

## ***Strategy A.8.0***

### ***Improve fire safety within the neighborhood***

#### **Implementing Tasks:**

##### **Task A.8.1:**

Install, as needed, additional fire hydrants in the neighborhood.

***Primary Implementer: City of Tallahassee Water & Sewer Department***

##### **Task 8.2:**

Conduct, periodically, in the neighborhood, fire prevention classes.

***Primary Implementer: Tallahassee Fire Department***

##### **Task 8.3:**

Provide smoke alarms to qualified neighborhood homeowners/residents.

***Primary Implementer: Tallahassee Fire Department***

## ***Strategy A.9.0***

### ***Address animal control and safety***

#### **Implementing Task:**

##### **Task A.9.1:**

In conjunction with appropriate animal control officials, develop an action plan to address problems with animals in the neighborhood, including issues such as breeding, noise, safety, fighting and strays.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***



***City workers install a new fire hydrant in the neighborhood***



## **Issue Area B: Recreational Facilities and Services Action Plan**

### **Goal**

***Ensure the provision of adequate and accessible recreational facilities and services for the residents of Apalachee Ridge Estates through coordination with public, private and non-profit providers of recreational facilities and services.***

#### **Desired Outcomes:**

1. A neighborhood center in Jack McLean, Jr., Community Park. The center should contain a swimming pool (providing facilities for lap-swimming, a children's pool and a diving pit).
2. The neighborhood center should be completed and operational during the year 2003.
3. Organized athletic and other recreational programs for children, youths and adults.
4. A coordinated recreational service plan showing the facilities and services provided by all recreational facilities providers within the neighborhood planning area.
5. Tutoring and other educational programs.

### ***Strategy B.1.0***

***Build a neighborhood community center in the Jack McLean, Jr. Community Park. The center should contain a swimming pool (providing facilities for lap-swimming, a children's pool and a diving pit), provide organized athletic and other recreational opportunities; provide/host tutoring programs and educational programs. The center should be completed and operational during the year 2003.***

#### **Implementing Tasks:**

##### **Task B.1.1:**

Request the Tallahassee Parks and Recreation Department and the City Commission to include adequate funding in the City's budget for fiscal year 2002 for the pre-development costs associated with the construction of the neighborhood community center/swimming pool at Jack McLean, Jr. Park.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

##### **Task B.1.2:**

The Tallahassee Parks and Recreation Department should establish an advisory planning committee including citizens, interested community groups, staff from appropriate city departments, neighborhood schools (Leonard Wesson Elementary, Fairview Middle and Rickards High), Tallahassee Boys and Girls Club, and faith-based and non-profit organizations to receive input on the physical design of the neighborhood center and the programs to be offered or hosted by the center. At least two representatives from the Apalachee Ridge Estates Neighborhood Association should serve on this committee.

***Primary Implementer: Tallahassee Parks and Recreation Department***

## ***Strategy B.2.0***

***Coordinate the provision of recreational facilities and services and ongoing support to ensure that services and facilities are not duplicated, all recreational needs are being met and to maximize the use of all public investments, where practical, in providing recreational opportunities for the residents of Apalachee Ridge Estates.***

### **Implementing Tasks:**

#### **Task B. 2.1:**

Tallahassee Parks and Recreation Department should convene a series of discussions with recreational facilities providers, owners and or operators in the Apalachee Ridge Area to coordinate the provision of recreational facilities and services to the area and possibly develop an agreement with respect to the provision of services. Entities such as the Tallahassee Boys and Girls Club, Leon County Schools, area churches that run recreational/after school programs, owners of private recreational facilities, and neighborhood associations should be invited to participate in this discussion.

***Primary Implementer: Tallahassee Parks & Recreation Department***

#### **Task B.2.2:**

Design the Tartary Drive Stormwater Improvement Facility, which is to be constructed west of Harwood Street and east of Tartary Drive on city-owned land, in a manner that provides recreational opportunities to the residents of Apalachee Ridge Estates and the surrounding neighborhoods. Bikeways, pedestrian paths, and jogging trails should be included in the design. The facilities should be attractively landscaped to enhance the surrounding communities. Neighborhood residents' input should be obtained on the design of the facility.

***Primary Implementer: City of Tallahassee Public Works – Stormwater Management Section***

#### **Task B.2.3:**

Develop the additional lands that will be acquired by Leon County at the intersection of Orange Avenue and South Meridian Street as a pedestrian park. The park must include design features that will assure public safety and discourage the area from being used in a manner that will negatively impact the neighborhood. Leon County and the City of Tallahassee must coordinate the development of this park. Leonard Wesson Elementary School and nearby businesses should participate in the discussions regarding how the park will be developed. Alternately, this area could be landscaped as open space.

***Primary Implementers: Leon County Public Works & City of Tallahassee Parks and Recreation Department***



## **Issue Area C: Flooding and Drainage Action Plan**

### ***Goal***

***Ensure adequate drainage to reduce flooding in the Apalachee Ridge Estates Neighborhood***

#### **Desired Outcomes:**

1. Increase maintenance of the existing stormwater systems within the neighborhood.
2. Construction of new drainage systems to handle the stormwater runoff from both the east and west sides of the neighborhood.
3. Construction/maintenance of a stormwater swale or berm in the Jack McLean, Jr. Park to prevent the flooding of homes and yards on the south side of Millard Street.
4. Construction of a stormwater retention pond on city-owned land west of Harwood Street.
5. Reduce flooding of homes within the neighborhood.

### ***Strategy C.1.0***

***Enhance the capacity of existing drainage facilities***

#### **Implementing Tasks:**

**Task C.1.1:**

Routinely maintain and clean existing curbs, gutters and culverts along the streets in the neighborhood.

***Primary Implementer: City of Tallahassee Streets and Drainage Division***

**Task C.1.2:**

Routinely maintain and clean the drainage facilities in the Jack McLean, Jr. Park to reduce flooding of the yards on Millard Street and Harwood Street.

***Primary Implementers: City of Tallahassee Streets & Drainage and Tallahassee Parks and Recreation Department***

**Task C.1.3:**

Repair faulty driveway connections to the streets.

***Primary Implementers: City of Tallahassee Streets and Drainage Division and Apalachee Ridge Estates homeowners***

**Task C.1.4:**

Educate neighborhood residents about their role in maintaining the functions of the existing drainage systems. At a minimum, this should include how to stack/place yard wastes for collection so that it is not washed out into the gutters and how to drain pools so that it does not cause blockage or contamination of the stormwater systems.

***Primary Implementer: Solid Waste Department***

## ***Strategy C.2.0***

***Increase the capacity of the drainage system within the Apalachee Ridge Estates Neighborhood to provide an acceptable level of service***

### **Implementing Tasks:**

#### **Task C.2.1:**

Install/construct additional stormwater inlets and increase the storm sewer capacity along Millard, Kendall, Coble, Apache, and Harwood Streets west of Webster Street as recommended by the preliminary engineering report for the Tartary Drive Stormwater Improvement Project. Construct a stormwater pond on the vacant tract of land owned by the City west of Harwood Street. Construct/expand a stormwater swale or berm in Jack McLean, Jr. Park to reduce stormwater flooding of homes and yards along Millard Street.

Design and landscape the pond to provide passive recreational opportunities.

***Primary Implementer: City of Tallahassee Stormwater Management Division***

#### **Task C.2.2:**

Send letters to appropriate city officials expressing the neighborhood association support for the Tartary Drive Stormwater Improvement Facility.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

## ***Strategy C.3.0***

***Explore creative and coordinated measures to address flooding in the neighborhood east of Webster Street***

### **Implementing Tasks:**

#### **Task C.3.1:**

Report and document all incidences of flooding in the neighborhood east of Webster Street. Residents should provide detailed accounts of flooding with photographs, dates, and addresses to the City's Stormwater Management Division along with a completed complaint form.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

#### **Task C.3.2:**

Explore with the County the feasibility of upgrading the drainage facilities for the Orange Avenue road widening project to address some of the flooding problems in the eastern portions of the neighborhood.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***



## **Issue Area D: Neighborhood Clean Up** **Action Plan**

### ***Goal***

***Reduce litter and debris in our neighborhood***

#### **Desired Outcomes:**

1. Increase recycling of household wastes.
2. Better garbage collection services.
3. Less litter and debris in the neighborhood and surrounding areas.
4. Proper disposal of hazardous household wastes.

### ***Strategy D.1.0***

***Reduce the production of household waste and ensure proper disposal of hazardous household waste***

#### **Implementing Tasks:**

##### **Task D.1.1:**

The neighborhood association will encourage residents to recycle and compost household wastes and yard wastes as appropriate.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

##### **Task D.1.2:**

Educate neighborhood residents on strategies to reduce household wastes and proper disposal of hazardous household wastes.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association & City of Tallahassee Solid Waste Department***

##### **Task D.1.3:**

The neighborhood association in conjunction with the City's Solid Waste Department will organize quarterly household hazardous waste collection drives.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association & City of Tallahassee Solid Waste Department***

## ***Strategy D.2.0***

### ***Improve garbage collection services in the neighborhood and surrounding areas***

#### **Implementing Tasks:**

**Task D.2.1:** Educate residents about the garbage collection schedule for the neighborhood and how household and yard wastes should be organized for collection. Residents should also be educated on the role they play in ensuring that the wastes they have set out are collected.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association & City of Tallahassee Solid Waste Department***

**Task D.2.2:** Remind/notify residents of the neighborhood garbage collection cycle at the association monthly meetings and in the association newsletter.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task D.2.3:** Encourage residents to set out yard waste only in the scheduled week for yard waste pick up. Encourage the storage of garbage receptacles in the side yards or backyards.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task D.2.4:** Coordinate street sweeping with yard waste pick-ups to the greatest extent possible.

***Primary Implementers: City of Tallahassee Solid Waste Department & Public Works Department***

**Task D.2.5:** Educate residents on how to contact the City regarding proper pick up of household and yard waste. Distribute to every home a copy of the City's A-Z guide of city services.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

## ***Strategy D.3.0***

### ***Organize community-wide clean ups***

#### **Implementing Task:**

**Task D.3.1:** Organize quarterly neighborhood wide clean up campaigns. These can be held in conjunction with the quarterly hazardous waste collection drive. Clean-up campaigns should include areas surrounding the neighborhood: Orange Avenue, Paul Russell, and South Meridian Street in the vicinity of Leonard Wesson Elementary School. The neighborhood association will explore the possibility of holding joint clean-up campaigns with other Southside neighborhood associations.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***



## ***Issue Area E: Public Transportation Action Plan***

### ***Goal***

***Provide transit services which meet the needs of Apalachee Ridge Estates neighborhood residents***

#### **Desired Outcome:**

1. Provide transit stops where they will serve the needs of the residents who use the system and will not be a safety hazard.

### ***Strategy E.1.0***

***Provide transit stops in locations convenient to neighborhood residents***

#### **Implementing Tasks:**

##### **Task E.1.1:**

Evaluate the need for a route change in TALTRAN's bus service within the neighborhood to provide residents who live on the east side of the neighborhood along Pontiac Drive a shorter walking distance to a bus stop.

***Primary Implementer: TALTRAN***

##### **Task E.1.2:**

Evaluate the need for a change in the location and/or the need for additional bus stops in the Southside retail/commercial areas serving the neighborhood.

***Primary Implementer: TALTRAN***



***A TALTRAN Bus traveling south on Harwood Street***



## ***Issue Area F: Homeownership Action Plan***

### ***Goal***

***By the year 2005, increase homeownership by 15 percent***

#### **Desired Outcomes:**

1. Increase in the number of owner-occupied homes within the neighborhood.
2. Reshape the community's perception regarding Southside Tallahassee and Apalachee Ridge Estates, in particular, as places to live.

### ***Strategy F.1.0***

***Increase awareness, use and access to the City's first time homebuyers' assistance programs, and the County's first time homebuyers' mortgage programs for and by potential homebuyers in the Apalachee Ridge Estates neighborhood.***

#### **Implementing Tasks:**

##### **Task F.1.1:**

Brief the Tallahassee Board of Realtors on the Apalachee Ridge Estates Renaissance Project and form a partnership with the Board to market the area for homeownership.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Community Neighborhood Renaissance Partnership***

##### **Task F.1.2:**

Notify, on a continuous basis, real estate agents/real estate brokerage firms, especially those with a real estate listing in the Apalachee Ridge Estates neighborhood, of the availability of funds to assist qualified first time home buyers with down payment and closing costs, as well as, the availability of below market rate interest rate mortgages that can be used for the purchase of a home in the neighborhood.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Department of Community Neighborhood Renaissance Partnership***

##### **Task F.1.3:**

Establish a neighborhood program that will provide information to the Department of Neighborhood and Community Services and the Tallahassee Lenders' Consortium of new real estate listings within the neighborhood so that the proactive notification program mentioned in Task 1.2 can be implemented.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task F.1.4:**

Use faith-based institutions and other civic and not-for-profit groups that provide services to the neighborhood to disseminate information regarding the availability of funds to assist qualified first-time homebuyers with down payment and closing costs. Information regarding the availability of below interest rate mortgages can also be disseminated through this manner.

***Primary Implementers: Department of Neighborhood & Community Services & Tallahassee Lenders' Consortium***

**Task F.1.5:**

Participate in housing fairs currently sponsored by the Tallahassee Lenders' Consortium and the Tallahassee Urban League to promote Apalachee Ridge Estates as a neighborhood for homeownership opportunities.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task F.1.6:**

As part of the proposed Annual Southside Fair provide information on housing opportunities in Apalachee Ridge Estates.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

## ***Strategy F.2.0***

***Provide credit counseling and financial/budget development training for renters in Apalachee Ridge Estates who are interested in purchasing a home, especially within the neighborhood.***

**Implementing Tasks:**

**Task F.2.1:**

Develop a list of renters in the neighborhood who are interested in homeownership.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task F.2.2:**

Conduct credit counseling and financial/budget development training within the neighborhood under the sponsorship of the neighborhood association as well as neighborhood faith-based institutions and schools.

***Primary Implementers: To be determined***

## ***Strategy F.3.0***

***Acquire homes within the neighborhood for the sole purpose of resale to potential homebuyers.***

### **Implementing Tasks:**

#### **Task F.3.1:**

Develop a program to acquire existing vacant homes, existing rental homes where the owner(s) is interested in selling the property, and homes that come on the market for sale for the sole purpose of resale to a potential homebuyer who will occupy the home. In deciding who would be best to run this program for Apalachee Ridge Estates, the City of Tallahassee will take into consideration the recommendations of the Apalachee Ridge Estates Neighborhood Association.

***Primary Implementer: To be determined***

#### **Task F.3.2:**

Develop a list of vacant properties within the neighborhood whose owners are interested in selling their properties to an acquisition program whose mission is to increase homeownership in Apalachee Ridge Estates. This list should be updated regularly and made available to the Department of Neighborhood and Community Services.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

## ***Strategy F.4.0***

***Market the neighborhood for homeownership***

### **Implementing Tasks:**

#### **Task F.4.1:**

Develop a brochure to market the neighborhood and its planning area as an area for homeownership. The brochure should highlight the assets of the neighborhood and Southside Tallahassee in general.

***Primary Implementers: To be determined***

#### **Task F. 4.2:**

Distribute the brochure to real estate agents, financial institutions, prospective homebuyers, schools, faith-based institutions, the Community Neighborhood Renaissance Partnership and prospective businesses for marketing and promotional purposes.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

#### **Task F. 4.3:**

Solicit the Tallahassee Democrat to feature the neighborhood in the Homes Section of the Sunday Edition of the Tallahassee Democrat.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***



## **Issue Area G: Home Retention, Rehabilitation and Modernization Action Plan**

### ***Goal***

***To maintain the existing housing stock within Apalachee Ridge Estates to ensure the availability of safe and affordable housing to neighborhood residents***

#### **Desired Outcomes:**

1. Creation of a mini-loan/grant program to assist homeowners in making repairs to their homes.
2. Increase use of existing rehabilitation assistance programs by qualified homeowners in Apalachee Ridge Estates to make repairs to their homes.
3. Maintenance of existing property values.
4. Rehabilitation of at least 5 owner occupied housing units per year.

### ***Strategy G.1.0***

***Assess the conditions of the housing stock within the Apalachee Ridge Estates neighborhood to determine the need for housing rehabilitation.***

#### **Implementing Tasks:**

##### **Task G. 1.1:**

Design a professionally acceptable survey instrument to assess housing conditions within the Apalachee Ridge Estates neighborhood to determine the need for housing rehabilitation among other things.

***Primary Implementers: Department of Neighborhood and Community Service & Covenant Partners***

##### **Task G.1.2:**

Conduct a survey of housing conditions in Apalachee Ridge Estates using trained volunteers.

***Primary Implementer: Florida State University***

##### **Task G.1.3:**

Develop a database of the housing conditions existing in the neighborhood. Information from the database can be used to provide housing conditions information for grant applications and the development of housing rehabilitation assistance programs.

***Primary Implementer: Community Neighborhood Renaissance Partnership-Covenant Partners***

## ***Strategy G.2.0***

### ***Increase awareness, use and access to the City and County Housing Rehabilitation Programs***

#### **Implementing Tasks:**

##### **Task G.2.1:**

Provide, through the neighborhood association, information regarding the housing rehabilitation programs offered by the City, County, and other not-for-profit organizations.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

##### **Task G.2.2:**

Train code enforcement officers on the types of programs that are available through the City, County, and not-for-profit housing service providers to address housing code violations and direct them to provide residents with informational brochures on programs that offer such assistance.

***Primary Implementer: Department of Neighborhood and Community Services***

##### **Task G.2.3:**

Use faith-based institutions and other civic and not-for-profit groups that provide housing services to the neighborhood to disseminate information regarding available housing rehabilitation assistance programs.

***Primary Implementers: Department of Neighborhood and Community Services & Tallahassee Lenders' Consortium***

##### **Task G.2.4:**

As part of the proposed annual Southside Fair, set up and staff a booth at the fair to provide/distribute information regarding home retention, rehabilitation and modernization. The neighborhood association should collaborate and seek sponsorship of this event from housing services agencies within the county, including state and federal entities as well as private sector developers, contractors and housing rehab specialists.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

## ***Strategy G.3.0***

***Equip residents with the know-how and/or neighborhood support to make minor repairs to their homes that do not require a licensed contractor***

### **Implementing Tasks:**

**Task G.3.1:**

Conduct Do-It-Yourself classes on minor to moderate housing rehabilitation projects in the neighborhood under the sponsorship of the neighborhood association.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task G.3.2:**

Establish a housing services barter system in the neighborhood. Develop a list of neighbors who can help other neighbors in the neighborhood with home repairs, including a list of licensed contractors who reside in the neighborhood.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

## ***Strategy G.4.0***

***Provide financial assistance to homeowners specifically for the purpose of assisting in making repairs to their homes.***

### **Implementing Task:**

**Task G.4.1:**

Develop and establish a mini-grant and/or loan program (The Apalachee Ridge Estates Curb Appeal Mini-Grant/Loan Program) to provide mini-grants and mini-loans to neighborhood residents for the sole purpose of making minor to moderate repairs to the home they own and occupy within the neighborhood.

***Primary Implementer: City of Tallahassee Department of Neighborhood & Community Services***

## ***Strategy G.5.0***

***Encourage the upgrading and/or expansion of existing homes***

### **Implementing Tasks:**

**Task G.5.1:**

Survey the neighborhood to determine how many residents/homeowners would like to renovate/expand their homes and the barriers to such activities.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Community Neighborhood Renaissance Partnership***

**Task G.5.2:**

Work with local financial institutions to develop special funding programs to assist Apalachee Ridge Estates residents to renovate and expand their homes.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Community Neighborhood Renaissance Partnership***

## ***Strategy G.6.0***

***Provide financial counseling to existing homeowners***

**Implementing Task:**

**Task G.6.1:**

In partnership with the Tallahassee Lenders' Consortium and/or other entities, provide training for existing homeowners with emphasis on maintaining their home mortgages.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***



***Homeownership in Apalachee Ridge Estates is increasing. Above, a home recently acquired a new homeowner***



## **Issue Area H: Rental Housing Rehabilitation** **Action Plan**

### ***Goal***

***Maintain the existing house stock to ensure the availability of safe, decent and affordable housing units for rental opportunities within the neighborhood***

#### **Desired Outcomes:**

1. Increase use of existing rental rehabilitation assistance programs by landlord to make repairs to their rental housing unit in Apalachee Ridge Estates.
2. Maintenance of existing property values.
3. Rehabilitate 2 rental housing units within the neighborhood per year.

### ***Strategy H.1.0***

***Assess the conditions of the housing stock within the Apalachee Ridge Estates Neighborhood to determine the need for rental housing rehabilitation.***

#### **Implementing Tasks:**

##### **Task H.1.1:**

Design a professionally acceptable survey instrument to assess housing conditions within the Apalachee Ridge Estates neighborhood in order to determine the need for rental housing rehabilitation among other things.

***Primary Implementers: Florida State University & Department of Neighborhood & Community Services***

##### **Task H.1.2:**

Conduct a survey of housing conditions in Apalachee Ridge Estates using trained volunteers.

***Primary Implementers: Florida State University & Department of Neighborhood & Community Services***

##### **Task H.1.3:**

Develop a database of the housing conditions existing in the neighborhood. Information from the database can be used to provide housing conditions information for grant applications and the development of housing rehabilitation assistance programs.

***Primary Implementer: Community Neighborhood Renaissance Partnership***

## ***Strategy H.2.0***

### ***Increase awareness, use and access to the City's Rental Housing Rehabilitation Programs***

#### **Implementing Tasks:**

**Task H.2.1:** Provide, through the neighborhood association, information regarding the rental housing rehabilitation programs offered by the City.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task H.2.2:** Train code enforcement officers on the types of programs that are available through the City to address housing code violations in rental housing and direct them to provide (mail to) landlords informational brochures on the programs which offer such assistance.

***Primary Implementer: Department of Neighborhood & Community Services***

**Task H.2.3:** Use faith-based institutions and other civic and not-for-profit groups that provide housing services to the neighborhood to disseminate information regarding the rental housing rehabilitation programs.

***Primary Implementers: Department of Neighborhood & Community Services, Tallahassee Urban League***

## ***Strategy H.3.0***

### ***Consistently and fairly enforce the City's housing code***

#### **Implementing Tasks:**

**Task H.3.1:** Use the existing neighborhood scout program in association with the Code Enforcement Division in the City of Tallahassee Department of Neighborhood and Community Services to notify neighborhood residents of code violations occurring on their property.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task H.3.2:** Routinely monitor the neighborhood and bring housing and zoning code violations to the attention of property owners.

***Primary Implementers: Department of Neighborhood & Community Services & Apalachee Ridge Estates Neighborhood Association***



## ***Issue Area I: Neighborhood Beautification Action Plan***

### ***Goals***

***To preserve the predominantly single-family nature of the Apalachee Ridge Estates neighborhood and the surrounding areas***

***To create a neighborhood spirit and a sense of community among neighborhood residents through neighborhood beautification projects***

#### **Desired Outcomes:**

1. Preservation of the single-family residential character of Apalachee Ridge Estates and its surrounding areas.
2. Creation of a sense of place within Apalachee Ridge Estates and its surrounding areas.
3. Construction and erection of new neighborhood entrance signs.
4. Implementation of neighborhood beautification projects.

### ***Strategy I.1.0***

***Maintain the existing land use development patterns in the Apalachee Ridge Estates neighborhood and surrounding areas***

#### **Implementing Tasks:**

##### **Task I.1.1:**

Maintain the existing Residential Preservation (RP-1) zoning for Apalachee Ridge Estates and the existing RP-2 zoning for the surrounding residential areas.

***Primary Implementer: Tallahassee-Leon County Planning Department***

##### **Task I.1.2:**

Ensure that vacant lands zoned residential in Census Tract 10.02 are developed in a low-density residential manner and/or for the expansion of adjacent institutional uses. The neighborhood does not support the development of multi-family residential complexes in these areas.

***Primary Implementer: Tallahassee-Leon County Planning Department***

##### **Task I.1.3:**

The Neighborhood Association will develop a list of uses supported by the association for the area zoned “Urban Pedestrian (UP-2)” along Orange Avenue between South Meridian Street and South Monroe Street. This information will be provided to all appropriate city departments.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task I.1.4:**

Monitor land use and development applications in the neighborhood planning area (entire Census Tract 10.02) and surrounding areas and actively participate in the land development review process in order to maintain the current low-density residential nature of the area.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task I.1.5:**

Ensure that home-based businesses within the neighborhood are conducted in a manner consistent with the residential nature of the neighborhood and consistent with the existing zoning code.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association, City of Tallahassee Growth Management Department & Department of Neighborhood & Community Services***

## ***Strategy I.2.0***

### ***Create a distinctive Apalachee Ridge Estates Neighborhood Style***

**Implementing Tasks:**

**Task I.2.1:**

Develop, through the neighborhood association, a palette with a wide variety of colors that represents the Apalachee Ridge Estates colors and from which residents can voluntarily choose a color to paint the exterior of their homes. The Neighborhood Association will work with various paint shops throughout the City to secure discounts for residents purchasing paint from the Apalachee Ridge Estates palette of colors. Residents participating in the Curb Appeal Mini Grant/Loan Program should be encouraged to select a color from the Apalachee Ridge Estates palette of colors for their painting project.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task I.2.2:**

Develop a list of fast growing native trees from which residents can voluntarily select plants to plant in conjunction with the sidewalk and/or other beautification projects. The Association will work with various local nurseries to provide these plants at a discount to neighborhood residents participating in the neighborhood beautification projects.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task I.2.3:**

Purchase and install entrance and street signs that are unique to the Apalachee Ridge Estates neighborhood.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

## ***Strategy I.3.0***

***Develop a comprehensive neighborhood beautification program focusing on homes, yards, and other public places***

### **Implementing Tasks:**

#### **Task I.3.1:**

Develop a mini-grant/loan program (Curb Appeal Mini-Grant/Loan Program) to assist residents in making minor to moderate repairs to their homes that can be seen from the street. Funds from the program should be made available for painting, minor repairs, landscaping and other curb appeal fix-up projects.

***Primary Implementer: Department of Neighborhood & Community Services***

#### **Task I.3.2:**

Construct new neighborhood entrance signs and landscaping at the entrances into the neighborhood off Orange Avenue, Laura Lee Avenue and Paul Russell Road. The entrance signs along Orange Avenue should be done in conjunction with the Orange Avenue road widening project. The signs at the neighborhood entrance off Paul Russell Road should be done in conjunction with the installation/ construction of the traffic-calming devices selected for that entrance.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

#### **Task I.3.3:**

Landscape all traffic calming devices with appropriate vegetation to beautify the neighborhood.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***



***This home in the neighborhood beams with homeownership pride***

**Task I.3.4:** Organize an annual “Beautiful Home” competition in the Spring to encourage neighborhood residents to plant flowers and other foliage in their yards.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task I.3.5:** Organize an annual Holiday Lights competition.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

## ***Strategy I.4.0***

### ***Create attractive gateways to the neighborhood***

#### **Implementing Tasks:**

**Task I.4.1:** Design the segment of Orange Avenue between South Meridian Street and Jim Lee Road in a manner that reflects the surrounding residential area and creates a sense of place. The design should include appropriate landscaping and should be pedestrian friendly. Residents of Apalachee Ridge Estates should be involved in the design of this facility and its amenities. The posted speed limit on this segment of Orange Avenue should not exceed 35 miles per hour.

***Primary Implementer: Leon County Public Works***

**Task I.4.2:** Install appropriate/special lighting fixtures along Orange Avenue between South Meridian Street and Jim Lee Road, which reflect the residential character of the area and do not negatively impact area residents.

***Primary Implementer: City of Tallahassee Electric Department***

**Task I.4.3:** Support the acquisition of vacant/abandoned properties along Orange Avenue between South Meridian Street and Jim Lee Road for appropriate re-use. The neighborhood supports the acquisition of the green building next to the convenience store in the northeast quadrant of the intersection of Orange Avenue and South Meridian Street, as well as the burnt out church east of Polk Drive along Orange Avenue.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***



## **Issue Area J: Economic Development** **Action Plan**

### ***Goals***

***To provide/facilitate access for neighborhood residents to resources and training that will develop their entrepreneurial skills and job marketability***

***To create partnerships with new and existing businesses for new job opportunities***

#### **Desired Outcomes:**

1. Creation of opportunities for neighborhood residents to better themselves economically.
2. Establishment of a neighborhood learning center to provide educational opportunities for neighborhood residents to learn skills, which will equip them for gainful employment.
3. Establishment of new businesses on Tallahassee's Southside to meet the retail shopping and personal services needs of the residents and businesses of the area.
4. Build a support base for existing businesses.

### ***Strategy J.1.0***

***Provide residents access to job training and other career building skills***

#### **Implementing Tasks:**

##### **Task J.1.1:**

Establish and equip a learning center in the community with the necessary personnel, hardware and software to train neighborhood residents.

***Primary Implementers: Community Neighborhood Renaissance Partnership, City of Tallahassee, Comcast Cable***

##### **Task J.1.2:**

Solicit grants to assist and/or provide neighborhood residents with job training opportunities.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association, Community Neighborhood Renaissance Partnership***

##### **Task J.1.3:**

Coordinate with local businesses, the City of Tallahassee and Leon County governments to make available to the youths of the neighborhood summer employment opportunities in a variety of places.

***Primary Implementers: Apalachee Ridge Neighborhood Association, Community Neighborhood Renaissance Partnership***

## ***Strategy J.2.0***

### ***Attract new businesses to Southside Tallahassee***

#### **Implementing Tasks:**

##### **Task J.2.1:**

Partner with FAMU's Small Business Development Corporation to provide business training for neighborhood residents interested in starting or expanding their small business enterprise.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

##### **Task J.2.2:**

Coordinate with the Tallahassee-Leon County Southern Strategy Economic Development Committee, City of Tallahassee Economic Development Department, City of Tallahassee Chamber of Commerce and Capital City Chamber of Commerce to explore opportunities to attract new businesses to Southside Tallahassee.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

## ***Strategy J.3.0***

### ***Support existing businesses***

#### **Implementing Tasks:**

##### **Task J.3.1:**

Increase awareness among Southside Tallahassee small businesses of existing support programs for small businesses.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

##### **Task J.3.2:**

Feature a Southside Tallahassee business each month in the neighborhood association newsletter.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

##### **Task J.3.3:**

Partner with existing business groups to develop a mentoring program for small businesses in Southside Tallahassee.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***



## **Issue Area K: Student Skills/Performance** **Action Plan**

### ***Goals***

***Ensure that every student in the Apalachee Ridge Estates Neighborhood and its planning area performs at or above his/her grade level in the school system.***

***Ensure that pre-K children in the Apalachee Ridge Estates neighborhood and its planning area are at a level consistent with other entering students in the Leon County School System.***

### **Desired Outcomes:**

1. A neighborhood with students working at or above their grade level in reading, math, and the sciences.
2. A neighborhood where the majority of the students score high on the State mandated tests.
3. More conflict resolution taught in schools as part of the curriculum.
4. Establishment of a full after-school program at one of the neighborhood schools.
5. Better perception of the neighborhood's schools and their students in the broader Tallahassee community.

## ***Strategy K.1.0***

***Identify the educational needs that are necessary to the development of the whole child of every school and pre-school age child in the Apalachee Ridge Estates neighborhood***

### **Implementing Tasks:**

#### **Task K.1.1:**

Conduct an environmental assessment of the households in the Apalachee Ridge Estates neighborhood to ascertain individual educational needs and goals.

***Primary Implementer: To be determined***

#### **Task K.1.2:**

Work with the medical community to identify the special needs of children in the neighborhood that can affect their learning abilities.

***Primary Implementer: To be determined***

#### **Task K.1.3:**

Survey school age children to assess interests and use the results of the survey to guide the establishment of education programs/activities.

***Primary Implementer: To be determined***

#### **Task K.1.4:**

Establish a website to match mentors with kids based on their interests.

***Primary Implementer: To be determined***

## ***Strategy K.2.0***

***Increase the reading, writing, math, and science level of every child in the Apalachee Ridge Estates neighborhood***

### **Implementing Tasks:**

**Task K.2.1:** Establish tutorial and enrichment programs in the neighborhood, area churches, daycare facilities, and the Neighborhood Learning Center to increase skill levels in reading, math, writing and science.

***Primary Implementers: Community Neighborhood Renaissance Partnership & Area Schools***

**Task K.2.2:** Establish a summer program to provide continuous learning to meet the overall academic needs of the students in the neighborhood and its planning area.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Area Schools***

**Task K.2.3:** Establish a Neighborhood Learning Center in the neighborhood with computers and software that are networked with neighboring schools, local governments, state governments, and higher education resources to complement Task 2.1.

***Primary Implementers: Community Neighborhood Renaissance Partnership, City of Tallahassee & Comcast Cable***

**Task K.2.4:** Establish a homework hotline in the Neighborhood Learning Center.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Community Neighborhood Renaissance Partnership***

**Task K.2.5:** Install a computer in every household in the neighborhood. Require that someone in the household take classes on how to use and operate the computer before placing it in the household.

***Primary Implementer: Community Neighborhood Renaissance Partnership***

**Task K.2.6:** Work with churches in the area to develop early education programs in the churches.

***Primary Implementers: Community Neighborhood Renaissance Partnership & Apalachee Ridge Estates Neighborhood Association***

**Task K.2.7:** Establish a Saturday Learning Center that utilizes high school and college students to assist younger students with homework assignments and academic skills enrichment. Provide incentives to the high school students to get them to participate.

***Primary Implementer: Community Neighborhood Renaissance Partnership***

**Task K.2.8:**

Establish programs at churches, centers, libraries, and schools that promote reading and writing such as peer readers, book swaps, children media productions and a youth newspaper.

*Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Community Neighborhood Renaissance Partnership*

**Task K.2.9:**

Establish reading and math leagues at area churches and the Neighborhood Learning Center.

*Primary Implementer: Apalachee Ridge Estates Neighborhood Association*

## ***Strategy K.3.0***

***Provide activities/projects to show teachers, faculty, and staff that they are appreciated***

**Implementing Tasks:**

**Task K.3.1:**

Hold an annual teacher/school employee and volunteer appreciation luncheon in the community; additionally, sponsor a Southside teacher of the month recognition program.

*Primary Implementer: Apalachee Ridge Estates Neighborhood Association*

**Task K.3.2:**

Support and encourage the Leon County School Board to establish incentives to attract/retain full-time teachers and substitute teachers for southside schools, including recruiting teacher assistants to provide breaks for teachers.

*Primary Implementer: Apalachee Ridge Estates Neighborhood Association*

## ***Strategy K.4.0***

***Devise programs to counsel students in conflict resolution and comprehensive mental health services***

**Implementing Tasks:**

**Task K.4.1:**

Explore the feasibility of establishing a care center to meet the needs of suspended students, both short term and long term, including transportation for students to the center.

*Primary Implementer: Apalachee Ridge Estates Neighborhood Association*

**Task K.4.2:**

Establish a link between the schools, parents and the neighborhood association to monitor suspended students.

*Primary Implementer: Apalachee Ridge Estates Neighborhood Association*

**Task K.4.3:**

Continue to work with the Neighborhood Justice Center Restorative Justice Program.

*Primary Implementer: Apalachee Ridges Estates Neighborhood Association*

## ***Strategy K.5.0***

***Increase communication and parental involvement in the education of children in the neighborhood***

### **Implementing Tasks:**

**Task K.5.1:**

Conduct an annual school improvement forum for the three neighborhood schools in conjunction with the neighborhood association.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association, Community Neighborhood Renaissance Partnership & Area Schools***

**Task K.5.2:**

Establish a parental hotline with the neighborhood association to support the schools and community needs.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task K.5.3:**

Utilize the block captains in the neighborhood to inform parents of school programs and activities.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task K.5.4:**

Include a column for school news in the neighborhood newsletter each month and vice versa.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Area Schools***

**Task K.5.5:**

Establish a system to shuttle children/parent to the library and special events at schools.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task K.5.6:**

Devise a method to get correct phone numbers and addresses of students from the neighborhood.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task K.5.7:**

Establish a babysitting network to assist parents who want to attend school activities but have no one to keep their younger children.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Community Neighborhood Renaissance Partnership***

**Task K.5.8:**

Develop a parental seminar.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task K.5.9:**

Explore with the schools the establishment of a Southside PTO Forum to work with all the schools on the Southside.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

## ***Strategy K.6.0***

***Work on changing the negative perceptions of the Southside and its schools***

### **Implementing Tasks:**

**Task K.6.1:**

Promote and/or advertise the accomplishments of students from the neighborhood and its planning area and the neighborhood schools serving the area.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Area Schools***

**Task K.6.2:**

Develop a brochure to market the neighborhood and the schools serving the neighborhood in order to stimulate a positive image of the neighborhood and its schools within the broader Tallahassee community.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association & FAMU***

**Task K.6.3:**

Partner with the neighborhood's schools to create programs such as school clean up or beautification programs in order to improve school "pride" and improve the physical appearance of the three neighborhood schools.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association, Community Neighborhood Renaissance Partnership & Area Schools***

**Task K.6.4:**

Explore with the Leon County School Board the possibility of providing staff in the school system to ensure that all the programs listed in the education section of this plan are implemented. Establish a funding source to pay such staff.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

**Task K.6.5:**

Hold an annual Southside Fair to promote the assets and achievements of Southside Tallahassee.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association, Southside Tallahassee Neighborhood Associations, CNRP & Area Businesses***

## ***Strategy K.7.0***

***Increase awareness of educational opportunities and ensure that all students in the neighborhood are informed about careers and educational opportunities beyond high school***

### **Implementing Tasks:**

#### **Task K.7.1:**

Hold an annual Southside Fair promoting educational and career programs and opportunities.

***Primary Implementers: Apalachee Ridge Estates Neighborhood Association, Southside Tallahassee Neighborhood Associations, CNRP & Area Businesses***

#### **Task K.7.2:**

Provide career counseling at the neighborhood's schools, churches and the neighborhood center.

***Primary Implementer: Community Neighborhood Renaissance Partnership***

#### **Task K.7.3:**

Provide a shadowing program for students from the neighborhood who are in high school.

***Primary Implementer: To be determined***



Volunteers from Apalachee Ridge Estates Join Hands Day spruce up Leonard Wesson Elementary School with a coat of paint.



## **Issue Area L: Improved School Facilities** **Action Plan**

### ***Goal***

***Ensure that each of the three neighborhood schools, Leonard Wesson Elementary School, Fairview Middle School and Rickards High School, continue to receive opportunities to improve their physical facilities, including buildings and surrounding grounds.***

#### **Desired Outcomes:**

1. An updated or a new elementary school with state-of-the-art facilities.
2. Improve infrastructure serving the schools.

### ***Strategy L.1.0***

***Explore the need for new and/or updated school facilities***

#### **Implementing Tasks:**

##### **Task L.1.1:**

Establish a working group to review the need for new school buildings and/or facilities, as well as the interest of the community for such buildings, and the possible locations of any new school.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

##### **Task L.1.2:**

Identify improvements proposed in the Leon County Schools' Facilities Plan for the three neighborhood schools and ensure they are supported by the Apalachee Ridge Estates Neighborhood Association. Ensure neighborhood participation on the schools' advisory councils.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

##### **Task L.1.3:**

Identify additional resources, including volunteers and donations, which may be used to reduce the cost of providing infrastructure improvements within each of the three neighborhood schools.

***Primary Implementer: Apalachee Ridge Estates Neighborhood Association***



## **Issue Area M: Adult & Community Education Action Plan**

### ***Goals***

***To improve the quality of life of all Apalachee Ridge Estates residents through the development and delivery of learning opportunities that are designed to enhance and complement existing educational/developmental and vocational initiatives without duplicating them.***

***To significantly narrow the “digital divide” for neighborhood residents.***

#### **Desired Outcome:**

The establishment of a learning center within the neighborhood.

### ***Strategy M.1.0***

***Use technology to promote learning and communication***

#### **Implementing Tasks:**

##### **Task M.1.1:**

Acquire and refurbish a home in the neighborhood to serve as a Neighborhood Learning Center.

***Primary Implementers: Community Neighborhood Renaissance Partnership, City of Tallahassee, Apalachee Ridge Estates Neighborhood Association & Comcast Cable***

##### **Task M.1.2:**

Equip the center with appropriate hardware, software, and personnel to provide residents with access to online educational and vocational training, and recreational opportunities.

***Primary Implementers: Community Neighborhood Renaissance Partnership, City of Tallahassee, Apalachee Ridge Estates Neighborhood Association & Comcast Cable***

##### **Task M.1.3:**

Develop a mentoring program to provide training on the use and operation of the equipments within the Neighborhood Learning Center to promote a user-friendly environment.

***Primary Implementers: Community Neighborhood Renaissance Partnership, City of Tallahassee & Apalachee Ridge Estates Neighborhood Association***

##### **Task M.1.4:**

Develop a detailed proposal of intended services to be delivered through the Neighborhood Learning Center, including policies and procedures for the operation of the center.

***Primary Implementer: Community Neighborhood Renaissance Partnership***

## **Plan Data & Analysis**

For each issue area addressed by the neighborhood plan, the neighborhood planning team developed an issue statement, which outlines the problems and the concerns neighborhood residents have with that particular issue. Issue statements represent the neighborhood's perspective on the matter, and in most instances are supported by the neighborhood assessment conducted by the students from Florida State University. The neighborhood planning team then conducted an existing conditions analysis of the issue area based on currently available data from various sources, including but not limited to the US Census, the City of Tallahassee, Leon County, and Leon County School Board.

Prior to coming up with any recommended solutions to the neighborhood issues, the neighborhood planning team investigated whether there were any current plans, programs, and/or policies that would address the concerns and problems raised by the neighborhood. This portion of the analysis is captured under "Current Opportunities." Recommended strategies and implementing tasks were then developed based on all three aspects of the data and analysis presented on each neighborhood issue area. The following data and analysis are offered as support for the goals, desired outcomes, strategies and implementing tasks listed in plan and are presented by issue area.

### **Issue Area A: Neighborhood Safety**

#### **Issue Statement**

The Apalachee Ridge Estates Neighborhood Assessment identifies a number of concerns and issues pertaining to safety within the neighborhood. These safety concerns include the flow of traffic entering and leaving the neighborhood, the perimeter wall along Orange Avenue, crime within the neighborhood, adequate lightning of the neighborhood and fire safety. In various community meetings, the neighborhood has also identified the "dense" vegetation in the Jack McLean, Jr. Park as a safety concern for the neighborhood, especially for residents along the southern side of Millard Street.

The perception of safety within neighborhoods is critical to the health and viability of neighborhoods. The safety of neighborhoods gives residents peace of mind to invest in their properties and participate in community building efforts. Seventy-seven percent (77%) of the residents responding to the neighborhood assessment survey states that there are safety problems on specific streets and/or intersections within the neighborhood. The survey cited the intersection of Pontiac Drive and Orange Avenue, one of the main entrances into the neighborhood off Orange Avenue, as the top traffic safety concern. Thirty-nine percent (39%) of the survey respondents felt that a traffic signal is necessary at Pontiac Drive and Orange Avenue while 34.9% felt that traffic signals are necessary at both entrances to the neighborhood off Orange Avenue (Coble Drive and Pontiac Drive).

Cut-through traffic and cars speeding through the neighborhood are the other traffic safety concerns identified by the neighborhood. Sixty-two percent (62%) of the respondents to the neighborhood survey felt that cars cut through the neighborhood to get to other places in the city while 84% felt that speeding within the neighborhood is a problem. The top three streets on which neighborhood residents felt speeding occurs the most are Coble Drive, Apache Street, and Pontiac Drive.

The perimeter wall along Orange Avenue was also identified as a safety concern for the residents. In the neighborhood assessment, the state of the wall was identified as one of the seven major concerns for the neighborhood. In a later survey conducted by the Covenant Partners, approximately 21.31% of the residents responding to the survey identified the wall as the top concern for the neighborhood.

With respect to crime within the neighborhood, 56% of the respondents did not identify crime as a problem on their block within the neighborhood. The survey, however, shows that approximately 40% of the households surveyed have been victims of a crime within the neighborhood. Of those who have been victims, the top two crimes that these households experienced were theft and/or break-ins.

**Existing Conditions & Analysis**

**1) Street and Traffic Flow**

The street network serving Apalachee Ridge Estates Neighborhood is shown on the Neighborhood Base Map (see page 1). The two main entrances to the neighborhood on the north are off Orange Avenue. These entrances are located at Pontiac Drive and Coble Drive. Coble Drive forms a “T” intersection with Orange Avenue while Pontiac Drive is a full intersection continuing north of the neighborhood to Magnolia Street. Other entrances into the neighborhood are from Paul Russell Road on the south via Pontiac Drive and on the west from Harwood Street via Laura Lee Avenue. Orange Avenue is a county maintained collector road with a drainage ditch running parallel to the road in some places.

The most recent traffic counts for Orange Avenue within the vicinity of the neighborhood show that Orange Avenue between South Meridian Street and Jim Lee Road generates 976 peak hour trips, while Orange Avenue between Jim Lee Road and Paul Russell Road generates 541 peak hour trips. None of the neighborhood entrances are signalized at this time. Due to the lack of signalization at these entrances residents sometimes experience delays in accessing Orange Avenue.

The neighborhood’s internal streets are laid out with two perimeter streets (Pontiac Drive on the east and Harwood Street on the west) running north and south, and the other streets (Coble, Apache, Cochran, Kendall and Millard) running east and west. Only one internal street runs north to south (Webster) but there are no addresses on Webster Street. Due to the terrain of Pontiac Drive and Harwood Street and their connection to streets outside of the neighborhood these are the streets that experienced cut through traffic and are likely to have speeders. None of the streets within the neighborhood has sidewalks.

**2) Crime and Community Policing**

Apalachee Ridge Estates is located in the City of Tallahassee Police Department Crime Reporting Area, RA 807. The table below provides a comparison of actual tracked crimes reported in the Apalachee Ridge Estates Neighborhood for the years 1999 and 2000.

TRACKED CRIMES	1999	2000	% CHANGE
Homicide	0	0	0
Sex Offenses	0	2	200
Robbery	2	1	-100
Comm. Burg	0	0	0
Res. Burg	9	15	40
Auto Burg	4	4	0
Auto Theft/Attempt	4	5	20
TOTAL	19	27	30

*Source: Tallahassee Police Department – March 2001*

In 1999, a total of 19 crimes were reported while 27 crimes were reported for 2000. This increase was caused primarily by an increase in residential burglary (9 for 1999 and 15 for 2000, an increase of 40%). Adjacent to the Apalachee Ridge Estates neighborhood is the Jack McLean, Jr. Park, which is located in Crime Reporting Area RA 815. Because of its location and design, the park has become a popular location for loitering and trespassing after the park’s closing time. Nestled in the woods along

Paul Russell Road and away from public view, the park is a prime location for criminal activity to occur. An analysis by Computer Aided Dispatch (CAD) for the period January 1, 2000 to January 29, 2001, shows a total of 130 incidents were recorded in Crime Reporting Area, RA 815. While this figure may seem high, over 100 of these incidents were self-initiated police activities, incidents investigated by TPD officers while on patrol.

JACK MCLEAN, JR. PARK PRIOR INCIDENTS	
96 incidents for suspicious cars/person	6 incidents for house/building checks
4 drug violations	4 police directed patrols
3 wanted persons arrested	2 fires in progress (1 arson)
2 auto burglaries	1 physical altercation
1 trespass incident	1 prostitution
1 verbal dispute	1 lewd and lascivious

Source: Tallahassee Police Department – March 2001

### 3) Street Lighting

All streets within the neighborhood are lit to some degree; however, the density (spacing) of streetlights varies among the streets in the neighborhood. This results in a situation where some streets are properly illuminated while others are poorly lit and dark. This is a safety concern for the residents.

On Coble Drive and Apache Street, the distance between streetlights varies from a minimum of 160 feet to a maximum of 420 feet. Cochran Drive seems to be the most lit street in the neighborhood; the maximum distance between streetlights on this street is 160 feet. On Harwood and Millard Streets and Pontiac Drive, the distance between streetlights varies from a minimum of 160 feet to a maximum of 240 feet. On the rest of the streets, streetlights are spaced between 240 feet and 320 feet.

The current standard at which the City provides streetlights depends on the area being lit. Typically, streetlights are provided at intervals of 175 to 225 feet. The City does not provide routine maintenance of streetlight facilities so it is important that neighborhood residents notify the City of streetlights that are out.

### Current Opportunities

Orange Avenue, the northern boundary of the neighborhood, is currently scheduled to be widened in the year 2002. Current plans for this roadway include closing the ditch on the north side of the roadway and widening the road to four lanes. The facility will be a four lane-divided highway with a landscaped median, bikeways, pedestrian crosswalks, and sidewalks. The road-widening project also includes the replacement of the dilapidated concrete wall along the northern boundary of the neighborhood (see photo at right). On May 8, 2001, the County held a press conference to ceremonially begin the demolition of the wall. Since then, the wall has been demolished and the County has constructed a wooden fence in its place. The wooden fence will be replaced with a permanent wall during the construction of the expanded Orange Avenue.



The City of Tallahassee Electric Utility Department has surveyed the neighborhood for streetlights and is in the process of installing and upgrading streetlights in the neighborhood. The City Water Utilities Department has also been replacing and adding additional fire hydrants to the neighborhood.

The Tallahassee Police Department provides a variety of special programs dedicated to crime prevention that can be and have been used to address neighborhoods' safety concerns. These programs include a number of crime prevention and community outreach efforts such as:

### **Crime Prevention**

- Personal Safety Seminars
- Crime Stoppers Program
- Child ID Program
- Residential & Commercial Security Surveys
- Neighborhood Watch Association
- Business Association
- Crime Prevention Through Environmental Design (CPTED)

### **Weed & Seed Program**

The Tallahassee Police Department also operates the “Weed & Seed” Program. The Weed & Seed program is a community based, federally sponsored program to improve the quality of life in communities throughout the country. This program brings law enforcement agencies together with local social service agencies, businesses, local government and neighborhood residents in a strategy of “weeding out” violent crime and gang activity and “seeding” positive opportunities.

### **Awareness & Outreach**

- **Tallahassee Parents Against Drug (TPAD)** – A drug awareness class sponsored by the Tallahassee Police Department for parents, teachers, or anyone who works with or around children. Participants learn about the drug scene in Tallahassee, see and touch the actual drugs to which our children are exposed.
- **Tallahassee Police Athletic League (TPAL)** – Southside BMX Club – This outreach activity is an off-road bike club that is currently operated out/ or in conjunction with the Walker-Ford Community Center.



*TPD officers at the Press Conference on the demolition of the wall along Orange Avenue*

## Issue Area B: Recreation Facilities and Services

### Issue Statement

The neighborhood assessment conducted by the students from the Florida State University Department of Urban and Regional Planning identified recreational facilities and opportunities as one of the top priorities of the neighborhood. Seventy-eight percent (78%) of the respondents to the neighborhood survey state that the recreational opportunities within and/or available to the neighborhood are inadequate. The survey also identifies the neighborhood's preferences for different types of recreational facilities and services. The following table shows the neighborhood's preferences for recreational facilities.

RECREATION FACILITIES	YES	NO	% YES
Playgrounds	55	9	85.5
Open Areas	54	10	84.4
Tennis Courts	53	11	82.8
Picnic Areas	52	12	81.3
Trails	52	12	81.3
Neighborhood Pool	51	13	79.9
Ball Fields	51	13	79.7

*Source: FSU Survey Data–Fall, 1999*

The survey shows that the residents would like these recreational facilities and opportunities to be made available as part of a neighborhood community center. Approximately 83% of the respondents to the survey state that these facilities should be provided as part of a neighborhood community center in the Jack McLean, Jr. Park. The residents of Apalachee Ridge Estates want a state-of-the-art neighborhood community center in the park with a swimming pool and facilities to offer various recreational and educational programs to the residents of

Apalachee Ridge Estates and surrounding neighborhoods. The need for recreational facilities and opportunities for the residents of Apalachee Ridge Estates can be correlated to the number of children in the neighborhood. One third of the residents in Apalachee Ridge Estates Neighborhood are under 18 years old. In fact, playgrounds are listed as the recreational facilities most needed by the residents.

### Existing Conditions & Analysis

The City of Tallahassee provides a variety of recreational facilities and opportunities for the residents of the City. The City's Park and Recreation System can generally be described in five categories:

**Regional Parks** – a large resource based area which serves the entire county with a minimum service population of 100,000 and is within a 30 minute driving time of that population.

**Specialized Regional Facilities** – recreational facilities designed to serve the population of several communities or, in many cases, the entire county; provide a limited range of specialized facilities such as golf courses, ball fields, or stadium facilities.

**Community Parks** – serve several neighborhoods with a total population of up to 25,000 and have a service area of up to a three-mile radius; “ride to” facilities that are also accessible to bicyclists and pedestrians.

**Neighborhood Parks** – serve as the focus for neighborhood units with a population of up to 5,000; service area of approximately one-half mile and accessible primarily to pedestrians and bicyclists.

**Passive Parks** – urban open space parks; often include natural features such as ponds, streams, historic areas, etc.



The Apalachee Ridge Estates neighborhood and its immediate area of concern (Census Tract 10.02) are within the service areas of the following community parks: Jack McLean, Jr., Walker-Ford, Myers, and Lafayette. The neighborhood is also within the service areas of two specialized regional recreational facilities: Capitol and Springsax (ball fields). Jack McLean, Jr. Park, the closest community park to the neighborhood, essentially serves as the neighborhood park for Apalachee Ridge Estates and the surrounding neighborhoods. The park is located on the northern side of Paul Russell Road between Prospect Street and Pontiac Drive. The park abuts the homes on Millard Street, the most southern east-west street in the neighborhood, and was constructed in 1992. Originally, the park was known as "Southside Park." It was later renamed Jack L. McLean, Jr., Park, in honor of a former city commissioner and mayor. The park encompasses 53.4 acres and offers facilities for both active and passive recreational opportunities. Facilities at the park include picnic shelters and tables, 1.8 miles of nature trail, bikeways, multi-purpose courts, playgrounds, drinking fountains, a comfort station, 2 lighted outdoor basketball courts and a sand volleyball court. The rest of the park is heavily vegetated with trees and shrubs.

Apalachee Ridge Estates is located within the service areas of Walker-Ford, Myers and Lafayette Community Parks. There are community centers at Walker-Ford and Lafayette Parks; however, there are a number of barriers that prevent or limit the accessibility of these centers to the residents of Apalachee Ridge Estates. These barriers include but are not limited to traffic congestion and distance, major roadway crossings, and lack of bikeways from the neighborhood. In addition, the lack of transportation to these facilities and the feeling that they "belong" to other neighborhoods also influence the accessibility of these facilities by the residents of Apalachee Ridge Estates. The accessibility of Lafayette Park, a community park located in a downtown neighborhood, is limited to the residents of Apalachee Ridge Estates because of the distance from the neighborhood and the traveling conditions to get there, especially in the afternoons for after-school recreational pursuits. Walker-Ford Community Center is in closer proximity to the Apalachee Ridge Estates neighborhood, but is the City's most used recreational center and, therefore, the appearance of overcrowding limits the use of the facilities for neighborhoods that are not within the immediate vicinity of the center. In addition, these parks are not located on a bike route from the neighborhoods. When compared to the other community parks mentioned above, Jack McLean, Jr. Park does not provide as many recreational facilities, programs and opportunities. The Apalachee Ridge area, therefore, lacks a community neighborhood center from which organized recreational activities and pursuits can be offered to the residents of Apalachee Ridge Estates and surrounding neighborhoods.

### **Current Opportunities**

The residents of Apalachee Ridge Estates would like to see construction of the center completed by 2003. The citizens of Tallahassee-Leon County recently voted to extend the 1-cent sales tax for the funding of certain public projects. The neighborhood center in Jack McLean, Jr. Park is listed as the number three priority project for funding with the City's portion of the revenues from the tax. Approximately \$5 million are designated for its construction. Revenues from the extended tax will not start coming in until 2004 when the current tax expires. However, there is a possibility that the construction of the center could be advanced-funded. In order for the center to be completed and be operational during 2003, funds for design and permitting must be appropriated in next year's city budget for this purpose. Approximately \$420, 000 will be needed for these purposes.

Recently, the Tallahassee Boys and Girls Club, with assistance from the City of Tallahassee, acquired the old Tallahassee Christian School facility. The facility is located on Laura Lee Avenue, east of the Apalachee Ridge Estates Neighborhood, and will be remodeled to provide recreational and educational opportunities for boys and girls ages 6-18. Plans for the facility include a state-of-the-art computer lab, a gym, ball fields and a swimming pool. Therefore, the Boys and Girls Club opens up another venue for recreational facilities and activities for the children and youth of Apalachee Ridge Estates.

The Apalachee Ridge Estates Neighborhood also stands to gain additional recreational opportunities from two nearby public works projects. Leon County has scheduled Orange Avenue for expansion and improvements. As part of the project, the County will acquire additional rights-of-way at the intersection of Orange Avenue and South Meridian Street. The County has proposed to develop or turn over to the City for development some of the lands acquired at the intersection as a pedestrian park. In addition, the City of Tallahassee is proposing to construct a stormwater facility to the west of Harwood Street (the western boundary the neighborhood) on city owned land, approximately six acres in size. The property is connected to the neighborhood by an easement between two houses on Harwood Street. Using the easement, residents from the neighborhood have access by foot and bicycles to South Meridian Street and Leonard Wesson Elementary School to the northwest of the neighborhood. The design of this stormwater facility should recognize how the neighborhood currently uses the property and the facility should also be designed to serve as a community amenity with bikeways, pedestrians paths, and attractive landscaping.

### **Issue Area C: Flooding and Drainage**

#### **Issue Statement**

Approximately 45.8 percent of the respondents to the Neighborhood Assessment state that drainage is a problem in the neighborhood. The types of flooding problems that neighborhood residents experienced are listed in the following table.

	NO.	%
General Flooding	10	12.0
Yard or Driveway Floods	20	24.1
House or Garage Floods	1	1.2
Yard or Driveways & House or Garage Floods	7	8.4
No Flooding	45	54.2

*Source: FSU Survey Data–Fall, 1999*

Residents who live along Millard Street have also complained about stormwater runoff from Jack McLean, Jr. Park, which is adjacent to their homes on the south. Residents state that the stormwater from the park sheet flows across their lawns and has washed out their lawns several times. Residents living in the northeast corner of the neighborhood have also reported flooding along Pontiac, Coble, Apache and Cochran Drive.

#### **Existing Conditions & Analysis**

The Apalachee Ridge Estates neighborhood is located in the East Branch Watershed and is within two drainage basins: Apalachee Ridge (west of Webster Street) and East Ditch (east of Webster Street). Elevations within this area range from a high of 187 feet at Paul Russell and Pontiac to a low of 51 feet at Meridian Street. Based on FEMA’s floodplain maps, areas along Coble Drive, Pontiac Drive and Harwood Street are located within the 100-Year Floodplain.

Millard Street drains a significant amount of property that is part of the Jack McLean, Jr. Park. There is a shallow swale in the park behind some of the homes on Millard Street but the maintenance of the swale and its capacity do not appear to be adequate to address the runoff from the park. Kendall Drive drains the area north of Millard Street. Cochran Drive is a relatively flat street with the majority of the block south of the roadway draining north onto Cochran Drive. Both Apache Street and Coble Drive are relatively flat streets with limited drainage facilities.

## **Current Opportunities**

The City's Stormwater Management Division is actively addressing drainage issues for the west side of Apalachee Ridge Estates from Webster Street to Meridian Street. The East Branch Watershed Master Plan (1996) identified significant residential flooding along Tartary Drive, Castlewood Drive and Lynndale Drive and recommended the construction of a stormwater management facility on a 6-acre City-owned tract of land located east of Tartary Drive. The project (Tartary Drive Stormwater Improvement Project) was funded in FY 2000 and subsequently was expanded to include the secondary drainage system along Harwood Street and Laura Lee Avenue.

The preliminary engineering study for the Tartary Drive Stormwater Improvement Facility has identified a drainage problem with runoff from the park sheet flowing across the yards on the north side of Millard Street. The report recommends the construction of a berm or a swale to intercept and route runoff to the existing stormwater pond located at the northwest corner of the Jack McLean, Jr. Park. The area west of Webster Street in the neighborhood will be addressed as part of the Tartary Drive Stormwater Improvement Project, that is, additional inlets and larger size culverts will be installed along neighborhood streets to convey the stormwater to the proposed stormwater facility. The stormwater pond design provides for a 3.75 acre dry-pond with pedestrian access (sidewalks) extending from Tartary Drive to both Harwood Street and Laura Lee Avenue. The detention pond will not be fenced and a landscape plan will be developed by a professional landscape architect in order to make this facility an attractive community facility providing passive recreational opportunities. Significant permitting issues have been identified that may prevent the construction of the proposed stormwater facility. If the stormwater facility cannot be permitted, the above improvements cannot be constructed.

The study area for the Tartary Drive Stormwater Improvement Project does not include the area east of Webster Street; therefore, the flooding problems experienced by residents within the eastern section of the neighborhood will not be addressed by this improvement. The Orange Avenue Expansion project plans include some drainage improvements that may help to address some of the flooding problems along Coble Drive and Pontiac Drive (northern end).