

Proposed Projects by the Community
(Citizens and Committee Members)
for the
Sales Tax Committee's Consideration

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Proposed Sales Tax Projects by the Community

Project Name: Canopy Roads Legacy Projects (Project #14)

Project Themes:

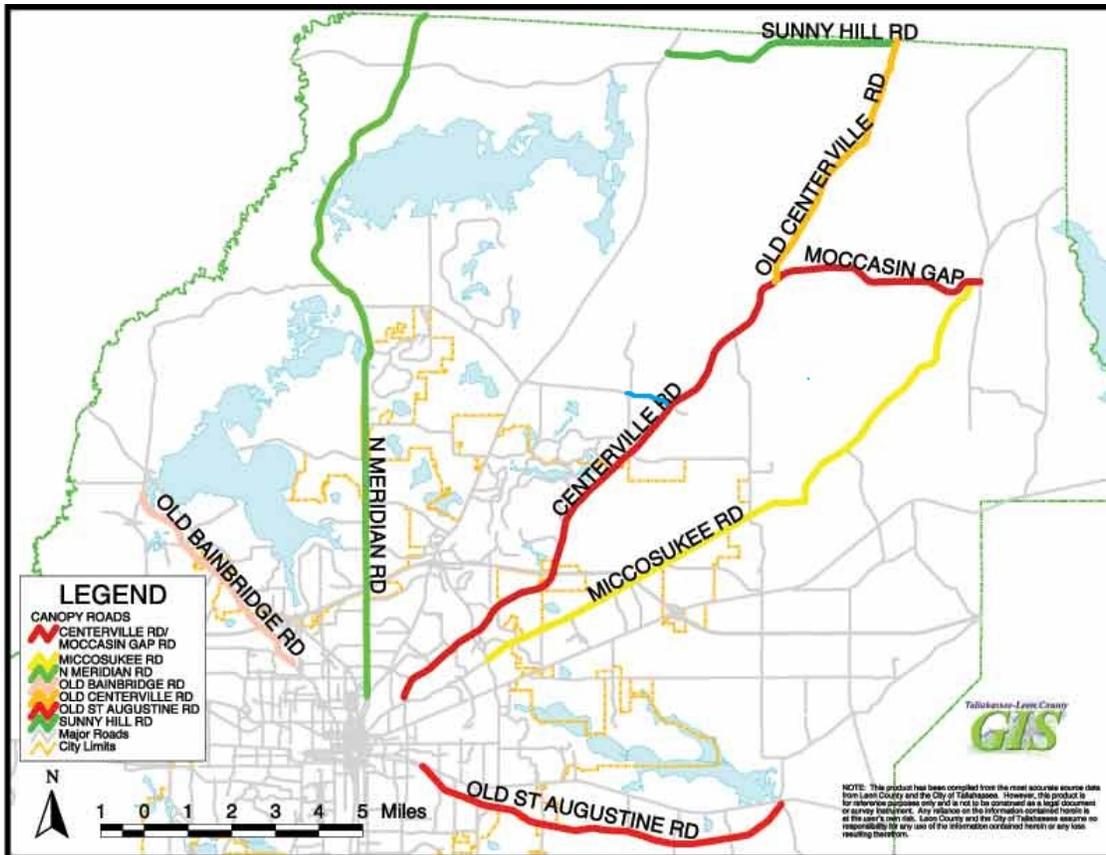
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| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Gateways |

Project Description:

This proposed project is for an additional investment in the Canopy Road system in order to protect the historic and scenic roadways. Since 1990, the Comprehensive Plan has called for planning and implementation to maintain and improve each canopy road according to its unique attributes and incorporate appropriate safety provisions (Objective 3.4 [C] and accompanying policies).

The proposed Blueprint project could include funding the removal of identified tree hazards, as well as a unified maintenance and replanting program, neither of which currently exists. It could also include a marketing initiative to highlight the Canopy Roads’ cultural and economic value to the community.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Eastgate Neighborhood Park / Green Space (Project #21)

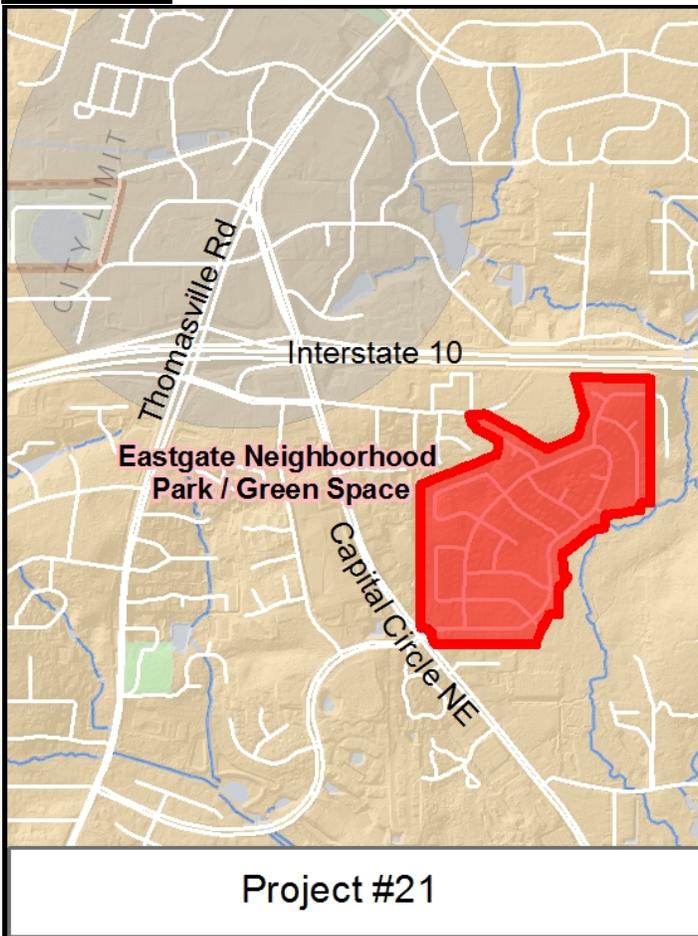
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| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

This project provides greenspace and recreational opportunities for the Eastgate community. The Eastgate community currently does not have a greenspace or park in walking distance, which means that children and transportation disadvantaged citizens have no park access. The nearest park is AJ Henry, which although it is approximately one mile away, in fact does not service this neighborhood at all due to barrier presented by Interstate 10.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Killlearn Estates Stormwater Pond Management (Project #28)

Project Themes:

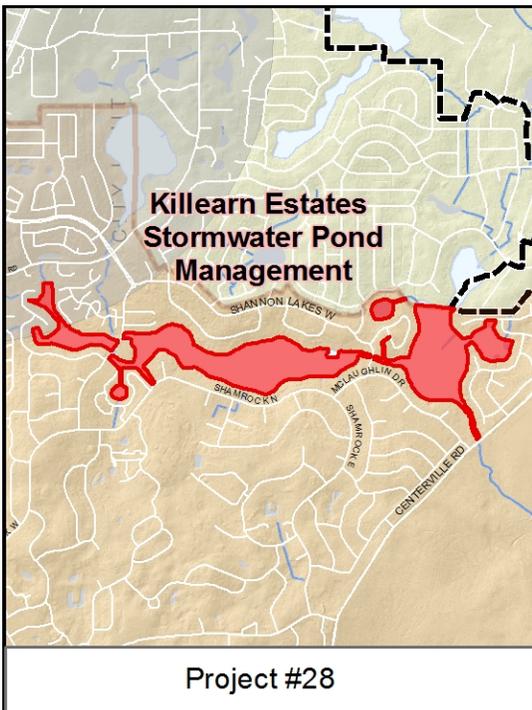
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| <input checked="" type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

Killlearn Homeowners Association (KHA) has requested \$10M from the Sales Tax Committee for the City of Tallahassee to restore and protect Lake Killlearn and Lake Hancock. COT has a MS4 permit from State to utilize these lakes, which are privately owned by KHA, for stormwater. The two specific issues that surround these water bodies pertain to the lakes’ aesthetics and water quality. KHA is interested in resolving both issues with the requested \$10M. The proposed project would consist of building upstream treatment ponds as necessary to improve the water quality, while also removing sediments and over-excavating these lakes so as to create a permanent pool of water. A draft report from Florida Department of Environmental Protection (FDEP) has preliminarily identified these lakes as Impaired Water Bodies (water bodies of high pollutant levels). The City of Tallahassee is currently disputing that classification and working closely with FDEP to properly identify the pollutant levels and determining the appropriate corrective action, if any, needed to ensure the ponds’ water quality.

The City staff does not support this request because the ponds are privately owned and the objectionable fluctuation in the pool levels within these ponds is hydrologic in nature. Therefore, any aesthetic improvements are the responsibility of the private owner. In addition, regarding the ponds’ water quality, the City is currently working with FDEP to determine the appropriate levels of pollution within the ponds and to identify any corrective action needed.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Meadow Ridge Drive Park (Project #29)

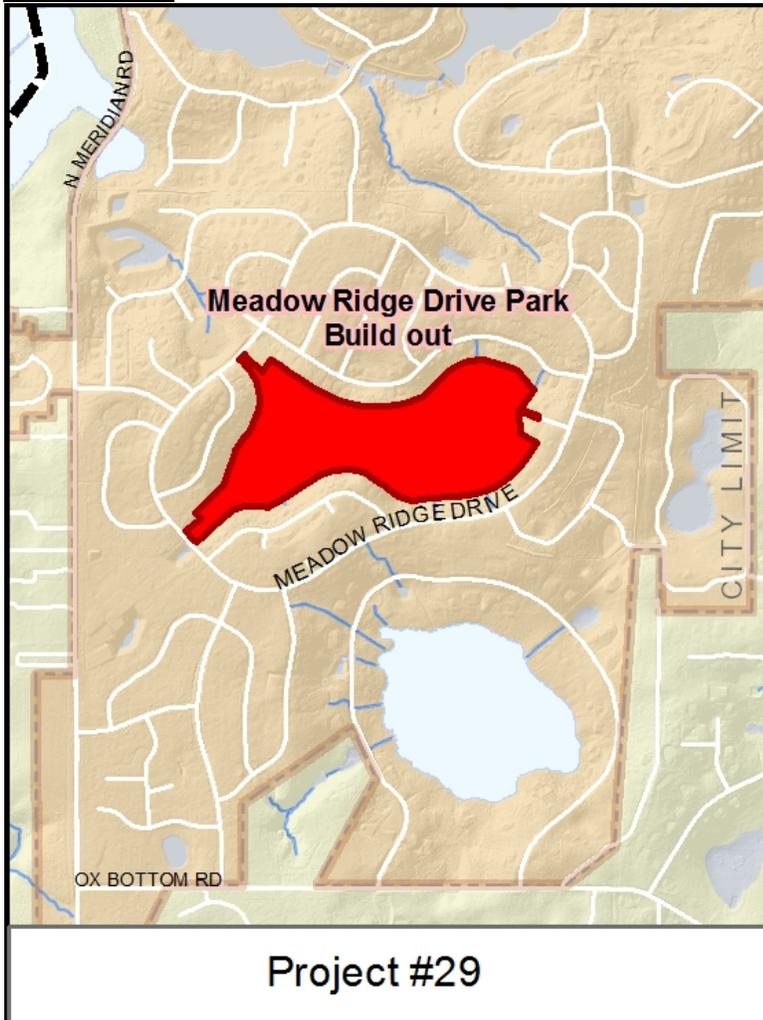
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| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

This project would involve creating a playground on City owned property in the Ox Bottom subdivision. This would provide a park in walking distance to the Meadow Ridge neighborhood, whereas the neighborhood residents would otherwise have to drive their children to another park.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Parallel Road to Tennessee Street (Project #30)

Project Themes:

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|--|---|
| <input checked="" type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
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| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

This project proposes to develop a new roadway which parallels Tennessee Street. Said roadway shall serve to relieve some of the Tennessee Street traffic demand. Preliminary analysis by City staff finds the following:

- Tennessee Street (US 90), is owned and operated by the Florida Department of Transportation (FDOT) and that the section between Monroe Street to Ocala Road lies within the City’s Multi-modal Transportation District (MMTD). The primary goal of the MMTD is to create a safe and desirable environment for pedestrians, cyclists, and transit users. This is accomplished by discouraging traditional transportation capacity improvements and instead encouraging improvements that expand the available modal choices.
- The MMTD extends north of Tennessee Street to Tharpe Street (under the County’s jurisdiction) and South to Orange Avenue (under the FDOT’s jurisdiction). Therefore, any project proposed to create a parallel road to Tennessee Street between Tharpe Street and Orange Avenue would fall within the MMTD and must support the modal needs of the district. The MMTD is currently densely developed and includes institutional developments which would likely be traversed with the new roadway.

It is staff’s recommendation that if this project is to advance, its focus should shift to provide facilities which support the modal alternatives rather than traditional roadways.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: StarMetro: Bus Stop Enhancements (Project #31)

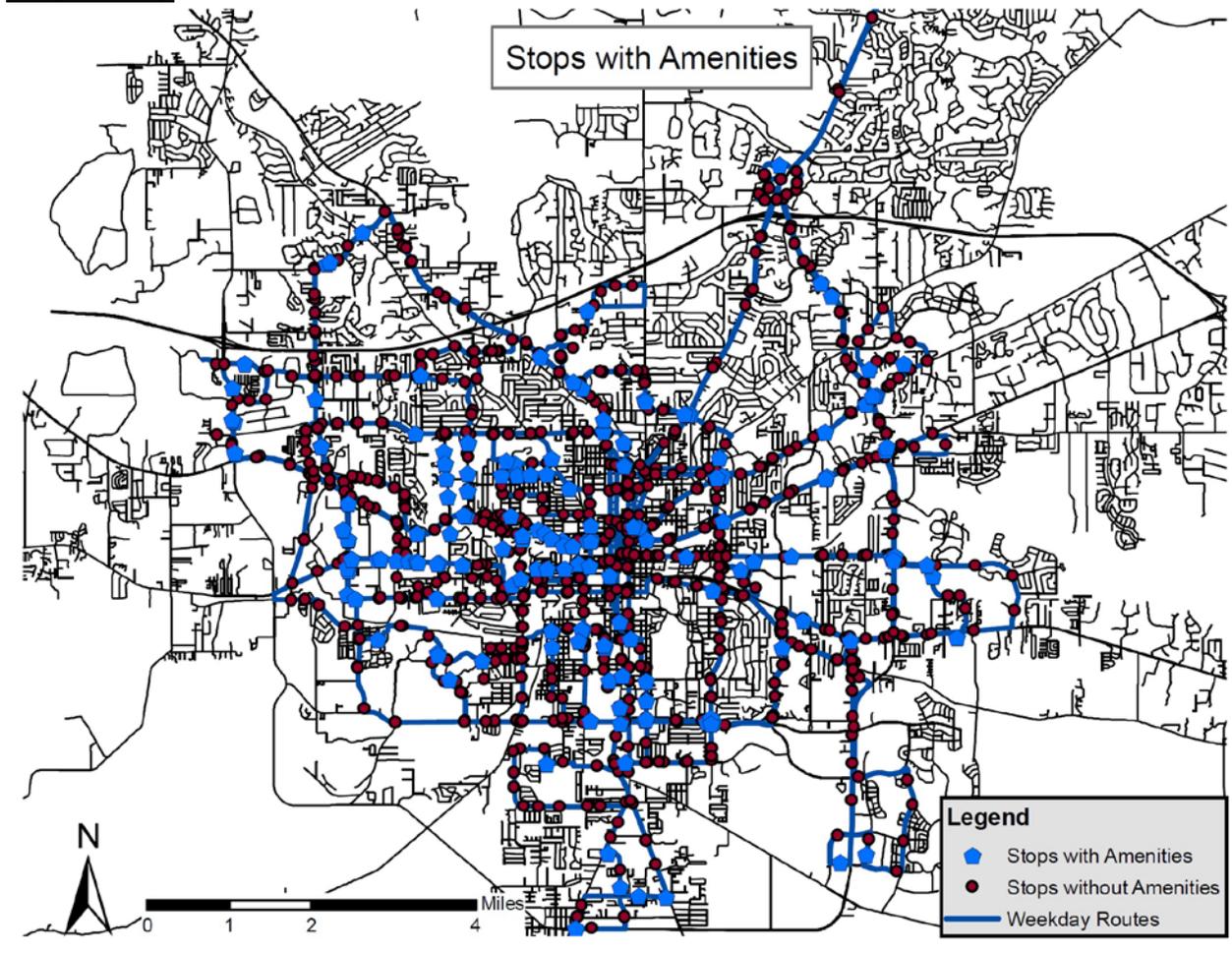
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| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

The City of Tallahassee is currently developing a capital plan to add more bus stop amenities throughout the system. Bus stop amenities provide enhanced levels of comfort for customers waiting for the bus. Such amenities may include a bus shelter, bench, trash can, solar lighting, or bike racks. Placement of amenities depends on many factors: such as minimum daily boardings, transfer locations, shopping centers, public offices, destinations for seniors and persons with disabilities, and areas with safety concerns. Currently, StarMetro has 917 bus stops with 202 (22% of stops) with or scheduled to have a shelter or a bench. The City recommends increasing the number of stops with a bench or a shelter to at least 50% of the system.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Canopy Planned Unit Development Infrastructure: Welaunee Boulevard (Project #36)

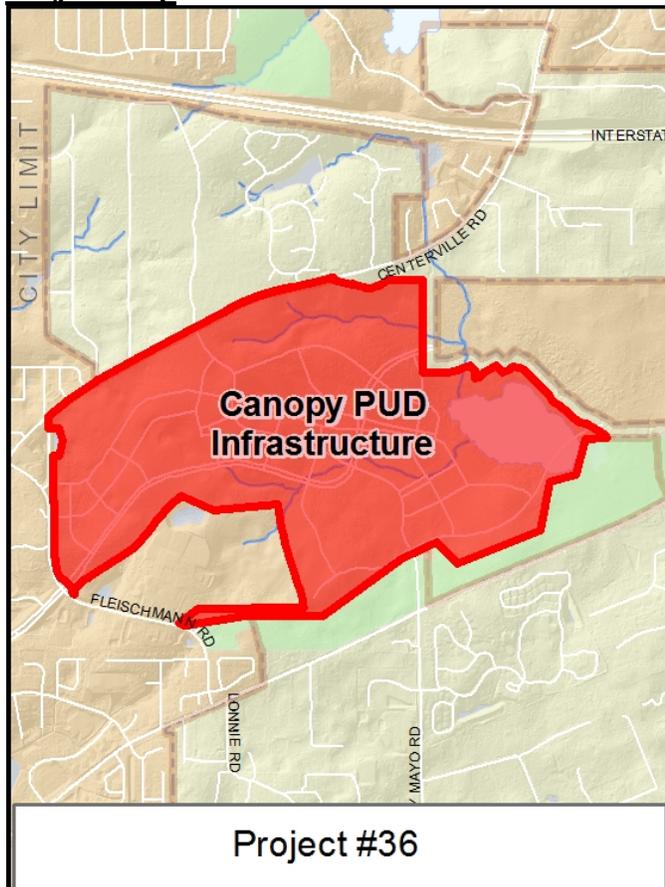
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| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

The Canopy Planned Unit Development (PUD) calls for the construction of Welaunee Boulevard, from Fleischman Road to the City owned property in the vicinity of Dove Pond. This project would consist of establishing a Special Improvement District (SID) for the construction of this portion of Welaunee Boulevard. The SID would fund the improvements with proceeds from the Sales Tax Extension and subsequently assess the PUD developer an equivalent amount over time. City staff recommends further exploring this project, as it represents an innovative financing approach to privately fund roadway construction.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Tennessee Beautification and Pedestrian Safety Enhancement (Project #37)

Project Themes:

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| <input checked="" type="checkbox"/> Sense of Community | <input type="checkbox"/> Ecotourism/Parks |
| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Gateways |

Project Description:

The project consists of developing a program to beautify Tennessee Street (US 90), from Monroe Street to Ocala Road, and add pedestrian enhancements where suitable. Preliminary analysis by City staff finds the following:

- Tennessee Street (US 90), is owned and operated by the Florida Department of Transportation (FDOT) and the section between Monroe Street to Ocala Road lies within the City’s Multi-modal Transportation District (MMTD). The primary goal of the MMTD is to create a safe and desirable environment for pedestrians, cyclists, and transit users. Beautification of the corridor and enhancing the pedestrian experience are desirable within the MMTD.
- The MMTD is currently densely developed and includes institutional developments. Tennessee Street (US 90) has a limited right-of-way which currently accommodates narrow sidewalks and narrow travel lanes. Therefore, any beautification along this corridor within the existing right-of-way can only be accommodated at the expense of existing sidewalks and/or travel lanes. Any beautification efforts outside the existing right-of-way would require the participation and cooperation of the adjacent private property owners, as staff does not envision buying additional right-of-way to accommodate beautification enhancements.
- With regards to the pedestrian enhancements, FDOT has recently conducted a Roadside Safety Audit in advance of a proposed resurfacing project of Tennessee Street slated for 2014. That report identifies a need for additional pedestrian crossings of Tennessee Street. FDOT is currently determining the location and type of crossing to be provided.

It is staff’s recommendation that if this project is to advance, the program should focus on developing partnerships with adjacent property owners to beautify Tennessee Street.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Underground Utilities (Project #38)

Project Themes:

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|--|---|
| <input checked="" type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input checked="" type="checkbox"/> Sense of Community | <input checked="" type="checkbox"/> Ecotourism/Parks |
| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Gateways |

Project Description:

Undergrounding utilities along certain key corridors would provide several types of benefits, both utilitarian and aesthetic. First, it could result in fewer down lines during strong storm events, resulting in fewer power outages and less maintenance time, both resulting in cost savings. Aesthetically, it could enhance Gateway corridors throughout Tallahassee and Leon County by removing visual clutter from the streets and sidewalks, enhancing the sense of place of certain areas. Finally, undergrounding in certain corridors would allow for safer sidewalk access because utility poles could be removed where they currently share limited right-of-way and impinge pedestrian movement.

Project Map:

N/A

Proposed Sales Tax Projects by the Community

Project Name: Sidewalks: Primary vs. Secondary (Project #41)

Project Themes:

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|--|---|
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| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

This project consists of developing a program to build sidewalks on one or both sides of streets depending on the functional classification of the streets. This programming of sidewalks is being addressed in projects proposed by both the City and the County. City project #16, proposes completing the sidewalk network within the City limits. The County has included several sidewalk components in their proposed projects in order to enhance mobility within certain communities. The County has also proposed a project specifically regarding sidewalks (County Project #12).

Project Map:

N/A

Proposed Sales Tax Projects by the Community

Project Name: Alternative Sewer Solutions (Project #43)

Project Themes:

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|---|---|
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| <input type="checkbox"/> Sense of Community | <input type="checkbox"/> Ecotourism/Parks |
| <input checked="" type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

This project involves developing alternative methods of domestic wastewater treatment and disposal, rather than on-site sewage treatment and disposal systems (septic tanks) or connection to the City of Tallahassee central sewer system. Implementation of cluster disposal systems or package treatment and disposal facilities requires modification to the Tallahassee/Leon County Comprehensive Plan as directed by the Board of County Commissioners.

Description of Alternative Sewer Solutions:

Cluster Disposal Systems:

Cluster systems are where the discharge sewage from several individual homes is piped to a single larger septic tank and drainfield located separately from the homeowners' property. The septic tank and drainfield are sized to accommodate the number of homes connected. The goal would be to have economies of scale for several connected systems in order to provide a higher level of nitrogen treatment. While many studies are underway, there is currently no septic system that has been certified by the Department of Health to meet the 3mg/l treatment standard for nitrogen. Due to property acquisition and other concerns, cluster systems are not considered a good retrofit option, but could be considered for new development where the land for the common tank/drainfield can be designed into the overall layout of the development.

Package Treatment and Disposal Facilities:

Package plants are small centralized sewer systems where the sizing is customized specifically for a development or a small area. These plants are permitted by either the Department of Health or Florida Department of Environmental Protection depending on the capacity. The plants tend to have a small footprint, are capable of treating to advanced wastewater treatment (3 mg/l nitrogen) standards. They must be actively managed and maintained to achieve the required treatment levels.

Water Resources Committee:

On November 29, 2012, the Water Resources Committee (WRC) and the Wakulla Springs Alliance presented options on the alternatives to central sewer to the Committee. Subsequently, Robert Scanlon, the Chair of the WRC distributed a project proposal to the Committee for consideration. In the January 31, 2013 letter, Mr. Scanlon notes that the document has not been approved by the entire WRC but that the proposed project does represent a restatement of the previous presentation to the Committee. This project consists of three components, which are listed below (attachment #1):

- Part I: Wastewater Management Plan and Execution (\$2.8 million)
- Part II: Wastewater Treatment Facilities Plan Execution (\$50 million – \$62.2 million)
- Part III: Connection Assistance Funding for existing Sewer (\$2.0 million)

Note: During the Leon County Board of County Commissioner's January 29, 2013 workshop on "Septic System Management Options," the Board provided the following direction to staff, which was ratified by the Board on during the February 12, 2013 meeting:

Project #43: Alternatives to Central Sewer

Page 2

1. *Direct staff to continue to pursue proposed sales tax extension project #10, Woodville Water Quality.*
2. *Direct staff to bring back a proposed amendment of the Code of Laws to establish an Advanced Wastewater Treatment nitrogen standard for new construction within the PSPZ, with means for managing those systems not on central sewer.*
3. *Direct staff to remain actively engaged in the BMAP process for the Upper Wakulla River and support further sampling to identify sources' relative nitrate loads, particularly from Inflow north of the Cody Scarp and at the state line, the scope of which will be established as part of the BMAP process.*
4. *Direct staff to include \$50,000 in funding in the FY 2013/14 budget for the Leon County Health Department to complete an inventory of all septic systems within Leon County, in coordination with TLC-GIS.*
5. *Direct staff to take no action at this time to institute a county-wide level 4 or 5 RME or Wastewater/Nutrient Management Utility.*
6. *Direct staff to pursue an amendment of the Code of Laws to require a county-wide 24-inch separation, between the bottom of the drainfield and wettest season water table, for the repair of failing septic systems.*
7. *Direct staff to initiate a Comprehensive Plan amendment in the 2014-1 cycle which maintains the goal of spring protection, but removes the technical specificity by which this can be achieved with respect to wastewater treatment.*

In addition, on March 12, 2013, the Board approved modifications to amend the 2030 Sewer Masterplan, which deletes the requirement to include the additional area west of the Woodville Rural Community. The Board's priority/focus has been the development of the Woodville Rural Community node as a vibrant economic center. Central sewer is a key factor to allow the crucial density to occur. This area has been designated in the City's Sewer Masterplan for decades for connection to its system. The Woodville Urban Fringe area, due to its more rural character, has not historically been included in the Masterplan, and staff recommends that the City not be required to amend its Masterplan to include this more rural area. The removal of the request to amend the Sewer Masterplan to include the Woodville Urban Fringe area is consistent with all of the Board's actions to date. The Sales Tax Project #10 had three components, flood study, Woodville Rural Node Sewer, Woodville Urban Fringe Sewer. The project description is consistent with the approach being recommended in this agenda item to remove the urban fringe area from the City's 2030 Sewer Masterplan: provide central sewer to the Rural Community node and allow other AWT alternatives to be considered for the urban fringe area. This project can be found on page 36 of the Leon County Proposed Sales Tax Projects booklet.

Project Map:

N/A

January 31, 2013

Dear Members of the Leon County Sales Tax Committee:

The Leon County Water Resources Committee would like to thank you for allowing us to present a wastewater management and facility project for your consideration to be part of the next sales tax project list.

Due to time constraints, this specific document has not been reviewed and approved by the entire Water Resources Committee. It does however, represent a restatement of our previous presentation to you and the County Commission, the contents of which were reviewed and approved by the committee. We apologize for not being able to present you with a fully vetted document at this time. We hope that this will suffice for your discussions.

Sincerely,

Robert Scanlon
Chair, Leon County Water Resources Committee

Attachments:

1. Evaluation of County sewer proposals
2. Summary slide presented at the Sales Tax Committee
3. Summary slides presented at the County Commission workshop

Proposal: Creating Comprehensive Wastewater Management for Leon County Unincorporated Area: Nitrogen Reduction and Infill Development

Summary:

Cost	Component
\$2.8 M	Part I: Wastewater Management Plan and Execution
	Part II: Wastewater Treatment Facilities Plan Execution
\$2.2 M	Demonstration Cluster Facility
\$50-60 M	Other facilities for retrofit and urban infill
\$2.0 M	Part III: Connection Assistance Funding for existing Sewer

Part I: Wastewater Management Plan and Execution

Cost: \$2,800,000

This component starts with a study to determine the scope, responsibilities and funding for a Responsible Management Entity (RME) that would be tailored to the specific needs of the unincorporated portion of Leon County that is not served by a sewer utility. We have stated priorities as we believe are reflected in the Comprehensive Plan and other County policies.

1. Study options for establishment of a management entity that has characteristics of an EPA Level 4 or 5 of entity including:
 - Scope and Responsibilities
 - Oversight and Administrative Structure
 - Planning and Financing of RME

EPA Level 4 RME holds the permits for facilities, takes responsibility for aspects of operations and maintenance but does not own the facilities.

EPA Level 5 RME is both responsible for the facilities and owner thereof.

2. Adopt preferred options and establish the Responsible Management Entity
3. Establish Regulations following BCC directives for:
 - Wastewater Treatment Standard
 - Requirement for connection to facilities when available
4. Wastewater Treatment Facilities Plan
 - Develop an engineering study for the Primary Springshed Protection Zone (PSPZ) to determine appropriate scale, capacity and location of facilities: sewer, cluster and septic tanks

- Engineering standards for privately built facilities
5. Facilities Financing Plan
 - Facilities and large cost items: grants, sales tax
 - Establish user fees for operations and maintenance policy with specific values to be determined as facilities are built
 6. Woodville Basin Stormwater Treatment and Flood Study
 - Determine the engineering standards for stormwater treatment standards that support the concerns of nitrogen reduction in the PZPS
 - Determine the flooding pattern within the basin to provide information for development permitting and stormwater facilities.

Part II: Wastewater Treatment Facilities Plan Execution

Cost: Demonstration Cluster Facility: \$2,200,000

**Cost: Significant headway on total PSPZ nitrogen reduction and urban infill need:
\$50,000,000 to \$60,000,000**

This component calculates costs based on the estimates provided by the Lombardo Associates report (2011). According to this report, the estimates do not differ significantly among sewer, cluster or septic systems that meet AWT nitrogen treatment standards. The total cost about \$22,000 / unit, retrofit or new regardless of technology used: sewer, cluster or septic systems

At the County Commission workshop presentation we suggested that this large sum of money be divided as follows:

1. **Demonstration cluster facility:**
 - ~100 parcels, in PSPZ, Land Use with greatest potential for economic development and private need for capacity increase. The total cost would be \$2.2M assuming \$22,000 for each parcel served. The actual cost or number of parcels served would depend upon the distribution of capital costs between the builder of the facility and the users.
2. **Other facilities:**
 - residential retrofit or new residential development, approximately \$22,000 per unit (residential or commercial)
 - \$50,000,000 to \$60,000,000 for

The Lombardo report estimates the entire cost of meeting the TMDL for Wakulla Springs will, most likely, require AWT nitrogen standards for all wastewater systems in the PSPZ. This requires substantial retrofit of the approximate 7800 septic tanks, the vast majority of which are in Leon County. The total cost was estimated to be \$221 million.

Therefore, the Water Resources Committee proposes that a large amount of money be provided to make significant headway in the reduction of the nitrogen contribution

through the use of sewer, cluster and retrofit of septic tanks (as allowed by State law). In review of the County Sales Tax Projects that included four sewer projects, we indicated the importance of balancing nitrogen reduction, existing land use, future development potential and the capacity of wastewater facilities. The table we used to summarize our review is attached.

Part III: Connection Assistance Funding

Cost: \$2,000,000

This fund is for assistance to connecting owners to existing sewer in both the City of Tallahassee and in the unincorporated area. The form of the assistance, e.g. loan, grant, etc. is to be determined.

The connection costs for new facilities or extension of COT sewer is included in the project costs of the Wastewater Treatment Facilities Plan. The actual total cost of these projects or the capacity of the facilities will depend upon how the capital costs are shared. Connection costs for new development are the responsibility of the owners.

Proposed Sales Tax Projects by the Community

Project Name: Harbinwood Estates: Alternatives to Central Sewer (Project #44)

Project Themes:

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| <input checked="" type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

This project involves developing alternative methods of domestic wastewater treatment and disposal for the built-out neighborhood of Harbinwood Estates. Implementation of cluster disposal systems or package treatment and disposal facilities requires modification to the Tallahassee/Leon County Comprehensive Plan as directed by the Board of County Commissioners.

Harbinwood is located in close proximity to the City of Tallahassee's sewer collection system. This neighborhood has sufficient density for consideration to be connected to the city's system and is included in the City Master Sewer Plan. While, developing this project, three other alternatives were considered: sewer cluster systems, package plants, and connection to Talquin Tower Road sewer plant. However, these alternatives are not recommended by staff for several reasons which are discussed below.

Cluster system: Retrofitting an existing neighborhood for a cluster system would create significant adverse neighborhood impacts. Due to low soils with low percolation rates in this neighborhood, it is estimated that approximately 35 lots would need to be acquired to provide sufficient drainfield area for improved treatment. This would displace a large number of residents and the projected cost is higher than connection to the city's system.

Package Plant: Constructing a sewer package plant in Harbinwood proposes similar issues to the cluster system. However, this alternative would require more land to construct the plant. In addition, the sewer package plant could not be located near Lake Jackson.

Connection to the Talquin Tower Road Plan: Constructing a large force main several miles long would be necessary to connect to the existing Talquin plant on Tower Road. The capacity at this plant would need to be greatly increased in order to service Harbinwood. In addition, Talquin's sprayfield at this plant would need to be expanded in an adjacent vacant subdivision which would need to be acquired.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Beautification and Improvements to the Fairgrounds (Project #45)

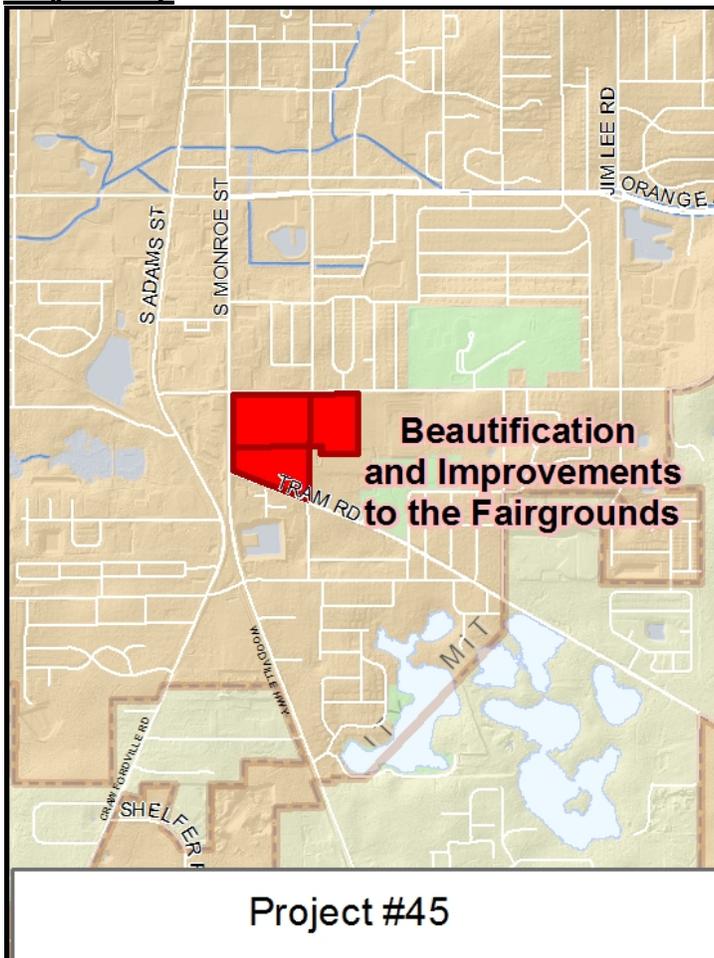
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| <input type="checkbox"/> Water Quality | <input checked="" type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Gateways |

Project Description:

Currently, the Fairgrounds site is significantly underutilized in terms of uses and intensities. This project intends to provide the necessary infrastructure that will allow the Fairgrounds activities to be repositioned on the site while allowing for a mixture of land uses and intensities. Phase One of the project would be to reconfigure the fairgrounds on the site. Phase Two would be to incorporate the necessary infrastructure on the site that will allow for redevelopment activities to occur strategically as envisioned by the Board of County Commissioners in working with the surrounding neighborhoods.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Beautification of the Stormwater Pond at S. Monroe and Orange Avenue (Project #46)

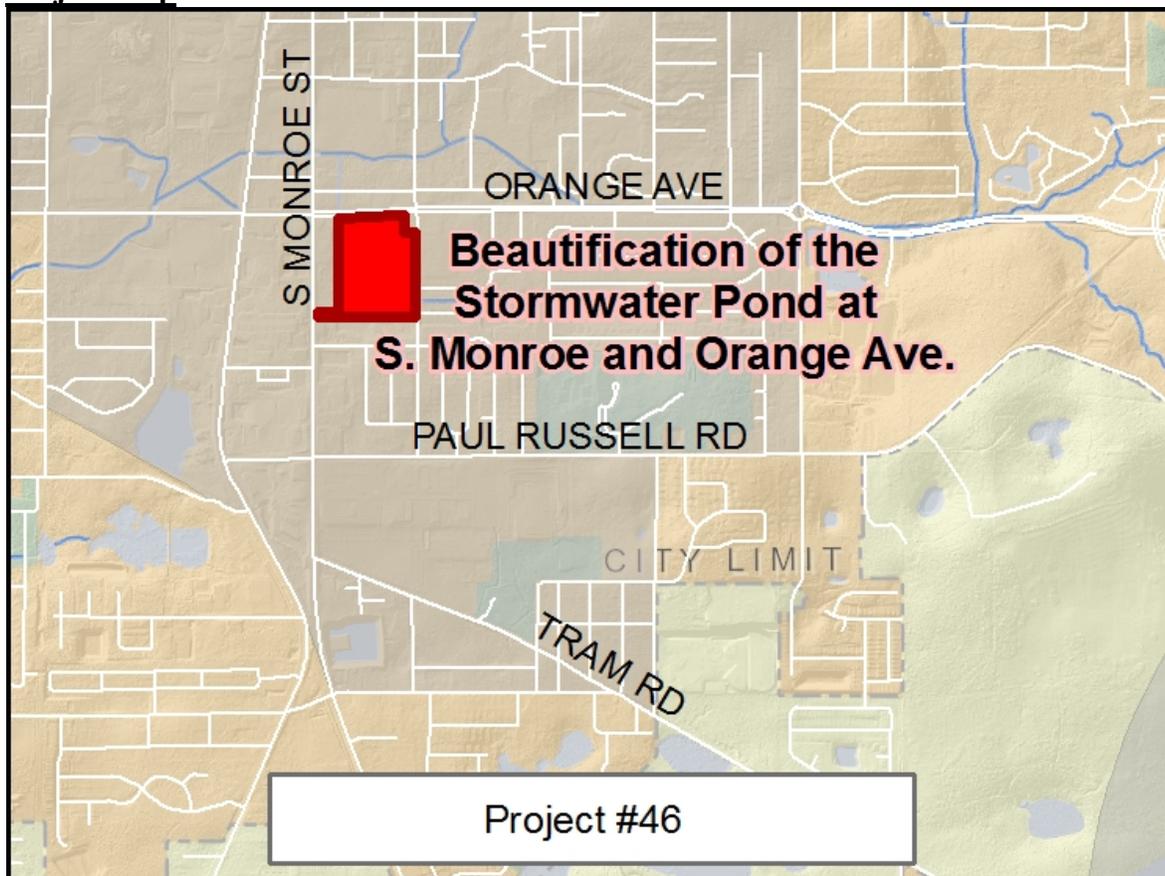
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| <input type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

This project would enhance the appearance of the compensating floodplain created on the south side of Orange Avenue between South Monroe Street and Meridian Road. The area would continue to receive stormwater to reduce flooding in the adjacent neighborhoods, but a variety of trees, shrubs and groundcovers would be planted to provide a park-like appearance.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Meridian Road Greenway (Project #53)

Project Themes:

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|---|---|
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| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

The proposed Meridian Greenway would be a shared use path for bicyclists, hikers, and other non-motorized users. The Greenway is intended to connect the Timberlane Greenway on its southern terminus north to Elinor Klapp-Phipps Park, Alfred B. Maclay Gardens State Park, the planned Orchard Pond Greenway, and continue to the Georgia state line.

This greenway trail will connect many residential areas to these greenways which are currently not accessible except by automobiles and other vehicles. It will run parallel to Meridian Road, which is a protected canopy road in Leon County and cannot be widened. The Northeast Connector Corridor project, proposed by the County, contains a segment of this larger proposed greenway trail.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Oak Ridge Sewer Project (Project #57)

Project Themes:

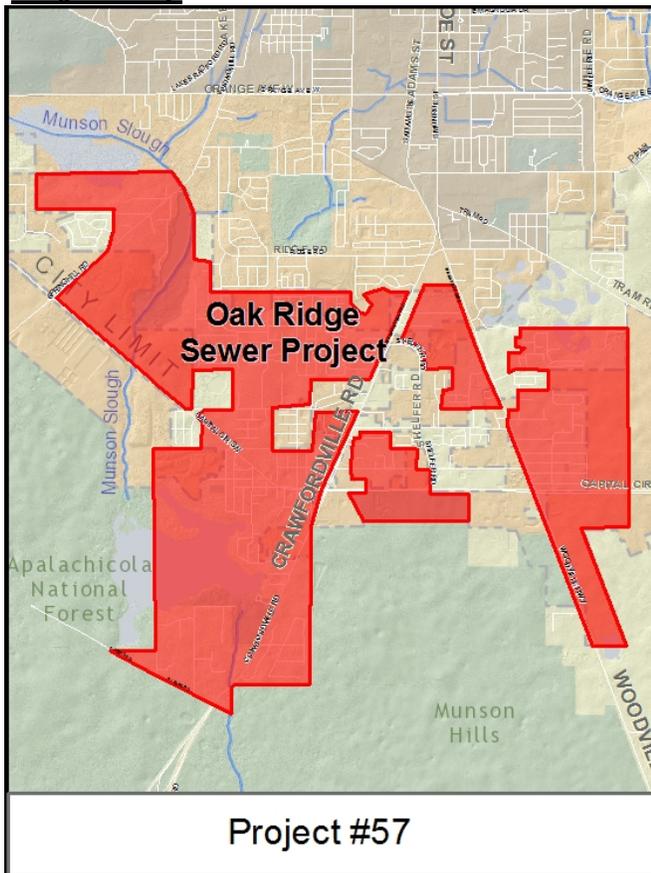
- | | |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community | <input type="checkbox"/> Ecotourism/Parks |
| <input checked="" type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

The Oak Ridge Sewer Project addresses the Lake Munson sewer target area identified in the City of Tallahassee 2030 Master Sewer Plan. The 3,173-acre Lake Munson sewer target area lies within the Wakulla Springs Primary Springs Protection Zone. The project centralizes sewer and reduces the possibility of high nitrogen and fecal coliform discharges to the natural systems, which can occur when septic tanks do not function properly, thereby improving the water quality of the area as well as the water quality of Wakulla Springs.

The capital cost for engineering and construction to provide landowners access to sewer is estimated at \$30.6 million. The individual landowner connection expenses include system charges and the construction cost to abandon the existing septic system and provide plumbing from the street to the house. The County and City may choose to develop an incentive program and financing option to address the individual landowner connection costs and allow for sufficient connections to ensure that maximum benefits are achieved from the public capital investment in the sewer system.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Ox Bottom Manor Sidewalks (Project #58)

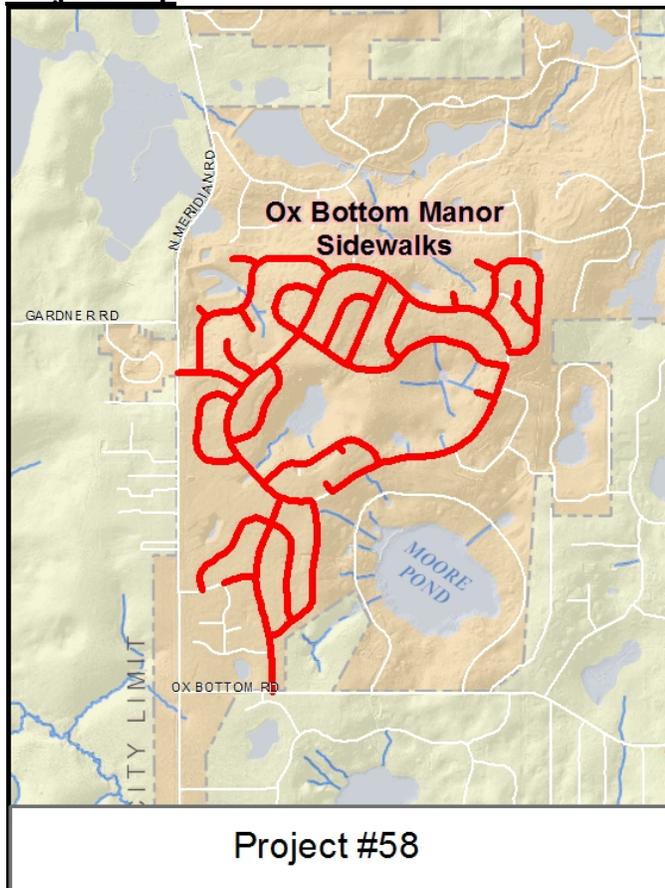
Project Themes:

- | | |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community | <input type="checkbox"/> Ecotourism/Parks |
| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

This project involves the construction of sidewalks on Ox Bottom Road, previously identified in the Leon County Proposed Project #12 “Additional Sidewalks and Mobility Improvements.”

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Orange Avenue Widening (Project #64)

Project Themes:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community | <input type="checkbox"/> Ecotourism/Parks |
| <input checked="" type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

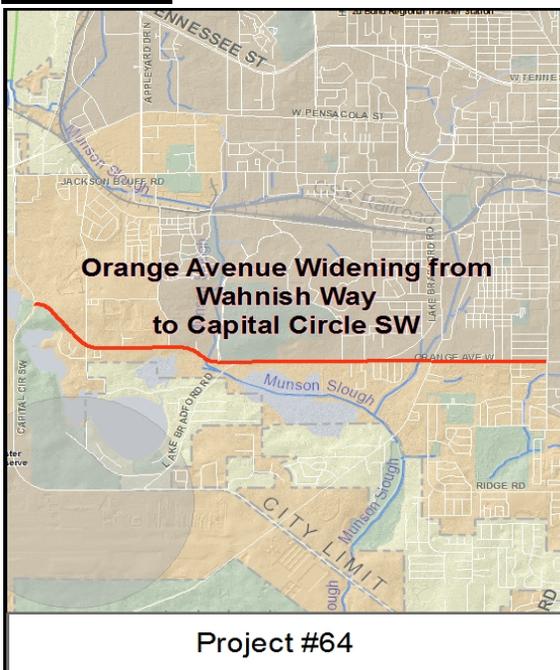
Project Description:

The Orange Avenue Widening project encompasses a holistic approach to transportation capacity improvements, regional mobility, connectivity to existing/proposed amenities, and enhances the water quality of the Southside area. The corridor will connect downtown commercial areas and FAMU to Capital Circle SW and Capital Circle SE. This connection also provides an efficient route between the existing pedestrian and bike networks, from Capital Circle SW to Capital Circle SE. This project widens Orange Avenue (Capital Circle SW to Wahnish Way) to four lanes and constructs a multi-use path along the entire roadway to connect to regional amenities. The Florida Department of Transportation completed a preliminary design study in 1998, which will require updating to address current conditions and design standards. At the time, the Department reached out to area residents for their comments on the proposed corridor study. The estimated cost to update the PD&E, complete engineering and permitting, acquire right-of-way, and construct the improvements is \$78.2 million.

The specific elements of the project include the following:

- Widen the roadway between Capital Circle SW and Wahnish Way to four lanes
- Realign Lake Bradford Road West to intersect with Paul Dirac Drive
- Construct multi-use paths along Orange Avenue between Capital Circle SW and Wahnish Way, enhancing access to the St. Marks Bike Trail and the Capital Cascades Trail
- Green Infrastructure enhancements include new stormwater facilities and swales in the right-of-way to improve runoff water quality

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Sports Complex (Project #65)

Project Themes:

- | | |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input checked="" type="checkbox"/> Sense of Community | <input type="checkbox"/> Ecotourism/Parks |
| <input type="checkbox"/> Water Quality | <input checked="" type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

This project proposes an indoor Sports Complex which would support 12 basketball courts and 16 volleyball courts. Additionally, the facility would serve indoor soccer, indoor lacrosse, wrestling, cheerleading and martial arts.

The Florida Sports Foundation 2011 report assessed the County's current inventory of competitive sports facilities and identified the need for sports venues that would generate an economic impact through the development of sports tourism. Leon County's Sports Complex economic feasibility analysis was completed in 2012 by Real Estate InSync (REI). The analysis noted that there is only one other indoor facility within a 200-mile radius, and determined that an indoor facility would have an immediate net operating profit. REI projected that the indoor field house would cost \$1.4 million in the first year of operation and generate \$1.7 million in operating revenue. Almost two-thirds of the revenue (\$1.1 million) for the field house would be generated by local residents, as opposed to visitors, through activities such as fitness club memberships and facility rentals. The current revenue model may be counterintuitive to the initial purpose of the development of a competitive sports complex, which was to develop a facility supported primarily through tourism activities. The REI's study identified the top five sites for an indoor field house. The Downtown/O'Connell site owned by the Tallahassee Community Redevelopment Agency, previously identified as a potential location for a convention center and hotel, is the top ranked site.

During the July 10, 2012 Board of County Commissioners meeting, the Board considered the findings on the REI study. The projected capital cost for the indoor field house is between \$27 million and \$36 million with an annual operating cost of approximately \$1.4 million. Given the breadth of this project and the limitations of the County's finances, the Board decided to take no further action in pursuing the Sports Complex.

Project Map:

N/A

Proposed Sales Tax Projects by the Community

Project Name: Performing Arts Center (Project #66)

Project Themes:

- | | |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input checked="" type="checkbox"/> Sense of Community | <input type="checkbox"/> Ecotourism/Parks |
| <input type="checkbox"/> Water Quality | <input checked="" type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

In the past year, the Florida Center for the Performing Arts and Education has presented to the Sales Tax Committee three times, most recently on Thursday, March 14, 2013. The project description for this project was developed using the materials provided by the Florida Center for the Performing Arts and Education. For a full copy of the report, please click here:

<http://leoncountyfl.gov/PerformingArts.pdf>

This project will provide for concert, dance, and theatre productions, including traveling entertainers, Broadway shows, and Distinguished Lecture Series. Currently, the project is being resized and re-priced with the assistance of Gilchrist Ross Crowe, the architectural firm that did the remodel of Ruby Diamond on the Florida State University Campus. It is estimated that the construction costs will be lowered and will have approximately 1,700 seats and an active lobby for the community. The Performing Arts Center would be located on Gaines Street between Bronough and Duval Streets.

The Florida Center for the Performing Arts and Education is requesting \$30 million from the proceeds of the sales tax. These funds will go toward the anticipated \$50 million construction cost currently being revised by consultants. \$10 million would come from private donations, corporate sponsorships, and grants. The balance of \$10 million would come from CRA funds and the bed tax money that has accumulated for the proposed performing arts center.

Project Map:

N/A

Proposed Sales Tax Projects by the Community

Project Name: Florida A&M University - Gateways (Project #67)

Project Themes:

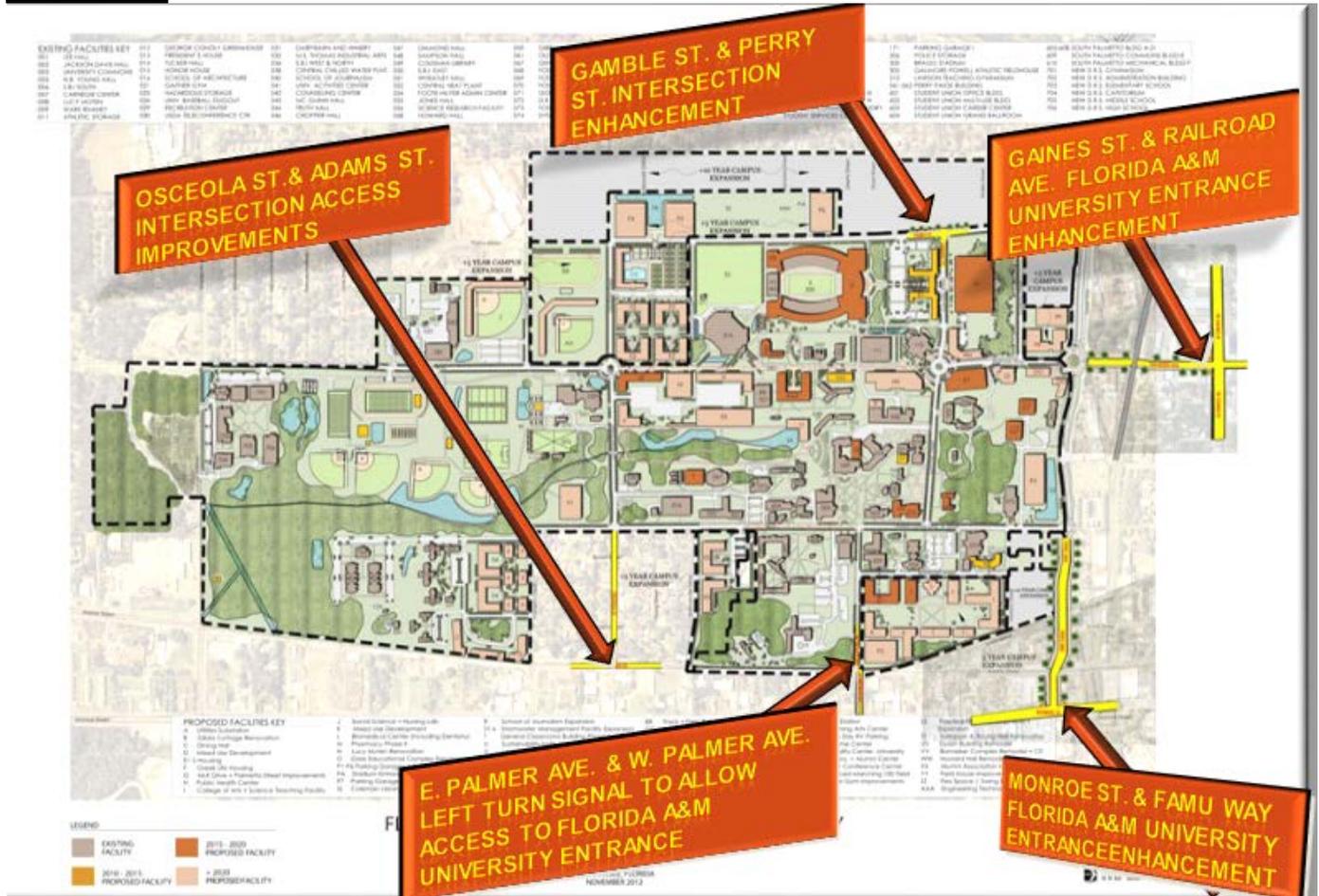
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|---|---|
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| <input checked="" type="checkbox"/> Sense of Community | <input type="checkbox"/> Ecotourism/Parks |
| <input type="checkbox"/> Water Quality | <input checked="" type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Gateways |

Project Description:

On March 14, 2013, Florida A&M University presented a project for the consideration of the Sales Tax Committee. This project includes the construction of several gateways throughout Florida A&M Campus. The proposed gateways would be located at the following intersections:

- Osceola Street and Adams Street Intersection Access Improvements
- E. Palmer Ave. & W. Palmer Ave. Left Turn Signal to allow access to Florida A&M University
- Monroe St. & FAMU Way Florida A&M University Entrance Enhancement
- Gaines St. & Railroad Ave. Florida A&M University Entrance Enhancement
- Gamble St. & Perry St. Intersection Enhancement

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Florida State University – Downtown Parking Garage (Project #68)

Project Themes:

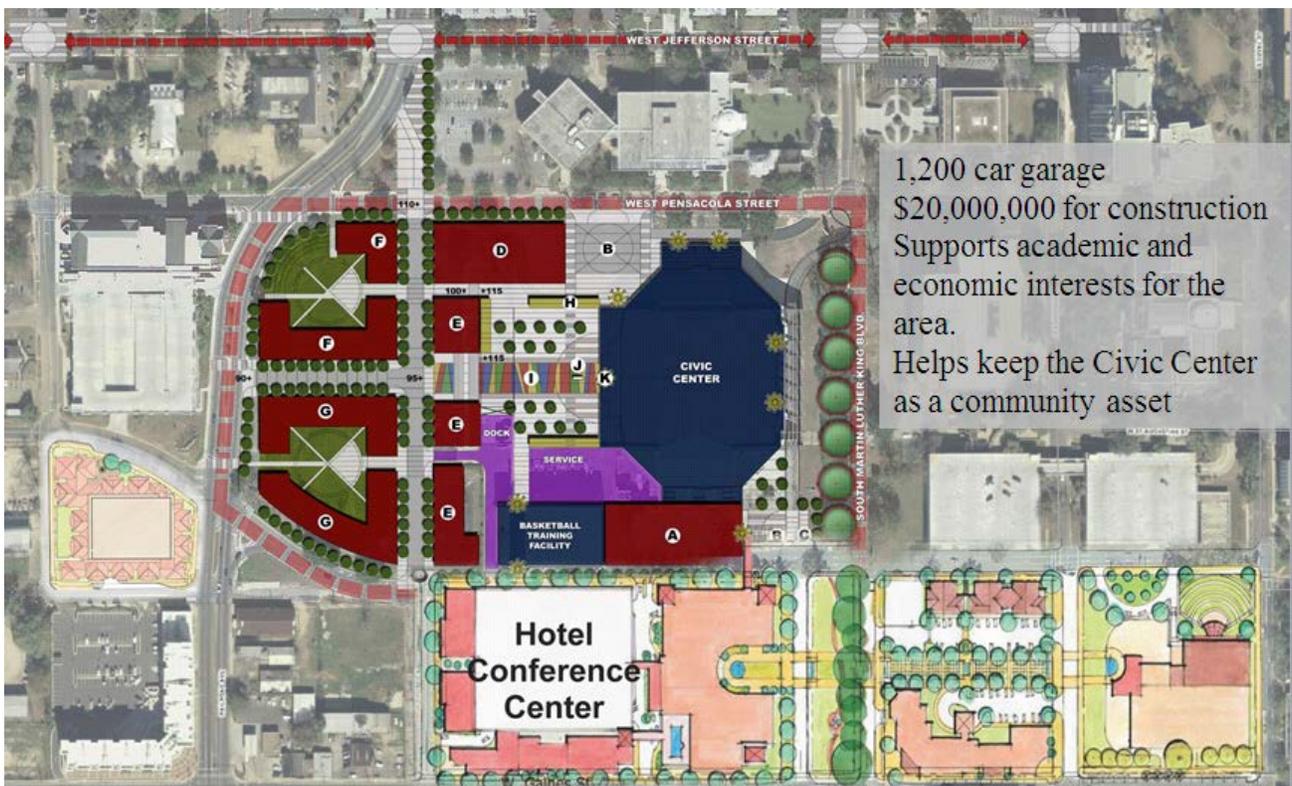
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|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community | <input type="checkbox"/> Ecotourism/Parks |
| <input type="checkbox"/> Water Quality | <input checked="" type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

On March 14, 2013, the Florida State University presented several projects for the consideration of the Sales Tax Committee. This project is for the construction of a downtown parking garage. The project description for this project was developed using the materials by FSU during their presentation to the Committee.

Since July 1, 2012, upon the transfer of the Donald L. Tucker Civic Center to FSU, the University began conducting a comprehensive analysis of the entire facility. The preliminary results of this study suggest that the University’s long-term usage of this facility could include additional academic and mixed-use developments. If such developments become a reality, then the surface parking lots that currently serve the Civic Center could be lost. The University is requesting funding in the amount of \$20 million for the construction of a 1,200 space parking garage that would not only serve the Civic Center but also other development in the area including the commercial revitalization that is currently underway along the Gaines Street corridor.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Florida State University – Pedestrian Mobility Enhancements (Project #69)

Project Themes:

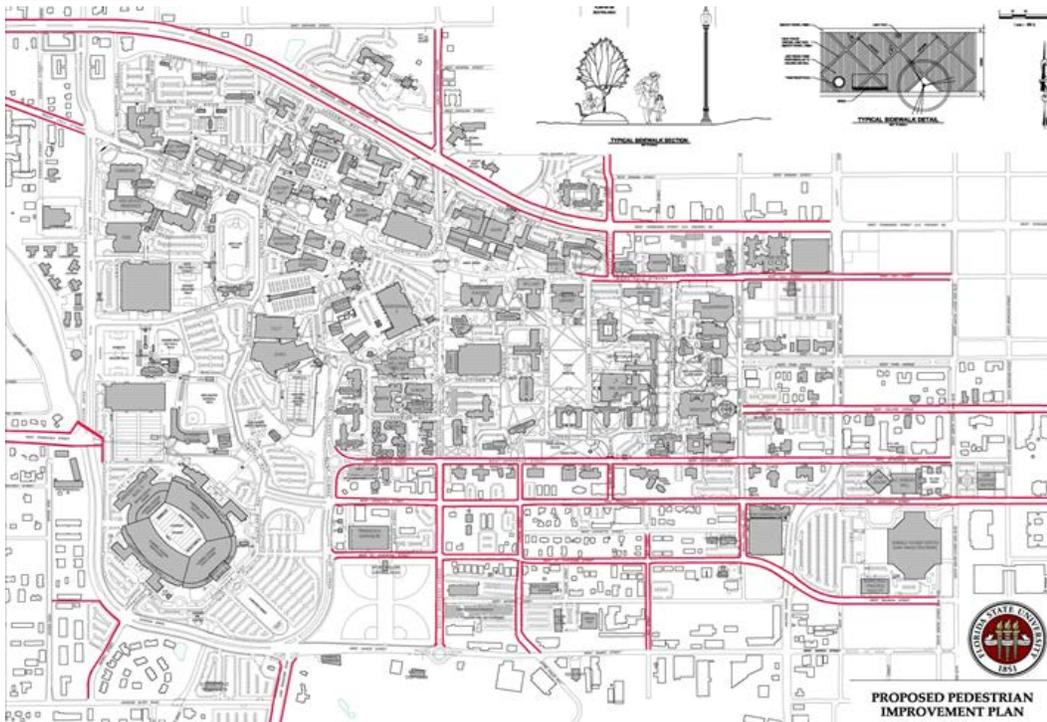
- | | |
|--|---|
| <input checked="" type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input checked="" type="checkbox"/> Sense of Community | <input type="checkbox"/> Ecotourism/Parks |
| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input checked="" type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

On March 14, 2013, the Florida State University presented several projects for the consideration of the Sales Tax Committee. This project is for the construction of 16 sidewalk segments and would include landscaping, park benches, and lighting. The project description for this project was developed using the materials by FSU during their presentation to the Committee. The University is requesting funding in the amount of \$4.5 million to provide for a safer, more effective way of encouraging pedestrian movements to and around the Main Campus. The University is prepared to partner with the City, where it is able to do so, by providing easements to facilitate the development of these proposed sidewalk networks. The 16 proposed sidewalk segments are as follows:

- | | |
|---|--|
| 1. West Tennessee Street (Stadium Drive to Macomb Street) | 9. Jefferson Street (Varsity Drive to Duval Street) |
| 2. West Call Street (Tennessee Street to Stadium Drive) | 10. West College Avenue (Copeland Street to Duval Street) |
| 3. West Call Street (Dewey Street to Duval Street) | 11. South Woodward (Gaines Street to Jefferson Street) |
| 4. West Pensacola Street (Ocala Road to Stadium Drive) | 12. Lorene Street (Gaines Street to Jefferson Street) |
| 5. Pensacola Street (Varsity Drive to Duval Street) | 13. Gay Street (Gaines Street to West Lafayette/Jefferson Street) |
| 6. Hayden Road to Stadium Drive | 14. South Copeland Street (St. Augustine Street to Jefferson Street) |
| 7. Lake Bradford Road (Levy Street to Gaines Street) | 15. Dewey Street (Call Street to Virginia Street) |
| 8. St. Augustine Street (Varsity Drive to Martin Luther King Boulevard) | 16. North Woodward Avenue (Tennessee Street to Brevard Street) |

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Florida State University and Tallahassee Downtown Improvement Authority: College Avenue Placemaking (Project #70)

Project Themes:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input checked="" type="checkbox"/> Sense of Community | <input type="checkbox"/> Ecotourism/Parks |
| <input checked="" type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Gateways |

Project Description:

On March 14, 2013, the Florida State University presented several projects for the consideration of the Sales Tax Committee. During the presentation, the University endorsed the City’s project 4d “College Avenue Placemaking.” The project description is derived from the handouts provided by the University to the Committee. It is the University’s opinion that the cost included in the City’s description is significantly under represented. The University recommends that this project should include funding for more than stormwater improvements on College Avenue but also include other improvements suggested in the College Park District Action Plan.

During this same meeting, the Downtown Improvement Authority (DIA) also endorsed the College Avenue placemaking project. The DIA also recommends that this project include wider sidewalks, street trees, street furniture, and other amenities. This rebuild also would include the stormwater conveyance upgrades.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Florida State University – Lake Bradford Gateway Extension to Orange Avenue
(Project #71)

Project Themes:

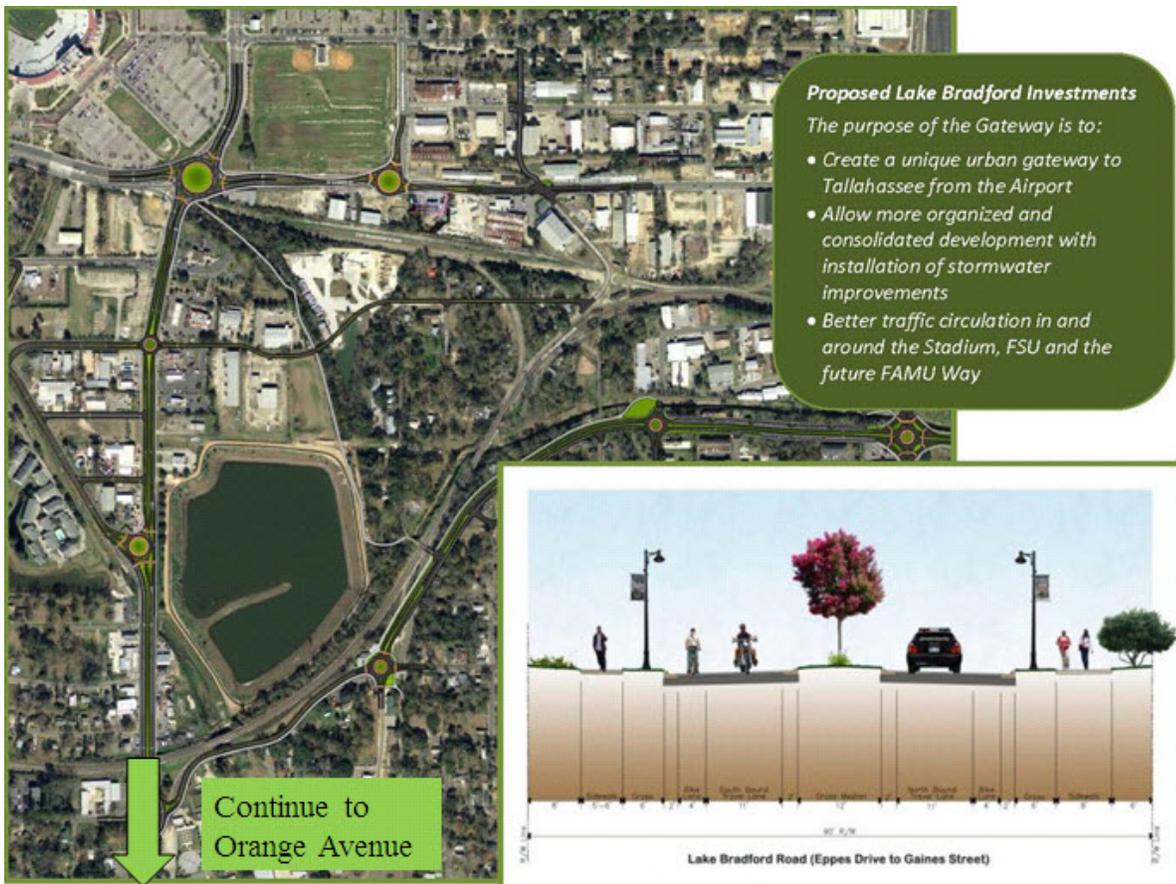
- | | |
|--|---|
| <input checked="" type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input type="checkbox"/> Sense of Community | <input type="checkbox"/> Ecotourism/Parks |
| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input checked="" type="checkbox"/> Connectivity | <input checked="" type="checkbox"/> Gateways |

Project Description:

On March 14, 2013, the Florida State University presented several projects for the consideration of the Sales Tax Committee. This project is for the extension of Lake Bradford Gateway Extension to Orange Avenue. The project description for this project was developed using the materials by FSU during their presentation to the Committee.

The University is requesting that the Lake Bradford Gateway project be extended to Orange Avenue. By extending this gateway to Orange Avenue, it would provide an entrance to the downtown core and the Main Campus. This would provide for enhanced signage, landscaping, and similar improvements along this gateway corridor.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Goodwood Land Purchase for Community Parks and Gardens (Project #72)

Project Themes:

- | | |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input checked="" type="checkbox"/> Sense of Community | <input checked="" type="checkbox"/> Ecotourism/Parks |
| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

This project is for the purchase of land within the Goodwood Plantation property. The purchase of this property would create additional park land within the urban core. Goodwood is recommending the purchase of three parcels of land between \$200,000 and \$400,000 per acre. The proceeds from the sale of the land would go towards the retirement of Goodwood’s existing debt with Capital City Bank.

- Parcel #1: One acre of land located at the southwest corner of the Goodwood grounds and the northeast corner of Miccosukee Road and Medical Drive. Due to the location of the parcel to Tallahassee Memorial Hospital, it is recommended that this area be used as a children’s park. As part of a public/private partnership, TMH has agreed to maintain this playground site.
- Parcel #2: This parcel is 1.2 acres and located on the southeast corner of the Goodwood ground along Miccosukee Road. It is recommended that this land be used as an extension of the children’s park, possibly for older children or as a passive area.
- Parcel #3: This parcel is 0.7 acres and located at the northeast corner of the Goodwood grounds along Surgeon’s Drive. It is recommended that this parcel be used for a community garden.

This project complements the City of Tallahassee’s proposed Project #4f: Goodwood Playground and Community Garden.

Project Map:



Proposed Sales Tax Projects by the Community

Project Name: Operating Costs for Parks Built with Blueprint 2000 Funds (Project #73)

Project Themes:

- | | |
|---|---|
| <input type="checkbox"/> Regional Mobility/Transportation | <input checked="" type="checkbox"/> Economic Vitality |
| <input checked="" type="checkbox"/> Sense of Community | <input checked="" type="checkbox"/> Ecotourism/Parks |
| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Vertical Infrastructure |
| <input type="checkbox"/> Connectivity | <input type="checkbox"/> Gateways |

Project Description:

Florida Statutes 212.055 (2) allows for a portion of the sales tax proceeds to be used for the operation and maintenance of parks and recreation programs or facilities which have been constructed with the proceeds of the sales tax throughout the duration of the sales tax levy. The statute states:

“a county having a population greater than 75,000 in which the taxable value of real property is less than 60 percent of the just value of real property for ad valorem tax purposes for the tax year in which an infrastructure surtax referendum is placed before the voters, and the municipalities within such a county, may use the proceeds and interest of the surtax for operation and maintenance of parks and recreation programs and facilities established with the proceeds of the surtax throughout the duration of the surtax levy or while interest earnings accruing from the proceeds of the surtax are available for such use, whichever period is longer.”

For the most recent year, the County’s just value was \$23.54 billion and the taxable value was \$13.38 billion or 56.87%. Therefore, the County qualifies for sales tax proceeds to be used for the operation and maintenance of parks and recreation programs and facilities that were constructed with sales tax funds.

Project Map:

N/A