CHAPTER 3: BUILDING BLOCKS: HOW HAVE EARLIER EFFORTS SET THE STAGE?
The Handbook recommends that for large Multimodal Districts, subarea planning areas be defined. In the case of the Tallahassee/Leon County Multimodal District, due to the implementation of the Southern Strategy Area Sector Planning, as well as other efforts in the downtown area, much of the subarea planning and a lot of citizen participation has been completed in recent years. The following pages include maps of these subarea plans with summaries of their primary objectives. Appendix C (Bicycle and Pedestrian Master Plan) and D (Related Planning Efforts) are detailed tables summarizing these planning efforts and any recommendations that are applicable to infrastructure, land use, urban design, education/encouragement, and health/safety.
SUMMARY

- The Greenways program represents a resources-based approach to accomplish the following primary objectives:
  - Enhance the protection of remaining natural systems, including preservation and conservation features as defined in the Comprehensive Plan and environmental ordinances;
  - Provide natural and open space connections between neighborhoods, parks, schools, and historical and cultural sites;
  - Incorporate greenway and open space orientations into infrastructure design to enhance more traditional capital projects to achieve multiple public and natural resource benefits, and;
  - Provide additional areas dedicated for conservation and open space thereby expanding recreational opportunities such as walking, hiking, biking, skating, horseback riding, and nature interpretation.

- Will provide opportunities for other community services, such as alternative means of transportation and economic development.

Intended, like the area’s road system, to link specific resources and neighborhoods to each other while accommodating the community as a whole. Aims to resolve conflicts between resource protection and land use regulation by increasing landowner options while meeting all of the community’s land protection objectives through focused efforts on land acquisitions and set-asides.

Greenways Master Plan
BUILDING BLOCKS: HOW HAVE EARLIER EFFORTS SET THE STAGE?

A CITY WITHIN A CITY: THE TALLAHASSEE-LEON COUNTY MULTIMODAL DISTRICT
**PLAN SUMMARY**

- 1,198 acres: single-family (34%), multi-family (9%), vacant (19%), park/open space (18%), retail/warehouse retail use (7%), office (3%), warehouse (4%), government (3%), education (1%) and religious (2%)

- 5,000 residents in neighborhoods throughout the boundary, fairly affluent neighborhoods to some of the most economically challenged

- Bounded by the Downtown/Capital Center, Florida A&M University, Myers Park and the North Florida Fairgrounds. All of these areas play a major role in the rejuvenation of the area

- The guiding principle for the South Monroe Sector Plan is sustainability. As such, the following goals guide the development of the plan:

**GOALS**

- **Goal 1: Economic Prosperity** - Sustain a healthy economy that grows sufficiently to create meaningful jobs, reduce poverty, and provide the opportunity for a high quality of life for those in our area. This goal encompasses the sustainability principle of Economic Prosperity.

- **Goal 2: Equity** - Ensure that those people in our area have the opportunity to achieve economic, environmental, and social well-being. This goal encompasses the sustainability principle of Equity.

- **Goal 3: Health and the Environment** - Ensure that everyone enjoys the benefits of clean air, clean water, and healthy environment at home, at work, and at play. This goal also helps achieve the Ecological Integrity sustainability principle.

**Goal 4: Conservation of Nature** - Use, conserve, protect, and restore natural resources within the study area that will help ensure the long-term social, economic, and environmental benefits for ourselves and future generations. This goal also helps achieve the Ecological Integrity sustainability principle.

**Goal 5: Stewardship** - Create a widely held ethic of stewardship that strongly encourages individuals, institutions, and businesses to take full responsibility for the economic, environmental, and social consequences of their actions. This goal also helps achieve the Ecological Integrity sustainability principle.
BUILDING BLOCKS: HOW HAVE EARLIER EFFORTS SET THE STAGE?

A CITY WITHIN A CITY: THE TALLAHASSEE-LEON COUNTY MULTIMODAL DISTRICT

SUMMARY

- An urbanized area between Florida State University and Tallahassee Community College. The goal of the Sector Plan was to identify how to best provide adequate services to the student population, while preserving the remaining viable neighborhoods.
- 1,488 acres
- 15,000 residents
- 89.1% renters (versus 43% for the County)
- Stakeholders: Florida State University, Tallahassee Community College, Chapel Ridge NA, Elberta Empire NA, Prince Marat NA, Palmer Munroe NA, Bradford Manor NA, Cactus Drive NA

Priority Issues

- Land Use (major corridors, single-family neighborhoods, Old Dale Mabry Lands)
- Quality of Life
- Transportation

West Pensacola Sector Plan

Legend:
- Bus Stops
- Schools
- Major Roads
- Local Streets
- Railroads
- Parks
- Grocers & Markets
- Universities & Colleges
- Florida State University
- Florida A&M University
- Tallahassee Community College
- West Pensacola Sector Plan
- MUD

Map prepared by: Tallahassee-Leon County Planning Department - Research & Graphics Division - 14 June 2006
BUILDING BLOCKS: HOW HAVE EARLIER EFFORTS SET THE STAGE?

A CITY WITHIN A CITY: THE TALLAHASSEE-LEON COUNTY MULTIMODAL DISTRICT

Capital Cascades Sector Plan

Guiding Principles
- Infrastructure
- Livability / Urban Design
- Neighborhood aesthetics / Quality of Life
- Community Safety
- Education

Priority Issue Areas
- Use out and develop an action plan for the accomplishment of redevelopment opportunities.
- Develop strategies from the Capital Cascades Trail to amenities, neighborhoods, or points of interest within the study area or vicinity such as the Central Core Area.
- Coordinate the Capital Cascades Trail with other planning initiatives such as the Gaines Street Redevelopment Plan, Providence Neighborhood Plan, South Monroe Street Sector Plan, FAMU Master Plan, and/or other neighborhood-oriented planning initiatives.
- Encourage and provide forums for the involvement of neighborhood residents and other citizens interested in the redevelopment and enhancement of the Sector Plan area.
- Encourage regulatory barriers to desirable redevelopment, and
- Create incentives for economic development and redevelopment within the study area.
BUILDING BLOCKS: HOW HAVE EARLIER EFFORTS SET THE STAGE?

A CITY WITHIN A CITY: THE TALLAHASSEE-LEON COUNTY MULTIMODAL DISTRICT
A CITY WITHIN A CITY: THE TALLAHASSEE-LEON COUNTY MULTIMODAL DISTRICT
BUILDING BLOCKS: HOW HAVE EARLIER EFFORTS SET THE STAGE?

SUMMARY
- Includes Hitchcock Heights & Blosham Heights subdivisions
- Near FAMU, FSU, FSUFAMU School of Engineering, Alumni Village & Innovation Park
- Predominantly single-family residential
- 124.5 acres
- 1,423 residents
- 33% students
- 33% families
- $54,971 median family income (versus $34,764 for the City)
  - 93% renters (versus 43% for the County)

Action Plan Themes
- Getting Everyone Involved (outreach & neighborhood pride)
- Keeping the Neighborhood Clean & Safe (cleanup, safety, & crime)
- Taking Care of Our People (neighborhood center, human development, landlord/tenant relationships)
- We Must Own Our Neighborhood (home / neighborhood ownership & rehabilitation)
- A Place for the Future (zoning, land use & streetscape)

A CITY WITHIN A CITY: THE TALLAHASSEE-LEON COUNTY MULTIMODAL DISTRICT
BUILDING BLOCKS: HOW HAVE EARLIER EFFORTS SET THE STAGE?

A CITY WITHIN A CITY: THE TALLAHASSEE-LEON COUNTY MULTIMODAL DISTRICT

Table 62: BUILDING BLOCKS: HOW HAVE EARLIER EFFORTS SET THE STAGE?

Summary

Includes 320 housing units, 95% of which are single-family units

Residential neighborhood with no non-residential uses within its boundaries

Major Issues Addressed

- Major Issues Addressed
  - Neighborhood Safety
  - Recreation Facilities and Services
  - Flooding & Drainage
  - Neighborhood Clean Up
  - Public Transportation
  - Homeownership
  - Home Retention, Rehabilitation and Modernization
  - Rental Housing Rehabilitation
  - Neighborhood Character & Beautification
  - Economic Development
  - Student Skills/Performance
  - Improved School Facilities
  - Adult and Community Education

Legend

- Bus Stops
- Schools
- Local Streets
- Apalachee Ridge
- MMTD

Apalachee Ridge Neighborhood Renaissance Action Plan

Map prepared by Tallahassee-Leon County Planning Department - Resource & Graphics Division - 14 June 2006 - JFR
BUILDING BLOCKS: HOW HAVE EARLIER EFFORTS SET THE STAGE?

A CITY WITHIN A CITY: THE TALLAHASSEE-LEON COUNTY MULTIMODAL DISTRICT
BUILDING BLOCKS: HOW HAVE EARLIER EFFORTS SET THE STAGE?

SUMMARY
Created in September 2002
Consists of 441 acres
Implementation supported by Tax Increment Financing

Redevelopment Themes Addressed in the Plan
Pedestrian Mobility
Traffic Circulation and Parking
Future land use and activities in the downtown core area
Arts, culture and entertainment
Historic preservation
The environment and recreation
Streetscapes, gateways, open spaces and trails

A CITY WITHIN A CITY: THE TALLAHASSEE-LEON COUNTY MULTIMODAL DISTRICT 64
BUILDING BLOCKS: HOW HAVE EARLIER EFFORTS SET THE STAGE?

A CITY WITHIN A CITY: THE TALLAHASSEE-LEON COUNTY MULTIMODAL DISTRICT
BUILDING BLOCKS: HOW HAVE EARLIER EFFORTS SET THE STAGE?

A CITY WITHIN A CITY: THE TALLAHASSEE-LEON COUNTY MULTIMODAL DISTRICT
Lafayette Streetscape Study

A CITY WITHIN A CITY: THE TALLAHASSEE-LEON COUNTY MULTIMODAL DISTRICT
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