

Apalachee Ridge Estates Neighborhood Renaissance Plan December 1, 2001

Developed and Adopted by Apalachee Ridge Estates Neighborhood Association



Prepared by the Tallahassee-Leon County Planning Department



Apalachee Ridge Estates Neighborhood Association Inc.

**P.O. Box 5392
Tallahassee, Florida 323**

December 19, 2001

To Whom It May Concern:

It is with esteemed pleasure that we, the neighbors and residents of the Apalachee Ridge Estates Neighborhood Association, present to you our Neighborhood Renaissance Action Plan. This plan, which we—the residents, City, County, and partnering institutions—, have been working on for several months, outlines the vision and aspirations of the residents of Apalachee Ridge Estates with respect to our effort to improve the quality of life in our neighborhood. One of the objectives of this plan is not only to address the issues, the concerns, and the potential for revitalization of this community, but also to become a model mechanism to facilitate and foster a sense of possibility that will lead to bridging the gap that separates the communities and the institutions. The plan outlines implementing tasks and strategies that we believe will be key to the success and viability of Apalachee Ridge Estates neighborhood. Implementation of the plan will require the participation of the Renaissance Partners and cooperating institutions; therefore, we ask for your commitment to implement the outlined tasks and strategies of the plan.

The committed efforts and unselfish contributions of the Apalachee Ridge Estates neighborhood, the hosts of volunteers, City and County officials, and institutional partners have been instrumental in transforming what started as dreams and aspirations into a vision for future growth. I, on behalf of the Apalachee Ridge Estates neighborhood, express our thanks to all whom have contributed, for time that was spent and sacrifices that were made in the name of community, neighbors, and of improving the quality of life. We give special recognition to Commissioner Steve Meisburg, Rosa Morgan, and John Baker for their tireless devotion to this process. I would like to also express special appreciation to Winter Troxel and Gayle D'Alessandro, two Florida State University graduates whose inspiration and contributions were instrumental to the shared creation of this dream and the success of our growth in the Apalachee Ridge Estates neighborhood.

Sincerely,

Perry L. West

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President, Apalachee Ridge Estates NA

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**COMMUNITY NEIGHBORHOOD
RENAISSANCE PARTNERSHIP**

**The Apalachee Ridge Estates
Neighborhood Renaissance Plan**

Making Tallahassee Neighborhoods Beautiful and Livable

Developed and Adopted by Apalachee Ridge Estates Neighborhood Association
December 1, 2001

Prepared by the Tallahassee-Leon County Planning Department



ACKNOWLEDGEMENTS

The following individuals served on the Apalachee Ridge Estates Neighborhood Association Board of Directors:

Perry L. West, President	Tonya Ginnie, Vice-President
Annie Ruth Jones, Secretary	Elton E. Thomas, Treasurer
Shuana Smith, Board Member	Donald Thomas, Board Member
Johnnie L. Blake, Board Member	

The Association Board of Directors would like to thank the members of the Neighborhood Steering Committee who provided neighborhood oversight and leadership for development of the neighborhood plan. The following individuals served on the Neighborhood Steering Committee:

Lorine Flythe	Bonnie Abellera	Clint Tyler
Mildred Harris	Alton Evans	Elton E. Thomas
Anita Walker	Dot Daugherty	Vernell McCray
Perry West		

The Neighborhood Association would also like to thank the following individuals who served on the Neighborhood Planning Team and/or an Action Team:

Community Facilities and Services Action Team

Shuana Smith, Neighborhood Resident, Chair	Anita Walker, Neighborhood Resident
Mildred Harris, Neighborhood Resident	Donald Thomas, Neighborhood Resident
Bonnie Abellera, Beacon Hill Neighborhood	Tom Pugh, Florida A&M University
Tonya Smith, Tallahassee Police Dept.	Lt. Lewis Johnson, Tallahassee Police Dept.
Capt. Emily Smoak, Tallahassee Police Dept.	Cleve Atchley, Streets & Drainage
John Buss, Stormwater Management.	Chuck Blum, Stormwater Management.
Michael Sprayberry, Public Works, Traffic Eng.	Larry Schenk, Parks & Recreation
Sally Dowlen, Public Works, Leon County	Andra McMillan, Neighborhood Resident
Keith Dantin, St. Joe/Arvida Corporation	Rosa Morgan, CNRP

Bob Cambric, Facilitator, Florida Dept. of Community Affairs
Janis Williamson, Facilitator

Housing & Economic Development Action Team

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Mildred Harris, Neighborhood Resident	Debby Love, TLC
Shelly Murphy, Leon County	Ann Cleare, Realtor
Michael Parker, City of Tallahassee	Marcus Hepburn, Covenant Partner
Rosa Morgan, CNRP	

Miaisha Mitchell, Facilitator, FAMU CDC
Bob Cambric, Facilitator, FDCA

Education and Community Involvement Action Team

Tonya Gennie, Neighborhood Resident, Chair
Elton E. Thomas, Neighborhood Resident
Donald Thomas, Neighborhood Resident
Roger Pinholster, Fairview Middle Sch.
June Townsend, LCS, Adult & Community Ed.
Mick Overall, City of Tallahassee
Inez Henry, Rickards High School
Sara Ann Harkey, Covenant Partner
Edna Walker, LCS, Adult & Community Ed.

Patricia Edwards, Neighborhood Resident
Brian Henderson, Neighborhood Resident
Wayne Smith, Covenant Partner
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Ron Boege, Learnsomething.com
Steve Rollins, Florida State University
Maggie Lewis, Leon County School Board
Thomas Mitchell, Florida A&M University

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Christ Gospel Church of Tallahassee
Fairview Middle School
Johnnie Blake

Faith Christian Family Center
Leonard Wesson Elementary School
Rickards High School
Leon County Public Library

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Linda Vaughn
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Janice Williamson
Miaisha Mitchell

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St. Joe/Arvida Corporation	Bank of America	Capital City Bank
City of Tallahassee	Florida A&M University	Florida State University
Leon County School Board	United Way of Big Bend	Leon County

Covenant Partners' Churches

Bethel AME Church	Faith Christian Family Center
Faith Presbyterian Church	First Presbyterian Church
Good Shepherd Catholic Church	John Wesley United Methodist Church
New Mount Zion AME Church	St. Stephen Lutheran Church
Trinity United Methodist Church	United Church in Tallahassee

The Neighborhood Association expresses its thanks and appreciation to members of the Leon County Board of County Commissioners and its staff for their role in Apalachee Ridge Estates renaissance process. Special thanks to the County Public Works Department for its work on the Orange Avenue wall.

The Neighborhood Association expresses its thanks and appreciation to members of the City of Tallahassee City Commission and the City Manager for their support and leadership of the Community Neighborhood Renaissance Process in Apalachee Ridge Estates. Special thanks to Commissioner Steve Meisburg for his leadership in this process.

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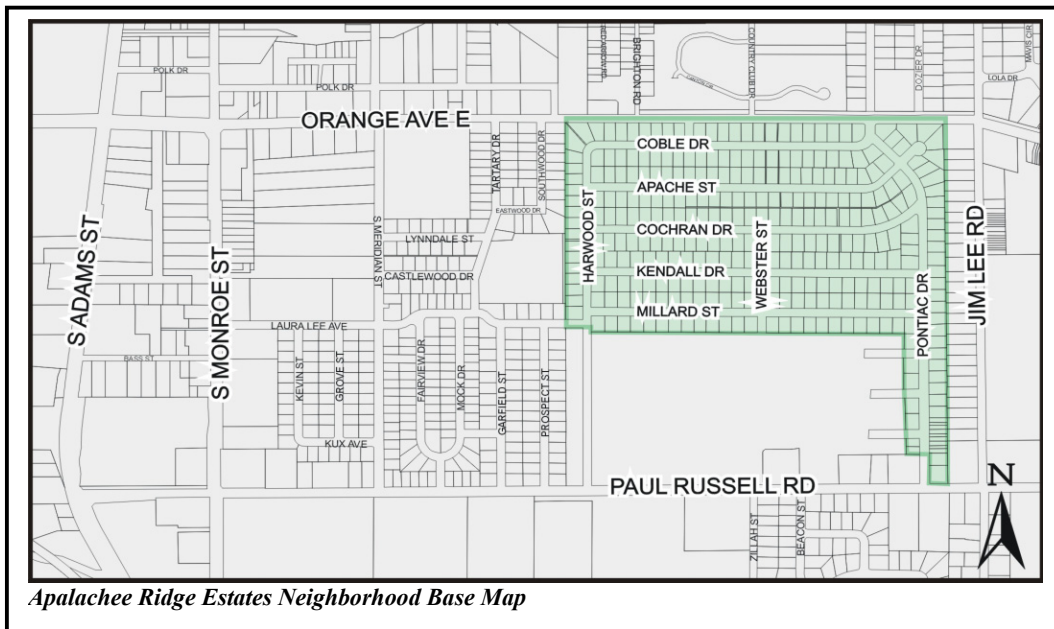
Neighborhood Profile

Physical Environment

The Apalachee Ridge Estates neighborhood is located in the southeastern quadrant of the City of Tallahassee, Florida. The neighborhood is bounded by Orange Avenue to the north, Millard Street to the south, Harwood Drive to the west, and Pontiac Drive to the east and comprises 320 housing units, 95% of which are single-family units. The subdivision was approved in the late 1950's with construction of homes beginning soon after that time. Construction of the neighborhood continued into the early 1990's. Today, there is only one undeveloped single-family lot in Apalachee Ridge Estates.

Housing styles within the neighborhood vary. The majority of the homes, however, are one story single-family homes constructed of masonry blocks with a brick façade or accents. The typical home in the neighborhood is a three-bedroom house with a living room, eat-in kitchen, and a bathroom. Some of the homes have been updated and are larger than the ones constructed during the original construction of the neighborhood. Newer homes in the neighborhood include split-level homes, duplexes and/or town homes. The duplexes and town homes are concentrated along the southern end of Pontiac Drive.

Access to the neighborhood is off Orange Avenue via Pontiac Drive and Coble Street, off Paul Russell Road via Pontiac Drive and off Harwood Drive via Laura Lee Avenue. The neighborhood is served by a network of local city streets (see neighborhood base map).



Land Use & Zoning

The Apalachee Ridge Estates Neighborhood is a residential neighborhood with no non-residential uses within its boundaries. The neighborhood is designated Residential Preservation by the Tallahassee-Leon County Future Land Use Map and is zoned as Residential Preservation-1 (RP-1). This zoning designation is reserved for existing residential areas that are accessible by local

streets. Both single-family detached and duplex residential units in lower densities—up to 6 dwelling units per acre—are permitted, as well as community and recreation facilities. The RP-1 designation also preserves the character of neighborhoods in this category, such as Apalachee Ridge Estates, from incompatible land uses and density intrusion that might result from new developments. The residential areas surrounding Apalachee Ridge Estates are zoned Residential Preservation as well. Other zoning designations in the areas surrounding the neighborhood allow for single family and medium-density residential, office, recreation and community facilities, and a mix of commercial land uses. Even so, over 80% of the surrounding land is preserved for residential use. The neighborhood is fully developed except for one vacant lot located on the corner of Pierson Drive and Pontiac Drive. Maps 1 and 2 (see pages 7 and 8) show the future land uses and zoning designations, respectively, for the Apalachee Ridge Estates Neighborhood planning area.

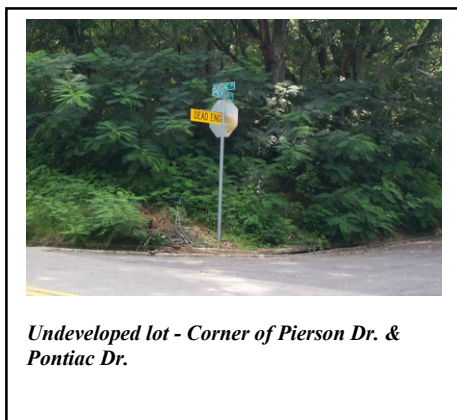
Neighborhood Amenities

One of the natural amenities that the residents of Apalachee Ridge Estates and other Southside Tallahassee residents share is the Jack McLean, Jr. Park, which is located along Paul Russell Road and adjacent to the homes on the southern side of Millard Street in the neighborhood. While there is no vehicular access directly to the park from the neighborhood, there are trails and footpath access from the neighborhood. The park is equipped with pavilions, basketball, tennis, and volleyball courts. A few blocks west of the neighborhood is Tallahassee’s main United States Post Office.



Basketball courts at Jack McLean Park

Across from the post office, is the Dr. B.L. Perry, Jr., Branch Library, a branch of the Leon County Public Library System. The library, a new addition to Southside Tallahassee community resources, provides literary resources to Southside Tallahassee residents, including residents of the Apalachee Ridge Estates neighborhood. Another neighborhood asset is the number of churches adjacent to the neighborhood that provide spiritual as well as social help to neighborhood residents. These churches offer several services outside of their worship services, which include working with youths, children and elderly in the community, as well as providing space for neighborhood meetings and events.

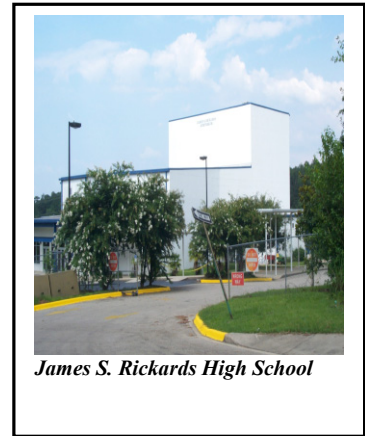
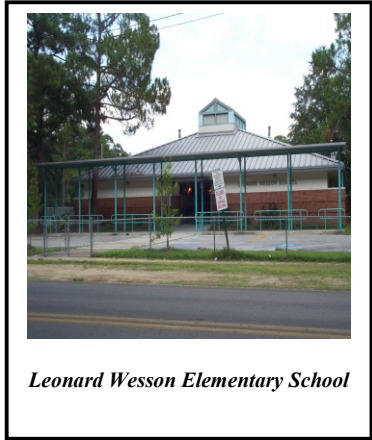


Undeveloped lot - Corner of Pierson Dr. & Pontiac Dr.



A Neighborhood Church- Faith Christian Family Center

Several Leon County public schools are located nearby and are a tremendous asset to the neighborhood. To the west of Apalachee Ridge Estates neighborhood is the elementary school that serves the neighborhood, Leonard Wesson Elementary School, and to the south is the neighborhood's middle school, Fairview Middle School, and to the east is the high school, James S. Rickards High School.



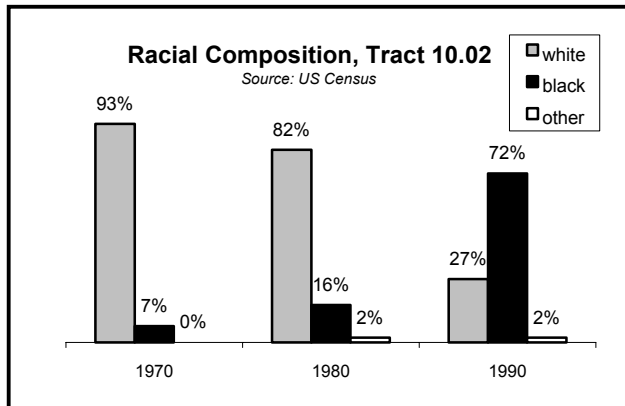
The three neighborhood schools are not only centers for learning during normal school hours, but many of them offer adult and community educational opportunities after hours and on weekends. The schools also serve as meeting places for neighborhood events requiring large meeting space and facilities.

The Tallahassee Boys and Girls Club, which is located in the Orange Avenue Public Housing Complex, is also another community asset. The Boys and Girls Club offers a wide range of training activities and facilities for boys and girls ages 6-18 with an emphasis on leadership development and special outreach to at-risk children. The Boys and Girls Club recently purchased the old Tallahassee Christian School facility, which is located on Laura Lee Avenue, and will be renovating this facility to provide a state-of-the-art Boys and Girls Club. Fire Station No. 3, which is located at 3005 South Monroe Street to the west of the neighborhood, is also an asset to the neighborhood. In addition to its normal fire fighting/prevention and emergency services duties, the station provides free blood pressure checks and fire alarm units to the elderly in the neighborhood.

Most of the immediate/convenience retail needs of the Apalachee Ridge Estates residents are met in the commercial shopping area to the west of the neighborhood along the South Monroe Street and Adams Street area. The area has a variety of shopping opportunities, including a number of fast food restaurants, service stations, grocery stores, automotive repair shops, and banking institutions. There are also discount stores, barber and beauty shops, medical offices and pharmacies. The area, however, lacks in the offering of specialty retail and apparel stores in the immediate vicinity. There is also a deficiency in the diversity of restaurant choices close to the neighborhood; the number of sit-down or dine-in eating establishments is few. Opportunities for entertainment or leisure services are non-existent. Over the years, a significant amount of economic investments have shifted from the more central and southern portions of the city to the northwest and northeast. With the City and County's emphasis on southern Tallahassee, through the Southern Strategy Concept, it is likely that some of these facilities and services will again be available in the southern section of the City.

Neighborhood Demographics

The first homes in the neighborhood were built in the 1950's starting in the northeastern corner and later developing into what is currently recognized as the Apalachee Ridge Estates neighborhood. Because of its proximity to employment and schools as well as housing affordability, the neighborhood was considered a good place to live. Tony Rogers, a resident of the neighborhood since 1964, describes the first residents of Apalachee Ridge as "ordinary middle class residents." At that time, the neighborhood was a collection of predominately white residents who worked as correctional officers, mechanics, medical assistants, teachers, college students, airport personnel and artists. These elements remained characteristic of Apalachee Ridge well into the two decades that followed.

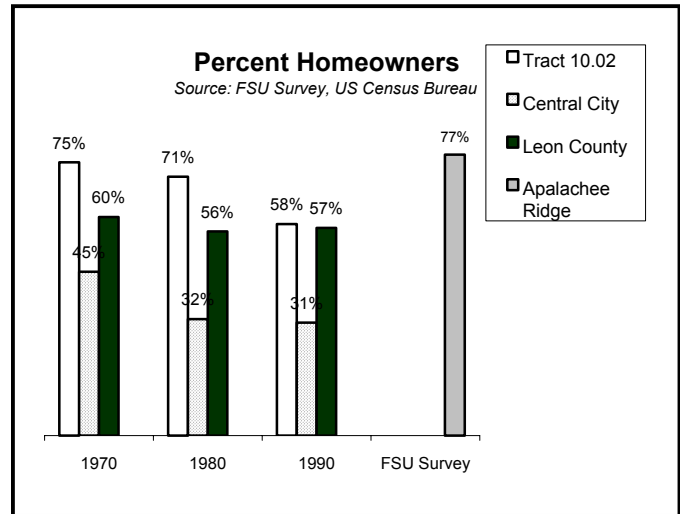


In the 1980's, Census Tract 10.02—the census tract that contains Apalachee Ridge Estates neighborhood—experienced a dramatic shift in its racial composition, a trend that has continued from 1980 until the present time. The 1990 US Census figures reflect a predominately African American population in the census tract, at approximately 72% (see figure at left). A significant portion of the population in Apalachee Ridge is comprised of young children and adolescents. According to a

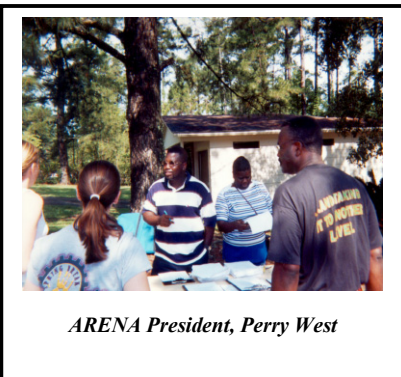
1999 survey conducted by graduate students in the Department of Urban & Regional Planning at Florida State University, about 34% of the residents in the neighborhood are under the age of 18. This figure closely mirrors that of the entire census tract, which indicates that in 1990, 33% of the residents were under the age of 18. Another portion of the younger adults are college-aged renters. Though the racial and ethnic composition of the neighborhood has changed, it has not had a significant impact upon other social factors in Apalachee Ridge. There is a high level of educational attainment among the neighborhood's residents—approximately 40% of the survey respondents have achieved some level of college education.



A large number of the homes in the neighborhood are over 40 years old. Even though the housing in the neighborhood is beginning to show some signs of age, the housing stock is generally very livable and stable. A relatively high level of homeownership persists in Apalachee Ridge Estates —77% in 1999. This value surpasses the homeownership rates for its census tract—a much lower 58%. It also surpasses the homeownership rate of Leon County (57%) and far exceeds that of the Central City area of Tallahassee (31%). The 1990 census report shows that the residents continue to be “middle class residents.” The majority of them work in the construction, wholesale trade, public administration, and professional and related services such as education and health services. One third of those employed in the census tract are state government workers.



Apalachee Ridge Estates Neighborhood Association—ARENA



ARENA President, Perry West

Although the neighborhood maintained its status as a middle class neighborhood with high homeownership rates, the 1990’s presented some issues related to the aging housing stock, high numbers of youth with no structured activities, and its proximity to Census Tract 10.01, which contains one of the most depressed neighborhoods in Tallahassee. In response to these and other social factors, the residents in Apalachee Ridge Estates were determined to strengthen and stabilize the neighborhood. In 1998, concerned residents formed the Apalachee Ridge Estates Neighborhood Association (**ARENA**). Since its inception, this group has been striving to make positive changes in the neighborhood.

They have initiated neighborhood beautification projects and have sponsored various neighborhood activities. These highly visible events were a way to make people aware of the changes in the neighborhood and to gain support and momentum for the newly formed organization. Recognizing that their neighborhood is a part of the much larger Tallahassee community, the members of ARENA sought the services of community organizations and local governmental entities to help them develop a comprehensive strategy for stabilizing and improving the quality of life in their neighborhood. This collection of strategies would come together as a neighborhood plan that would represent the residents’ needs.

The first task of the newly founded neighborhood association was to heighten the level of citizen involvement. In 1999, ARENA’s President Perry West solicited the services of Leon County community organizer Jim Bellamy. Bellamy was able to get two Master’s students—Winter Troxel and Gail D’Alessandro from the Department of Urban and Regional Planning at Florida State University (FSU)—to help with the project. Their task was to develop a citizen participation plan and perform a neighborhood assessment. The students successfully completed the citizen participation plan for the neighborhood and hosted a neighborhood assessment kick-off event in conjunction with the Association. This event was very helpful in raising awareness among residents about the strides that ARENA was prepared to make towards shaping the future

of their neighborhood. The neighborhood assessment began shortly thereafter. The students, along with resident volunteers, conducted a door-to-door citizen survey for the Apalachee Ridge Estates Neighborhood from November 1999 to February 2000. The purpose of the survey was to connect the needs identified by the Apalachee Ridge residents to the comprehensive planning process and the resources that are offered by the local governments.

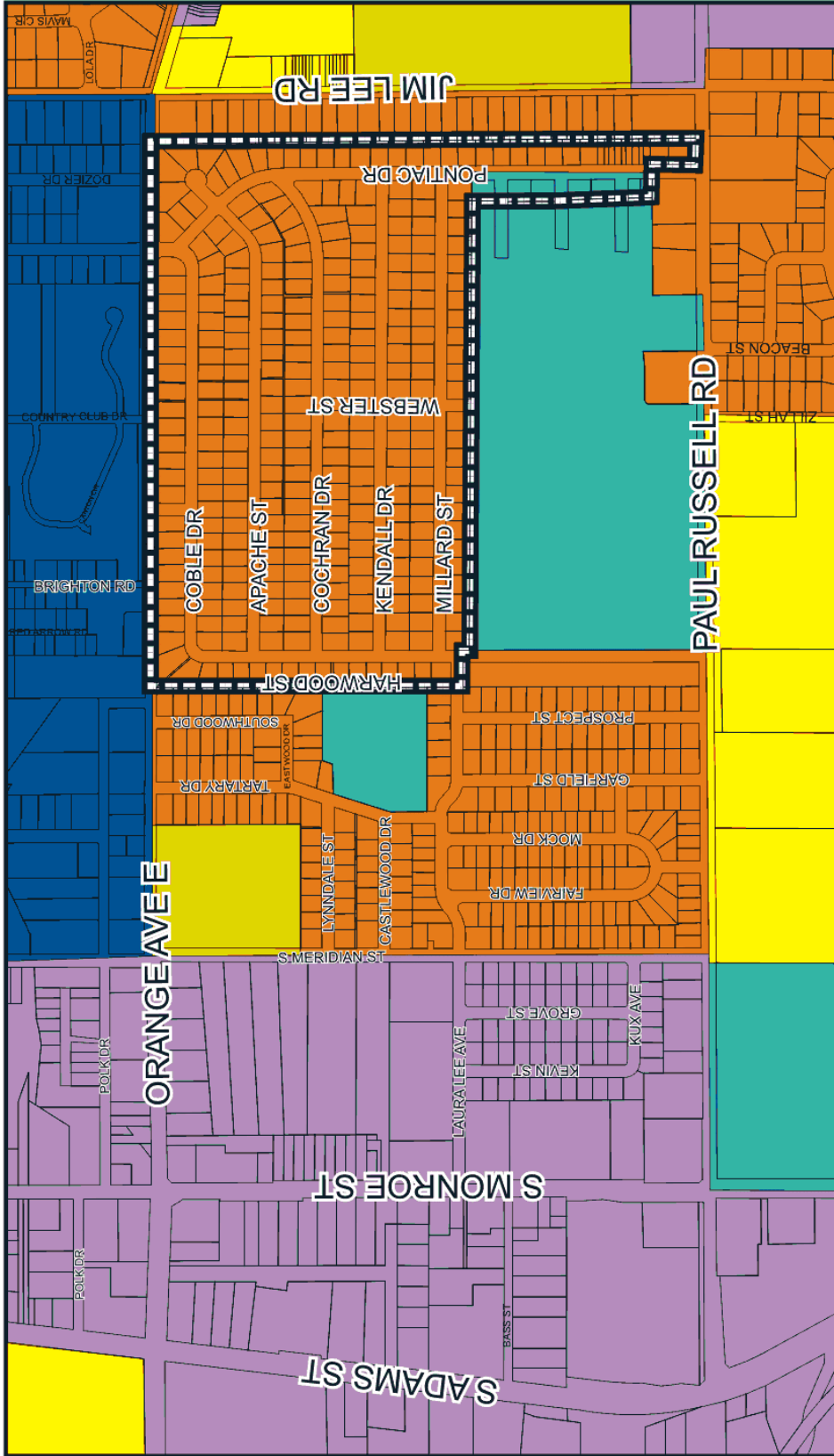
The assessment was a success, and has been used in several documents, including this one, to characterize the assets and needs of the residents and the neighborhood association. Most importantly, the assessment was an extremely useful tool in helping residents identify what were the most significant issues or areas of concern facing Apalachee Ridge Estates. As a result of the survey, important issues and neighborhood strengths were identified. Key issues indicated in the survey included: traffic, property maintenance, recreation facilities, home ownership, and interests in youth and adult education. The survey results were used to develop the seven major neighborhood concerns shown below:

- 1. Increase in homeownership and assistance for home repairs and renovations;**
- 2. Traffic safety and traffic calming;**
- 3. Improved/increased recreational activities and facilities;**
- 4. Improved schools;**
- 5. The wall along Orange Avenue and other infrastructure improvements;**
- 6. Community involvement; and**
- 7. Economic development.**

With increasing participation and a neighborhood assessment completed, ARENA was ready to begin its self-initiated planning efforts in the neighborhood. Concurrently, the City of Tallahassee had begun to develop a neighborhood planning initiative that would empower residents to make significant changes in efforts to stabilize or revitalize their neighborhoods. The target area for the City's initiative would be Tallahassee's inner city neighborhoods whose physical and social infrastructure were in a state of decline or disrepair. After the City Commission agreed to make Neighborhood Revitalization a target issue for their 2000-2001 agenda, the City was ready to begin work in its first neighborhood. With Apalachee Ridge Estates already involved in activities that closely paralleled the goals of the City, the neighborhood was the perfect candidate for the City to take under its wing as the first neighborhood to undergo the neighborhood renaissance planning process.

The neighborhood planning effort in Apalachee Ridge Estates has resulted in a neighborhood plan that outlines the vision and desires of the neighborhood. The neighborhood plan also includes strategies, and tasks to accomplish the neighborhood's short, intermediate, and long-term goals. The intangible, yet visible, results of the process include the social infrastructure that has been built among residents and the sense of community that exists in the neighborhood. Neighborhood residents have been equipped with skills for facilitation, communication, planning and leadership. A sense of responsibility to and ownership of the community has been born or rekindled within the residents, giving them realistic hopes of promoting long-term community involvement and change.

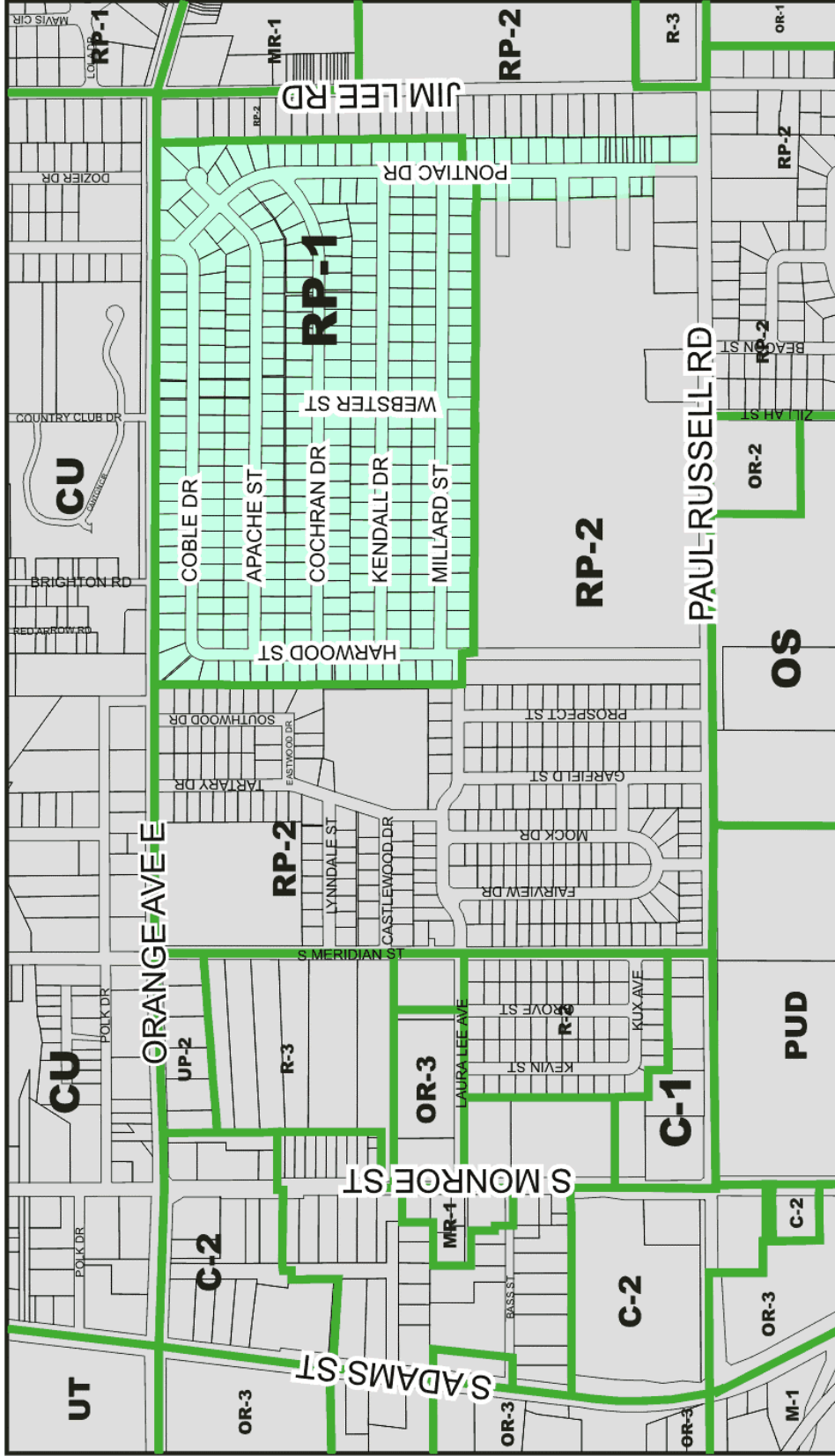
Map 1
 Apalachee Ridge Estates Planning Area
 Future Land Use



- Residential Preservation
- Central Urban
- Educational
- Mixed Use
- Recreation/Open Space
- Government
- Neighborhood Boundary

Tallahassee-Leon County Planning Department

Map 2
Apalachee Ridge Estates Planning Area
Zoning



- C-1 - Neighborhood Commercial
- C-2 - Neighborhood Commercial
- CU - Central Urban
- M-1 - Light Industrial
- MR-1 - Medium Density Residential
- OR-2 - Office Residential (Medium Density)

- OR-3 - Office Residential
- OS - Open Space
- RP-1 - Residential Preservation 1
- RP-2 - Residential Preservation 2
- UT - University Transition

 Neighborhood Boundary

Tallahassee-Leon County Planning Department

The Neighborhood Planning Process

In 1999, members of the Apalachee Ridge Estates Neighborhood Association began Phase I of the neighborhood planning process with the assistance of Leon County Housing and Human Services Department and students from Florida State University Department of Urban & Regional Planning. A workshop with neighborhood residents was held in June 1999 to determine the assets and needs of the neighborhood. Subsequently, a meeting with representatives from the City of Tallahassee, Leon County, Leon County School Board, and Florida A& M University was held in July 1999. At this meeting, the neighborhood was informed of the City's new neighborhood planning effort, the "Community Neighborhood Renaissance Partnership." Subsequently, Apalachee Ridge Estates was selected by the City Commission as the first neighborhood to go through this neighborhood planning process.

The neighborhood planning process as contemplated by the City is a four-phased process (see Appendix II). The process includes neighborhood selection and assessment, plan development, plan implementation and monitoring, and evaluation. Apalachee Ridge Estates had already initiated a neighborhood assessment process prior to its selection by the City as the first neighborhood to go through the neighborhood renaissance process. However, during Fall 1999 and Spring 2000, students from Florida State University conducted a more comprehensive assessment of the neighborhood to confirm and refine the neighborhood's needs and assets identified at the neighborhood workshop mentioned above. A survey instrument was designed and volunteers from the neighborhood were trained to administer the survey to their neighbors. The results of the survey were provided to the neighborhood in March 2000 and seven issues were identified as major concerns for the neighborhood. A follow-up survey conducted by the "Covenant Partners" of the Community Neighborhood Renaissance Partnership (see Appendix II) to assess the importance of each identified neighborhood concern and to find out the needs of individual households in the neighborhood, was administered between January and March 2001. These neighborhood assessment activities prepared the way for the neighborhood to begin the development of a plan to address the identified neighborhood concerns.

At the outset of the plan development phase, a number of critical issues had to be addressed in order for the process to produce a viable and feasible neighborhood plan. Neighborhood leadership, a critical factor for the success of a collaborative and holistic neighborhood planning process, was one of the first issues addressed. To guide the neighborhood through the neighborhood planning process, the neighborhood association appointed a Steering Committee comprised of residents and people with interest in the neighborhood. Members of the Steering Committee formed the nucleus of the neighborhood planning team that was assembled in Fall 2000 to assist the neighborhood in the development of its plan. In addition to the members of the Steering Committee, the neighborhood planning team included the stakeholders represented by the Community Neighborhood Renaissance Partnership (the entity formed to engage the broader Tallahassee-Leon County community in the neighborhood renaissance process), City staff, County staff, and various neighborhood residents. Once assembled, members of the neighborhood planning team were provided training in the basic elements of consensus decision-making, meeting facilitation, decision making in a participatory environment, agenda setting and meeting facilitation. Knowledge of the basic concepts of these areas is critical to the success of neighborhood planning. Florida Conflict Resolution Consortium was contracted to provide this training and orientation for members of the Steering Committee and the neighborhood planning team. The training also covered the role of each group/person on the planning team. Training sessions were held on February 13, 17, and 22, 2001.

The plan development phase of the project was officially launched on March 3, 2001, with a "Neighborhood Issues Meeting." This meeting was held at Leonard Wesson Elementary School and was attended by over 60 people from the neighborhood, the Community Neighborhood Renaissance Partnership, Covenant Partners, along with City and County employees. The purpose of the meeting was to gather general input from the residents and the community to assist the neighborhood planning team in formulating strategies and tasks to address the neighborhood's issues and concerns. Neighborhood issues were grouped into three broad areas: Housing & Economic Development, Community Facilities and Services, and Education and Community Involvement. The neighborhood planning team was then organized into three Action Teams to address these issues, each given one area to address.

The Action Teams allowed for greater neighborhood involvement in the development of the plan and the overall management of the process. Residents and team members who had an interest in only one issue area could attend action team meetings where the primary focus of the meetings was the subject matter of their interest. Each Action Team was chaired by a neighborhood resident who was appointed by the president of the neighborhood association. Volunteer facilitators from the broader Tallahassee community, the Community Neighborhood Renaissance Partnership, and the Florida Conflict Resolution Consortium were assigned to the work with each Action Team.

From March 2001 to early May 2001, the Action Teams met every other week to study assigned neighborhood issues and to develop action plans to address them. For each issue area addressed by the Action Teams, an issue statement, which outlines the neighborhood's concerns with that particular area, was developed. Using currently available information, the Action Teams conducted an existing conditions analysis of the neighborhood issues to determine whether residents' perceptions of the issues were supported by the data available on that particular issue area. Research was also done to determine whether there were current plans by any entity to address the neighborhood's concerns regarding a particular issue area.

Action Team meetings were facilitated by a volunteer facilitator with assistance from assigned City staff and the team leader. Agendas for team meetings were developed by City staff in consultation with the Action Teams leaders and the assigned facilitator. Reports of the meeting were produced by the facilitators and distributed via e-mail and hard copies to members of the Action Teams. Team meetings were held at various churches and schools within the community. By the end of April 2001, the Action Teams produced a draft action plan. The draft plan included goals, desired outcomes, and implementing strategies and tasks addressing each neighborhood concern/issue. On May 5th, the neighborhood planning team held a community-wide neighborhood meeting billed "Neighborhood Consensus Meeting" to obtain input from residents on the initial draft of the plan. The meeting was facilitated by the Florida Conflict Resolution Consortium and the three Action Teams presented to the neighborhood the proposed strategies and tasks each Action Team had developed for its assigned neighborhood issues. Residents were asked to rank the strategies developed by the Action Teams in terms of their importance to them. Residents were also asked to identify their top issue area. Flooding and Drainage was selected as the major concern within the neighborhood.

Following the Neighborhood Consensus Meeting, the Action Teams held follow-up meetings to consider the comments received at the meeting. Changes were then made to the draft plan based on the comments received at the meeting. To solicit additional neighborhood input and support for the draft plan, residents (15 years and older) were asked to vote on the importance of the strategies listed in the draft plan to them as an individual. A ballot summarizing the plan and a cover letter from the neighborhood association president and the neighborhood planner were delivered to the homes in the neighborhood. Ballots were also made available to residents attending the neighborhood's annual

block party held on June 23, 2001. Copies of the draft plan were also submitted to members of the Community Neighborhood Renaissance Partnership, the City and the County for their preliminary review and comments. Comments from these entities were received and incorporated in the plan, as appropriate.

At this point in the process, the draft plan was turned over to the Neighborhood Steering Committee and the Neighborhood Association Board for review. A structured review session was held by this group in which the Steering Committee members and the Association Board members assisted by a facilitator reviewed each component of the plan and either approved it as is or made changes using an amendatory process. Using the results of the neighborhood voting and the May 5th Consensus Meeting, the Neighborhood Steering Committee and the Association Board also prioritized the tasks listed in the plan.

On July 31, 2001, the Neighborhood Steering Committee unanimously approved transmittal of the draft plan to the neighborhood association and its board of directors for approval. On August 18, 2001, the Neighborhood Association Board of Directors held a neighborhood meeting to take final comments on the plan and to adopt the plan. The plan was adopted by the Board and was transmitted to the Community Neighborhood Renaissance Partnership and the City for preliminary review and general commitments/support for the implementation of the various tasks listed in the plan. Members of the neighborhood association and staff made presentations of the plan to members of the Partnership in seeking their approval and support of the plan. The plan was formally adopted by the City of Tallahassee and Leon County. Letters of support and endorsement of the plan were received from Florida State University, Capital City Bank, United Way of the Big Bend, and the Covenant Partners. Letters of support are forthcoming from other members of the Partnership as well.

The Neighborhood Action Plan

Introduction

The Apalachee Ridge Estates Neighborhood Renaissance Plan was written by the neighborhood for the neighborhood. The plan is the result of an extensive collaborative and holistic community effort which engaged neighborhood residents, City and County staff, members of the Community Neighborhood Renaissance Partnership and staff from membership organizations, Covenant Partners, and other interested citizens in the Tallahassee-Leon County community. All residents and property owners in the neighborhood were invited to participate in some manner in the plan development process. Neighborhood residents participated by serving on action teams, which developed the plan, attended neighborhood association meetings, attended community-wide meetings to provide input to the action teams, served on the neighborhood steering committee, filled out various surveys, and voted on the plan.

The Plan identifies neighborhood and community issues, which are of major concerns to the neighborhood, and how the neighborhood proposes to address them. The purpose of the plan, therefore, is to provide direction for future development, City and County programs as well as programs offered by Community Renaissance Partnership and non-partnership institutions as they affect or will affect Apalachee Ridge Estates. The plan provides a clear vision of the neighborhood's priorities, needs, goals and desired outcomes as well as consensus on how things should be done. The plan advises businesses, governmental and non-profit agencies, and the neighborhood of what future activities will be supported and endorsed by the neighborhood. The plan addresses the following issues:

- | | |
|---|---|
| <i>1) Neighborhood Safety;</i> | <i>2) Recreation Facilities and Services;</i> |
| <i>3) Flooding & Drainage;</i> | <i>4) Neighborhood Clean Up;</i> |
| <i>5) Public Transportation;</i> | <i>6) Homeownership;</i> |
| <i>7) Home Retention, Rehabilitation and Modernization;</i> | <i>8) Rental Housing Rehabilitation;</i> |
| <i>9) Neighborhood Character & Beautification;</i> | <i>10) Economic Development;</i> |
| <i>11) Students Skills/Performance;</i> | <i>12) Improved School Facilities; and</i> |
| <i>13) Adult and Community Education.</i> | |

The results that the neighborhood expects to achieve in each issue area are expressed in the goals and desired outcomes for that issue area. The plan then lists the different strategies the neighborhood will undertake singularly or in conjunction with its partners to address each identified issue area. Strategies are broad general approaches (policy directions) that the neighborhood and its partners will undertake to address identified neighborhood issue areas, and include measures which simply call for increased awareness and education of neighborhood residents on a particular issue area or approaches that call for significant capital investments. For each strategy, the plan identifies a number of specific implementing tasks to accomplish that strategy. Again, the identified tasks range from the distribution of flyers to building a neighborhood center.

Primary implementer(s) are listed for each task. A primary implementer is the entity/person that will take the lead on implementing a given task. In some cases, the primary implementer will be the only entity implementing a specific task while in other cases the primary implementer may serve as the coordinator to bring others to the table to work with the neighborhood on a given task.



Issue Area A: Neighborhood Safety **Action Plan**

Goal

To create a safe neighborhood

Desired Outcomes:

1. To slow down the speed of cars traveling through the neighborhood and reduce non-resident traffic going through the neighborhood.
2. To reduce the number of tracked crimes occurring in the neighborhood.
3. To replace the perimeter wall along Orange Avenue with a permanent aesthetically pleasing and functional wall.
4. To increase the number of streetlights within the neighborhood.
5. To increase the number of fire hydrants in the neighborhood.

Strategy A.1.0

Improve motorists' and pedestrians' access to the neighborhood

Implementing Tasks:

Task A.1.1:

Coordinate with Leon County Public Works in the planning and design phases of the Orange Avenue expansion project in order to provide input in the process and to bring to the County's attention the concerns of the neighborhood residents. At a minimum, this coordination effort should include re-examining the possible removal of the traffic light at the intersection of Jim Lee Road and Orange Avenue, other access issues, and lighting of the new roadway.

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task A.1.2:

Monitor traffic counts and turning movements at the intersections of Orange Avenue and Pontiac Drive and/or Coble Drive to determine if a traffic light is needed.

Primary Implementer: City of Tallahassee Traffic Engineering Division

Task A.1.3:

Construct an exclusive left turn lane for vehicles traveling west on Orange Avenue at the intersection of Pontiac Drive to facilitate safe and easy access into the neighborhood. Construction of the left turn lane should be included in the Orange Avenue expansion project.

Primary Implementer: Leon County Public Works Department

Task A.1.4:

Design and construct a median opening at Coble Drive and Orange Avenue to control turning movements to ensure safe access to and from the neighborhood. This should be included in the Orange Avenue expansion project.

Primary Implementer: Leon County Public Works

Task A.1.5:

As part of the Orange Avenue expansion project, design and construct sidewalks and bike lanes to ensure safe access to the neighborhood by pedestrians and bicyclists. Crosswalks should be designed and constructed at the intersections of Jim Lee Road and Orange Avenue and Pontiac Drive and Orange Avenue.

Primary Implementer: Leon County Public Works Department

Strategy A.2.0

Control the flow of traffic within the neighborhood

Implementing Tasks:

Task A.2.1:

Install speed limit signs (25 miles per hour) on all streets within the neighborhood as appropriate and needed.

Primary Implementer: City of Tallahassee Public Works Department

Task A.2.2:

On various streets throughout the neighborhood install traffic calming devices to slow the speed of motor vehicles traveling within the neighborhood. These devices should be installed on Pontiac Drive, Coble Drive and Harwood Street first.

Coble Dr./ Pontiac Dr. – traffic circle with signage and three more traffic humps along Pontiac as deemed appropriate by traffic engineering

Paul Russell Road /Pontiac Dr. – gateway median with signage

Coble/Coble – traffic circle

Harwood St. – a traffic hump between Apache and Laura Lee

Cross streets (Apache, Cochran, Kendall, Millard and Webster) - traffic islands

Primary Implementer: City of Tallahassee Traffic Engineering Division

Task A.2.3:

Install “No Parking” signs or paint the curb at the bend on both Pontiac Drive and Harwood Street to prohibit parking in the bend of the road and in other areas within the neighborhood deemed inappropriate by the City of Tallahassee Traffic Engineering Division for on-street parking.

Primary Implementer: City of Tallahassee Public Works Department

Task A.2.4:

Install “No Truck Traffic” signs at the entrances of the neighborhood to prohibit large trucks from operating within the neighborhood.

Primary Implementer: City of Tallahassee Public Works Department

Task A.2.5: Investigate the feasibility of implementing traffic deterrence mechanisms at the Laura Lee Avenue entrance to the neighborhood.

Primary Implementers: Apalachee Ridge Neighborhood Association & City of Tallahassee Traffic Engineering Division

Strategy A.3.0

Minimize the interaction of neighborhood pedestrians and vehicular traffic

Implementing Tasks:

Task A.3.1: Install sidewalks on one side of all neighborhood streets. In installing the sidewalks, priority should be given to the following streets: Pontiac, Coble and Harwood (going into the Park). Layout and construction of the sidewalks should occur in a manner that maintains as many trees as possible and be least disruptive to the neighborhood.

Primary Implementer: City of Tallahassee Public Works Department

Task A.3.2: Construct sidewalks pursuant to Task A.3.1 above in compliance with the Americans with Disabilities Act.

Primary Implementer: City of Tallahassee Public Works Department

Task A.3.3: Install crosswalks at busy pedestrian areas near the neighborhood. Areas to be considered are: Jim Lee Road/Orange Avenue, Pontiac Drive/Orange Avenue, South Meridian Street/ Orange Avenue and South Monroe Street/Orange Avenue. This should be done in conjunction with Orange Avenue road widening project.

Primary Implementer: Leon County Public Works Department

Task A.3.4: Install the signs recommended by the City's Traffic Engineering Division to indicate pedestrians are in the neighborhood.

Primary Implementer: City of Tallahassee Public Works Department

Strategy A.4.0

Address the boundary wall

Implementing Tasks:

Task A.4.1: Demolish and replace the perimeter wall along Orange Avenue with a temporary wall.

Primary Implementer: Leon County Public Works Department

Task A.4.2: As part of the Orange Avenue road widening project, replace the temporary wall installed along Orange Avenue, as directed in Task 3.1 above, with an aesthetically pleasing and functional permanent wall designed in a manner to prevent vandalism from graffiti art.

Primary Implementer: Leon County Public Works Department

Strategy A.5.0

Improve police relations and the presence of the police within the neighborhood in order to deter crime

Implementing Tasks:

Task A.5.1: The Apalachee Ridge Estates Neighborhood Association will extend a standing invitation to the Tallahassee Police Department and the assigned School Resource Officers for the neighborhood's schools to attend its association meetings and include as a standard item on its meeting agenda a neighborhood police report from the Tallahassee Police Department.

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task A.5.2: The crime prevention officer responsible for the Apalachee Ridge Estates Section of the Charlie Patrol District should attend at least one of the monthly neighborhood meetings conducted by the Apalachee Ridge Estates Neighborhood Association.

Primary Implementer: Tallahassee Police Department

Task A.5.3: Conduct, periodically, in the neighborhood, crime prevention classes ranging from personal safety seminars to residential security surveys in conjunction with the neighborhood association, neighborhood faith-based institutions, and schools.

Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Tallahassee Police Department

Task A.5.4: Expand and enhance how residents are provided information regarding law enforcement departments' activities, programs, and services. Specifically, the Police Department should use additional forms of media to provide information to churches and schools.

Primary Implementers: Tallahassee Police Department & Leon County Sheriff Department

Task A.5.5: Include in the Apalachee Ridge Estates Neighborhood Association newsletter Tallahassee Police Department materials, contact names and telephone numbers.

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task A.5.6: Coordinate with the Police Department to expand the BMX program to include youths from Apalachee Ridge Estates and the surrounding areas.

Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Tallahassee Police Department

Strategy A.6.0

Proper illumination of the neighborhood

Implementing Tasks:

Task A.6.1: Install, as needed, additional street lights on the following streets: Coble, Apache, Millard, Pontiac, Kendall and Harwood.

Primary Implementer: Electric Department

Task A.6.2: Monitor and report streetlights that need repair.

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Strategy A.7.0

Revitalize the neighborhood crime watch program

Implementing Tasks:

Task A.7.1:

Use the neighborhood block captain network to re-establish the neighborhood crime watch program.

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task A.7.2:

Convene a neighborhood association meeting to inform residents of the benefits of having a neighborhood crime watch program. The neighborhood crime prevention police officer should be invited to the meeting.

Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Tallahassee Police Department

Task A.7.3:

Contact area businesses to discuss the neighborhood's security concerns with them. A list of area businesses should be requested from the Southside Business Association. The meetings should start with the two businesses at the intersections of South Meridian Street and Orange Avenue and South Meridian Street and Paul Russell Road.

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task A.7.4:

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.

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task A.7.5:

The Neighborhood Crime Watch should explore with the Tallahassee Park and Recreation Department the feasibility of thinning out the understory in the Jack McLean, Jr. Park, especially in the areas closest to the homes along Millard Street.

Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Tallahassee Parks and Recreation Department

Strategy A.8.0

Improve fire safety within the neighborhood

Implementing Tasks:

Task A.8.1:

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

Primary Implementer: City of Tallahassee Water & Sewer Department

Task 8.2:

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

Primary Implementer: Tallahassee Fire Department

Task 8.3:

Provide smoke alarms to qualified neighborhood homeowners/residents.

Primary Implementer: Tallahassee Fire Department

Strategy A.9.0

Address animal control and safety

Implementing Task:

Task A.9.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association



City workers install a new fire hydrant in the neighborhood



Issue Area B: Recreational Facilities and Services Action Plan

Goal

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

Desired Outcomes:

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

Strategy B.1.0

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

Implementing Tasks:

Task B.1.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task B.1.2:

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

Primary Implementer: Tallahassee Parks and Recreation Department

Strategy B.2.0

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

Implementing Tasks:

Task B. 2.1:

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

Primary Implementer: Tallahassee Parks & Recreation Department

Task B.2.2:

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

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

Task B.2.3:

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

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



Issue Area C: Flooding and Drainage Action Plan

Goal

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

Desired Outcomes:

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

Strategy C.1.0

Enhance the capacity of existing drainage facilities

Implementing Tasks:

Task C.1.1:

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

Primary Implementer: City of Tallahassee Streets and Drainage Division

Task C.1.2:

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

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

Task C.1.3:

Repair faulty driveway connections to the streets.

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

Task C.1.4:

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

Primary Implementer: Solid Waste Department

Strategy C.2.0

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

Implementing Tasks:

Task C.2.1:

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

Design and landscape the pond to provide passive recreational opportunities.

Primary Implementer: City of Tallahassee Stormwater Management Division

Task C.2.2:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Strategy C.3.0

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

Implementing Tasks:

Task C.3.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task C.3.2:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association



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

Goal

Reduce litter and debris in our neighborhood

Desired Outcomes:

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

Strategy D.1.0

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

Implementing Tasks:

Task D.1.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task D.1.2:

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

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

Task D.1.3:

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

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

Strategy D.2.0

Improve garbage collection services in the neighborhood and surrounding areas

Implementing Tasks:

Task D.2.1:

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

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

Task D.2.2:

Remind/notify residents of the neighborhood garbage collection cycle at the association monthly meetings and in the association newsletter.

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task D.2.3:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task D.2.4:

Coordinate street sweeping with yard waste pick-ups to the greatest extent possible.

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

Task D.2.5:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Strategy D.3.0

Organize community-wide clean ups

Implementing Task:

Task D.3.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association



Issue Area E: Public Transportation Action Plan

Goal

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

Desired Outcome:

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

Strategy E.1.0

Provide transit stops in locations convenient to neighborhood residents

Implementing Tasks:

Task E.1.1:

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

Primary Implementer: TALTRAN

Task E.1.2:

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

Primary Implementer: TALTRAN



A TALTRAN Bus traveling south on Harwood Street



Issue Area F: Homeownership Action Plan

Goal

By the year 2005, increase homeownership by 15 percent

Desired Outcomes:

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

Strategy F.1.0

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

Implementing Tasks:

Task F.1.1:

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

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

Task F.1.2:

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

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

Task F.1.3:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task F.1.4:

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

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

Task F.1.5:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task F.1.6:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Strategy F.2.0

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

Implementing Tasks:

Task F.2.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task F.2.2:

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

Primary Implementers: To be determined

Strategy F.3.0

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

Implementing Tasks:

Task F.3.1:

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

Primary Implementer: To be determined

Task F.3.2:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Strategy F.4.0

Market the neighborhood for homeownership

Implementing Tasks:

Task F.4.1:

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

Primary Implementers: To be determined

Task F. 4.2:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task F. 4.3:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association



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

Goal

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

Desired Outcomes:

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

Strategy G.1.0

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

Implementing Tasks:

Task G. 1.1:

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

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

Task G.1.2:

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

Primary Implementer: Florida State University

Task G.1.3:

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

Primary Implementer: Community Neighborhood Renaissance Partnership-Covenant Partners

Strategy G.2.0

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

Implementing Tasks:

Task G.2.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task G.2.2:

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

Primary Implementer: Department of Neighborhood and Community Services

Task G.2.3:

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

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

Task G.2.4:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Strategy G.3.0

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

Implementing Tasks:

Task G.3.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task G.3.2:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Strategy G.4.0

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

Implementing Task:

Task G.4.1:

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

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

Strategy G.5.0

Encourage the upgrading and/or expansion of existing homes

Implementing Tasks:

Task G.5.1:

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

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

Task G.5.2:

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

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

Strategy G.6.0

Provide financial counseling to existing homeowners

Implementing Task:

Task G.6.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association



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



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

Goal

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

Desired Outcomes:

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

Strategy H.1.0

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

Implementing Tasks:

Task H.1.1:

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

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

Task H.1.2:

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

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

Task H.1.3:

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

Primary Implementer: Community Neighborhood Renaissance Partnership

Strategy H.2.0

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

Implementing Tasks:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

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

Primary Implementer: Department of Neighborhood & Community Services

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

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

Strategy H.3.0

Consistently and fairly enforce the City's housing code

Implementing Tasks:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

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

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



Issue Area I: Neighborhood Beautification Action Plan

Goals

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

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

Desired Outcomes:

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

Strategy I.1.0

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

Implementing Tasks:

Task I.1.1:

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

Primary Implementer: Tallahassee-Leon County Planning Department

Task I.1.2:

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

Primary Implementer: Tallahassee-Leon County Planning Department

Task I.1.3:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task I.1.4:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task I.1.5:

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

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

Strategy I.2.0

Create a distinctive Apalachee Ridge Estates Neighborhood Style

Implementing Tasks:

Task I.2.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task I.2.2:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task I.2.3:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Strategy I.3.0

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

Implementing Tasks:

Task I.3.1:

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

Primary Implementer: Department of Neighborhood & Community Services

Task I.3.2:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task I.3.3:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association



This home in the neighborhood beams with homeownership pride

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Strategy I.4.0

Create attractive gateways to the neighborhood

Implementing Tasks:

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

Primary Implementer: Leon County Public Works

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

Primary Implementer: City of Tallahassee Electric Department

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association



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

Goals

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

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

Desired Outcomes:

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

Strategy J.1.0

Provide residents access to job training and other career building skills

Implementing Tasks:

Task J.1.1:

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

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

Task J.1.2:

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

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

Task J.1.3:

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

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

Strategy J.2.0

Attract new businesses to Southside Tallahassee

Implementing Tasks:

Task J.2.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task J.2.2:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Strategy J.3.0

Support existing businesses

Implementing Tasks:

Task J.3.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task J.3.2:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task J.3.3:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association



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

Goals

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

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

Desired Outcomes:

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

Strategy K.1.0

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

Implementing Tasks:

Task K.1.1:

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

Primary Implementer: To be determined

Task K.1.2:

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

Primary Implementer: To be determined

Task K.1.3:

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

Primary Implementer: To be determined

Task K.1.4:

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

Primary Implementer: To be determined

Strategy K.2.0

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

Implementing Tasks:

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

Primary Implementers: Community Neighborhood Renaissance Partnership & Area Schools

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

Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Area Schools

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

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

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

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

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

Primary Implementer: Community Neighborhood Renaissance Partnership

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

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

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

Primary Implementer: Community Neighborhood Renaissance Partnership

Task K.2.8:

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

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

Task K.2.9:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Strategy K.3.0

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

Implementing Tasks:

Task K.3.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task K.3.2:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Strategy K.4.0

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

Implementing Tasks:

Task K.4.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task K.4.2:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task K.4.3:

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

Primary Implementer: Apalachee Ridges Estates Neighborhood Association

Strategy K.5.0

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

Implementing Tasks:

- Task K.5.1:** Conduct an annual school improvement forum for the three neighborhood schools in conjunction with the neighborhood association.
- Primary Implementers: Apalachee Ridge Estates Neighborhood Association, Community Neighborhood Renaissance Partnership & Area Schools***
- Task K.5.2:** Establish a parental hotline with the neighborhood association to support the schools and community needs.
- Primary Implementer: Apalachee Ridge Estates Neighborhood Association***
- Task K.5.3:** Utilize the block captains in the neighborhood to inform parents of school programs and activities.
- Primary Implementer: Apalachee Ridge Estates Neighborhood Association***
- Task K.5.4:** Include a column for school news in the neighborhood newsletter each month and vice versa.
- Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Area Schools***
- Task K.5.5:** Establish a system to shuttle children/parent to the library and special events at schools.
- Primary Implementer: Apalachee Ridge Estates Neighborhood Association***
- Task K.5.6:** Devise a method to get correct phone numbers and addresses of students from the neighborhood.
- Primary Implementer: Apalachee Ridge Estates Neighborhood Association***
- Task K.5.7:** Establish a babysitting network to assist parents who want to attend school activities but have no one to keep their younger children.
- Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Community Neighborhood Renaissance Partnership***
- Task K.5.8:** Develop a parental seminar.
- Primary Implementer: Apalachee Ridge Estates Neighborhood Association***
- Task K.5.9:** Explore with the schools the establishment of a Southside PTO Forum to work with all the schools on the Southside.
- Primary Implementer: Apalachee Ridge Estates Neighborhood Association***

Strategy K.6.0

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

Implementing Tasks:

Task K.6.1:

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

Primary Implementers: Apalachee Ridge Estates Neighborhood Association & Area Schools

Task K.6.2:

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

Primary Implementers: Apalachee Ridge Estates Neighborhood Association & FAMU

Task K.6.3:

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

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

Task K.6.4:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task K.6.5:

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

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

Strategy K.7.0

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

Implementing Tasks:

Task K.7.1:

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

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

Task K.7.2:

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

Primary Implementer: Community Neighborhood Renaissance Partnership

Task K.7.3:

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

Primary Implementer: To be determined



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



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

Goal

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

Desired Outcomes:

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

Strategy L.1.0

Explore the need for new and/or updated school facilities

Implementing Tasks:

Task L.1.1:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task L.1.2:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association

Task L.1.3:

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

Primary Implementer: Apalachee Ridge Estates Neighborhood Association



Issue Area M: Adult & Community Education Action Plan

Goals

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

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

Desired Outcome:

The establishment of a learning center within the neighborhood.

Strategy M.1.0

Use technology to promote learning and communication

Implementing Tasks:

Task M.1.1:

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

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

Task M.1.2:

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

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

Task M.1.3:

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

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

Task M.1.4:

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

Primary Implementer: Community Neighborhood Renaissance Partnership

Plan Data & Analysis

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

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

Issue Area A: Neighborhood Safety

Issue Statement

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

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

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

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

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

Existing Conditions & Analysis

1) Street and Traffic Flow

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

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

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

2) Crime and Community Policing

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

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

Source: Tallahassee Police Department – March 2001

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

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

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

Source: Tallahassee Police Department – March 2001

3) Street Lighting

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

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

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

Current Opportunities

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



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

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

Crime Prevention

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

Weed & Seed Program

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

Awareness & Outreach

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



Issue Area B: Recreation Facilities and Services

Issue Statement

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

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

Source: FSU Survey Data–Fall, 1999

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

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

Existing Conditions & Analysis

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

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

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

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

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

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



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

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

Current Opportunities

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

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

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

Issue Area C: Flooding and Drainage

Issue Statement

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

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

Source: FSU Survey Data—Fall, 1999

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

Existing Conditions & Analysis

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

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

Current Opportunities

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

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

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

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

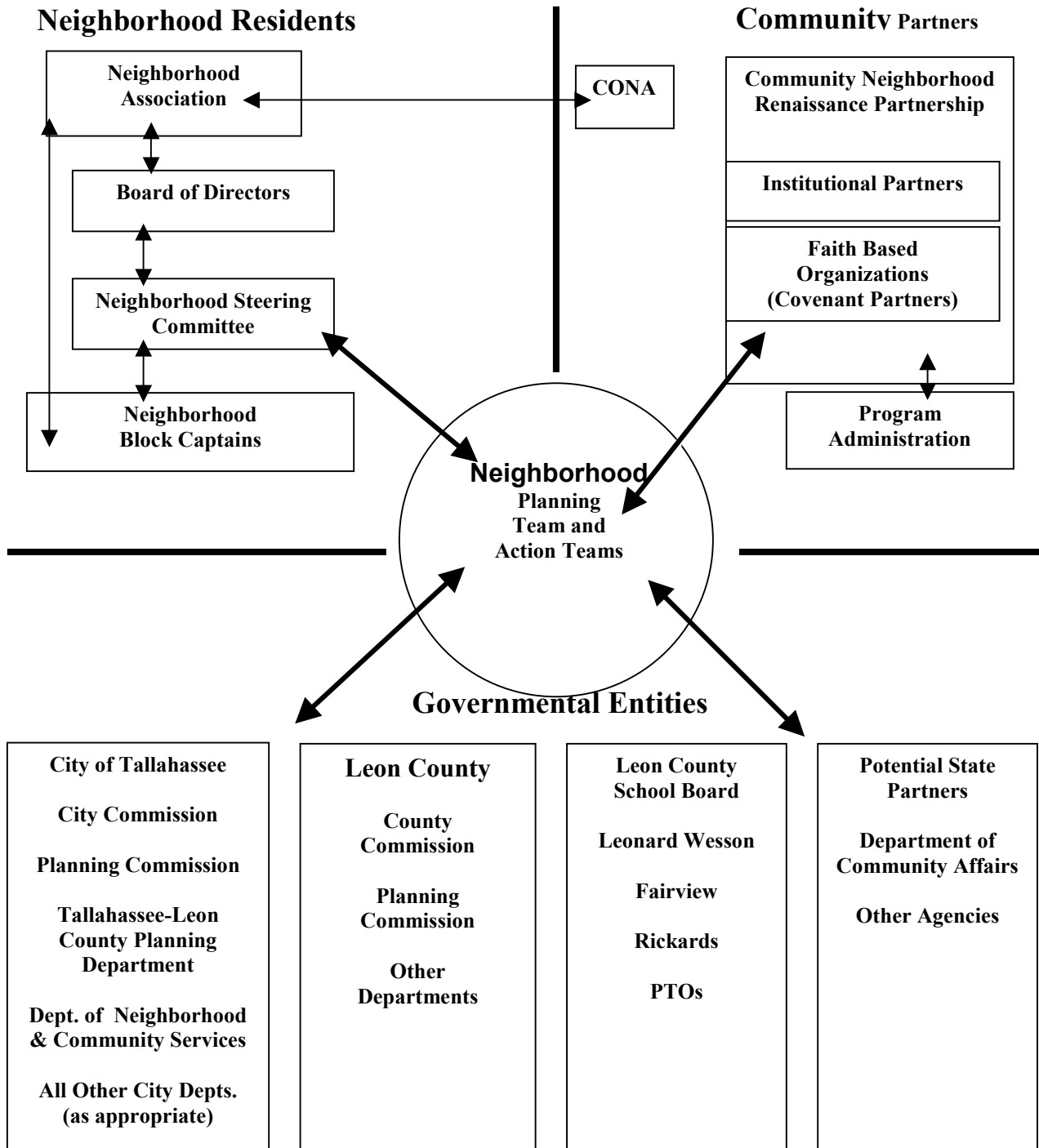
APPENDIX I

GLOSSARY AND ABBREVIATIONS

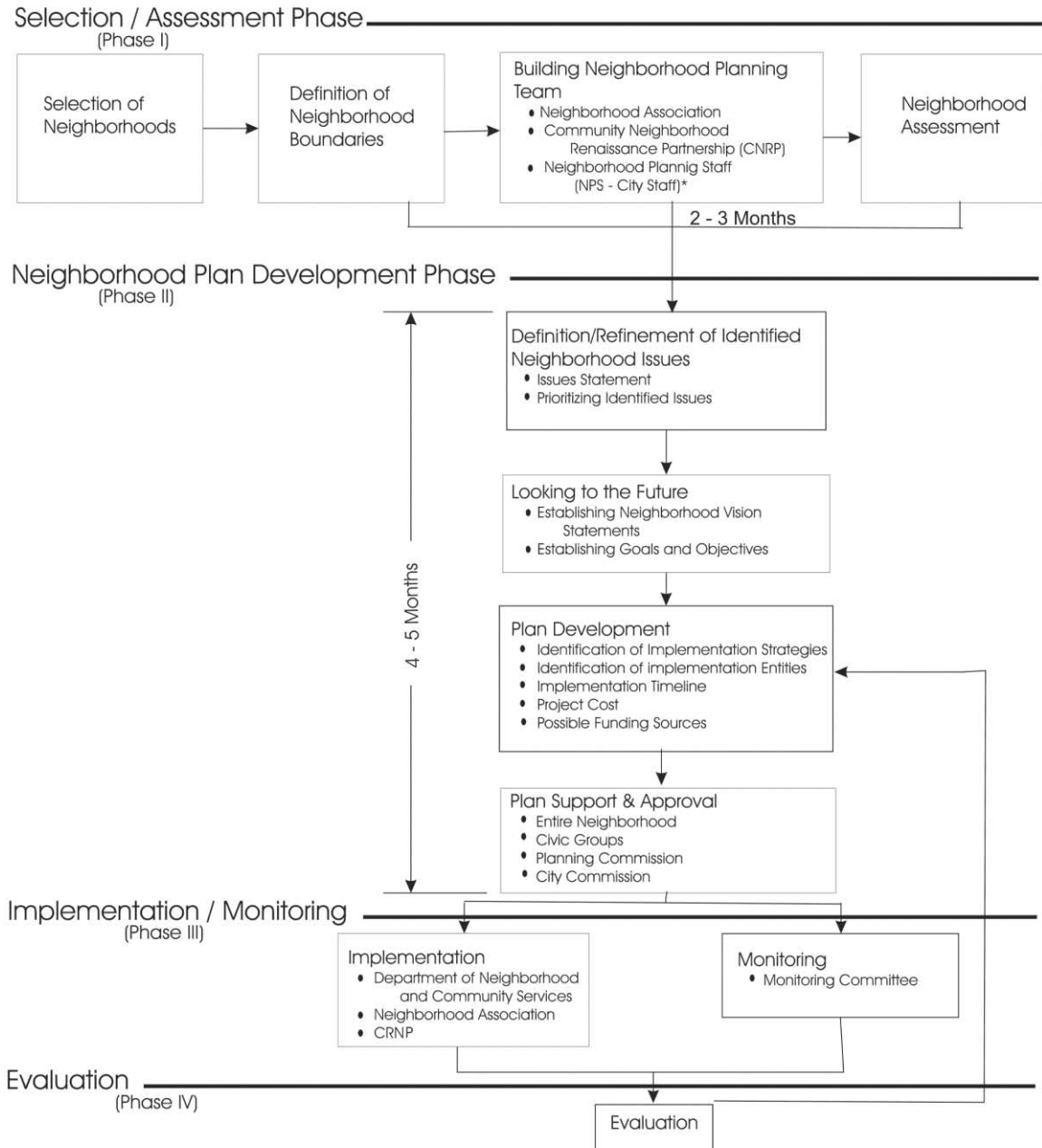
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Appendix II

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

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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

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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	*

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<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

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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

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<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

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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

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<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

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<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
<i>Strategy G.3. Equip residents with the know-how and/or neighborhood support to make minor repairs to their homes</i>	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	*
	Establish a housing services barter system in the neighborhood	ARENA, Covenant Partners	Intermediate	*
<i>Strategy G.4. Provide financial assistance to homeowners specifically for the purpose of assisting in making repairs to their homes</i>	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

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<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	*
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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	*	*

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	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

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<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	*
	Landscaping 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

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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	*	*

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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	*

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	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	*	*

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	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	*
	Hold an annual Southside Fair promoting educational & career programs & opportunities	ARENA, Southside Tallahassee Neighborhood Associations	*	*
<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>	Provide career counseling at area schools, churches & the neighborhood center	CNRP	*	*
	Provide a shadowing program for students in high school	CNRP	*	*

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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	*

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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.

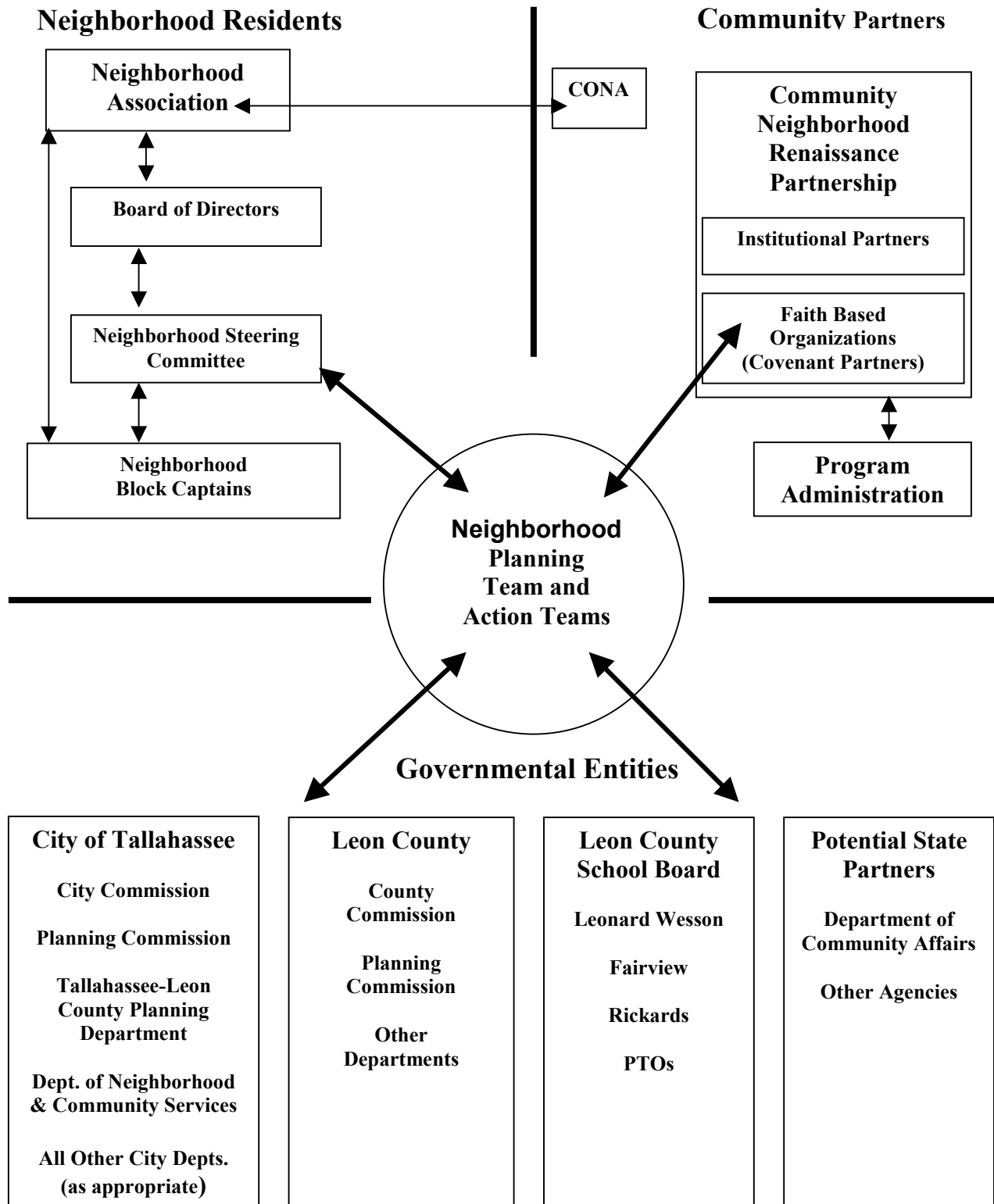
Community's Priorities

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