

Issue Area D: Neighborhood Cleanup

Issue Statement

The physical appearance of the Apalachee Ridge Estates neighborhood is of concern to the residents of the neighborhood. Residents have complained about the collection of yard wastes and the stockpiling of yard wastes in the neighborhood. Residents have stated that yard wastes are not collected in a neat manner and trash and debris are left strewn all over the streets in the neighborhood.

Existing Conditions & Analysis

A windshield survey was conducted by the Tallahassee-Leon County Planning Department in the Fall of 2000 to look at external housing conditions, yard maintenance, and neighborhood clean-up issues. The following table is a summary of the results of the survey. The need for a general neighborhood cleanup

STREET NAME	NO. OF HOUSING UNITS	INOPERABLE VEHICLES IN YARDS	OTHER VEHICLES IN YARDS (BOATS, ETC.)	IN NEED OF YARD MAINTENANCE
Coble Drive	47	1	2	15
Apache Street	57	3	2	6
Cochran Drive	53	4	0	9
Kendall Drive	47	2	1	6
Millard Street	49	4	5	4
Harwood Street	19	1	0	3
Pontiac Drive	45	3	0	4
Montgomery	1	0	0	1

Source: Windshield Survey, Tallahassee-Leon County Planning Department—Fall, 2000

is greater in the northern part of the neighborhood. As can be seen from the table, the need for yard maintenance is greater along Coble Drive. Inoperable vehicles were also seen throughout the neighborhood; however, Cochran Drive and Millard Street have the highest number of inoperable vehicles parked in residents' yards or on the street.

Another aesthetic issue noted was the parking and storage of other vehicles (boats, RV's, etc.) and equipment in the front and side yards of homes within the neighborhood. The storage of garbage receptacles is also a concern within the neighborhood. These receptacles are in some instances being stored in front yards along the curb and, therefore, take away from a neat appearance in the neighborhood.



TLCPD Staff & Covenant Partners cleanup a yard in the neighborhood

Current Opportunities

The City of Tallahassee Solid Waste Department provides community outreach services to neighborhoods. These services include education on the garbage collection schedules, how to sort and stockpile yard wastes as well as education on recycling. The Department also works with neighborhood organizations to organize hazardous waste round-ups.

Issue Area E: *Public Transportation*

Issue Statement

The residents of Apalachee Estates are concerned with the accessibility and availability of public transit to serve the needs of the neighborhood. The issues of concern to the neighborhood are the location of bus stops within and outside the neighborhood and the bus route within the neighborhood. Some of the residents and families within the neighborhood would like to have better access to demand response transit services, that is, dial-a-ride services.

Existing Conditions

TALTRAN, the City's public transit system, provides service to the Apalachee Ridge Estates area at twenty-minute intervals, Monday-Sunday, by Routes 2, 7, and 32. In addition to regular route service, complimentary paratransit (demand response) is available to residents who qualify under the Americans With Disability Act. The eligibility criteria are established by the American Disability Act guidelines. Basically, in order to qualify for Dial-a-Ride services you must have a disability that prevents you from riding the basic bus system. In addition to the American Disability Act riders, citizens can qualify based on age (60+ years) as an "elderly" patron. These patrons are provided service on a space available basis. The Dial-a-Ride service is available during the same hours of service as Route 7 at a fare of \$2.00 one-way.

Current Opportunities

The Policy For Transit, approved by the City Commission, states that route accessibility is within ¼ of a mile of either side of the route, bus stops are identified no less than two blocks apart on weekdays, and weekend and evening services must be provided based on criteria established. The Apalachee Ridge area was reviewed by TALTRAN during the recently completed Transit Development Plan process. This transit-dependent block group is shown as being adequately served by the existing route coverage. However, the Transit Action Plan being developed does recommend a change to Route 7, which enters the neighborhood on Coble Drive, turning south onto Harwood Street and exiting the area via Laura Lee Avenue. A redesign of Orange Avenue in the near future will dictate a change as to how the bus enters the neighborhood. The proposal is to enter via Pontiac Drive, turn west onto Cochran Drive to Harwood Street, and exit on Laura Lee Avenue. This rerouting will provide more accessibility within the neighborhood since it will run down the center of the area rather than the perimeter. This route change was objected to by some of the residents on Cochran Drive and TALTRAN has delayed further action on the route change until there is consensus in the neighborhood as to the new route.

Issue Area F: Homeownership

Issue Statement

A home is usually the most significant financial investment that an average citizen will make in his or her lifetime. Due to the significant financial investment that homeownership requires, homeowners generally take great pride in maintaining their homes and properties. A high percentage of owner-occupied homes, therefore, must be the goal of any neighborhood revitalization effort. Owner-occupied homes translate into better-maintained homes and yards, a stable community, higher property values and a greater sense of community.

Eighty-eight percent (88%) of the residents in Apalachee Ridge Estates who are renting have expressed the desire to own their own home. Renters participating in the neighborhood assessment were also asked about the types of assistance that would be useful in helping them to move towards homeownership. Approximately 81.3% indicated that financial counseling would be useful; 93.8% indicated that down payment assistance would be needed.

Existing Conditions and Analysis

The 1999 Apalachee Ridge Estates Neighborhood Assessment shows that 77.1% of the housing stock in Apalachee Ridge Estates is owner-occupied while 22.9% of the housing units is listed as rental housing stock or vacant homes. This rate of homeownership is higher than the rate for the rest of Census Tract 10.02 of which Apalachee Ridge Estates is the largest single-family residential subdivision. This higher homeownership rate can be attributed to the middle class status of the neighborhood and the quality of housing in the neighborhood.

CENSUS YEAR	% HOMEOWNERS
1970	75
1980	71
1990	58

Source: US Census Bureau

As shown in the table to the left, homeownership in 1970 and 1980 was above 70%. This rate fell to 58% in 1990. During the 80's and early 1990's, the entire Census Tract and Apalachee Ridge Estates Neighborhood experienced a transitional period, as the neighborhood changed from being a predominantly white neighborhood to one that is now predominantly black. This transitioning is likely to have caused homeownership, as recorded in the 1990 US Census, to decline because some of the homes in the neighborhood were still owned by the families who once lived in the neighborhood. Today, some of these homes are either rented while others are vacant and in need of significant rehabilitation and yard work. The acquisition and rehabilitation of these homes by an organization whose main mission is to increase homeownership would help to ensure that these homes are rehabilitated and sold to prospective homeowners.

A recent survey of the neighborhood shows that there were 10 vacant homes for sale and one for rent. Research of the Tallahassee Board of Realtors Multiple Listing Services shows that in 1999 twelve (12) homes in the neighborhood were sold, and in the year 2000, twenty (20) homes were sold. The median selling price was \$65,000 while the average price was \$64,080. The lowest and highest selling prices were \$52,600 and \$74,000 respectively. In 1999, the average amount of time that homes within the neighborhood remained on the market was 119 days.

Current Opportunities

Increased homeownership is one of the goals many of the Partners in the Apalachee Ridge Estates Neighborhood Renaissance Partnership share. The two local governments in the Partnership, City of Tallahassee and Leon County, have identified homeownership as one of their major tools in building healthy neighborhoods. Other Community Partners working in this endeavor include the Tallahassee

Lenders' Consortium, local banks, Habitat for Humanity, and Tallahassee Urban League. The City of Tallahassee and Leon County sponsor a number of programs to support homeownership.

To promote homeownership, the City is involved in a partnership with local lenders to make mortgage financing available to low-income, first time homebuyers. Through the Tallahassee Lenders' Consortium, the City provides zero interest loans to eligible homebuyers to cover a portion of the down payment and closing costs for the purchase of a home. The City also provides a loan guarantee to the lenders who make loans through the Tallahassee Lenders' Consortium for up to 25% of the first mortgage amount. In return, participating lenders have agreed to remove all processing and point fees from their mortgages and to adjust their loan approval criteria to better meet the needs of low-income homebuyers. To promote infill housing, the City also sponsors the Infill Housing Program. The objective of this program is to stop the erosion of the homeownership base in selected neighborhoods by acquiring vacant lots and building affordable single-family homes. This program, however, has limited application in Apalachee Ridge Estates because there is only one vacant lot in the neighborhood.

The Leon County Single Family Mortgage Revenue Bond Program, which offers reduced interest rates on mortgages (currently 5.8%), is available to qualified first time homebuyers for the purchase of a home in Apalachee Ridge Estates. The County's down payment assistance program, which assists first time homebuyers with funds for down payment and closing costs, does not operate within the City limits and, therefore, would not be available for the purchase of a home in Apalachee Ridge Estates.

Apalachee Ridge Estates is located in the City and County's Southern Strategy Area, an area that is targeted by both governments for economic investment and revitalization. In November 2000, the City adopted a resolution designating the entire Southern Strategy Area as an "Urban Infill Area." This designation allows lenders participating in the Florida Housing Finance Corporation First Time Homebuyers' Program to issue first mortgages to qualified homebuyers to buy homes at a 4.5% interest rate in the designated "Urban Infill Area." This means that qualified homebuyers can obtain mortgages when funds are available to purchase a home in Apalachee Ridge Estates at a low interest rate, making it more attractive and affordable for people to buy homes in the targeted area.



Larger Split Level Homes along Millard Street

Issue Area G: Home Retention, Rehabilitation and Modernization

Issue Statement

The earliest homes in Apalachee Ridge Estates were constructed in the late 1950's. Construction of homes continued into the early 1990's. Most of the older homes, which are located in the northern section of the neighborhood, were constructed in the 50's and average about 1000 square feet in size with three bedrooms and one bathroom. The newer homes in the neighborhood tend to be larger. Due to the age of the homes, some of them are starting to show signs of deterioration and are in need of minor to moderate repairs and renovations. According to the neighborhood assessment, 54.1% of the residents surveyed felt that there are structures on their block that are unappealing or take away from the aesthetic qualities in the neighborhood. Approximately 52% of the respondents to the neighborhood survey state that they need assistance with home repairs while 31.7% state that they needed help with renovation.

Existing Conditions & Analysis

A windshield survey was conducted by the Tallahassee-Leon County Planning Department in the Fall of 2000 to investigate external housing conditions and general yard maintenance within the neighborhood. The following table is a summary of the results of the survey.

STREET NAME	NO. OF HOUSING UNITS	IN NEED OF PAINTING	IN NEED OF REPAIRS	IN NEED OF YARD MAINTENANCE
Coble Drive	47	8	6	15
Apache Street	57	6	2	6
Cochran Drive	53	3	1	9
Kendall	47	0	1	6
Millard Street	49	6	2	4
Harwood Street	19	1	0	3
Pontiac Drive	45	4	1	4
Montgomery	1	1	0	

*Source: Windshield Survey, Tallahassee-Leon County Planning Department—Fall, 2000
Data include rental and owner-occupied housing units*

As can be seen from the table, the need for repairs is greater in the northern part of the neighborhood (Coble Drive, Apache Street and Cochran Drive), which is the oldest section of the neighborhood. The need for general yard maintenance and upkeep is also greater in this area of the neighborhood. The table shows that many of the units are in need of some sort of repair or attention. Since the majority of the homes in the neighborhood are owner-occupied, it follows that there may be a good number of owner-occupied homes that need minor to moderate repairs. However, a proper assessment of the housing conditions in the neighborhood needs to be done in order to fully determine the need for housing rehabilitation in the neighborhood.

Current Opportunities

The City of Tallahassee currently operates a number of housing programs that address the housing needs of low- and moderate-income residents within the City limits. The City partners with the Tallahassee Urban League to provide rehabilitation assistance to homes that are owned and occupied by low-income persons. Through this program the City will fund up to \$25,000 worth of repairs and renovations to single family homes for qualified homeowners subject to the availability of funds. The assistance is provided in the form of a zero interest loan, which requires no monthly payments. If the homeowner continues to

occupy the home for a minimum of five years after the repairs are completed, the loan amount is forgiven. The City provides approximately \$812,000 annually for this program.

Another program sponsored and administered by the City is the Emergency Home Repair Program. This program provides up to \$7,500 for emergency home repairs to homes that are owned and occupied by low-income persons. This program is primarily used to meet immediate health and safety needs such as major roof leaks, dangerous electrical or plumbing malfunctions and hazardous building conditions. Both of the above programs are income based, and therefore, residents who earn more than the stipulated income thresholds would not qualify for assistance under these programs.



Rental Townhomes on Pontiac Drive (near Paul Russell Road)



Home Renovations on Pontiac Drive

Issue Area H: Rental Housing Rehabilitation

Issue Statement

Approximately 23% of the housing units located in the Apalachee Ridge Estates Neighborhood are held for rental purposes or are vacant. In the southeast corner of the neighborhood along Pontiac Drive close to Paul Russell Road is a cluster of multi-family residential units that are predominantly rental units. Rental units, however, are scattered throughout the neighborhood. Some of the rental units within the neighborhood are showing signs of deterioration and are in need of repairs.

Existing Conditions & Analysis

A windshield survey was conducted by the Tallahassee-Leon County Planning Department in the fall of 2000 to investigate external housing conditions and general yard maintenance within the neighborhood. The following table is a summary of the results of the survey.

STREET NAME	NO. OF HOUSING UNITS	NO. OF NON-OWNER OCCUPIED UNITS	IN NEED OF PAINTING	IN NEED OF REPAIRS	IN NEED OF YARD MAINTENANCE
Coble Drive	47	19	8	6	15
Apache Street	57	22	6	2	6
Cochran Drive	53	16	3	1	9
Kendall Drive	47	11	0	1	6
Millard Drive	49	10	6	2	4
Harwood Street	19	5	1	0	3
Pontiac Drive	45	19	4	1	4
Montgomery	1	1	1	0	1

*Source: Windshield Survey, Tallahassee-Leon County Planning Department—Fall, 2000
Leon County Property Appraiser's Database*

As can be seen from the above table, the need for repairs is greater in the northern section of the neighborhood near Orange Avenue. According to the Leon County Property Appraiser's database, the highest concentration of non-owner occupied homes is also located in this section of the neighborhood. Coble Drive, Apache Street and Pontiac Drive have the highest number of non-owner occupied housing units: 19, 22 and 19, respectively. The rehabilitation/repairs needed in rental housing is similar to that which is needed in owner-occupied units to some extent. These needs range from minor paint jobs to moderate repairs dealing with rotten soffits and fascia boards.

Current Opportunities

The City of Tallahassee recognizes the value of providing incentives to landlords to maintain and improve their affordable rental housing units. The City has created a Rental Rehabilitation Program to assist landlords in making repairs to rental housing units located within the City limits. The Rental Rehabilitation Program provides zero interest loans to property owners to cover 50% of the cost of rehabilitating affordable rental properties.

The City of Tallahassee and Leon County provide rental rehabilitation assistance to property owners who rent to disabled tenants that are on the Section 8 Program. The program provides assistance to property owners to adapt homes to meet the needs of disabled tenants. Such alterations could include building disabled accessible bathrooms and adding ramps to the homes.

Issue Area I: *Neighborhood Beautification*

Issue Statement

Approximately 54% percent of the respondents to the Apalachee Ridge Estates Neighborhood Assessment has expressed concerns with the appearance of the neighborhood. The residents are concerned with the number of housing units in the neighborhood that need significant repairs (some of which are boarded up due to significant code violations), overgrown yards, inoperable vehicles in yards, homes in need of cosmetic repairs, the dilapidated wall along Orange Avenue, and the neighborhood's entranceways and signs.

Existing Conditions and Analysis

Construction of the Apalachee Ridge Estates neighborhood began in the late 1950's. Therefore, a significant number of the homes in the neighborhood are over 40 years old and in need of repairs. Some are in need of major structural repairs, for example new roofs, while the majority need moderate to minor repairs.

There are two neighborhood signs at the entrances to the neighborhood off Orange Avenue. Both signs are in a state of disrepair and need repair and/or replacement. There are no neighborhood signs at the Paul Russell Road and Laura Lee Avenue entrances.

The neighborhood has a beautiful mature tree canopy with various types of hardwood and ornamental trees. In addition, the majority of the homes in the neighborhood have well-kept landscaping. While the neighborhood has a number of positive attributes with respect to beautification, there are a number of factors that need to be addressed in order to improve the aesthetics in the neighborhood. These range from neighborhood clean-up activities to new entrance signs, remodeling of existing houses, code enforcement, garbage collection, painting of homes, and yard maintenance.

Current Opportunities

The Apalachee Ridge Estates neighborhood is part of the Southern Strategy Area. The Southern Strategy Area is an area designated by both the City of Tallahassee and Leon County to receive special incentives to stimulate economic growth, infrastructure development and social development. One of the goals of the Southern Strategy is to identify areas suitable for beautification/landscaping projects. It is hoped that the Apalachee Ridge Estates neighborhood area will be selected as a demonstration project for this effort.

Leon County will be widening Orange Avenue in the near future. The road-widening project includes the replacement of the dilapidated wall along Orange Avenue. The expanded road will include landscaped medians and stamped asphalt crosswalks. All of these amenities will add to the beautification of the area.

Issue Area J: Economic Development

Issue Statement

Based on the Apalachee Ridge Estates Neighborhood's Assessment, the residents have expressed an interest in economic development opportunities. Their interest in economic development is geared primarily to business training, entrepreneurial skills, further education, job training and personal development opportunities. The neighborhood is entirely residential in nature; therefore, attracting businesses to the neighborhood is not desired or wanted by the residents. Residents want to keep their neighborhood 100% residential. Many homeowners and residents in Apalachee Ridge Estates are small business and home-business owners and would like to receive training on how to effectively manage their businesses.

In the commercial and industrial areas proximate to the neighborhood, residents would like to see various kinds of businesses that satisfy their general and personal retail needs, provide employment opportunities, and contribute to the overall improvement of Southside Tallahassee. Some of the issues the residents have chosen to address under Economic Development were coordinated with the Education and Community Involvement Action Team since they are training-related. The following tables shows residents' interests in financial/economic development and personal development training.

FINANCIAL RESOURCES	YES	NO	PERCENT YES
General Budgeting	66	19	77.6
Retirement Planning	61	24	71.8
Business Related	60	24	71.4
Start a business	52	8	86.7
Expand a business	30	30	50.0
Micro/Small Business Assistance	41	40	50.6

Source: FSU Survey Data-Fall 1999

INTEREST IN PERSONAL DEVELOPMENT OPPORTUNITIES/ BUSINESS ASSISTANCE	YES	NO	PERCENT YES
Further Education	47	35	57.3
Career Development Opportunities	43	40	51.8
Job Training Workshop	33	12	73.3
Career Counseling	27	16	62.8
Resume Assistance	32	11	74.4

Source: FSU Survey Data-Fall, 1999

Current Opportunities

Apalachee Ridge Estates neighborhood is part of the Southern Strategy Area. The Southern Strategy Area is an area designated by both the City of Tallahassee and Leon County to receive special incentives for economic growth, infrastructure and social development. One of the goals of the Southern Strategy is to identify areas suitable for economic development. It is hoped that the Apalachee Ridge Estates neighborhood area will benefit from some of the initiatives that will be proposed for this area.

Issue Areas K, L, M: Education

Issue Statement

Education is a major concern for the residents of Apalachee Ridge Estates, especially for families with school-age children. Residents are concerned about the academic performance of their children and with the functionality and quality of the physical school facilities available to children of Apalachee Ridge Estates and other southside neighborhoods. Residents have also expressed a strong interest in adult educational opportunities. The table below shows the educational programs in which residents have expressed interest.

Programs	Yes	No	Percent Yes
Micro/Small Business Assistance	41	40	50.6
Tutoring Programs	39	43	40.7
After School Programs	33	48	40.7
GED Classes	15	66	18.5
Literacy/Reading Classes	14	67	17.3
<i>Source: FSU Survey Data – Fall 1999</i>			

Existing Conditions and Analysis

There are three public schools serving the Apalachee Ridge Estates neighborhood and planning area: Leonard Wesson Elementary, Fairview Middle School and Rickards High School. In addition, there are several pre-school and daycare facilities within the neighborhood planning area. Provided below is a summary of test results of the schools in the planning area for the 1999-2000 school year.

Wesson Elementary: Since 1999 the Wesson school grade, as reported by the Department of Education, has improved from a grade of "D" to a grade of "C." The percentage of 4th grade students scoring Achievement Level 2 and above on the Reading portion of the Florida Comprehensive Assessment Test (FCAT) has increased from 28% to 74%. At the 5th grade level, the percentage of students scoring 2 and above in Mathematics has increased from 46% to 61%. The percentage of students scoring at Level 3 and above has improved from 13% to 45% in Reading, while the percentage in Mathematics has decreased from 21% to 13%. In the area of Writing, Wesson was one of five elementary schools in the district to have 100% of the 4th grade students tested score at Level 3 and above, up from 58% in 1999.

School	Year	School Performance Level	% In Lowest Reading Level(s)	FCAT % Level 2 & Above		FCAT % Level 3 & Above		FCAT Writing % "3" & Above
				Reading	Math	Reading	Math	
Wesson	01	C	-	74	61	45	13	100+
	00	D	-	63	58-	34	13	82+
	99	D	87	28-	46-	13	21	58

Fairview Middle School: In 2001, Fairview received a school grade of “A,” an improvement from the "C" they received in 1999 and 2000. The percentage of 8th grade students scoring Achievement Level 2 and above on the Reading portion of the Florida Comprehensive Assessment Test (FCAT) has remained constant at 74% while the percentage of students scoring 2 and above in the area of Mathematics has improved from 64% to 87%. The percentage of students scoring at Level 3 and above has improved from 37% to 53% in Reading, while the percentage in Mathematics has increased from 34% to 62%. In the area of Writing, the percentage of Fairview students tested who scored Level 3 and above has increased from 75% to 95%.

School	Year	School Performance Level	% In Lowest Reading Level(s)	FCAT % Level 2 & Above		FCAT % Level 3 & Above		FCAT Writing % "3" & Above
				Reading	Math	Reading	Math	
Fairview	01	A	26	74	87	53+	62+	95+
	00	C	27	73	71	39	52+	98+
	99	C	26	74	64	37	34	75+

Rickards High School: Since 1999, Rickards has maintained a school grade of "C" as determined by the criteria set by the Department of Education. The percentage of 10th grade students scoring Achievement Level 2 and above on the Reading portion of the Florida Comprehensive Assessment Test (FCAT) has remained fairly constant (63% in 2001) while the percentage of students scoring 2 and above in the area of Mathematics has improved from 66% to 84%. The percentage of students scoring at Level 3 and above has improved from 34% to 39% in Reading, while the percentage in Mathematics has increased from 42% to 57%. In the area of Writing, the percentage of Rickards students tested who scored Level 3 and above has remained high, increasing from 88% to 92%.

School	Year	School Performance Level	% In Lowest Reading Level(s)	FCAT % Level 2 & Above		FCAT % Level 3 & Above		FCAT Writing % "3" & Above
				Reading	Math	Reading	Math	
Rickards	01	C	37	63	84	39	57+	92+
	00	C	29	71	78	36	55+	91+
	99	C	36	64	66	34	42	88+

Current Opportunities

The City of Tallahassee, Florida State University, Leon County School Board, and Florida A&M University have signed an agreement to work with Tallahassee’s southside schools to improve the schools as well as to provide professional development for the teachers. Leonard Wesson Elementary School has also implemented various programs with the aim of improving the quality of educational opportunities offered to their students. Programs such as mentoring, community outreach, and innovative academic programs are in various stages of implementation at the neighborhood schools.

Plan Implementation & Monitoring

The implementation of the Apalachee Ridge Estates Neighborhood Plan will involve representatives of all of the stakeholders in the neighborhood renaissance process. To facilitate the implementation of the plan, each goal, and recommended strategies and tasks will have a time frame for its implementation. The primary parties responsible for implementing each task will also be identified. To the greatest extent possible, the costs associated with the tasks will be projected. There are instances where factors such as market value or redevelopment timing may make it difficult to predict the implementation of a strategy and/or the associated tasks.

A committee will be established jointly by the neighborhood, the Community Neighborhood Renaissance Partnership, the County and the City of Tallahassee to oversee the implementation of the plan. The committee will meet once per month for the first year. The Implementation/Monitoring Committee, based on how well the plan is being implemented, will schedule subsequent meetings as appropriate.

By adopting the plan and/or by providing letters of support, members of the Community Neighborhood Renaissance Partnership, Covenant Partners, and the City of Tallahassee will have demonstrated their commitment to the implementation of the plan. However, every tasks listed in the plan will require a separate and specific implementation action. Approval of the plan does not obligate any of the entities involved in the process to implement any particular task. The implementation of the plan will require specific actions by the neighborhood, members of the Community Neighborhood Renaissance Partnership, the County and the City of Tallahassee.

The implementation of the Apalachee Ridge Estates Neighborhood Plan will be monitored. Some of the tasks listed in the plan are expected to be completed quickly; some will even be implemented prior to the adoption of the plan. Some of the capital projects called for in the plan will require the implementing entities to budget these projects in their 5-Year Capital Budget and may require a longer timeframe for implementation. To allow for some flexibility in the implementation schedule, timeframes associated with the implementation of the tasks will fall into three general timeframes: short-term (implementation within 18 months), intermediate term (18 months to 3 years), and long-term (3 to 5 years).

The status of each task listed in the Apalachee Ridge Estates Neighborhood Plan will be tracked. The Apalachee Ridge Estates Neighborhood Plan Implementation Matrix (Appendix II) provides an easy way to check the status of the implementation of the plan. The matrix is compilation of all the action tasks listed in the plan and identifies the agencies with primary responsibility for implementing each task, the timeframe for the completion of each task and the resources needed to implement the task. The matrix will be updated regularly as more information becomes available and the status of the tasks changes. An updated report will be prepared every six months and will be available from the Tallahassee-Leon County Planning Department or the Apalachee Ridge Estates Neighborhood Association.

Plan Evaluation

Neighborhood plans are not static documents. Changing conditions within a neighborhood and the discovery of new opportunities and implementation strategies could impact the premises for the various recommendations in the plan. It is important to revise the plan periodically. The Apalachee Ridge Estates Neighborhood Plan will be reviewed on a yearly basis. The neighborhood planner, working in conjunction with the neighborhood association, will be responsible for the review of the plan. If the evaluation reveals the need to change the plan, then a neighborhood planning team will be formed to address the issues that are of concern. Revisions to the adopted neighborhood plan will follow the procedures that were used to adopt the original plan.

Appendix I

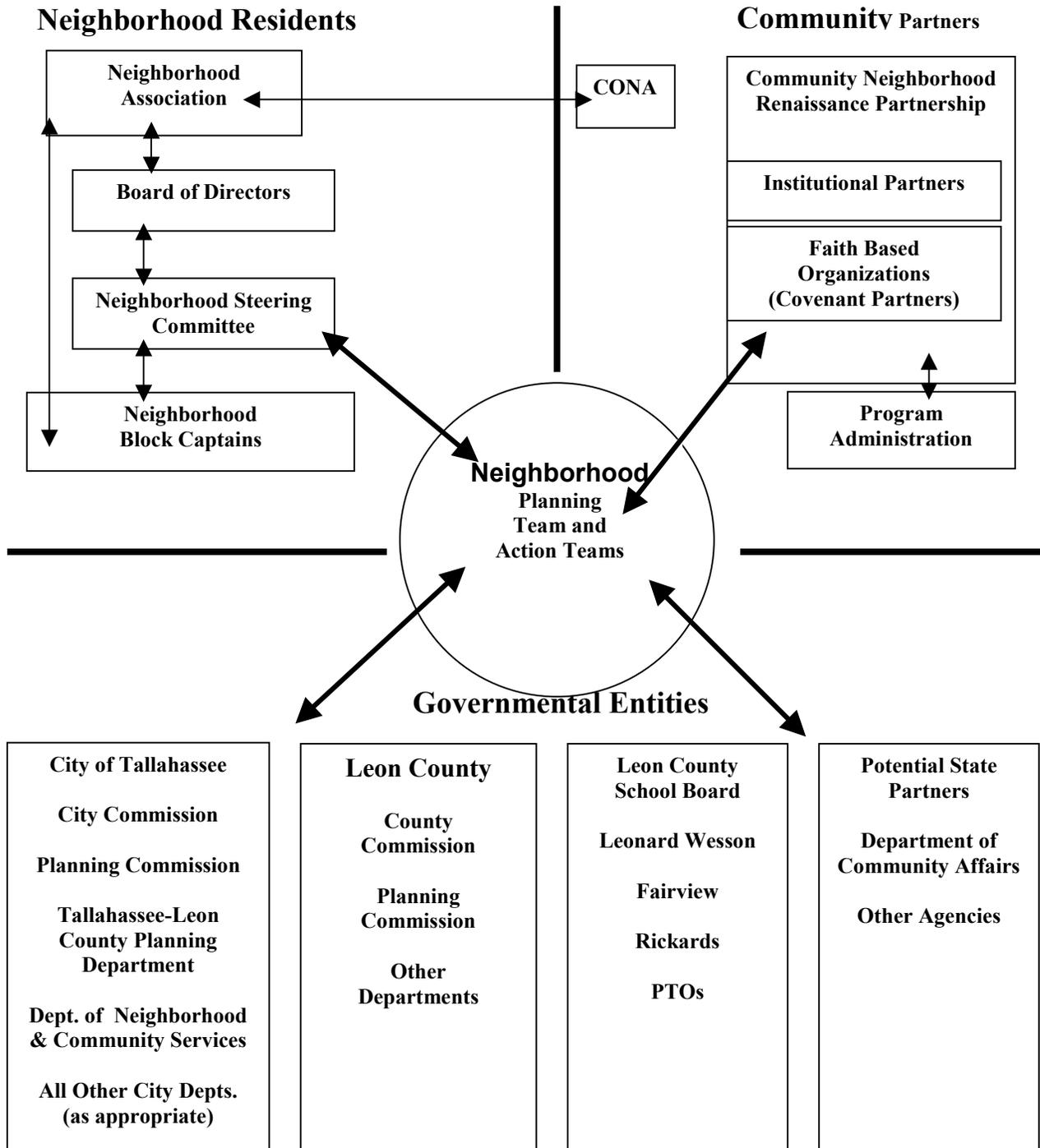
APPENDIX I

GLOSSARY AND ABBREVIATIONS

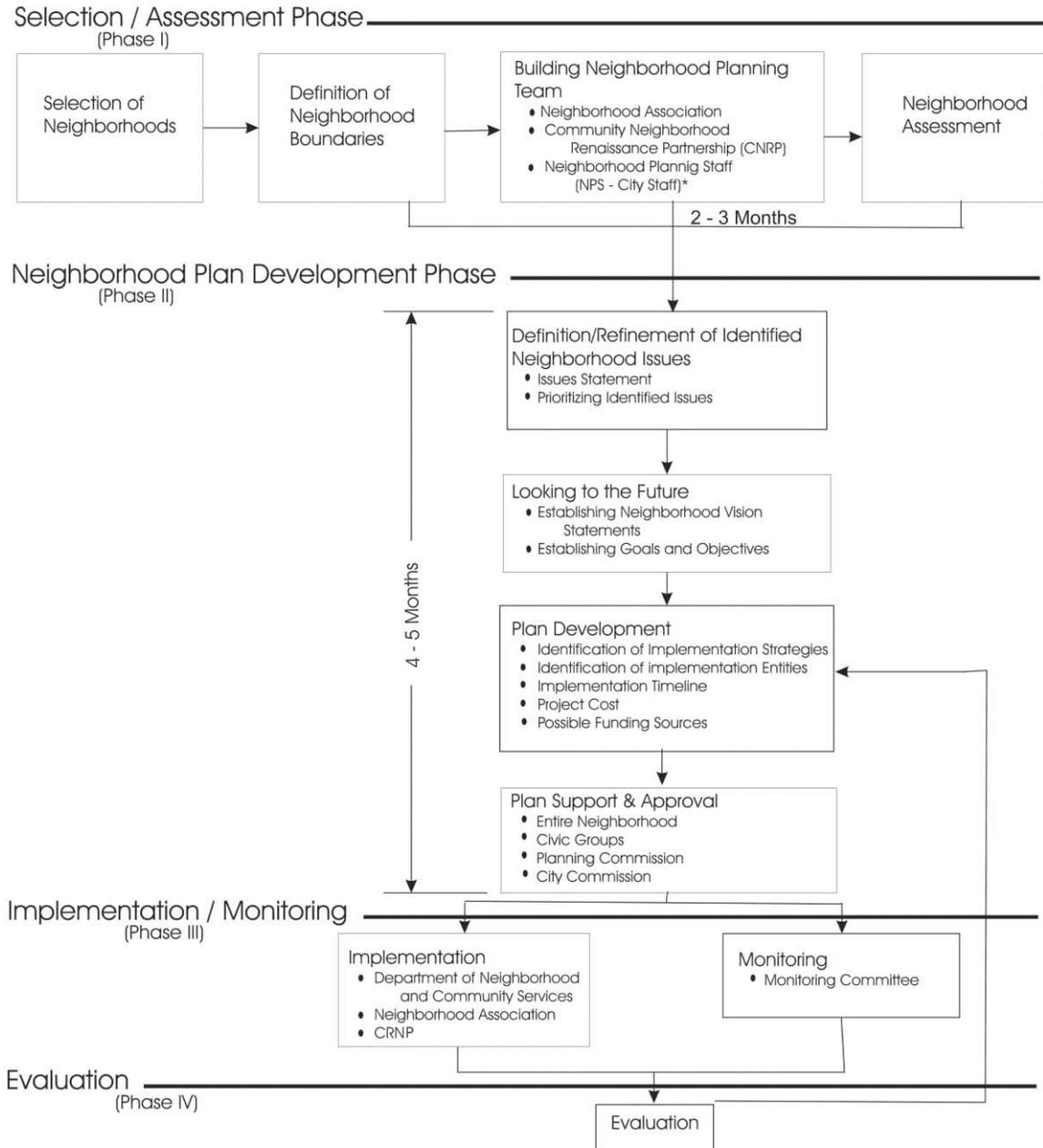
<i>ARENA</i> –	Apalachee Ridge Estates Neighborhood Association
<i>CNRP</i> –	Community Neighborhood Renaissance Partnership
<i>DNCS</i> –	Department of Neighborhood & Community Services
<i>FAMU</i> –	Florida A & M University
<i>FSU</i> –	Florida State University
<i>TCC</i> –	Tallahassee Community College
<i>TLCPD</i> –	Tallahassee-Leon County Planning Department
<i>TPD</i> –	Tallahassee Police Department
<i>TPRD</i> –	Tallahassee Parks & Recreation Department

Appendix II

The Neighborhood Planning Team



Neighborhood Planning Process



* Staff Representatives for All Appropriate City Departments

Figure 1

Appendix III

ACTION PLAN IMPLEMENTATION MATRIX

IMPLEMENTATION ITEM	TASK	RESPONSIBLE ENTITIES	TIMEFRAME	RESOURCES
Issue A: Neighborhood Safety				
<i>Strategy A.1. Improve motorists' & pedestrians' access to the neighborhood</i>	Coordinate with Leon Co. Public Works in the planning & design phases of the Orange Avenue expansion project	ARENA , Leon Co. Public Works, Traffic Engineering- City of Tallahassee, TLCPD	Ongoing	No cost/new resources needed
	Monitor traffic counts & turning movements at the intersection of Orange Avenue & Pontiac Drive and/or Coble Drive to determine if a traffic light is needed	Traffic Engineering- City of Tallahassee , Leon Co. Public Works	Intermediate	*
	Construct an exclusive left turn lane for vehicles traveling west on Orange Avenue at the intersection of Pontiac Drive to facilitate safe & easy access into the neighborhood	Leon Co. Public Works	Short Term	Included in Budget Estimated Project Budget \$25.8M
	Design & construct a median opening at Coble Drive and Orange Avenue to control turning movements to ensure safe access to & from the neighborhood	Leon Co. Public Works	Short Term	Included in Budget Estimated Project Budget \$25.8M
	Design & construct sidewalks, crosswalks & bike lanes to ensure safe access to the neighborhood by pedestrians & bicyclists	Leon Co. Public Works	Short Term	Included in Budget Estimated Project Budget \$25.8M
<i>Strategy A.2. Control the flow of traffic within the neighborhood</i>	Install speed limit signs on all streets within the neighborhood as appropriate & needed	City Public Works Department	Short Term	Existing Operating Budget
	Install traffic calming devices to slow the speed of motor vehicles traveling on various streets throughout the neighborhood	City Public Works Department FAMU School of Landscaping	Short Term	Approx. \$45,000.
	Install "No Parking" signs or paint the curb at the bend on both Pontiac Drive & Harwood Street to prohibit parking in the bend of the road & in other areas deemed appropriate by Traffic Engineering	City Public Works Department	Short Term	No new resources needed- Regular Maintenance budget
	Install "No Truck Traffic" signs at the entrances of the neighborhood	City Public Works Department	Short Term	No new resources needed- Regular Maintenance budget

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLCPD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

IMPLEMENTATION ITEM	TASK	RESPONSIBLE ENTITIES	TIMEFRAME	RESOURCES
	Investigate the feasibility of closing off the entrance to the neighborhood from Laura Lee Avenue	ARENA , TPD, & Fire Departments, City Public Works Department	Short Term	No new costs/ resources needed
<i>Strategy A.3. Minimize the interaction of neighborhood pedestrians & vehicular traffic</i>	Install sidewalks at least on one side of all neighborhood streets, giving priority to Pontiac, Coble & Harwood	Traffic Engineering –City of Tallahassee	Short Term	\$10-\$12/linear ft.
	Construct sidewalks pursuant to above task in compliance with the Americans with Disabilities Act	City Public Works Department	Short Term	Costs included in sidewalk construction
	Install crosswalks at busy pedestrian areas on Orange Avenue near the neighborhood	City of Tallahassee – Traffic Engineering & Leon Co. Public Works Department	Short Term	Included in Budget Estimated Project Budget \$25.8M
<i>Strategy A.4. Address the boundary wall</i>	Demolish & replace the perimeter wall along Orange Avenue with a temporary wall	Leon Co. Public Works Department	Completed	Project completed
	As part of the Orange Avenue expansion project, replace the above temporary wall with an aesthetically pleasing & functional permanent wall designed to prevent vandalism	Leon Co. Public Works Department	Short Term	Included in Budget Estimated Project Budget \$25.8M
<i>Strategy A.5. Improve police relations & the presence of the police within the neighborhood to deter crime</i>	Extend a standing invitation to the Tallahassee Police Department to attend neighborhood association meetings & include as a standard item on its meeting agenda a neighborhood police report	ARENA	Short Term	No new resources needed
	The crime prevention officer responsible for the Apalachee Ridge Section of the Charlie Patrol District should attend at least one of the monthly neighborhood meetings	TPD	Ongoing	No new resources needed
	Conduct periodic crime prevention classes in conjunction with the neighborhood association, neighborhood faith-based institutions & schools	TPD, ARENA , Faith-based Institutions, Area Schools	Short Term	No new resources needed
	Expand & enhance how residents are provided information regarding law enforcement agencies' activities, programs & services	TPD, ARENA, Leon County Sheriff Department	Short Term	None

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
DNCS – Department of Neighborhood & Community Services
FSU – Florida State University
TLCPD – Tallahassee-Leon County Planning Department
TPRD – Tallahassee Parks & Recreation Department
+ Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
CNRP – Community Neighborhood Renaissance Partnership
TCC – Tallahassee Community College
TPD – Tallahassee Police Department
* To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

IMPLEMENTATION ITEM	TASK	RESPONSIBLE ENTITIES	TIMEFRAME	RESOURCES
	Include in the Apalachee Ridge Estates Neighborhood Association newsletter Tallahassee Police Department & Leon County Sheriff Department materials, contact names & telephone numbers	TPD, ARENA , Leon County Sheriff Department	Ongoing	No new resources needed
	Coordinate with the Tallahassee Police Department to expand the BMX program to include youths from Apalachee Ridge Estates & surrounding areas	TPD, ARENA	Short Term	*
<i>Strategy A.6. Properly illuminate the neighborhood</i>	Install, as needed, additional street lights on the following streets: Coble, Apache, Millard, Pontiac, Kendall & Harwood	City of Tallahassee Electric Department	Short Term	\$300 - \$2300/per light fixture
	Monitor & report streetlights that need repair	ARENA , Neighborhood residents	Ongoing	Included in regular maintenance budget
<i>Strategy A.7. Revitalize the neighborhood crime watch program</i>	Convene a neighborhood association meeting to inform residents of the benefits of having a neighborhood crime watch program	ARENA , Neighborhood residents, Tallahassee Police Department	Short Term	No new resources needed
	Use the neighborhood block captain network to re-establish the neighborhood crime watch program	ARENA	Short Term	No new resources needed
	Contact area businesses to discuss the neighborhood's security issues with them	ARENA , TPD, Southside Business Association	Short Term	No new resources needed
	Survey the neighborhood to determine residents' interest in installing home security systems. Based on the response, negotiate with various security companies a discount rate for the neighborhood	ARENA	Short Term	No new resources needed
	The Neighborhood Crime Watch should explore with the Tallahassee Parks & Recreation Department the feasibility of thinning out the underbrush in the Jack McLean, Jr., Park	ARENA , TPRD	Short Term	*

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLCPD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

<i>Strategy A.8. Improve fire safety within the neighborhood</i>	Install, as needed, additional fire hydrants in the neighborhood	Tallahassee Fire Department, Water & Sewer Department	Short Term	*
	Conduct, periodically, fire prevention classes	Tallahassee Fire Department, ARENA	Short Term	No new resources needed
Issue B: Recreation Facilities & Services				
<i>Strategy B.1. Build a neighborhood community center in the Jack McLean, Jr., Park</i>	Make a request to the Tallahassee Parks & Recreation Department & the City Commission to include adequate funding in the City’s budget for Fiscal Year 2002 for the pre-development costs for construction of the neighborhood community center at Jack McLean, Jr., Park	ARENA, TPRD, Tallahassee City Commission	March/April 2001	\$420,000.00 (\$5M slated for Neighborhood Center)
	The Tallahassee Parks & Recreation Department should establish an advisory planning committee to receive input on the physical design of the neighborhood center & the programs to be offered or hosted by the center	TPRD, ARENA, DNCS	November 2001	None
<i>Strategy B.2. Coordinate facilities & services at Jack McLean, Jr. Park to maximize efficiency</i>	Tallahassee Parks & Recreation Department should convene a series of discussions with recreational facilities providers, owners and/or operators in the Apalachee Ridge Area to coordinate facilities & services & develop an agreement with respect to the provision of services	TPRD	April 2001	None
	Design the Tartary Drive Stormwater Facility to include bikeways, pedestrian paths & jogging trails with residents’ input	Public Works (Stormwater Management Section), ARENA, Surrounding Neighborhoods, TPRD	Intermediate	Included in Project budget Approx. \$1.5M
	Develop the additional right-of-way that will be acquired by Leon Co. at the intersection of Orange Avenue & South Meridian Street as a pedestrian park or open space	Leon Co. Public Works Department, TPRD, ARENA, surrounding neighborhoods & business owners	Long Term	Acquisition only included in Orange Ave expansion budget

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLCPD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

Issue Area C: Flooding & Drainage				
<i>Strategy C.1. Enhance the capacity of the existing drainage facilities</i>	Routinely maintain & clean existing curbs, gutters & culverts along the streets in the neighborhood	Streets & Drainage Division	Ongoing	No new resources needed- Regular Maintenance budget
	Routinely maintain & clean the drainage facilities in the Jack McLean, Jr., Park to reduce flooding of the yards on Millard Street & Harwood Street	Streets & Drainage Division, TPRD	Ongoing	No new resources needed – Regular Maintenance budget
	Repair faulty driveway connections to the streets	Streets & Drainage, Homeowners	As requested	\$10/lineal ft.
	Educate neighborhood residents about their role in maintaining the functions of the existing drainage systems	ARENA, Solid Waste Department, Street & Drainage	Intermediate	No new costs/ resources needed
<i>Strategy C.2. Increase the capacity of the drainage system to reduce flooding in the neighborhood</i>	Install/construct additional stormwater inlets & increase the storm sewer capacity along certain streets; the stormwater pond should be designed to provide passive recreational opportunities	City Stormwater Management Division	Intermediate	Included in Project budget Approx. \$1.5M
	Send letters to appropriate city official expressing the neighborhood association support for the Tartary Drive Stormwater Improvement Facility	ARENA	Short Term	None
<i>Strategy C.3. Explore creative & coordinated measures to address flooding in the neighborhood east of Webster Street</i>	Report & document with photographs, dates & addresses all incidences of flooding in the neighborhood east of Webster Street	ARENA, Neighborhood Residents, City Stormwater Management Division	Ongoing	None needed
	Explore with Leon Co. the feasibility of upgrading the drainage facilities for the Orange Avenue expansion project to address some of the flooding problems in the eastern portions of the neighborhood	ARENA, City of Tallahassee Stormwater Management Division, Leon Co. Public Works	Short Term	None needed
Issue Area D: Neighborhood Clean-Up				
<i>Strategy D.1. Reduce the production of household waste & ensure proper disposal of</i>	The neighborhood association will encourage residents to recycle & compost household wastes & yard waste as appropriate	ARENA, City of Tallahassee Solid Waste Department	Ongoing	None needed

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLCPD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

<i>hazardous household waste</i>	Educate neighborhood residents on strategies to reduce household waste & proper disposal of hazardous household waste	ARENA, City of Tallahassee Solid Waste Department	Short Term	No new costs/ resources needed
	The neighborhood association in conjunction with the City’s Solid Waste Department will organize quarterly household hazardous waste collection drive	ARENA, City of Tallahassee Solid Waste Department	Short Term	No new costs/ resources needed
<i>Strategy D.2. Improve the collection of garbage pickup in the neighborhood & surrounding areas</i>	Educate residents on how household & yard waste should be organized for collection, as well as the role they play in ensuring that their waste is collected	ARENA, City of Tallahassee Solid Waste Department	Short Term	No new costs/ resources needed
	Remind/notify residents of the neighborhood garbage collection cycle at the association monthly meetings & in the association newsletter	ARENA	Short Term	None needed
	Encourage residents to set out yard waste only in the scheduled week for yard waste picked up & to store their garbage receptacles in their side yard or backyard	ARENA	Short Term	None Needed
	Coordinate street sweeping with yard waste pick-up to the greatest extent possible	City of Tallahassee Solid Waste Department/Public Works – Street & Drainage Div.	*	*
	Educate residents about how to contact the City regarding proper pick up of household & yard wastes	ARENA, City of Tallahassee	Short Term	Copies of the City’s A-Z Directory
<i>Strategy D.3. Organize community-wide cleanups</i>	Organize quarterly neighborhood-wide community cleanups	ARENA	Ongoing	No new resources needed
Issue Area E: Public Transportation				
<i>Strategy E.1. Provide transit stops in locations convenient to neighborhood residents</i>	Evaluate the need for a change in the route of Taltran’s bus service within the neighborhood to provide residents who live on the east side of neighborhood along Pontiac Street a short walking distance to a bus stop	TALTRAN	Ongoing	No new resources needed
	Evaluate the need for a change in location and/or the need for additional bus stops outside of neighborhood adjacent to the commercial uses serving the neighborhood	TALTRAN	Ongoing	No new resources needed

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLCPD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

**Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task.
 The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.**

Issue Area F: Homeownership				
<i>Strategy F.1. Increase awareness, use & access to the City's first time homebuyers' assistance programs and the County's first time homebuyers' mortgage programs for and by potential first time homebuyers in the Apalachee Ridge Estates neighborhood</i>	Brief the Tallahassee Board of Realtors about the Apalachee Ridge Estates Renaissance Project & form a partnership with the Board to market the area for homeownership	ARENA, CNRP	Short Term	Program literature
	Notify real estate agents/real estate brokerage firms of the availability of funds to assist qualified first time home buyers with down payment & closing costs associated as well as the availability of below market rate interest rate mortgages which can be used to purchase a home in Apalachee Ridge Estates	DNCS, Tallahassee Lenders' Consortium, Leon Co. Housing & Human Services, ARENA	Short Term	No new resources needed – Use existing programs/ budget
	Establish a neighborhood program that will provide information to the Department of Neighborhood & Community Services & the Tallahassee Lender's Consortium of new real estate listings within the neighborhood	ARENA	Short Term	None needed
	Use faith-based institutions & other civic & 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 & closing costs	Neighborhood Churches, Covenant Partner Churches, DNCS, Tallahassee Lenders' Consortium, ARENA, Not-for-Profit Corporations	Short Term	No new resources needed – Use existing programs/ budget
	Participate in the Housing Fairs currently sponsored by the Tallahassee Lenders' Consortium & the Tallahassee Urban League to promote Apalachee Ridge Estates as a neighborhood for homeownership	ARENA, Tallahassee Lenders' Consortium, Leon Co. Housing & Human Services	Short Term	Program Literature
	As part of the proposed Annual Southside Fair provide information on housing opportunities in Apalachee Ridge Estates	ARENA	Intermediate	*
	<i>Strategy F.2. Provide credit counseling & financial/budget</i>	Develop a list of renters in the neighborhood who are interested in homeownership	ARENA, Covenant Partners	Short Term

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLCPD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

<i>development training for renters interested in purchasing a home, especially within the neighborhood</i>	Conduct credit counseling & financial/budget development training within the neighborhood sponsored by the neighborhood association as well as neighborhood faith-based institution & schools	Tallahassee Lenders' Consortium, ARENA, Covenant Partners, Area Faith-based Institutions, Area Schools, Tallahassee Urban League	Short Term	*
<i>Strategy F.3. Acquire homes within the neighborhood for resale to potential homebuyers</i>	Develop a program to acquire existing vacant homes, existing rental homes where the owner(s) is interested in selling the property & homes that come on the market for sale for the sole purpose of resale to a potential homebuyer who will occupy the home	DNCS, ARENA, CNRP, Area Banks, Area Community Development Corporations, Tallahassee Board of Realtors, Tallahassee Lenders' Consortium	Short Term/ Intermediate	\$100,000.00
	Develop a list of vacant properties within the neighborhood whose owners would be interested in selling the properties to an acquisition program whose mission is to increase homeownership in Apalachee Ridge Estates	ARENA	Short Term	None needed
<i>Strategy F.4. Market the neighborhood for homeownership</i>	Develop a brochure to market the neighborhood & its planning area as an area for homeownership	ARENA, CNRP	Short Term	*
	Distribute the above brochure to real estate agents, financial institutions, prospective homebuyers, school, faith-based institutions, the CNRP & prospective businesses for marketing & promotional purposes	ARENA, Department of Neighborhood & Community Services	Short Term	None needed
	Solicit the Tallahassee Democrat to feature the neighborhood in one of its upcoming Homes Section of the Sunday Edition of the Tallahassee Democrat	ARENA, CNRP	Short Term	No new resources needed
Issue Area G: Home Retention, Rehabilitation & Modernization				
<i>Strategy G.1. Assess the conditions of the housing stock within the neighborhood to determine the need for housing rehabilitation</i>	Design a professionally acceptable survey instrument to assess housing conditions within the Apalachee Ridge Estates Neighborhood to determine need for housing rehabilitation, among other things	DNCS, CNRP,	Completed March 2001	None
	Conduct a survey of housing conditions in Apalachee Ridge Estates using trained volunteers	TLCPD, DNCS, CNRP, FSU	Completed April 2001	Neighborhood volunteer
	Develop a database of the housing conditions existing in the neighborhood	CNRP	Short Term	Covenant Partner Volunteer

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLCPD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

<i>Strategy G.2. Increase awareness, use & access to the City & Co. Housing Rehabilitation Programs</i>	Provide, through the neighborhood association, information regarding the housing rehabilitation programs offered by the City, Co. & other not-for-profit organizations	ARENA	Short Term	Program Literature No new resources needed
	Train code enforcement officers on the types of programs that are available through the City, Co. & not-for-profit housing service providers to address housing code violations & direct them to provide residents with informational brochures on programs which offer assistance to address cited code violations	DNCS	*	*
	Use faith-based institutions & other civic & not-for-profit groups that provide housing services to the neighborhood to disseminate information regarding available housing rehabilitation assistance programs	Neighborhood churches, Covenant Partner Churches, DNCS , Tallahassee Lenders' Consortium, ARENA , Not-for-Profit Corporations	Short Term	No new resources needed – Use existing programs/ budget
	As part of the proposed annual Southside Fair, set up & staff a booth at the fair to provide/distribute information regarding home retention, rehabilitation & modernization	DNCS	Intermediate	No new resources needed – Use existing programs/ budget
	Conduct Do-It-Yourself classes on minor to moderate housing rehabilitation projects in the neighborhood under the sponsorship of the neighborhood association	ARENA, Covenant Partners, Local Hardware Stores,	Short Term	*
<i>Strategy G.3. Equip residents with the know-how and/or neighborhood support to make minor repairs to their homes</i>	Establish a housing services barter system in the neighborhood	ARENA, Covenant Partners	Intermediate	*
	Develop & establish a mini-grant and/or loan program to provide mini-grants & mini-loans to neighborhood residents for the sole purpose of making minor to moderate repairs to the home they own & occupy within the neighborhood	ARENA, DNCS	Short Term	\$80,000 - \$100,000

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLCPD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

<i>Strategy G.5. Encourage the upgrading and/or expansion of existing homes</i>	Survey the neighborhood to determine how many residents/homeowners would like to renovate/expand their homes & the barriers to such activities	ARENA, DNCS, CNRP	Short Term	No new resources needed
	Work with local financial institutions to develop a special funding program to assist the Apalachee Ridge Estates residents to make renovations & expansion to their homes	ARENA, CNRP	Intermediate	No new resources needed

<i>Strategy G.6. Provide financial counseling to existing homeowners</i>	In partnership with the Tallahassee Lenders' Consortium and/or other entities, provide training for existing homeowners with emphasis on maintaining their home mortgages	ARENA, Tallahassee Lenders Consortium	Intermediate	*
--	---	--	--------------	---

Issue Area H: Rental Housing Rehabilitation

<i>Strategy H.1. Assess the conditions of the housing stock within the neighborhood to determine the need for rental housing rehabilitation</i>	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	DNCS, CNRP	March 2001	No new resources needed
	Conduct a survey of housing conditions in Apalachee Ridge Estates using trained volunteers	DNCS, CNRP, FSU	April 2001	No new resources needed
	Develop a database of the housing conditions existing in the neighborhood	CNRP	June 2001	Covenant Partner Volunteer
<i>Strategy H.2. Increase awareness, use & access to the City's Rental Housing Rehabilitation Programs</i>	Provide, through the neighborhood association, information regarding the rental housing rehabilitation programs offered by the City	ARENA	Ongoing	Program Literature No new resources
	Train code enforcement officers on the types of programs that are available through the City to address housing code violations in rental housing; direct them to provide landlords informational brochures on the programs which offer assistance to address the cited code violations	DNCS	*	*

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLCPD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

	Use faith-based institutions & other civic & not-for-profit groups that provide housing services to the neighborhood to disseminate information regarding the rental housing rehabilitation program	Neighborhood Churches, Covenant Partner Churches, DNCS, Tallahassee Lenders' Consortium, ARENA, Not-for-Profit Corporations	Short Term	No new resources needed – Use existing programs/ budget
<i>Strategy H.3. Consistently & fairly enforce the City's housing code</i>	Use the existing neighborhood scout program in association with the Code Enforcement Division in the City of Tallahassee Department of Neighborhood & Community Services to notify neighborhood residents of code violations occurring on their property	ARENA, Department of Neighborhood & Community Services	Ongoing	No new resources needed
	Routinely monitor the neighborhood & bring housing & zoning code violations to the attention of property owners	DNCS (Code Enforcement)	*	*
Issue Area I: Neighborhood Character & Beautification				
<i>Strategy I.1. Maintain the existing land use development patterns in the neighborhood & surrounding areas</i>	Maintain the existing Residential Preservation (RP-1) zoning for Apalachee Ridge Estates & the existing RP-2 zoning for the surrounding residential areas	TLCPD, Growth Management Department	Short Term	No new resources needed
	Ensure that the vacant lands zoned residential in Census Tract 10.02 are developed in a low-density residential manner and/or support the expansion of adjacent institutional uses	ARENA, TLCPD, City of Tallahassee Growth Management Department	Short Term	No new resources needed
	The Neighborhood Association will develop a list to be provided to all appropriate city departments of uses supported by the association for the area zoned “Urban Pedestrian (UP-2)” along Orange Avenue between South Meridian Street & South Monroe Street	ARENA, TLCPD, City of Tallahassee Growth Management Department	Short Term	No new resources needed
	Monitor land use & development applications in the neighborhood planning area (entire Census Tract 10.02) & surrounding areas & actively participate in the review process in order to maintain the current low-density residential nature of the area	ARENA, TLCPD, City of Tallahassee Growth Management Department	Short Term	No new resources needed
	Ensure that home-based businesses within the neighborhood are conducted in a manner consistent with the residential nature of the neighborhood & consistent with existing zoning codes	ARENA, DNCS, Tallahassee Growth Management Department	Short Term	No new resources needed – Use existing programs/ budget

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLCPD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

<i>Strategy I.2. Create a distinctive Apalachee Ridge Estates Neighborhood Style</i>	Develop, through the neighborhood association, a palette with a wide variety of colors that would represent the Apalachee Ridge Estates colors & from which residents can voluntarily choose a color to paint the exterior of their homes	ARENA , Area paint shops & hardware stores, Department of Neighborhood & Community Services	Intermediate	None needed
	Develop a list of fast growing native trees from which residents can voluntarily select plants to plant in conjunction with the sidewalk and/or beautification project	ARENA , FAMU School of Landscaping, Local nurseries, TLC PD	Intermediate	None needed
	Purchase & install entrance and street signs that are unique to the Apalachee Ridge Estates neighborhood	ARENA, CNRP	Intermediate	*
<i>Strategy I.3. Develop a comprehensive neighborhood beautification program focusing on homes, yards & other public places</i>	Develop a mini-grant/loan program to assist residents in making minor to moderate renovations to their homes that can be seen from the street	ARENA, DNCS	Short Term	\$80,000 - \$100,000
	Construct new neighborhood entrances with appropriate signage & landscaping at the major entrances into the neighborhood off Orange Avenue & Paul Russell Road	ARENA, FAMU School of Landscaping, CNRP	Intermediate	*
	Landscape all traffic calming devices with appropriate vegetation to beautify the neighborhood	ARENA, FAMU School of Landscaping, City Public Works Department	Short Term	*
	Organize an annual Holiday Lights competition	ARENA	Intermediate	None needed
<i>Strategy I.4. Create attractive gateways to the neighborhood</i>	Design the segment of Orange Avenue between South Meridian Street & Jim Lee Road in a manner that reflects its residential nature & which creates a sense of place & is pedestrian friendly	ARENA, Leon Co. Public Works	Short Term	Included in Budget – Estimated Project Budget \$25.8M
	Install appropriate/special lighting fixtures along Orange Avenue between South Meridian Street & Jim Lee road that reflect the residential character of the area & which do not negatively impact area residents	ARENA, City of Tallahassee Electric Department	Short Term	*
	Support the acquisition of vacant/abandoned properties along Orange Avenue between South Meridian Street & Jim Lee Road for appropriate re-use	ARENA	Short Term	None needed

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLC PD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

Issue Area J: Economic Development				
<i>Strategy J.1. Provide residents with access to job training & other career building skills</i>	Establish & equip a learning center in the neighborhood with necessary personnel, hardware & software to train neighborhood residents	City of Tallahassee, FSU, FAMU, Leon Co. School Board, Leon Co., CNRP	Short Term	\$100,000.00
	Solicit grants to assist and/or to provide neighborhood residents with job training opportunities	ARENA, CNRP	Intermediate	*
	Coordinate with local businesses, the City of Tallahassee and Leon Co. governments to make available to the youths of the neighborhood summer employment opportunities in a variety of places	ARENA, CNRP	Intermediate	*
<i>Strategy J.2. Attract new businesses to Southside Tallahassee</i>	Partner with FAMU's Small Business Development Corporation to provide business training for neighborhood residents' interested in starting or expanding their small business enterprise	ARENA, FAMU	Intermediate	*
	Coordinate with the Tallahassee-Leon Co. 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 the Southside Tallahassee	ARENA	Short Term	*
<i>Strategy J.3. Support existing businesses</i>	Increase awareness among Southside Tallahassee small businesses of existing support programs for small businesses	ARENA	Short Term	*
	Develop a list of existing businesses in the area and feature a business on a monthly basis in neighborhood association newsletter	ARENA	Short Term	No new resources needed
	Partner with existing business groups to develop a mentoring program for small business in Southside Tallahassee	ARENA	*	*

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLCPD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

Issue Area K: Student Skills/Performance				
<i>Strategy K.1. Identify the educational needs that are necessary to the development of the “whole child”</i>	Conduct an assessment of households in the Apalachee Ridge Estates neighborhood to ascertain individual educational needs & goals	+ CNRP , ARENA	*	*
	Work with the medical community in identifying any special needs of children in the neighborhood that can affect the child’s learning	+ CNRP , ARENA	*	*
	Survey school age children to assess interests & apply results in establishing education programs/activities	+ CNRP , ARENA	*	*
	Establish a website to match mentors with kids based on the above interests	+ CNRP , ARENA	*	*
<i>Strategy K.2. Increase the reading writing, math, & science level of every child in the Apalachee Ridge Estates neighborhood</i>	Establish tutorial & enrichment programs in the neighborhood, area churches, daycare facilities, & the Neighborhood Learning Center to increase skill levels in reading, math, writing & science	CNRP, ARENA, Area Schools & Churches	*	*
	Establish a summer program to provide continuous learning to meet the overall academic needs of the students	ARENA,	*	*
	Establish a Neighborhood Learning Center in the neighborhood with computers & software networked with community schools, local governments, state government, & higher education resources	City of Tallahassee, FSU, FAMU, Leon Co. School Board, Leon Co., CNRP	Short Term	\$100,000.00
	Establish a homework hotline in the Neighborhood Learning Center	ARENA	Intermediate	*
	Install a computer in every household in the neighborhood, require that someone in the household take a class on how to use & operate the computer before placing it in the household	CNRP	*	*
	Work with churches in the area to develop early education programs in the churches	CNRP, ARENA	*	*
	Establish a Saturday Learning Center that utilizes high school & college students to assist with younger students	CNRP, ARENA	Intermediate	*

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLCPD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

	Establish programs at churches, centers & schools that promote reading & writing such as peer readers, book swaps, children media productions & a youth newspaper	CNRP, ARENA	Intermediate	*
	Establish reading & math leagues at area churches & neighborhood centers	CNRP, ARENA	Intermediate	*
<i>Strategy K.3. Provide activities/projects to show teachers, faculty, & staff that they are appreciated</i>	Hold an annual teacher/school employee & volunteer appreciation luncheon in the community; additionally, sponsor a Southside teacher of the month	ARENA	Intermediate	*
	Support & encourage the Leon Co. School Board to establish incentives to attract/retain Southside teachers & substitute teachers, including recruiting teacher assistants to provide breaks for teachers	ARENA	Intermediate	None needed
<i>Strategy K.4. Devise programs to counsel students in conflict resolution-& comprehensive mental services</i>	Establish a care center to meet the needs of suspended students, both short term & long term, including transportation for students to the center	ARENA	*	*
	Establish a link between schools, parents & the neighborhood association to monitor students suspended from regular school day	ARENA	*	*
<i>Strategy K.5. Increase communication & parental involvement in the education of children in the neighborhood</i>	Conduct annual school improvement forum for the three community schools in conjunction with the neighborhood association	CNRP, ARENA	*	*
	Establish a parental hotline with the neighborhood association to support the schools/community needs	ARENA	*	*
	Utilize block captains in the neighborhood to inform parents of school program/activities	ARENA	*	*
	Include a column for school news in the neighborhood newsletter each month & vice versa	ARENA	Short Term	*
	Establish a system to shuttle children/parent to the library & special events at schools	ARENA, AREA Schools, CNRP	Short Term	*
	Devise a method to get correct phone numbers & addresses of students	ARENA	*	*
	Establish a babysitting network to assist parents who want to attend school activities but have no one to keep younger siblings	ARENA, CNRP	*	*

Note acronyms: *ARENA – Apalachee Ridge Estates Neighborhood Association
DNCS – Department of Neighborhood & Community Services
FSU – Florida State University
TLCPD – Tallahassee-Leon County Planning Department
TPRD – Tallahassee Parks & Recreation Department
+ Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)*

*FAMU – Florida A & M University
CNRP – Community Neighborhood Renaissance Partnership
TCC – Tallahassee Community College
TPD – Tallahassee Police Department
* To be determined*

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

	Develop a parental seminar	ARENA, CNRP	*	*
	Explore with the schools the establishment of a Southside PTO Forum to work with all the schools on the Southside	ARENA	*	*
<i>Strategy K.6. Work on changing the negative perceptions of the Southside & its schools</i>	Promote and/or advertise the accomplishments of students & the schools in the planning area	ARENA, Area Schools	*	*
	Develop a brochure marketing the neighborhood & community schools in order to stimulate a positive image within the community itself	ARENA, CNRP, FAMU	Short Term	*
	Partner with area schools to create programs such as school clean up or beautification in order to improve school “pride” & improve the physical appearance in each of the three schools	ARENA, CNRP, Area Schools,	*	*
	Explore with the Leon Co. School Board the possibility of staffing in the school system to ensure that all the programs delineated in the education section of this Plan are implemented; establish a funding source to pay staff	ARENA	*	*
	Hold an annual Southside fair to promote the assets and achievements of Southside Tallahassee	ARENA, Southside Tallahassee Neighborhood Associations	Intermediate	*
<i>Strategy K.7. Increase awareness of educational opportunities & ensure that all students in the neighborhood are informed about careers/educational opportunities beyond high school</i>	Hold an annual Southside Fair promoting educational & career programs & opportunities	ARENA, Southside Tallahassee Neighborhood Associations	*	*
	Provide career counseling at area schools, churches & the neighborhood center	CNRP	*	*
	Provide a shadowing program for students in high school	CNRP	*	*

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLCPD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

Issue Area L: Improved School Facilities				
<i>Strategy L.1. Explore the need for new and/or updated school facilities</i>	Establish a working group to review the need for new school buildings and/or facilities, as well as the interest in the community for such buildings & the possible locations of any such new school building	ARENA	*	*
	Identify improvements proposed in the Leon Co. School’s Facilities Plan for the three neighborhood schools mentioned above & ensure support by ARENA	ARENA	*	*
	Identify additional resources, including volunteers & donations, which may be used to reduce the cost of providing infrastructure improvements within each of the three neighborhood schools mentioned above	ARENA	*	*
Issue Area M: Adult & Community Education				
<i>Strategy M.1. Use technology to promote learning & communication</i>	Secure & refurbish a home in the neighborhood to serve as a community learning resource center	City of Tallahassee, FSU, FAMU, Leon Co. School Board, Leon Co., CNRP	Short Term	\$100,000
	Equip the house with appropriate hardware, software, & personnel to provide residents with educational and/or recreational access & opportunities	City of Tallahassee, FSU, FAMU, Leon Co. School Board, Leon Co., CNRP	Short Term	\$100,000
	Develop a mentoring program to provide training on equipment within the house to promote a user-friendly environment	ARENA, CNRP	Short Term	*
	Develop a detailed proposal of intended services to be delivered through the community resource center	ARENA, CNRP	Short Term	*

Note acronyms: ARENA – Apalachee Ridge Estates Neighborhood Association
 DNCS – Department of Neighborhood & Community Services
 FSU – Florida State University
 TLCPD – Tallahassee-Leon County Planning Department
 TPRD – Tallahassee Parks & Recreation Department
 + Preliminary assignment (Assignments subject to further discussion by the Implementation Committee)

FAMU – Florida A & M University
 CNRP – Community Neighborhood Renaissance Partnership
 TCC – Tallahassee Community College
 TPD – Tallahassee Police Department
 * To be determined

Agencies listed in bold-faced type are the agencies with the primary responsibility of implementing the associated task. The Implementation Matrix is a summary of all the action tasks listed in the Plan. For a full description of a particular task, please refer to the associated action plan.

Appendix IV

Apalachee Ridge Estates Neighborhood Consensus Seeking Meeting Report

May 5, 9:00 to 2:00
Rickards High School

Overview

The Apalachee Ridge Estates neighborhood is located between Orange Avenue and Paul Russell Road and between Pontiac Drive and Harwood Street. This is the first neighborhood to participate in a strategic planning process involving the following partners: the Apalachee Ridge Estates Neighborhood Association (ARENA), the City of Tallahassee, Leon County, the School Board, the State, the Community Renaissance Partners and others. The process began with a survey and study of the area, an Issues and Options Meeting on March 3, and a series of action team meetings to develop recommendations. This Consensus Seeking Meeting was designed:

- To review and seek consensus on draft neighborhood plan recommendations;
- To solicit suggestions and shape solutions to assure neighborhood improvement;
- To agree on next steps and responsibilities.

The input gathered from this meeting will be used by the action teams to refine their recommendations. Staff will then incorporate the refinements from the action teams into a draft neighborhood plan that will be distributed to the neighbors and those attending a neighborhood block party for further input. The Neighborhood Steering Committee and ARENA Board will consider the input and adopt a final plan. The next step will be for the Community Renaissance Partners, the City, County and others to make commitments to implement appropriate recommendations in the plan. Part of the plan will provide for managing and monitoring plan implementation and revision over a five-year period.

In the meeting, each action team presented their recommended goals and strategies and the participants suggested refinements and ranked the importance of each strategy. At the end, they ranked the relative importance of the goals. This report is based on the flip chart notes recorded at the meeting and the written input provided by each participant. It does not capture everything or exactly what was said. The agenda and meeting guidelines are in Attachment A.

Meeting Results

For each issue area there is a goal, desired outcomes and strategies. The numbers to the left of each strategy is the average importance ranking of the neighborhood residents using this scale: 3 = Very important; 2 = Important; 1 = Somewhat important; 0 = Not important. The comments that follow include both verbal and written input.

Apalachee Ridge Neighborhood Plan Draft Goals and Strategies

Issue Area A: Neighborhood Safety

Goal A To create a safe neighborhood

Strategies

- | | | |
|------|--------------|---|
| 2.42 | Strategy A.1 | Improve motorists and pedestrians access to the neighborhood |
| 2.84 | Strategy A.2 | Control the flow of traffic within the neighborhood |
| 2.94 | Strategy A.3 | Replace the boundary wall along Orange Avenue |
| 2.78 | Strategy A.4 | Improve police relations and the presence of the police within the neighborhood in order to deter crime |
| 2.42 | Strategy A.5 | Proper illumination of the neighborhood |
| 2.26 | Strategy A.6 | Minimize the interaction of neighborhood pedestrians and vehicular traffic |
| 2.63 | Strategy A.7 | Establish or revitalize the neighborhood crime watch program |
| 2.27 | Strategy A.8 | Fire safety |

Comments:

- Limit truck access, limit overnight parking of 18-wheelers
- Signs for "Kids at Play" need to be added
- Coordinate with school resource officer for neighborhood safety activities
- Prune trees that are over power lines
- BMX bike program with police

Issue Area B: Recreation Facilities and Services

Goal B Ensure the adequate provision of 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 and ensure that the residents have access these facilities and services.

Strategies

- | | | |
|------|--------------|--|
| 2.95 | Strategy B.1 | Build a neighborhood community center within the Jack McLean, Jr. Community Park. The center should be completed and be operational during the year 2003. |
| 2.84 | Strategy B.2 | Coordinate the provision of recreational facilities and services 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. |

Comments:

- Will tennis courts be included in the center? (Support program?)
- Pre-school programs and facilities
- Incorporate golf related activities into the park programs and services
Football teams, in a program similar to Myers Park

Issue Area C: Flooding and Drainage

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

Strategies

- 2.94** Strategy C.1 Enhance the capacity of the existing drainage facilities
2.94 Strategy C.2 Increase the capacity of the drainage systems within the Apalachee Ridge Estates Neighborhood to provide an acceptable level of service.
2.72 Strategy C.3 Explore creative and coordinated measures to address flooding in the neighborhood east of Webster Street

Issue Area D: Neighborhood Clean Up

Goal D Reduce litter and debris in our neighborhood

Strategies

- 2.22** Strategy D.1 Reduce the production of household wastes and ensure proper disposal of hazardous household waste
2.61 Strategy D.2 Improve the collection of garbage pickup in the neighborhood and surrounding areas
2.39 Strategy D.3 Organize community-wide clean-ups
New Strategy D.4 Recycle and compost household waste
New Strategy D.5 Car services
New Strategy D.6 Block captains

Comments:

- Improve customer relations with the city (City has put in new procedures, esp. holiday pickup)
- Neighborhood assoc. should simultaneously track calls to the city regarding services (Code enforcement does train block captains)
- What about cars? Need to inform neighborhood how to get abandoned cars removed (need to make it clear that fines will be imposed, ex. homeowner assoc. bylaws may address or give authority regarding abandoned cars.)

Issue Area E: Homeownership

Goal E Increase homeownership by 15 percent by the year 2005

Strategies

- 2.68** Strategy E.1 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.
- 2.63** Strategy E.2 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.
- 2.47** Strategy E.3 Acquire homes within the neighborhood for the sole purpose of resale to potential homebuyers.
- 2.53** Strategy E.4 Market the neighborhood for homeownership

Comments:

- Develop neighborhood web-sites for all committees (use school tech sites)
- Marketing the neighborhood. Homeowner association should contact listing realtors to make them aware of association and provide 3 contacts.

Issue Area F: Home Retention, Rehabilitation and Modernization

Goal F Maintain the existing house stock within Apalachee Ridge Estates to ensure the availability of safe and affordable housing to neighborhood residents

Strategies

- 2.56** Strategy F.1 Assess the conditions of the housing stock within the Apalachee Ridge Estates Neighborhood to determine the need for housing rehabilitation.
- 2.39** Strategy F.2 Increase awareness, use and access to the City and County Housing Rehabilitation Programs.
- 2.50** Strategy F.3 Equip residents with the know-how and/or neighborhood support to make minor repairs to their homes that do not require a licensed contractor
- 2.89** Strategy F.4 Provide financial assistance to homeowners specifically for making repairs to their homes.
- 2.11** Strategy F.5 Encourage the upgrading and/or expansion of existing homes
- 2.47** Strategy F.6 Provide financial counseling for homeowners who are experiencing problems maintaining their home mortgages
- 2.39** Strategy F.7 Consistently and fairly enforce the City housing and zoning codes

Comments:

- Participating/coordinating with Homeowner's Association

- Need one stop, central source or location of programs and services
- Create a listing of people in the neighborhood who can help other neighbors with home repairs

Issue Area G: Rental Housing Rehabilitation

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

Strategies

- 2.42 Strategy G.1 Assess the conditions of the housing stock within the Apalachee Ridge Estates Neighborhood to determine the need for rental housing rehabilitation.
- 2.42 Strategy G.2 Increase awareness, use and access to the City's Rental Housing Rehabilitation Programs.
- 2.16 Strategy G.3 Consistently and fairly enforce the City's housing and zoning codes.

Issue Area H: Neighborhood Character and Beautification

Goal H Preserve the predominantly single-family character of the Apalachee Ridge Estates neighborhood and its surrounding areas.

Strategies

- 2.74 Strategy H.1 Maintain the existing land use development patterns in the Apalachee Ridge Estates neighborhood and surrounding areas.
- 2.37 Strategy H.2 Create a distinctive Apalachee Ridge Estates Neighborhood Style
- 2.74 Strategy H.3 Develop a comprehensive neighborhood beautification program focusing on homes, yards, and other public places
- 2.58 Strategy H.4 Create attractive gateways to the neighborhood
- New Strategy H.5 Leon County Extension Services
- New Strategy H.6 Damayan Garden Project

Comments:

- Coordinate with local landscape companies (as an association) for discount services
- Landscaping workshops (Agriculture Extension Service)
- Damayan Garden Project for home or community garden

Issue I: Economic Development

Goal I 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.

Strategies

- 2.58 Strategy I.1 Provide residents access to job training and other career building skills
- 2.63 Strategy I.2 Attract new businesses to Southside Tallahassee
- 2.63 Strategy I.3 Support existing businesses

Issue Area J: Student Skills/Performance

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

Ensure that pre-K children in the neighborhood and planning area are at a level consistent with other entering students in the district.

Strategies

- 3.00 Strategy J.1 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.
- 2.95 Strategy J.2 Increase the reading writing, math, and science level of every child in the Apalachee Ridge Estates neighborhood.
- 2.58 Strategy J.3 Provide activities/projects to show teachers, faculty, and staff that they are appreciated.
- 2.58 Strategy J.4 Devise programs to counsel students in conflict resolution-and comprehensive mental services.
- 2.61 Strategy J.5 Increase communication and parental involvement in the education of children in the neighborhood.
- 2.79 Strategy J.6 Work on changing the negative perceptions of the Southside and its schools.
- 2.79 Strategy J.7 Increase awareness of educational opportunities and ensure that all students in the neighborhood are informed about careers/educational opportunities beyond high school.
- 2.00 Strategy J.8 Infuse recreation into developing student performance programs/activities.
- 2.37 Strategy J.9 Establish a Southside PTO to work with all the schools on the Southside.
- 2.63 Strategy J.10 Provide staff in the school system to ensure that all the programs delineated in the education section of this Plan are implemented.
- 2.29 Strategy J.11 Give recognition to students and parents

Comments:

- Ensure that students entering school have prerequisite skills
- Look at curriculum and match it to the socio-economic status of the community and what the child gets in home and daycare (public and private)

Issue Area K: Improved School Facilities

Goal K Ensure that every school and campus in the neighborhood planning area is safe, aesthetically pleasing, well maintained, and have the physical facilities/equipment required for educating our children.

Strategies

- 2.63** Strategy K.1 Identify improvements proposed in the Leon County School’s Facilities Plan for the three schools and ensure that they are supported by the Apalachee Ridge Estates Neighborhood Association.
- 2.53** Strategy K.2 Establish a working group to review the need for a new elementary school building as well as the interest in the community for a new school and the possible locations of any such new school building.
- 2.58** Strategy K.3 Identify additional resources, including volunteers and donations, that may be used to reduce the cost of providing infrastructure improvements within each of the three schools.
- 2.35** Strategy K.4 Develop strategies to improve school “pride” in each of the three schools.
- 2.27** Strategy 5.0 Do "defensible space" designs and provide training on safety plan

Comments:

- Involve parents and community into safely planning
- Get Crime Stopper Program into schools (Reference J4)

Issue Area L: Adult and Community Education

Goal L To improve the quality of life of all Apalachee Ridge residents through the development and delivery of learning opportunities that are designed to enhance and complement existing educational/developmental and vocational initiatives.

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

Strategies

- 2.67** Strategy L.1 Provide a “High Tech House” in the neighborhood to serve as a community/learning resource center.
- 2.53** Strategy L.2 Develop a detailed proposal of intended services to be delivered through the “High Tech House”.

- 2.72 Strategy L.3 Equip the "High Tech House" with computers that can be linked with informational/educational training opportunities.
- 2.72 Strategy L.4 Raise awareness of existing educational opportunities/resources available in the community through existing community communication channels.
- 2.71 Strategy L.5 Use technology to promote learning and communication.

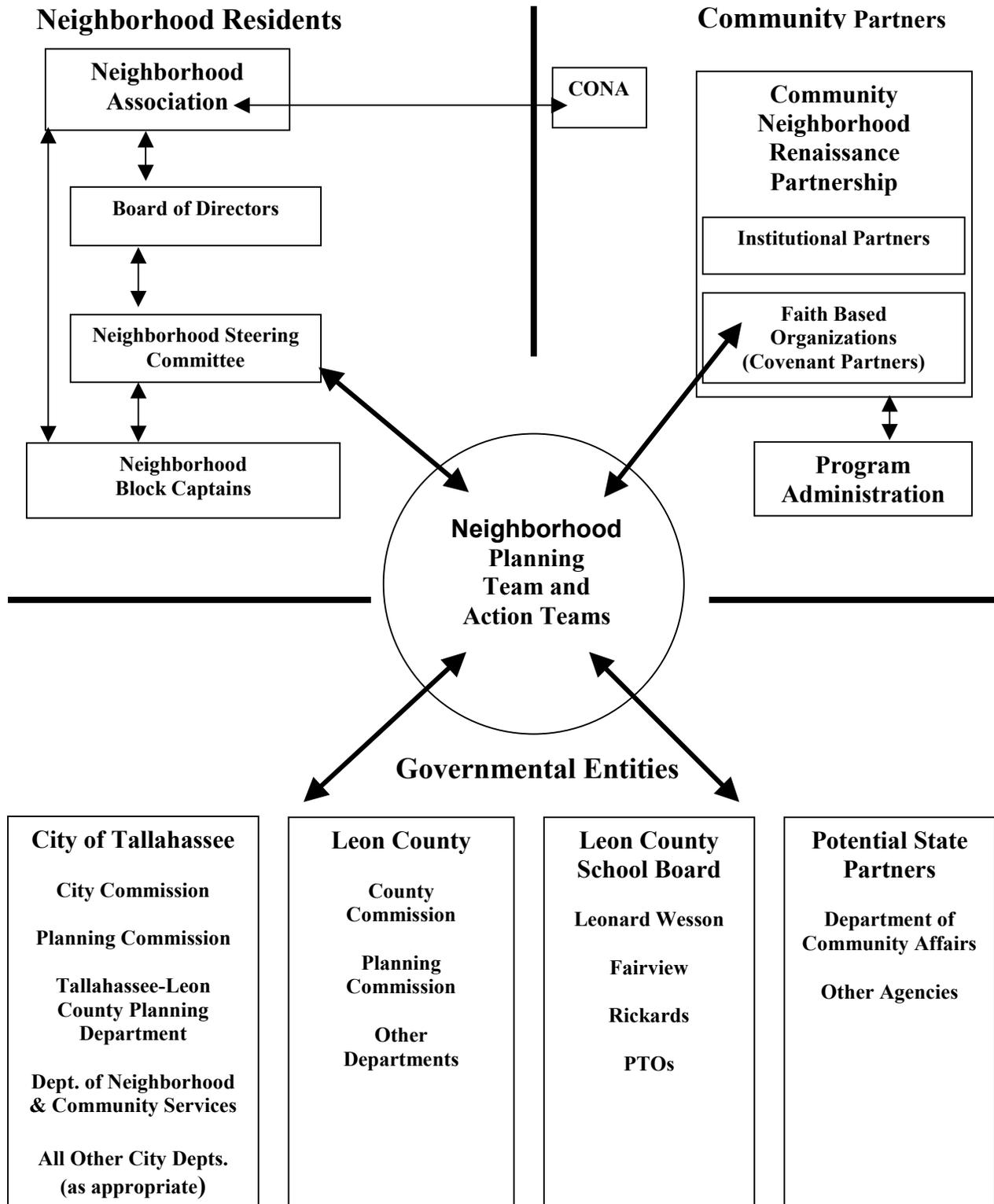
Community's Priorities

Neighborhood improvement involves the time and money of neighbors, businesses, community partners and government. Participants were asked to indicate what percentage of effort they thought should go into each of these issue areas (goals). The results in the first column are the average percentage for each issue. They were also asked for a show of hands for the three issue areas they felt were the most important. That number is indicated in the second column.

% Effort Allocation	Votes for 3 Most Important	
16%	7	Issue Area A: Neighborhood Safety
8%	5	Issue Area B: Recreation Facilities and Services
9%	11	Issue Area C: Flooding and Drainage
6%	4	Issue Area D: Neighborhood Clean Up
9%	2	Issue Area E: Homeownership
9%	9	Issue Area F: Home Retention, Rehabilitation & Modernization
5%	1	Issue Area G: Rental Housing Rehabilitation
10%	7	Issue Area H: Neighborhood Character and Beautification
6%	2	Issue Area I: Economic Development
7%	6	Issue Area J: Student Skills/Performance
6%	6	Issue Area K: Improved School Facilities
8%	8	Issue Area L: Adult & Community Education

100% (The total % of effort you assign to the issues areas above should add up to 100%)

Attachment A The Neighborhood Planning Team



Attachment B

Apalachee Ridge Neighborhood Consensus Seeking Meeting

May 5, 9:00 to 2:00
Rickards High School

Objectives

- To review and seek consensus on draft neighborhood plan recommendations.
- To solicit suggestions and shape solutions to assure neighborhood improvement.
- To agree on next steps and responsibilities

Agenda

- 9:00 Sign-in and Design Input and Refreshments**
Encourage people to complete design choice ballots
- 9:15 Opening**
Welcome – Perry West and Steve Meisburg
Introductions (Name and affiliation only) - Miaisha
Meeting Plan and Guidelines – Tom Taylor
- 9:30 Apalachee Ridge Neighborhood Planning Process Overview**
Power Point presentation – John Baker
Q and A
- 9:40 Community Facilities and Services Recommendations**
Present the first issue and strategies
Ask for questions for clarification
Solicit some suggestions for improving the strategies (have them put others on forms)
Ask everyone to rank the acceptability of the strategies on the forms
Repeat the steps for the next issue
Announce the next meeting of the action team and solicit participation
- 10:45 Break** (vote on community design options)
- 11:00 Housing and Economic Development**
(same steps as above)
- 12:45 Education**
(same steps as above)
- 12:30 Sandwich Break** (vote on community design options)
- 12:45 Action Priorities**
Instructions for prioritizing the issues
Everyone completes his or her forms
Solicit comments general, overall recommendations
- 1:15 Organizing for Action**
Present proposal for ARN management, decision-making and conflict resolution
Solicit suggestions for refining the proposal
- 1:40 Closing**
Summary of the meeting activities, products and next steps
Ask for summary comments from participants
Concluding remarks by Perry West and Steve Meisburg
- 2:00 Adjourn**

Meeting Guidelines

The Chair Role

- Open and suggest the focus/agenda for the meeting
- Lead the meeting if there is not a facilitator and participate if there is one
- Make process and issue decisions as authorized by the group

The Facilitator Role

- Help structure and guide discussions
- Maintain a record of group products
- Lead a discussion of facilitation techniques

The Participant Role

- Share in shaping and keeping to the agenda
- Be focused and concise - balance participation
- Ask questions and verify assumptions
- Express and acknowledge differing views - no attacks or stereotyping
- Seek agreement where possible and consider next steps for disagreements
- Make sure recording is accurate
- Use comment forms or the "bin" if time is limited
- Have fun!

Brainstorming Guidelines

- Generate as many ideas as possible
- Do not discuss or evaluate ideas until the end
- Suggesting ideas does not imply a commitment to them
- Innovative ideas are encouraged

The Name Stacking Process

- Chair/Facilitator asks who wants to speak on the topic, participants raise their hand
- Chair/Facilitator assigns each person a number based in the order they observed person wishing to speak
- Chair/Facilitator call on each person based on that order
- Chair/Facilitator may interrupt the stack (change the speaking order) in order to promote discussion on a specific issue or, to balance participation and allow those who have not spoken on a issue an opportunity to do so before others on the list who have already spoken on the issue

Importance Scale

3 = Very important

2 = Important

1 = Somewhat important

0 = Not important

**Apalachee Ridge Estates
Neighborhood Renaissance Plan**



Prepared by the Tallahassee-Leon County Planning Department