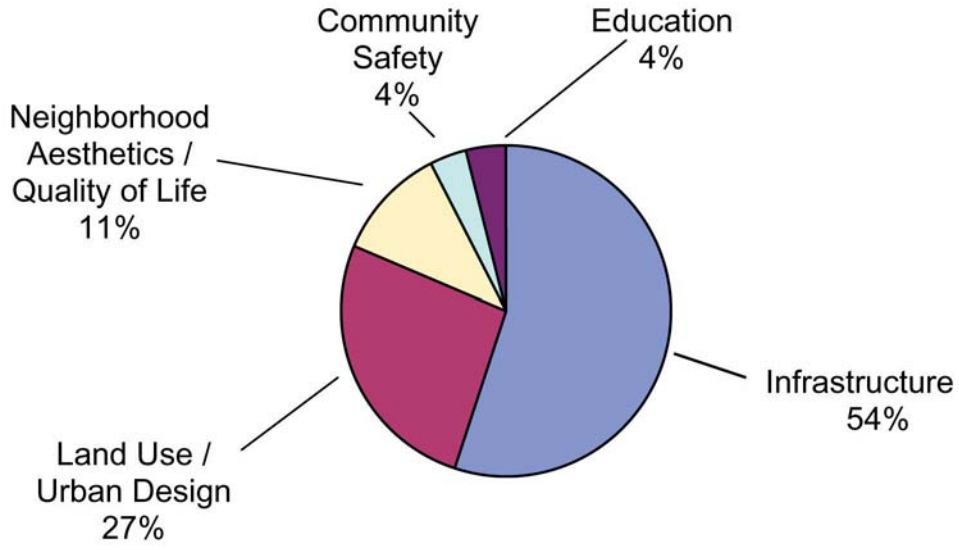
During the first exercise citizens were ask to provide written comments on their desires and concerns for improvements of the physical environment of the sector.

Table S:

Priority Issues	Number of Comments
Infrastructure	124
Land Use / Urban Design	60
Neighborhood Aesthetics / Quality of Life	25
Community Safety	8
Education	9
Total Number of Written Comments	226

A majority of the comments involved infrastructure issues including parks and recreation, roads, and stormwater / utilities. Infrastructure comments accounted for 54 percent of the 226 total comments collected in the first exercise. (See Appendix A)

Figure 1



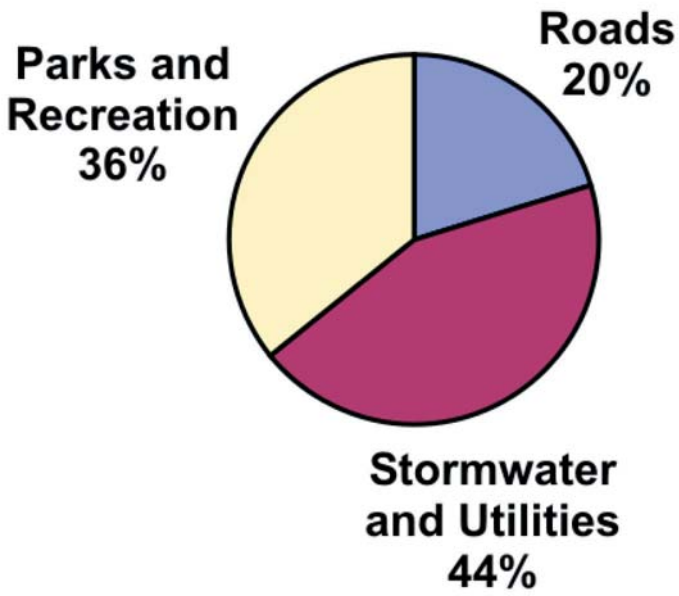
The second exercise involved the participants to vote for the priority issue that most concerned them after an open floor discussion. The following exhibit illustrates the outcome of the vote.

Table T:

Priority Issues	Number of Votes
Infrastructure	33
Land Use / Urban Design	12
Neighborhood Aesthetics / Quality of Life	9
Community Safety	1
Education	0
Total Number of Votes	55

Infrastructure issues involving roads, parks and recreation, and stormwater again received the majority of the votes.
(See Appendix A)

Figure 2



The Second Community Workshop, September 28th 2004

The second community workshop was held on September 28th, 2004. During this workshop Planning Department Staff interacted with the community to verify the five priority areas that were developed during the first community workshop. Attendees confirmed that these priority areas were valid and emphasized the importance of the education priority issue.

The Third Community Workshop, March 31st 2005

The final workshop with the community was held on March 31st, 2005 at the Bond Community Health Center. There were 37 citizens who lived or operated businesses in the south portion of the sector while no residents from the northern portion attended.

During this workshop, Planning Department Staff presented a brief overview of the previous workshops including the 5 priority areas. The staff provided information gathered from various city departments and agencies describing the ongoing and future infrastructure projects that are consistent with the concerns of the sector residents. Recommendations to address the 5 priority issues were also communicated to the attendees. Also, the preliminary design for the Capital Cascade Trail was illustrated and presented along with a strategy to maximize the utility of the future amenity in ways that are consistent with the priority issues including connectivity to schools and parks, a possible overlay zoning category to create a desirable urban design, and the attraction of compatible commercial uses.

Other Meetings

The Sector Plan will also be presented to the Planning Commission, City Commission and County Commission for review and approval.

Capital Cascade Sector Plan

Plan Reconciliation

There are several other planning initiatives and existing plans that have implications for the Capital Cascade Sector Plan. One of the main objectives of this Sector Plan was to coordinate the Capital Cascade Trail with other planning initiatives such as the Gaines Street Redevelopment Plan, Providence Neighborhood Plan, South Monroe Street Sector Plan, FAMU Master Plan, and/or other neighborhood oriented planning initiatives.

South Monroe Sector Plan

The Capital Cascades Trail project crosses Monroe Street at the northern boundary of the South Monroe Street Sector Plan area. Gasden Street also connects the South Monroe area into Capital Cascades Park. The South Monroe Sector Plan recognizes a connection to the Capital Cascade Trail project and Cascades Park by recommending upgrades in landscaping and appearance along Monroe, Adams and Gadsden Streets. These recommended improvements are intended to create a gateway/entrance both into the downtown and South Monroe. The Plan recommends that these improvement concepts be consistent with any design plans for the Capital Cascades Trail project and Capital Cascades Park project.

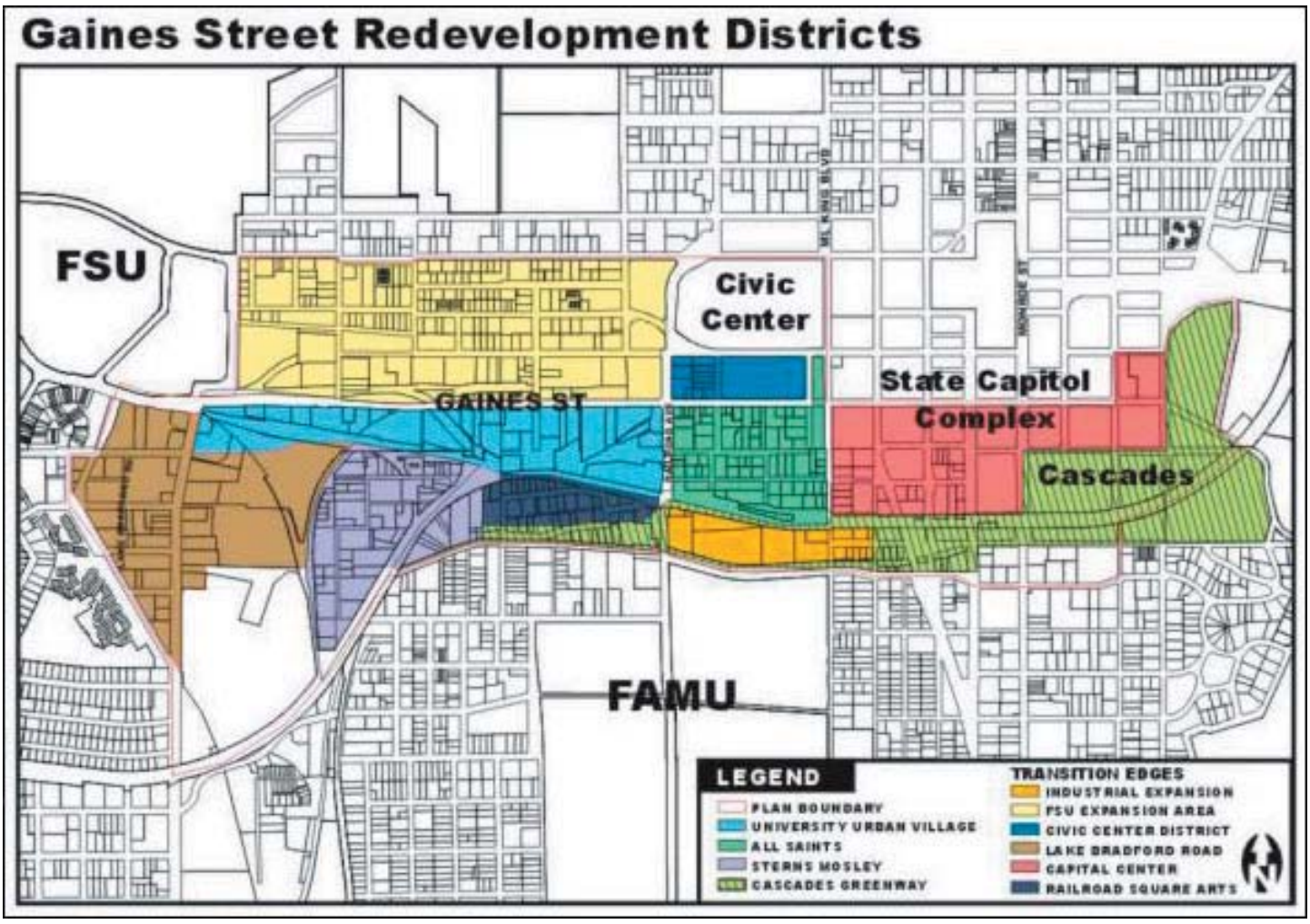
FAMU Master Plan

The City of Tallahassee and Blueprint 2000 staff met and presented to the FAMU Board of Trustees the extension of FAMU Way as the connection of the northern edge of Florida A&M to the Capital Cascades Trail. FAMU Way is envisioned as a heavily landscaped two-lane road that is a perimeter road for the campus as well as a landscaped entrance into Downtown. The road would also provide needed additional capacity for Gaines Street. The Florida A&M Board of Trustees approved FAMU Way as it was presented to them and they wanted to have an active role in the design of the roadway. Their main concern was to ensure the road is a connection to the activities along Gaines Street instead of acting as a barrier. At the next update to the Florida A&M Master Plan the plan will be amended to include this shared boundary with Capital Cascades.

Gaines Street Corridor Plan

The Gaines Street Corridor Plan encompasses the segment of Gaines Street from Meridian Street to Eppes Drive and much of the adjacent land to the north and south of the street. This area is located between the campuses of Florida State University (FSU) and Florida Agricultural and Mechanical University (FAMU). Downtown Tallahassee is located to the northeast of the area while the southwest and southeast are bordered by residential neighborhoods. (SEE MAP 11)

MAP 11


Gaines Street Redevelopment Districts
FSU
Civic Center
GAINES ST
State Capitol Complex
Cascades
FAMU
LEGEND
PLAN BOUNDARY
UNIVERSITY URBAN VILLAGE
ALL SAINTS
STERNS MOSLEY
CASCADES GREENWAY
TRANSITION EDGES
INDUSTRIAL EXPANSION
FSU EXPANSION AREA
CIVIC CENTER DISTRICT
LAKE BRADFORD ROAD
CAPITAL CENTER
RAILROAD SQUARE ARTS

The Gaines Street Corridor Plan calls for land use changes that aim to improve the aesthetic quality of the corridor, promote redevelopment including residential and commercial development, improve connections between downtown, FAMU, and FSU, protect existing neighborhoods and resolve stormwater issues. Specific measures to revitalize the area include a proposed mixed-use design that incorporates pedestrian oriented elements such as improved sidewalks, landscaping, open space and green space, street level commercial uses, and an improved street network.

While the plan calls for the protection of residential neighborhoods, there are also redevelopment initiatives to create a University Urban Village along Gaines Street between the universities. The vision of the University Urban Village is to construct buildings 5 to 7 stories in height with apartments and condos above street-level commercial uses such as cafes, restaurants, shops, and other consistent residential services. Utilizing the space between FAMU and FSU while increasing the commercial opportunity and preserving the unique portions of the Gaines Street area such as Railroad Square will bring a positive change to the existing area and will enhance the quality of life for adjacent neighborhoods.

The Gaines Street Corridor Plan has significant ties with the Capital Cascade Sector Plan in that the "Cascade Greenway / Open Space Corridor" mentioned in the Gaines Street Corridor Plan refers to the second and third segments of the Capital Cascades Trail and Stormwater Project. The greenway is mentioned as the centerpiece of the future development concept for the Gaines Street area. The Gaines Street Corridor Plan envisions the greenway to function as a catalyst for redevelopment in the area, to be part of a community wide system of parks, greenways, and trails, and act as a natural stormwater drainage system. The trail not only is seen as a redevelopment tool but as a community amenity that aims to improve the quality of life for residents and preserve community and historic value in the area. These objectives are consistent with the goal of the Capital Cascade Priority Issues developed by the residents and business interests identified in the Capital Cascades Sector Plan.

The Gaines Street Corridor Plan lists significant objectives for the Stearns-Mosley Neighborhood. This neighborhood lies east of the Elberta Crate regional stormwater facility, south of Gaines Street, and is completely bordered by CSX railroad tracks. As part of the Gaines Street Corridor Plan, revitalization of the neighborhood includes efforts to increase infill development, rehabilitate existing structures, and preserve the historic character by designing the area as an Historic Preservation Overlay Zone. The plan also suggests establishing guidelines that encourage new development to be compatible with the existing character of the area.

Current Leon County Property Appraiser data lists only 7 of the 23 single family residential structures still claim a Homestead Exemption suggesting many of the houses are either rented or vacant. Multifamily structures show signs of deterioration and blight,

overgrowth of vegetation, broken windows, and poor exterior conditions. The physical housing pattern is irregular with a lack of consistency between setbacks, structure design, and direction of building frontage. While redevelopment efforts including means to allocate CRA funding, promote infill development, and implementing mixed-use design standards, all of which could benefit the area, the recommendation to preserve structures based on historical significance seems inconsistent with the other goals in the Gaines Street Corridor Plan and the recommendations in the Capital Cascades Sector Plan.

Bicycle and Pedestrian Master Plan

The Tallahassee-Leon County Metropolitan Planning Organization (MPO) developed the Bicycle and Pedestrian Master Plan in an effort to promote the safety, connectivity and comfort of pedestrians and bicyclists. The function of the plan is offer guidance for pedestrian and bicycle path improvements over the next 20 years. The goal of the plan is to connect people to jobs, shopping, schools, medical needs and social activities in ways that do not require automobiles. Also included in the scope of the plan is to provide a strategy to connect existing and current parks and facilities, improve school sidewalk connectivity, promote health, and use the amenities to attract and retain younger "knowledge workers", all of which are consistent with the goals of the Capital Cascades Sector Plan.

The Bicycle and Pedestrian Master Plan lists 110 transportation projects and ranks them in order of community priority. Of the 110 projects, 28 have significance in the Capital Cascades Sector Plan. These projects are described in Table U below These community priorities are consistent with the priority issues identified in the Capital Cascades Sector Plan. The Bicycle and Pedestrian Master Plan lists the $12 million Access to Schools program as the highest priority which is implemented countywide. The following Table lists the proposed projects that intersect with the Capital Cascades Sector. MAP 12 depicts the location of the capital Cascade Trail in relationship to existing sidewalks, schools and other community facilities.

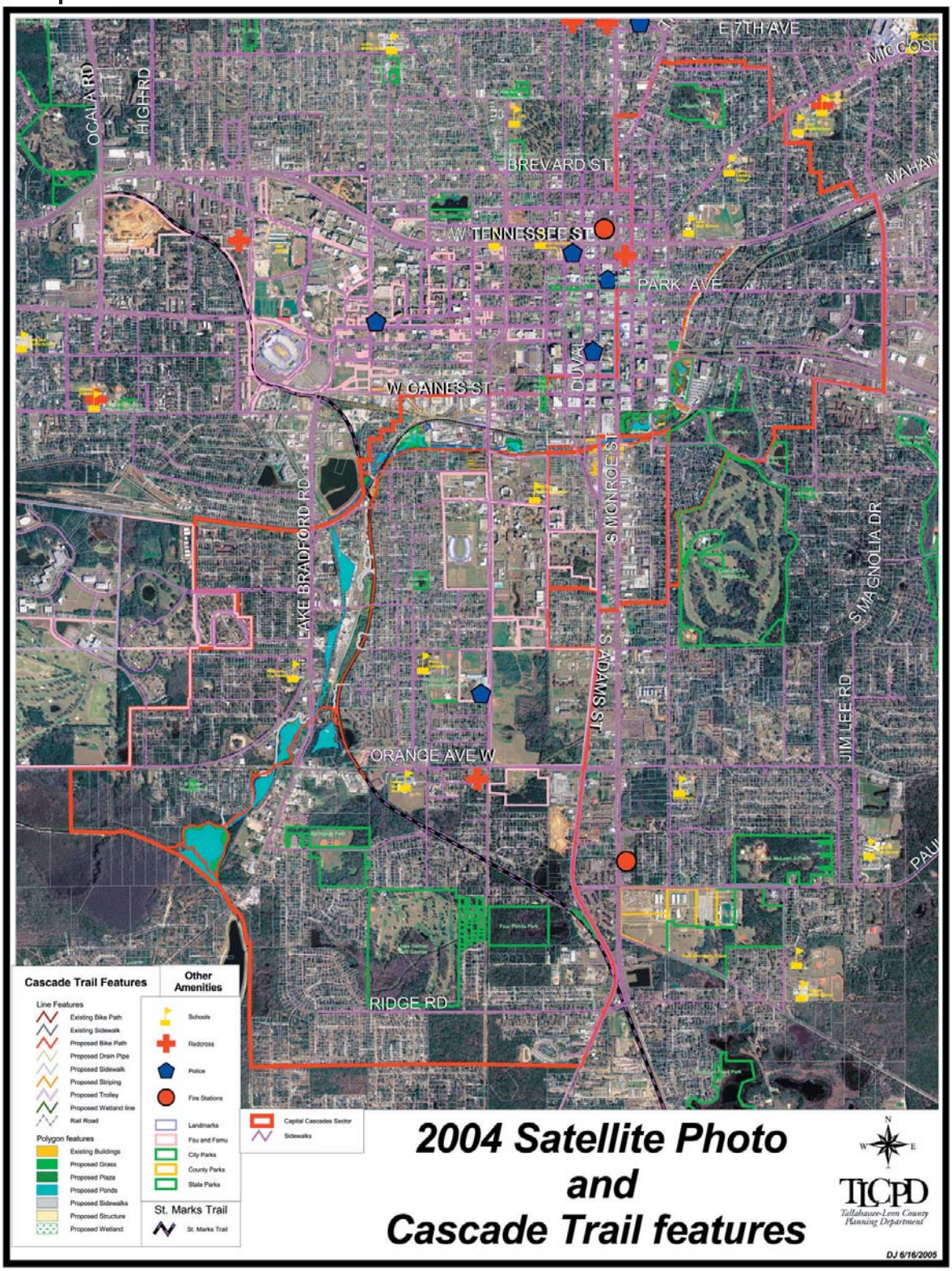
TABLE U

Project Description / Location	Type of Improvement	Miles of Improvements	Community Priority Rank	Cost Estimate
St Marks Extension	Shared-Use Path	1.2	5	$ 546,390
MLK Blvd: Monroe to FAMU	Bicycle Route	2.5	6	$ 703,300
Tennessee St. : Ocala to Magnolia	Multiple Improvements	3.4	8	$ 80,000
Tennessee St. : Dewey to Franklin	Multiple Improvements	1.3	10	$ 3,815,852
Orange Ave	Reconstruct	2.7	11	$ 8,742,000
Park: Copeland to CC	Bicycle Route	3.9	12	$ 376,962
Lake Bradford Rd: Orange to Springhill Rd.	Mill, Resurface, Restripe	0.7	14	$ 386,025
Brevard: Tennessee St. to Miccosukee	Mill, Resurface, Restripe	1.9	17	$ 1,045,950
Magnolia: 7th to Apalachee	Mill, Resurface, Restripe	1.4	18	$ 788,786
Paul Russell Rd	PASS	0.2	22	$ 4,806,560
MLK : FAMU Way to Palmetto	PASS	0.8	23	$ 3,255,120
Meridian Bike Route	Bicycle Route	10.2	24	$ 84,298
Neighborhood Streets: FAMU area	Sidewalks	6.1	36	$ 14,083,296
Coleman-Walcott	Sidewalks	0.4	37	$ 887,040
Monroe: Virgina to Apalachee	Mill, Resurface, Restripe	0.5	39	$ 295,097
St Augustine: Stadium to Meridian	Mill, Resurface, Restripe	1.5	41	$ 827,835
Innovation Trail	Shared-Use Path	2.0	42	$ 940,538
Call Copeland to Satsuma	Bicycle Route	1.5	43	$ 39,708
St. Augustine	Bicycle Route	0.8	44	$ 498
Springhill: Orange to GFA	Paved Shoulder	6.2	52	$ 763,805
Monroe: Apalachee to Magnolia	Reconstruction	1.3	53	$ 3,969,504
Miccosukee Meridian to Magnolia	Mill, Resurface, Restripe	1.1	54	$ 710,889
Wahnish	Bicycle Lanes	0.7	56	$ 87,130
Adams: Gaines to Magnolia	Mill, Resurface, Restripe	1.1	58	$ 608,046
Apalachee: Monroe to frontage	Sidewalks	0.5	60	$ 1,073,680
Tennessee: Franklin to Magn	Mill, Resurface, Restripe	0.6	66	$ 400,421
Apalachee to Lafayette	Shared-Use Path	0.1	68	$ 51,837
Gaines: Myers Park Circle	Bicycle Lanes	1.1	79	$ 131,929
Lucy and Hillcrest	Sidewalks	0.5	84	$ 1,026,432

Together, the projects that have intersect or are contained within the Capital Cascades Sector total an estimated $50 million in improvements.

The Capital Cascades Trail attained committed funding at the time the Bicycle and Pedestrian Master Plan was adopted. The project is listed in the plan as such.

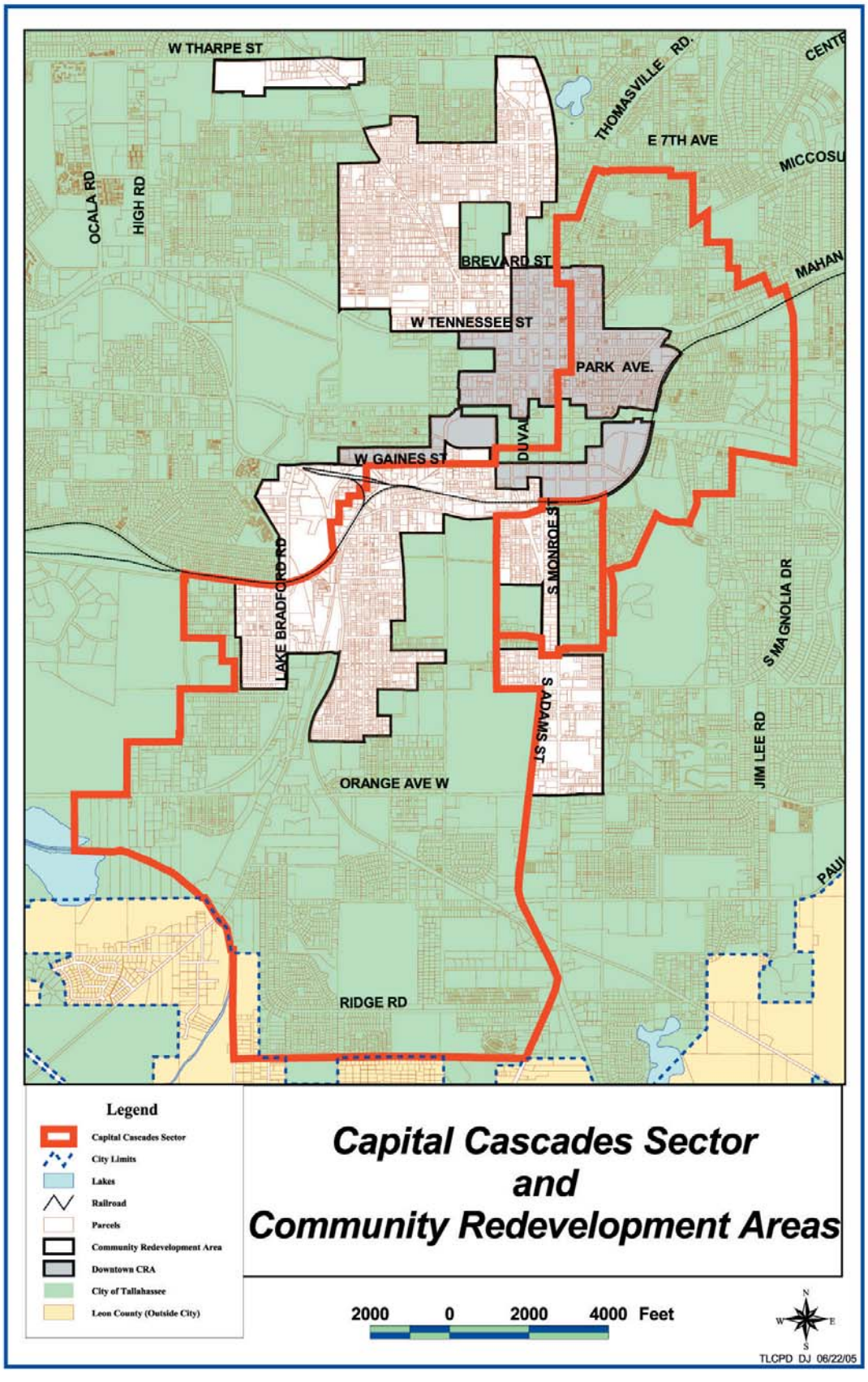
Map 12


E 7TH AVE
OCALA RD
HIGH RD
BREVARD ST
W TENNESSEE ST
PARK AVE
DUVAL
W GAINES ST
LAKE BRADFORD RD
S MONROE ST
S ADAMS ST
MAGNOLIA DR
JIM LEE RD
ORANGE AVE W
RIDGE RD
Cascade Trail Features
Line Features
Existing Bike Path
Existing Sidewalk
Proposed Bike Path
Proposed Drain Pipe
Proposed Sidewalk
Proposed Striping
Proposed Trolley
Proposed Wetland line
Rail Road
Polygon features
Existing Buildings
Proposed Grass
Proposed Plaza
Proposed Ponds
Proposed Sidewalks
Proposed Structure
Proposed Wetland
Other Amenities
Schools
Redcross
Police
Fire Stations
Landmarks
Fsu and Famu
City Parks
County Parks
State Parks
St. Marks Trail
St. Marks Trail
Capitol Cascades Sector
Sidewalks
2004 Satellite Photo and Cascade Trail features
TLCPD
Tallahassee-Leon County Planning Department
DJ 6/16/2005

Tallahassee Downtown Community Redevelopment Plan and CRA

The Tallahassee Downtown Community Redevelopment Plan was created in order to address the nature and function of downtown Tallahassee. The plan sets 8 objectives, 50 action strategies, and 37 redevelopment proposals that involve the downtown area. The area is made up of 5 geographic sub-areas including, North Monroe, Downtown Core, Franklin Boulevard, Gaines Street, and Capital Cascades. Of those areas, the 3 that overlap with the Capital Cascades Sector are Franklin Boulevard, Gaines Street, and Capital Cascades. Map13 depicts the Tallahassee Downtown Redevelopment Areas and the Capital Cascades Sector.

Map 13


W THARPE ST
THOMASVILLE RD.
E 7TH AVE
OCALA RD
HIGH RD
BREVARD ST
W TENNESSEE ST
PARK AVE.
W GAINES ST
DUVAL
S MONROE ST
LAKE BRADFORD RD
S ADAMS ST
S MAGNOLIA DR
JIM LEE RD
ORANGE AVE W
RIDGE RD
MAHAN
Legend
Capital Cascades Sector
City Limits
Lakes
Railroad
Parcels
Community Redevelopment Area
Downtown CRA
City of Tallahassee
Leon County (Outside City)
Capital Cascades Sector
and
Community Redevelopment Areas
2000 0 2000 4000 Feet
N
W
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S
TLCPD DJ 06/22/05

The Franklin Boulevard Sub-Area consists of older single-family homes and a mixture of multi-family dwellings. Existing zoning along Franklin Blvd. supports the current mix of office and residential uses. Poor stormwater drainage, deficient sidewalks, and street and pedestrian lighting condition were among the top issues identified in the Downtown Community Redevelopment Plan. Other concerns that were identified in the planning process include deterioration of single and multifamily structures. Like the Downtown Community Redevelopment Plan, the Capital Cascades Sector Plan suggests the Capital Cascades Trail and stormwater project will address infrastructure concerns while neighborhood planning efforts offer the means to address housing concerns. Also, construction of the Capital Cascades Trail will create an neighborhood asset that will promote redevelopment efforts.

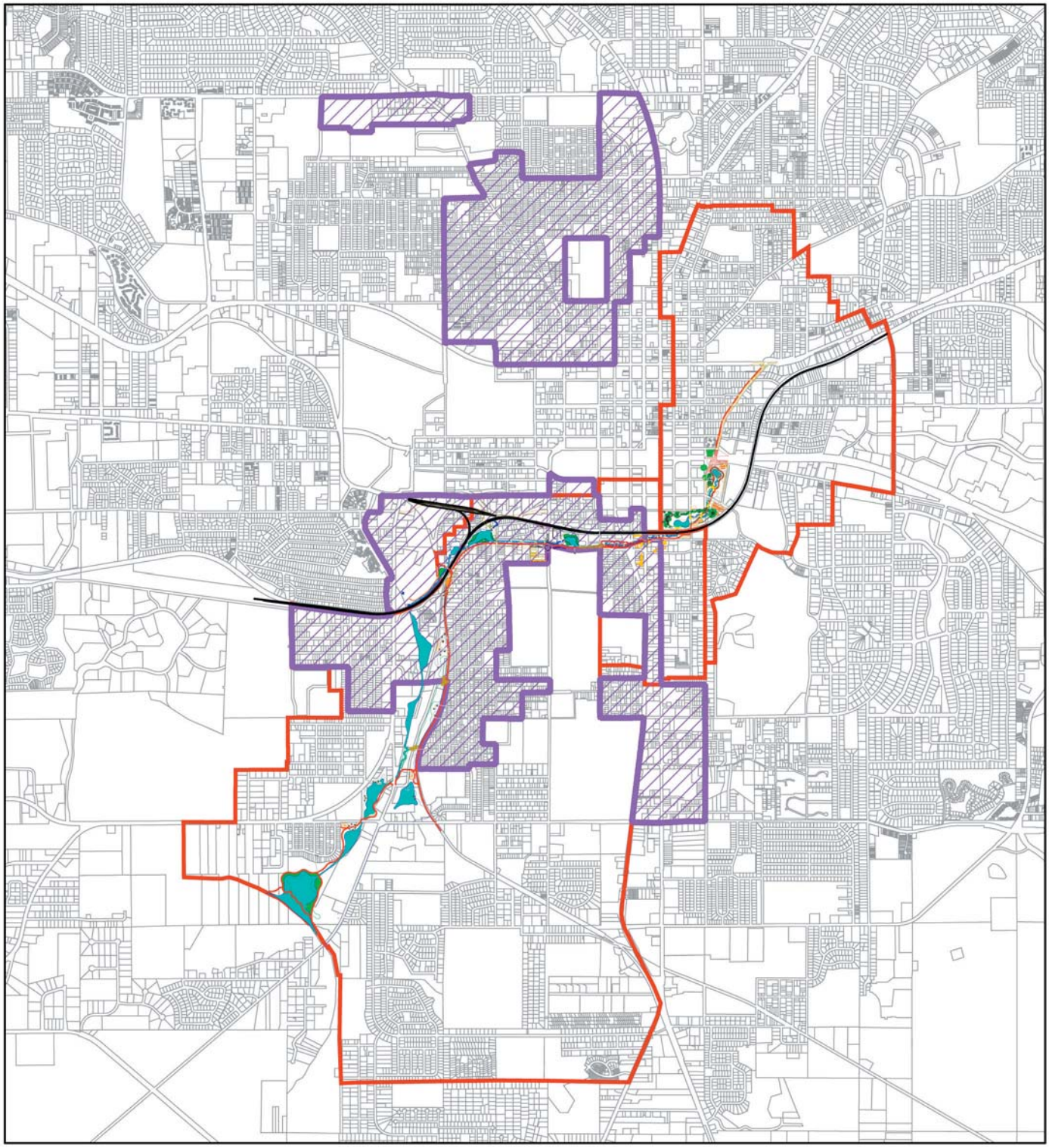
Concerns and opportunities on Gaines Street were similar in both the Downtown Community Revitalization Plan and the Gaines Street Corridor Plan. The Gaines Street Sub-Area, as defined by the Downtown Community Revitalization Plan, was identified as have inadequate pedestrian connectivity and sidewalk features, vacant underutilized buildings, a lack of parking, and deteriorating warehouse structures. Opportunities include the ability to master plan the area to implement the vision of major activity generators. Also, the incorporation of present assets such as the Railroad Square art district, unique architecture, and structurally sound warehouses are shared visions of both plans. Integrated student housing and commercial opportunities offer a new functional definition to the area. While the Capital Cascades Sector Plan does not include land north of Gaines Street, the vision of this area, as laid out in the Downtown Community Redevelopment Area Plan and the Gaines Street Corridor Plan, will be enhanced by the Capital Cascades Trial and stormwater project.

The City of Tallahassee established the Tallahassee Community Redevelopment Areas (CRA) in 1998 to help revitalize several urban areas near the core of the city. The Community Redevelopment Areas (see Map14) are located in Frenchtown and on the south side of the City along Monroe Street, Gaines Street and Lake Bradford Road.

The Capital Cascades Sector encompasses a large portion of the Southside CRA. Part of Gaines Street, the Stearns Mosley Neighborhood, the Providence Neighborhood, and the Bond Neighborhood fall within both the sector and CRA boundaries. The advantage of developing a CRA, in part, includes the availability of special incentives that can be used to attract commercial, industrial, and office development to the area using Tax Increment Financing (TIF). . It is possible that State funds for environmental clean up of brownfields can be levied through the CRA. The flexibility of CRA provides opportunity to create a uniform effort that is consistent with the public initiatives provided in the sector plan. Efforts to analyze property near Gaines Street are currently underway.

MAP 14

CRA BOUNDARY

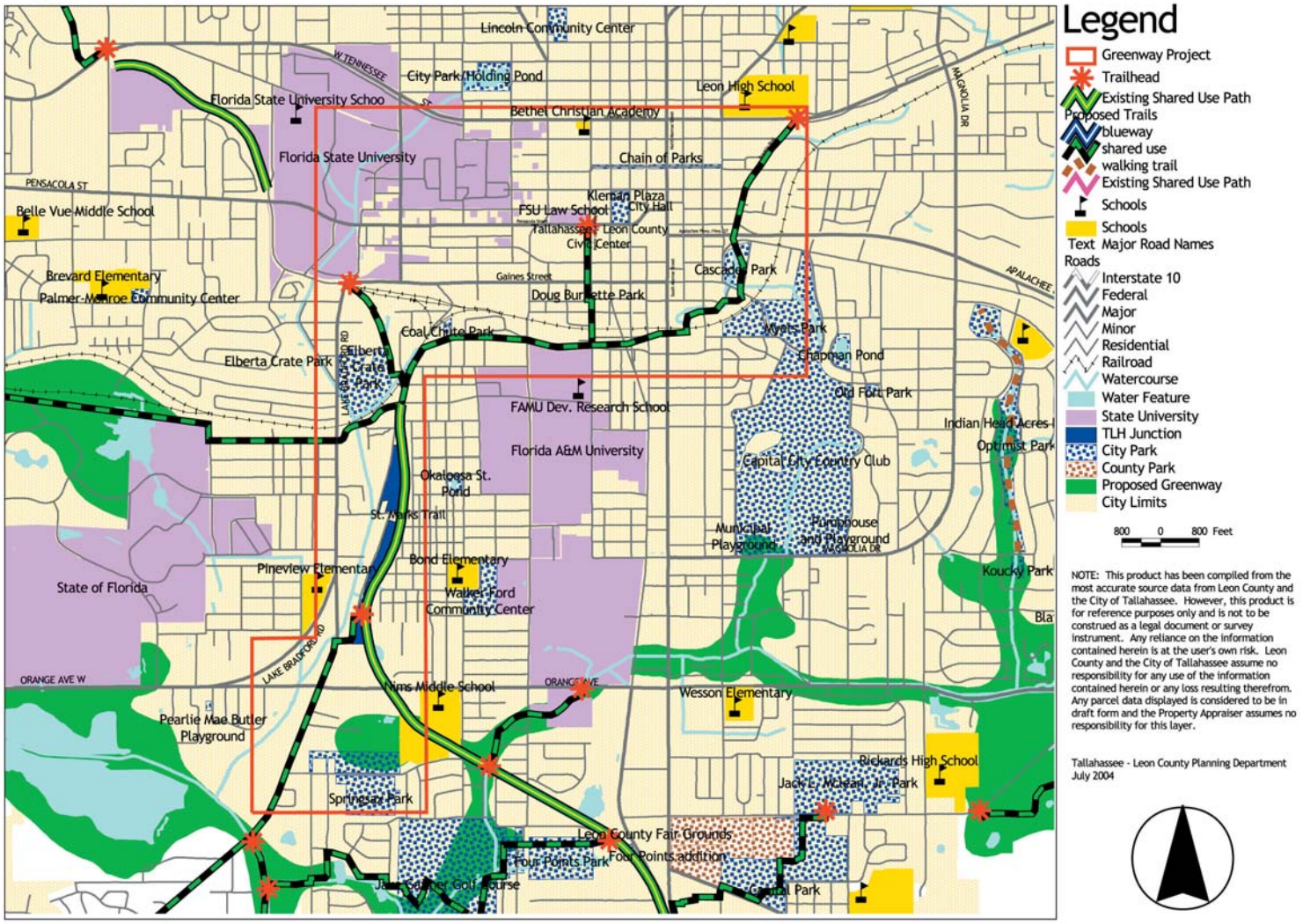


Tallahassee-Leon County Greenways Master Plan

The Tallahassee-Leon County Greenways Master Plan provides a long-term vision for the local greenway system and provides recommendations for land acquisitions that create greenway trail network throughout the county. The plan identifies and prioritizes 17 discrete greenway projects. The plan lists two greenways that are consistent with the Capital Cascades Trail, illustrated as the Lower Capital Cascades Greenway and the Upper Capital Cascades Greenway. The Upper Capital Cascades Greenway (see Map 15) is a conceptualization of the Capital Cascades Trail north of Orange Avenue, designed through Blueprint 2000. It represents the same concepts and objectives currently underway such as increasing connectivity between schools, universities, activity centers, shopping areas, and residential neighborhoods, including quality architectural features in amenities such as seating and hardscaping, and restoring contamination within Cascades Park. All of these objectives are addressed within the scope of the current Blueprint 2000 project scope and supported by the Capital Cascades Sector Plan.

MAP 15

Upper Capital Cascades Greenway



The Lower Capital Cascades Greenway (see Map16) differs from the proposed Blueprint 2000 trail concept, specifically Segment 4. The Greenway Master Plan envisions the Lower Capital Cascades Greenway branching off of the northern section near the Mill Street and Orange Avenue intersection, following Springhill Road south, re-connecting to Munson Slough, and continuing south to Lake Munson.

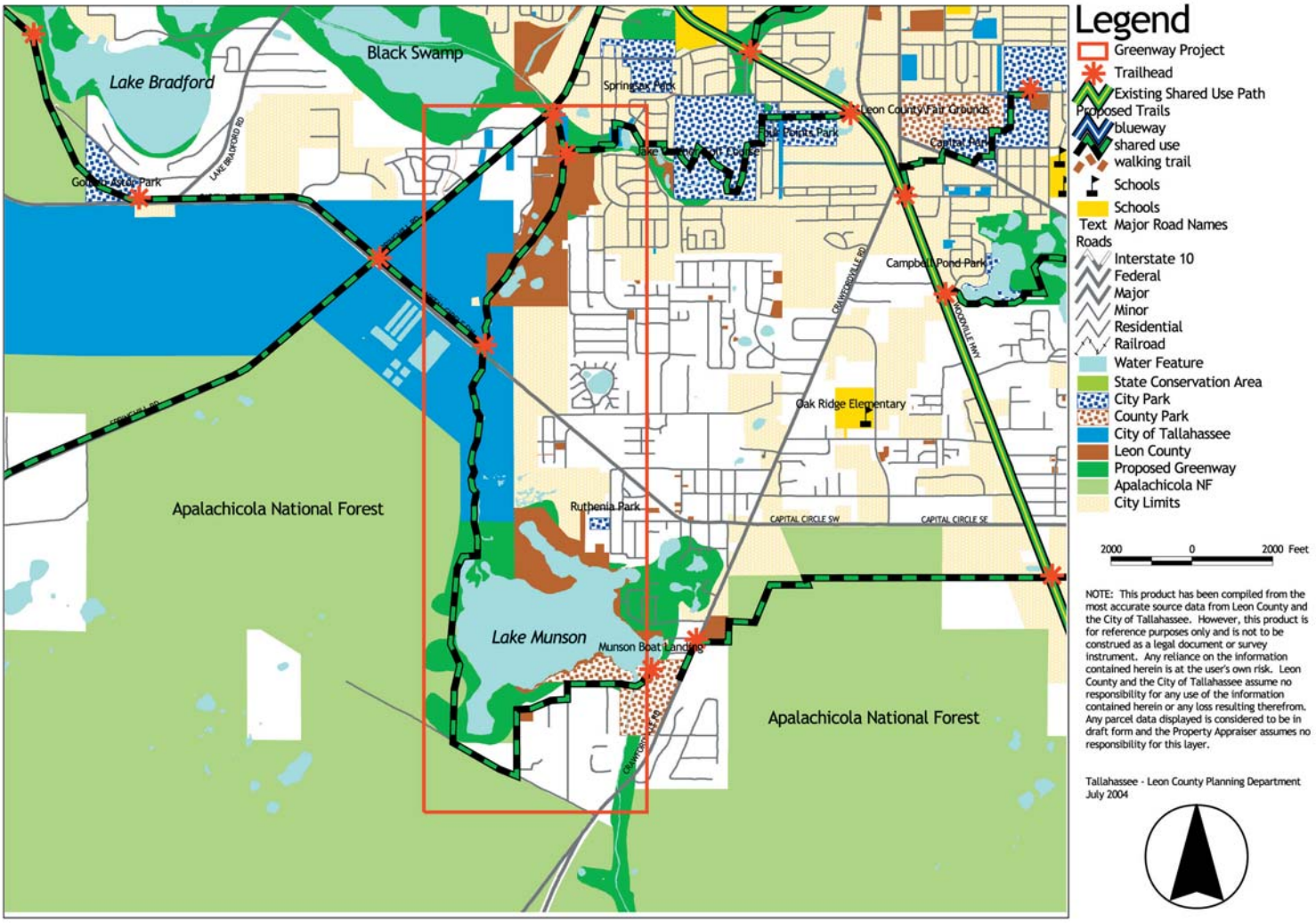
The approved Capital Cascades Trail, Segment 4 branches from Mill Street in the same location, but crosses Springhill Road and follows the existing stormwater ditch towards the Black Swamp. The approved Blueprint trail circles the Black Swamp and reconnects to Springhill Road where the project ends.

The Greenway Master Plan recommends the acquisition of a parcel near the proposed Blueprint 2000 project end-point that would be used to connect the Capital Cascades Trail to Jake Gaither Golf Course, Four Points Park, and the St. Marks Trail. The proposed project is called the Dr. Charles Billings Greenway.

In order to utilize Segment 4 as a viable public amenity, it is recommended that the trail approved by Blueprint 2000 connect to the conceptualized Lower Capital Cascades Greenway and Dr. Charles Billings Greenway as identified in the Greenways Master Plan. It is also recommended that steps to acquire and implement the construction of those greenways be given priority.

MAP 16

Lower Capital Cascade Greenway



Providence Neighborhood Renaissance Plan

The 2003 Providence Neighborhood Renaissance Plan addresses 14 specific issue areas identified by Providence Neighborhood residents. The results from the plan are beginning to take shape, including connectivity improvements, infrastructure improvements, and the construction of a community center. The goal of the plan is to provide guidelines that can help transform the community and neighborhood from a crime ridden and poorly maintained place to an aesthetically pleasing and viable neighborhood.

The issues deal with two dimensions of the neighborhood; the physical characteristics of houses, apartments, roads and businesses; and social issues and behaviors that affect the character of the neighborhood. The plan is focused on the neighborhood and speaks directly to residents and the Neighborhood Association. Because it is a small geographical area and because residents generally fall within the socio-economic class, the recommendations laid out in the plan provide specific means to address the issue areas identified by the residents. When dealing with a larger geographic area, both residents and neighborhood needs are more diverse due to the varying physical conditions of infrastructure and buildings, and a larger population. Even so, the recommendations of the Providence Neighborhood Renaissance Plan provide a valuable insight and should be used as an example for the kinds of efforts needed to address problems in several of the Capital Cascade Sector neighborhoods including Bond and Liberty Park.

Capital Cascade Sector Plan

Recommendations

V.1 Infrastructure Priority Issue Area

Recommendation #1 Continue to fund City stormwater projects

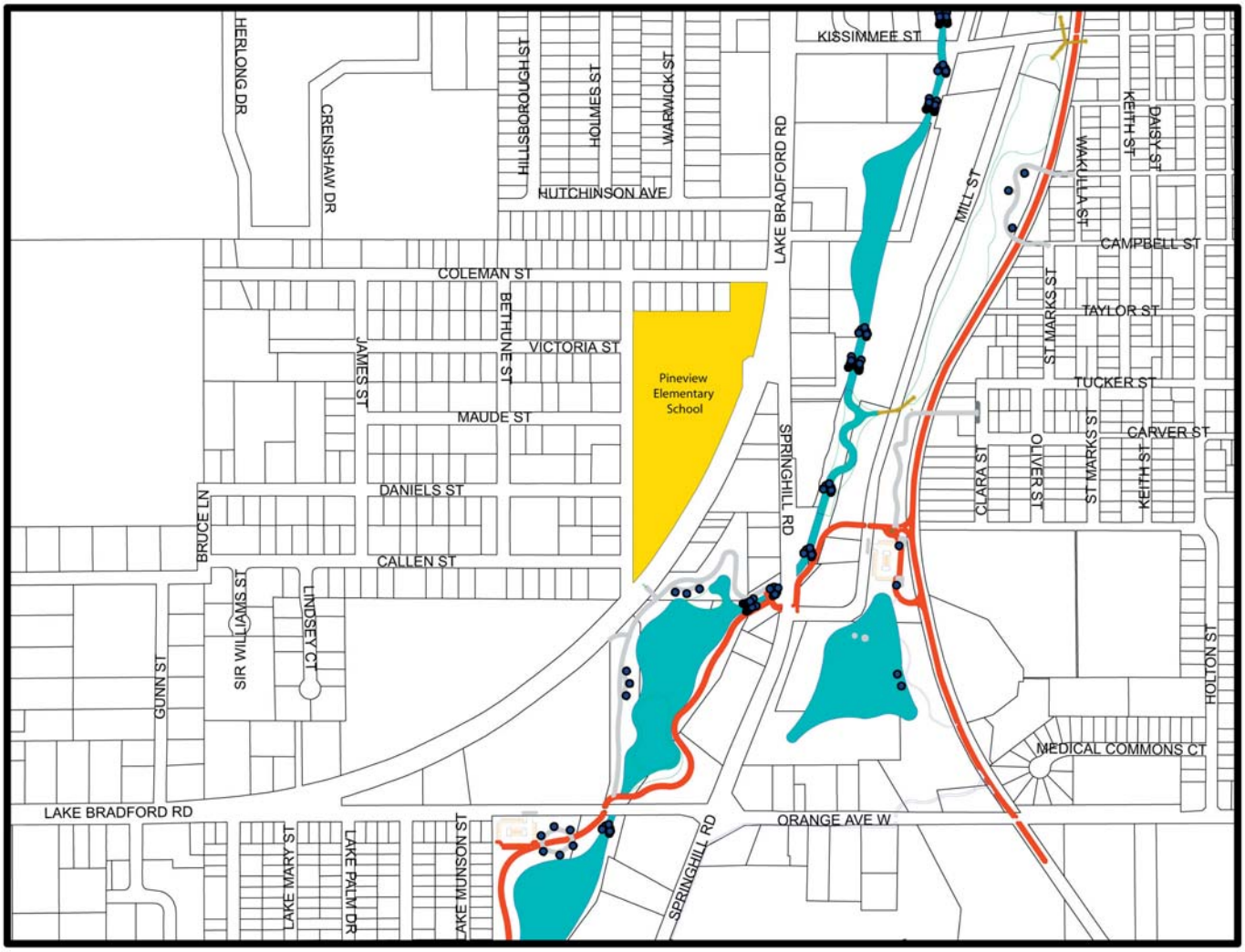
Several City stormwater projects have been accomplished within the Sector Plan area and many more have been identified. All of the stormwater issues that were presented by the public during the Sector Plan meetings have already been identified by City stormwater staff as being necessary.

Recommendation #2 Co-locate a City Park at Pineview Elementary School

Sector Plan participants from the Callen neighborhood identified the need for a children's park within or near the neighborhood. There is an opportunity to co-locate a recreational facility that could be accessed outside of school operation hours on the Pineview Elementary School site, located adjacent to the Callen neighborhood.

Recreational opportunities for younger children was identified by sector plan participants as one of the key issues.

The sector currently has many recreational facilities as identified in Part II of this report and there is a great potential for the Capital Cascade Trail to link many of the these resources.



Recommendation #3 Trail Linkages

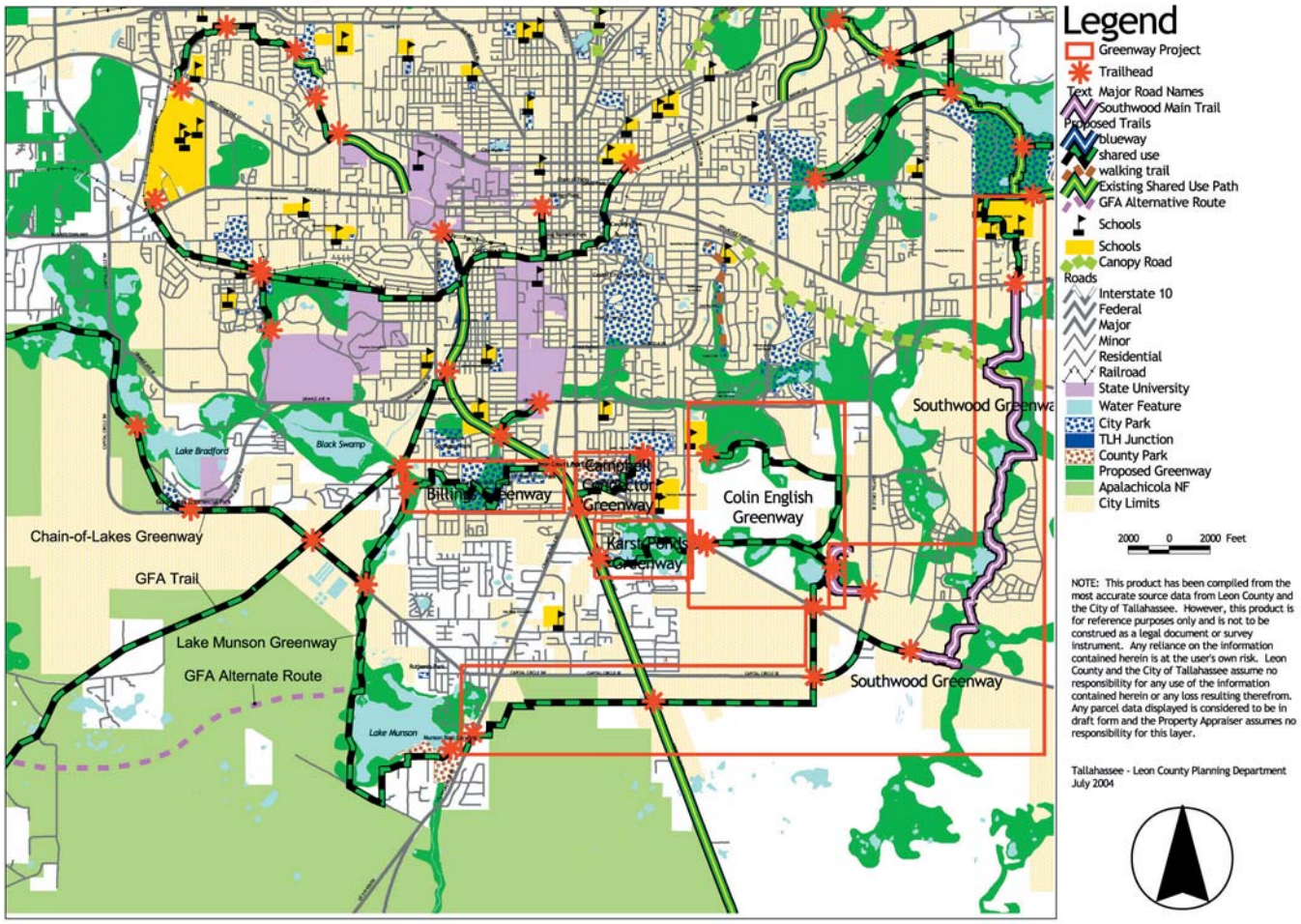
Planning staff recommends purchasing the Charles Billings Greenway as identified in the Greenways Master Plan. This would connect the Capital Cascade Trail through Jake Gaither Golf Course, Four Points Park, and the Leon County Fairgrounds to Paul Russell Road and eventually the Colin English tract greenway.

The Georgia-Florida-Alabama (GFA) trail is a conceptual greenway trail located along or near the old GFA railroad bed connecting Tallahassee with Carrabelle through Sopchoppy and a number of U.S. Forest Service recreational facilities, including Helen, Trout Pond, and Lost Lake. Although an alignment north of Lost Lake to the Tallahassee urban area has not yet been identified, the Greenways Master Plan indicates a route running near or along Springhill Road to Mill Street. However, the right of way along this road is limited, and there are no funds identified at this time to rebuild Springhill Road as a gateway into the Tallahassee urban area.

An alternative route could proceed eastward to Lake Munson and north along the proposed Lake Munson Greenway (identified in the Greenways Master Plan) to the County's Lake Henrietta regional stormwater retention pond, which would intersect the Dr. Charles Billings Greenway. The trail can then connect across Springhill Road to the proposed Capital Cascade Greenway Trail alignment along the Central Drainage Channel, terminating at Tallahassee Junction. The latter is the historical junction of the old St. Marks railroad line and the GFA. This park, recently purchased by the City of Tallahassee,19-acre will serve as a destination trailhead and local recreational facility. It will include several sculpted stormwater ponds, a trail system, parking area, and a sports court.

The GFA trail will intersect with the proposed six-mile long Chain-of-Lakes Greenway, which will run along a portion of the existing Capital Circle S.W. and westward around the south side of Lake Bradford and north around the Tallahassee Regional Airport into the Apalachicola National Forest to Silver Lake and beyond.

Southern Strategy Area Greenways



Recommendation #4 Recommend roadway and design related improvements to Orange Ave west of Monroe.

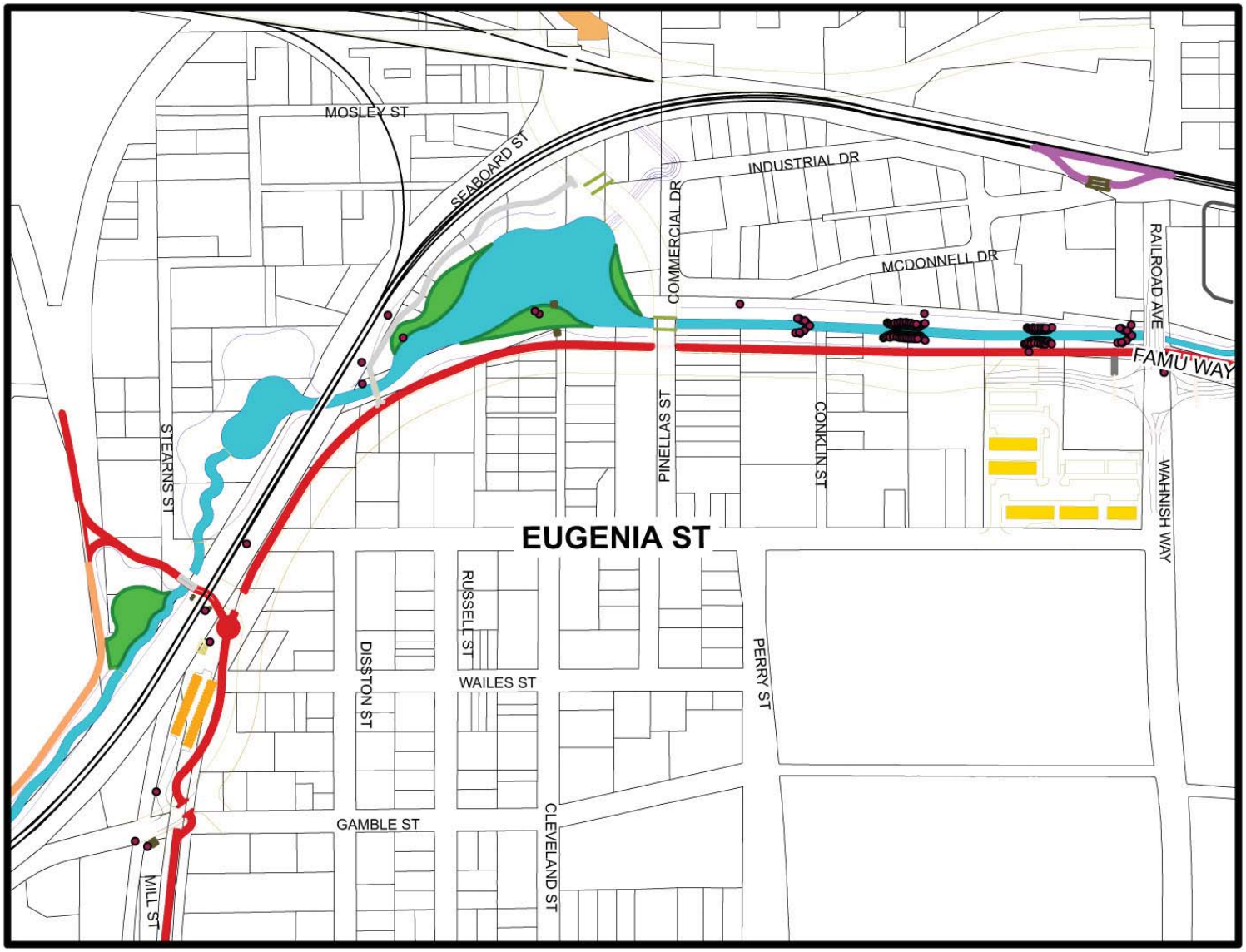
Orange Avenue is broken into three jurisdictions. Capital Circle, Southeast to Blair Stone Road is the responsibility of the City, from Blair Stone Road to Monroe Street is the responsibility of the County and from Monroe Street to Capital Circle, Southwest, the responsibility falls to the State of Florida. There was a Project Development and Environment (PD&E) Study completed in December of 1997 which called for a four-lane (expandable to six-lane) section from Wahnish Way to Capital Circle, Southwest. The four-lane would begin at Wahnish is because the section from Monroe Street to Wahnish Way is already a four-lane section. The expansion to six lanes would occur when the capacity of the road required such an expansion. However, all of the right-of-way would be purchased up front as though a six-lane section were being built.

Since 1997 the Orange Avenue project has been prioritized for design but has received no funding. The project is listed as priority number 16 for the Capital Region Transportation Planning Agency.

Should this project near funding, the Sector Plan recommendation is to ensure that the design of this roadway project is consistent with the design of Orange Avenue from Monroe Street west to Capital Circle and that care is taken to ensure a design that would be compatible with the goals of the Southern Strategy. Key design elements would be landscaping, bike lanes, sidewalks and neighborhood protection. Safety around Nims Middle School would also be of paramount importance. This recommendation may involve City or County involvement in the design and or maintenance of this roadway to ensure that an appropriate design is achieved and maintained.

Recommendation #5 Recommend traffic calming on Eugenia Rd.

Citizens participating in the Sector Plan process identified the need for traffic calming on Eugenia Road. This road is located north of FAMU and south of FAMU Way.



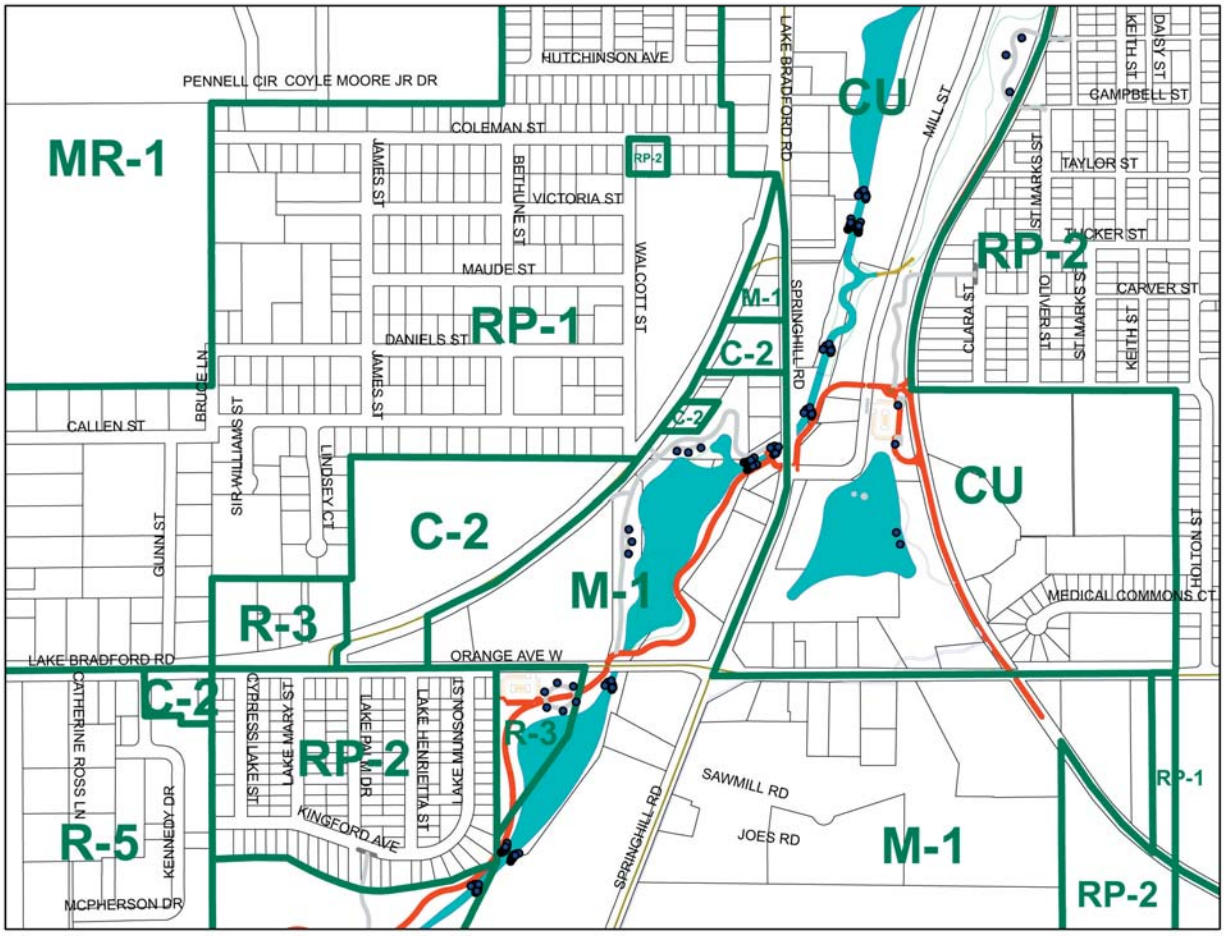
Recommendation # 6 Mass Transit stop improvements

Citizens participating in the Sector Plan process identified the need for mass transit stop improvements within the Sector Plan area. As part of the Sector Plan implementation process, Planning Department staff will work with Tal-tran to identify any needed improvements and prioritize improvements based on funding availability.

V.2 Urban Design Priority Issue Area

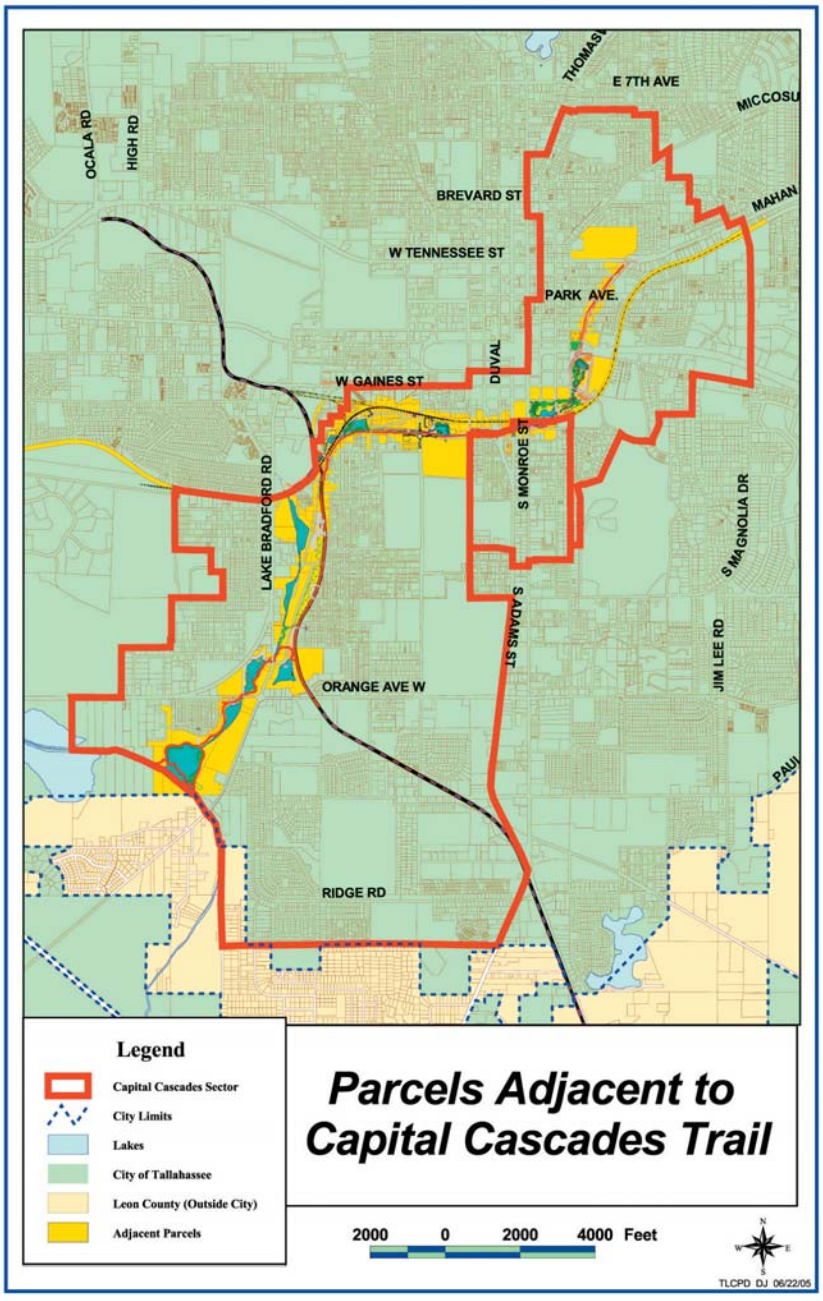
Recommendation #1 Promote commercial opportunities along Lake Bradford Rd. and Orange Avenue

Citizens participating in the Sector Plan process identified the need for more retail opportunities within the Sector and indicated that the ideal location for such uses would continue to be along Lake Bradford Road and Orange Avenue. A majority of the properties fronting along Lake Bradford Road are currently zoned Central Urban with the exception of some industrial (M-1) zoning located on the northwest corner of Lake Bradford Road and Orange Avenue. The portion of Orange Avenue located within the Sector has a mix of residential zoning districts (RP-1 and RP-2) and zoning districts that would allow for non-residential uses. There is a segment of under utilized Urban Pedestrian-1 (UP-1) zoning located near Nims Middle School on the north side of Orange avenue which would be ideal for redevelopment or better utilization as neighborhood friendly non-residential development. The northeast corner of Orange Avenue and Lake Bradford Road has a large segment of property zoned Central Urban. Located immediately south of the Central Urban area is a large segment of property zoned for industrial land uses.



Recommendation # 2 Encourage redevelopment along the Capital Cascade Trail through the implementation of a Capital Cascade Trail Overlay District

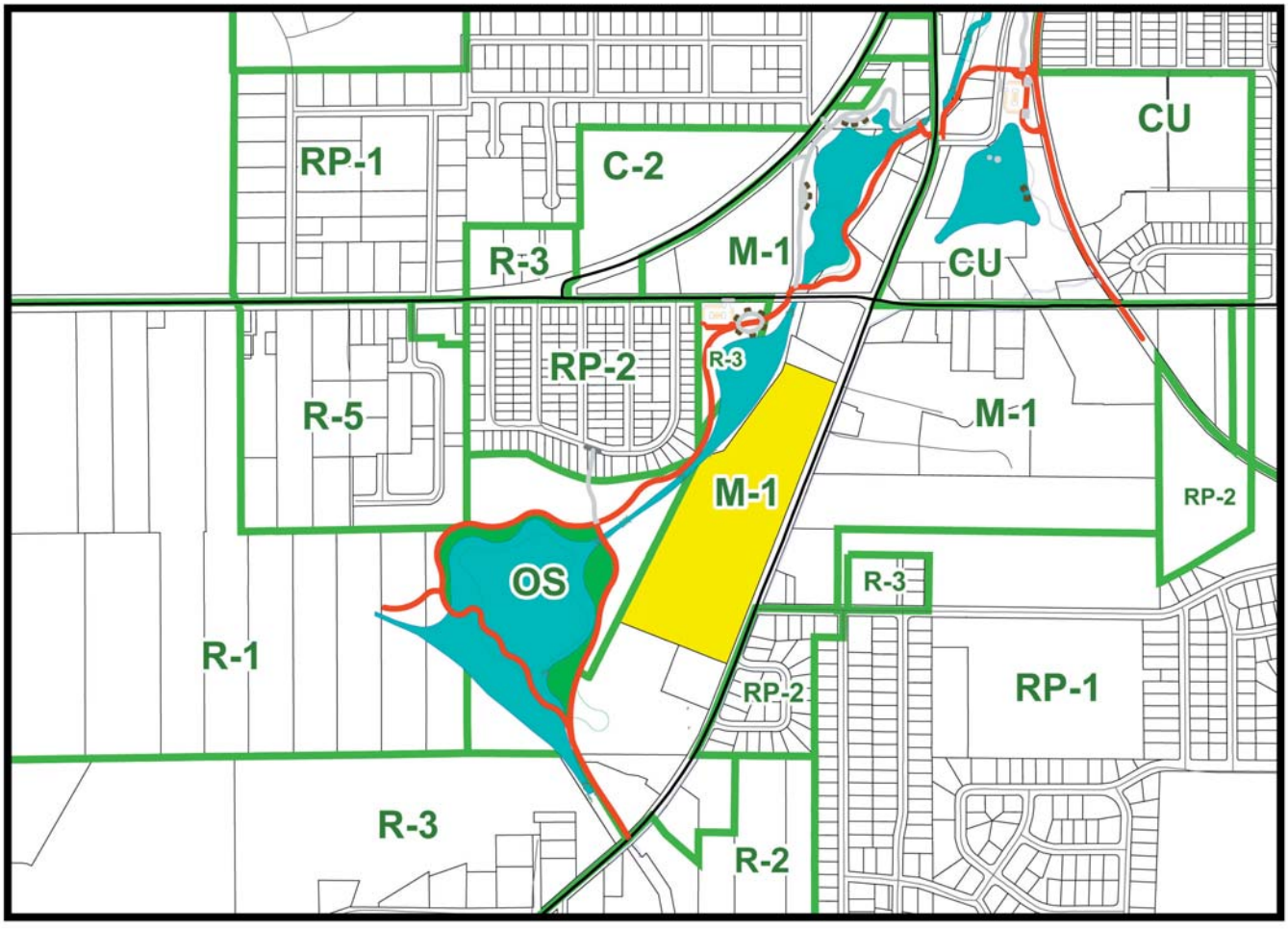
The Sector Plan recommends studying the feasibility of creating a Capital Cascade Trail Overlay District that could facilitate the redevelopment of some of the properties adjacent to the Trail. This Overlay district could include incentives for redevelopment such as a relaxed environmental regulatory framework, concurrency relief, and density bonuses or other incentives such as redevelopment funding.



Recommendation # 3 Relocate the Florida Department of Corrections Road Prison and Work Release Center or Design Trail to Compensate for this Land Use

Sector plan participants along with Planning Department staff recommended relocating the FDOC facilities located on Springhill Road directly adjacent to the proposed Trail location. If this relocation is not feasible, trail design in this area will be extremely important to the perception of safety for users of the trail. Design ideas include located a wall along the edge of the trail and water way or possibly a burm with landscaped buffering to shield trail users from the Work Release Center and Road Prison facilities.

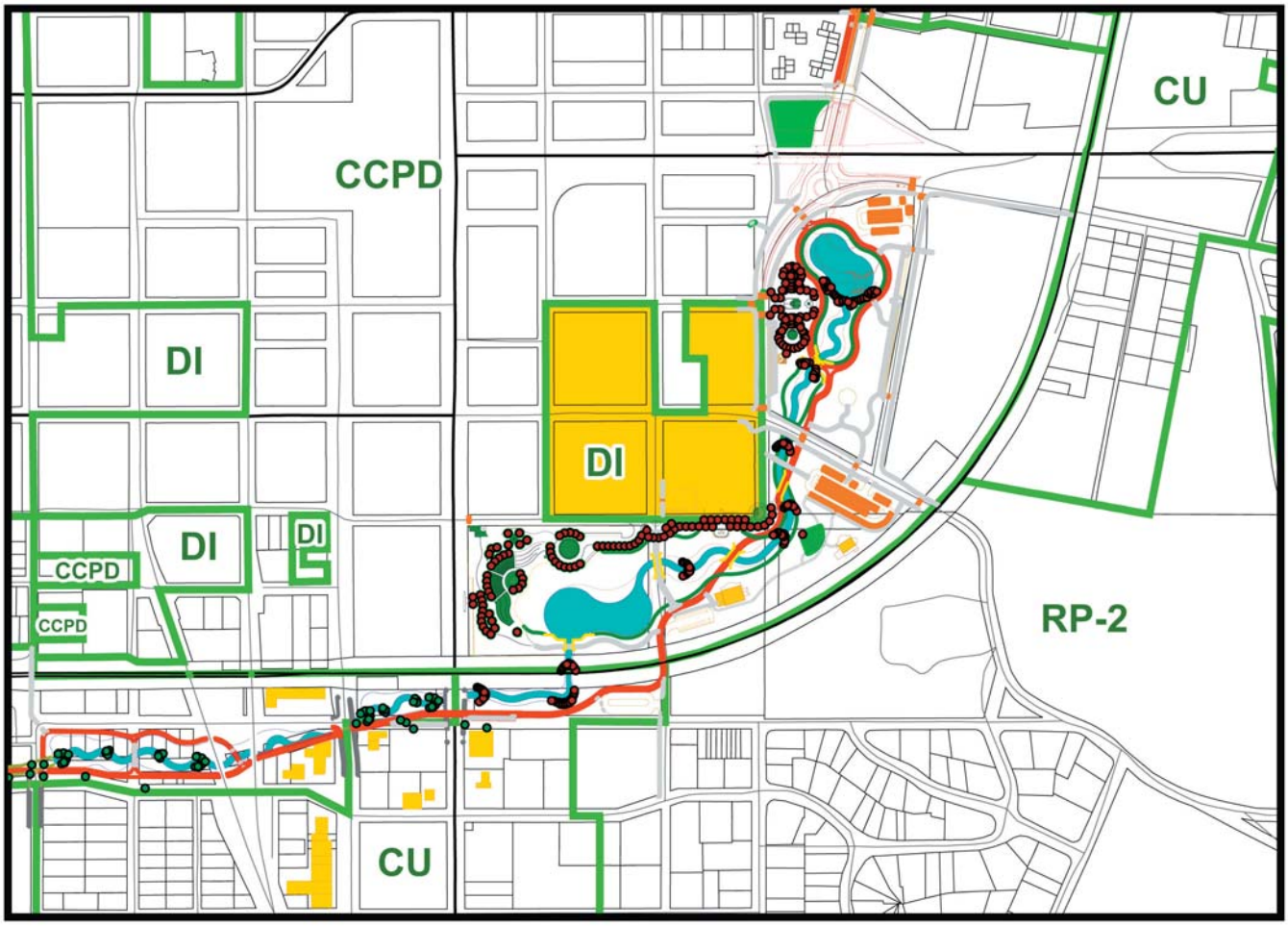
FDOC FACILITIES



Recommendation # 4 Facilitate the redevelopment of former downtown state office buildings to residential or mixed use developments

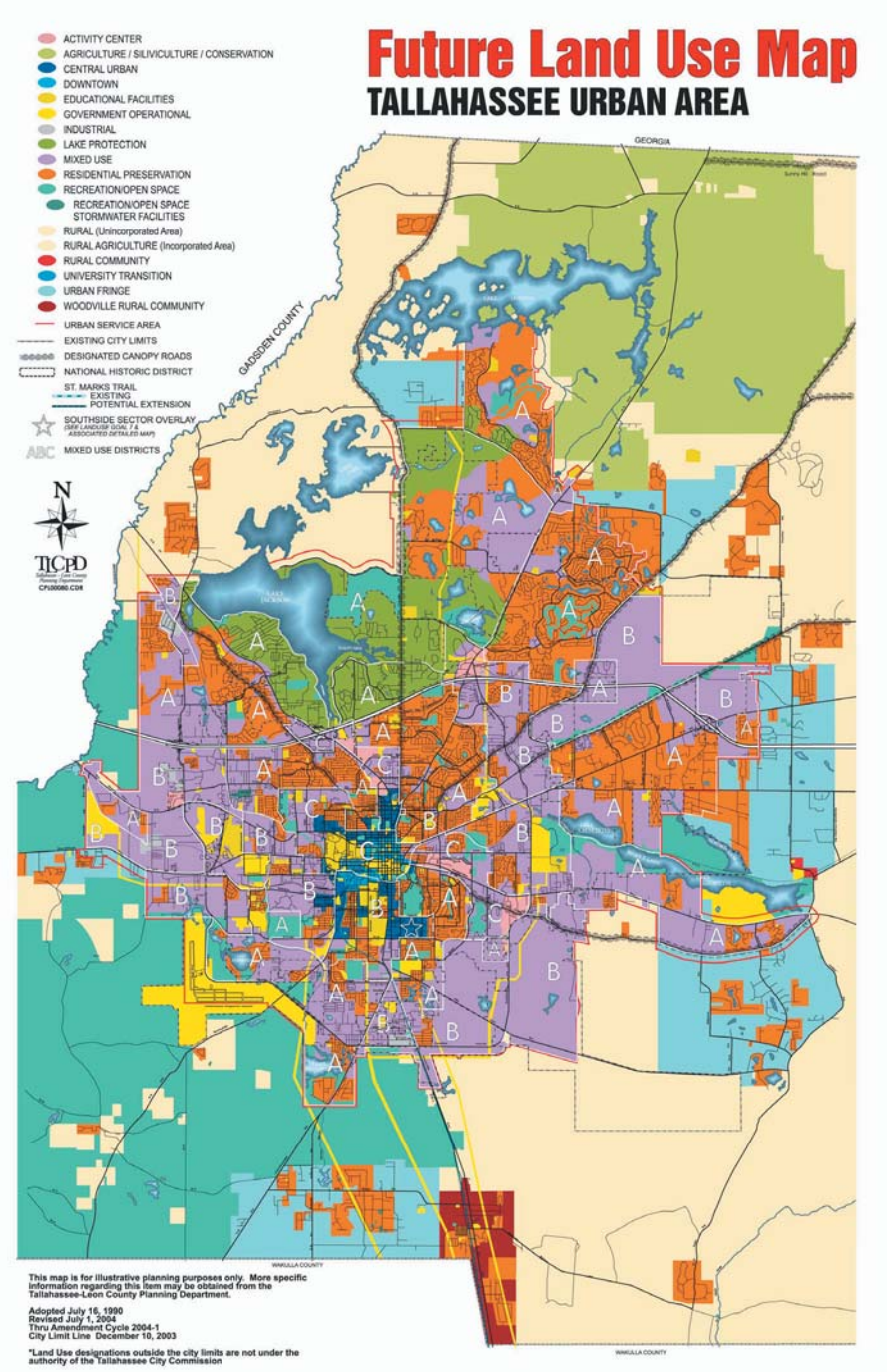
Planning Department staff recommends modifying existing zoning and Comprehensive Plan regulation in order to facilitate the redevelopment of the former State Office Buildings as higher density residential or mixed use developments. This redevelopment would create activity downtown and in the vicinity of the trail after normal working hours and provide eyes on the trail during the evening hours.

FORMER STATE OF FLORIDA OFFICE BUILDINGS



Recommendation # 5 Continue to enforce USA boundary to encourage redevelopment and development in the South side.

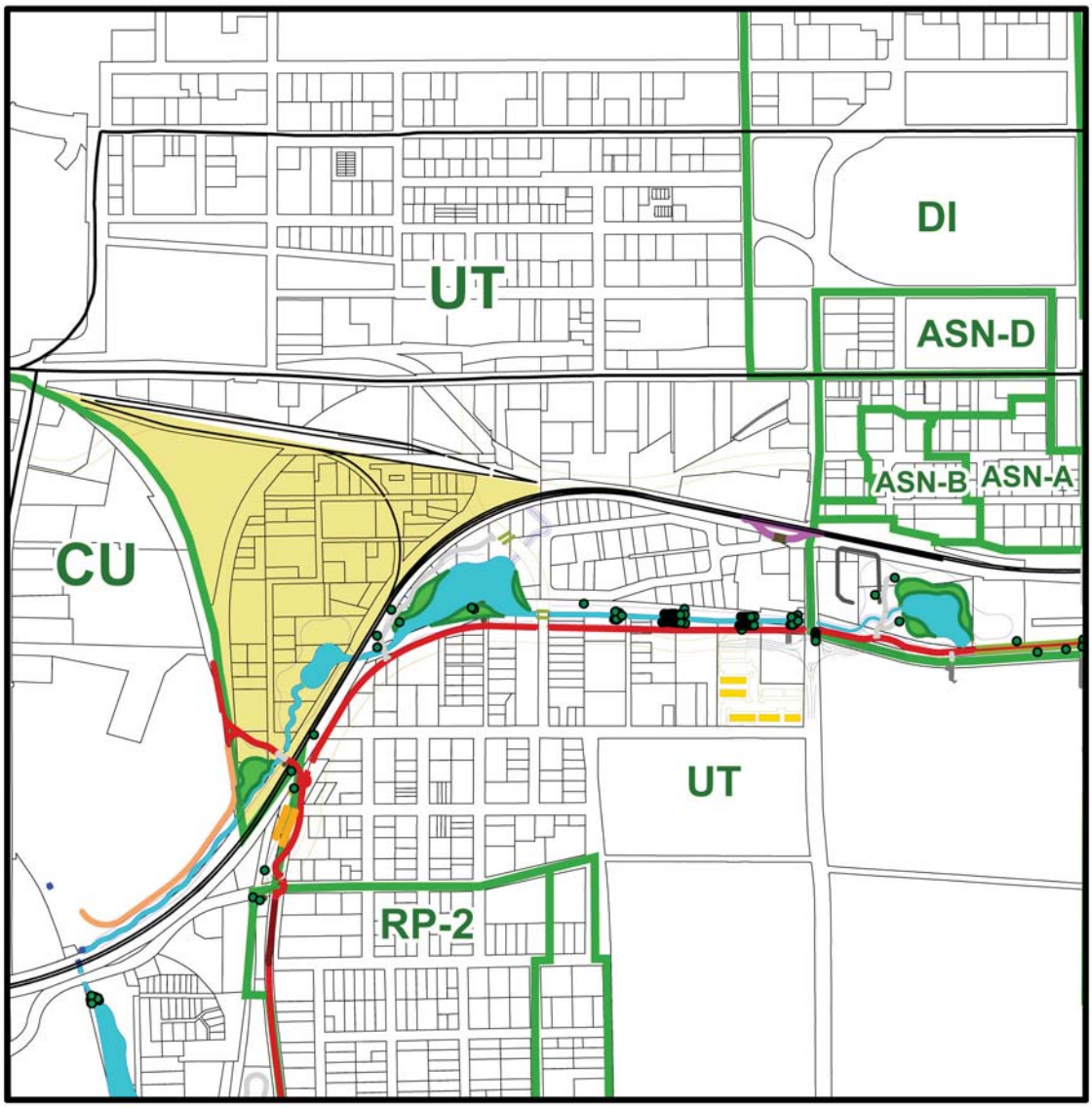
Recent data has shown that the USA boundary concept has worked to increase development within the Southern Strategy area and other areas within the USA boundary. In order for this success to continue, we must continue to protect the densities and intensities of use both inside the boundary and outside.



Recommendation #6 Work with the Gaines Street Committee and the Community Redevelopment Agency to facilitate a new vision and the redevelopment of the Stearns Mosely area north of the rail road near Coal Chute Park.

The Capital Cascades Trail is currently slated to pass through the southern portion of the Stearns Mosely neighborhood near Coal Chute Park. The Gaines Street Corridor Plan currently recommends revitalization and preservation of this neighborhood area. However, the recommendation of this Plan is that this area be considered for redevelopment possibly using CRA funding. This area is currently zoned University Transition and represents an opportunity for infill residential redevelopment along the Trail.

FAMU/STEARNS MOSELY AREA



V.3 Neighborhood Aesthetics / Quality of Life Priority Issue Area

Recommendation # 1 Continue neighborhood level planning within the City of Tallahassee, especially within the Sector Plan areas.

Existing and planned neighborhoods located within the Sector Plan area represent one of the most important assets for the continued use and viability of the trail and greenway. These neighborhoods are the eyes on the trail and they are the users of the planned amenities. These neighborhoods also represent the economic base for any increased redevelopment opportunity within the Sector Plan area. Therefore, the continued protection and revitalization of these neighborhoods is paramount to the success of the Sector. Along these lines, City of Tallahassee Neighborhood and Community Services should undertake an Operation Commitment project in the Liberty Park neighborhood utilizing the Neighborhood Enhancement Team

Infrastructure
Policing
Lighting
Code Enfocement
Garbage Clean-up

City Code Enforecment should also make a concerted effort to to clean up vacant lots and abandoned houses in the Bond Community. The continuance of neighborhood level planning efforts such as those accomplished in the Providence Neighborhood may also be warranted for the Liberty Park neighborhood and other neighborhoods located along the trail.

V.4 Community Safety Priority Issue Area

Recommendation # 1 Utilize CPTED principles on trail design and fund additional policing

Planning Department staff recommends the utilization of Crime Prevention through Environmental Design (CPTED) principles when designing the Capital Cascade Trail and Greenway. These design principles can help to maintain a sense of safety for users of the trail and reduce the potential for crimes occurring on the facility.

Recommendation #2 Improve street lighting in Trail neighborhoods

Sector Plan participants requested lighting surveys in several Sector Plan neighborhoods. These studies should be conducted and any necessary neighborhood lighting issues resolved.

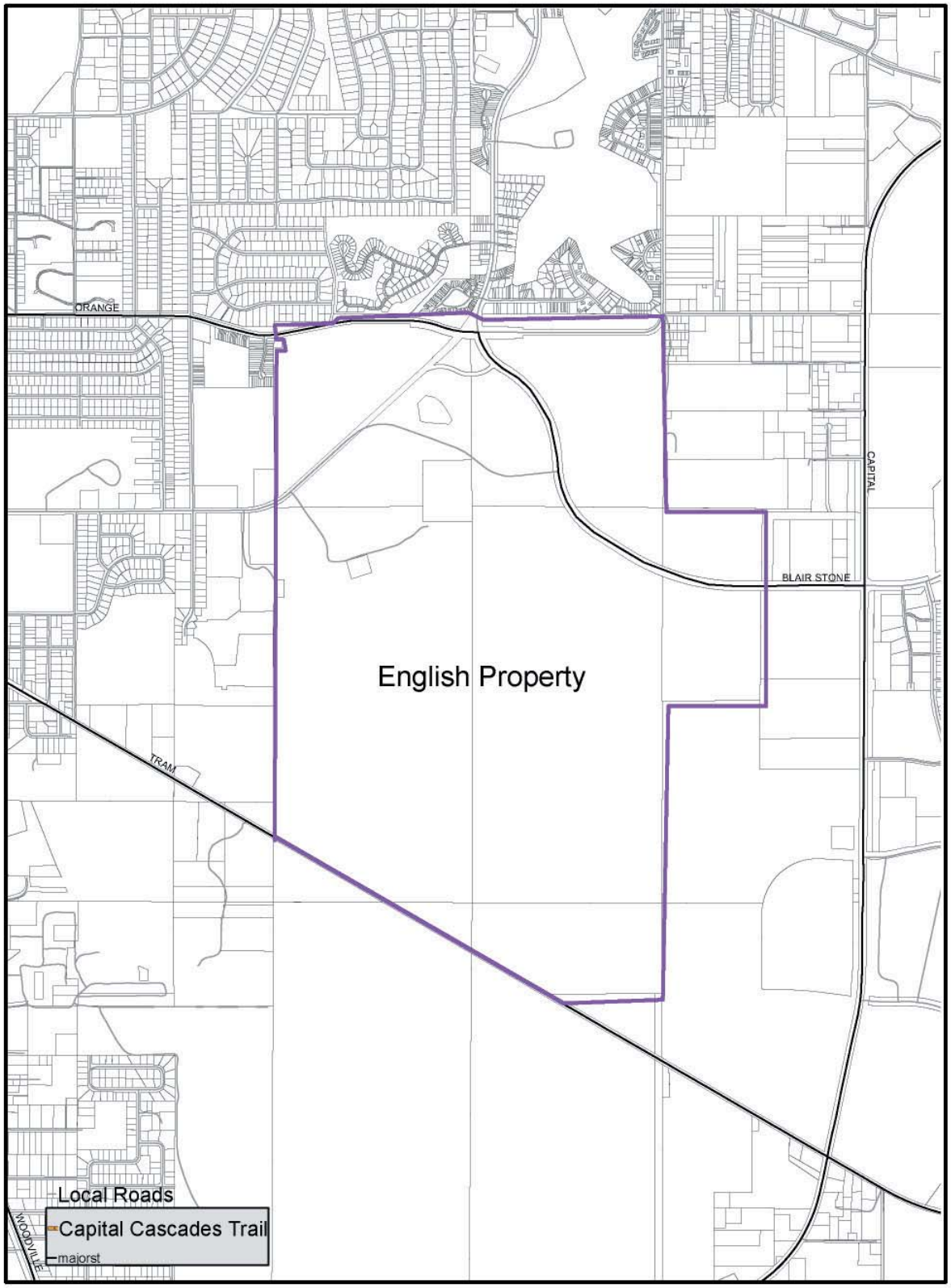
V.5 Education Priority Issue Area

Recommendation #1 Integrate the trail into the FAMU Master Plan

At the next update, the FAMU Master Plan should be amended to include the Capital Cascades Trail and Greenway.

Recommendation # 2 Continue to require the development of the English property school

The Southeast Sector Plan currently requires the mandatory donation of an elementary school site on the Colin English property. Planning Department staff recommends continuing this requirement and funding the development of this important school for the south side.


ORANGE
CAPITAL
BLAIR STONE
English Property
TRAM
WOODVILLE
Local Roads
Capital Cascades Trail
majorst

Capital Cascade Sector Plan

Appendix A

APPENDIX A
Outcomes from public workshops

A key element to the sector planning process is "public participation". Two public workshops were organized to invite public-ideas and to incorporate them into the planning process. Residents of the Capital Cascades Sector were invited by the City to bring their conditions, problems and desires associated with the Sector to the table. The first workshop basically tried to capture public concerns using different techniques. The collected information was processed and analyzed in order to realize public concerns and inputs. The second workshop was about reporting back the findings to the public in order make sure that everything they said has been captured and to invite any additional comments that they might have. The details of the workshops are as follows:

Public Workshop #1

Attendees: 85 attendees from different parts of the Capital Cascades Sector and adjacent areas showed up in the first workshop. Figure 1.1 shows where the attendees were from.

Outcomes:

A. Outcomes from Exercise #1: Yellow "post it" notes

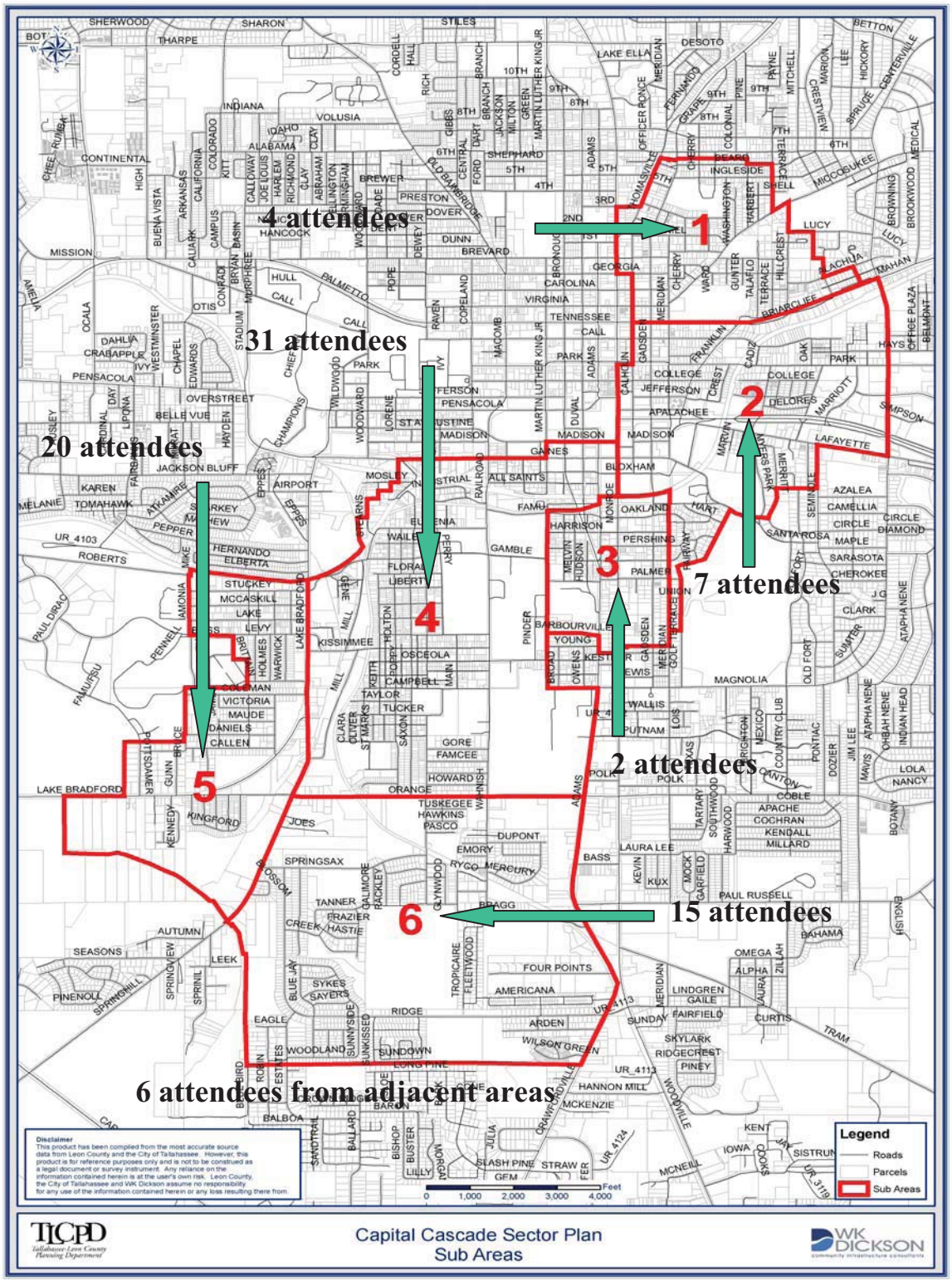
1. **Infrastructure**

a) Parks & Recreation

- Community activity center for the youth
- Community activity center for the elderly
- Playgrounds
- "Playgrounds please"
- Rebuilt Centennial field
- Centennial field
- Increased space for community activities
- Community center
- Callen subdivision- provide a small community center- perhaps with a small park around FSU golf course area
- Create recreational and community destination at Lake Munson
- Community park
- Parks and well-equipped playgrounds
- A park in the Callen neighborhood – a promise made in early 1970's- the land is still empty
- Connect areas with trails & greenways
- Bike/walk/run/skate trails

- Off-road bike trails along waterways

Figure 2.1: Map showing 6 sub areas of the Capital Cascade Sector and the location of attendees of first public workshop in these 6 sub areas



- Retain as much as open space along the trail as possible- County lot @Pensacola+ S. Meridian as a park
- Lake Bradford/Orange (Callen Sub division)- environment preserved water and woodlands – creation of small park
- Greenways and small neighborhood parks
- More green space, walkways, etc
- Green space, trees, lakes with access
- City owned gym for residents
- Small boat rental concessions
- More parks
- Complete recreational park
- Recreational center (Callen)
- More park and activity centers
- Park
- Recreational waterway/hiking paths
- Public amphitheatre
- Recreation area
- Outdoor amphitheatre in cascades park near DOT- refer to Dayton OH
- Jobs
- Recreation for senior citizens – fishing
- Segmented parks with specialized facilities
- Places where people will enjoy going to (to congregate, ride bikes, walk, enjoy nature and green spaces). Public places that are fun to be in.
- More parks and recreational facilities
- Parks and recreation
- More facilities for senior
- Senior center
- Teenage center

b) Storm Water/ Utilities

- Clean up area where water settles behind the houses
- Ditches properly maintained
- Underground wires
- Flooding on Golf Terrace Drive
- Flooding on Golf Terrace
- Install better drainage and service them. Storm-water facility is needed.
- Better rain water control
- Better drainage
- More flood control
- Flood protection
- Better sewerage

- Better drainage
- Complete the Silver Lake restoration project (better drainage)
- Well-drained streets
- Better drainage system
- Better drainage
- Vastly improved drainage
- Cover over ditches in the community
- Adequate storm water drainage
- Franklin ditch becomes pasture for natural looking drainage
- Well-drained yards
- Well-drained streets
- Proper drainage

c) Roads

- Beautification of Lake Bradford and Spring Hill Roads
- Landscaped streets
- Tree lined streets, non-cluttered roadside business
- Plants and shrubs along roadways
- Plants for street beautification (trees and shrubs)
- Shade trees and other landscaping for major roads
- Cleaner streets
- More sidewalks
- Relieve congestion in university area
- More bridge up-keep
- Children's path to schools
- More road care- cutting grass on the sides of the roads
- Proper care for streets and side of the road for holes and deep holes
- Street signs
- "Please fix road pot holes"
- No "thru street" on Call between Meridian and Franklin
- Shoot movement of traffic
- Improved streets in Callen
- Better streets, cleaner streets
- Maintained streets
- Better streets
- New roadways
- Traffic calming (on Callen)
- Speed bumps to slow cars down
- Canopy walkways
- Improved streets and sidewalks –street lights
- Sidewalks for Sunnyside Drive
- More sidewalks

- Pedestrian amenities- bike paths, sidewalks, trails, trees
- Sidewalks on every street
- Stylized brick roadways
- Walk-ability
- Sidewalks
- Sidewalks on all streets
- More sidewalks
- Separate the bike paths
- More sidewalks
- Bike lanes
- Sidewalks
- Pedestrian roads
- Pedestrian friendly
- Closed transportation system for the sector (to FAMU, shopping, etc)
- Paved streets
- Street curbs
- Curbs on streets
- Regular city care for keep up of roads
- Traffic calming
- Upgrade street and sidewalks
- Proper streets
- Better lighting
- Better lighting in most neighborhoods
- Street-lights
- Street lighting
- Lighting
- Street lighting
- Better street-lights
- "Street lights please"
- Improved street lighting
- Curbing on streets
- Beautification, improvement and maintenance of Gains, Lake Bradford and Spring Hill – comparable to the northern sections

2. <u>Land Use/ Urban Design</u>

- Maintain character of neighborhoods
- Planned community development
- "Future I see – No neighborhoods in this area"
- Include Sterns & Mosley Neighborhood into the sector plan
- Preserving the history of the area- target landmarks such as the National Register Property- Riley House
- Limit/scrutinize development – retain character and integrity of the area

- "Make sure that historic preservation is encouraged and promoted in sector plan"
- Preserve historic buildings
- Modern building
- More tourist attractions
- FAMU master plan- will it affect the churches in Bond on Osceola St?
- Clearly defined land categories- residential separated from intrusion of business
- Restructuring land use along Lake Bradford/ Spring Hill
- Less apartments and churches
- Better mix of big commercial and residential
- Industries area for cascades
- Some clean industrial
- More industries to provide jobs
- Create gateways with attractive landscape and appropriate adjacent land use to create attractive corridors into downtown
- Clearly defined and beautified airport gateway
- Intersection of Lake Bradford and Springhill as a major gateway into Tallahassee
- Remodel empty buildings on Monroe- send cars to back and narrow Monroe St.
- Protection of patriarchal Oaks+ other large trees (long leaf Pines etc)
- Preserve natural environment
- More decent housing
- Student housing
- More multi-housing
- More residential
- More residential property
- Up scaled middle class housing
- Rebuild/ replace deteriorated homes
- Better house
- Better housing for students
- Rehab + remodel
- Rehab older homes
- Affordable housing
- Affordable housing to bring back families with children
- Better housing- the covering of long big ditches
- More homes
- Better low-income housing
- Affordable housing
- Affordable housing + mixed use
- Affordable housing
- Single dwelling houses

- Shops for south side
- More business
- Better shopper up keep in community
- Retail shops
- More restaurants
- Restaurant
- Improved caterers
- Retail stores
- Suburban mall with coffee shop, café, boutiques, dining, theatre, etc (on Orange Av. before airport)
- More retail
- Cultural amenities- artist shops, rehearsal space, workshops for artists
- Increased retail (local and national retailers), movie theatres, restaurants
- Better restaurants
- Retail business
- Thematic business parks (ex- Indian run boutique)
- Theatre

3. Neighborhood Aesthetics/ Quality of Life

- Improved neighborhoods
- Destroyed
- Reconstructed
- Torn down
- Rebuilt
- Clean up cars and trucks along Lake Bradford and Levy
- Places that are loaded with discarded automobiles be cleaned
- Clean up around all auto shops
- Landscaping
- All vacant lots and the area around the roadways should be kept clean, adding to the beauty of the sector and roadways
- Vacant lots kept clean (mowed)
- Vacant land kept up
- Property clean up
- Well-kept neat lawns
- Beautify city with trees
- Lovely flowers
- Clean looking
- Regularly spaced features (like fountains)
- Aesthetic front lawns and buildings
- Quiet
- Automobile inspection upon observation of pollutants from vehicles
- Better public services- trash, garbage, police

- Lower light bill
- Same treatment that other parts of the city has for up-keep
- Expand bus transportation

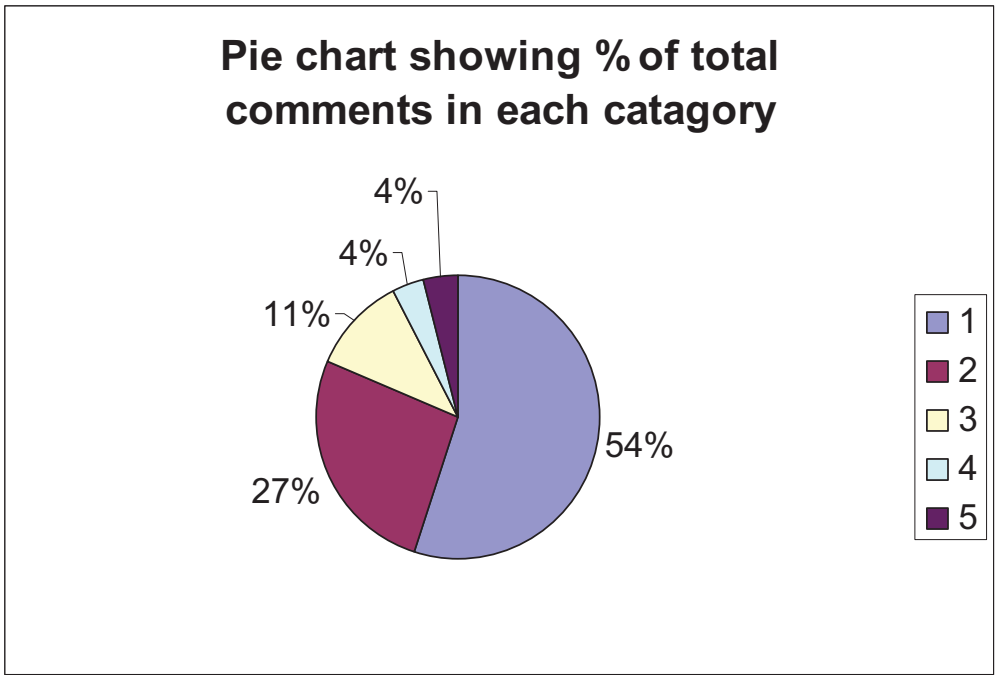
4. Community Safety

- Safer neighborhood
- Reduced traffic through neighborhoods
- Safe environment – industrial, residential, water quality, flooding control
- Safety
- Safe- low crime
- Reduced crime and drug activity
- Safety
- Sidewall so that the kids feels safe from busy cars on Orange Avenue

5. Education

- More schools
- Expansion of schools and universities
- Increase educational resources in the area
- Invest more into school systems
- Improved schools
- Downtown K.8 school in vacated state building
- Better/improved schools
- FAMU/ University area
- FAMU supportive

Exercise#1 Summary: Yellow "Post-it" Notes		
No	Category	# of comments
1	Infrastructure	124
2	Land Use/ Urban Design	60
3	Neighborhood Aesthetics/ Quality of Life	25
4	Community Safety	8
5	Education	9



B. Outcomes from Exercise #2: Voted outcomes

Exercise #2 Summary: Voted outcomes from Public Workshop #1

	CATEGORY # 1 INFRASTRUCTURE	Vote Total
Sub Category		
a) Parks and Recreation	Parks were promised for Callen neighborhood but not delivered	6
	Portable basketball goals place kids in street – small playgrounds needed	10
	Safety concerns along Capital Cascades Trail (esp. children need safety barriers)	1
	Preserve historic landmark along the trail	**16**
	Recognize and protect greenways	6
	SUB TOTAL	**39**
b) Stormwater and Utilities	Pottsdamer drainage problems need to be addressed	8
	Jake Gaither/ Ridge Road area floods- brings trash into area – used to be a creek th	7
	Wahnish/ Railroad canal (not planned to be enclosed) – flooding will be addressed	5
	Mosquito concerns with ponds that are planned	**14**
	Mercury/ Adams/ Brogg – wet area by Jake Gaither	6
	Pond planned at contamination site near centennial field (in conjunction with remedia	3
	Park at Elberta Crate site	5
	SUB TOTAL	**48**
c) Roads	Sidewalks – north side of Orange, west of Wahnish	8
	Ridge Rd. area street lights, potholes, signs	**9**
	Tuskegee- widening of Orange, west side impacts to neighborhoods, walk ability	5
	SUB TOTAL	**22**
	CATEGORY TOTAL	**109**
	CATEGORY # 2 LAND USE / URBAN DESIGN	
	Land use- clearly defined neighborhoods protected from commercial intrusion-Protection of single family neighborhoods	**35**
	Protection from noise, air quality problems, airport gateway	4
	Buffering single family/ multi family developments/ other uses	6
	Lake Bradford Rd./ Springhill – Land use in that sector plan	6
	Sunshine mobile home park on Ridge Rd. – address our issues too	26
	CATEGORY TOTAL	**77**

C. Outcomes from Exercise #3: Small group comments

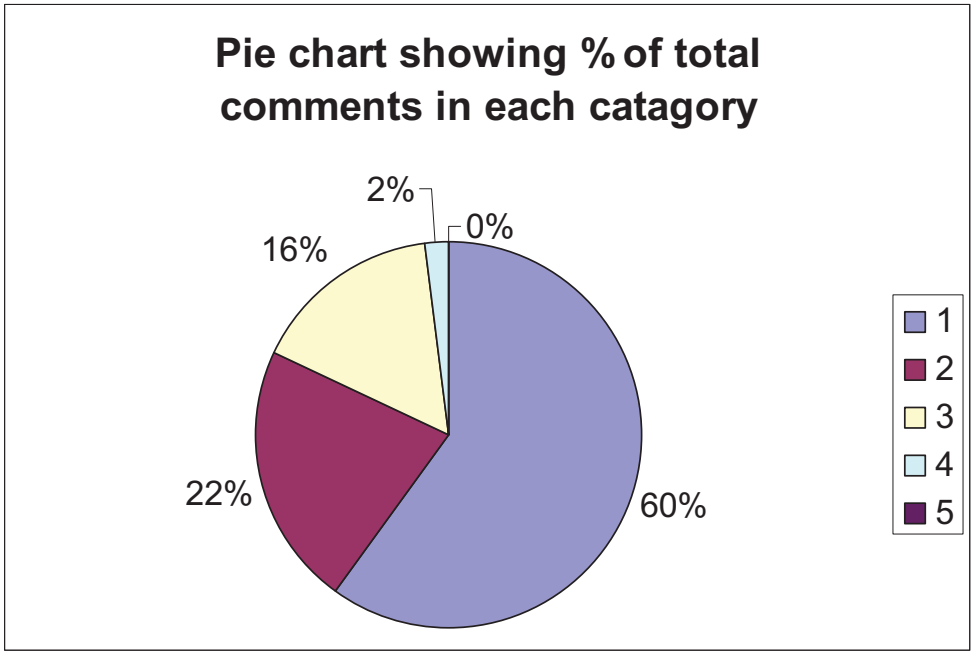
	CATEGORY # 1 INFRASTRUCTURE	Totals
Sub Category		
General	Move forward on projects already approved - e.g. in the Bond Neighborhood	1
	Residential protection and infrastructure in the Bond area	1
	We need a plan with a timeline before the money goes away	1
	SUB TOTAL	**3**
a) Parks and Recreation	Protect historic properties along trail such as Riley House. Riley House could be location of park or gathering place	1
	Greenways not weedways	1
	Playgrounds	1
	Connect St. Marks Trail to neighborhoods	1
	Daniels Street - needs a neighborhood park	1
	SUB TOTAL	**5**
b) Stormwater and Utilities	Flooding issues on Mercury Drive and Emory Court	1
	Drainage relief	1
	Cover drainage ditches along side streets	1
	More frequent spraying for mosquitoes, especially where there are holding ponds	1
	Drainage	1
	Saxon Park - flooding, litter and mosquitoes	1
	Pottsdammer - curb and gutter needed	1
	Carver Street - drainage	1
	Lindsay Court - drainage	1
	Improved safety at ponds	1
	SUB TOTAL	**10**

c) Roads	Widening project between Wahnish Way and Pasco for Orange Avenue should include buffers	1
	Sidewalks for entire sector	1
	Lighting	1
	Street lights	1
	Fix potholes	1
	Steet signs	1
	Sidewalks	1
	Bus stop enclosures for school kids	1
	Street lights	1
	Traffic calming	1
	Traffic safety problems need to be addressed	1
	Carver Street - sidewalks	1
	Make Appalachee Parkway easier for pedestrians to cross	1
	New school bus stops and shelters	1
	Paving and lighting in neighborhoods	1
	SUB TOTAL	**15**
	CATEGORY TOTAL	**33**
	CATEGORY # 2 LAND USE / URBAN DESIGN	
	Enforce Code along Lake Bradford (e.g. Lake Avenue). Make a gateway along this area.	1
	Rezoning / land use along Lake Bradford / Springhill triangle - uses compatible with neighborhoods	1
	Residential protection and infrastructure in the Bond area	1
	Preserve history of the area	1
	Expand sector plan boundary to include entire Stern Mosely area	1
	Business incubator	1
	Control encroachment of student housing into single family residential neighborhoods	1
	Preserve single family neighborhoods	1
	Walkability	1
	Layfayette Street area - add pedestrian amenities make it walkable for Myers Park residents	1
	Update and improve Apalachee Parkway shopping center - sidewalks and landscaping	1
	Commercial uses at Orange and Saxon	1
	CATEGORY TOTAL	**12**

	CATEGORY # 3 NEIGHBORHOOD AESTHETICS / QUALITY OF LIFE	
	Installation of community signs	1
	Code enforcement - mowing and pruning of trees	1
	Zoning enforcement so that businesses are compatible with neighborhoods	1
	Clean up junk cars	1
	Clean up abandoned properties	1
	Home improvement grant program for elderly residents	1
	Get rid of dumpsters on Lafayette Street	1
	Clean up certain areas	1
	Gateways for neighborhoods with historic markers	1
	CATEGORY TOTAL	**9**
	CATEGORY # 4 COMMUNITY SAFETY	
	Security	1
	CATEGORY TOTAL	**1**
	CATEGORY # 5 EDUCATION	
	No Comments	
	CATEGORY TOTAL	**0**

Exercise# 3 Summary: Small Group Comments

No	Category	# of comments
1	Infrastructure	33
2	Land Use/ Urban Design	12
3	Neighborhood Aesthetics/ Quality of Life	9
4	Community Safety	1
5	Education	0



Public Workshop #2

The second workshop was primarily to report back our findings to the public to make sure that public comments have been captured properly. Comments have been invited for the floor in response to the outcomes of the first meeting. Following is a list of comments received from the floor:

1. Education needs more priority than it has been given.
2. Concerns about NIMS middle school
3. Education in general
4. Traffic safety of students
5. Land use around schools should not morally degrade the students (shops selling cigarette, alcoholic beverages should not be allowed)
6. Orange Av. overpass (safety issue)
7. Traffic calming on Osceola
8. Lack of day care centre in the area

TLCPD

Tallahassee - Leon County
Planning Department