A VISION FOR THE GADSDEN STREET PARKING LOT

TABLE OF CONTENTS

1. INTRODUCTION AND EXECUTIVE SUMMARY

2. PROJECT OBJECTIVES AND GENERAL PARAMETERS

3. SITE ANALYSIS

3.1 Site Conditions and Project Expectations
3.2 Site Plans
3.3 Site Context

4. PLANNING AND LAND USE REGULATIONS

4.1 Current Planning Initiatives
4.2 Other Planning Activities

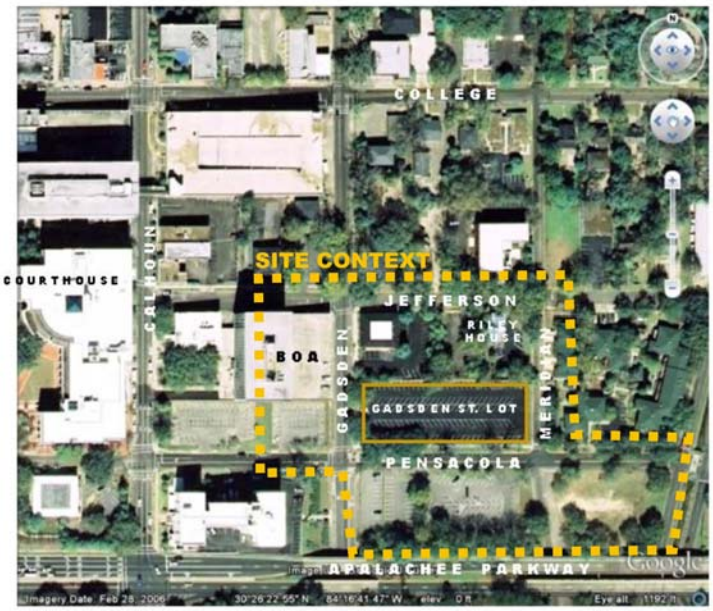
5. PROGRAM AREA AND DESIGN REQUIREMENTS

5.1 General Design Guidelines
5.2 Program Area Tabulation
5.3 Functional Relationships (Space Adjacencies)

APPENDICES:

A. Riley House Museum Information
B. Cascade Park Development Information

1. Introduction and Executive Summary



Site location and immediate site context

This project came about by way of a request from Riley House Museum seeking assistance in expanding their facility located at 419 E. Jefferson Street, just N.E. of the subject property (see Appendix A for more details). The Riley House Museum is one of only a handful of African-American Museums in the state. While the Museum continues to gain national recognitions, brought prestige to our community, became the envy of others in terms of its accomplishments, it's physical facilities remain constrained both in terms of size and accessibility and hampers its ability to bring event more programs and revenue to our community.

As the County Commission considers the requests from Riley House, it became apparent that we need to look at broader issues of needs, connectivity, legal ramifications, precedence, and opportunities for a broader public-private partnership for the greater good of all Leon County residents.

On June 8, 2010, the County Commission unanimously approved a motion that essentially authorize the County Administrator "to provide staff and material support for a working group to continue exploring all options for potential development of the Gadsden Street parking lot and integration with the adjacent Riley House Museum and Cascade Park…. and report back to the commission… with recommendation for further action or no action at all".

This Program Booklet is the outcome of the first leg of this exercise.

The Student Design Project, defined by this Program Booklet is the second leg.

The third and concluding leg of the visioning task is a presentation to the county commission of the activities, findings, and recommendations of the visioning exercise. The recommendations is anticipated to include short and long term actions, including incentives and level of participation (space lease or ownership in development) by Leon County and other government entities, anticipated timeline that the market will be conducive to the project scope (or phasing options), and an RFP (or ITN) to prospective developers.

2. Project Objectives and General Parameters

The overall objectives of this visioning task include:

1. Learn the history, short and long term needs, and the county's plans/desires for the use of its subject property.
2. Learn the history, short and long term needs, and various scenarios relative to Riley House's requests to the county.
3. Learn the scope of both the funded and unfunded components of the Cascade Park project; its synergy to Riley House and how minor modification to the project might help fulfill some of the objectives of this visioning task.
4. Learn about current and future zoning and land-use regulations' constraints and opportunities for this site/sector and what changes we can put in motion now to make the desired project more feasible in the near future.
5. Learn from commercial realtors, appraisers, and bankers what level and types of developments the market will support and in what time frame.
6. Based on all the above, develop a Facilities Space Program / Development Parameters and students can use to generate design ideas.
7. Upon conclusion of the design exercise, evaluate the outcomes and make recommendations to the county commission.
8. The evaluation of the outcomes should include:
    a. Is the proposed development the highest and best use of this property?
    b. Does the proposed development accommodate the county's long-term need?
    c. Does the proposed development accommodate the spatial and programmatic expansion of the Riley House Museum?
    d. Does the proposed development create a "destination point" for this sector of downtown?
    e. Does the proposed development exhibit and promote, walkability, multimodal transportation and Leon County's other sustainable development objectives?
    f. Will this development encourage smart growth and economic development?

The specific objectives of the student design exercise include:

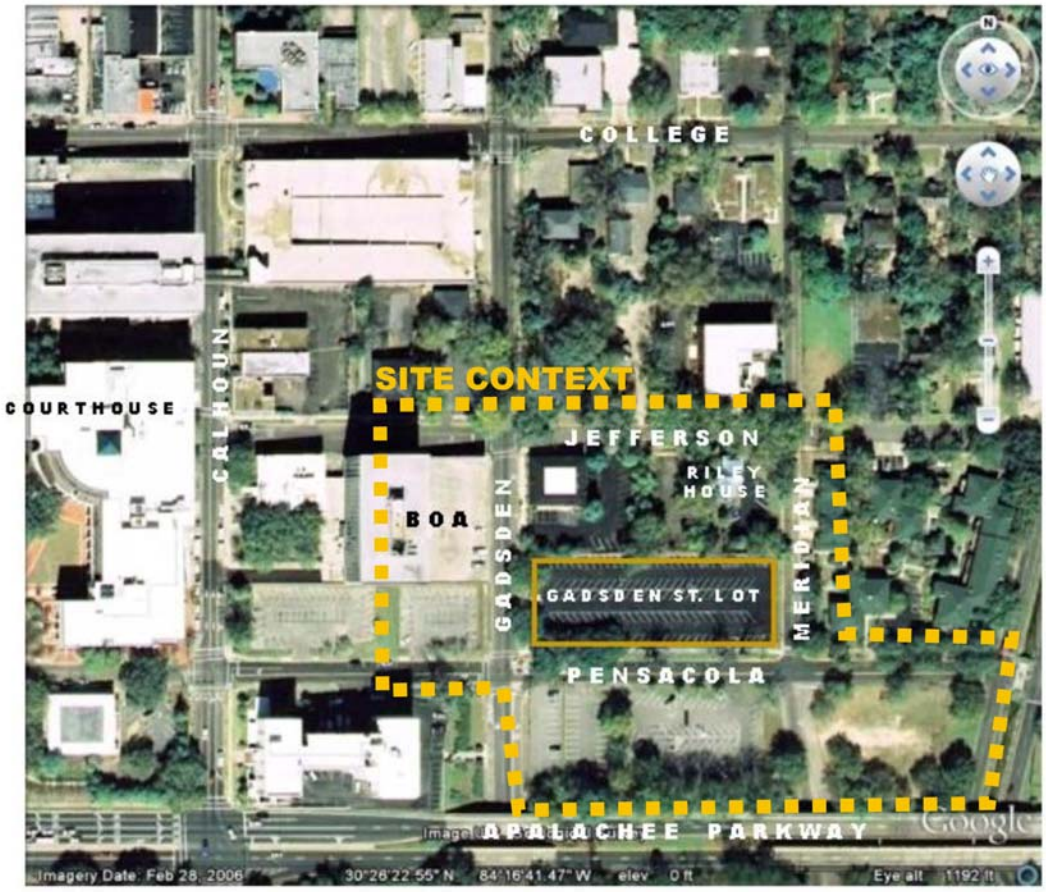
1. Gain an understanding of the overall visioning goals and its physical manifestation through a review of this program booklet and individual research.
2. Study the site plan and conduct own site analysis.
3. Either independently or in conjunction with FSU's Real Estate Program, conducts a market feasibility analysis, gain an understanding of "what the market will support" and use that knowledge to modify the space program, prior to beginning the design exercise.
4. Develop multiple design solutions, including Urban Fabric (contextual mass model) and Architectural (site plan, floor plans, elevations, sections, 3-D Computer generated or physical models) design that captures the spirit and intent of this visioning objective.

General Design Guidelines are provided in Section 5.1, additional General Project Parameters are provided herewith:

1. As noted at the bottom of the space program in section 5.2, only the parking garage and Riley House Annex are required functions, all other spaces listed are subject to change per each student's (or group of students') documented analysis of "what the market will support".
2. The design should be mindful of, and allow for the possibility of phasing the project. For instance:
    a. The building form should accommodate the possibility of a 20ft+/- easement at the east end of the property, for the construction of a "Legacy Park" connection between Riley House and Cascade Park.
    b. The building form; structural component, and spatial adjacency, could be built in ways that permit parts to be built first and others added later.

3.0 Site Analysis

3.1 Site Conditions and Project Expectations



Site location and immediate site context

The Gadsden Street parking lot site

The Gadsden Street parking lot site, approximately one acre in area, lies on the south half of a block located near the center of downtown Tallahassee. The site is bounded by Gadsden Street on the west, by Meridian Street on the east, by Pensacola Street to the south, and by other parcels on the north half of the block, including the John Gilmore Riley Center/Museum of African American Culture, a National Historic Landmark, on the northeast corner of the block. The block is located within a transitional area between an intense pocket of development along Monroe Street that permits taller structures, and lower-density residential development to the east and northeast along Franklin Boulevard, where a 3-story building height limit is proposed. Leon County owns the parking lot site, and the former Bank of America (BOA) building and parking garage, across Gadsden Street to the west.

3.2 Site plans

Site plans, aerial photography, and other information about the site are available from Tallahassee-Leon County Geographic Information Systems http://www.tlcgis.com/ and from other sources.

3.3 Site Context

The Gadsden Street parking lot site has four distinct faces:

- On S. Gadsden Street, to the west, the site faces the back of the former Bank of America building garage (circa 1968), with four levels of parking built at the property line, and surface parking;
- On E. Pensacola Street, the site is faced with surface parking occupying the entire block to the south, which backs up to the Apalachee Parkway overpass;
- Townhouses and apartments line S. Meridian Street, part of the low- to medium-density neighborhood to the east and north;
- Other land parcels occupy the north half of the block, along W. Jefferson Street to the north, including the John Gilmore Riley Center/Museum. With the exception of the Riley House, these other parcels might be regarded as sites for redevelopment that will respond to the precedent set on the Gadsden Street parking lot property.

The Gadsden Street parking lot site cannot be designed in isolation from its downtown context. Development in this location must both respond to and respect the immediate context, and set a high standard—create new context—that will follow as the immediate context develops. Each face of the site and all of the block's street intersections are opportunities to make new and better pedestrian connections to the immediate context and to the rest of downtown.

For planners and designers, the presence of Capital Cascade Park is both opportunity and responsibility. As the north entrance to the 24-acre park, the property to the southeast of the intersection of Pensacola and Meridian Streets brings Capital Cascade Park into downtown, and calls for a corner with attractive architecture, accommodating park visitors with safe, comfortable pedestrian connections to the park. Furthermore, development on the Gadsden Street will be an opportunity to connect the park with other pedestrian paths and destinations downtown.

Therefore, planning and design for development on the Gadsden Street parking lot site must:
- Make appropriate pedestrian connections to Capital Cascade Park and surrounding uses;
- Have an appropriate mix of active, people-oriented uses at street level;
- Place primacy on pedestrian safety, comfort, and enjoyment, before the convenience of cars;
- Be designed with scale and massing transitions to Capital cascade Park, adjacent neighborhoods, and buildings;
- Consider the site's relationship to future build-out of adjacent properties.

Surrounded by properties owned by the Leon County, the State of Florida, and the City of Tallahassee, County-owned Gadsden Street lot is also an opportunity for all three governments to cooperate in making the heart of Florida's Capital City a memorable urban place.

Map showing ownership of parcels around the Gadsden Street parking lot. Parcels in color without labels are privately owned. Other unlabelled land is public right-of-way.

4. Planning and Land Use Regulations

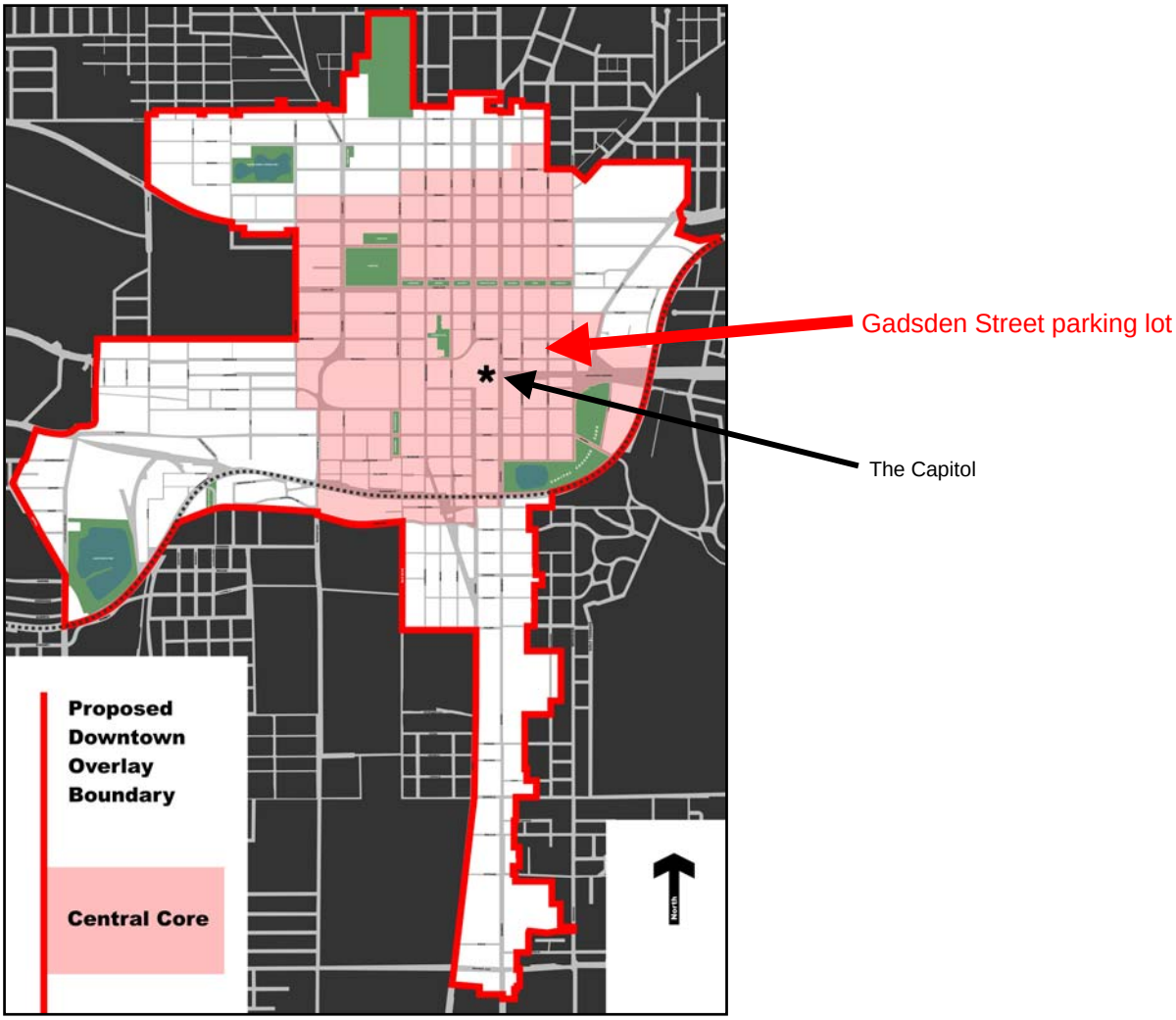
4.1 Current Planning Initiatives

Downtown Tallahassee is the subject of on-going planning initiatives, including the regulatory overlays of several agencies. The Downtown Community Redevelopment Agency (CRA) Plan, for example, identifies the parking lot parcel as an underutilized "prime development" site. To implement the Tallahassee-Leon County Comprehensive Plan, and the 1992 Downtown Plan, the City of Tallahassee's Land Development Regulations continue to promote maximum potential redevelopment downtown. All planning for downtown Tallahassee regards surface parking lots as potential sites for buildings.

4.1.1 Comprehensive Planning *(Future Land Use)* and Land Development Regulations *(Zoning)*

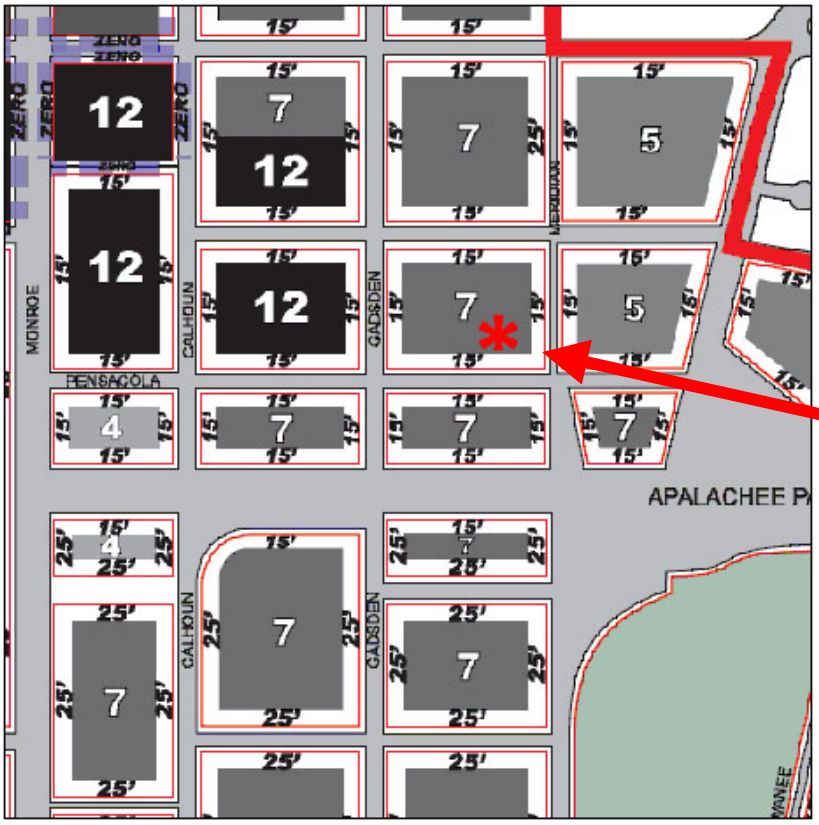
http://www.talgov.com/planning/

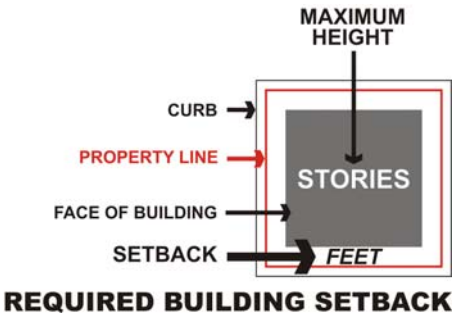
Historically, the area once called the Capital Center Planning District—over one quarter of the area of central downtown, including the parking lot site—did not allow residential or commercial development. Restricted to government operations, the area has been a 9-to-5 work place, with buildings, parking lots, and streets empty evenings and weekends. However, as the State of Florida continues to consolidate departmental functions—and relocate them away from downtown—there is new thinking about an "18-hour downtown" in Tallahassee, a place not only to work but also a desirable place to live, less dependent on the automobile.



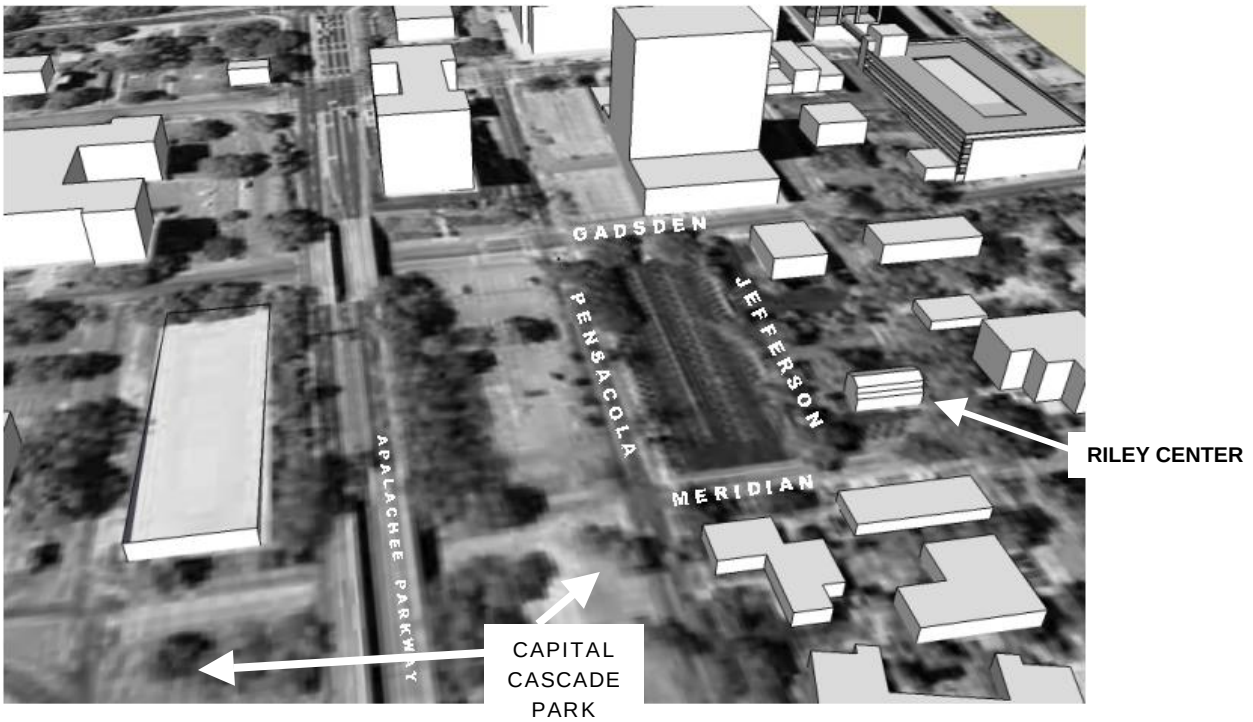
In recognition of the opportunity for new thinking about downtown, to implement on-going plans, and to complement other projects new Comprehensive Plan Future Land Use Map categories and Land Development Regulations for the parking lot site include:

1. Both the new Central Core Future Land Use category and the new Central Core zoning district allow and encourage a full range of mixed urban uses, such as office, residential, retail, restaurant, museum, studio/galleries, etc.
2. The height limit is 7-stories, as shown in the "Regulating Plan" detail below.
3. Along the street, buildings are required to be set back fifteen feet from the property line, as shown in the "Regulating Plan" detail below, for tree plantings along the sidewalk.
4. Within the building envelope created by height and setback requirements, there is no limit on total non-residential floor area. Residential density is permitted up to 150 dwelling units per acre.
5. There are no on-site parking requirements. The number of on-site parking spaces provided is left to the developer. At the sidewalk, 50% or more of street level parking must be screened by active human uses. Parking is not allowed in setbacks. Shared parking with surrounding developments is encouraged.
6. The site is already fully paved (impervious), and on-site storm water retention is not required.



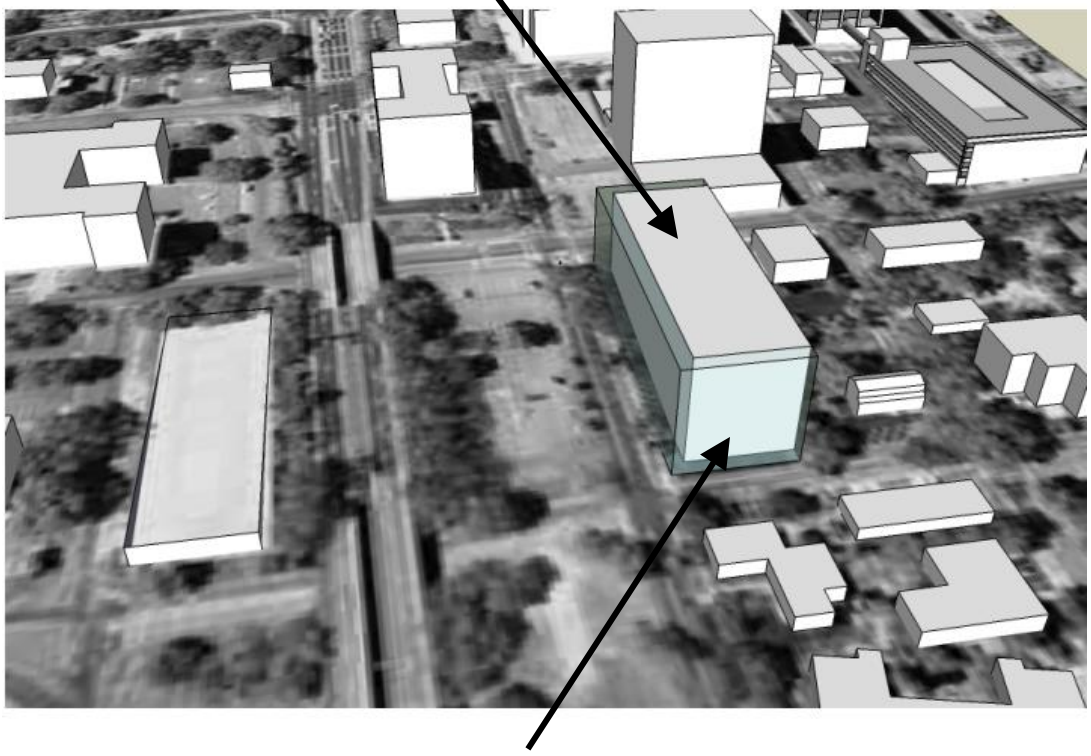


The "Regulating Plan" (detail) for downtown indicates height limits and required setbacks. Setbacks are measured from the property line.



Maximum allowable building height

NORTH



Required building setbacks from the street (blue)

Maximum building height limits and required setbacks from the street shape a "building envelope" for construction. Dimensions in this sketch are approximate.

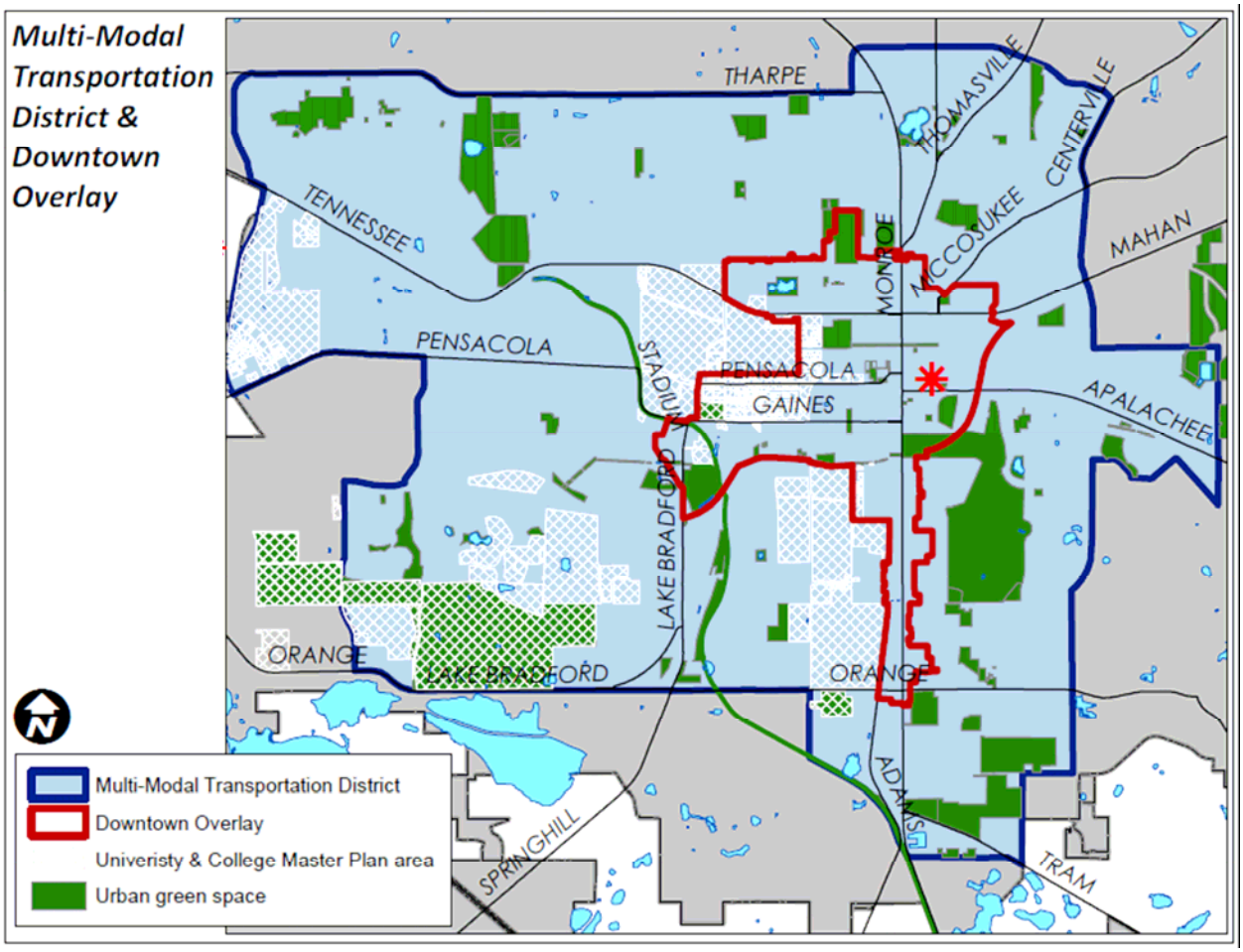
4.1.2 Tallahassee-Leon County Multimodal Transportation District

http://www.talgov.com/planning/trans/trans.cfm

The Tallahassee/Leon County Multimodal Transportation District (MMTD) is an 18 square-mile initiative at the center of the Tallahassee-Leon County metropolitan area. In 2009, the MMTD became effective for downtown Tallahassee, including the parking lot site. The district facilitates the use of multiple modes of transportation—public transit, bike paths, and safe, attractive sidewalks—in order to reduce automobile use and vehicle miles traveled.

According to the Florida Department of Transportation, "a multimodal transportation district is an area where primary priority is placed on assuring a safe, comfortable, and attractive pedestrian environment, with convenient interconnection to transit... Common elements include the presence of mixed-use activity centers, connectivity of streets and land uses, transit-friendly design features, and accessibility to alternative modes of transportation."

A Multimodal District is created through adoption of an amendment to the Comprehensive Plan, and allows fees from development to go toward transit, bicycle, and pedestrian projects rather than road widening. This is important downtown, where road widening would be and has been destructive. Furthermore, multimodal transportation planning brings environmental and public health benefits.



Multimodal Transportation District

4.1.3 StarMetro: NOVA 2010 Public Transit Plan

http://www.talgov.com/starmetro/

StarMetro's new, decentralized system of bus routes relies on transfer points throughout the community, and reduced bus headways. Several routes, shown in the "Proposed Projects in the Vicinity" map, travel through downtown near the Gadsden Street parking lot site, to the benefit of future tenants, employees, residents, and visitors.

- Route B (Big Bend) follows the north-south Monroe Street axis, proposed for 20-minute peak headways.
- Route E (Evergreen) follows the Park Avenue east-west axis, proposed for 30-minute peak headways.
- Route T (Tall Timbers) follows Gaines, Meridian, and Lafayette Streets south of the Gadsden Street parking lot site, proposed for continuous 30-minute headways.

4.2 Other Planning Activities

4.2.1 Greenways Master Plan (2004)

http://www.talgov.com/planning/environ/greenways.cfm

Administered by Blueprint 2000, the Upper and Lower Capital Cascades Greenway is the top priority in the planned acquisition of 17 new greenway and trail segments. The Cascades Greenway system begins at the intersection of Franklin Avenue and E. Tennessee Street, and follows the St. Augustine Branch to connect with the St. Marks Trail west of the Bond neighborhood.

4.2.2 Bicycle & Pedestrian Master Plan (2004)

The Tallahassee-Leon County Bicycle and Pedestrian Master Plan is part of a Regional Mobility Plan to be completed by the Capital Region Transportation Planning Agency http://www.crtpa.org/ this year. The plan recognizes the need to improve pedestrian and bicycle facilities in Tallahassee's downtown and includes the following projects in the eastern downtown area:

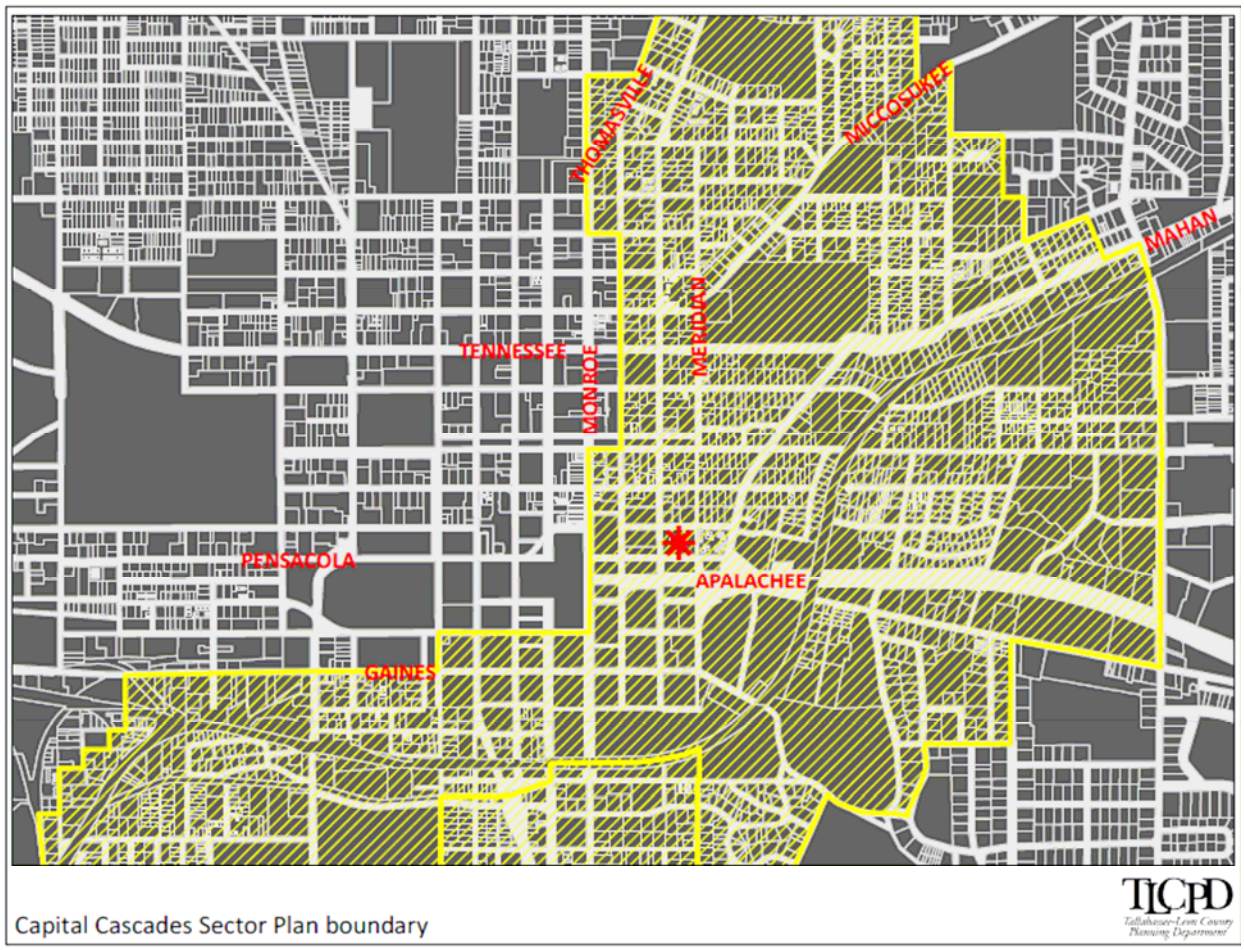
- Franklin Avenue, Cascades Park, and St. Augustine Branch reconstruction. This section of the Capital Cascade Greenway will involve placing the existing stream in a large culvert, installing a landscaped median and vehicular turning lanes, and creating a wide multi-use trail linking Tennessee Street to Capital Cascade Park.
- Downtown improvements, enhancements, and maintenance, including general upgrades and improvements such as curb ramps, completion of missing sidewalk sections, and removing of obstacles in the walking path.
- Lafayette Street pedestrian tunnel will allow a continuous Lafayette Street sidewalk, where bridge abutments now force pedestrians into vehicular traffic.
- Traffic control and pedestrian enhancements on the Gadsden/Calhoun one-way street pairs, such as roadway width reductions or bulb-outs to reduce pedestrian crossing distances at intersections.

4.2.3 Capital Cascades Sector Plan (2005)

http://www.talgov.com/planning/npss/sector_plans/capcas.cfm

The Gadsden street parking lot site is located in the Capital Cascades Sector Plan, a community-based initiative for Leon County's Southern Strategy Area that includes the following recommendations:

- Facilitate redevelopment of former state office buildings into residential or mixed-use projects.
- Use CPTED (Crime Prevention Through Environmental Design) principles in trail/greenway design and adjacent neighborhoods.
- Continue more specific, detailed neighborhood planning efforts within the sector plan areas.

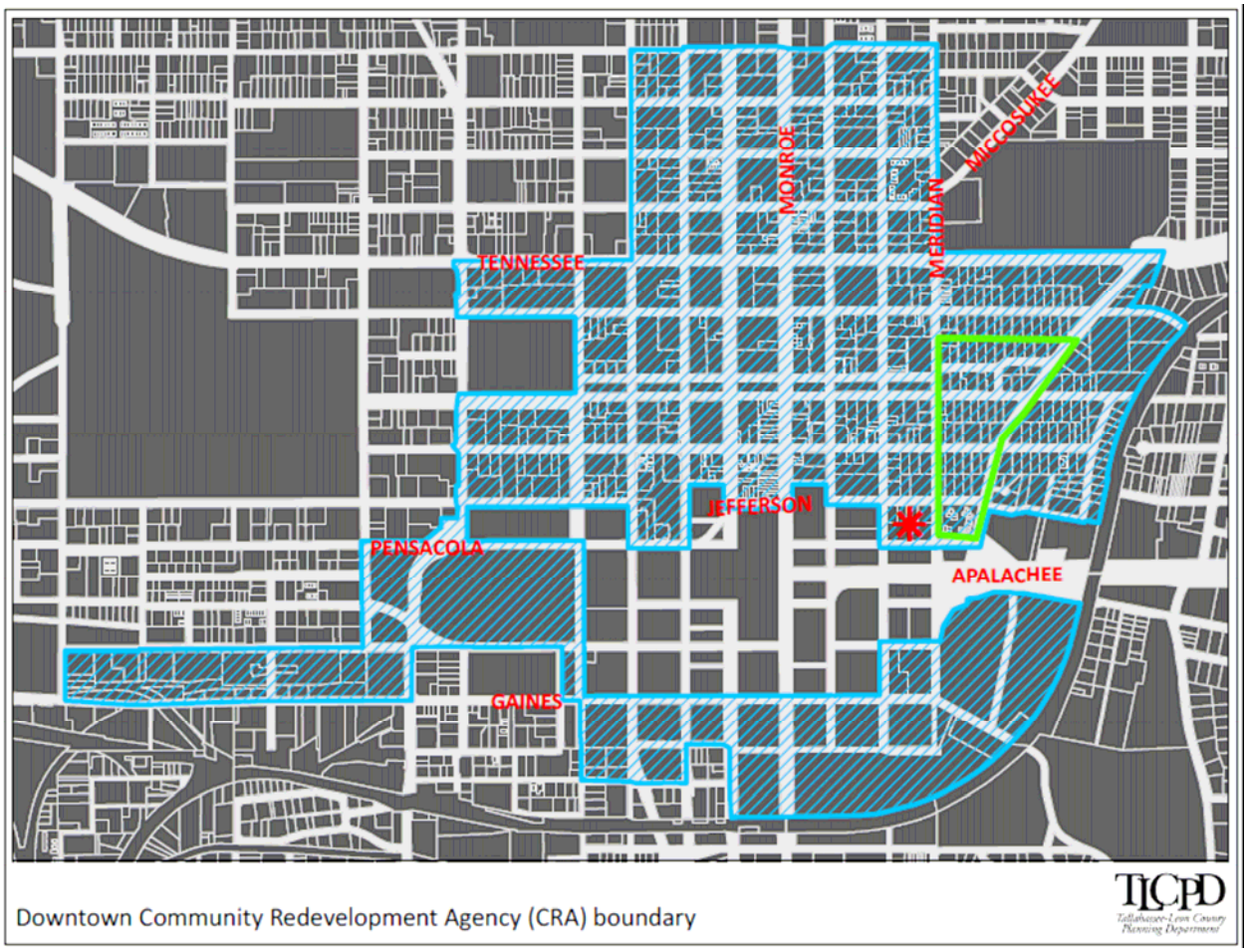


Capital Cascades Sector Plan boundary

4.2.4 Downtown Redevelopment Plan (2004)

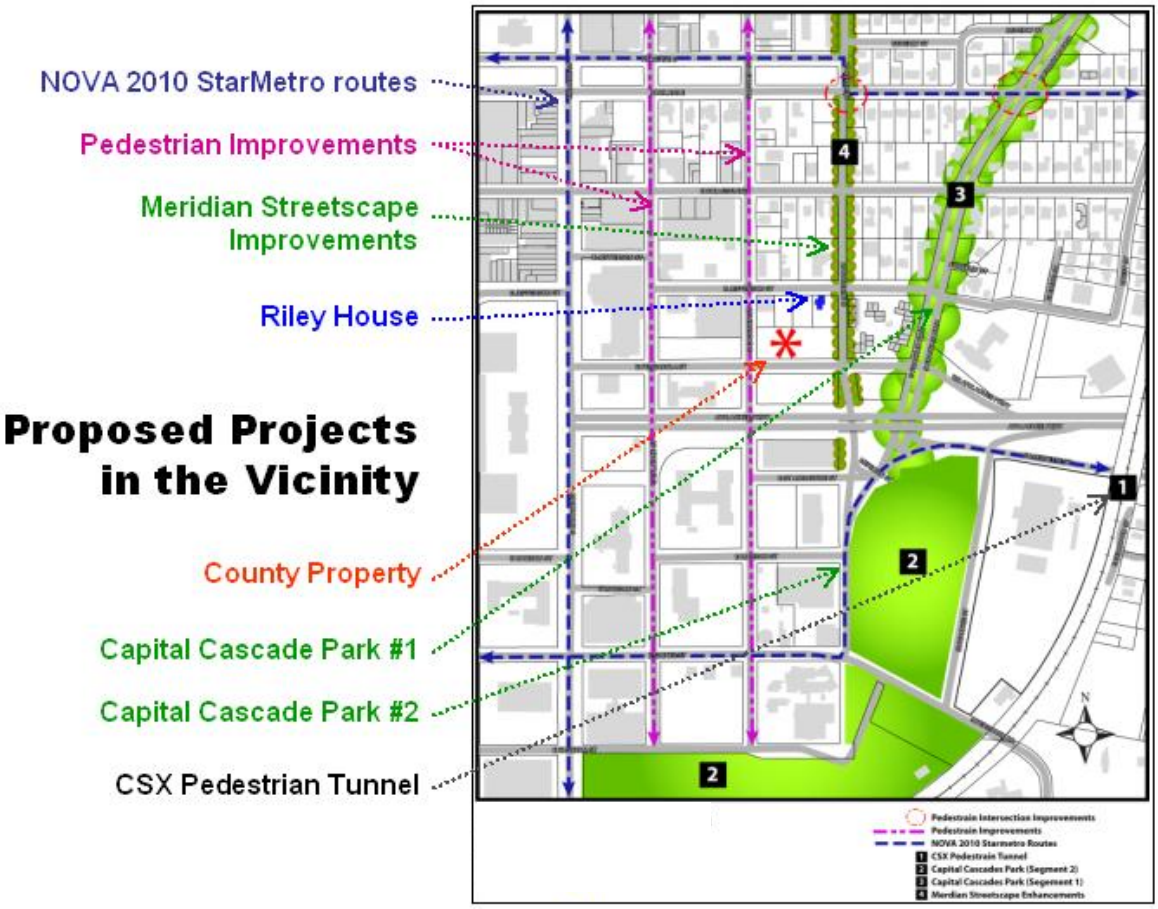
The Downtown Redevelopment Plan, administered by the Community Redevelopment Agency (CRA) http://www.talgov.com/ecd/economic/cra.cfm, identifies suitable projects and areas for public investment, including streetscape improvements and pedestrian amenities; gateway enhancements; signage and way-finding; park and recreation expansion; and redevelopment opportunities. The following apply to the Gadsden Street parking lot and its immediate context:

- The block on which the lot is located is identified as a prime development opportunity site. In the Downtown Redevelopment Plan, surface parking lots are considered an inefficient use of downtown land.
- Medium density residential redevelopment is promoted in the neighborhood around Franklin Boulevard to the east, at an appropriate scale and architectural character.
- Streetscape improvements are proposed for Meridian Street, including new sidewalks and street trees.



Downtown Community Redevelopment Agency (CRA) boundary

4.2.5 Other downtown projects (2010)



Map of other projects in the vicinity of the Gadsden Street parking lot site

5. Program Area and Design Requirements

5.1 General Design Guidelines

The most important advice to the students is to be creative and uninhibited. This, we believe will provide the most diverse of ideas and development options.

Codes and Land-use Regulation guidelines are provided in Section 4 and are intended to impact some sense of reality. But, as this is a visioning exercise, students are encouraged to test the limits of these regulations and ask “why not”.

At the project unset, students will be required to do their own site analysis; to learn more about the site restraints and opportunities; and to bring worth rigorous discuss about their understanding moving forward. While, the bulk of the programmed spaces will be located on the 1.09acre Gadsden Street County property (the “primary site”), students should feel free, where it makes sense, to propose functions on adjacent properties such as the Bank of American Building (also county owned), the Riley House property, or lots to the south and southeast. Development on these “secondary” sites can be vertical (actual buildings) or horizontal (site infrastructures/connectors).

Specific Building Design Guidelines are provided in the following Sections 5.2 and 5.3.

5.2 Program Area Tabulation

SPACE NEED ANALYSIS & ESTIMATED BUDGET FOR
LEON COUNTY GADSDEN STREET LOT POTENTIAL DEVELOPMENT
COMM. AKINYEMI'S CITIZEN VISIONING WORKGROUP RECOMMENDATIONS Date: *Aug. 132, 2010*

SPACE PROGRAM

Space Group:	Space Description	No. of Stations	NSF per Station	NSF per Space	No. of Spaces	Total NSF
"A"	**Offices:**					
	Anchor Tenants			10,000	1	10000
	Middle-sized Offices			5,000	2	10000
	Small Office Suites			1,000	5	5000
				-		0
				-		0
	Offices Sub-Total:					***25,000***
"B"	**Cultural Commerce Center:**					
	Riley House Museum Annex*			9,800	1	9800
	(Used the "Long Term" section of Riley House "Needs" less the 6,000sf Archival facility that could be off site; see "F" for outdoor space)					
	Other Cultural Org. (COCA, Le Moyne, etc.)			5,000	2	10000
	Other Museums (Private, Govt. or Non-profit)			5,000	1	5000
				-		0
				-		0
	Park Maintenance - "Fully Enclosed" Sub-Total:					***24,800***
"C"	**Commercial & Retail:**					
	Anchor Tenant (Possibly "Mini' Grocery)			5,000	1	5000
	Middle-sized Stores/Services (i.e. Bank, Bookstores, etc.)			2,000	2	4000
	Small-sized Stores/Services (i.e. Flower Shop, Candi/Gift Shop, etc.)			1,000	4	4000
				-		0
				-		0
	Offices Sub-Total:					***13,000***
"D"	**Business Assoc./Business Incubator Offices:**					
	Greater Tallahassee Chamber of Commerce			7,000	1	7000
	Leon County TDC			5,000	1	5000
	Small Start-up Businesses			1,000	4	4000
	Shared Conference Room	20	30	600	1	600
	Shared Support/Secretariat Space			1,000	1	1000
				-		0
				-		0
	Offices Sub-Total:					***17,600***
"E"	**Residences:**					
	Owned or Tenament "Condominium" Style Units			1,800	10	18000
				-		0
				-		0
	Residences Sub-Total:					***18,000***
	Total Net Square Footage for Enclosed Building Area:					***98,400***
			Net/Gross Ratio:		0.75	
	Total Gross Square Footage for Enclosed Building Area:					**131,200**

	Space Description	No. of Stations	NSF per Station	NSF per Space	No. of Spaces	Total NSF
"F"	**Historic Structures/Sheds (If deemed compatible):**					
	"Story Telling" Gazebo			200	1	200
	Smokey Hollow "Shotgun Houses"			800	3	2400
	(As "Tourist Info. Booth", Museum Office, or Quick Exhibit Spaces)					
				-		0
				-		0
	Park Maintenance - "Shed Area" Sub-Total:					***2600***
	Total Net Square Footage:					***2600***
			Net/Gross Ratio:		0.9	
	Total Gross Square Footage for Shed Area:					**2,889**
"G"	**Parking Facility:**					
	Gross Parking Spaces*			310	260	80600
	*The 260 Car count is based on 2cars per 1,000sf of Building Area					
			Net/Gross Ratio:		1	
	Total Gross Square Footage for Parking Facility:					**80,600**

"PRELIMINARY" BUDGET ESTIMATE (Subject to final design, building systems & site/code constraints)

	GSF	@ $/sf =	
Building/Structures Construction Cost:			
Fully Enclosed Buildings: Commercial (space group A thru D):	107,200	120	$12,864,000
Residencial (space group E):	24,000	100	$2,400,000
Sheds (Space group F):	2,889	60	$173,333
Parking Structures (Space group G):	80,600	25	$2,015,000
Misc. Sitework@10%: (Utility Connections, Clearing/Grading of footprint & immediate area):			$1,745,233
Soft Costs@20%:(A/E & Permit Fees, Legal, Accounting & other Admin. Costs, excl. Financing):			$3,839,513
Construction Contingency (@ 10% of construction Costs):			$2,303,708
Total Estimated Construction Cost for this 1.09ac Parcel:			$25,340,788

Note: 1. Building area and budget will be adjusted after land survey, schematic design, and verification of other contingent factors.
2. The specific functions/uses included and their relative size is subject to modification by "what the market can support" briefing.
3. Mechanical/Electrical Equipment Spaces, Circulation, etc. are included in the Total Building Gross Square Footage.

REMARK TO STUDENT DESIGNERS:

Consider the uses and Sq. Ft. listed here as only a guide for quantitative purposes only. Aside from the "Parking" (200+/- spaces) and the "Riley House Museum Annex" (15,800sf +/-), all other programmed spaces are completely flexible and can be changed by you to reflect what you learn from the Market analysis.

5.3 Functional Relationships (Space Adjacencies)

The students are encouraged to be as creative as possible in the placement of functions they deemed appropriate for this site as well as the overall physical form and spatial juxtaposition of the functions and elements of the proposed development. However, there are some prevalent functions and planning departments design objectives that must be respected:

1. The Riley House Museum is located N.E. of the subject property, therefore, the “Riley House Museum Annex” (See Space group “B” in Sec. 5.2) should abut this property. Student should still be creative in the vertical connection as well as possibly placing intercepting functions within this connection to further promote commerce and museum patronage.
2. Spaces adjoining street levels (i.e. off Meridian, Pensacola, and Gadsden streets) should preferably be used for retail and other “foot traffic” functions. Therefore, any parking on these levels should be “tucked” behind these functions. Note also that since the site slope considerably, “grade level” occur on at least two, possibly, three levels.
3. There is a strong desire to connect this development to the Bank of America Building just to the west. This connection can be just pedestrian or may include vehicular as well.

Appendix A
Riley House Museum Information
http://rileymuseum.org/

John Gilmore Riley Center/Museum

- Annual on-site visitation (current): 8,500.
- Current workspace 1,144 square feet.
- Current gallery and gift shop space 1,244 square feet.
- Riley Archive at TCC has outgrown the donated space-38 special collections 1,500 square feet.
- Projected increase in visitation over the next 3-5 years is 20,000, with completion of Capital Cascade Park project two blocks south, retention of current partnerships, creation of new state, national and international partnerships and maintaining existing events and programs.
- With expanded space for additional event and meeting planning, artistic performances, etc. annual visitation could reach 50,000 or more.

Short Term Needs

- Work Space for four in 8x10 space each = (480 to 800) square feet; with computer, phone, fax, copier, Internet capability, basic office equipment, inside storage space.
- Air controlled archival space (4,000+ square feet)- includes processing and two media/reading rooms.
- Meeting/conference room to accommodate 50 = 5,000 square feet.
- Access to a restroom, break room and general cleaning services.
- Use of Gadsden Street lot (bottom portion) for annual Blended Lives program for one week in May Monday-Friday during the year, use of the (full lot) for Rock-a-thon the first Saturday in December with space for tent(s) set up and stage.
- Access to parking- after hours and weekend functions.

Long Term Needs

- Inside space to accommodate 300 for events, workshops, story telling—tables/ chairs, storage area, audio equipment, stage, Multipurpose room, gift shop, lobby, permanent exhibit space, public restrooms, kitchen and catering space = 9,000 sq ft.
- Permanent workspace for six (6) employees and interns = 600 - 800 sq. ft.
- Access to a
- restroom, a break room, food preparation area and provision for general cleaning services (trash collection, etc).
- An archival facility for collections with reading/research rooms, processing and preparation, vault, storage = 6,000 sq. ft.
- Parking = 100 spaces.
- An elevator at the Riley House to allow for interpretative exhibition of the entire Riley House.

Justification

- To accommodate requests from the community for space;
- To accommodate program related committee meetings;
- To allow for advanced planning of projects and program and production activities;
- To make it possible to interpret the entire Riley House (both floors) a frequent inquiry from tourists and visitors;
- To have space for guests and dignitaries visiting Riley House.

Noteworthy Impact (examples) resources and prominence occurring and derived:

- Selected to host the annual 4-5 day conference of the National Association of African American Museums in Tallahassee, Florida on August 3-6, 2011 (expected attendance 300-350).
  Benefit: scholars, master teachers, community leaders, tourism industry and travel professionals visiting Tallahassee/Leon County bringing new revenue and high probability of repeat visits.
- The Florida African American Heritage Preservation Network (FAAHPN), organized by Riley House in 1997, sponsors a biennial conference 1997-2009 (record 225 attendees).
- Other network meetings and workshops are held frequently in Tallahassee.

Benefit: estimated 50 hotel guests per year for 3 nights at $180.00 per night = $27,000 for meetings generating new revenue into the county, plus guests' expenditures. Conference: 225x$180=$40,500 plus other expenditures.

- Dr. Lonnie Bunch, Director of the National African American Museum-The Smithsonian- and John Franklin, Director of International Promotions and Partnerships-The Smithsonian, visited Florida, hosted by the Riley Museum, to gather Florida's African American history for inclusion in National Museum Year 2013. Future visits during 2010-2011 to Florida are planned, with Riley House staff as the host and tour guides.
  Benefit: national and international exposure for Riley, the city and county, economic development, recognition as a leader and major player beyond the Bunch/Franklin visit.
- The Riley House was designated a National Trust for Historic Preservation local partner in 2008.
  Benefit: a source to support the county's economic development and tourism stimulus programs through collaboration.
- Invitations from state, national and international museum and historic preservation organizations and institutions to present workshops (i.e. National Trust, Institute of Museums and Library Services, Salzburg, Austria Global Seminar.
  Benefit: new significant partnerships and resources.
- Residual visitations as a result of visitors and tourists returning because of the Riley House being viewed as the "go to leader" on matters related to African American and multicultural programs and cultural development projects and initiatives across the globe.

Appendix B
Cascade Park Development Information
http://www.blueprint2000.org/Project_CCT2/index.html

Cascade Park is approximately twenty-four acres extending from just north of Apalachee Parkway, stretching south past Gaines Street, and sweeping west to South Monroe Street; it follows the St. Augustine Branch streambed. The East and West boundaries of the Park are Suwannee Street and Meridian Street in the northern section and Bloxham Street to the railroad line in the southern section.

Cascade Park will have dual purposes, to increase stormwater storage capacity and provide green space for downtown residents. The Park is just one of the four segments on the Capital Cascade Trail greenway that serves this function. The site also has historical significance related to the founding of Tallahassee as the State Capital. During major storm events Franklin Boulevard and South Monroe Street are susceptible to flooding due to stormwater runoff from the downtown area. The existing channel on Franklin Boulevard, known as the St. Augustine Branch, runs south through the park and under Monroe Street. At this time it does not have the capacity to eliminate flooding. The Park will act as a stormwater detention site with two ponds that reduce the likelihood of this occurrence.

Construction on Cascade Park is expected to begin late 2009 with the Park opening late 2011.

Capital Cascade Park, an existing park designated by the legislature in 1971, is currently on the National Register of Historic Places. The resources within its boundary are: the Prime Meridian Marker, the survey benchmark for the State of Florida; the McCarty Commemorative Marker; Saint Augustine Branch drainage ditch; Smokey Hollow, a historic African American community that was located in the upper park; Centennial Field, built in 1924 for Tallahassee's 100th Anniversary and demolished in 1974, it was significant to the community and was used for such events as minor league baseball, graduation ceremonies, and even FSU's first three football seasons.

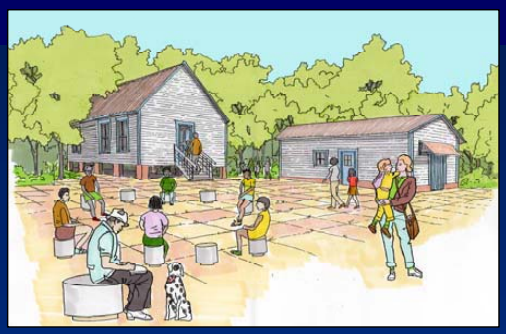
This site used to be the location of a sinkhole that had a stream "cascading" into the sink. Tragically, from the turn of the century till the 50s, the sink was used as a landfill. Unfortunately, due to this occurrence the original cascading sink cannot be recovered. A commemorative "cascading falls" will be built in the restored Park and will stand as a beautiful tribute to the park's history.

Cascade Park is known as Segment 2 of the four-segment Capital Cascade Trail project, which will extend 4.25 miles through the heart of Tallahassee. The purpose of the project is to improve stormwater storage capacity and water quality while simultaneously providing green space and a linear trail for the community. The Trail will eventually begin at East Tennessee Street and extend southwest to the confluence of Lake Munson at Springhill Road; it follows the St. Augustine Branch and then the Central Drainage Ditch from Gamble Street south. This trail will connect the downtown with the St. Marks Trail and will establish an urban-to-rural greenway for our community.

Cascade Park is a combination of a passive and active park. A passive park because it will have open space for the public to create their own recreational activities such as Centennial Field, historic fence, picnic areas, park benches and several miles of trails. An active park because it will have organized activity sites such as the Meridian Marker Plaza and large capacity amphitheater and with special events filling the park periodically.

Parking will be provided in several locations as visitors approach from various directions. Lots will be located at either end of the new Cascade Park connecting Suwannee Street and South Gadsden Street. State parking garages will provide additional spaces, particularly for special events.

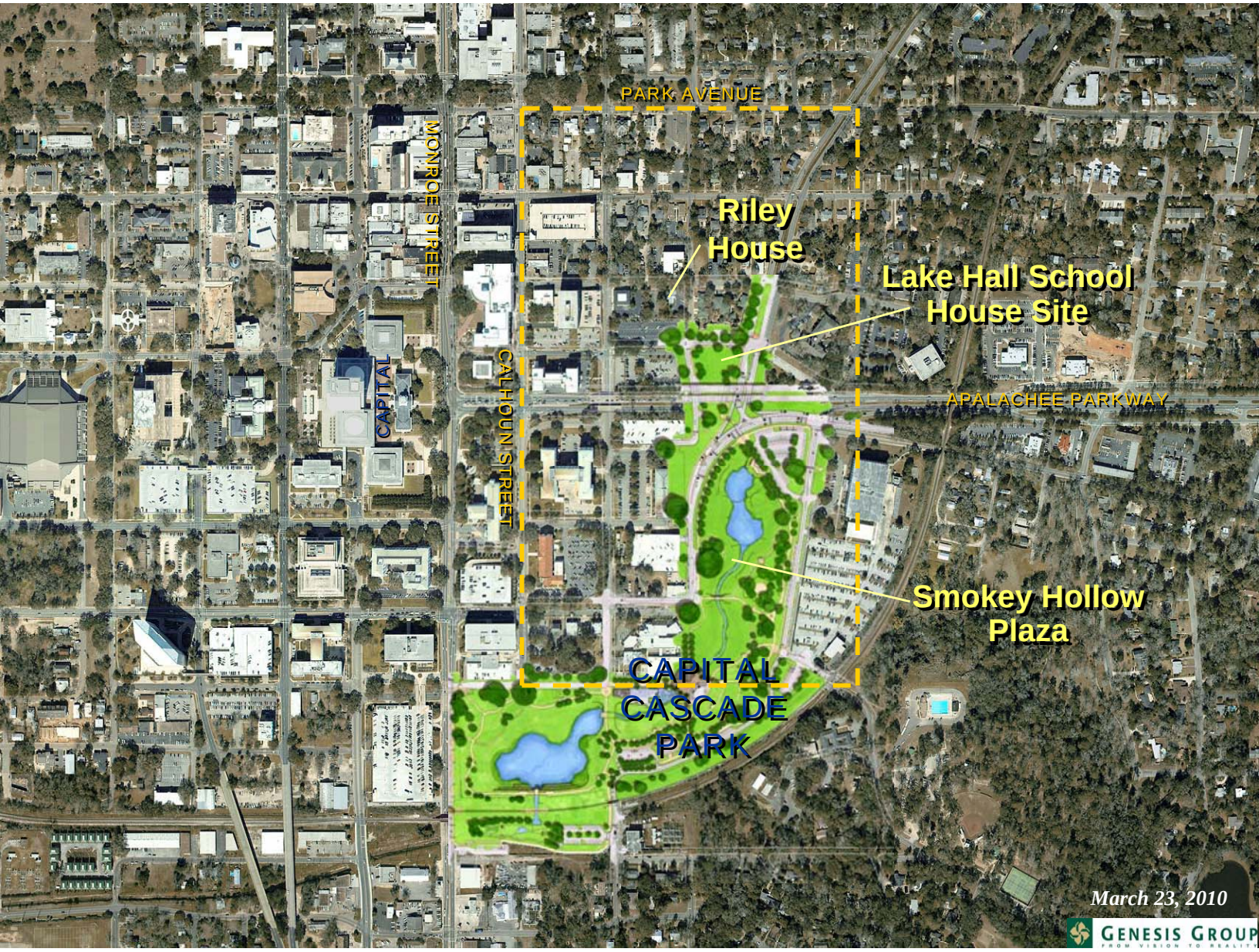
Riley House Connection



March 23, 2010

GENESIS GROUP
FROM VISION TO REALITY

MONROE STREET
TENNESSEE STREET
Riley House
FSU
CAPITAL
APALACHEE PARKWAY
CAPITAL CASCADE PARK
FAMU
March 23, 2010
GENESIS GROUP


PARK AVENUE
MONROE STREET
CALHOUN STREET
CAPITAL
Riley House
Lake Hall School House Site
APALACHEE PARKWAY
Smokey Hollow Plaza
CAPITAL CASCADE PARK
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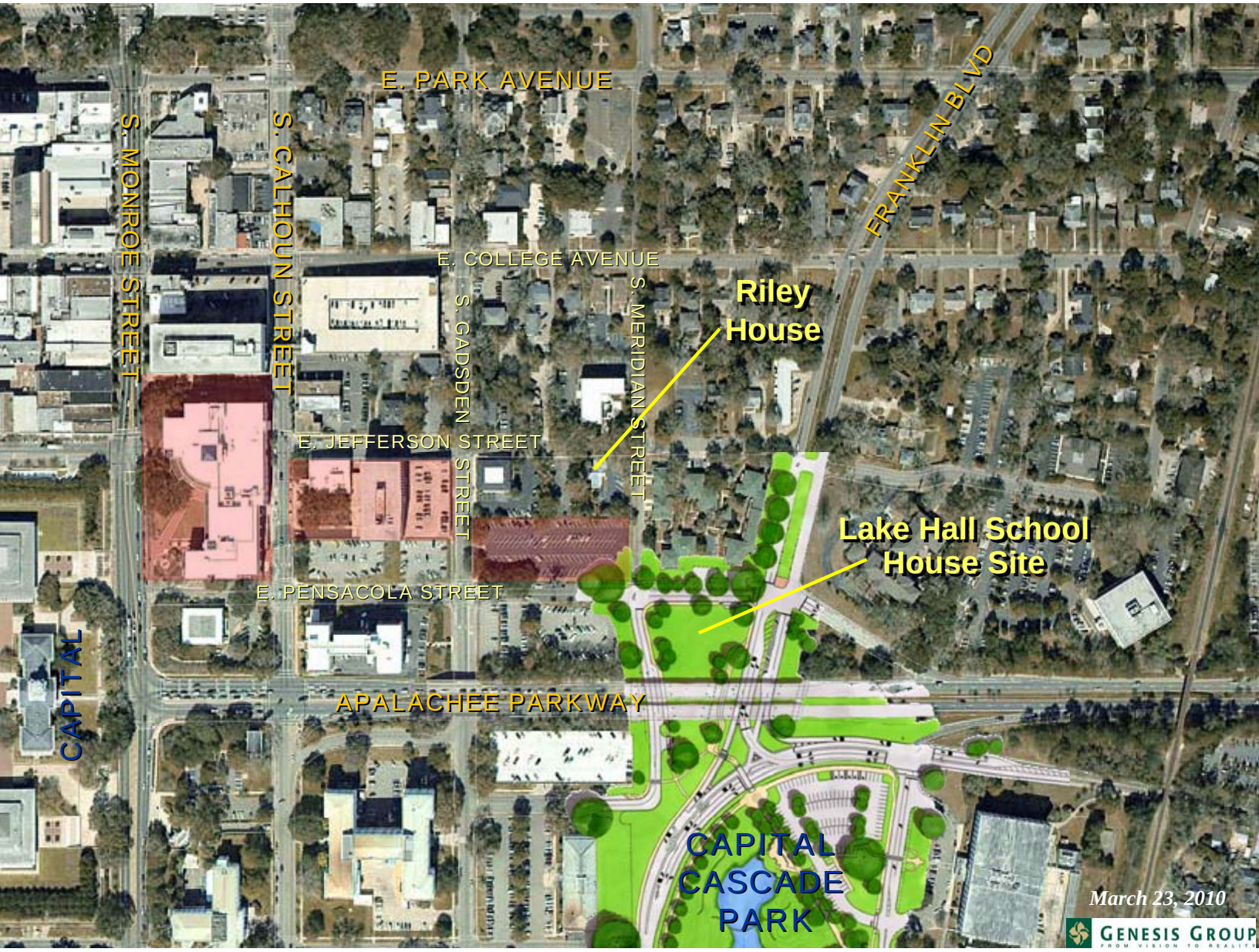
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S. MONROE STREET
S. CALHOUN STREET
E. COLLEGE AVENUE
S. GADSDEN STREET
S. MERIDIAN STREET
FRANKLIN BLVD
Riley House
E. JEFFERSON STREET
Lake Hall School House Site
E. PENSACOLA STREET
CAPITAL
APALACHEE PARKWAY
CAPITAL CASCADE PARK
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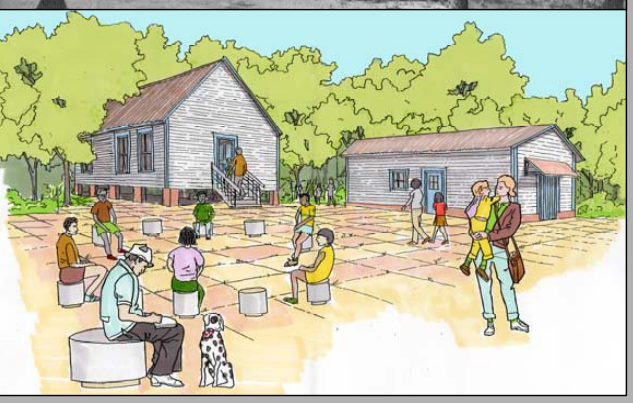
Cascade Park & Amenities

Upper Park

FUTURE: Lake Hall School House



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Cascade Park & Amenities

Upper Park

FUTURE:
Smokey Hollow Plaza

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Upper Park

FUTURE:
Smokey Hollow Plaza

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